City of Santa Fe

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION FEBRUARY 03, 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 and the Mayor's Proclamation of Emergency, the Governing Body 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. January 6, 2022

E. APPROVAL OF FINDINGS/CONCLUSIONS

F. OLD BUSINESS

G. NEW BUSINESS

1. **Case #2021-4638 Tierra Contenta Tract 50A Arroyo Oeste Phase 2 Final Subdivision**. Oralynn Guerrerortiz of Design Enginuity, LLC, Agent, representing The Housing Trust, Owner, requests approval of a Final Subdivision Plat for 20 single-family lots. The property is zoned PRC (Planned Residential Community), is Tract 50A within Tierra Contenta Phase 2C, and is approximately 3.21 acres. (Donna Wynant, Case Manager, djwynant@santafenm.gov, 955-6325).

2. **Case #2021-4653. Monte Sereno Final Subdivision for Phase 4.** Al Lilly, Agent, for 21 Club Holdings LLC, Owner, request Final subdivision approval to create a 70-lot/Tract subdivision on Tract M containing approximately 168.27 acres. The subdivision would create 60 hotel unit lots Containing a gross total of approximately 19.6 acres, 1 hotel amenities lot (Tract A-1) containing approximately 3.68 acres, 8 open space Tracts (A-2, A-3, A-5 thru A-7, A-9 thru A-11) containing approximately 11.68 acres and the balance of Tract M containing 133.32 acres. The Property is zoned PRRC, located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive, and is within the Monte Sereno Development. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587)

3. **Case #2021- 4656. 201 Old Santa Fe Trail Final Development Plan.** Sommer Karnes & Associates LLP, Agent, for Kirkpatrick, LLC, Owner, requests approval of a development plan for a 19-Room Hotel located at 201 Old Santa Fe Trail. The property is zoned BCD-Loretto Subdistrict, is within the Downtown and Eastside Historic District, and is approximately 0.44 acres. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

4. **Case #2021-4648. 3600 and 3740 South Meadows General Plan Amendment**. JenkinsGavin, Inc., Agent, for Homewise, Inc, Applicant, request a General Plan Amendment from Park to Low Density Residential. The property is approximately 19.54 acres and zoned R-1 (Residential: one dwelling unit per acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587) ***(POSTPONED TO MARCH 3, 2022)***

5. **Case #2021-4649. 3600 and 3740 South Meadows Rezoning.** JenkinsGavin, Inc., Agent, for Homewise, Inc, Applicant, rezoning from R-1 (Residential: one dwelling unit per acre), to R-6 (Residential: six dwelling units per acre). The property is approximately 19.54 acres and zoned R-1 (Residential: one dwelling unit per acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587) ***(POSTPONED TO MARCH 3, 2022)***

6. **Case #2021-4650. 3600 and 3740 South Meadows General Plan Amendment.** JenkinsGavin, Inc., Agent, for Homewise, Inc, Applicant, request a General Plan Amendment from Park to High Density Residential. The property is approximately 2.66 acres and zoned R-1 (Residential: one dwelling unit per acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587) ***(POSTPONED TO MARCH 3, 2022)***

7. **Case #2021-4651. 3600 and 3740 South Meadows Rezoning.** JenkinsGavin, Inc., Agent, for Homewise, Inc, Applicant, request rezoning of approximately 2.66 acres from R-1 (Residential: one dwelling unit per acre), to R-21 (Residential: twenty-one dwelling unit per acre). The property is approximately 2.66 acres and zoned R-1 (Residential: one dwelling unit

per acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587) ***(POSTPONED TO MARCH 3, 2022)***

8. **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 AND JANUARY 6, 2022)**

9. **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 AND JANUARY 6, 2022)**

10. **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 AND JANUARY 6, 2022)**

11. **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 AND JANUARY 6, 2022)**

12. **Case #2021-4654. 2020 Rosina Development Plan.** Architectural Alliance Inc., Agent for Clueless on Rosina LLC, Owner, request Development Plan approval to remodel a 15,448 square foot structure, adding 23,493 square feet of new construction for a 32-unit apartment building. The project is a .91-acre lot located at 2020 Rosina Street and zoned C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587)

13. **Case #2021-4655. 2020 Rosina Variance.** Architectural Alliance Inc., Agent for Clueless on Rosina LLC, Owner, request a variance from TABLE 14-7.3-1: "Table of Dimensional Standards for Nonresidential Districts" to exceed the maximum height limits of 45' in a C-2 (General Commercial) District and allow a 52' 4" structure. The project is a .91-acre lot located at 2020 Rosina Street and zoned C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587)

H. STAFF COMMUNICATIONS

I. MATTERS FROM THE COMMISSION

J. ADJOURNMENT

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

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PLANNING COMMISSION MINUTES
JANUARY 6, 2022

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MINUTES OF THE CITY OF SANTA FE PLANNING COMMISSION
Thursday, January 6, 2022 - 6:00 pm
VIRTUAL HEARING

CALL TO ORDER

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

A. ROLL CALL

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

Members Present
Commissioner Brian Patrick Gutierrez, Chair
Commissioner Janet Clow, Secretary
Commissioner Pilar Faulkner
Commissioner Jessica Lawrence
Commissioner Dan Pava

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

Others Present:
Mr. Jason Kluck, Interim Land Use Director
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 Pava led the pledge of allegiance.

C. APPROVAL OF AGENDA

Mr. Esquibel said the applicant requested that the first project be postponed to February 3, 2022 to further address Code Requirements.

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 Clow, Faulkner, Lawrence, Pava and Chair Gutierrez voting in favor and none voting against.

D. APPROVAL OF MINUTES

1. December 2, 2021

MOTION: Commissioner Faulkner moved to approve the minutes of December 2, 2021 as presented. Commissioner Lawrence seconded the motion.

VOTE: The motion passed by majority roll call vote with Commissioners Faulkner, Lawrence, Pava and Commissioner Gutierrez voting in favor and none voting against. Commissioner Clow abstained.

E. APPROVAL OF FINDINGS/CONCLUSIONS

None

F. OLD BUSINESS

None

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 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 (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). **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 Homes 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). **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 Homes 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) **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 Homes 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). **POSTPONED FROM DECEMBER 2, 2021**

The Caja del Oro Cases were postponed to February 3, 2022, at the request of the applicant.

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)

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.

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 then be recorded, and the project will proceed to construction permit review. No other public review procedures apply to this project.

STAFF RECOMMENDATION

Staff's analysis found that the applicant has addressed the necessary findings per SFCC 1987 Section 14-3.8(D) "Approval Criteria and Conditions" and recommended ***APPROVAL*** subject to conditions of approval identified in Section II of the staff report and technical corrections in Exhibit B of the staff report.

APPLICANT'S PRESENTATION

Paul Mifsud, 557 Onate Place, Santa Fe was sworn in. He said his firm was involved before the original development plan was obtained. They are trying to purchase the lot next door to expand the hub store. Basically, this will be a warehouse to supply and deliver auto parts to other stores and mechanics. The addition will be entirely warehouse and will not add retail space, traffic, etc., but they will add parking.

PUBLIC HEARING

There were no public comments, therefore, the public hearing was closed.

COMMISSION DISCUSSION

Chair Gutierrez asked if the Airport Overlay would apply to the new building.

Ms. Wynant said it would. A section of the Code for Airport Road Overlays regarding applicability, says, "*as much as you can make it adhere to that"*. One of the big things they failed to comply with is not having double loaded parking in the front. The overlay has several things that make it look more unique than a strip mall. Loading areas are on the side of buildings and requirements for landscaping, and direct pedestrian access. They would like to see another sidewalk to the development and a right-out turn to provide better direct pedestrian access straight into the building. They reviewed the overlay conditions, and the applicant has adhered to the standards as much as possible with their architecture and layout.

Chair Gutierrez asked if there were illustrations available.

Ms. Wynant showed the development drawing. She explained this had been one shopping center and this proposal will subdivide it with joint parking. The existing building and parking were shown. The attempt with the overlay is for buildings to be closer to the street. This is before the Commission because the addition is 9000 square feet. As a hub store it is still retail but gives more space. They will have a number of vehicles to deliver product.

Chair Gutierrez asked if there is an illustration showing the western most entrance. He noted when people miss the entrance it causes trouble. He asked if that had been addressed.

Ms. Wynant showed the zoning map. She noted that the intersection with the traffic light was adjusted.

Chair Gutierrez pointed out the problem at the exit. It is a right-out only and when people miss the light, they try to go into the facility. That causes accidents and should be addressed.

Ms. Wynant showed a Google Earth aerial.

Mr. Mifsud recalled that the city traffic engineer required the right-out so that Fire and Waste Removal would not have to turn around.

Chair Gutierrez for the record, noted the location of the danger.

Ms. Wynant offered to note that as it goes through the development review team. She said there may be options they could take to avoid accidents.

Chair Gutierrez reopened the public hearing for a call-in attendee. The attendee was unable to connect, and the public hearing was closed.

Commissioner Pava commented on the right-turn only comment and that he has recently driven by it. He failed to notice if a sign is displayed at the entrance of the

business. If there is no sign, that may be a partial solution. If there is, possibly the sign could be enlarged.

MOTION: Commissioner Faulkner moved to approve the development plan amendment for Case #2021-4550. Commissioner Clow seconded the motion.

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

MOTION: Commissioner Faulkner moved to Approve the Findings of Fact and Conclusions of Law for Case #2021-4550. Commissioner Clow seconded the motion.

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

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)

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)

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.

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.

STAFF 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.

APPLICANT'S PRESENTATION

Monica Montoya, 726 Gregory Lane, was sworn. She noted Oralynn Guerrerortiz and the Project Traffic Engineer, Bert Thomas were also present.

She shared a brief presentation and provided an overview of the project and the location and a display of the final subdivision design. She described the architectural design. She said they worked with staff throughout the design process. There were conditions of approval. She displayed the design of the revised plans which were specifically for the benefit of the City. She described the design along 599 to provide a wider pedestrian trail and sidewalk connection from the southwest corner to the project. The utilities will be extended to the neighbor's property on the west side, and they will address the redlined corrections noted by staff. Previous homes by the developer in the area were displayed to show the quality and amenities the Commission could expect.

Ms. Montoya stood for questions.

PUBLIC HEARING

There were no comments, therefore, Chair Gutierrez closed the public hearing.

COMMISSION DISCUSSION

Commissioner Lawrence asked if the pedestrian trail along 599 ends, or will it connect to an existing trail closer to the roundabout area.

Ms. Montoya said the intent is to continue the design without disruption to connect to the existing road and sidewalk.

Commissioner Lawrence confirmed they will connect with the existing sidewalk.

Commissioner Pava asked the price range for the single-family residences.

Ms. Montoya said it would be difficult to commit to a price, but the contractor tends to be a little lower than the average. The price range has not yet been decided but will be a market subdivision.

Commissioner Pava said a median price in the City of Santa Fe is $535,000. He is encouraged with the density of this development and this developer; prices will be below that. The average household income in Santa Fe is in the low $60's, and a median price home would require $100,000 dollars down. He hoped some of the product built will be below that.

Ms. Montoya said she knows it will be below the market but could not commit to a price.

Commissioner Pava said from the aerials you can see a mega apartment complex under construction in the area will be heavily developed. He is encouraged there will be provisions for alternate access and pedestrian needs. The Commission needs to ensure there is a provision for safe bicycle, pedestrian, and school routes.

Chair Gutierrez asked what number of homes will be affordable.

Ms. Montoya replied 12 units will be affordable.

Chair Gutierrez said he knows improvements are slated for Agua Fria and South Meadows and has asked staff for an update.

Director Kluck said he was the project manager for Fire Station 2 closest to the roundabout. That design is complete. He asked that Ms. Montoya and Ms. Guerrerortiz coordinate the new roadway and pedestrian path with Sam Burnett in Facilities.

Audra Gallegos tried to connect but was unable to.

Leroy Pacheco, 313 Lomita was sworn. He indicated he received a text from Audra Gallegos who said she is having microphone issues.

Chair Gutierrez repeated his question to Mr. Pacheco for an update.

Mr. Pacheco said there are two development projects happening and the final design will improve the intersections at Agua Fria and South Meadows, and Agua Fria and Cottonwood. He received an email from the Public Works Director on the Agua Fria/South Meadows project. He said for the record, they are in final design and moving forward to funding for construction. He offered to provide a written document if needed.

MOTION: Commissioner Lawrence moved to approve the final development plan for Case #2021-4545 and moved to approve the final subdivision plat for Case #2021-4546, subject to the conditions of approval and technical corrections recommended by staff. Commissioner Faulkner seconded the motions.

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

MOTION: Commissioner Lawrence moved to approve the Findings of Fact and Conclusions of Law for Cases #2021-4545 and #2021-4546. Commissioner Faulkner seconded the motion.

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

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)

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)

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 fourplexes, 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.

STAFF RECOMMENDATION

Staff recommended **APPROVAL** of the final development plan for Case #2021-4248, subject to conditions of approval and technical corrections outlined in this report.

Staff recommended **APPROVAL** of the final subdivision plat for Case #2020-4249, with the conditions of approval and technical corrections listed in this report.

APPLICANT'S PRESENTATION

Jennifer Jenkins,130 Grant Avenue was sworn. She said she represented Plaza del Monte and prepared a presentation. She left it up to the Commission if they wanted to hear it.

PUBLIC HEARING

Nicole Danti asked to see the presentation.

Ms. Jenkins shared her screen and reviewed the site location. She described the existing residential project of 27 dwellings of detached casitas, duplexes and four-plexes. The property has existing water lines and sewer. All the structures have been through a historic status review with the Historic Review Board. She pointed out the noncontributing and contributing structures. The site will not change dramatically, and the applicant went through great lengths to preserve the vegetation. The main access points were indicated off Bishop's Lodge Road. Sidewalk improvements and new sidewalks will be added. An appropriate pedestrian path through the compound has been established as well as roadway improvements and upgrades to fencing. The City of Santa Fe will replace the existing water line. The existing pocket park will be improved, and on street guest parking will be provided. There will be six of the 30 dwellings affordably priced as established by HUD. They are working with the existing residents to enable those interested to become homeowners.

Penelope Perryman, 109 Camino Matias, said she is within the existing residential neighborhood. She wanted to add the local color for those who do not know. The

neighborhood was constructed in 1950 by the Presbyterian Church to house missionaries and were built to be affordable. It has never been privately owned since 1950. There are no walls between the houses and the front yard and the street. It was built to be a neighborhood community and she looked forward to that being retained.

Chair Gutierrez closed the public hearing.

COMMISSION DISCUSSION

Commissioner Pava asked if the guesthouses would be subject to the Short-Term Rental (STR) Ordinance. He was trying to understand whether these would be guesthouses or potentially short-term rental units.

Ms. Jenkins explained some of the buildings are fourplexes. Those will be converted into two primary dwellings with an attached accessory dwelling to rent or for someone with an aging parent. There will be a couple of those on the affordable side as well. The terms for guesthouses are interchangeable with accessory dwelling units. With respect to STRs, any pursuit of that is subject to licensing. There will be a homeowner's association, and some do not permit short-term rentals. The community will self-govern how they want to regulate that.

Mr. Alvarado added that the regulation for Short Term Rentals is subject to the Ordinance and a permit is required and there must be more than 50 feet from other STRs.

MOTION: Commissioner Clow moved to approve Case #2021-4548, Final Development Plan and Case #2021-4549, Final Subdivision, subject to the conditions of approval and technical corrections recommended by staff. Commissioner Lawrence seconded the motion.

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

It was noted that the case numbers as stated are the correct case numbers.

MOTION: Commissioner Clow moved to approve the Findings of Fact and Conclusions of Law in Case #2021-4548, Exhibit A(1) Final Development Plan, and Case #2021-4549, Exhibit A(2) Final Subdivision. Commissioner Lawrence seconded the motion.

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

H. STAFF COMMUNICATIONS

Mr. Esquibel indicated there is a case scheduled for January 20, 2022, and there is a heavy schedule for the meeting on February 3, 2022.

I. MATTERS FROM THE COMMISSION

Commissioner Faulkner provided an update on the Policy Committee. She said they are on hold because of the new administration and new hires. Activity will probably pick up in mid-February. More information on one of the initiatives would be provided at the next meeting.

She said the legislature is starting and her attendance at Commission meetings will depend on the legislature.

Director Kluck said letters of interest for new Commissioners are due January 14, 2022. They will have new commissioners and appointments in place by February.

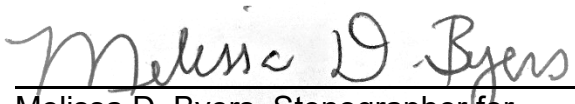
Chair Gutierrez welcomed Mr. Alvarado.

Mr. Alvarado introduced himself and shared his previous work experience.

J. ADJOURNMENT

Chair Gutierrez adjourned the meeting at 7:28 pm.

Submitted by:



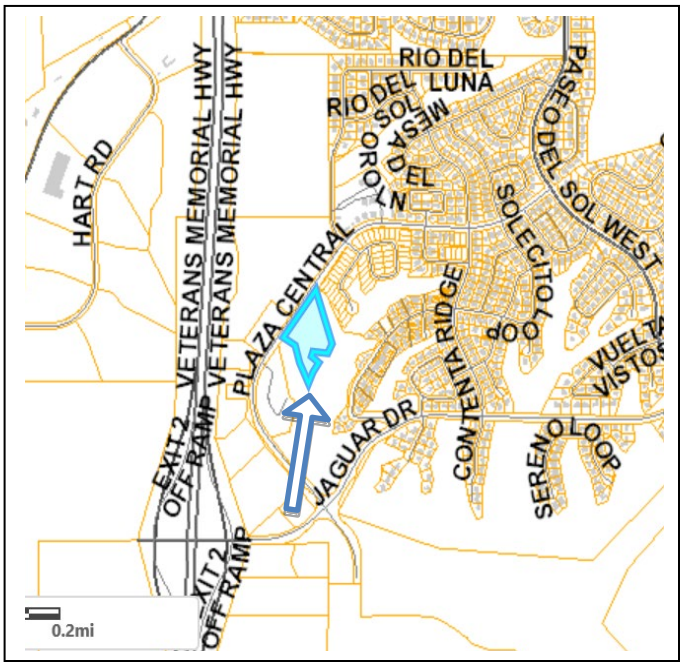
Melissa D. Byers, Stenographer for
Byers Organizational Support Services

Approved by:

Brian Gutierrez, Chair

Land Use Department
Planning Commission Staff Report

Case No:	2021-4638
Hearing Date:	February 3, 2022
Applicant:	Design Enginuity
Request:	Final Subdivision
Location:	Tierra Contenta Tract 50A
Case Mgr.:	Donna Wynant, AICP
Zoning:	PRC (Planned Residential Community)
Overlay:	None
Pre-app Mtg:	July 29, 2021
ENN Mtg:	September 1, 2021
Proposal:	Final subdivision plat approval for 20 lots on approximately 3.21 acres



Case #2021-4638. Tierra Contenta Tract 50A Arroyo Oeste Phase 2 Final Subdivision. Oralynn Guerrerortiz of Design Enginuity, LLC, Agent, representing The Housing Trust, Owner, requests approval of a Final Subdivision Plat for 20 single-family lots. The property is zoned PRC (Planned Residential Community), is Tract 50A within Tierra Contenta Phase 2C, and is approximately 3.21 acres. (Donna Wynant, Case Manager, djwynant@santafenm.gov, 955-6325).

I. RECOMMENDATION:

The Commission should **APPROVE** the final subdivision plat, with the conditions of approval listed in this report.

Two motions will be required in this case:

- *Approve or deny the final subdivision plat for Case 2021-4638, 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 2021-4638 (Exhibit A-1).*

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval:

#	Condition of Approval	Dept. or Division	To be completed by:
1	An approved water plan 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

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

Should the Commission approve the final subdivision plat subject to conditions of approval and technical corrections, the final subdivision plat will be submitted to staff along with construction improvement drawings and a financial guarantee. The plat will be recorded and permits issued for construction of the houses may be issued.

III. EXECUTIVE SUMMARY:

Arroyo Oeste Phase 2 is proposed for Tract 50A in Phase 2C of Tierra Contenta, near the intersection of Jaguar Drive and SR 599 and just north of Arroyo Oeste Phase 1, also a 20 lot subdivision, which was approved in 2019 and currently under construction. The project is located on 3.21+ acres and will include 20 residential lots developed in a single phase. Tract 50A is designated as a residential tract on the Tierra Contenta Master Plan under Phase 2C, with an allowable density of 6-9 units per acre. The current request is for a density of 6.23 units per acre.

The Planning Commission approved the preliminary subdivision at their November 4, 2021 meeting and approved an innovative road design to allow the removal of the planting strip between defined parking spots and the back of curb.

The final subdivision is in compliance with the Tierra Contenta Master Plan and Phase 2C Design Guidelines, and meets all development standards and approval criteria and does not create or increase any non-conformities with Chapter 14; therefore staff recommends approval.

IV. EXISTING CONDITIONS:

The Arroyo Oeste Phase 2 is a mesa with small arroyos on three sides of with it a scattering of juniper trees, mostly on its flanks. It is currently being used to stockpile dirt from the next door Arroyo Oeste Phase 1 project. Sewer, water and dry utility lines are all present in the adjacent Plaza Central right-of-way.

The Arroyo Chamisa Sewer Interceptor traverses the Arroyo Oeste Phase 1 site to the west. The project has dedicated common community open space on three sides. The Homewise Los Palomas project is to the east across the arroyo, the newly completed Vista Serena subdivision is to the northeast and a commercial and business office park development is planned for the west side of Plaza Central.

	Property Address	**Zoning**
North	7215 Plaza Central, Tierra Contenta Tract 50A, Open Space	C-1 (Office and Related Commercial)
West	7601-7609 Arroyo Oeste Lane in the Arroyo Oeste Phase 2 Subdivision (under construction)	PRC (Planned Residential Community) C-2 (General Commercial) across Plaza Central
South	Open Space subdivision	PRC (Planned Residential Community)
East	Open Space and the Vista Serena	PRC (Planned Residential Community)

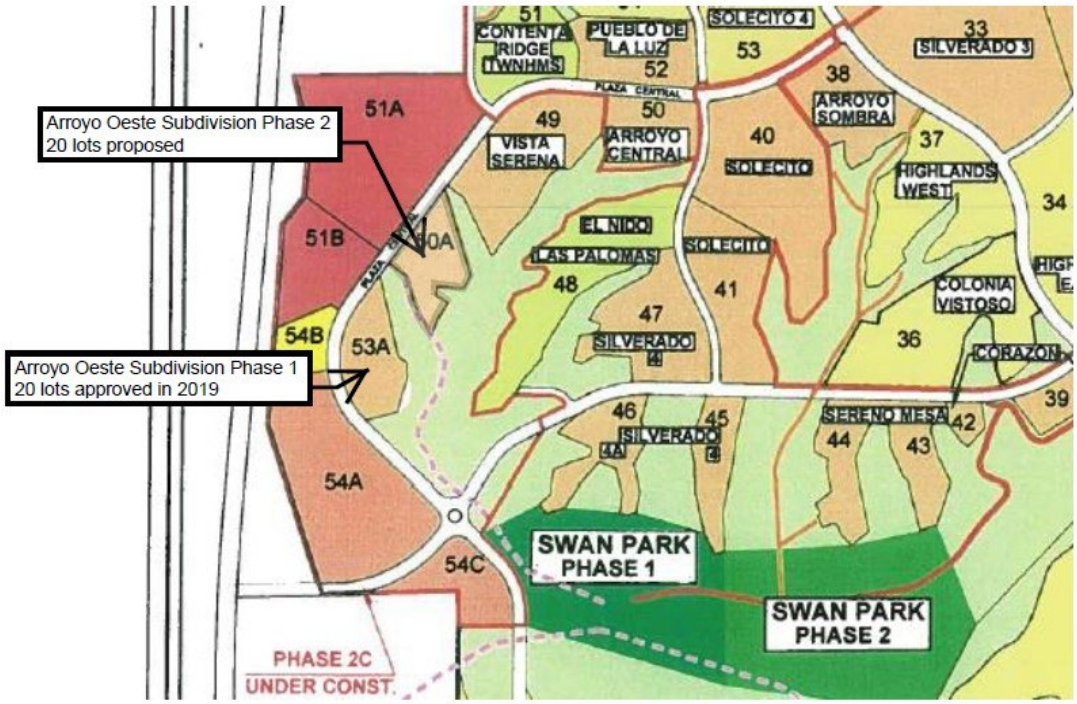


Figure 1: Tract 50A and surrounding tracts - on the west side of the TC Master Plan

V. PROJECT ANALYSIS

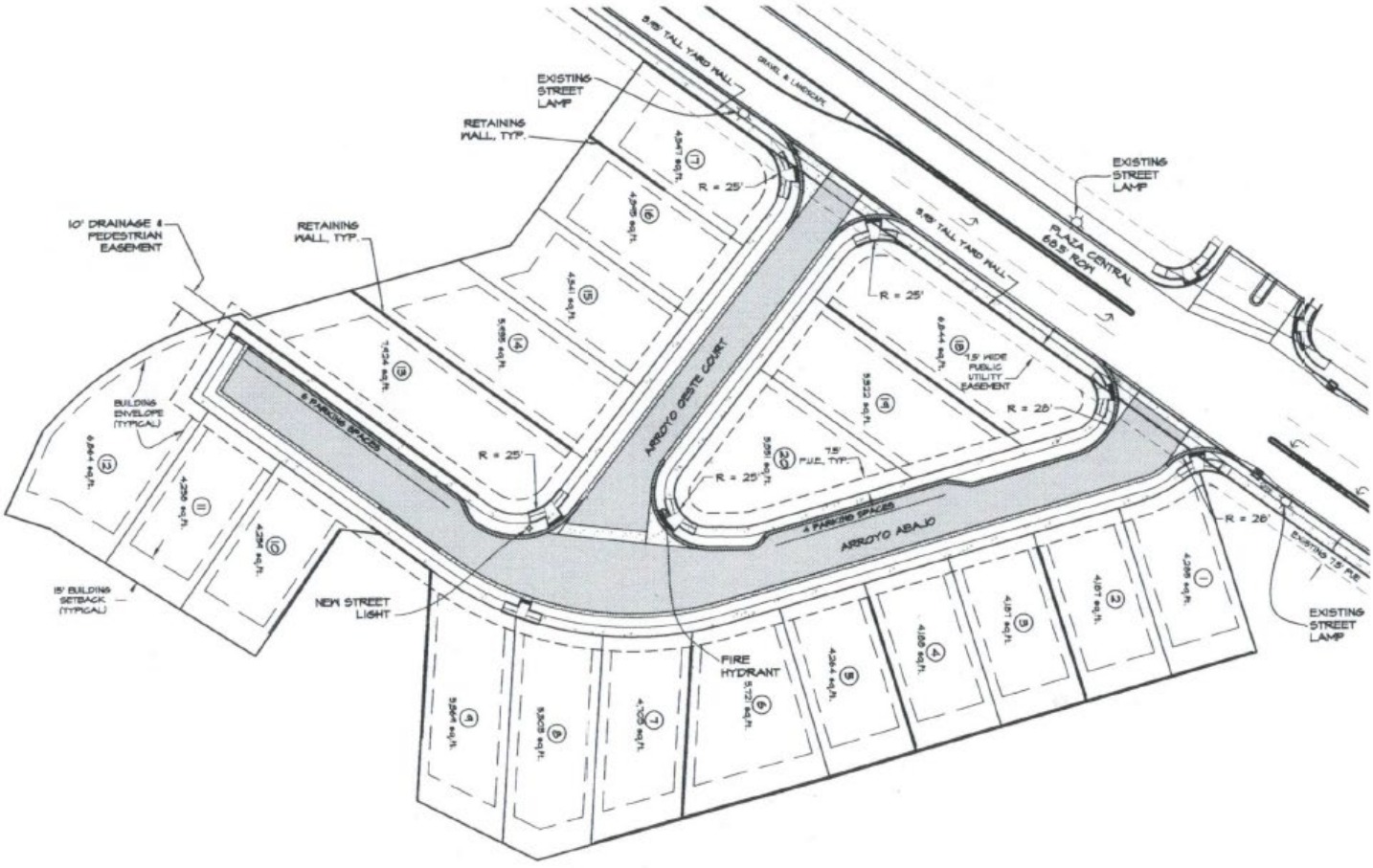
Access and Roads

The project will have two points of access via the split roadway Plaza Central. The northern entrance will be a full entrance and there is an existing left turn bay on Plaza Central that will serve the project. The southern entrance will be a right-in, right-out only. The two internal roads, Arroyo Oeste Court and

Arroyo Abajo, are paved roads built in 45'-wide ROWs with curb and gutter and ADA compliant sidewalks on both sides of the road. The Planning Commission approved an innovative street design with the preliminary subdivision to create ten on-street parking spaces on Arroyo Abajo that extend into the planter area between curb and sidewalk.

Subdivision

Lots within the subdivision will be at least 4000 square feet, typically 40 feet wide and 80 to 100 feet deep. The Applicant proposes the lots to have 7.5 foot front yard setbacks, 5 foot side yard setbacks and 15 foot rear setbacks. Garages facing the street will be at least setback 20 feet and will be at least 5 feet behind the front of the homes. The subdivision will be developed by The Housing Trust as one and two story single-family homes at a maximum height of 24 feet, typically 1,100 to 1,800 square feet in size, with one and two car garages and 2 spaces in the driveway. The second level of the two story homes are required to have a minimum stepback of 10 feet from the side property lines. Sidewalks meeting ADA requirements will be placed on both sides of the roadway.



Grading and Drainage

The proposed development has been designed to limit cuts and fills on the project site and minimizes soil erosion and sediment transport during storms. The area to be developed into lots will be mass graded. Retaining walls will be installed in many locations to accommodate the variable terrain. The entire site drains towards arroyos. There is an existing detention pond located between Arroyo Oeste Phase 1 and Phase 2, the dam of which will be raised to increase the pond's capacity from 11,300

cubic foot to 19,983 cu. feet. The applicant will fence the detention pond with a minimum 5 foot tall fence, as required by the City.

Water and Sewer

City sewer, water and dry utility lines are all present in the adjacent Plaza Central right of way to serve the subdivision. The City of Santa Fe has set standards of anticipated water use based on lot size. Lots less than 6,000 SF typically use 0.15 acre-feet per year, therefore the entire Arroyo Oeste project should use approximately 3.02 Acre-Feet per year. Three homes in the project will require grinder pumps; the remaining 17 lots will be served by gravity sewer. There will not be a homeowner's association.

Landscaping, Lighting and Signage

Street trees will be placed 40 feet apart along the subdivision roadways, (Arroyo Abajo and Arroyo Oeste Court) and 25 feet apart along Plaza Central. No project signage is proposed.

One street light will be installed within the project where the two local streets, Arroyo Oeste Court and Arroyo Abajo, meet. There are existing lights at the planned project entrances. A split face block wall will be developed along Plaza Central behind the sidewalk to provide some separation between the public street and lots 17 and 18 and as a continuation of the wall along the Arroyo Oeste Phase 1 design.

Archaeological, Historical, and Environmental Resources

The project is located within the Suburban Archaeological Review District. An archaeological clearance was granted for all of Tierra Contenta in 2001, including Phase 2C. The site will be assessed for Gunnison's prairie dogs and any colonies will be relocated prior to issuance of construction permits.

Affordable Housing

Because the project is located within Tierra Contenta, it is not subject to Santa Fe Homes Program ("SFHP") regulations, but will instead comply with Tierra Contenta affordable housing requirements. Forty percent of the homes (8 homes) will be sold per the Tierra Contenta affordable housing program requirements. The affordable units will be dispersed throughout the development. The Applicant will need to obtain Affordable Housing Fee Waiver letters from the City of Santa Fe Office of Affordable Housing prior to submitting for building permits for the four affordable units.

VI. FINAL SUBDIVISION PLAT

SFCC Section 14-3.7 governs the authority, procedures and restrictions for the division of land. The criteria for approval of a final subdivision plat are detailed below:

Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and *structures*, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The Project has been designed to protect the natural features such as slopes, arroyo terrain and natural vegetation. A split face block wall will provide attractive slope stabilization. All disturbed areas will be revegetated. No historical sites or structures are 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/conditional/N/A) **YES**
The project plans are in compliance with the Tierra Contenta Master Plan and the Phase 2C Design Standards. The land is not subject to flooding and is relatively flat with some steeper slopes around the edges of the project. The streets and sidewalks will all have grades of 3 percent or less.	
Criterion 3: All *plats* shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The Development Review Team (DRT) has reviewed the Applicant's proposed subdivision design. The DRT includes the following City Divisions: Traffic, Technical Review, Water, Sewer, Environmental, and Land Use. Review comments and conditions from the DRT provide necessary changes to the proposal to conform to the City Code in order to meet standards for health, safety or welfare. The subdivision plat complies with the standards of Chapter 14, Article 9.	
Criterion 4: A *plat* shall not be approved that creates nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the *plat*.	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The Applicant is not requesting any exceptions with this proposal. The proposed plat does not create a non-conformity.	

Criterion 5: A *plat* shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the *plat*.	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The Applicant is not requesting any exceptions with this proposal.	

VIII. EARLY NEIGHBORHOOD NOTIFICATION

An Early Neighborhood Notification (ENN) is not required for final subdivision plat approval. ENN procedures were followed for the preliminary subdivision plat.

IX. EXPIRATION

According to SFCC Section 14-3.19(B)(3) "Approval of a final subdivision plat … shall expire three years after final action approving it unless the plat is filed for record with the county clerk."

X. ATTACHMENTS:

EXHIBIT A: Draft Findings of Fact/Conclusions of Law

1. Case #2021-4638

EXHIBIT B: Development Review Team Memoranda

1. Compiled Technical Corrections
2. Fire Prevention Review
3. Wastewater Review
4. Parks Dept. Review
5. Landscape Review
6. Terrain Management Review & ADA Site Review
7. Water Division Review
8. MPO Review
9. Solid Waste Review

EXHIBIT C: Maps and Photos

1. Tierra Contenta Master Plan
2. Current Zoning
3. Aerial Photos
4. Google Earth Views

EXHIBIT D: Planning Commission Minutes

1. Planning Commission Minutes - Nov. 4, 2021

EXHIBIT E: Applicant Materials

1. Project Report
2. Final Subdivision Plat

APPROVED BY:

Title	Name	Initials
Interim Planning and Land Use Department Director	Jason M. Kluck	*jmk*
Land Use Senior Planner	Donna Wynant	*DJW*

City of Santa Fe, New Mexico

Planning Commission

Exhibit A

Draft Findings of Fact/Conclusions of Law

1. Case #2021-4638

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

Case #2021-4638 – Tierra Contenta Tract 50A Arroyo Oeste Phase 2 Final Subdivision Plat
Owner's/Applicant's Name – The Housing Trust
Agent's Name – Oralynn Guerrerortiz, Design Enginuity, LLC

THIS MATTER came before the Planning Commission (Commission) for hearing on February 3, 2022 upon the application (Application) of Oralynn Guerrerortiz, Design Enginuity, LLC, Agent, for The Housing Trust, Owner. The Applicant requests approval of a final subdivision plat for 20 single-family residential lots on approximately 3.21 acres (Property). The property is zoned PRC (Planned Residential Community) and is Tract 50A within Tierra Contenta Phase 2C (Property).

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

FINDINGS OF FACT

General

1. The Applicant requests approval of a final subdivision plat for 20 single-family residential lots on approximately 3.21 acres (Property). The property is zoned PRC (Planned Residential Community).
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 July 29, 2021.
4. The Applicant conducted a virtual ENN meeting on September 1, 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 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 (the Conditions) and technical corrections set out in the Staff Report and 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. 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.
11. SFCC 1987 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 final plat, and a decision based on the criteria set out in SFCC 1987 Section 14-3.7(C).
12. SFCC 1987 Section 14-3.7(B)(3)(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. The information contained in the Staff Report and exhibits is sufficient to establish that the Submittal Requirements have been met.
14. SFCC 1987 Section 14-3.7(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 a vacant mesa with small arroyos on 3 sides with a scattering of juniper trees mostly on its flanks, and there are no historical or significant natural features or drainages on the site. The entire site drains towards arroyos.
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. The land is relatively flat with steeper slopes around the edges of the project.
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 1987 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 procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.

Subdivision Plat

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

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF FEBRUARY 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 pursuant to SFCC 1987 Section 14-3.19(C).

_____ _____
Brian Gutierrez Date:
Chairperson

FILED:

_____ _____
Kristine Bustos-Mihelcic Date:
City Clerk

APPROVED AS TO FORM:

_____ _____
Patricia Feghali Date:
Assistant City Attorney

City of Santa Fe, New Mexico

Planning Commission

Exhibit B

DRT Memos

1. Compiled Technical Corrections
2. Fire Prevention Review
3. Wastewater Division
4. Parks Dept. Review
5. Landscape Review
6. Terrain Management & ADA Site Review
7. Water Division Review
8. MPO Review
9. Solid Waste Review

Technical Corrections

Arroyo Oeste Phase 2
Final Subdivision Plat

1	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. Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.	Fire Prevention, Geronimo Griego	At the time of any new construction or remodel.
2	Add note to plan set that Sewer Manhole A02 #3 shall be epoxy coated.	Stan Holland, Wastewater	Prior to Sign Off for Final Subdivision Plan
3	All disturbed areas within open spaces or drainage areas shall be revegetated with a native grass seed mixture (listed within NMDOT, Zone 2 Seed List: Southern Rocky Mountains and High Valleys).	Parks Dept.- Melissa McDonald	

	All areas must meet final stabilization requirements under the MS4 and Stormwater Quality Permits.		
4	Provide location of POC, Master Valve, Controller, and Backflow preventer on plan. Provide sleeving locations.	LUD/Tech Review Div. Landscape Review Lawrence Rivera	Prior to Permit Review
	Irrigation mainline cannot cross over City water mains.		
	Backflow preventer enclosure on a 4" concrete pad with GFI receptacle at proper height with heat tape per COSF Irrigation Standards. Provide detail on plan.		
	Provide the correct irrigation details for the City of Santa Fe for Master Valve, Electric Drip Valve, correct emitter placement with three drip lines out to the dripline of the plant material and Controller.		
	City staff respectfully request the use of a gravel mulch that is washed and screened.		
	Provide Mulch within the subdivision planter strip. Identify on plan.		
	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. Sowing shall be accomplished by drill seeding or by hand raking into the soil. Mulch is to be used at the rate of two tons per acre and tucked with a disk or anchored with a tackifier or by Hydro-seed, the slurry is to contain mulch and tackifier as recommended by the manufacturer. Slopes of 3:1 and greater shall be seeded by hand raking into soil or by the use of a hydro-seeder. Install erosion control fabric on all slopes 3:1 and greater. All seeding shall be done between May 15 and August 15. A one year Warrantee shall be provided by the contractor. A 70% germination rate equal to the surrounding native pristine landscape is required.		
	Transition line between excavation and native soil shall be smoothly raked, creating a clean consistent grade. Existing grade below native trees and shrubs shall remain undisturbed throughout the dripline of the plant material.		

	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. **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 than the height. 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.		
	Staff reserves the right to require additional submittals upon receiving revisions.		

Development Review Team

Comment Form

Date: 01/12/2021

Staff person: Geronimo Griego

Dept/Div.: Fire Prevention

Case: 2021-4638 Tierra Contenta Tract 50A Arroyo Oeste Phase 2 Final Subdivision

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

Development Review Team

Comment Form

Date: January 16, 2022

Staff person: Stan Holland, Engineer

Dept/Div: Public Utilities/Wastewater

Case: **Case #2021-4638 Tierra Contenta Tract 50A Arroyo Oeste Phase 2 Final Subdivision**.
Case Mgr: Donna Wynant, Case Manager

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

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

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

Technical Corrections*:	Must be completed by:
1. Add note to plan set that Sewer Manhole A02 #3 shall be epoxy coated.	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]

Tue 1/11/2022 7:38 PM

MCDONALD, MELISSA A.

RE: Comments needed

To ESQUIBEL, DANIEL A.; WYNANT, DONNA J.

You forwarded this message on 1/11/2022 10:23 PM.

HI Donna—
The revegetation seed mix isn't referenced in the provided landscape plan, but called out in the application:

"All disturbed areas will be stabilized and revegetated with a native grass seed mixture"

The Parks Division would request specifically:

1. All disturbed areas within open spaces or drainage areas shall be revegetated with a native grass seed mixture (Listed within NM DOT, Zone 2 Seed List: Southern Rocky Mountains and High Valleys).

2. All areas must meet final stabilization requirements under the MS4 and Stormwater Quality Permits.

Thank you,
Melissa McDonald
Acting Parks Division Director
505-303-9502
mamcdonald@santafenm.gov

Development Review Team

Comment Form

Date: 01/07/2022

Staff person: Lawrence Rivera

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

Case: #2021-4638 Tierra Contenta Tract 50A Arroyo Oeste Phase 2 Final Subdivision.

Case Mgr.: Donna Wynant djwynant@santafenm.gov

Review by this division/department of the September 2020 plan set has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:	Must be completed by:

Technical Corrections*:	Must be completed by:
1. Provide location of POC, Master Valve, Controller, and Backflow preventer on plan. Provide sleeving locations.	Prior to permit review
2. Irrigation mainline cannot cross over City water mains.	Prior to permit review
3. Backflow preventer enclosure on a 4" concrete pad with GFI receptacle at proper height with heat tape per COSF Irrigation Standards. Provide detail on plan.	Prior to permit review
4. Provide the correct irrigation details for the City of Santa Fe for Master Valve, Electric Drip Valve, correct emitter placement with three drip lines out to the dripline of the plant material and Controller.	
5. City staff respectfully request the use of a gravel mulch that is washed and screened.	Prior to permit review
6. Provide Mulch within the subdivision planter strip. Identify on plan.	Prior to permit review
7. 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
8. Provide irrigation to all revegetation native seed areas. (Per COSF Code 14-8.2 D(5)(c) Seeded areas shall be graded two inches (2") below top of concrete curbs and sidewalks. Add a heat treated compost material one inch (1") depth to all seeded areas. Disk or rototill soil and amendments 4-6" depth. Grade prepared soil level removing all stones ¾" and larger. Sowing shall be accomplished by drill seeding or by hand raking into the soil. Mulch is to be used at the rate of two tons per acre and tucked with a disk or anchored with a tackifier or by Hydro-seed, the slurry is to contain mulch and tackifier as recommended by the manufacturer. Slopes of 3:1 and greater shall be seeded by hand raking into soil or by the use of a hydro-seeder. Install erosion control fabric on all slopes 3:1 and greater. All seeding shall be done between May 15 and August 15. A one year	Prior to permit review

Warrantee shall be provided by the contractor. A 70% germination rate equal to the surrounding native pristine landscape is required.	
9. Transition line between excavation and native soil shall be smoothly raked, creating a clean consistent grade. Existing grade below native trees and shrubs shall remain undisturbed throughout the dripline of the plant material.	Prior to permit review
10. **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. **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. 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: January 11, 2022

Staff person: Dee Beingessner

Dept/Div: Technical Review

Case: **Case #2021-4638 Tierra Contenta Tract 50A Arroyo Oeste Phase 2 Final Subdivision**.
Case Mgr: Donna Wynant, Case Manager

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:
I don't have any further comments on the Arroyo Oeste case.	

*Must made prior to recording and/or permit issuance

Development Review Team

Comment Form

Date: January 10, 2022

Staff person: John Del Mar

Dept/Div: Public Utilities/Water Division

Case: **Case #2021-4638 Tierra Contenta Tract 50A Arroyo Oeste Phase 2 Final Subdivision**

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: January 11, 2022

Staff person: Leah Yngve, Santa Fe MPO Officer

Dept/Div: MPO

Case: **Case #2021-4638 Tierra Contenta Tract 50A Arroyo Oeste Phase 2 Final Subdivision**.
Case Mgr: Donna Wynant, Case Manager

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 on this case.	

*Must made prior to recording and/or permit issuance

1.

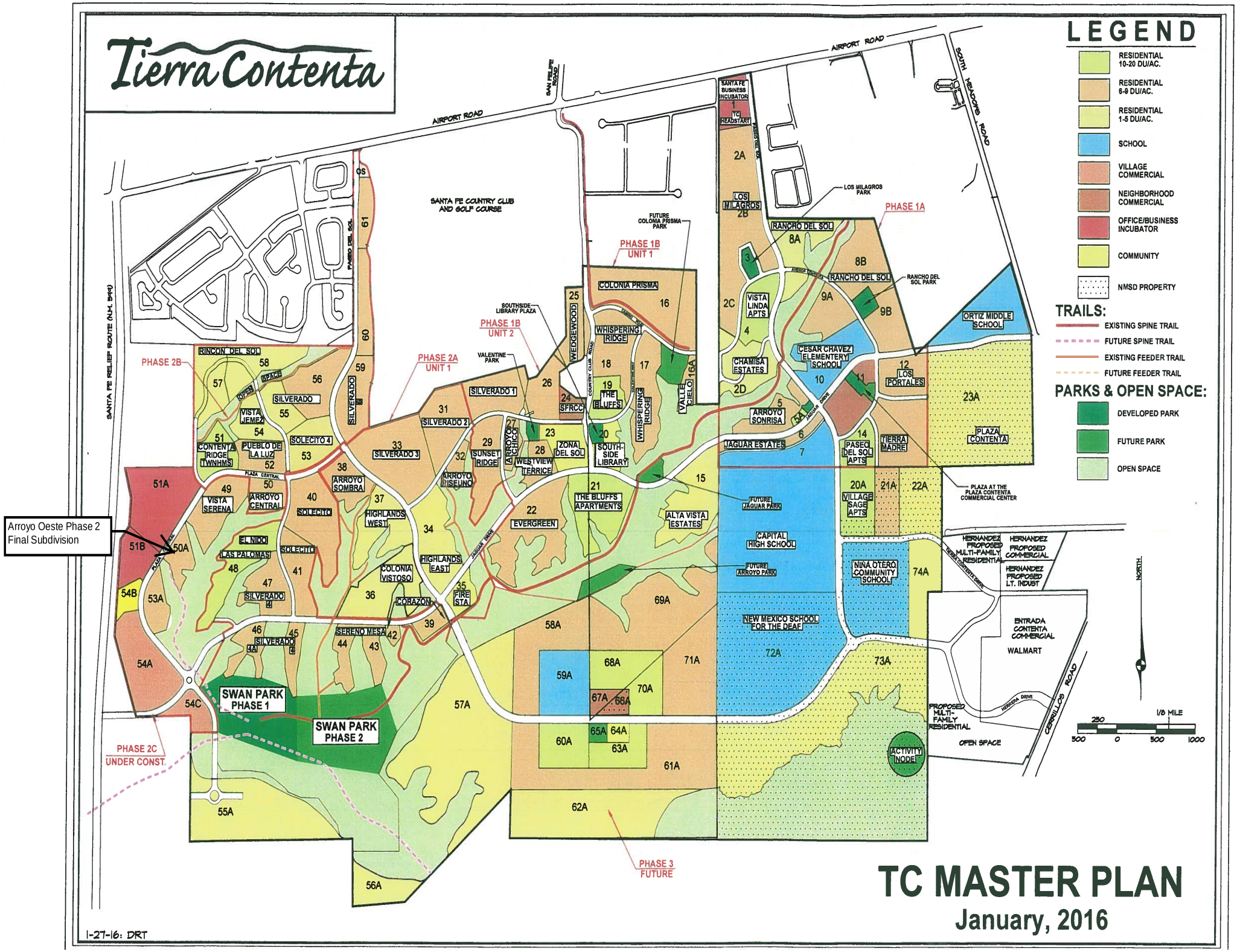
City of Santa Fe, New Mexico

Planning Commission

Exhibit C

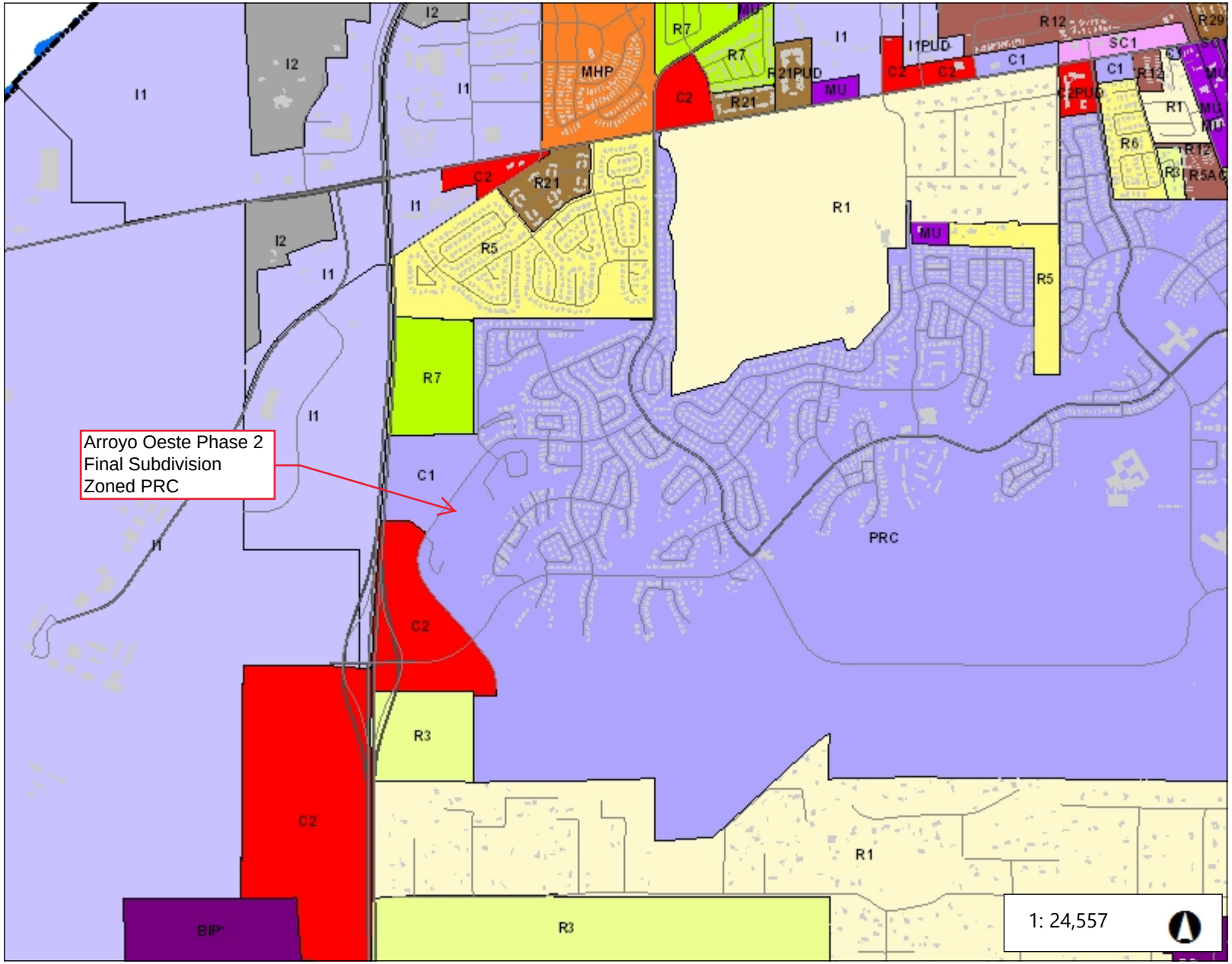
Maps and Photos

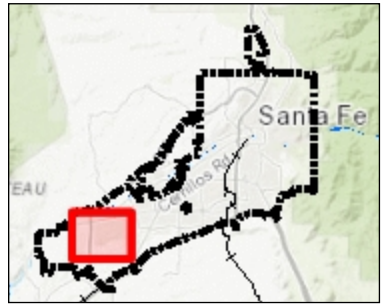
1. Tierra Contenta Master Plan
2. Current Zoning Map
3. Aerial Photo
4. Google Earth Views


Tierra Contenta
LEGEND
RESIDENTIAL 10-20 DU/AC.
RESIDENTIAL 6-9 DU/AC.
RESIDENTIAL 1-5 DU/AC.
SCHOOL
VILLAGE COMMERCIAL
NEIGHBORHOOD COMMERCIAL
OFFICE/BUSINESS INCUBATOR
COMMUNITY
NMSD PROPERTY
TRAILS:
EXISTING SPINE TRAIL
FUTURE SPINE TRAIL
EXISTING FEEDER TRAIL
FUTURE FEEDER TRAIL
PARKS & OPEN SPACE:
DEVELOPED PARK
FUTURE PARK
OPEN SPACE
AIRPORT ROAD
SAN FELIPE ROAD
SOUTH MEADOWS ROAD
SANTA FE RELIEF ROUTE (N.M. 599)
SANTA FE COUNTRY CLUB AND GOLF COURSE
PHASE 1A
PHASE 1B UNIT 1
PHASE 1B UNIT 2
PHASE 2A UNIT 1
PHASE 2B
PHASE 2C UNDER CONST.
PHASE 3 FUTURE
SWAN PARK PHASE 1
SWAN PARK PHASE 2
Arroyo Oeste Phase 2 Final Subdivision
SANTA FE BUSINESS INCUBATOR
TC HEADSTART
LOS MILAGROS
LOS MILAGROS PARK
RANCHO DEL SOL
RANCHO DEL SOL PARK
FUTURE COLONIA PRISMA PARK
COLONIA PRISMA
WHISPERING RIDGE
VALLE CIELO
THE BLUFFS
SOUTHSIDE LIBRARY PLAZA
VALENTINE PARK
WEDGEWOOD
SFRCC
SOUTH-SIDE LIBRARY
ZONA DEL SOL
WESTVIEW TERRICE
ARROYO CHICO
SUNSET RIDGE
ARROYO PISEUNO
SILVERADO 1
SILVERADO 2
SILVERADO 3
SILVERADO 4
SILVERADO 5
SILVERADO 6
RINCON DEL SOL
OPEN SPACE
VISTA JEMEZ
CONTENTA RIDGE TWNHMS
PUEBLO DE LA LUZ
SOLECITO 4
SOLECITO
ARROYO SOMBRA
ARROYO CENTRAL
VISTA SERENA
EL NIDO
LAS PALOMAS
HIGHLANDS WEST
HIGHLANDS EAST
COLONIA VISTOSO
CORAZON
FIRE STA
SERENO MESA
EVERGREEN
THE BLUFFS APARTMENTS
ALTA VISTA ESTATES
FUTURE JAGUAR PARK
FUTURE ARROYO PARK
CAPITAL HIGH SCHOOL
NEW MEXICO SCHOOL FOR THE DEAF
JAGUAR ESTATES
ARROYO SONRISA
CHAMISA ESTATES
VISTA LINDA APTS
CESAR CHAVEZ ELEMENTERY SCHOOL
ORTIZ MIDDLE SCHOOL
LOS PORTALES
PLAZA CONTENTA
TIERRA MADRE
PASEO DEL SOL APTS
VILLAGE SAGE APTS
PLAZA AT THE PLAZA CONTENTA COMMERCIAL CENTER
NINA OTERO COMMUNITY SCHOOL
HERNANDEZ PROPOSED MULTI-FAMILY RESIDENTIAL
HERNANDEZ PROPOSED COMMERCIAL
HERNANDEZ PROPOSED LT. INDUST
ENTRADA CONTENTA COMMERCIAL
WALMART
PROPOSED MULTI-FAMILY RESIDENTIAL
OPEN SPACE
ACTIVITY NODE
CERRILLOS ROAD
NORTH
1/8 MILE
250
500 0 500 1000
TC MASTER PLAN
January, 2016
1-27-16: DRT

Santa Fe
Mapping the City Different

Arroyo Oeste Subdivision Phase 2- Zoning Map





Legend

- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads

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

Notes

© Latitude Geographics Group Ltd.

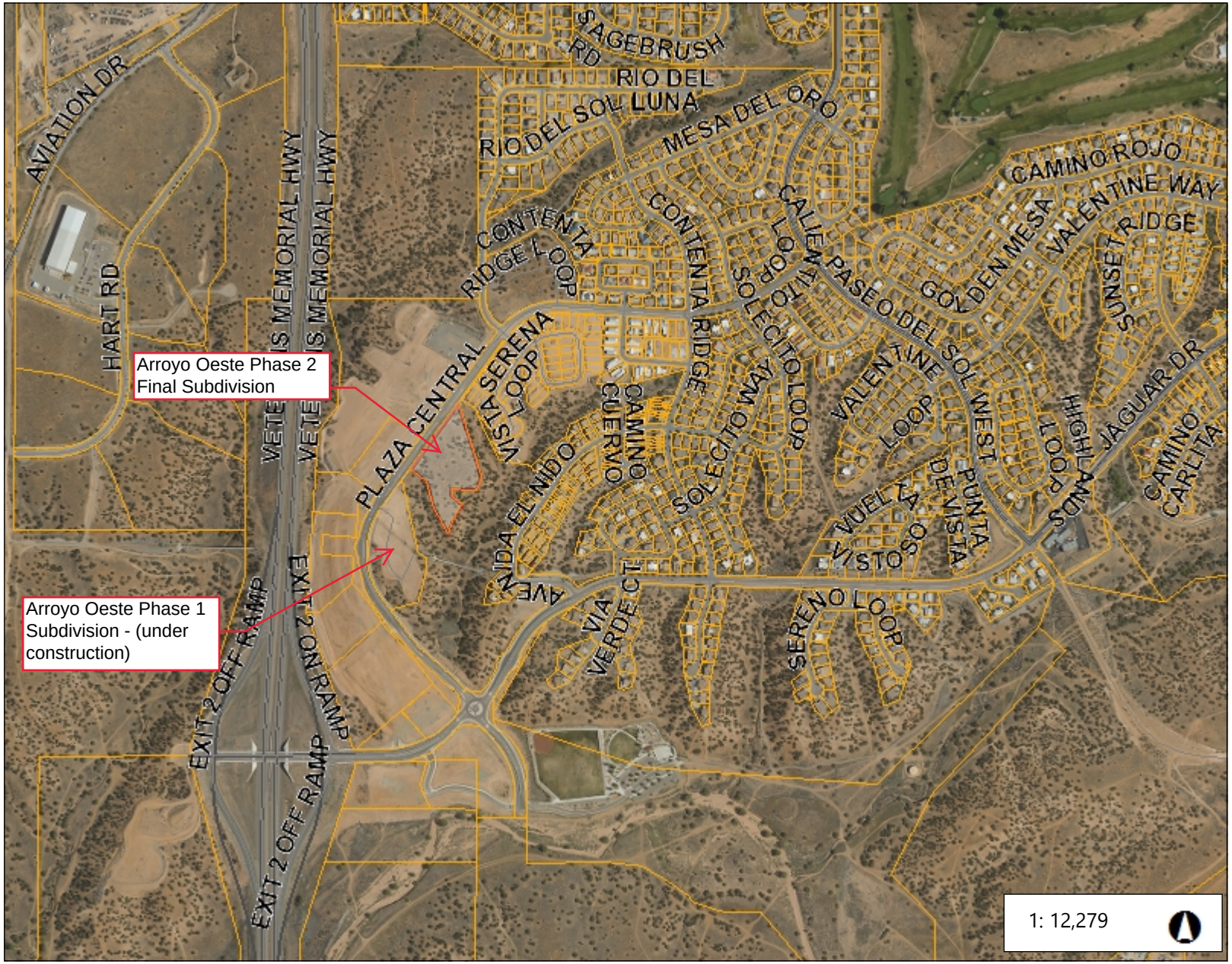
4,092.9 0 2,046.45 4,092.9 Feet

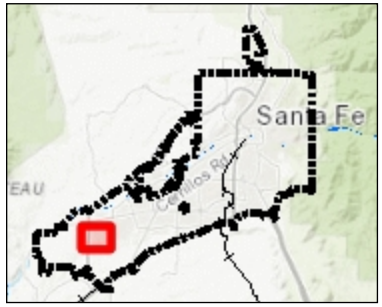
WGS_1984_Web_Mercator_Auxiliary_Sphere

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

Arroyo Oeste Subdivision Phase 2 Aerial Map





Legend

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

Notes

© Latitude Geographics Group Ltd.

2,046.5 0 1,023.23 2,046.5 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

Arroyo Oeste Subdivision

(An Earlier Birds Eye View from Google Earth)



City of Santa Fe, New Mexico

Planning Commission

Exhibit D

Planning Commission Minutes

1. Planning Commission Minutes - Nov. 4, 2021

Commissioner Pava said he served on the Commission from 2013 to 2015 and is looking forward to joining the Commission. He is a retired from the Labs and an environmental planner who has worked in California and Oregon and for Albuquerque, Los Alamos and Rio Rancho. He has associations with the American Planning Association and is a Fellow of the American Institute of Certified Planners. He said this is a crucial time to work for the Planning Commission in Santa Fe and take part in the important decisions, not just case-by-case, but the direction of the city.

Vice Chair Hogan welcomed Commissioner Pava and was glad he joined them. He asked Chair Gutierrez to let him know when he is connected.

C. APPROVAL OF AGENDA

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

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

D. APPROVAL OF MINUTES

1. October 21, 2021

MOTION: Commissioner Faulkner moved, seconded by Commissioner Lawrence to approve the minutes of September 21, 2021, as presented.

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

E. APPROVAL OF FINDINGS/CONCLUSIONS

None.

F. OLD BUSINESS

None.

G. NEW BUSINESS

1. **Case #2021-4240. Tierra Contenta Tract 50A Arroyo Oeste Phase 2 Preliminary Subdivision.** Oralynn Guerrerortiz of Design Enginuity, LLC, Agent, representing The Housing Trust, Owner, requests approval of a Preliminary Subdivision Plat for 20 single-family lots. The applicant also

requests an innovative road design to allow the removal of the planting strip between defined parking spots and the back of curb. The property is zoned PRC (Planned Residential Community), is Tract 50A within Tierra Contenta Phase 2C, and is approximately 3.21 acres. (Donna Wynant, Case Manager).

2. **Case #2021-4241. Tierra Contenta Tract 50A Arroyo Oeste Phase 2 Lot Line Adjustment.** Oralynn Guerrerortiz of Design Enginuity, LLC, Agent, representing The Housing Trust, Owner, requests approval of a lot line adjustment to modify tract boundaries to the Arroyo Oeste Phase 2 Preliminary Subdivision Plat to incorporate some steep slopes into the open space tract, and to create deeper lots to accommodate planned house designs. The property is zoned PRC (Planned Residential Community), is Tract 50A within Tierra Contenta Phase 2C, and is approximately 3.21 acres. (Donna Wynant, Case Manager).

EXECUTIVE SUMMARY

Arroyo Oeste is proposed for Tract 50A in Phase 2C of Tierra Contenta, near the western border of Tierra Contenta and near the intersection of Jaguar Drive and SR 599 and just north of Arroyo Oeste Phase 1, which was approved in 2019, and currently under construction. The project is located on 3.21+ acres and will include 20 residential lots developed in a single phase. Tract 50A is designated as a residential tract on the Tierra Contenta Master Plan under Phase 2C, with an allowable density of 6-9 units per acre. The current request is for a density of 6.23 units per acre. The Application includes a lot line adjustment and an innovative street design request.

STAFF RECOMMENDATION

The proposed preliminary subdivision is in compliance with the Tierra Contenta Master Plan and Phase 2C Design Guidelines and meets all development standards and approval criteria and does not create or increase any non-conformities with Chapter 14; therefore, staff recommends approval, with the conditions of approval listed in the staff report.

APPLICANT'S PRESENTATION

Oralynn Guerrerortiz, Design Enginuity, 1421 Luisa St., Suite E, was sworn. She showed the location and noted Phase 1 is under construction to the southwest. Another subdivision that is completely built is to the northeast. The project is on the far west side of the Tierra Contenta subdivision and 20 lots are proposed. The roads have 45 feet rights-of-way with public utilities and sidewalks and will use the innovative road design seen on Agua Fria and Phase 1. She doesn't like the City standards for parking and intends to provide a wider planter strip to make it easier for people to get out of their cars. The plan was reviewed with staff and by John Romero, and approved several times. The

drive lanes will remain at 10 and parking is at six feet, and there will be a consistent 45-foot right-of-way.

Ms. Guerrerortiz said the applicant has agreed to all staff's conditions.

PUBLIC HEARING

Vice Chair Hogan closed the public hearing seeing no one wanting to comment.

COMMISSION DISCUSSION

Commissioner Pava noted that looking at the renderings, streetscapes don't need to be provided and the setbacks are minimized. He asked for more description of how the setbacks would look and if there was a nearby frame of reference.

Ms. Guerrerortiz displayed the site plan. She pointed out the setbacks are the standard for zones R-1 through R6, 5 foot sides and 15 foot rear setbacks. She said she just noticed that the site plan had been mislabeled, but they did meet the City's standard for 7.5 feet for setback. There will be landscaping and street trees between the curb and gutter. Trees will be behind the sidewalks where the sidewalk is directly against parking spaces. There is no loss of trees or changes in setbacks, they are just making the sidewalk adjacent to the parking, which is considered innovative.

Commissioner Pava said he was interested in the appearance of the streetscape, but similar subdivisions will give him a good idea what can be done with this lot configuration.

Commissioner Faulkner said she liked the idea of removing the landscaping because if turned over to the City or residents, weeds will be a problem. She asked if they would look at the line adjustments.

Ms. Guerrerortiz said she could show all of it. She displayed a diagram showing the open space will be taken from existing open space. The changes requested are because the lot is unusually shaped. The net result is a gain of open space.

MOTION: In Case #2021-4240, Tierra Contenta Tract 50A Arroyo Oeste Phase 2 Preliminary Subdivision, Commissioner Lawrence moved to approve, subject to conditions of approval and technical corrections recommended by staff. Commissioner Faulkner seconded the motion.

MOTION: In Case #2021-4240, Tierra Contenta Tract 50A Arroyo Oeste Phase 2, Street Design, Commissioner Lawrence moved to approve as included in the plans. Commissioner Faulkner seconded the motion.

VOTE: The motions for the Preliminary Subdivision and Street Design passed by unanimous roll call vote with Commissioners Clow, Faulkner, Lawrence, Pava and Chair Gutierrez voting in favor, and none voting against.

MOTION: In Case #2021-4240, Tierra Contenta Tract 50A Arroyo Oeste Phase 2, Findings of Fact and Conclusions of Law, Commissioner Lawrence moved to approve as presented. Commissioner Faulkner seconded the motion.

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

Chair Gutierrez resumed the position of chair at this time.

3. **Case #2021-3976. 123 and 135 Grant Avenue Development Plan.** Lorn Tryk Architects, Agent, for 123-135 Grant LLC (on behalf of the Georgia O'Keeffe Museum), Owner, request development plan approval to construct a 54,100 square foot structure for use as a museum. The properties are located at 123 Grant Avenue (consisting of approximately 1.2174 acres) and 135 Grant Avenue (consisting of approximately 0.7670 acres). The project site is zoned BCDMAR (Business Capitol District - Marcy Subdistrict) and within the Historic Downtown Archeological District and Downtown and East Side Historic District. (Dan Esquibel, Case Manager). (**POSTPONED ON SEPTEMBER 2, 2021**)

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

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

City of Santa Fe, New Mexico

Planning Commission

Exhibit E

Applicant Submittals

1. Applicant's Submittal Report
2. Arroyo Oeste Phase 2 Final Subdivision Plan Sheets
   - Cover Sheet to Page 18
   - Details & Landscaping

DESIGN ENGINUITY

1421 Luisa Street Suite E, Santa Fe, New Mexico 87505
PO Box 2758 Santa Fe, New Mexico 87504
(505) 989-3557 FAX (505) 989-4740
E-mail *oralynn@designenginuity.biz*

December 15, 2021

Donna Wynant
City of Santa Fe
Planning and Land Use Department

RE: Request for Final Subdivision Plat
Approval of Arroyo Oeste Phase 2

Dear Donna,

On behalf of The Housing Trust please find a complete submittal for Final Subdivision Plat Approval of Arroyo Oeste. Included is the following:

1. Subdivision Application
2. Agent Authorization
3. Vicinity Map
4. Legal Lot of Record
5. Archaeological Clearance
6. Drainage Calculation Summary
7. Letter of Request/Development Plan Report
8. Project plans

If there is anything further you require, please let me know.

Thank you.

Sincerely,

Oralynn

Oralynn Guerrerortiz, PE

SUBDIVISION APPLICATION

Parcel Information

Project Name: Arroyo Oeste Phase 2 Subdivision

Address: Plaze Central

Property Size: 3.21± acres

Current Use of Land: vacant

Proposed Use of Land: 20 lot residential Sub

Does a Rezoning application accompany this application? YES ☐ NO ☒

Are any variances required? YES ☐ NO ☒

Preapplication Conference Date: 7-29-21

Early Neighborhood Notice (ENN) meeting date: 9/1/21

Zoning: 6-9 du/AC.

Check One: Preliminary Plat ☒ Final Plat ☐

UPC Number: 1047094113429

Property Owner Information

Company Name: The Housing Trust

Name: Daniel (First) Werwath (Last)

Address: 1111 Agua Fria Street (Street Address) Suite/Unit #

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

Phone: (505) 989-3960 E-mail Address: dwerwathe.housingtrustonline.org

Applicant/Agent Information (if different from owner)

Company Name: Design Enginuity, LLC

Name: Oralynn (First) Guerrero Ortiz (Last)

Address: PO Box 2758 (Street Address) Suite/Unit #

Santa Fe (City) NM (State) 87504 (ZIP Code)

Phone: (505) 989-3557 E-mail Address: Oralynn@designenginuity.biz

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

I am are the owner and record title holder of the property located at: See Seperate letter

I authorize _____ to act as my agent to execute this application.

Signed: _____ Date: _____

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:* Only Electronic Submittal Requested not Included

☑	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 1987)	☐	Traffic Impact Analysis (if required) N/A	☑	Sewer and Water Plan (Profiles and details – Final Plat only)	☑	Phasing Plan (if applicable) N/A
☑	Archaeological Clearance (if applicable)	☑	Signature Line & Date for SF County Treasurer in accordance with SB 406 effective April 2, 2013	☑	Statement addressing approval criteria (Section 14-3.7 SFCC 1987)		

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 pre-application meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature: _____ Date: 9/17/21

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.

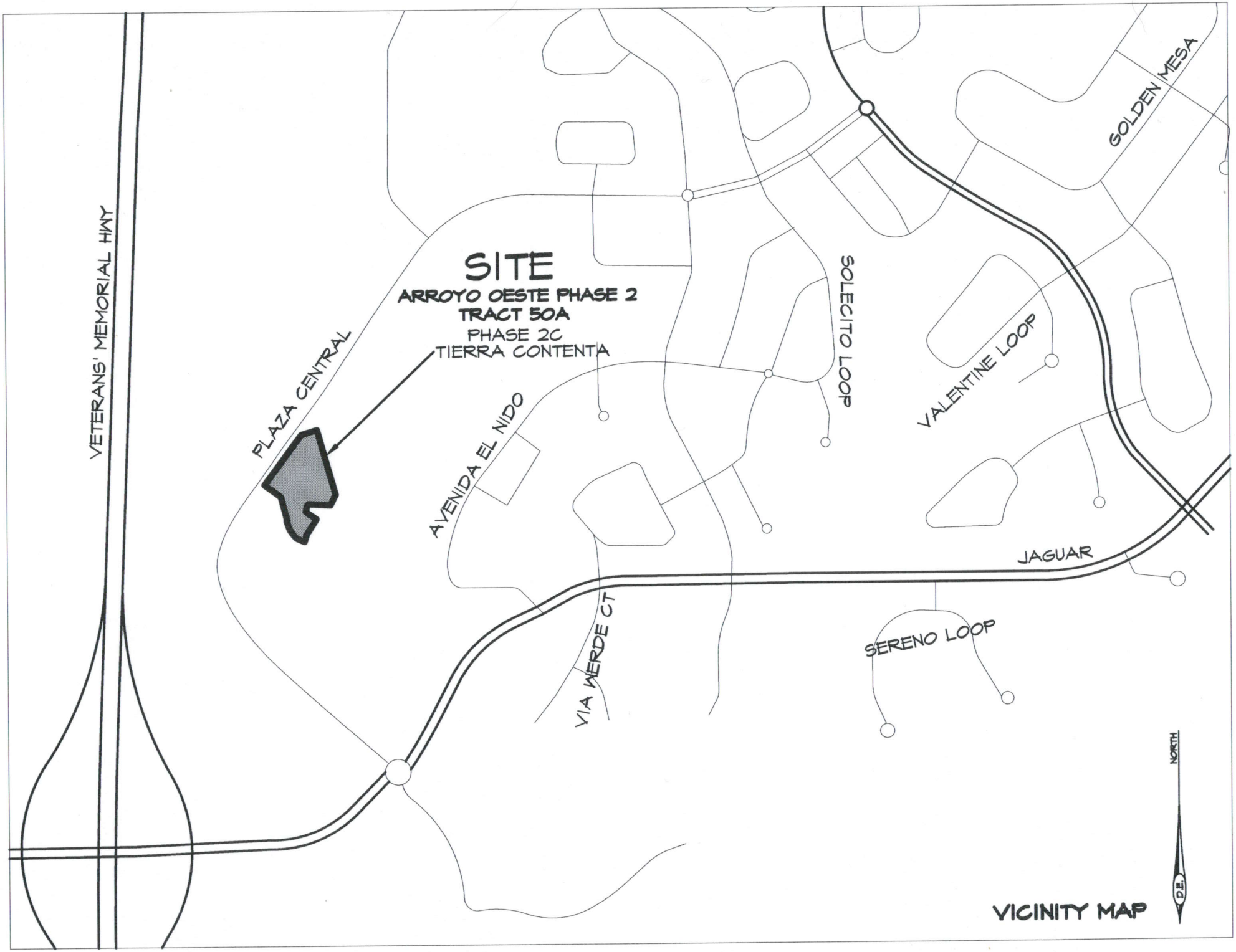
THE HOUSING TRUST

September 6, 2021

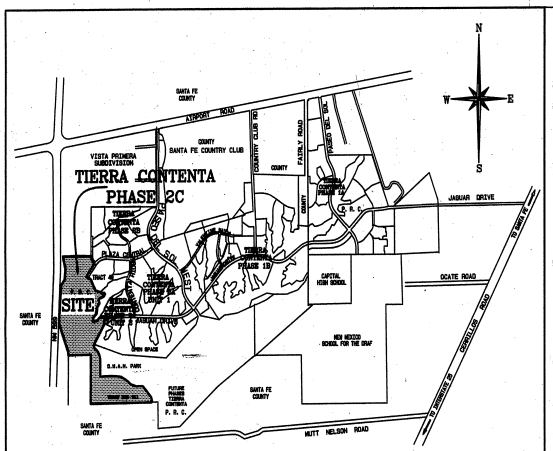
To Whom It May Concern,
We authorize Oralynn Guerrerortiz of Design Enginuity, LLC to represent The Housing Trust with regards to land development issues associated with a proposed project known as Arroyo Oeste Phase 2 Subdivision of Tierra Contenta in the City of Santa Fe.

Sincerely,

Daniel Werwath
Executive Director
The Housing Trust



VICINITY MAP



V I C I N I T Y M A P

SCALE: 1"= 2000'±

VACATION OF RIGHT-OF-WAY

THE UNDERSIGNED, ON BEHALF OF THE CITY OF SANTA FE, DO HEREBY VACATE THE PUBLIC RIGHT OF WAY FOR A PORTION OF JAGUAR DRIVE, AS WAS PREVIOUSLY DEDICATED BY THE TIERRA CONTENTA SUBDIVISION PHASE 2A UNIT 2, AS SHOWN HEREON AS "AREA A" AND "AREA E". THE UNDERSIGNED DO HEREBY ATTEST THAT THIS VACATION OF PREVIOUSLY DEDICATED RIGHT OF WAY IS DONE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR WISHES AND DESIRES.

BY: _____ 11/1/16

JAVIER M. GONZALES — DATE
CITY OF SANTA FE MAYOR

ATTEST:

YOLANDA Y. VIGIL — 11-3-16 DATE
CITY OF SANTA FE CLERK

CITY OF SANTA FE ORGANIZED SEAL JAN. 19, AD 1891 NEW MEXICO

FRANCHISE UTILITY APPROVAL

_____ 8-10-16
QWEST CORP. D/B/A CENTURYLINK, QC — DATE

_____ 8-5-16
NEW MEXICO GAS COMPANY — DATE

_____ 8-16-16
COMCAST CABLE Co. — DATE

_____ 8/10/2016
PNM ELECTRIC SERVICES — DATE

INST#1808876

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 3rd DAY OF November A.D. 2016, AT 4:25 O'CLOCK P.M. AND WAS DULY RECORDED IN BOOK 801 PAGE 813 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, NM

Estrella Martinez
Deputy

COUNTY CLERK SEAL

SANTA FE SURVEYING COMPANY	
P.O. BOX 2919, SANTA FE, N.M. 87504	1210 LUISA ST. SUITE B
PHONE (505)-992-3211, MOBILE (505)-660-2659, FAX (505)-992-9905	
PROJECT No.: 16081314-TC P2C	
DRAFTED BY: JBS	DATE: 01-15-12

REVISION	DATE	BY
	08-24-12	FLR
	10-30-12	FLR
MODIFIED AND ADDED TEXT	06-24-16	JBS
MODIFIED AND ADDED TEXT	07-15-16	JBS

INDEXING INFORMATION FOR COUNTY CLERK

A) NAME: TIERRA CONTENTA CORP.
FILED: BOOK 1122, PAGE 789
TAX ID# 1-047-094-188-167

A) NAME: COMMERCIAL CENTER AT 599
FILED: INSTRUMENT No.1648334
TAX ID# 1-047-094-138-474

B) SECTION 14, T.16N., R.08E., N.M.P.M.

SUBDIVISION NOTES

1. 7.5' PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ALONG THE FRONTAGE OF ALL LOTS ADJOINING THE DEDICATED ROADWAYS.
2. EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICES.
3. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION, AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.
4. THIS PROPERTY IS SUBJECT TO RESTRICTIONS AND COVENANTS FOR TIERRA CONTENTA PHASE 2C, RECORDED IN THE RECORDS OF SANTA FE COUNTY AS INSTRUMENT No. 1808877 PRIOR TO RECORDING ANY SUBDIVISION PLAT OR DEVELOPMENT PLAN WITHIN THIS SUBDIVISION. THE DEVELOPER WILL RECORD SUPPLEMENTAL COVENANTS THAT WILL INCLUDE PROVISIONS FOR ACCESS TO AND MAINTENANCE OF COMMON PROPERTY LINE WALLS, FENCES, COMMON OPEN SPACES, FOR THE MAINTANCE OF COMMON ACCESS AND EGRESS EASEMENTS EITHER PEDESTRIAN OR DRIVEWAYS .
5. THE TIERRA CONTENTA DESIGN STANDARDS FOR PHASE 2C (DESIGN STANDARDS) ADOPTED BY THE CITY PLANNING COMMISSION IN JANUARY 2011, AND AS MAY BE AMENDED, ARE TO BE USED IN CONJUNCTION WITH THE APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS CITY CODE FOR DEVELOPMENT WITHIN THIS SUBDIVISION. WHERE SPECIFIC DEFINITION IS PROVIDED IN THE DESIGN STANDARDS, THE DESIGN STANDARDS SHALL TAKE PRECEDENCE OVER CITY DEVELOPMENT CODE. WHERE THE DESIGN STANDARDS ARE SILENT, THE CITY DEVELOPMENT CODE SHALL APPLY.
6. AT THE TIME OF APPLICATION OF A BUILDING PERMIT, LOTS WITHIN THIS SUBDIVISION MUST CONFORM WITH ALL TERRAIN MANAGEMENT REGULATIONS, OF CITY CODE AND/OR TIERRA CONTENTA DESIGN STANDARDS FOR PHASE 2C AS THEY MAY APPLY. REFER TO THE FINAL ENGINEERING PLANS PREPARED BY SANTA FE ENGINEERING CONSULTANTS, LLC, SANTA FE, N.M.
7. BY APPROVING THIS PLAT, NEITHER THE CITY OF SANTA FE, PNM ELECTRIC SERVICES OR NEW MEXICO GAS COMPANY, CONDUCTED A TITLE SEARCH ON THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, NEITHER CITY OF SANTA FE NOR THE UTILITY COMPANIES WAIVES NOR RELEASE ANY EASEMENT OR EASEMENT RIGHT WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT WHICH ARE NOT SHOWN HEREON.
8. MAINTENANCE OF DRAINAGE STRUCTURES AND APPURTENANCES THERETO WITHIN THE DEDICATION RIGHT-OF-WAYS, OPEN SPACE, AND DRAINAGE EASEMENTS AS SHOWN HEREON, ARE THE RESPONSIBILITY OF THE CITY OF SANTA FE. MAINTENANCE OF IMPROVEMENTS WITHIN THE OPEN SPACE AS SHOWN HEREON, IS THE RESPONSIBILITY OF THE CITY OF SANTA FE.
9. NO WALLS, FENCES, OR OTHER STRUCTURES WHICH WOULD IMPEDE DRAINAGE FLOW, SHALL BE PLACED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.
10. FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
11. THIS DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE SFCC CHAPTER XII STORMWATER UTILITY INCLUDING THE STORMWATER UTILITY SERVICE CHARGE AND STORMWATER ILLICT DISCHARGE CONTROL REQUIREMENTS.
12. THIS DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF NPDES GENERAL MS4 DISCHARGE PERMIT No. NMR040000 AND NPDES CONSTRUCTION GENERAL PERMIT No. NMR100000.
13. A STORMWATER POLLUTION PREVENTION PLAN MUST BE PREPARED BY A QUALIFIED PROFESSIONAL AND A NOTICE OF INTENT (NOI) FOR COVERAGE MUST BE FILED WITH THE EPA. CONSTRUCTION STORMWATER DISCHARGES ARE NOT PERMITTED UNTIL A MINIMUM OF FOURTEEN (14) CALENDAR DAYS AFTER EPA ACKNOWLEDGEMENT OF A COMPLETE NOI.

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. CENTURYLINK, INC.: FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. COMCAST CABLE Co.: 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 WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID 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.

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT GUARANTEE UTILITY SERVICE.

PNM & NMGC 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 SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

NOTE:
THIS PLAT IS RECORDED SUBJECT TO THE CONDITION THAT THE OWNER OBTAIN A FINANCIAL GUARANTY ACCEPTABLE TO THE CITY OF SANTA FE WITHIN 90 DAYS OF RECORDATION

FLOOD ZONE NOTE

809008

THE LANDS PLATTED HEREON LIE PARTIALLY WITHIN "OTHER AREAS, ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

PARTIALLY WITHIN, "OTHER FLOOD AREAS, ZONE X, ", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD.";

PARTIALLY WITHIN FLOOD ZONE AE "BASE FLOOD ELEVATIONS DETERMINED.";

PARTIALLY WITHIN FLOODWAY AREAS WITHIN ZONE AE "THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.";

AND PARTIALLY WITHIN "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INNUNDATION BY THE 1% ANNUAL CHANCE FLOOD."
THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V AND VE. THE BASE FLOOD ELEVATION IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.

TAKEN FROM F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBERS 35049C0506E, 35049C0502E,
ALL REVISED DECEMBER 4, 2012, AND AS SHOWN IN CITY OF SANTA FE GIS MAPPING.

NOTES, PLAT AND DEED REFERENCES

1. REFER TO PLAT OF SURVEY ENTITLED "DEDICATION PLAT FOR TRACT 8A3-7B", PREPARED BY JAMES B. SANCHEZ, NMPS.12655, ON SEPTEMBER 15, 2011, HAVING PROJECT No. 16081314-TCP2BD AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON OCTOBER 21, 2011, IN BOOK 738 ON PAGES 014-015.
2. REFER TO PLAT OF SURVEY ENTITLED "TIERRA CONTENTA SUBDIVISION PHASE 2B", PREPARED BY MITCHEL K. NOONAN, NMPLS. No.6998, ON JULY 16, 2002, HAVING PROJECT No. C-1281P2B AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON JANUARY 25, 2005, IN BOOK 570 ON PAGES 005-011.
3. REFER TO PLAT OF SURVEY ENTITLED "TIERRA CONTENTA SUBDIVISION PHASE 2A, UNIT 2", PREPARED BY MITCHEL K. NOONAN, NMPLS. No.6998, ON JULY 16, 2002, HAVING PROJECT No. C-1281-P2AU2 AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON SEPTEMBER 26, 2003, IN BOOK 543 ON PAGES 001-005.
4. REFER TO PLAT OF SURVEY ENTITLED "ANNEXATION PLAT FOR TRACTS 1 THROUGH 9 TIERRA CONTENTA, WOLGAMOD SUBDIVISION AND CONTIGUOUS LANDS (EAST)" PREPARED BY FRED SANCHEZ, NMPLS No. 4078 ON JUNE 24, 1985 AND RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 162, PAGE 006.
5. BEARINGS SHOWN ARE GRID AND ARE BASED UPON THE CITY OF SANTA FE CONTROL NETWORK. DISTANCES SHOWN ARE GROUND.
6. REFER TO WARRANTY DEED BY AND BETWEEN CITY OF SANTA FE (GRANTOR) AND TIERRA CONTENTA CORPORATION (GRANTEE), RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, IN BOOK 1122, PAGE 789.
7. REFER TO WARRANTY DEED BY AND BETWEEN TIERRA CONTENTA CORP. (GRANTOR) AND COMMERCIAL CENTER AT 599 (GRANTEE), RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, AS DOCUMENT No. 1648334.
8. REFER TO PLAT OF SURVEY ENTITLED "EASEMENT SURVEY FOR EFFLUENT REUSE LINE", PREPARED BY JAMES B. SANCHEZ, NMPS.12655, ON NOVEMBER 15, 2012, HAVING PROJECT No. 160814-TC P2BEFF, AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, IN BOOK 756, ON PAGE 25.
9. REFER TO PLAT OF SURVEY ENTITLED "LOT SPLIT OF TRACT 8A3-7D", PREPARED BY JAMES B. SANCHEZ, NMPS.12655, ON OCTOBER 26, 2015, HAVING PROJECT No. 16081314-TC 749 SPLT AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK N/A ON PAGES N/A - N/A
10. THE LANDS PLATTED HEREON ARE SUBJECT TO ALL APPURTENANT EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED.
11. BEARINGS SHOWN ARE GRID NORTH (NMSPCS CENTRAL ZONE) AND ARE BASED UPON THE CITY OF SANTA FE CONTROL NETWORK AND OTHER MONUMENTATION SET BY BOHANNAN-HUSTON, INC., IN APRIL OF 1996.
12. IMPROVEMENTS SHOWN HEREON ARE CURRENT AS OF 01-15-2012.

WASTEWATER NOTE

CONCURRENT WITH THE DEVELOPMENT OF THE PROPERTY, THE DEVELOPER SHALL CONSTRUCT STORM WATER AND WASTEWATER IMPROVEMENTS TO SERVICE THE PROPERTY IN ACCORDANCE WITH THE SANTA FE CITY CODE USING EXISTING AND PROPOSED EASEMENTS. THE STORM WATER AND WASTEWATER SYSTEMS REFERENCED ABOVE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY REGULATIONS, GUIDELINES AND ORDINANCES. ALL PLANS, REPORTS AND CONSTRUCTION DOCUMENTS RELATING TO THE DESIGN AND CONSTRUCTION OF THE STORM WATER AND WASTEWATER COLLECTION SYSTEMS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO ANY CONSTRUCTION.

SANTA FE CITY APPROVAL NOTES AND CONDITIONS

APPROVED BY THE SANTA FE PLANNING COMMISSION
AT THEIR MEETING OF February 4, 2010
AS CASE NUMBER 2009-97

_____
PLANNING COMMISSION CHAIRPERSON — DATE

_____ 11-2-16
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).

_____ 11/2/2016
CITY PLANNER — DATE

_____ 11/1/16
CITY ENGINEER — DATE

DEDICATION, GRANT OF EASEMENTS AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THESE LANDS LYING WITHIN THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISED OF "TRACT 8A3-7A" AND "TRACT 8A3-7D", SITUATE WITHIN SECTION 14 OF TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CONTAINING 91.8873 ACRES MORE OR LESS, DOES HEREBY CAUSE SAID TRACTS TO BE SUBDIVIDED AS SHOWN, AND THAT THE SUBDIVISION IS NAMED AND WILL BE KNOWN AS "TIERRA CONTENTA SUBDIVISION, PHASE 2C".

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

ROAD SLOPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED TO THE CITY OF SANTA FE FOR THE CONSTRUCTION AND MAINTENANCE OF ROADWAY CUTS AND FILLS TO SUPPORT THE ROADWAY WITHIN THE DEDICATED RIGHT-OF-WAY. THE CITY SHALL VACATE SUCH SLOPE EASEMENTS WITHIN THE TRACTS IN THIS SUBDIVISION UPON APPROVAL OF THE SUBDIVISION OR DEVELOPMENT PLAN APPROVAL OF THESE TRACTS.

AREAS DESIGNATED AS RIGHT-OF-WAY (R.O.W., R/W), AND PUBLIC OPEN SPACE, ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE AND PUBLIC MAINTENANCE. SAID OPEN SPACE, IS SUBJECT TO DRAINAGE EASEMENTS, UTILITY EASEMENTS.

ALL THAT APPEARS ON THIS PLAT IS IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS.

THE LANDS PLATTED HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

BY: _____
JAMES HICKS, EXECUTIVE DIRECTOR
TIERRA CONTENTA CORPORATION

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF August, 2016, BY JAMES HICKS, EXECUTIVE DIRECTOR OF TIERRA CONTENTA CORPORATION.

_____
NOTARY PUBLIC

OFFICIAL SEAL
Margaret L. Vasquez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 10/1/2016

BY: _____
TIERRA CONTENTA VILLAGE PLAZA, LLLP,
A NEW MEXICO LIMITED LIABILITY LIMITED PARTNERSHIP
BY: TCVP GP LLC, A NEW MEXICO LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER
BY: KATHARINE FISHMAN, ITS MANAGER

STATE OF NEW MEXICO } SS
COUNTY OF RIO ARRIBA }

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME THIS 12th DAY OF August, 2016, BY KATHARINE FISHMAN, MANAGER OF TCVP GP LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, AS THE GENERAL PARTNER OF TIERRA CONTENTA VILLAGE PLAZA, LLLP, A NEW MEXICO LIMITED LIABILITY LIMITED PARTNERSHIP.

_____
NOTARY PUBLIC

OFFICIAL SEAL
JANE M. CLIFFORD
NOTARY PUBLIC - NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 5-30-18

BY: _____ 11/1/16
JAVIER M. GONZALES — DATE
CITY OF SANTA FE MAYOR

ATTEST:

YOLANDA Y. VIGIL — 11-3-16 DATE
CITY OF SANTA FE CLERK

CITY OF SANTA FE ORGANIZED SEAL JAN. 19, AD 1891 NEW MEXICO

_____ 11-3-16
SANTA FE COUNTY TREASURER'S — DATE

SURVEYOR'S CERTIFICATE

I, JAMES B. SANCHEZ, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, CERTIFY TO: TIERRA CONTENTA CORPORATION, A NEW MEXICO NON-PROFIT CORPORATION, THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYORS PRACTICING IN NEW MEXICO.

JAMES B. SANCHEZ NEW MEXICO 12655 REGISTERED PROFESSIONAL SURVEYOR

_____ 7-15-16
JAMES B. SANCHEZ, P.S. No. 12655 — DATE

FINAL PLAT

OF THE

TIERRA CONTENTA SUBDIVISION PHASE 2C

COMPRISED OF A PORTION OF "TRACT 8A3-7", THE REMAINING UNDEVELOPED LANDS OF THE TIERRA CONTENTA SUBDIVISION WITHIN SECTION 14 AND SECTION 13 OF TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN AND WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO

SHEET 1 OF 6 — SHEET 2-1

CASE NUMBER: S2008-05

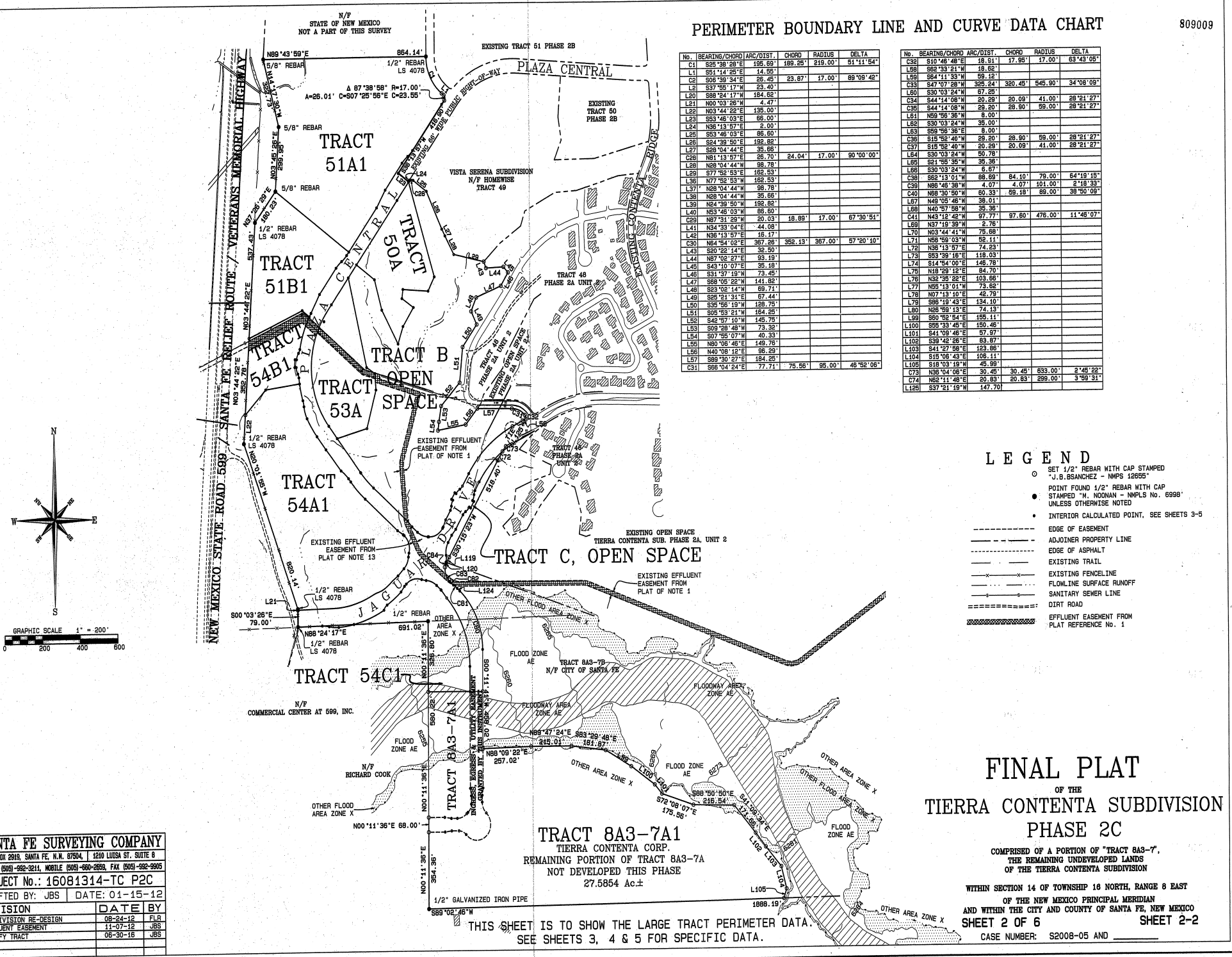
16-62

809009

PERIMETER BOUNDARY LINE AND CURVE DATA CHART

No.	BEARING/CHORD	ARC/DIST.	CHORD	RADIUS	DELTA
C1	S25°38'28"E	195.69'	189.25'	219.00'	51°11'54"
L1	S51°14'25"E	14.55'			
C2	S06°39'34"E	26.45'	23.87'	17.00'	89°08'42"
L2	S37°55'17"W	23.40'			
L20	S88°24'17"W	184.62'			
L21	N00°03'26"W	4.47'			
L22	N03°44'22"E	135.00'			
L23	S53°46'03"E	66.00'			
L24	N36°13'57"E	2.00'			
L25	S53°46'03"E	86.60'			
L26	S24°39'50"E	192.82'			
L27	S28°04'44"E	35.66'			
C28	N81°13'57"E	26.70'	24.04'	17.00'	90°00'00"
L28	N28°04'44"W	98.78'			
L29	S77°52'53"E	182.53'			
L36	N77°52'53"W	182.53'			
L37	N28°04'44"W	98.78'			
L38	N28°04'44"W	35.66'			
L39	N24°39'50"W	192.82'			
L40	N53°46'03"W	86.60'			
C29	N87°31'29"W	20.03'	18.89'	17.00'	67°30'51"
L41	N34°33'04"E	44.08'			
L42	N36°13'57"E	16.17'			
C30	N84°54'02"E	367.26'	352.13'	367.00'	57°20'10"
L43	S20°22'14"E	32.50'			
L44	N87°02'27"E	93.19'			
L45	S43°10'07"E	35.18'			
L46	S31°37'19"W	73.45'			
L47	S68°05'22"W	141.82'			
L48	S23°02'14"W	69.71'			
L49	S25°21'31"E	67.44'			
L50	S35°56'19"W	128.75'			
L51	S05°53'21"W	164.25'			
L52	S42°57'10"W	145.75'			
L53	S09°28'48"W	73.32'			
L54	S07°55'07"W	40.33'			
L55	N80°06'46"E	149.76'			
L56	N40°08'12"E	98.29'			
L57	S89°30'27"E	184.25'			
C31	S66°04'24"E	77.71'	75.56'	95.00'	46°52'06"

No.	BEARING/CHORD	ARC/DIST.	CHORD	RADIUS	DELTA
C32	S10°46'48"E	18.91'	17.95'	17.00'	63°43'05"
L58	S62°33'21"W	18.62'			
L59	S64°11'33"W	59.12'			
C33	S47°07'28"W	325.24'	320.45'	545.90'	34°08'09"
L60	S30°03'24"W	67.25'			
C34	S44°14'06"W	20.29'	20.09'	41.00'	28°21'27"
C35	S44°14'06"W	29.20'	28.90'	59.00'	28°21'27"
L61	N59°56'36"W	8.00'			
L62	S30°03'24"W	35.00'			
L63	S59°56'36"E	8.00'			
C36	S15°52'40"W	29.20'	28.90'	59.00'	28°21'27"
C37	S15°52'40"W	20.29'	20.09'	41.00'	28°21'27"
L64	S30°03'24"W	50.78'			
L65	S21°56'36"E	35.36'			
L66	S30°03'24"W	6.67'			
C38	S62°13'01"W	88.69'	84.10'	79.00'	64°19'15"
C39	N88°46'38"W	4.07'	4.07'	101.00'	2°18'33"
C40	N66°30'50"W	60.33'	59.18'	89.00'	38°50'09"
L67	N49°05'46"W	38.01'			
L68	N40°57'58"W	35.36'			
C41	N43°12'42"W	97.77'	97.60'	476.00'	11°46'07"
L69	N37°19'39"W	2.76'			
L70	N03°44'41"W	75.68'			
L71	N55°59'03"W	52.11'			
L72	N36°13'57"E	74.23'			
L73	S53°39'16"E	118.03'			
L74	S14°54'00"E	146.78'			
L75	N18°29'12"E	84.70'			
L76	N32°56'22"E	103.66'			
L77	N55°13'01"W	73.62'			
L78	N07°13'10"E	42.79'			
L79	S86°19'43"E	134.10'			
L80	N26°59'13"E	74.13'			
L99	S60°52'54"E	155.11'			
L100	S55°33'45"E	150.46'			
L101	S41°09'46"E	57.97'			
L102	S39°42'26"E	63.67'			
L103	S41°27'56"E	123.86'			
L104	S15°06'43"E	106.11'			
L105	S18°03'19"W	45.99'			
C73	N36°04'06"E	30.45'	30.45'	633.00'	2°45'22"
C74	N62°11'48"E	20.83'	20.83'	299.00'	3°59'31"
L126	S37°21'19"W	147.70'			



LEGEND

- SET 1/2" REBAR WITH CAP STAMPED "J.B.BSANCHEZ - NMPS 12655"
- POINT FOUND 1/2" REBAR WITH CAP STAMPED "M. NOONAN - NMPLS No. 6998' UNLESS OTHERWISE NOTED
- INTERIOR CALCULATED POINT, SEE SHEETS 3-5
- EDGE OF EASEMENT
- ADJOINER PROPERTY LINE
- EDGE OF ASPHALT
- EXISTING TRAIL
- EXISTING FENCELINE
- FLOWLINE SURFACE RUNOFF
- SANITARY SEWER LINE
- DIRT ROAD
- EFFLUENT EASEMENT FROM PLAT REFERENCE No. 1

FINAL PLAT

OF THE

TIERRA CONTENTA SUBDIVISION PHASE 2C

COMPRISED OF A PORTION OF "TRACT 8A3-7", THE REMAINING UNDEVELOPED LANDS OF THE TIERRA CONTENTA SUBDIVISION

WITHIN SECTION 14 OF TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN AND WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO

SHEET 2 OF 6 SHEET 2-2

CASE NUMBER: S2008-05 AND _____

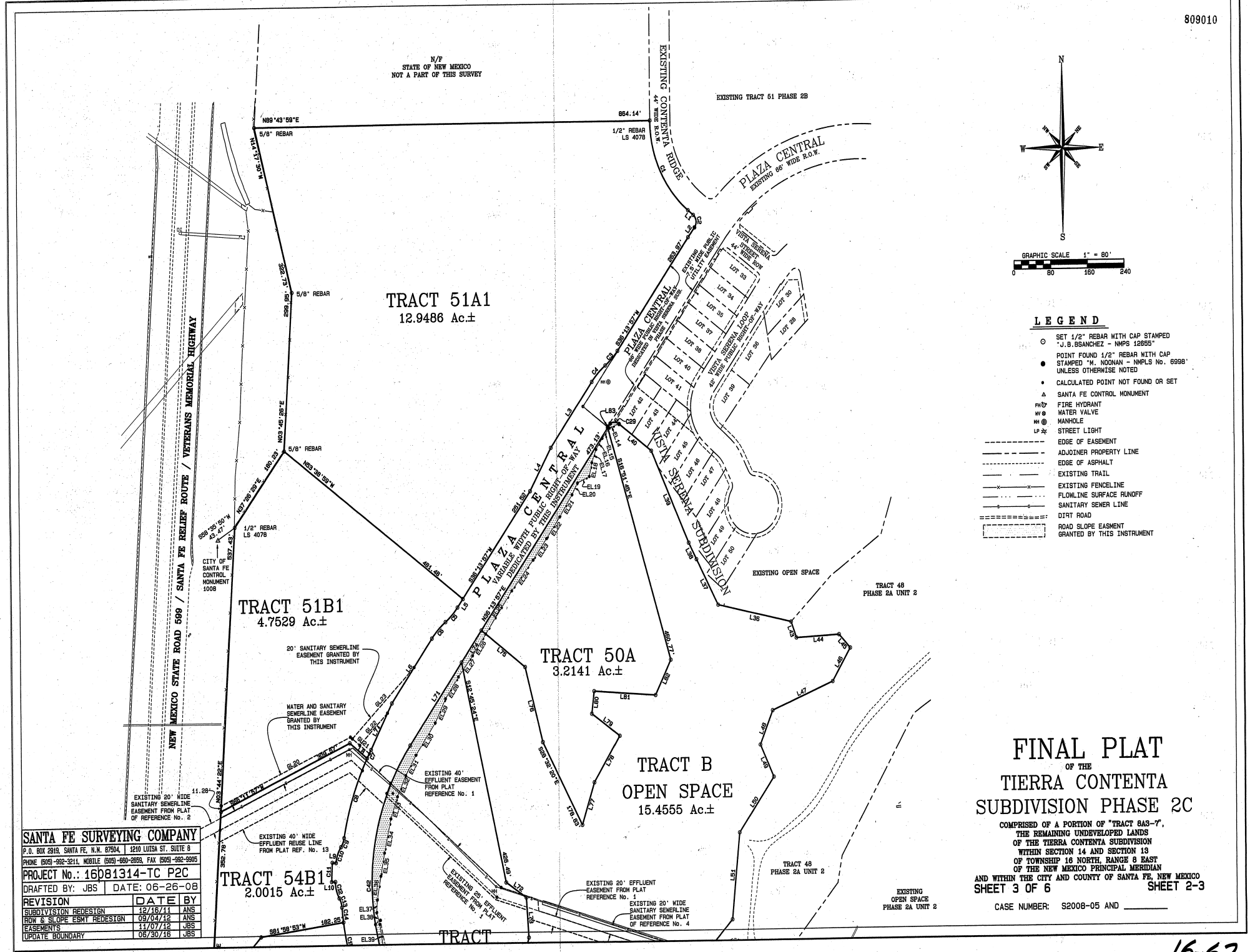
THIS SHEET IS TO SHOW THE LARGE TRACT PERIMETER DATA.
SEE SHEETS 3, 4 & 5 FOR SPECIFIC DATA.

SANTA FE SURVEYING COMPANY	
P.O. BOX 2919, SANTA FE, N.M. 87504, 1210 LUISA ST. SUITE 6	
PHONE (505)-992-3211, MOBILE (505)-660-2659, FAX (505)-992-9905	
PROJECT No.: 16081314-TC P2C	
DRAFTED BY: JBS	DATE: 01-15-12

REVISION	DATE	BY
SUBDIVISION RE-DESIGN	08-24-12	FLR
EFFLUENT EASEMENT	11-07-12	JBS
MODIFY TRACT	06-30-16	JBS

1662

809010



LEGEND

- SET 1/2" REBAR WITH CAP STAMPED "J.B.SANCHEZ - NMPS 12655"
- POINT FOUND 1/2" REBAR WITH CAP STAMPED "M. NOONAN - NMPLS No. 6998" UNLESS OTHERWISE NOTED
- CALCULATED POINT NOT FOUND OR SET
- SANTA FE CONTROL MONUMENT
- FIRE HYDRANT
- WATER VALVE
- MANHOLE
- STREET LIGHT
- EDGE OF EASEMENT
- ADJOINER PROPERTY LINE
- EDGE OF ASPHALT
- EXISTING TRAIL
- EXISTING FENCELINE
- FLOWLINE SURFACE RUNOFF
- SANITARY SEWER LINE
- DIRT ROAD
- ROAD SLOPE EASMENT GRANTED BY THIS INSTRUMENT

FINAL PLAT

OF THE

TIERRA CONTENTA SUBDIVISION PHASE 2C

COMPRISED OF A PORTION OF "TRACT 8A3-7", THE REMAINING UNDEVELOPED LANDS OF THE TIERRA CONTENTA SUBDIVISION WITHIN SECTION 14 AND SECTION 13 OF TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN AND WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO

SHEET 3 OF 6 SHEET 2-3

CASE NUMBER: S2008-05 AND _____

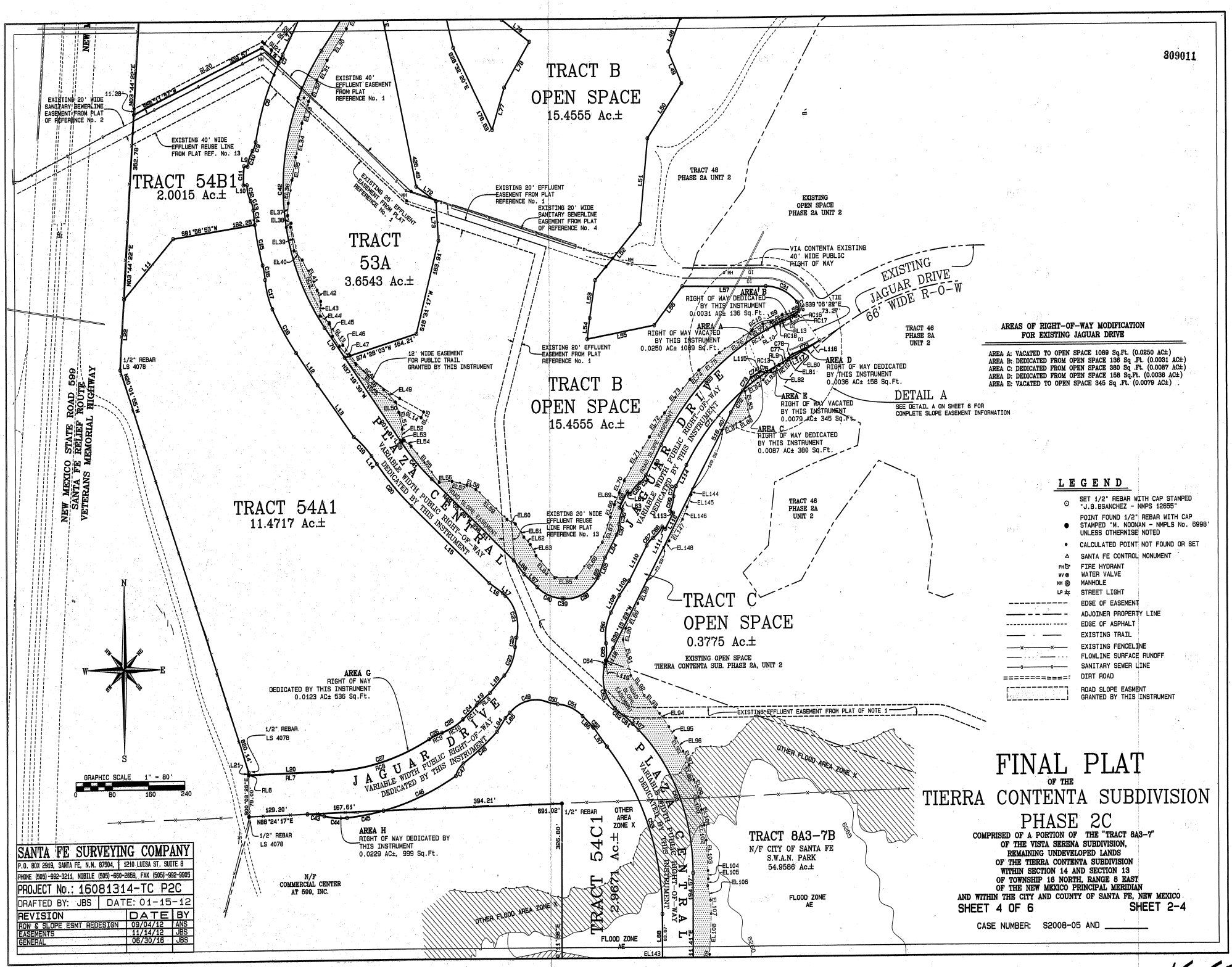
SANTA FE SURVEYING COMPANY
P.O. BOX 2919, SANTA FE, N.M. 87504, 1210 LUISA ST. SUITE 8
PHONE (505)-992-3211, MOBILE (505)-660-2659, FAX (505)-992-9906

PROJECT No.: 16081314-TC P2C

DRAFTED BY: JBS DATE: 06-26-08

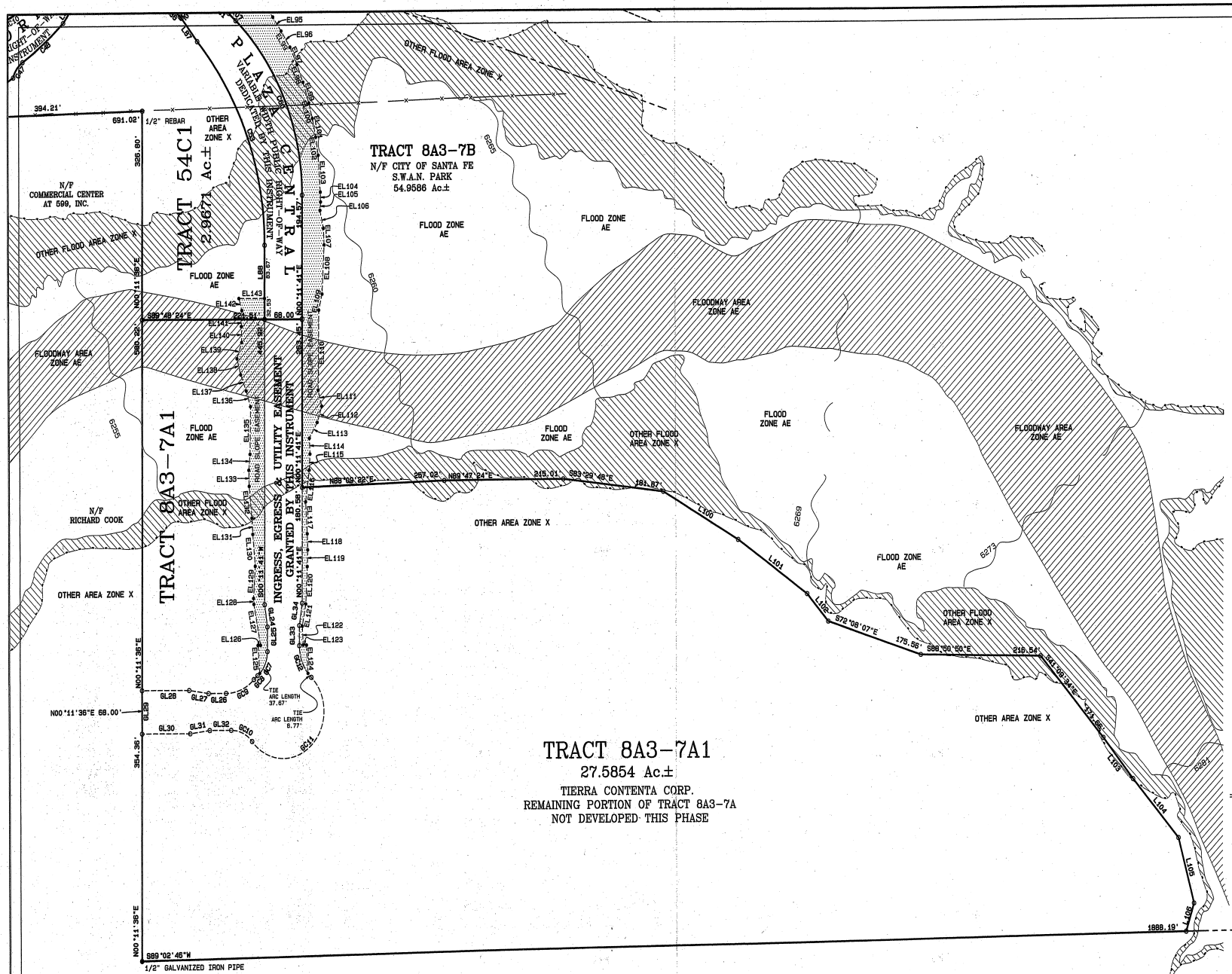
REVISION	DATE	BY
SUBDIVISION REDESIGN	12/16/11	ANS
ROW & SLOPE ESMT REDESIGN	09/04/12	ANS
EASEMENTS	11/07/12	JBS
UPDATE BOUNDARY	05/30/16	JBS

16-62


809011
TRACT B
OPEN SPACE
15.4555 Ac.±
TRACT 54B1
2.0015 Ac.±
TRACT
53A
3.6543 Ac.±
TRACT 54A1
11.4717 Ac.±
TRACT B
OPEN SPACE
15.4555 Ac.±
TRACT C
OPEN SPACE
0.3775 Ac.±
EXISTING OPEN SPACE
TIERRA CONTENTA SUB. PHASE 2A, UNIT 2
TRACT 54C1
2.9671 Ac.±
TRACT 8A3-7B
N/F CITY OF SANTA FE
S.W.A.N. PARK
54.9586 Ac.±
TRACT 48
PHASE 2A UNIT 2
EXISTING
OPEN SPACE
PHASE 2A UNIT 2
TRACT 46
PHASE 2A
UNIT 2
NEW MEXICO STATE ROAD 599
SANTA FE RELIEF ROUTE
VETERANS MEMORIAL HIGHWAY
EXISTING JAGUAR DRIVE
66' WIDE R-O-W
VIA CONTENTA EXISTING
40' WIDE PUBLIC
RIGHT OF WAY
PLAZA CENTRAL
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
DEDICATED BY THIS INSTRUMENT
JAGUAR DRIVE
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
DEDICATED BY THIS INSTRUMENT
EXISTING 40' EFFLUENT EASEMENT FROM PLAT REFERENCE No. 1
EXISTING 20' WIDE SANITARY SEWERLINE EASEMENT FROM PLAT OF REFERENCE No. 2
EXISTING 40' WIDE EFFLUENT REUSE LINE FROM PLAT REF. No. 13
EXISTING 25' EFFLUENT EASEMENT FROM PLAT REFERENCE No. 1
EXISTING 20' EFFLUENT EASEMENT FROM PLAT REFERENCE No. 1
EXISTING 20' WIDE SANITARY SEWERLINE EASEMENT FROM PLAT OF REFERENCE No. 4
12' WIDE EASEMENT FOR PUBLIC TRAIL GRANTED BY THIS INSTRUMENT
EXISTING 20' EFFLUENT EASEMENT FROM PLAT REFERENCE No. 1
EXISTING 20' WIDE EFFLUENT REUSE LINE FROM PLAT REFERENCE No. 13
EXISTING EFFLUENT EASEMENT FROM PLAT OF NOTE 1
AREA A
RIGHT OF WAY VACATED BY THIS INSTRUMENT
0.0250 AC± 1089 Sq.Ft.
AREA B
RIGHT OF WAY DEDICATED BY THIS INSTRUMENT
0.0031 AC± 136 Sq.Ft.
AREA C
RIGHT OF WAY DEDICATED BY THIS INSTRUMENT
0.0087 AC± 380 Sq.Ft.
AREA D
RIGHT OF WAY DEDICATED BY THIS INSTRUMENT
0.0036 AC± 158 Sq.Ft.
AREA E
RIGHT OF WAY VACATED BY THIS INSTRUMENT
0.0079 AC± 345 Sq.Ft.
AREA G
RIGHT OF WAY DEDICATED BY THIS INSTRUMENT
0.0123 AC± 536 Sq.Ft.
AREA H
RIGHT OF WAY DEDICATED BY THIS INSTRUMENT
0.0229 AC±, 999 Sq.Ft.
DETAIL A
SEE DETAIL A ON SHEET 6 FOR COMPLETE SLOPE EASEMENT INFORMATION
AREAS OF RIGHT-OF-WAY MODIFICATION FOR EXISTING JAGUAR DRIVE
AREA A: VACATED TO OPEN SPACE 1089 Sq.Ft. (0.0250 AC±)
AREA B: DEDICATED FROM OPEN SPACE 136 Sq .Ft. (0.0031 AC±)
AREA C: DEDICATED FROM OPEN SPACE 380 Sq .Ft. (0.0087 AC±)
AREA D: DEDICATED FROM OPEN SPACE 158 Sq.Ft. (0.0036 AC±)
AREA E: VACATED TO OPEN SPACE 345 Sq .Ft. (0.0079 AC±)
LEGEND
SET 1/2" REBAR WITH CAP STAMPED "J.B.SANCHEZ - NMPS 12655"
POINT FOUND 1/2" REBAR WITH CAP STAMPED "M. NOONAN - NMPLS No. 6998' UNLESS OTHERWISE NOTED
CALCULATED POINT NOT FOUND OR SET
SANTA FE CONTROL MONUMENT
FIRE HYDRANT
WATER VALVE
MANHOLE
STREET LIGHT
EDGE OF EASEMENT
ADJOINER PROPERTY LINE
EDGE OF ASPHALT
EXISTING TRAIL
EXISTING FENCELINE
FLOWLINE SURFACE RUNOFF
SANITARY SEWER LINE
DIRT ROAD
ROAD SLOPE EASMENT GRANTED BY THIS INSTRUMENT
1/2" REBAR LS 4078
N/F COMMERCIAL CENTER AT 599, INC.
OTHER FLOOD AREA ZONE X
FLOOD ZONE AE
GRAPHIC SCALE 1" = 80'
0 80 160 240
SANTA FE SURVEYING COMPANY
P.O. BOX 2949, SANTA FE, N.M. 87504, | 1210 LUISA ST. SUITE B
PHONE (505)-992-3211, MOBILE (505)-660-2859, FAX (505)-992-9905
PROJECT No.: 16081314-TC P2C
DRAFTED BY: JBS | DATE: 01-15-12
REVISION | DATE | BY
ROW & SLOPE ESMT REDESIGN | 09/04/12 | ANS
EASEMENTS | 11/14/12 | JBS
GENERAL | 06/30/16 | JBS
FINAL PLAT
OF THE
TIERRA CONTENTA SUBDIVISION
PHASE 2C
COMPRISED OF A PORTION OF THE "TRACT 8A3-7" OF THE VISTA SERENA SUBDIVISION, REMAINING UNDEVELOPED LANDS OF THE TIERRA CONTENTA SUBDIVISION WITHIN SECTION 14 AND SECTION 13 OF TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN AND WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO
SHEET 4 OF 6
SHEET 2-4
CASE NUMBER: S2008-05 AND _____

16-62

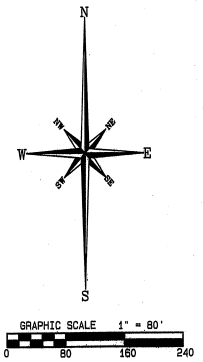
809012



TRACT 8A3-7A1

27.5854 Ac.±

TIERRA CONTENTA CORP.
REMAINING PORTION OF TRACT 8A3-7A
NOT DEVELOPED THIS PHASE



LEGEND

- SET 1/2" REBAR WITH CAP STAMPED "J.B.BSANCHEZ - NMPS 12655"
- POINT FOUND 1/2" REBAR WITH CAP STAMPED "M. NOONAN - NMPLS No. 6998' UNLESS OTHERWISE NOTED
- CALCULATED POINT NOT FOUND OR SET
- SANTA FE CONTROL MONUMENT
- FIRE HYDRANT
- WATER VALVE
- MANHOLE
- STREET LIGHT
- EDGE OF EASEMENT
- ADJOINER PROPERTY LINE
- EDGE OF ASPHALT
- EXISTING TRAIL
- EXISTING FENCELINE
- FLOWLINE SURFACE RUNOFF
- SANITARY SEWER LINE
- DIRT ROAD
- ROAD SLOPE EASMENT GRANTED BY THIS INSTRUMENT

SITE DATA	
GROSS AREA	91.8873 Ac.±
UNDEVELOPED TRACT 8A3-7A1	27.5854 Ac.±
GROSS AREA DEVELOPED THIS PHASE	76.0543 Ac.±
DEDICATED OPEN SPACE	15.8330 Ac.±
DEDICATED RIGHT-OF-WAY	7.4586 Ac.±
NET DEVELOPABLE AREA	68.5956 Ac.±
NUMBER OF TRACTS FOR DEVELOPEMENT	7
AVERAGE TRACT SIZE	9.7994 Ac.±

FINAL PLAT

OF THE

TIERRA CONTENTA SUBDIVISION PHASE 2C

COMPRISED OF A PORTION OF "TRACT 8A3-7", THE REMAINING UNDEVELOPED LANDS OF THE TIERRA CONTENTA SUBDIVISION WITHIN SECTION 14 AND SECTION 13 OF TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN AND WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO

SHEET 5 OF 6 SHEET 2-5

CASE NUMBER: S2008-05 AND _____

SANTA FE SURVEYING COMPANY
P.O. BOX 2919, SANTA FE, N.M. 87504, 1210 LUISA ST. SUITE 8
PHONE (505)-992-3211, MOBILE (505)-660-2659, FAX (505)-992-9905

PROJECT No.: 16081314-TC P2C

DRAFTED BY: JBS DATE: 01-15-12

REVISION	DATE	BY
ROW & SLOPE EGMT REDESIGN	09/04/12	ANS
MODIFY TRACT 8A3-7A1	06/30/16	JBS

16-62

BOUNDARY LINE AND CURVE DATA CHART

LINE	BEARING/CHORD	ARC/DIST.	CHORD	RADIUS	DELTA
C1	S25°38'28"E	195.69'	189.25'	219.00'	51°11'54"
L1	S51°14'25"E	14.55'			
C2	S06°39'34"E	26.45'	23.67'	17.00'	89°09'42"
L2	S37°55'17"W	23.40'			
C3	S44°00'51"W	38.30'	38.18'	141.00'	15°33'49"
C4	S44°00'51"W	43.19'	43.06'	159.00'	15°33'49"
L3	S36°13'57"W	153.50'			
L4	S29°39'13"W	93.65'			
L5	S36°13'57"W	20.04'			
C5	S44°00'51"W	38.30'	38.18'	141.00'	15°33'49"
C6	S44°00'51"W	43.19'	43.06'	159.00'	15°33'49"
L6	S36°13'57"W	150.00'			
L7	S27°58'50"W	99.15'			
C7	S28°53'48"W	16.16'	16.16'	509.11'	2°02'39"
L8	N62°06'09"W	47.37'			
C8	S18°54'50"W	159.24'	158.59'	509.11'	17°55'15"
C9	S22°50'29"W	16.44'	16.29'	41.00'	25°46'32"
C10	S20°08'30"W	32.10'	31.71'	59.00'	31°10'30"
L9	N85°26'45"W	8.00'			
C11	S02°35'45"W	36.16'	36.15'	529.11'	3°54'57"
L10	S89°21'42"E	8.00'			
C12	S14°56'57"E	32.10'	31.71'	59.00'	31°10'30"
C13	S17°38'57"E	18.44'	18.29'	41.00'	25°46'32"
C14	S08°20'44"E	28.15'	28.15'	509.11'	3°10'07"
C15	S12°24'08"E	79.48'	79.40'	509.11'	8°56'42"
C16	S11°07'39"E	28.29'	28.24'	141.00'	11°29'41"
C17	S15°53'32"E	58.34'	58.02'	159.00'	21°01'26"
C18	S31°51'57"E	99.16'	99.01'	520.11'	10°55'24"
L11	S43°39'45"W	157.82'			
L12	S37°19'39"E	77.46'			
L13	S38°29'19"E	127.66'			
C19	S46°25'30"E	53.67'	53.44'	169.00'	18°11'42"
L14	S37°19'39"E	19.35'			
C20	S43°12'42"E	111.74'	111.54'	544.00'	11°46'07"
L15	S49°05'46"E	225.90'			
L16	S57°13'34"E	35.36'			
L17	S49°05'46"E	7.55'			
C21	S16°56'09"E	88.69'	84.10'	79.00'	64°19'15"
C22	S10°02'42"W	18.26'	18.24'	101.00'	10°21'33"
C23	S24°17'00"W	60.33'	59.16'	89.00'	38°50'09"
L18	S43°42'04"W	45.64'			
L19	S51°49'52"W	37.72'			
C24	S48°18'18"W	40.80'	40.79'	476.00'	4°54'40"
C25	S61°27'26"W	52.65'	52.34'	141.00'	21°23'35"
C26	S66°30'26"W	31.34'	31.29'	159.00'	11°17'35"
C27	S74°37'56"W	223.54'	221.40'	465.00'	27°32'39"
L20	S88°24'17"W	184.62'			
L21	N00°03'26"W	4.47'			
L22	N03°44'22"E	135.00'			
L36	N77°52'53"W	162.53'			
L37	N28°04'44"W	98.78'			
L38	N28°04'44"W	35.86'			
L39	N24°39'50"W	192.92'			
L40	N53°46'03"W	86.60'			
C29	N87°31'29"W	20.03'	18.89'	17.00'	67°30'51"
L41	N34°33'04"E	44.08'			
L42	N36°13'57"E	16.17'			
C30	N64°54'02"E	367.26'	352.13'	367.00'	57°20'10"
L43	S20°22'14"E	32.50'			
L44	N87°02'27"E	93.19'			
L45	S43°10'07"E	35.18'			
L46	S31°37'19"W	73.45'			
L47	S68°05'22"W	141.82'			
L48	S23°02'14"W	69.71'			
L49	S25°21'31"E	67.44'			
L50	S35°56'19"W	128.75'			
L51	S05°53'21"W	164.26'			
L52	S42°57'10"W	145.75'			
L53	S09°28'46"W	73.32'			
L54	S07°55'07"W	40.33'			
L55	N80°06'46"E	149.76'			
L56	N40°08'12"E	96.29'			
L57	S89°30'27"E	184.25'			
C31	S66°04'24"E	77.71'	75.56'	95.00'	46°52'06"

No.	BEARING/CHORD	ARC/DIST.	CHORD	RADIUS	DELTA
L58	S82°33'21"W	18.62'			
L59	S84°11'33"W	99.12'			
C32	S10°46'48"E	18.91'	17.95'	17.00'	63°43'05"
C33	S47°07'39"W	325.24'	320.45'	545.90'	34°08'09"
L60	S30°03'24"W	67.25'			
C34	S44°14'08"W	20.29'	20.09'	41.00'	28°21'27"
C35	S44°14'08"W	29.20'	28.90'	59.00'	28°21'27"
L61	N59°56'36"W	8.00'			
L62	S30°03'24"W	35.40'			
L63	S59°56'36"E	8.00'			
C36	S15°52'40"W	29.20'	28.90'	59.00'	28°21'27"
C37	S15°52'40"W	20.29'	20.09'	41.00'	28°21'27"
L64	S30°03'24"W	50.78'			
L65	S21°55'35"W	35.36'			
L66	S30°03'24"W	6.67'			
C38	S62°13'01"W	88.69'	84.10'	79.00'	64°19'15"
C39	N86°46'38"W	4.07'	4.07'	101.00'	2°18'33"
C40	N68°30'50"W	60.33'	59.18'	89.00'	38°50'09"
L67	N49°05'46"W	38.01'			
L68	N40°57'59"W	35.36'			
C41	N43°12'42"W	97.77'	97.60'	476.00'	11°46'07"
L69	N37°19'39"W	2.76'			
L70	N37°19'39"W	72.58'			
C42	N00°32'51"W	666.33'	528.22'	441.11'	73°33'36"
L71	N35°13'57"E	192.32'			
L72	S56°59'03"E	52.11'			
L73	S03°44'41"E	75.68'			
L74	N36°13'57"E	74.23'			
L75	S53°39'16"E	118.03'			
L76	S14°54'00"E	146.78'			
L77	N18°29'12"E	84.70'			
L78	N32°35'22"E	103.66'			
L79	N55°13'01"W	73.62'			
L80	N07°13'10"E	42.79'			
L81	S85°19'43"E	134.10'			
L82	N89°59'13"E	74.13'			
L83	N36°13'57"E	9.47'			
C43	S84°00'48"E	37.32'	37.21'	141.00'	15°09'50"
C44	S85°31'45"E	50.50'	50.28'	159.00'	18°11'45"
C45	N81°11'14"E	81.44'	81.37'	555.00'	8°24'28"
C46	N68°00'39"E	173.47'	172.76'	555.00'	17°54'28"
C47	N35°27'17"E	29.76'	29.11'	41.00'	41°35'01"
C48	N81°12'49"E	95.57'	95.45'	544.00'	10°03'58"
C49	N75°51'41"E	88.69'	84.10'	79.00'	64°19'15"
C50	S78°57'01"E	24.64'	24.58'	101.52'	13°54'31"
C51	S67°17'53"E	61.18'	59.98'	89.00'	39°23'04"
L84	S47°36'21"E	30.35'			
C52	S47°26'36"E	2.73'	2.73'	481.00'	0°19'32"
L87	S38°20'36"E	46.46'			
C53	S20°46'35"E	348.44'	340.72'	476.00'	41°56'31"
L88	S00°11'41"W	116.20'			
L100	S60°52'54"E	155.11'			
L101	S55°33'46"E	150.46'			
L102	S41°09'46"E	57.97'			
L103	S39°42'26"E	83.67'			
L104	S41°27'58"E	123.86'			
L105	S15°06'43"E	108.11'			
L106	S18°03'19"W	45.99'			
C60	N23°42'20"W	308.18'	297.38'	367.00'	47°48'02"
L107	N47°36'21"W	17.37'			
C61	N52°17'21"W	25.99'	25.96'	159.00'	9°22'00"
C62	N52°17'21"W	23.05'	23.03'	141.00'	9°22'00"
C63	N15°37'20"W	86.20'	83.69'	79.00'	63°58'01"
C64	N13°18'32"E	10.76'	10.76'	101.00'	6°06'16"
C65	N00°59'23"E	32.78'	32.63'	101.00'	18°35'34"
C66	N10°22'17"E	61.18'	59.98'	89.06'	39°21'22"
L108	N30°03'24"E	38.00'			
L109	N38°11'12"E	35.36'			
L110	N30°03'24"E	77.52'			
C67	N44°14'08"E	20.29'	20.09'	41.00'	28°21'27"
C68	N44°14'08"E	29.20'	28.90'	59.00'	28°21'27"
L111	S59°56'36"E	8.00'			

No.	BEARING/CHORD	ARC/DIST.	CHORD	RADIUS	DELTA
L112	N30°03'24"E	35.00'			
L113	N59°56'36"W	8.00'			
C69	N15°52'40"E	29.20'	28.90'	59.00'	28°21'27"
C70	N15°52'40"E	20.29'	20.09'	41.00'	28°21'27"
L114	N30°03'24"E	46.09'			
C71	N41°28'10"E	189.63'	188.38'	476.00'	22°49'33"
C72	S32°28'23"W	46.98'	46.97'	633.00'	4°26'02"
C73	N36°04'06"E	30.45'	30.45'	633.00'	2°45'22"
C74	N62°11'48"E	20.83'	20.83'	299.00'	3°59'31"
L115	N64°11'33"E	4.11'			
C75	S76°35'41"E	11.06'	11.04'	50.00'	12°40'44"
C76	S56°32'55"W	60.91'	60.87'	476.00'	7°19'56"
C77	N62°12'13"E	33.05'	33.04'	476.00'	3°58'40"
L116	S62°33'21"W	35.48'			
L117	N64°11'33"E	22.96'			
C78	S48°22'07"W	12.58'	12.30'	17.00'	42°24'26"
C79	S87°05'10"W	54.80'	54.77'	633.05'	5°51'54"
L118	S31°42'08"W	28.62'			
L119	N72°04'38"W	1.56'			

RIGHT-OF-WAY VACATED AND DEDICATED BY THIS INSTRUMENT LINE AND CURVE DATA CHART

SEE "DETAIL A" AND SHEET 4 OF 6

LINE	BEARING/CHORD	ARC/DIST.	CHORD	RADIUS	DELTA
RC1	N47°28'31"E	6.67'	6.63'	17.00'	22°29'09"
RL1	S32°45'17"W	181.33'			
RC2	S44°00'51"W	43.19'	43.06'	159.00'	15°33'49"
RL2	N36°13'57"E	100.00'			
RC3	S44°00'51"W	38.30'	38.18'	141.00'	15°33'49"
RL3	N36°13'57"E	25.00'			
RL4	N36°13'57"E	25.00'			
RC4	S22°30'20"W	30.50'	30.45'	159.00'	10°59'21"
RC5	S04°24'08"W	25.00'	25.00'	441.11'	3°14'50"
RC6	N13°45'57"E	54.08'	53.75'	141.00'	21°58'27"
RC7	N19°15'30"E	30.50'	30.45'	159.00'	10°59'21"
RL5	N15°23'15"E	24.37'			
RL6	S00°03'26"E	1.00'			
RL7	N88°24'17"E	184.64'			
RC8	N74°37'16"E	224.21'	222.06'	466.00'	27°34'02"
RC9	N66°29'17"E	31.36'	31.31'	159.00'	11°18'04"
RC10	N61°26'58"E	52.61'	52.30'	141.00'	21°22'41"
RC11	N47°47'47"E	49.35'	49.33'	477.00'	5°55'42"
RL8	N51°45'29"E	29.20'			
RC12	S63°01'08"W	59.42'	55.99'	50.00'	68°05'37"
RC13	N62°12'13"E	33.05'	33.04'	476.00'	3°58'40"
RL9	N64°11'33"E	22.96'			
RL10	S84°11'33"W	28.98'			
RC14	S61°23'38"W	53.33'	53.31'	545.90'	5°35'50"
RC15	N59°39'28"E	88.91'	77.65'	50.00'	101°53'00"
RL11	N64°11'33"E	30.14'			
RL12	N62°33'21"E	18.62'			
RC16	S44°05'50"W	13.66'	13.29'	17.00'	46°02'11"
RC17	S88°23'14"W	25.19'	25.19'	567.05'	2°32'44"
RL13	S89°55'06"W	5.45'			
RC18	S80°16'52"W	5.98'	5.95'	17.00'	20°08'53"
RC19	N15°23'15"E	24.38'	24.37'	430.11'	3°14'50"
RC20	S79°31'01E	6.01'	5.98'	17.00'	20°14'39"

ACCESS AND UTILITY EASEMENT LINE AND CURVE DATA CHART

LINE	BEARING/CHORD	ARC/DIST.	CHORD	RADIUS	DELTA
GC3	S23°11'57"E	211.62'	209.49'	429.11'	28°15'24"
GL13	S37°19'39"E	77.38'			
GC4	S52°37'52"E	137.13'	136.27'	355.00'	22°07'54"
GL14	S63°39'20"E	58.87'			
GL15	S26°18'11"W	12.00'			
GC5	S52°35'46"E	142.21'	141.32'	367.00'	22°12'05"
GC6	N52°59'31"E	61.80'	61.77'	544.00'	6°30'33"
GL20	N66°11'57"E	310.33'			
GL21	N52°06'06"W	52.43'			
GL22	N45°44'34"E	85.21'			
GL23	S45°44'34"W	189.52'			
GL24	S07°56'08"E	38.38'			
GL25	S00°11'41"W	39.85'			
GC7	S25°25'13"W	43.15'	41.77'	49.00'	50°27'04"
GC8	S47°08'43"W	8.98'	8.98'	73.50'	7°00'05"
GC9	S66°55'11"W	56.06'	54.53'	69.00'	46°33'01"
GL26	N89°48'19"W	31.75'			
GL27	N81°40'31"W	35.36'			
GL28	N89°48'19"W	89.29'			
GL29	S00°11'36"W	68.00'			
GL30	S89°48'19"E	87.18'			
GL31	N82°03'52"E	35.36'			
GL32	S89°48'19"E	38.85'			
GC10	S64°34'47"E	43.15'	41.77'	49.00'	50°27'04"
GC11	N47°08'43"E	239.89'	146.73'	73.50'	187°00'05"
GC12	N23°04'49"W	56.06'	54.53'	69.00'	46°33'01"
GL33	N00°11'41"E	31.75'			
GL34	N08°19'29"E	35.36'			

ROADWAY SLOPE EASEMENT LINE DATA CHART

309013

No.	BEARING	DISTANCE
EL14	S68°14'39"W	21.53'
EL15	S40°09'43"W	25.06'
EL16	S33°13'22"W	25.03'
EL17	S20°16'40"W	26.79'
EL18	S12°33'56"W	26.47'
EL19	S65°08'11"W	28.56'
EL20	S29°07'34"W	25.19'
EL21	S32°58'50"W	50.08'
EL22	S35°26'52"W	50.00'
EL23	S36°24'01"W	50.00'
EL24	S39°07'49"W	75.10'
EL25	S35°15'44"W	100.01'
EL26	S35°31'34"W	50.00'
EL27	S38°39'43"W	50.04'
EL28	S34°54'24"W	50.01'
EL29	S26°46'11"W	50.69'
EL30	S35°19'15"W	74.01'
EL31	S30°43'16"W	44.17'
EL32	S24°54'29"W	44.06'
EL33	S19°21'35"W	43.97'
EL34	S12°38'51"W	65.87'
EL35	S10°48'45"W	44.40'
EL36	S10°20'36"W	44.97'
EL37	S03°55'14"W	23.89'
EL38	S16°35'07"E	23.02'
EL39	S09°01'55"E	45.69'
EL40	S45°32'33"E	25.95'
EL41	S89°29'07"E	65.50'
EL42	S80°15'26"E	22.28'
EL43	S03°55'03"W	28.04'
EL44	S87°33'44"E	24.49'
EL45	S15°43'20"E	26.74'
EL46	S36°56'10"E	25.00'
EL47	S45°32'02"E	50.52'
EL48	S51°47'38"E	77.46'
EL49	S47°13'38"E	35.53'
EL50	S19°48'52"E	20.97'
EL51	S13°20'47"E	32.83'
EL52	S02°54'02"W	24.36'
EL53	N64°37'33"E	6.22'
EL54	S53°00'14"E	18.88'
EL55	S41°40'03"E	32.94'
EL56	N85°59'26"E	28.24'
EL57	S76°28'25"E	33.78'
EL58	S68°01'08"E	21.14'
EL59	S49°46'30"E	90.01'
EL60	S64°53'27"E	20.78'
EL61	S36°21'11"E	30.76'
EL62	S45°15'53"E	20.04'
EL63	S30°12'15"E	24.91'
EL64	S44°08'26"E	59.23'
EL65	S89°35'21"E	47.99'
EL66	N40°18'15"E	89.27'
EL67	N19°55'46"E	50.67'
EL68	N20°57'16"E	25.39'
EL69	N25°51'02"E	25.10'
EL70	N25°53'47"E	25.28'
EL71	N33°44'39"E	100.85'
EL72	N36°19'18"E	55.25'
EL73	N41°52'18"E	84.54'
EL74	N48°18'59"E	27.10'
EL75	N53°55'54"E	55.63'
EL76	N59°49'25"E	82.73'
EL77	N62°39'23"E	27.45'
EL78	N61°14'49"E	27.87'
EL79	N78°59'26"E	37.39'
EL80	S52°42'51"W	25.89'

No.	BEARING	DISTANCE
EL81	S68°31'49"W	39.99'
EL82	S50°49'16"W	21.05'
EL83	S45°14'13"W	23.92'
EL84	S61°53'03"W	45.71'
EL85	S11°16'22"E	48.82'
EL86	S63°27'35"W	22.68'
EL87	S69°01'12"W	43.45'
EL88	S24°58'43"W	48.91'
EL89	S29°51'19"W	54.82'
EL90	S14°27'27"W	22.68'
EL91	S13°50'23"E	70.14'
EL92	S37°50'14"E	48.39'
EL93	S44°12'08"E	48.06'
EL94	S38°30'46"E	32.72'
EL95	S34°24'32"E	26.71'
EL96	S32°50'37"E	29.74'
EL97	S25°31'27"E	29.79'
EL98	S21°10'07"E	29.69'
EL99	S18°03'36"E	33.87'
EL100	S14°46'17"E	25.17'
EL101	S11°41'13"E	29.33'
EL102	S08°32'18"E	29.21'
EL103	S03°35'28"E	57.88'
EL104	S01°40'28"E	15.50'
EL105	S04°44'52"W	13.22'
EL106	S12°14'55"E	26.68'
EL107	S02°43'33"E	26.12'
EL108	S02°53'30"W	77.40'
EL109	S13°42'31"W	25.80'
EL110	S00°44'24"W	124.85'
EL111	S14°29'28"E	25.84'
EL112	S18°17'43"W	26.75'
EL113	S29°57'48"W	28.51'
EL114	S02°19'32"E	24.78'
EL115	S03°18'09"W	25.17'
EL116	S07°47'37"W	50.34'
EL117	S03°07'31"E	49.95'
EL118	S01°41'48"E	25.11'
EL119	S01°48'40"W	26.01'
EL120	S02°48'28"W	58.31'
EL121	S10°19'57"W	36.36'
EL122	S02°46'34"E	29.74'
EL123	S86°59'24"E	6.03'
EL124	S03°20'41"E	44.42'
EL125	N04°12'38"W	43.82'
EL126	N86°37'55"E	4.72'
EL127	N10°24'19"W	65.69'
EL128	N04°06'38"W	5.23'
EL129	N03°40'16"E	50.07'
EL130	N04°57'04"W	50.15'
EL131	N03°23'29"W	25.06'
EL132	N05°18'58"W	50.23'
EL133	N01°12'55"W	25.11'
EL134	N05°12'14"E	25.12'
EL135	N00°56'21"E	74.87'
EL136	N17°25'26"W	25.63'
EL137	N21°28'39"W	27.07'
EL138	N14°33'55"W	26.21'
EL139	N18°34'04"E	26.47'
EL140	N00°51'11"W	24.86'
EL141	N02°25'20"E	24.89'
EL142	N15°31'30"W	19.45'
EL143	S89°48'19"E	46.42'
EL144	S14°37'00"W	11.09'
EL145	S21°48'11"W	25.35'
EL146	S23°27'25"W	25.30'
EL147	S36°13'55"W	50.48'
EL148	S45°20'40"W	17.12'

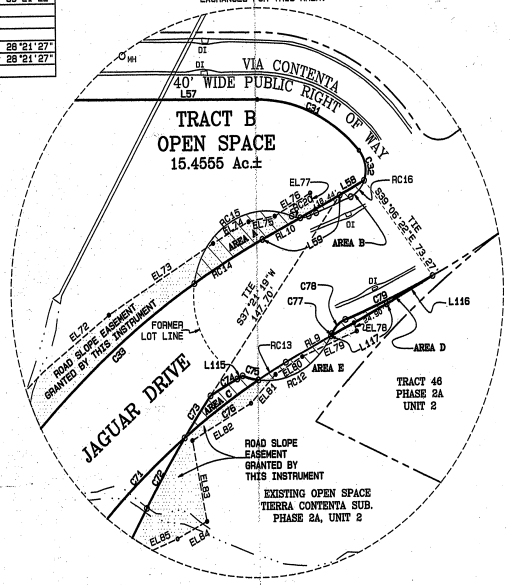
RIGHT-OF-WAY VACATED AND DEDICATED AREAS

AREA	GRANTED TO CITY OF SANTA FE BY:	ACREAGE / SQUARE FEET
AREA "A"	VACATED: CITY TO TIERRA CONTENTA	0.0250 AC± / 1089 Sq.Ft.±
AREA "B"	DEDICATED: TIERRA CONTENTA TO CITY	0.0031 AC± / 136 Sq.Ft.±
AREA "C"	DEDICATED: TIERRA CONTENTA TO CITY	0.0087 AC± / 380 Sq.Ft.±
AREA "D"	DEDICATED: CITY OPEN SPACE TO CITY	0.0036 AC± / 158 Sq.Ft.±
AREA "E"	VACATED: CITY TO CITY OPEN SPACE	0.0079 AC± / 345 Sq.Ft.±
AREA "F"	DEDICATED: HOMEWISE, INC. TO CITY	0.0115 AC± / 503 Sq.Ft.±
AREA "G"		0.0126 AC± / 550 Sq.Ft.±
AREA "H"		0.0123 AC± / 536 Sq.Ft.±

DETAIL A

SCALE 1" = 40'

SOME INFORMATION FOR RIGHT-OF-WAY GRANTED BY THIS INSTRUMENT OMMITED FOR CLARITY IN THIS DETAIL. SEE SHEET 4 OF 6 FOR COMPLETE RIGHT OF WAY EXCHANGES FOR THIS AREA.



FINAL PLAT

OF THE

TIERRA CONTENTA SUBDIVISION PHASE 2C

COMPRISED OF A PORTION OF "TRACT 8A3-7", THE REMAINING UNDEVELOPED LANDS OF THE TIERRA CONTENTA SUBDIVISION WITHIN SECTION 14 AND SECTION 13 OF TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN AND WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO

SHEET 6 OF 6 SHEET 2-6

CASE NUMBER: S2008-05 AND _____

SANTA FE SURVEYING COMPANY
P.O. BOX 2919, SANTA FE, N.M. 87504, 1210 LUISA ST. SUITE B
PHONE (505)-992-3211, MOBILE (505)-660-2659, FAX (505)-992-9905

PROJECT No.: 16081314-TC P2C

DRAFTED BY: JBS | DATE: 01-15-12

REVISION	DATE	BY
DATA CHARTS	06-22-12	JBS
DATA CHARTS	11/14/12	JBS
UPDATE DATA CHARTS	06/30/16	JBS

16-62

CITY OF SANTA FE
ARCHAEOLOGICAL SUBMITTAL CHECKLIST/CLEARANCE PERMIT AND APPROVAL

Case File Number: ARC 7/1999 ARC 9/1995 Date Application Submitted _____

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

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

Building Sq. Ft. _____ Development Acreage _____

Project Description: TIERRA CONTENTA SUBDIVISION

Site Address/Location: PHASES I & II Property Owner: _____

Permit: Grading _____; Development _____; Building _____

Applicant Information: Name: _____

Mailing Address: _____ Phone No.: _____

Archaeological Consultant: MATTHEW F. SCHRADER

RECONNAISSANCE REPORT

1. ___ Project Archaeologist's Resume
2. ___ Vicinity Map
3. ___ Project Site Description
4. ___ Development Project Description
5. ___ Outline of Research & Methodology
6. ___ Site Map or Aerial Photograph at a Minimum of 1"=200' for Downtown Dist. & 1"=400' for other Districts
7. ___ Archival Research
   a. ___ Historic Maps & Aerial Photos
   b. ___ ARMS Files & Archaeological Reports
   c. ___ General Land Office (BLM) Surveys or Land Grant Plats
   d. ___ 1917 Hydrological Survey and Santa Fe Acequia System Report (needed if acequia present or nearby)
   e. ___ National and State Register Nominations (needed if in Historic Downtown District or near Historic Structure)
   f. ___ Historic Photos (needed if in Historic Downtown District)
   g. ___ Information from Title Abstract (if available)
8. ___ 2% Testing (Historic Downtown District Only)
9. ___ Description of Prehistoric & Historic Occupation & Land Use
10. ___ Description of Cultural Remains Discovered and Significance
11. ___ NM Site Inventory Forms and Other Documentation
12. ___ Recommended Site Significance
13. ___ Assessment of Development's Impact on Cultural Remains
14. ___ Recommended Treatment for Site
15. ___ Listing of Sources, i.e. historic maps, aerials, reports, etc.

_____ **ARC APPROVAL: MEETING DATE:** _____

Special Conditions: _____ Yes (see attachment) _____ No

TREATMENT PLAN REQUIRED:

Yes: _____ No: _____

_____ **TREATMENT PLAN ARC APPROVAL: MEETING DATE:** _____

Special Conditions: ____Yes (see attachment) ____No

PRELIMINARY TREATMENT REPORT

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

TREATMENT REPORT ARC APPROVAL: MEETING DATE: 3 SEPTEMBER 1998

Special Conditions: _____ Yes (see attachment) _____ No

FINAL TREATMENT REPORT

_____ Date Final Report Due

3 SEPTEMBER 1998 Date Final Report Received

PLU010PM5-9/94

FINAL PERMIT WAS APPROVED BY ARC FOR ALL PHASES

Permit Approved: _____ Date: 9/3/98

Archaeological Review Committee Chairperson

11/7/11

ARROYO OESTE PHASE 2 SUBDIVISION
TIERRA CONTENTA TRACT 50A
PRELIMINARY DRAINAGE CALCULATIONS SUMMARY

Present Conditions of Area to be Developed

The project site is a vacant 3.2 ± acre tract within the Tierra Contenta master planned community. The majority of the property is a mesa with a gentle, 2%, slope towards the arroyos located on 3 sides. The slopes down to the arroyos are typically 15-20. There are no FEMA floodzone on the project site.

Soils: On-site soils have been mapped by the US Natural Resource Conservation Service and the soil mapping can be found on their web page: websoilsurvey.nrcs.usda.gov. The soils present, percentage and hydrologic soil group are listed below:

69.5% Agua Fria-Paraje complex (117). These soils are classified as gravelly loams with some clay. The soil is coarser at depth where they are classified as gravelly loamy coarse sands and extremely gravelly coarse sandy loams. The soils are well drained and classified as Hydrologic Soil Group C.
30.5% Golodrina-Paraje complex (118). These soils are extremely gravelly coarse sandy loams with very minor clay. They are well drained and classified as Hydrologic Soil Group B.

Most of the buildable areas are underlain by the Agua Fria-Paraje complex.

Vegetation: The site has scatter junipers and a lot of bare dirt. For the purposes of this analysis, it has been assumed that there is a poor coverage of juniper with grass understory.

Existing Curve Number: For the purpose of this analysis, a weighted curve number of 82.37 was used for existing conditions.

SOIL HYDROLOGIC GROUP	% OF PROJECT	CN	WEIGHTED CN
A	0.0%		0
B	30.5%	75	22.88
C	69.5%	85	59.08
IMPERVIOUS	0.0%	98	0
TOTAL	100.0%		81.95

Predevelopment Drainage Flows: Existing On-Site Discharges: Stormwater generally flows towards the southeast to the arroyo. The NOAA determined 100-year, 24-hour precipitation is 3.24 inches at the project site. Using the TR-55 method, prior to project development the current peak flow (Q100, 24 hour) from the property is estimated to be 4.27 cfs with a total volume of 18,257 cubic feet.

CN	Frequency	Precipitation	Runoff Q, in	Peak Discharge, cfs	Runoff volume, cu ft
81.95	100	3.24	1.57	4.27	18,257
	50	2.92	1.31	3.58	15,300
Acreage,acres	25	2.61	1.08	2.94	12,544
3.21	10	2.2	0.78	2.13	9,105
	5	1.9	0.58	1.59	6,778
qu, cfs/ac-in	2	1.53	0.36	0.98	4,201
0.85					

Post Development Conditions

The project will include 20 single family homes, a paved road network and sidewalks. For the purpose of this analysis it has been assumed that will be 3000 SF of impervious area on each lot. Most of the areas not covered by impervious material will be left in a natural condition or will be landscaped. Impervious areas and associated Curve Numbers are summarized below:

	Square Footage	CN	%	Weighted CN
houses (20 houses assume sf 3000 impervious)	60000	98	42.91%	42.05
sidewalk	7758	98	5.55%	5.44
pavement	18490	98	13.22%	12.96
curb and gutter	3120	98	2.23%	2.19
walls	1361	98	0.97%	0.95
valley gutter	1734	98	1.24%	1.22
Natural or landscaped	47364.6	81.95	33.87%	27.76
Total	139827.6		100%	92.56

Post Development Drainage Flow: If 100% of the impervious area as noted above is installed, then the 100-year, 24-hour storm event would result in a peak discharge from the site of 18.03 cfs with a total volume of 28,457 cubic feet or 10,200 cubic feet more than current conditions.

CN	Frequency	Precipitation	Runoff Q, in	Peak Discharge, cfs	Runoff volume, cu ft
92.56	100	3.24	2.44	18.03	28,457
	50	2.92	2.14	15.78	24,902
Acreage,acres	25	2.61	1.84	13.62	21,491
3.21	10	2.2	1.46	10.80	17,047
	5	1.9	1.19	8.78	13,863
qu, cfs/ac-in	2	1.53	0.86	6.37	10,056
2.3					

Recommendation: To mitigate the increased runoff a dam installed for Arroyo Oeste (phase 1) will be raised 18" to create a total of 19,983 CF of detention volume. The

outflow structure will be redesigned to release flows at or below the historic flow conditions for these two projects.

Prepared by Oralynn Guerrerortiz, PE 9-15-21



Map Scale: 1:1,220 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Santa Fe County Area, New Mexico
Survey Area Data: Version 12, Jun 8, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 10, 2018—Sep 11, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES: NM

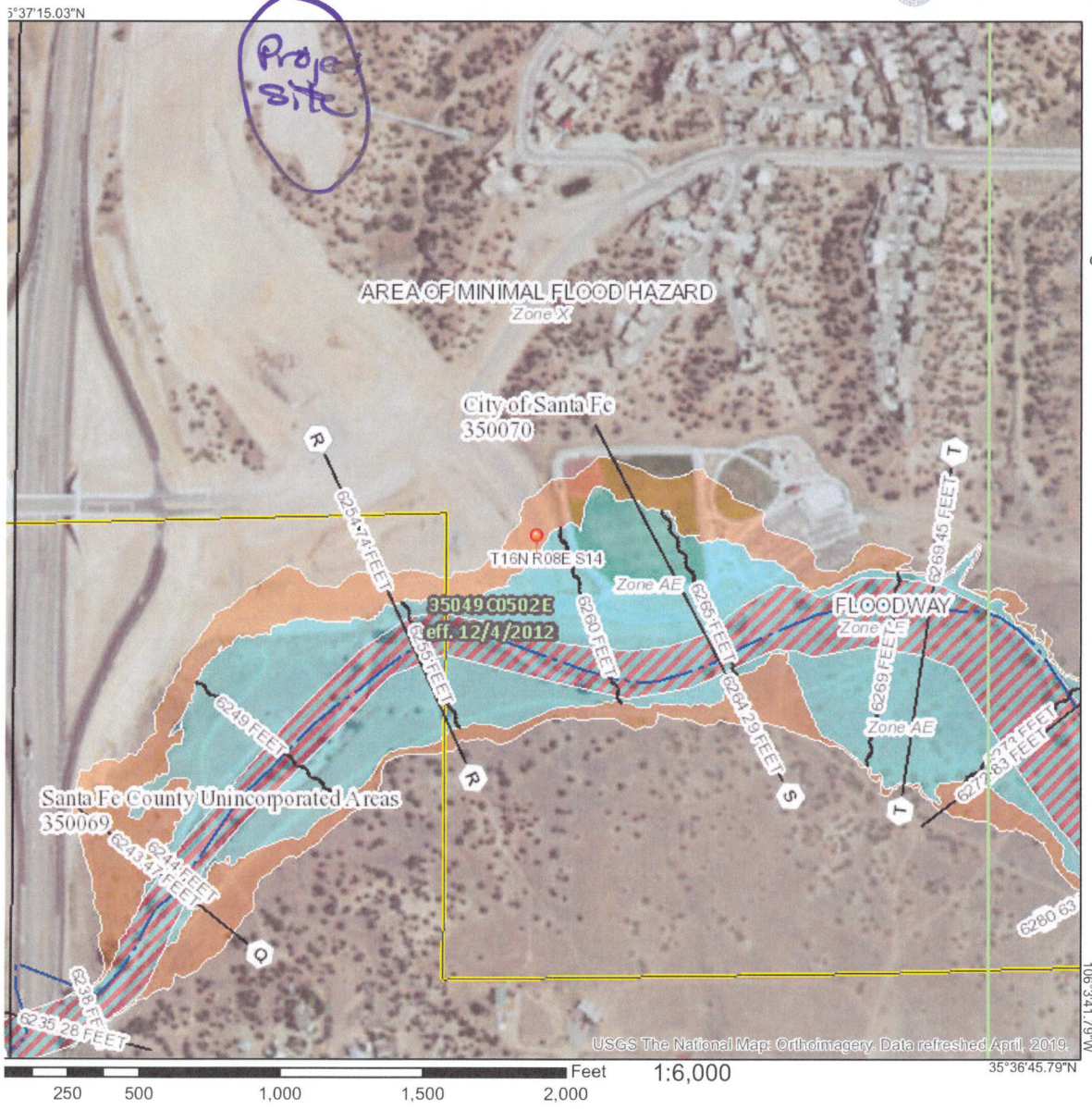
https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=nm

PDS-based precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.198** (0.171-0.229)	**0.256** (0.222-0.297)	**0.343** (0.295-0.396)	**0.408** (0.350-0.472)	**0.498** (0.425-0.574)	**0.567** (0.482-0.654)	**0.641** (0.541-0.738)	**0.715** (0.601-0.824)	**0.818** (0.680-0.942)	**0.899** (0.743-1.04)
10-min	**0.302** (0.260-0.348)	**0.390** (0.337-0.453)	**0.522** (0.449-0.604)	**0.620** (0.533-0.718)	**0.758** (0.647-0.874)	**0.863** (0.735-0.995)	**0.975** (0.824-1.12)	**1.09** (0.915-1.25)	**1.25** (1.04-1.44)	**1.37** (1.13-1.58)
15-min	**0.374** (0.323-0.432)	**0.484** (0.418-0.562)	**0.647** (0.557-0.748)	**0.769** (0.661-0.891)	**0.939** (0.802-1.08)	**1.07** (0.911-1.23)	**1.21** (1.02-1.39)	**1.35** (1.13-1.56)	**1.54** (1.28-1.78)	**1.70** (1.40-1.96)
30-min	**0.503** (0.435-0.582)	**0.651** (0.563-0.756)	**0.871** (0.750-1.01)	**1.04** (0.891-1.20)	**1.26** (1.08-1.46)	**1.44** (1.23-1.66)	**1.63** (1.38-1.88)	**1.82** (1.53-2.10)	**2.08** (1.73-2.40)	**2.28** (1.89-2.64)
60-min	**0.623** (0.538-0.720)	**0.806** (0.697-0.936)	**1.08** (0.928-1.25)	**1.28** (1.10-1.48)	**1.57** (1.34-1.81)	**1.78** (1.52-2.06)	**2.02** (1.70-2.32)	**2.25** (1.89-2.59)	**2.57** (2.14-2.96)	**2.83** (2.34-3.26)
2-hr	**0.744** (0.636-0.882)	**0.950** (0.812-1.13)	**1.25** (1.07-1.49)	**1.49** (1.27-1.76)	**1.82** (1.54-2.15)	**2.08** (1.75-2.45)	**2.36** (1.97-2.78)	**2.65** (2.19-3.11)	**3.06** (2.50-3.59)	**3.38** (2.73-3.96)
3-hr	**0.795** (0.689-0.938)	**1.01** (0.872-1.19)	**1.32** (1.13-1.54)	**1.56** (1.33-1.83)	**1.90** (1.62-2.22)	**2.17** (1.83-2.53)	**2.45** (2.06-2.86)	**2.75** (2.29-3.21)	**3.16** (2.61-3.69)	**3.50** (2.86-4.08)
6-hr	**0.913** (0.798-1.06)	**1.15** (1.00-1.34)	**1.47** (1.28-1.71)	**1.72** (1.49-1.99)	**2.07** (1.78-2.39)	**2.34** (2.00-2.71)	**2.62** (2.23-3.04)	**2.92** (2.46-3.37)	**3.32** (2.77-3.83)	**3.64** (3.02-4.21)
12-hr	**1.05** (0.925-1.21)	**1.32** (1.16-1.51)	**1.66** (1.46-1.91)	**1.93** (1.69-2.22)	**2.30** (2.01-2.64)	**2.59** (2.24-2.96)	**2.88** (2.48-3.30)	**3.18** (2.73-3.64)	**3.59** (3.04-4.10)	**3.91** (3.29-4.47)
24-hr	**1.22** (1.12-1.34)	**1.53** (1.40-1.68)	**1.90** (1.74-2.09)	**2.20** (2.01-2.41)	**2.61** (2.37-2.85)	**2.92** (2.65-3.19)	**3.24** (2.93-3.54)	**3.56** (3.21-3.89)	**4.00** (3.57-4.37)	**4.34** (3.86-4.74)

National Flood Hazard Layer FIRMette

FEMA



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/15/2019 at 3:32:17 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Project Name Arroyo Oeste Phase 2 Subdivision
Location Project Site to Pond 1
Present or Devel Developed
Time of Concentration

Segment 1 - sheet flow

Segment Name	L1a	units
surface description	landscaped	none
mannings, n	0.02	none
flow length, L	30	feet
slope, s	0.01	feet/feet
P2	1.53	inches

Tt=(0.007*(nL)^0.8)/(P2^0.5*s^0.4)

(nL)	0.6	
(nL)^0.8	0.66453981	
P2^0.5	1.23693169	
s^0.4	0.15848932	
Tt	**0.02372867**	**hours**

Segment 2 - shallow concentrated flow

Segment Name	L1b	units
surface description	paved	none
flow length, L	500	feet
slope, s	0.022	feet/feet
avg. velocity, v	3	fps
Tt=L/(3600*v)	**0.0462963**	**hours**

Segment 3 - channel flow

Segment Name	L1c	units
flow area, a	2.5	sq. ft
wetted perimeter, p	5.4	feet
hydraulic radius, r	0.46296296	feet
channel slope	0.157875	feet/feet
manning's, n	0.045	none
flow length, L	160	feet

v=1.49*r^.666*s^0.5/n

(R)2/3	0.59848481	
(S)1/2	0.39733487	
V	**7.87378525**	**cfs**
Tt=L/(3600*v)	**0.00564461**	**hours**

Total Time	**0.076**
qu cfs/ac-in	**2.3**

Project Name Arroyo Oeste Phase 2 Subdivision
Location Project Site to Pond 1
Present or Devel Present
Time of Concentration

Segment 1 - sheet flow

Segment Name	L1a	units
surface description	range	none
mannings, n	0.13	none
flow length, L	300	feet
slope, s	0.016667	feet/feet
P2	1.53	inches

Tt=(0.007*(nL)^0.8)/(P2^0.5*s^0.4)

(nL)	39	
(nL)^0.8	18.74354	
P2^0.5	1.236932	
s^0.4	0.194419	
Tt	**0.545588**	**hours**

Segment 2 - shallow concentrated flow

Segment Name	L1b	units
surface description	unpaved	none
flow length, L	180	feet
slope, s	0.144444	feet/feet
avg. velocity, v	6	fps
Tt=L/(3600*v)	**0.008333**	**hours**

Segment 3 - channel flow

Segment Name	L1c	units
flow area, a	4	sq. ft
wetted perimeter, p	4	feet
hydraulic radius, r	1	feet
channel slope	0.066667	feet/feet
manning's, n	0.045	none
flow length, L	150	feet
	6	

v=1.49*r^.666*s^0.5/n

(R)2/3	1	
(S)1/2	0.258199	
V	**8.549252**	**cfs**
Tt=L/(3600*v)	**0.004874**	**hours**

Total Time	**0.559**
qu cfs/ac-in	**0.85**

Pond 1		Elevation	Area, SF	Storage Volume, CF
		6309	9114	8342.00
	7	6308	7570	6781.00
	6	6307	5992	5248.47
	5	6306	4504.93	3939.97
	4	6305	3375	2920.00
	3	6304	2465	2100.50
	2	6303	1736	1494.50
	1	6302	1253	889.00
	0	6301	525	
	Total Volume	AO ph 1 pond		11343.97
total possible volume if raised				31715.43
		5' deep pond		11343.97
		6' deep pond		16592.43
		7' deep pond		23373.43
		ponding needed for phases 1 and 2		
				19539.00
		6.5' pond		19982.93

DESIGN ENGINUITY

1421 Luisa Street Suite E, Santa Fe, New Mexico 87505
PO Box 2758 Santa Fe, New Mexico 87504
(505) 989-3557 FAX (505) 989-4740
E-mail *oralynn@designenginuity.biz*

December 17, 2021

Santa Fe Planning Commissioners

RE: Arroyo Oeste Phase 2 Final Subdivision Plat

Dear Commissioners,

On behalf of our client, The Housing Trust, we submit the attached application for Final Subdivision Plat for the Arroyo Oeste Phase 2 Subdivision. Arroyo Oeste Phase 2 is located on Tract 50A of Tierra Contenta just north of Arroyo Oeste Phase 1 which was approved a couple of years ago and is currently under construction. Arroyo Oeste Phase 2 is in full compliance with the existing Tierra Contenta Master Plan and Phase 2C Design Guidelines. The project is located on 3.21± acres and will include 20 residential lots developed in a single phase.

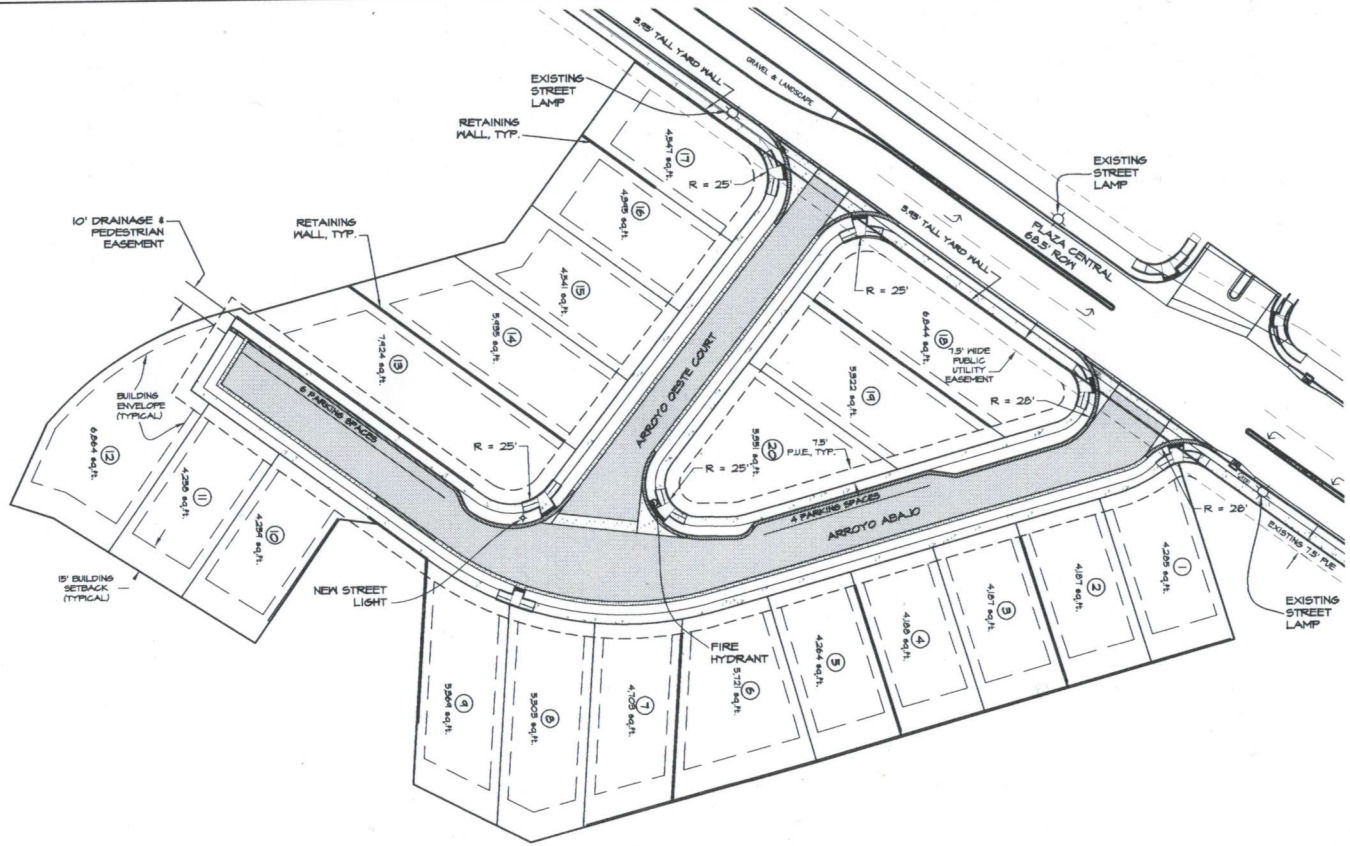
The project facts are summarized below.

REQUEST

On behalf of The Housing Trust we request Final Subdivision Plat approval of Arroyo Oeste Phase (Figure 1 – Site Plan). The project wil be developed in a single phase and will include 20 single family lots. The Housing Trust will have homes built on the lots.

GENERAL DESCRIPTION

Arroyo Oeste Phase 2 is a proposed 20 lot residential subdivision which will be developed as single family homes. The houses will typically be 1100 to 1800 square feet, with one or two stories up to a maximum height of 24 feet. Each home will have a single or 2-car garage and parking for 2 more cars in the driveway. The homes will be sold and built by The Housing Trust. Paved roads with curb and gutter will serve every lot. Sidewalk meeting ADA requirements will be placed on both sides of the roadway. City water and sewer will serve the project. Three homes in the project will require grinder pumps; the remaining 17 lots will be served by gravity sewer. There will not be a homeowner's association. The project will have two accesses from Plaza Central. The proposed density is 6.23 lots/acre. The property is currently zoned to allow 6-9



PROJECT DATA

ADDRESS: TRACT 50A, TIERRA CONTENTA PHASE 2C

SIZE OF TRACT: 3.2141 ACRES +/-

NUMBER OF LOTS: 20

ZONING: PRC: 6-9 DU/AC.

REQUIRED LOT COVERAGE: 50% MAXIMUM.

SETBACKS: FRONT YARD: 7.5'; FOR FRONT FACING GARAGES SETBACK IS 20' AND 5' FROM FRONT OF HOUSE.

SIDE YARD: 5'

REAR YARD: THE LESSER OF 15' OR 20% OF THE AVERAGE LOT DEPTH.

REVISIONS

DATE	BY

DESIGN ENGINUITY
1631 LUISA STREET, SUITE C
SANTA FE, NEW MEXICO 87505
(505) 595-9507

TIERRA CONTENTA
ARROYO OESTE PHASE 2

SITE PLAN

D.E. NORTH

SCALE 1"=30'
30' 0 30'

SCALE	DWG NO.	DATE
1"=30'		12/20/2021
PRJCT. CASE #		SHEET NO. 2

FIGURE 1

C:\Yvette Files\Tierra Contenta Tract 50A\dwg\2021-12-03 Arroyo Oeste 2 base.dwg, 12/15/2021 8:46:08 AM, Adobe PDF

dwelling units per acre. Forty percent of the homes (8 homes) will be sold per the Tierra Contenta affordable housing program requirements.

LOCATION

Arroyo Oeste Phase 2 is located on Tract 50A near the western border of Tierra Contenta within Phase 2C, south of Airport Road and west of SR 599 (Figure 2). Project access is via the split roadway Plaza Content. The northern entrance will be a full entrance and there is an existing left turn bay on Plaza Central that will serve the project. The southern entrance will be a right-in, right-out only. The project has dedicated common open space on three sides. To the east of the project on the other side of an arroyo greenspace is the Homewise project Los Palomas. To the north of the project is the Homewise project Vista Serena which is nearly built out. To the south is Arroyo Oeste (phase 1) which is currently under construction. On the east side of Plaza Contenta a commercial and business office park development is planned.

EXISTING CONDITIONS

The Arroyo Oeste Phase 2 tract is a mesa with small arroyos on 3 sides of it with a scattering of juniper trees mostly on its flanks. It is currently being used to stockpile dirt from the next door Arroyo Oeste Phase 1 project. Sewer, water and dry utility lines are all present in the adjacent Plaza Central right of way.

EXISTING ZONING

Tract 50A is shown in the approved Tierra Contenta Master Plan as a residential tract an allowable density of 6-9 units per acre. The current request is for 6.23 units per acre for a total of 20 units.

SITE PLAN STANDARDS

All Arroyo Oeste Phase 2 lots will be at least 4000 square feet, typically 40 feet wide and 80-100 feet deep. We propose to have standard front and rear setbacks of 7.5 feet in the front and 15 feet in the back. Garages facing the street will be at least setback 20 feet and will be at least 5 feet behind the front of the homes. Two story homes will be permitted with a maximum height of 24 feet.

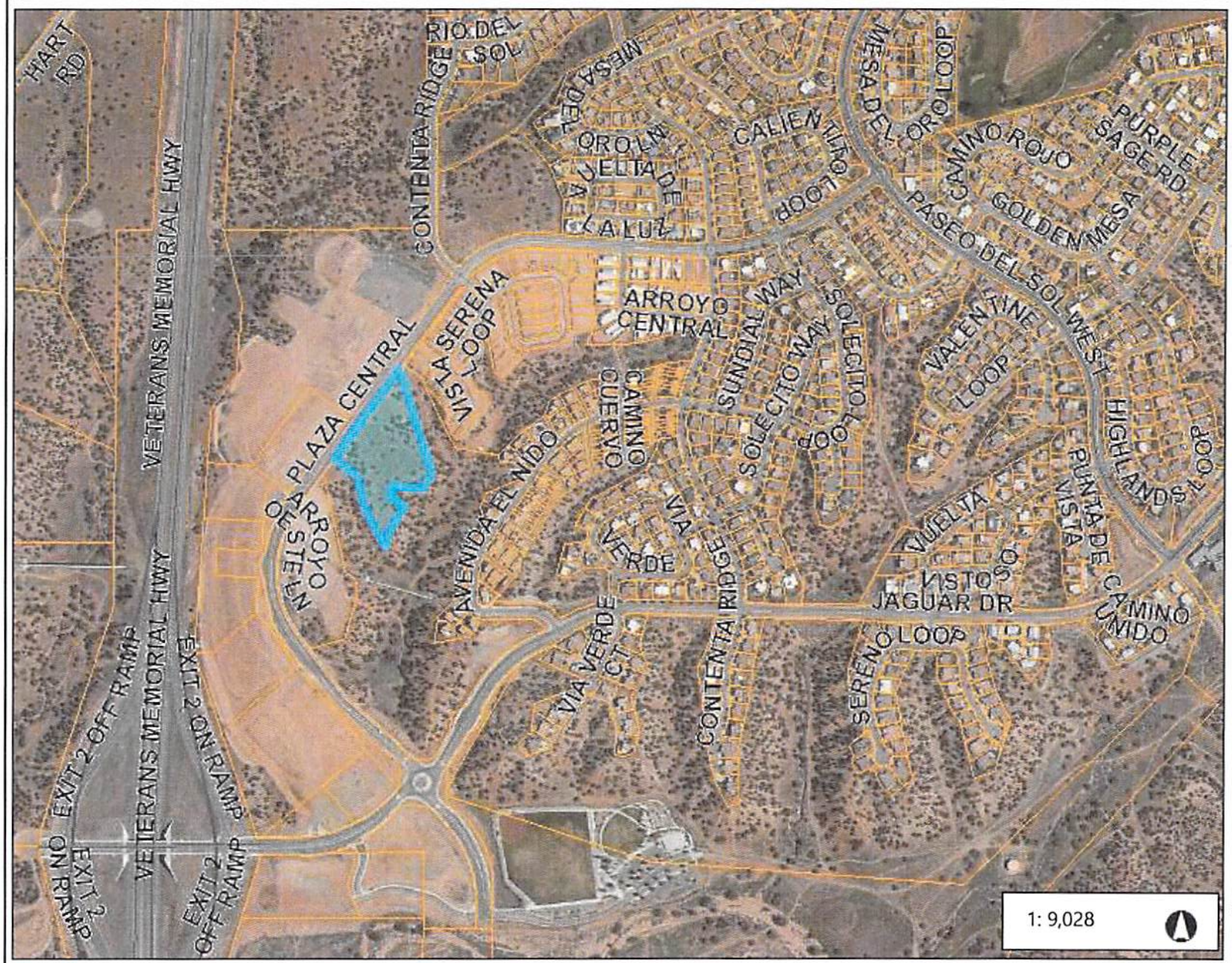
LANDSCAPING, LIGHTING AND SIGNAGE CONCEPTS

Street trees will be placed 40 feet apart along the subdivision roadways. Street trees will be irrigated via drip systems from the adjacent lot installed by the developer. Trees will be planted at a spacing of about 25’ along Plaza Central. No project signage is proposed. There will be a 3.9 foot tall split face block wall along Plaza Central sidewalk to provide some seperation between the public street and lots 17 and 18.

One street lights will be installed within the project where 3 streets meet. There are existing lights at the planned project entrances.

Santa Fe
Mapping the City Different

Arroyo Oeste Phase 2 Vicinity Map





Legend

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

Notes

© Latitude Geographics Group Ltd.

1,504.7 0 752.33 1,504.7 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

TERRAIN MANAGEMENT

The proposed development has been designed to limit cuts and fills on the project site and minimizing soil erosion and sediment transport during storms. The area to be developed into lots will be mass graded. Retaining walls will be installed in many locations to accommodate the variable terrain. The entire site drains towards arroyos. There is an existing detention pond located between Arroyo Oeste Phase 1 and Phase 2, the dam of which will be raised to increase the pond's capacity from 11,300 cubic foot to 19,983 cu. feet. This pond will be fenced with a 5-foot tall fence. All disturbed areas will be stabilized and revegetated with a native grass seed mixture.

AFFORDABLE HOUSING

Eight affordable homes in compliance with the Tierra Contenta affordable housing requirements will be developed in Arroyo Oeste. This is equavalent to 40% of the homes. We will not identify the affordable homes but will disperse than throughout the project so that one will not be able to tell which homes were sold as part of the affordable housing program.

ARCHAEOLOGY

An archaeological clearance was previously granted for all of Tierra Contenta Phase 2C.

WATER BUDGET

The City of Santa Fe has set standards of anticipated water use based on lot size. Lots less than 6000 SF typically use 0.15 Acre-Feet per year and lots larger than 6000 SF but less than 10,890 typically use 0.17 Acre-Feet per year. Based on these numbers, the Arroyo Oeste Phase 2 project should use 3.02 Acre-Feet per year.

SUBDIVISION APPROVAL CRITERIA

We provide the following response to the Chapter 14 Subdivision Approval Criteria.

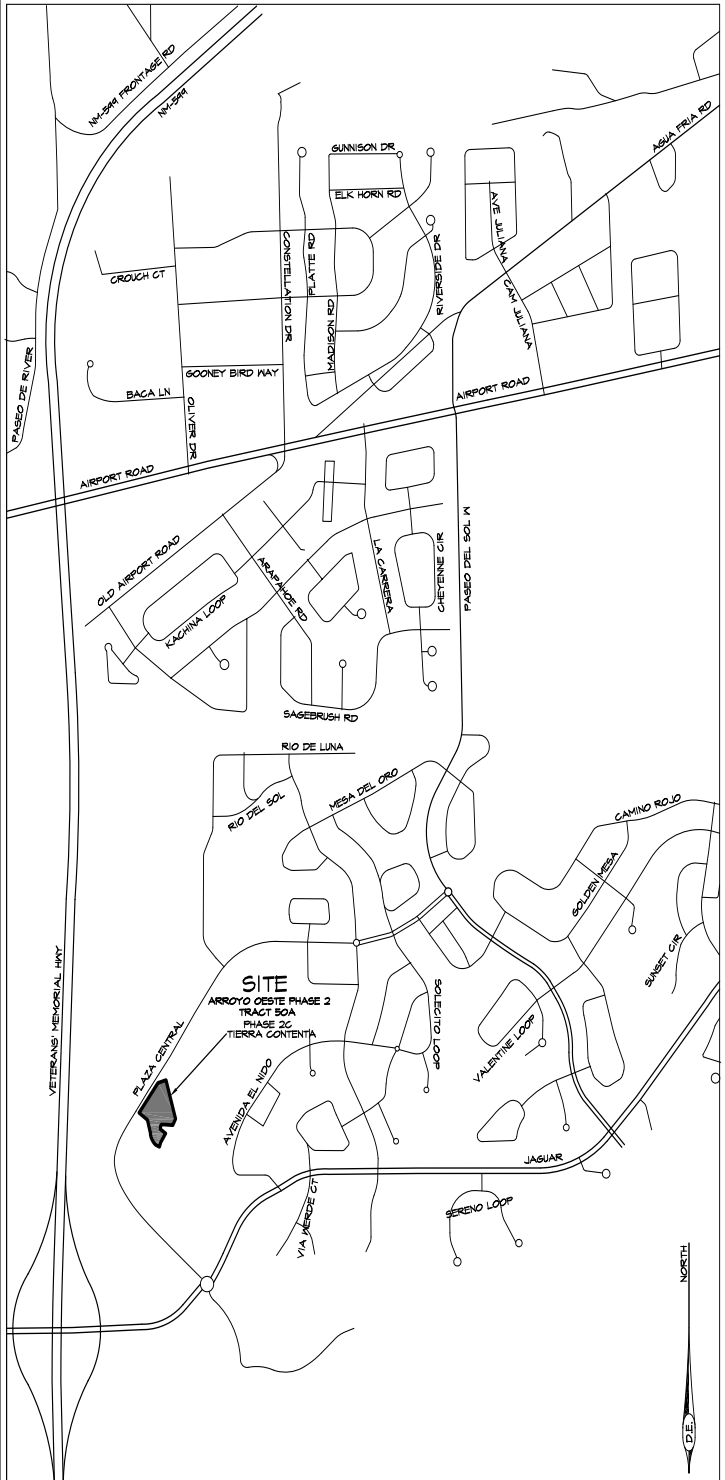
(1) The Arroyo Oeste Phase 2 Subdivision has been designed to protect much of the site's natural beauty by protecting many of the slopes, arroyo terrain and natural vegetation.
(2) The project plans are in compliance with the Tierra Contenta Master Plan and the Phase 2C Design Standards. The land is relatively flat with some steeper slopes around the edges of the project. The streets and sidewalks will all have grades of 3 percent or less.
(3) The proposed subdivision plat meets all standards of Chapter 14, Article 9.
(4) The proposed plat does not create a non-conformity.
(5) No exceptions are necessary for plat approval.

Thank you for consideration of our request.

Sincerely,

Oralynn

Oralynn Guerrerortiz, PE
Agent for The Housing Trust



CASE #: 2021-4240 & 4241
VICINITY MAP - NOT TO SCALE

ARROYO OESTE PHASE 2
FINAL SUBDIVISION PLAN

TRACT 50A TIERRA CONTENTA PHASE 2C
SANTA FE, NEW MEXICO

SHEET LIST

1. COVER SHEET
2. SITE PLAN
3 SUBDIVISION PLAT
4 CERTIFIED TOPOGRAPHY/SIGNIFICANT TREES
5. SLOPE ANALYSIS
6. ROADWAY PLAN & TYPICAL SECTIONS
7. ROADWAY SIGNAGE & STRIPING
8. ROAD PLANS & PROFILES
9A. GRADING & DRAINAGE PLAN
9B. DRAINAGE CALCULATIONS
10. MASTER UTILITY PLAN
11. WATER & FIRE PROTECTION PLAN
12. SAS PLANS & PROFILES
13. DRY UTILITY PLAN
14. TEMPORARY EROSION CONTROL PLAN & DETAILS
15. PERMANENT EROSION CONTROL PLAN & DETAILS
16. CITY CONSTRUCTION NOTES
17. PROJECT CONSTRUCTION NOTES
A-1. STANDARD DETAILS FOR ROADS, DRAINAGE, WATER & WASTEWATER IMPROVEMENTS
LI-01-02. IRRIGATION PLAN
LP-01. LANDSCAPE PLAN

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:
THE HOUSING TRUST
1111 AGUA FRIA STREET
SANTA FE, NEW MEXICO 87501
(505) 984-3980

CIVIL ENGINEERING:
DESIGN ENGINUITY
1421 LUISA STREET, SUITE E
SANTA FE, NEW MEXICO 87505
(505) 984-3951

SURVEYING:
SANTA FE SURVEYING COMPANY, INC.
PROFESSIONAL LAND SURVEYING
P.O. BOX 2919, SANTA FE, N.M. 87504
1210 LUISA STREET, SUITE 8
PHONE (505) 992-3211, MOBILE (505) 660-2659
sfsc@cybermesa.com

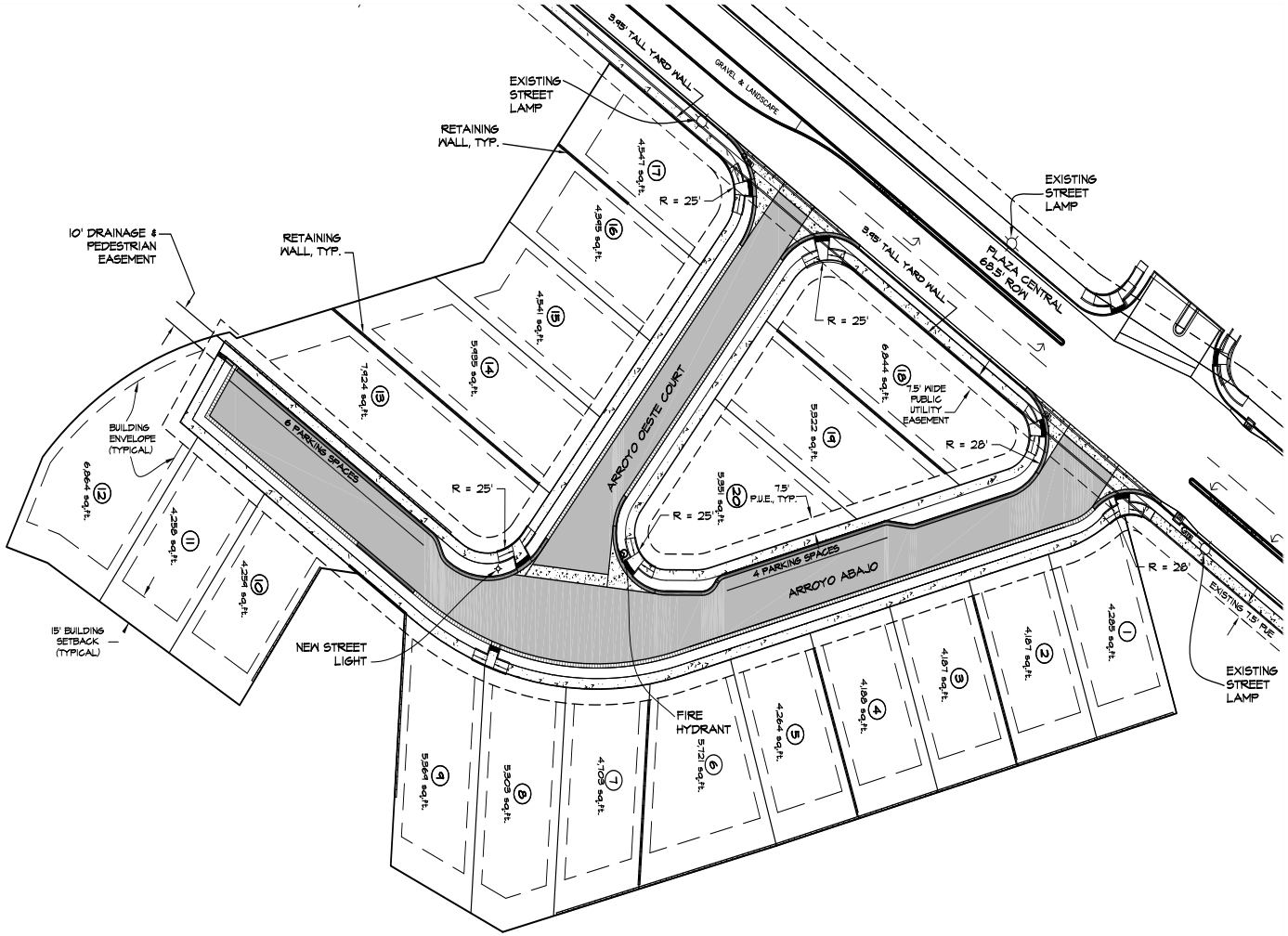
DECEMBER 20, 2021
REVISIONS

DATE	BY	DATE	BY

APPROVED FOR CONSTRUCTION
CITY ENGINEER DATE

BUILDING PERMIT No.'S (GRADING) _____
(LANDSCAPE/UTILITIES) _____
P & DR CASE # _____

ARROYO OESTE PHASE 2 - FINAL SUBDIVISION PLAN



PROJECT DATA

ADDRESS: TRACT 50A, TIERRA CONTENTA PHASE 2C

SIZE OF TRACT: 8.2141 ACRES +/-

NUMBER OF LOTS: 20

ZONING: PRC: 6-9 DU/AC.

REQUIRED LOT COVERAGE: 50% MAXIMUM.

SETBACKS: FRONT YARD: 7.5'; FOR FRONT FACING GARAGES SETBACK 15 20' AND 5' FROM FRONT OF HOUSE.
SIDE YARD: 5'
REAR YARD: THE LESSER OF 15' OR 20% OF THE AVERAGE LOT DEPTH.

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 15' ON THE SECOND FLOOR. ALSO SEE THE TIERRA CONTENTA DESIGN STANDARDS FOR PHASE 2C CHAPTER V -B.2h., B.2.K AND B.2.I REGARDING SETBACKS AND BUILDING SEPERATION.

SETBACK AND SEPARATION REQUIREMENTS FOR STRUCTURES ON ADJOINING LOTS SHALL COMPLY WITH TIERRA CONTENTA DESIGN STANDARDS FOR PHASE 2C. A SETBACK EASEMENT OR SETBACK AFFIDAVIT SHALL BE PROVIDED FOR ANY PROPERTY THAT WILL HAVE A ZERO SETBACK AND THE LOT ADJOINING THE ZERO SETBACK LOT LINE. MAINTANCE EASEMENT SHALL BE CREATED ALONG A ZERO SEBACK PROPERTY LINE.

SIDEWALK CLEARANCE: 80" OF VERTICAL CLEARANCE SHALL BE MAINTAINED FOR THE FULL WIDTH OF ALL SIDEWALKS/PEDESTRIAN ROUTES.

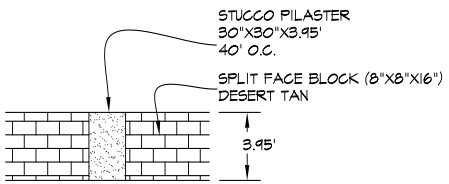
PARKING: 3-4 SPACES PER DWELLING UNIT WHICH MAY INCLUDE GARAGE SPACES. STREET PARKING PROVIDED: 10

MINIMUM LOT SIZE REQUIRED: 4000 SF. MAXIMUM BUILDING HEIGHT: 24'

AFFORDABLE HOUSING: HOMES (20%) TO BE SOLD IN COMPLIANCE WITH TIERRA CONTENTA AFFORDABLE HOUSING REQUIREMENTS.

UP TO SIX-FOOT TALL SIDE AND BACK FENCES ARE PERMITTED SUBJECT TO APPROVAL OF THE HOA ARCHITECTURAL REVIEW COMMITTEE.

THIS PROJECT IS SUBJECT TO THE TIERRA CONTENTA PHASE 2C DESIGN STANDARDS.



WALL ALONG PLAZA CENTRAL

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 SUBURBAN ARCHAEOLOGICAL REVIEW DISTRICT.
4. ALL LOTS SHALL CONFORM TO THE INTENT OF THE ARROYO OESTE PHASE 2 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, INCLUDING ACCESSORY STRUCTURES.
6. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
7. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT/AND OR ARROYO OESTE 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.
8. COMPLIANCE WITH THE GUNNISON'S PRAIRIE DOG ORDINANCE SHALL OCCUR PRIOR TO GRADING OPERATIONS (SECTION 14-08-12)
9. THIS PROJECT IS SUBJECT TO THE WATER RIGHTS TRANSFER AND/OR CONSERVATION CREDIT PROGRAM PROVISIONS OF SFCC 14-8.13, DEVELOPMENT WATER BUDGETS, AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST. COMPLIANCE SHALL BE ACHIEVED BY USE OF RETROFIT CREDITS OR WATER TRANSFERS, IF APPLICABLE.
10. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F) (5), "PLANT MATERIAL STANDARDS", WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
11. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1
12. FENCES, WALLS OR OTHER OBSTRUCTION SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
13. UTILITY EXPANSION CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH UNIT. CONTACT THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION TO PAY THESE UNIT CHARGES.
14. METES AND BOUNDS DESCRIPTIONS OF DRAINAGE, UTILITY AND ACCESS EASEMENTS ARE SHOWN ON THE SUBDIVISION PLAT.
15. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
16. THIS PROJECT HAS COMMON PONDING AND ON-LOT PONDING IS NOT REQUIRED.
17. THIS PROJECT IS SUBJECT TO A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP SHALL BE PROVIDED TO CITY STAFF FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DUST CONTROL. SHALL BE CLEARLY ADDRESSED IN THE SWPPP.

LOT	ADDRESS
1	_____ ARROYO ABAJO
2	_____ ARROYO ABAJO
3	_____ ARROYO ABAJO
4	_____ ARROYO ABAJO
5	_____ ARROYO ABAJO
6	_____ ARROYO ABAJO
7	_____ ARROYO ABAJO
8	_____ ARROYO ABAJO
9	_____ ARROYO ABAJO
10	_____ ARROYO ABAJO
11	_____ ARROYO ABAJO
12	_____ ARROYO ABAJO
13	_____ ARROYO OESTE COURT
14	_____ ARROYO OESTE COURT
15	_____ ARROYO OESTE COURT
16	_____ ARROYO OESTE COURT
17	_____ ARROYO OESTE COURT
18	_____ ARROYO OESTE COURT
19	_____ ARROYO OESTE COURT
20	_____ ARROYO OESTE COURT

REVISIONS

DATE	BY

DESIGN ENGINUITY
460 LUISA STREET, SUITE F
SANTA FE, NEW MEXICO 87505
(505) 989-9951

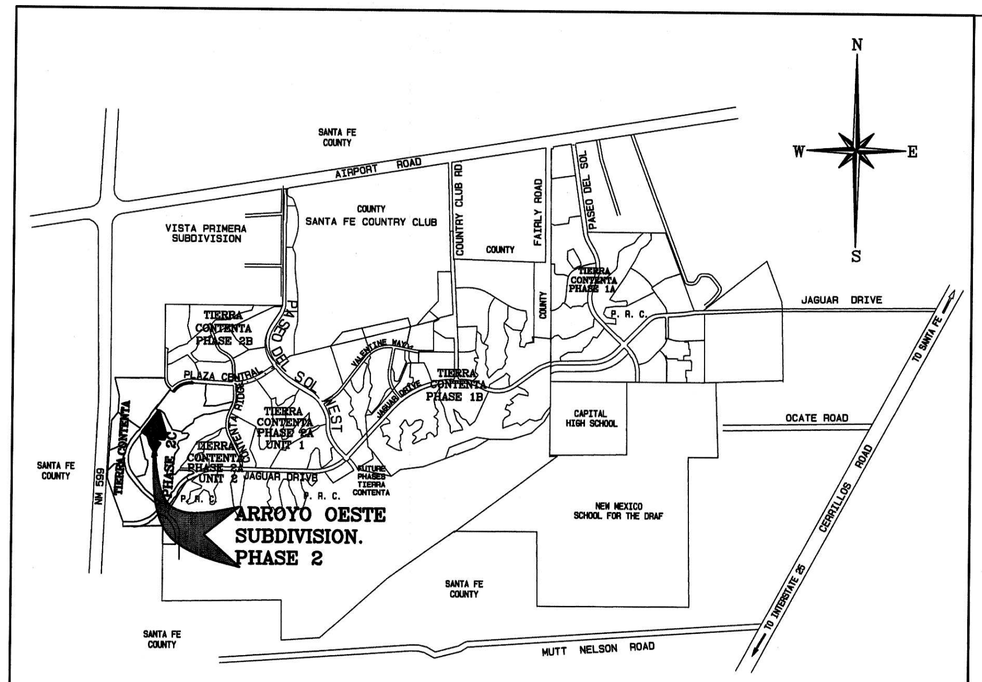
TIERRA CONTENTA
ARROYO OESTE PHASE 2

SITE PLAN

D.E. NORTH

SCALE 1"=30'
30' 0 30'

SCALE	DWG NO.	DATE
1"=30'		12/20/2021
PRIOR CASE #		SHEET NO. 2



V I C I N I T Y M A P

SCALE: 1"= 2000'±

SANTA FE CITY APPROVAL NOTES AND CONDITIONS

APPROVED BY THE SANTA FE PLANNING COMMISSION

AT THEIR MEETING OF _____, 20____

AS CASE NUMBER _____

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

CITY OF SANTA FE UTILITIES

WATER DIVISION DATE

WASTEWATER MANAGEMENT DIVISION DATE

COUNTY OF SANTA FE

SANTA FE COUNTY TREASURER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE _____ DAY OF _____ A.D. 2022, 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
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, NM

Deputy

FRANCHISE UTILITY APPROVAL

QWEST CORP. D/B/A CENTURYLINK, QC DATE

NEW MEXICO GAS COMPANY DATE

COMCAST CABLE Co. DATE

PNM ELECTRIC SERVICES DATE

SUBDIVISION SITE DATA	
GROSS AREA	3.1769 Ac.±
DEDICATED RIGHT-OF-WAY	0.8226 Ac.±
NET DEVELOPABLE AREA	2.3543 Ac.±
NUMBER OF RESIDENTIAL LOTS	20
AVERAGE LOT SIZE	5,127 Sq.Ft.±

NOTES, PLAT AND DEED REFERENCES

1. REFER TO PLAT OF SURVEY ENTITLED "FINAL PLAT OF THE TIERRA CONTENTA SUBDIVISION PHASE 2C", PREPARED BY JAMES B. SANCHEZ, NMPS.12655, ON JANUARY 15, 2012, HAVING PROJECT No. 16081314-TC P2C AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 809 ON PAGES 008-013.
2. REFER TO PLAT OF SURVEY ENTITLED ""LOT SPLIT OF TRACT 8A3-7D", PREPARED BY JAMES B. SANCHEZ, NMPS.12655, ON OCTOBER 26, 2015, HAVING PROJECT No. 16081314-TC T49 SPLT AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 810, ON PAGES 019 - 020.
3. REFER TO PLAT OF SURVEY ENTITLED "DEDICATION PLAT FOR TRACT 8A3-7B", PREPARED BY JAMES B. SANCHEZ, NMPS.12655, ON SEPTEMBER 15, 2011, HAVING PROJECT No. 16081314-TCP2BD AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON OCTOBER 21, 2011, IN BOOK 738 ON PAGES 014-015.
4. REFER TO PLAT OF SURVEY ENTITLED "BOUNDARY SURVEY OF TRACT 50", PREPARED BY JAMES B. SANCHEZ, NMPS. No. 12655, ON APRIL 18, 2011, HAVING PROJECT No. 160814TCP2B50B AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON J4-25-2011, IN BOOK 731 ON PAGE 001 .
5. REFER TO WARRANTY DEED BY AND BETWEEN TIERRA CONTENTA CORP. (GRANTOR) AND HOMEWISE, INC. (GRANTEE), RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, AS INSTRUMENT NUMBER 1535551.
6. REFER TO WARRANTY DEED BY AND BETWEEN CITY OF SANTA FE (GRANTOR) AND TIERRA CONTENTA CORPORATION (GRANTEE), RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, IN BOOK 1122, PAGE 789.
7. REFER TO WARRANTY DEED BY AND BETWEEN CITY OF SANTA FE (GRANTOR) AND TIERRA CONTENTA CORPORATION (GRANTEE), RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, IN BOOK 1122, PAGE 789.
8. THE LANDS PLATTED HEREON ARE SUBJECT TO ALL APPURTENANT EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED.
9. BEARINGS SHOWN ARE GRID NORTH (NMSPCS CENTRAL ZONE) AND ARE BASED UPON THE CITY OF SANTA FE CONTROL NETWORK AND OTHER MONUMENTATION SET BY BOHANNAN-HUSTON, INC., IN APRIL OF 1996.
10. IMPROVEMENTS SHOWN HEREON ARE CURRENT AS OF DATE OF THIS SURVEY.

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. CENTURYLINK, INC.: FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. COMCAST CABLE Co.: 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 WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID 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.

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT GUARANTEE UTILITY SERVICE.

PNM & NMGC 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 SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

ARROYO OESTE SUBDIVISION DEVELOPMENT STANDARDS		
ZONING	ZONING IS PLANNED RESIDENTIAL COMMUNITY WITH AN ALLOWABLE DENSITY OF 6-9 DWELLING UNITS PER ACRE. ALL DEVELOPMENT IS PER TIERRA CONTENTA DESIGN STANDARDS FOR PHASE 2C AND SFCC 14-7, AS MAY BE AMENDED. SEE CHART BELOW FOR SPECIFIC DETAILS.	
LOT COVERAGE	50% MAXIMUM	
SETBACKS:		
FRONT	7.5'	FOR FRONT FACING GARAGES, SETBACK IS 20 AND 5 FROM FRONT OF HOUSE
SIDE	5'	ANY SEPARATION BETWEEN HOMES WILL BE A MINIMUM OF 10 FEET ON THE FIRST FLOOR AND 15 FEET ON THE SECOND FLOOR
REAR	15' OR 20% OF AVERAGE LOT DEPTH.	
PARKING	3 SPACES PER DWELLING UNIT MINIMUM, WHICH MAY INCLUDE GARAGE SPACE	
MINIMUM LOT SIZE	4,000 Sq. Ft.	
MAXIMUM HEIGHT	24'	

SURVEYOR'S CERTIFICATE

I, JAMES B. SANCHEZ, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, CERTIFY TO: THE HOUSING TRUST, A NEW MEXICO 501(c)3 NON-PROFIT CORPORATION, THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYORS PRACTICING IN NEW MEXICO.

JAMES B. SANCHEZ, P.S. No. 12655 DATE

JAMES B. SANCHEZ NEW MEXICO 12655 REGISTERED PROFESSIONAL SURVEYOR

SANTA FE SURVEYING COMPANY
P.O. BOX 2919, SANTA FE, N.M. 87504, 1210 LUISA STREET, SUITE B
PHONE (505)-992-3211, MOBILE (505) 660-2659, sfsc@cybermesa.com

PROJECT No.:160814-T50A1 AOP2

DRAFTED BY: JBS DATE: 12-16-21

REVISION	DATE	BY

INDEXING INFORMATION FOR COUNTY CLERK

A) NAME: TIERRA CONTENTA CORP.
FILED: INSTRUMENT No. 1808876

B) SECTION 14, T.16N., R.08E., N.M.P.M.

C) TRACT 50, TAX ID# 1-047-094-083-379

SUBDIVISION NOTES

1. A 7.5 PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ALONG THE FRONTAGE OF ALL LOTS ADJOINING DEDICATED ROADWAYS.
2. THIS PROPERTY IS SUBJECT TO RESTRICTIONS AND COVENANTS FOR TIERRA CONTENTA PHASE 2C, RECORDED IN THE RECORDS OF SANTA FE COUNTY AS INSTRUMENT #1808877.
3. THE TIERRA CONTENTA DESIGN STANDARDS FOR PHASE 2C ARE TO BE USED IN CONJUNCTION WITH THE CITY CODE FOR DEVELOPMENT ON THIS PROPERTY. WHERE SPECIFIC DEFINTION IS PROVIDED IN THE DESIGN STANDARDS, THE DESIGN STANDARDS SHALL TAKE PRECEDENCE OVER THE CITY CODE. WHERE THE DESIGN STANDARDS ARE SILENT, THE CITY DEVELOPMENT CODE SHALL APPLY.
4. MAINTENANCE OF DRAINAGE STRUCTURES AND APPURTANCES THERETO WITHIN THE DEDICATED RIGHT-OF-WAYS, OPEN SPACE AND DRAINAGE EASEMENTS AS SHOWN HEREON, ARE THE RESPONSIBILITY OF THE CITY OF SANTA FE. MAINTENANCE OF IMPROVEMENTS WITHIN THE OPEN SPACE SHOWN HEREON, IS THE RESPONSIBILITY OF THE CITY OF SANTA FE. DEVELOPERS OF TRACTS WILL BE REQUIRED TO CONTRIBUTE $100 PER LOT TO A DRAINAGE MAINTENANCE FUND AT THE TIME OF PLAT RECORDATION.
5. 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.
6. COMPLIANCE WITH GUNISON PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
7. AMERICANS WITH DISABILITIES ACT (ADA) INSPECTION SHALL BE CONDUCTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE AN INSPECTION.
8. FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
9. EACH UNIT SHALL BE SERVED THROUGH A SEPARATE SEWER AND WATER SERVICE.
10. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE
11. COMPLY WITH THE CURRENT COSF WATER CONSERVATION STAGE.
12. FOR LOCATION AND TYPE OF LANDSCAPING SEE SHEET ____ .
13. ANY CHANGES AND/OR MODIFICATIONS TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE COSF PLANNING & LAND USE DEPARTMENT.
14. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF COSF ORDINANCE NO. 2008-02 (IMPACT FEES).
15. 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.
16. BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
17. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
18. 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.
19. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F) (5). PLANT MATERIAL STANDARDS , WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
20. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1
21. 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
22. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
23. SINGLE-FAMILY RESIDENTIAL UNITS SHALL NOT INSTALL TURF IN EXCESS OF 1000 SQUARE FEET, OR 10% OF THE LOT ACREAGE, WHICHEVER IS LESS.
24. IN ACCORDANCE WITH THE TCC PHASE 2C DESIGN STANDARDS, PRIVATE OPEN SPACE IS REQUIRED ON EACH LOT. THIS OPEN SPACE SHALL BE 40% OF THE GROSS FIRST FLOOR AREA OF THE HOUSE AND GARAGE FOR SINGLE FAMILY LOTS, WITH A MINIMUM DIMENSION OF 15 FEET, ALL OF WHICH SHALL BE CONTIGUOUS.
25. LANDSCAPING WITHIN THE STREET ROW WILL BE MAINTAINED BY THE DEVELOPER FOR A PERIOD OF TWO YEARS. ONCE THE LANDSCAPING IS ESTABLISHED, THE ADJACENT PROPERTY OWNERS WILL MAINTAIN THE LANDSCAPING.
26. FOR VISIBILITY TRIANGLES, SEE SHEET 3 __ OF THIS SET.
27. TIERRA CONTENTA HAS CENTRALIZED PONDING AND ON LOT DETENTION PONDS ARE NOT REQUIRED.

FLOOD ZONE NOTE

THE LANDS PLATTED HEREON LIE WITHIN "OTHER AREAS", "ZONE X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"; TAKEN FROM F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 35049C0502E, EFFECTIVE DECEMBER 04, 2012.

DEDICATION, GRANT OF EASEMENTS AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THESE LANDS LYING WITHIN THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISED OF "TRACT 50A1" AS SHOWN ON PLAT OF SURVEY ENTITLED, "LOT LINE ADJUSTMENT PLAT BETWEEN TRACT B (OPEN sPACE) AND TRACT 50A, BOTH OF THE TIERRA CONTENTA SUBDIVISION, PHASE 2C", SITUATE WITHIN SECTION 14 OF TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CONTAINING 3.5198 ACRES MORE OR LESS, DOES HEREBY CAUSE SAID TRACT TO BE SUBDIVIDED AS SHOWN HEREON, AND THAT THE SUBDIVISION IS NAMED AND WILL BE KNOWN AS "ARROYO OESTE, PHASE 2".

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

AREAS DESIGNATED AS "RIGHT-OF-WAY", ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE AND PUBLIC MAINTENANCE.

DRAINAGE EASEMENTS, AS SHOWN HEREON, AND AS MAY BE REQUIRED WITHIN SAID OPEN SPACE, ARE HEREBY GRANTED TO THE CITY OF SANTA FE AND THE PEDESTRIAN EASEMENT, AS SHOWN HEREON, IS HEREBY GRANTED TO THE CITY OF SANTA FE FOR PUBLIC USE. MAINTENANCE OF CHANNELS AND APPURTENANCE STRUCTURES WITHIN SAID EASEMENTS, IS THE RESPONSIBILITY OF THE CITY OF SANTA FE.

ALL THAT APPEARS ON THIS PLAT IS IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS.

THE LANDS PLATTED HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

BY:

_____
DANIEL WERWATH, ACTING EXECUTIVE DIRECTOR, THE HOUSING TRUST.
A NEW MEXICO 501(c)3 NON-PROFIT CORPORATION

STATE OF NEW MEXICO)
) SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY: DANIEL WERWATH, ACTING EXECUTIVE DIRECTOR, THE HOUSING TRUST. A NEW MEXICO 501(c)3 NON-PROFIT CORPORATION

_____
NOTARY PUBLIC

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:

_____
DANIEL WERWATH, ACTING EXECUTIVE DIRECTOR, THE HOUSING TRUST.
A NEW MEXICO 501(c)3 NON-PROFIT CORPORATION

STATE OF NEW MEXICO)
) SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY: DANIEL WERWATH, ACTING EXECUTIVE DIRECTOR, THE HOUSING TRUST. A NEW MEXICO 501(c)3 NON-PROFIT CORPORATION

_____
NOTARY PUBLIC

FINAL PLAT

OF THE

ARROYO OESTE SUBDIVISION PHASE 2

COMPRISED OF TRACT 50A1 OF THE TIERRA CONTENTA SUBDIVISION, PHASE 2C
WITHIN SECTION 14 OF TOWNSHIP 16 NORTH, RANGE 8 EAST
OF THE NEW MEXICO PRINCIPAL MERIDIAN
AND WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO

SHEET 1 OF 2 SHEET 3A

CASE NUMBER: _____

VACATION AND EXTINGUISHMENT OF EASEMENT

THE UNDERSIGNED, ON BEHALF OF THE CITY OF SANTA FE, A MUNICIPAL CORPORATION, DO HEREBY VACATE, EXTINGUISH, RELEASE, WAIVE, QUITCLAIM, AND DISCHARGE THEIR RIGHTS, AND INTEREST TO THE PORTION OF THE "CONSTRUCTION SLOPE EASEMENT", AS SHOWN HEREON AS A HATCHED AREA.

THIS VACATION AND EXTINGUISHMENT OF EASEMENTS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED:

CITY OF SANTA FE

_____

CITY PLANNER

STATE OF NEW MEXICO)
)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 BY _____

_____

NOTARY PUBLIC

CITY OF SANTA FE

_____

CITY ENGINEER

STATE OF NEW MEXICO)
)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 BY _____

_____

NOTARY PUBLIC

CITY OF SANTA FE

_____

CITY MANAGER,

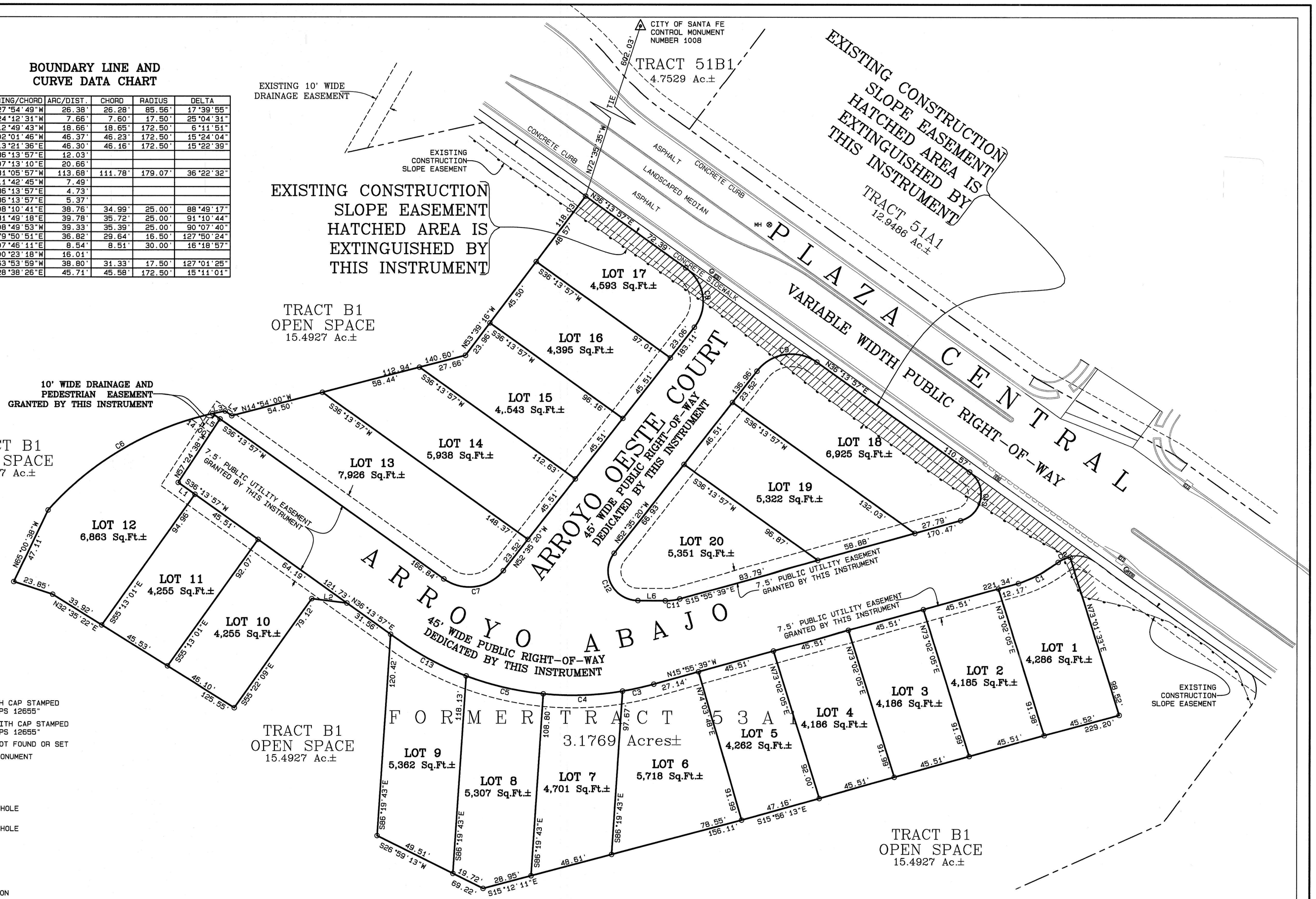
ATTEST:

_____

YOLANDA Y. VIGIL, CITY CLERK DATE

BOUNDARY LINE AND CURVE DATA CHART

No.	BEARING/CHORD	ARC/DIST.	CHORD	RADIUS	DELTA
C1	N27°54'49"W	26.38'	26.28'	85.56'	17°39'55"
C2	N24°12'31"W	7.66'	7.60'	17.50'	25°04'31"
C3	N12°49'43"W	18.66'	18.65'	172.50'	6°11'51"
C4	N02°01'46"W	46.37'	46.23'	172.50'	15°24'04"
C5	N13°21'36"E	46.30'	46.16'	172.50'	15°22'39"
L1	N36°13'57"E	12.03'			
L2	N07°13'10"E	20.66'			
C6	N31°05'57"W	113.68'	111.78'	179.07'	36°22'32"
L3	N11°42'45"W	7.49'			
L4	N36°13'57"E	4.73'			
L5	N36°13'57"E	5.37'			
C7	S08°10'41"E	38.76'	34.99'	25.00'	88°49'17"
C8	N81°49'18"E	39.78'	35.72'	25.00'	91°10'44"
C9	N08°49'53"W	39.33'	35.39'	25.00'	90°07'40"
C10	S79°50'51"E	36.82'	29.64'	16.50'	127°50'24"
C11	S07°46'11"E	8.54'	8.51'	30.00'	16°18'57"
L6	S00°23'18"W	16.01'			
C12	S63°53'59"W	38.80'	31.33'	17.50'	127°01'25"
C13	N28°38'26"E	45.71'	45.58'	172.50'	15°11'01"



LEGEND

- SET 1/2" REBAR WITH CAP STAMPED "J.B. SANCHEZ - NMPS 12655"
- FOUND 1/2" REBAR WITH CAP STAMPED "J.B. SANCHEZ - NMPS 12655"
- CALCULATED POINT NOT FOUND OR SET
- SANTA FE CONTROL MONUMENT
- LS LIGHT STANDARD
- EB ELECTRIC RISER
- EM ELECTRIC METER
- T TELEPHONE RISER
- TLMH COMMUNICATIONS MANHOLE
- TRAFFIC SIGN
- SSMH SANITARY SEWER MANHOLE
- WV WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT
- DI DROP INLET
- EDGE OF EASEMENT
- EDGE OF CONSTRUCTION SLOPE EASEMENT
- ADJOINER PROPERTY LINE
- CHAINLINK FENCE
- SANITARY SEWER LINE

SURVEYOR'S CERTIFICATE

I, JAMES B. SANCHEZ, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, CERTIFY TO: THE HOUSING TRUST, A NEW MEXICO 501(c)3 NON-PROFIT CORPORATION, THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYORS PRACTICING IN NEW MEXICO.

JAMES B. SANCHEZ, NEW MEXICO 12655 REGISTERED PROFESSIONAL SURVEYOR

_____

JAMES B. SANCHEZ, P.S. No. 12655 DATE

GRAPHIC SCALE 1" = 30'
0 30 60 90

SANTA FE SURVEYING COMPANY
P.O. BOX 2919, SANTA FE, N.M. 87504, 1210 LUISA STREET, SUITE 8
PHONE (505)-992-3211, MOBILE (505) 660-2659, sfsc@cybermesa.com

PROJECT No.:160814-T50A1 AOP2
DRAFTED BY: JBS DATE: 12-16-21

REVISION	DATE	BY

FINAL PLAT

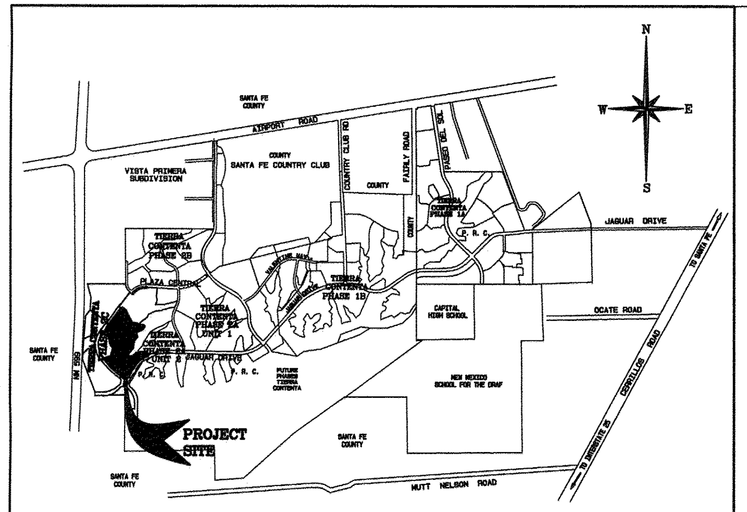
OF THE

ARROYO OESTE SUBDIVISION PHASE 2

COMPRISED OF TRACT 50A1 OF THE TIERRA CONTENTA SUBDIVISION, PHASE 2C
WITHIN SECTION 14 OF TOWNSHIP 16 NORTH, RANGE 8 EAST
OF THE NEW MEXICO PRINCIPAL MERIDIAN
AND WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO

SHEET 2 OF 2 SHEET 3B

CASE NUMBER: _____



V I C I N I T Y M A P

NOT TO SCALE

CASE NUMBER: 2021-____

REVIEWED BY:

THE SANTA FE PERMIT AND DEVELOPMENT DEPARTMENT

CITY PLANNER DATE

CITY ENGINEER DATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE _____ DAY OF _____ A.D. 2016, 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
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, NM

_____ Deputy

OWNERS CONSENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THESE LANDS LYING WITHIN THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISED OF "TRACT 50A" AND "TRACT B" (OPEN sPACE) OF THE TIERRA CONTENTA SUBDIVISION, PHASE 2C", SITUATE WITHIN SECTION 14 OF TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, DO HEREBY CAUSE THE COMMON BOUNDARY LINE BETWEEN SAID TRACTS TO BE MODIFIED AS SHOWN HEREON. .

NO UTILITY EASEMENTS ARE VACATED, GRANTED OR MODIFIED BY THIS PLAT.

ALL THAT APPEARS ON THIS PLAT IS IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS.

THE LANDS PLATTED HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

BY: _____

DANIEL WERWATH, ACTING EXECUTIVE DIRECTOR, THE HOUSING TRUST.
A NEW MEXICO 501(c)3 NON-PROFIT CORPORATION

STATE OF NEW MEXICO)
) SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY: DANIEL WERWATH, ACTING EXECUTIVE DIRECTOR, THE HOUSING TRUST. A NEW MEXICO 501(c)3 NON-PROFIT CORPORATION

_____
NOTARY PUBLIC

CITY OF SANTA FE

_____
CITY PLANNER

STATE OF NEW MEXICO)
) SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 BY _____

_____
NOTARY PUBLIC

CITY OF SANTA FE

_____
CITY ENGINEER

STATE OF NEW MEXICO)
) SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 BY _____

_____
NOTARY PUBLIC

CITY OF SANTA FE

_____
CITY MANAGER.

ATTEST:

_____
YOLANDA Y. VIGIL, CITY CLERK DATE

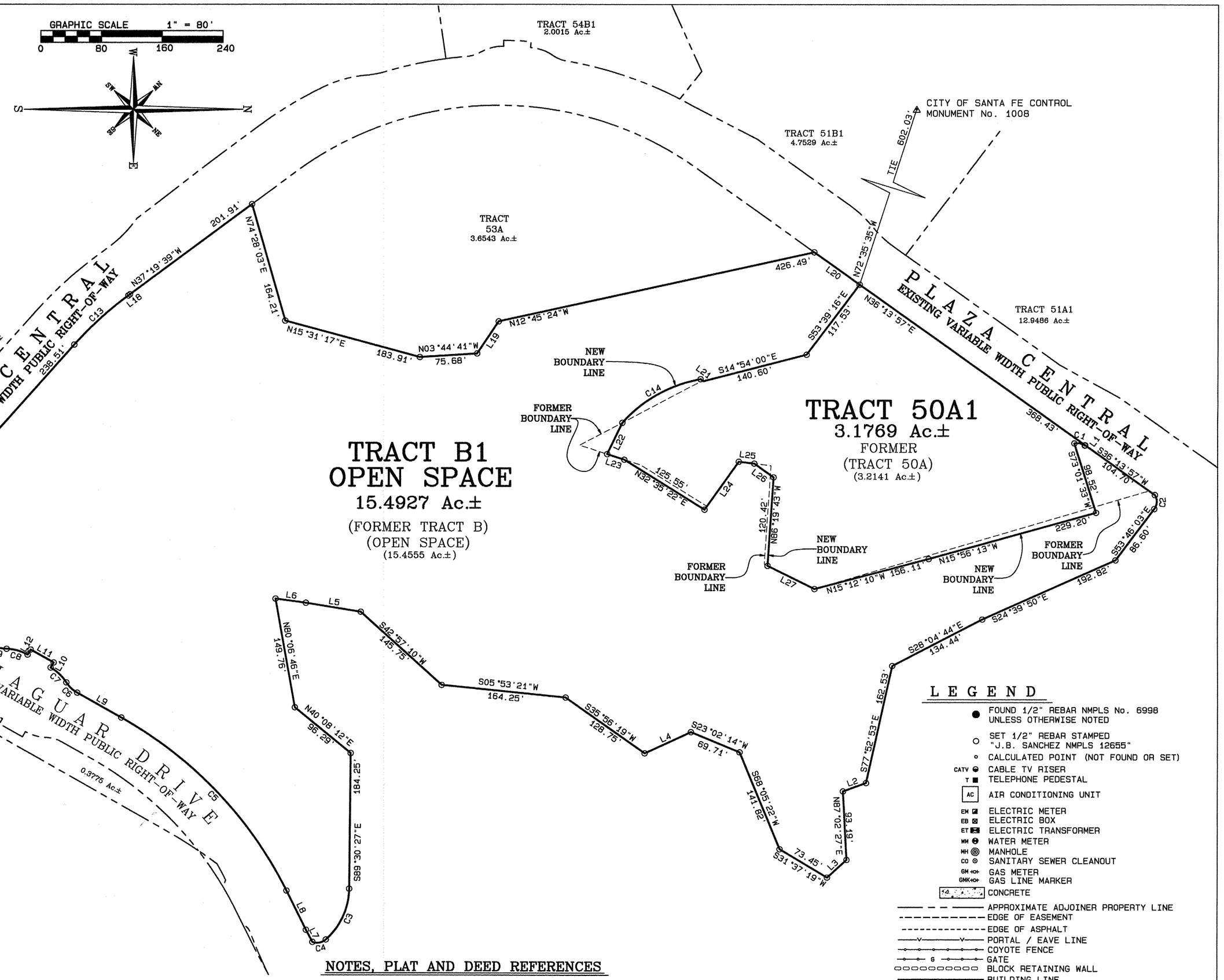
_____
SANTA FE COUNTY TREASURER DATE

SANTA FE SURVEYING COMPANY		
P.O. BOX 2919, SANTA FE, N.M. 87504, 1210 LUISA STREET STE #8		
PHONE (505)-992-3211, MOBILE (505) 660-2659, sfsc@cybermesa.com		
PROJECT No.: 160814 TC TRB TR50ALLA		
DRAFTED BY: JBS DATE: 12-16-21		
REVISION	DATE	BY

INDEXING INFORMATION FOR COUNTY CLERK

A) NAME: THE HOUSING TRUST
TIERRA CONTENTA CORP
FILED: INSTRUMENT No. 1808876
TAX ID # 1-047-094-217-496, 217-501
B) SECTION 14, T.16N., R.08E., N.M.P.M.
C) TRACT 50A, TAX ID# 1-047-094-113-429

GRAPHIC SCALE 1" = 80'
0 80 160 240



BOUNDARY LINE AND CURVE DATA CHART

No.	BEARING/CHORD	ARC/DIST.	CHORD	RADIUS	DELTA
C1	N12°16'51"E	14.63'	14.21'	17.50'	47°54'13"
L1	N53°46'03"W	0.57'			
C2	S87°31'29"E	20.03'	18.89'	17.00'	67°30'51"
L2	S20°22'14"E	32.50'			
L3	S43°10'07"E	35.18'			
L4	S25°21'31"E	67.44'			
L5	S09°28'48"W	73.32'			
L6	S07°55'07"W	40.33'			
C3	S66°04'24"E	77.71'	75.56'	95.00'	46°52'06"
C4	S10°46'48"E	18.91'	17.95'	17.00'	63°43'05"
L7	S62°33'21"W	18.62'			
L8	S64°11'33"W	59.12'			
C5	S47°07'28"W	325.24'	320.45'	545.90'	34°08'09"
L9	S30°03'24"W	67.25'			
C6	S44°14'08"W	20.29'	20.09'	41.00'	28°21'27"
C7	S44°14'08"W	29.20'	28.90'	59.00'	28°21'27"
L10	N59°56'36"W	8.00'			
L11	S30°03'24"W	35.00'			
L12	S59°56'36"E	8.00'			
C8	S15°52'40"W	29.20'	28.90'	59.00'	28°21'27"
C9	S15°52'40"W	20.29'	20.09'	41.00'	28°21'27"
L13	S30°03'24"W	50.78'			
L14	S21°55'35"W	35.36'			
L15	S30°03'24"W	6.67'			
C10	S62°13'01"W	88.69'	84.10'	79.00'	64°19'15"
C11	N86°46'38"W	4.07'	4.07'	101.00'	2°18'33"
C12	N68°30'50"W	60.33'	59.18'	89.00'	38°50'09"
L16	N49°05'46"W	38.01'			
L17	N40°57'58"W	35.36'			
C13	N43°12'42"W	97.77'	97.60'	476.00'	11°46'07"
L18	N37°19'39"W	2.76'			
L19	N56°59'03"W	52.11'			
L20	N36°13'57"E	74.23'			
L21	S36°13'57"W	4.73'			
C14	S29°54'01"E	121.18'	118.88'	179.07'	38°46'25"
L22	S65°00'38"E	47.11'			
L23	N18°29'12"E	23.85'			
L24	N55°22'09"W	79.12'			
L25	N07°13'10"E	20.66'			
L26	N36°13'57"E	31.56'			
L27	N26°59'13"E	69.22'			

SURVEYOR'S CERTIFICATE

I, JAMES B. SANCHEZ, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT ON OCTOBER 6, 2021, I CONDUCTED A FIELD SURVEY AND PLATTED THE SAME HEREON, AND THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYORS PRACTICING IN NEW MEXICO. I FURTHER CERTIFY THAT THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING LOTS AND IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

JAMES B. SANCHEZ, NEW MEXICO 12655, REGISTERED PROFESSIONAL SURVEYOR

_____
JAMES B. SANCHEZ, P.S. No. 12655 DATE

NOTES, PLAT AND DEED REFERENCES

1. REFER TO PLAT OF SURVEY ENTITLED "FINAL PLAT OF THE TIERRA CONTENTA SUBDIVISION PHASE 2C", PREPARED BY JAMES B. SANCHEZ, NMPS.12655, ON JANUARY 15, 2012, HAVING PROJECT No. 16081314-TC P2C AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 809 ON PAGES 008-013.
2. REFER TO PLAT OF SURVEY ENTITLED "LOT SPLIT OF TRACT 8A3-7D", PREPARED BY JAMES B. SANCHEZ, NMPS.12655, ON OCTOBER 26, 2015, HAVING PROJECT No. 16081314-TC T49 SPLT AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 810, ON PAGES 019 - 020.
3. REFER TO PLAT OF SURVEY ENTITLED "DEDICATION PLAT FOR TRACT 8A3-7B", PREPARED BY JAMES B. SANCHEZ, NMPS.12655, ON SEPTEMBER 15, 2011, HAVING PROJECT No. 16081314-TCP28D AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON OCTOBER 21, 2011, IN BOOK 738 ON PAGES 014-015.
4. REFER TO PLAT OF SURVEY ENTITLED "BOUNDARY SURVEY OF TRACT 50", PREPARED BY JAMES B. SANCHEZ, NMPS. No. 12655, ON APRIL 18, 2011, HAVING PROJECT No. 160814TCP2850B AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON J4-25-2011, IN BOOK 731 ON PAGE 001 .
5. REFER TO WARRANTY DEED BY AND BETWEEN TIERRA CONTENTA CORP. (GRANTOR) AND HOMEWISE, INC. (GRANTEE), RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, AS INSTRUMENT NUMBER 1535551.
6. REFER TO WARRANTY DEED BY AND BETWEEN CITY OF SANTA FE (GRANTOR) AND TIERRA CONTENTA CORPORATION (GRANTEE), RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, IN BOOK 1122, PAGE 789.
7. REFER TO WARRANTY DEED BY AND BETWEEN CITY OF SANTA FE (GRANTOR) AND TIERRA CONTENTA CORPORATION (GRANTEE), RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, IN BOOK 1122, PAGE 789.
8. THE LANDS PLATTED HEREON ARE SUBJECT TO ALL APPURTENANT EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED.
9. BEARINGS SHOWN ARE GRID NORTH (NMSPCS CENTRAL ZONE) AND ARE BASED UPON THE CITY OF SANTA FE CONTROL NETWORK AND OTHER MONUMENTATION SET BY BOHANNAN-HUSTON, INC., IN APRIL OF 1996.
10. IMPROVEMENTS SHOWN HEREON ARE CURRENT AS OF DATE OF THIS SURVEY.

L E G E N D

- ● FOUND 1/2" REBAR NMPLS No. 6998 UNLESS OTHERWISE NOTED
- ○ SET 1/2" REBAR STAMPED "J.B. SANCHEZ NMPLS 12655"
- ◦ CALCULATED POINT (NOT FOUND OR SET)
- CATV CABLE TV RISER
- T TELEPHONE PEDESTAL
- AC AIR CONDITIONING UNIT
- EM ELECTRIC METER
- EB ELECTRIC BOX
- ET ELECTRIC TRANSFORMER
- WM WATER METER
- MH MANHOLE
- CO SANITARY SEWER CLEANOUT
- GM GAS METER
- GMK GAS LINE MARKER
- CONCRETE
- APPROXIMATE ADJOINER PROPERTY LINE
- EDGE OF EASEMENT
- EDGE OF ASPHALT
- PORTAL / EAVE LINE
- COYOTE FENCE
- G GATE
- BLOCK RETAINING WALL
- BUILDING LINE

LOT LINE ADJUSTMENT PLAT

BETWEEN

TRACT B (OPEN SPACE)

AND

TRACT 50A

THE TIERRA CONTENTA SUBDIVISION, PHASE 2C

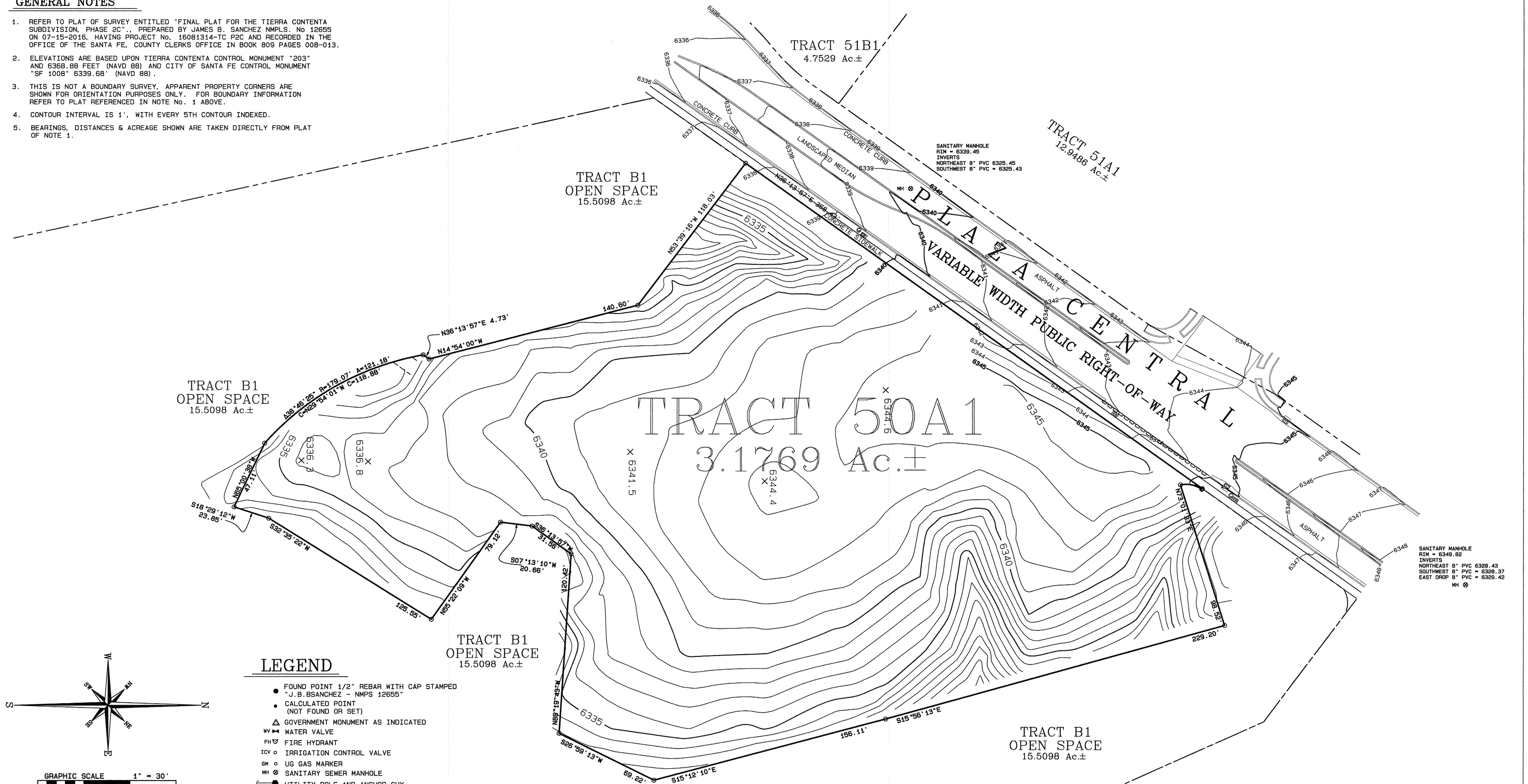
WITHIN SECTION 14 OF TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN AND WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO

SHEET 1 OF 1 SHEET 4A

CASE NUMBER: _____

GENERAL NOTES

1. REFER TO PLAT OF SURVEY ENTITLED "FINAL PLAT FOR THE TIERRA CONTENTA SUBDIVISION, PHASE 2C"., PREPARED BY JAMES B. SANCHEZ NMPLS. No 12655 ON 07-15-2016, HAVING PROJECT No, 16081314-TC P2C AND RECORDED IN THE OFFICE OF THE SANTA FE, COUNTY CLERKS OFFICE IN BOOK 809 PAGES 008-013.
2. ELEVATIONS ARE BASED UPON TIERRA CONTENTA CONTROL MONUMENT "203" AND 6368.88 FEET (NAVD 88) AND CITY OF SANTA FE CONTROL MONUMENT "SF 1008" 6339.68' (NAVD 88).
3. THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION PURPOSES ONLY. FOR BOUNDARY INFORMATION REFER TO PLAT REFERENCED IN NOTE No. 1 ABOVE.
4. CONTOUR INTERVAL IS 1', WITH EVERY 5TH CONTOUR INDEXED.
5. BEARINGS, DISTANCES & ACREAGE SHOWN ARE TAKEN DIRECTLY FROM PLAT OF NOTE 1.



LEGEND

- FOUND POINT 1/2" REBAR WITH CAP STAMPED "J.B.BSANCHEZ - NMPS 12655"
- CALCULATED POINT (NOT FOUND OR SET)
- GOVERNMENT MONUMENT AS INDICATED
- WV WATER VALVE
- FH FIRE HYDRANT
- ICV IRRIGATION CONTROL VALVE
- GM UG GAS MARKER
- MH SANITARY SEWER MANHOLE
- UP UTILITY POLE AND ANCHOR GUY
- EB ELECTRIC BOX
- SL STREET LIGHT STANDARD
- 4" PVC PVC CONDUIT RISER
- DI DROP INLET
- DRIPLINE SIGNIFICANT PINON TREE
- ADJOINER PROPERTY LINE
- EDGE OF EASEMENT
- FENCE
- FLOWLINE SURFACE DRAINAGE
- TOP OF BANK
- TOE OF BANK
- UE UNDERGROUND ELECTRIC LINE
- G UNDERGROUND GAS LINE
- S UNDERGROUND SANITARY SEWER LINE

UNDERGROUND UTILITY LINES WERE PLACED UNDER THE DIRECTION OF NEW MEXICO ONE CALL

SANTA FE SURVEYING COMPANY		
P.O. BOX 2919, SANTA FE, N.M. 87504, 1210 LUISA STREET STE #8		
PHONE (505)-992-3211, MOBILE (505) 660-2659, sfsc@cybermesa.com		
PROJECT No.: 160918-TR50A1-TCCP2		
DRAFTED BY: JBS	DATE: 11-18-21	
CHECKED BY:	DATE:	
REVISION	DATE	BY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE TOPOGRAPHY AS DELINEATED HEREON, IS AN ACCURATE REPRESENTATION OF A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, IN JUNE OF 2019, AND THAT THE SAME COMPLIES WITH UNITED STATES NATIONAL MAP ACCURAC STANDARDS. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LINES AND CORNERS ARE SHOWN FOR ORIENTATION PURPOSES ONLY.

JAMES B. SANCHEZ, P.S. No. 12655 DATE

JAMES B. SANCHEZ NEW MEXICO 12655 REGISTERED PROFESSIONAL SURVEYOR

TOPOGRAPHIC SURVEY

OF

TRACT 50A1

OF THE

TIERRA CONTENTA SUBDIVISION, PHASE 2C

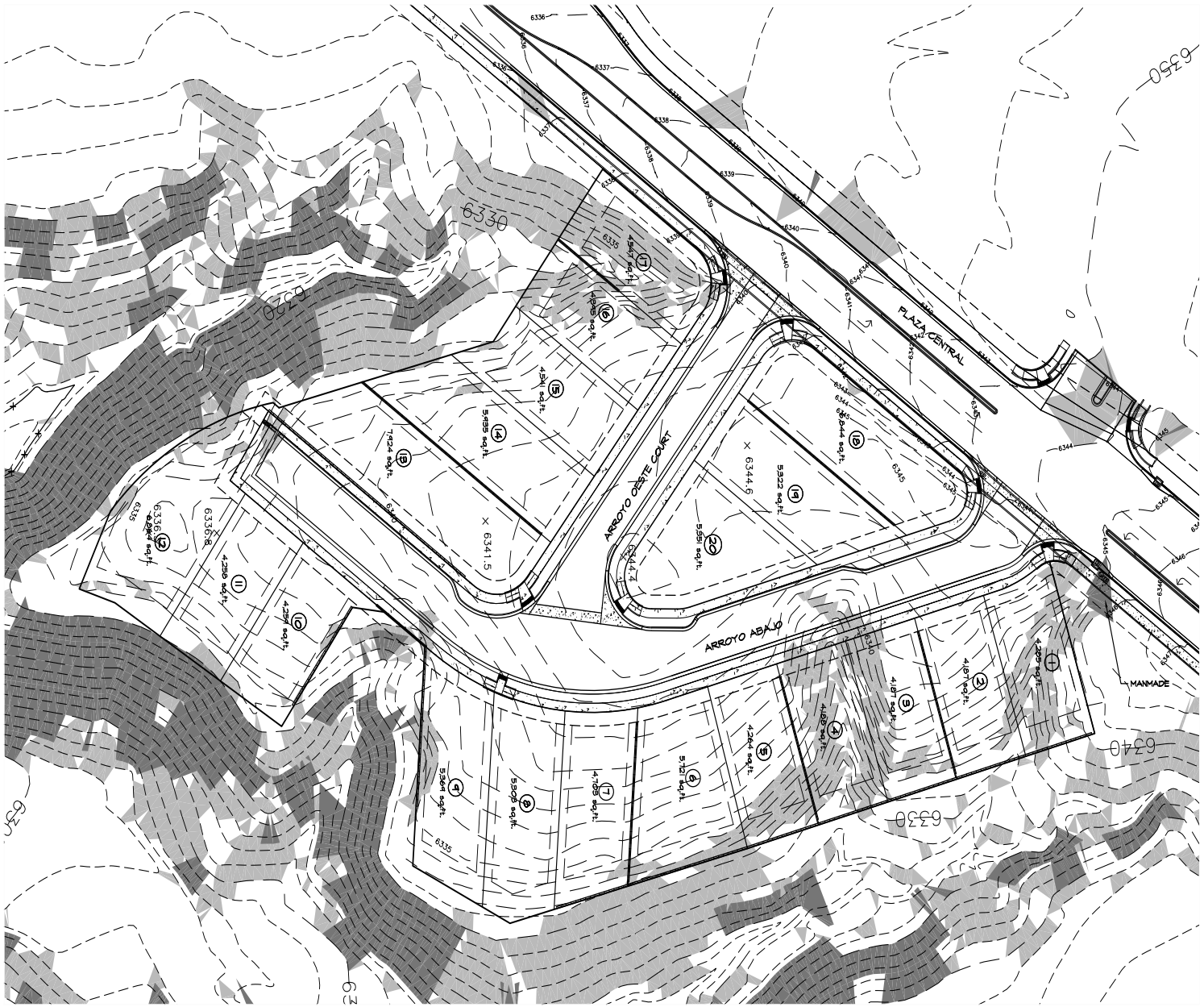
WITHIN SECTION 14

OF TOWNSHIP 16 NORTH, RANGE 8 EAST

OF THE NEW MEXICO PRINCIPAL MERIDIAN

AND WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO

SHEET 4B



SLOPE LEGEND

- 0-20% SLOPE USING 1' CONTOUR INTERVALS
- 20%-30% SLOPE USING 1' CONTOUR INTERVALS
- 30% AND GREATER SLOPE USING 5' CONTOUR INTERVALS

TOPOGRAPHY SHOWN HEREON WAS PREPARED BY SANTA FE SURVEYING COMPANY. SEE SHEET 4B.

REVISIONS	
DATE	BY

DESIGN ENGINUITY
1101 LUISA STREET, SUITE E
SANTA FE, NEW MEXICO 87505
(505) 191-9951

TIERRA CONTENTA
ARROYO OESTE PHASE 2

SLOPE ANALYSIS

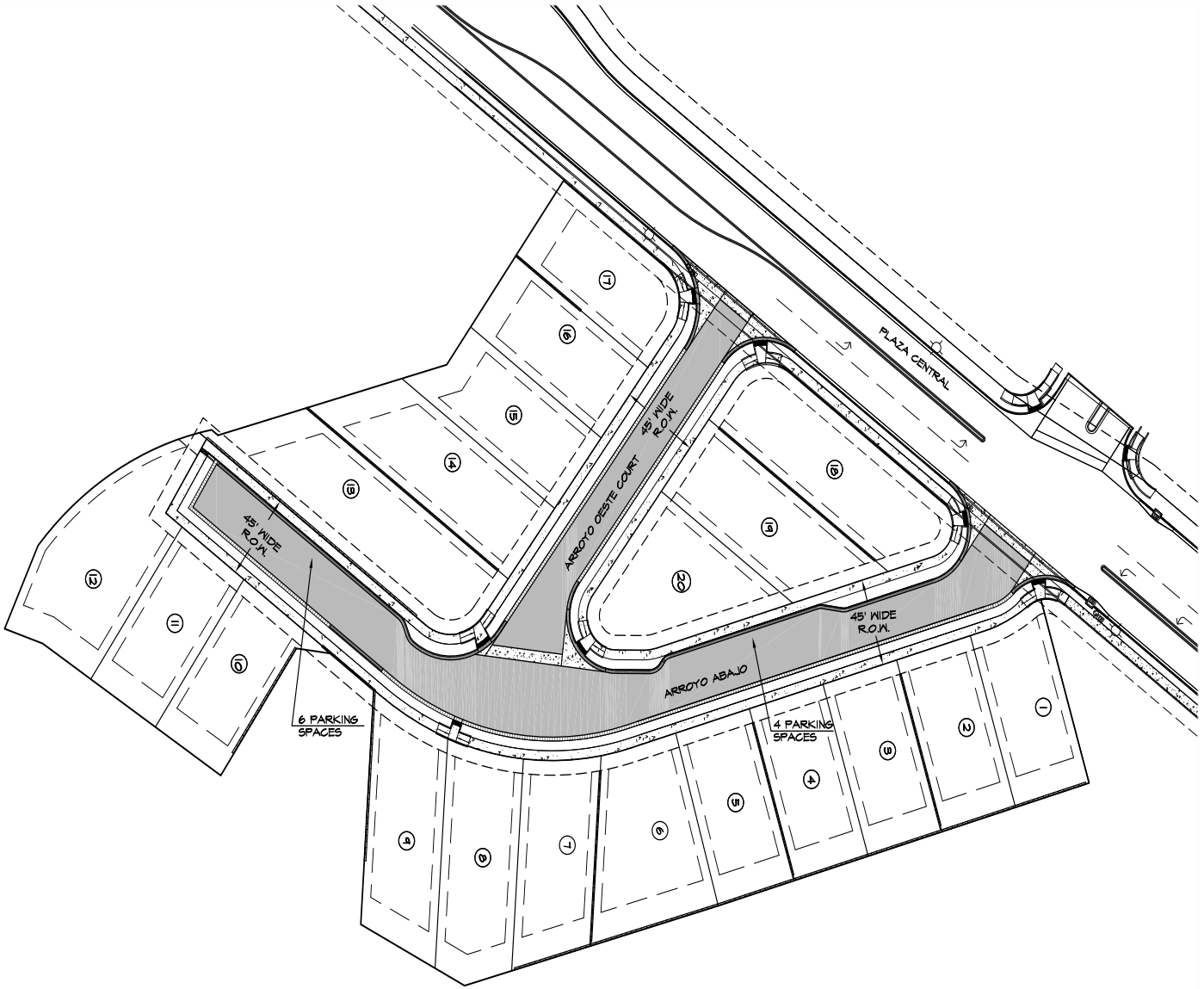
SCALE	DWG NO.	DATE
1"=30'		12/20/2021
PRIOR CASE #		SHEET NO. 5

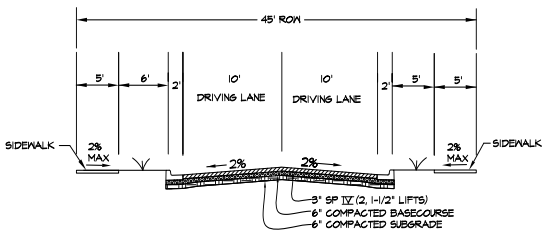
D.E. NORTH

SCALE 1"=30'

30' 0 30'

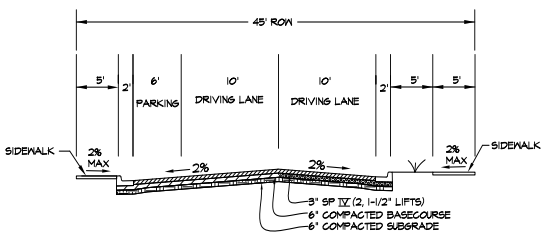
2' CONTOUR INTERVAL





RESIDENTIAL LANE WITHOUT PARKING

NTS.



RESIDENTIAL LANE WITH PARKING

NTS.

LEGEND

6" ROLL CURB

6" STANDARD CURB

D.E. NORTH

SCALE 1"=30'

30' 0 30'

REVISIONS

DATE	BY

DESIGN ENGINUITY
1101 LUISA STREET, SUITE E
SANTA FE, NEW MEXICO 87505
(505) 191-9951

TIERRA CONTENTA
ARROYO OESTE PHASE 2

ROADWAY PLAN & TYPICAL SECTIONS

SCALE	DWG NO.	DATE
1"=30'		12/20/2021
PRIOR CASE #		SHEET NO. 6

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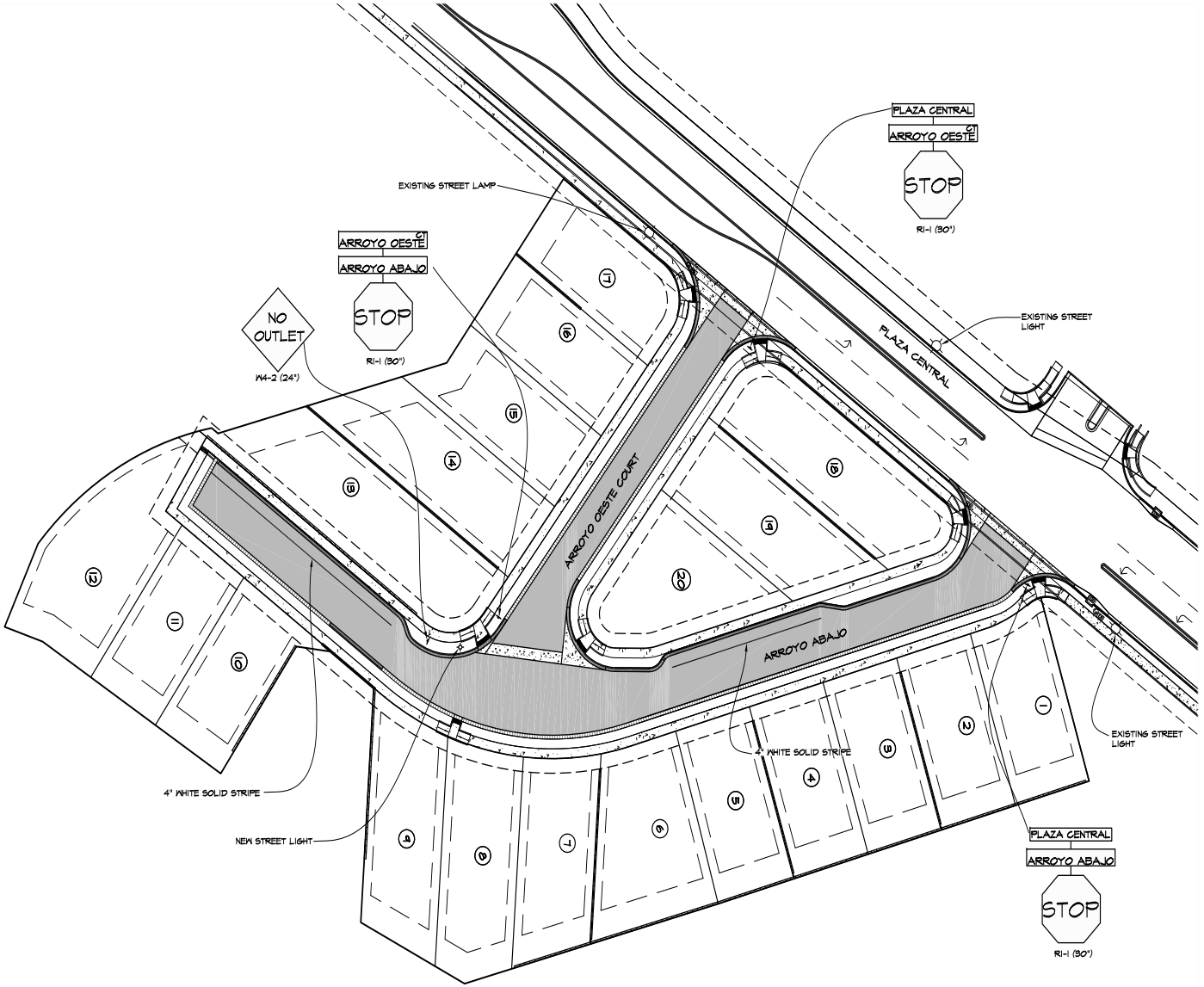


SIGN AND POST REQUIREMENTS:

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.

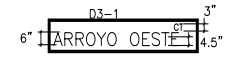
3. SIGN POSTS WITH APPROVED BREAKAWAY DEVICE SHALL BE "MARION" BRAND 4 LB/FT U CHANNEL BLACK. NO SUBSTITUTES ALLOWED.

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.

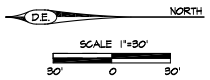
2. RETRO-REFLECTORIZED PAINTED PAVEMENT MARKING STRIPES - FOR HIGH -BUILT PAINT. USE TWO COATS AND FOR REGULAR PAIN USE THREE COATS. (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS.)

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

1431 LUISA STREET, SUITE E
SANTA FE, NEW MEXICO 87505
(505) 491-3557

TIERRA CONTENTA
ARROYO OESTE PHASE 2

ROADWAY SIGNAGE & STRIPING

SCALE	DWG NO.	DATE
1"=30'		12/20/2021
P&DR CASE #		SHEET NO. 7

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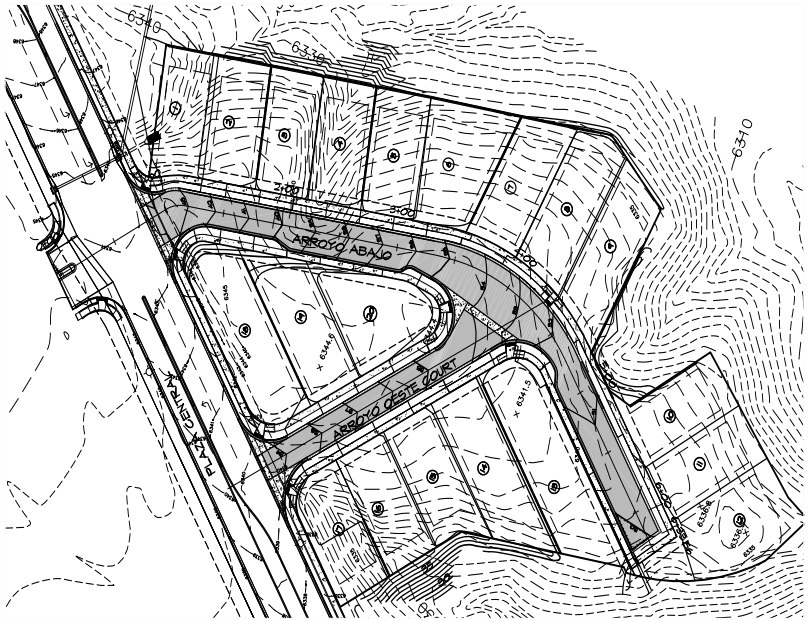
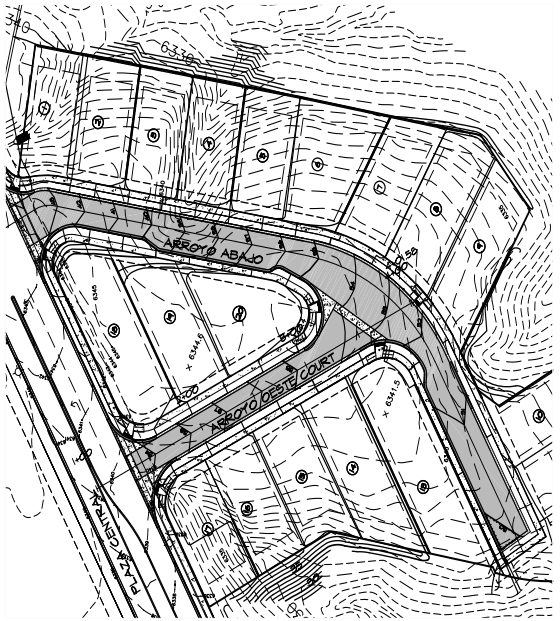
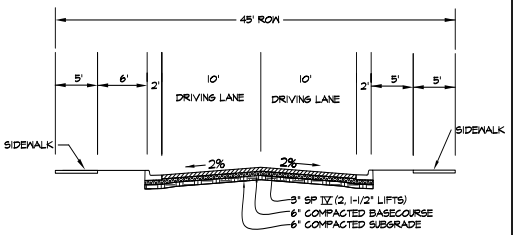
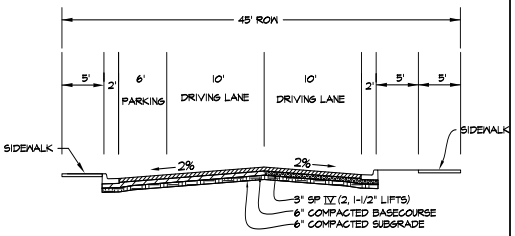






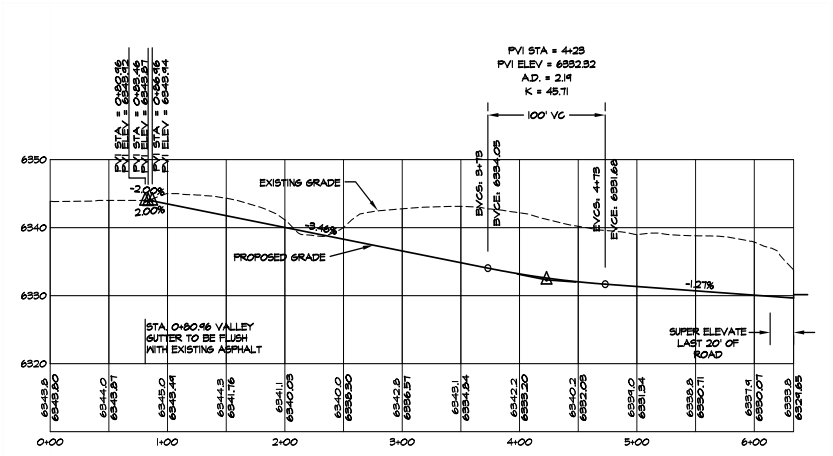
RESIDENTIAL LANE WITHOUT PARKING

NTS.

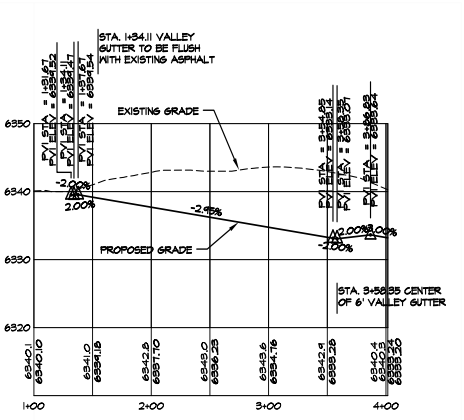


RESIDENTIAL LANE WITH PARKING

NTS.



ARROYO ABAJO



ARROYO OESTE COURT

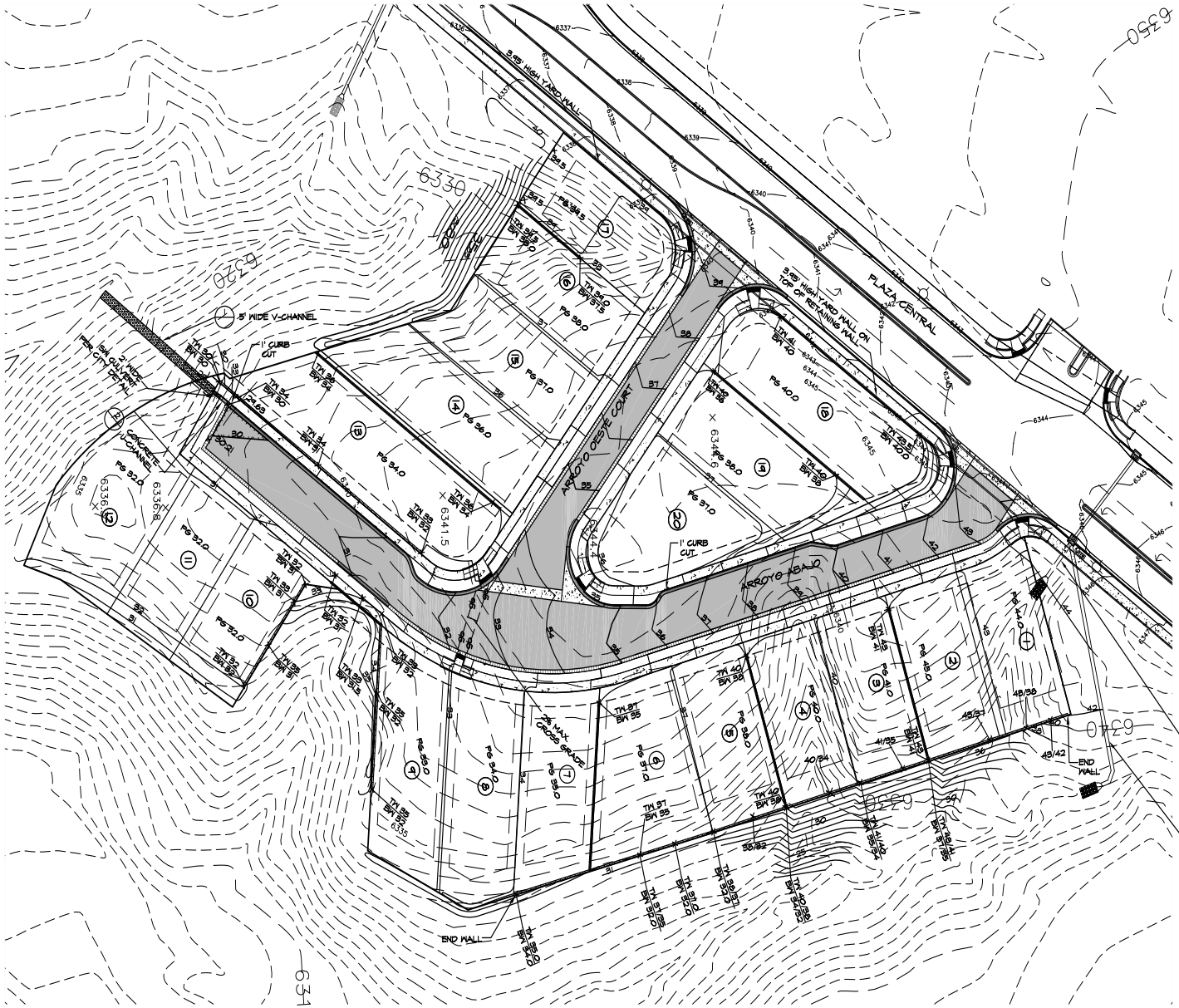
REVISIONS	
DATE	BY

DESIGN ENGINUITY
1101 LUISA STREET, SUITE F.
SANTA FE, NEW MEXICO 87505
(505) 191-9951

TIERRA CONTENTA
ARROYO OESTE PHASE 2

ROADWAY PLANS AND PROFILES

SCALE	DWG NO.	DATE
AS SHOWN		12/20/2021
PRIOR CASE #		SHEET NO. 8



NOTES:

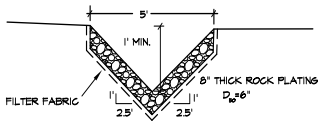
1. ALL PONDING AREAS WILL BE 10 FEET FROM STRUCTURES MINIMUM
2. GRADES NEAR STRUCTURES SHALL BE A MINIMUM OF 4% AWAY FROM BUILDINGS
3. ALL DISTURBED AREAS SHALL BE REVEGETATED.
4. ALL FILL MATERIALS SHALL MEET NM DOT SPECIFICATIONS (DIVISION 200) AND COMPACTED PER NMDOT SPECIFICATIONS OR ARCHITECTURAL 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.
7. ON-LOT DETENTION PONDING IS NOT REQUIRED.

LEGEND

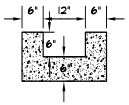
PG	PAD GRADE
TW	TOP OF WALL
BW	BOTTOM OF EXPOSED WALL
↘	1-FOOT CURB CUT AND FLOW DIRECTION
gb	GRADE BREAK
48/38	ELEV TOP OF WALL/ELEV. BOTTOM OF EXPOSED WALL

CUT & FILL

Cut = _____ YARDS
Fill = _____ YARDS
GROSS VALUES



1 TYPICAL V-CHANNEL
NTS



2 CONCRETE U-CHANNEL
NTS

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.

ORALYNN GUERRERORTIZ NMPE No 12688 DATE
DESIGN ENGINUITY, LLC.

D.E. NORTH

SCALE 1"=30'

30' 0 30'

2' CONTOUR INTERVAL

REVISIONS

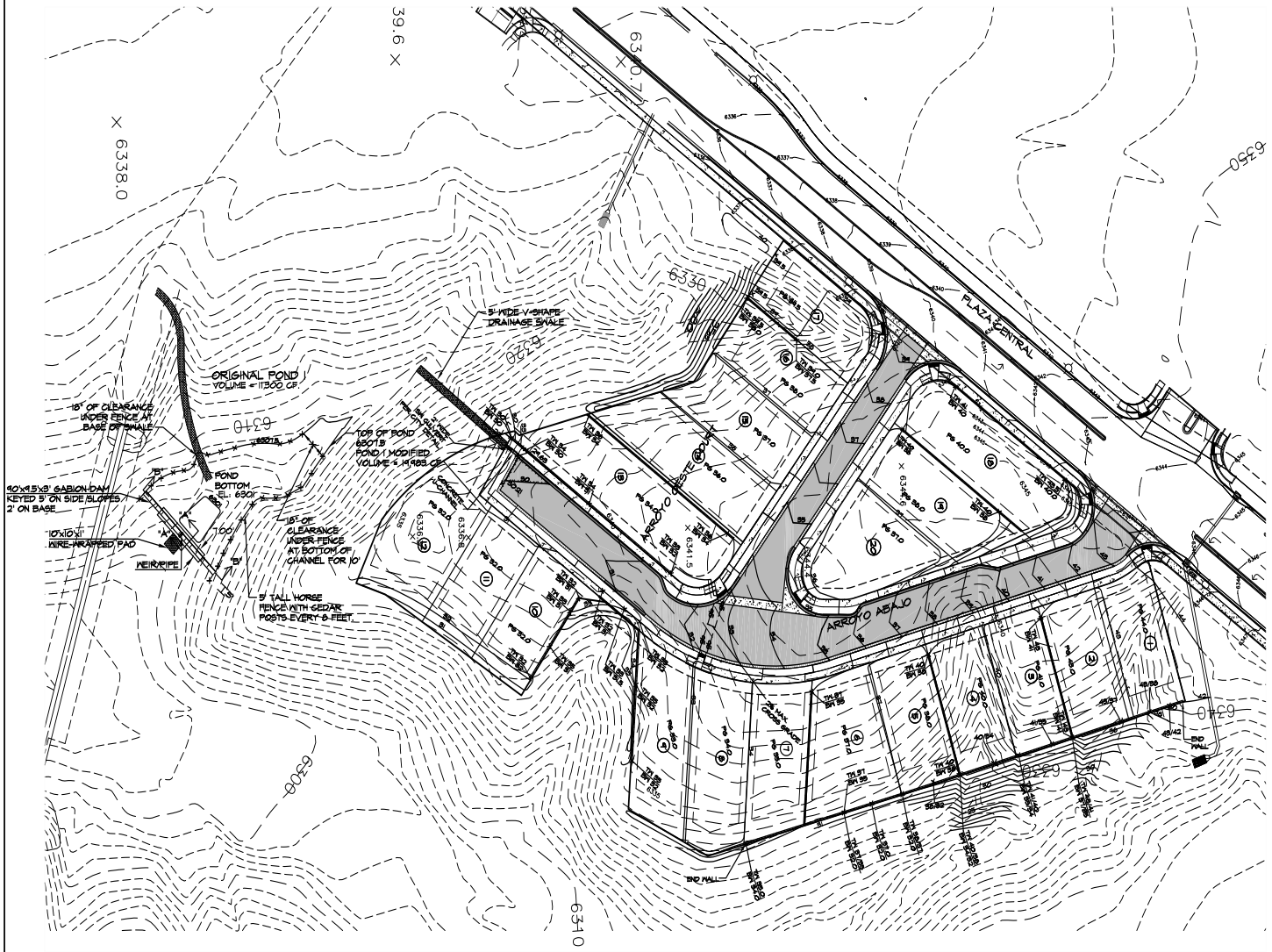
DATE	BY

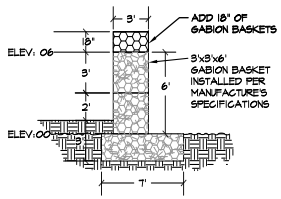
DESIGN ENGINUITY
1101 LUISA STREET, SUITE F.
SANTA FE, NEW MEXICO 87505
(505) 191-9951

TIERRA CONTENTA
ARROYO OESTE PHASE 2

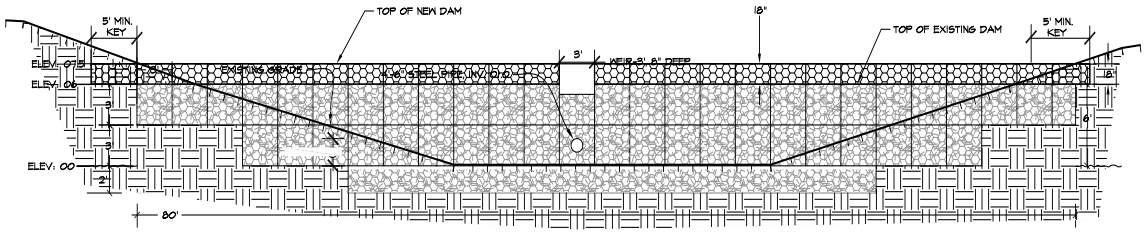
GRADING AND DRAINAGE PLAN

SCALE	DWG NO.	DATE
1"=30'		12/20/2021
PRIOR CASE #		SHEET NO. 9A





A-A GABION DAM NTS



B-B GABION DAM NTS

ARROYO OESTE PHASE 2 SUBDIVISION
TIERRA CONTENTA TRACT 50A
PRELIMINARY DRAINAGE CALCULATIONS SUMMARY

Present Conditions of Area to be Developed
The project site is a vacant 3.2 ± acre tract within the Tierra Contenta master planned community. The majority of the property is a mesa with a gentle, 2%, slope towards the arroyos located on 3 sides. The slopes down to the arroyos are typically 15-20. There are no FEMA floodzone on the project site.

Soils: On-site soils have been mapped by the US Natural Resource Conservation Service and the soil mapping can be found on their web page: websoilsurvey.nrcs.usda.gov. The soils present, percentage and hydrologic soil group are listed below:

69.5% Agua Fria-Paraje complex (117). These soils are classified as gravelly loams with some clay. The soil is coarser at depth where they are classified as gravelly loamy coarse sands and extremely gravelly coarse sandy loams. The soils are well drained and classified as Hydrologic Soil Group C.
30.5% Golodrina-Paraje complex (118). These soils are extremely gravelly coarse sandy loams with very minor clay. They are well drained and classified as Hydrologic Soil Group B.

Most of the buildable areas are underlain by the Agua Fria-Paraje complex.

Vegetation: The site has scatter junipers and a lot of bare dirt. For the purposes of this analysis, it has been assumed that there is a poor coverage of juniper with grass understory.

Existing Curve Number: For the purpose of this analysis, a weighted curve number of 82.37 was used for existing conditions.

SOIL HYDROLOGIC GROUP	% OF PROJECT	CN	WEIGHTED CN
A	0.0%		0
B	30.5%	75	22.88
C	69.5%	85	59.08
IMPERVIOUS	0.0%	98	0
TOTAL	100.0%		81.95

Predevelopment Drainage Flows: Existing On-Site Discharges: Stormwater generally flows towards the southeast to the arroyo. The NOAA determined 100-year, 24-hour precipitation is 3.24 inches at the project site. Using the TR-55 method, prior to project development the current peak flow (Q100, 24 hour) from the property is estimated to be 4.27 cfs with a total volume of 18,257 cubic feet.

CN	Frequency	Precipitation	Runoff Q, in	Peak Discharge, cfs	Runoff volume, cu ft
81.95	100	3.24	1.57	4.27	18,257
	50	2.92	1.31	3.58	15,300
Acreage,acres	25	2.61	1.08	2.94	12,544
3.21	10	2.2	0.78	2.13	9,105
	5	1.9	0.58	1.59	6,778
qu, cfs/ac-in	2	1.53	0.36	0.98	4,201
0.85					

Post Development Conditions
The project will include 20 single family homes, a paved road network and sidewalks. For the purpose of this analysis it has been assumed that will be 3000 SF of impervious area on each lot. Most of the areas not covered by impervious material will be left in a natural condition or will be landscaped. Impervious areas and associated Curve Numbers are summarized below:

	Square Footage	CN	%	Weighted CN
houses (20 houses assume sf 3000 impervious)	60000	98	42.91%	42.05
sidewalk	7758	98	5.55%	5.44
pavement	18490	98	13.22%	12.96
curb and gutter	3120	98	2.23%	2.19
walls	1361	98	0.97%	0.95
valley gutter	1734	98	1.24%	1.22
Natural or landscaped	47364.6	81.95	33.87%	27.76
Total	139827.6		100%	92.56

Post Development Drainage Flow: If 100% of the impervious area as noted above is installed, then the 100-year, 24-hour storm event would result in a peak discharge from the site of 18.03 cfs with a total volume of 28,457 cubic feet or 10,200 cubic feet more than current conditions.

CN	Frequency	Precipitation	Runoff Q, in	Peak Discharge, cfs	Runoff volume, cu ft
92.56	100	3.24	2.44	18.03	28,457
	50	2.92	2.14	15.78	24,902
Acreage,acres	25	2.61	1.84	13.62	21,491
3.21	10	2.2	1.46	10.80	17,047
	5	1.9	1.19	8.78	13,863
qu, cfs/ac-in	2	1.53	0.86	6.37	10,056
2.3					

Recommendation: To mitigate the increased runoff a dam installed for Arroyo Oeste (phase 1) will be raised 18" to create a total of 19,983 CF of detention volume. The outflow structure will be redesigned to release flows at or below the historic flow conditions for these two projects.

Prepared by Oralynn Guerrerortiz, PE 9-15-21

REVISIONS

DATE	BY

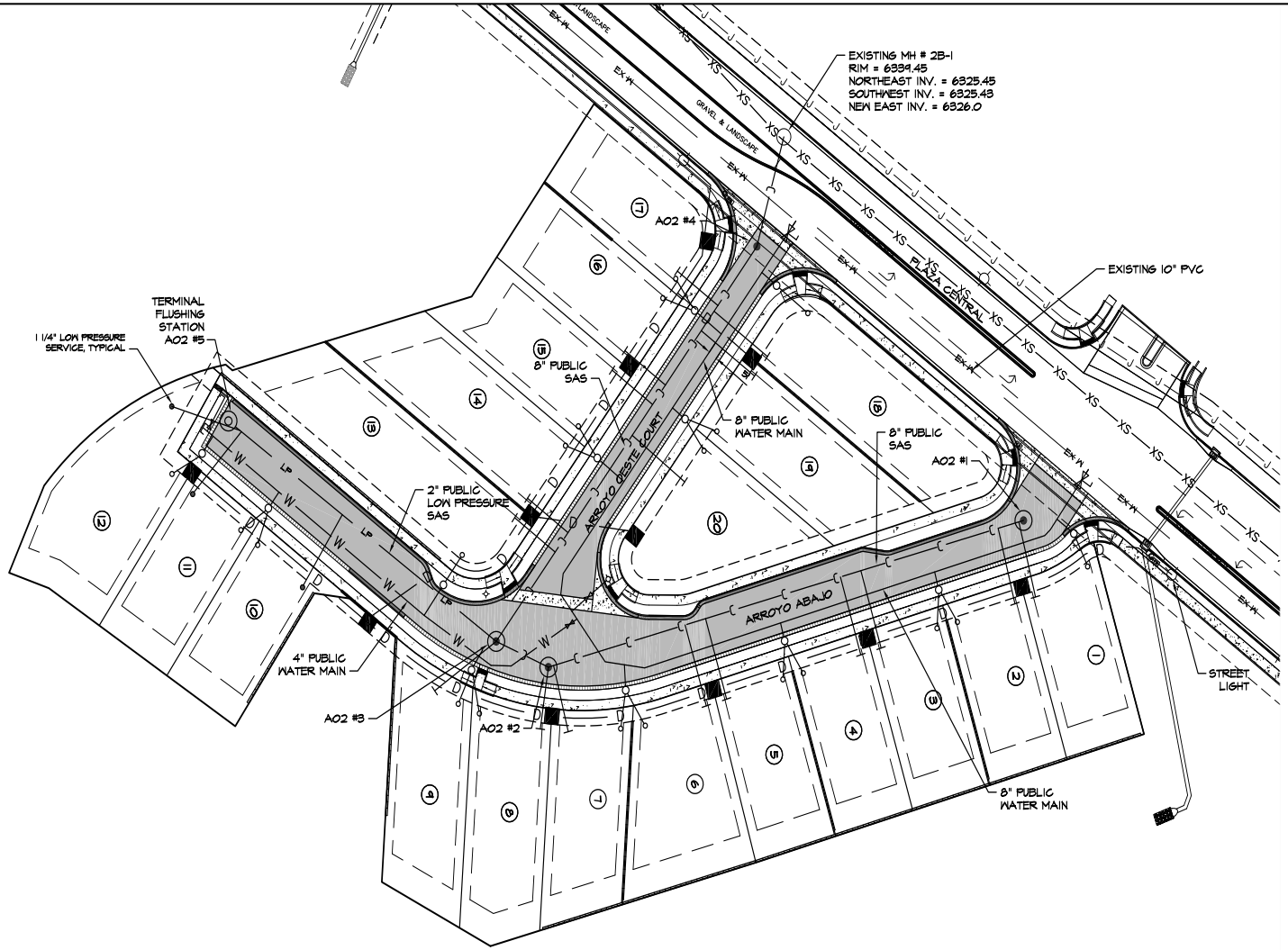
DESIGN ENGINUITY
1601 LUISA STREET, SUITE F
SANTA FE, NEW MEXICO 87505
(505) 191-9951

TIERRA CONTENTA
ARROYO OESTE PHASE 2

DRAINAGE CALCULATIONS

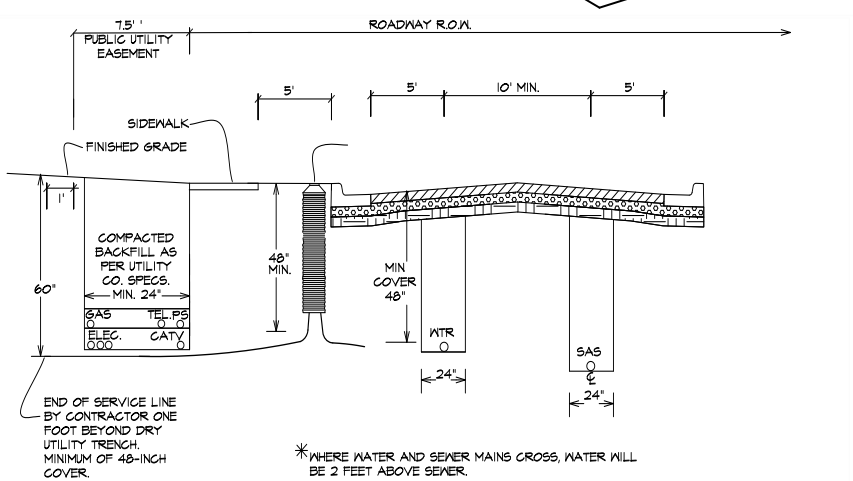
SCALE	DWG NO.	DATE
1"=40'		12/20/2021
PRIOR CASE #		SHEET NO. 9B

D.E. NORTH
SCALE 1"=40'
40' 0 40'
2' CONTOUR INTERVAL



LEGEND

- EXISTING FIRE HYDRANT
- EXISTING WATER GATE VALVE
- EX W — EXISTING PVC WATERLINE, SIZE AS NOTED
- XS — EXISTING 8" GRAVITY
- EXISTING SAS MANHOLE
- EXISTING STREET LAMP
- APPROXIMATE, EXISTING STORM PIPE
- WATER LINE CAP WITH 2" FLUSHING HYDRANT
- NEW FIRE HYDRANT
- NEW 8" WATERLINE, UNLESS OTHERWISE NOTED.
- NEW WATER GATE VALVE
- NEW SAS GRAVITY MANHOLE
- NEW TERMINAL FLUSHING STATION
- 8" GRAVITY SEWER
- WITH 4" SEWER SERVICE LINE
- 2" LOW PRESSURE MAIN
- WITH 1 1/4" LOW PRESSURE SEWER SERVICE
- PRIMARY DRY UTILITY LINE (CABLE, ELECTRIC, GAS AND TELEPHONE)
- DRY UTILITY BOXES
- NEW STREET LIGHT



*WHERE WATER AND SEWER MAINS CROSS, WATER WILL BE 2 FEET ABOVE SEWER.

TYPICAL UNDERGROUND UTILITIES RELATIVE LOCATION

NTS

D.E. NORTH

SCALE 1"=30'

30' 0 30'

REVISIONS

DATE	BY

DESIGN ENGINUITY

1431 LUISA STREET, SUITE E
SANTA FE, NEW MEXICO 87505
(505) 491-3557

TIERRA CONTENTA
ARROYO OESTE PHASE 2

MASTER UTILITY PLAN

SCALE	DWG NO.	DATE
1"=30'		12/20/2021
P&DR CASE #		SHEET NO. 10

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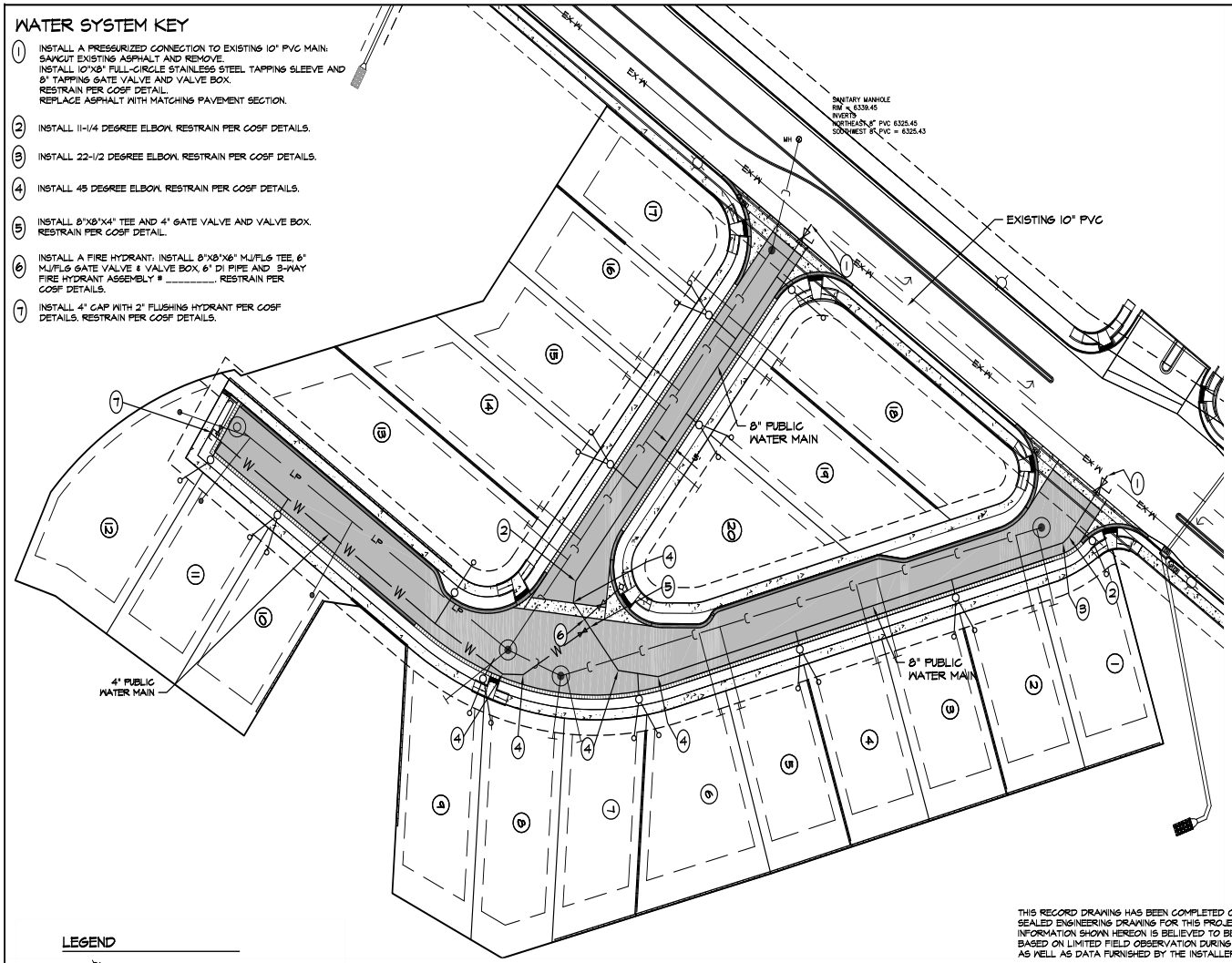
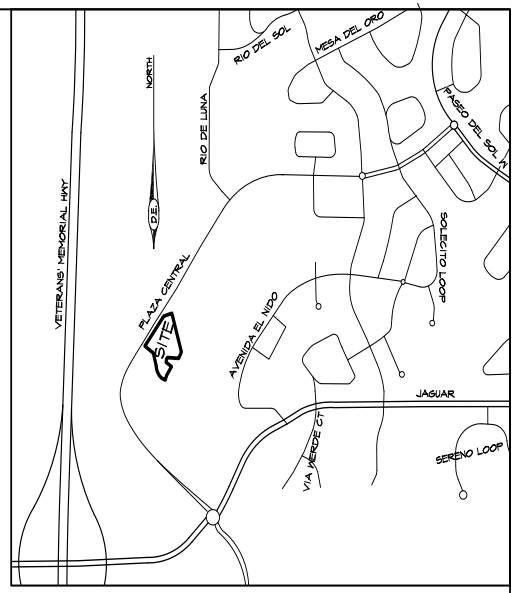
WATER SYSTEM KEY

1. INSTALL A PRESSURIZED CONNECTION TO EXISTING 10" PVC MAIN: SAWCUT EXISTING ASPHALT AND REMOVE. INSTALL 10"X8" FULL-CIRCLE STAINLESS STEEL TAPPING SLEEVE AND 8" TAPPING GATE VALVE AND VALVE BOX. RESTRAIN PER COSF DETAIL. REPLACE ASPHALT WITH MATCHING PAVEMENT SECTION.
2. INSTALL 11-1/4 DEGREE ELBOW. RESTRAIN PER COSF DETAILS.
3. INSTALL 22-1/2 DEGREE ELBOW. RESTRAIN PER COSF DETAILS.
4. INSTALL 45 DEGREE ELBOW. RESTRAIN PER COSF DETAILS.
5. INSTALL 8"X8"X4" TEE AND 4" GATE VALVE AND VALVE BOX. RESTRAIN PER COSF DETAIL.
6. INSTALL A FIRE HYDRANT: INSTALL 8"X8"X6" MJ/FLG TEE, 6" MJ/FLG GATE VALVE & VALVE BOX, 6" DI PIPE AND 3-WAY FIRE HYDRANT ASSEMBLY # _____. RESTRAIN PER COSF DETAILS.
7. INSTALL 4" CAP WITH 2" FLUSHING HYDRANT PER COSF DETAILS. RESTRAIN PER COSF DETAILS.





VICINITY MAP - NOT TO SCALE

WATER SERVICE DESIGN TABLE ALL 5/8" WITH Q PEAK = 20 GPM

LOT	ADDRESS
1	_____ ARROYO ABAJO
2	_____ ARROYO ABAJO
3	_____ ARROYO ABAJO
4	_____ ARROYO ABAJO
5	_____ ARROYO ABAJO
6	_____ ARROYO ABAJO
7	_____ ARROYO ABAJO
8	_____ ARROYO ABAJO
9	_____ ARROYO ABAJO
10	_____ ARROYO ABAJO
11	_____ ARROYO ABAJO
12	_____ ARROYO ABAJO
13	_____ ARROYO OESTE COURT
14	_____ ARROYO OESTE COURT
15	_____ ARROYO OESTE COURT
16	_____ ARROYO OESTE COURT
17	_____ ARROYO OESTE COURT
18	_____ ARROYO OESTE COURT
19	_____ ARROYO OESTE COURT
20	_____ ARROYO OESTE COURT

D.E. NORTH

SCALE 1"=30'

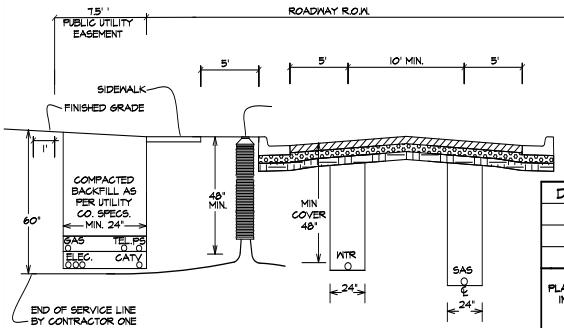
30' 0 30'

LEGEND

- EXISTING FIRE HYDRANT
- EXISTING WATER GATE VALVE
- EX W — EXISTING PVC WATERLINE, SIZE AS NOTED
- XS — EXISTING 8" GRAVITY
- EXISTING SAS MANHOLE
- EXISTING STREET LAMP
- APPROXIMATE, EXISTING STORM PIPE
- WATER LINE CAP WITH 2" FLUSHING HYDRANT
- NEW FIRE HYDRANT
- NEW 8" WATERLINE, UNLESS OTHERWISE NOTED.
- NEW WATER GATE VALVE
- NEW SAS GRAVITY MANHOLE
- NEW TERMINAL FLUSHING STATION
- 8" GRAVITY SEWER WITH 4" SEWER SERVICE LINE
- LP — 2" LOW PRESSURE MAIN WITH 1 1/4" LOW PRESSURE SEWER SERVICE

GENERAL NOTES FOR WATER LINE EXTENSIONS

1. CONTRACTOR SHALL NOTIFY THE CITY OF SANTA FE WATER DIVISION (COSFWD) FIVE (5) DAYS PRIOR TO COMMENCEMENT OF WORK.
2. CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE COSFWD 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 9/6" 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 COSFWD.
6. CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING UTILIZING THE APPROPRIATE RIGHT-OF-WAY MAPS, SIGNED PLATS AND COSFWD DRAWINGS.
7. MATERIAL SUBMITTALS SHALL BE APPROVED BY COSFWD 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. 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 OF THE FINAL PAVING MATERIAL SO THAT THE CONCRETE IS EXPOSED.
13. FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE COSFWD 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 COSFWD.
15. ANY FIELD CHANGES TO THESE PLANS REQUIRE APPROVAL OF BOTH THE DESIGN ENGINEER AND COSFWD.
16. WORK ON COSFWD FACILITIES SHALL NOT BEGIN UNTIL COSFWD HAS ISSUED A NTP TO THE APPROVED UTILITY CONTRACTOR.
17. ANY AND ALL EASEMENTS FOR CITY-OWNED INFRASTRUCTURE SHALL BE OBTAINED/VERIFIED AND RECORDED BY DEVELOPER BEFORE PROJECT COMMENCEMENT. CONTRACTOR SHALL VERIFY THE EASEMENT IS IN PLACE BEFORE INSTALLING ANY INFRASTRUCTURE.



END OF SERVICE LINE BY CONTRACTOR ONE FOOT BEYOND DRY UTILITY TRENCH. MINIMUM OF 48-INCH COVER.

✳WHERE WATER AND SEWER MAINS CROSS, WATER WILL BE 2 FEET ABOVE SEWER.

TYPICAL UNDERGROUND UTILITIES RELATIVE LOCATION

NTS

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

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

DESIGN ENGINUITY
1101 LUISA STREET, SUITE E
SANTA FE, NEW MEXICO 87505
(505) 988-3951

ARROYO OESTE 2

WATER AND FIRE PROTECTION PLAN

SCALE 1"=30' | DWG NO. | DATE 12/20/2021

PWDR CASE # | SHEET NO. 11

REVISIONS

DATE	BY

PLAT RECORDING INFORMATION

BOOK _____

PAGE _____

FILE DATE _____

APPROVED

CITY OF SANTA FE WATER DIVISION DATE

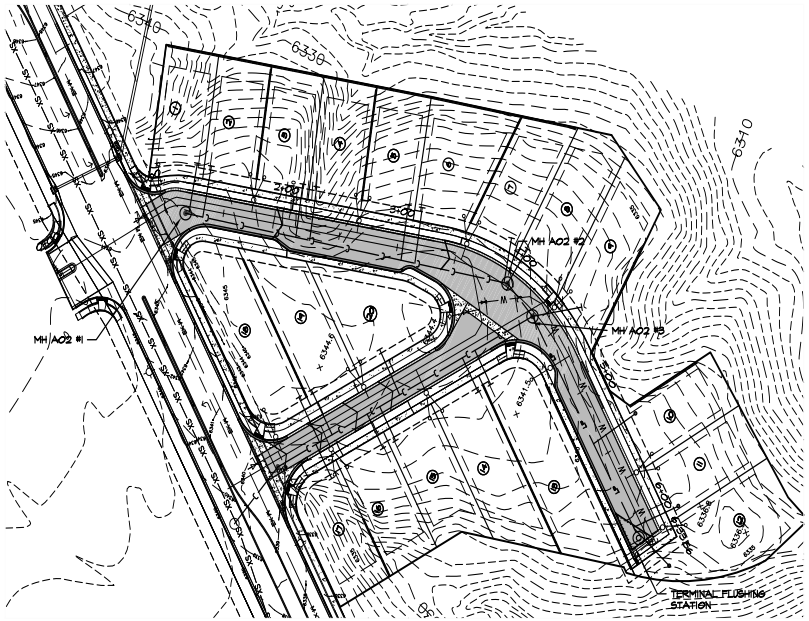
SANTA FE FIRE DEPARTMENT DATE

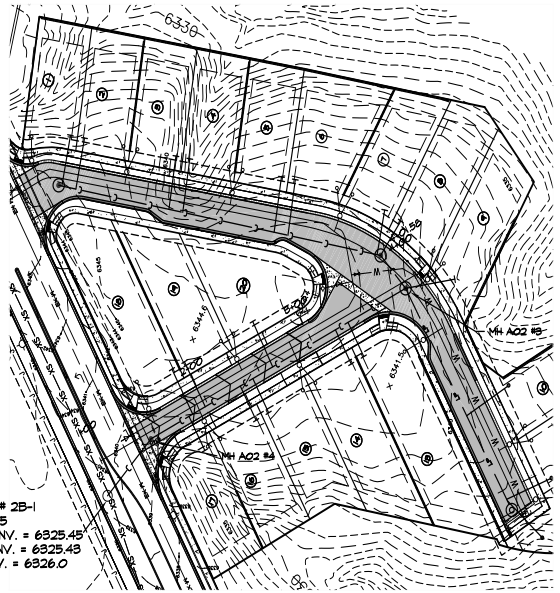
AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
	16.08.14	

INSPECTOR

DATE

2021





EXISTING MH # 2B-1
RIM = 6339.45
NORTHEAST INV. = 6325.45'
SOUTHWEST INV. = 6325.43
NEW EAST INV. = 6326.0

NOTES:

1. ALL 4" GRAVITY SEWER SERVICE LINES SHALL HAVE A 2% GRADE AND ALL SEWER SERVICES SHALL END 1-FOOT BEYOND THE DRY UTILITY EASEMENT.
2. PROJECT WILL HAVE PUBLIC SEWER LINES.
3. ALL WORK MUST CONFORM TO COSF STANDARD SANITARY SEWER DRAWING. SEE SHEETS _____.
4. SEE SHEET _____ FOR WASTEWATER MANAGEMENT DIVISION STANDARD GENERAL NOTES.
5. 5 FOOT SEPARATION REQUIRED BETWEEN SEWER SERVICE LINES. FOLLOW CURRENT CITY UPC FOR CONNECTION OFFSETS FROM JOINTS IN SEWER MAIN.
6. ALL WATERLINES, INCLUDING SERVICE LINES, SHALL BE BURIED AT A DEPTH OF 48".
7. MANHOLES SHALL BE TYPE E.
8. CORE DRILLING IS REQUIRED AT THE EXISTING SANITARY SEWER MANHOLE FOR CONNECTION OF THE 8" PUBLIC SANITARY SEWER. CONTACT DOUG FLORES AT 455-4613 FOR A MANHOLE INSPECTION.

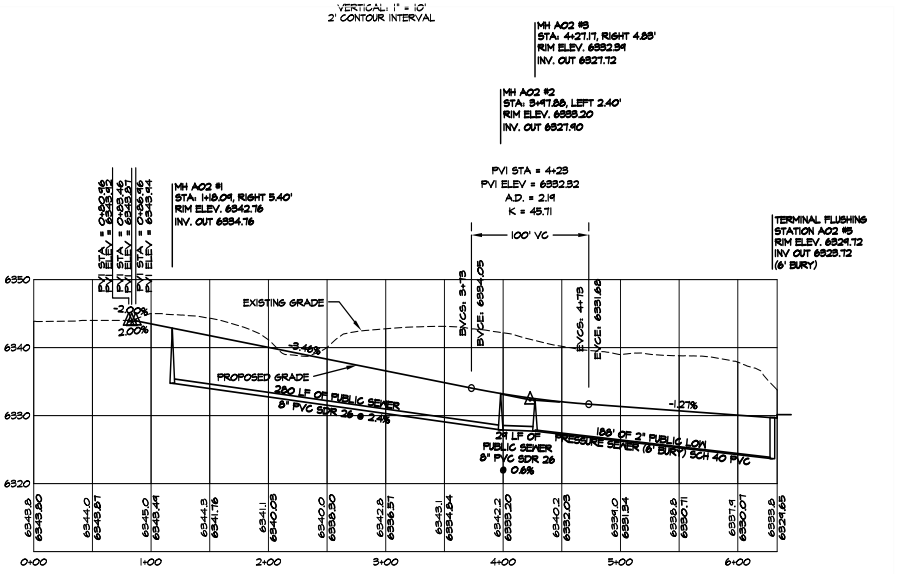
LEGEND

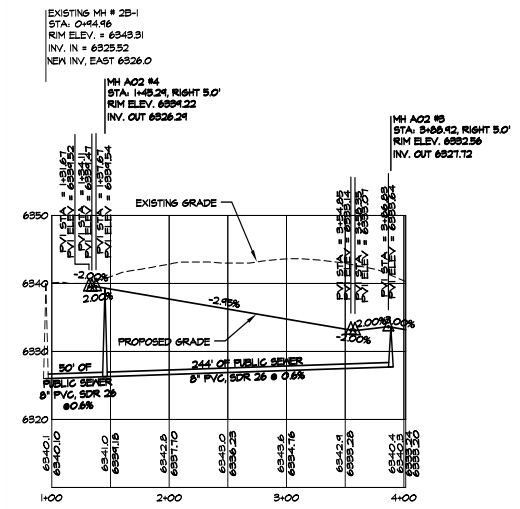
- XS — EXISTING 8" GRAVITY
- EXISTING SAS MANHOLE
- NEW SAS GRAVITY MANHOLE
- NEW TERMINAL FLUSHING STATION
- 8" GRAVITY SEWER WITH 4" SEWER SERVICE LINE
- 2" LOW PRESSURE MAIN WITH 1 1/4" LOW PRESSURE SEWER SERVICE

NOTE LOTS 10, 11 & 12 ARE REQUIRED TO USE AN E-1 OR CITY APPROVED EQUAL GRINDER PUMP

NORTH

SCALE 1"=50'
50' 0 50'
VERTICAL: 1" = 10'
2' CONTOUR INTERVAL





REVISIONS

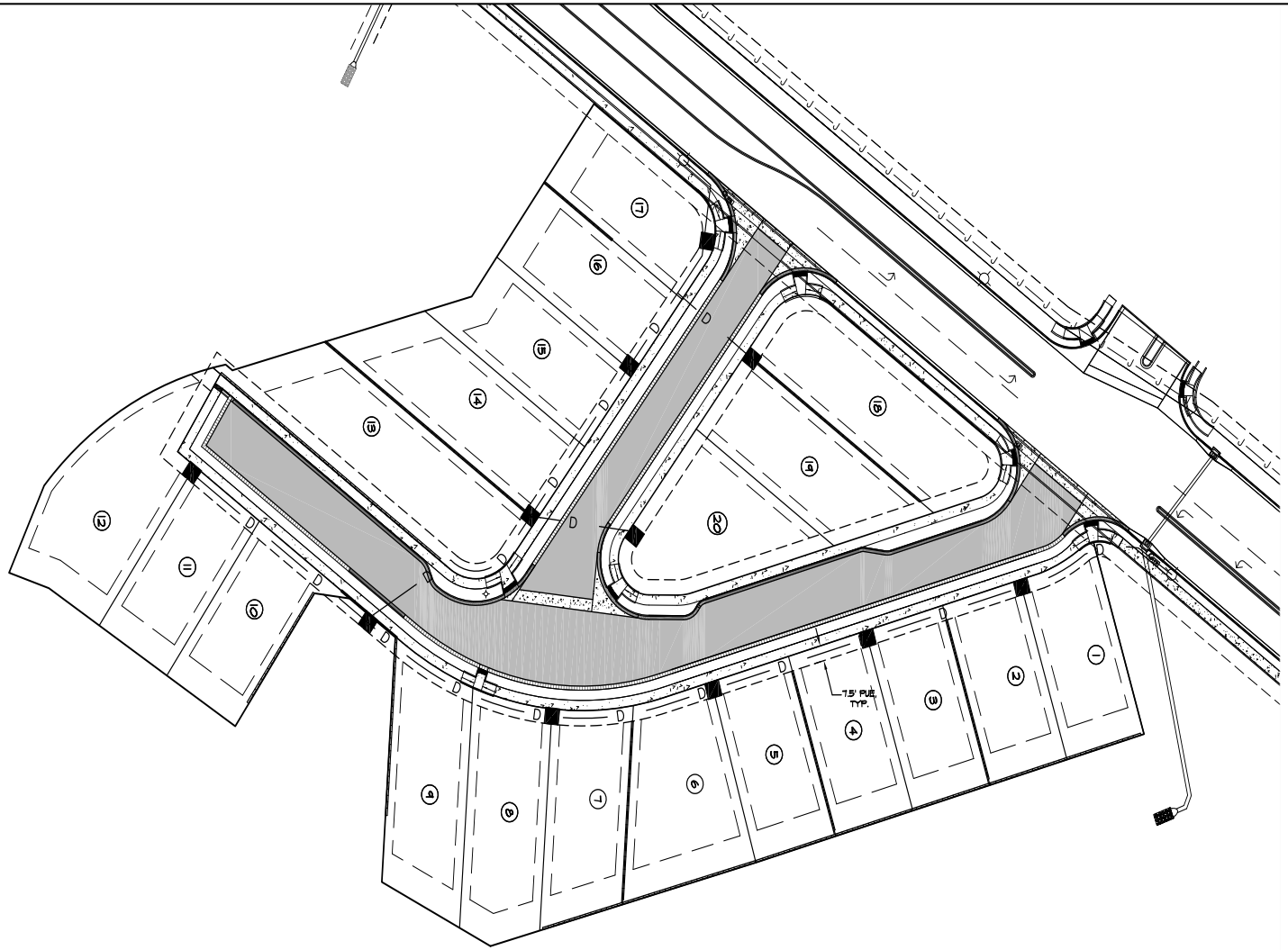
DATE	BY

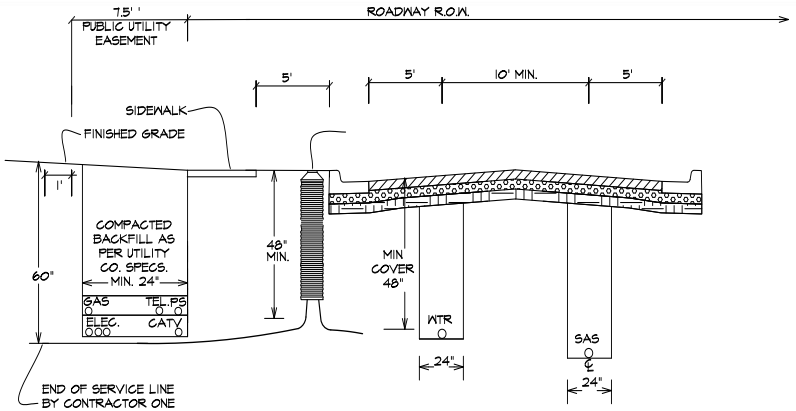
DESIGN ENGINUITY
1101 LUISA STREET, SUITE F.
SANTA FE, NEW MEXICO 87505
(505) 191-9951

TIERRA CONTENTA
ARROYO OESTE PHASE 2

SAS PLANS AND PROFILES

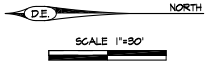
SCALE	DWG NO.	DATE
AS SHOWN		12/20/2021
PRIOR CASE #		SHEET NO. 12





TYPICAL UNDERGROUND UTILITIES RELATIVE LOCATION

NTS



REVISIONS

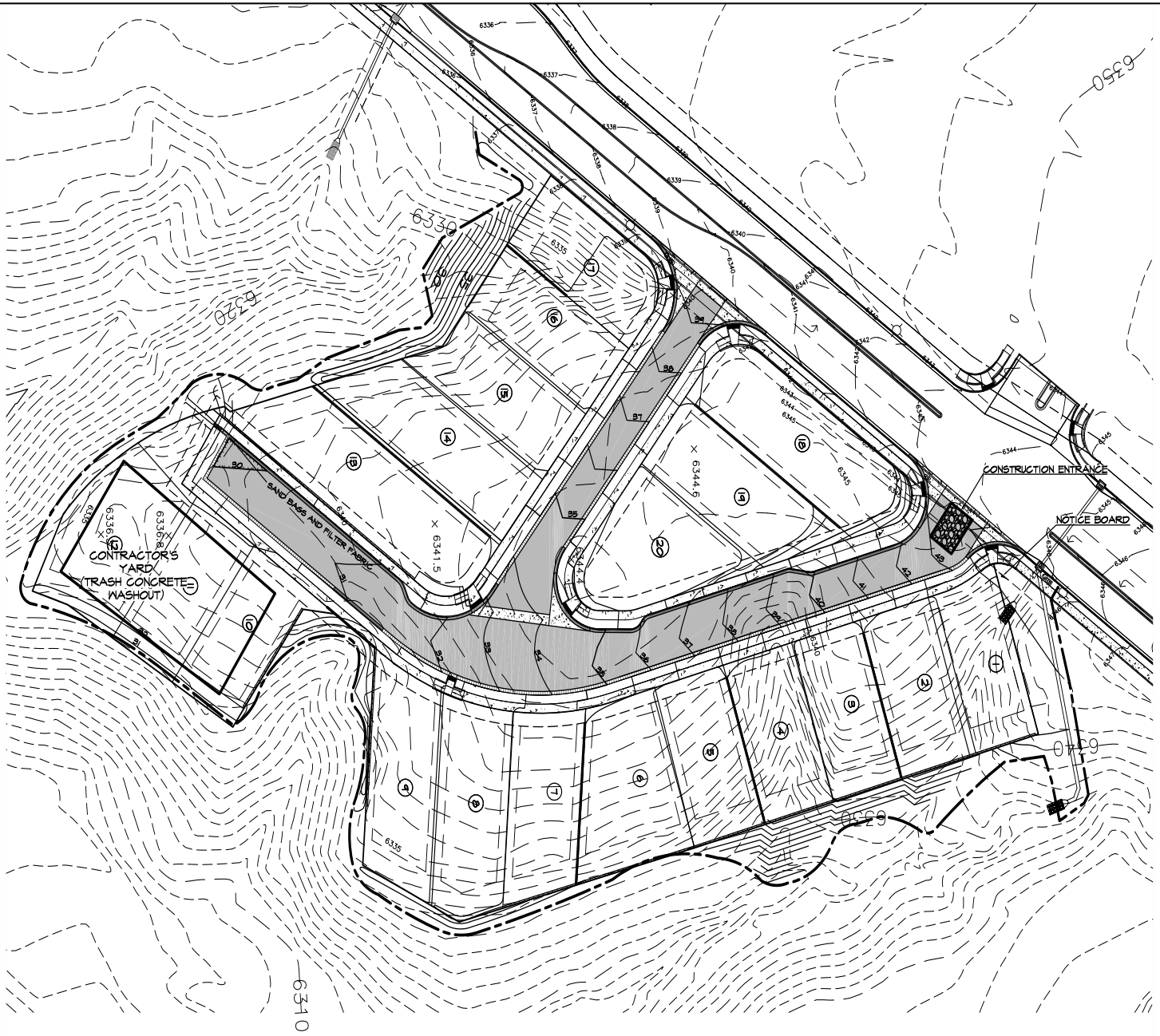
DATE	BY

DESIGN ENGINUITY
1101 LUISA STREET, SUITE E.
SANTA FE, NEW MEXICO 87505
(505) 191-9951

TIERRA CONTENTA
ARROYO OESTE PHASE 2

DRY UTILITY PLAN

SCALE	DWG NO.	DATE
1"=30'		12/20/2021
PRIOR CASE #		SHEET NO. 18



NOTES:

1. POND 1 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.

LEGEND

SILT FENCE OR 9" COMPOST SOCK WADDLE

REVISIONS

DATE	BY

DESIGN ENGINUITY
1601 LUISA STREET, SUITE E
SANTA FE, NEW MEXICO 87505
(505) 989-9951

TIERRA CONTENTA
ARROYO OESTE PHASE 2

TEMPORARY EROSION CONTROL PLAN & DETAILS

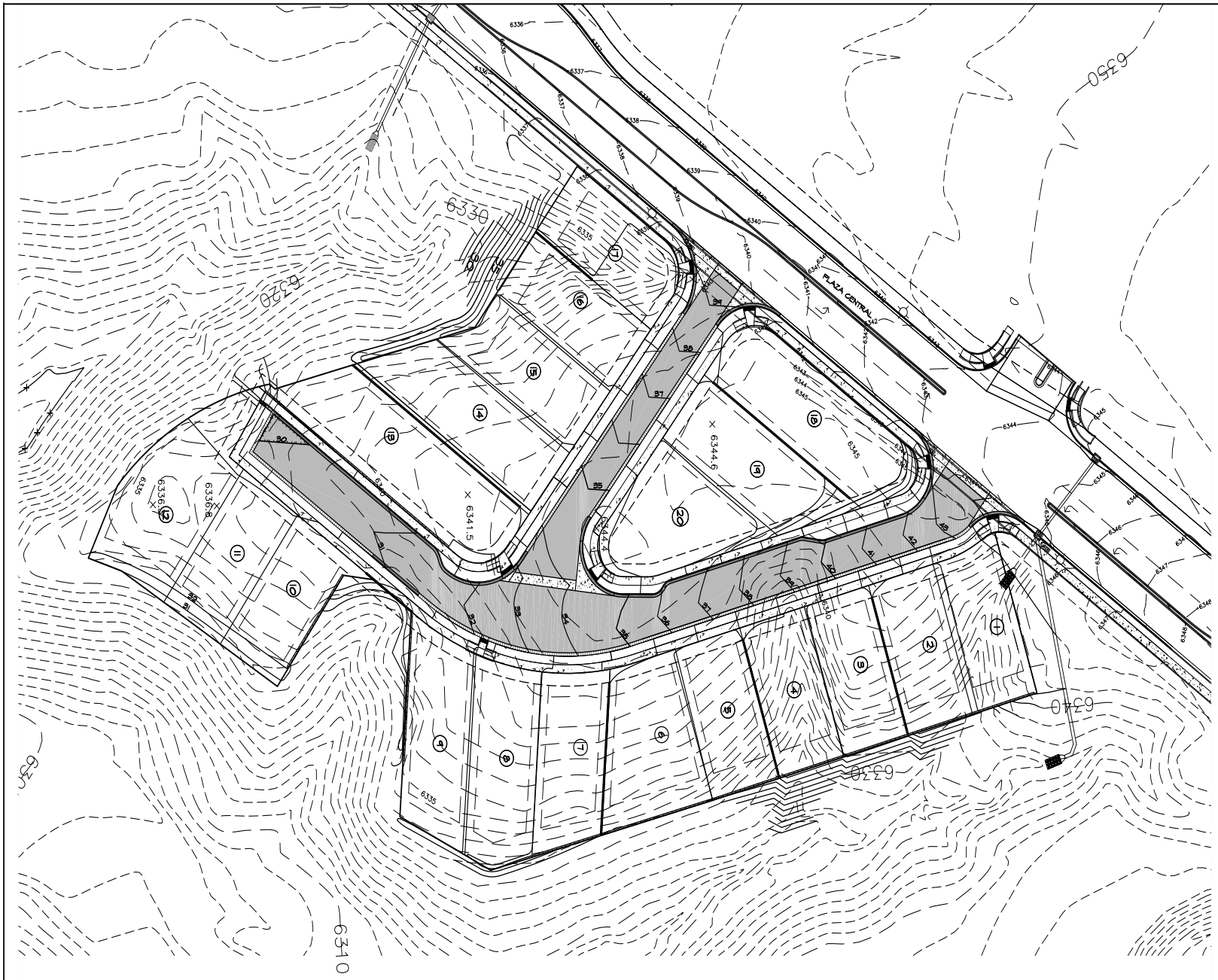
SCALE	DWG NO.	DATE
1"=30'		12/20/2021
PRIOR CASE #		SHEET NO. 14

NORTH

SCALE 1"=30'

30' 0 30'

2' CONTOUR INTERVAL



PERMANENT EROSION CONTROL PLAN NOTES

1. MAINTENANCE OF ALL PONDS, SWALES, DRAINAGE PIPES AND OTHER DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE CITY OF SANTA FE. 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.

REVISIONS

DATE	BY

DESIGN ENGINUITY
130 LUISA STREET, SUITE E.
SANTA FE, NEW MEXICO 87505
(505) 191-9951

TIERRA CONTENTA
ARROYO OESTE PHASE 2

PERMANENT EROSION CONTROL PLAN & DETAILS

SCALE	DWG NO.	DATE
1"=30'		12/20/2021
PRIOR CASE #		SHEET NO. 15

D.E. NORTH

SCALE 1"=30'

30' 0 30'

2' CONTOUR INTERVAL

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 guarantee. 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 505-955-6945 for permit information and 505-955-6646 for inspection of each visible, connected 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 505-455-6945 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, they shall be faxed to 505-455-6924. 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 muse 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 (wet) 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 by the Owner is responsible for 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 as 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 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 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 955-4631 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 # 955-4618) 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
1101 LUISA STREET, SUITE F
SANTA FE, NEW MEXICO 87505
(505) 989-9951

TIERRA CONTENTA
ARROYO OESTE PHASE 2

CITY CONSTRUCTION NOTES

SCALE	DWG NO.	DATE
N.T.S.		12/20/2021
PRIOR CASE #		SHEET NO. 16

CIVIL ENGINEER'S GENERAL CONSTRUCTION NOTES - SANTA FE CITY PROJECTS

(updated last 8-13-2020)

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 2019.
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 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 AND CHANGE ORDERS TO THE OPR. NO WORK ON ANY DEVIATIONS TO THE ACD OR CHANGE ORDERS SHALL PROCEED UNTIL THEY HAVE BEEN APPROVED, IN WRITING, BY THE OPR.
13. THROUGHOUT THE PROJECT'S EXECUTION PERIOD, 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 PERSONEL, 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 PRACTICES 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. INSTALLATION OF SILT FENCES, WADDLES, CONSTRUCTION ENTRANCES AND OTHER SWPPP BEST MANAGEMENT PRACTICES SHALL BE INSTALLED AND APPROVED BY THE OPR BEFORE BEGINNING CLEARING, GRUBBING OR GRADING OPERATIONS.
20. 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 EROSION, AT NO ADDITIONAL COST TO THE OWNER.
21. 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.
22. 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.
23. EXISTING ROAD AND DRIVEWAY ACCESSES FOR ADJACENT PROPERTIES SHALL BE MAINTAINED TRAFFICABLE UNDER ALL WEATHER CONDITIONS.
24. NO ALTERATION OR MODIFICATION SHALL BE PERMITTED ON ANY DRAINAGE WAY OR ARROYO, UNLESS IT IS SPECIFICALLY SHOWN ON THESE ACD.
25. 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.
26. 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.
27. 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 CONTRUCTION 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 CLEANING UP SPILLS ASSOCIATED WITH THE PROJECT'S 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 WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ASPHALT WITH ANY DIESEL FUEL SPILLS.
30. CONTRACTOR SHALL REPORT IMMEDIATELY ANY EVIDENCE OF PAST CONTAMINATION OR SPILLS, ENCOUNTERED DURING CONSTRUCTION. SUCH REPORTS SHALL BE MADE TO THE OPR, 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.
31. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR REMOVAL AND DISPOSITION OF ALL SPECIFIED MATERIALS OR EQUIPMENT, WHETHER IN STORAGE OR INSTALLED, UNTIL FINAL WRITTEN APPROVAL OF THE PROJECT BY THE OPR.
32. 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.
33. 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.
34. 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.
35. 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.
36. 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.
37. INFORMATION SHOWN FOR EXISTING UTILITIES HAS BEEN INCLUDED ON THESE ACD FOR REFERENCE PURPOSES ONLY. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING EACH UTILITY AND MAINTAINING ALL ASSOCIATED 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 STAKING AND 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, SEWER 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 RE-TESTING, FOR EITHER MATERIALS OR INSTALLATION REQUIREMENT COMPLIANCE, SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT AND SHALL BE BORNE BY THE CONTRACTOR.
5. SUBGRADE, BASECOARSE, AND ASPHALT 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 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 SEWERS SHALL BE PERFORMED BY PRESSURIZING THE LINES TO 7 PSI, AND THEN VERIFYING THAT NO PRESSURE LOSS OCCURS IN A PERIOD OF 10 MINUTES. LOW PRESSURE SEWER LINES SHALL HAVE NO PRESSURE LOSS WHEN TESTED AT 120 PSI FOR 2 HOURS. REQUIRED RETESTS DUE TO FAILURE WILL BE CONDUCTED ON LOW PRESSURE SEWER LINES AT 120 PSI FOR 4 HOURS WITH NO PRESSURE LOSS. PRESSURE TESTS MAY NOT BE CONDUCTED DURING FREEZING TEMPERATURES.
11. LEAK 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 1, 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 423.9.6.

CONCRETE WORK

1. NMDOT SPECIFICATIONS FOR CLASS A SHALL BE USED FOR SIDEWALKS AND CURB AND GUTTER AND OTHER CONCRETE STRUCTURES NOT NOTED BELOW. SLIP FORMED CURB AND GUTTER SHALL USE CLASS F CONCRETE. SEWER MANHOLE BASES AND COLLARS SHALL USE CLASS AA. NMDOT SPECIFICATIONS 504, 510 AND 511 APPLY INCLUDING A MAXIMUM MIXING TIME OF 90 MINUTES AND NO AIR ENTRAINING ADMIXTURES ARE ALLOWED.
2. ALL PORTLAND CEMENT CONCRETE (PCC) SPECIFIED IN THESE ACD, EXCEPT FOR SEWER MANHOLES, SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI AT 7 DAYS, AND OF 3,000 PSI AT 28 DAYS. SEWER MANHOLES, BASES AND CONCRETE COLLARS REQUIRE A MINIMUM CONCRETE STRENGTH OF 4000 PSI AT 28 DAYS.
3. 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.
4. 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.
5. COLD WEATHER CONCRETING AND CURING PLANS PER NMDOT STANDARD SPECIFICATIONS 2019 SHALL BE SUBMITTED AND APPROVED BY THE OPR AND THE CITY OF SANTA FE SUBDIVISION ENGINEER PRIOR TO ANY CONCRETE WORK DURING PERIODS WHEN TEMPERATURES FALL BELOW FREEZING OR FALL BEFORE 45 DEGREES FARENHEIT DURING DAYLIGHT HOURS. 48 HOUR NOTICE TO THE OPR AND THE COSF INFRASTRUCTURE INSPECTOR IS REQUIRED PRIOR TO ANY CONCRETE POURS YEAR-ROUND.

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.
4. ALL METERS, VALVES, BOXES AND OTHER STRUCTURES IN ASPHALT, DRIVEWAYS OR FIRE ACCESS LANES SHALL BE TRAFFIC RATED.

WATER SYSTEM MATERIALS AND WORK

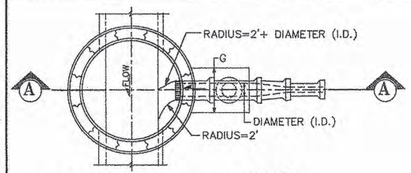
1. CONTRACTOR SHALL NOTIFY THE CITY/PRIVATE UTILITY DEPARTMENT, AT LEAST FIVE (5) DAYS IN ADVANCE OF ANY WORK THAT REQUIRES THE OPERATION OF THE UTILITY DEPARTMENT WATER OR WASTEWATER SYSTEMS.
2. UNLESS OTHERWISE INDICATED IN THE ACD, ALL WATER SYSTEM ITEMS SHALL MEET THE APPLICABLE AWWA STANDARDS, PIPELINES 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 MANUFACTURE'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 MEGALUS 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 (NOT THE 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.
BEFORE APPROVAL OF CONSTRUCTION, CONTRACTOR SHALL DEMONSTRATE TO THE OPR THE CONTINUITY OF ELECTRICAL CURRENT FLOW ALONG EVERY SEGMENT OF LOCATE WIRE.
12. 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 ALL IN ACCORDANCE WITH AWWA C 651-14.
13. 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.
14. UPON APPLICATION OF THE FINISH GRADE MATERIAL, CONTRACTOR SHALL ADJUST AS NECESSARY, THE FINAL ELEVATION OF ALL VALVE RIMS TO BE FLUSH WITH FINISH GRADE AND ALL VALVES SHALL HAVE CONCRETE COLLARS PER THE CITY OF SANTA FE REQUIREMENTS.
15. NO PRIVATE WATER LINES, INCLUDING IRRIGATION LINES, MAY CROSS A PUBLIC CITY WATER MAIN OR SERVICE LINE BEFORE THE CITY METER.

SANITARY SEWER MATERIALS AND WORK

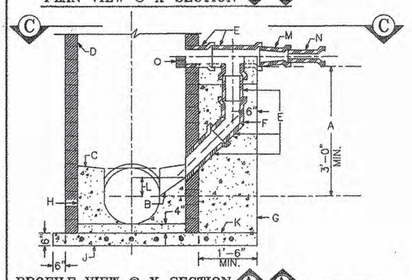
1. UNLESS OTHERWISE INDICATED IN THE ACD, SANITARY SEWER (SAS) LINES SHALL BE SDR 26 PVC, OR AS APPROVED EQUIVALENT BY THE EOR, INSTALLED ON CLASS D BEDDING OR BETTER, AND WITH MINIMUM 3-FOOT OF COMPACTED BACKFILL COVER (I.E., 3-FOOT ABOVE THE PIPE). PIPE CLASS ON SEWER MAINS WITH 10 OR MORE FEET OF 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 F

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 15'(FT) OR GREATER. NO4 BARS AT 12"(IN) O.C. EACH WAY FOR MANHOLE DEPTH LESS THAN 15'(FT) IN DEPTH.

K. FOR NEW DROP ON EXISTING MANHOLE CONSTRUCT 3X3 REINFORCED CONCRETE BASE BEFORE CONSTRUCTING DROP SUPPORT.

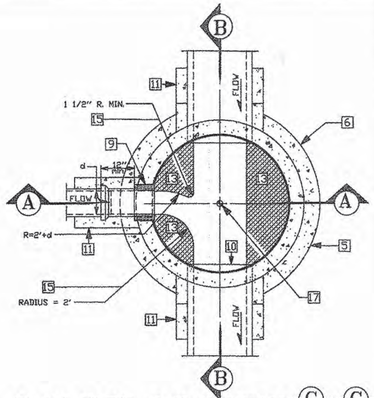
L. MINIMUM 2"(IN) ABOVE SPRINGLINE OR AS SHOWN ON PLAN.

M. REDUCER

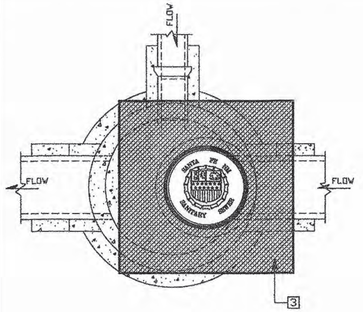
N. SERVICE LINE

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

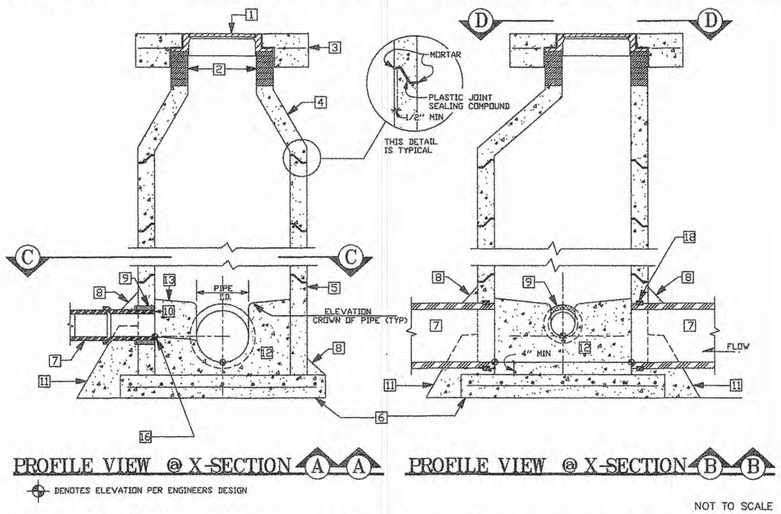
DROP MANHOLE DETAIL
DWG. #: SAS-1



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 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.

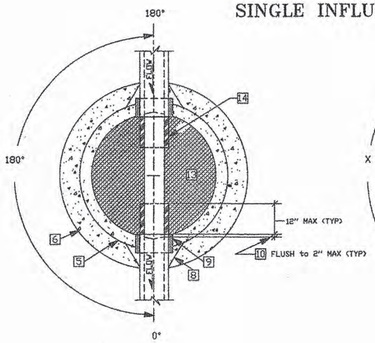
FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

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

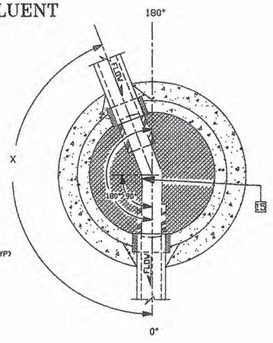
FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDES REHABILITATING THE TIE IN MANHOLE TO MEET THESE STANDARD CONSTRUCTION DETAILS.

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

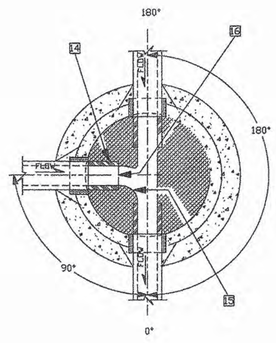
SINGLE INFLUENT



180° or STRAIGHT THROUGH

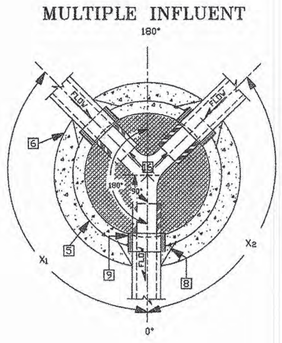


DIRECTIONAL CHANGE
X ≥ 90°
ANGLE X MEASURED FROM EFFLUENT CENTERLINE

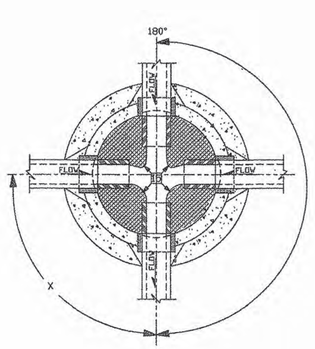


TEE, 90° & 180°
ANGLE MEASURED FROM EFFLUENT CENTERLINE

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
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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
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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
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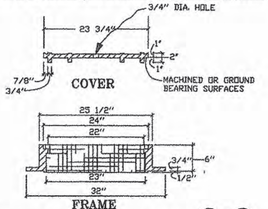
17	CHANGE SLOPE OF PIPE, at center of manhole
18	APPROVED WATER STOP, to be with type of pipe

NOT TO SCALE

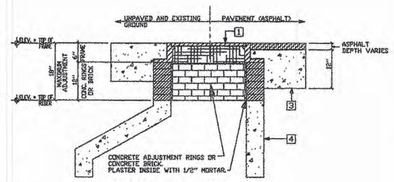


PLAN VIEW @ X-SECTION (A)(A)



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

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CR-2 APPROVED PLANS:
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CR-3 SEWER HOOK-UP PERMIT:
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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 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 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 ASTN 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.

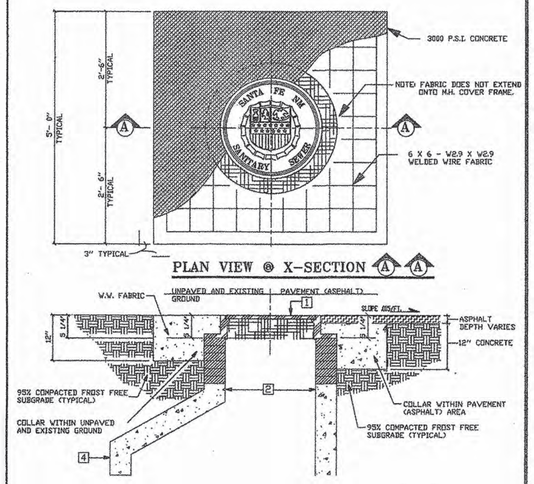
FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

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

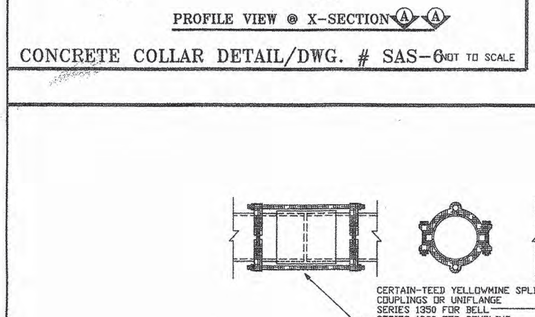
FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

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.

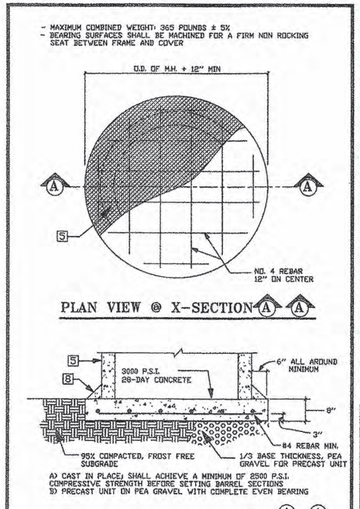


PLAN VIEW @ X-SECTION (A)(A)



PROFILE VIEW @ X-SECTION (A)(A)

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



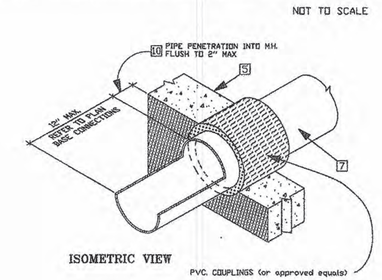
PLAN VIEW @ X-SECTION (A)(A)

PROFILE VIEW @ X-SECTION (A)(A)

NOT TO SCALE

CONCRETE BASE DETAIL/DWG. # SAS-7

NOT TO SCALE

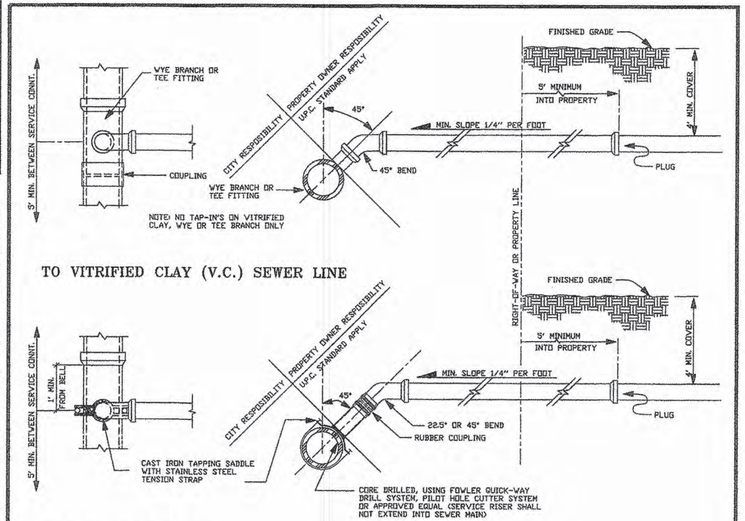


ISOMETRIC VIEW

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

WATER QUALITY DIVISION UTILITY DEVELOPMENT

CITY OF SANTA FE
WATER QUALITY DIVISION

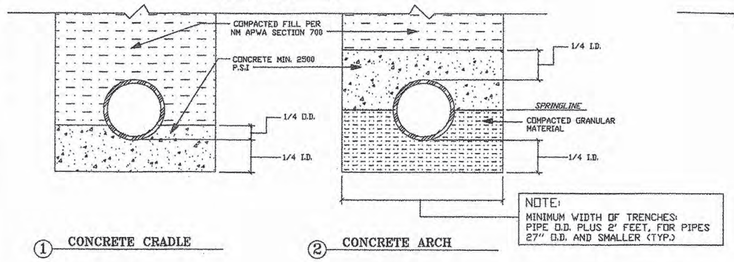
TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS	FILE # E:\AUTO\DWG\SCDT2-4
DRAWN BY: G. CHAVEZ	1 8-3-92	
CADD RENDITION BY: G. CHAVEZ	2 12-10-92	
APPROVED BY: E. BROWN	3 11-16-94	SHEET B

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

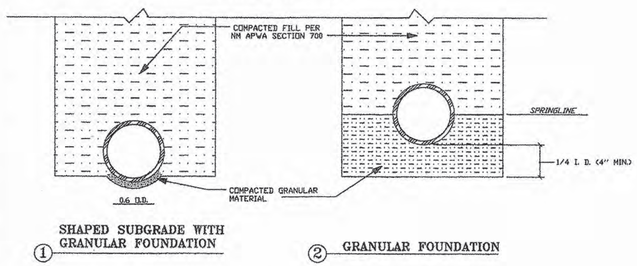
NOT TO SCALE

CLASS "A"



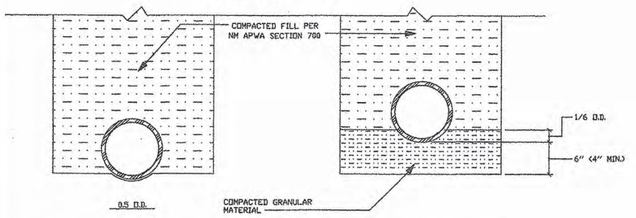
① CONCRETE CRADLE ② CONCRETE ARCH

CLASS "B"

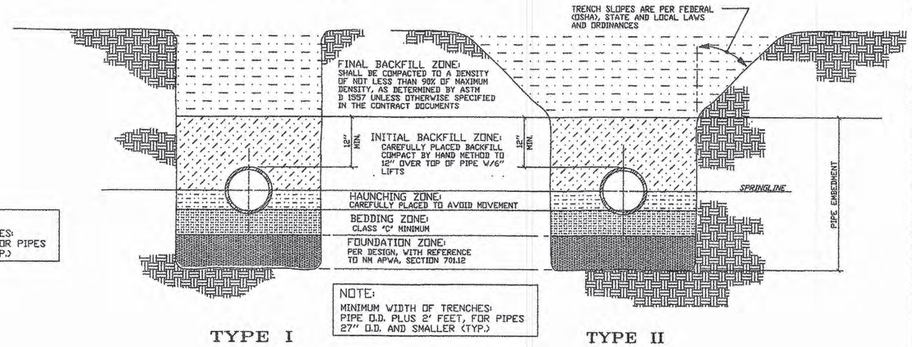


① SHAPED SUBGRADE WITH GRANULAR FOUNDATION ② GRANULAR FOUNDATION

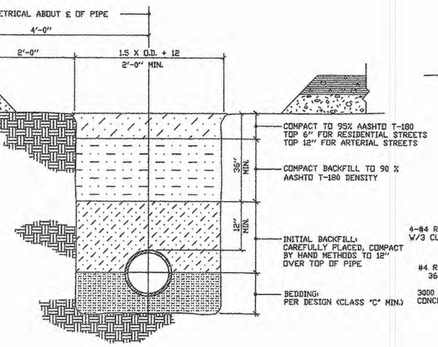
CLASS "C"



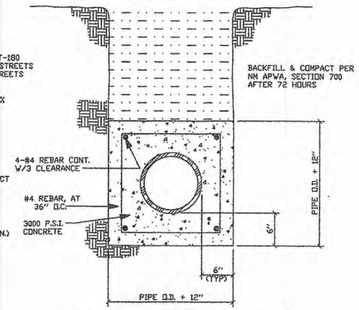
① SHAPED SUBGRADE ② GRANULAR FOUNDATION



TYPE I TYPE II

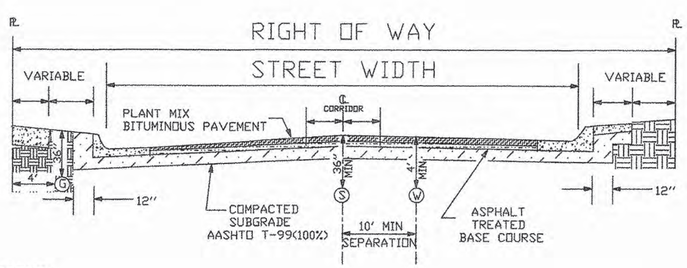


PAVED AREAS



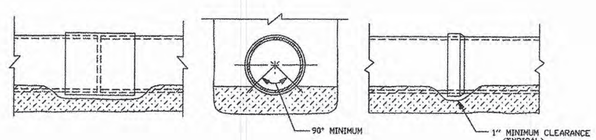
CONCRETE ENCASEMENT

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.

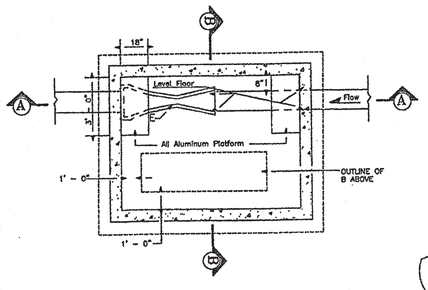
NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.

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	1 8-4-92	
CADD RENDITION BY: G. CHAVEZ	2 12-14-92	SHEET C
APPROVED BY: E. BROWN	3 11-16-94	



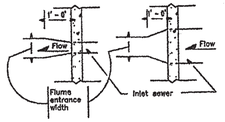
PLAN VIEW @ X-SECTION (C)(C)

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.

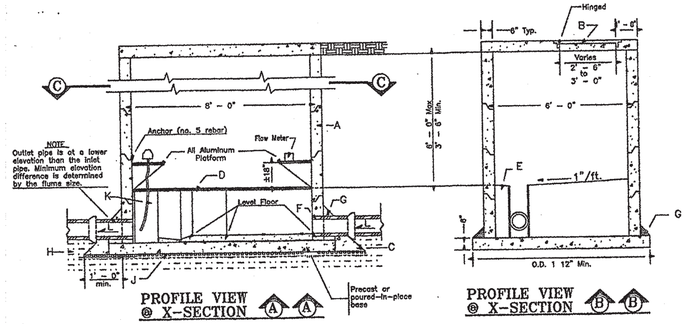


GENERAL NOTES

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 NO. IP-1.
2. INDUSTRIAL MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF CITY RIGHT-OF-WAY. CITY PERSONNEL SHALL HAVE ACCESS TO THE MANHOLE AT ALL TIMES OF THE DAY OR NIGHT.
3. NOT ALL INSTALLATIONS WILL REQUIRE THE ALUMINUM PLATFORMS. SAMPLER AND FLOW METERING APPARATUS TO BE PROVIDED BY THE INDUSTRIAL USER. FINAL 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 ACCURATE SIZING AND DESIGN MUST BE APPROVED BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION.
5. IN ORDER TO CONTROL VELOCITIES AT A LEVEL THAT ALLOWS FOR ACCURATE FLOW MEASUREMENT, SLOPES ON THE INLET SEWER LINES FOR 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-1642-I OR EQ. FOR TRAFFIC OR PARKING AREAS, IT SHALL BE NEENAH R-1663-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.

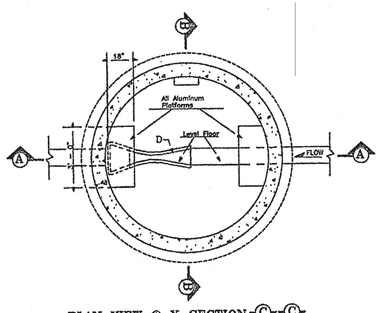


PROFILE VIEW @ X-SECTION (A)(A)

PROFILE VIEW @ X-SECTION (B)(B)

NOT TO SCALE

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



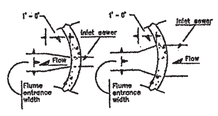
PLAN VIEW @ X-SECTION (C)(C)

TABLE 1

Pipe Size	Required Inlet Slope
4 in.	0.0060 ft/ft
6	0.0050
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.

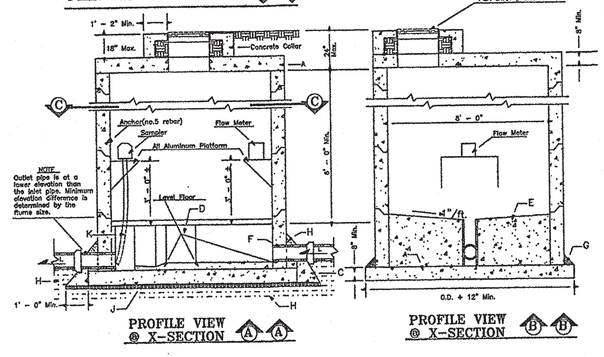


GENERAL NOTES

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'Ø RECTANGULAR MANHOLE PER STD NO. IP-1.
2. INDUSTRIAL MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF CITY RIGHT-OF-WAY. CITY PERSONNEL SHALL HAVE ACCESS TO THE MANHOLE AT ALL TIMES OF THE DAY OR NIGHT.
3. NOT ALL INSTALLATIONS WILL REQUIRE THE ALUMINUM PLATFORMS. SAMPLER AND FLOW METERING APPARATUS TO BE PROVIDED BY THE INDUSTRIAL USER. FINAL 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 ACCURATE SIZING AND DESIGN MUST BE APPROVED BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION.
5. IN ORDER TO CONTROL VELOCITIES AT A LEVEL THAT ALLOWS FOR ACCURATE FLOW MEASUREMENT, SLOPES ON THE INLET SEWER LINES FOR 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-1642-I OR EQ. FOR TRAFFIC OR PARKING AREAS, IT SHALL BE NEENAH R-1663-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.

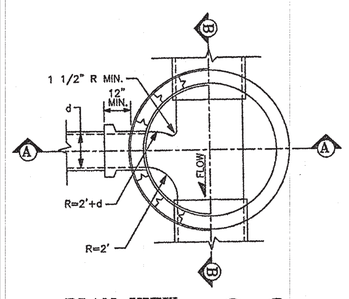


PROFILE VIEW @ X-SECTION (A)(A)

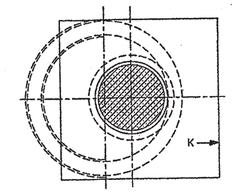
PROFILE VIEW @ X-SECTION (B)(B)

NOT TO SCALE

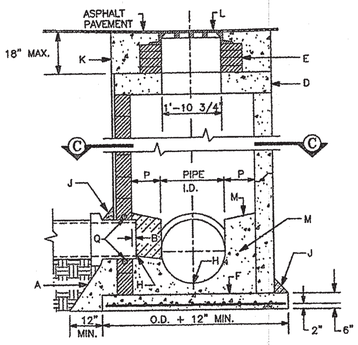
SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (8 FT. DIA.)/DWG. # IP-1



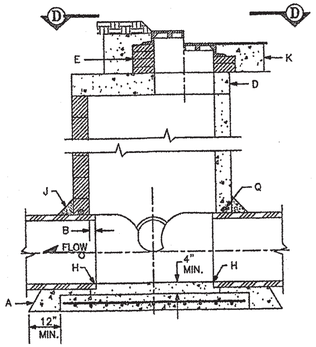
PLAN VIEW @ X-SECTION (C)(C)



PLAN VIEW @ X-SECTION (D)(D)



PROFILE VIEW @ X-SECTION (A)(A)



PROFILE VIEW @ X-SECTION (B)(B)

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

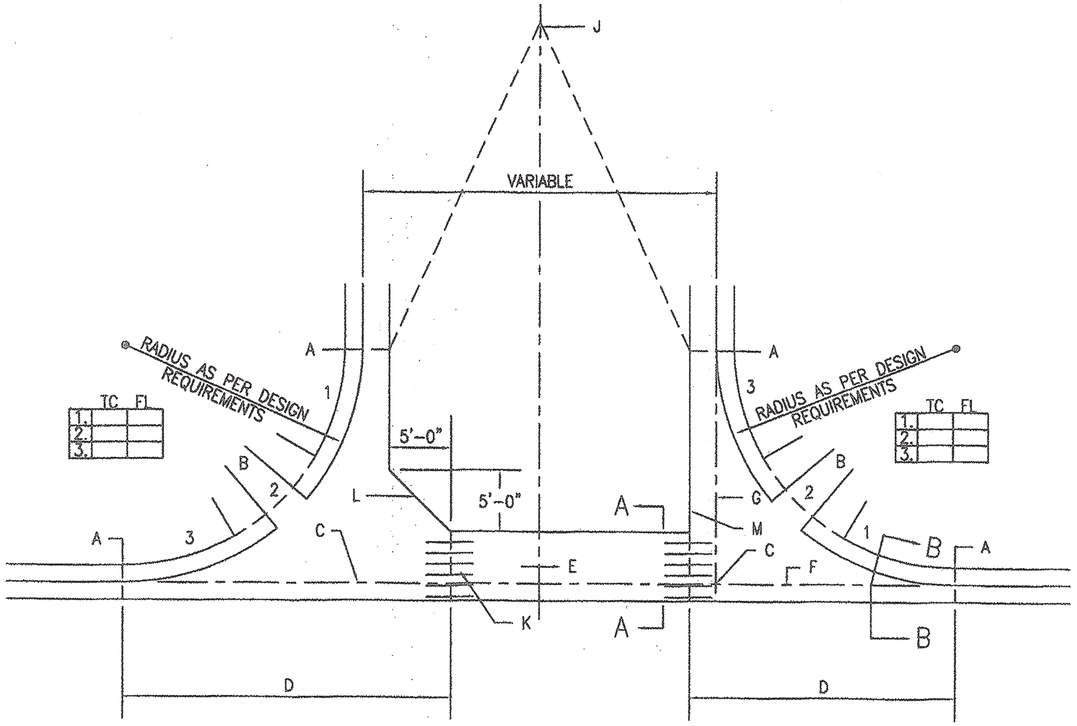
A. CONCRETE PIPE SUPPORT SHALL EXTEND OUTSIDE OF M.H. TO BELL OF FIRST JOINT & SHALL CRADLE PIPE TO SPRING LINE. NOT APPLICABLE FLEXIBLE PIPE.
B. PIPE PENETRATION INTO MANHOLE SHALL BE FLUSH TO 2" MAX., MEASURED AT SPRING LINE OF PIPE.
D. PRECAST CONCRETE COVER
E. USE MAX. 4 COURSES GR. MS BRICK ON UNPAVED 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.

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

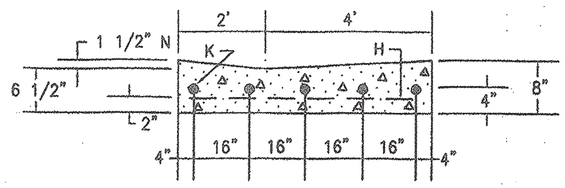
CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

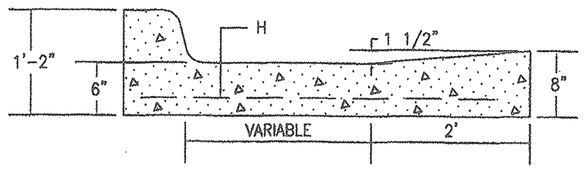
DATE: JULY 1992	REVISIONS	FILE #: E:\AUTO\DWG\SCDT4-4
DRAWN BY: G. CHAVEZ	1 8-6-92	
CADD RENDITION BY: G. CHAVEZ		SHEET D
APPROVED BY: E. BROWN		



PLAN



SECTION A–A



SECTION B–B

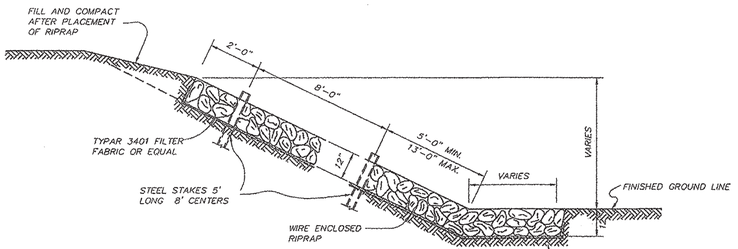
GENERAL NOTES:

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.

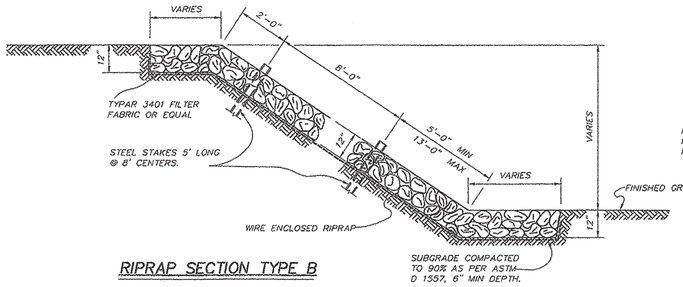
CONSTRUCTION NOTES:

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.

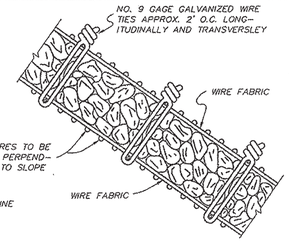
REVISIONS	NM APWA
	PAVING CONCRETE VALLEY GUTTER DWG. 2420 AUG. 1986



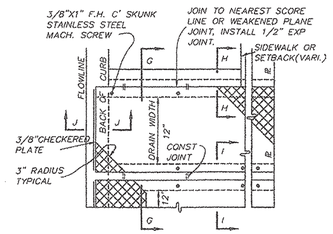
RIPRAP SECTION TYPE A



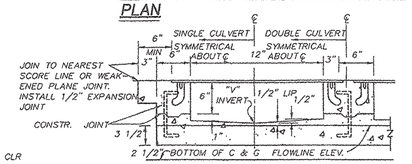
RIPRAP SECTION TYPE B



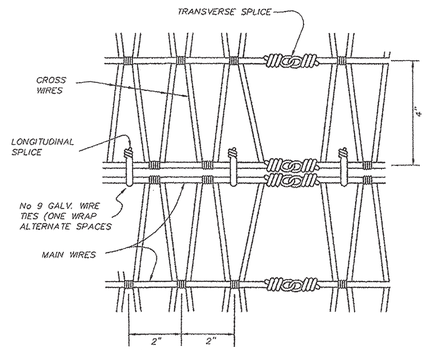
TYPICAL SECTION



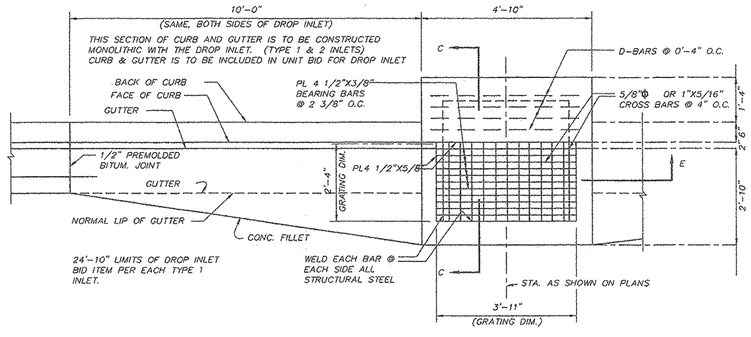
SINGLE AND OR MULTIPLE CULVERT PLAN



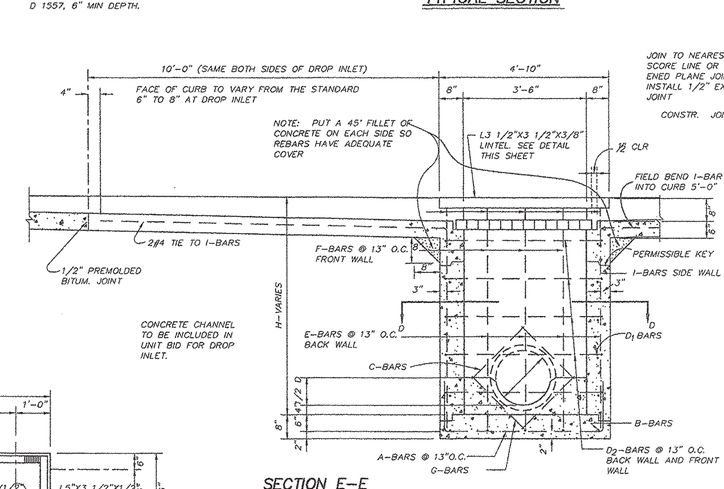
SECTION G–G



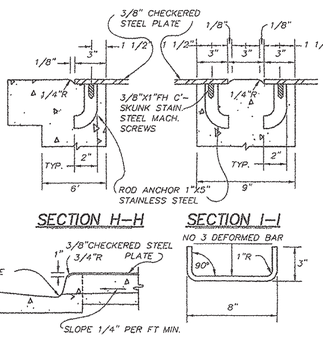
DETAIL OF WIRE FABRIC AND NORMAL SPLICE



TYPE – 1 INLET PLAN

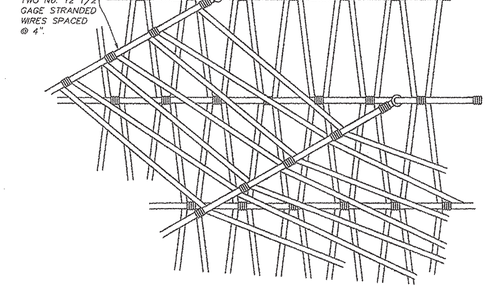


SECTION E–E



SECTION H–H

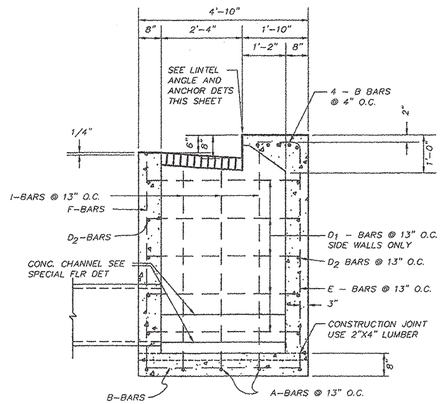
SECTION I–I



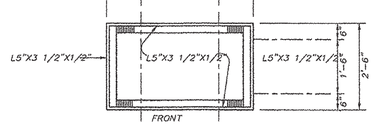
DETAIL OF SPLICE @ SKEWED INTERSECTION

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



SECTION C–C

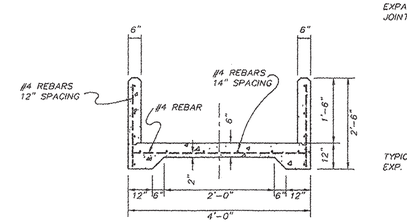


GRATING FRAME DETAIL

RE–BAR SCHEDULE

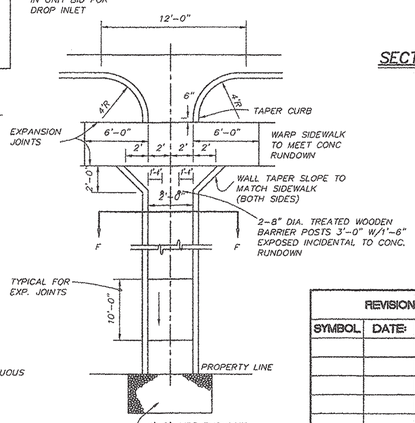
BAR TYPE	SIZE & SHAPE	BAR NO.	BAR TYPE & QUANTITY
A	8 1 1/2" 4'-6" 6"6"	#4	TYPE–1–8 REQUIRED TYPE–2–12 REQUIRED TYPE–2–6 REQUIRED
B	6'-6" 6"6"	#4	TYPE–1–6 REQUIRED TYPE–2–6 REQUIRED
C	3'-6"	#4	TYPE–1–2 REQ'D PER OUTLET TYPE–2–2 REQ'D PER OUTLET
D_1	4'-6"	#4	TYPE–1–2 REQ'D PER FT HT. TYPE–2–2 REQ'D PER FT HT.
D_2	6 1 1/2" 6'-6" 6"6"	#4	TYPE–1–2 REQ'D PER 13" HT. TYPE–2–2 REQ'D PER 13" HT.
E	5 1 1/2" "H" LESS 0'–4" 6"6"	#4	TYPE–1–5 REQUIRED TYPE–2–5 REQUIRED
F	"H" LESS 0'–8"	#4	TYPE–1–3 REQUIRED TYPE–2–3 REQUIRED
G	2'-6"	#4	TYPE–1–2 REQ'D PER OUTLET TYPE–2–2 REQ'D PER OUTLET
H	5'-0" R 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



NOTE: REINFORCING IS TO BE CONTINUOUS THRU EXPANSION JOINT

TYPICAL RUNDOWN DETAIL
SECTION F–F



CONCRETE DRAINAGE RUNDOWN

SIDEWALK CULVERT DETAIL

GENERAL NOTES:

1. PLACING OF DRAIN THRU EXIST. SIDEWALK, C & G REQUIRE THAT ENTIRE SIDEWALK C & C 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.

DOWEL DETAIL

REVISION		
SYMBOL	DATE:	BY:

CITY OF SANTA FE

DRAINAGE DETAILS

DRAWN BY: CHARLIE GONZ. CHECKED BY: DATE:

APPROVED BY: SFCC 8/26/87 SERIAL#:

SHT. F

SUMMARY
FILENAME

GENERAL NOTES:

1. NMDOT IS RECOGNIZED AS A TITLE II PUBLIC ENTITY UNDER THE AMERICANS WITH DISABILITIES ACT (ADA), OF 1990 (PUBLIC LAW 101-336). A TITLE II ENTITY IS DEFINED AS ANY STATE OR LOCAL GOVERNMENT ENTITY AND PROHIBITS DISCRIMINATION ON THE BASIS OF DISABILITY. THE ADA EXTENDS THE PRINCIPLES OF SECTION 504 OF THE REHABILITATION ACT, OF 1973, AS AMENDED, TO PROTECT PERSONS WITH DISABILITIES IN ALL PUBLIC FACILITIES AND PROGRAMS IRRESPECTIVE OF THE FUNDING SOURCE.
2. THESE DRAWINGS PROVIDE GUIDANCE FOR COMPLIANCE WITH THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY (PROWAG), JULY 26, 2011, OR LATEST EDITION. THESE GUIDELINES SHALL APPLY TO ALL NEW AND ALTERED PEDESTRIAN ACCESS ROUTES (PAR).
3. REFER TO CONSTRUCTION PLANS FOR THE DETAILED LAYOUTS AND DETAILS.
4. PEDESTRIAN ACCESS ROUTES (PAR) SHALL BE FIRM, STABLE, AND SLIP RESISTANT. PROVIDE SLIP RESISTANT TEXTURE ON SIDEWALKS AND CURB RAMPS BY BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP AND /OR PERPENDICULAR TO PEDESTRIAN TRAVEL. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING SIDE FLARES. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATIONS ONLY.
5. VERTICAL SURFACE DISCONTINUITIES SHALL BE 0.5 INCHES MAXIMUM. VERTICAL DISCONTINUITIES BETWEEN 0.25 INCHES AND 0.5 INCHES SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 50 PERCENT. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE VERTICAL SURFACE DISCONTINUITY.
6. HORIZONTAL OPENINGS IN GRATINGS AND JOINTS SHALL NOT PERMIT PASSAGE OF A SPHERE MORE THAN 0.5 INCHES IN DIAMETER. ELONGATED OPENINGS IN GRATES SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
7. PROVIDE EXPANSION JOINT MATERIAL 0.5 INCHES THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.
8. SEAL ALL JOINTS WITH AN APPROVED SEALING MATERIAL.
9. INSTALL JOINTS WHERE CURB RAMPS, TURNING SPACES, FLARES, AND SIDEWALKS ABUT. ALL JOINTS AND TRANSITIONS SHALL BE FLUSH.
10. VERTICAL WALLS OR HEADER CURBS ARE PERMITTED WHEN ADJACENT TO NON-WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY CURB RAMP FLARES OR GRADING. GRADE NON-WALK AREAS AT 3:1 OR FLATTER.
11. CONSTRUCTION TOP / BOTTOM OF CURB TO BE FLUSH WITH ADJACENT SURFACES (CURB RAMPS, SIDEWALKS, AND FLARES). VERTICAL LIPS NOT PERMITTED AT THE BOTTOM OF CURB RAMP WHERE THE RAMP MEETS STREET LEVEL.

SIDEWALKS

12. SIDEWALK, AND CURB AND GUTTER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SERIAL 609-01-1/1.
13. SIDEWALK CROSS SLOPE IS RECOMMENDED TO BE CONSTRUCTED FOR CROSS SLOPE OF 1.5% TYPICAL, BUT SHALL NOT EXCEED 2.0% CROSS SLOPE ON THE PEDESTRIANACCESS ROUTE (PAR).
14. SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 5.0 FT, EXCLUSIVE OF THE WIDTH OF THE CURB RETURN.
EXCEPTION: WHERE SIDEWALK WIDTH NEEDS TO BE REDUCED TO NO LESS 4.0 FT, PASSING SPACES SHALL BE PROVIDED AT INTERVALS OF 200 FT MAXIMUM. PASSING SPACES SHALL BE 5.0 FT MINIMUM BY 5.0 FT MINIMUM.
15. ANY SIGNS POSTS, UTILITY POLES, FIRE HYDRANTS, TRAFFIC SIGNALS, STREET FURNITURE, AND OTHER OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH TO LESS THAN 4.0 FT.
16. THE CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES (PAR) WITHIN MEDIANS AND PEDESTRIAN REFUGE ISLANDS SHALL BE 5.0 FT MINIMUM.

CURB RAMPS

17. FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE FEASIBLE. THE MAXIMUM SLOPE ALLOWABLE IS INDICATED IN NOTE 18 OF THE CURB RAMP STANDARD DETAILS. SLOPES THAT EXCEED THOSE INDICATED IN THE CURB RAMP STANDARD DETAILS, OR CONSTRUCTION PLANS, WILL NOT BE ACCEPTED AND WILL BE REMOVED AND RECONSTRUCTED.
18. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
19. CONSTRUCT THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS, AND TURNING SPACES AS TYPICAL 5.0 FT X 5.0 FT AND MINIMUM 4.0 FT X 4.0 FT CLEAR SPACE BEYOND THE CURB FACE, WITHIN THE WIDTH OF THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.
20. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE.
21. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.3%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP RUNS, TURNING SPACE OR BLENDED TRANSITION IS NOT TO EXCEED 5.0%.
22. CONSTRUCT CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE.
23. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE CURB RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF CURB RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
24. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF CURB RAMP IS NOT SOLELY DEPENDENT ON THE HEIGHT OF CURB. (FOR EXAMPLE, A 6" CURB DOES NOT NECESSARILY MEAN A RAMP LENGTH OF 6.0 FT FOR AN 8.3% SLOPE).

CROSSWALKS

25. PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED CROSSWALK. CURB RAMP LOCATIONS SHALL BE PLACED WITHIN THE WIDTH OF THE MARKED OR UNMARKED CROSSWALK AS SHOWN IN THE CONSTRUCTION PLANS.

DETECTABLE WARNING

26. DETECTABLE WARNING SURFACES (DWS) CONSISTING OF TRUNCATED DOMES SHALL BE UTILIZED WHERE CURB RAMPS, BLENDED TRANSITIONS, OR TURNING SPACE PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE STREET OR WHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CROSSES A STREET, ALLEY, TRAFFIC ISLAND, MEDIAN, OR RAILROAD. DETECTABLE WARNING SURFACES (DWS) WILL NOT BE INSTALLED AT RESIDENTIAL DRIVEWAYS. DETECTABLE WARNING SURFACE MUST BE PROVIDED AT THE JUNCTION BETWEEN THE PAR AND COMMERCIAL DRIVEWAYS THAT ARE STOP OR YIELD CONTROLLED OR ARE CONTROLLED BY A SIGNAL.
27. DETAILS OF DETECTABLE WARNING SURFACE ARE SHOWN IN CONTRACT PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.

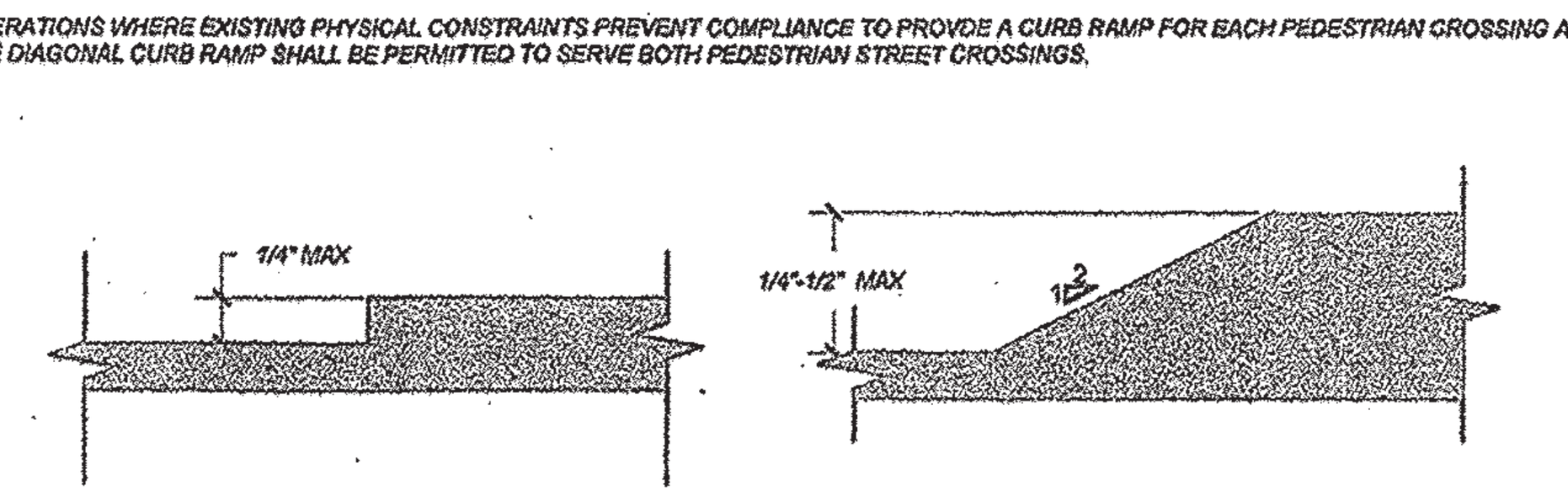
ACCESSIBLE PEDESTRIAN SIGNALS (APS) AND PEDESTRIAN PUSHBUTTONS

28. FOR ALTERATION PROJECTS, PROVIDE ACCESS TO EXISTING PEDESTRIAN PUSHBUTTONS TO THE MAXIMUM EXTENT PRACTICABLE. INSTALL PEDESTRIAN STUB POLES, WHERE APPLICABLE, SO AS NOT TO CREATE PEDESTRIAN OBSTRUCTIONS. REFER TO THE MUTCD FOR FURTHER GUIDANCE.
29. PEDESTRIAN SIGNAL PUSH BUTTONS SHALL COMPLY WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCATED WITHIN A HORIZONTAL REACH OF 0" TO 10" AND SHALL BE WITHIN 36" TO 46" ABOVE THE SIDEWALK SURFACE.
30. PEDESTRIAN SIGNAL SHALL HAVE 4FTx4FT MIN TURNING SPACE TO PROVIDE ACCESS TO PUSH BUTTONS.

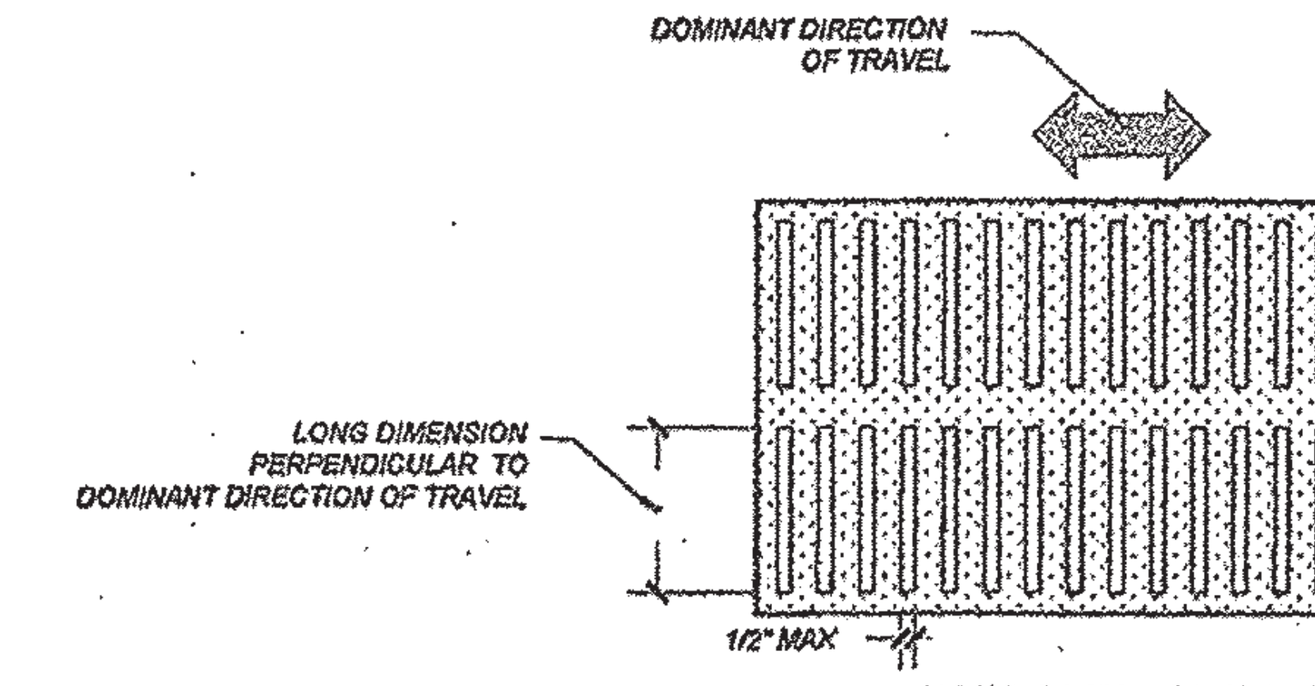
ALTERATIONS TO EXISTING FACILITIES - GENERAL NOTES:

ADDITIONS OR ALTERATIONS TO ANY FACILITY SHALL CONFORM TO THE REQUIREMENTS OF THE NEW CONSTRUCTION STANDARDS WITHIN THE NMDOT PEDESTRIAN ACCESS STANDARDS AND PROWAG 2011 OR LATEST EDITION. ANY DESIGN / CONSTRUCTION DEVIATION THAT IS DEEMED AN VARIANCE OR TECHNICALLY INFEASIBLE BY THE DEFINITION BELOW SHALL REQUIRE SUBMITTAL AND APPROVAL OF ADA DESIGN VARIANCE PROCEDURES.

31. EXCEPTION: IN ALTERATION WORK, IF COMPLIANCE IS TECHNICALLY INFEASIBLE, THE ALTERATION SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OR FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL BE MADE ACCESSIBLE WITHIN THE SCOPE OF THE ALTERATION.
32. TECHNICAL INFEASIBILITY: MEANS, WITH RESPECT TO AN ALTERATION OF A BUILDING OR A FACILITY, THAT IT HAS LITTLE LIKELIHOOD OF BEING ACCOMPLISHED BECAUSE EXISTING STRUCTURAL CONDITIONS WOULD REQUIRE REMOVING OR ALTERING A LOAD-BEARING MEMBER WHICH IS AN ESSENTIAL PART OF THE STRUCTURAL FRAME; OR BECAUSE OTHER EXISTING PHYSICAL OR SITE CONSTRAINTS PROHIBIT.
33. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.



VERTICAL SURFACE DISCONTINUITIES
SCALE: NONE REFER TO NOTE 5



HORIZONTAL OPENINGS
SCALE: NONE REFER TO NOTE 6

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

PEDESTRIAN ACCESS ROUTE GENERAL NOTES

APPROVED [signature] DESIGN ENGINEER — DATE 1-13-15

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SUMMARY
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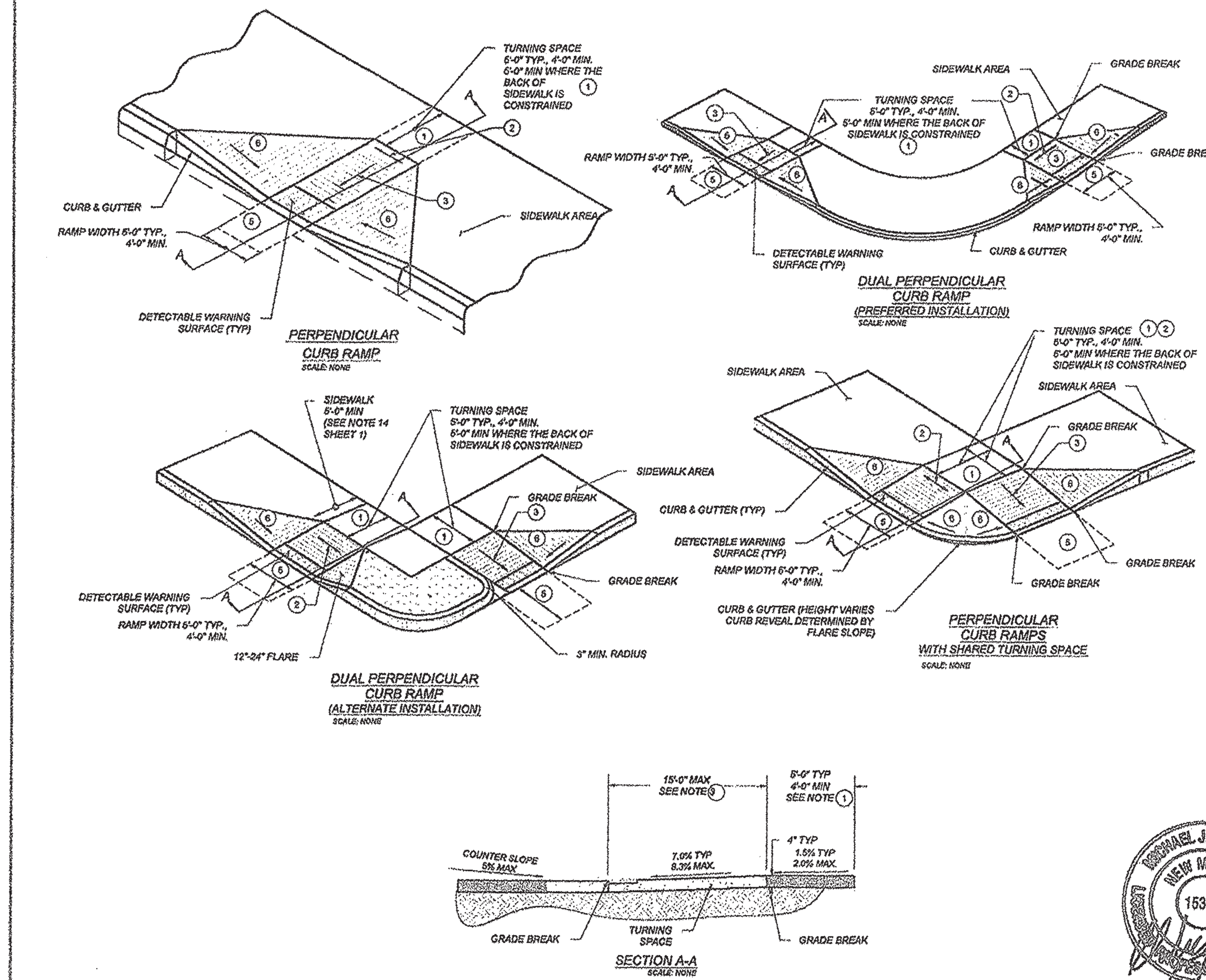

PERPENDICULAR CURB RAMP
SCALE: NONE

DUAL PERPENDICULAR CURB RAMP (PREFERRED INSTALLATION)
SCALE: NONE

DUAL PERPENDICULAR CURB RAMP (ALTERNATE INSTALLATION)
SCALE: NONE

PERPENDICULAR CURB RAMPS WITH SHARED TURNING SPACE
SCALE: NONE

SECTION A-A
SCALE: NONE

KEYED NOTES

(1) TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.

(2) CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.

(3) RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.

(4) GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

(5) COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.

(6) FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

(A) DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.

(B) DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.

(C) IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.

(D) CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

PERPENDICULAR CURB RAMPS

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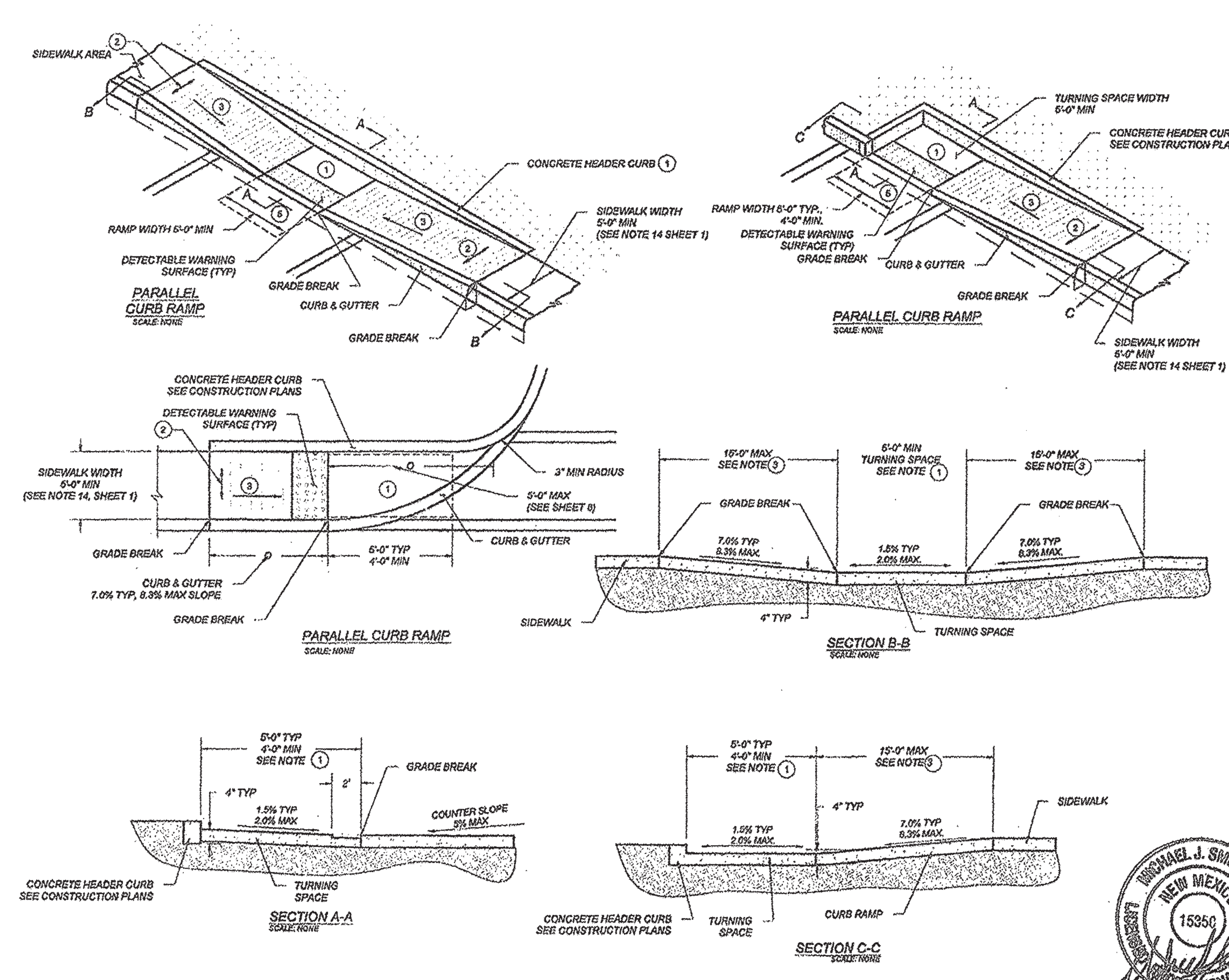

PARALLEL CURB RAMP
SCALE: NONE

PARALLEL CURB RAMP
SCALE: NONE

PARALLEL CURB RAMP
SCALE: NONE

SECTION B-B
SCALE: NONE

SECTION A-A
SCALE: NONE

SECTION C-C
SCALE: NONE

KEYED NOTES

(1) TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.

(2) CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.

(3) RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.

(4) GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

(5) COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.

(6) FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

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(B) DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.

(C) IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.

(D) CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

PARALLEL CURB RAMPS

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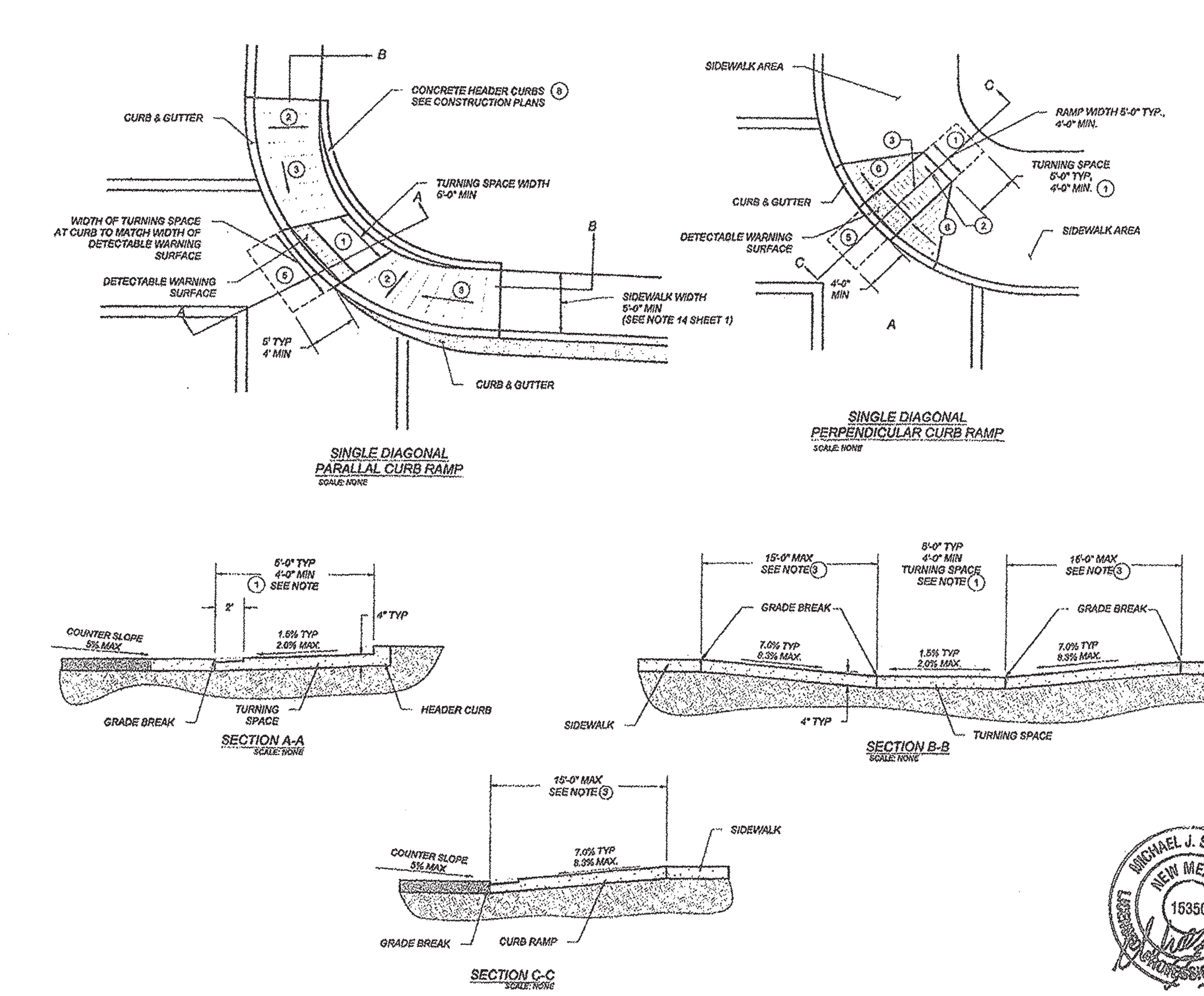

SINGLE DIAGONAL PARALLAL CURB RAMP
SCALE: NONE

SINGLE DIAGONAL PERPENDICULAR CURB RAMP
SCALE: NONE

SECTION A-A
SCALE: NONE

SECTION B-B
SCALE: NONE

SECTION C-C
SCALE: NONE

KEYED NOTES

(1) TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.

(2) CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.

(3) RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.

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(6) FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

(A) DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.

(B) DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.

(C) IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.

(D) CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

DIAGONAL CURB RAMPS

APPROVED [signature] DESIGN ENGINEER — DATE 1-13-15

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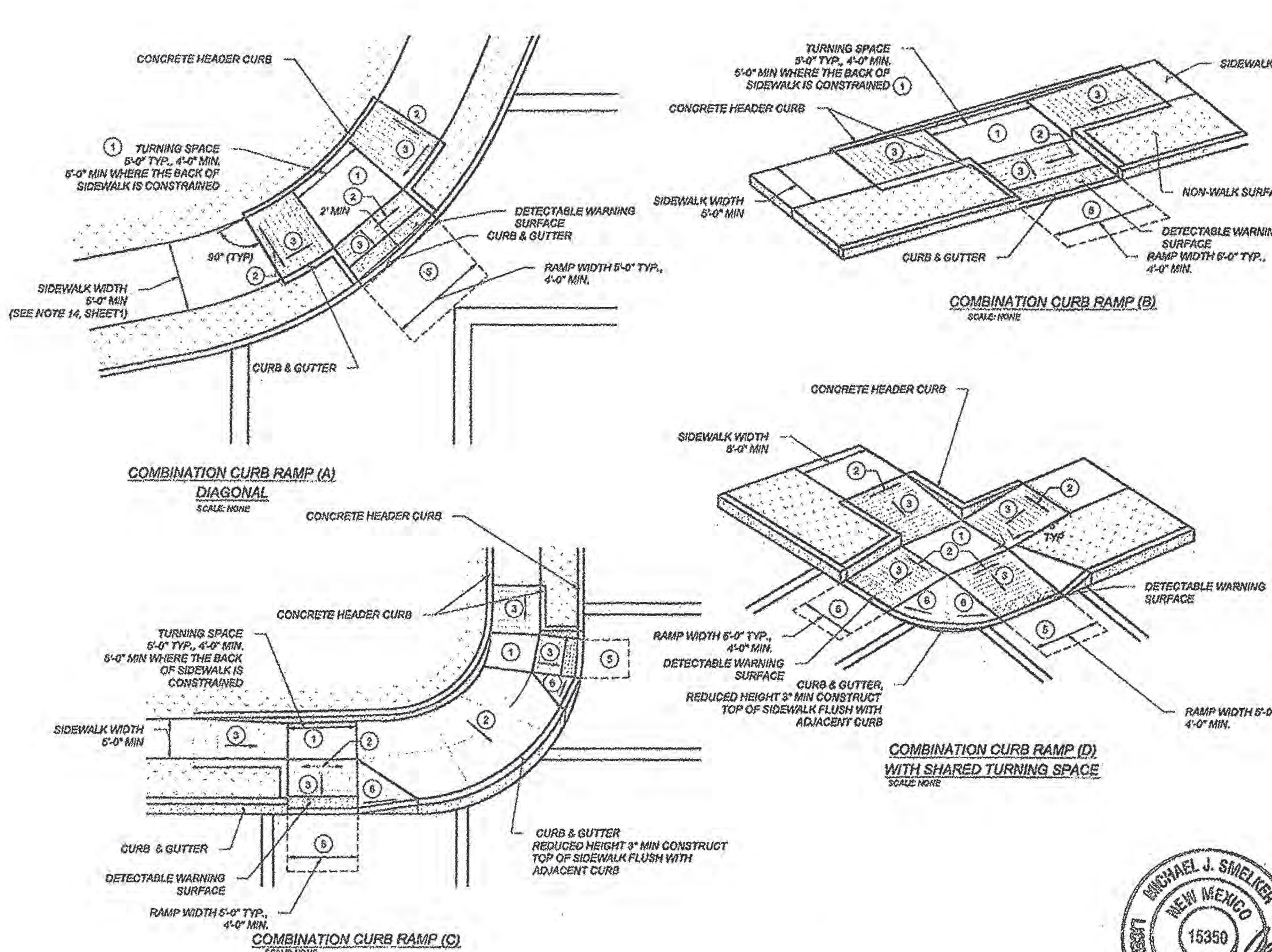


COMBINATION CURB RAMP (A) DIAGONAL
SCALE: NONE

COMBINATION CURB RAMP (B)
SCALE: NONE

COMBINATION CURB RAMP (C)
SCALE: NONE

COMBINATION CURB RAMP (D) WITH SHARED TURNING SPACE
SCALE: NONE

KEYED NOTES

(1) TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.

(2) CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.

(3) RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.

(4) GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

(5) COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.

(6) FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

(A) DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.

(B) DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.

(C) IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.

(D) CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

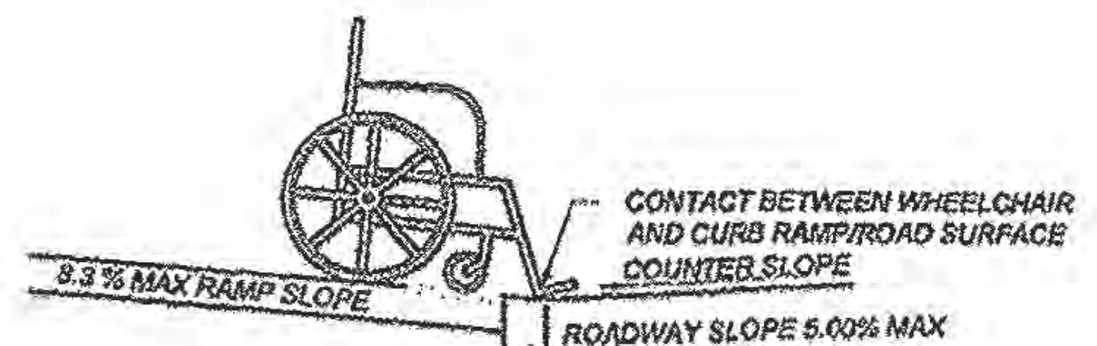
COMBINATION CURB RAMPS

APPROVED ____ DESIGN ENGINEER 1-13-15 DATE

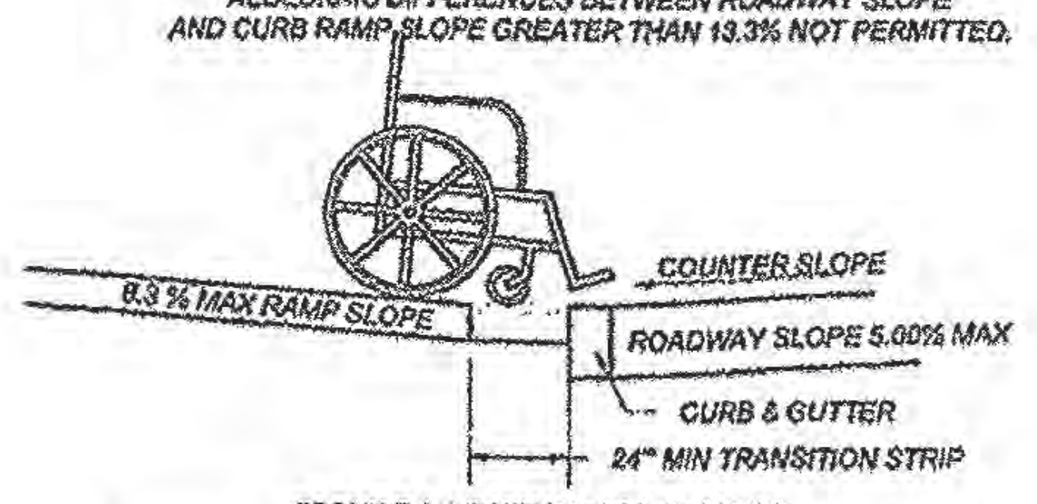
608-001-5 608-5 of 12

file path DRAWING SCALE = NOT TO SCALE

SUMMARY FILENAME

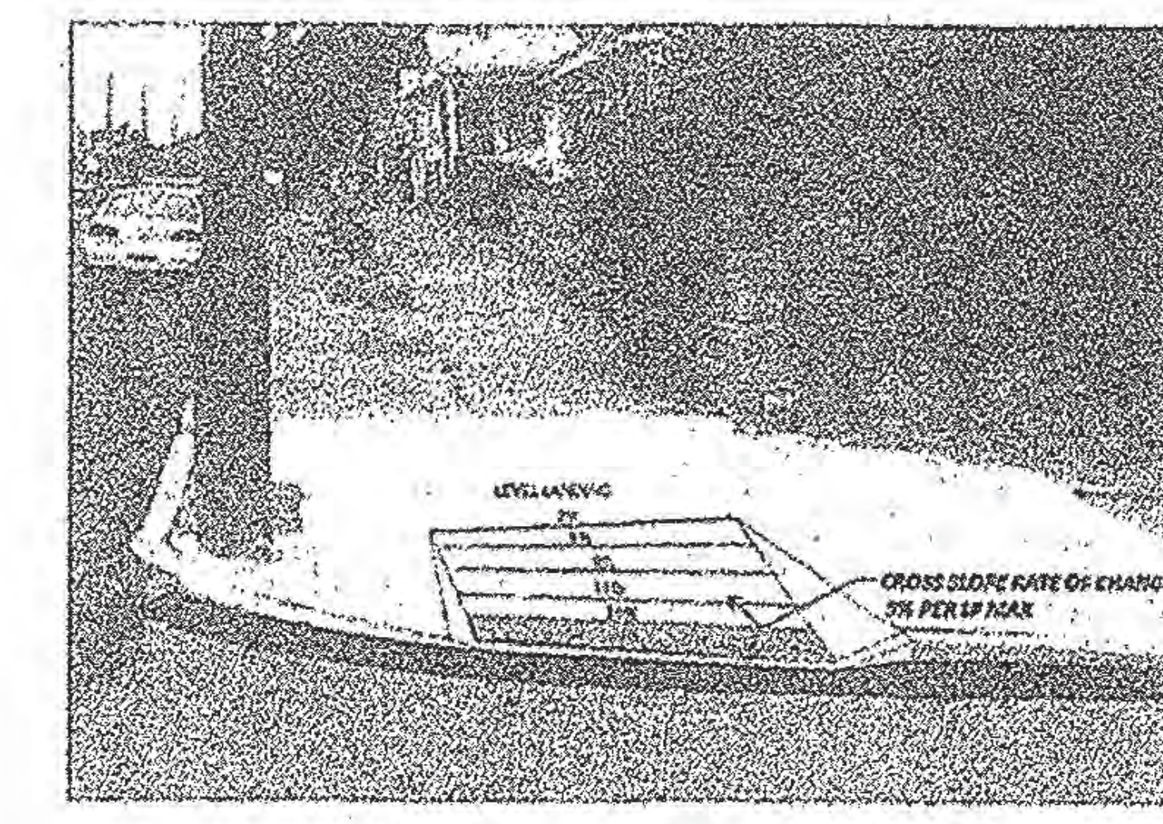


ALGEBRAIC DIFFERENCES BETWEEN ROADWAY SLOPE AND CURB RAMP SLOPE GREATER THAN 13.3% NOT PERMITTED.



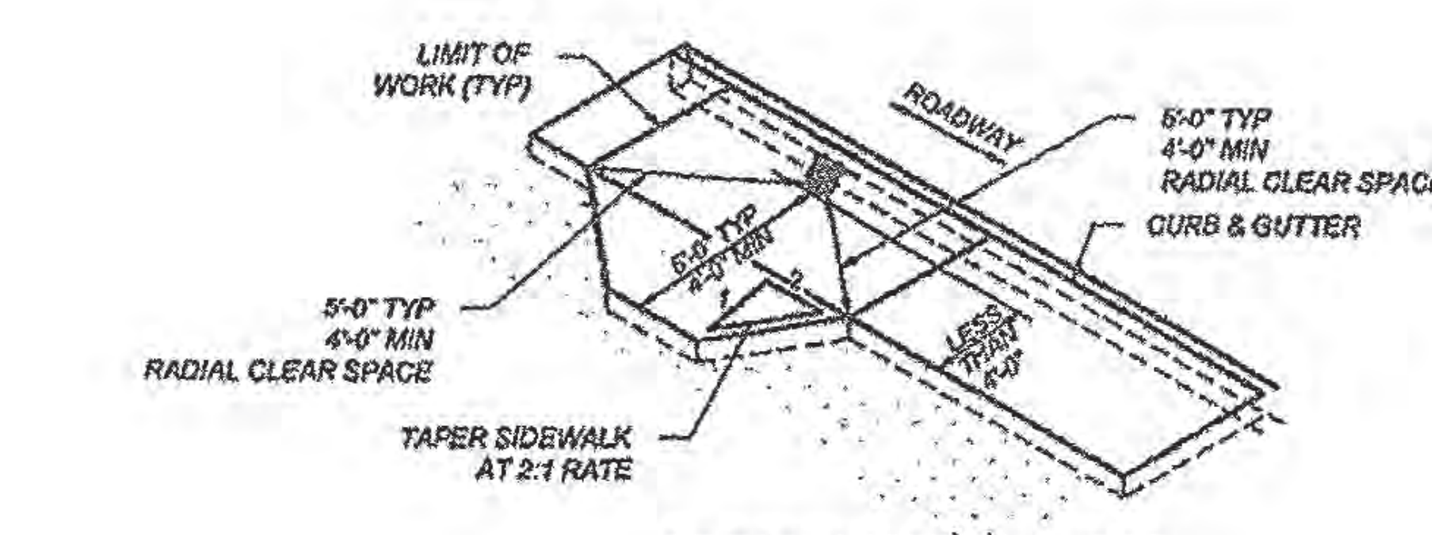
PROVIDE A 24" MIN TRANSITION STRIP IF ALGEBRAIC DIFFERENCES BETWEEN ROADWAY SLOPE AND CURB RAMP SLOPE ARE GREATER THAN 13.33%. TRANSITION STRIP SLOPE NOT TO EXCEED 5.00%

CHANGE OF GRADE LIMITATIONS
SCALE: NONE

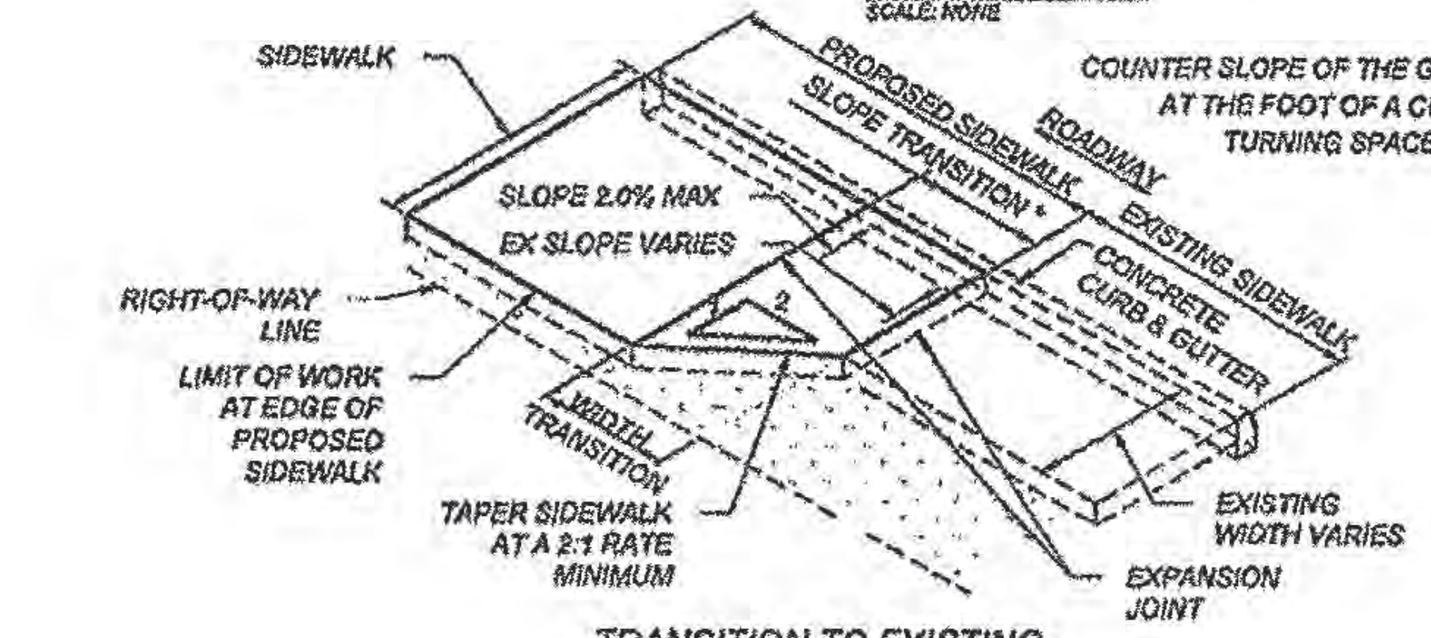


RAMP CROSS SLOPE TRANSITION TO MATCH ROADWAY PROFILE SLOPE
* SLOPES SHOWN ARE FOR ILLUSTRATION ONLY.

NOTE:
1) CROSS SLOPE OF CURB RAMP AT PEDESTRIAN STREET CROSSING WITHOUT YIELD ON STOP CONTROL, AND AT MID BLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE ARE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE.
2) CROSS SLOPE IF CURB RAMP IS AT YIELD OR STOP CONTROL REQUIRES 2% MAX CROSS SLOPE AT CURB LINE



SIDEWALK ADDITION DUE TO OBSTRUCTIONS
SCALE: NONE



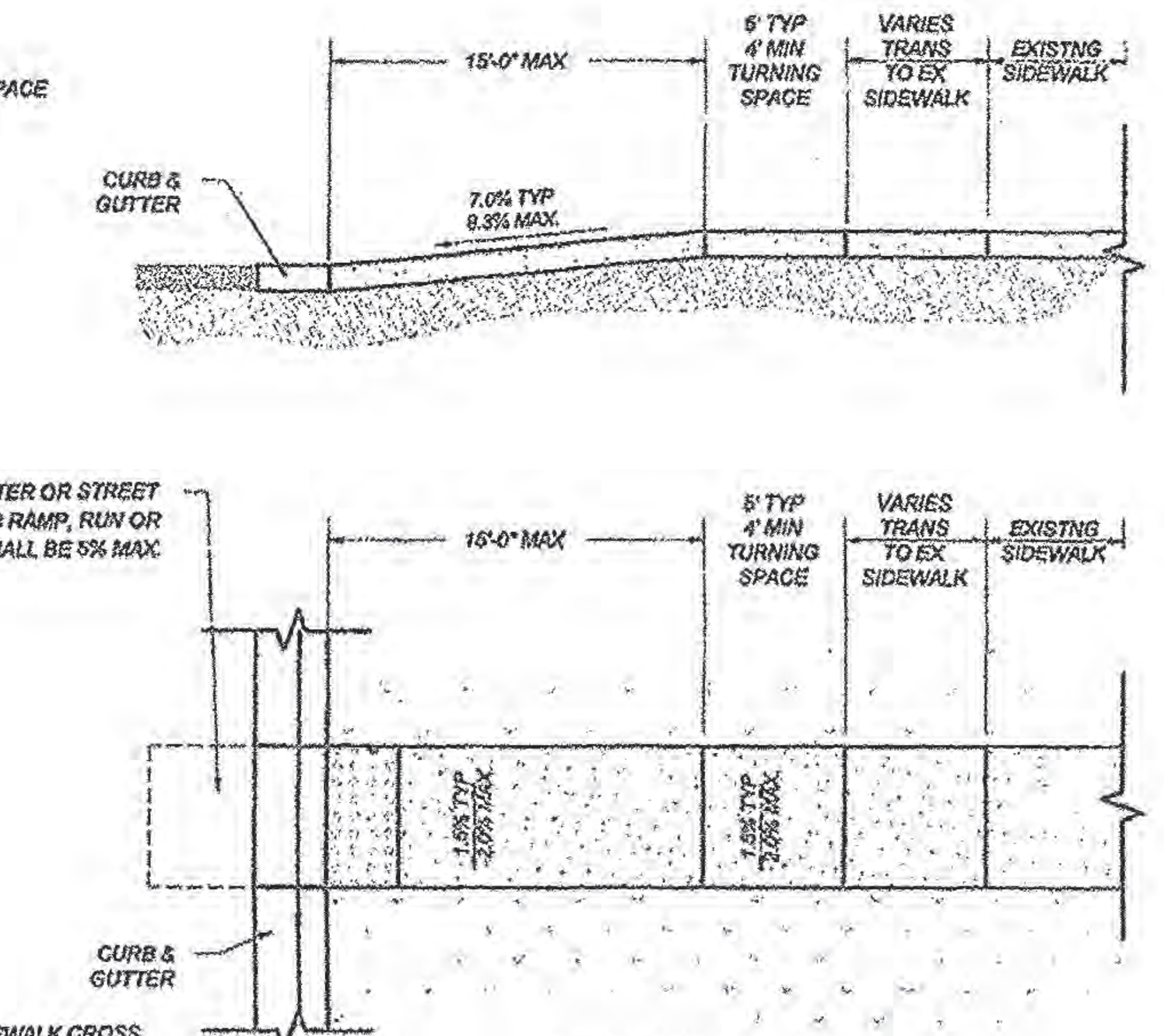
TRANSITION TO EXISTING SIDEWALK DETAIL
SCALE: NONE

MINIMUM SLOPE TRANSITION LENGTH BASED ON THE DIFFERENCE OF PROPOSED SIDEWALK CROSS SLOPE AND EXISTING SIDEWALK CROSS SLOPE AT THE LOCATION OF TIE IN. THIS MINIMUM LENGTH TO BE DETERMINED BY THE FOLLOWING FORMULA: DELTA % SLOPE X 0.5' OR MIN WIDTH OF 1 FT.

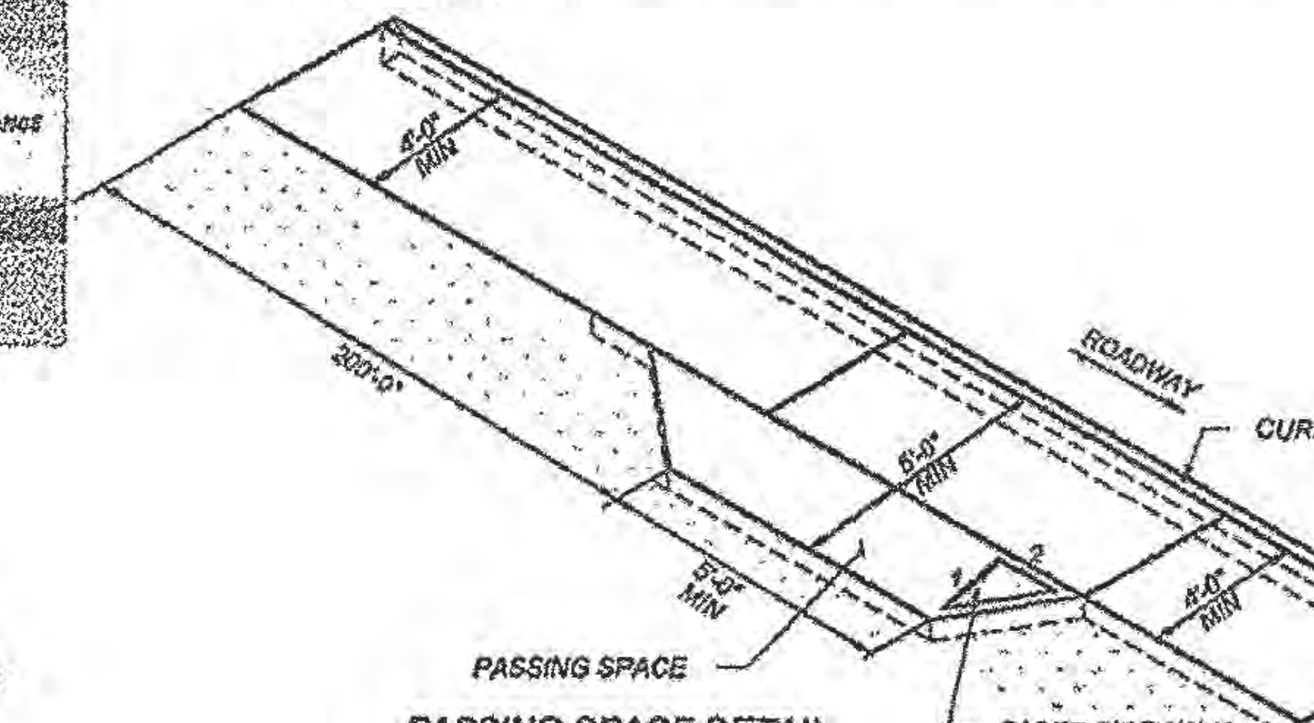
THE MINIMUM WIDTH TRANSITION SHALL BE CALCULATED USING THE FOLLOWING FORMULA:CHANGE IN WIDTH X 2.

DEPENDING ON WHICH IS LONGEST, EITHER THE SLOPE TRANSITION OR WIDTH TRANSITION WILL CONTROL THE LENGTH OF SIDEWALK TRANSITION.

TRANSITION AREAS SERVE AS TEMPORARY CONNECTIONS OF THE PEDESTRIAN ACCESS ROUTE. FUTURE IMPROVEMENTS TO THE REMAINING PORTION OF EXISTING SIDEWALK SHALL INCLUDE REMOVING THE TRANSITION AREA AND CONSTRUCTING A FULLY COMPLIANT SIDEWALK.



CURB RAMP TRANSITION TO EXISTING SIDEWALK DETAIL



PASSING SPACE DETAIL
SCALE: NONE

1. WHERE THE CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES IS GREATER THAN 4ft AND LESS THAN 5ft, PASSING SPACES SHALL BE PROVIDED AT INTERVALS 200ft MAXIMUM.
2. PASSING SPACES ARE PERMITTED TO OVERLAP PEDESTRIAN ACCESS ROUTES.

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

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NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

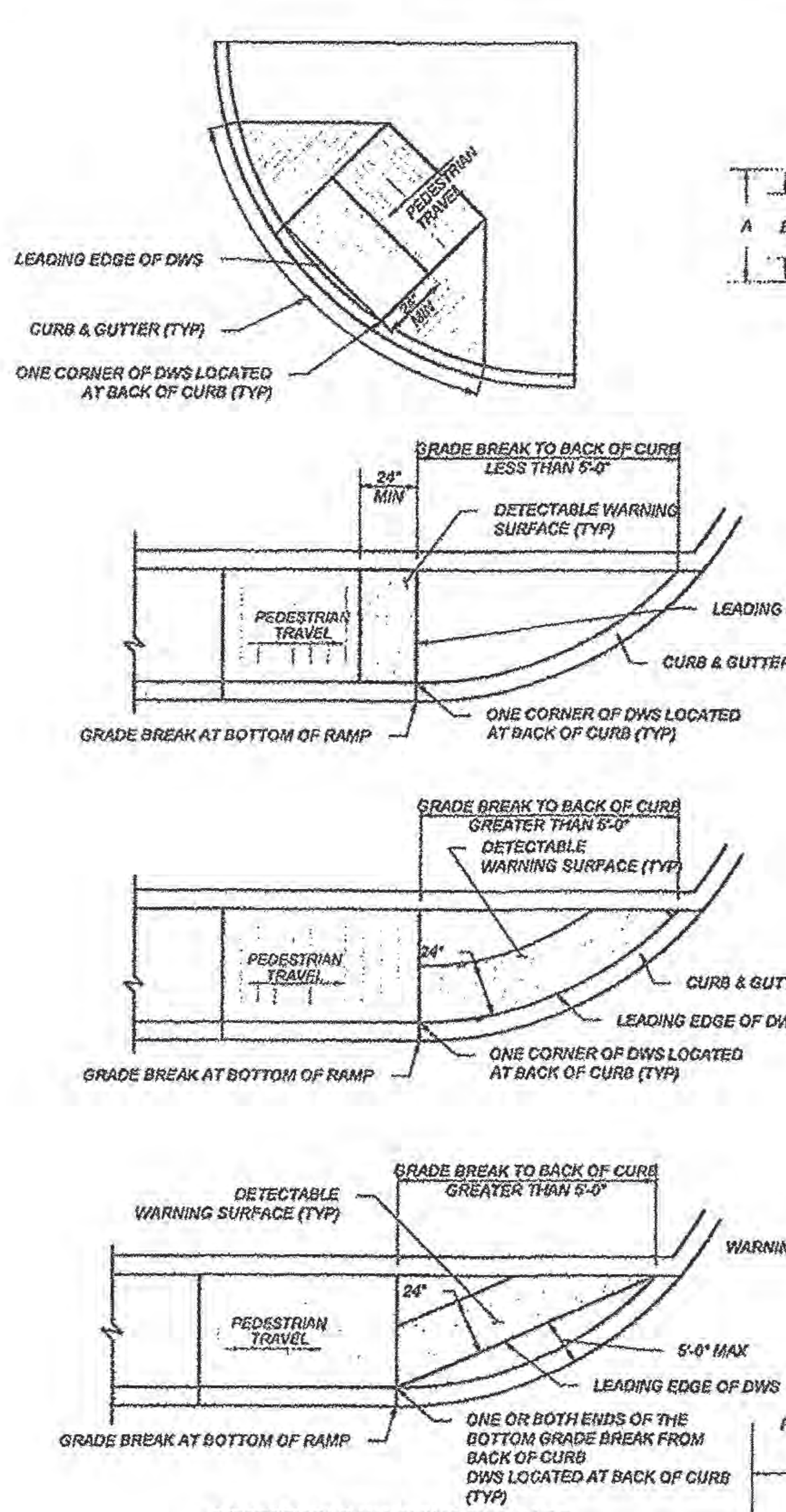
CURB RAMP AND SIDEWALK TRANSITION DETAILS

APPROVED ____ DESIGN ENGINEER 1-13-15 DATE

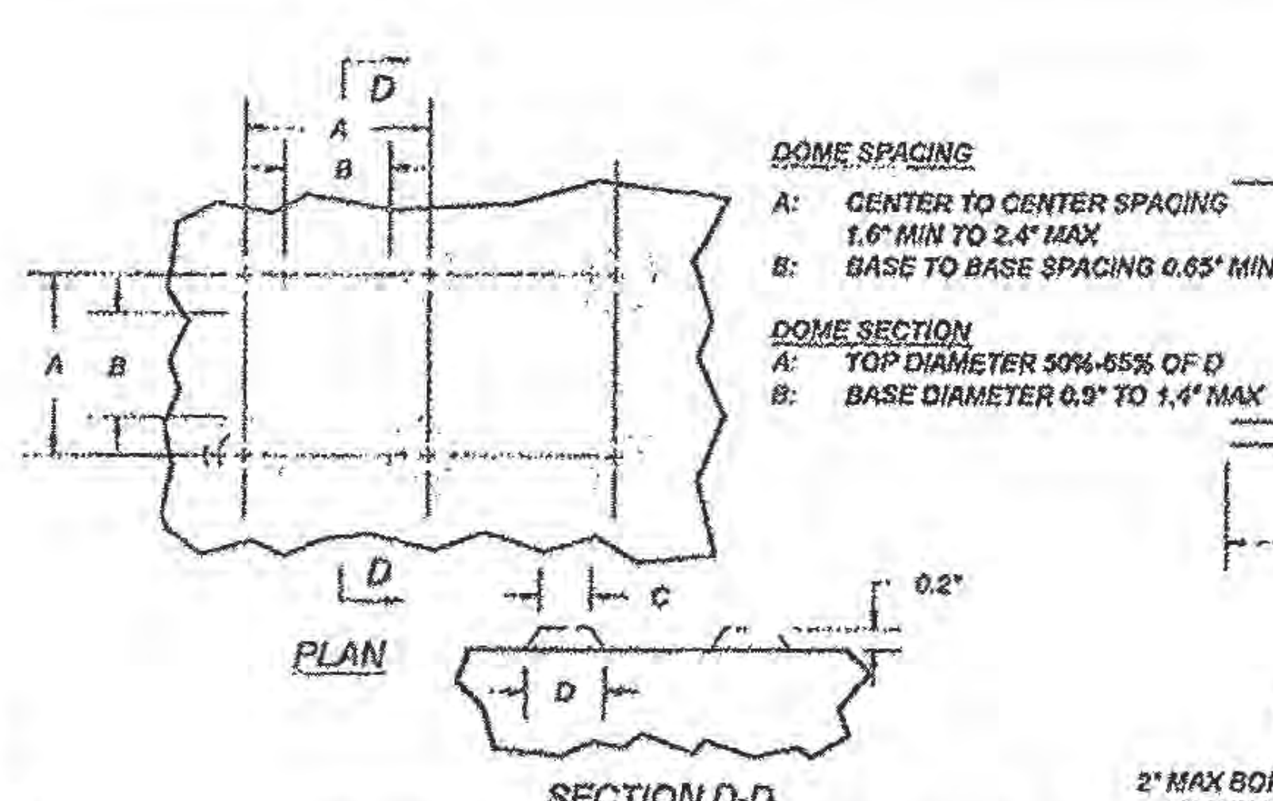
608-001-7 608-7 of 12

file path DRAWING SCALE = NOT TO SCALE

SUMMARY FILENAME



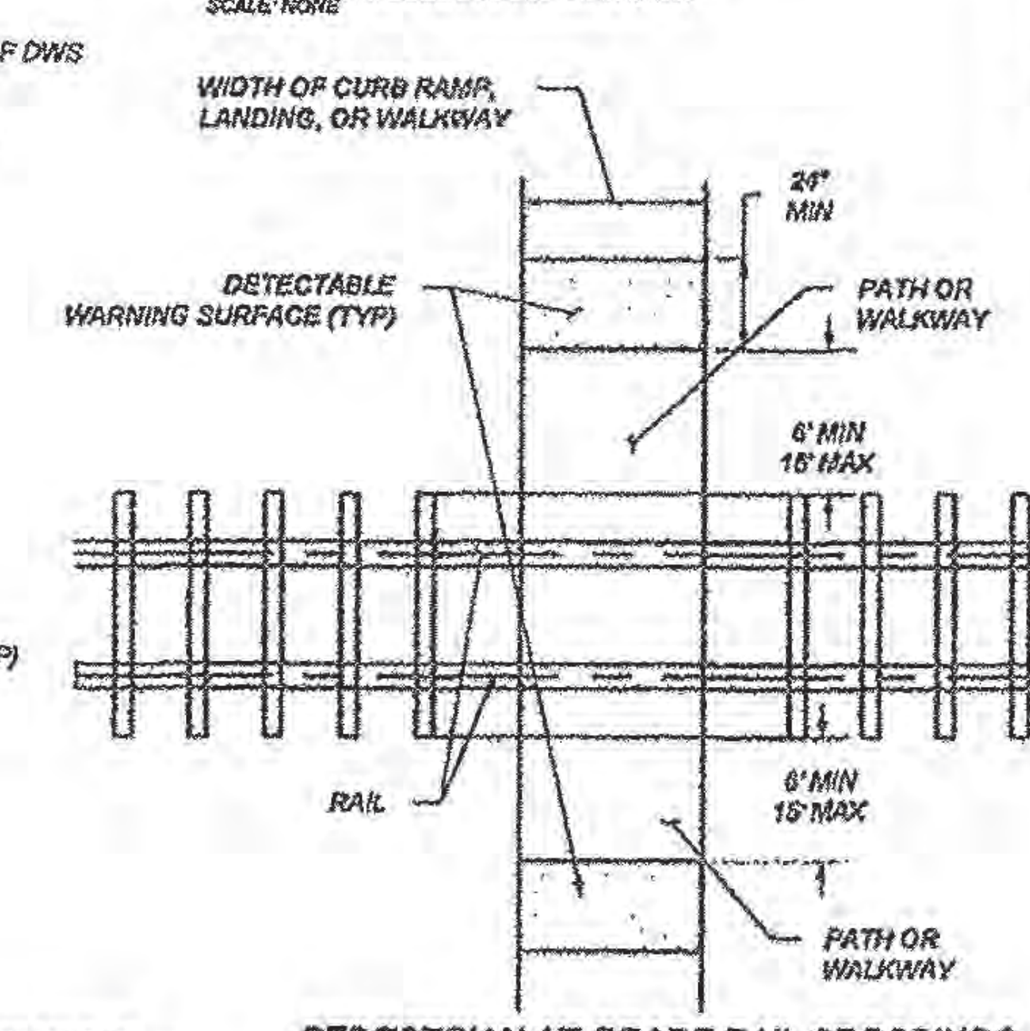
DETECTABLE WARNING SURFACE (DWS)ON CURVED SURFACES
SCALE: NONE



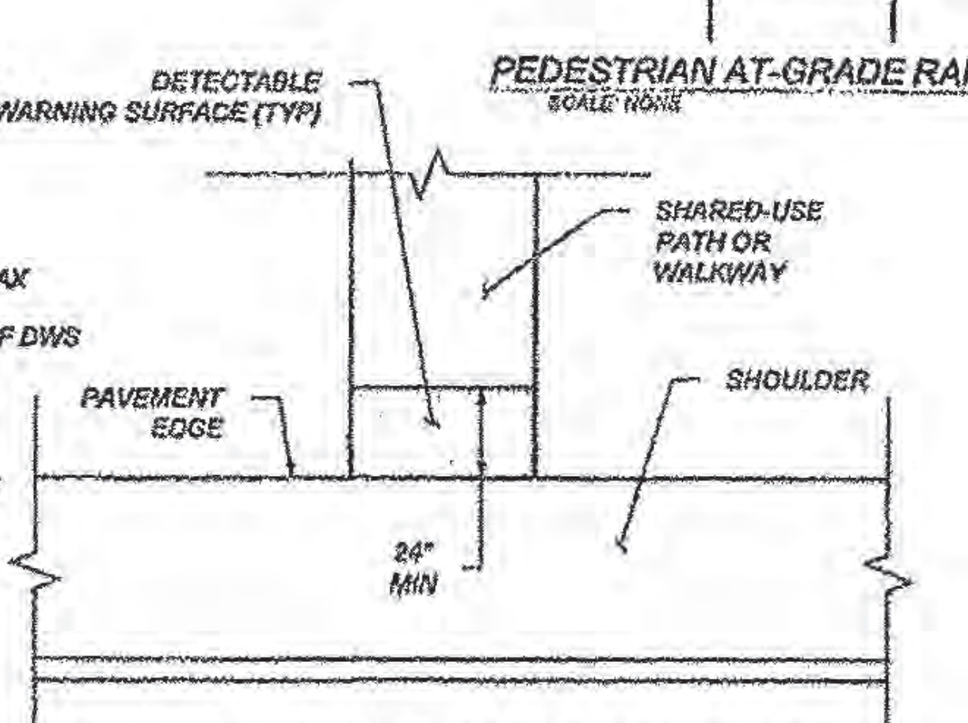
DOME SPACING
A: CENTER TO CENTER SPACING 1.6" MIN TO 2.4" MAX
B: BASE TO BASE SPACING 0.65" MIN

DOME SECTION
A: TOP DIAMETER 50%-65% OF D
B: BASE DIAMETER 0.9" TO 1.4" MAX

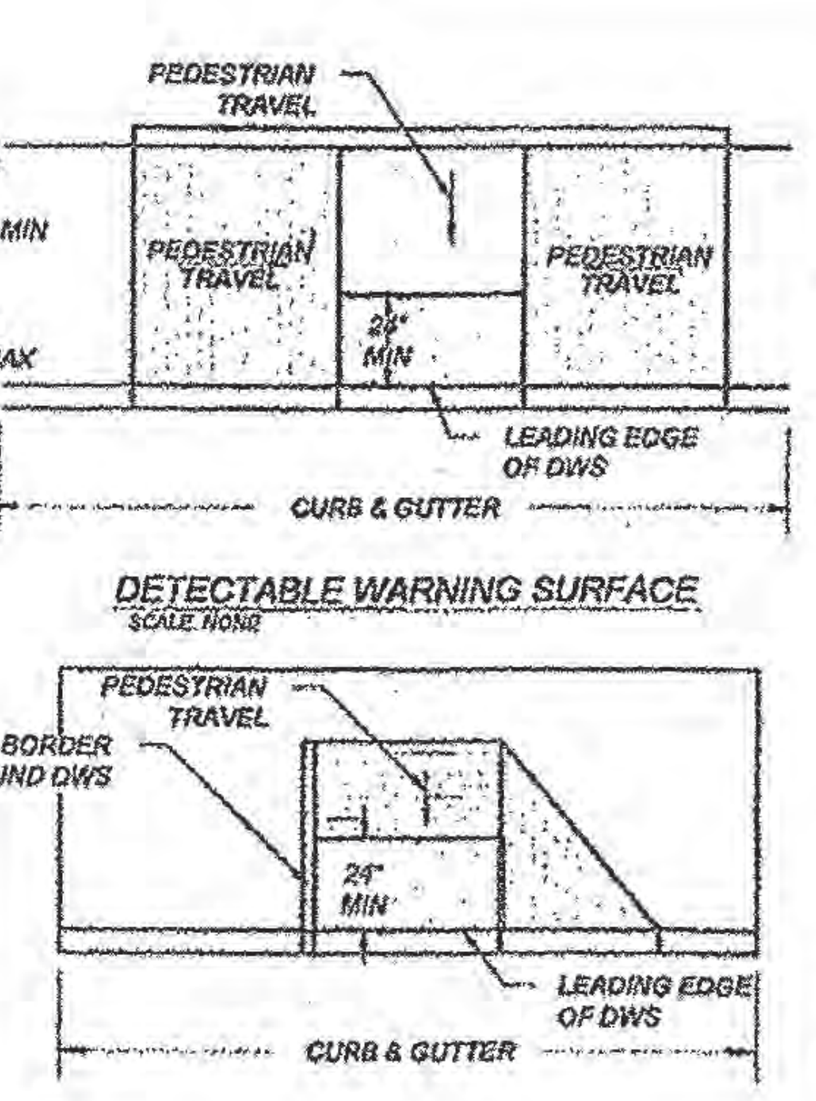
DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAILS
SCALE: NONE



PEDESTRIAN AT-GRADE RAIL CROSSINGS
SCALE: NONE

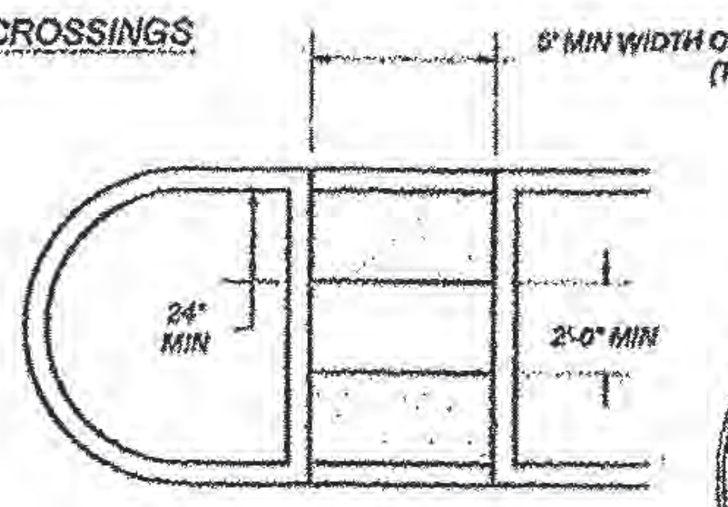


SHARED-USE PATH CONNECTION
SCALE: NONE



DETECTABLE WARNING SURFACE
SCALE: NONE

DETECTABLE WARNING SURFACE
SCALE: NONE



MEDIAN CUT-THROUGH
SCALE: NONE
EXCEPTION: IF THE LENGTH BETWEEN TWO DWS SURFACE IS LESS THAN 2' THEN DETECTABLE WARNING SURFACE WILL NOT BE INSTALLED

DETECTABLE WARING SURFACE (DWS):

A STANDARDIZED TRUNCATED DOME GRID SURFACE BUILT IN OR APPLIED TO THE PEDESTRIAN ACCESS ROUTE TO WARN VISUALLY IMPAIRED PEOPLE OF HAZARDS. THE SURFACE IS PLACED WHERE DETECTABLE WARNING SURFACE (DWS): A STANDARDIZED TRUNCATED DOME GRID SURFACE BUILT IN OR APPLIED TO THE PEDESTRIAN ACCESS ROUTE TO WARN VISUALLY IMPAIRED PEOPLE OF HAZARDS. THE SURFACE IS PLACED WHERE PEDESTRIANS WILL ENCOUNTER THE PRESENCE OF HAZARDS IN THE LINE OF TRAVEL, SUCH AS THE EDGE OF ROADWAY AND AT-GRADE RAIL CROSSINGS, INDICATING THEY SHOULD STOP AND DETERMINE THE NATURE OF THE HAZARD BEFORE PROCEEDING.

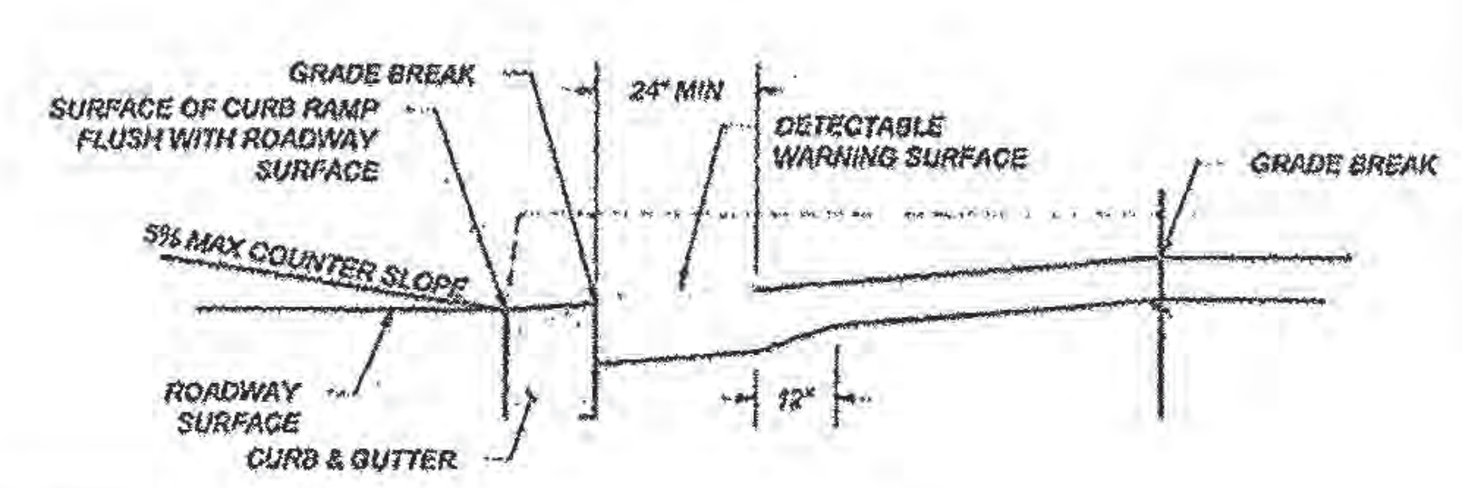
LOCATION:

1. THE DETECTABLE WARNING SURFACE (DWS) SHALL BE 2.0 FT MINIMUM WIDTH AND EXTENDED THE FULL WIDTH OF THE CURB RAMP RUN, TURNING SPACE, BLENDED TRANSITION, AN EXCLUDING ANY THE FLARED SIDES
2. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED TO BE PERPENDICULAR TO THE GRADE BREAK AT THE BACK OF THE CURB.
3. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED TO BE PARALLEL TO THE DIRECTION OF TRAVEL.
4. IF CURB AND GUTTER ARE NOT PRESENT, SUCH AS A SHARED-USE PATH CONNECTION, THE DETECTABLE WARNING SURFACE SHALL BE PLACED AT THE PAVEMENT EDGE.
5. PEDESTRIAN REFUGE ISLANDS SHALL HAVE DETECTABLE WARNINGS. DETECTABLE WARNINGS AT CUT THROUGH ISLANDS SHALL BE SEPARATED BY A 24 INCH MINIMUM LENGTH OF THE WALKWAY WITHOUT MARKINGS.

EXCEPTION: DETECTABLE WARNINGS SHALL NOT BE REQUIRED ON CUT THROUGH ISLANDS WHERE THE CROSSING IS LESS THAN 6 FT IN THE DIRECTION OF PEDESTRIAN TRAVEL.

NOTES:

1. DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION OR RECONSTRUCTION OF STREETS, CURBS, OR SIDEWALKS BY ALL PUBLIC AGENCIES AND BY ALL PRIVATE ORGANIZATIONS CONSTRUCTING FACILITIES FOR PUBLIC USE.
2. DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR THE FULL WIDTH OF RAMP.
3. ALL PRODUCTS USED FOR DETECTABLE WARNING SURFACES SHALL BE ON THE DEPARTMENT'S APPROVED PRODUCT LIST.



DETECTABLE WARNING SURFACE
SCALE: NONE

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

DETECTABLE WARNING SURFACE

APPROVED ____ DESIGN ENGINEER 1-13-15 DATE

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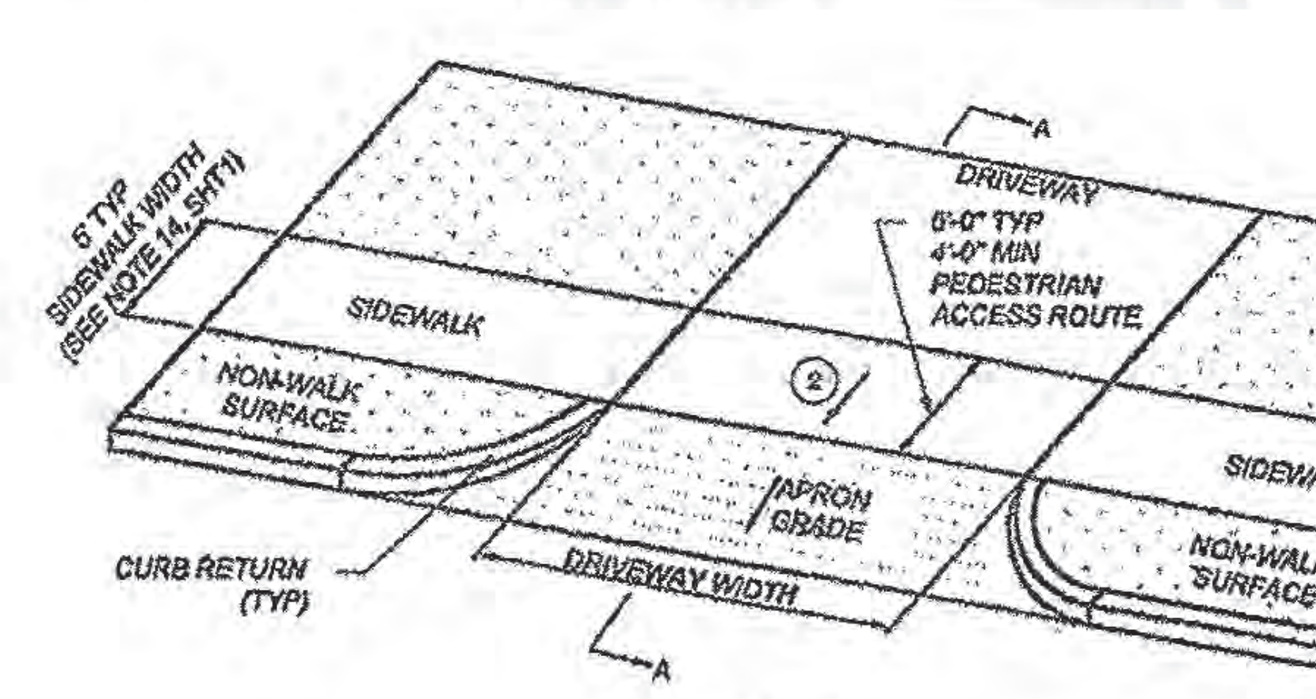
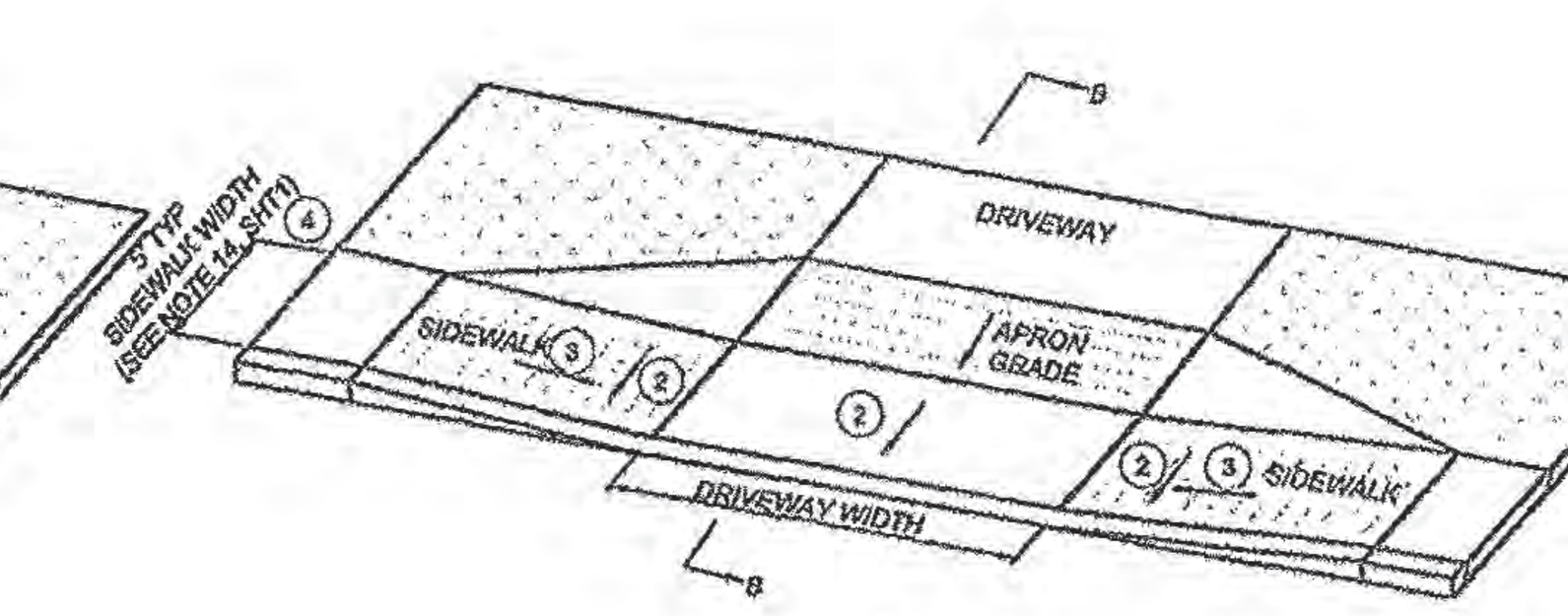
file path DRAWING SCALE = NOT TO SCALE

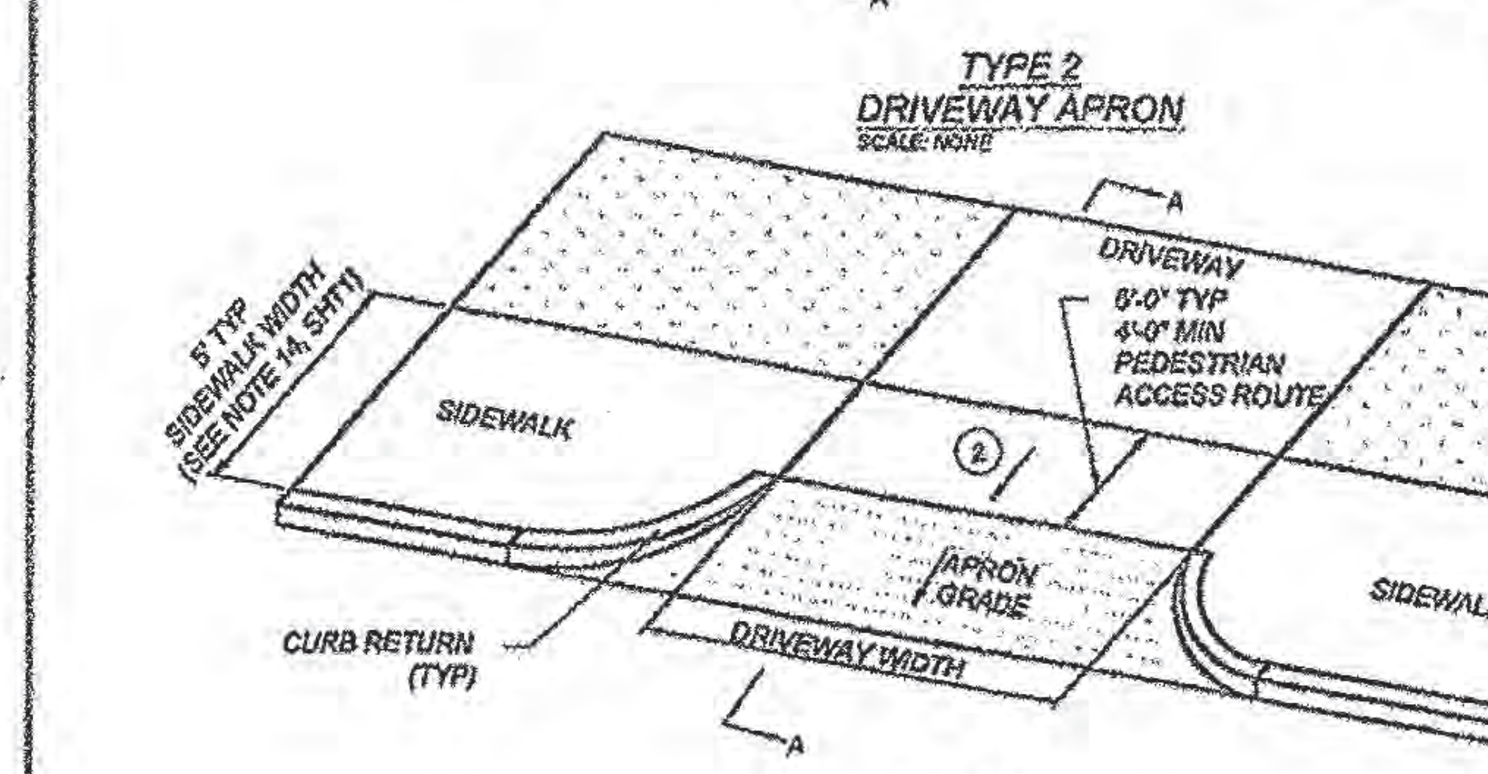
SUMMARY FILENAME



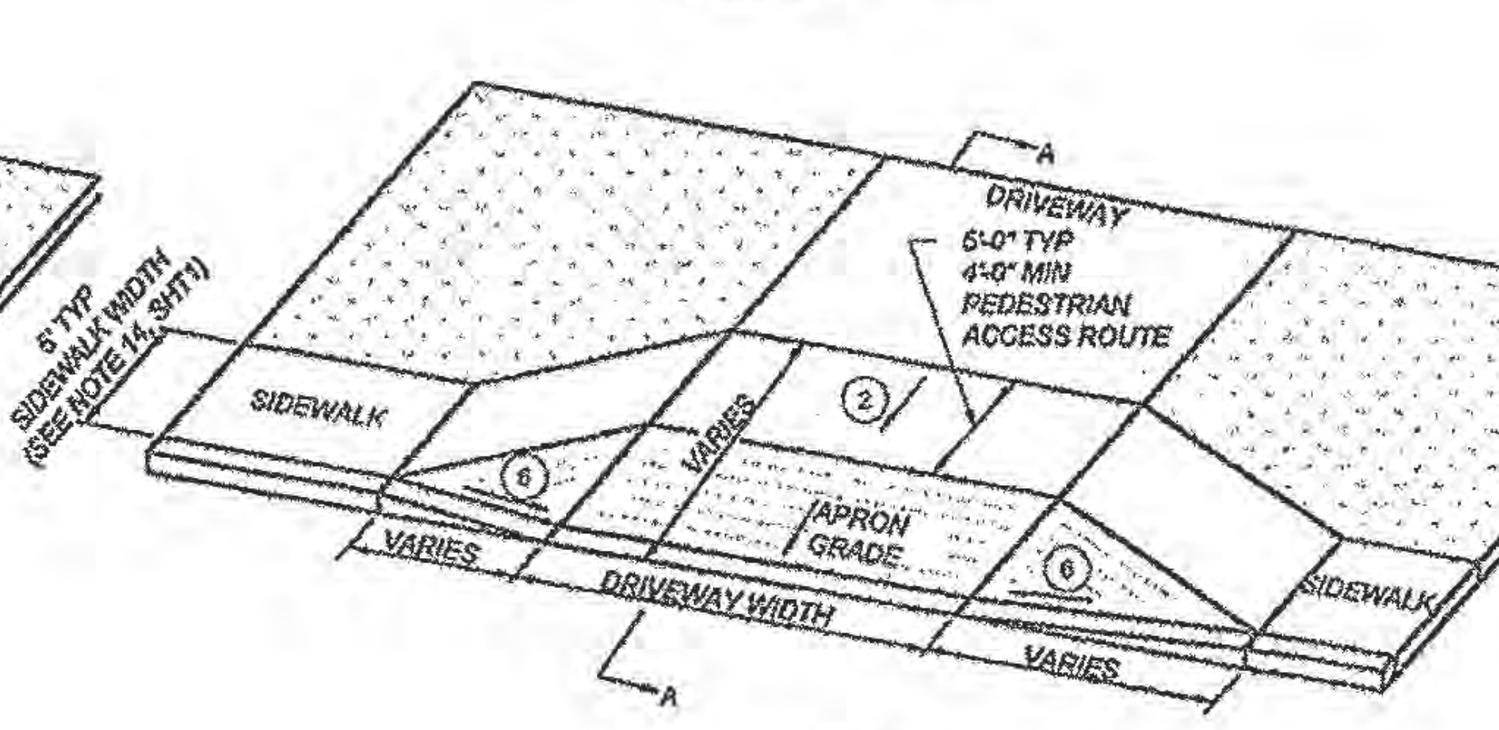
TYPE 2 DRIVEWAY APRON
SCALE: NONE



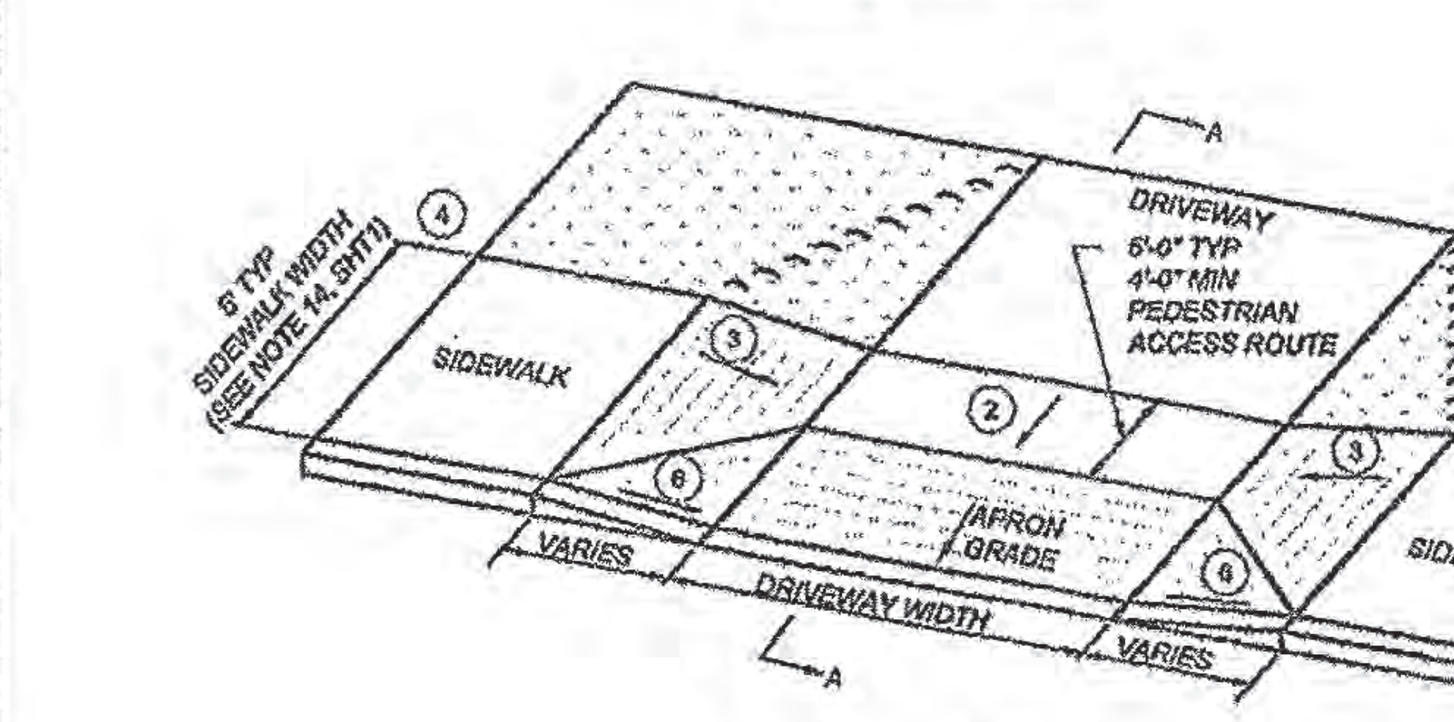
TYPE 3A DRIVEWAY APRON
SCALE: NONE



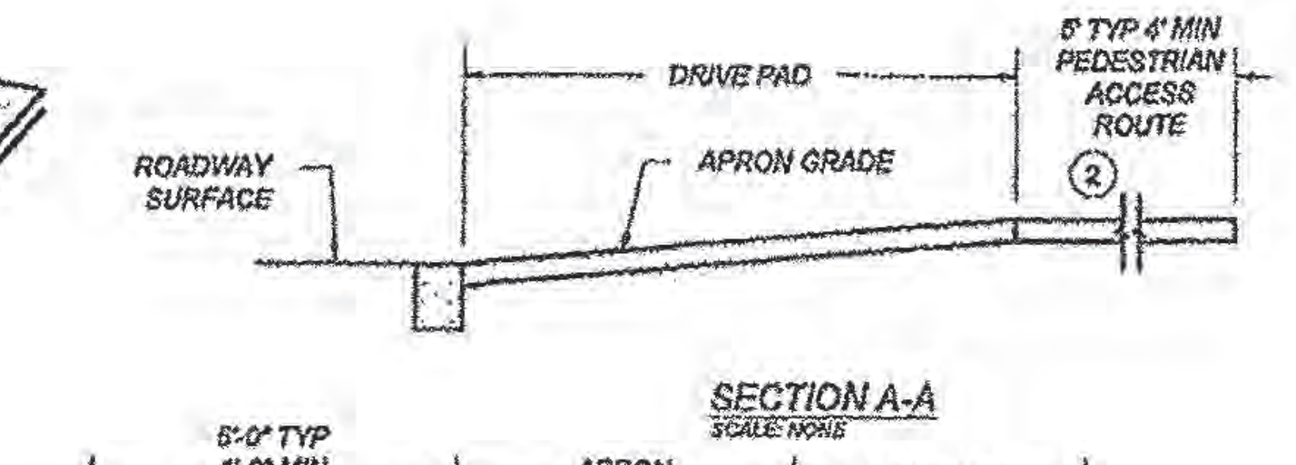
TYPE 2A DRIVEWAY APRON
SCALE: NONE



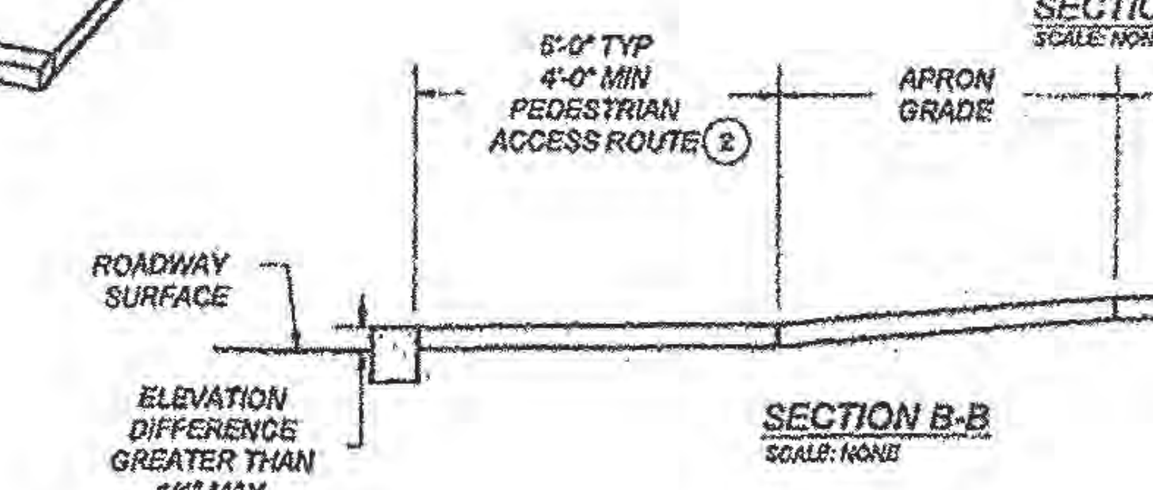
TYPE 2C DRIVEWAY APRON
SCALE: NONE



TYPE 2B DRIVEWAY APRON
SCALE: NONE



SECTION A-A
SCALE: NONE



SECTION B-B
SCALE: NONE

KEYED NOTES

(1) TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.

(2) CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.

(3) RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.

(4) GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

(5) COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.

(6) FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

(A) DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.

(B) DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.

(C) IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.

(D) CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

DRIVEWAY APRONS

APPROVED ____ DESIGN ENGINEER 1-13-15 DATE

608-001-9 608-9 of 12

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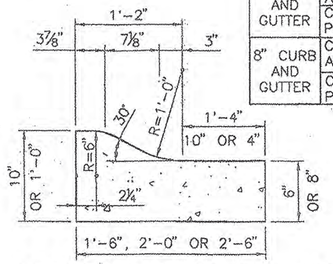
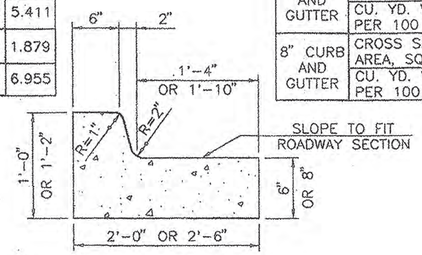


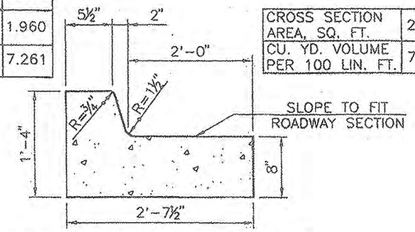
		1'-6"	2'-0"	2'-6"
6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	0.961	1.211	1.461
	CU. YD. VOLUME PER 100 LIN. FT.	3.559	4.485	5.411
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.211	1.544	1.879
	CU. YD. VOLUME PER 100 LIN. FT.	4.485	5.719	6.955

CONCRETE MOUNTABLE CURB AND GUTTER TYPE "A"



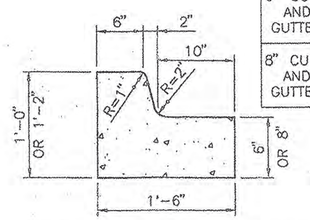
		2'-0"	2'-6"
6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.294	1.544
	CU. YD. VOLUME PER 100 LIN. FT.	4.791	5.717
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.627	1.960
	CU. YD. VOLUME PER 100 LIN. FT.	6.026	7.261

CONCRETE BARRIER CURB AND GUTTER TYPE "B"



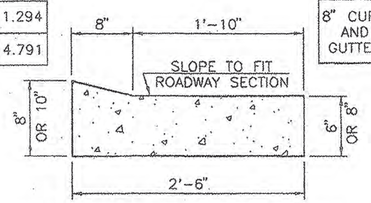
CROSS SECTION AREA, SQ. FT.	2.113
CU. YD. VOLUME PER 100 LIN. FT.	7.824

CONCRETE BARRIER CURB AND GUTTER TYPE "C"



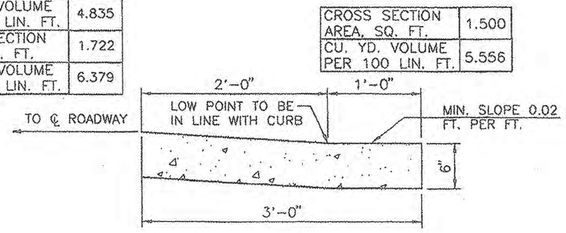
6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.044
	CU. YD. VOLUME PER 100 LIN. FT.	3.866
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.294
	CU. YD. VOLUME PER 100 LIN. FT.	4.791

CONCRETE BARRIER CURB AND GUTTER TYPE "D"



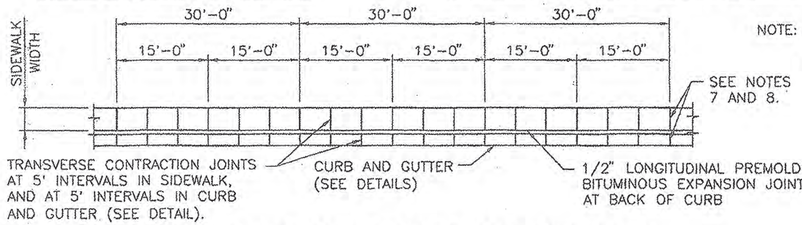
6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.306
	CU. YD. VOLUME PER 100 LIN. FT.	4.835
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.722
	CU. YD. VOLUME PER 100 LIN. FT.	6.379

CONCRETE LAYDOWN CURB TYPE "E"

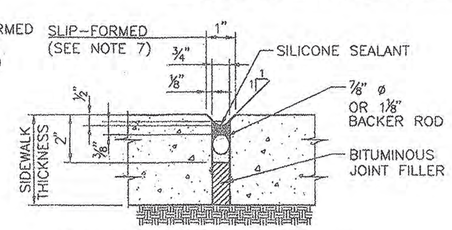


CROSS SECTION AREA, SQ. FT.	1.500
CU. YD. VOLUME PER 100 LIN. FT.	5.556

CONCRETE VALLEY GUTTER



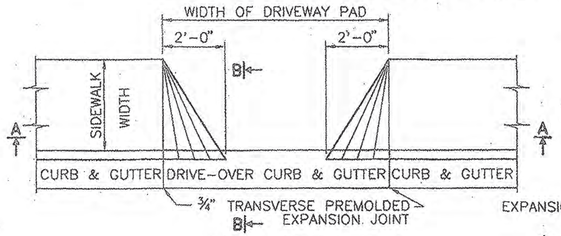
PLAN CURB AND GUTTER AND SIDEWALK



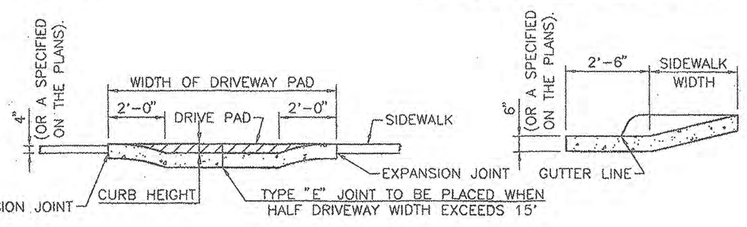
SEALED EXPANSION JOINT



TRANSVERSE CONTRACTION 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.

RAY M. TRUJILLO
NEW MEXICO
10218
11/16/09
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REV.BY	DESCRIPTION
⚠1	9/9/09	YML	ADDED DETAILS

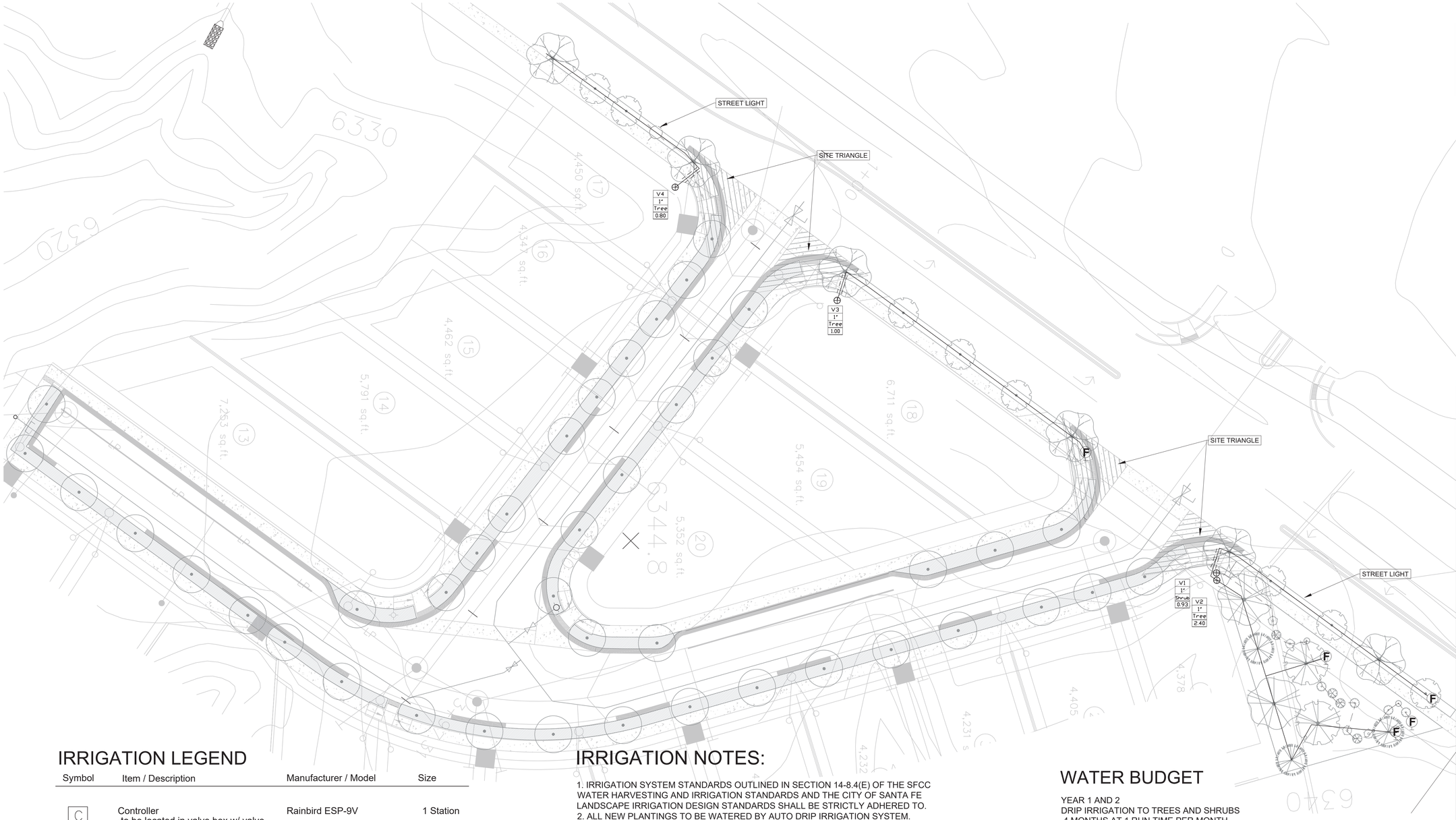
REVISIONS (OR CHANGE NOTICES)

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



IRRIGATION LEGEND

Symbol	Item / Description	Manufacturer / Model	Size
C	Controller -to be located in valve box w/ valve	Rainbird ESP-9V	1 Station
⊕	Automatic Drip Valve with pressure regulating filter in valve box	Rainbird PEB Rainbird PRF-100-RBY NDS 12"	1"
F F	Poly Drip Line w / Flush Cap 6 emitters per tree 2 emitters per shrub 4-6" depth bury	Agrifim TAE	¾" 2 GPH
=========	New PVC Sleeve	Class 200	2" min.
V1	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.
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10. BACKFILL FOR TRENCHES SHALL BE CLEANED OF ALL ROCK AND DEBRIS
11.PRIOR TO ON-SITE LANDSCAPE, CISTERN, AND IRRIGATION CONSTRUCTION A 48 HOUR NOTIFICATION IS REQUIRED.
12.VALVES FOR COMMON AREAS SHOWN TO BE EXTENDED FROM THE WATER METERS FOR LOTS 1,17 AND 18

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
28 TREES/168 GALLONS PER RUN CYCLE
7 SHRUBS/14 GALLONS PER RUN CYCLE
182 GALLONS PER RUN CYCLE X 90 RUN TIMES=16,380 GPY/0.05 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
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STATE OF NEW MEXICO
JOHN GILLESPIE BRALY
N.128
REGISTERED LANDSCAPE ARCHITECT

Date: 11.17.2021
Revisions:

Drawn by: HA
Reviewed by: CM

Arroyo Oeste
Subdivision Phase II
Santa Fe, NM

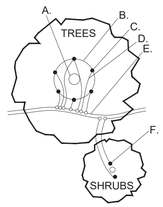
NORTH

Scale: 1" = 20'

10 0 20 40

Sheet Title:
Irrigation Plan

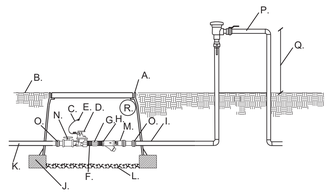
Sheet Number:
LI-01



A. TREE TRUNK/ ROOT CROWN
B. 24" CIRCLE FROM TRUNK
C. EMITTERS
D. ⅛" DISTRIBUTION LINE
E. PE DRIPLINE
F. EMITTER PLACED WITHIN 6" OF PLANT STEM

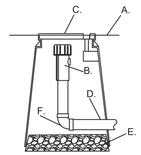
NOTE: PLACE EMITTER ABOVE PLANT ON SLOPE

1 EMITTER PLACEMENT DETAIL N.T.S.



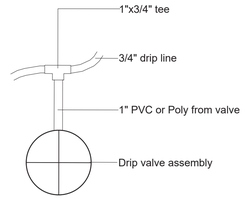
A. CARSON PRODUCTS INC. 1419-18 BODY (ABS) VALVE BOX W/ BOLT DOWN COVER. (ABS) AND ONE 8" EXTENSION.
B. FINISH GRADE
C. 24" WIRE LOOP
D. AUTOMATIC VALVE- SEE IRRIGATION LEGEND.
E. DRY SPLICE CONNECTOR OR EQUAL
F. SCH. 80 NIPPLE
G. SCH. 80 COUPLING
H. "WYE" STRAINER STRAINER SHALL BE INSTALLED TO PROVIDE 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
P. 1" AVB
Q. MIN. 12" ABOVE FINISH GRADE
R. BATTERY OPERATED CONTROLLER IN VALVE BOX

2 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

3 END FLUSH CAP N.T.S.



4 DRIP VALVE DETAIL N.T.S.

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STATE OF NEW MEXICO
JOHN GILLESPIE BRALY
No. 128
REGISTERED LANDSCAPE ARCHITECT

Date: 11.17.2021
Revisions:

Drawn by: HA
Reviewed by: CM

Arroyo Oeste
Subdivision Phase II
Santa Fe, NM

NORTH

Scale: 1" = 20'

10 0 20 40

Sheet Title:
Irrigation Detail Sheet

Sheet Number:
LI-02

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
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182 GALLONS PER RUN CYCLE X 77 RUN TIMES= 14,014 GPY/.04 ACRE FT.

LANDSCAPE DATA

STREET TREE REQUIREMENTS
ONE TREE MINIMUM 1 PER 25 to 30 L.F.
(374 LINEAR FEET/30 = 13)
REQUIRED/PROPOSED TREES 13/14

PROPOSED OPEN SPACE

REQUIRED TREES/OPEN SPACE
ONE TREE PER 500 SF OF REQUIRED OPEN SPACE
(3,405/500 SF) 7
MINIMUM 25% EVERGREEN 2
PROPOSED TREES 7

REQUIRED SHRUBS/OPEN SPACE
TWO SHRUBS PER 500 SF OF REQUIRED OPEN SPACE
(3,405/500 SF x 2) 14
MINIMUM 25% EVERGREEN 4
PROPOSED SHRUBS 14

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

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'.

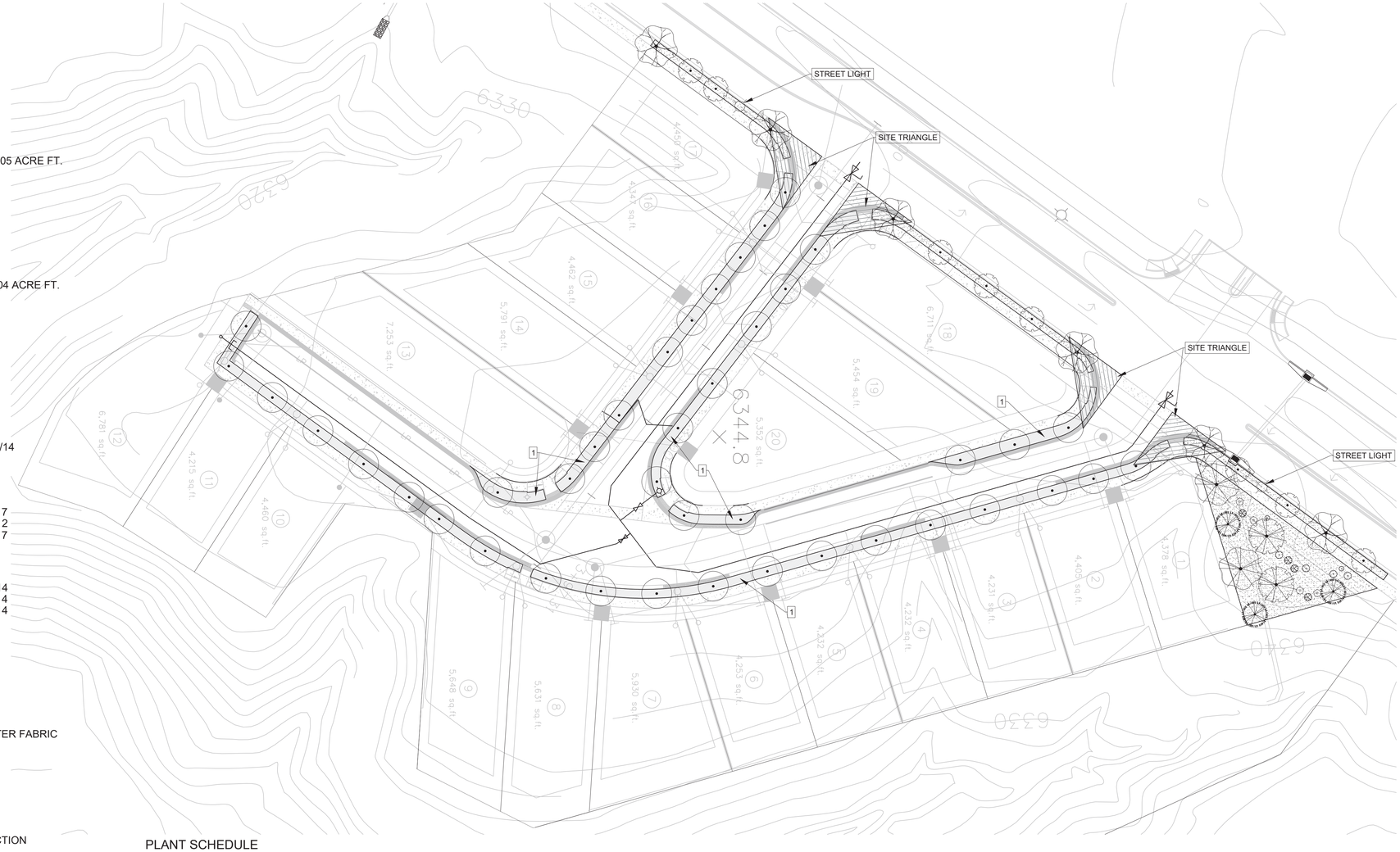
THIS LANDSCAPE PLAN COMPLIES WITH CITY OF SANTA FE ORDINANCE
14-8.4 LANDSCAPE AND SITE DESIGN.

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.

PRIOR TO ON-SITE LANDSCAPE, CISTERN, AND IRRIGATION CONSTRUCTION
A 48 HOUR NOTIFICATION IS REQUIRED.

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.

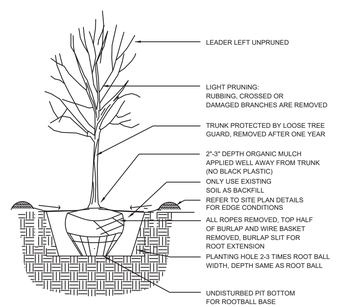


PLANT SCHEDULE

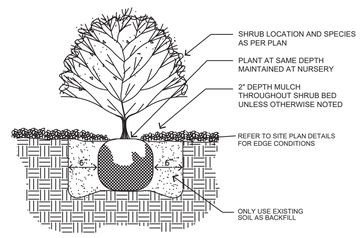
TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	40	ULMUS DAVIDIANA VAR. JAPONICA/EMERALD SUNSHINE ELM	VARIES
DECIDUOUS TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	2	CRATAEGUS AMBIGUA / RUSSIAN HAWTHORN	2" B&B
	2	PISTACIA CHINENSIS / CHINESE PISTACHE	2" B&B
	8	PYRUS CALLERYANA `CLEVELAND SELECT` / CLEVELAND SELECT PEAR	2" B&B
	6	ULMUS PROPINQUA `EMERALD SUNSHINE` / EMERALD SUNSHINE ELM	2" B&B
EVERGREEN TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	3	PINUS NIGRA / AUSTRIAN BLACK PINE	6` B&B
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	4	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL
	4	RHUS TRILOBATA / THREE LEAF SUMAC	5 GAL
	2	SALVIA GREGGII / AUTUMN SAGE CHERRY	5 GAL
EVERGREEN SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	4	ERICAMERIA NAUSEOSA / CHAMISA	5 GAL

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION
	7/8" GRAVEL WITH FILTER FABRIC



1 TREE INSTALLATION DETAIL NTS



2 SHRUB INSTALLATION DETAIL NTS

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STATE OF NEW MEXICO
JOHN GILLESBRALY
N.128
REGISTERED LANDSCAPE ARCHITECT

Date: 11.17.2021
Revisions:

Drawn by: HA
Reviewed by: CM

Arroyo Oeste
Subdivision Phase II

Santa Fe, NM

NORTH

Scale: 1" = 30'

15 0 30 60

Sheet Title:
Landscape Plan

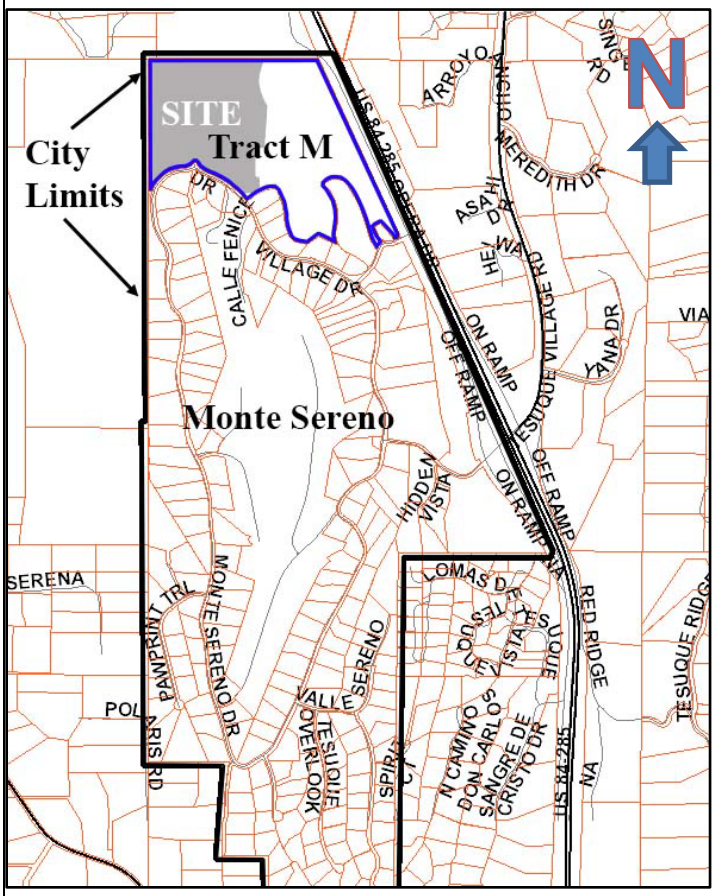
Sheet Number:
LP-01

Land Use Department
Planning Commission Staff Report

Case No:	2021-4653
Hearing Date:	February 03, 2022
Applicant:	21 Club Holdings LLC.
Request:	Final Subdivision Plat
Location:	located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive.
Case Mgr.:	Daniel A. Esquibel
Zoning:	PRRC (Planned Residential Resort Community)
Overlay:	Suburban Archaeological Review District
Pre-app. Mtg.:	March 25, 2021
ENN Mtg.:	June 14, 2021, and September 9, 2021

Proposal:

Request Final subdivision approval to create a 70-lot/Tract subdivision on Tract M containing approximately 168.27 acres. The subdivision would create 60 hotel unit lots Containing a gross total of approximately 19.6 acres, 1 hotel amenities lot (Tract A-1) containing approximately 3.68 acres, 8 open space Tracts (A-2, A-3, A-5 thru A-7, A-9 thruA-11) containing approximately 11.68 acres and the balance of Tract M containing 133.32 acres.



Case #2021-4653. Monte Sereno Final Subdivision for Phase 4. Al Lilly, Agent, for 21 Club Holdings LLC, Owner, request Final subdivision approval to create a 70-lot/Tract subdivision on Tract M containing approximately 168.27 acres. The subdivision would create 60 hotel unit lots Containing a gross total of approximately 19.6 acres, 1 hotel amenities lot (Tract A-1) containing approximately 3.68 acres, 8 open space Tracts (A-2, A-3, A-5 thru A-7, A-9 thruA-11) containing approximately 11.68 acres and the balance of Tract M containing 133.32 acres. The Property is zoned PRRC, located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive, and is within the Monte Sereno Development.

I. RECOMMENDATION

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

two motions will be required for this project:

- *Approve or deny* Case #2021-4653 - Monte Sereno Hotel Final Subdivision subject to the conditions of approval and technical corrections listed in Exhibit A recommended by staff.
- *Approve or deny* the Findings of Fact and Conclusions of Law for Case #2021-4653 as shown on Exhibit B.

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval:

Table 1 Conditions of Approval

#	Condition of approval	Dept/Division	Completed By:
1	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	Technical Review	Prior to filing the Subdivision plat.
2	14-8.5(B)(1)(a) No retaining wall shall exceed six feet in height. 14-8.5(B)(1)(b) Retaining walls shall be stepped or terraced so that they are separated by a distance equal to the height of the higher wall.		
3	An approved water plan and Agreement to Construct and Dedicate (ACD) from Water Division will be required	Water Division	Prior to recording the Plat
4	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.	Wastewater Division	Prior to recording the Plat and the Development Plan
5	The Wastewater Division requires an analysis and report for the low-pressure sewer system (LPS) to be performed by E-One. The analysis of the system shall include the existing off-site four (4) inch low pressure sewer line that connects the Development to lift station 2		

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

III. EXECUTIVE SUMMARY

On October 07, 2021, the Planning Commission actions were as follows:

1. Recommended the Governing Body approve Case #2021-4219 - Monte Sereno Master Plan Amendment (Master Plan),
2. Approved Case #2021-3800 - Monte Sereno Development Plan (Development Plan),
3. Approve Case #2021-3801 – Monte Sereno Preliminary Subdivision for Phase 4 (Preliminary Plat), and
4. Approve Case #21-3837 - Monte Sereno Variance to Subsections 14-8.2(D)(1) and (D)(2)(b).

On December 8, 2021, the Governing Body approved the Master Plan. 21 Club Holdings LLC (Applicant) now seeks final subdivision plat approval before the Planning Commission to create a 70-lot/Tract subdivision on Tract M containing approximately 168.27 acres (Project).

SFCC 1987, Chapter 14-3.7(4) requires that *"[t]he final plat shall conform substantially to the preliminary plat as approved."* Located in Exhibit D of the Planning Commission material the packet information for the preliminary plat along with approved Findings of Fact and Conclusions of Law have been included for the Planning review.

As part of the Preliminary Plat procedures, the Applicant complied with Subsections 14-3.1(E) *"Pre-Application Conferences" and* 14-3.1(F) "*Early Neighborhood Notification Procedures.*" Subsections 14-3.1(E) and 14-3.1(F) are not required for the final plat. The Applicant has complied with 14-3.1(H) *"Notice Requirements."*

Staff's analysis finds that the Applicant has addressed the necessary findings per Subsection 14-3.7 (C) "*Approval Criteria*" (Subdivisions), and substantially conforms to the preliminary plat as approved and required for final plat. Staff recommends ***APPROVAL*** subject to conditions identified in Section II *"Conditions of Approval"* of this Report.

VI. SUBDIVISION

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

Table 2 Approval Criteria (§ 14-3.7(C)(1))

Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and *structures*, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.	**Criterion Met:** (Yes/No/Conditional) **YES**

An Archaeological Clearance has been issued for the property by the city (reference Exhibit C). The DRT has reviewed the Application with due regard for vegetation, watercourses, archeological sites, and similar community assets in the area, including a trail connection.

Staff's analysis based upon City review finds that the Applicant has satisfied criterion 1 for Preliminary Plat approval and is in line with the Development Agreement.

Criterion 2: The planning commission shall give due regard to the opinions of public agencies and shall not approve the *plat* if it determines that in the best interest of the public health, safety or welfare the land is not suitable for *platting* and *development* purposes of the kind proposed. Land subject to *flooding* and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be *platted* for *residential* occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate *erosion* or *flood* hazard. Such land shall be set aside within the *plat* for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).	**Criterion Met:** (Yes/No/Conditional) **YES**

The proposed preliminary platted lots of the subdivision do not lie within a 100-year flood zone. The Applicants proposed design has been reviewed by the DRT in conjunction with the City Code. The findings of the DRT Review, identify that the proposed development would not endanger health, safety or welfare aggravate erosion or flood hazard and is suitable to be platted.

Staff's analysis finds that the Applicant has satisfied criterion 2 for Preliminary Plat approval and is in line with the Development Agreement.

Criterion 3: All *plats* shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).	**Criterion Met:** (Yes/No/Conditional) **YES**

The proposed preliminary plat identified the location of existing and proposed roadway improvements and wet and dry utilities, as is required for the preliminary plat. However, the Application for the final plat is required to comply with relevant conditions of approval and technical corrections for the preliminary plat as part of the final plat review that will further satisfy this approval criteria. The proposed preliminary subdivision plat complies with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements, and Dedication Standards) and Development Plan Agreement.

Staff's analysis finds that the Applicant has satisfied criterion 3 for Preliminary Plat approval and is in line with the Development Agreement.

Criterion 4: A plat shall not be approved that creates nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.	**Criterion Met:** (Yes/No/Conditional) **YES**

There are no existing nonconformities. The variances requested for this subdivision are in line with the Development Agreement. Approval of the proposed subdivision would not create nonconformities under city regulations as the requested variance is compliant with the Development Agreement.

Criterion 5: A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.	**Criterion Met:** (Yes/No/Conditional) **YES**
No existing non-conformities exist on the subject property.	

VII. EXHIBITS:

EXHIBIT A: Technical Conditions

EXHIBIT B Findings of Fact and Conclusions of Law

EXHIBIT C Development Review Team (DRT)

1) Technical Review Division (Landscaping), Lawrence Rivera
2) Water Division, John Del Mar
3) Wastewater Division, Stan Holland
4) Fire Department, Geronimo Griego

EXHIBITE D: Preliminary Plat Material

1. Case #2021-4219 - Monte Sereno Hotel Master Plan
2. Case #2021-3801 - Monte Sereno Hotel Preliminary Subdivision
3. Planning Commission December 8, 2021, Packet

EXHIBIT E: Applicant Submittals

1) Application
    a. Final Subdivision Plat

APPROVED AS TO FORM:

Title	**Name**	**Initials**
Interim Land Use Department Director	Jason Kluck	*jmk*
Land Use Department Case Manager	Dan Esquibel	DAE

February 03, 2022
Planning Commission

Case #21-4353. Monte Sereno Final Subdivision for Phase 4.

EXHIBIT A

Technical Conditions

EXHIBIT A

Technical Corrections

Cases #2021 - 4353

Monte Sereno (Hotel) Final Subdivision Plat,

	Technical Corrections of approval	Department	To be completed by:
	Minimum 5-foot burial depth on the low-pressure sewer line (LPS)	**Public Utilities/Wastewater**	Prior to Sign Off for Final
	Evaluate the LPS system for air vac valves		
	HDPE SDR11 pipe is required for the LPS system		
	Will need close up details for the intersections with multiple LPS sewer mainline connections indicating location of flushing stations (if required) and isolation valves		
	Indicate the size and pipe material of the LPS system on the P&P sheets		
	Detail sheets C-904 and C-905 in the plan set are not current. The Wastewater Division will forward details when new drawings are complete.		
	Add note to the LPS plan set that an E-One Uni-Lateral combination check valve and isolation valve or approved equal are required on the LPS service laterals.		
	The water plan set is missing from the submittal. The only place the water lines are shown are in the master plan. Need to include the plan and profile sheets for the water lines		
	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 Prevention**	At the time of any new construction or remodel
	Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)		
	Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads.		
	Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1)		
	507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building.		
	Shall have water supply that meets fire flow requirements as per IFC (Appendix B)		
	Shall comply with Section D102.1 Access and Loading (75,000 lbs).		
	Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)		
	Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.		
	Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates.		

	Shall comply with D105 Aerial Fire Apparatus Access Roads		
	Shall comply with Section D106 Multiple-Family Residential Developments.		
	Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.		
	Provide 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.	**Technical Review Division Landscaping**	**Prior to permit review**
	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. Trees, Shrubs, Native Trees, and Native trees shall all be on separate valves/zones.		
	A water level measuring device with zero set at finish grade located at the center of each pond is required.		
	A security fence around ponds three feet and deeper with a maintenance gate is required.		
	14-8.4(F)(5)(c) No existing deciduous tree with a six (6) inch caliper or greater or evergreen tree over eight (8) feet tall shall be removed without the approval of the land use director or public works director as provided in Subsection (F)(5)(a) above. Trees classified by New Mexico department of agriculture as noxious weeds that are smaller than a twelve (12) inch caliper are exempt from this review, including Russian olive (Elaeagnus angustifolia), Siberian elm (Ulmus pumila), tree of heaven (Ailanthus altissisima) and salt cedar (Taxarix species).		
	14-8.4(F)(5)(d) During Construction, existing plant material to be preserved shall be enclosed by a temporary fence at least five (5) feet outside the dripline. In no case shall vehicles be parked or materials or equipment be stored or stockpiled within the enclosed area.		
	14-8.4(F)(5)(f) Destroyed vegetation shall be removed promptly to prevent insect infestation of healthy vegetation.		
	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.		
	Transition line between excavation and native soil shall be smoothly raked, creating a clean consistent grade. Existing grade below native trees and shrubs shall remain undisturbed throughout the dripline of the plant material.		
	Provide irrigation to all revegetation native seed areas. (Per COSF Code 14-8.2 D(5)(c) Seeded areas shall be graded two inches (2") below top of concrete curbs and sidewalks. Add a heat treated compost material one		

	inch (1") depth to all seeded areas. Disk or rototill soil and amendments 4-6" depth. Grade prepared soil level removing all stones ¾" and larger. Sowing shall be accomplished by drill seeding or by hand raking into the soil. Mulch is to be used at the rate of two tons per acre and tucked with a disk or anchored with a tackifier or by Hydro-seed, the slurry is to contain mulch and tackifier as recommended by the manufacturer. Slopes of 3:1 and greater shall be seeded by hand raking into soil or by the use of a hydro-seeder. Install erosion control fabric on all slopes 3:1 and greater. All seeding shall be done between May 15 and August 15. A one year Warrantee shall be provided by the contractor. A 70% germination rate equal to the surrounding native pristine landscape is required. STAFF RESERVES THE RIGHT TO REQUIRE ADDITIONAL SUBMITTALS UPON RECEIVING REVISIONS		

February 03, 2022
Planning Commission

Case #21-4353. Monte Sereno Final Subdivision for Phase 4.

EXHIBIT B

Findings of Fact and Conclusions of Law

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

Case #2021-4653
Located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive, and is within the Monte Sereno Development.
Owner/Applicant's Name - 21 Club Holdings LLC.
Agent's Name - Al Lilly

THIS MATTER came before the Planning Commission (Commission) for hearing on February 03, 2022, upon the application (Application) of Al Lilly, agent for 21 Club Holdings LLC. (Applicant).

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

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

FINDINGS OF FACT

1. At the February 3, 2022 hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public.
2. The Santa Fe City Code (SFCC) 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
3. A pre-application conference was held on January 18, 2022, in accordance with SFCC 1987 Section 14-3.l(E).
4. Pursuant to SFCC 1987 Section 14-3.1(H)(1), notice of the ENN meeting was properly given.
5. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting. The Applicant conducted the ENN on March 25, 2021. The ENN meeting was conducted virtually via Zoom. The ENN meeting was attended by a representative of the Applicant and City staff. .

6. On October 21, 2021, the Commission voted to approve the preliminary subdivision plat for the Property and adopted written Findings of Fact and Conclusions of Law that approved the preliminary subdivision plat, subject to certain conditions of approval and technical corrections recommended by City staff (Case #2021-3801).
7. 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.
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 approve the final subdivision plat, subject to the conditions and technical corrections imposed at the time of preliminary subdivision plat approval and the technical corrections set out in the exhibits to the Staff Report.
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, review of the final plat, and a decision based on the criteria set out in SFCC 1987 Section 14-3.7(C).
11. 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 maps, drawings, and other specified supplementary material as specified by the land use director (Submittal Requirements).
12. SFCC 1987 Section 14-3.7(B)(4)(a) requires that the "final plat shall conform substantially to the preliminary plat as approved."
13. 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.
14. Pursuant to SFCC 1987 Section 14-3.7(B)(4) the Commission finds that a final plat was submitted and that the final plat conforms substantially to the preliminary plat as approved.
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 City approved Archaeological Clearance for the property on December 17, 2007. The Project shows due regard for natural features and enhancement of community assets through the following measures:

    - Approximately 11.68 acres of open space will be provided, offering opportunities for recreation.

16. Pursuant to SFCC 1987Section 14-3.7(C)(2), the Commission finds that the land is suitable for platting and development purposes of the kind proposed. No portion of the proposed subdivision falls within the 100-year flood zone.
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:

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 final plat substantially conforms with the preliminary plat.
3. The Commission has the authority to review and approve the final subdivision plat subject to the technical correction listed in the exhibits to the staff report and the conditions and technical corrections imposed at the preliminary subdivision stage.
4. The Applicant met the applicable Submittal Requirements.
5. The final subdivision plat should be approved because all applicable code requirements and criteria for final subdivision plat approval have been met.

WHEREFORE, IT IS ORDERED ON THE 3TH DAY OF FEBRUARY 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the final subdivision plat for the Project, subject to the technical corrections set forth in the exhibits to the Staff Report and the Conditions and technical corrections imposed at the preliminary subdivision stage. Approval of the final subdivision plat will expire on February 3, 2024, unless the plat is filed for record with the county clerk or an extension is granted under 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

February 03, 2022
Planning Commission

Case #21-4353. Monte Sereno Final Subdivision for Phase 4.

EXHIBIT C

Development Review Team (DRT)

Monte Sereno

BEINGESSNER, DEE <dabeingessner@santafenm.gov>

Wed 1/12/2022 4:03 PM

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

Dan,

I don’t have any other comments for the Monte Sereno Final Subdivision.

Dee

Development Review Team

Comment Form

Date: January 10, 2022

Staff person: John Del Mar

Dept/Div: Public Utilities/Water Division

Case: **Case #2021-4653. Monte Sereno Final Subdivision for Phase 4**

Case Mgr: Dan Esquibel

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

Conditions of Approval :	Must be completed by:
1 An approved water plan 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: January 15, 2022

Staff person: Stan Holland, Engineer

Dept/Div: Public Utilities/Wastewater

Case: **Case #2021-4653. Monte Sereno Final Subdivision for Phase 4.**

Case Mgr: Dan Esquibel, Case Manager

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

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

Conditions of Approval:	Must be completed by:
1. The Wastewater Division requires an analysis and report for the low-pressure sewer system (LPS) to be performed by E-One. The analysis of the system shall include the existing off-site four (4) inch low pressure sewer line that connects the Development to lift station 2	Prior to Sign Off for Development Plan.

Technical Corrections*:	Must be completed by:
1. Minimum 5 foot burial depth on the low pressure sewer line (LPS) 2. Evaluate the LPS system for air vac valves 3. HDPE SDR11 pipe is required for the LPS system 4. Will need close up details for the intersections with multiple LPS sewer mainline connections indicating location of flushing stations (if required) and isolation valves 5. Indicate the size and pipe material of the LPS system on the P&P sheets 6. Detail sheets C-904 and C-905 in the plan set are not current. The Wastewater Division will forward details when new drawings are complete. 7. Add note to the LPS plan set that an E-One Uni-Lateral combination check valve and isolation valve or approved equal are required on the LPS service laterals. 8. The water plan set is missing from the submittal. The only place the water lines are shown are in the master plan. Need to include the plan and profile sheets for the water lines	Prior to Sign Off for Final Development Plan.

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

1. [None]

Development Review Team

Comment Form

Date: 01/13/2021

Staff person: Geronimo Griego

Dept/Div: Fire Prevention

Case: 2021-4653 Monte Sereno Final Subdivision for Phase 4.

Case Mgr: Dan Esquibel

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

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

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

7. Shall comply with Section D102.1 Access and Loading (75,000 lbs). 8. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4) 9. Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade. 10. Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates. 11. Shall comply with 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: 01/07/2022

Staff person: Lawrence Rivera

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

Case: #2021-4653. Monte Sereno Final Subdivision for Phase 4

Case Mgr: Dan Esquibel, Case Manager, daesquibel@santafenm.gov

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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:
1. 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.	Prior to filing the Subdivision plat.
2. 14-8.5(B)(1)(a) No retaining wall shall exceed six feet in height. 14-8.5(B)(1)(b) Retaining walls shall be stepped or terraced so that they are separated by a distance equal to the height of the higher wall.	Prior to filing the Subdivision plat.

Technical Corrections*:	Must be completed by:
1. 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.	Prior to permit review
2. 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. Trees, Shrubs, Native Trees, and Native trees shall all be on separate valves/zones.	Prior to permit review
3. A water level measuring device with zero set at finish grade located at the center of each pond is required.	Prior to permit review
4. A security fence around ponds three feet and deeper with a maintenance gate is required.	Prior to permit review
5. 14-8.4(F)(5)(c) No existing deciduous tree with a six (6) inch caliper or greater or evergreen tree over eight (8) feet tall shall be removed without the approval of the land use director or public works director as provided in Subsection (F)(5)(a) above. Trees classified by New Mexico department of agriculture as noxious weeds that are smaller than a twelve (12) inch caliper are exempt from this review, including Russian olive (Elaeagnus angustifolia), Siberian elm (Ulmus pumila), tree of heaven (Ailanthus altissisima) and salt cedar (Taxarix species).	Prior to permit review

6. 14-8.4(F)(5)(d) During Construction, existing plant material to be preserved shall be enclosed by a temporary fence at least five (5) feet outside the dripline. In no case shall vehicles be parked or materials or equipment be stored or stockpiled within the enclosed area.	Prior to permit review
7. 14-8.4(F)(5)(f) Destroyed vegetation shall be removed promptly to prevent insect infestation of healthy vegetation.	Prior to permit review
8. 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
9. Transition line between excavation and native soil shall be smoothly raked, creating a clean consistent grade. Existing grade below native trees and shrubs shall remain undisturbed throughout the dripline of the plant material.	Prior to permit review
10. -Provide irrigation to all revegetation native seed areas. (Per COSF Code 14-8.2 D(5)(c) Seeded areas shall be graded two inches (2") below top of concrete curbs and sidewalks. Add a heat treated compost material one inch (1") depth to all seeded areas. Disk or rototill soil and amendments 4-6" depth. Grade prepared soil level removing all stones ¾" and larger. Sowing shall be accomplished by drill seeding or by hand raking into the soil. Mulch is to be used at the rate of two tons per acre and tucked with a disk or anchored with a tackifier or by Hydro-seed, the slurry is to contain mulch and tackifier as recommended by the manufacturer. Slopes of 3:1 and greater shall be seeded by hand raking into soil or by the use of a hydro-seeder. Install erosion control fabric on all slopes 3:1 and greater. All seeding shall be done between May 15 and August 15. A one year Warrantee shall be provided by the contractor. A 70% germination rate equal to the surrounding native pristine landscape is required.	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):

February 03, 2022
Planning Commission

Case #21-4353. Monte Sereno Final Subdivision for Phase 4.

EXHIBIT D

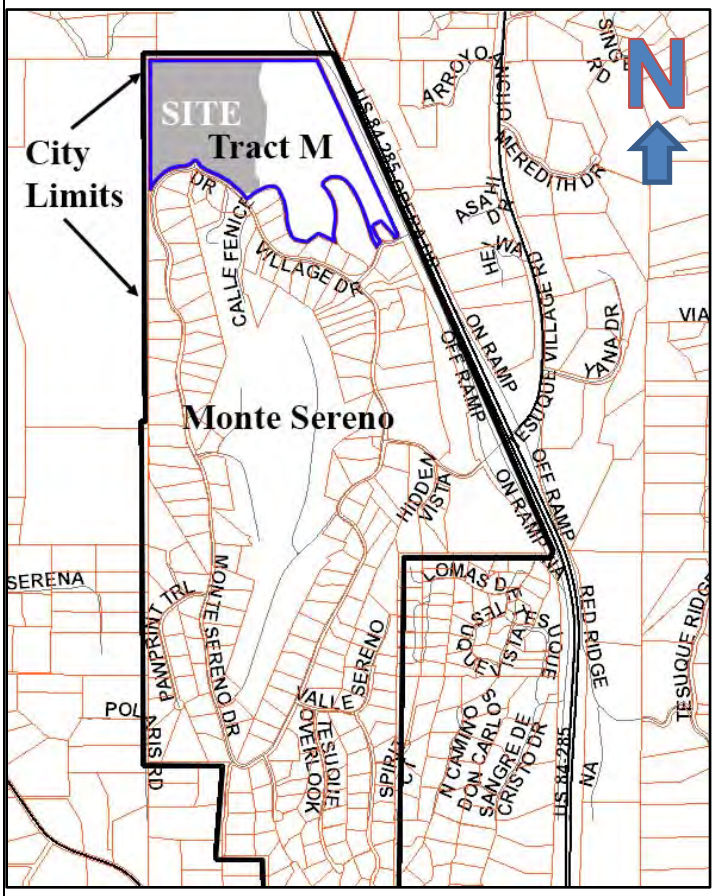
Preliminary Plat Material

Land Use Department
Planning Commission Staff Report

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

Proposal:

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



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

Case #21-3800. Monte Sereno Development Plan. Al Lilly, Agent, for 21 Club Holdings LLC, Owner, requests development plan approval to construct 170,000 square feet of new construction for hotel use. The Property is approximately 34.96 acres and zoned PRRC, located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive, and is within the Monte Sereno Development.

Case #21-3801. Monte Sereno Preliminary Subdivision for Phase 4. Al Lilly, Agent, for 21 Club Holdings LLC, Owner, request preliminary subdivision approval to create a 70-lot/Tract subdivision on Tract M containing approximately 168.27 acres. The subdivision would create 60 hotel unit lots containing a gross total of approximately 19.6 acres, 1 hotel amenities lot (Tract A-1) containing approximately 3.68 acres, 8 open space Tracts (A-2, A-3, A-5 thru A-7, A-9 thru A-11) containing approximately 11.68 acres, and the balance of Tract M containing 133.32 acres. The Property is zoned PRRC, located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive, and is within the Monte Sereno Development.

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

I. RECOMMENDATION

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

Eight motions will be required for this project:

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

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval:

Table 1 Conditions of Approval

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

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

III. EXECUTIVE SUMMARY

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

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

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

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

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

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

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

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

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

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

IV. SITE ANALYSIS

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

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

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

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

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

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

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

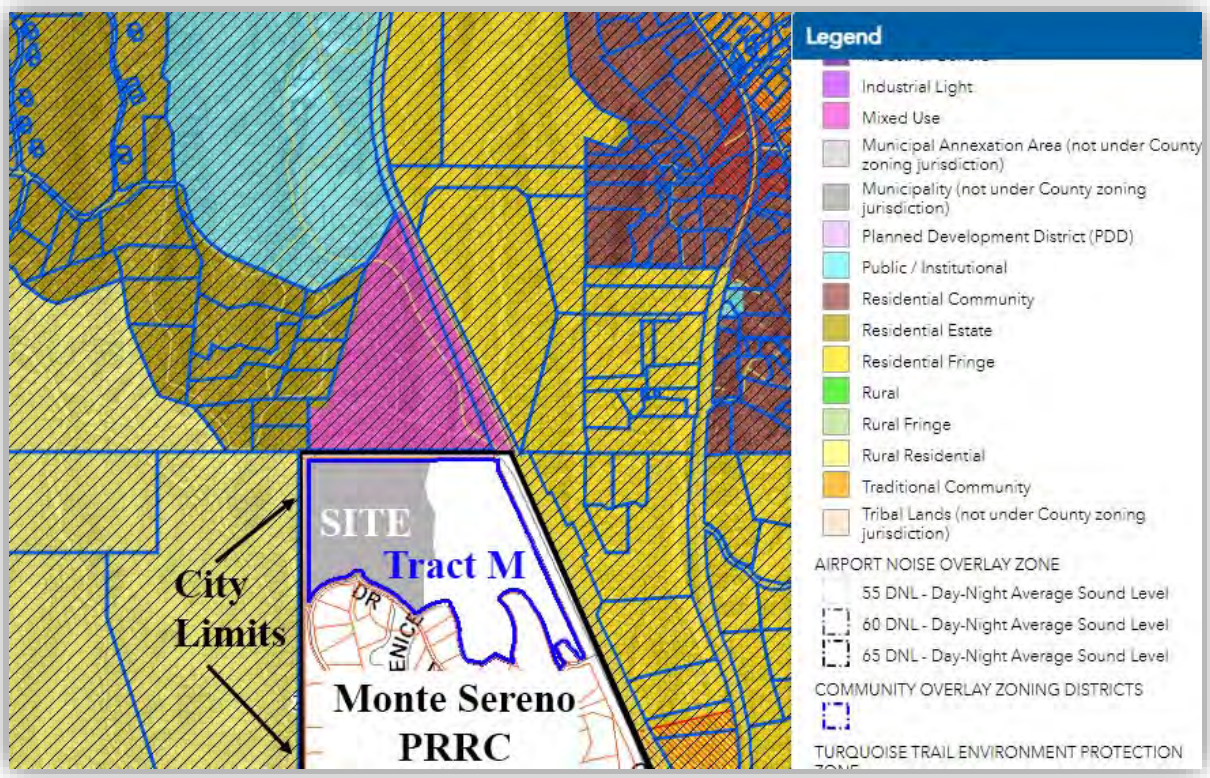
a) Adjacent Properties

Monte Sereno is bordered by the Municipal/County boundary.

Table 2 Adjacent Zoning

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

Figure 1 Adjacent Zoning



b) Proposed Structures

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

Table 3 Proposed Structures

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

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

Figure 2 Structure Design



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

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

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

c) Open Space and Trails

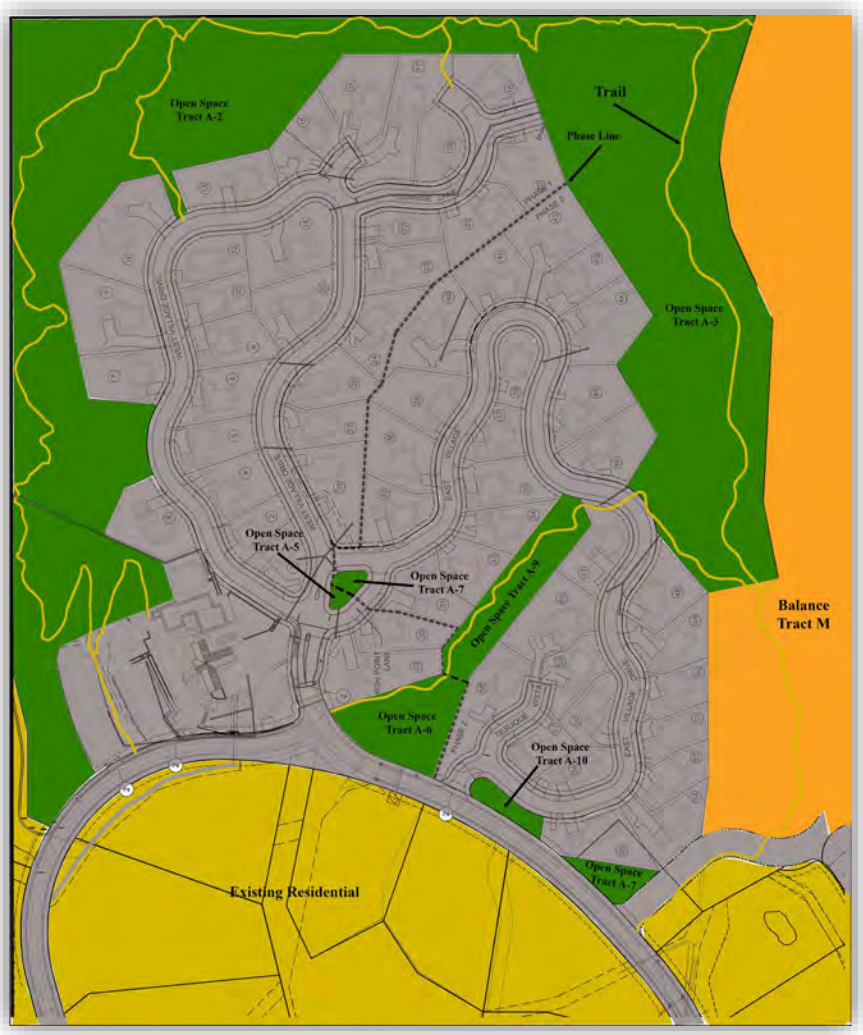
The Project will include approximately 11.68 acres of open space with integrated trails. The Development Agreement states:

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

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

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

Figure 3 Open Space and Trails



d) Use and Bicycle Parking

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

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

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

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

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

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

e) Access and Traffic

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

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

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

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

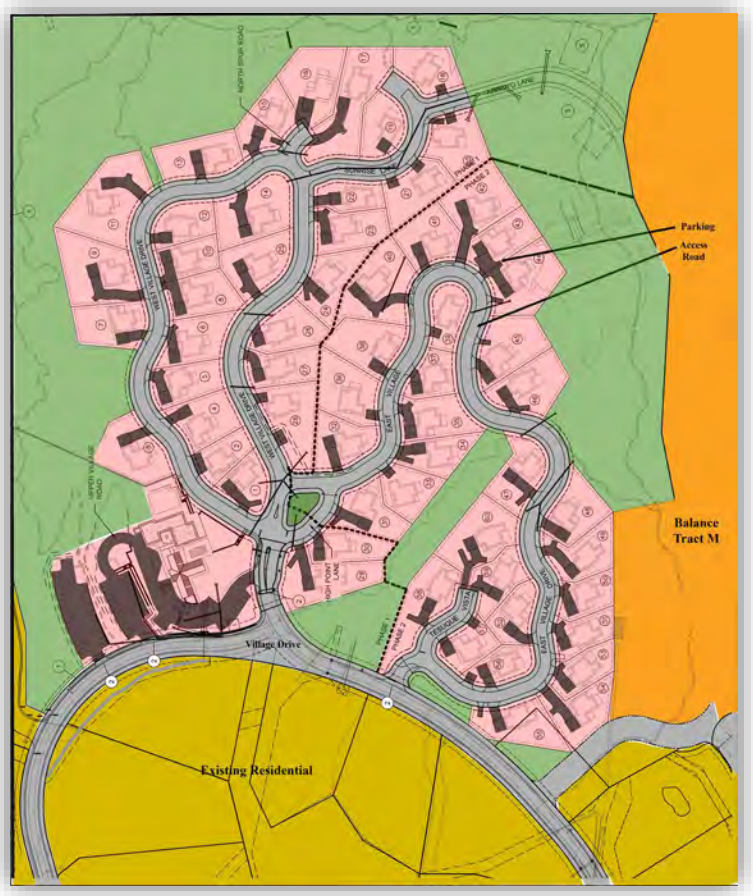
    "As proposed by the Developer, the height of the barrier wall between Opera Drive and US 285, opposite of the entrance, will be raised approximately three feet. A MUTCD/DOT Type 4 Object Marker should be placed on the wall to warn drivers of the end of Village Drive." Plans are not included in the submittal.

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

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

Traffic comments can be found in Exhibit B.

Figure 4 Parking



f) Terrain Management and Landscaping

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

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

4.4

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

5.5.1(a)

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

5.5.1(b)

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

5.5.1(d)

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

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

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

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

Figure 5 Existing Vegetation



g) Utilities

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

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

Water Resources Division provided one Condition:

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

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

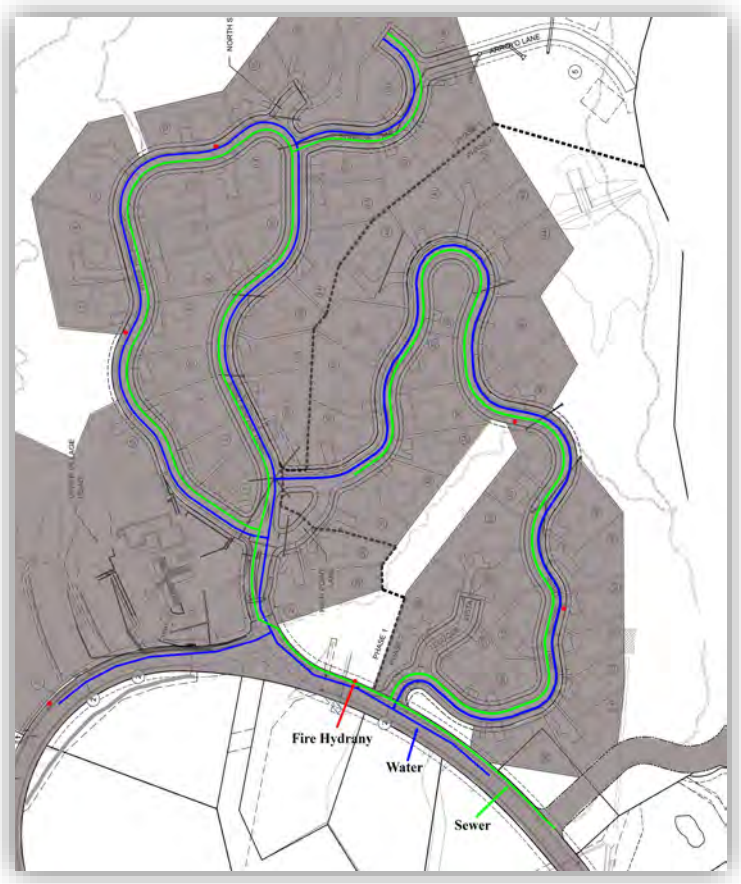
h) Fire

The Applicant will provide six hydrants.

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

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

Figure 6 Water and Sewer



V. MASTER PLAN

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

Table 4 Approval Criteria– Master Plan (Section 14-3.9(D)(1))

Criterion 1: the master plan is consistent with the general plan;	**Criterion Met:** (Yes/No/Conditional) **YES**

The Applicant response states:

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

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

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

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

Criterion 2: the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;	**Criterion Met:** (Yes/No/Conditional) **YES**

The Applicant has addressed Criterion 2 stating:

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

Staff's concurs with the Applicant's analysis for criterion 2 and the application is in line with the development plan Agreement and satisfies master plan criterion required by Subsection 14-3.9(D)(1)(b).	
Criterion 3: development of the master plan area will contribute to the coordinated and efficient development of the community; and	**Criterion Met:** (Yes/No/Conditional) **YES**
The Applicant has addressed Criterion 3 stating: *The subject land area (Resort tract) makes efficient use of existing infrastructure and represents the final phase of development within Monte Sereno master-planned community, as contemplated in the A&D.* The Master Plan includes provisions for pedestrian and vehicular connectivity to the surrounding area. In addition, the subject land area makes efficient use of existing infrastructure and represents the Hotel phase of development within the Monte Sereno master-planned community, as contemplated in the original vision of the master plan, and Development Agreement. Staff's concurs with the Applicant's analysis for criterion 3 and the application is in line with the development plan Agreement and satisfies master plan criterion required by Subsection 14-3.9(D)(1)(c).	
Criterion 4: the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.	**Criterion Met:** (Yes/No/Conditional) **YES**
The Development Review Team (DRT) has reviewed this proposal in accordance with the Development Agreement and City Code. The review of the proposal identified that the Project's proposed streets, sewer lines, water lines, and fire protection will not adversely impact City resources. City resources will be able to accommodate the impacts of the planned development. Conditions of approval and technical corrections have been incorporated into the recommendation to the Planning Commission for review and approval. Staff's analysis of the project identifies that the Applicant has satisfied both the master plan criterion required by Subsection 14-3.9(D)(1)(d) and the Project application is in line with Development Agreement.	

VI. SUBDIVISION

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

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

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

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

VII. DEVELOPMENT PLAN APPROVAL CRITERIA

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

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

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

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

The Project is in line with the Development Agreement.

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

Subject to the development agreement:

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

IX. EARLY NEIGHBORHOOD NOTIFICATION

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

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

X. EXHIBITS:

EXHIBIT A: Technical Conditions

EXHIBIT B Development Review Team (DRT)

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

EXHIBIT C: Findings of Fact and Conclusions of Law

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

EXHIBIT D: Maps and Photos

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

EXHIBIT E Development Agreement

EXHIBIT F: Applicant Submittals

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

APPROVED AS TO FORM:

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

October 21, 2021
Planning Commission

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

Case #21-3800. Monte Sereno Development Plan.

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

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

EXHIBIT A

Technical Conditions

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

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

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

	amendment would be required since this would change the requirements of 1107.6.1 For Accessible units. More than 50 units per owner would be required to meet table 1107.6.1.1 Accessible Dwelling units and sleeping units. If less than fifty, the type B requirements would be limited to units or Buildings with more than four units.		
22	Approval Comments: At time of construction, the Contractor shall ensure ADA compliance for construction of ADA accessible features and appurtenances, as detailed in, and in addition to, the approved construction permit documents as required. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOT Pedestrian Access Standards and PROWAG, NM State Statute and Administrative Code and DOJ regulations as applicable. Accessibility feature design within the Public Right-of-Way shall comply with NMDOT Pedestrian Access Route Details (Serial 608). Sidewalks within the subdivision shall provide for a continuous accessible path of travel route(s). (Provide signage at closest intersection with accessible connection indicating "Accessible Route Ends Ahead" or "No Accessible Route" and provide detour at any temporary or permanent inaccessible routes.) Walking surfaces along the accessible path of travel route(s) shall be firm, stable and slip resistant and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. Walking surfaces along the accessible path of travel shall not exceed 1:20 (5%) running slopes without handrail(s) in accordance with current ANSI 117.1 standards 505 & 2015 IBC 1014. Cross slopes shall not exceed 2% staff recommends 1% to 1.5% as a target cross slope. Walkways shall provide 5' diameter turning space every 200 linear feet of run. It is preferred to have marked crossings where the accessible route crosses vehicular traffic lanes. Accessible street crossing locations provided shall be compliant with NMDOT Pedestrian Access Route Details (Serial 608) and shall be approved by the City's Traffic Engineering Division prior to permit application. Please include documentation of this approval with the		

	building permit submittal. Driveway and intersection crossings shall not exceed 2% cross slope, shall have a level maneuvering space, shall have 1/4" max. vertical deflections, and 10% max. flare slope. Curb ramps shall have the required 5' clear length landing and turning space. Changes in direction shall comply with 304.3. Curb Ramps within the site shall have a target running slope of 7% or less typical and 1:12 (8.33%) maximum. Curb Ramp landing target slope is 1.5% and shall not exceed 2% running and cross slope maximum in any direction. At curb ramp landings and other transitions leading directly into the vehicular way along the accessible path of travel route(s), provide detectable warning surfaces immediately prior to entry into the vehicular way, road/drive crossings and cross walks. Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30" vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8. Vertical clearance: Provide and maintain 80" of vertical clearance for the full width of all sidewalks/pedestrian routes. Rails or other barriers shall be provided where the vertical clearance is less than 80". The leading edge of such rails or barrier shall be located 27" max. above the floor. (307.4) Provide and maintain 98" vertical clearance at van parking spaces and access aisles, and accessible routes. (502.6) At Passenger Loading Zones, provide and maintain 114" min. vertical clearance at the exterior vehicular route and access aisles serving the vehicle pull-up space. (503.5) Off-Street parking a striped or metered on-street parking shall comply with: 2015 NM Accessible Parking Checklist 2010 ADA Standards - 208.2.3 Residential Facilities. Parking spaces provided to serve		

	residential facilities shall comply with 208.2.3. 208.2.3.3 Parking for Guests, Employees, and Other Non-Residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with Table 208.2. Provision for ADA parking, signage and sidewalk access at striped and/or metered on-street parking spaces is recommended and may be required for public infrastructure. See State Proposed PROWAG On-Street parking scoping requirements for details.		
23	Sheet V-110/1 of 5. Provide standard drainage facilities maintenance note referencing Article 14-8.2(K). Can probably use the same note on the Development Plan. Add sentence to note #3 stating ponds are to drain within 24 hours as per Article 14-8.2(D) (4) (c) (ii).		
24	Sheet L-100. Delineate limits of existing fill located on the site. Provide explanation of the status or the intent of this fill. How many trees were removed in the filled area?		
25	Sheet C-101. Delineate limits of existing fill located on the site.		
26	Sheet C-101A. Delineate limits of existing fill located on the site. Show location of proposed ponds out of 30% slopes. Remove note which states; Building pads are shown for feasibility only.		
27	Sheet C-103. Label the proposed crown and bar ditch on the typical road sections. Reference detail sheets for stone check dam, guard rail, keystone retaining wall and curb and gutter.		
28	Sheet C-104. The depth of the lip of the curb should be 6 3/4" instead of 6", unless it is going to be located in the medians. Provide total height of the concrete header curb.		
29	Sheet C-201. Label sanitary sewer manholes, sewer flushing stations, storm sewer manholes and water valves. They should not be located in fillets, valley gutters or curb and gutter. Provide plan and profile sheets for sanitary sewer and water lines.		
30	Sheet C-202. Same as item #7.		
31	Sheet C-203. Same as item #7.		
32	Sheet C-300. Provide explanation of the status or the intent of the existing fill. Does not appear to be considered in cuts and fills. Provide soils and drainage report.		
33	Sheet C-301. Label proposed curb and gutter, storm sewer manholes and culverts. Provide detail/section of each pond.		
34	Sheet C-302 through sheet C-308. Label existing contour elevations, storm sewer manholes		

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

	manufacturer. Slopes of 3:1 and greater shall be seeded by hand raking into soil or by the use of a hydro-seeder. Install erosion control fabric or matts on all fill slopes greater than a 3:1. All seeding shall is to be done between May 15 and August 15. - A one year Warrantee shall be provided by the contractor. A 70% germination rate equal to the surrounding native pristine landscape is required.		
47	Provide lawn type and seed mix percentage, note sod or seed.		
48	Provide a Cistern design with details including the connection to the irrigation system.		
49	Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code.		
50	Staff reserves the right to require additional submittals upon receiving revisions.		
51	Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC 2015 Section 503.2.1)		
52	Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)	**Fire Prevention**	**At the time of any new construction or remodel**
53	Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads.		
54	Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1)		
55	507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building.		
56	Shall have water supply that meets fire flow requirements as per IFC (Appendix B)		
57	Shall comply with Section D102.1 Access and Loading (75,000 lbs).		
58	Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)		
59	Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.		
60	Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates.		

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

October 21, 2021
Planning Commission

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

Case #21-3800. Monte Sereno Development Plan.

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

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

EXHIBIT B

Development Review Team (DRT)

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

Monte Sereno TIA

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

Mon 7/12/2021 3:45 PM

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Noah and Dan,
The following are comments on Monte Sereno TIA Dated April 16, 2020 along with June 17, 2021 update/cover letter:

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

Thank you!

Audra V. Gallegos, PE
Civil Engineer

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

discipline | intensity | collaboration | shared ownership | solutions

Confidential/Proprietary Note: The information in this email is confidential and may be legally privileged. Access to this email by anyone other than the intended addressee is unauthorized. If you are not the intended recipient of this message, any review, disclosure, copying, distribution, retention, or any action taken or omitted to be taken in reliance on it is prohibited and may be unlawful. If you are not the intended recipient, please reply to or forward a copy of this message to the sender and delete the message, any attachments, and any copies thereof from your system. Thank you.

Development Review Team
Comment Form

Date: 8/9/21

Staff person: Dee Beingessner

Dept/Div: Land Use/Terrain Management

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

Case Mgr: Dan Esquibel

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

Conditions of Approval :	Must be completed by:
1	
2	

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

9 Proposed project shall comply with 2015 IBC R-1 occupancy class and shall provide (4) Accessible units, (3) without roll in showers (1) with a roll in shower. All other units shall be Type B. All proposed units will be required to have an accessible route from the site arrival point and a pedestrian route to all resort amenities. At this time the proposed Development plan indicates 60 total units. In the future, if subdivision of the property into individual sellable lots is proposed, a development plan amendment would be required since this would change the requirements of 1107.6.1 For Accessible units. More than 50 units per owner would be required to meet table 1107.6.1.1 Accessible Dwelling units and sleeping units. If less than fifty, the type B requirements would be limited to units or Buildings with more than four units.	
10 Approval Comments: Provide Design Professional Seal and signature with date signed on all drawing sheets. At time of construction, the Contractor shall ensure ADA compliance for construction of ADA accessible features and appurtenances, as detailed in, and in addition to, the approved construction permit documents as required. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOT Pedestrian Access Standards and PROWAG, NM State Statute and Administrative Code and DOJ regulations as applicable. Accessibility feature design within the Public Right-of-Way shall comply with NMDOT Pedestrian Access Route Details (Serial 608). Sidewalks within the subdivision shall provide for a continuous accessible path of travel route(s). (Provide signage at closest intersection with accessible connection	

indicating “Accessible Route Ends Ahead” or “No Accessible Route” and provide detour at any temporary or permanent inaccessible routes.) Walking surfaces along the accessible path of travel route(s) shall be firm, stable and slip resistant and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. Walking surfaces along the accessible path of travel shall not exceed 1:20 (5%) running slopes without handrail(s) in accordance with current ANSI 117.1 standards 505 & 2015 IBC 1014. Cross slopes shall not exceed 2% staff recommends 1% to 1.5% as a target cross slope. Walkways shall provide 5’ diameter turning space every 200 linear feet of run. It is preferred to have marked crossings where the accessible route crosses vehicular traffic lanes. Accessible street crossing locations provided shall be compliant with NMDOT Pedestrian Access Route Details (Serial 608) and shall be approved by the City’s Traffic Engineering Division prior to permit application. Please include documentation of this approval with the building permit submittal. Driveway and intersection crossings shall not exceed 2% cross slope, shall have a level maneuvering space, shall have 1/4” max. vertical deflections, and 10% max. flare slope. Curb ramps shall have the required 5’ clear length landing and turning space. Changes in direction shall comply with 304.3. Curb Ramps within the site shall have a target running slope of 7% or less typical and 1:12 (8.33%) maximum. Curb Ramp landing target slope is 1.5% and shall not exceed 2% running and cross slope maximum in any direction. At curb ramp landings and other transitions leading directly into the vehicular way along the accessible path of travel route(s), provide detectable warning surfaces	

immediately prior to entry into the vehicular way, road/drive crossings and cross walks. Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30" vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8. Vertical clearance: Provide and maintain 80" of vertical clearance for the full width of all sidewalks/pedestrian routes. Rails or other barriers shall be provided where the vertical clearance is less than 80". The leading edge of such rails or barrier shall be located 27" max. above the floor. (307.4) Provide and maintain 98" vertical clearance at van parking spaces and access aisles, and accessible routes. (502.6) At Passenger Loading Zones, provide and maintain 114" min. vertical clearance at the exterior vehicular route and access aisles serving the vehicle pull-up space. (503.5) Off-Street parking a striped or metered on-street parking shall comply with: 2015 NM Accessible Parking Checklist 2010 ADA Standards - 208.2.3 Residential Facilities. Parking spaces provided to serve residential facilities shall comply with 208.2.3. 208.2.3.3 Parking for Guests, Employees, and Other Non-Residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with Table 208.2. Provision for ADA parking, signage and sidewalk access at striped and/or metered on-street parking spaces is	

recommended and may be required for public infrastructure. See State Proposed PROWAG On-Street parking scoping requirements for details.	

*Must made prior to recording and/or permit issuance

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

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

THE RESORT AT MONTE SERENO, PRELIMINARY REDLINES
AUGUST, 2021

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

Development Review Team

Comment Form

Date: 12/09/20

Staff person: Lawrence Rivera

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

Case #2021-3800. Monte Sereno Development Plan

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

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

Conditions of Approval:	Must be completed by:

Technical Corrections*:	Must be completed by:
1. Provide mulch material discriptions: type, size, quantity, and depth. Mulch to be 2"minimum thickness over weed barrier.	Prior to permit review
2. 14-8.4(F)(2)(h) new plant material shall be *mulched* to a minimum depth of two (2) inches and the *mulch* renewed yearly or as needed. *Mulch* may be of organic or inorganic material.	Prior to permit review
3. Provide a professional landscape irrigation design with details of backflow preventer in a Hotbox, controller, electric drip valve, valve box assembly, end flush cap, and emitter placement. Following COSF code in 14-8.4 (E) (4) and Landscape Irrigation Design Standards City of Santa Fe.	Prior to permit review
4. COSF Code 3.19.1 requires landscape irrigation plans for large projects not to exceed 20 scale, 1 inch equals 20 feet.	Prior to permit review
5. A water level measuring device with zero set at finish grade located at the center of each pond is required.	Prior to permit review
6. A security fence around ponds three feet and deeper with a maintenance gate is required.	Prior to permit review
7. Note on plan: "All disturbed areas shall be restored per COSF Code 14-8.2(D)(5)".	Prior to permit review
8. Provide on native seeding plan seed mix rate, and irrigation description. Please note soil amendment and scarification, ripping, and or rototilling.	Prior to permit review
9. Provide irrigation to all revegetation native seed areas. (Per COSF Code 14-8.2 D(5)(c) Seeded areas shall be graded two inches (2") below top of concrete curbs and sidewalks. Add a heat treated compost material one inch (1") depth to all seeded areas. Disk or rototill soil and amendments 4-6" depth. Grade prepared soil level removing all stones ¾" and larger. Sowing shall be accomplished by drill seeding, Hydro-seeding, or by hand	Prior to permit review

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

*Must made prior to recording and/or permit issuance

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

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):



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

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

Thanks,

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

Development Review Team

Comment Form

Date: July 6, 2021

Staff person: Stan Holland, Engineer

Dept/Div: Public Utilities/Wastewater

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

Case Mgr: Dan Esquibel, Case Manager

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

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

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

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

*Must made prior to recording and/or permit issuance

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

1. [None]

Development Review Team

Comment Form

Date: 07/14/2021

Staff person: Geronimo Griego

Dept/Div: Fire Prevention

Case: 2021-3800 3801 3837 3838 Monte Sereno

Case Mgr: Dan Esquibel

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

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

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

7. Shall comply with Section D102.1 Access and Loading (75,000 lbs). 8. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4) 9. Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade. 10. Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates. 11. Shall comply with Section D106 Multiple-Family Residential Developments. 12. Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.	

*Must made prior to recording and/or permit issuance

DRT Comments

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

Tue 7/13/2021 8:26 AM

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

Dan,

In regards to cases:

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

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

I have no comments at this time.

In regards to case:

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

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

Thanks,

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

CITY OF SANTA FE

ARCHAEOLOGICAL SUBMITTAL CHECKLIST/CLEARANCE PERMIT AND APPROVAL

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

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

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

Building Sq. Ft. _____ Development Acreage _____

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

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

Permit: Grading _____; Development _____; Building _____

Applicant Information: Name: Ron Winters

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

Archaeological Consultant: Ron Winters.

RECONNAISSANCE REPORT

1. ___ Project Archaeologist's Resume
2. ___ Vicinity Map
3. ___ Project Site Description
4. ___ Development Project Description
5. ___ Outline of Research & Methodology
6. ___ Site Map or Aerial Photograph at a Minimum of 1"=200' for Downtown Dist. & 1"=400' for other Districts
7. ___ Archival Research
   a. ___ Historic Maps & Aerial Photos
   b. ___ ARMS Files & Archaeological Reports
   c. ___ General Land Office (BLM) Surveys or Land Grant Plats
   d. ___ 1917 Hydrological Survey and Santa Fe Acequia System Report (needed if acequia present or nearby)
   e. ___ National and State Register Nominations (needed if in Historic Downtown District or near Historic Structure)
   f. ___ Historic Photos (needed if in Historic Downtown District)
   g. ___ Information from Title Abstract (if available)
8. ___ 2% Testing (Historic Downtown District Only)
9. ___ Description of Prehistoric & Historic Occupation & Land Use
10. ___ Description of Cultural Remains Discovered and Significance
11. ___ NM Site Inventory Forms and Other Documentation
12. ___ Recommended Site Significance
13. ___ Assessment of Development's Impact on Cultural Remains
14. ___ Recommended Treatment for Site
15. ___ Listing of Sources, i.e. historic maps, aerials, reports, etc.

_____ **ARC APPROVAL: MEETING DATE:** _____

Special Conditions: _____ Yes (see attachment)
_____ No

TREATMENT PLAN REQUIRED:

Yes: _____ No: _____

_____ **TREATMENT PLAN ARC APPROVAL: MEETING DATE:** _____

Special Conditions: ____Yes (see attachment) ____No

PRELIMINARY TREATMENT REPORT

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

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

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

FINAL TREATMENT REPORT

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

PLUDURMS-994

Permit Approved: _____ Date: _____

Archaeological Review Committee Chairperson

October 21, 2021
Planning Commission

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

Case #21-3800. Monte Sereno Development Plan.

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

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

EXHIBIT C

Findings of Fact and Conclusions of Law

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

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

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

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

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

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

FINDINGS OF FACT

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

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

CONCLUSIONS OF LAW

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

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to a master plan.
3. The Commission has the power and authority at law and under the SFCC to review the proposed amendment to the master plan and to make recommendations regarding the proposed amendment to the master plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. The Commission recommended approval of the requested master plan amendment because master plan amendment complied with SFCC 1987 Section 14-3.9(D) "*Approval Criteria*".

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

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

_____ _____

Brian Gutierrez
Chairperson

Date:

FILED:

_____ _____

Kristine Bustos-Mihelcic
City Clerk

Date:

APPROVED AS TO FORM:

_____ _____

Patricia Feghali
Assistant City Attorney

Date:

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

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

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

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

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

FINDINGS OF FACT

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

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

CONCLUSIONS OF LAW

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

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

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

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

_____ _____
Brian Gutierrez Date
Chairperson

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Patricia Feghali Date
Assistant City Attorney

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

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

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

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

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

FINDINGS OF FACT

1. At the hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public.
2. The Santa Fe City Code (SFCC) 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 § 14-3.1(F)(2)(a)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
3. A pre-application conference was held on March 25, 2021, in accordance with SFCC 1987 Section 14-3.l(E).
4. Pursuant to SFCC 1987 Section 14-3.1(H)(1), notice of the ENN meeting was properly given.
5. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting. The Applicant conducted one ENN on June 14, 2021, and a second ENN on September 09, 2021. The ENN meetings were conducted virtually via Zoom. Both ENN meetings were attended by a representative of the Applicant and City staff. Both meetings were well attended by the public.
6. Pursuant to SFCC Sections 14-2.3(C)(1) and 14-3.7(B)(3)(d), the Commission has the authority to review and approve or deny preliminary subdivision plats.

7. City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
8. Staff recommended that the Commission approve the preliminary subdivision plat, subject to certain conditions and technical corrections set out in the Staff Report and exhibits.
9. SFCC 1987 Section 14-3.7(B) establishes certain procedures for preliminary subdivision plat approval including, without limitation, a public hearing by the Commission, review of the preliminary plat, and a decision based on the criteria set out in SFCC 1987 Section 14-3.7(C).
10. SFCC 1987 Section 14-3.7(B)(3)(b) requires the Applicant to submit a preliminary plat prepared by a professional land surveyor, together with improvement plans and other specified supplementary material that demonstrates conformance with the standards of SFCC 1987 Section 14-9 (Submittal Requirements).
11. SFCC Section 14-3.7(C) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before approving a preliminary subdivision.
12. Pursuant to SFCC 1987 Section 14-3.7(C)(1), the Commission finds that due regard has been shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets. The City granted Archaeological Clearance Permit for the property on December 17, 2007. The Project shows due regard for natural features and enhancement of community assets through the following measure:
    - Approximately 11.68 acres of open space will be provided, offering opportunities for recreation.
13. Pursuant to SFCC 1987 Section 14-3.7(C)(2), the Commission finds that the land is suitable for platting and development purposes of the kind proposed. No portion of the proposed subdivision falls within the 100-year flood zone.
14. Pursuant to SFCC Section 1987 14-3.7(C)(3), the Commission finds that the plat complies with the infrastructure design, improvement, and dedication standards set forth in SFCC 1987 Section 14-9.
15. Pursuant to SFCC 1987 Section 14-3.7(C)(4)-(5), the Commission finds that the plat does not create any nonconformities or increase any existing nonconformities.

CONCLUSIONS OF LAW

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

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Commission has the authority to review and approve the preliminary subdivision plat subject to conditions.
3. The Applicant met the applicable Submittal Requirements.

4. The preliminary subdivision plat should be approved because all applicable code requirements and criteria for preliminary subdivision plat approval have been met.

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

Considering the foregoing findings and conclusions, the Commission approves the preliminary subdivision plat for the Project, subject to the Conditions and the technical corrections set forth in the Staff Report and exhibits.

_____ _____

Brian Gutierrez
Chairperson

Date:

FILED:

_____ _____

Kristine Bustos-Mihelcic
City Clerk

Date:

APPROVED AS TO FORM:

_____ _____

Patricia Feghali
Assistant City Attorney

Date:

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

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

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

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

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

FINDINGS OF FACT

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

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

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

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

CONCLUSIONS OF LAW

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

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

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

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

_____ _____

Brian Gutierrez Date:
Chairperson

FILED:

_____ _____

Kristine Bustos-Mihelcic Date:
City Clerk

APPROVED AS TO FORM:

_____ _____

Patricia Feghali Date:
Assistant City Attorney

October 21, 2021
Planning Commission

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

Case #21-3800. Monte Sereno Development Plan.

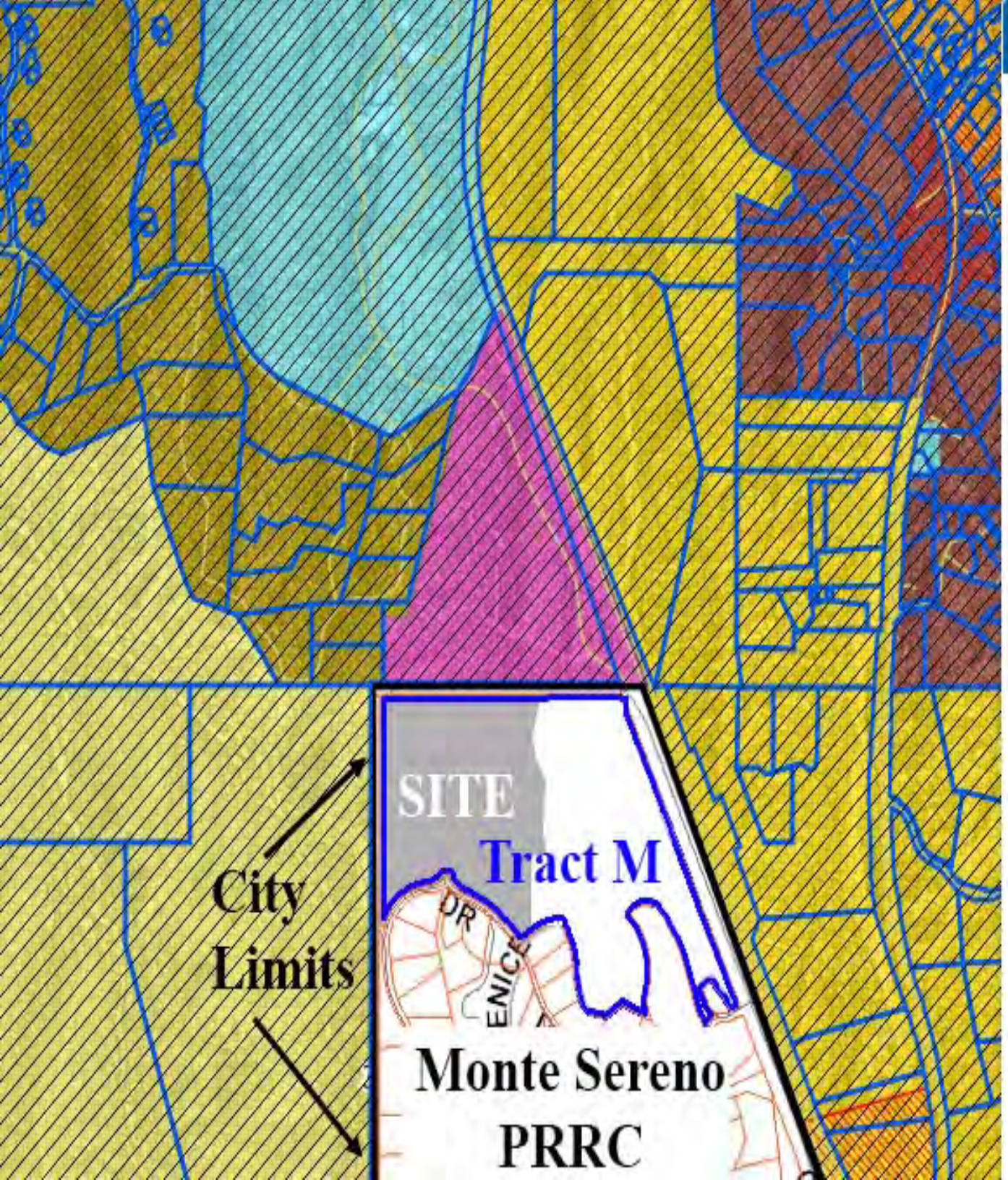
Case #21-3801. Monte Sereno Preliminary Subdivision for Phase 4.

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

EXHIBIT D

Maps and Photos

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



Legend

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

AIRPORT NOISE OVERLAY ZONE

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

COMMUNITY OVERLAY ZONING DISTRICTS

TURQUOISE TRAIL ENVIRONMENT PROTECTION

Village Structures



RESORT CLUBHOUSE & FITNESS EAST ELEVATION
NOT TO SCALE

Hotel Casitas/Guest Rooms



(TYP) RESORT CASITA EAST ELEVATION
NOT TO SCALE



(TYP) RESORT WALKOUT CASITA ELEVATION
NOT TO SCALE

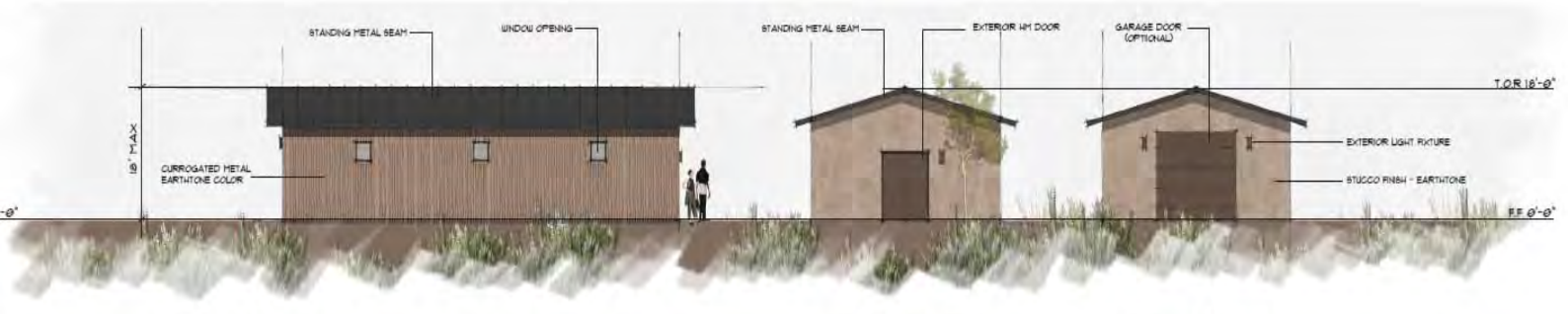


(TYP) RESORT CASITA NORTH ELEVATION
NOT TO SCALE



(TYP) RESORT WALKOUT CASITA CROSS SECTION

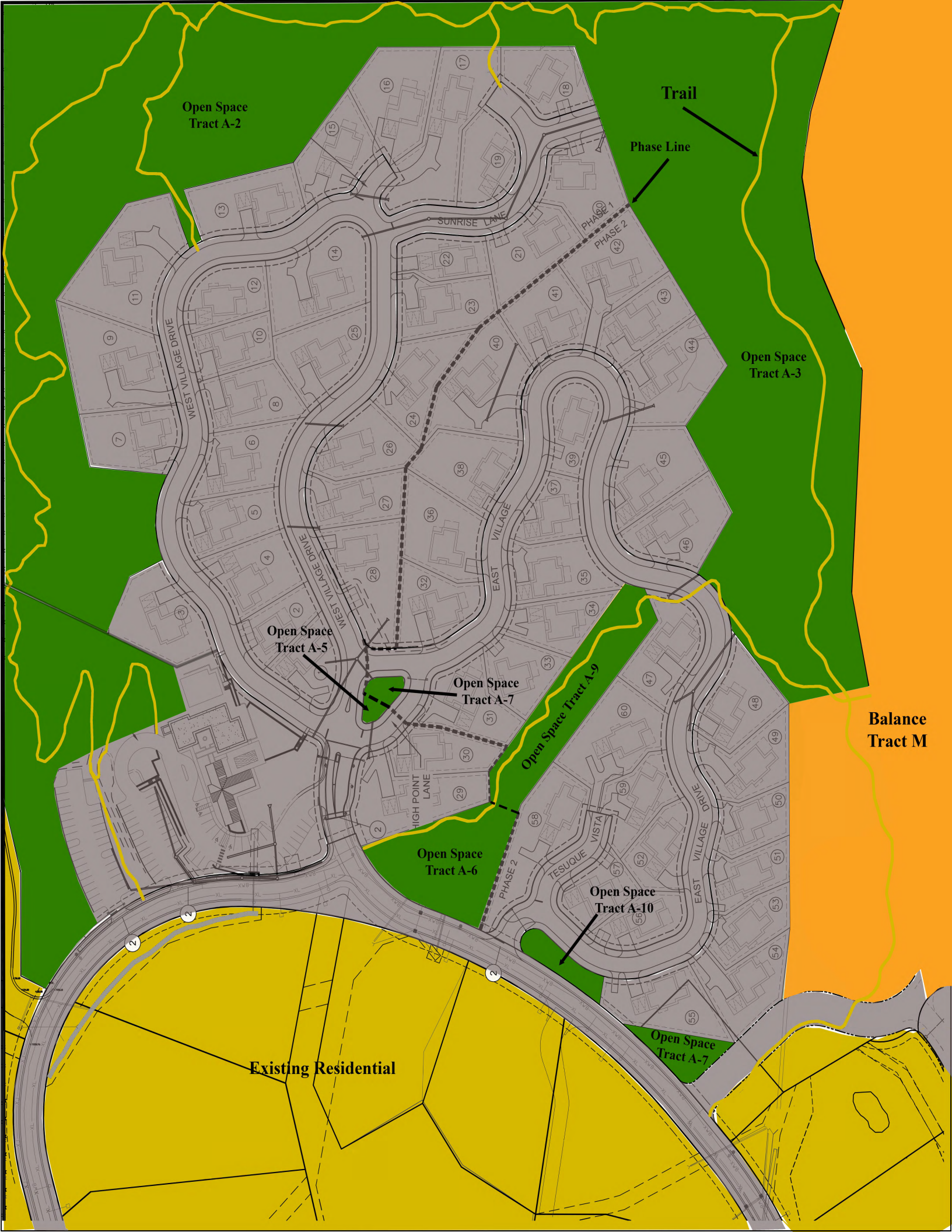
Storage Facilities



(TYP) STORAGE STRUCTURES
NOT TO SCALE

SHORT ELEVATION A

SHORT ELEVATION B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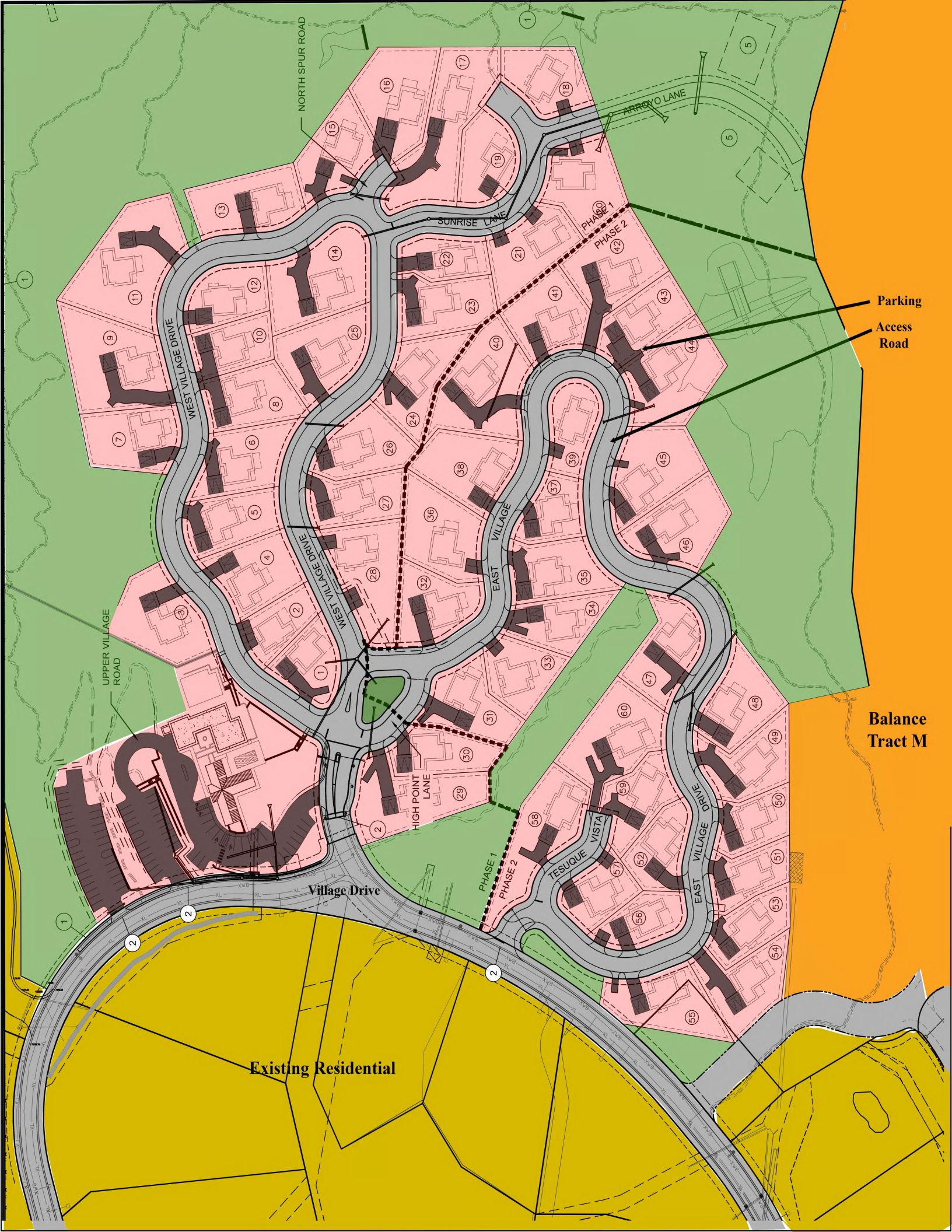
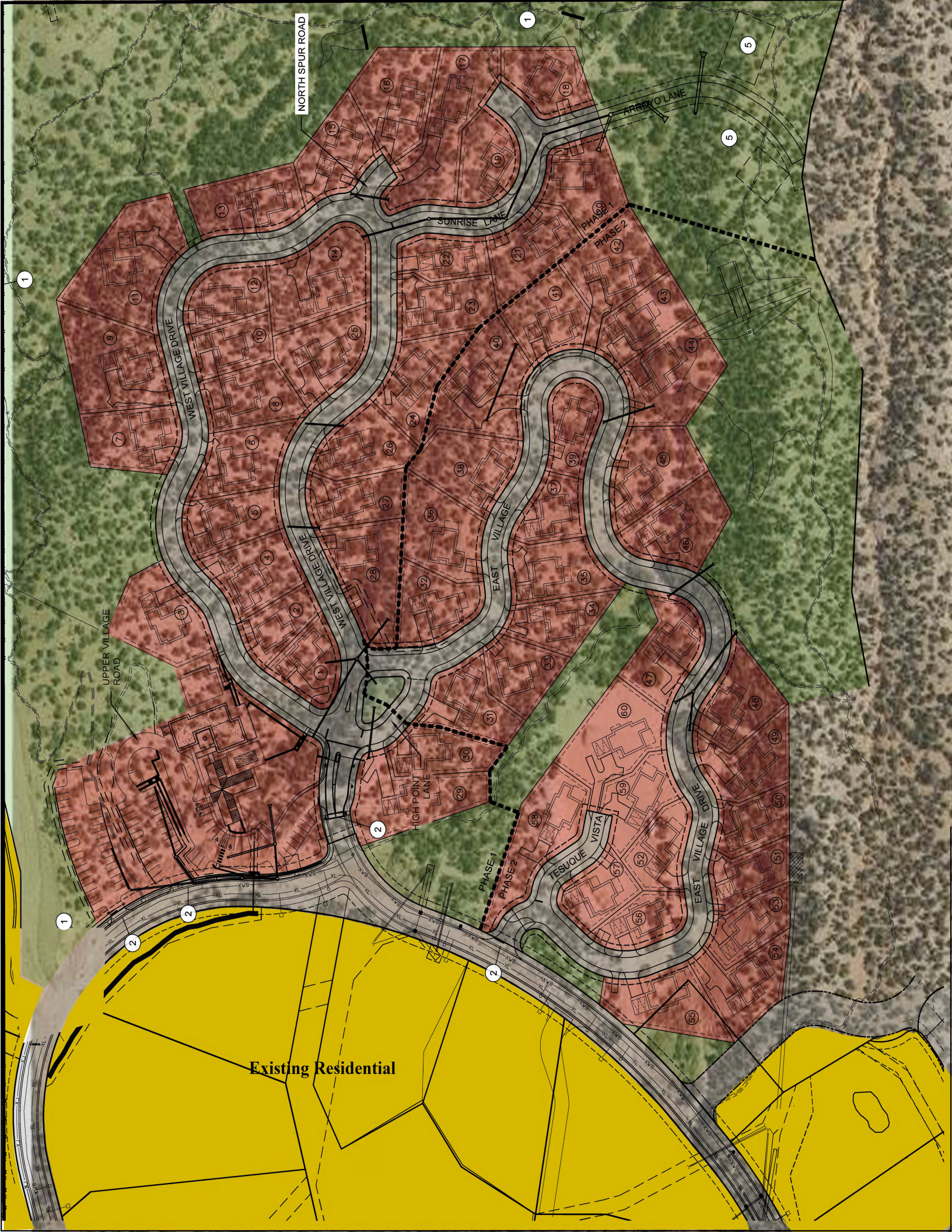
Trail
Phase Line
Open Space
Tract A-3
Open Space
Tract A-5
Open Space
Tract A-7
Open Space Tract A-9
Balance
Tract M
Open Space
Tract A-6
Open Space
Tract A-10
Open Space
Tract A-7
Existing Residential
SUNRISE LANE
WEST VILLAGE DRIVE
EAST VILLAGE DRIVE
HIGH POINT LANE
TESUQUE VISTA
PHASE 1
PHASE 2


NORTH SPUR ROAD
ARROYO LANE
SUNRISE LANE
PHASE 1
PHASE 2
WEST VILLAGE DRIVE
EAST VILLAGE DRIVE
UPPER VILLAGE ROAD
HIGH POINT LANE
TESUQUE VISTA
Village Drive
Parking
Access Road
Balance Tract M
Existing Residential


NORTH SPUR ROAD
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SUNRISE LANE
WEST VILLAGE DRIVE
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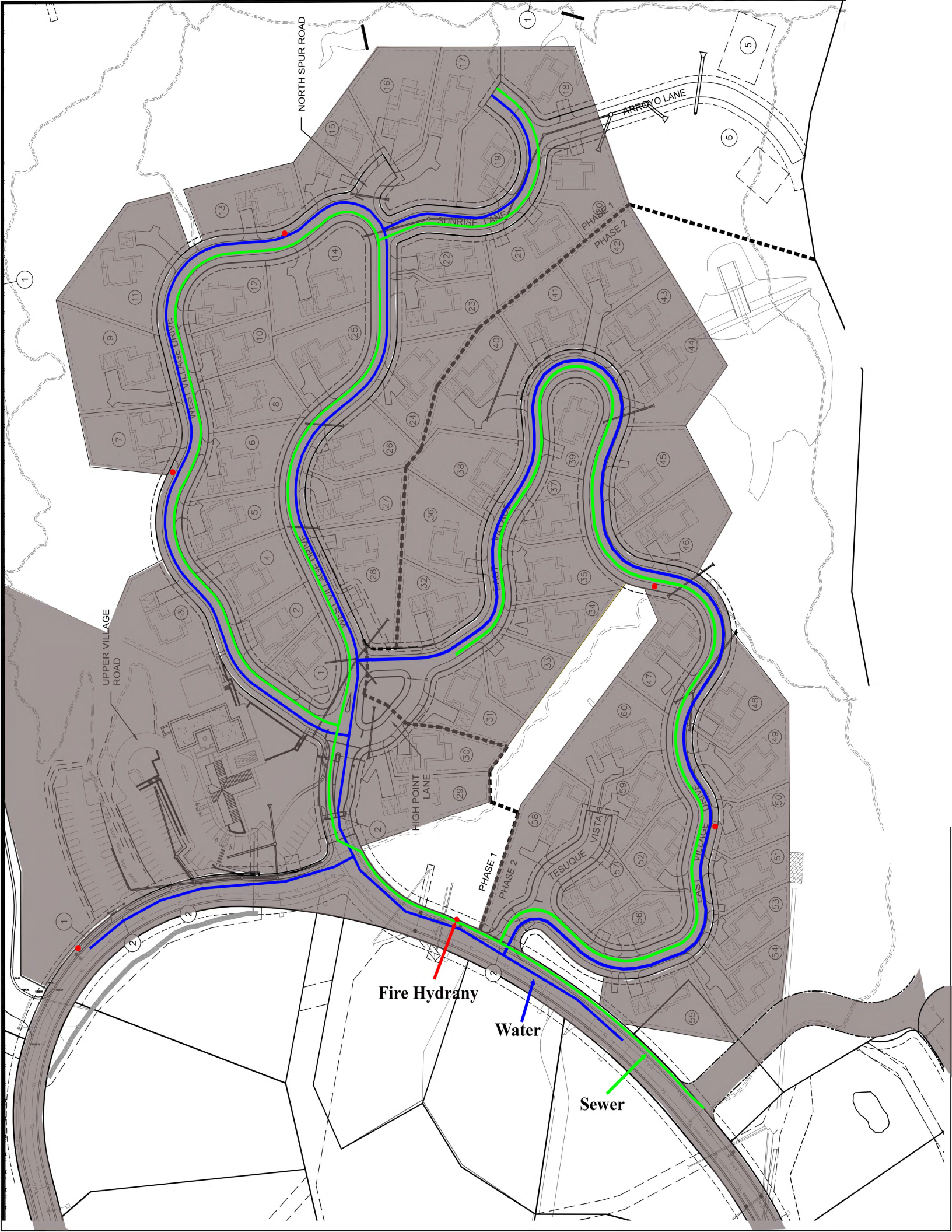
PHASE 1
PHASE 2
UPPER VILLAGE ROAD
HIGH POINT LANE
TESUQUE VISTA
EAST VILLAGE DRIVE
Existing Residential


NORTH SPUR ROAD
ARROYO LANE
SUNRISE LANE
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PHASE 2
WEST VILLAGE DRIVE
EAST VILLAGE DRIVE
UPPER VILLAGE ROAD
HIGH POINT LANE
TESUQUE VISTA
Fire Hydrany
Water
Sewer

October 21, 2021
Planning Commission

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

Case #21-3800. Monte Sereno Development Plan.

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

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

EXHIBIT E

Development Agreement

Monte Sereno Development

Reference Documents

November 2018

Monte Sereno
Reference Documents

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

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

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

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

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

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

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

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

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

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

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

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

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

947799

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

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)

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

Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.

Deputy

COUNTY CLERK
JONA G. ARMIJO
SANTA FE COUNTY NEW MEXICO

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947800

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

947802

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

Exhibit B Revised Master Plan (1 Sheet)

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

Exhibit D Preliminary Development Plan (Sheets 10-43)

Exhibit E Water Tank Site (1 Sheet No 30)

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

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

City of Santa Fe

By David J. Martinez 7/15/93

Tano Santa Fe Partners
by Wilma South
Corporation
General Partner

By _____
It's Agent Joseph M. Brown

1993 ANNEXATION AND DEVELOPMENT AGREEMENT

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

947803

ARTICLE 1

RECITALS

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

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

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

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

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

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

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

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

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

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

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

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

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

ARTICLE 2

DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.23 NMPSC: New Mexico Public Service Commission.

2.24 NMSHTD: New Mexico State Highway and Transportation Department.

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

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

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

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

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

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

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

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

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

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

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

2.35 SDCW: Sangre de Cristo Water Company.

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

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

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

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

947814

ARTICLE 3

PROJECT APPROVAL

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

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

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

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

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

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

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

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

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

ARTICLE 4

APPLICABLE ORDINANCES AND REGULATIONS - VARIANCES

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

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

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

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

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

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

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

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

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

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

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

ARTICLE 5

DEVELOPMENT PARAMETERS 947821

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ARTICLE 6

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ADDITIONAL FEES

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

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

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

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

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

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

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

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

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

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

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

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

ARTICLE 7

CITY SERVICES

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

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

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

ARTICLE 8

FINANCIAL ASSURANCES FOR CONSTRUCTION OF INFRASTRUCTURE

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

ARTICLE 9

DECLARATION OF COVENANTS AND RESTRICTIONS

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

ARTICLE 10

DEFAULT

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

ARTICLE 11

MISCELLANEOUS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

947844

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

Mayor

CITY OF SANTA FE

By: _____
SAM PICK, MAYOR

ATTEST:

_____
FRANCES C. ROMERO, CITY CLERK

SEAL

DEVELOPER:

TANO SANTA FE PARTNERS

By: Wilma South Corporation
General Partner

By: _____

Charles D. Graham
President

ACKNOWLEDGEMENT

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

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

_____
Notary Public

My Commission expires:

_____

SEAL

ACKNOWLEDGEMENT

947845

STATE OF _____)
) ss.
COUNTY OF _____)

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

Notary Public

My commission expires:

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

947846

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

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

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

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

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

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

14-90A ESCARPMENT OVERLAY DISTRICT.

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

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

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

947847

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

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

14-90A.5 Architectural Standards.

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

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

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

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

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

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

14-90A.6 Landscaping.

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

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

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

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

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

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

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

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

947849

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

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

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

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

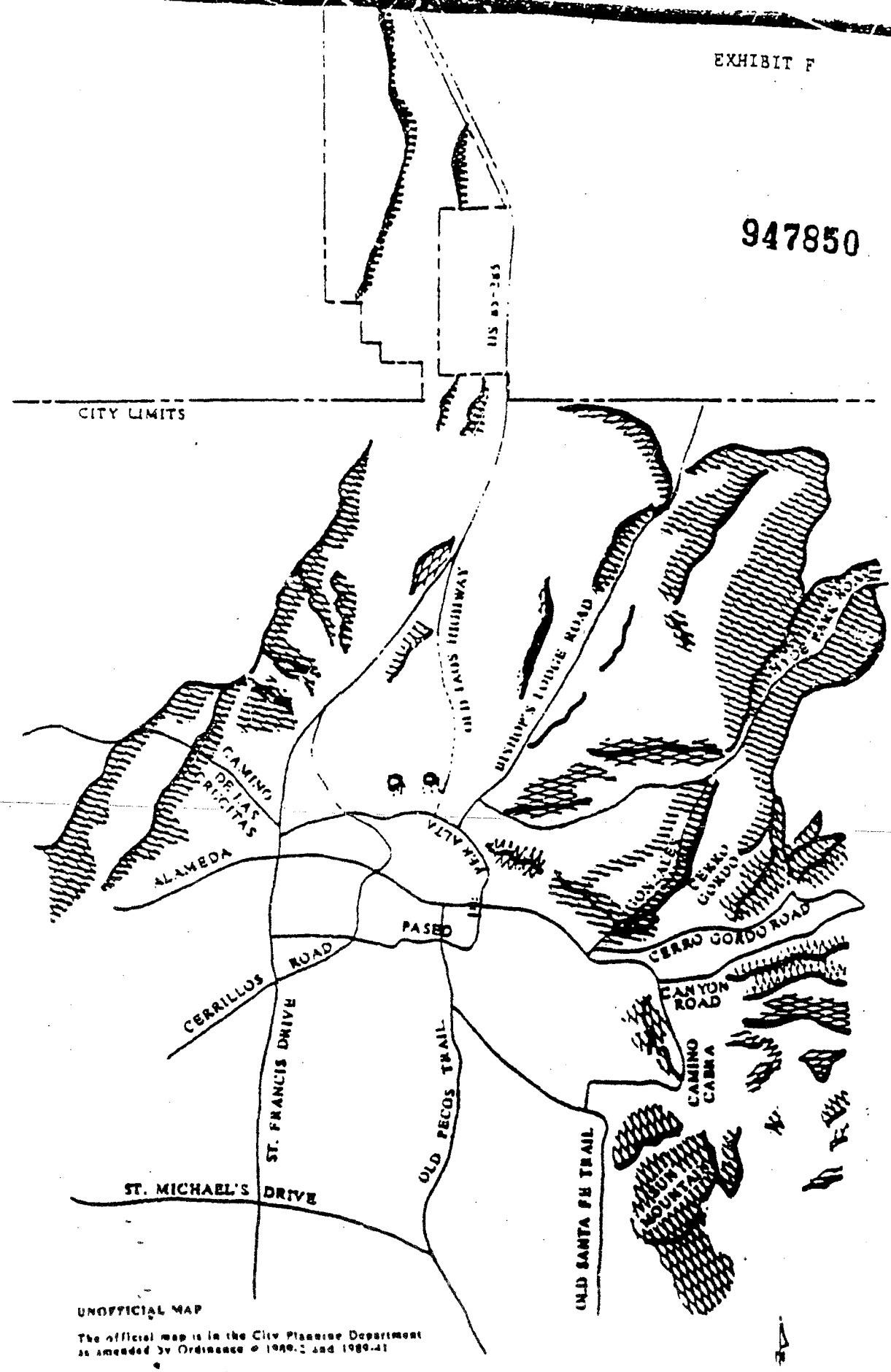
14-90A.8 Effective Date. The effective date of this section shall be February 9, 1989. (Ord. #1988-28, §9)

14-91 RESERVED.*

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

EXHIBIT F

947850



ESCARPMENT OVERLAY DISTRICT

94785

(3) Location of existing infrastructure;

(4) Proposed site improvements; and

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

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

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

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

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

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

14-90A.7 Architectural and Site Standards.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14-90A.8 Landscaping.

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

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

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

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

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

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

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

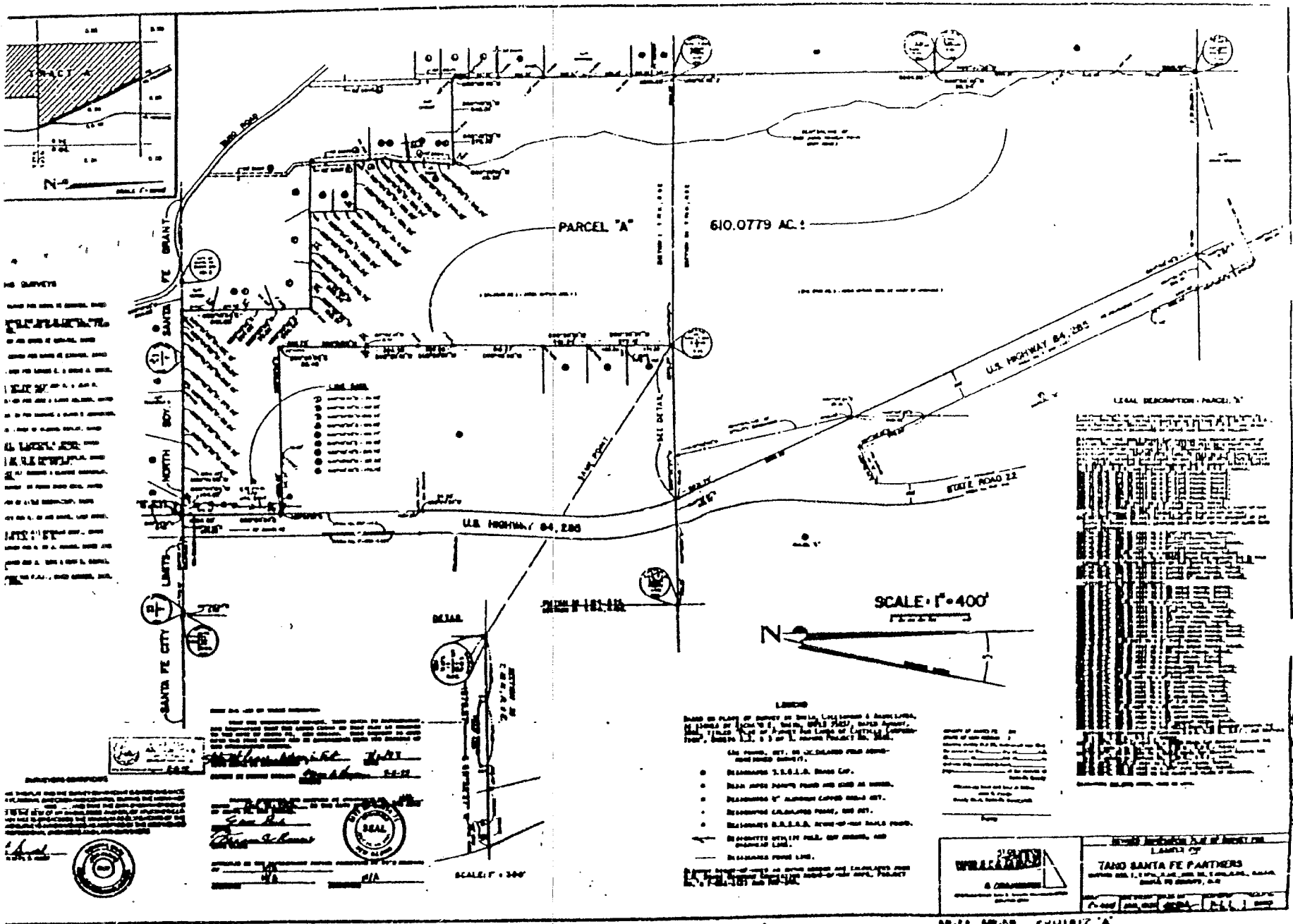
C. For public or private roads and driveways having individual cut and fill slopes and retaining walls over four feet (4') high and a combined cut and fill slope height of at least eight feet (8'), but not more than twelve feet (12'), landscape screening consisting of indigenous evergreens as set forth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

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

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

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

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


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

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

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

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

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

14-90A.10 Utilities.

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

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

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

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

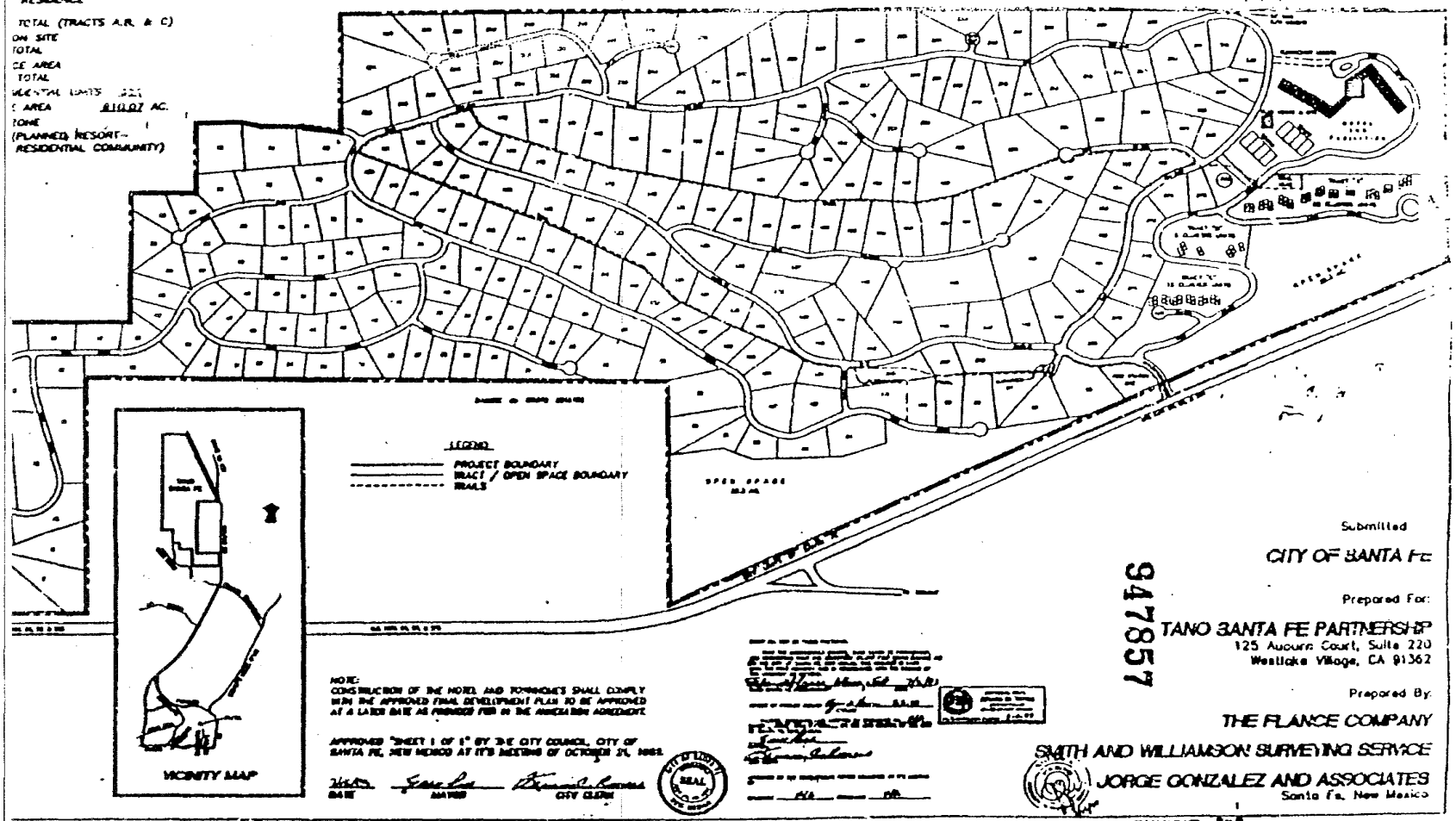
B. Water service mains may be located outside road rights-of-way if required by change in water-pressure zone.

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

TANO SANTA FE SUBDIVISION

SANTA FE, NEW MEXICO

MASTER PLAN



Submitted

CITY OF SANTA FE

Prepared For:

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

Prepared By:

THE FLANCE COMPANY

SMITH AND WILLIAMSON SURVEYING SERVICE

JORGE GONZALEZ AND ASSOCIATES
Santa Fe, New Mexico

947857

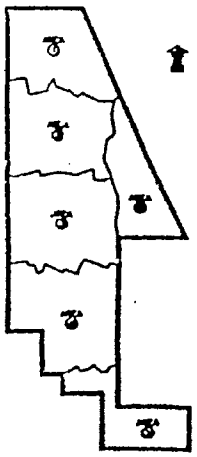
EXHIBIT "B"

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

REVISED DECEMBER 11, 1992
MARCH 1, 1993

SHEET INDEX

SHEET TITLE	SHEET NUMBER
[illegible]	

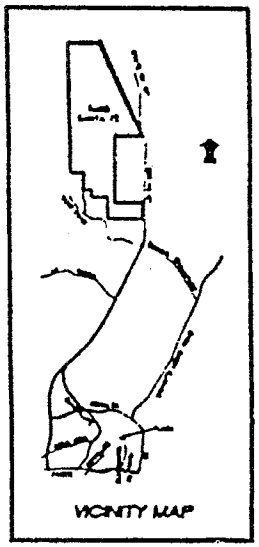


AREA KEY MAP

TANO
SANTA FE

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

DATE MAYOR CITY CLERK



VICINITY MAP

Submitted To:

CITY OF SANTA FE

Prepared For:

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

94185

Prepared By:

THE FLANCE COMPANY

SMITH AND WILLIAMSON SURVEYING SERVICE

JORGE GONZALEZ AND ASSOCIATES
Santa Fe, New Mexico

EXHIBIT "C"

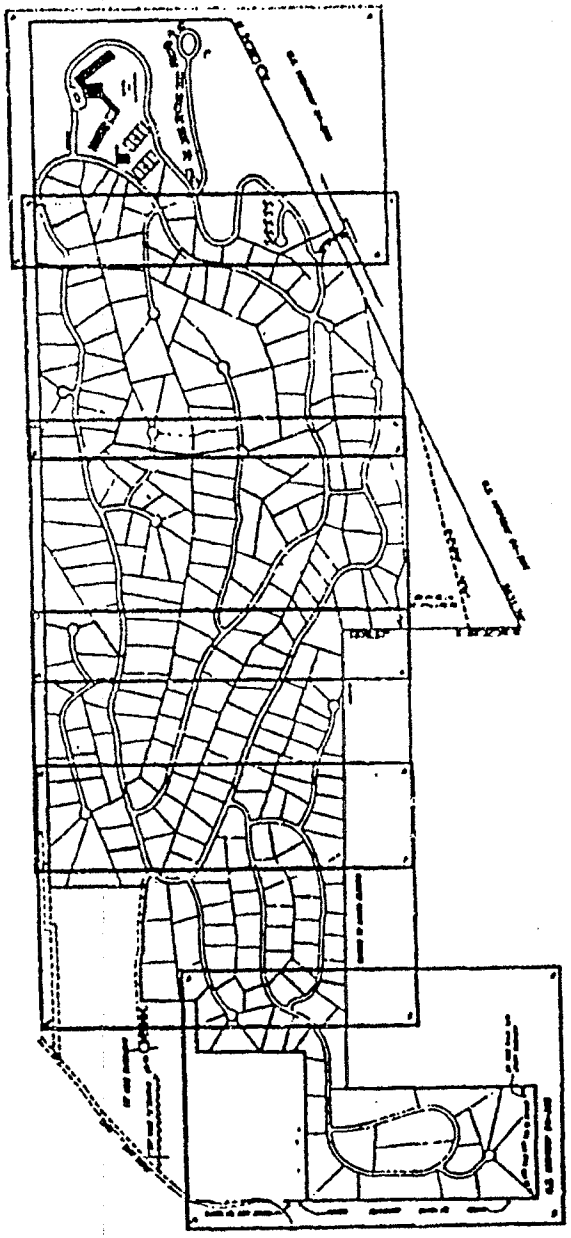
SHEET 1

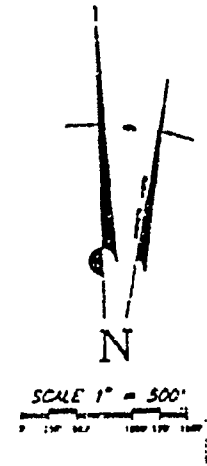
PRELIMINARY SUBDIVISION PLAN

TANO SANTA FE

HOTEL	250 ROOMS
CLUSTER "A"	12 RESIDENCES
CLUSTER "B"	34 RESIDENCES
TOTAL TOWNHOMES	46 RESIDENCES
RESIDENTIAL HOMESITES	278 SINGLE FAMILY LOTS
TOTAL	322 UNITS

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





NOTICE: [illegible]

LEGEND/PLAT REFERENCE

[illegible]

PROPOSED SUBDIVISION NOTES

[illegible]

947859

SMITH WILLIAMSON & ASSOCIATES

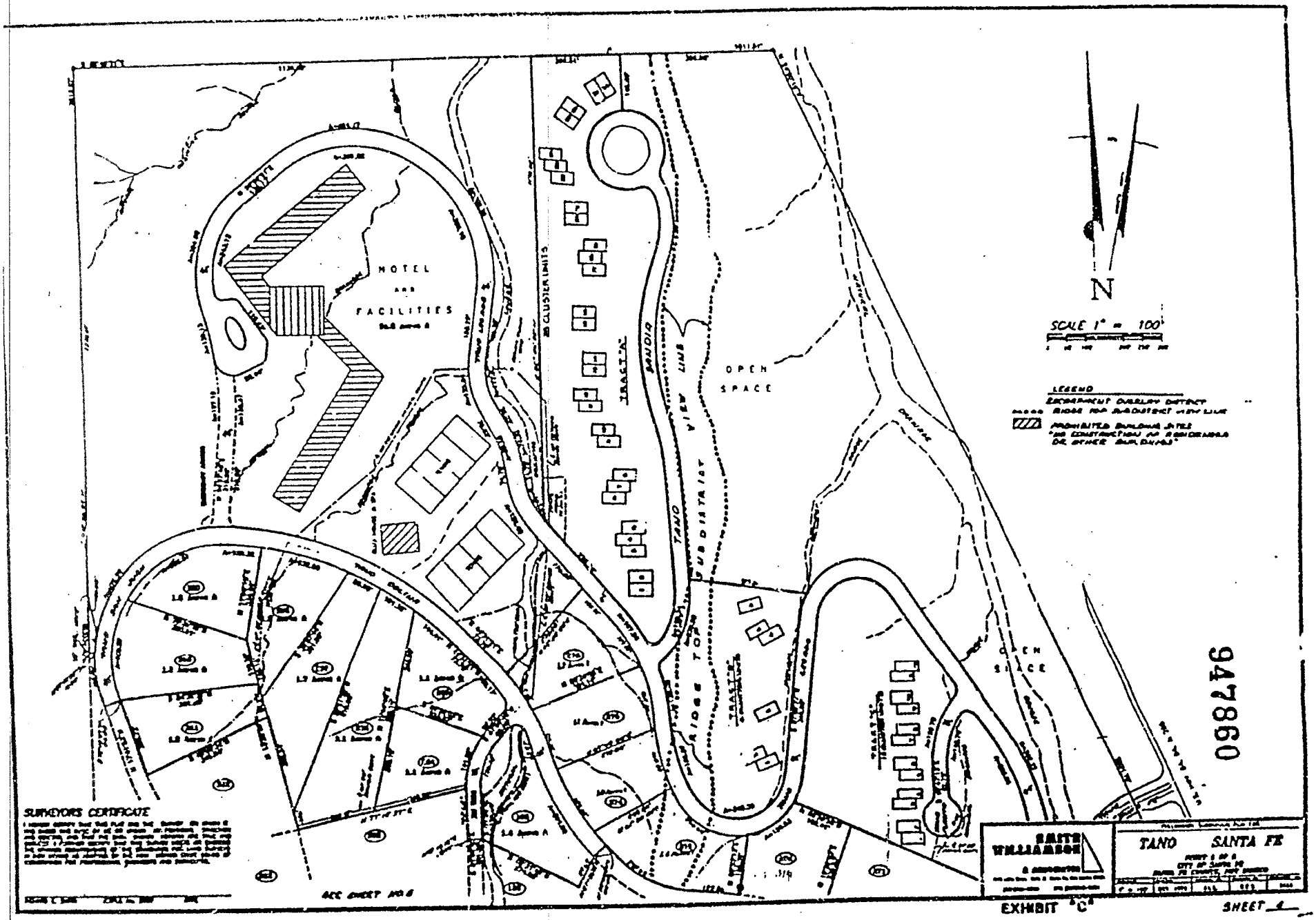
TANO SANTA FE

COVER & INDEX SHEET

EXHIBIT "C"

SHEET 1

PRELIMINARY SUBDIVISION PL.


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

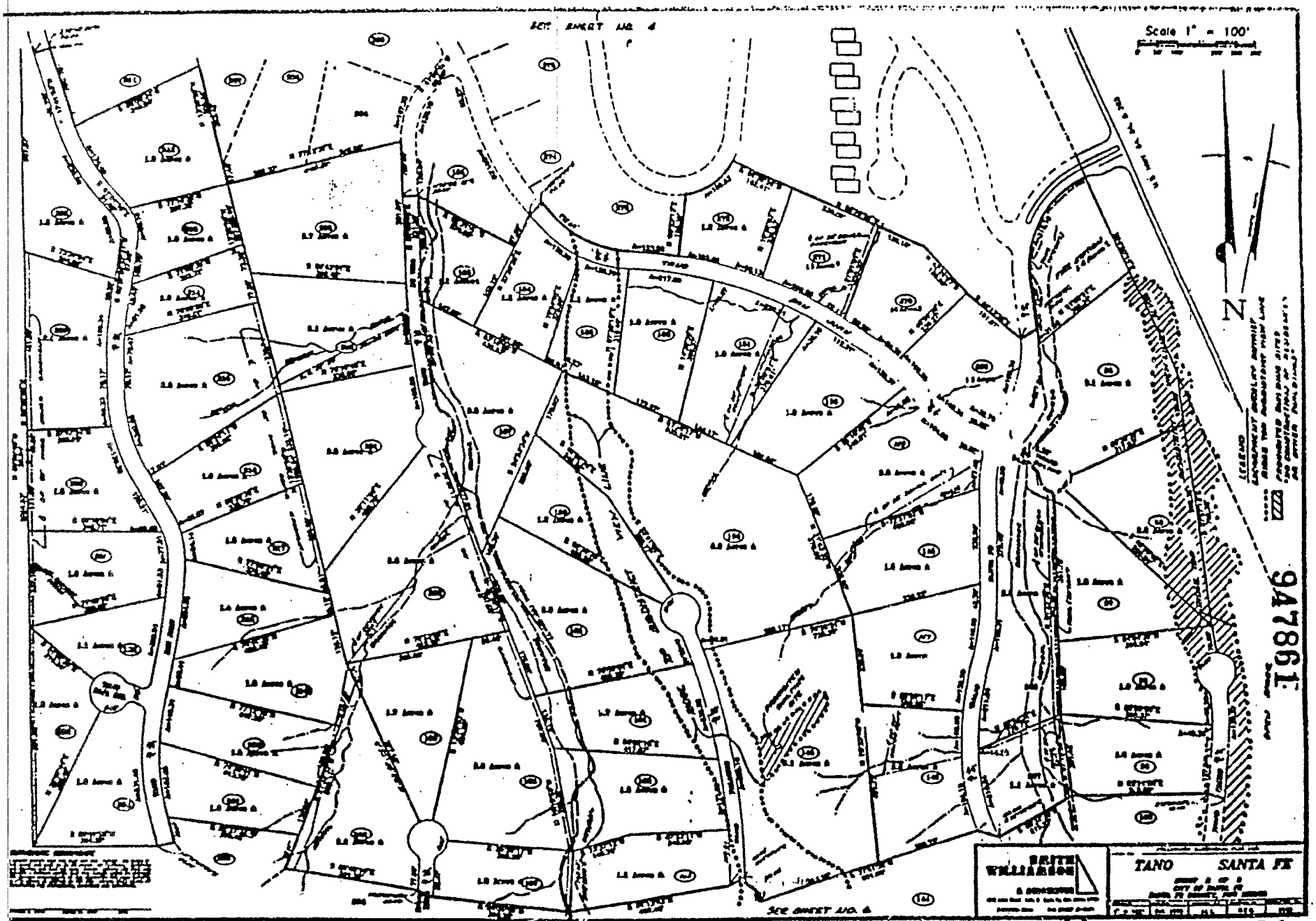


EXHIBIT "C"

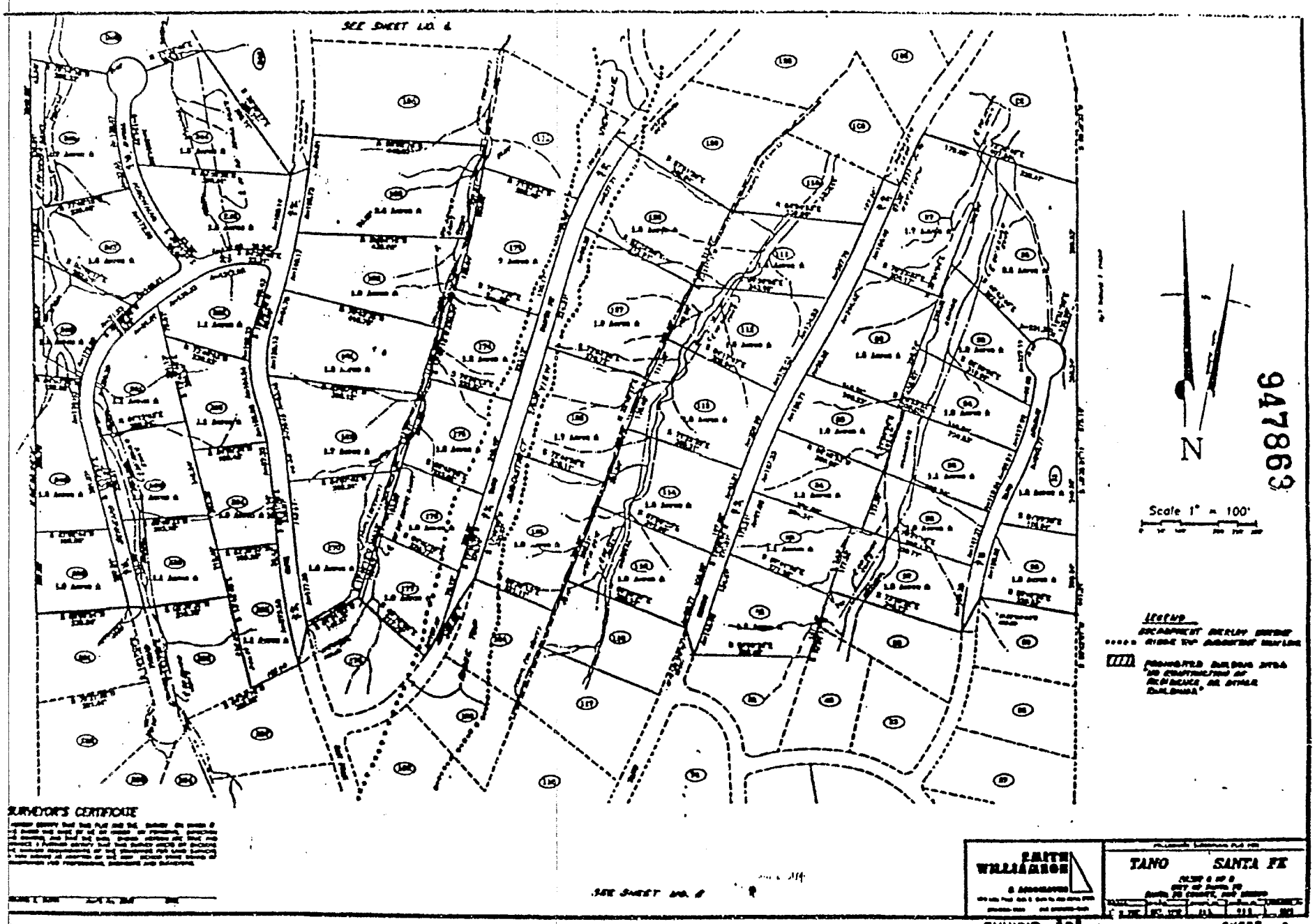
SHEET 2

EXHIBIT "C"

SHEET

94786

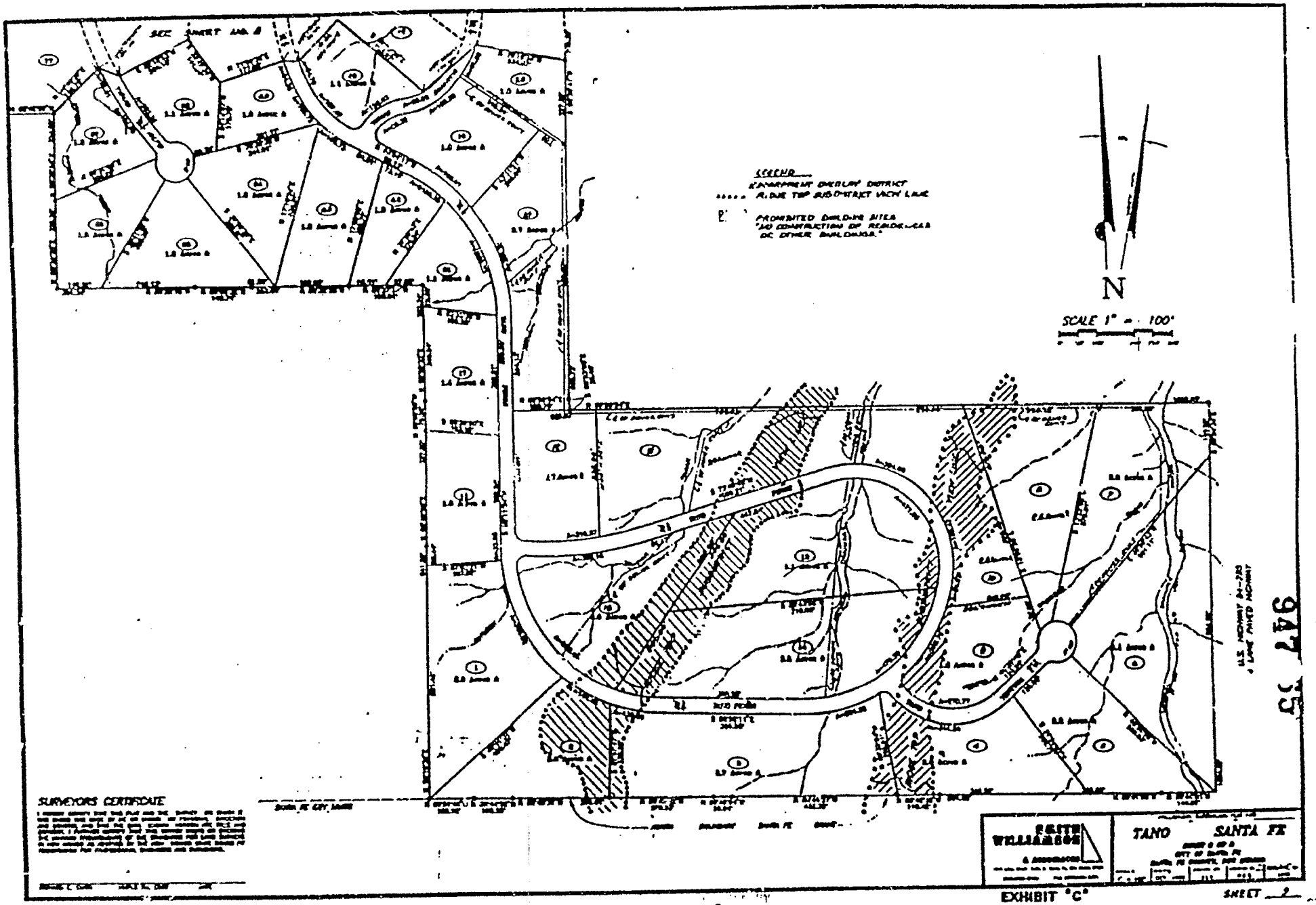
PRELIMINARY & FINAL PLAT



947863

PRELIMINARY SUBDIVISION PLAT

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



947 35

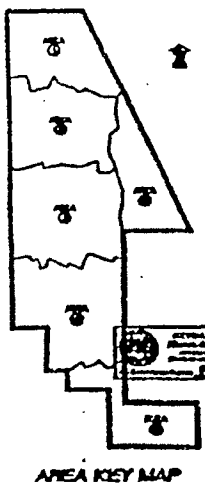
PRELIMINARY SUBDIVISION PLAN

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

REVISED DECEMBER 11,1992
MARCH 1, 1993

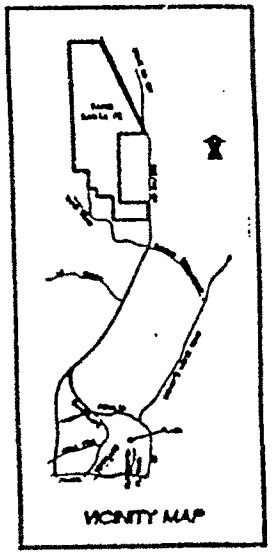
SHEET INDEX

SHEET TITLE	SHEET NUMBER
[illegible]	[illegible]



AREA KEY MAP

TANO
SANTA FE



VICINITY MAP

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

DATE MAYOR CITY CLERK

947866

Submitted To:

CITY OF SANTA FE

Prepared For:

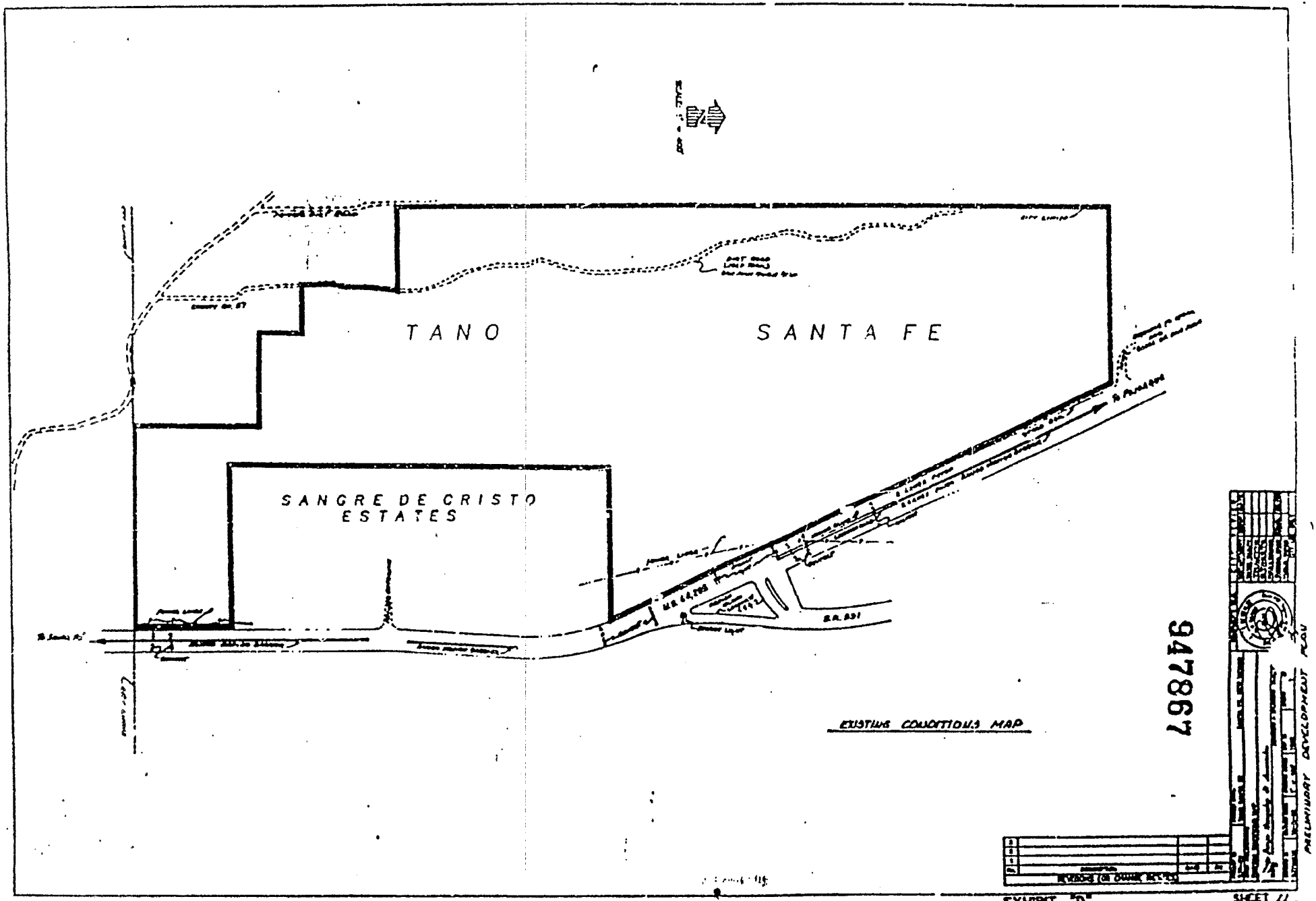
TANO SANTA FE PARTNERSHIP
125 Auburn Court, Suite 220
Westlake Village, CA 91362

Prepared By:

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

PRELIMINARY DEVELOPMENT PLAN

EXHIBIT "D" SHEET NO. 10


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

PHASE III

PHASE II

PHASE I

PHASE IV

OPEN SPACE

OPEN SPACE

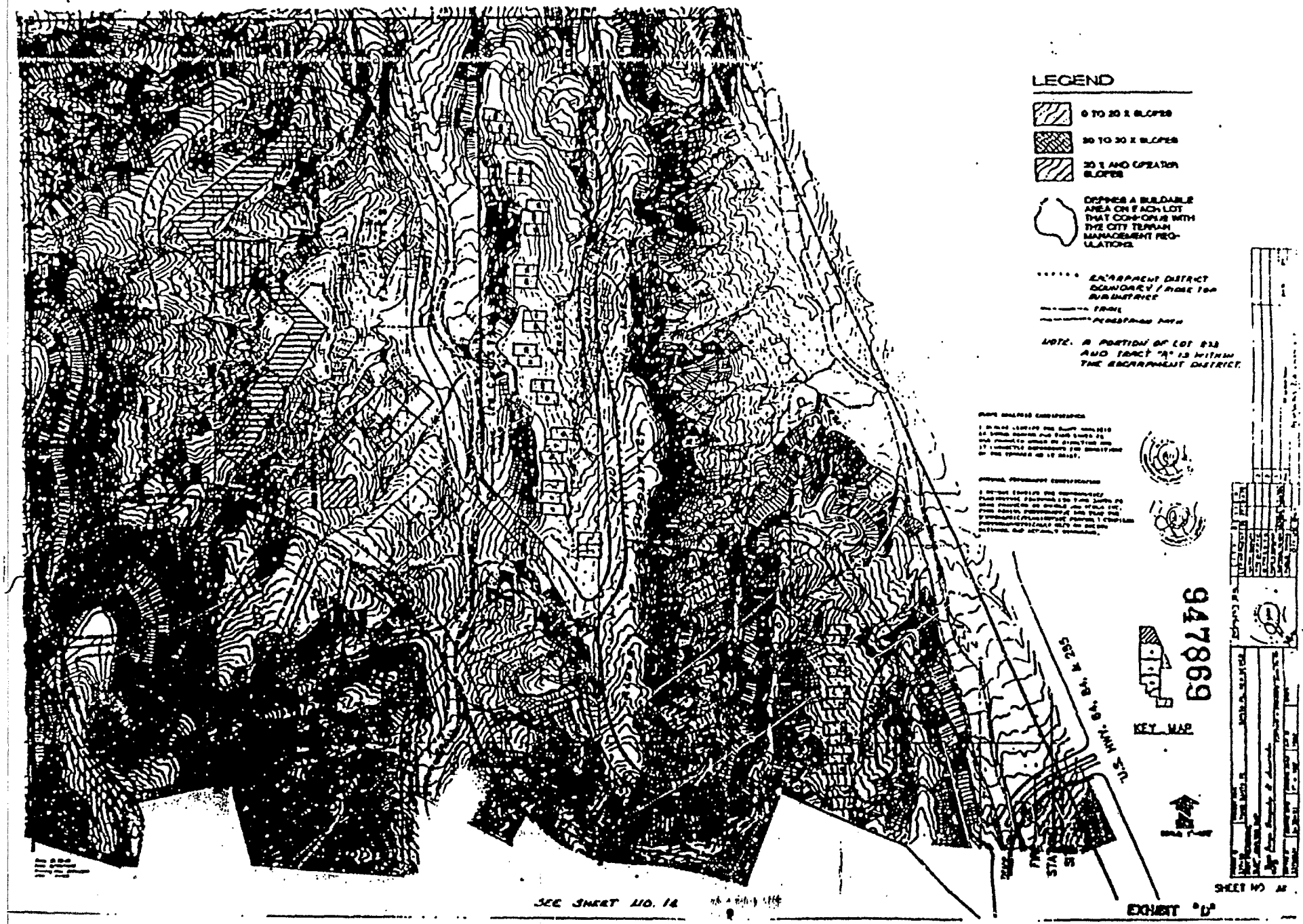
PHASE	DESCRIPTION
I	
II	
III	
IV	

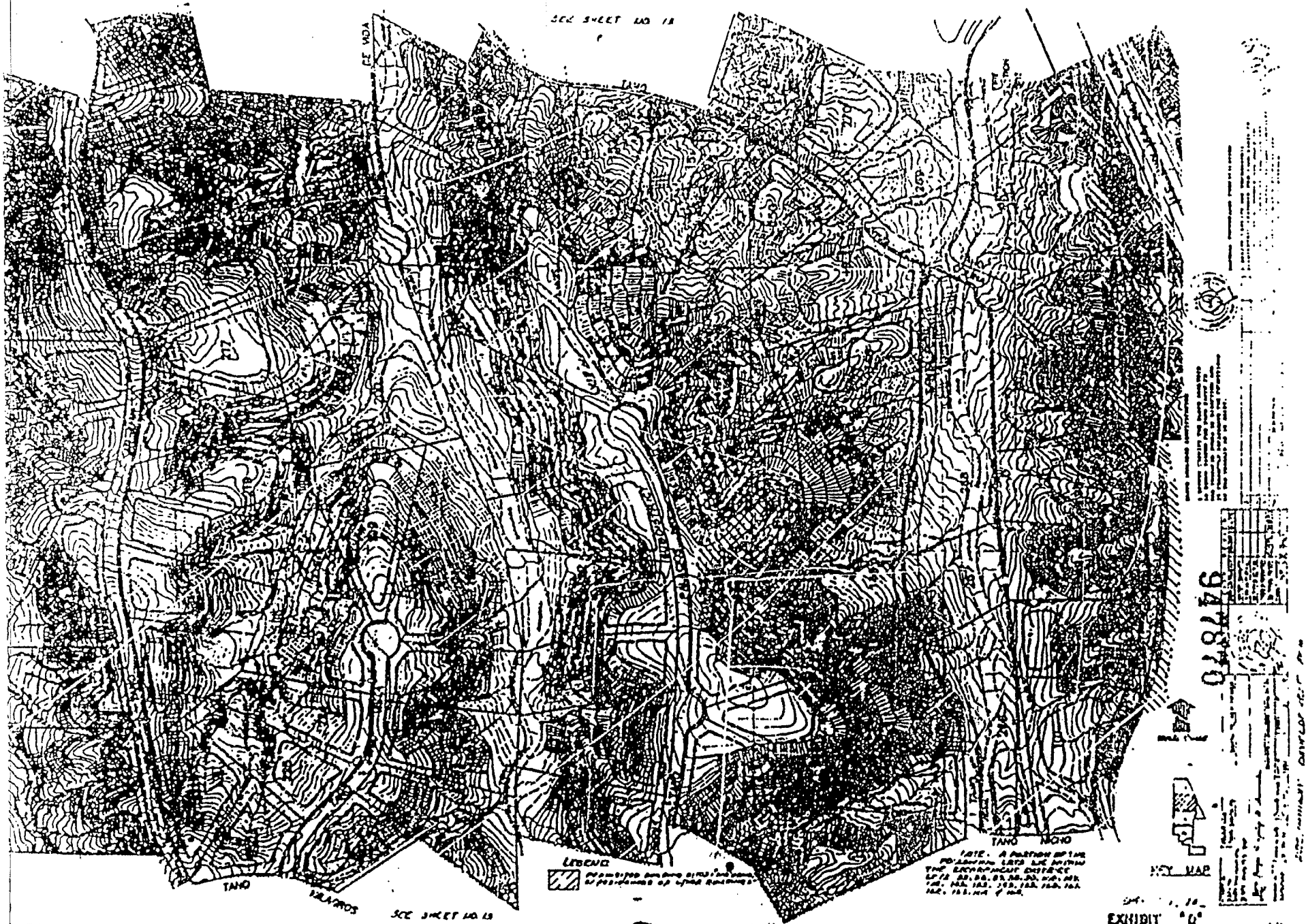
947868

EXHIBIT "D"

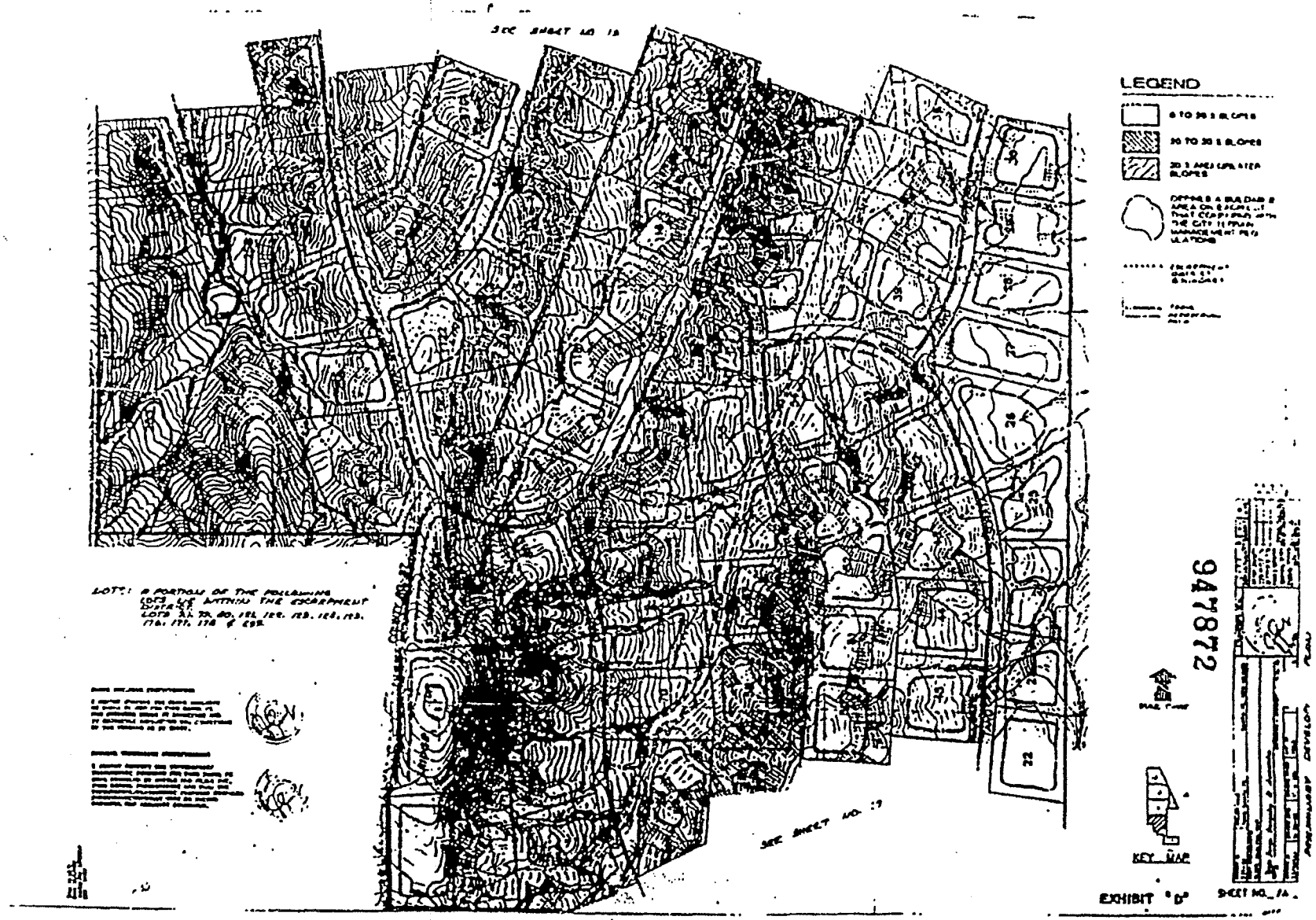
TANO SANTA FE

PHASING PLAN


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


SEE SHEET NO. 13
TANO
TANO
TANO NICHO
LEGEND
KEY MAP
EXHIBIT "D"

947871



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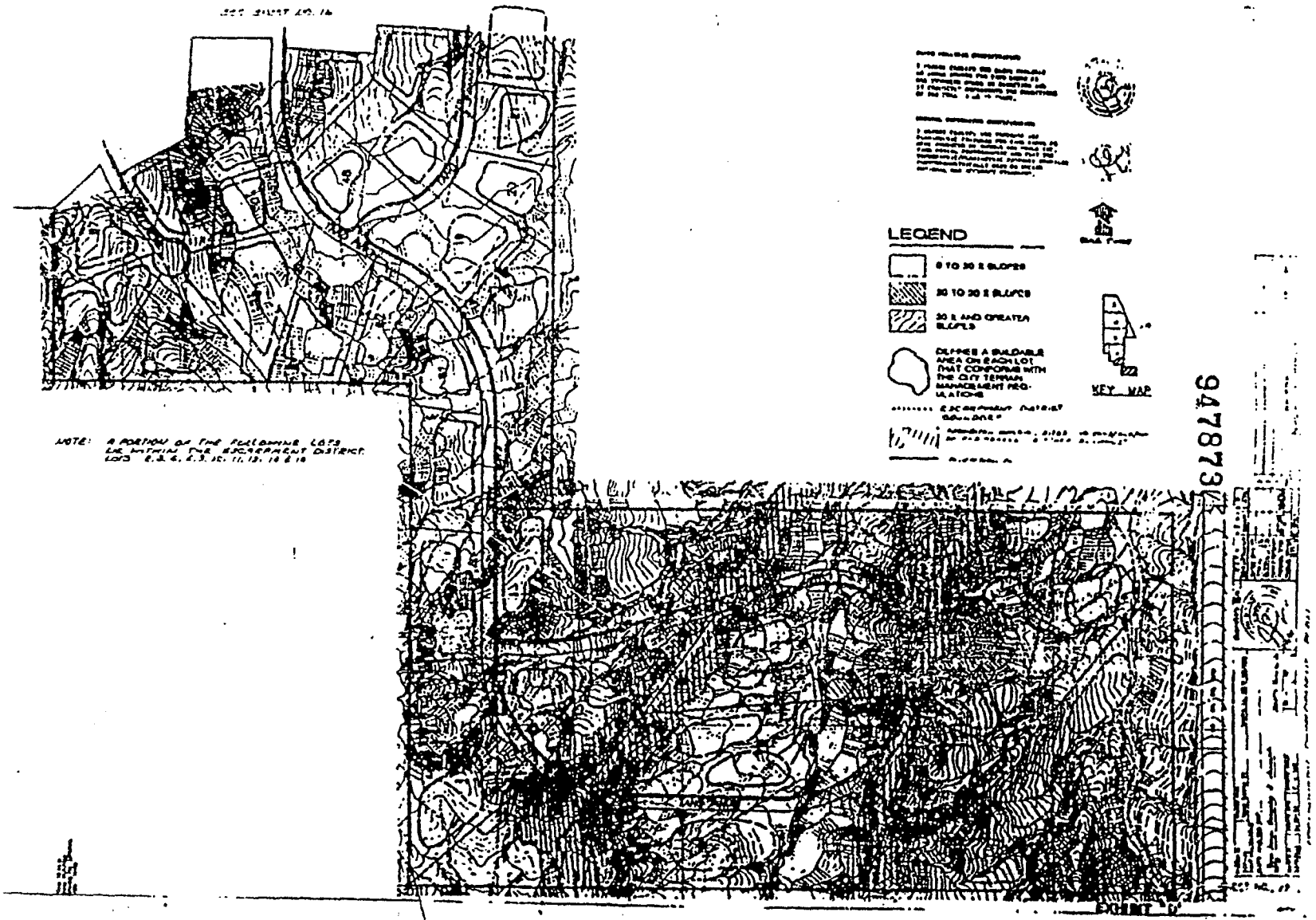
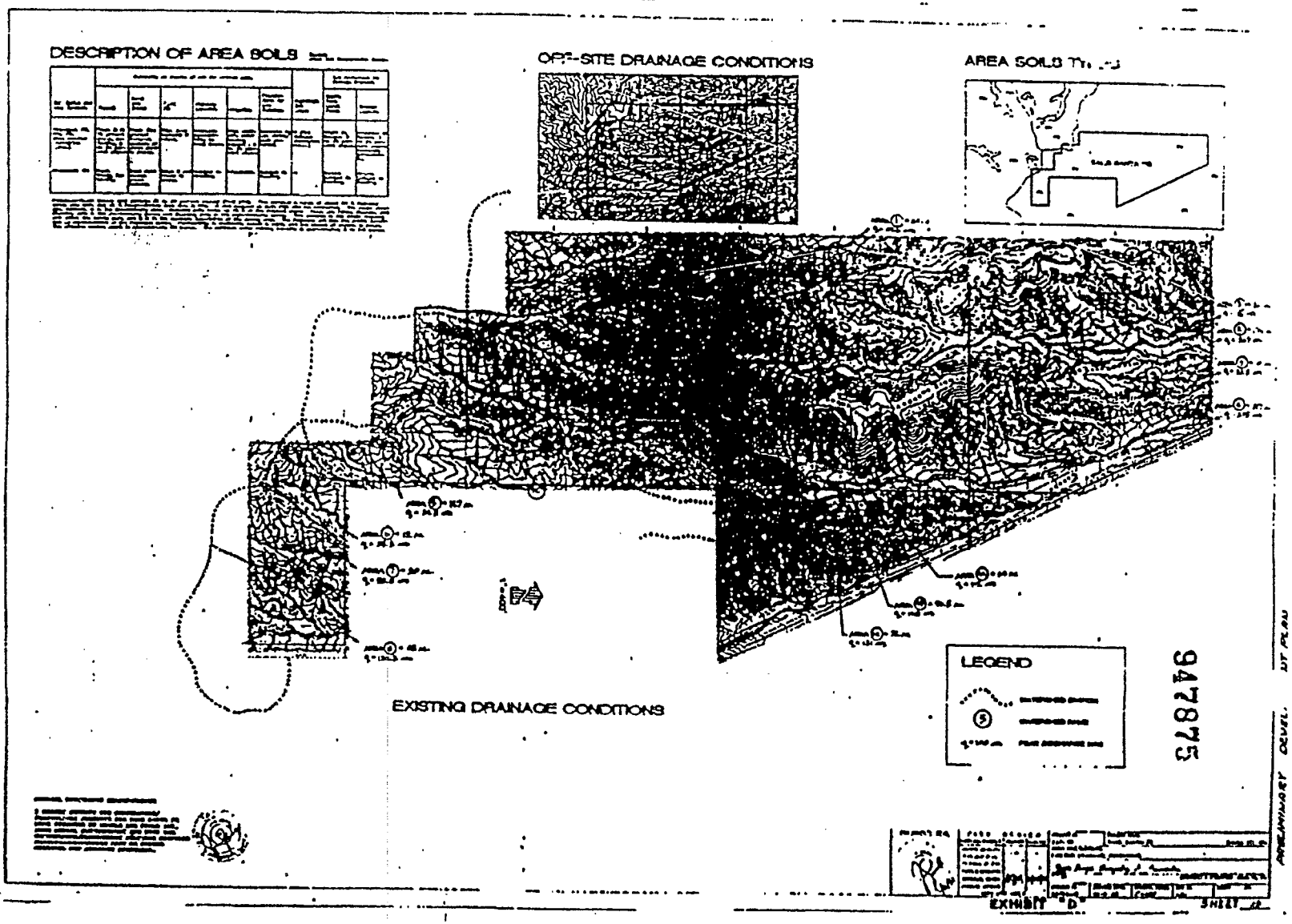
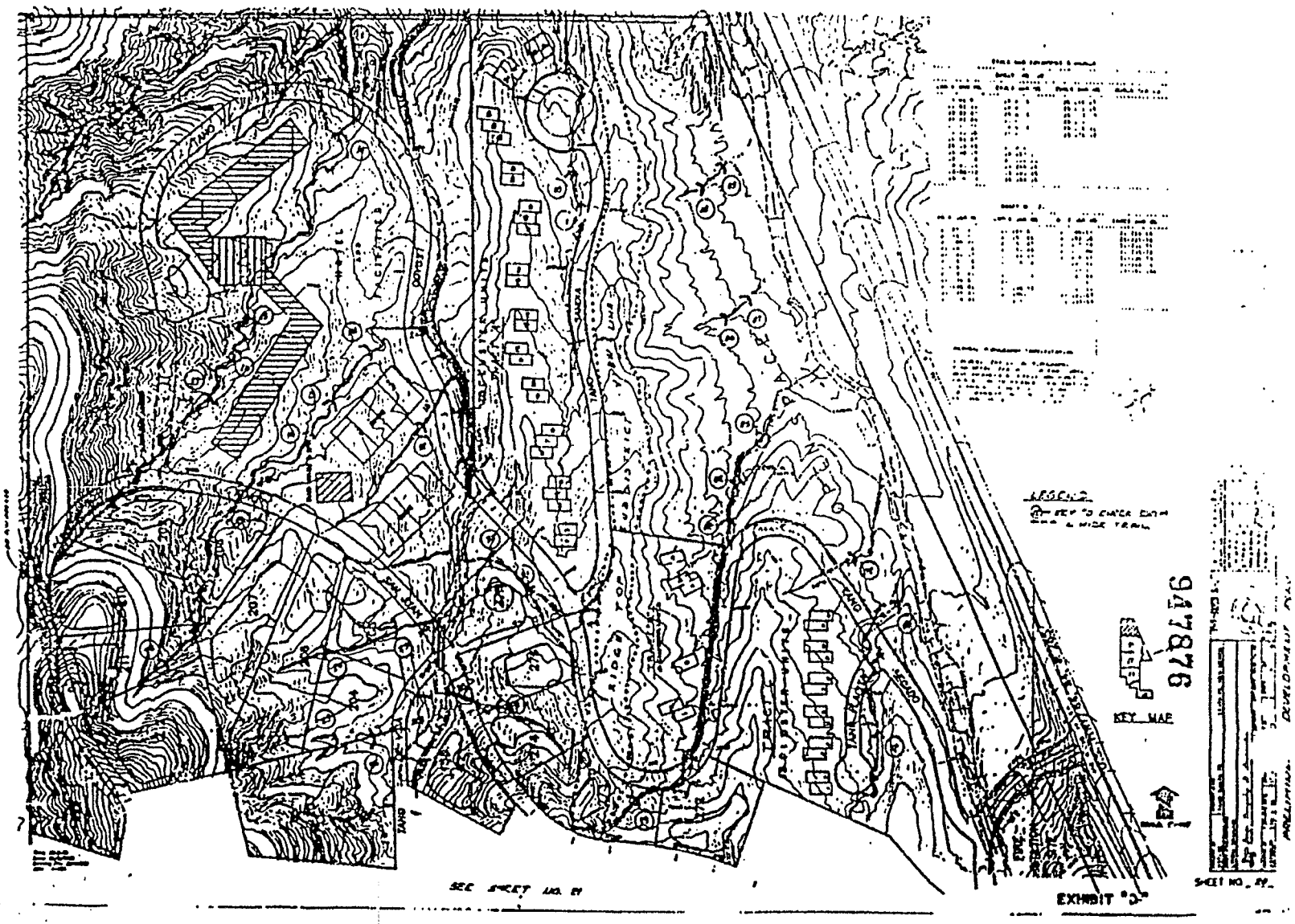
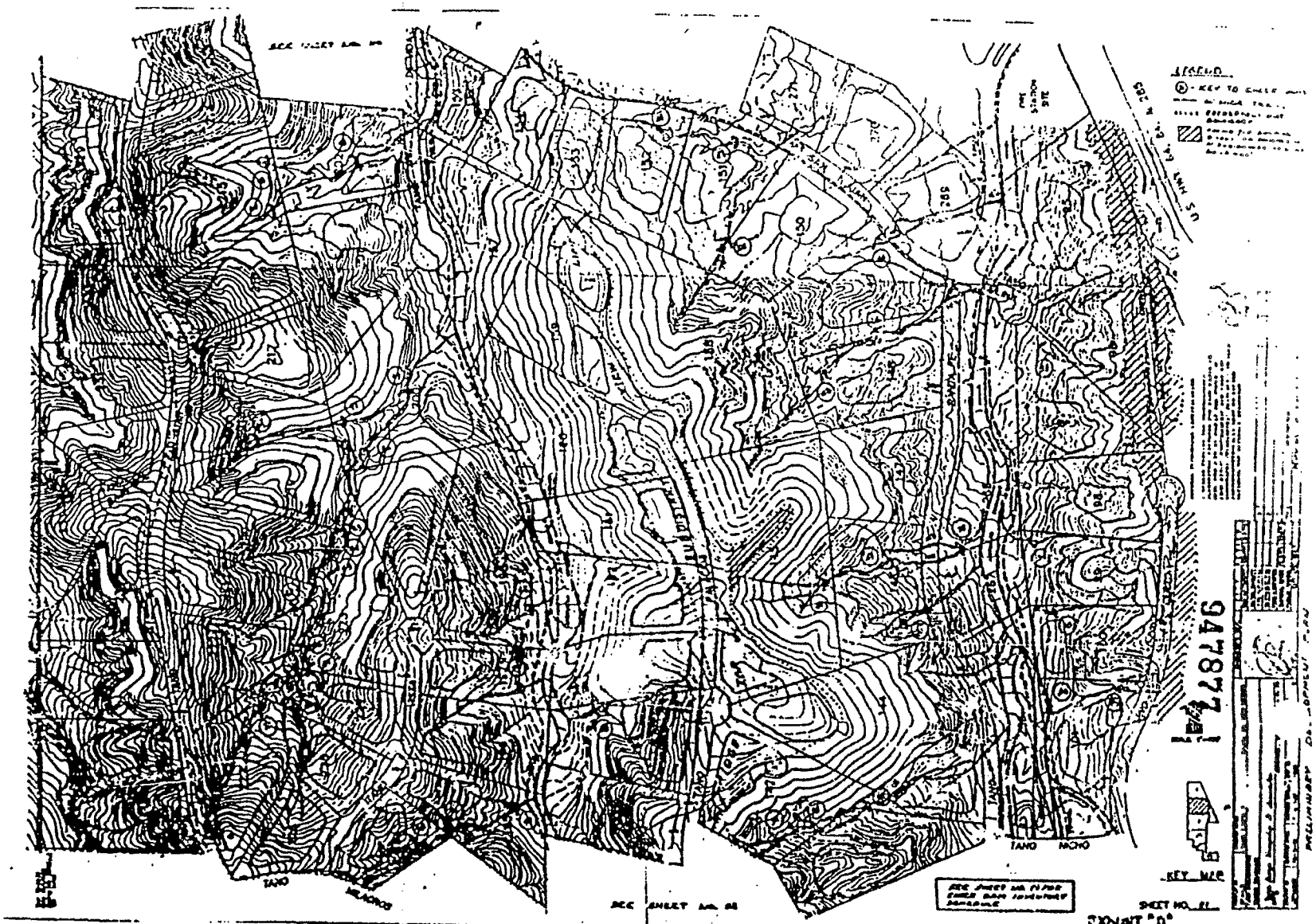


947873

LEGEND
KEY MAP
947874
EXHIBIT "D"


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

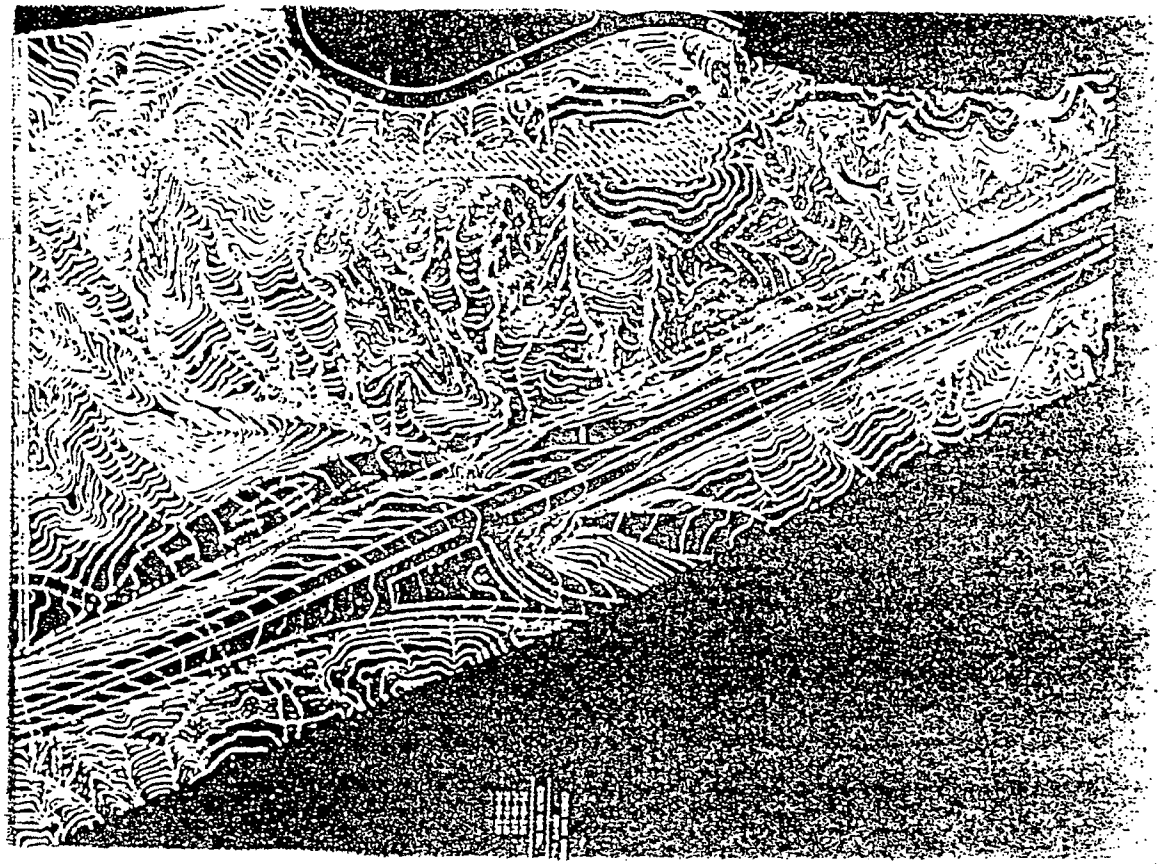

KEY MAP
SEE SHEET NO. 21
EXHIBIT "D"
SHEET NO. 29
947876

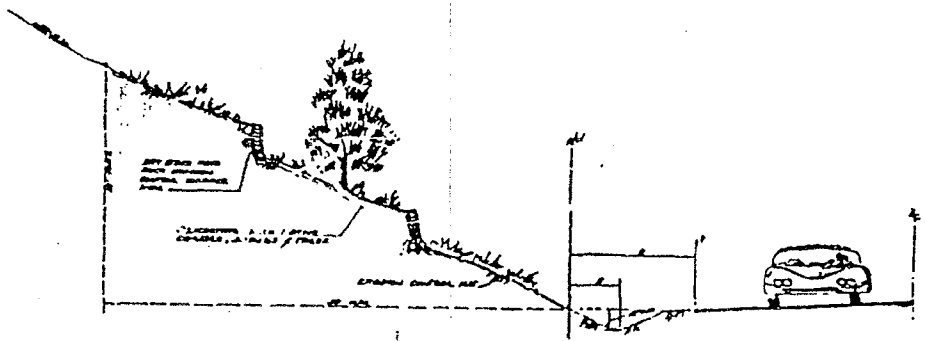

LEGEND
KEY MAP
SHEET NO.
EXHIBIT "D"
TANO
NICHO
947877

947878

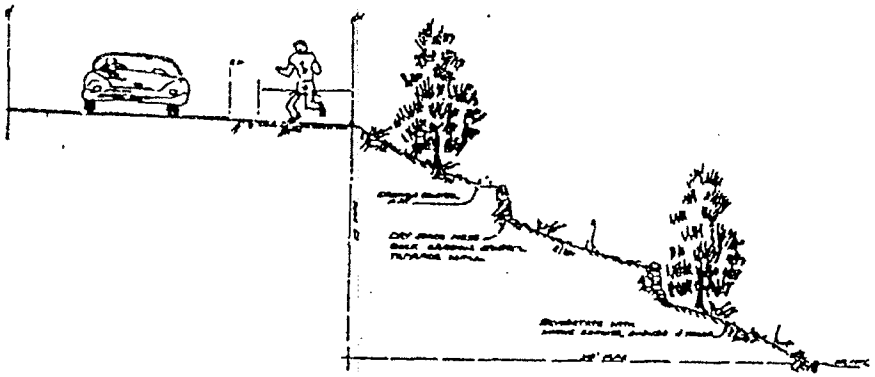
947879

94788

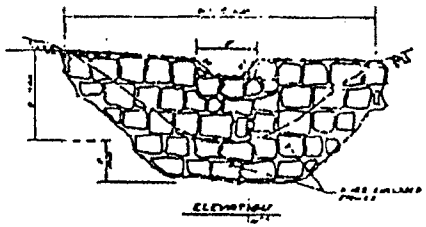




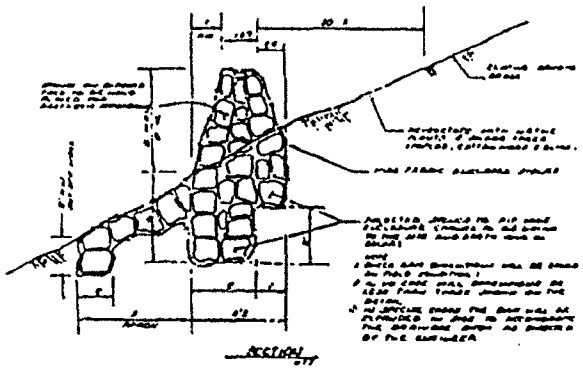
2:1 CUT SLOPE GREATER THAN 5' HIGH



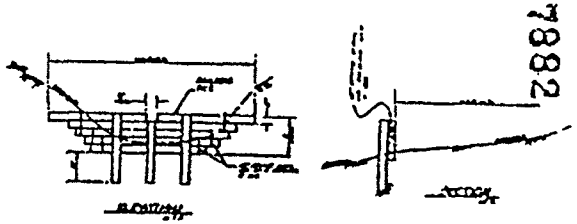
2:1 FILL SLOPES GREATER THAN 5' HIGH



ELEVATION



ROCK CHECK DAM

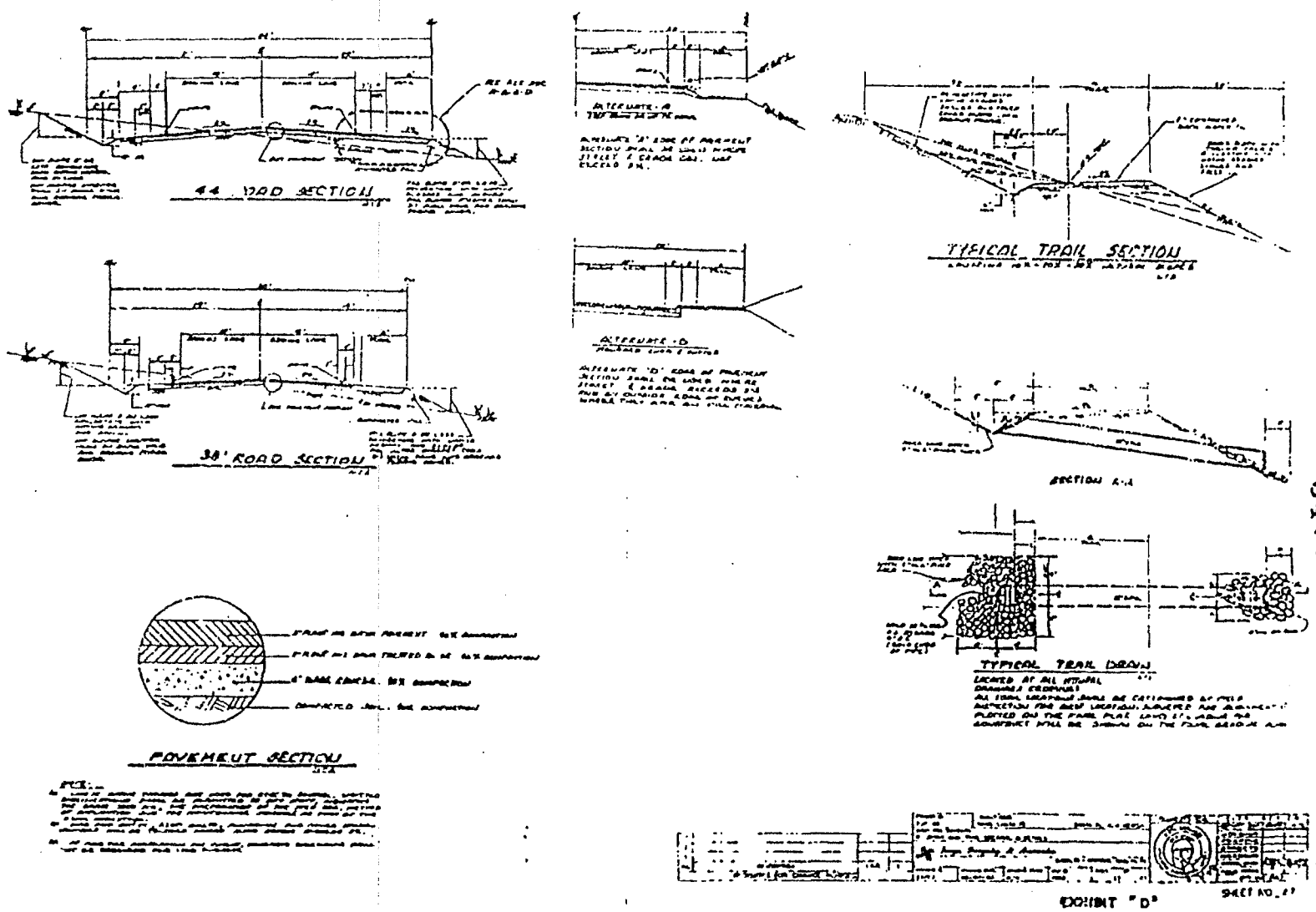


RAILROAD TIE CHECK DAM

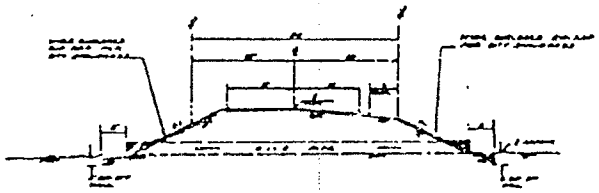
947882

EXHIBIT "D"

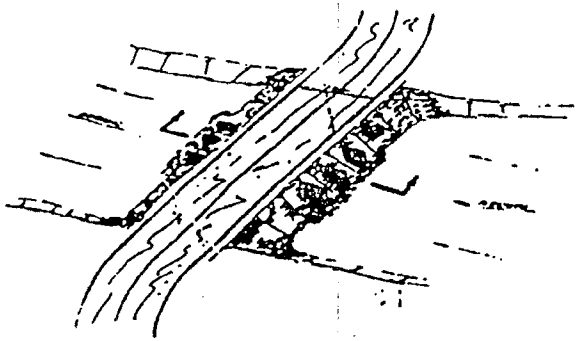
SHEET NO. 11


44' ROAD SECTION
38' ROAD SECTION
PAVEMENT SECTION
ALTERNATE - A
ALTERNATE - B
TYPICAL TRAIL SECTION
SECTION A-A
TYPICAL TRAIL DRAIN
EXHIBIT "D"
SHEET NO. 27

947883



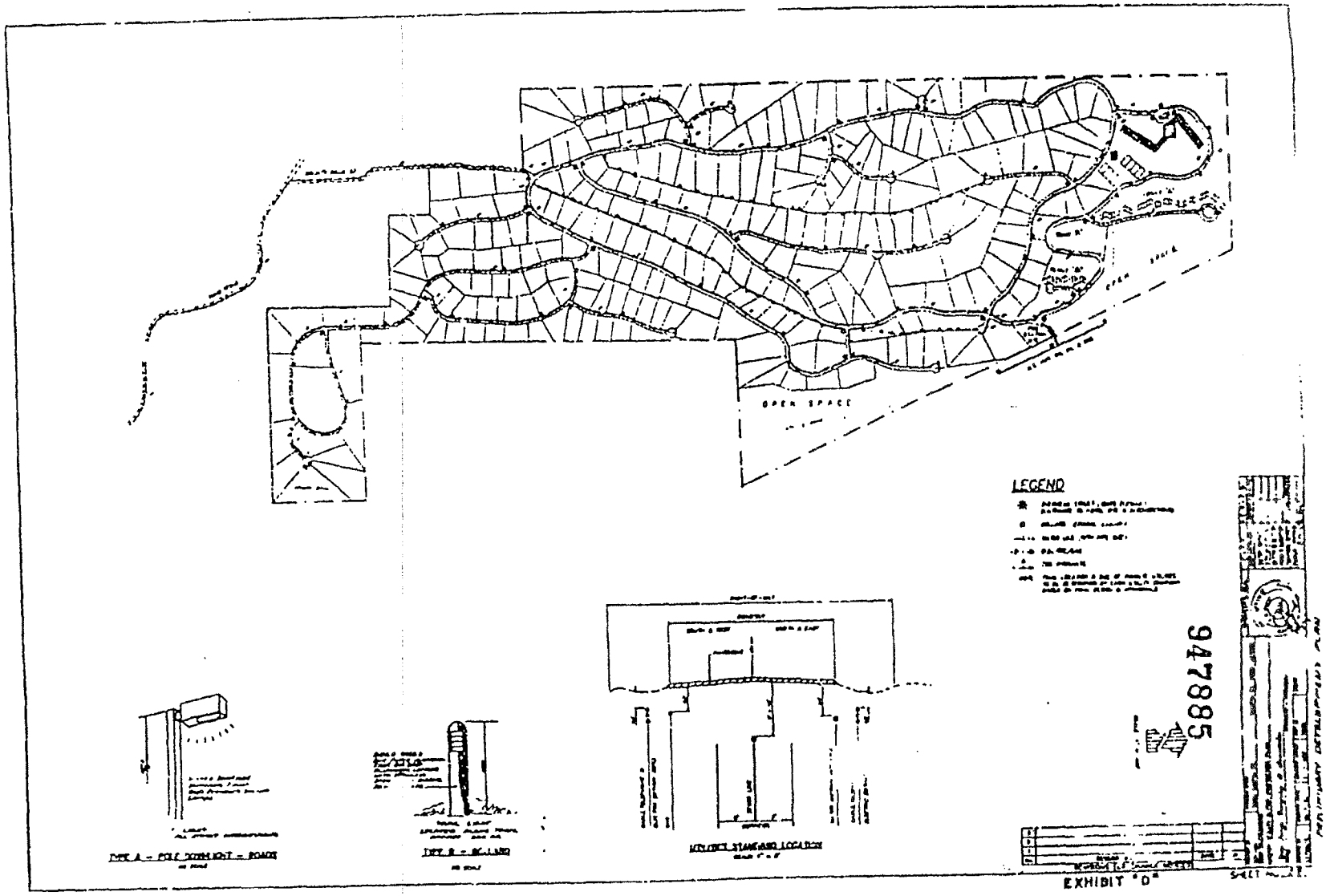
SECTION

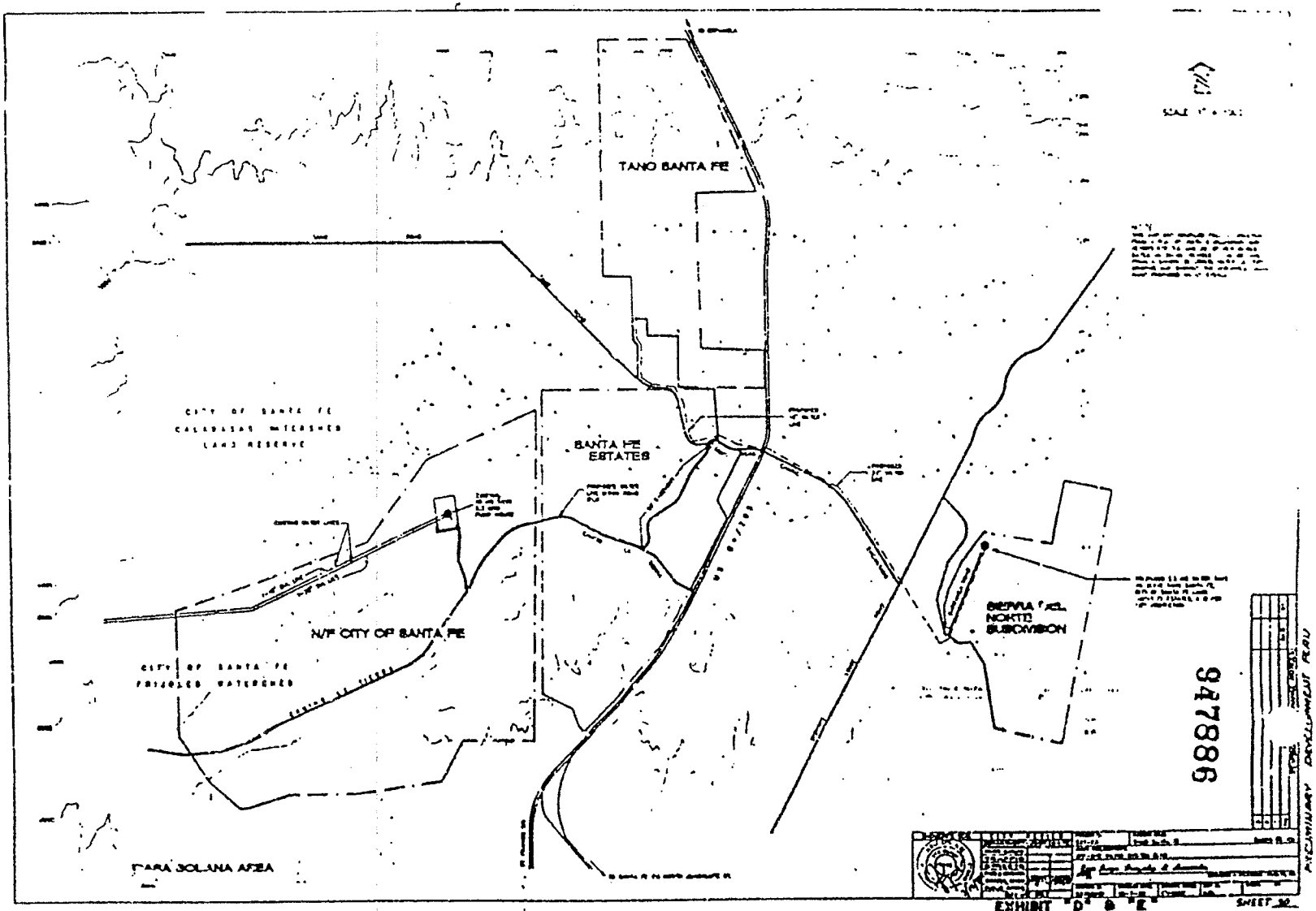


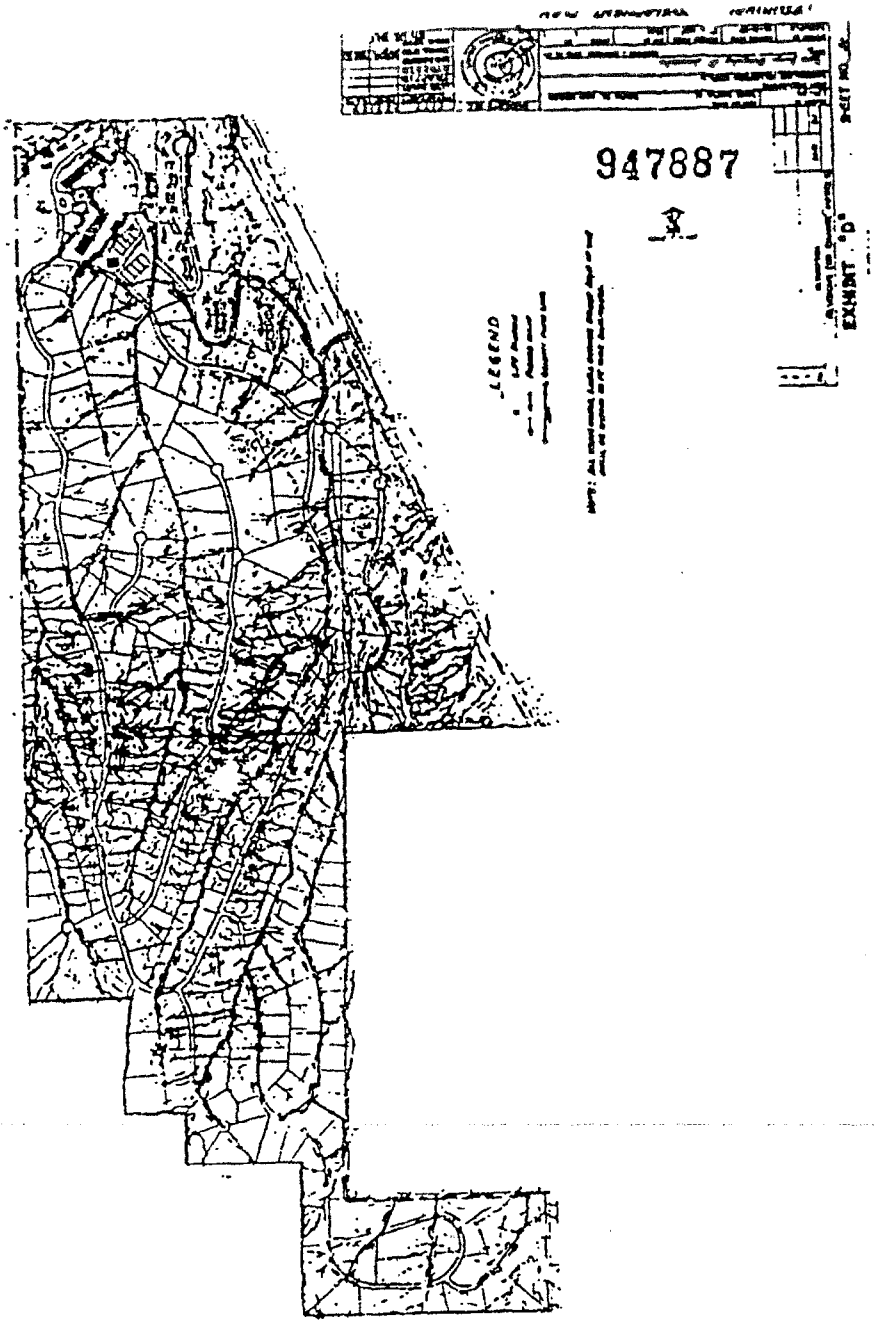
TYPICAL ARROYO CROSSING

947884

EXHIBIT "D"


OPEN SPACE
LEGEND
947885
EXHIBIT "D"


TANO SANTA FE
SANTA FE ESTATES
N/F CITY OF SANTA FE
CITY OF SANTA FE CALABASAS WATERSHED LAND RESERVE
CITY OF SANTA FE FRIJOLES WATERSHED
SIERRA DEL NORTE SUBDIVISION
PARA SOLANA AREA
947886
EXHIBIT "D" & "E"
SHEET 30
PRELIMINARY DEVELOPMENT PLAN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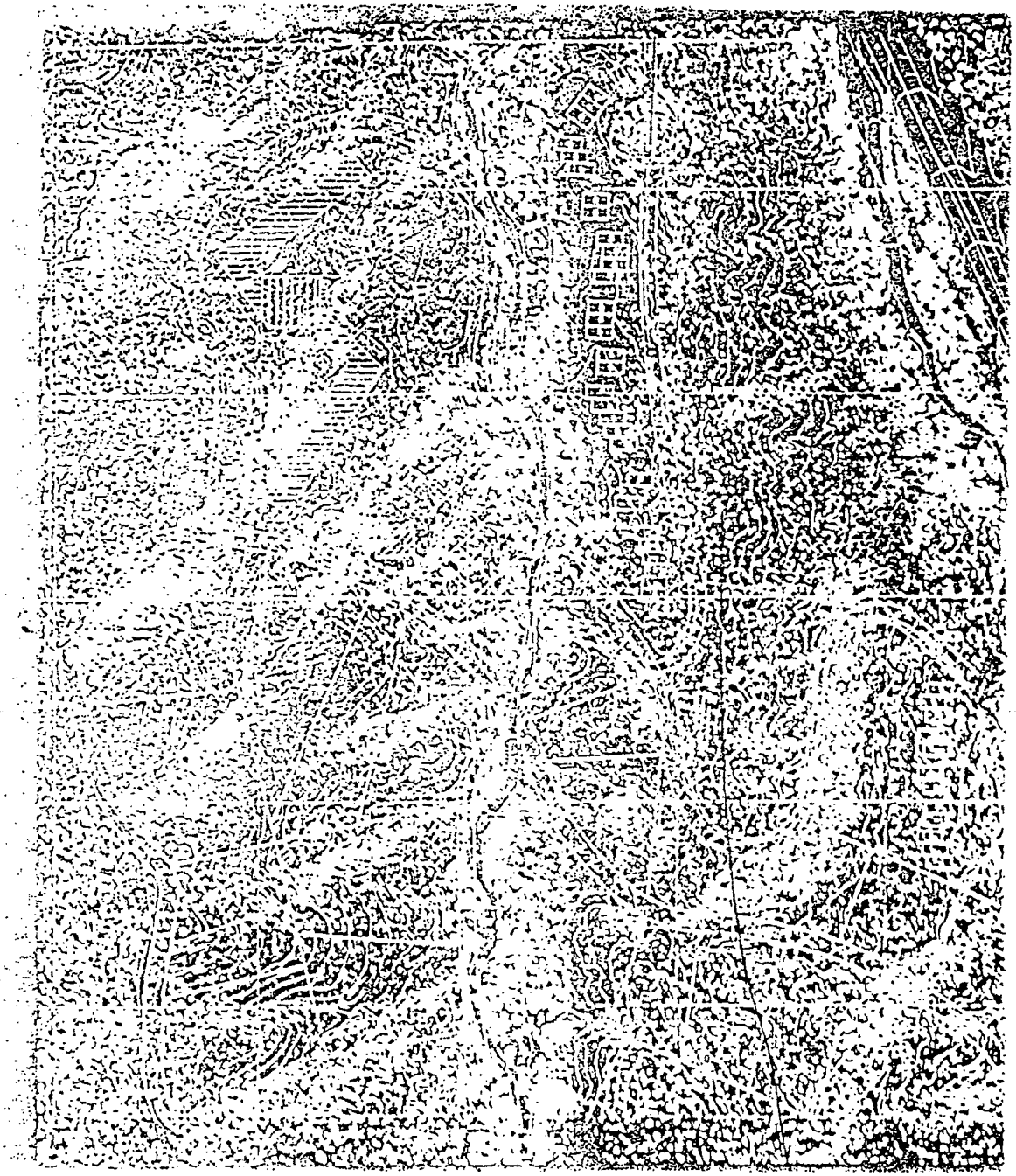
LEGEND
EXHIBIT "D"



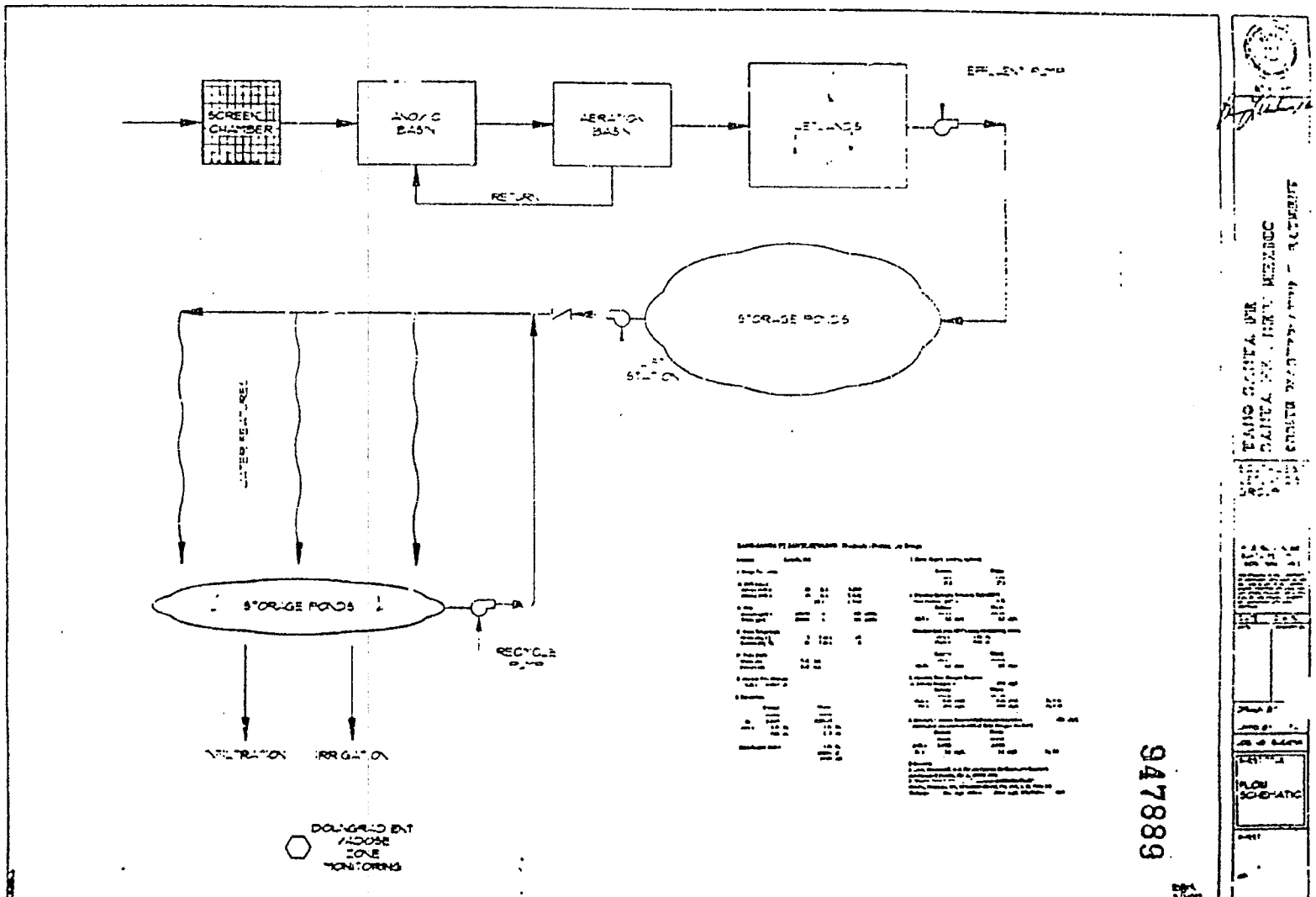

SCREEN CHAMBER
ANOXIC BASIN
AERATION BASIN
RETURN
STORAGE PONDS
STORAGE PONDS
RECYCLE PUMP
INFILTRATION
IRRIGATION
DOWNGRADIENT VADOSE ZONE MONITORING
947889
FLOW SCHEMATIC

EXHIBIT "D"

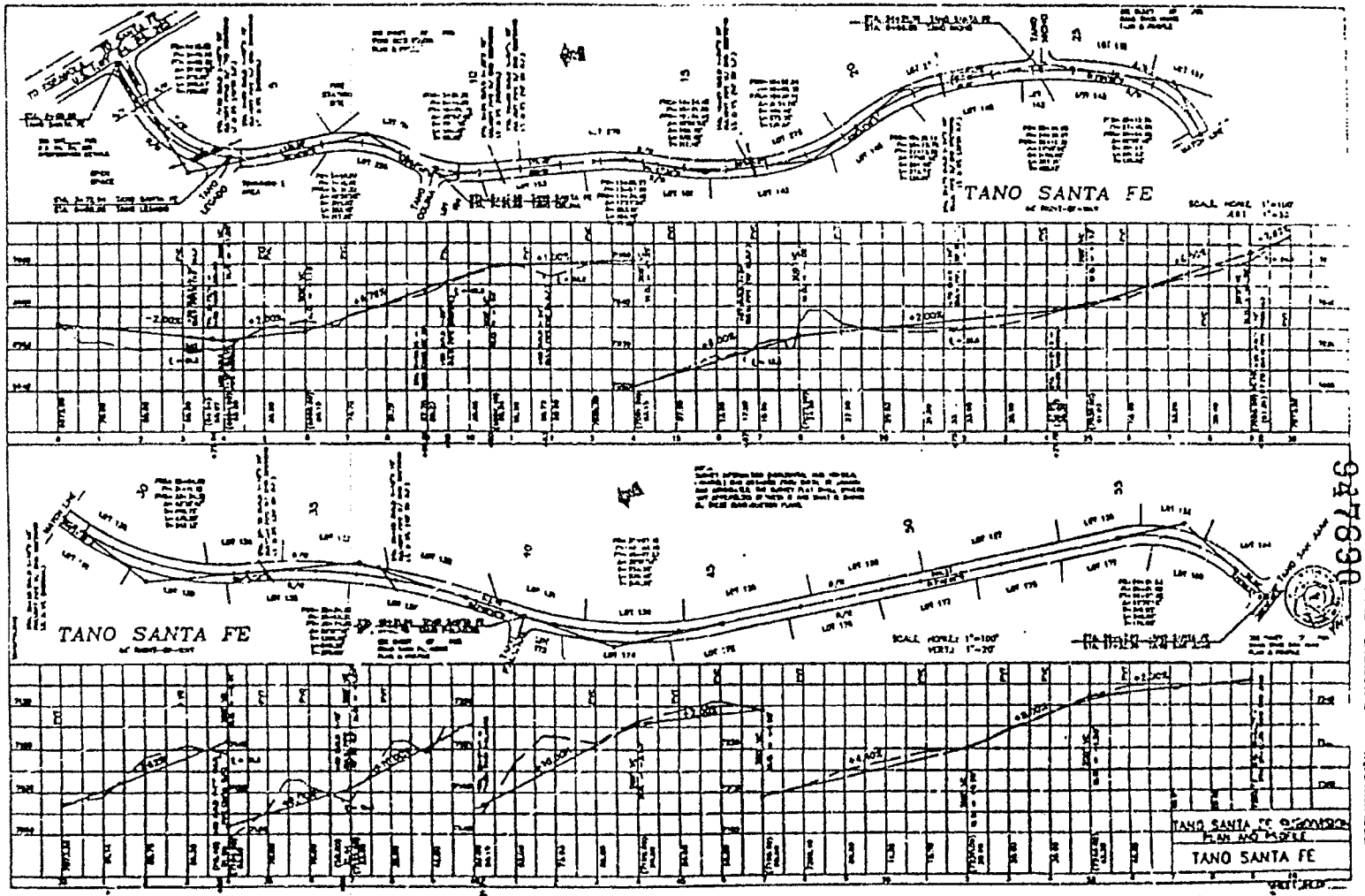

TANO SANTA FE
TANO SANTA FE
TANO SANTA FE
PLAN AND PROFILE
TANO SANTA FE

EXHIBIT "D"

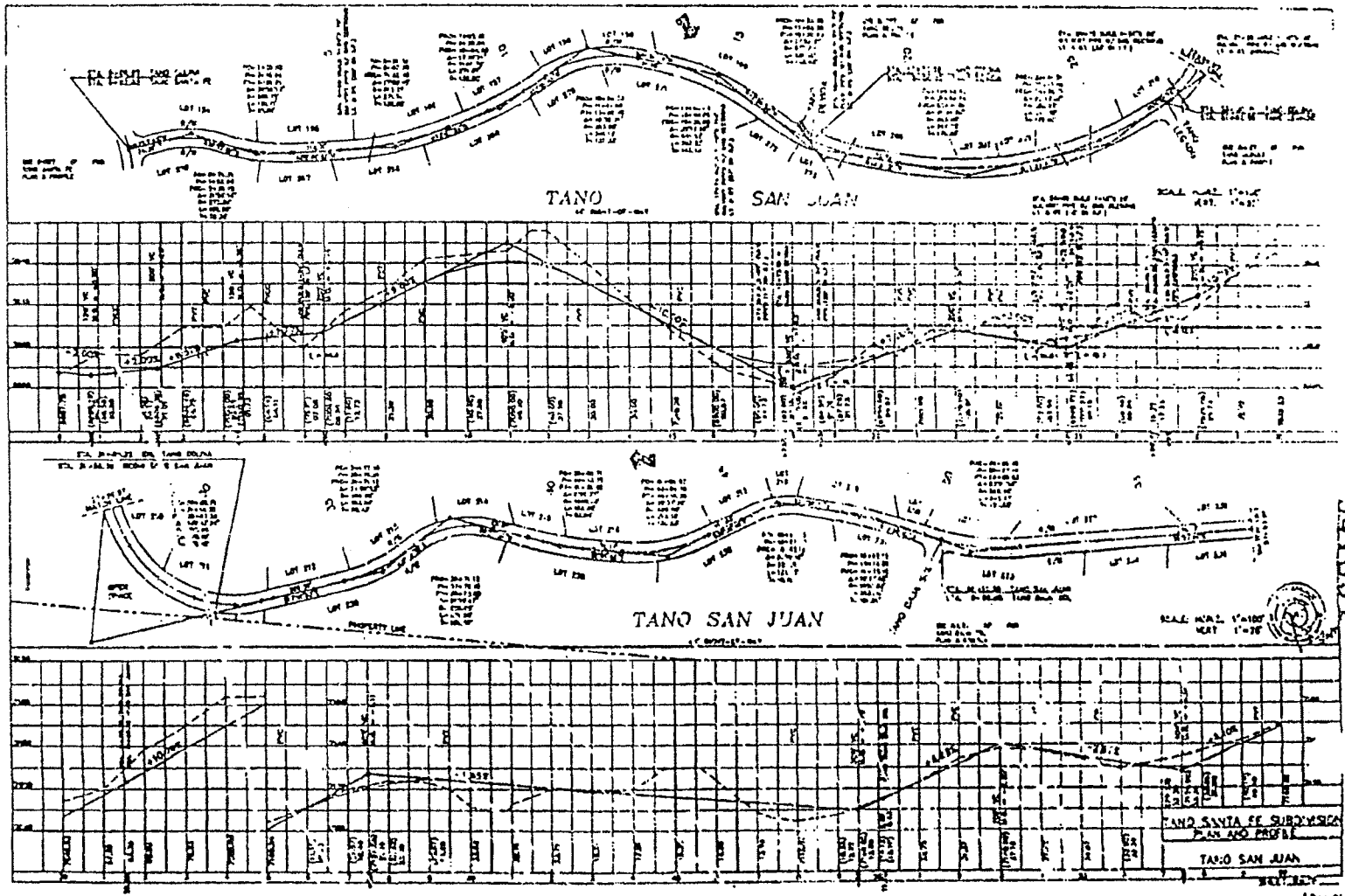

TANO SAN JUAN
TANO SAN JUAN
TANO SANTA FE SUBDIVISION
PLAN AND PROFILE
TANO SAN JUAN

EXHIBIT "D"

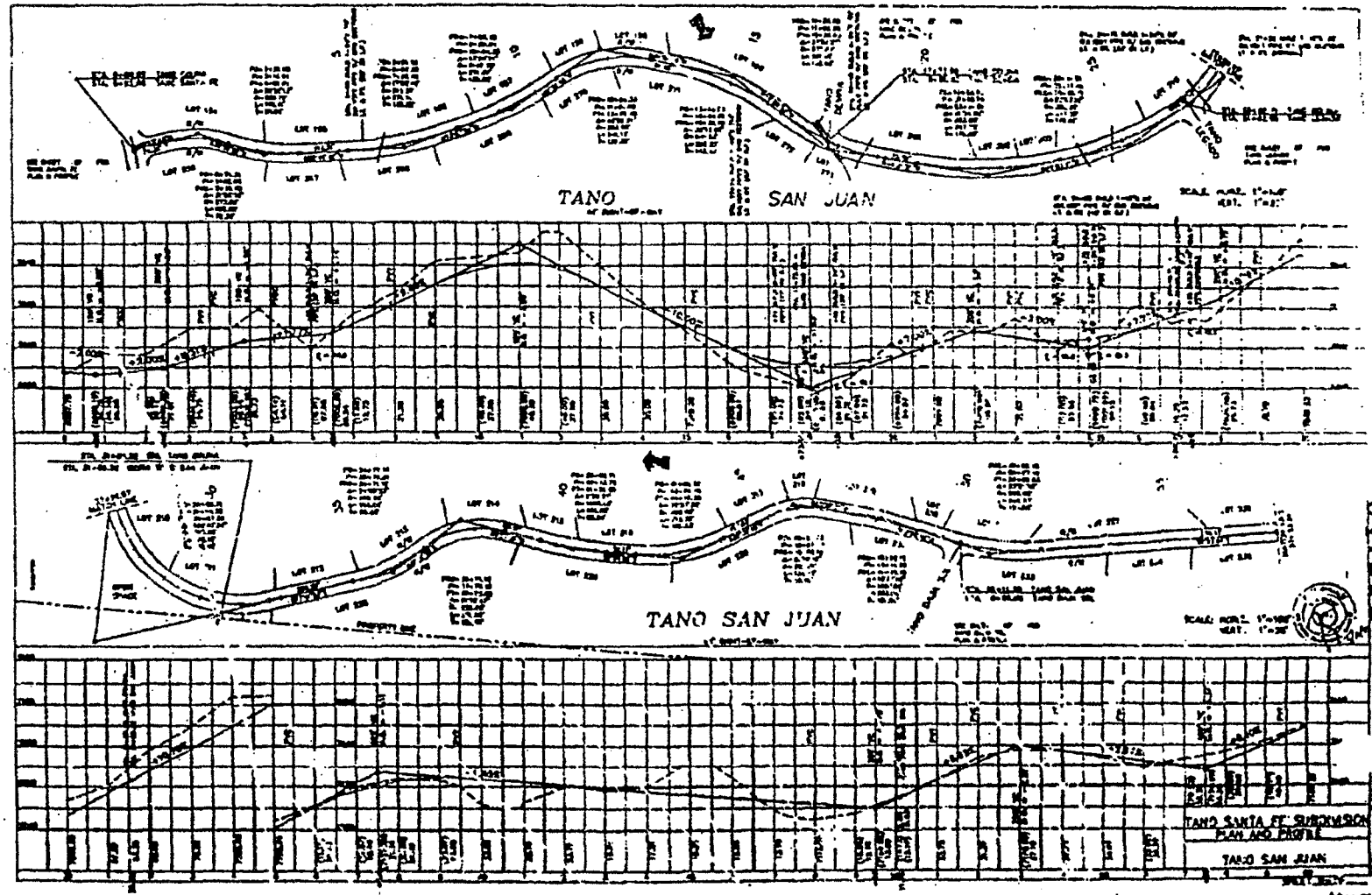

TANO
SAN JUAN
TANO SAN JUAN
TANO SANTA FE SUBDIVISION
PLAN AND PROFILE
TANO SAN JUAN

EXHIBIT "D"

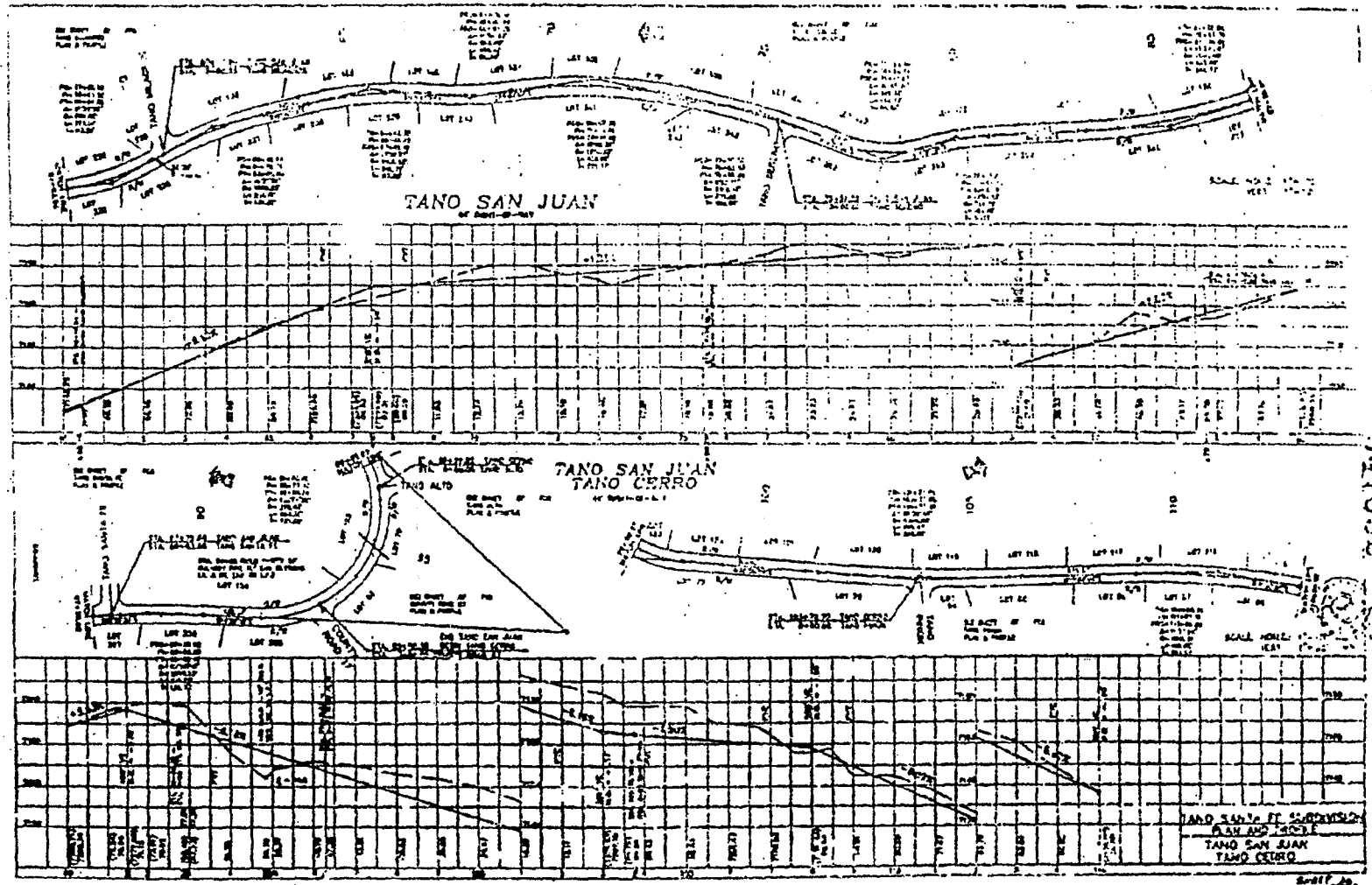


EXHIBIT "D"

047892

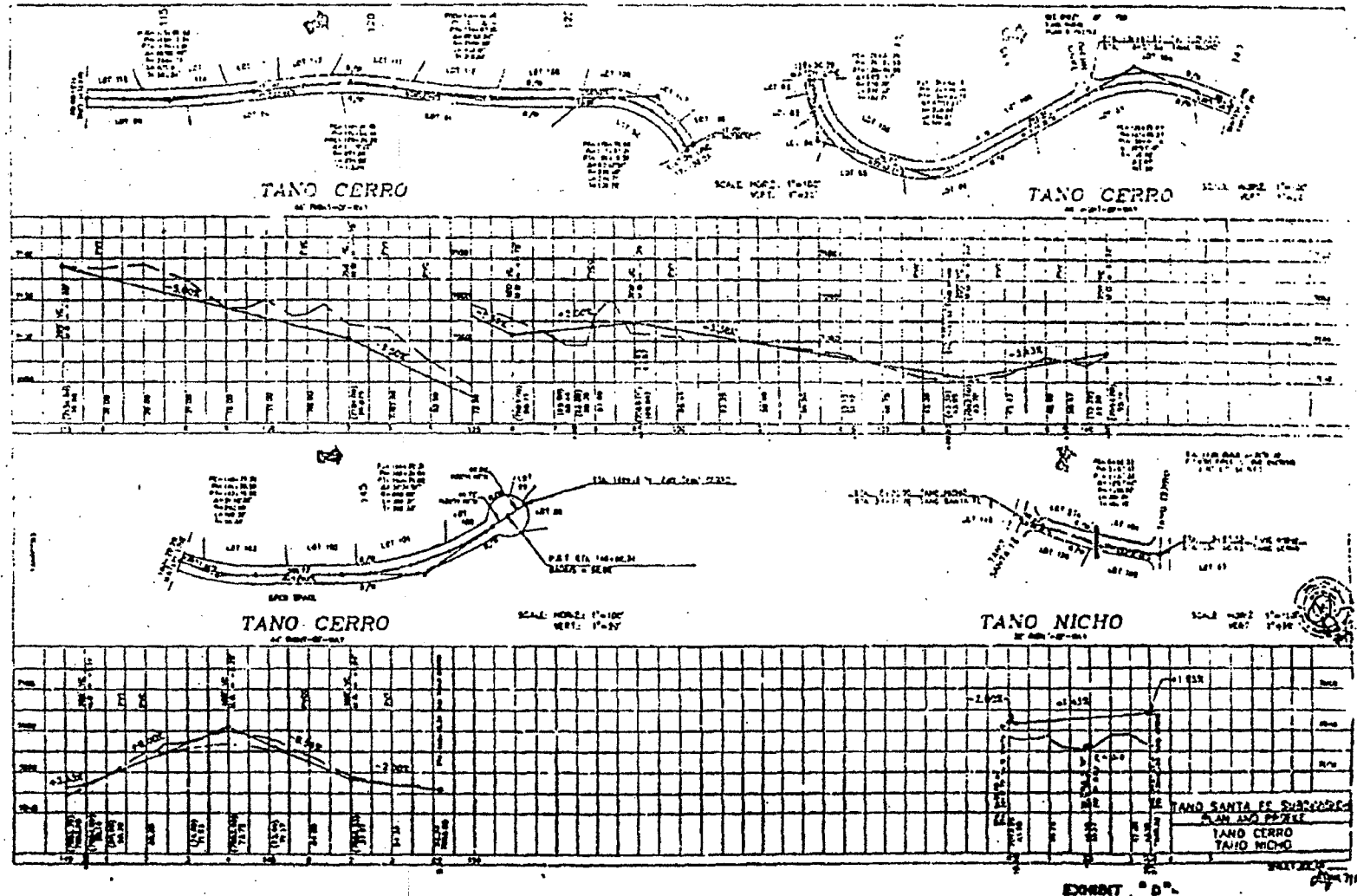
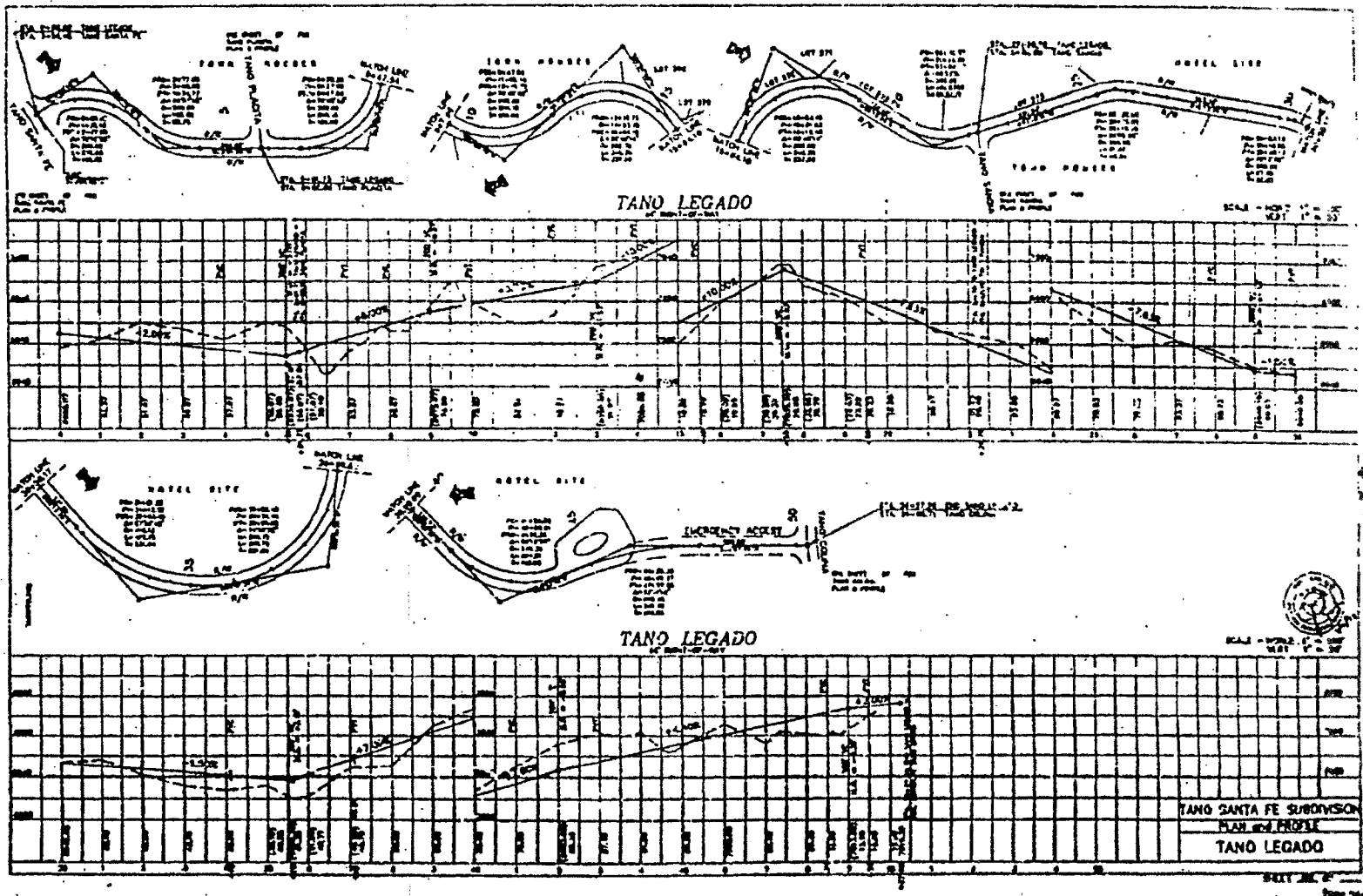


EXHIBIT "D"

97893



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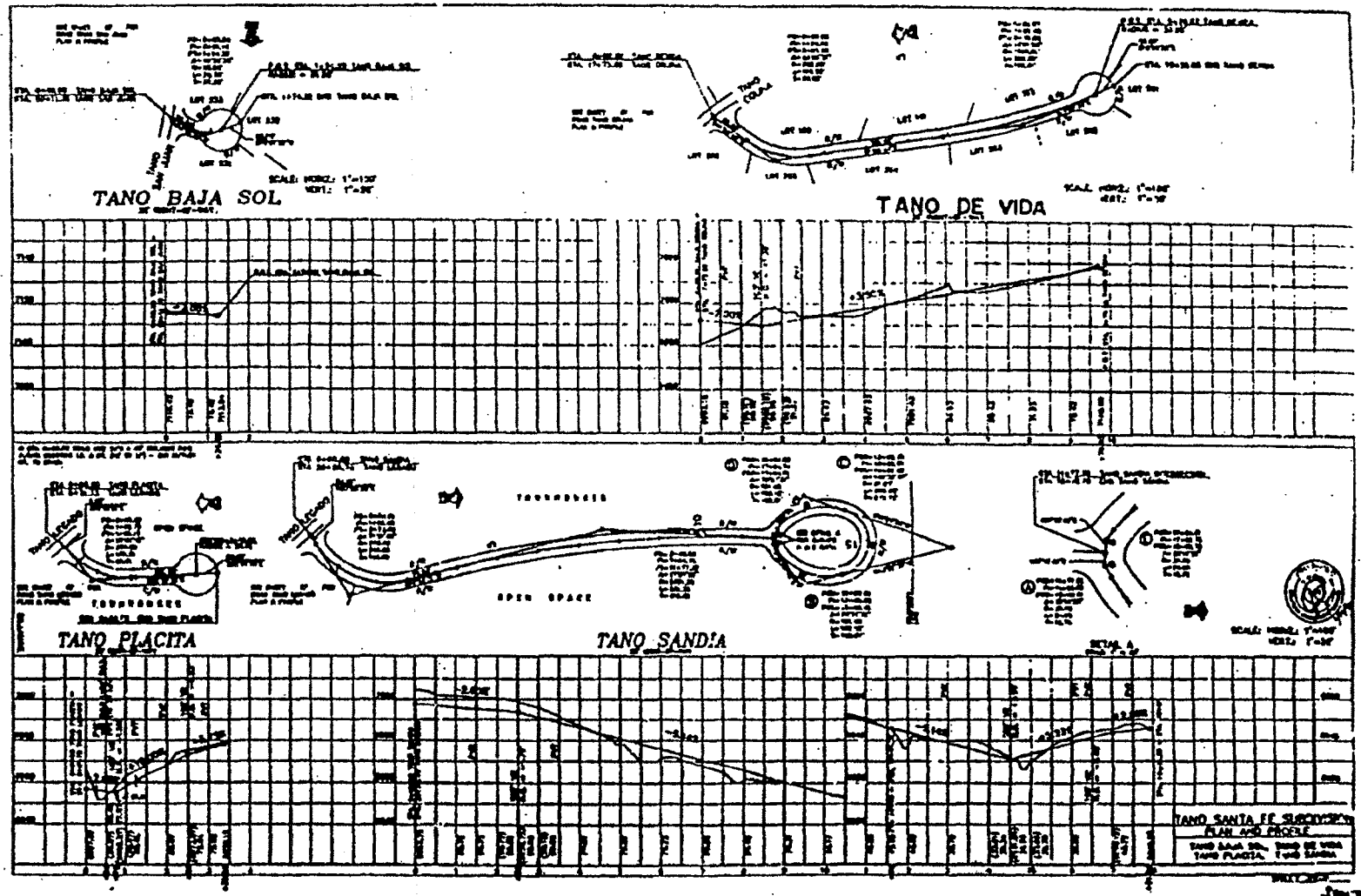

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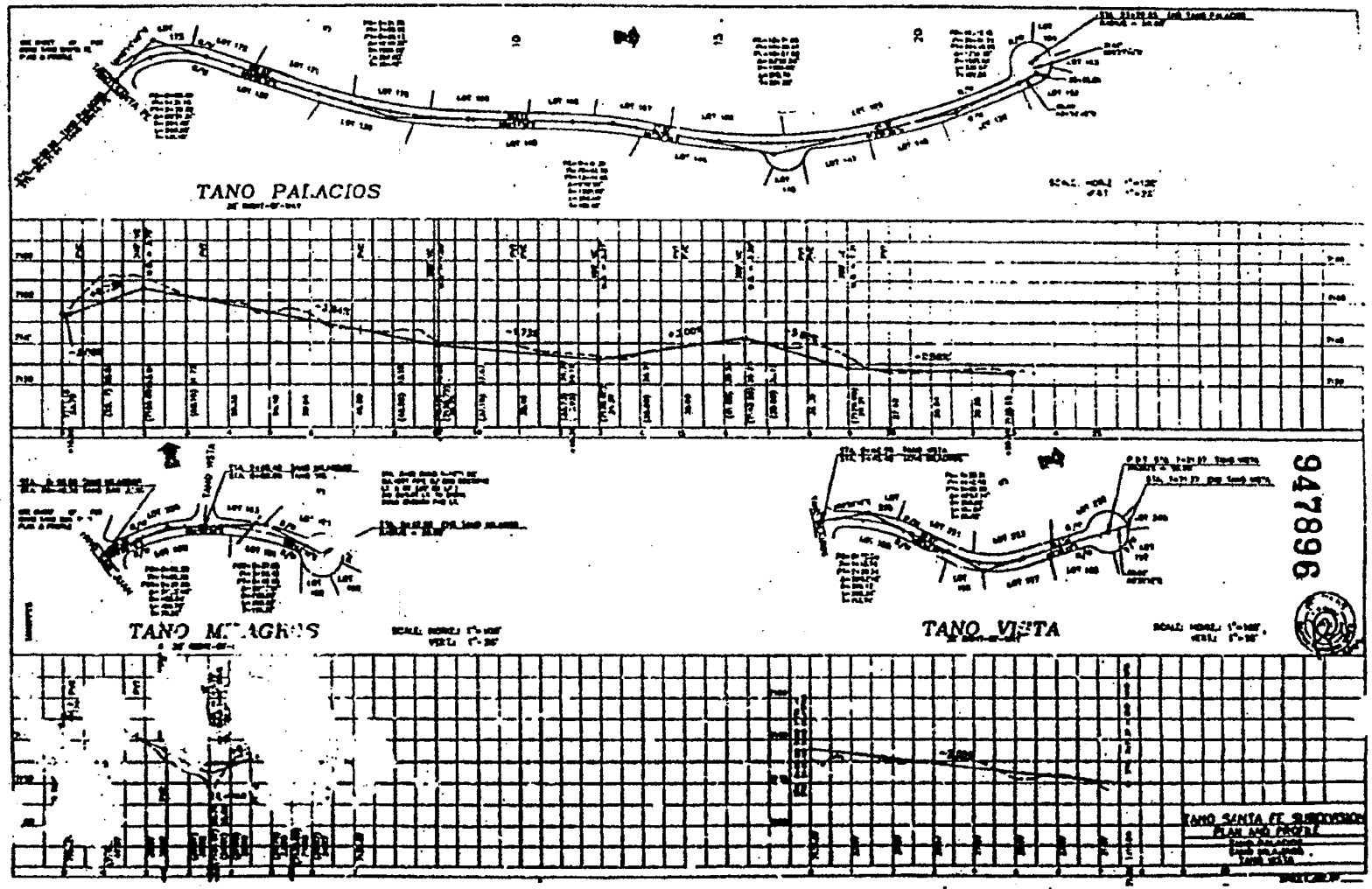

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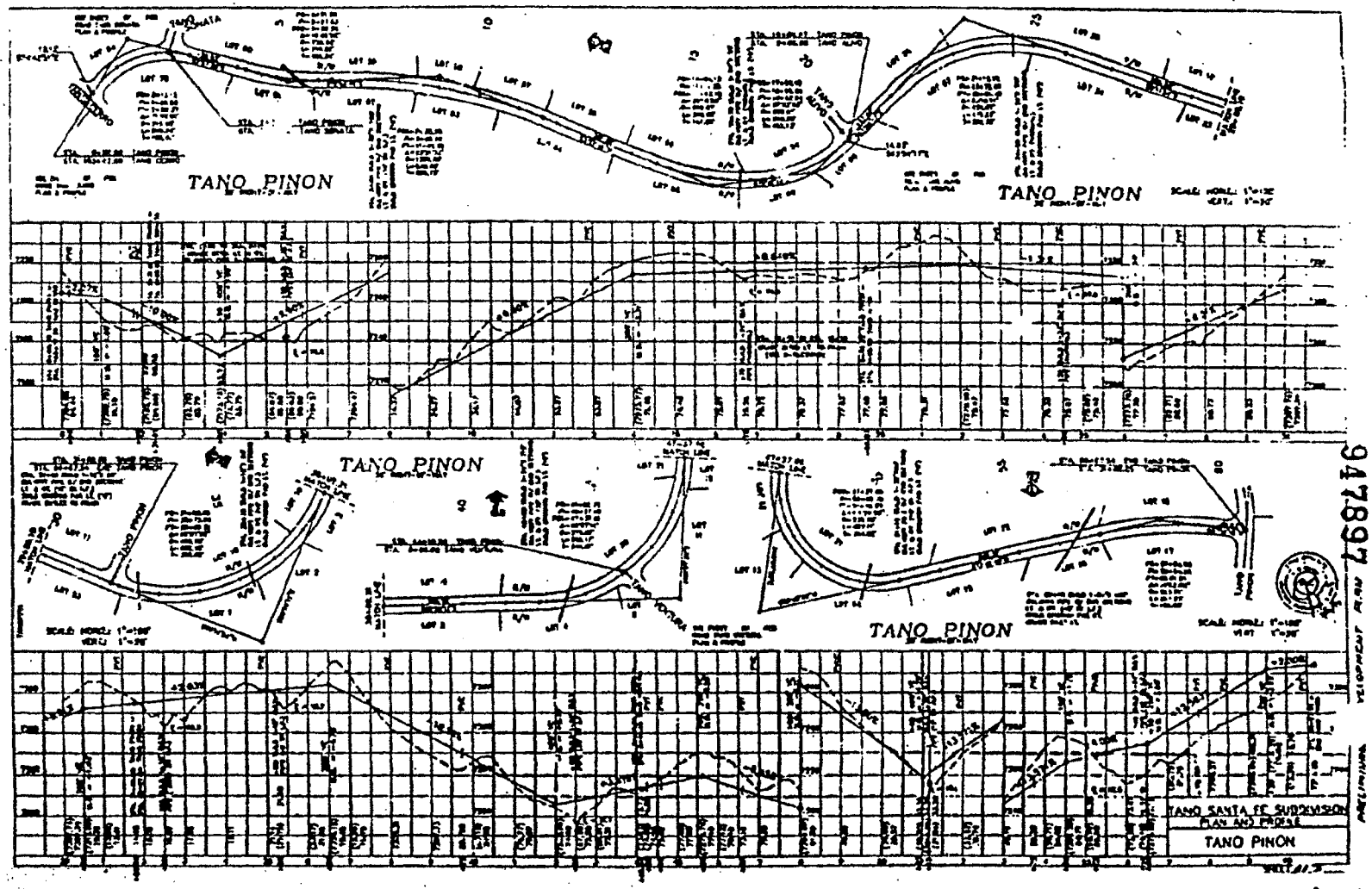

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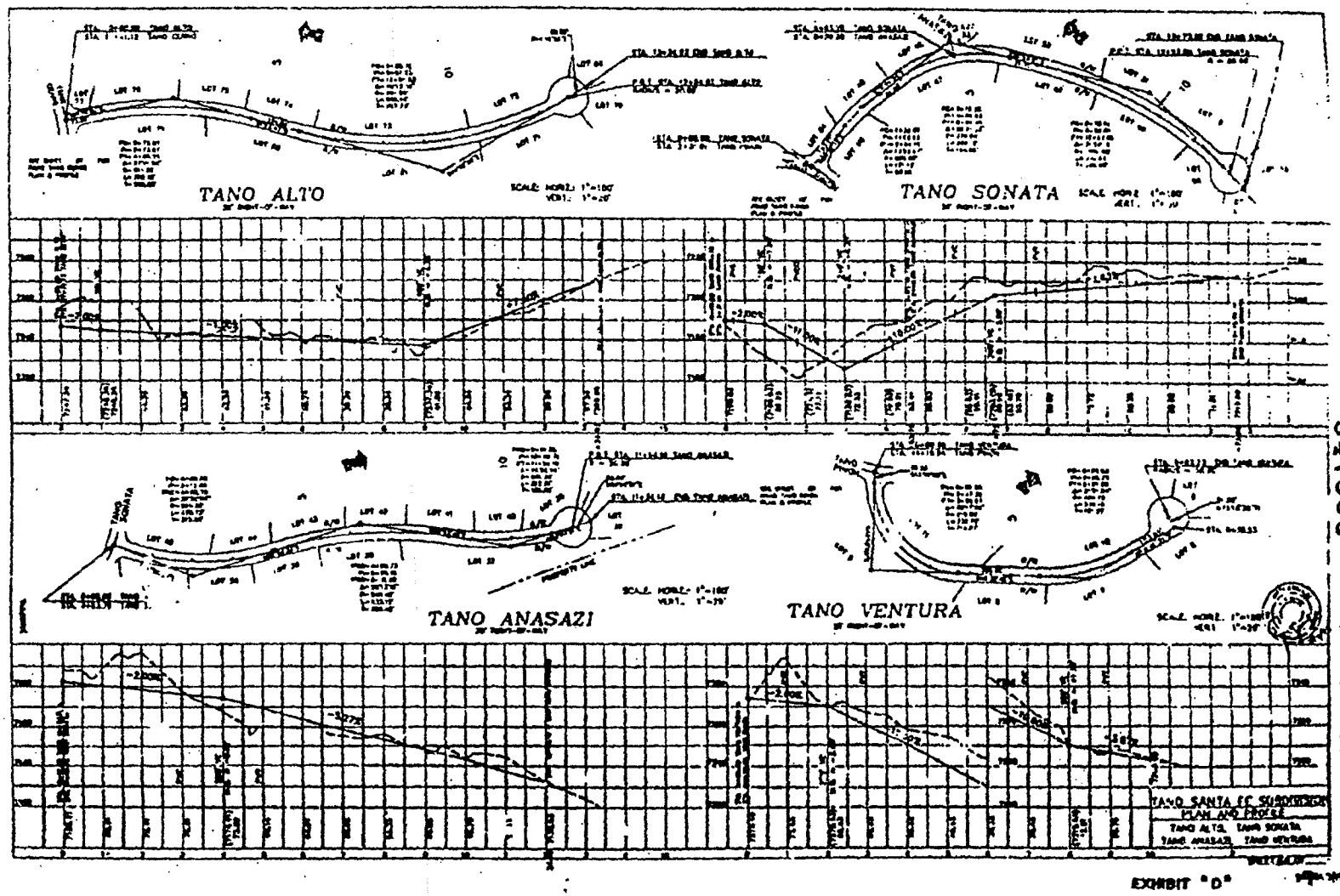

EXHIBIT "D"

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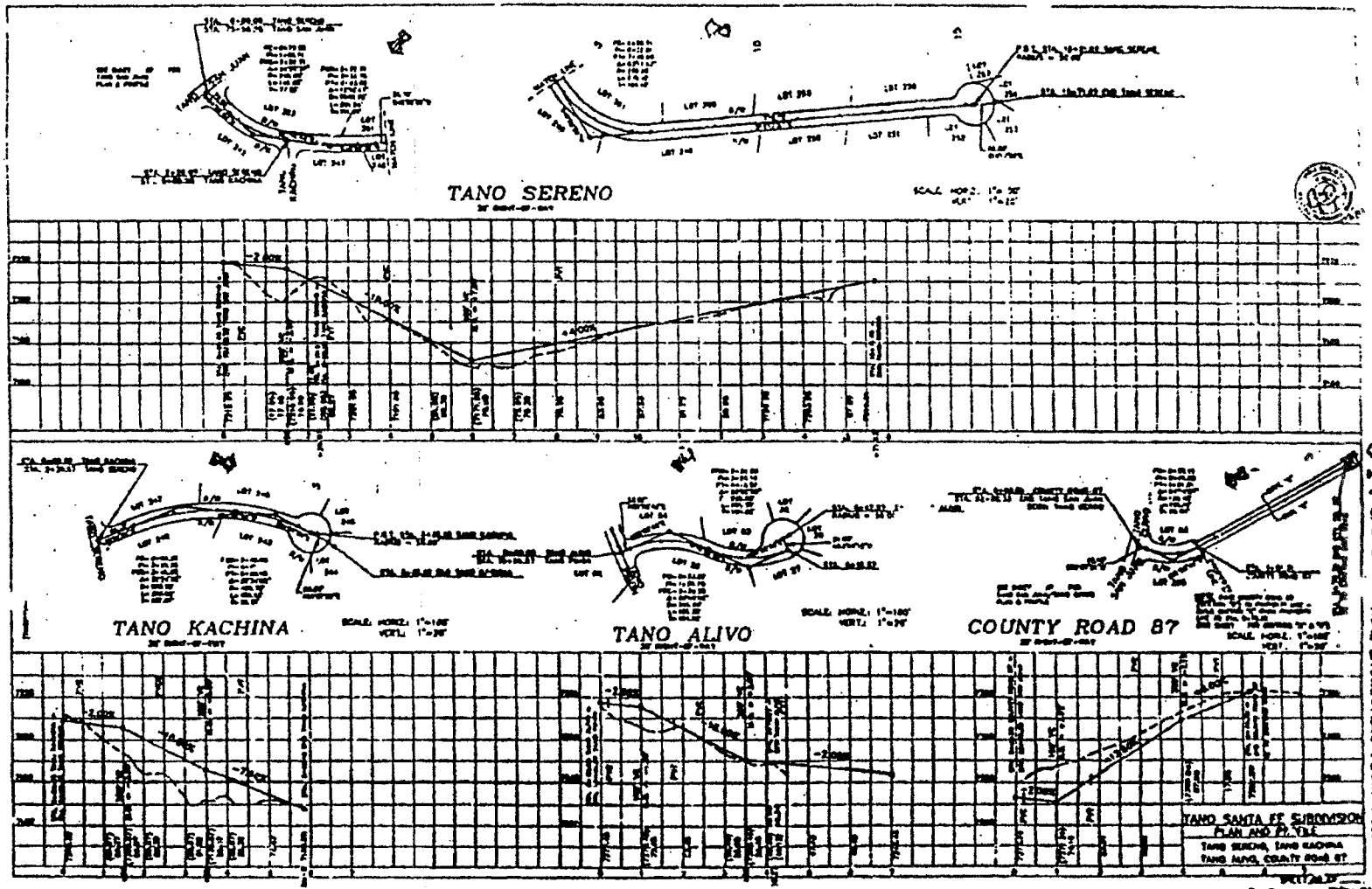

EXHIBIT "D"

947899

: :CIAL POWER OF ATTORNEY

947900

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

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

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

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

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

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

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

WITNESS my hand this 1st day of JULY, 1993

TANO SANTA FE PARTNERS
By: Wilma South Corporation
general partner

By: _____
Joseph M. Bowman, its agent

CALIFORNIA ALL-PURPOSE A NOWLEDGMENT

State of CALIFORNIA
County of VENTURA

947901

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

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

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

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

WITNESS my hand and official seal.

Jonna L. Lemuz
SIGNATURE OF NOTARY

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER

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

☐ INDIVIDUAL
☐ CORPORATE OFFICER(S)
_____ (TITLE(S))
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☒ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))
TANO SANTA FE PARTNERS

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT Special Power of Attorney
NUMBER OF PAGES -1- DATE OF DOCUMENT July 1, 1993
SIGNER(S) OTHER THAN NAMED ABOVE _____

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A

(3)

AMENDMENT #1 TO 1993 ANNEXATION AND DEVELOPMENT AGREEMENT

Pursuant to Section 11.11, Further Assurances, of that certain 1993 Annexation and Development Agreement ("Agreement") between the CITY OF SANTA FE, NEW MEXICO, a New Mexico municipal corporation (hereinafter "City"), and TANO SANTA FE PARTNERS, a California Limited Partnership (hereinafter "Developer") dated May 5, 1993 as well as pursuant to the mutual agreement of the City and the Developer, that Agreement is amended and the parties agree as follows:

Article 2, Section 2.19 is deleted.

Article 5, Section 5.6, is amended to read:

5.6 Fire Protection Services Facility: Developer shall dedicate the Fire Protection Services Facility Site (FPSFS) to the City for use as open space or as a future site for the construction of fire protection service facilities, upon recording of the Final Subdivision Plat for Phase I of the Project. Developer shall not construct a fire station upon FPSFS.

Article 5, Section 5.6, Subsection 5.6.1 is amended to read:

5.6.1 Developer shall retain a one hundred foot (100') easement for landscaping, signs, walls, monuments and other facilities customarily erected at the entrance to a major subdivision, such easement to be parallel to the interior subdivision road abutting the FPSFS and state highway 84/285 for so long as the FPSFS is used as open space by the City of Santa Fe. Should the City utilize the FPSFS for any purpose other than open space, Developer shall retain a twenty-five foot (25') easement parallel to the roads abutting the FPSFS, from the original one hundred foot (100') easement and Developer shall deliver a quitclaim deed to the City surrendering all other rights in the original one hundred foot (100') easement.

Article 5, Section 5.6, Subsection 5.6.2 is amended to read:

5.6.2. Should the City opt to construct the Fire Protection Services Facility, the City shall bear the burden of all expenses incurred and shall not require the Developer to assume the cost.

Article 5, Section 5.6, Subsection 5.6.3 is deleted.

Article 5, Section 5.6, Subsection 5.6.4 is deleted.

That in all other respects the Agreement dated May 5, 1993, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment to 1993 Annexation and Development Agreement on this 27 day of July, 1994.

CITY OF SANTA FE

DEBBIE JARAMILLO, MAYOR

ATTEST:

FRANCES ROMERO GRIFFIN, CITY CLERK

DEVELOPER:
TANO SANTA FE PARTNERS
BY: WILMA SOUTH CORPORATION,
GENERAL PARTNER

By: President

APPROVED AS TO FORM:

Gerald Gonzales, for
DIANNE DeLAYO, DEPUTY CITY ATTORNEY

/mdb

AMENDMENT NO. 2
TO 1993 ANNEXATION AND DEVELOPMENT AGREEMENT
BETWEEN TANO SANTA FE PARTNERS AND THE CITY OF SANTA FE

This AMENDMENT NO. 2 dated October 11, 1995, ("Amendment"), is made to that certain Annexation and Development Agreement between the City of Santa Fe, New Mexico, a municipal corporation (hereinafter "City"), and Tano Santa Fe Partners, a California limited partnership (hereinafter "Developer") dated May 5, 1993, as amended by Amendment No. 1 dated July 27, 1994 (the "Agreement").

Pursuant to Section 11.11 of the Agreement, for good and valuable consideration and upon mutual agreement of the City and the Developer the Agreement is amended as follows:

1. Section 2.14 of the Agreement is amended to read in its entirety as follows:

2.14 Escarpment District Lots: Residential lots within the project, portions of which are located within the Escarpment District and numbered 2, 3, 4, 8, 9, 10, 11, 13, 14, 15, 78, 79, 80, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 121, 122, 123, 124, 125, 126, 127, 128, 129, 135, 136, 137, 138, 142, 144, 145, 153, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 255, 256, 273, and Tract B on the Approved Plans (specifically, the Preliminary Subdivision Plat dated October 1992, by Smith, Williamson & Associates), some of which lot numbers have been superseded by Final Subdivision Plats and Development Plans for Phases I and II approved by the City, and the remaining of which lot numbers will be superseded upon approval by the City of Final Subdivision Plats

and Development Plans for Phases III and IV.

2. Section 2.16 of the Agreement is deleted in its entirety.

3. Section 2.37 of the Agreement is amended to read in its entirety as follows:

2.37 Water Facilities: A four million (4,000,000) gallon storage tank to be constructed on the water tank site, together with a pump station and related transmission and distribution lines.

4. Section 2.39 of the Agreement is amended to read in its entirety as follows:

2.39 Water System Extension Agreement: That Agreement dated May 18, 1993, between Sangre de Cristo Water Company (hereinafter "Water Company") and Tano Santa Fe Partners entitled "Northwest Quadrant Water System Extension Agreement", the obligations of that Agreement now having been assumed by the City of Santa Fe pursuant to its purchase of the Water Company.

5. Section 4.2 of the Agreement is amended to read in its entirety as follows:

4.2 Impact Fee Ordinance: Notwithstanding Paragraph 4.1 above, the City's Impact Fee Ordinance which became effective April 1, 1991 (and all valid and enforceable future ordinances establishing comparable fees) shall apply to the Project, provided the fee ordinance (a) is applicable City-wide to all development projects, (b) does not pertain to the same entitlement or condition for which another fee is payable under this Agreement, and (c) operates prospectively only. However, in no event shall the

Developer or the Project be subject to any Development Fee (including an impact fee) for a City improvement or service which Developer is required to provide or otherwise pay for under this Agreement, including, but not limited to, fees for park and open space, fire protection, and domestic water.

6. Section 5.3 of the Agreement is amended to read in its entirety as follows:

5.3 Wastewater Disposal System: Developer shall design and construct a low and high pressure wastewater collection system to connect with the City's gravity flow sewer system. The entire system and all manufacturers and suppliers of components and parts for the system are subject to approval by the City Public Utilities Department. The Developer agrees to provide in its purchase contracts with the manufacturers for all mechanical equipment and parts for the system a provision that the manufacturer keep in stock such equipment, including grinder and lift station pumps and parts sufficient to service the full, phased development and to provide replacement of parts and equipment as necessary. The maintenance of the mechanical equipment at each location will be provided by the manufacturer (or manufacturer's designee approved by the City) or the City (or the City's designee). Upon construction of the wastewater system and inspection and approval of the system by the City, the City agrees to accept dedication of the entire system including the lines, grinder pumps, panels and all other equipment on individual lots at the point of discharge into the individual lot grinder pump. The City shall then commence

operation of and assume responsibility for maintenance of each phase of the system, in conformity with the manufacturer's guidelines and all applicable federal, state, and local standards. The Developer agrees to provide the City with all manufacturers' warranties for mechanical components of each phase of the system for a period of one year following acceptance of the completed phase by the City. The City shall comply with any ordinance establishing a wastewater assessment district or by other agreement with the Developer cooperate in order to recover the costs associated with the operation and maintenance of the wastewater system. The City shall collect the sewer assessment fees from each homeowner by regular City billing. Developer shall establish a $30,000.00 operating fund to cover actual City costs associated with operation of the system prior to annual assessments reaching a level sufficient to fully cover the cost of operation and maintenance of the system. Thereafter, any remaining funds shall be the property of Developer and shall be refundable to the Developer. The covenants and restrictions for the subdivision and the wastewater assessment district ordinance shall provide for assessments to compensate the City for (1) on-site operational costs of the wastewater system; (2) special costs for maintenance; and (3) repair and replacement of pumps and other equipment. Each individual lot owner shall be responsible for the power costs required for operation of the grinder pump for that lot.

7. Section 5.3.1 of the Agreement is amended to read in its entirety as follows:

It is agreed that the wastewater system may be constructed in phases along with the phasing of the construction of the project, and the City shall inspect each such phase when accepted, and thereafter operate and maintain each such phase together with all previously accepted phases of the wastewater system. Inspection of construction at each phase shall be performed by a professional engineer, duly registered in the State of New Mexico. Upon completion of construction, the engineer shall certify in writing that such inspection was performed and that the project was completed in accordance with the approved plans and specifications. Prior to the City's acceptance of any phase for dedication, the Developer shall submit to the City five (5) sets of O & M (operation and maintenance) manuals for all mechanical equipment that is part of that phase and five (5) sets of record (as-built) drawings for the phase.

8. Section 5.3.2 of the Agreement is amended to read in its entirety as follows:

Developer shall construct the wastewater system in conformity with the agreements herein and to provide the City a Construction Performance Completion Bond or other adequate financial assurances as provided in Section 14-86.3(F) SFCC 1987.

9. Section 5.4 of the Agreement is amended to read in its entirety as follows:

5.4 Off-Site Water Facilities: The Developer and the City shall design and construct the water facilities in accordance with the Water System Extension Agreement and pursuant to that letter

dated August 25, 1995, and addressed to Mr. Michael J. Henke, Director of PNM Water Services; that letter is attached to this Amendment as Exhibit "A". The Developer shall cooperate with the City with regard to dedication or transfer of the Developer-provided water facility to the City so that no portion of the cost of the water facility, including the in-kind contribution of the water tank site, will become part of the City's rate base for Santa Fe consumers. The City shall provide developer, at no cost to Developer, with easements or licenses for construction of the water facilities on and across City-owned property and City rights-of-way.

10. Article 7 of the Agreement is amended by adding the following two sections at the end thereof:

7.4 Water Service: City water service will be provided to the project in accordance with generally applicable City ordinances, the terms of this Agreement, the Water System Extension Agreement and Exhibit "A" attached hereto.

7.5 Sewer Service: Sewage disposal service will be provided to the project in accordance with generally applicable City ordinances and the terms of this Agreement.

11. Section 11.12 of the Agreement is amended to read in its entirety as follows:

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

prepaid, addressed as follows:

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

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

If to Tano Santa Fe Partners:
Charles D. Graham
President
WILMA SOUTH CORPORATION
780 Johnson Ferry Road, #250
Atlanta, Georgia 30342

12. Except as specifically set forth in this Amendment the Agreement remains and shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the parties have executed this Amendment No. 2 to the Annexation and Development Agreement dated May 5, 1993, as amended, as of the date first above written.

CITY OF SANTA FE

By: _____
DEBBIE JARAMILLO, MAYOR

Attest:

_____
CITY CLERK - YOLANDA Y. VIGIL

Approved as to legal form:

ASENATH M. KEPLER
CITY ATTORNEY

Developer:
TANO SANTA FE PARTNERS
by Wilma South Corporation, General Partner

By: _____
CHARLES D. GRAHAM
PRESIDENT

Tano Santa Fe Partners
780 Johnson Ferry Road
Suite 250
Atlanta, Georgia 30342

August 25, 1995

HAND-DELIVERED

Mr. Michael J. Henke, P.E., Director
PNM Water Services
P.O. Box 4670
Santa Fe, New Mexico 87502-4670

Re: Meeting of August 7, 1995; Northwest Quadrant Water System Extension Agreement dated May 18, 1993

Dear Mr. Henke:

This letter is intended to set forth the agreements arrived at as a result of our meeting to discuss the Northwest Quadrant Water System Extension Agreement dated May 18, 1993 ("Water Contract"). In attendance at the meeting were, yourself, myself, Tony Hurst, Emilie Dohleman, Douglas Sayre, Jorge Gonzalez, and Mike Hamman. PNM Water Services ("PNM") has approved the engagement by Tano Santa Fe Partners ("TSF") of Sayre Engineering to design, submit to bid and supervise the construction of the pump station and storage tank and of Jorge Gonzales & Associates to submit to bid and supervise the construction of the transmission mains and distribution lines for Tano Santa Fe Subdivision ("Subdivision"). TSF and PNM will employ Sayre Engineering to design the 4 million gallon water tank and pumps to City specifications in lieu of the previously approved 2.5 million gallon water tank.

At such time as TSF constructs a portion of the water line(s) in the Tano Road right-of-way to connect the Subdivision with the City's water line on Tano Road, then PNM will provide the Subdivision temporary (until such time as water is available to the Subdivision from the water system extension pursuant to the Water Contract) potable water from said 8-10 inch existing City water line. If flow and pressure is not sufficient from the line alone to provide fire protection, TSF may construct a temporary tank within the Subdivision to be filled from the same water line with coordination between TSF and PNM. Water quality past the master meter will be the sole responsibility of TSF until such time as the City accepts dedication of off-site improvements and of the Phase I and II Subdivision water system.

EXHIBIT
A

The Water Contract at page 7, paragraph 2.4, provides that TSF may provide PNM a schedule for its approval, not to be unreasonably withheld, for design and engineering of the portion of the project for which PNM has design responsibilities. The schedule proposed to PNM by TSF is four months beginning August 7, 1995, for PNM's portion of the design work. PNM has accepted and agreed to that time schedule. That means that TSF's design work and PNM's design work will be completed no later than December 7, 1995.

The City, PNM, and TSF have agreed on the route for the location of the transmission mains and distribution lines for the water extension project. Reference is made to the attached map labelled "Tano Transmission" on which the agreed upon route is marked in red. Although TSF has agreed to the route proposed, TSF does not want any delays as a result of these changes and the City has agreed to this condition. PNM agrees to exert all reasonable effort and assistance to obtain the easements for the agreed upon route by September 7, 1995, subject to normal PNM practice and policy (i.e., PNM will not be responsible for the cost of archaeological studies, environmental studies, other mitigation costs, or any other additional costs, including design costs, due to route changes). This includes assistance in obtaining agreement from Santa Fe Estates, the Gas Company, Sierra del Norte Subdivision, and any and all other affected landowners. Notwithstanding the foregoing, TSF and PNM acknowledge that (1) certain easements might not have been obtained by September 7, 1995, and (2) certain minor issues might remain unresolved in the easements that have been provided or obtained. It is agreed, therefore, that not later than September 7, 1995, PNM and TSF will jointly assess the feasibility of the proposed route marked in red ("Preferred Route") on the referenced attachment, and that, at TSF's option, PNM will either (1) proceed with its design and engineering for the Preferred Route or (2) proceed with its design and engineering for a route selected by TSF from the alternatives indicated on the referenced attachment.

If this letter accurately reflects the agreements of our meeting, it is requested that you sign the letter below and return it to me in the envelope provided. Thank you for your cooperation.

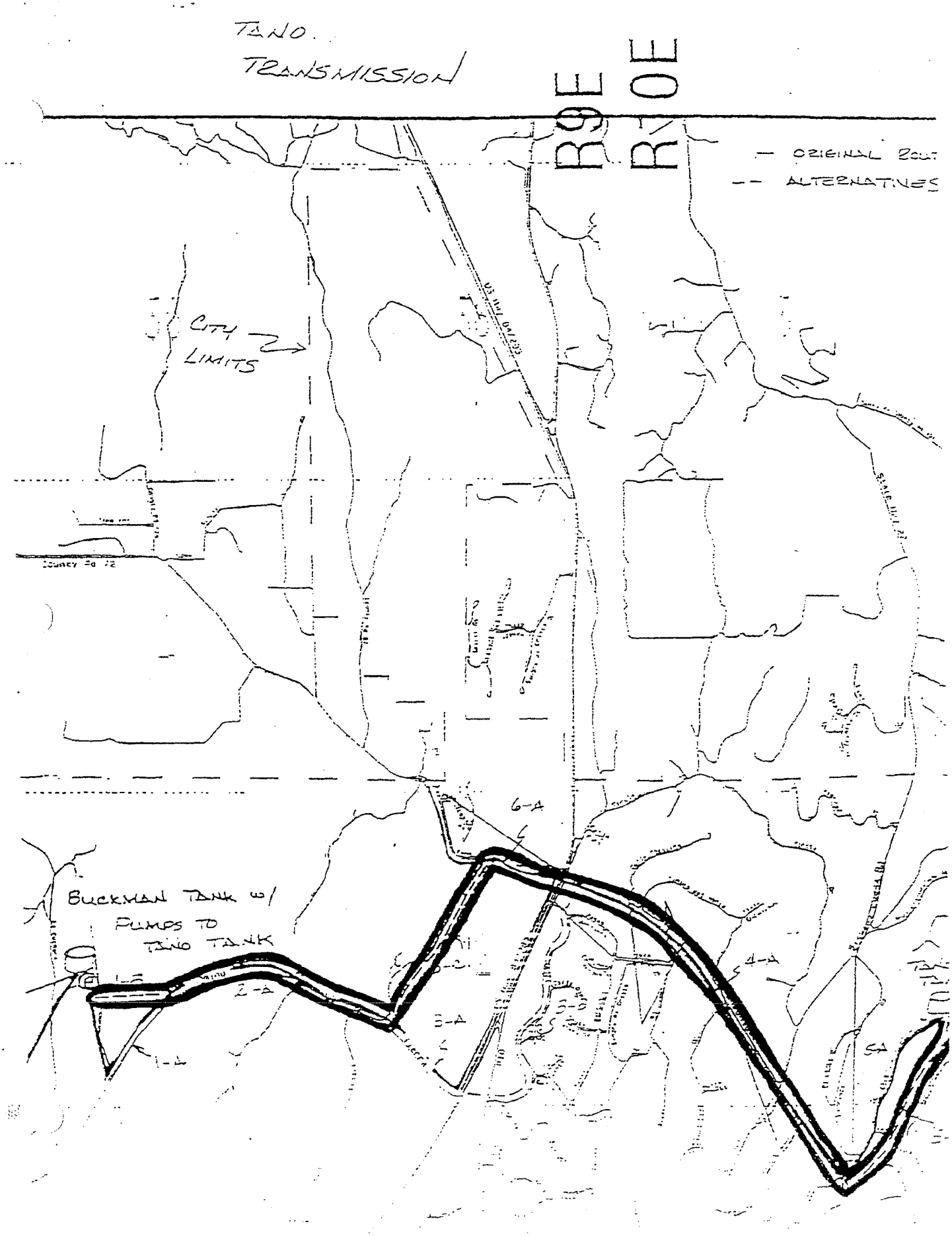
It is acknowledged by TSF that PNM's agreements herein contained are subject to approval by the City.

Sincerely,

Malcolm Dunlevie

cc: Mr. Patricio Guerrortiz, Director of Public Utilities
Mr. Tony Hurst, Manager, Customer Service Engineering, PNM
Ms. Emilie B. Dohleman, P.E., PNM
Mr. Mike Hamman, Public Works Department, City of Santa Fe
Mr. Douglas M. Sayre, Sayre Engineering
Mr. Jorge Gonzalez, Jorge Gonzalez & Associates, Inc.
Ms. MaryLiz Geffert, Esq.

Mr. Michael J. Henke, P.E., Director
PNM Water Services


TANO
TRANSMISSION
R9E
R10E
— ORIGINAL ROUT
-- ALTERNATIVES
CITY LIMITS
County Rd 72
6-A
BUCKMAN TANK w/
PUMPS TO
TANO TANK
2-A
1-A
3-A
4-A
5A

ITEM # 04-0679

AMENDMENT NO. 3
TO 1993 ANNEXATION AND DEVELOPMENT AGREEMENT
BETWEEN MONTE SERENO, LLC AND THE CITY OF SANTA FE

This AMENDMENT NO. 3 dated Aug. 25, 2004, ("Amendment") is made to that certain Annexation and Development Agreement between the City of Santa Fe, New Mexico, a municipal corporation (hereinafter "City") and Monte Sereno, LLC, a Colorado limited liability company, successor in interest to Tano Santa Fe Partners (hereinafter "Developer") dated May 5, 1993, (the "Agreement") as amended by Amendment No. 1 dated July 27, 1994 and Amendment No. 2 dated October 11, 1995 (the "Amendments").

Pursuant to Section 11.19 of the Agreement, for good and valuable consideration and upon mutual agreement of the City and the Developer, the Agreement is amended as follows:

1. **Section 5.3 of the Agreement is amended to read it its entirety as follows:**

5.3 Wastewater Disposal System: The Developer shall design and construct a wastewater collection system that can incorporate the use of gravity sewer as well as low and high pressure sewer as needed to provide sewer service to the development. This system will connect to the City's existing gravity flow sewer system. The entire system and all manufacturers and suppliers of components and parts for the sewer collection system are subject to approval by the City Public Utilities Department. Upon completion and inspection and approval by the City, the City agrees to accept permanent dedication of the sewer system. The City shall then commence operation of and assume responsibility for maintenance of the permanent sewer system, in conformity with the manufacturers' guidelines and all applicable federal, state and local standards. The City acceptance of the sewer system will be in phases as the development is built out. The sewer system to be accepted by the City includes the two permanent lift stations with all their appurtenances, the force main system, the low pressure main system and the gravity main system, but excludes the sewer service lines and the grinder pumps.

The property owner is responsible for repairs and maintenance of their entire sewer service line from the public mainline to the residence. Any temporary sewer system needed due to phasing shall be the responsibility of the Developer to own and maintain. The Developer agrees to provide the City with all manufacturers' warranties for mechanical components of each phase of the system for a period of one-year following acceptance of the completed phase by the City.

The Developer shall establish an operation and maintenance fund in the amount of $30,000 prior to the City accepting permanent maintenance of the lift stations. The fund shall remain at a level of $30,000. The purpose of this fund is to pay for all costs associated with operating and maintaining both lift stations. The City and the Developer will establish an operation and maintenance agreement for the lift stations.

2. Section 11.12 of the Agreement is amended to read in its entirety as follows:

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

If to the City:	Mayor City of Santa Fe 200 Lincoln Avenue Santa Fe, NM 87501
With a copy to:	City Attorney City of Santa Fe 200 Lincoln Avenue Santa Fe, NM 87501
If to Monte Sereno, LLC:	Don Beauregard HMB Partners, Inc. 88 Steele, Suite 300 Denver, CO 80206

3. Except as specifically set forth in this Amendment and Amendments numbers 1 and 2, the Agreement remains and shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the parties have executed this Amendment No. 3 to the Annexation and Development Agreement dated May 5, 1993, as amended, as of the date first above written.

CITY OF SANTA FE:

BY: _____
LARRY A. DELGADO, MAYOR

Attest:

_____
YOLANDA Y. VIGIL, CITY CLERK

Approved as to legal form:

_____
BRUCE THOMPSON, CITY ATTORNEY

MONTE SERENO, LLC,
a Colorado limited liability company
By: Cascades Denver Corporation,
a Delaware corporation, its manager

BY: _____
DONALD E. BEAUREGARD,
Chief Financial Officer

(1)

IN THE UNITED STATES DISTRICT COURT

FOR THE DISTRICT OF NEW MEXICO

TANO SANTA FE PARTNERS, a California Limited Partnership,

Plaintiff,

vs.

NO. CIV 90-1033 JC/WWD

THE CITY OF SANTA FE, NEW MEXICO, a municipal corporation, THE CITY COUNCIL, its governing body, and THE DEVELOPMENT REVIEW COMMITTEE, a municipality planning commission of the City of Santa Fe,

Defendants.

SETTLEMENT AGREEMENT

Defendants the City of Santa Fe, New Mexico, the City Council and the Development Review Committee, joined by Plaintiff Tano Santa Fe Partners (collectively, the "Parties"), through their respective, authorized counsel of record, desiring to settle and compromise all disputed claims, and causes of action in the above-captioned case, do hereby agree for purposes of that settlement and compromise and without any admission of actionable wrong by any Party as follows:

1. The Parties stipulate and agree to entry of the proposed Consent Decree attached hereto as Exhibit A and that the findings of fact and conclusions of law contained in the Consent Decree shall be effective and binding only upon entry of that decree.

2. Tano Santa Fe Partners ("Tano") has a vested right to develop the Property in accordance with the PRRC zoning and the City of Santa Fe ("City") ordinances

governing approval of the revised Master Plan, preliminary development plan, and preliminary subdivision plat shall be the City ordinances in effect on April 1, 1990. The City shall not consider a change in zoning without Tano's consent. The Annexation Agreement was in full force and effect at the time Tano purchased the Property and continues to be in full force and effect and Tano and its successors and assigns possess the right to use, enjoy, and develop the Property in accordance with the land uses specified in the PRRC zone and with the density and intensity of commercial use set forth in the Annexation Agreement.

3. The City agrees to approve the revised Master Plan, preliminary development plan and preliminary subdivision plat submitted to the City in 1990 as modified in this Settlement Agreement (hereinafter referred to as the "1990 Plan") within 30 days of the entering of the Consent Decree. Approval of the 1990 Plan shall incorporate negotiated items set out in paragraphs 10 through 25 of this Settlement Agreement. Tano shall provide the proposed modifications to be incorporated into the 1990 Plan to the City within 15 days after the entering of the Consent Decree.

4. The City and Tano agree to execute an Amended Annexation Agreement within 30 days of the entering of the Consent Decree. The Amended Annexation Agreement shall incorporate negotiated items set out in this Settlement Agreement as well as other matters to which the Parties may agree.

5. The City shall notice a public hearing set for the purpose of approving the 1990 Plan. The notice shall announce that the litigation between the Parties has been settled, that the Court has entered a consent decree, and that the City intends to approve

the 1990 Plan with various changes to be discussed at the public hearing. Formal approval of the 1990 Plan shall be granted by the City Council on the date of the public hearing specified in the notice of public hearing. This date shall be not later than 30 days after the entering of the Consent Decree.

6. Tano waives any claims to damages, interest, attorneys' fees or costs upon entry of the Consent Decree.

7. The Federal District Court shall retain jurisdiction over the performance by the parties of the obligations set forth in this Settlement Agreement. If, for any reason, an Amended Annexation Agreement is not executed and the 1990 Plan approved as provided for in this Settlement Agreement, the parties agree that the Court shall have jurisdiction and full power and authority to enforce the Settlement Agreement, including finally resolving any differences between the parties with respect to the Amended Annexation Agreement and approval of the 1990 Plan. Having resolved any remaining differences between the Parties with respect to the 1990 Plan the Court shall further have the authority to direct the City to approve the 1990 Plan and direct the parties to execute an Amended Annexation Agreement.

8. Upon execution of this Settlement Agreement the Parties shall apply to the Court for a consent decree dismissing the litigation between the Parties with prejudice and providing that the sole and only remedy of the Parties shall be to enforce this Settlement Agreement.

9. Paragraphs 10 through 25 of this Settlement Agreement contain agreements of the Parties which shall be incorporated in the Amended Annexation Agreement. These

agreements were negotiated by representatives of the parties and are also set forth in a memorandum titled "Tentative Points of Agreement between the City of Santa Fe and Tano Santa Fe Partners Regarding Settlement of Litigation" dated September, 1992.

10. Respecting lots and cluster units:

Tano shall be entitled to a development right of 322 single-family lots and cluster units to be constructed on the property. Single-family detached lots shall not exceed 276 lots. Cluster units may be increased from the 46 cluster units shown on the Master Plan dated June 1990, provided that single-family detached lots are reduced accordingly. Tano shall have the right to reduce detached units and increase cluster units on future applications for their Preliminary and Final Development Plans.

11. Respecting escarpment district matters:

Tano agrees to re-site six building sites in lots located at the south end of the property in the ridgetop district of the Escarpment District to remove building sites from ridgetops (Lots 1, 2, 15, 17, 22 and 23); Lots 149, 150 and 152 shall be re-platted to move building sites to the west side of the road. Cluster B shall be redesigned to move the units westerly on the ridgetop. Lots located elsewhere within the property and located within the Escarpment District as shown on official City maps for the property shall be retained. All building sites located within these portions of the Escarpment District shall be allowed by the City, provided covenants are placed on these lots that require construction to conform with all design requirements established by the City's Escarpment District Ordinance enacted February 26, 1992, other than provisions applicable to siting.

12. Respecting provisions for a fire substation:

a. Tano agrees to dedicate a site of approximately one (1.0) acre located south of the entry to Tano Santa Fe from US 84/285 for construction of a municipal fire substation. Tano further agrees, upon official action by the City Council and written notice to Tano of that action requesting construction of a fire substation on the fire station site, that they will undertake design and construction of a fire substation on the site to serve Tano Santa Fe and other properties located within a designated service area at an amount not to exceed $450,000 for the design and construction project. Tano shall be entitled to reimbursement for portions of the cost of designing and constructing the fire station attributable to properties located outside Tano Santa Fe and located within the service area. Reimbursement shall be based on a pro rata allocation of development within the service area over a ten year period after completion of the fire station. The specifics of the allocation shall be based on a formula agreed to between the Parties.

b. It is understood between the Parties that the City shall have the right to provide design services for the fire station project. Tano reserves the right to approve exterior architectural elements of the project prior to finalization of plans and initiation of construction. Construction of the fire station shall be commenced prior to the recording of the Phase II plat of the Tano Santa Fe project, and thereafter diligently completed within 24 months.

13. Following approval of this Settlement Agreement and entry of the Consent Decree by the Court the City Council shall set a public hearing. The public hearing shall be for the purpose of adopting and implementing the modified Master Plan and Amended

Annexation Agreement in accordance with the Consent Decree.

14. Respecting phasing plan:

Tano agrees to submit a phasing plan as part of the Settlement Agreement, for implementation of platting and development plans at Tano Santa Fe. The phasing plan shall include four phases. Subphasing within the major phases of the project shall be allowed by the City. Phasing plans shall reflect an orderly and coordinated implementation of the Preliminary Development Plans approved by the City pursuant to this settlement; and shall provide for a coordinated installation of roads, utilities, drainage structures and other infrastructure improvements required to serve the detached lots, cluster units and hotel development contemplated for each phase of the project. All onsite and offsite infrastructure shall be specified for each phase of development. The loop road connecting US 84/285 to San Juan Ranch Road shall be built during Phase II of the project.

15. Respecting parks and open space:

a. Tano agrees to expand the trail system shown on the Master Plan and Preliminary Development Plan for Tano Santa Fe, dated July 1990, to extend the trail system into areas located in the southeast and southwest portions of the site; and to provide trail access from the main entrance of Tano Santa Fe at US 84/285 to the San Juan Ranch Road entrance at the south end of the property. A loop trail shall be completed in Phase II of the project.

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

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

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

16. Respecting a wastewater disposal system:

a. Tano agrees to construct an onsite wastewater disposal system that meets the requirements of the New Mexico Environment Department. It is agreed that the preferred design shall not require an NPDES permit.

b. The design of the facility may include a single wastewater treatment plant or multiple facilities serving different areas of the Tano Santa Fe site. Final design of the wastewater treatment system shall be mutually agreed to by the Parties before Phase I final plat approval. Upon completion of the wastewater treatment facility or facilities, the treatment facilities and sewage collection lines will be dedicated to the City for ownership and operation. Tano agrees to cooperate in establishment of a wastewater assessment district by phase as plats are recorded for property owners within Tano Santa Fe to provide financing for ongoing operation and maintenance of wastewater collection and disposal facilities serving the Tano Santa Fe project.

c. In lieu of City assessments from the wastewater management district,

Tano shall establish an operating fund for the first five years of the project for operation of the wastewater treatment facilities, not to exceed $30,000 for the five-year period.

d. Dedication of the wastewater treatment facilities shall be subject to inspection and acceptance by the City based upon compliance with design standards agreed to by the Parties.

17. Respecting rezoning:

The Parties agree that should the City, following the ordering of the settlement by the Court, elect to revise repeal or amend the PRRC Ordinance, such revisions and amendments shall not adversely affect the development right of Tano to develop resort accommodations and resort-related commercial service, residential lots and units or add additional conditions to those contained within the stipulated Court order.

18. Respecting financial assurances:

The parties agree that Tano shall provide financial assurances acceptable to the City in accordance with the City's general rules and regulations for construction of infrastructure for each phase of the Tano Santa Fe project as final plats are recorded. Warranties attached to infrastructure construction shall be for a period of one year from completion of construction and acceptance or approval of the improvements by the City.

19. Respecting affordable housing fees:

a. Tano agrees that an affordable housing fee of two percent (2%) of the gross sale price of each lot and cluster homesite within Tano Santa Fe shall be paid into an escrow account to be designated by the City.

b. The Parties contemplate a total of 322 residential dwelling units be constructed at Tano Santa Fe. The two percent (2%) affordable housing fee shall be based on the initial sale of each lot and cluster homesite.

c. The two percent (2%) affordable housing fee shall be paid prior to issuance of the initial building permit for each lot and cluster homesite. Subsequent applications for building permits shall not be so encumbered.

d. The two percent (2%) affordable housing fee shall be paid by the applicant for the building permit. Tano shall pay the two percent (2%) fee based on the market value of the lot or cluster homesite if Tano builds the units themselves.

e. Tano shall provide written notification to the City Technical Review Division, or its successor, of the sale price of each lot and cluster homesite within Tano Santa Fe at the time of initial sale. The Technical Review Division shall be responsible for recording the sale price and calculating and collecting the fee upon initial application for a building permit.

f. Tano shall provide disclosure of the obligation for payment of the two percent (2%) affordable housing fee on the plat for each phase on Tano Santa Fe, within the Declaration of Covenants, Conditions and Restrictions for Tano Santa Fe, and to the purchaser at time of initial sale of each lot and cluster homesite.

g. It is understood between the Parties that no affordable housing fee shall be charged for building permits associated with the hotel site or installation of infrastructure, including the wastewater treatment plant and water tank.

h. Tano shall reserve the right to comply with any ordinance provisions

that may be available in lieu of paying this two percent (2%) fee.

i. This section applies to any residential housing built on hotel site in lieu of the hotel.

20. Respecting infrastructure:

The following understandings shall be incorporated into incorporation, processing and approval of the plans and Annexation Agreement for Tano Santa Fe:

a. Road systems shall be designed in as rural a character as possible; however, paved driving surfaces shall be required on all roadways.

b. Where engineering standards for roadway construction conflict with terrain management requirements of the City in order to accommodate the considerations of terrain, the engineering standards shall be modified (e.g. lower design speed) by the City in favor of the road design meeting terrain management requirements. However, where terrain dictates, the construction of the road network shall be allowed to exceed terrain management requirements for encroachment into natural slope, grade or cut-and-fill in order to facilitate development of a coherent and well-integrated roadway network. The goal of road design is to maintain as rural a character as reasonably possible.

These variances can be granted within the limits of safe engineering design criteria.

c. Lighting along roadways and elsewhere within the project shall be established to minimize offsite visibility. The City agrees to apply alternative standards accordingly within the limits of safe engineering design criteria.

d. The City agrees to waive curb and gutter requirements for roadway

construction as requested by Tano when not needed for surface drainage control. The Parties shall mutually agree on stabilized pedestrian facilities in lieu of concrete sidewalks.

e. Upon phased completion, the roadways shall be dedicated to the City for ownership and maintenance after inspection and acceptance by the City.

f. The City and Tano agree that the two points of access to Tano Santa Fe shall be as shown on the plans dated July 1990; and as follows:

(i) the main access shall be from US 84/285; and

(ii) the secondary access shall be from San Juan Ranch Road.

g. The City shall cooperate with Tano in establishment of its main access from US 84/285 and shall support Tano in its application to the State of New Mexico for a highway permit to construct this intersection.

21. Respecting hotel development:

a. Tano agrees that a fee equal to one percent (1%) of the gross sale price of each lot and cluster homesite within Tano Santa Fe shall be paid at the time of closing of each lot sale, such fee to be listed on the closing settlement statement, collected by the title company and disbursed to the City for deposit into an escrow account to be designated by the City for costs associated with the establishment of a crafts/business incubator facility on property to be provided by the City. The one percent (1%) fee shall increase to two percent (2%) if the following conditions occur:

(i) the building permit for a hotel has not been issued within five years from the date of this Settlement Agreement and hotel construction diligently completed thereafter and,

(ii) Tano is not obligated to build a water tank in excess of 2.5 million gallons capacity. Any such increase in the percentage of the fee shall only apply prospectively to lot sales occurring after the fee increase.

b. The Parties contemplate a total of 322 residential dwelling units be constructed at Tano Santa Fe. The fee shall be based on the initial sale of each lot or cluster building site.

c. Tano shall pay the fee based on the market value of the lot or cluster homesite if Tano builds the units themselves.

d. Tano shall provide disclosure of the obligation for payment of the fee on the plat for each phase of Tano Santa Fe, within the Declaration of Covenants, Conditions and Restrictions for Tano Santa Fe, and to the purchaser at time of initial sale of each lot and cluster homesite.

e. It is understood between the Parties that this fee shall not be charged for building permits associated with the hotel site or installation of infrastructure, including the wastewater treatment plant and water tank.

f. This fee applies to any residential housing built on the hotel site in lieu of the hotel.

g. Tano shall have the right to construct a hotel of up to 250 rooms within the hotel site designated on the Preliminary Development Plan, dated June 1990. The hotel may be planned and built in phases, may contain less than 250 rooms, may be constructed on a schedule to be determined by Tano, and may be built in multiple structures.

h. Tano may apply to the City to amend the Master Plan for the hotel site to allow for either 25 detached or a maximum of 75 attached residential dwelling units in lieu of the Hotel Development and pursuant to a separate development plan for this tract. The architecture and architect for the hotel site shall be selected by Tano.

22. Respecting the water tank:

The City shall cooperate in the provision of easements or licenses, at no cost to Tano for construction of the offsite water system improvements on City-owned property. Tano shall construct a water tank with a capacity of 2.5 million gallons capacity.

23. Respecting ordinances applicable:

Approval of final development plans and final plats, the issuance of all permits, licenses and other City approvals required for subdivision and improvement of the project including but not limited to those governing density, permitted uses, growth management, environmental considerations, terrain management, escarpment district requirements, soil conservation, pollution control, historic and archeological preservation, other environmental and land use matters, and design criteria shall be governed by City codes and specifications in effect on April 1, 1990; provided, however:

a. this does not preclude application to the property of changes in City laws, regulations, plans or policies pertaining to the above matters which are specifically mandated and required by changes in state or federal laws or regulations;

b. general applicable ordinances and regulations of this nature adopted by City after April 1, 1990, shall be applicable to the project, provided the ordinance or regulation and its application to the project:

(i) does not materially restrict or defeat the basic development rights granted in the Amended Annexation Agreement (e.g., land uses, density, basic project layout, road systems, etc.) and in the approved Preliminary Development Plan and Preliminary Plat;

(ii) is applicable Citywide to all comparable commercial or residential development as the case may be; and

(iii) operates prospectively only;

c. and the City's Impact Fee Ordinance which was effective April 1, 1991 applies to entitlements pertaining to project, and future ordinances establishing fees for subdivision or improvement of land shall be applicable as are in effect at the time the entitlement is granted, provided that the fee ordinance:

(i) is applicable City-wide to all similar developments;

(ii) does not pertain to the same entitlement or condition for which another fee is payable under the Amended Annexation Agreement;

(iii) operates prospectively only;

(iv) in no event shall the Tano Santa Fe project be subject to any fee (including impact fee) for a City service which Tano is required to establish or otherwise pay for under the Amended Annexation Agreement, including wastewater treatment, park and open space, but only after owner dedicates an improved trail system per the Preliminary Development Plan and Preliminary Plat (which City will accept), fire protection, and capital cost of water system;

d. the Escarpment Ordinance enacted on February 26, 1992 is

applicable only as follows:

(i) in the final plat, lots 147, 148, 152 shall be re-platted to place building sites on the West side of the road and lots 1, 2, 15, 17, 22 and 23 shall be re-platted and/or merged so that either (a) a ridgeline building envelope is created to preclude visibility of structures as viewed from Highway 84/285 and so that structures do not protrude above the ridgeline, or (b) alternate building sites off the ridgeline are established for these lots;

(ii) as to all other lots in the escarpment district, the provisions limiting building sites are not applicable but all other provisions of the ordinance shall apply (e.g., height limitation, landscaping, coverage, colors, etc.);

(iii) as to all other ridgeline lots in project not in the escarpment district, development shall be controlled by a homeowner association per constraints of the Declaration of Covenants, Conditions and Restrictions submitted with Tano's 1990 Plan as these Conditions and Restrictions may be amended with approval of the Development Review Committee at time of final plats approval. Tano retains right to 322 lots (276 detached) so that if by replatting to meet the above condition lots are deleted, they may be replaced with lots elsewhere in the project.

e. Tano shall comply with all requirements of terrain management as to all residential lots, there being no obligation of the Development Review Committee or the or City Council to give any variance, but variances may be given for roads as provided in paragraph 20 herein.

24. Respecting general provisions as to clarity, certainty, completions and cooperation:

a. The Parties shall execute the Amended Annexation Agreement. The Amended Annexation Agreement shall give Tano vested rights to develop per the concurrently approved 1990 Plan. Terms of the Amended Annexation Agreement shall prevail over conflicting terms of 1985 annexation agreement, as amended in 1987, and of all submittals made with respect thereto.

b. When approved the 1990 Plan shall establish, subject to all other terms and conditions of the Amended Annexation Agreement:

(i) the location of all road rights-of-way, a preliminary grading and drainage plan for roads, and location of utility easements;

(ii) the boundaries or lot lines of each detached single family lot and open space areas within the project;

(iii) a building site for each detached housing lot;

(iv) the boundaries and preliminary building footprint for the hotel site and cluster home compounds; if Tano wishes to change the building footprint as shown on the approved Preliminary Development Plan and Preliminary Plat for these sites, Tano, at any subsequent date, shall apply for an amended Preliminary Development Plan for the various improvements on the hotel site and cluster housing site or sites, to be heard and approved pursuant to the Amended Annexation Agreement and applicable ordinances; if no material change is to be made, Tano shall file for a final plat and development plan for the hotel site and cluster housing site.

c. Within one year after execution of the Amended Annexation Agreement, Tano shall, at a minimum, apply for final plat approval for Phase I of

subdivision; thereafter Tano may apply for additional final plats according to Tano's phasing plan; City agrees to continually and diligently process each final plat application and agrees that the sole issue for final plat approval is whether the plat substantially conforms to the approved Preliminary Development Plan, Preliminary Plat and applicable ordinances as defined in this Amended Annexation Agreement;

(i) final development plans can be submitted at any time and in phases and need not be submitted with a final plat (e.g., a final development plan for cluster housing can be submitted concurrently with or after submittal of final plat for cluster housing and/or in advance of, and separate from, the final development plan for the hotel site); the City agrees to continually and diligently process each application for final development plans in accordance with applicable ordinances as defined in the Amended Annexation Agreement; no individual residential lot may be offered for sale until the City approves a final plat for the phases which incorporates that lot;

(ii) infrastructure shall be built in four phases from north to south on the property; construction of infrastructure within a phase, and for infrastructure work outside that phase as necessary to service improvements in that phase (e.g., roads, water and sewer lines) shall proceed only after the final plat is recorded for that phase; Tano may request a change in phasing as part of processing final plats and the Development Review Committee shall approve based only on reasonable standards as necessary to protect public health, safety and welfare, and not at its discretion (the City recognizes that the timing and sequence of infrastructure construction will depend to some extent on economic conditions and the rate at which inventory is absorbed by the

market).

d. Tano's Tano Santa Fe project is a private development; the City has no ownership or management interest in the project; nor responsibility to third parties concerning any of said improvements until such time as the City accepts, by deed of dedication, infrastructure to be maintained by the City, but the parties agree:

(i) to generally cooperate with each other in Tano's implementation and build out of the project pursuant to the Amended Annexation Agreement and Preliminary Development Plan and Preliminary Plat and to perform their respective duties and obligations and assert and enforce their respective rights under the Amended Annexation Agreement in good faith and with due diligence as required to implement the Amended Annexation Agreement;

(ii) from time to time, to execute and deliver such instruments, assignments, conveyances, documents, confirmations, estoppel certificates and assurances and take such further actions as the other party may reasonably request to perform its respective obligations under the Amended Annexation Agreement or to confirm and acknowledge to such other party the rights intended to be created by the Amended Annexation Agreement (but nothing herein, express or implied, is intended to confer upon any person other than the Parties hereto and their respective successors and assigns, any rights or remedies under or by reason of the Amended Annexation Agreement;

(iii) in the event the Amended Annexation Agreement or any provision thereof or the approval of the Preliminary Development Plan and Preliminary Plat

or any final development plan or plat is challenged in a court of law by a person or persons not a party to this Settlement Agreement, the City and Tano shall (a) intervene if not named a party; (b) employ counsel to defend their rights either separately or jointly as the Parties may determine is appropriate; (c) to share equally the costs of litigation; and (d) to do all other things reasonably necessary to protect and defend the validity, enforceability and effectiveness of the Amended Annexation Agreement;

(iv) In the event of litigation between the City and Tano concerning any matter arising out of the Amended Annexation Agreement or the approved Preliminary Development Plan and Preliminary Plat or the rules, regulations and ordinances of the City applicable to the project, reasonable attorneys' fees and costs of the prevailing party shall be paid by the unsuccessful party;

(v) if any obligation of either party under the Amended Annexation Agreement shall be made essentially impossible of performance by reason of an act of God, or the elements, shortage or unavailability of necessary materials, supplies, or labor, shortages or interruptions of transportation facilities, or because of applicable federal or state governmental regulations or restrictions, judicial order, or other cause beyond the party's control, then in such event the time for performance of the obligation of the party shall be extended as mutually agreed to by the Parties.

25. Tano shall withdraw and not refile the revised Master Plan, preliminary development plan and preliminary plat submitted to the City for consideration and approval in 1991.

CITY OF SANTA FE, NEW MEXICO

By: _____
Phil Griego, Mayor Pro Tem

This settlement was approved at an open meeting of the Santa Fe City Council on the 17th day of September, 1992.

By: _____
Frances C. Romero, City Clerk

APPROVED:

CIVEROLO, HANSEN & WOLF, P.A.

By: _____
ROSS L. CROWN
THOMAS P. GULLEY
500 MARQUETTE, N.W., SUITE 1400
ALBUQUERQUE, N.M. 87102
(505) 842-8255
ATTORNEYS FOR DEFENDANTS

TANO SANTA FE PARTNERS

By: Wilma South Corporation
General Partner

By: _____
Charles Graham, President

APPROVED:

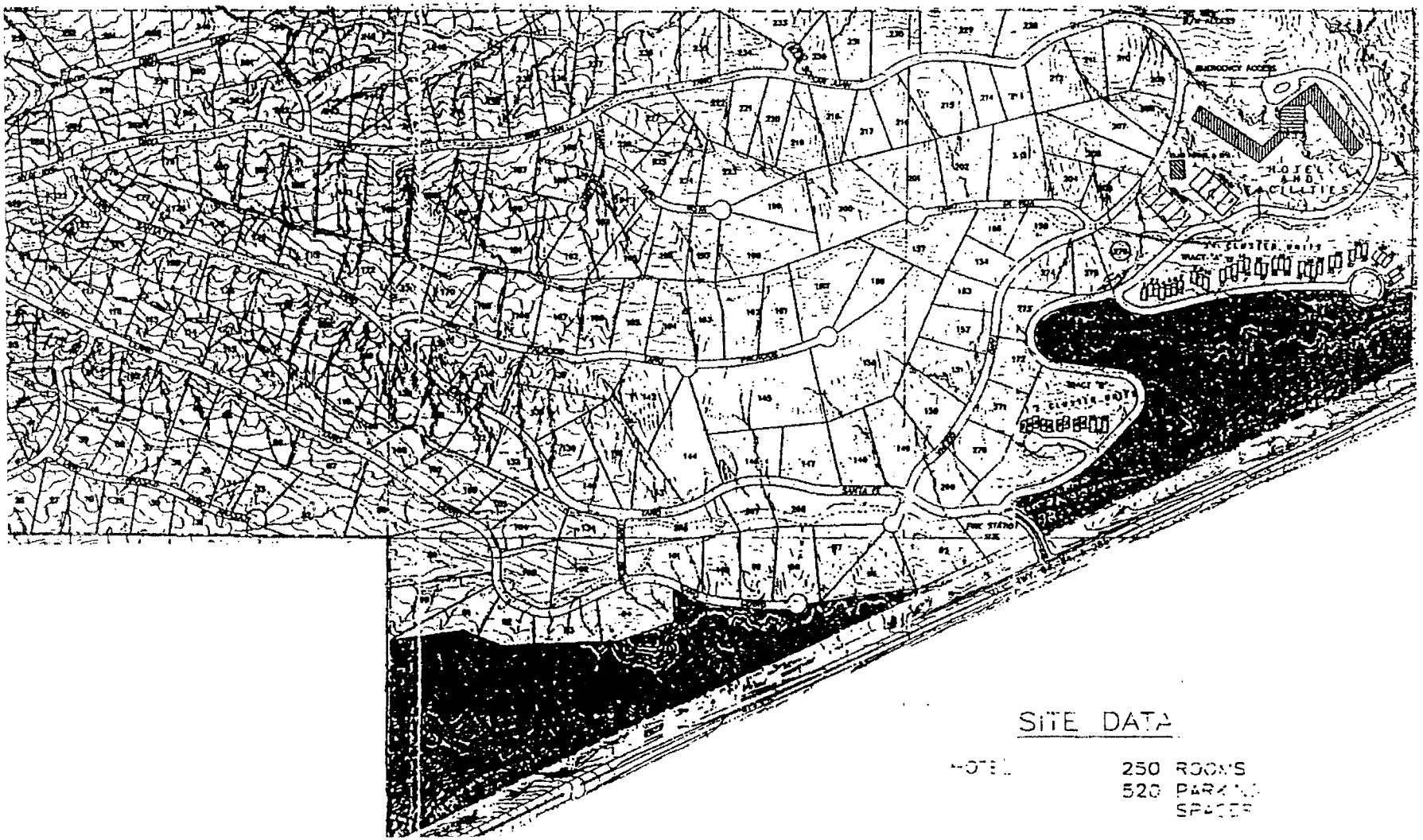
HINKLE, COX, EATON
COFFIELD & HENSLEY

By: _____
JOHN J. KELLY
HOWARD R. THOMAS
STEPHANIE LANDRY
500 MARQUETTE, N.W., SUITE 800
ALBUQUERQUE, NEW MEXICO 87102
(505) 768-1500
ATTORNEYS FOR PLAINTIFF

EXHIBITS

Exhibit A	Consent Decree

09-21-1992 09:50 5057681529 HINKLE LAW P.03



SITE DATA

HOTEL 250 ROOMS
520 PARKING SPACES

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor
David Coss, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Larry A. Delgado, Dist. 1
Patti J. Bushee, Dist. 1
Cristopher D. Moore, Dist.2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Amy Manning, Dist. 4
Peso Chavez, Dist. 4

May 15, 1996

Tano Santa Fe Partners
c/o Mr. Charles D. Graham, President
Wilma South Management Corporation
780 Johnson Ferry Road, Suite 250
Atlanta, GA 30342

Re: Inapplicability of Section 14-82.5 *SFCC 1987* to Tano Santa Fe Subdivision

Dear Mr. Graham:

Based upon the Settlement Agreement in *Tano Santa Fe Partners v. City of Santa Fe, et al.*, ("Settlement Agreement") and the Consent Decree in the same matter which decree ratified and approved the Settlement Agreement and pursuant to Section 11.11 of the 1993 Annexation and Development Agreement between Tano Santa Fe Partners and the City of Santa Fe ("Annexation Agreement"), this letter is intended to give you further assurances and confirmations regarding the status of the Annexation Agreement and certain interpretations of its terms. We understand this letter will be relied upon by your partnership and/or new investors or owners and/or lenders providing funds for the Tano Santa Fe Subdivision.

Section 14-82.5 *SFCC 1987*, enacted by the City in 1992, is inapplicable to the Tano Santa Fe Subdivision based upon the explicit terms of the Settlement Agreement and the Annexation Agreement, and the City of Santa Fe will not apply Section 14-82.5 *SFCC 1987* to the Tano Santa Fe Subdivision.

Sincerely,

David Coss

David Coss
City Manager

Above acknowledged By:
WILMA SOUTH CORPORATION,the sole General Partner of TANO SANTA FE PARTNERS

By: _____ Dated: 5/31/96
Charles D. Graham, President

14-82.5 Time Limits for Preliminary and Final Subdivision Plat Approvals.

A. As per subsection 14-82.3C, preliminary plat approvals shall become null and void unless a final plat application is submitted within twelve (12) months of the preliminary plat approval by the planning commission; however, that in any application which provides for more than one (1) phase, the developer shall include a phasing schedule showing required dates of final plat approval for each phase. If the phasing schedule is complied with, then preliminary plat approval shall not become void as provided for above in this section.

B. For all subdivision plats approved or conditionally approved after December 31, 1992, the final subdivision plat shall be recorded within two (2) years of the planning commission's approval or conditional approval, otherwise the planning commission shall decide whether to rescind such approval.

C. All conditions of final plat approval shall be completed within two (2) years of the planning commission's approval or said approval shall become null and void unless an extension is applied for in writing and approved by the planning commission. The final plat shall be recorded within thirty (30) days of the date all conditions are substantially satisfied. (Ord. #52-1992, §4; Ord. #1994-30, §22)

14-83 TERRAIN MANAGEMENT REGULATIONS.

Subdivisions shall comply with terrain management regulations as set forth in Section 14-90 of this chapter. (Ord. 1988-29, §§1, 2)*

14-84 DESIGN STANDARDS.

14-84.1 Streets. The following standards for streets shall apply to all subdivisions except for inheritance and family transfer subdivisions, the design standards for which are set forth in the SFCC 1987:

A. Where a subdivision abuts or contains an existing or proposed arterial street, the planning commission may require marginal access for collector or local streets, reverse frontage with screen planting or walls contained in a non-access reservation along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

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*__Editor's Note:__ Subsections 14-83.1 through 14-83.10 previously contained herein have been repealed in entirety by Ordinance No. 1988-29, §1.

City of Santa Fe, New Mexico

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

Larry A. Delgado, *Mayor*
Mike P. Lujan, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

17 90

October 6, 2005

Al Lilly
Santa Fe Planning Group, Inc.
P.O. Box 1761
Santa Fe, NM 87504

RE: Monte Sereno Letter from Al Lilly dated September 14, 2005

Dear Al:

In response to your letter dated September 14, 2005, I concur with your conclusions.

1. Building can occur anywhere within the "buildable site" as delineated on the plat, without having to meet the current terrain management requirements of a maximum of 50% in the 20-30% slope range.
2. All lots are subject to current City Code regarding architectural and landscape requirements, including any construction in the Escarpment Overlay District.
3. The "Side by Side" Master Plan, once approved by the City, will show lot numbers, lot configurations, buildable sites and the Escarpment District Overlay District boundaries for Phases 1 and 2 compared to the original 1992 Master Plan. It is understood that as part of the Phase 1 and 2 development plan set, the buildable sites were modified from the 1992 Master Plan in order to remove 30% slopes (based on more detailed slope analysis) and to respond to the changes of lot configurations.
4. Any building proposed to occur outside the "buildable site" can only be permitted once a variance is obtained. Site improvements such as walls, driveways, parking and landscaping, are permissible and are subject to the current applicable City Codes.
5. Anne Lovely, Assistant City Attorney agreed with your interpretation of the meeting held September 12 between herself, yourself and Ted Bolleter, City Fire Marshall.

In addition, all building permit submittals must meet the current City Code requirements. Based on our review of several permits that have already been submitted, certain required items were not included. The following will need to be included for every application:

- City approved Side by Side Master Plan
- Certified slope and topography
- Overlay of the building footprint on the slope analysis and topography
- Stormwater to meet City Code
- Site grading plan

If you have questions, or want to discuss this information further, please do not hesitate to contact me at 955-6580.

Sincerely,

Jim L. Salazar, Director
Permit and Development Review Division

cc: Anne Lovely, Assistant City Attorney
Ted Bolleter, City Fire Marshall
Anne McLaughlin, Planning and Land Use Department Director
Ellery Biathrow, Engineering Supervisor
Wendy M. Blackwell, Senior Planner

SANTA FE PLANNING GROUP, INC.
P.O. BOX 1761
SANTA FE, NM 87504
(505) 988-1129, FAX 983-6785

Date: September 14, 2005

FAX MEMORANDUM

To: Wendy Blackwell
Land Use Dept., City of Santa Fe

From: Al Lilly

Re: Monte Sereno

Dear Wendy:

Pursuant to Nancy Long's letter to Jim Salazar regarding terrain management, and pursuant to your telephone conversation last month with Clif Walbridge regarding individual lot development, please note the following:

1. On August 31st we met with Anne Condon, Anne Lovely, and Jim Salazar to discuss terrain management issues relating to individual lots at Monte Sereno. The outcome of that meeting was a mutual understanding that as per the terms of the Annexation and Development Agreement and as per the language on the recorded plat (note #16); construction may take place on all approved "Building Sites" outside of the Escarpment District without restriction, even if a portion of the lot is within the Escarpment District. This means that any applicant for a building permit can build anywhere within the "Building Site" delineated on the plat without concern for the 20-30% slopes. No building shall take place on slopes in excess of 30%. It should be noted that none of the approved "Building Sites" for Monte Sereno included slopes in excess of 30%.
2. All lots are subject to current City Code regarding architectural and landscape requirements. This includes the architectural and landscape limitations relating to any construction within the Ridge-top Escarpment District.
3. We have provided you with a "Side by Side" Master Plan, providing a copy of the current master plan along side of the 1992 master plan (this plan was approved as part of the Annexation and Development Agreement). Lot numbers for Phases 1&2 have been labeled on the current plan for an easy visual comparison with the 1992 plan. As requested, this plan will be made available for all lot owners to include with their submittal for a building permit.

4. As per Note # 8 on the recorded plat, all construction of residences or other buildings (out-buildings) must occur within the approved "Building Sites." Therefore, the proposed house (or building structure) cannot "wiggle" outside of the approved "Building Site" without a variance from the Architectural Control Committee for Monte Sereno and without special approval from the Land Use Department. Site improvements (such as site walls, driveways, parking and landscaping) outside of the approved "Building Sites" are permissible, and are subject to City staff review according to current City Code.
5. On September 12, we met with Anne Lovely and Fire Chief, Ted Bolliter, to discuss fire access and driveway specifications. It was determined that Monte Sereno is not subject to the latest edition of NFPA 1 (2003) and the Chief would be evaluating driveways based on an earlier edition (possibly the 1988 Edition of NFPA 1). It was also determined that the Fire Chief has some latitude in evaluating the emergency access requirements for lots based on individual circumstances, and that the installation of an in-home fire suppression system would provide some flexibility in access requirements. Both parties recognized that fire access regulations would likely require more extensive driveway grading and construction (turn-arounds, walls, parking) outside of the approved Building Sites.

We hope that this answers your questions regarding review of building permit applications for individual lots at Monte Sereno. If you have further questions, please do not hesitate to contact me.

Sincerely,

Al Lilly

City of Santa Fe, New Mexico

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

Larry A. Delgado, *Mayor*
Mike P. Lujan, *City Manager*

Councilors:
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Patti J. Bushee, Dist. 1
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Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

January 3, 2006

Mr. Don Beauregard
Southwest Lifestyle Concepts, LLC
88 Steele, Suite 300
Denver, CO 80206

RE: **Water Rights Transfer Ordinance and the Monte Sereno Subdivision**

Dear Mr. Beauregard:

Section 14-8.16 SFCC 1987, enacted by the City of Santa Fe on July 27, 2005 (Ordinance 2005-29), entitled "An Ordinance Creating a New Section 14-8.16 SFCC 1987 Requiring Water Rights Transfers to the City of Santa Fe for New Development" is inapplicable to Monte Sereno based upon the terms of the Settlement Agreement in *Tano Santa Fe Partners v. City of Santa Fe, et al.*, dated September 17, 1992.

Subsequent to the enactment by the City of Santa Fe of the Water Rights Transfer Ordinance 2005-29, an administrative review was undertaken of the prior litigation and the terms of the Settlement Agreement between the City and Tano Santa Fe (current owner is Southwest Lifestyle Concepts, LLC represented by Mr. Don Beauregard). The review included an analysis of the Settlement Agreement and related litigation documents.

The administrative review was conducted by the City Attorney's Office and the Sangre de Cristo Water Division. Upon the recommendation of counsel the Sangre de Cristo Water Division has concluded that Ordinance 2005-29 does not apply to the Monte Sereno project because of the specific terms of the Settlement Agreement.

The Monte Sereno project owner, developer, agent and attorney concur with the advice of the City Attorney's Office and the conclusion of the Planning and Land Use Department and Sangre de Cristo Water Division that the Water Budget Administrative Ordinance, Section 14-8.13 SFCC 1987, does apply to the project and that the Monte Sereno project will offset all water demand through the retrofit program and its provisions.

Sincerely,

Galen M. Buller
Sangre de Cristo Water Division Director

James H. Montman
Public Utilities Department Director

Mike P. Lujan
City of Santa Fe Manager

cc: A. Kyle Harwood, Assistant City of Santa Fe Attorney
Nancy Long, Long, Pound & Comer, LLC

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Miguel M. Chavez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

November 2, 2007

Don Beauregard
Southwest Lifestyle Concepts, LLC
88 Steele, Suite 300
Denver, CO 80206

RE: Fulfillment of Final Obligations under Northwest Quadrant Water System Extension Agreement Effective May 18, 1993, as amended (the "Agreement")

Dear Mr. Beauregard:

This letter is intended to give Southwest Lifestyle Concepts, LLC ("SLC") assurances and confirmations respecting the Agreement and the affected Monte Sereno development as approved pursuant to the Annexation and Development Agreement dated May 5, 1993. All capitalized terms used herein are as defined in the Agreement. We understand that this letter will be relied upon by your company, your assigns, and/or your investors and lenders.

Amendment Number 5 to the Agreement (attached hereto as Exhibit "A") provides for the completion of SLC's obligations under the Agreement including construction of the Facilities as now defined pursuant to Amendment Number 5 (Section 1.17) and for a cash contribution (Section 3.4) to the City of Santa Fe (the "City"), among other revisions.

This letter is intended to provide you with the assurance that at that point in time when SLC provides the requisite financial assurance to the City for its obligations under the Agreement for construction of the Facilities—the variable frequency drive pump station—SLC shall have no further off-site infrastructure obligations in order to receive water service for the Monte Sereno development. Furthermore, the City agrees to verify this satisfaction by SLC of the Agreement by promptly granting approvals with regard to water service for plats and plans for the Monte Sereno development. Both parties acknowledge that SLC is required to make cash contributions pursuant to the terms of Amendment Number 5 but that those future payments shall not delay the approval of SLC plats and plans.

Sincerely,

Galen Buller
City Manager

City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

Councilors:
Peter N. Ives, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Signe I. Lindell, Dist. 1
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Bill Dimas, Dist. 4

August 18, 2015

Nancy R. Long
Long, Komer & Associates, P.A.
2200 Brothers Road
Santa Fe, NM 87502

RE: Monte Sereno Development; Request to Extension to term of Annexation & Development Agreement dated May 5, 1993

Dear Ms. Long:

This letter is written in response to Southwest Lifestyle Concepts, LLC's (the "Developer") request to exercise its option under Section 11.13 of the Annexation & Development Agreement dated May 5, 1993, as amended ("Agreement"), to renew the term of the Agreement for an additional term of five years, such that the Agreement will expire on May 5, 2023.

Via this letter, the City grants the Developer's request, effective immediately, to extend the term of the Agreement so that the expiration date of the Agreement is now May 5, 2023.

Sincerely,

Javier M. Gonzales
Mayor
City of Santa Fe, New Mexico

ITEM # 15-0848

AGREEMENT
BETWEEN SOUTHWEST LIFESTYLE CONCEPTS, LLC
AND THE CITY OF SANTA FE

This Agreement is made this 19 day of August 2015, between Southwest Lifestyle Concepts, LLC, a Colorado limited liability company ("SLC"), and the City of Santa Fe, a New Mexico municipal corporation ("the City").

RECITALS

WHEREAS, the City and SLC are parties to an Annexation and Development Agreement dated May 5, 1993, as amended ("A&D Agreement") governing the development of the Monte Sereno Subdivision in the City ("Subdivision");

WHEREAS, Section 11.13 of the A&D Agreement provides that SLC "shall have the option to renew the Agreement for an additional term, not to exceed five (5) years, upon reasonable terms and conditions to be negotiated by the parties";

WHEREAS, Sections 5.7, 5.7.1 and 5.7.2 of the A&D Agreement provides that SLC shall construct a public trail system within the Subdivision to be dedicated to the City and receive a rebate of all prepaid park impact fees upon such dedication;

WHEREAS, the City and SLC wish to remove the provision for dedicating a public trail to the City together with removing the requirement on behalf of the City to rebate prepaid park impact fees upon acceptance of such dedication;

WHEREAS, the City has, simultaneously with the execution of this Agreement, granted the extension to the term of the A&D Agreement by letter; and

WHEREAS, the parties wish to set forth the terms and conditions they have negotiated for granting the extension.

NOW THEREFORE, for good and valuable consideration, including the execution of the extension letter which will be issued by the City upon its receipt of funds in an amount as determined sufficient by the City to satisfy obligations of SLC, the sufficiency of which is hereby acknowledged, the parties, intending to be legally bound, agree as follows:

AGREEMENT

1. SLC will execute such documents as deemed necessary to provide that the public trails, as provided for in Section 5.1 of the A&D Agreement, will not be dedicated to the City; and that SLC will not receive a rebate of park and open space impact fees as addressed in Sections 5.1, 5.7.1 and 5.7.2 of the A&D Agreement.

2. The parties do not intend, by this Agreement, to affect any other terms of the A&D Agreement, which remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

SOUTHWEST LIFESTYLE CONCEPTS, LLC
a Colorado limited liability company
By: HMB Partners, Inc.,
a Colorado corporation, its manager

By: Executed in Counterparts
Donald E. Beauregard
President

CITY OF SANTA FE,
A Municipal Corporation

Javier M. Gonzales, Mayor

Attest:

Yolanda Y. Vigil, City Clerk
CC mtg. 7/29/15

Approved as to Form:

Kelley A. Brennan, City Attorney

Approved:

Oscar S. Rodriguez,
Finance Director

2. The parties do not intend, by this Agreement, to affect any other terms of the A&D Agreement, which remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

SOUTHWEST LIFESTYLE CONCEPTS, LLC
a Colorado limited liability company
By: HMB Partners, Inc.,
a Colorado corporation, its manager

By: D. E. Beauregard
Donald E. Beauregard
President

CITY OF SANTA FE,
A Municipal Corporation

Executed in Counterparts
Javier M. Gonzales, Mayor

Attest:

Yolanda Y. Vigil, City Clerk

Approved as to Form:

Kelley A. Brennan, City Attorney

Approved:

Oscar S. Rodriguez,
Finance Director

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Miguel M. Chavez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Al Lilly, Santa Fe Planning Group, Inc
PO Box 2482
Santa Fe, NM 87504

August 21, 2006

Re.

Case # S 2006-17. Monte Sereno Phase III, Parcel 3 (Phase 4) Final Subdivision Plat. Al Lilly, agent for Southwest Lifestyle Concepts LLC, requests final plat approval for 118 single- family lots and 7 tracts on approximately 305 acres. The property is zoned PRRC (Planned Residential Resort Community) and is located north of Tano Road, south of the Santa Fe Opera and west of Highway 84/285. 7 tracts of land are for a hotel and cluster units. 5 Variances are included: 1) to disturb slopes in excess of 30% for road construction; 2) to exceed the 15' maximum height for cuts or fills for road construction; 3) to disturb slopes in excess of 30% for driveways on lots 24, 27, 34, 35, 38, 39, 62, 236, 237; 4) to exceed the 15' maximum height for cuts or fills for driveway construction on lots 34 and 39; and 5) to current landscape requirements to permit the installation of native trees and shrubs in place of street trees. No development will occur for the hotel and cluster units without a final development plan. (Andrew Harnden, Case Manager)

AL Lilly:

At their July 6, 2006 meeting, the Planning Commission approved the above referenced request with the following conditions:

1. Variances shall be granted based on the finding that the requested variances are appropriate in relation to the overall development and its purposes and their impacts upon surrounding properties.
2. Address all staff redlines and review comments before recording final plans
3. Provide temporary turn-arounds at the street ends.
4. Provide a 96" diameter cul-de-sac at the termination of Entrada Monteverde at the boundary of Tract A.
5. Provide all of the necessary easements for trails and scenic overlook on the subdivision plat.

If you have any questions, or need additional information regarding this matter, please call me at 955-6954.

Sincerely,

Andrew Harnden, Planner Supervisor

Xc: Diane Quarles, Director, Planning & Land Use
Greg Smith, Acting Director, Current Planning

Long, Komer & Associates
Attorneys and Counselors at Law

Nancy Long <nancy@longpoundkomer.com>

Monte Sereno Phase 4 - STATUS

1 message

ZAXUS, RISANA B. <rbzaxus@ci.santa-fe.nm.us> Mon, Oct 26, 2015 at 11:58 AM
To: "Nancy Long (nancy@longkomer.com)" <nancy@longkomer.com>
Cc: "John Armstrong (jta@crwnm.com) (jta@crwnm.com)" <jta@crwnm.com>

Nancy –

I have received approval from staff that I requested review the construction drawings for the Monte Sereno Phase 4 project.

I have also approved an Engineer's Estimate of Cost provided by John Armstrong.

Recording of the Plat will occur after appropriate signatures are obtained, AND the financial guarantee is provided.

Mr. Armstrong will provide me the mylar construction drawings which, once the Plat is recorded, will be filed in the City Plat Room, from where they can be checked out to make copies for permit submittal, when the time comes.

Risana B "RB" Zaxus, PE

City Engineer

Monte Sereno Development

Reference Documents

November 2018

Monte Sereno
Reference Documents

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

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

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

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

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

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

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

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

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

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

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

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

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

947799

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

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)

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

Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.

Deputy

COUNTY CLERK
JONA G. ARMIJO
SANTA FE COUNTY NEW MEXICO

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947800

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

947802

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

Exhibit B Revised Master Plan (1 Sheet)

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

Exhibit D Preliminary Development Plan (Sheets 10-43)

Exhibit E Water Tank Site (1 Sheet No 30)

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

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

City of Santa Fe

By David J. Martinez 7/15/93

Tano Santa Fe Partners
by Wilma South
Corporation
General Partner

By _____
It's Agent Joseph M. Brown

1993 ANNEXATION AND DEVELOPMENT AGREEMENT

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

947803

ARTICLE 1

RECITALS

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

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

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

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

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

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

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

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

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

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

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

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

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

ARTICLE 2

DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.23 NMPSC: New Mexico Public Service Commission.

2.24 NMSHTD: New Mexico State Highway and Transportation Department.

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

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

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

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

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

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

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

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

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

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

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

2.35 SDCW: Sangre de Cristo Water Company.

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

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

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

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

947814

ARTICLE 3

PROJECT APPROVAL

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

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

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

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

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

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

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

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

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

ARTICLE 4

APPLICABLE ORDINANCES AND REGULATIONS - VARIANCES

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

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

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

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

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

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

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

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

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

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

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

ARTICLE 5

DEVELOPMENT PARAMETERS 947821

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ARTICLE 6

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ADDITIONAL FEES

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

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

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

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

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

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

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

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

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

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

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

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

ARTICLE 7

CITY SERVICES

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

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

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

ARTICLE 8

FINANCIAL ASSURANCES FOR CONSTRUCTION OF INFRASTRUCTURE

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

ARTICLE 9

DECLARATION OF COVENANTS AND RESTRICTIONS

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

ARTICLE 10

DEFAULT

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

ARTICLE 11

MISCELLANEOUS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

947844

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

Mayor

CITY OF SANTA FE

By: _____
SAM PICK, MAYOR

ATTEST:

_____
FRANCES C. ROMERO, CITY CLERK

SEAL

DEVELOPER:

TANO SANTA FE PARTNERS

By: Wilma South Corporation
General Partner

By: _____

Charles D. Graham
President

ACKNOWLEDGEMENT

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

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

_____
Notary Public

My Commission expires:

_____

SEAL

ACKNOWLEDGEMENT

947845

STATE OF _____)
) ss.
COUNTY OF _____)

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

Notary Public

My commission expires:

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

947846

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

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

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

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

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

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

14-90A ESCARPMENT OVERLAY DISTRICT.

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

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

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

947847

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

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

14-90A.5 Architectural Standards.

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

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

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

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

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

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

14-90A.6 Landscaping.

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

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

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

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

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

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

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

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

947849

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

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

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

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

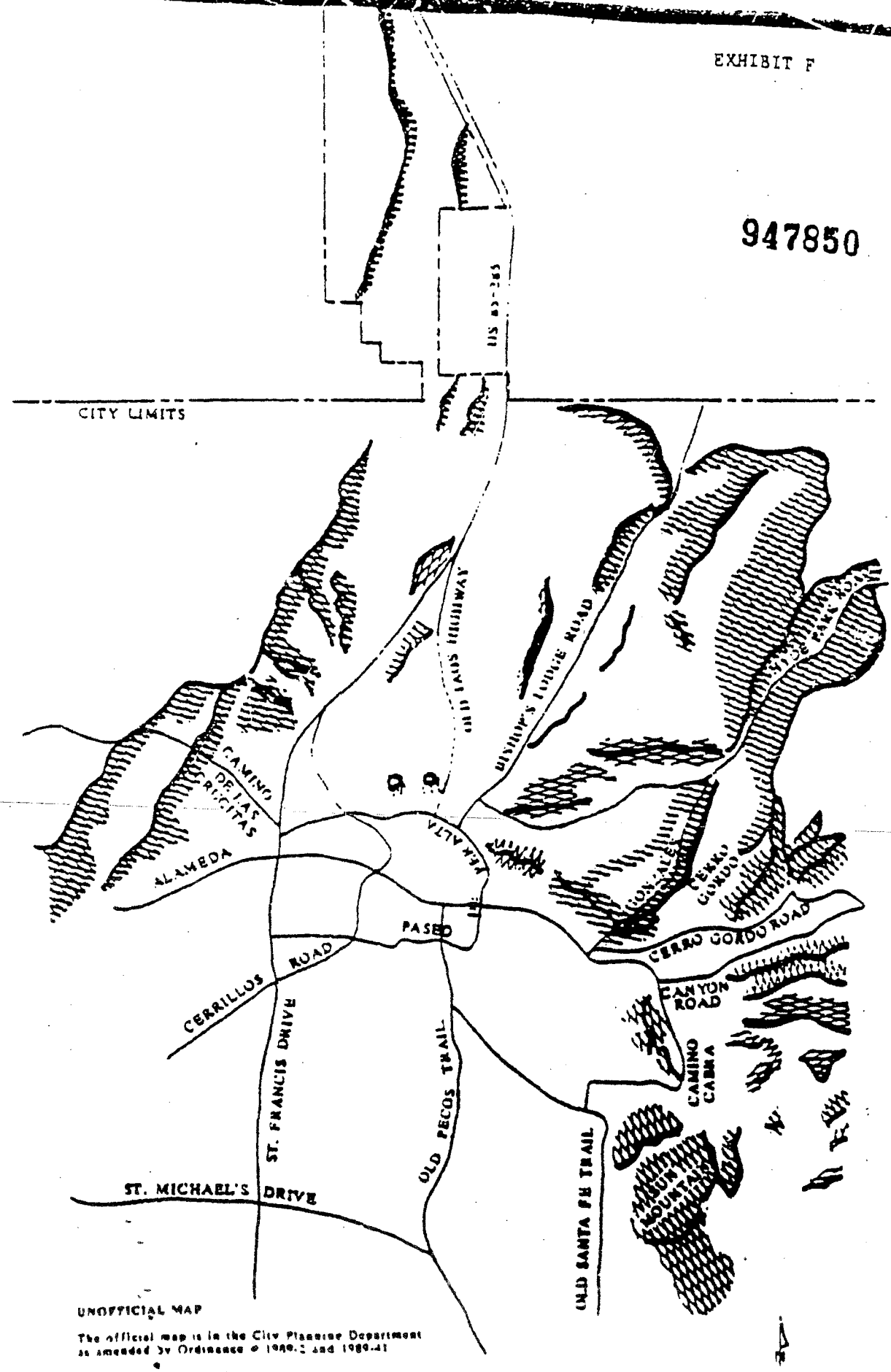
14-90A.8 Effective Date. The effective date of this section shall be February 9, 1989. (Ord. #1988-28, §9)

14-91 RESERVED.*

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

EXHIBIT F

947850



ESCARPMENT OVERLAY DISTRICT

94785

(3) Location of existing infrastructure;

(4) Proposed site improvements; and

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

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

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

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

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

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

14-90A.7 Architectural and Site Standards.

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

947852

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

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

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

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

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

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

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

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

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

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

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

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

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

14-90A.8 Landscaping.

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

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

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

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

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

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

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

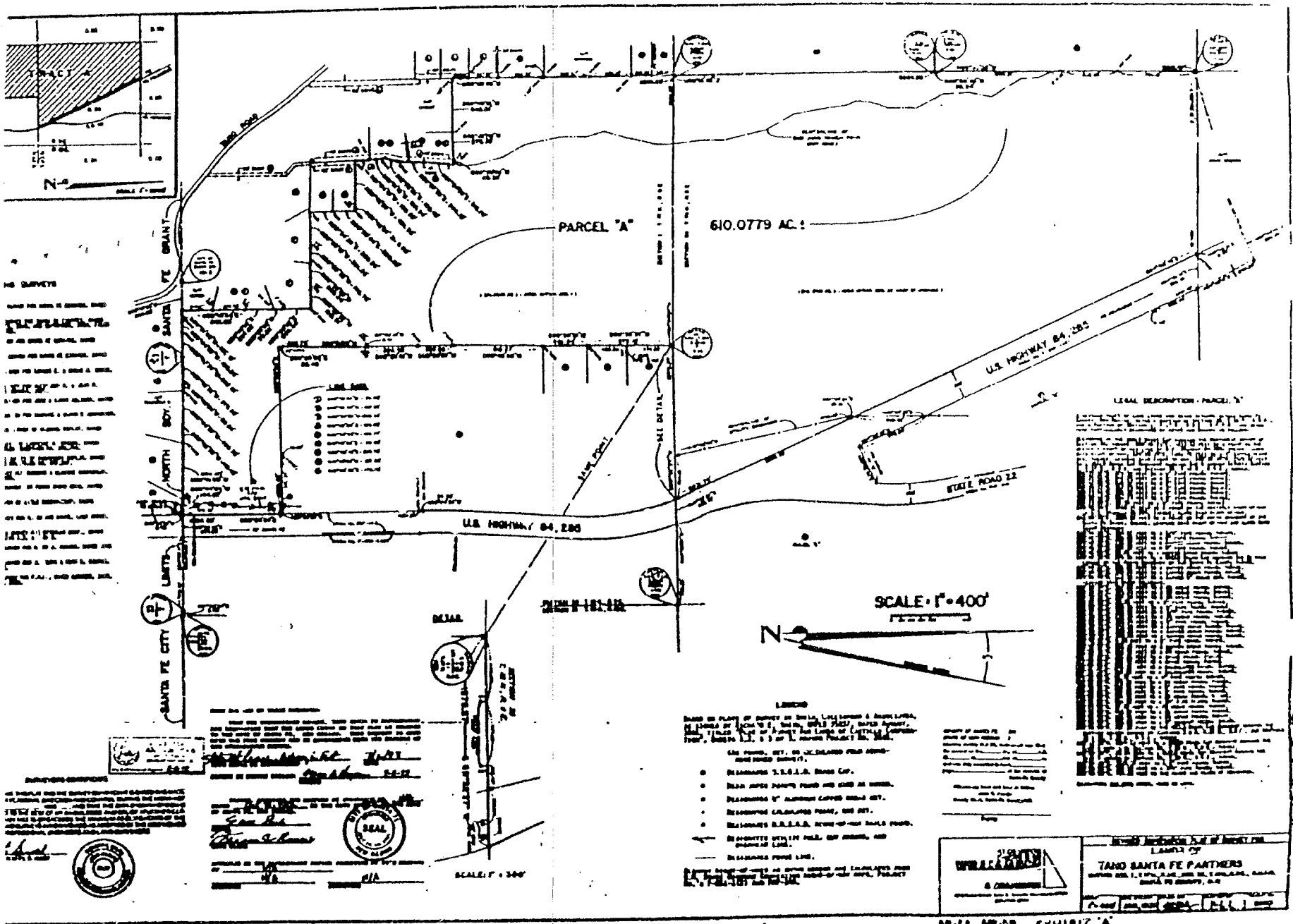
C. For public or private roads and driveways having individual cut and fill slopes and retaining walls over four feet (4') high and a combined cut and fill slope height of at least eight feet (8'), but not more than twelve feet (12'), landscape screening consisting of indigenous evergreens as set forth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

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

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

F. There shall be one tree existing or planted of at least six feet (6') in height for every fifteen linear feet (15') of horizontal wall of each structure which shall be located not more than fifteen feet (15') from such wall.

G. No retaining walls in the escarpment overlay district shall be greater than five feet (5') in height. When retainage greater than five (5') feet is required, retaining walls shall


PARCEL "A"
610.0779 AC.±
U.S. HIGHWAY 84, 285
STATE ROAD 22
SCALE: 1"=400'
N
EXHIBIT 'A'

be set back a minimum of six (6') horizontal feet from face of wall to face of wall. Setback area grading shall not exceed a one percent (1%) cross slope and all walls shall be screened in accordance with subsection 14-90A.8.B.

H. The landscaping requirements set forth in this paragraph shall be in addition to all other landscaping requirements in this section.

I. All landscaping shall comply with the standards of Section 14-56 of this chapter.
(Ord. #1992-9, §7)

14-90A.9 Terrain Management. As required by subsection 14-90A.4, natural topography, storm drainage, grading and erosion control plans shall be submitted by the applicant showing compliance with the terrain management requirements of subsections 14-90.3 through 14-90.6. inclusive. The exclusions to the terrain management regulations set forth in subsection 14-90.2 do not apply to any applications in the escarpment overlay district. (Ord. #1992-9, §8)

14-90A.10 Utilities.

A. All new and replacement water, gas, electric, telephone, television, and all other utilities, including both main and service lines which service developments within the escarpment district, shall be placed underground within or adjacent to roads. Utilities shall be located in the following priority:

(1) Within a dedicated public road right-of-way;

(2) Within an easement of sufficient width to provide ingress and egress for maintenance purposes that is adjacent to a dedicated public right-of-way; or

(3) Within a private road right-of-way.

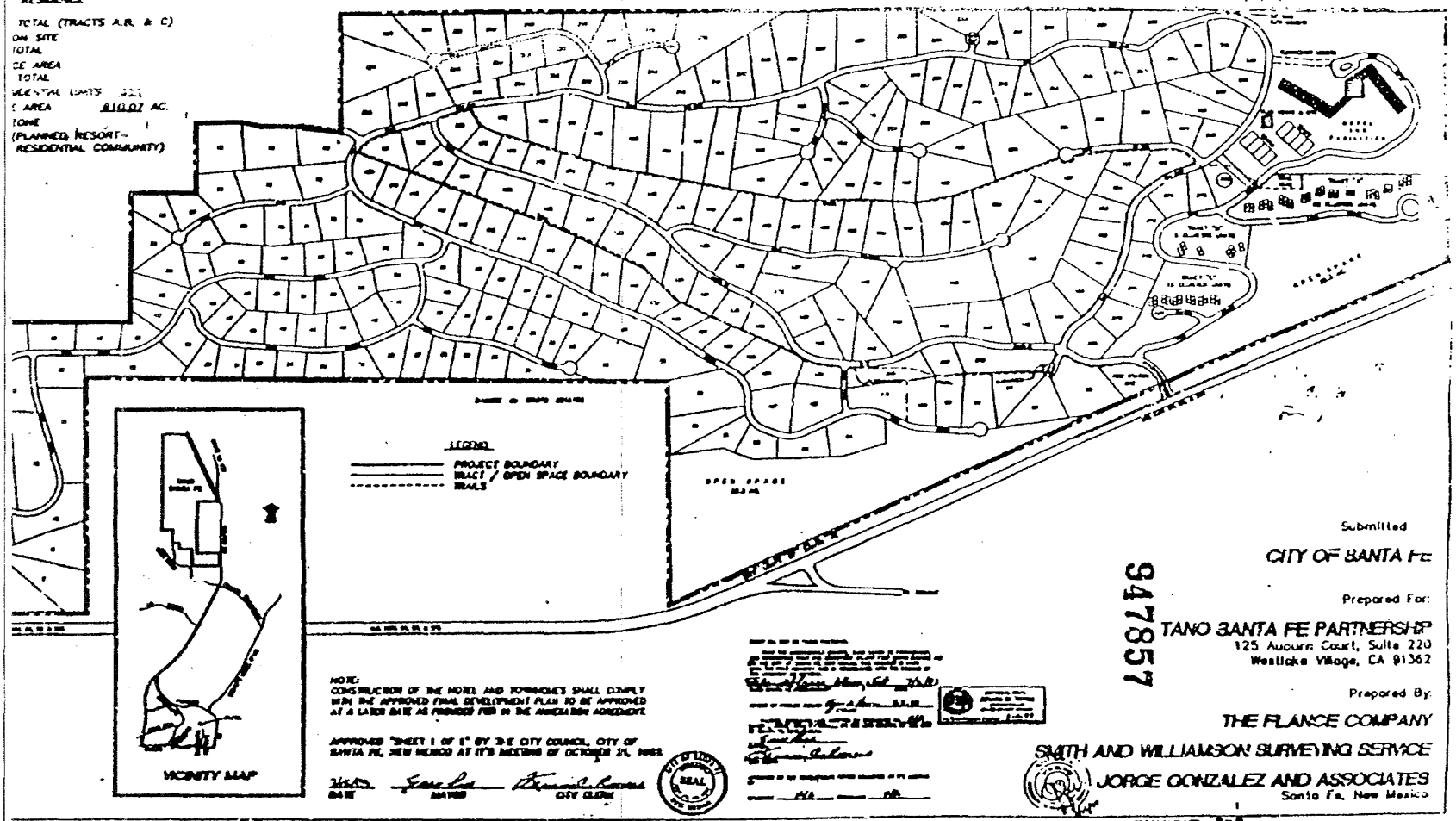
B. Water service mains may be located outside road rights-of-way if required by change in water-pressure zone.

C. Sewer lines outside road rights-of-way for both public and private use shall be located to minimize tree removal, to prioritize multiple-service lines in a common trench over single service mains to reduce the number of maintenance roads; and to prioritize gravity flow over lift stations. Public sewer line easements outside road rights-of-way are permitted when required by the city utility. All disturbed easements outside the road rights-of-way shall be reseeded and maintained at approximate original ground-cover by the owner of the property to the approximate original height.

TANO SANTA FE SUBDIVISION

SANTA FE, NEW MEXICO

MASTER PLAN



Submitted

CITY OF SANTA FE

Prepared For:

TANO SANTA FE PARTNERSHIP
125 Aucurn Court, Suite 220
Westlake Village, CA 91362

Prepared By:

THE FLANCE COMPANY

SMITH AND WILLIAMSON SURVEYING SERVICE

JORGE GONZALEZ AND ASSOCIATES
Santa Fe, New Mexico

947857

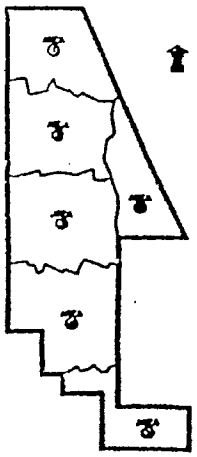
EXHIBIT "B"

PRELIMINARY SUBDIVISION PLAN SUBMITTAL FOR TANO SANTA FE PLANNED RESIDENTIAL RESORT COMMUNITY

REVISED DECEMBER 11, 1992
MARCH 1, 1993

SHEET INDEX

SHEET TITLE	SHEET NUMBER
[illegible]	

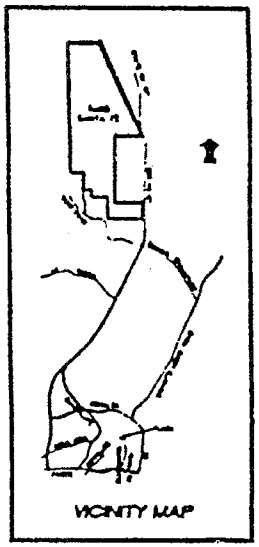


AREA KEY MAP

TANO
SANTA FE

APPROVED "SHEETS 1 THRU 9 INCLUSIVE" BY THE CITY COUNCIL, CITY OF SANTA FE, NEW MEXICO AT ITS MEETING OF OCTOBER 21, 1992.

DATE MAYOR CITY CLERK



VICINITY MAP

Submitted To:

CITY OF SANTA FE

Prepared For:

TANO SANTA FE PARTNERSHIP
125 Auburn Court, Suite 220
Westlake Village, CA 91362

94185

Prepared By:

THE FLANCE COMPANY

SMITH AND WILLIAMSON SURVEYING SERVICE

JORGE GONZALEZ AND ASSOCIATES
Santa Fe, New Mexico

EXHIBIT "C"

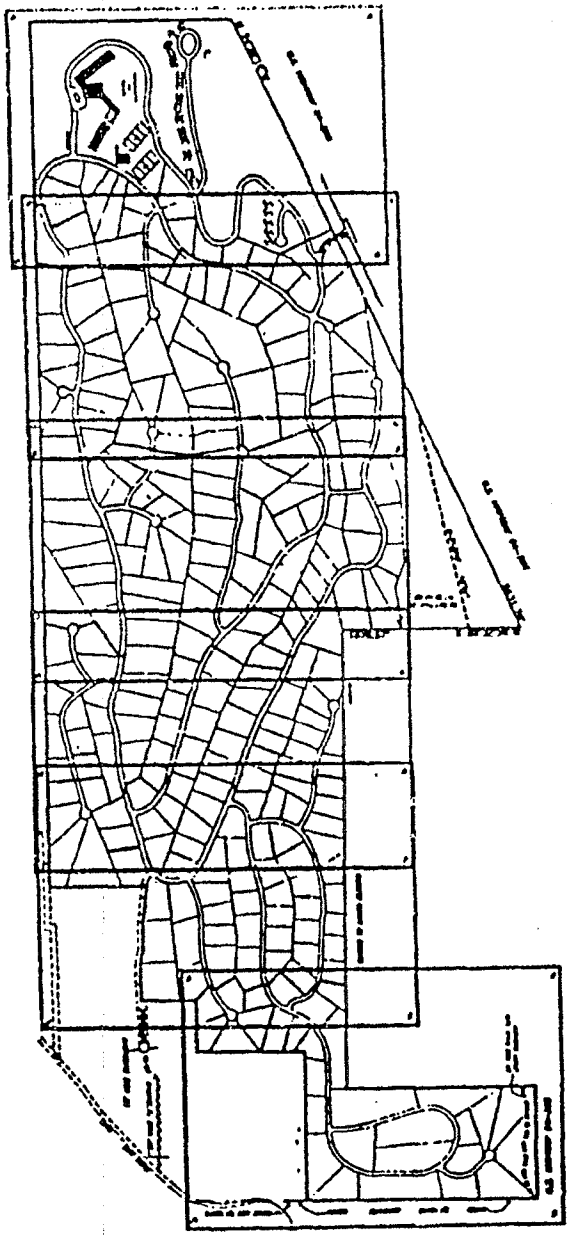
SHEET 1

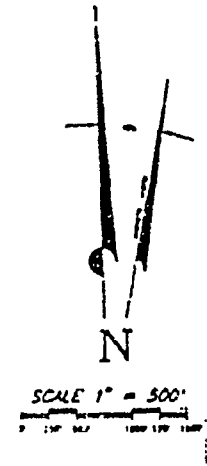
PRELIMINARY SUBDIVISION PLAN

TANO SANTA FE

HOTEL	250 ROOMS
CLUSTER "A"	12 RESIDENCES
CLUSTER "B"	34 RESIDENCES
TOTAL TOWNHOMES	46 RESIDENCES
RESIDENTIAL HOMESITES	278 SINGLE FAMILY LOTS
TOTAL	322 UNITS

SMALLEST LOT SIZE = 1.0 ACRE ±
LARGEST LOT SIZE = 6.0 ACRES ±
AVERAGE LOT SIZE = 1.5 ACRES±





NOTICE: [illegible]

LEGEND/PLAT REFERENCE

[illegible]

PROPOSED SUBDIVISION NOTES

[illegible]

947859

SMITH WILLIAMSON & ASSOCIATES

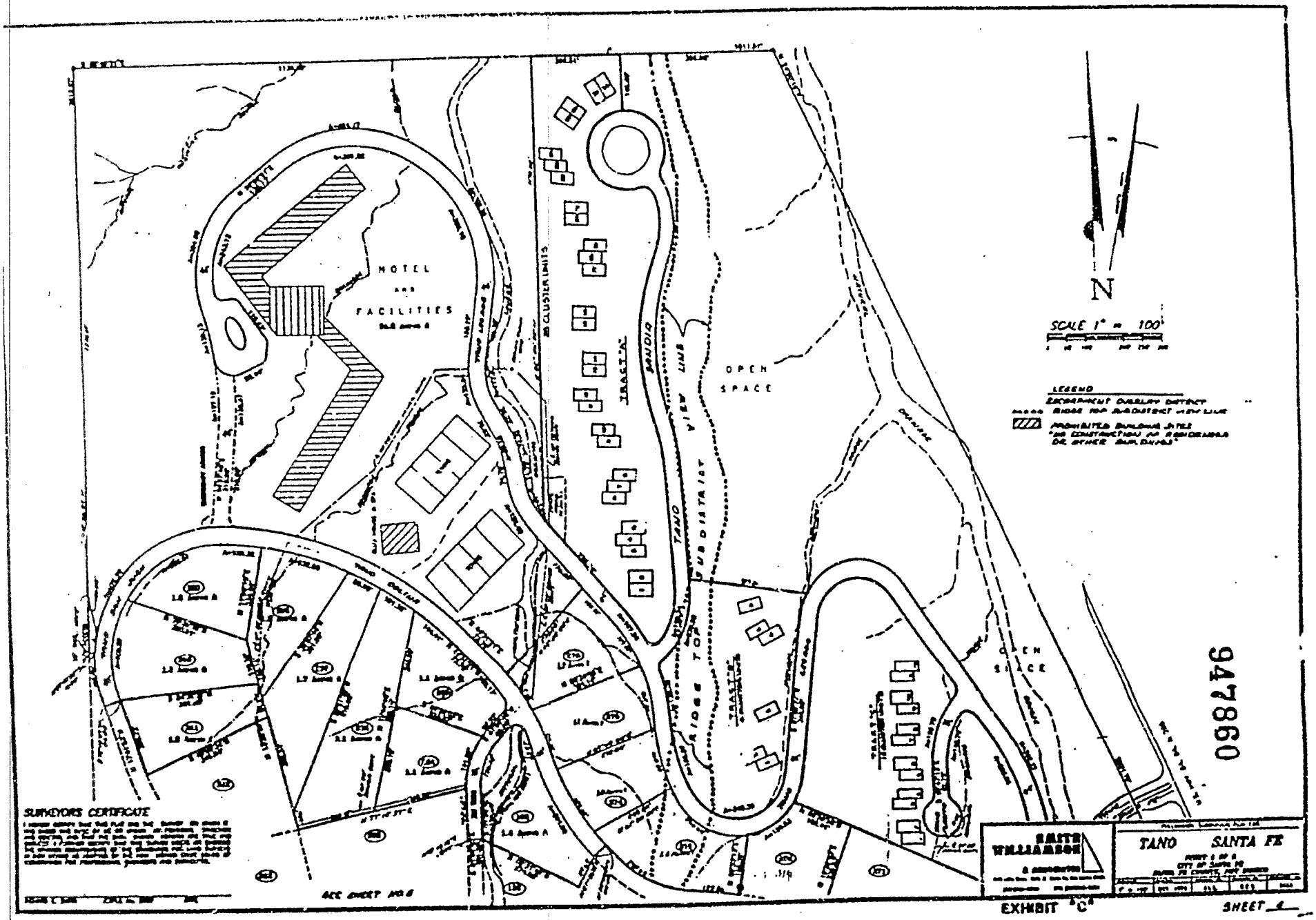
TANO SANTA FE

COVER & INDEX SHEET

EXHIBIT "C"

SHEET 1

PRELIMINARY SUBDIVISION PL.


HOTEL
AND
FACILITIES
OPEN
SPACE
N
SCALE 1" = 100'
LEGEND
SURVEYORS CERTIFICATE
SMITH WILLIAMSON
TANO SANTA FE
EXHIBIT "C"
SHEET 1
947860
PRELIMINARY SUBDIVISION PLAN

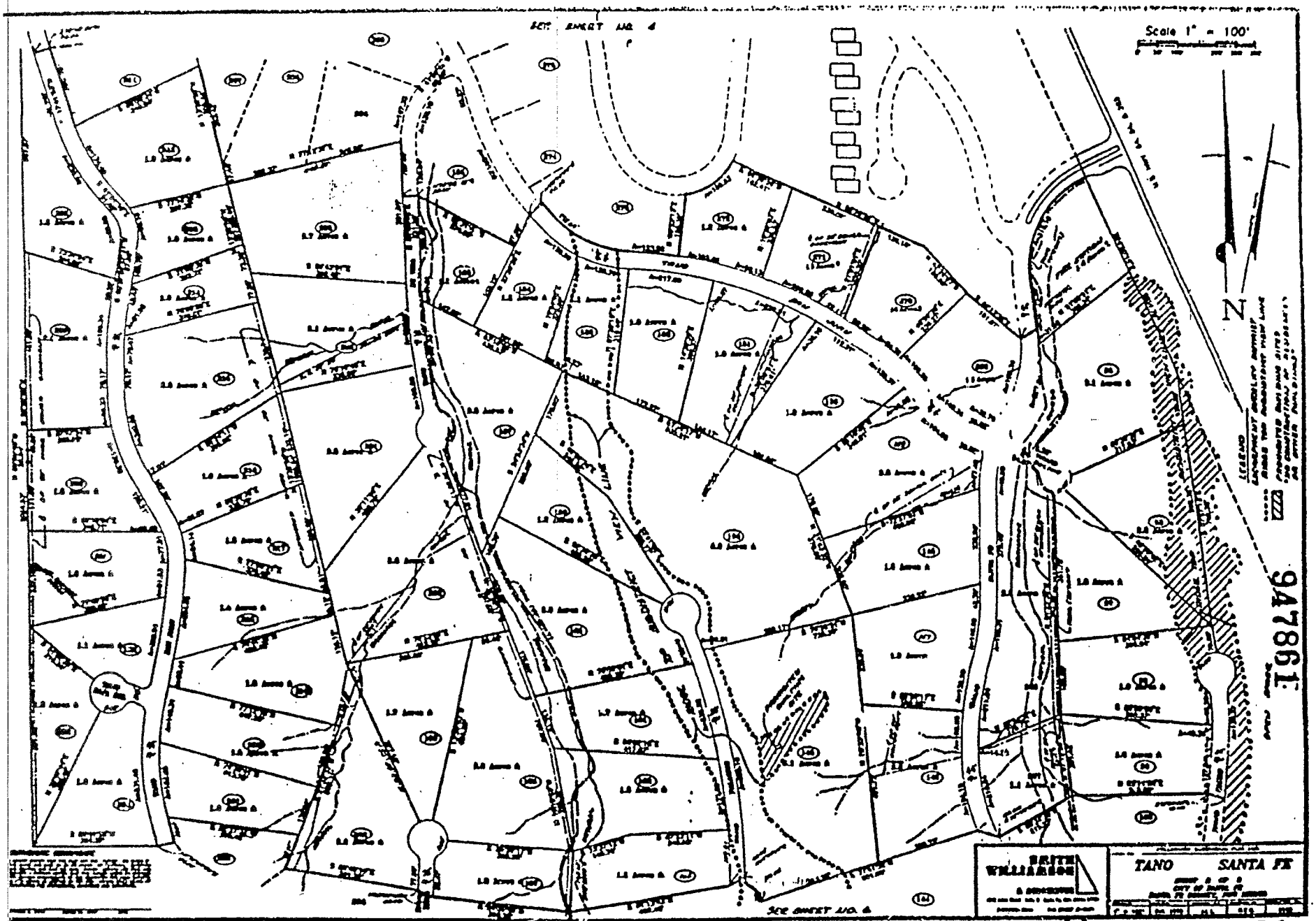


EXHIBIT "C"

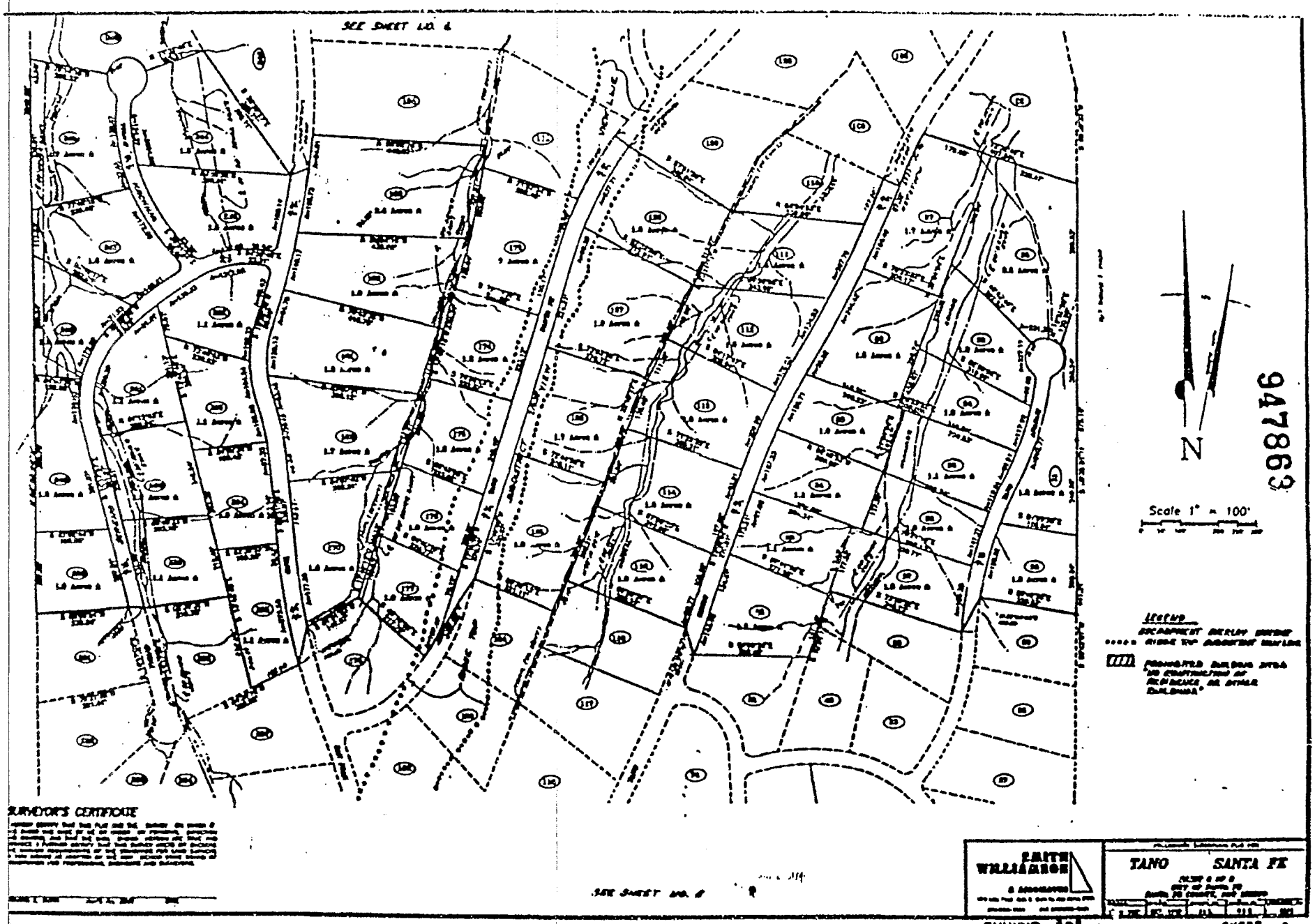
SHEET 2

EXHIBIT "C"

SHEET

94786

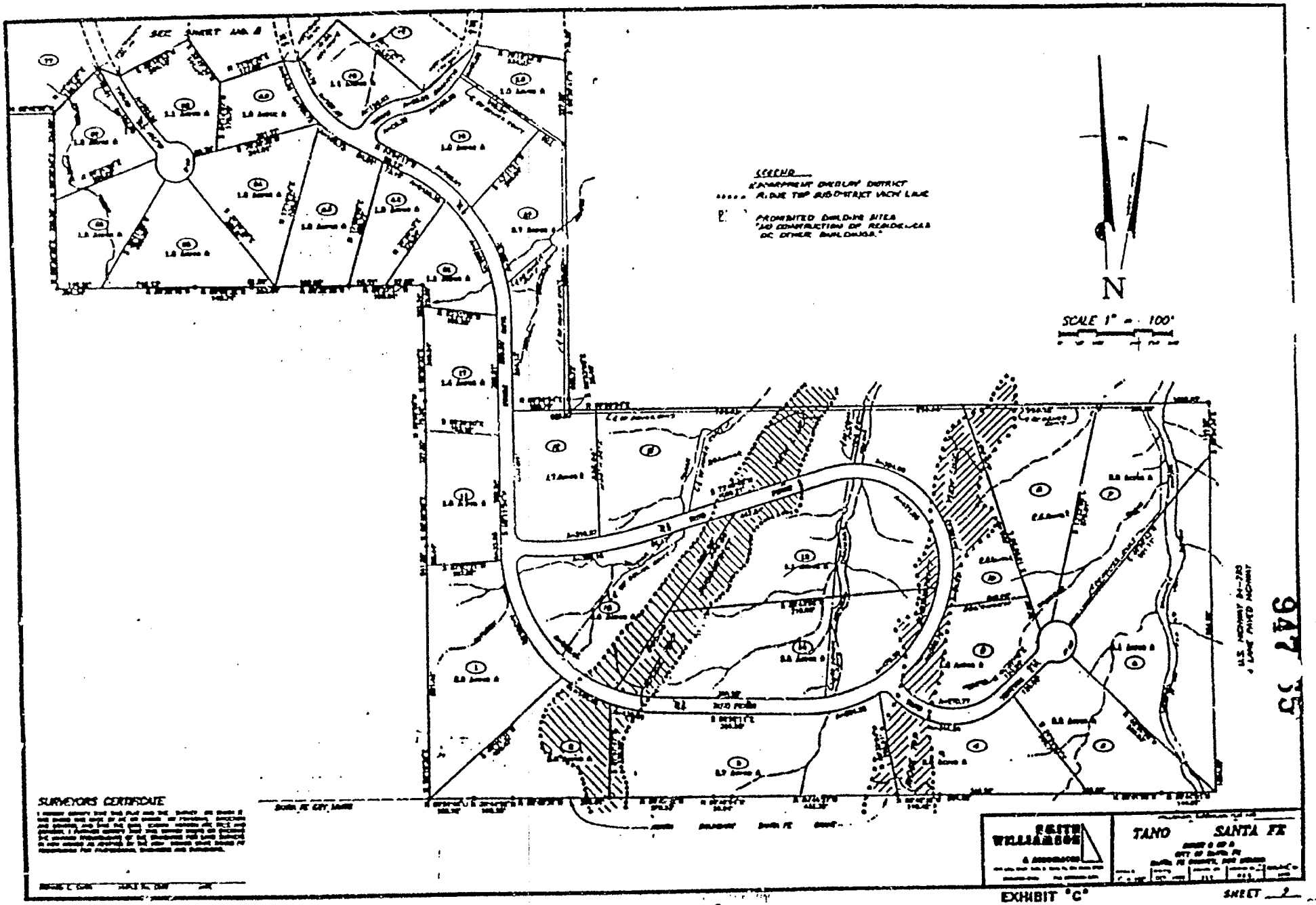
PRELIMINARY & FINAL PLAT



947863

PRELIMINARY SUBDIVISION PLAT

SCALE 1" = 100'
VIEW LINE
SUBDISTRICT
RIDGE TOP
SURVEYORS CERTIFICATE
SMITH WILLIAMSON
TANO SANTA FE
EXHIBIT C
SHEET 2
PRELIMINARY SUBDIVISION
94864



947 35

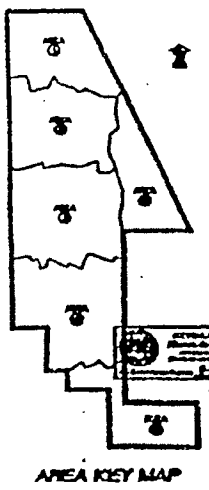
PRELIMINARY SUBDIVISION PLAN

PRELIMINARY DEVELOPMENT PLAN SUBMITTAL FOR TANO SANTA FE PLANNED RESIDENTIAL RESORT COMMUNITY

REVISED DECEMBER 11,1992
MARCH 1, 1993

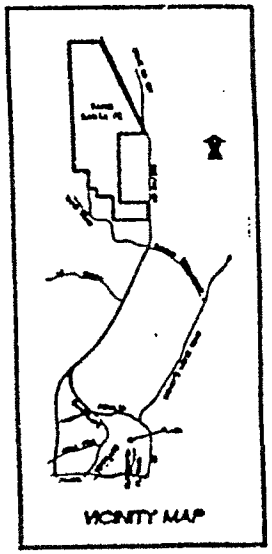
SHEET INDEX

SHEET TITLE	SHEET NUMBER
[illegible]	[illegible]



AREA KEY MAP

TANO
SANTA FE



VICINITY MAP

APPROVED "SHEETS 10 THRU 43 INCLUSIVE" BY THE CITY COUNCIL, CITY OF SANTA FE, NEW MEXICO AT ITS MEETING OF OCTOBER 28, 1992.

DATE MAYOR CITY CLERK

Submitted To:

CITY OF SANTA FE

Prepared For:

TANO SANTA FE PARTNERSHIP
125 Auburn Court, Suite 220
Westlake Village, CA 91362

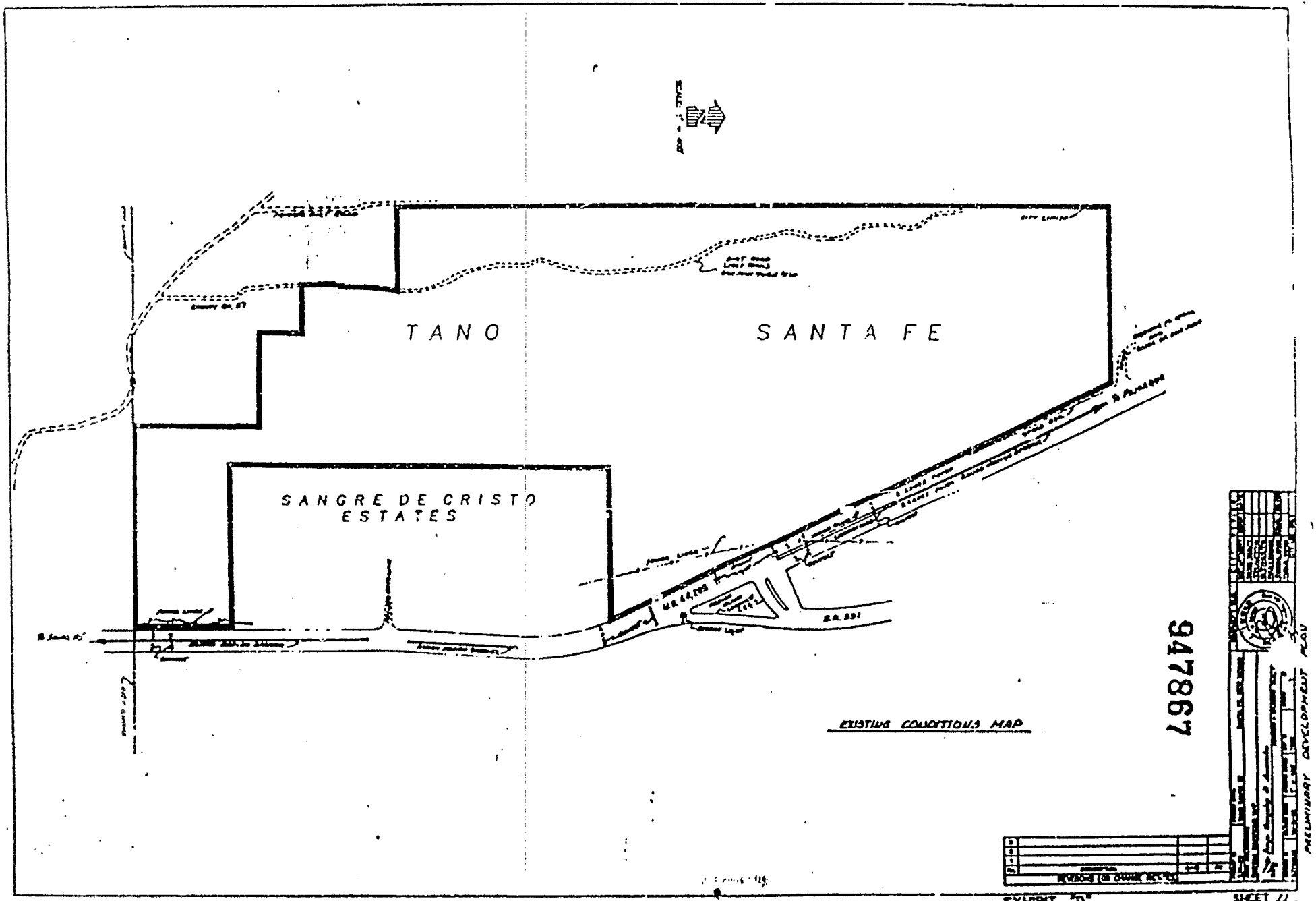
Prepared By:

THE FLANCE COMPANY
SMITH AND WILLIAMSON SURVEYING SERVICE
JORGE GONZALEZ AND ASSOCIATES
Santa Fe, New Mexico

947866

PRELIMINARY DEVELOPMENT PLAN

EXHIBIT "D" SHEET NO. 10


TANO
SANTA FE
SANGRE DE CRISTO
ESTATES
EXISTING CONDITIONS MAP
947867
PRELIMINARY DEVELOPMENT PLAN
EXHIBIT "D"
SHEET 11

PHASE III

PHASE II

PHASE I

PHASE IV

OPEN SPACE

OPEN SPACE

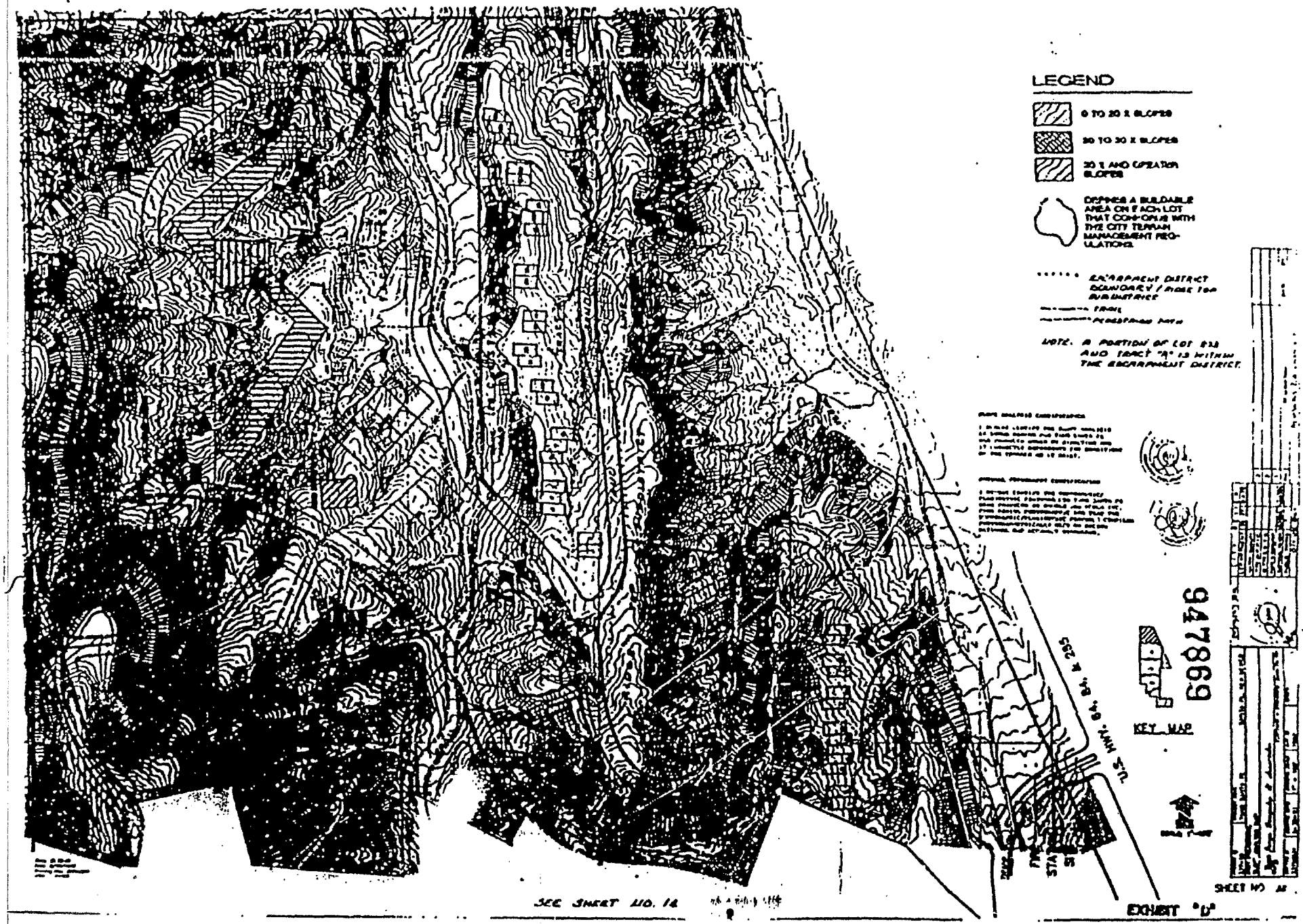
PHASE	DESCRIPTION
I	
II	
III	
IV	

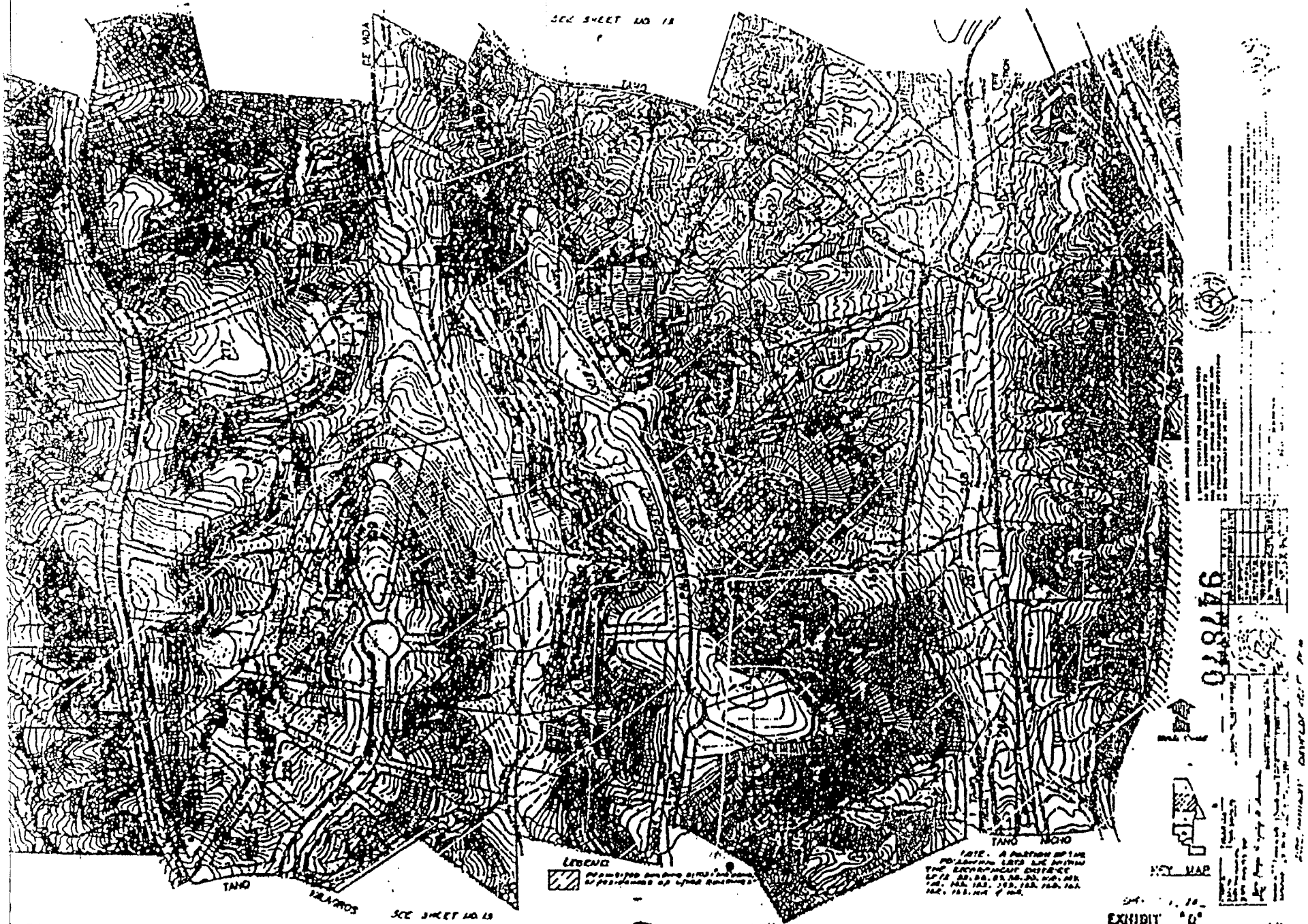
947868

EXHIBIT "D"

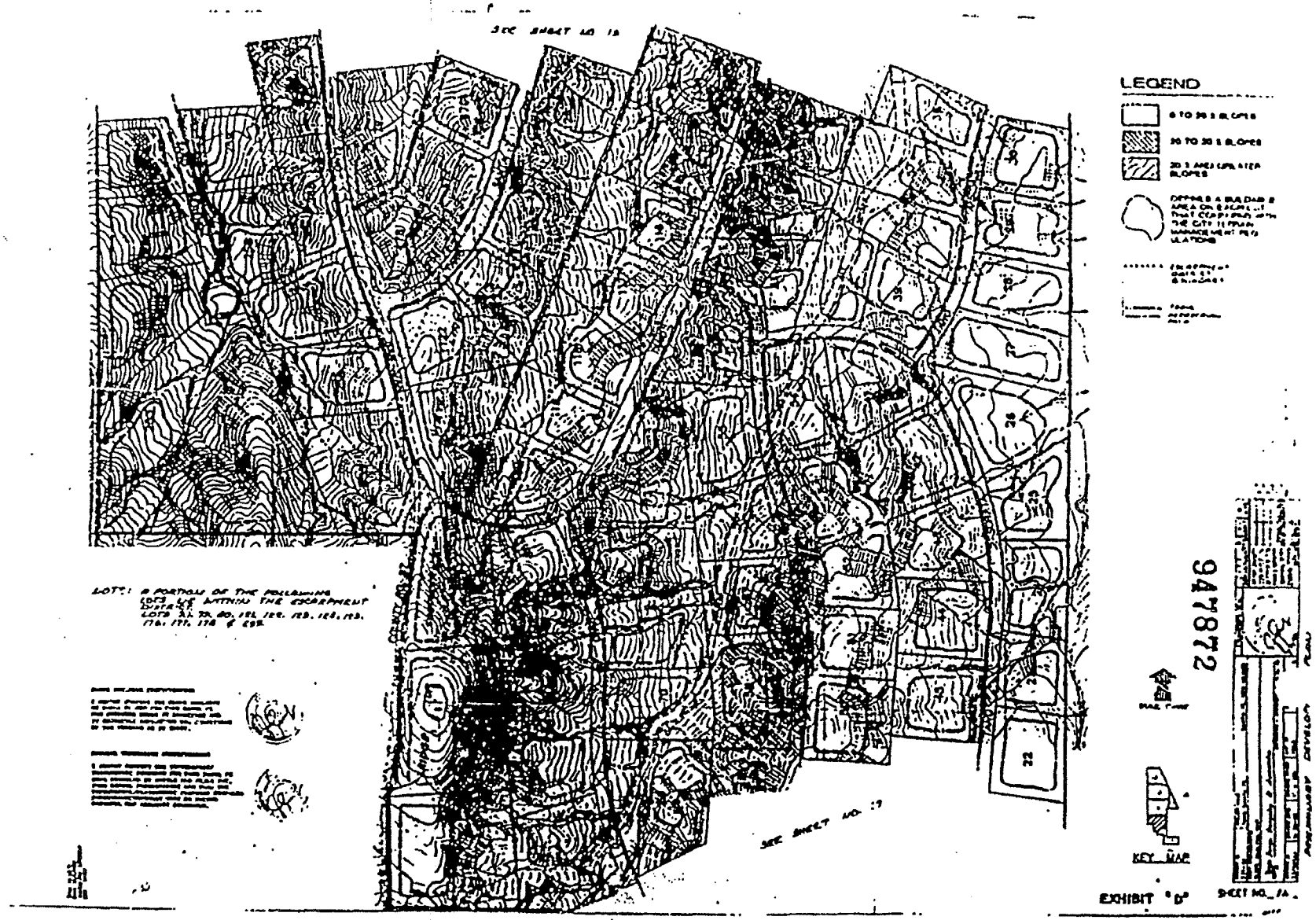
TANO SANTA FE

PHASING PLAN


LEGEND
0 TO 20 % SLOPES
20 TO 30 % SLOPES
30 % AND GREATER SLOPES
DEPICTS A BUILDABLE AREA ON EACH LOT THAT CONFORMS WITH THE CITY TERRAIN MANAGEMENT REGULATIONS
ESCARPMENT DISTRICT BOUNDARY / RIDGE TOP SUBDISTRICT
TRAIL
NOTE: A PORTION OF LOT 833 AND TRACT "A" IS WITHIN THE ESCARPMENT DISTRICT.
947869
KEY MAP
SEE SHEET NO. 14
EXHIBIT "D"


SEE SHEET NO. 13
TANO
TANO
TANO NICHO
LEGEND
KEY MAP
EXHIBIT "D"

947871



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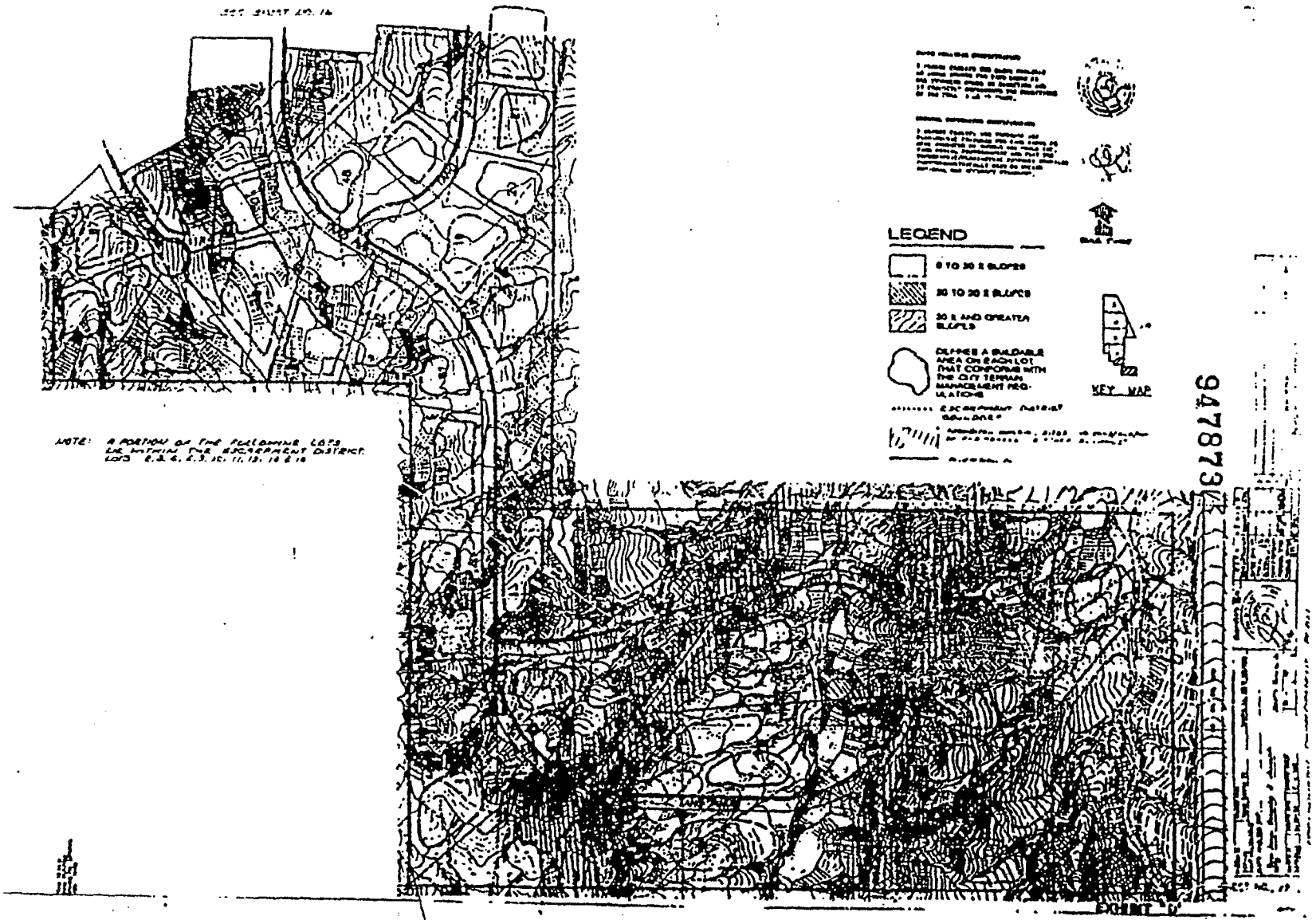
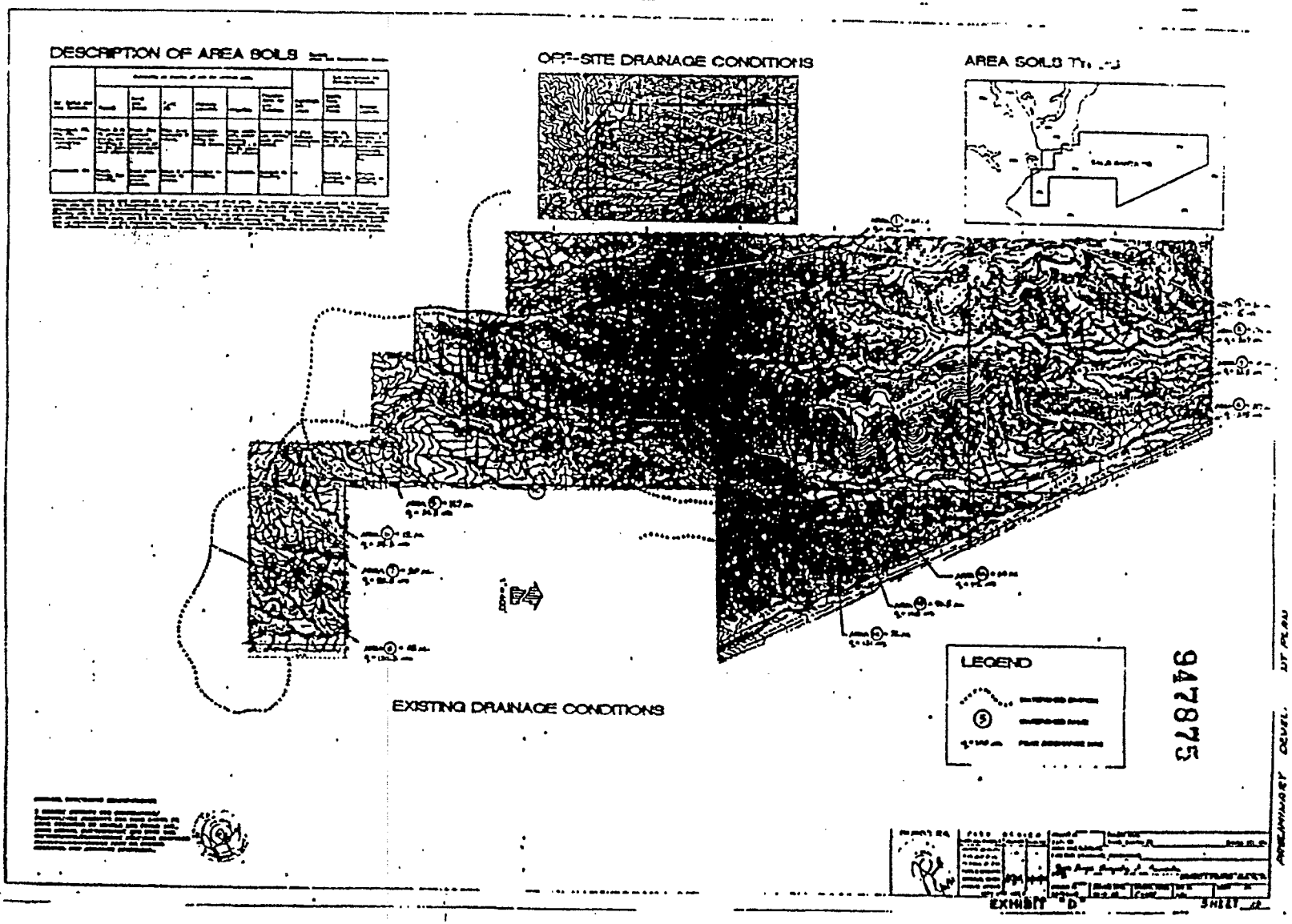
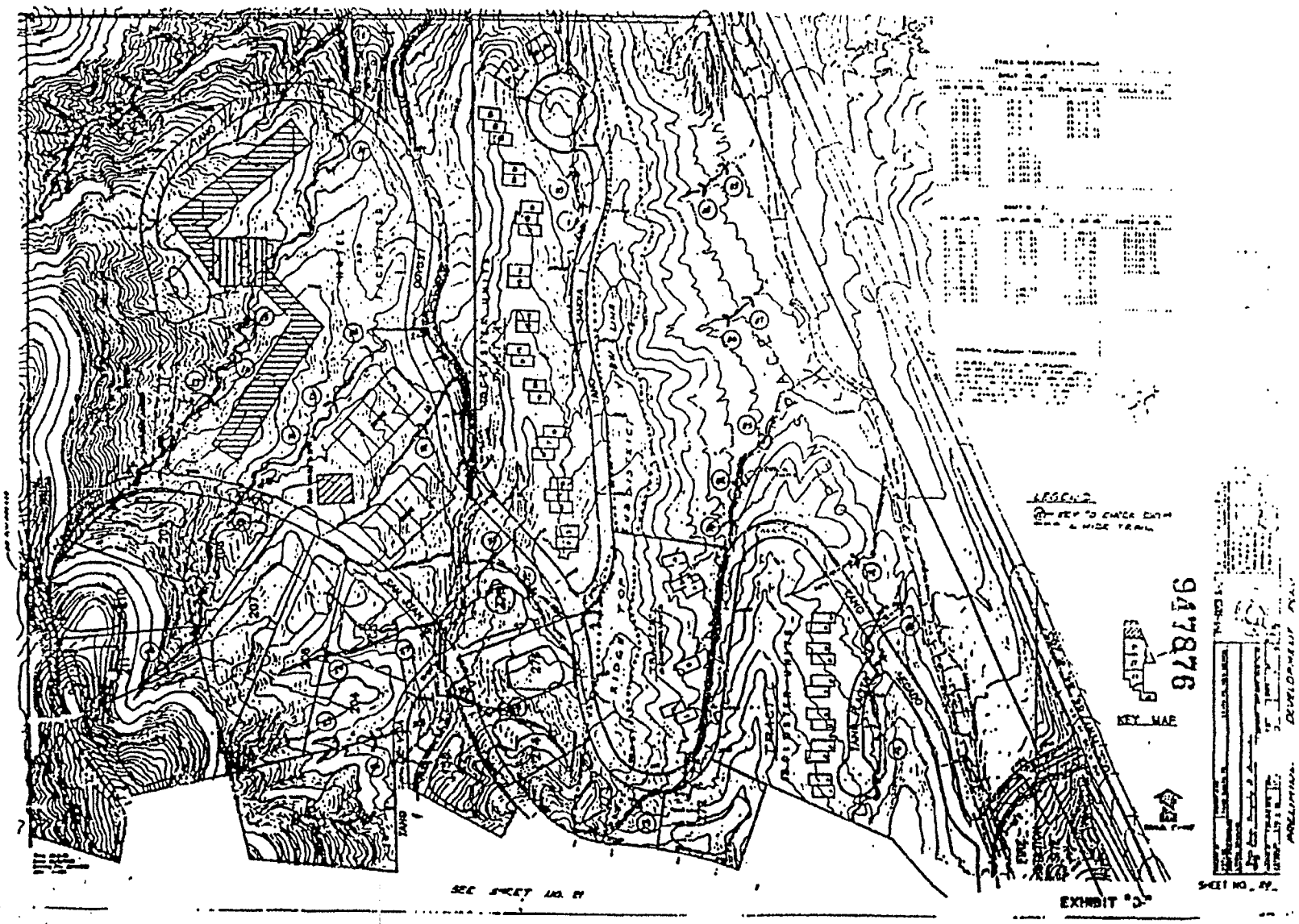
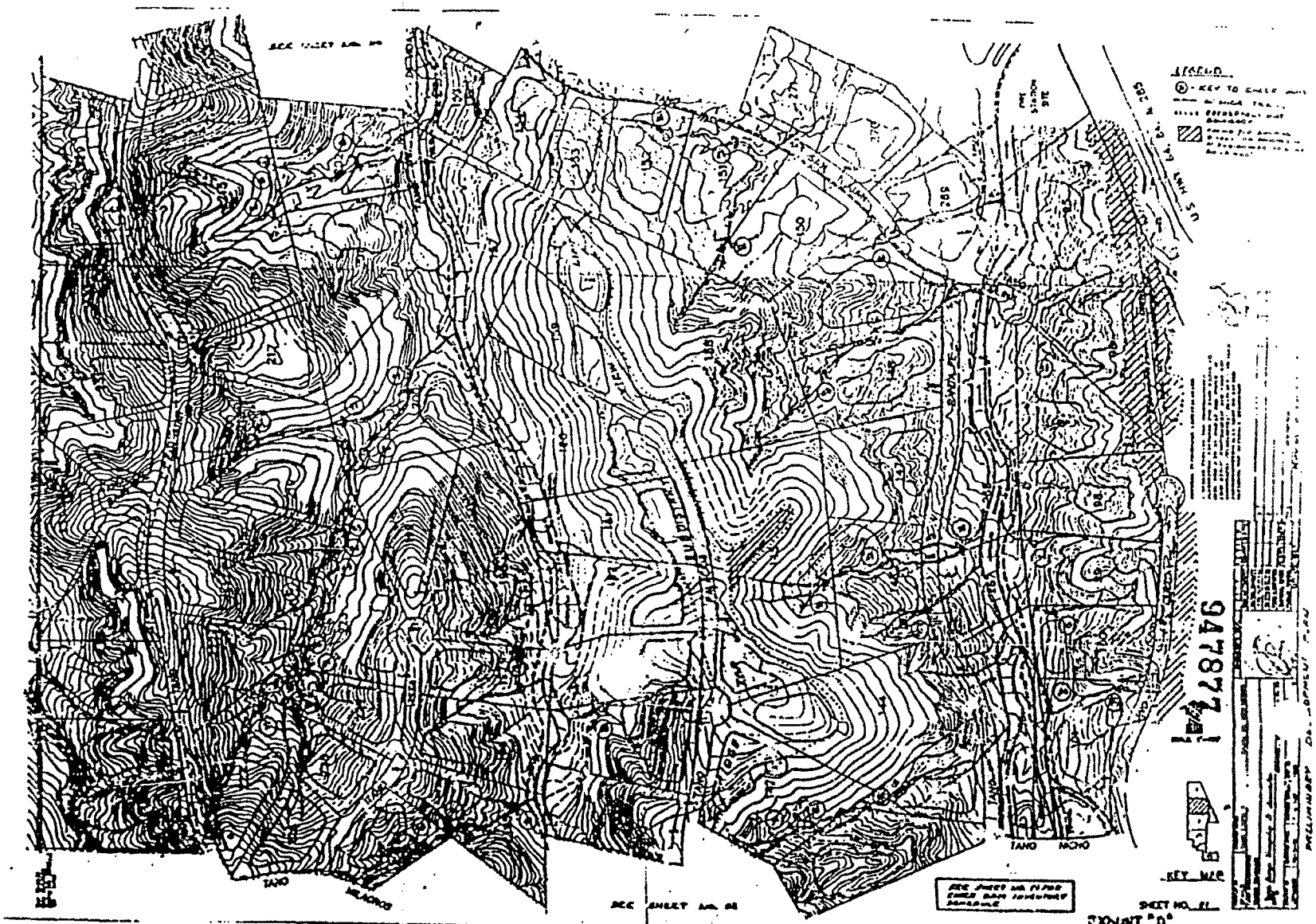


947873

LEGEND
KEY MAP
947874
EXHIBIT "D"


DESCRIPTION OF AREA SOILS
OFF-SITE DRAINAGE CONDITIONS
AREA SOILS
EXISTING DRAINAGE CONDITIONS
LEGEND
947873
PRELIMINARY DEVEL. ST PLAN
EXHIBIT "D"
SHEET

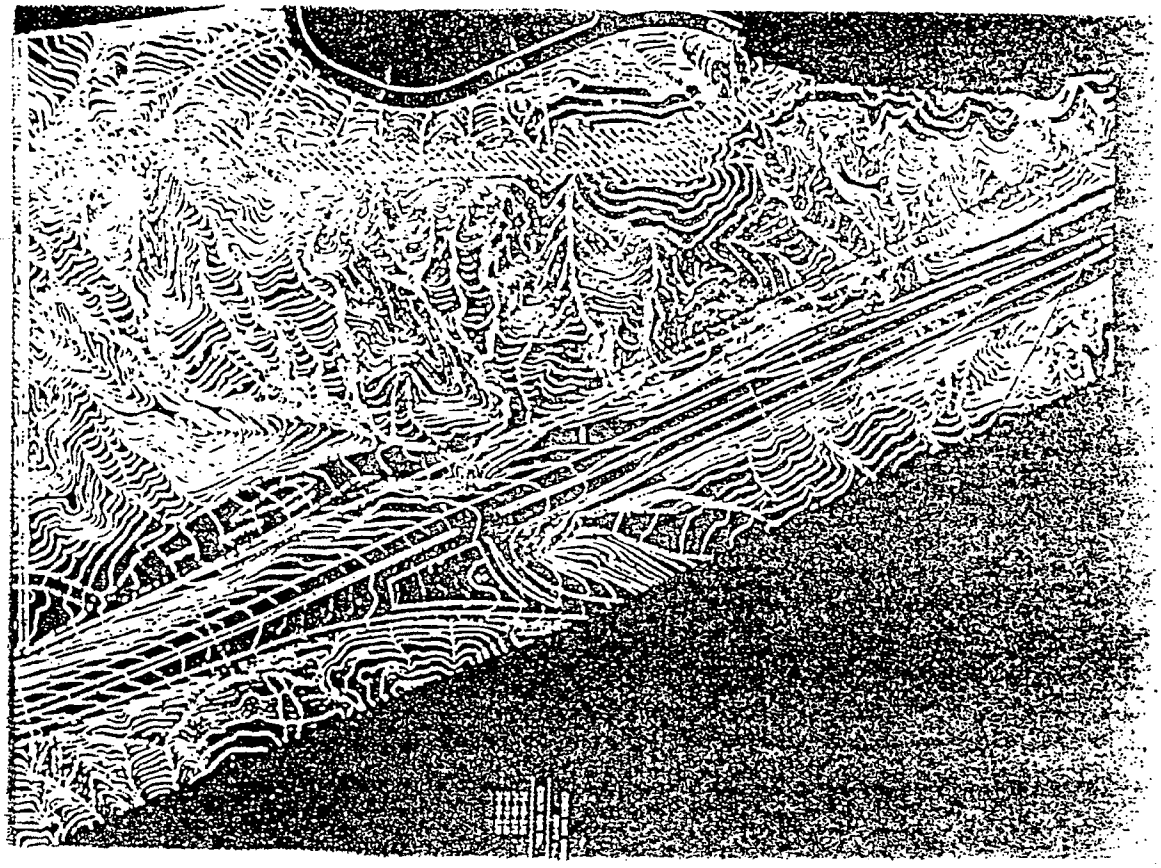

KEY MAP
947876
SEE SHEET NO. 21
EXHIBIT "D"
SHEET NO. 29

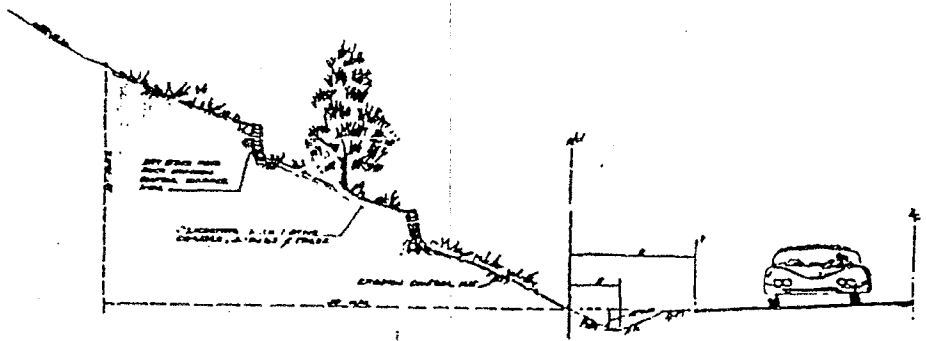

LEGEND
KEY MAP
SHEET NO.
EXHIBIT "D"
TANO
NICHO
947877

947878

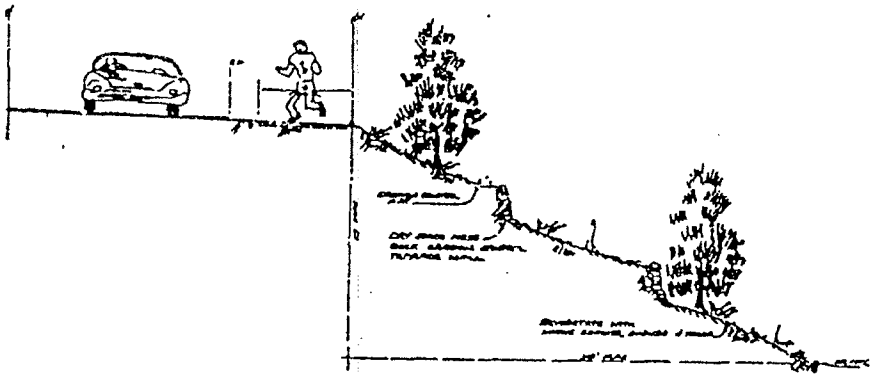
947879

94788

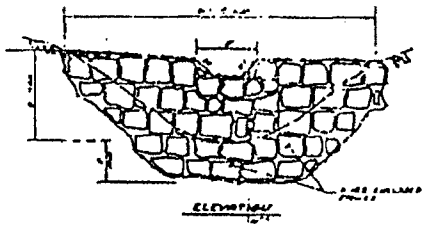




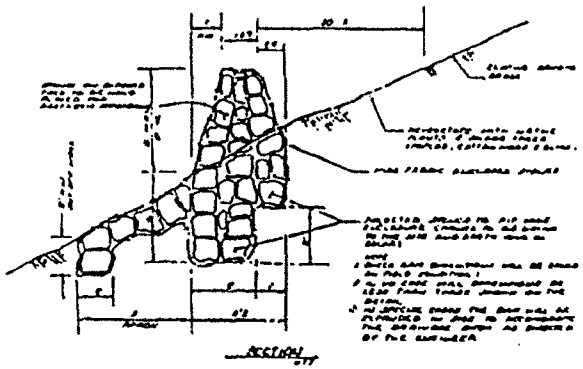
2:1 CUT SLOPE GREATER THAN 5' HIGH



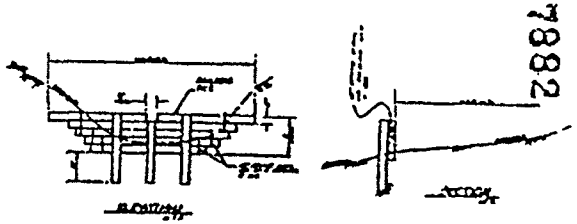
2:1 FILL SLOPES GREATER THAN 5' HIGH



ELEVATION



ROCK CHECK DAM

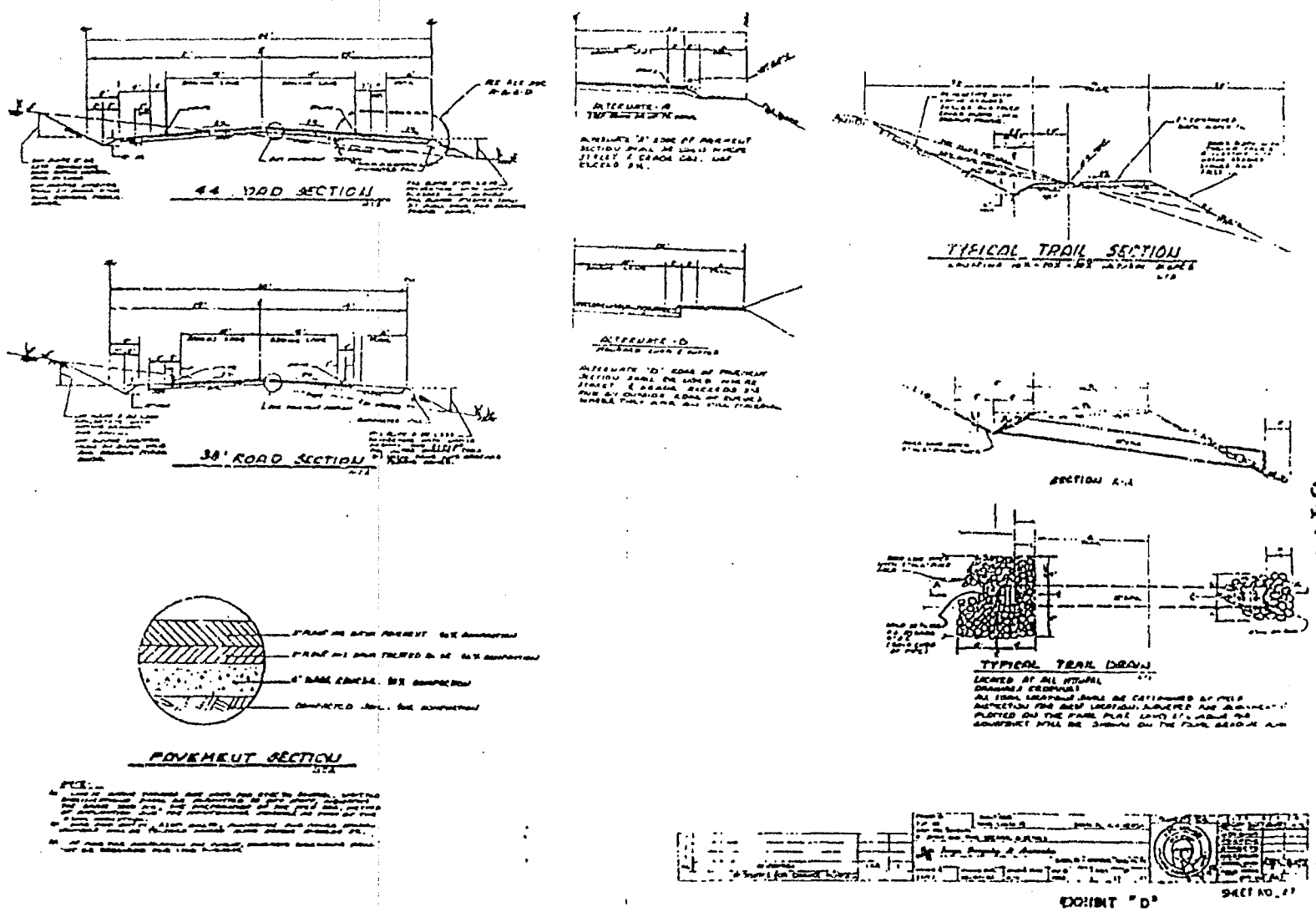


RAILROAD TIE CHECK DAM

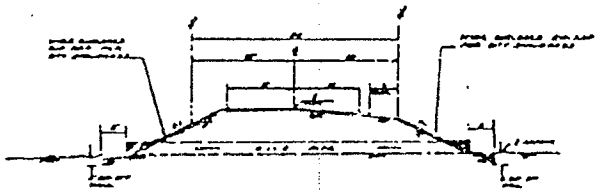
947882

EXHIBIT "D"

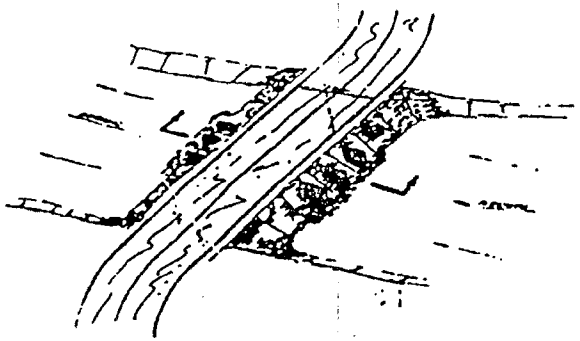
SHEET NO. 11


44' ROAD SECTION
38' ROAD SECTION
PAVEMENT SECTION
ALTERNATE - A
ALTERNATE - B
TYPICAL TRAIL SECTION
SECTION A-A
TYPICAL TRAIL DRAIN
EXHIBIT "D"
SHEET NO. 27

947883



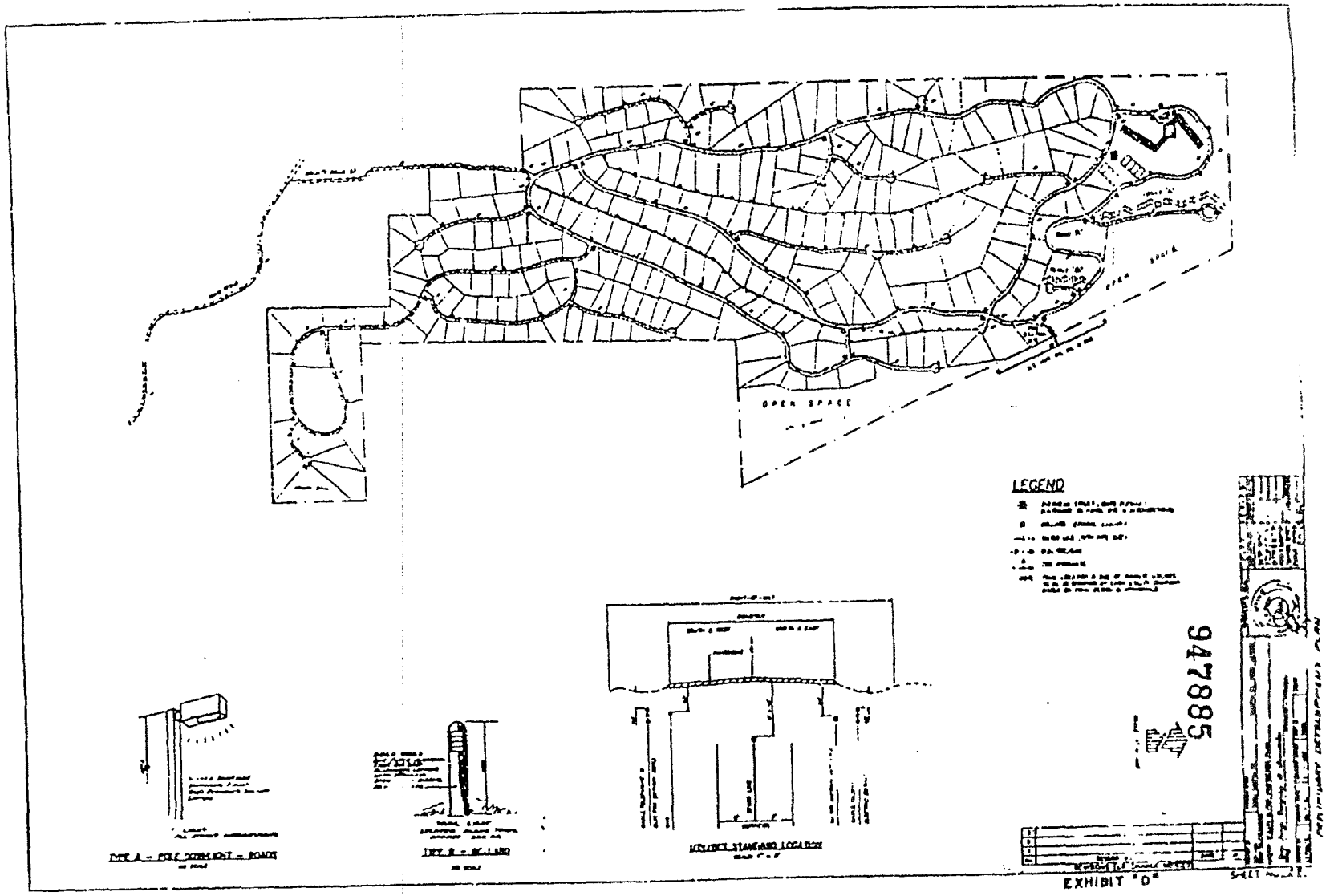
SECTION

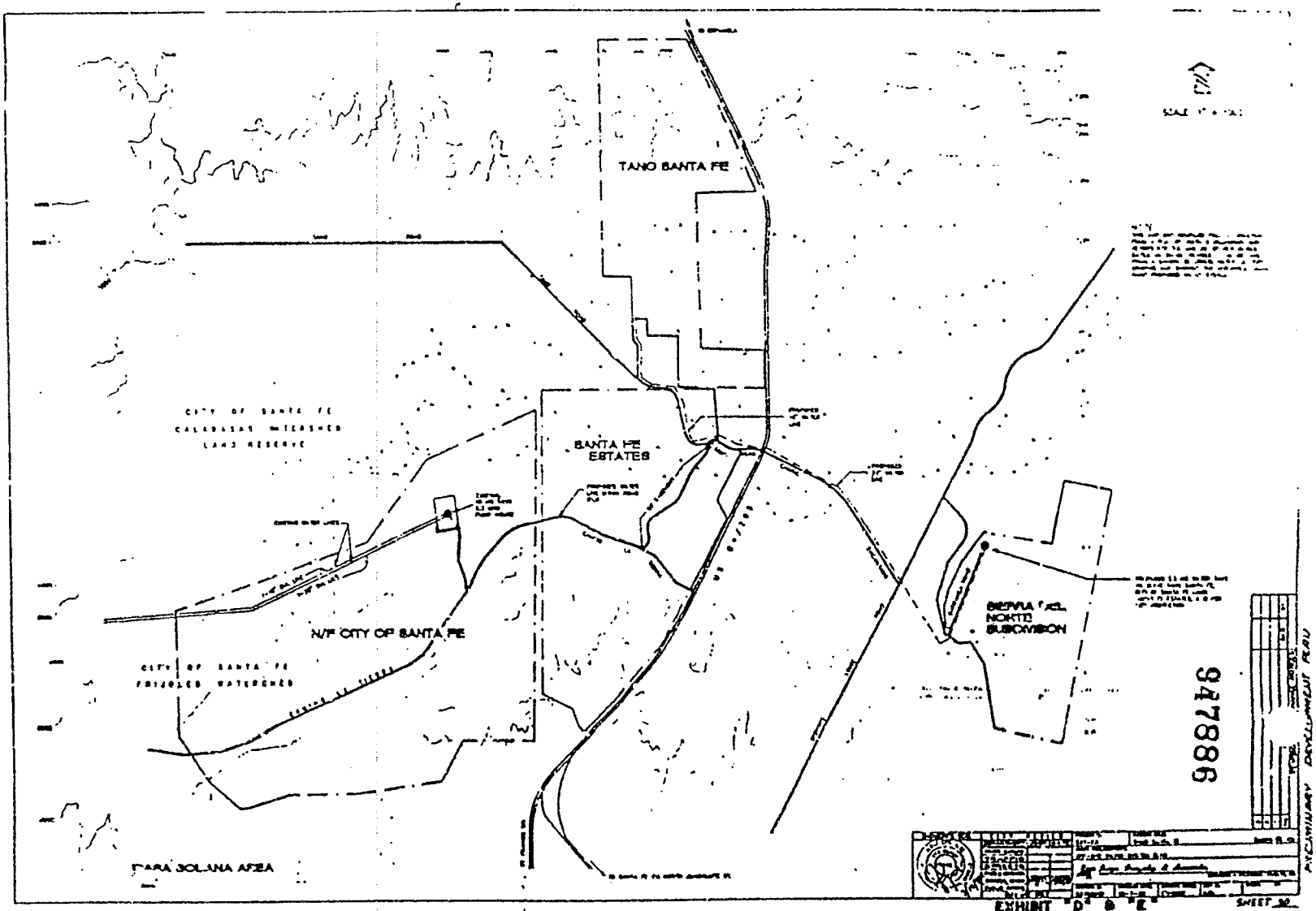


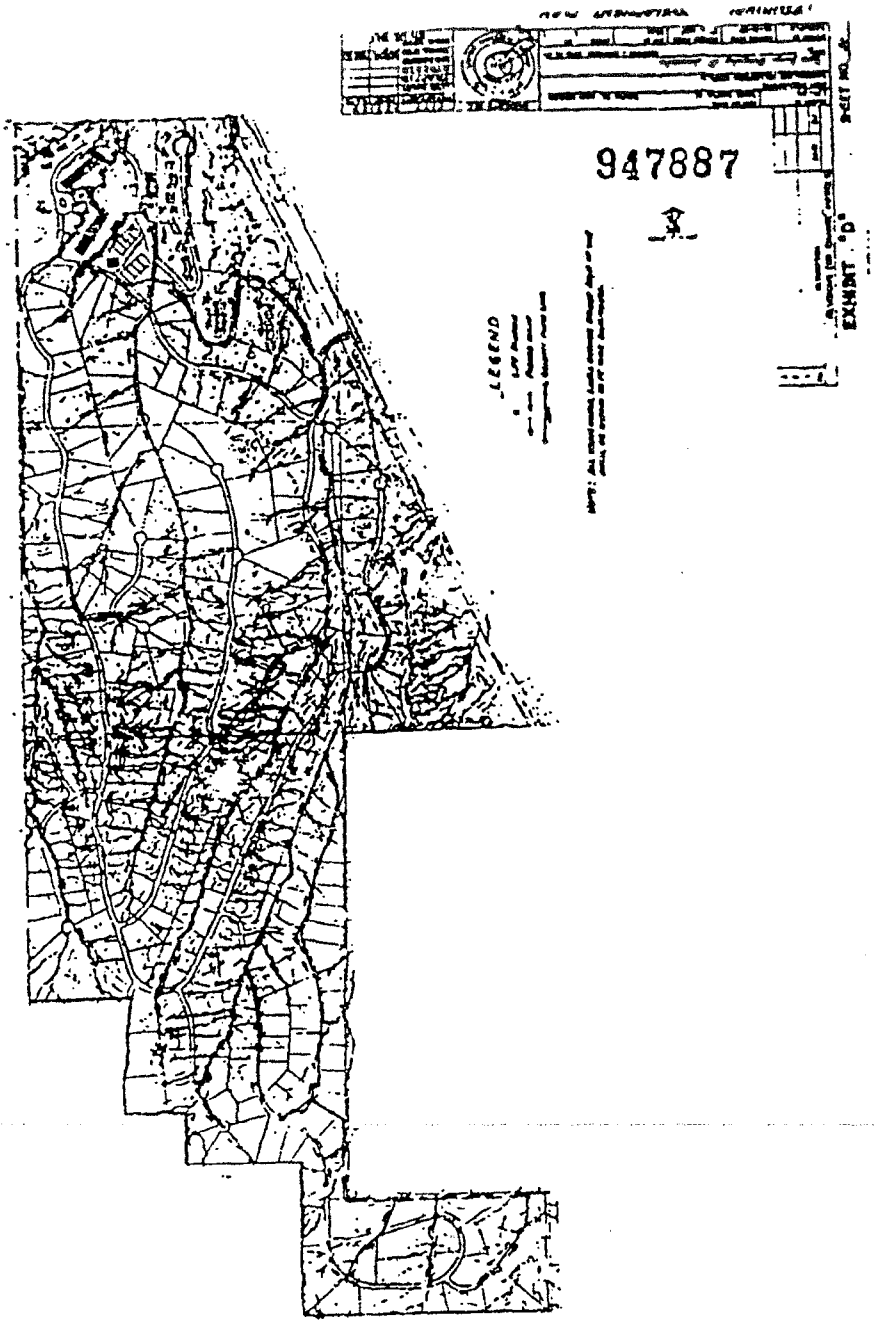
TYPICAL ARROYO CROSSING

947884

EXHIBIT "D"


OPEN SPACE
LEGEND
947885
EXHIBIT "D"


TANO SANTA FE
SANTA FE ESTATES
N/F CITY OF SANTA FE
CITY OF SANTA FE CALABASAS WATERSHED LAND RESERVE
CITY OF SANTA FE FRIJOLES WATERSHED
SIERRA DEL NORTE SUBDIVISION
PARA SOLANA AREA
947886
EXHIBIT "D" & "E"
SHEET 30
PRELIMINARY DEVELOPMENT PLAN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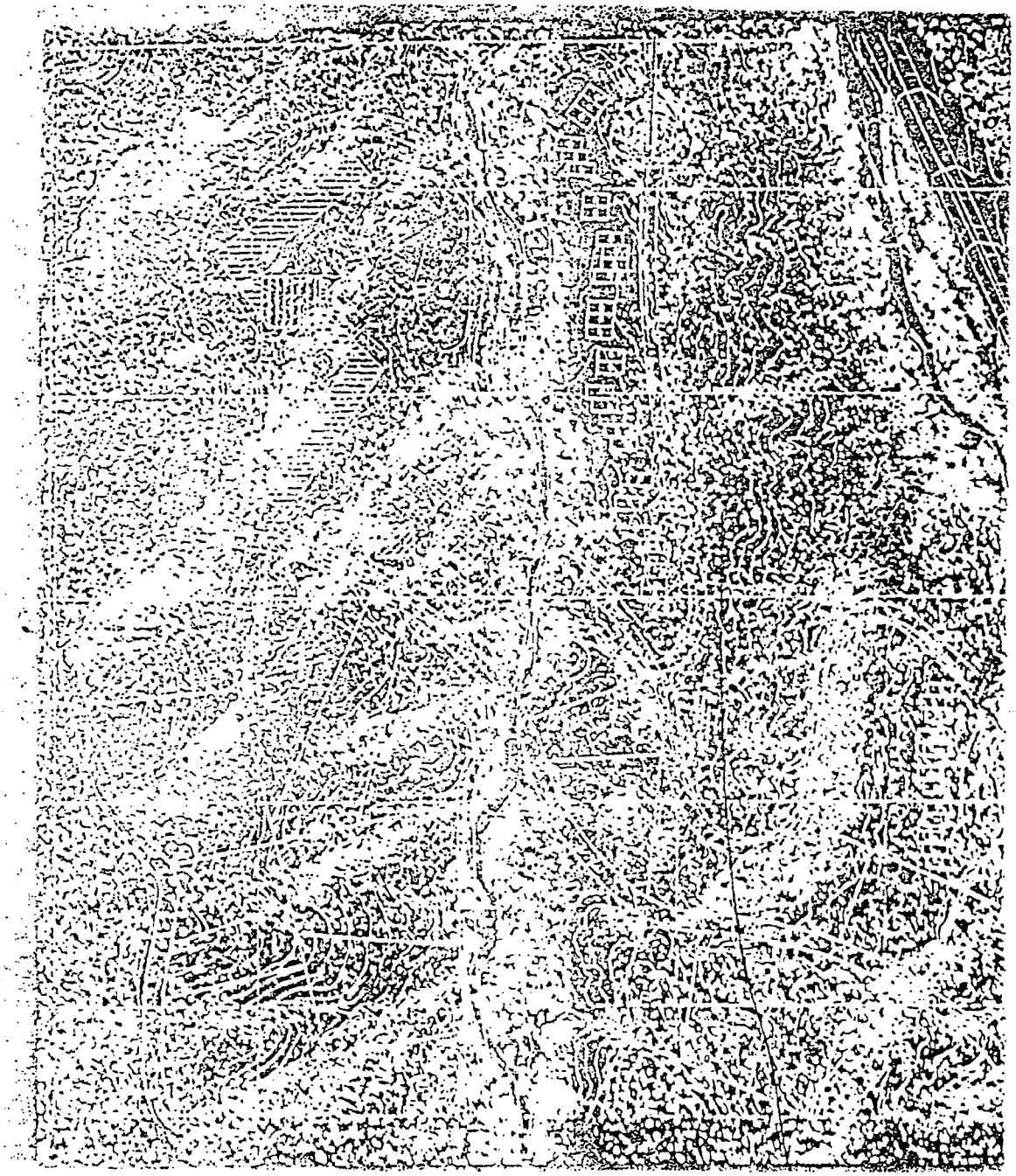
LEGEND
EXHIBIT "D"



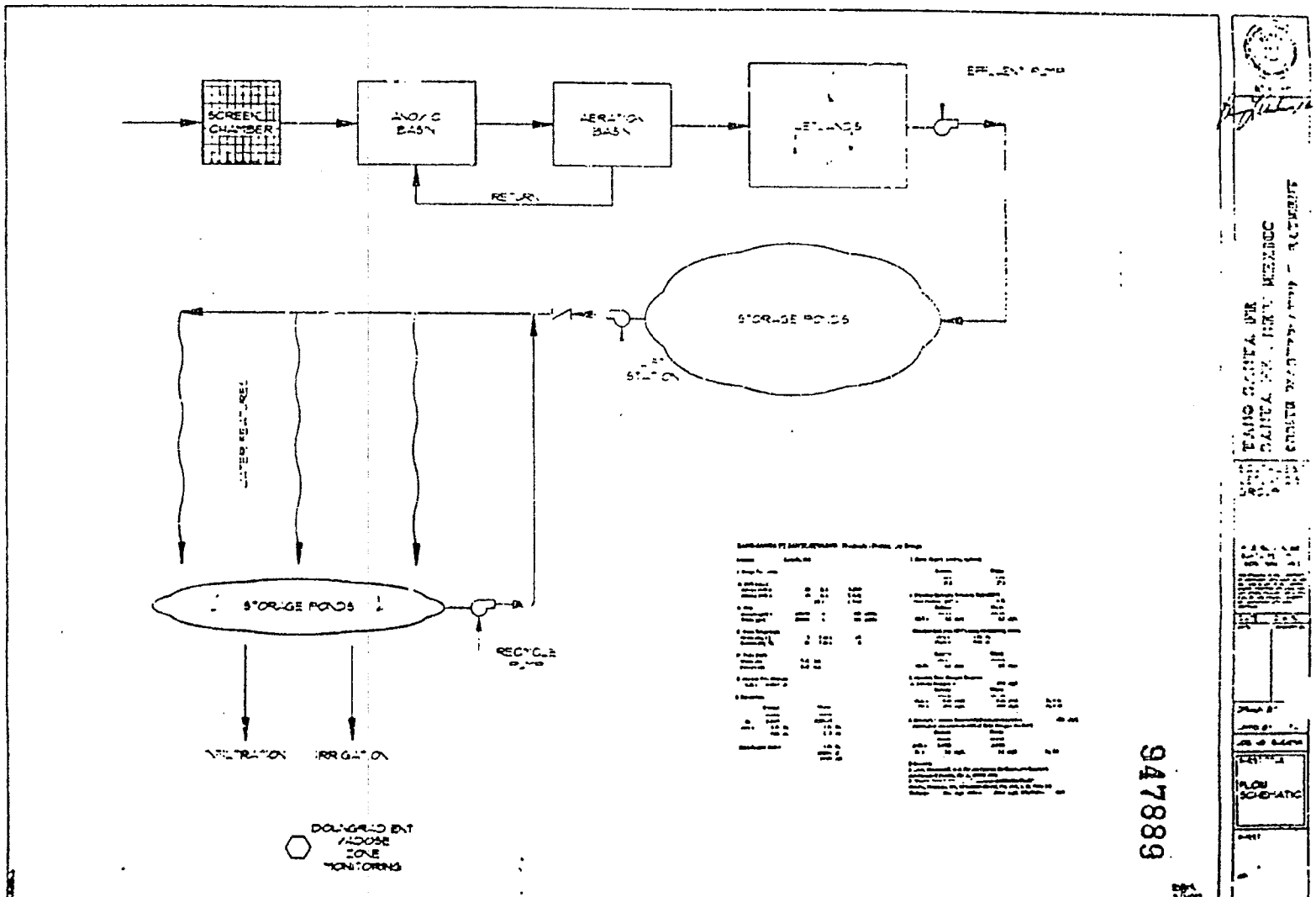

SCREEN CHAMBER
ANOXIC BASIN
AERATION BASIN
RETURN
STORAGE PONDS
STORAGE PONDS
RECYCLE PUMP
INFILTRATION
IRRIGATION
DOWNGRADIENT VADOSE ZONE MONITORING
947889
FLOW SCHEMATIC

EXHIBIT "D"

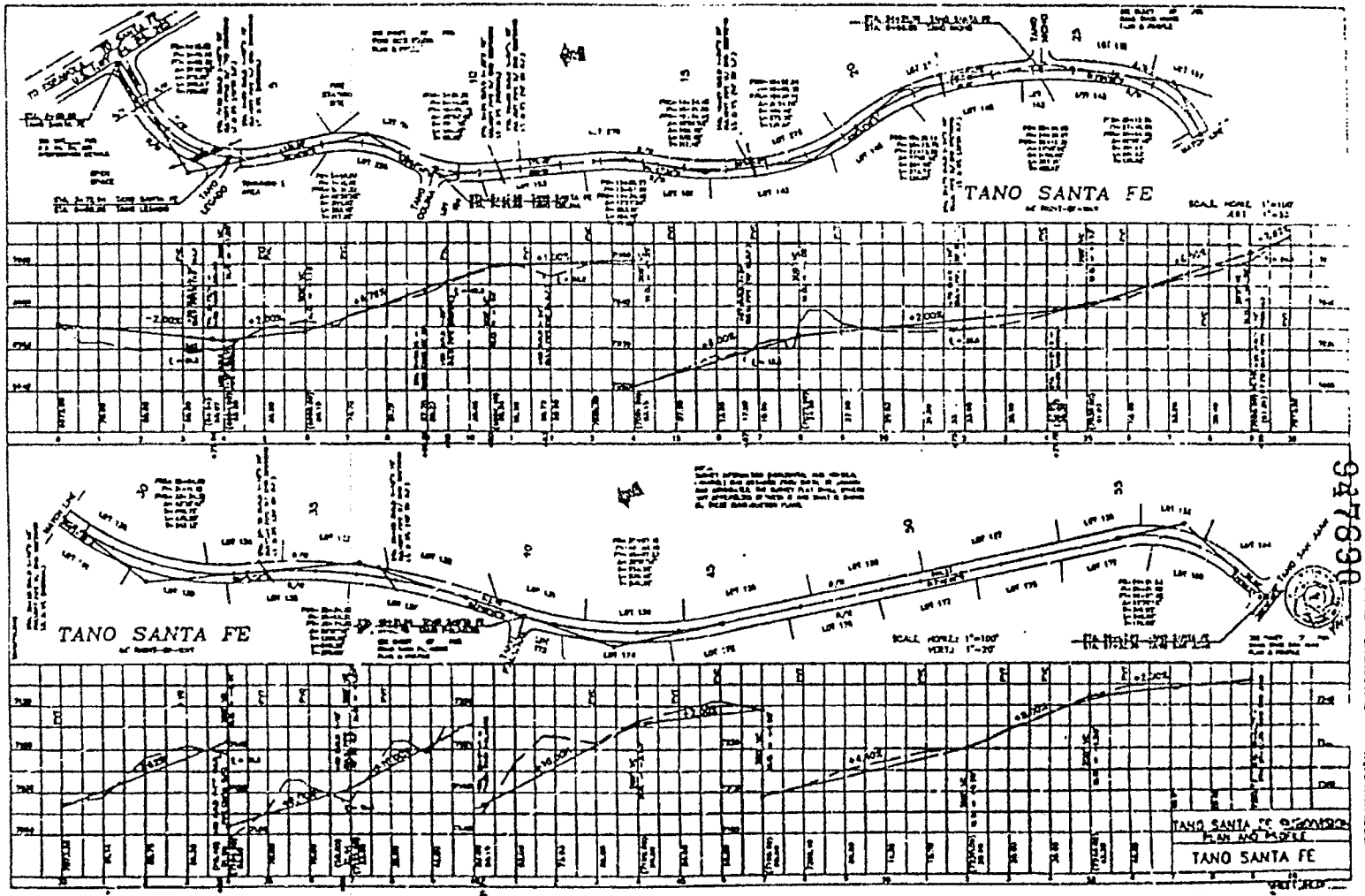

TANO SANTA FE
TANO SANTA FE
TANO SANTA FE
PLAN AND PROFILE
TANO SANTA FE

EXHIBIT "D"

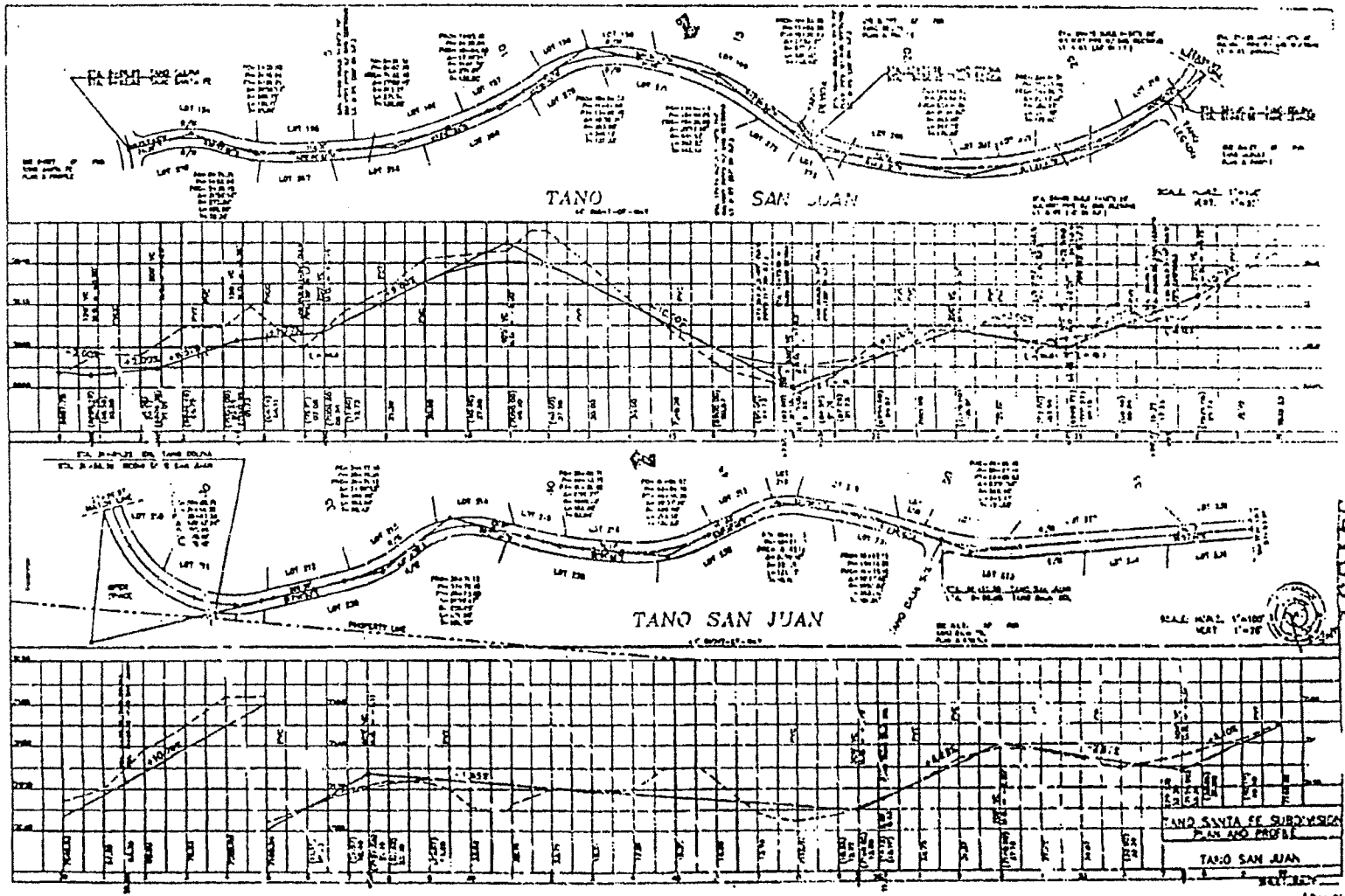

TANO SAN JUAN
TANO SAN JUAN
TANO SANTA FE SUBDIVISION
PLAN AND PROFILE
TANO SAN JUAN

EXHIBIT "D"

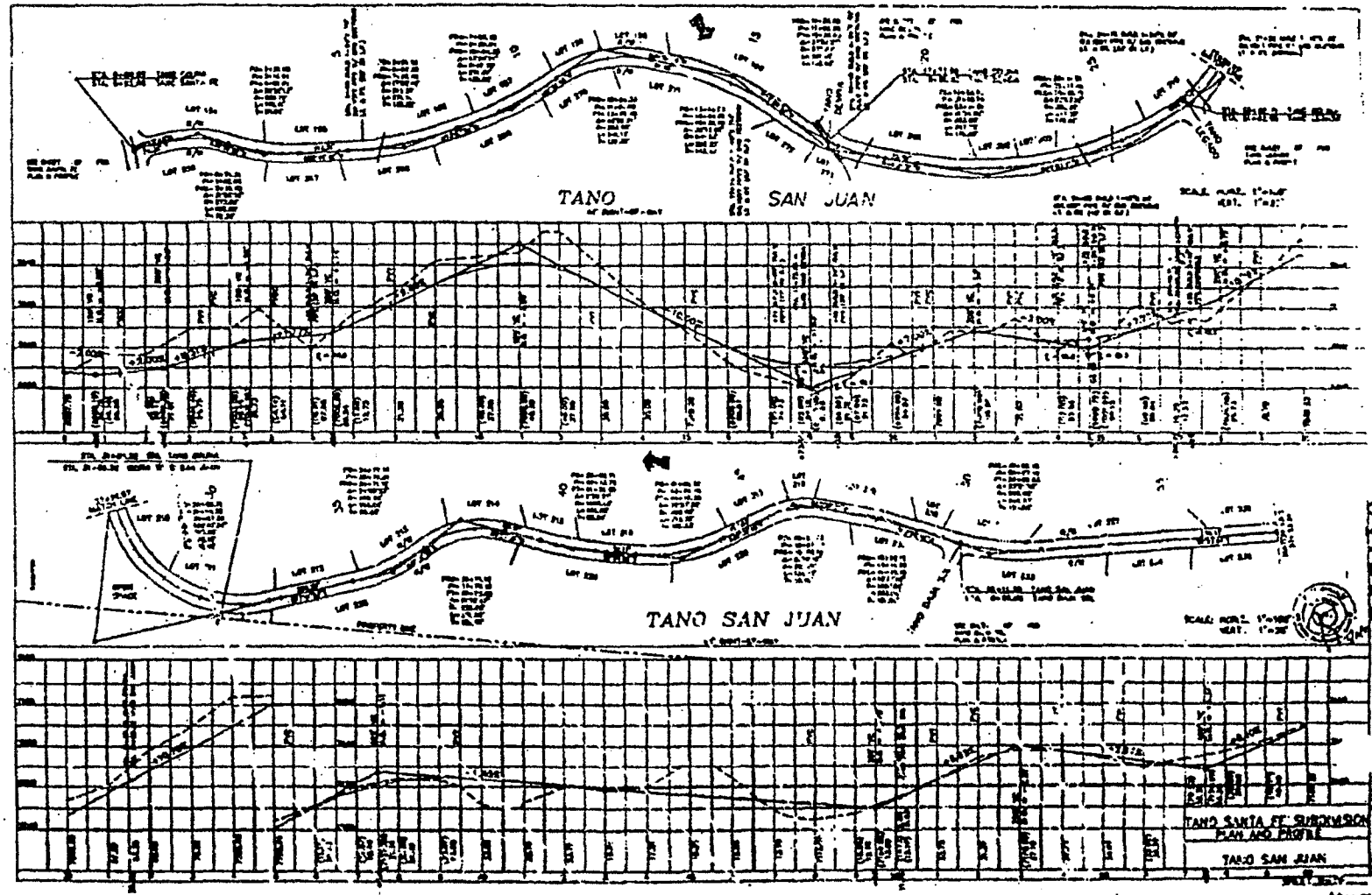

TANO
SAN JUAN
TANO SAN JUAN
TANO SANTA FE SUBDIVISION
PLAN AND PROFILE
TANO SAN JUAN

EXHIBIT "D"

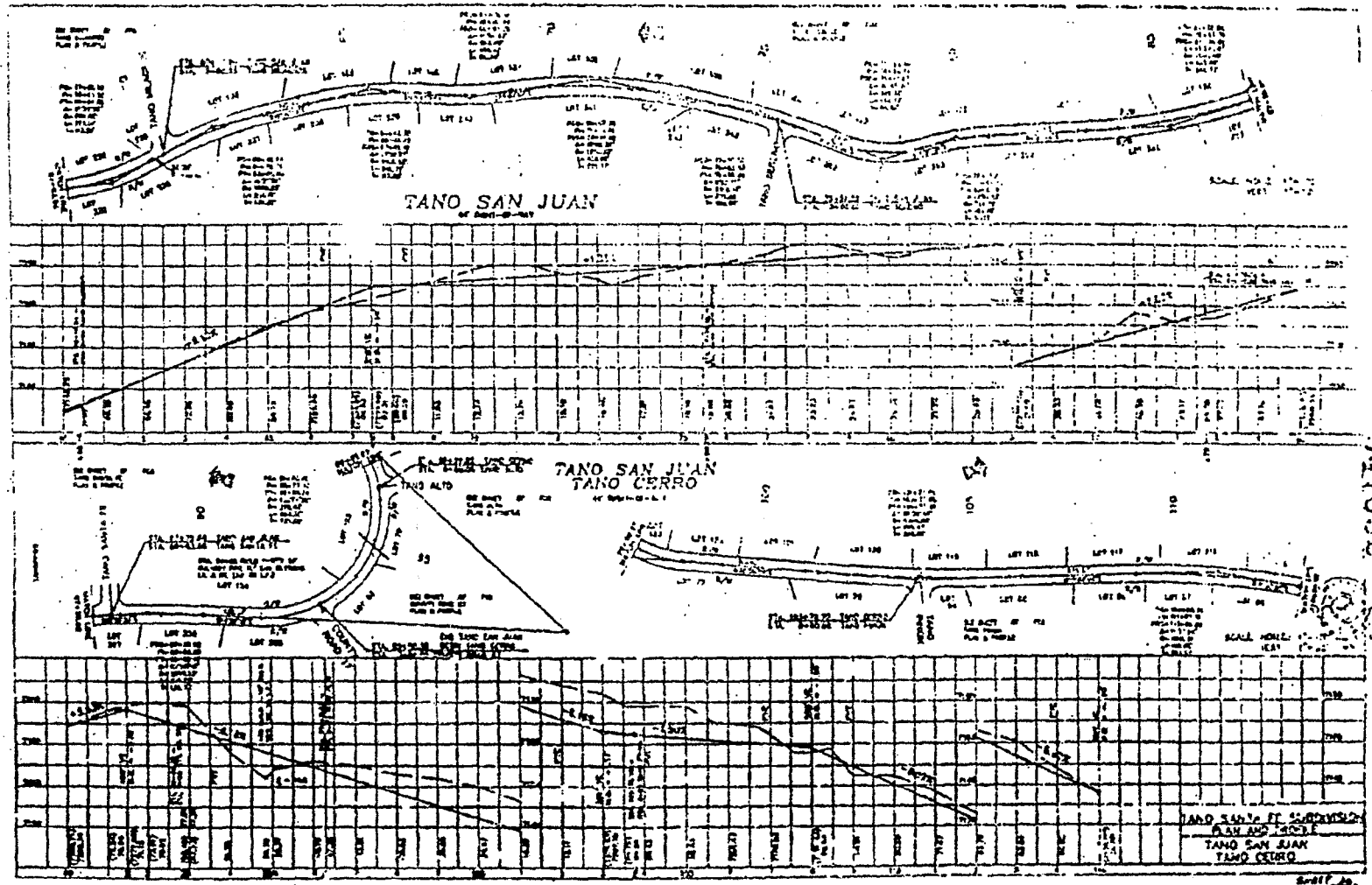
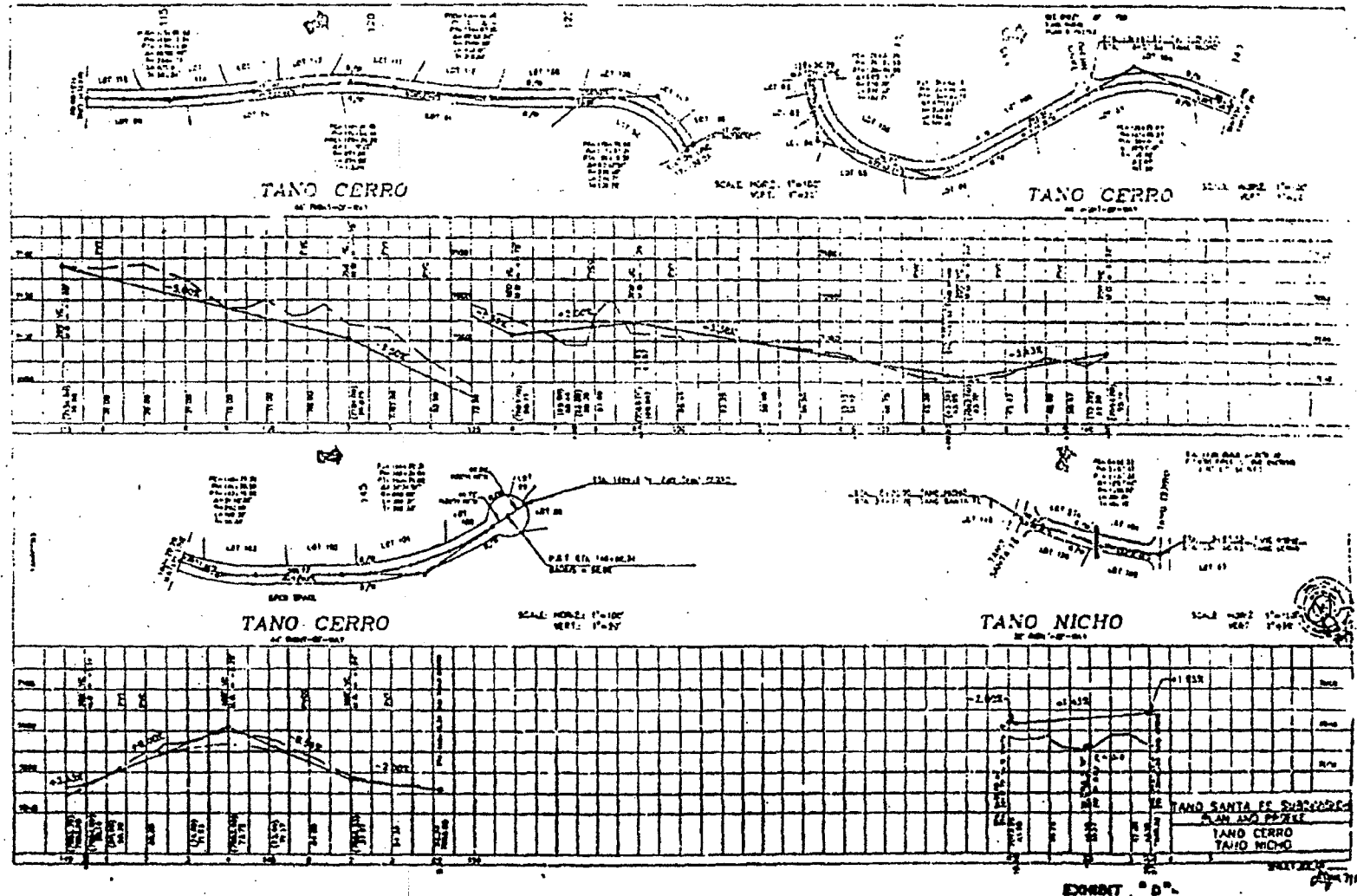


EXHIBIT "D"

047892



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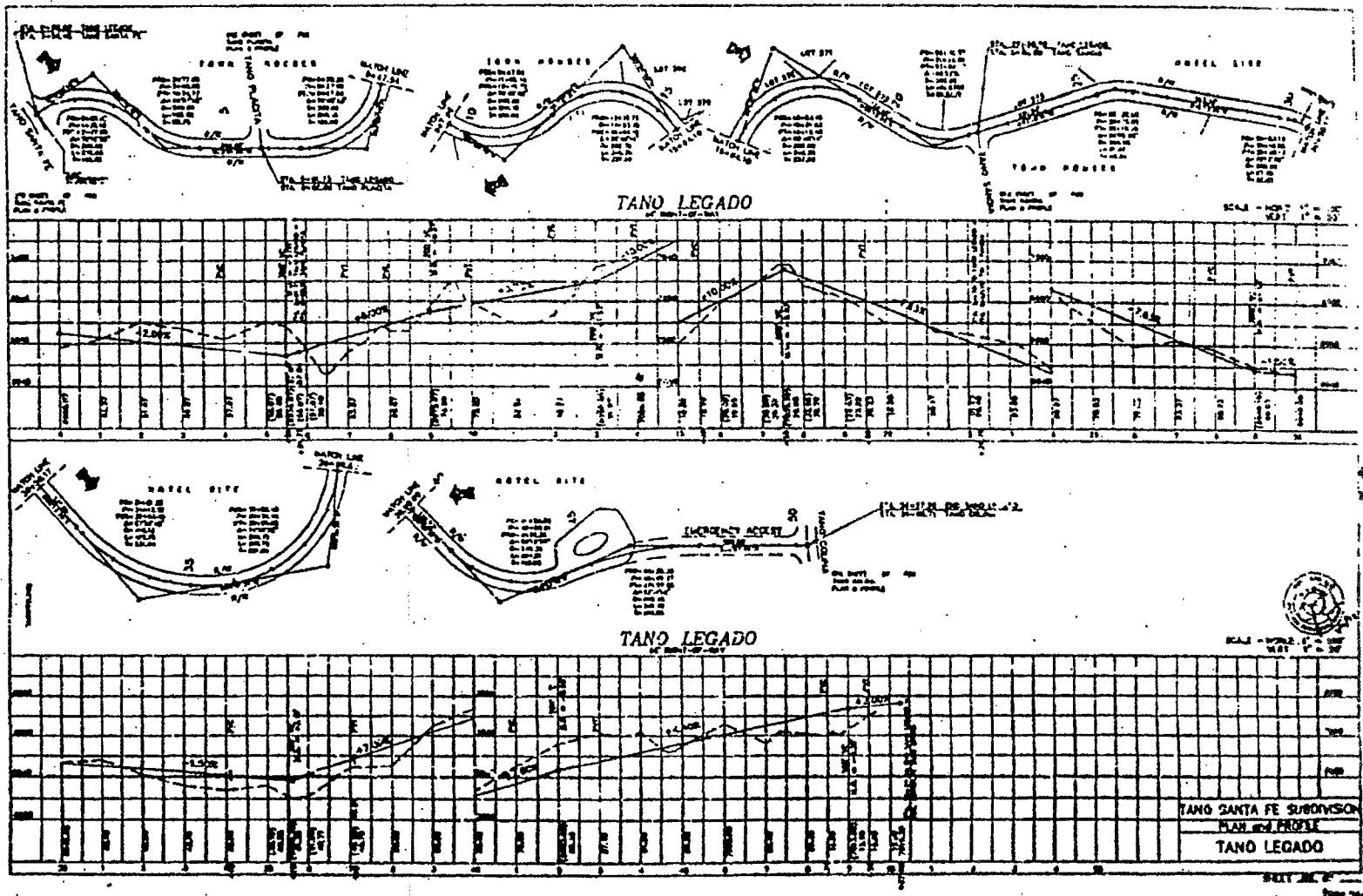

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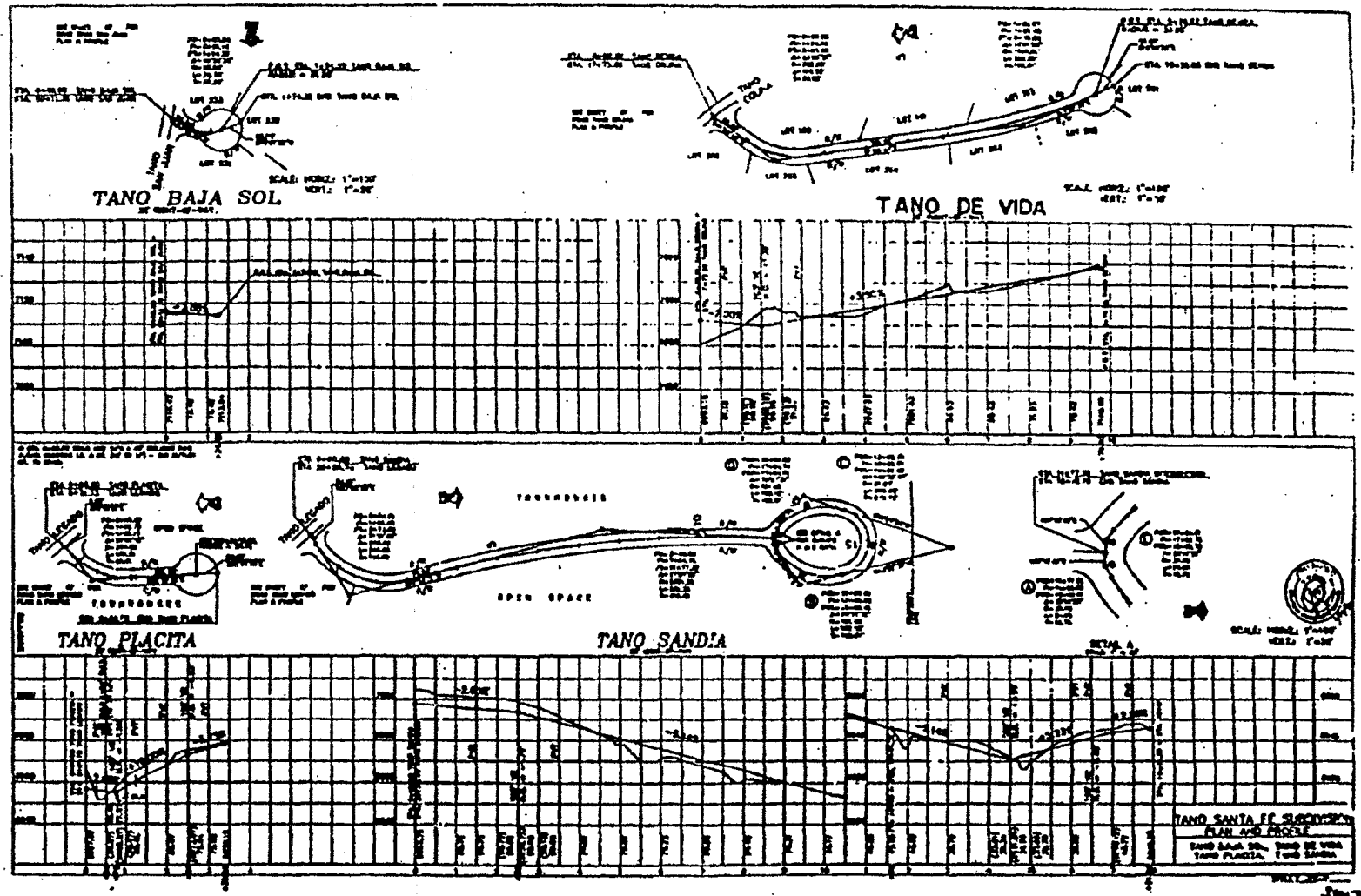

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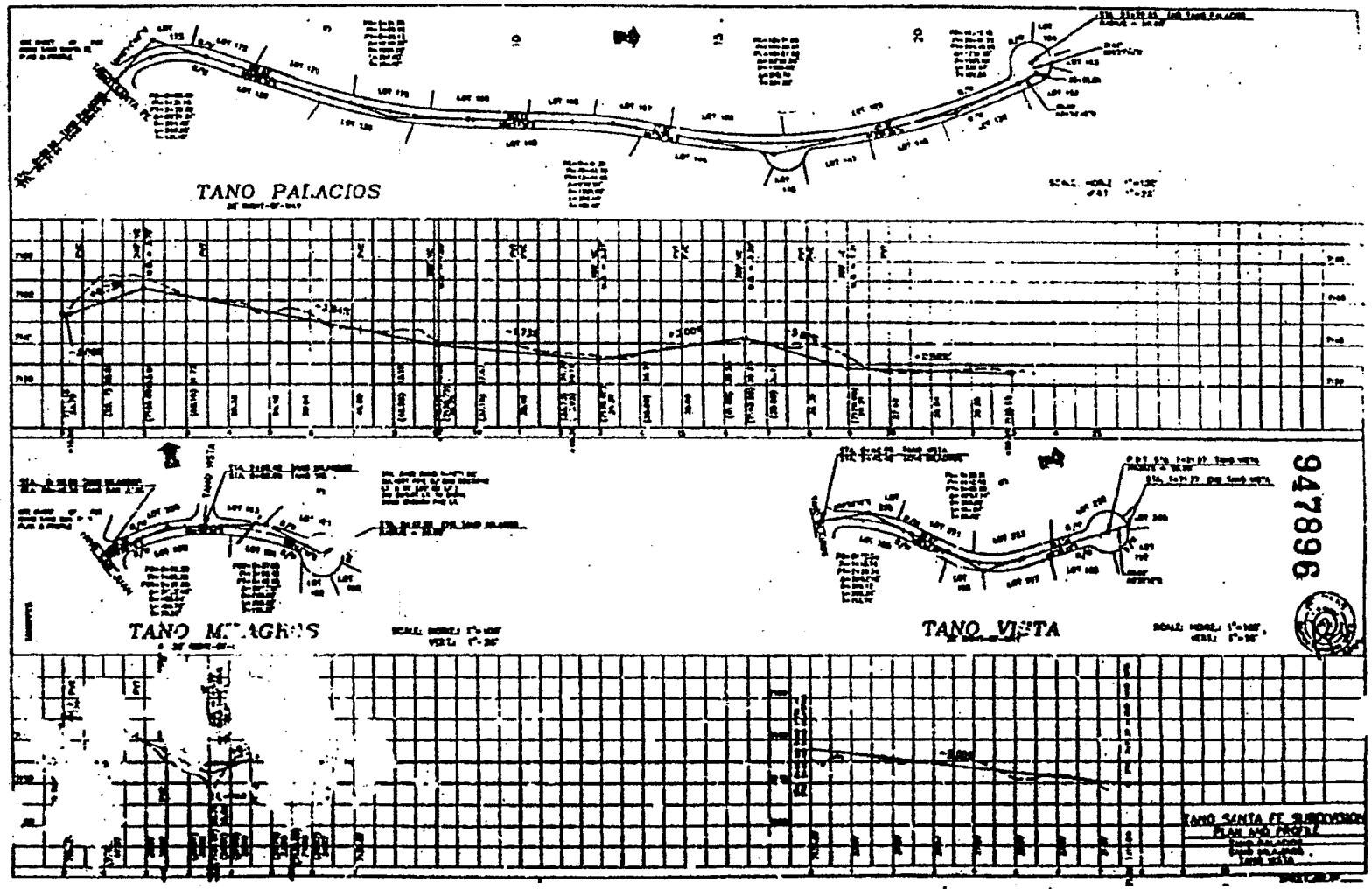

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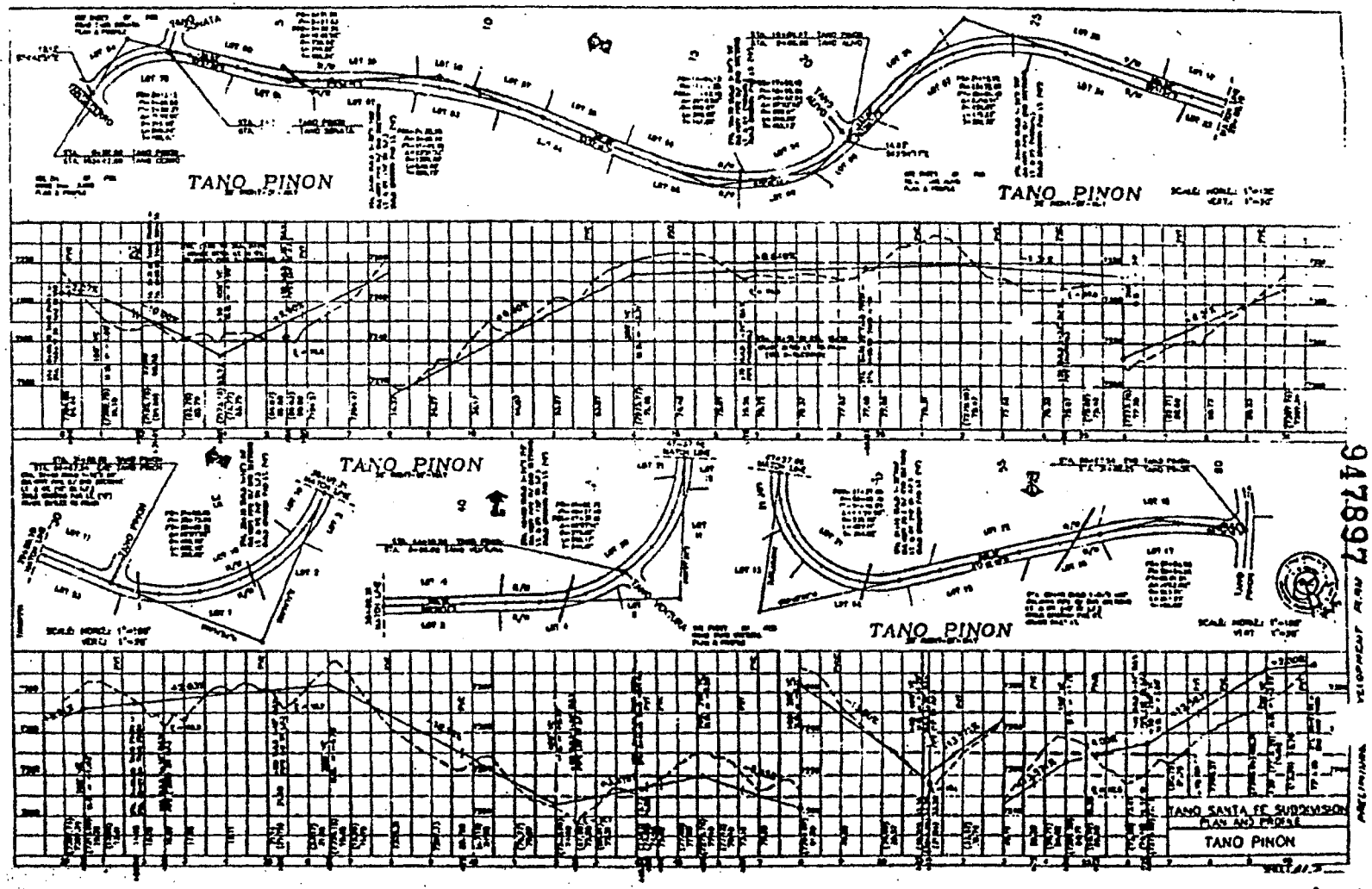

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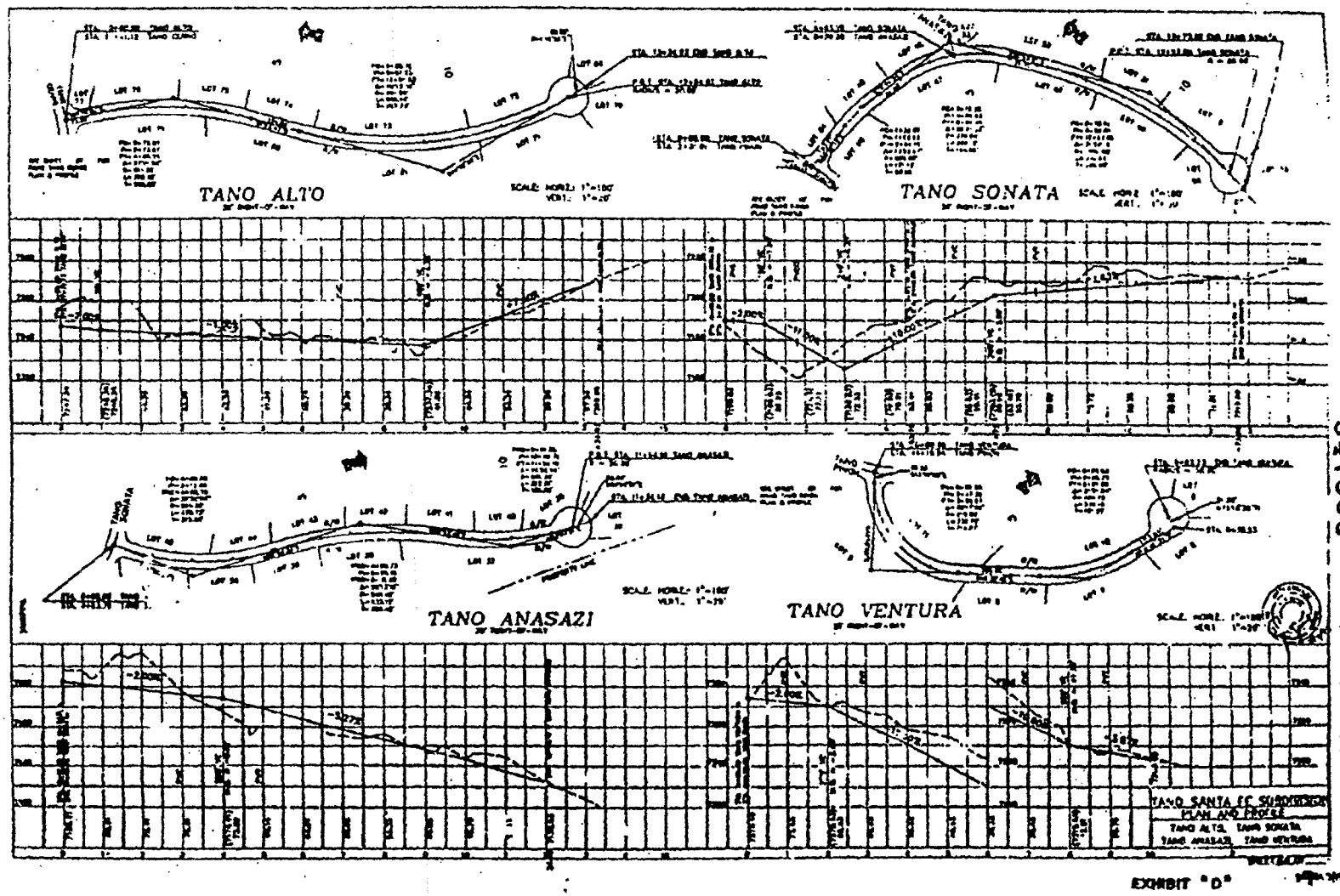

EXHIBIT "D"

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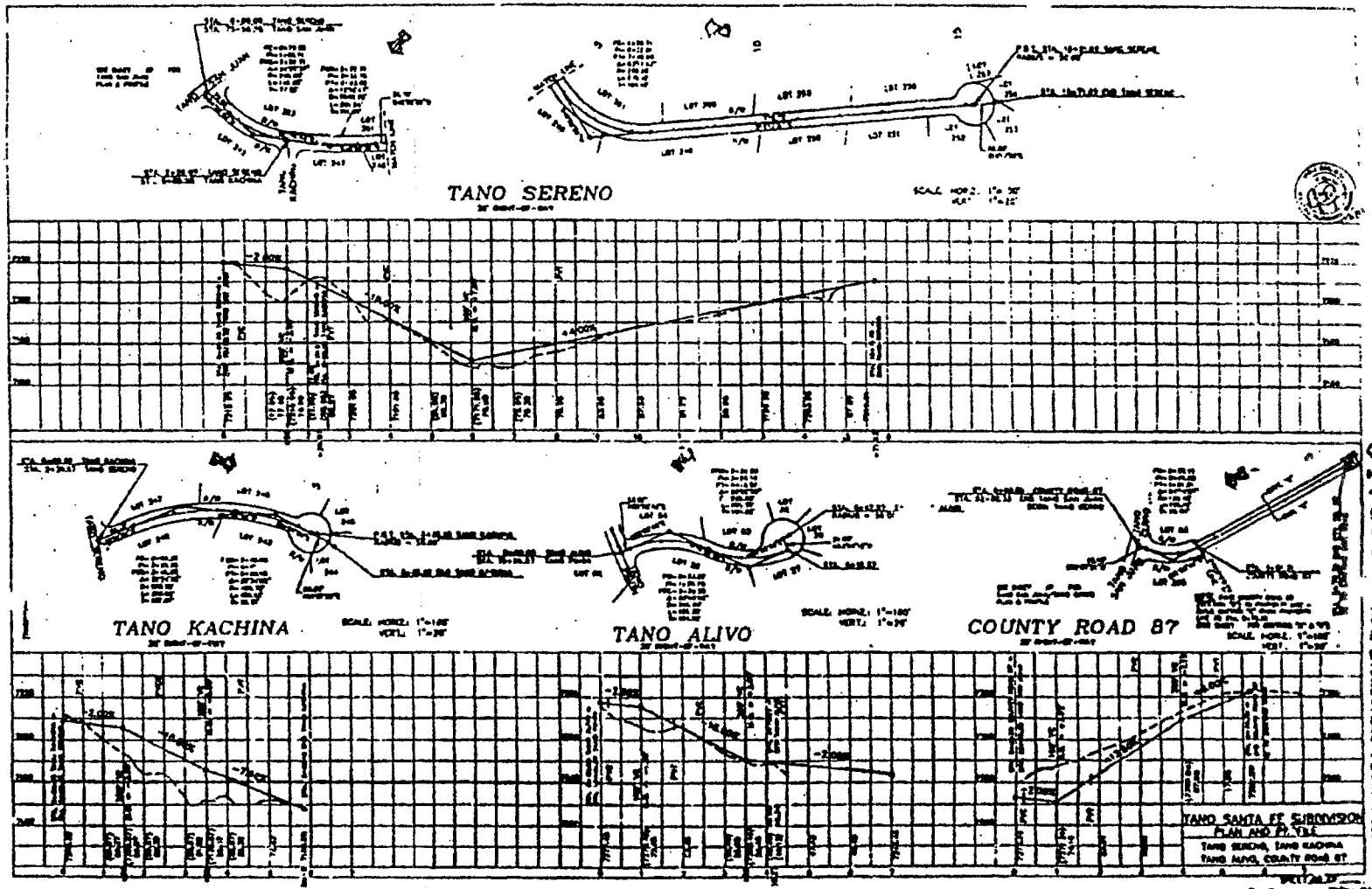


EXHIBIT "D"

947899

: :CIAL POWER OF ATTORNEY

947900

KNOW ALL MEN BY THESE PRESENTS: That Tano Santa Fe Partners, a New Mexico Partnership (principal) hereinafter collectively "principal"), constitutes and appoints Stephen R. Fiance to be principal's true and lawful attorney in fact to act for principal and in principal's name, place and stead and for principal's use and benefit, to execute the following documents on behalf of principal:

- Revised Annexation Plat of Survey for Lands of Tano Santa Fe Partners, prepared by Smith Williamson & Associates, January 1987, Project #2666;

- Tano Santa Fe Subdivision Master Plan, prepared by The Fiance Company, Smith & Williamson Surveying Service, Jorge Gonzales & Associates, approved by the City Council, City of Santa Fe, New Mexico at its meeting of October 21, 1992;

- Preliminary Subdivision Plan Submittal for Tano Santa Fe Planned Residential Resort Community, revised December 11, 1992 prepared by The Fiance Company , Smith & Williamson Surveying Service, Jorge Gonzales & Associates, approved by the City Council, City of Santa Fe, New Mexico at its meeting of October 21, 1992; and

- Preliminary Development Plan Submittal for Tano Santa Fe Planned Residential Resort Community, revised December 11, 1992, prepared by The Fiance Company, Smith & Williamson Surveying Service, Jorge Gonzales & Associates, approved by the City Council, City of Santa Fe, New Mexico at its meeting of October 21, 1992.

Principal hereby grants to said attorney in fact full power and authority to do and perform each and every act and thing which may be necessary, or convenient, in connection with execution and delivery of any of the foregoing documents, as fully, to all intents and purposes, as principal might or could do if personally present, hereby ratifying and confirming all that our said attorney in fact shall lawfully do or cause to be done by authority hereof, including initialing or executing various other plans and plan related documents approved by the City with respect to the principal's annexation and City of Santa Fe approval of principal's 610 acre project known as Tano Santa Fe.

Wherever the context so requires, the singular number includes the plural.

WITNESS my hand this 1st day of JULY, 1993

TANO SANTA FE PARTNERS
By: Wilma South Corporation
general partner

By: _____
Joseph M. Bowman, its agent

CALIFORNIA ALL-PURPOSE A NOWLEDGMENT

State of CALIFORNIA
County of VENTURA

947901

On July 1, 1993 (DATE) before me, Jonna L. Lemuz - "Notary Public" (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared Joseph M. Bowman (NAME(S) OF SIGNER(S))

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

OFFICIAL SEAL
JONNA L LEMUZ
Notary Public-California
VENTURA COUNTY
My Commission Expires
May 14, 1996

WITNESS my hand and official seal.

Jonna L. Lemuz
SIGNATURE OF NOTARY

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL
☐ CORPORATE OFFICER(S)
_____ (TITLE(S))
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☒ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))
TANO SANTA FE PARTNERS

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT Special Power of Attorney
NUMBER OF PAGES -1- DATE OF DOCUMENT July 1, 1993
SIGNER(S) OTHER THAN NAMED ABOVE _____

©1992 NATIONAL NOTARY ASSOCIATION • 8236 Remmet Ave., P.O. Box 7184 • Canoga Park, CA

A

(3)

AMENDMENT #1 TO 1993 ANNEXATION AND DEVELOPMENT AGREEMENT

Pursuant to Section 11.11, Further Assurances, of that certain 1993 Annexation and Development Agreement ("Agreement") between the CITY OF SANTA FE, NEW MEXICO, a New Mexico municipal corporation (hereinafter "City"), and TANO SANTA FE PARTNERS, a California Limited Partnership (hereinafter "Developer") dated May 5, 1993 as well as pursuant to the mutual agreement of the City and the Developer, that Agreement is amended and the parties agree as follows:

Article 2, Section 2.19 is deleted.

Article 5, Section 5.6, is amended to read:

5.6 Fire Protection Services Facility: Developer shall dedicate the Fire Protection Services Facility Site (FPSFS) to the City for use as open space or as a future site for the construction of fire protection service facilities, upon recording of the Final Subdivision Plat for Phase I of the Project. Developer shall not construct a fire station upon FPSFS.

Article 5, Section 5.6, Subsection 5.6.1 is amended to read:

5.6.1 Developer shall retain a one hundred foot (100') easement for landscaping, signs, walls, monuments and other facilities customarily erected at the entrance to a major subdivision, such easement to be parallel to the interior subdivision road abutting the FPSFS and state highway 84/285 for so long as the FPSFS is used as open space by the City of Santa Fe. Should the City utilize the FPSFS for any purpose other than open space, Developer shall retain a twenty-five foot (25') easement parallel to the roads abutting the FPSFS, from the original one hundred foot (100') easement and Developer shall deliver a quitclaim deed to the City surrendering all other rights in the original one hundred foot (100') easement.

Article 5, Section 5.6, Subsection 5.6.2 is amended to read:

5.6.2. Should the City opt to construct the Fire Protection Services Facility, the City shall bear the burden of all expenses incurred and shall not require the Developer to assume the cost.

Article 5, Section 5.6, Subsection 5.6.3 is deleted.

Article 5, Section 5.6, Subsection 5.6.4 is deleted.

That in all other respects the Agreement dated May 5, 1993, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment to 1993 Annexation and Development Agreement on this 27 day of July, 1994.

CITY OF SANTA FE

DEBBIE JARAMILLO, MAYOR

ATTEST:

FRANCES ROMERO GRIFFIN, CITY CLERK

DEVELOPER:
TANO SANTA FE PARTNERS
BY: WILMA SOUTH CORPORATION,
GENERAL PARTNER

By: President

APPROVED AS TO FORM:

Gerald Gonzales, for
DIANNE DeLAYO, DEPUTY CITY ATTORNEY

/mdb

AMENDMENT NO. 2
TO 1993 ANNEXATION AND DEVELOPMENT AGREEMENT
BETWEEN TANO SANTA FE PARTNERS AND THE CITY OF SANTA FE

This AMENDMENT NO. 2 dated October 11, 1995, ("Amendment"), is made to that certain Annexation and Development Agreement between the City of Santa Fe, New Mexico, a municipal corporation (hereinafter "City"), and Tano Santa Fe Partners, a California limited partnership (hereinafter "Developer") dated May 5, 1993, as amended by Amendment No. 1 dated July 27, 1994 (the "Agreement").

Pursuant to Section 11.11 of the Agreement, for good and valuable consideration and upon mutual agreement of the City and the Developer the Agreement is amended as follows:

1. Section 2.14 of the Agreement is amended to read in its entirety as follows:

2.14 Escarpment District Lots: Residential lots within the project, portions of which are located within the Escarpment District and numbered 2, 3, 4, 8, 9, 10, 11, 13, 14, 15, 78, 79, 80, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 121, 122, 123, 124, 125, 126, 127, 128, 129, 135, 136, 137, 138, 142, 144, 145, 153, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 255, 256, 273, and Tract B on the Approved Plans (specifically, the Preliminary Subdivision Plat dated October 1992, by Smith, Williamson & Associates), some of which lot numbers have been superseded by Final Subdivision Plats and Development Plans for Phases I and II approved by the City, and the remaining of which lot numbers will be superseded upon approval by the City of Final Subdivision Plats

and Development Plans for Phases III and IV.

2. Section 2.16 of the Agreement is deleted in its entirety.

3. Section 2.37 of the Agreement is amended to read in its entirety as follows:

2.37 Water Facilities: A four million (4,000,000) gallon storage tank to be constructed on the water tank site, together with a pump station and related transmission and distribution lines.

4. Section 2.39 of the Agreement is amended to read in its entirety as follows:

2.39 Water System Extension Agreement: That Agreement dated May 18, 1993, between Sangre de Cristo Water Company (hereinafter "Water Company") and Tano Santa Fe Partners entitled "Northwest Quadrant Water System Extension Agreement", the obligations of that Agreement now having been assumed by the City of Santa Fe pursuant to its purchase of the Water Company.

5. Section 4.2 of the Agreement is amended to read in its entirety as follows:

4.2 Impact Fee Ordinance: Notwithstanding Paragraph 4.1 above, the City's Impact Fee Ordinance which became effective April 1, 1991 (and all valid and enforceable future ordinances establishing comparable fees) shall apply to the Project, provided the fee ordinance (a) is applicable City-wide to all development projects, (b) does not pertain to the same entitlement or condition for which another fee is payable under this Agreement, and (c) operates prospectively only. However, in no event shall the

Developer or the Project be subject to any Development Fee (including an impact fee) for a City improvement or service which Developer is required to provide or otherwise pay for under this Agreement, including, but not limited to, fees for park and open space, fire protection, and domestic water.

6. Section 5.3 of the Agreement is amended to read in its entirety as follows:

5.3 Wastewater Disposal System: Developer shall design and construct a low and high pressure wastewater collection system to connect with the City's gravity flow sewer system. The entire system and all manufacturers and suppliers of components and parts for the system are subject to approval by the City Public Utilities Department. The Developer agrees to provide in its purchase contracts with the manufacturers for all mechanical equipment and parts for the system a provision that the manufacturer keep in stock such equipment, including grinder and lift station pumps and parts sufficient to service the full, phased development and to provide replacement of parts and equipment as necessary. The maintenance of the mechanical equipment at each location will be provided by the manufacturer (or manufacturer's designee approved by the City) or the City (or the City's designee). Upon construction of the wastewater system and inspection and approval of the system by the City, the City agrees to accept dedication of the entire system including the lines, grinder pumps, panels and all other equipment on individual lots at the point of discharge into the individual lot grinder pump. The City shall then commence

operation of and assume responsibility for maintenance of each phase of the system, in conformity with the manufacturer's guidelines and all applicable federal, state, and local standards. The Developer agrees to provide the City with all manufacturers' warranties for mechanical components of each phase of the system for a period of one year following acceptance of the completed phase by the City. The City shall comply with any ordinance establishing a wastewater assessment district or by other agreement with the Developer cooperate in order to recover the costs associated with the operation and maintenance of the wastewater system. The City shall collect the sewer assessment fees from each homeowner by regular City billing. Developer shall establish a $30,000.00 operating fund to cover actual City costs associated with operation of the system prior to annual assessments reaching a level sufficient to fully cover the cost of operation and maintenance of the system. Thereafter, any remaining funds shall be the property of Developer and shall be refundable to the Developer. The covenants and restrictions for the subdivision and the wastewater assessment district ordinance shall provide for assessments to compensate the City for (1) on-site operational costs of the wastewater system; (2) special costs for maintenance; and (3) repair and replacement of pumps and other equipment. Each individual lot owner shall be responsible for the power costs required for operation of the grinder pump for that lot.

7. Section 5.3.1 of the Agreement is amended to read in its entirety as follows:

It is agreed that the wastewater system may be constructed in phases along with the phasing of the construction of the project, and the City shall inspect each such phase when accepted, and thereafter operate and maintain each such phase together with all previously accepted phases of the wastewater system. Inspection of construction at each phase shall be performed by a professional engineer, duly registered in the State of New Mexico. Upon completion of construction, the engineer shall certify in writing that such inspection was performed and that the project was completed in accordance with the approved plans and specifications. Prior to the City's acceptance of any phase for dedication, the Developer shall submit to the City five (5) sets of O & M (operation and maintenance) manuals for all mechanical equipment that is part of that phase and five (5) sets of record (as-built) drawings for the phase.

8. Section 5.3.2 of the Agreement is amended to read in its entirety as follows:

Developer shall construct the wastewater system in conformity with the agreements herein and to provide the City a Construction Performance Completion Bond or other adequate financial assurances as provided in Section 14-86.3(F) SFCC 1987.

9. Section 5.4 of the Agreement is amended to read in its entirety as follows:

5.4 Off-Site Water Facilities: The Developer and the City shall design and construct the water facilities in accordance with the Water System Extension Agreement and pursuant to that letter

dated August 25, 1995, and addressed to Mr. Michael J. Henke, Director of PNM Water Services; that letter is attached to this Amendment as Exhibit "A". The Developer shall cooperate with the City with regard to dedication or transfer of the Developer-provided water facility to the City so that no portion of the cost of the water facility, including the in-kind contribution of the water tank site, will become part of the City's rate base for Santa Fe consumers. The City shall provide developer, at no cost to Developer, with easements or licenses for construction of the water facilities on and across City-owned property and City rights-of-way.

10. Article 7 of the Agreement is amended by adding the following two sections at the end thereof:

7.4 Water Service: City water service will be provided to the project in accordance with generally applicable City ordinances, the terms of this Agreement, the Water System Extension Agreement and Exhibit "A" attached hereto.

7.5 Sewer Service: Sewage disposal service will be provided to the project in accordance with generally applicable City ordinances and the terms of this Agreement.

11. Section 11.12 of the Agreement is amended to read in its entirety as follows:

11.12 Notices: Any notice or other communication required or permitted hereunder shall be in writing and shall be deemed to have been given if personally delivered or 72 hours after being placed in the United States mail, registered or certified, postage

prepaid, addressed as follows:

If to the City:
Mayor
CITY OF SANTA FE
200 Lincoln Avenue
Santa Fe, New Mexico 87501

With a copy to:
City Attorney
CITY OF SANTA FE
200 Lincoln Avenue
Santa Fe, New Mexico 87501

If to Tano Santa Fe Partners:
Charles D. Graham
President
WILMA SOUTH CORPORATION
780 Johnson Ferry Road, #250
Atlanta, Georgia 30342

12. Except as specifically set forth in this Amendment the Agreement remains and shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the parties have executed this Amendment No. 2 to the Annexation and Development Agreement dated May 5, 1993, as amended, as of the date first above written.

CITY OF SANTA FE

By: _____
DEBBIE JARAMILLO, MAYOR

Attest:

_____
CITY CLERK - YOLANDA Y. VIGIL

Approved as to legal form:

ASENATH M. KEPLER
CITY ATTORNEY

Developer:
TANO SANTA FE PARTNERS
by Wilma South Corporation, General Partner

By: _____
CHARLES D. GRAHAM
PRESIDENT

Tano Santa Fe Partners
780 Johnson Ferry Road
Suite 250
Atlanta, Georgia 30342

August 25, 1995

HAND-DELIVERED

Mr. Michael J. Henke, P.E., Director
PNM Water Services
P.O. Box 4670
Santa Fe, New Mexico 87502-4670

Re: Meeting of August 7, 1995; Northwest Quadrant Water System Extension Agreement dated May 18, 1993

Dear Mr. Henke:

This letter is intended to set forth the agreements arrived at as a result of our meeting to discuss the Northwest Quadrant Water System Extension Agreement dated May 18, 1993 ("Water Contract"). In attendance at the meeting were, yourself, myself, Tony Hurst, Emilie Dohleman, Douglas Sayre, Jorge Gonzalez, and Mike Hamman. PNM Water Services ("PNM") has approved the engagement by Tano Santa Fe Partners ("TSF") of Sayre Engineering to design, submit to bid and supervise the construction of the pump station and storage tank and of Jorge Gonzales & Associates to submit to bid and supervise the construction of the transmission mains and distribution lines for Tano Santa Fe Subdivision ("Subdivision"). TSF and PNM will employ Sayre Engineering to design the 4 million gallon water tank and pumps to City specifications in lieu of the previously approved 2.5 million gallon water tank.

At such time as TSF constructs a portion of the water line(s) in the Tano Road right-of-way to connect the Subdivision with the City's water line on Tano Road, then PNM will provide the Subdivision temporary (until such time as water is available to the Subdivision from the water system extension pursuant to the Water Contract) potable water from said 8-10 inch existing City water line. If flow and pressure is not sufficient from the line alone to provide fire protection, TSF may construct a temporary tank within the Subdivision to be filled from the same water line with coordination between TSF and PNM. Water quality past the master meter will be the sole responsibility of TSF until such time as the City accepts dedication of off-site improvements and of the Phase I and II Subdivision water system.

EXHIBIT
A

The Water Contract at page 7, paragraph 2.4, provides that TSF may provide PNM a schedule for its approval, not to be unreasonably withheld, for design and engineering of the portion of the project for which PNM has design responsibilities. The schedule proposed to PNM by TSF is four months beginning August 7, 1995, for PNM's portion of the design work. PNM has accepted and agreed to that time schedule. That means that TSF's design work and PNM's design work will be completed no later than December 7, 1995.

The City, PNM, and TSF have agreed on the route for the location of the transmission mains and distribution lines for the water extension project. Reference is made to the attached map labelled "Tano Transmission" on which the agreed upon route is marked in red. Although TSF has agreed to the route proposed, TSF does not want any delays as a result of these changes and the City has agreed to this condition. PNM agrees to exert all reasonable effort and assistance to obtain the easements for the agreed upon route by September 7, 1995, subject to normal PNM practice and policy (i.e., PNM will not be responsible for the cost of archaeological studies, environmental studies, other mitigation costs, or any other additional costs, including design costs, due to route changes). This includes assistance in obtaining agreement from Santa Fe Estates, the Gas Company, Sierra del Norte Subdivision, and any and all other affected landowners. Notwithstanding the foregoing, TSF and PNM acknowledge that (1) certain easements might not have been obtained by September 7, 1995, and (2) certain minor issues might remain unresolved in the easements that have been provided or obtained. It is agreed, therefore, that not later than September 7, 1995, PNM and TSF will jointly assess the feasibility of the proposed route marked in red ("Preferred Route") on the referenced attachment, and that, at TSF's option, PNM will either (1) proceed with its design and engineering for the Preferred Route or (2) proceed with its design and engineering for a route selected by TSF from the alternatives indicated on the referenced attachment.

If this letter accurately reflects the agreements of our meeting, it is requested that you sign the letter below and return it to me in the envelope provided. Thank you for your cooperation.

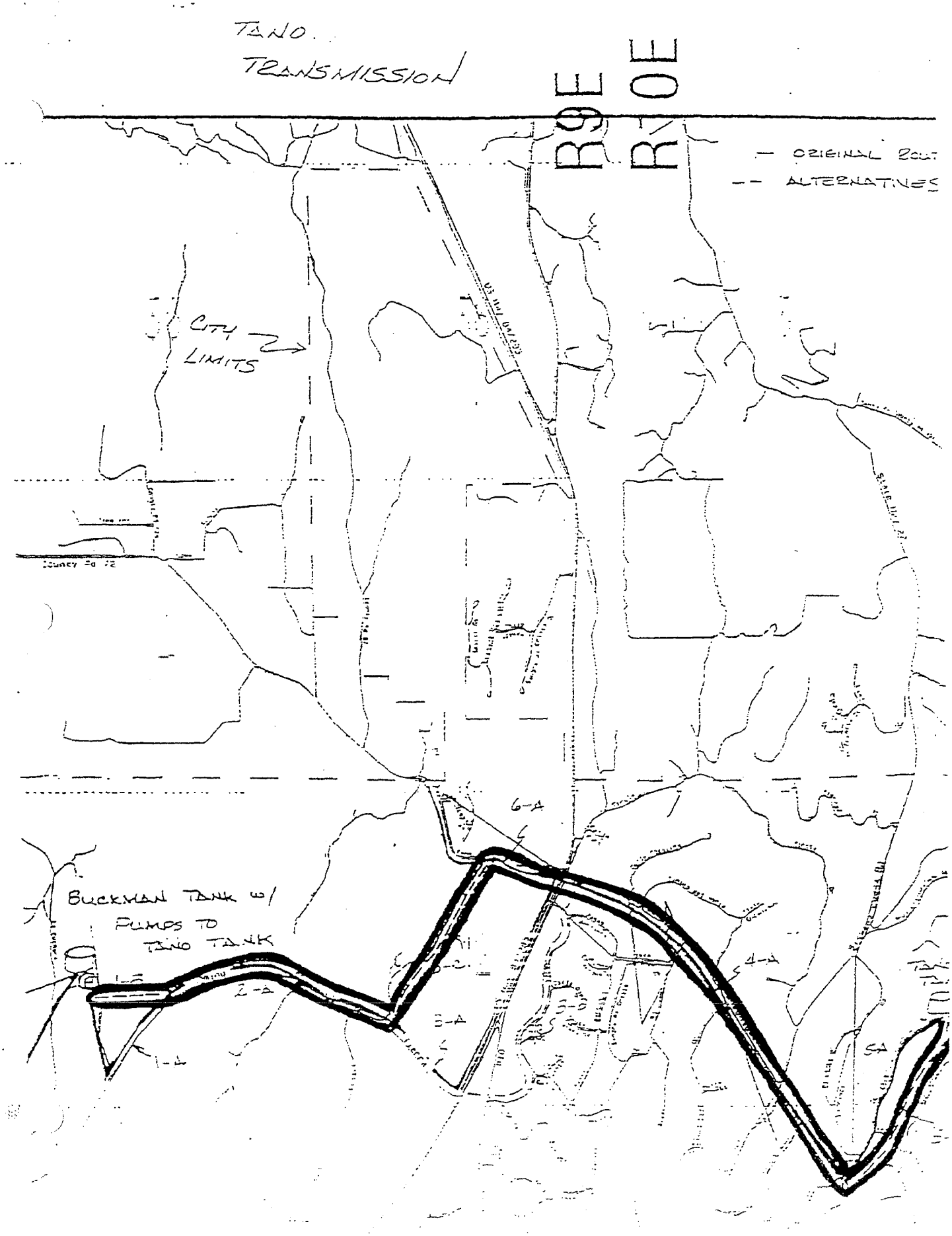
It is acknowledged by TSF that PNM's agreements herein contained are subject to approval by the City.

Sincerely,

Malcolm Dunlevie

cc: Mr. Patricio Guerrortiz, Director of Public Utilities
Mr. Tony Hurst, Manager, Customer Service Engineering, PNM
Ms. Emilie B. Dohleman, P.E., PNM
Mr. Mike Hamman, Public Works Department, City of Santa Fe
Mr. Douglas M. Sayre, Sayre Engineering
Mr. Jorge Gonzalez, Jorge Gonzalez & Associates, Inc.
Ms. MaryLiz Geffert, Esq.

Mr. Michael J. Henke, P.E., Director
PNM Water Services


TANO.
TRANSMISSION
R9E
R10E
— ORIGINAL ROUT
-- ALTERNATIVES
CITY LIMITS
County Rd 72
6-A
BUCKMAN TANK w/
PUMPS TO
TANO TANK
2-A
1-A
3-A
4-A
5A

ITEM # 04-0679

AMENDMENT NO. 3
TO 1993 ANNEXATION AND DEVELOPMENT AGREEMENT
BETWEEN MONTE SERENO, LLC AND THE CITY OF SANTA FE

This AMENDMENT NO. 3 dated Aug. 25, 2004, ("Amendment") is made to that certain Annexation and Development Agreement between the City of Santa Fe, New Mexico, a municipal corporation (hereinafter "City") and Monte Sereno, LLC, a Colorado limited liability company, successor in interest to Tano Santa Fe Partners (hereinafter "Developer") dated May 5, 1993, (the "Agreement") as amended by Amendment No. 1 dated July 27, 1994 and Amendment No. 2 dated October 11, 1995 (the "Amendments").

Pursuant to Section 11.19 of the Agreement, for good and valuable consideration and upon mutual agreement of the City and the Developer, the Agreement is amended as follows:

1. **Section 5.3 of the Agreement is amended to read it its entirety as follows:**

5.3 Wastewater Disposal System: The Developer shall design and construct a wastewater collection system that can incorporate the use of gravity sewer as well as low and high pressure sewer as needed to provide sewer service to the development. This system will connect to the City's existing gravity flow sewer system. The entire system and all manufacturers and suppliers of components and parts for the sewer collection system are subject to approval by the City Public Utilities Department. Upon completion and inspection and approval by the City, the City agrees to accept permanent dedication of the sewer system. The City shall then commence operation of and assume responsibility for maintenance of the permanent sewer system, in conformity with the manufacturers' guidelines and all applicable federal, state and local standards. The City acceptance of the sewer system will be in phases as the development is built out. The sewer system to be accepted by the City includes the two permanent lift stations with all their appurtenances, the force main system, the low pressure main system and the gravity main system, but excludes the sewer service lines and the grinder pumps.

The property owner is responsible for repairs and maintenance of their entire sewer service line from the public mainline to the residence. Any temporary sewer system needed due to phasing shall be the responsibility of the Developer to own and maintain. The Developer agrees to provide the City with all manufacturers' warranties for mechanical components of each phase of the system for a period of one-year following acceptance of the completed phase by the City.

The Developer shall establish an operation and maintenance fund in the amount of $30,000 prior to the City accepting permanent maintenance of the lift stations. The fund shall remain at a level of $30,000. The purpose of this fund is to pay for all costs associated with operating and maintaining both lift stations. The City and the Developer will establish an operation and maintenance agreement for the lift stations.

2. Section 11.12 of the Agreement is amended to read in its entirety as follows:

11.12 Notices: Any notice or other communication required or permitted hereunder shall be in writing and shall be deemed to have been given if personally delivered or 72 hours after being placed in the United States mail, registered or certified, postage prepaid, addressed as follows:

If to the City:	Mayor City of Santa Fe 200 Lincoln Avenue Santa Fe, NM 87501
With a copy to:	City Attorney City of Santa Fe 200 Lincoln Avenue Santa Fe, NM 87501
If to Monte Sereno, LLC:	Don Beauregard HMB Partners, Inc. 88 Steele, Suite 300 Denver, CO 80206

3. Except as specifically set forth in this Amendment and Amendments numbers 1 and 2, the Agreement remains and shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the parties have executed this Amendment No. 3 to the Annexation and Development Agreement dated May 5, 1993, as amended, as of the date first above written.

CITY OF SANTA FE:

BY: _____
LARRY A. DELGADO, MAYOR

Attest:

_____
YOLANDA Y. VIGIL, CITY CLERK

Approved as to legal form:

_____
BRUCE THOMPSON, CITY ATTORNEY

MONTE SERENO, LLC,
a Colorado limited liability company
By: Cascades Denver Corporation,
a Delaware corporation, its manager

BY: _____
DONALD E. BEAUREGARD,
Chief Financial Officer

(1)

IN THE UNITED STATES DISTRICT COURT

FOR THE DISTRICT OF NEW MEXICO

TANO SANTA FE PARTNERS, a California Limited Partnership,

Plaintiff,

vs.

NO. CIV 90-1033 JC/WWD

THE CITY OF SANTA FE, NEW MEXICO, a municipal corporation, THE CITY COUNCIL, its governing body, and THE DEVELOPMENT REVIEW COMMITTEE, a municipality planning commission of the City of Santa Fe,

Defendants.

SETTLEMENT AGREEMENT

Defendants the City of Santa Fe, New Mexico, the City Council and the Development Review Committee, joined by Plaintiff Tano Santa Fe Partners (collectively, the "Parties"), through their respective, authorized counsel of record, desiring to settle and compromise all disputed claims, and causes of action in the above-captioned case, do hereby agree for purposes of that settlement and compromise and without any admission of actionable wrong by any Party as follows:

1. The Parties stipulate and agree to entry of the proposed Consent Decree attached hereto as Exhibit A and that the findings of fact and conclusions of law contained in the Consent Decree shall be effective and binding only upon entry of that decree.

2. Tano Santa Fe Partners ("Tano") has a vested right to develop the Property in accordance with the PRRC zoning and the City of Santa Fe ("City") ordinances

governing approval of the revised Master Plan, preliminary development plan, and preliminary subdivision plat shall be the City ordinances in effect on April 1, 1990. The City shall not consider a change in zoning without Tano's consent. The Annexation Agreement was in full force and effect at the time Tano purchased the Property and continues to be in full force and effect and Tano and its successors and assigns possess the right to use, enjoy, and develop the Property in accordance with the land uses specified in the PRRC zone and with the density and intensity of commercial use set forth in the Annexation Agreement.

3. The City agrees to approve the revised Master Plan, preliminary development plan and preliminary subdivision plat submitted to the City in 1990 as modified in this Settlement Agreement (hereinafter referred to as the "1990 Plan") within 30 days of the entering of the Consent Decree. Approval of the 1990 Plan shall incorporate negotiated items set out in paragraphs 10 through 25 of this Settlement Agreement. Tano shall provide the proposed modifications to be incorporated into the 1990 Plan to the City within 15 days after the entering of the Consent Decree.

4. The City and Tano agree to execute an Amended Annexation Agreement within 30 days of the entering of the Consent Decree. The Amended Annexation Agreement shall incorporate negotiated items set out in this Settlement Agreement as well as other matters to which the Parties may agree.

5. The City shall notice a public hearing set for the purpose of approving the 1990 Plan. The notice shall announce that the litigation between the Parties has been settled, that the Court has entered a consent decree, and that the City intends to approve

the 1990 Plan with various changes to be discussed at the public hearing. Formal approval of the 1990 Plan shall be granted by the City Council on the date of the public hearing specified in the notice of public hearing. This date shall be not later than 30 days after the entering of the Consent Decree.

6. Tano waives any claims to damages, interest, attorneys' fees or costs upon entry of the Consent Decree.

7. The Federal District Court shall retain jurisdiction over the performance by the parties of the obligations set forth in this Settlement Agreement. If, for any reason, an Amended Annexation Agreement is not executed and the 1990 Plan approved as provided for in this Settlement Agreement, the parties agree that the Court shall have jurisdiction and full power and authority to enforce the Settlement Agreement, including finally resolving any differences between the parties with respect to the Amended Annexation Agreement and approval of the 1990 Plan. Having resolved any remaining differences between the Parties with respect to the 1990 Plan the Court shall further have the authority to direct the City to approve the 1990 Plan and direct the parties to execute an Amended Annexation Agreement.

8. Upon execution of this Settlement Agreement the Parties shall apply to the Court for a consent decree dismissing the litigation between the Parties with prejudice and providing that the sole and only remedy of the Parties shall be to enforce this Settlement Agreement.

9. Paragraphs 10 through 25 of this Settlement Agreement contain agreements of the Parties which shall be incorporated in the Amended Annexation Agreement. These

agreements were negotiated by representatives of the parties and are also set forth in a memorandum titled "Tentative Points of Agreement between the City of Santa Fe and Tano Santa Fe Partners Regarding Settlement of Litigation" dated September, 1992.

10. Respecting lots and cluster units:

Tano shall be entitled to a development right of 322 single-family lots and cluster units to be constructed on the property. Single-family detached lots shall not exceed 276 lots. Cluster units may be increased from the 46 cluster units shown on the Master Plan dated June 1990, provided that single-family detached lots are reduced accordingly. Tano shall have the right to reduce detached units and increase cluster units on future applications for their Preliminary and Final Development Plans.

11. Respecting escarpment district matters:

Tano agrees to re-site six building sites in lots located at the south end of the property in the ridgetop district of the Escarpment District to remove building sites from ridgetops (Lots 1, 2, 15, 17, 22 and 23); Lots 149, 150 and 152 shall be re-platted to move building sites to the west side of the road. Cluster B shall be redesigned to move the units westerly on the ridgetop. Lots located elsewhere within the property and located within the Escarpment District as shown on official City maps for the property shall be retained. All building sites located within these portions of the Escarpment District shall be allowed by the City, provided covenants are placed on these lots that require construction to conform with all design requirements established by the City's Escarpment District Ordinance enacted February 26, 1992, other than provisions applicable to siting.

12. Respecting provisions for a fire substation:

a. Tano agrees to dedicate a site of approximately one (1.0) acre located south of the entry to Tano Santa Fe from US 84/285 for construction of a municipal fire substation. Tano further agrees, upon official action by the City Council and written notice to Tano of that action requesting construction of a fire substation on the fire station site, that they will undertake design and construction of a fire substation on the site to serve Tano Santa Fe and other properties located within a designated service area at an amount not to exceed $450,000 for the design and construction project. Tano shall be entitled to reimbursement for portions of the cost of designing and constructing the fire station attributable to properties located outside Tano Santa Fe and located within the service area. Reimbursement shall be based on a pro rata allocation of development within the service area over a ten year period after completion of the fire station. The specifics of the allocation shall be based on a formula agreed to between the Parties.

b. It is understood between the Parties that the City shall have the right to provide design services for the fire station project. Tano reserves the right to approve exterior architectural elements of the project prior to finalization of plans and initiation of construction. Construction of the fire station shall be commenced prior to the recording of the Phase II plat of the Tano Santa Fe project, and thereafter diligently completed within 24 months.

13. Following approval of this Settlement Agreement and entry of the Consent Decree by the Court the City Council shall set a public hearing. The public hearing shall be for the purpose of adopting and implementing the modified Master Plan and Amended

Annexation Agreement in accordance with the Consent Decree.

14. Respecting phasing plan:

Tano agrees to submit a phasing plan as part of the Settlement Agreement, for implementation of platting and development plans at Tano Santa Fe. The phasing plan shall include four phases. Subphasing within the major phases of the project shall be allowed by the City. Phasing plans shall reflect an orderly and coordinated implementation of the Preliminary Development Plans approved by the City pursuant to this settlement; and shall provide for a coordinated installation of roads, utilities, drainage structures and other infrastructure improvements required to serve the detached lots, cluster units and hotel development contemplated for each phase of the project. All onsite and offsite infrastructure shall be specified for each phase of development. The loop road connecting US 84/285 to San Juan Ranch Road shall be built during Phase II of the project.

15. Respecting parks and open space:

a. Tano agrees to expand the trail system shown on the Master Plan and Preliminary Development Plan for Tano Santa Fe, dated July 1990, to extend the trail system into areas located in the southeast and southwest portions of the site; and to provide trail access from the main entrance of Tano Santa Fe at US 84/285 to the San Juan Ranch Road entrance at the south end of the property. A loop trail shall be completed in Phase II of the project.

b. Tano agrees to provide trail easements for all trails established within Tano Santa Fe.

c. Trail easements will initially be dedicated by Tano to the Tano Santa Fe Homeowners Association. They shall subsequently be dedicated, upon request by the City, to the City for ownership and maintenance.

d. Until such time as the trail system within Tano Santa Fe is dedicated to the City, Tano agrees to pay park and open space impact fees according to the schedule established by the City Impact Fee Ordinance in effect as of September 1992. The City shall provide a rebate for prepaid park impact fees upon dedication of the trail system to the City and the City's acceptance of the system.

16. Respecting a wastewater disposal system:

a. Tano agrees to construct an onsite wastewater disposal system that meets the requirements of the New Mexico Environment Department. It is agreed that the preferred design shall not require an NPDES permit.

b. The design of the facility may include a single wastewater treatment plant or multiple facilities serving different areas of the Tano Santa Fe site. Final design of the wastewater treatment system shall be mutually agreed to by the Parties before Phase I final plat approval. Upon completion of the wastewater treatment facility or facilities, the treatment facilities and sewage collection lines will be dedicated to the City for ownership and operation. Tano agrees to cooperate in establishment of a wastewater assessment district by phase as plats are recorded for property owners within Tano Santa Fe to provide financing for ongoing operation and maintenance of wastewater collection and disposal facilities serving the Tano Santa Fe project.

c. In lieu of City assessments from the wastewater management district,

Tano shall establish an operating fund for the first five years of the project for operation of the wastewater treatment facilities, not to exceed $30,000 for the five-year period.

d. Dedication of the wastewater treatment facilities shall be subject to inspection and acceptance by the City based upon compliance with design standards agreed to by the Parties.

17. Respecting rezoning:

The Parties agree that should the City, following the ordering of the settlement by the Court, elect to revise repeal or amend the PRRC Ordinance, such revisions and amendments shall not adversely affect the development right of Tano to develop resort accommodations and resort-related commercial service, residential lots and units or add additional conditions to those contained within the stipulated Court order.

18. Respecting financial assurances:

The parties agree that Tano shall provide financial assurances acceptable to the City in accordance with the City's general rules and regulations for construction of infrastructure for each phase of the Tano Santa Fe project as final plats are recorded. Warranties attached to infrastructure construction shall be for a period of one year from completion of construction and acceptance or approval of the improvements by the City.

19. Respecting affordable housing fees:

a. Tano agrees that an affordable housing fee of two percent (2%) of the gross sale price of each lot and cluster homesite within Tano Santa Fe shall be paid into an escrow account to be designated by the City.

b. The Parties contemplate a total of 322 residential dwelling units be constructed at Tano Santa Fe. The two percent (2%) affordable housing fee shall be based on the initial sale of each lot and cluster homesite.

c. The two percent (2%) affordable housing fee shall be paid prior to issuance of the initial building permit for each lot and cluster homesite. Subsequent applications for building permits shall not be so encumbered.

d. The two percent (2%) affordable housing fee shall be paid by the applicant for the building permit. Tano shall pay the two percent (2%) fee based on the market value of the lot or cluster homesite if Tano builds the units themselves.

e. Tano shall provide written notification to the City Technical Review Division, or its successor, of the sale price of each lot and cluster homesite within Tano Santa Fe at the time of initial sale. The Technical Review Division shall be responsible for recording the sale price and calculating and collecting the fee upon initial application for a building permit.

f. Tano shall provide disclosure of the obligation for payment of the two percent (2%) affordable housing fee on the plat for each phase on Tano Santa Fe, within the Declaration of Covenants, Conditions and Restrictions for Tano Santa Fe, and to the purchaser at time of initial sale of each lot and cluster homesite.

g. It is understood between the Parties that no affordable housing fee shall be charged for building permits associated with the hotel site or installation of infrastructure, including the wastewater treatment plant and water tank.

h. Tano shall reserve the right to comply with any ordinance provisions

that may be available in lieu of paying this two percent (2%) fee.

i. This section applies to any residential housing built on hotel site in lieu of the hotel.

20. Respecting infrastructure:

The following understandings shall be incorporated into incorporation, processing and approval of the plans and Annexation Agreement for Tano Santa Fe:

a. Road systems shall be designed in as rural a character as possible; however, paved driving surfaces shall be required on all roadways.

b. Where engineering standards for roadway construction conflict with terrain management requirements of the City in order to accommodate the considerations of terrain, the engineering standards shall be modified (e.g. lower design speed) by the City in favor of the road design meeting terrain management requirements. However, where terrain dictates, the construction of the road network shall be allowed to exceed terrain management requirements for encroachment into natural slope, grade or cut-and-fill in order to facilitate development of a coherent and well-integrated roadway network. The goal of road design is to maintain as rural a character as reasonably possible.

These variances can be granted within the limits of safe engineering design criteria.

c. Lighting along roadways and elsewhere within the project shall be established to minimize offsite visibility. The City agrees to apply alternative standards accordingly within the limits of safe engineering design criteria.

d. The City agrees to waive curb and gutter requirements for roadway

construction as requested by Tano when not needed for surface drainage control. The Parties shall mutually agree on stabilized pedestrian facilities in lieu of concrete sidewalks.

e. Upon phased completion, the roadways shall be dedicated to the City for ownership and maintenance after inspection and acceptance by the City.

f. The City and Tano agree that the two points of access to Tano Santa Fe shall be as shown on the plans dated July 1990; and as follows:

(i) the main access shall be from US 84/285; and

(ii) the secondary access shall be from San Juan Ranch Road.

g. The City shall cooperate with Tano in establishment of its main access from US 84/285 and shall support Tano in its application to the State of New Mexico for a highway permit to construct this intersection.

21. Respecting hotel development:

a. Tano agrees that a fee equal to one percent (1%) of the gross sale price of each lot and cluster homesite within Tano Santa Fe shall be paid at the time of closing of each lot sale, such fee to be listed on the closing settlement statement, collected by the title company and disbursed to the City for deposit into an escrow account to be designated by the City for costs associated with the establishment of a crafts/business incubator facility on property to be provided by the City. The one percent (1%) fee shall increase to two percent (2%) if the following conditions occur:

(i) the building permit for a hotel has not been issued within five years from the date of this Settlement Agreement and hotel construction diligently completed thereafter and,

(ii) Tano is not obligated to build a water tank in excess of 2.5 million gallons capacity. Any such increase in the percentage of the fee shall only apply prospectively to lot sales occurring after the fee increase.

b. The Parties contemplate a total of 322 residential dwelling units be constructed at Tano Santa Fe. The fee shall be based on the initial sale of each lot or cluster building site.

c. Tano shall pay the fee based on the market value of the lot or cluster homesite if Tano builds the units themselves.

d. Tano shall provide disclosure of the obligation for payment of the fee on the plat for each phase of Tano Santa Fe, within the Declaration of Covenants, Conditions and Restrictions for Tano Santa Fe, and to the purchaser at time of initial sale of each lot and cluster homesite.

e. It is understood between the Parties that this fee shall not be charged for building permits associated with the hotel site or installation of infrastructure, including the wastewater treatment plant and water tank.

f. This fee applies to any residential housing built on the hotel site in lieu of the hotel.

g. Tano shall have the right to construct a hotel of up to 250 rooms within the hotel site designated on the Preliminary Development Plan, dated June 1990. The hotel may be planned and built in phases, may contain less than 250 rooms, may be constructed on a schedule to be determined by Tano, and may be built in multiple structures.

h. Tano may apply to the City to amend the Master Plan for the hotel site to allow for either 25 detached or a maximum of 75 attached residential dwelling units in lieu of the Hotel Development and pursuant to a separate development plan for this tract. The architecture and architect for the hotel site shall be selected by Tano.

22. Respecting the water tank:

The City shall cooperate in the provision of easements or licenses, at no cost to Tano for construction of the offsite water system improvements on City-owned property. Tano shall construct a water tank with a capacity of 2.5 million gallons capacity.

23. Respecting ordinances applicable:

Approval of final development plans and final plats, the issuance of all permits, licenses and other City approvals required for subdivision and improvement of the project including but not limited to those governing density, permitted uses, growth management, environmental considerations, terrain management, escarpment district requirements, soil conservation, pollution control, historic and archeological preservation, other environmental and land use matters, and design criteria shall be governed by City codes and specifications in effect on April 1, 1990; provided, however:

a. this does not preclude application to the property of changes in City laws, regulations, plans or policies pertaining to the above matters which are specifically mandated and required by changes in state or federal laws or regulations;

b. general applicable ordinances and regulations of this nature adopted by City after April 1, 1990, shall be applicable to the project, provided the ordinance or regulation and its application to the project:

(i) does not materially restrict or defeat the basic development rights granted in the Amended Annexation Agreement (e.g., land uses, density, basic project layout, road systems, etc.) and in the approved Preliminary Development Plan and Preliminary Plat;

(ii) is applicable Citywide to all comparable commercial or residential development as the case may be; and

(iii) operates prospectively only;

c. and the City's Impact Fee Ordinance which was effective April 1, 1991 applies to entitlements pertaining to project, and future ordinances establishing fees for subdivision or improvement of land shall be applicable as are in effect at the time the entitlement is granted, provided that the fee ordinance:

(i) is applicable City-wide to all similar developments;

(ii) does not pertain to the same entitlement or condition for which another fee is payable under the Amended Annexation Agreement;

(iii) operates prospectively only;

(iv) in no event shall the Tano Santa Fe project be subject to any fee (including impact fee) for a City service which Tano is required to establish or otherwise pay for under the Amended Annexation Agreement, including wastewater treatment, park and open space, but only after owner dedicates an improved trail system per the Preliminary Development Plan and Preliminary Plat (which City will accept), fire protection, and capital cost of water system;

d. the Escarpment Ordinance enacted on February 26, 1992 is

applicable only as follows:

(i) in the final plat, lots 147, 148, 152 shall be re-platted to place building sites on the West side of the road and lots 1, 2, 15, 17, 22 and 23 shall be re-platted and/or merged so that either (a) a ridgeline building envelope is created to preclude visibility of structures as viewed from Highway 84/285 and so that structures do not protrude above the ridgeline, or (b) alternate building sites off the ridgeline are established for these lots;

(ii) as to all other lots in the escarpment district, the provisions limiting building sites are not applicable but all other provisions of the ordinance shall apply (e.g., height limitation, landscaping, coverage, colors, etc.);

(iii) as to all other ridgeline lots in project not in the escarpment district, development shall be controlled by a homeowner association per constraints of the Declaration of Covenants, Conditions and Restrictions submitted with Tano's 1990 Plan as these Conditions and Restrictions may be amended with approval of the Development Review Committee at time of final plats approval. Tano retains right to 322 lots (276 detached) so that if by replatting to meet the above condition lots are deleted, they may be replaced with lots elsewhere in the project.

e. Tano shall comply with all requirements of terrain management as to all residential lots, there being no obligation of the Development Review Committee or the or City Council to give any variance, but variances may be given for roads as provided in paragraph 20 herein.

24. Respecting general provisions as to clarity, certainty, completions and cooperation:

a. The Parties shall execute the Amended Annexation Agreement. The Amended Annexation Agreement shall give Tano vested rights to develop per the concurrently approved 1990 Plan. Terms of the Amended Annexation Agreement shall prevail over conflicting terms of 1985 annexation agreement, as amended in 1987, and of all submittals made with respect thereto.

b. When approved the 1990 Plan shall establish, subject to all other terms and conditions of the Amended Annexation Agreement:

(i) the location of all road rights-of-way, a preliminary grading and drainage plan for roads, and location of utility easements;

(ii) the boundaries or lot lines of each detached single family lot and open space areas within the project;

(iii) a building site for each detached housing lot;

(iv) the boundaries and preliminary building footprint for the hotel site and cluster home compounds; if Tano wishes to change the building footprint as shown on the approved Preliminary Development Plan and Preliminary Plat for these sites, Tano, at any subsequent date, shall apply for an amended Preliminary Development Plan for the various improvements on the hotel site and cluster housing site or sites, to be heard and approved pursuant to the Amended Annexation Agreement and applicable ordinances; if no material change is to be made, Tano shall file for a final plat and development plan for the hotel site and cluster housing site.

c. Within one year after execution of the Amended Annexation Agreement, Tano shall, at a minimum, apply for final plat approval for Phase I of

subdivision; thereafter Tano may apply for additional final plats according to Tano's phasing plan; City agrees to continually and diligently process each final plat application and agrees that the sole issue for final plat approval is whether the plat substantially conforms to the approved Preliminary Development Plan, Preliminary Plat and applicable ordinances as defined in this Amended Annexation Agreement;

(i) final development plans can be submitted at any time and in phases and need not be submitted with a final plat (e.g., a final development plan for cluster housing can be submitted concurrently with or after submittal of final plat for cluster housing and/or in advance of, and separate from, the final development plan for the hotel site); the City agrees to continually and diligently process each application for final development plans in accordance with applicable ordinances as defined in the Amended Annexation Agreement; no individual residential lot may be offered for sale until the City approves a final plat for the phases which incorporates that lot;

(ii) infrastructure shall be built in four phases from north to south on the property; construction of infrastructure within a phase, and for infrastructure work outside that phase as necessary to service improvements in that phase (e.g., roads, water and sewer lines) shall proceed only after the final plat is recorded for that phase; Tano may request a change in phasing as part of processing final plats and the Development Review Committee shall approve based only on reasonable standards as necessary to protect public health, safety and welfare, and not at its discretion (the City recognizes that the timing and sequence of infrastructure construction will depend to some extent on economic conditions and the rate at which inventory is absorbed by the

market).

d. Tano's Tano Santa Fe project is a private development; the City has no ownership or management interest in the project; nor responsibility to third parties concerning any of said improvements until such time as the City accepts, by deed of dedication, infrastructure to be maintained by the City, but the parties agree:

(i) to generally cooperate with each other in Tano's implementation and build out of the project pursuant to the Amended Annexation Agreement and Preliminary Development Plan and Preliminary Plat and to perform their respective duties and obligations and assert and enforce their respective rights under the Amended Annexation Agreement in good faith and with due diligence as required to implement the Amended Annexation Agreement;

(ii) from time to time, to execute and deliver such instruments, assignments, conveyances, documents, confirmations, estoppel certificates and assurances and take such further actions as the other party may reasonably request to perform its respective obligations under the Amended Annexation Agreement or to confirm and acknowledge to such other party the rights intended to be created by the Amended Annexation Agreement (but nothing herein, express or implied, is intended to confer upon any person other than the Parties hereto and their respective successors and assigns, any rights or remedies under or by reason of the Amended Annexation Agreement;

(iii) in the event the Amended Annexation Agreement or any provision thereof or the approval of the Preliminary Development Plan and Preliminary Plat

or any final development plan or plat is challenged in a court of law by a person or persons not a party to this Settlement Agreement, the City and Tano shall (a) intervene if not named a party; (b) employ counsel to defend their rights either separately or jointly as the Parties may determine is appropriate; (c) to share equally the costs of litigation; and (d) to do all other things reasonably necessary to protect and defend the validity, enforceability and effectiveness of the Amended Annexation Agreement;

(iv) In the event of litigation between the City and Tano concerning any matter arising out of the Amended Annexation Agreement or the approved Preliminary Development Plan and Preliminary Plat or the rules, regulations and ordinances of the City applicable to the project, reasonable attorneys' fees and costs of the prevailing party shall be paid by the unsuccessful party;

(v) if any obligation of either party under the Amended Annexation Agreement shall be made essentially impossible of performance by reason of an act of God, or the elements, shortage or unavailability of necessary materials, supplies, or labor, shortages or interruptions of transportation facilities, or because of applicable federal or state governmental regulations or restrictions, judicial order, or other cause beyond the party's control, then in such event the time for performance of the obligation of the party shall be extended as mutually agreed to by the Parties.

25. Tano shall withdraw and not refile the revised Master Plan, preliminary development plan and preliminary plat submitted to the City for consideration and approval in 1991.

CITY OF SANTA FE, NEW MEXICO

By: _____
Phil Griego, Mayor Pro Tem

This settlement was approved at an open meeting of the Santa Fe City Council on the 17th day of September, 1992.

By: _____
Frances C. Romero, City Clerk

APPROVED:

CIVEROLO, HANSEN & WOLF, P.A.

By: _____
ROSS L. CROWN
THOMAS P. GULLEY
500 MARQUETTE, N.W., SUITE 1400
ALBUQUERQUE, N.M. 87102
(505) 842-8255
ATTORNEYS FOR DEFENDANTS

TANO SANTA FE PARTNERS

By: Wilma South Corporation
General Partner

By: _____
Charles Graham, President

APPROVED:

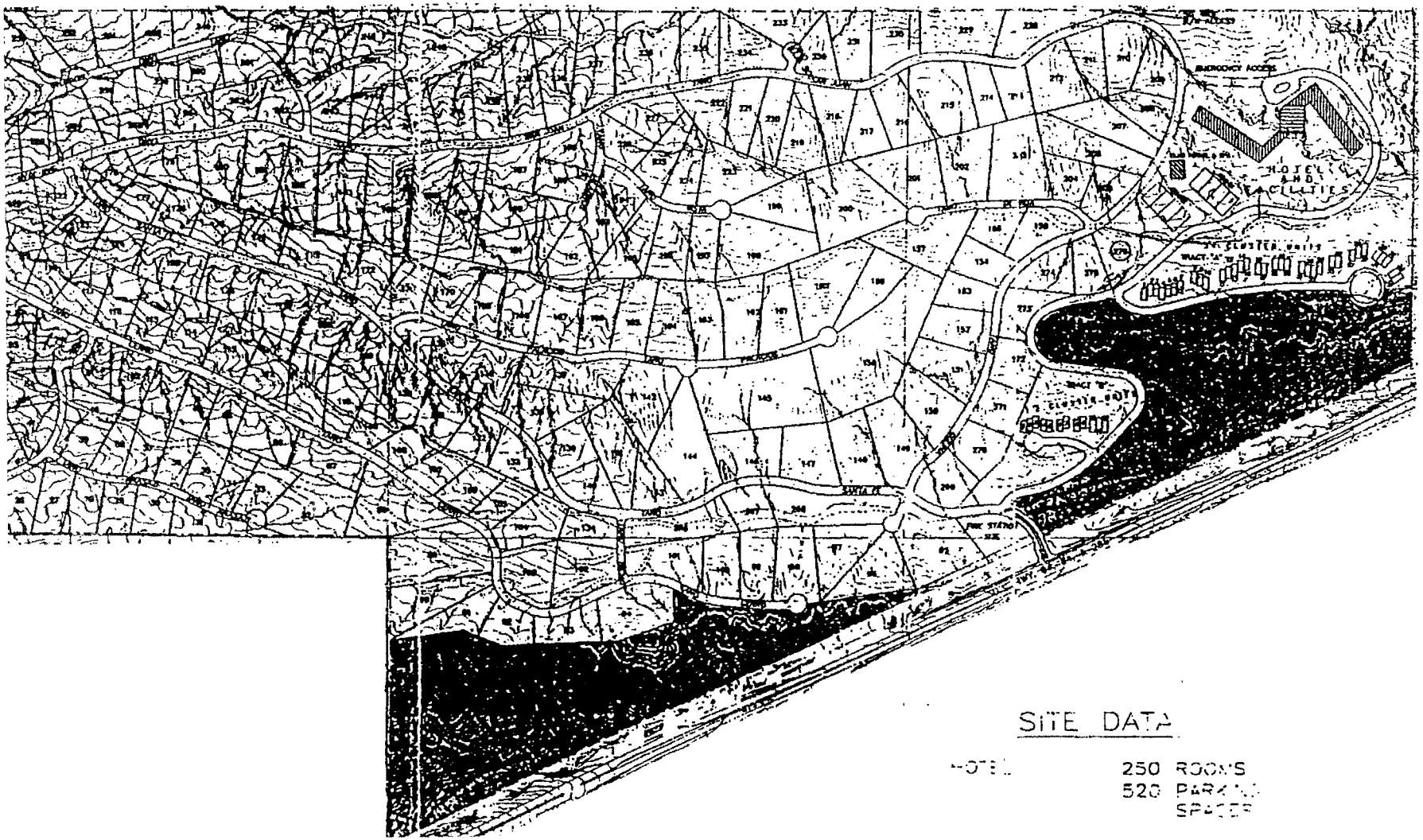
HINKLE, COX, EATON
COFFIELD & HENSLEY

By: _____
JOHN J. KELLY
HOWARD R. THOMAS
STEPHANIE LANDRY
500 MARQUETTE, N.W., SUITE 800
ALBUQUERQUE, NEW MEXICO 87102
(505) 768-1500
ATTORNEYS FOR PLAINTIFF

EXHIBITS

Exhibit A	Consent Decree

09-21-1992 09:50 5057681529 HINKLE LAW P.03



SITE DATA

HOTEL 250 ROOMS
520 PARKING SPACES

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor
David Coss, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Larry A. Delgado, Dist. 1
Patti J. Bushee, Dist. 1
Cristopher D. Moore, Dist.2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Amy Manning, Dist. 4
Peso Chavez, Dist. 4

May 15, 1996

Tano Santa Fe Partners
c/o Mr. Charles D. Graham, President
Wilma South Management Corporation
780 Johnson Ferry Road, Suite 250
Atlanta, GA 30342

Re: Inapplicability of Section 14-82.5 *SFCC 1987* to Tano Santa Fe Subdivision

Dear Mr. Graham:

Based upon the Settlement Agreement in *Tano Santa Fe Partners v. City of Santa Fe, et al.*, ("Settlement Agreement") and the Consent Decree in the same matter which decree ratified and approved the Settlement Agreement and pursuant to Section 11.11 of the 1993 Annexation and Development Agreement between Tano Santa Fe Partners and the City of Santa Fe ("Annexation Agreement"), this letter is intended to give you further assurances and confirmations regarding the status of the Annexation Agreement and certain interpretations of its terms. We understand this letter will be relied upon by your partnership and/or new investors or owners and/or lenders providing funds for the Tano Santa Fe Subdivision.

Section 14-82.5 *SFCC 1987*, enacted by the City in 1992, is inapplicable to the Tano Santa Fe Subdivision based upon the explicit terms of the Settlement Agreement and the Annexation Agreement, and the City of Santa Fe will not apply Section 14-82.5 *SFCC 1987* to the Tano Santa Fe Subdivision.

Sincerely,

David Coss

David Coss
City Manager

Above acknowledged By:
WILMA SOUTH CORPORATION,the sole General Partner of TANO SANTA FE PARTNERS

By: _____ Dated: 5/31/96
Charles D. Graham, President

14-82.5 Time Limits for Preliminary and Final Subdivision Plat Approvals.

A. As per subsection 14-82.3C, preliminary plat approvals shall become null and void unless a final plat application is submitted within twelve (12) months of the preliminary plat approval by the planning commission; however, that in any application which provides for more than one (1) phase, the developer shall include a phasing schedule showing required dates of final plat approval for each phase. If the phasing schedule is complied with, then preliminary plat approval shall not become void as provided for above in this section.

B. For all subdivision plats approved or conditionally approved after December 31, 1992, the final subdivision plat shall be recorded within two (2) years of the planning commission's approval or conditional approval, otherwise the planning commission shall decide whether to rescind such approval.

C. All conditions of final plat approval shall be completed within two (2) years of the planning commission's approval or said approval shall become null and void unless an extension is applied for in writing and approved by the planning commission. The final plat shall be recorded within thirty (30) days of the date all conditions are substantially satisfied. (Ord. #52-1992, §4; Ord. #1994-30, §22)

14-83 TERRAIN MANAGEMENT REGULATIONS.

Subdivisions shall comply with terrain management regulations as set forth in Section 14-90 of this chapter. (Ord. 1988-29, §§1, 2)*

14-84 DESIGN STANDARDS.

14-84.1 Streets. The following standards for streets shall apply to all subdivisions except for inheritance and family transfer subdivisions, the design standards for which are set forth in the SFCC 1987:

A. Where a subdivision abuts or contains an existing or proposed arterial street, the planning commission may require marginal access for collector or local streets, reverse frontage with screen planting or walls contained in a non-access reservation along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

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*__Editor's Note:__ Subsections 14-83.1 through 14-83.10 previously contained herein have been repealed in entirety by Ordinance No. 1988-29, §1.

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

Larry A. Delgado, *Mayor*
Mike P. Lujan, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

17 90

October 6, 2005

Al Lilly
Santa Fe Planning Group, Inc.
P.O. Box 1761
Santa Fe, NM 87504

RE: Monte Sereno Letter from Al Lilly dated September 14, 2005

Dear Al:

In response to your letter dated September 14, 2005, I concur with your conclusions.

1. Building can occur anywhere within the "buildable site" as delineated on the plat, without having to meet the current terrain management requirements of a maximum of 50% in the 20-30% slope range.
2. All lots are subject to current City Code regarding architectural and landscape requirements, including any construction in the Escarpment Overlay District.
3. The "Side by Side" Master Plan, once approved by the City, will show lot numbers, lot configurations, buildable sites and the Escarpment District Overlay District boundaries for Phases 1 and 2 compared to the original 1992 Master Plan. It is understood that as part of the Phase 1 and 2 development plan set, the buildable sites were modified from the 1992 Master Plan in order to remove 30% slopes (based on more detailed slope analysis) and to respond to the changes of lot configurations.
4. Any building proposed to occur outside the "buildable site" can only be permitted once a variance is obtained. Site improvements such as walls, driveways, parking and landscaping, are permissible and are subject to the current applicable City Codes.
5. Anne Lovely, Assistant City Attorney agreed with your interpretation of the meeting held September 12 between herself, yourself and Ted Bolleter, City Fire Marshall.

In addition, all building permit submittals must meet the current City Code requirements. Based on our review of several permits that have already been submitted, certain required items were not included. The following will need to be included for every application:

- City approved Side by Side Master Plan
- Certified slope and topography
- Overlay of the building footprint on the slope analysis and topography
- Stormwater to meet City Code
- Site grading plan

If you have questions, or want to discuss this information further, please do not hesitate to contact me at 955-6580.

Sincerely,

Jim L. Salazar, Director
Permit and Development Review Division

cc: Anne Lovely, Assistant City Attorney
Ted Bolleter, City Fire Marshall
Anne McLaughlin, Planning and Land Use Department Director
Ellery Biathrow, Engineering Supervisor
Wendy M. Blackwell, Senior Planner

SANTA FE PLANNING GROUP, INC.
P.O. BOX 1761
SANTA FE, NM 87504
(505) 988-1129, FAX 983-6785

Date: September 14, 2005

FAX MEMORANDUM

To: Wendy Blackwell
Land Use Dept., City of Santa Fe

From: Al Lilly

Re: Monte Sereno

Dear Wendy:

Pursuant to Nancy Long's letter to Jim Salazar regarding terrain management, and pursuant to your telephone conversation last month with Clif Walbridge regarding individual lot development, please note the following:

1. On August 31st we met with Anne Condon, Anne Lovely, and Jim Salazar to discuss terrain management issues relating to individual lots at Monte Sereno. The outcome of that meeting was a mutual understanding that as per the terms of the Annexation and Development Agreement and as per the language on the recorded plat (note #16); construction may take place on all approved "Building Sites" outside of the Escarpment District without restriction, even if a portion of the lot is within the Escarpment District. This means that any applicant for a building permit can build anywhere within the "Building Site" delineated on the plat without concern for the 20-30% slopes. No building shall take place on slopes in excess of 30%. It should be noted that none of the approved "Building Sites" for Monte Sereno included slopes in excess of 30%.
2. All lots are subject to current City Code regarding architectural and landscape requirements. This includes the architectural and landscape limitations relating to any construction within the Ridge-top Escarpment District.
3. We have provided you with a "Side by Side" Master Plan, providing a copy of the current master plan along side of the 1992 master plan (this plan was approved as part of the Annexation and Development Agreement). Lot numbers for Phases 1&2 have been labeled on the current plan for an easy visual comparison with the 1992 plan. As requested, this plan will be made available for all lot owners to include with their submittal for a building permit.

4. As per Note # 8 on the recorded plat, all construction of residences or other buildings (out-buildings) must occur within the approved "Building Sites." Therefore, the proposed house (or building structure) cannot "wiggle" outside of the approved "Building Site" without a variance from the Architectural Control Committee for Monte Sereno and without special approval from the Land Use Department. Site improvements (such as site walls, driveways, parking and landscaping) outside of the approved "Building Sites" are permissible, and are subject to City staff review according to current City Code.
5. On September 12, we met with Anne Lovely and Fire Chief, Ted Bolliter, to discuss fire access and driveway specifications. It was determined that Monte Sereno is not subject to the latest edition of NFPA 1 (2003) and the Chief would be evaluating driveways based on an earlier edition (possibly the 1988 Edition of NFPA 1). It was also determined that the Fire Chief has some latitude in evaluating the emergency access requirements for lots based on individual circumstances, and that the installation of an in-home fire suppression system would provide some flexibility in access requirements. Both parties recognized that fire access regulations would likely require more extensive driveway grading and construction (turn-arounds, walls, parking) outside of the approved Building Sites.

We hope that this answers your questions regarding review of building permit applications for individual lots at Monte Sereno. If you have further questions, please do not hesitate to contact me.

Sincerely,

Al Lilly

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

Larry A. Delgado, *Mayor*
Mike P. Lujan, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

January 3, 2006

Mr. Don Beauregard
Southwest Lifestyle Concepts, LLC
88 Steele, Suite 300
Denver, CO 80206

RE: **Water Rights Transfer Ordinance and the Monte Sereno Subdivision**

Dear Mr. Beauregard:

Section 14-8.16 SFCC 1987, enacted by the City of Santa Fe on July 27, 2005 (Ordinance 2005-29), entitled "An Ordinance Creating a New Section 14-8.16 SFCC 1987 Requiring Water Rights Transfers to the City of Santa Fe for New Development" is inapplicable to Monte Sereno based upon the terms of the Settlement Agreement in *Tano Santa Fe Partners v. City of Santa Fe, et al.*, dated September 17, 1992.

Subsequent to the enactment by the City of Santa Fe of the Water Rights Transfer Ordinance 2005-29, an administrative review was undertaken of the prior litigation and the terms of the Settlement Agreement between the City and Tano Santa Fe (current owner is Southwest Lifestyle Concepts, LLC represented by Mr. Don Beauregard). The review included an analysis of the Settlement Agreement and related litigation documents.

The administrative review was conducted by the City Attorney's Office and the Sangre de Cristo Water Division. Upon the recommendation of counsel the Sangre de Cristo Water Division has concluded that Ordinance 2005-29 does not apply to the Monte Sereno project because of the specific terms of the Settlement Agreement.

The Monte Sereno project owner, developer, agent and attorney concur with the advice of the City Attorney's Office and the conclusion of the Planning and Land Use Department and Sangre de Cristo Water Division that the Water Budget Administrative Ordinance, Section 14-8.13 SFCC 1987, does apply to the project and that the Monte Sereno project will offset all water demand through the retrofit program and its provisions.

Sincerely,

Galen M. Buller
Sangre de Cristo Water Division Director

James H. Montman
Public Utilities Department Director

Mike P. Lujan
City of Santa Fe Manager

cc: A. Kyle Harwood, Assistant City of Santa Fe Attorney
Nancy Long, Long, Pound & Comer, LLC

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, *Mayor*

Councilors:
Miguel M. Chavez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

November 2, 2007

Don Beauregard
Southwest Lifestyle Concepts, LLC
88 Steele, Suite 300
Denver, CO 80206

RE: Fulfillment of Final Obligations under Northwest Quadrant Water System Extension Agreement Effective May 18, 1993, as amended (the "Agreement")

Dear Mr. Beauregard:

This letter is intended to give Southwest Lifestyle Concepts, LLC ("SLC") assurances and confirmations respecting the Agreement and the affected Monte Sereno development as approved pursuant to the Annexation and Development Agreement dated May 5, 1993. All capitalized terms used herein are as defined in the Agreement. We understand that this letter will be relied upon by your company, your assigns, and/or your investors and lenders.

Amendment Number 5 to the Agreement (attached hereto as Exhibit "A") provides for the completion of SLC's obligations under the Agreement including construction of the Facilities as now defined pursuant to Amendment Number 5 (Section 1.17) and for a cash contribution (Section 3.4) to the City of Santa Fe (the "City"), among other revisions.

This letter is intended to provide you with the assurance that at that point in time when SLC provides the requisite financial assurance to the City for its obligations under the Agreement for construction of the Facilities—the variable frequency drive pump station—SLC shall have no further off-site infrastructure obligations in order to receive water service for the Monte Sereno development. Furthermore, the City agrees to verify this satisfaction by SLC of the Agreement by promptly granting approvals with regard to water service for plats and plans for the Monte Sereno development. Both parties acknowledge that SLC is required to make cash contributions pursuant to the terms of Amendment Number 5 but that those future payments shall not delay the approval of SLC plats and plans.

Sincerely,

Galen Buller
City Manager

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:
Peter N. Ives, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Signe I. Lindell, Dist. 1
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Bill Dimas, Dist. 4

August 18, 2015

Nancy R. Long
Long, Komer & Associates, P.A.
2200 Brothers Road
Santa Fe, NM 87502

RE: Monte Sereno Development; Request to Extension to term of Annexation & Development Agreement dated May 5, 1993

Dear Ms. Long:

This letter is written in response to Southwest Lifestyle Concepts, LLC's (the "Developer") request to exercise its option under Section 11.13 of the Annexation & Development Agreement dated May 5, 1993, as amended ("Agreement"), to renew the term of the Agreement for an additional term of five years, such that the Agreement will expire on May 5, 2023.

Via this letter, the City grants the Developer's request, effective immediately, to extend the term of the Agreement so that the expiration date of the Agreement is now May 5, 2023.

Sincerely,

Javier M. Gonzales
Mayor
City of Santa Fe, New Mexico

ITEM # 15-0848

AGREEMENT
BETWEEN SOUTHWEST LIFESTYLE CONCEPTS, LLC
AND THE CITY OF SANTA FE

This Agreement is made this 19 day of August 2015, between Southwest Lifestyle Concepts, LLC, a Colorado limited liability company ("SLC"), and the City of Santa Fe, a New Mexico municipal corporation ("the City").

RECITALS

WHEREAS, the City and SLC are parties to an Annexation and Development Agreement dated May 5, 1993, as amended ("A&D Agreement") governing the development of the Monte Sereno Subdivision in the City ("Subdivision");

WHEREAS, Section 11.13 of the A&D Agreement provides that SLC "shall have the option to renew the Agreement for an additional term, not to exceed five (5) years, upon reasonable terms and conditions to be negotiated by the parties";

WHEREAS, Sections 5.7, 5.7.1 and 5.7.2 of the A&D Agreement provides that SLC shall construct a public trail system within the Subdivision to be dedicated to the City and receive a rebate of all prepaid park impact fees upon such dedication;

WHEREAS, the City and SLC wish to remove the provision for dedicating a public trail to the City together with removing the requirement on behalf of the City to rebate prepaid park impact fees upon acceptance of such dedication;

WHEREAS, the City has, simultaneously with the execution of this Agreement, granted the extension to the term of the A&D Agreement by letter; and

WHEREAS, the parties wish to set forth the terms and conditions they have negotiated for granting the extension.

NOW THEREFORE, for good and valuable consideration, including the execution of the extension letter which will be issued by the City upon its receipt of funds in an amount as determined sufficient by the City to satisfy obligations of SLC, the sufficiency of which is hereby acknowledged, the parties, intending to be legally bound, agree as follows:

AGREEMENT

1. SLC will execute such documents as deemed necessary to provide that the public trails, as provided for in Section 5.1 of the A&D Agreement, will not be dedicated to the City; and that SLC will not receive a rebate of park and open space impact fees as addressed in Sections 5.1, 5.7.1 and 5.7.2 of the A&D Agreement.

2. The parties do not intend, by this Agreement, to affect any other terms of the A&D Agreement, which remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

SOUTHWEST LIFESTYLE CONCEPTS, LLC
a Colorado limited liability company
By: HMB Partners, Inc.,
a Colorado corporation, its manager

By: Executed in Counterparts
Donald E. Beauregard
President

CITY OF SANTA FE,
A Municipal Corporation

Javier M. Gonzales, Mayor

Attest:

Yolanda Y. Vigil, City Clerk
CC mtg. 7/29/15

Approved as to Form:

Kelley A. Brennan, City Attorney

Approved:

Oscar S. Rodriguez,
Finance Director

2. The parties do not intend, by this Agreement, to affect any other terms of the A&D Agreement, which remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

SOUTHWEST LIFESTYLE CONCEPTS, LLC
a Colorado limited liability company
By: HMB Partners, Inc.,
a Colorado corporation, its manager

By: D. E. Beauregard
Donald E. Beauregard
President

CITY OF SANTA FE,
A Municipal Corporation

Executed in Counterparts
Javier M. Gonzales, Mayor

Attest:

Yolanda Y. Vigil, City Clerk

Approved as to Form:

Kelley A. Brennan, City Attorney

Approved:

Oscar S. Rodriguez,
Finance Director

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, *Mayor*

Councilors:
Miguel M. Chavez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Al Lilly, Santa Fe Planning Group, Inc
PO Box 2482
Santa Fe, NM 87504

August 21, 2006

Re.

Case # S 2006-17. Monte Sereno Phase III, Parcel 3 (Phase 4) Final Subdivision Plat. Al Lilly, agent for Southwest Lifestyle Concepts LLC, requests final plat approval for 118 single- family lots and 7 tracts on approximately 305 acres. The property is zoned PRRC (Planned Residential Resort Community) and is located north of Tano Road, south of the Santa Fe Opera and west of Highway 84/285. 7 tracts of land are for a hotel and cluster units. 5 Variances are included: 1) to disturb slopes in excess of 30% for road construction; 2) to exceed the 15' maximum height for cuts or fills for road construction; 3) to disturb slopes in excess of 30% for driveways on lots 24, 27, 34, 35, 38, 39, 62, 236, 237; 4) to exceed the 15' maximum height for cuts or fills for driveway construction on lots 34 and 39; and 5) to current landscape requirements to permit the installation of native trees and shrubs in place of street trees. No development will occur for the hotel and cluster units without a final development plan. (Andrew Harnden, Case Manager)

AL Lilly:

At their July 6, 2006 meeting, the Planning Commission approved the above referenced request with the following conditions:

1. Variances shall be granted based on the finding that the requested variances are appropriate in relation to the overall development and its purposes and their impacts upon surrounding properties.
2. Address all staff redlines and review comments before recording final plans
3. Provide temporary turn-arounds at the street ends.
4. Provide a 96" diameter cul-de-sac at the termination of Entrada Monteverde at the boundary of Tract A.
5. Provide all of the necessary easements for trails and scenic overlook on the subdivision plat.

If you have any questions, or need additional information regarding this matter, please call me at 955-6954.

Sincerely,

Andrew Harnden, Planner Supervisor

Xc: Diane Quarles, Director, Planning & Land Use
Greg Smith, Acting Director, Current Planning

Long, Komer & Associates
Attorneys and Counselors at Law

Nancy Long <nancy@longpoundkomer.com>

Monte Sereno Phase 4 - STATUS

1 message

ZAXUS, RISANA B. <rbzaxus@ci.santa-fe.nm.us> Mon, Oct 26, 2015 at 11:58 AM
To: "Nancy Long (nancy@longkomer.com)" <nancy@longkomer.com>
Cc: "John Armstrong (jta@crwnm.com) (jta@crwnm.com)" <jta@crwnm.com>

Nancy –

I have received approval from staff that I requested review the construction drawings for the Monte Sereno Phase 4 project.

I have also approved an Engineer's Estimate of Cost provided by John Armstrong.

Recording of the Plat will occur after appropriate signatures are obtained, AND the financial guarantee is provided.

Mr. Armstrong will provide me the mylar construction drawings which, once the Plat is recorded, will be filed in the City Plat Room, from where they can be checked out to make copies for permit submittal, when the time comes.

Risana B "RB" Zaxus, PE

City Engineer

October 21, 2021
Planning Commission

Case #21-4219. Monte Sereno Master Plan Amendment.

Case #21-3800. Monte Sereno Development Plan.

Case #21-3801. Monte Sereno Preliminary Subdivision for Phase 4.

Case #21-3837. Monte Sereno Variance to Subsections 14-8.2(D)(1) and (D)(2)(b).

EXHIBIT F

Applicant Submittals

1) Application
    a. Master Plan
    b. Design Guidelines
    c. Subdivision
    d. Development Plan

CLUB HOLDINGS LLC
Monte Sereno Resort Community

P.O. Box 31939
Santa Fe, NM 87594

September 10, 2021

Dan Esquibel, Senior Planner
Current Planning Division
City of Santa Fe, Land Use Department
200 Lincoln Ave.
Santa Fe, NM 87501

RE: The Resort at Monte Sereno; Master Plan Amendment

Dear Dan:

This letter is respectfully submitted on behalf of 21 Club Holdings, LLC ("Developer"), in application for an amendment to the Monte Sereno Master Plan, which was adopted by the City Council in conjunction with the Annexation and Development Agreement governing all of Monte Sereno in 1993. The Resort tract in Monte Sereno is approximately 37 acres and will contain the Resort Casitas and the Resort Village Applications have already been submitted for Development Plan, Preliminary Subdivision and for variances for road construction within the Resort tract. This application for Master Plan amendment is submitted in order to establish design guidelines and standards for the development of the Resort.

Background

The land comprising Monte Sereno was originally annexed by the City of Santa Fe ("City") in 1985. The land was then subjected to an amended Annexation and Development Agreement ("A&D") in 1993. The amended A&D was the result of a settlement agreement between the City of Santa Fe and the prior Monte Sereno developer that was court approved. The A&D was approved with an effective date of May 5. 1993 and provided approval for the following:

- The Monte Sereno Master Plan, which included 660 acres of property rezoned to Planed Resort Residential Community ("PRRC"). The Resort tract consists of 37 acres of the total acreage.

- Preliminary Subdivision Plat for the residential portion of Monte Sereno.

- Preliminary Development Plan for a 250-room hotel on the Resort tract.

After receiving preliminary Development Plan approval from the City Council for the Resort, final development plan approval of each phase of the Development Plan will be subject to review by the Architectural Review Committee ("ACC") for compliance with the Design Guidelines and Design Standards and then by City staff. Except as specifically provided in the Master Plan, Annexation Agreement or Design Standards, development of the Resort must comply with all other property development regulations adopted by the City.

Management Structure of Resort and Restrictions on Use

The A&D provides that the Resort Hotel may be under multiple ownership so long as it is under single management. Developer will enter into a contract with a Resort Management Company that will manage all aspects of the Resort including all operational and fiscal duties and responsibilities. The Management Company will also manage any membership program in the Resort amenities for Monte Sereno residential owners who are not owners of the Resort Casitas. A Rental Manager will be engaged to manage rental of the Resort Casitas subject to all commercially typical aspects of the employment of a rental manager. All Resort Casitas will be subject to Covenants, Conditions and Restrictions ("CCRs") which will govern and restrict any Resort Casita owner's use of the casita and prohibit any full-time occupancy in order to maintain the character of the development as a Resort. The operative agreements and CCRs are included with this letter.

Monte Sereno is a 600-acre residential resort master planned community located within the City limits. Its zoning is PRRC, is the only such zoned property in the City. It is a unique piece of property for many reasons, including its topography, the entitlements contained in the Annexation and Development Agreement, and mature branding. The website for Monte Sereno can be viewed at: www.monteserenosantafe.com

Developer currently has Preliminary Development Plan approval for a 250-room resort hotel with all of the land uses and amenities that are customarily associated with a resort. Over the past five years we have had numerous designers and architectural firms have prepared plans for the large resort hotel to include multi-story hotel structures, together with a free-standing restaurant, a major spa and fitness facility, a wedding pavilion and retail shops.

Over the past eight months, the Developer has moved away from the previously envisioned large, three-story resort structure and has now shifted to a much smaller boutique-type resort. This will be similar in layout to resorts owned and successfully operated by Four Seasons, such as Rancho Encantado north of Tesuque, as well as similar concepts in Napa Valley and other resort areas.

Proposed Development Plan

The proposed resort involves a reduced scale Resort Village with a private (membership) club, which will include a bar & grill, fitness facility, administration offices and guest check-in, as well as outdoor recreation facilities. Located on the southwest corner of the resort tract and adjacent to Monte Sereno Drive, the Resort Village will involve approximately 11,600 square feet of resort service structures and will include on-site parking and access to the resort trail system. The Resort Village is designed to serve 120 resort units located in 60 Resort Casitas, as well as the members of the planned club amenity.

In addition to 21 Club-owned units, any potential partners or casita owners will not be permitted to any form of "full-time residential occupancy" that is not subject to the minimum rental terms.

The architectural design for the Resort is described as soft contemporary Santa Fe style, and the low-profile buildings will be very much in keeping with the styles seen in the rest of Monte Sereno. All Resort casitas and the Resort Village will be subject to the Design Standards and the Design

Guidelines to be adopted as part of the Amended Master Plan. This will ensure cohesive and uniform architectural design throughout the Resort.

Master Plan Amendment Approval Criteria

The Master Plan approval criteria in §14-3.9(D) are addressed below:

(a) The master plan is consistent with the general plan;

This Master Plan Amendment aligns with General Plan Themes and Policies, such as balancing nature resource protection, conservation of water and reduction of water use by downsizing the hotel, maintaining and respecting Santa Fe's unique personality, sense of place and character, provides a mix of lands uses and streamlines the planning development review process. Furthermore, the General Plan Land Use Framework includes the following elements: Mix of Uses in All New and Existing Neighborhoods, Protection of Natural Resources and the Environment, Minimal Impacts on Congested Streets, and Commercial Development located away from Arterials.

(b) The master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;

The stated purpose of the PRRC District in §14-4.3(1J)(1) is "… to provide for the comprehensive and coordinated planning of large-scale resort-residential developments that allows for phasing of development that will take place over a long period of time. This district allows and encourages the development of resorts in conjunction with a mixture of residential uses, densities, and building types within the range of the economic market the development proposes to serve." This amended Master Plan is consistent with the purpose and intent of the PRRC District that encourages the development of resorts n conjunction with residential uses within the economic market the development proposes to serve.

(c) Development of the master plan area will contribute to the coordinated and efficient development of the community; and

The subject land area (Resort tract) makes efficient use of existing infrastructure and represents the final phase of development within Monte Sereno master-planned community, as contemplated in the A&D.

(d) The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.

Access to the resort will primarily be via "Village Drive," which is accessed from the north entry for Monte Sereno. The north entry was approved as part of the Master Plan, and now has been finally approved for improvement by the New Mexico Department of Transportation.

The north entry is included as part of the submittal for Development Plan approval.

Note that the Master Plan also included a separate access road leading north from Village Drive up to Tract A (the Resort Site). As part of the land planning for the Resort, the separate access road to the Resort has been abandoned, and Village Drive will be utilized instead. This has greatly reduced the amount of necessary tree clearing and grading, which would have been required for this independent access drive. Note also that a portion of the original road right-of-way for this road will now be utilized for sewer lift station #2 and for the temporary construction and administration office in close proximity to the north entry.

A Traffic Impact Analysis ("TIA"), dated April 16, 2020, was performed by Terry Brown, P.E. from Albuquerque, NM and has been submitted to and approved by the New Mexico Department of Transportation for construction of the north entrance.

The Resort will connect to the City water system via an existing water line that runs within the right-of-way for Village Drive and for Monte Sereno Drive adjacent to the Resort Site. The waterlines will be looped per the requirements of the Sangre de Cristo Water Division.

Although all open space requirements have previously been met upon the approval of the Monte Sereno Master Plan, the developer is proposing to create a significant amount of additional open space for the resort tract. Of the total 37 acres, approximately 12.5 acres is to be preserved as open space, which will include the expansion of the existing trail system. The proposed Resort project includes this open space for the benefit of resort guests, which is in addition to the private open space located directly adjacent to the resort casitas.

PRRC Zoning

The zoning of Monte Sereno is Planned Resort Residential Community (“PRRC’) which was established by the Santa Fe City Council in 1988. The purpose and intent of PRRC zoning is described in SFCC §14-4-3(J)(1) and generally provides comprehensive zoning for large scale resort – residential development. The Design Guidelines will guide the development of the Resort. Development of the lots is contingent upon approval of a Subdivision Plat and a Development Plan and will be subject to the Design Standards, and other relevant city policies and regulations. The Design Standards are structured to give users and reviewers a format, intent, and specific direction for development review and implementation.

City staff will approve administratively, final Development plans, for all portions of the Resort. The Development Plans for the Resort tract shall be consistent with the Design Standards.

Archaeology

Archeological surveys were conducted of the entire Monte Sereno land area and Clearance Permits have been issued and included with the Subdivision Plan and Development Plan application.

Early Neighborhood Notification

Two Early Neighborhood Notification ("ENN") meetings have been held. One on June 14, 2021, and another, due to the Master Plan amendment application, on September 9, 2021. The discussion centered around _____. Notes from the September 9, 2021, ENN meeting are submitted herewith for your review. Notes from the prior the ENN meeting have been previously provided.

In support of this request, the following documentation is submitted herewith, or has been previously provided, for your reference:

1. Master Plan Application
2. Agent Authorization Letter
3. Warranty Deed (previously submitted)
4. Legal Lot of Record
5. Legal Description (previously submitted)
6. Monte Sereno Annexation and Development Agreement
7. Design Guidelines
8. ENN Meeting Notes
9. Traffic Impact Analysis (previously submitted)
10. ARC Clearance for Monte Sereno (previously submitted)
11. Monte Sereno previously approved Master Plan
12. Monte Sereno Resort Management Agreement
13. Monte Sereno Resort CCRs

The Development Review Fees are calculated as follows:

Master Plan Amendment	$500.00
Six Posters: (3) for Planning Commission / 3 for City Council	$180.00
Total:	**$680.00**

Please contact me should you have any questions or require additional information.

Regards,

Al Lilly

Al Lilly
Vice President of Operations
21 Club Holdings, LLC
al@21clubholdings.com

PROJECT DATA & PARKING REQUIREMENTS

THE RESORT AT MONTE SERENO INCLUDES APPROX. 86.5 AC
ZONING: PRRC (PLANNED RESORT-RESIDENTIAL COMMUNITY DISTRICT)

RESORT DEVELOPMENT PLAN (SHEET A-100)
RESORT VILLAGE PLAN (SHEET A-101)

LAND USES:	PARKING PROVIDED
60 RESORT CASITA LOTS (EA.CASITA INCLUDES 2 GUEST UNITS) = TOTAL OF 120 RESORT UNITS	
PARKING REQUIREMENT: 1 SP/RENTAL UNIT=	120 PARKING SP.
NO. OF PARKING SPACES PROVIDED.	
49 CASITAS HAVE COVERED OR ENCLOSED PARKING FOR 2 CARS=98 SP	
11 CASITAS HAVE UNCOVERED PARKING FOR 2 CARS =	22 SP
ADDITIONAL COMMON AREA PARKING ON SITE=	10 SP
TOTAL PROVIDED:	130 SP
RESORT VILLAGE:	
FITNESS CENTER & BAR & GRILL / CLUBHOUSE FACILITY	
FITNESS/SPA FACILITY: 3,100 SF	
PARKING REQT.: 30% OF PERMITTED OCCUPANCY	
ASSUME TOTAL OCCUPANCY OF 40 PEOPLE.	12 SP.
BAR & GRILL / CLUBHOUSE FACILITY: 4500 SF INTERIOR	
PLUS 2000 SF PORTAL AREA = 6500 SF	
PARKING REQT.: 1 SP/200 SF OF NET LEASABLE AREA	
33 SP.	
RETAIL: 1,000 SF	
PARKING REQT.: 1 SP/200 SF NET LEASABLE AREA	5 SP.
ADMINISTRATION: 1,000 SF	
PARKING REQT.: 1 SP/350 SF NET LEASABLE AREA=	3 SP.
OUTDOOR SPECIAL EVENTS: 20 PEOPLE	12 SP
TOTAL PARKING REQUIRED:	65 SP
TOTAL PARKING PROVIDED. (IN 3 PARKING AREAS).	77 SP*
*4 PARKING SPACES ARE TO BE HANDICAP SPACES (1 IS VAN ACCESSIBLE)	
ACTIVE RECREATION & RESORT STORAGE AREA (NE CORNER OF SITE)	
MAX. 6000 SF STORAGE PLUS SPORTS FIELD 10 SP ON SITE:	10 SP
TOTAL PARKING PROVIDED:	217 SP.

PARKING LOT STANDARDS:
TYP. PARKING SPACE = 9'0" X 19'0"
TYP. DRIVING AISLE = 23'0"

BICYCLE PARKING: 10 SPACES PROVIDED

TOTAL RESORT BUILDINGS:

RESORT CASITAS:	150,000 SF
RESORT RECREATION/STORAGE AREA:	6,000 SF
RESORT VILLAGE	11,600 SF
TOTAL:	167,000 SF

LOT COVERAGE
LOT COVERAGE PROPOSED: 10.5%

BUILDING HEIGHT: 36 FT. MAXIMUM AT THE RESORT VILLAGE
24 FT. MAXIMUM AT THE RESORT CASITAS

OPEN SPACE:
OPEN SPACE REQUIREMENTS:NO ADDITIONAL OPEN SPACE IS REQUIRED, BUT ADDITIONAL OPEN SPACE IS BEING PROVIDED AS DESCRIBED BELOW. ALL REQUIRED OPEN SPACE IS INDICATED ON THE CITY APPROVED MASTER PLAN.

OPEN SPACE PROVIDED FOR RESORT VILLAGE:	APPROX. 1.0 AC
OPEN SPACE PROVIDED FOR RESORT CASITAS:	APPROX. 11.5 AC
TOTAL:	12.5 AC (34%)

LEGAL DESCRIPTION: SEE SURVEY PLATS
HANDICAP ACCESSIBLE GUEST UNITS:
120 RESORT GUEST UNITS. 6 HANDICAP ROOMS PROPOSED (3 FOR EA. PHASE)*
*HC = DESIGNATION ON DEVELOPMENT PLAN

STORM WATER AGREEMENT

THIS STORM WATER AGREEMENT ("Agreement") is entered into this _____ day of _____ by and between the City of Santa Fe ("City") and Monte Sereno Resort Management Company ("Monte Sereno"). Monte Sereno hereby agrees that all storm water easements and any other drainage improvements on private property will be maintained and kept fully functional as originally designed and constructed within private property boundaries by the Monte Sereno and subsequent heirs, assigns, and future owners. The City is hereby granted the following: (1) access for inspection of said improvements; (2) in the event of drainage facility maintenance deficiency and after ten (10) days written notice to the respective property owner(s) ("Owner"), to enter and restore full functional capacity of the drainage improvements; and (3) to lien the property for both direct and indirect costs associated with such work. By signature affixed fixed to this instrument, Owner approves and agree that this Agreement is binding perpetually, running with the land, on present and future owners, heirs, and assigns. The city is hereby granted the following:

(1) access for inspection of said improvements; (2) in the event of drainage facility maintenance deficiency and after ten (10) days written notice to t By

Drainage Facilities Maintenance

All drainage facilities shall be maintained by all property owners. Owner shall also have the responsibility for maintenance of the public drainage easement as per article 14 - 8 .2 (K) of the Santa Fe City Code.

Inspections shall be conducted by a registered professional engineer in the state of New Mexico or other qualified person. Inspections shall be conducted on the drainage facilities in accordance with the following schedule:

On or about March 15, on or about September 15, and after each storm event of 1-inch or greater. Maintenance of the drainage facilities shall be conducted and documented by the engineer and the owner. The owner shall maintain a file of the inspections and remedial action conducted on the drainage facilities.

Work shall be conducted in accordance with the engineer' s recommendations, and shall include, but is not limited to the following:

A. Flush all culverts, drop inlets and drainage pipes to remove sediment and vegetation that prevents or hinders the flow of storm water in the drainage structure(s);

B. Remove sediment in ponds that is greater than 6 inches in depth, and if necessary, reseed with native grasses; and install filter fabric and 3 to 4 inch cobble as directed by the engineer;

C. Inspect for sedimentation in all swales, ditches, drainage ponds and remove and stabilize as necessary.

D. Inspect for soil erosion at all drainage ponds, cut and fill slopes, and repair or stabilize accordingly.

E. Inspect the structural integrity of drainage ponds, slopes, rip-rap, gabions, drop inlets, culverts, energy dissipators, and retaining walls, rock plating, erosion control mats or blankets, and repair or stabilize accordingly; and

F. All basins/ponds shall drain within 24 hours of a storm event as per article 14-8.2(D)(4)(C)(11).

City of Santa Fe

By: _____
Title: _____
Date: _____

Monte Sereno Resort Management Company

By: _____
Title: _____
Date: _____

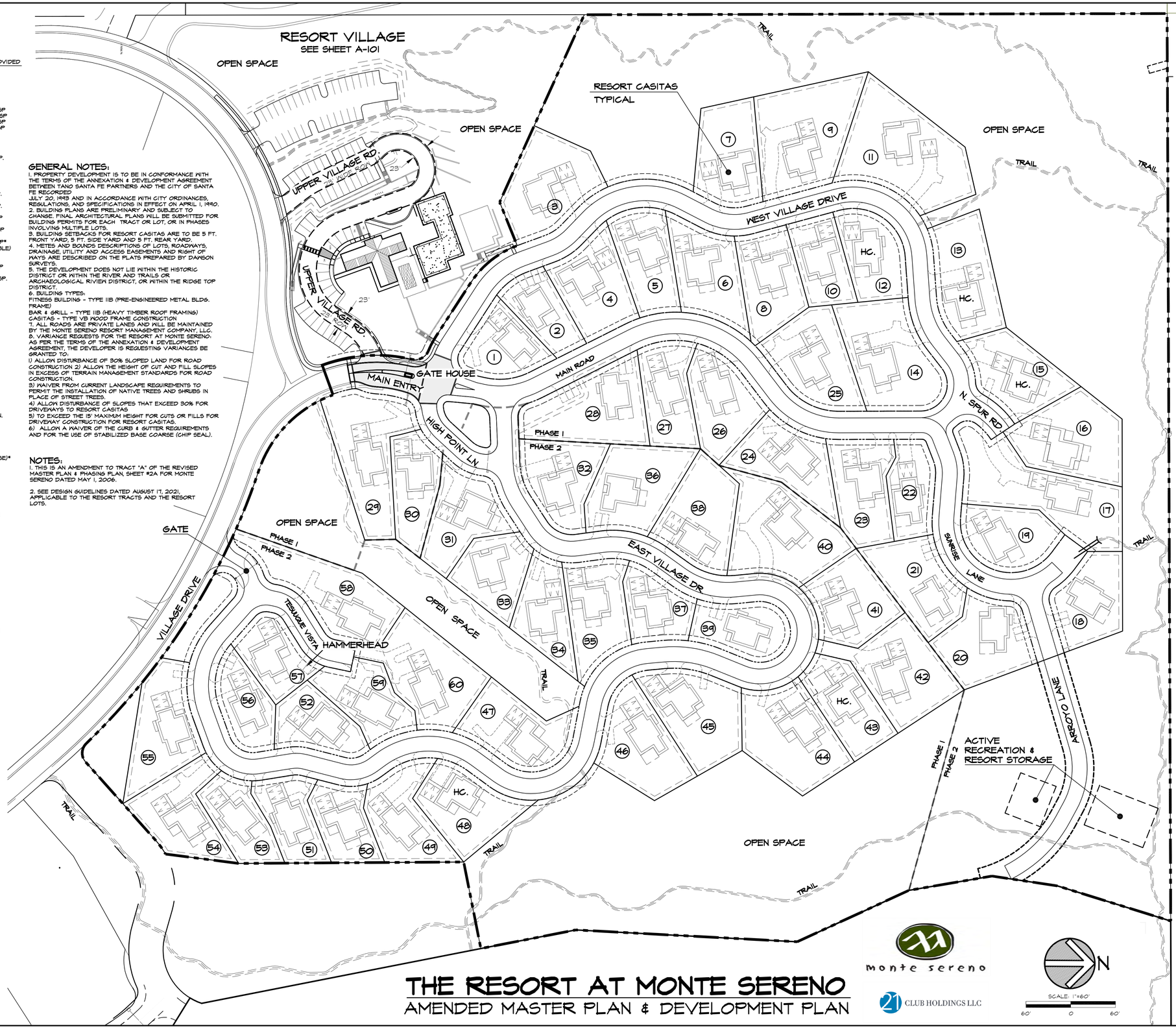
GENERAL NOTES:

1. PROPERTY DEVELOPMENT IS TO BE IN CONFORMANCE WITH THE TERMS OF THE ANNEXATION & DEVELOPMENT AGREEMENT BETWEEN TANO SANTA FE PARTNERS AND THE CITY OF SANTA FE RECORDED JULY 20, 1993 AND IN ACCORDANCE WITH CITY ORDINANCES, REGULATIONS, AND SPECIFICATIONS IN EFFECT ON APRIL 1, 1990.
2. BUILDING PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE. FINAL ARCHITECTURAL PLANS WILL BE SUBMITTED FOR BUILDING PERMITS FOR EACH TRACT OR LOT, OR IN PHASES INVOLVING MULTIPLE LOTS.
3. BUILDING SETBACKS FOR RESORT CASITAS ARE TO BE 5 FT. FRONT YARD, 5 FT. SIDE YARD AND 5 FT. REAR YARD.
4. METES AND BOUNDS DESCRIPTIONS OF LOTS, ROADWAYS, DRAINAGE, UTILITY AND ACCESS EASEMENTS AND RIGHT OF WAYS ARE DESCRIBED ON THE PLATS PREPARED BY DAWSON SURVEYS.
5. THE DEVELOPMENT DOES NOT LIE WITHIN THE HISTORIC DISTRICT OR WITHIN THE RIVER AND TRAILS OR ARCHAEOLOGICAL RIVIEW DISTRICT, OR WITHIN THE RIDGE TOP DISTRICT.
6. BUILDING TYPES:
FITNESS BUILDING - TYPE IIB (PRE-ENGINEERED METAL BLDG. FRAME)
BAR & GRILL - TYPE IIB (HEAVY TIMBER ROOF FRAMING)
CASITAS - TYPE VB WOOD FRAME CONSTRUCTION
7. ALL ROADS ARE PRIVATE LANES AND WILL BE MAINTAINED BY THE MONTE SERENO RESORT MANAGEMENT COMPANY, LLC.
8. VARIANCE REQUESTS FOR THE RESORT AT MONTE SERENO: AS PER THE TERMS OF THE ANNEXATION & DEVELOPMENT AGREEMENT, THE DEVELOPER IS REQUESTING VARIANCES BE GRANTED TO:
1) ALLOW DISTURBANCE OF 30% SLOPED LAND FOR ROAD CONSTRUCTION 2) ALLOW THE HEIGHT OF CUT AND FILL SLOPES IN EXCESS OF TERRAIN MANAGEMENT STANDARDS FOR ROAD CONSTRUCTION.
3) WAIVER FROM CURRENT LANDSCAPE REQUIREMENTS TO PERMIT THE INSTALLATION OF NATIVE TREES AND SHRUBS IN PLACE OF STREET TREES.
4) ALLOW DISTURBANCE OF SLOPES THAT EXCEED 30% FOR DRIVEWAYS TO RESORT CASITAS
5) TO EXCEED THE 15' MAXIMUM HEIGHT FOR CUTS OR FILLS FOR DRIVEWAY CONSTRUCTION FOR RESORT CASITAS.
6) ALLOW A WAIVER OF THE CURB & GUTTER REQUIREMENTS AND FOR THE USE OF STABILIZED BASE COARSE (CHIP SEAL).

NOTES:

1. THIS IS AN AMENDMENT TO TRACT "A" OF THE REVISED MASTER PLAN & PHASING PLAN, SHEET #2A FOR MONTE SERENO DATED MAY 1, 2006.

2. SEE DESIGN GUIDELINES DATED AUGUST 17, 2021, APPLICABLE TO THE RESORT TRACTS AND THE RESORT LOTS.



THE RESORT AT MONTE SERENO
AMENDED MASTER PLAN & DEVELOPMENT PLAN

monte sereno

21 CLUB HOLDINGS LLC

N

SCALE: 1"=60'
60' 0 60'

Lilly PLANNING ASSOCIATES
LAND PLANNING • LANDSCAPE ARCHITECTURE
P.O. Box 1791, Santa Fe, New Mexico 87504

SHEET TITLE
AMENDED MASTER PLAN & DEVELOPMENT PLAN

PROJECT NAME:
THE RESORT
AT MONTE SERENO
SANTA FE, NEW MEXICO 87506

REVISIONS								
DATE								
BY								

A-100
08/18/2021

THE RESORT AT MONTE SERENO

SANTA FE, NEW MEXICO

DESIGN STANDARDS AND DESIGN GUIDELINES

Introduction

The Resort at Monte Sereno is a Resort Hotel Project ("Resort" or "Resort Project") upon which the commercial activities comprising the Resort Hotel will be conducted, including, but not limited to, food and beverage facilities, spa and fitness facilities, lobby, front desk and administrative office facilities and other ancillary facilities (collectively, the "Resort Village"). The overnight lodging accommodations of the Resort Hotel Project are contained in sixty (60) casitas (each a "Resort Casita" and collectively the "Resort Casitas"). Each Resort Casita shall contain a minimum of two (2) rental units for a total of 120 Resort guest units. In addition to the Resort Village and the Resort Casitas, the Resort Hotel Project contains certain common areas all as depicted on the Development Plan and Subdivision Plat for the Resort at Monte Sereno.

The Resort Casitas to be constructed within the Resort must conform to one of the pre-approved plans or agreed upon modifications to the plans as approved by the developer, 21 Club Holdings, LLC ("Developer") and its Architectural Control Committee ("ACC") for the Resort. The Resort Casitas will be accessed off a shared, private road that will be gated.

The Resort's Design Guidelines apply to the development, design and construction of all Resort Village facilities and to the construction of all Resort Casitas. The ACC will be responsible for review and approval of all architectural plans. Compliance with these Design Guidelines is mandatory to ensure a harmonious, cohesive and uniform Resort project. The Design Guidelines are presented with the application for Master Plan Amendment to be incorporated herein.

Background

The Monte Sereno Development is governed by an Annexation and Development Agreement dated May 5, 1993 (the "A&D') between the Developer and the City of Santa Fe ("City"). The A&D provides for a single-family residential lot development and for a resort hotel. The A&D provides that the hotel units may be located in multiple structures and allows for related resort amenities that may also be in multiple structures.

Zoning

The zoning for Monte Sereno, including the site for the Hotel is Planned Resort – Residential Community ("PRRC"), which is contained in the City Code under "Non-residential and Mixed Use Districts." The zoning specifically allows for resort use and is described in the City Code as follows:

> The purpose of the planned resort-residential community district is to provide for the comprehensive and coordinated planning of large-scale resort-residential developments that allows for phasing of development that will take place over a long period of time. This district allows and encourages the development of resorts in conjunction with a mixture of residential uses, densities, and building types within the range of the economic market the development proposes to serve." SFCC 14-4.3(J)(1) (A&D, Section 1.2).

The PRRC zoning specifically allows for the adoption of special development standards or design guidelines to be applied within a master plan area when such regulations are necessary to implement specific goals of the master plan. SFCC §14-3.9.

The Resort Project will have Preliminary Development Plan approval for the Resort Casitas and the Resort Village structures. Building permits for individual structures within the Hotel Project, which permits will constitute Final Development Plan approval for that aspect of the Resort Project shall be approved administratively by the City Land Use Department upon compliance with these Design Guidelines and other applicable City requirements.

Adoption of these Design Standards and Design Guidelines

These Design Standards and Design Guidelines ("Design Guidelines") are adopted as an amendment to the Master Plan for Monte Sereno. Development of all lots and structures within the Resort will be in conformance with the Final Subdivision Plat and the Preliminary Development Plan for the Resort and any applicable City policies and regulations. The Design Guidelines provide for cohesive and uniform development of the Resort. Development of individual lots and structures as portions of the Development Plan shall be first approved by the ACC for the Resort and then administratively reviewed and approved by the City.

Management Structure of Resort

The A&D provides that the Resort Hotel may be under multiple ownership so long as it is under single management. The Developer will enter into a contract with a Resort Management Company that will manage all aspects of the Resort including all operational and fiscal duties and responsibilities. The Management Company will also manage any membership program in the Resort amenities for Monte Sereno residential owners who are not owners of the Resort Casitas. A Rental Manager will be engaged to manage rental of the Resort Casitas subject to all commercially typical aspects of the employment of a rental manager.

I. STATEMENT OF DESIGN INTENT

The Design Guidelines represent design standards that provide direction in the planning, design, and construction of all structures in order to develop a Resort of the highest quality. It is also the intent of the Design Guidelines to protect the health, safety and welfare of the property owners and the resort guests.

The Design Guidelines ensure that structures within the Resort are compatible and consistent with each other, and with the surrounding environment. The structures in the Resort Village shall be "soft contemporary Santa Fe style." This type of construction and architecture is a creative interpretation of Pueblo or Territorial style architecture and will include the innovative use of materials and design, and unique methods of construction, to provide a more contemporary architectural style. It is the intent to provide a unique design for the Resort Village, which will involve architectural design that will set it apart from the design of the Resort Casitas, while also using complimentary building materials and earth tone exterior colors.

Each building site within the Resort Village is unique in terms of its inherent constraints and opportunities which necessitates that certain structures will be customized to respond to the unique site conditions. The Design Guidelines provide for some flexibility in design, such that the proposed Resort structures blend with the rugged terrain and natural environment and maximize the amount of undeveloped open space.

II. THE DESIGN REVIEW PROCESS

Schematic architectural plans have been designed for all proposed Resort Casitas and Resort structures located in the Resort Village. These schematic plans are included within these Design Guidelines and have been approved by the City as part of the Amended Master Plan and Development Plan approval process. More detailed architectural plans and civil engineering plans will be submitted to the City at the time of each building permit application. It is anticipated that modifications will be made to the schematic architectural plans to respond to the unique site conditions that may be present in various building sites. This may include adjustments to the building footprint and elevations, as well as different garage and parking conditions. Builders of the Resort Casitas will complete and submit the required construction documents.

Steeper terrain on some of the building sites will require that some of the Resort Casitas step down the hill, providing for a lower level "walkout" space. A typical building elevation of the walkout rental units is included within these Design Guidelines to establish the maximum building heights. Prior to construction, detailed architectural plans will be prepared for each building site and approved by the ACC, and then submitted to the City. Individual building permit applications shall then be reviewed and approved administratively by the City's Land Use Department. The ACC has the responsibility for enforcing adherence to the Design Guidelines.

- **ROADWAYS**

All roads within the Resort Project will be private roads. All roads will be constructed without curb and gutter as allowed by the A&D and to preserve a rural atmosphere.

- **ARCHITECTURAL CONTROL**

Developer, through the ACC, will oversee the Resort development in accordance with the Design Guidelines. The proposed work will occur entirely on land owned and surrounded by Developer, and all work will be supervised by the ACC.

- **Submittal Requirements:**

The preferred *Drawings Sheet Size:* 24" x 36".

The Builders of the Resort Casitas, and any Builder for the Resort Village structures will complete and submit construction documents to the ACC for review and approval before submitting to the City for building permits.

Each submittal is required to include the following construction documents:

1. *Site Plan* must show the approved building site or sites and the setbacks as per the recorded survey plat. The *Site Plan* must also include all site features identified in the Submittal Checklist as shown below:

   SITE PLAN –

   Indicate all information regarding right-of-ways, including:

- Delineation of the Building Sites ☐
- The Resort Structure(s) ☐
- Driveway, walkways, and parking areas ☐
- Construction Frost Free Hydrant ☐
- Lined Washout pit location ☐
- Dumpster location ☐
- Patios, pools, spas, site walls, proposed utility service facilities and locations ☐
- All utility connections ☐
- Building and wall sections ☐

2. The *Grading and Drainage Plan* must be certified by a licensed Engineer or Architect. The base information **MUST** be obtained from a professional topographical survey. Show all drainage flow within the "Building Site" (indicated with proposed contour lines at 2' intervals and directional arrows), as well as all detention ponds, swales, and catch basins. The benchmark and spot elevations must be provided; along with all pipe drains and culverts; and details for drainage of courtyards, patios, retaining walls, and low areas in close proximity to a building. Driveway entries must be tied into existing road grades.

The plan must ensure adequate drainage flow and show detention ponds (if required) and provide detailed drainage calculations as will be submitted to the City for building permits and placement for all other drainage features such as swales, pipes and culverts. In addition, all applicants must conform to the City Code regarding terrain management (Section 14-8.2F).

3. The *Lot Survey* must be prepared by a registered land surveyor and must show lot boundaries and dimensions, and existing two (2) foot contour lines. The *Lot Survey* must include the "as-built" road conditions and utilities relative to the *Building Site* including spot grades at or near driveway entrance.

4. *Floor Plans* must identify all rooms, the total area of the proposed structures (heated & unheated) and the outside dimensions of all masses.

5. *Roof Plans* must show areas of massing, drainage, sloped roofs, all skylights, and all roof-mounted equipment such as air conditioning units, solar collectors, TV antennas, and satellite dishes. The roof plans must also include all spot elevations along parapet walls and ridgelines (building heights of various masses and the existing contours as per the *Survey Plan*).

6. *Exterior Elevations* must show all sides of the structures, with both existing and proposed grade lines shown, finished floor levels shown, and all exterior materials and all exterior colors specified. The elevations of all parapets and roof ridgelines shall be identified.

7. The *Landscape Plan* must include a Tree Preservation Plan (TPP). The TPP must provide the location of all existing trees, as well as an accurate count and the identification of all significant trees within the approved Building Site. All trees to be saved, removed, or transplanted during the course of construction should be clearly marked. The applicant must conform to the City's Landscape Ordinance inclusive of replacement requirements. The Landscape Plan is to delineate the approved Building Site and should include the disturbed areas as shown on the grading & drainage plan, the driveway, all exterior walks, patios, and other decorative elements including accent rocks, water features, sculpture, landscape lighting, and any proposed water collection devices. The location, species and size of all proposed trees, shrubs and ground covers must be identified on the *Landscape Plan.* All areas and parking areas shall be adequately screened from public R.O.W.'s and from adjacent properties. All areas disturbed during construction must be re-vegetated with native grass, trees and shrubs as soon as construction is complete.

8. *Material and Color Samples* are required for all final submittals and shall include samples of all exterior materials and colors, as well as window and glazing specifications. These must be in compliance with the Design Guidelines and the approved list of colors.

9. *Benchmark.* Establish a permanent benchmark in a protected location and establish the elevation of highest natural grade adjacent to the structure (required at the time of Final Plan Submittal and prior to construction commencement).

- **TOP OF SLAB & TOP OF PARAPET ELEVATIONS (T.O.S. & T.O.P)**

The ACC requires confirmation that all foundation stem-walls and poured pads comply with the elevations and locations provided and approved in the Final Submittal. The Top of Slab Elevations (T.O.S.) must be prepared by a licensed surveyor

The ACC also requires confirmation that all building masses comply with the elevations and locations provided and approved in the Final Approved Plans.

- **ADDITIONAL CONSTRUCTION AND/OR EXTERIOR CHANGES**

For any changes to final approved plans prior to construction, but after final approval of plans, the applicant must first submit and obtain ACC approval for any changes to the approved drawings before construction may start.

- **LIQUID WASTE DISPOSAL**

All Resort Casitas are required to install a grinder pump and modular sewage storage well. Developer recommends the Environment One® submersible grinder pump (or equal) and modular sewage storage well (low-pressure grinder pump system) to grind and pressurize the wastewater entering the private collection system.

III. SITE PLANNING, ENGINEERING AND CONSTRUCTION

- **SITE PLANNING AND ENGINEERING**

While it is the intent of Developer to predominantly provide single floor guest units, this is not feasible with steeper terrain on some of the building sites. Wherever possible, buildings and improvements should step down the slopes so that split and multi-level finished floor elevations are related to the existing contours. Retaining walls and landscaping will be required to "soften" steeper slopes and to "break-up" the proposed height of the cut and fill slopes.

- **PARKING SPACES AND SCREENING**

Each Resort Casita must include parking for at least two automobiles.

- **SITE GRADING AND DRAINAGE**

All cut slopes must not exceed: (2:1 slope) two horizontal to one vertical (3:1 preferred maximum) and fill slopes shall not exceed a (3:1 slope) three horizontal to one vertical (4:1 is a preferred maximum fill slope). Any cut or fill equal to or steeper than 3:1 shall be revegetated and stabilized with jute netting.

Structures, driveways, and any improvements should be designed to fit the existing contours of the site as nearly as possible and should require minimal excavation. All culverts, bridges, or

other drainage structures must be finished with headwalls, wing walls, or other devices to prevent the erosion of slopes or soils and/or the exposure of the conduit or any unfinished structure. These structures may be finished in integrally colored concrete, moss rock, approved colored pre-cast concrete block, or stucco of an approved color. Culverts must be sized to accommodate the site drainage and roadway drainage shown on the drainage plan for the Resort.

- **DETENTION PONDS**

The City approved Subdivision Plat and Development Plan provide for common area detention ponds. All lot drainage shall be directed to flow into water detention ponds in accordance with the engineering plans.

- **BUILDING SETBACKS**

No building construction shall take place outside of the approved building site. Minimum setbacks for buildings from lot lines are as follows:

A. Front, Side and Rear yards: 5 feet min.
B. Minimum distance between buildings on adjacent lots: 10 feet

- **DRIVEWAY DESIGN AND DRIVEWAY ENTRANCE**

Only one driveway entrance is permitted for each Resort Casita, except as approved otherwise by the ACC. The finished gradient of any proposed driveway is not to exceed 15% for any part of its length. Any Resort Casita served by a driveway with a length of 150 feet or greater and a grade of 10% or more must include a residential fire suppression system. Masonry retaining walls and landscaping should be utilized to soften slopes. All areas are to be re-vegetated as per the minimum landscape requirements.

- **UTILITIES**

Developer has provided transformers for basic electrical service. All utility lines shall be run underground. Driveway design should provide adequate access to all utility meters and hook-up points, including those for gas, water, electricity, sewer, telephone and internet. Whenever possible, utilities should be run underneath the driveway to minimize the disturbance to the Resort Casita. All disturbed areas are to be re-vegetated with native vegetation.

- **SITE WALLS**

Please see Screen Walls / Site Walls**.**

- **SWIMMING POOLS, HOT TUBS, & SUNDECKS AT THE RESORT VILLAGE**

Swimming pools and hot tubs must be constructed according to all applicable regulations. Pools and hot tubs should be visually connected to the Resort Village structures through the use of walls or courtyards and must be adequately landscaped.

● RESORT CASITA IDENTIFICATION AND SIGNS

Each Resort Casita will have an identification sign at the road and then smaller individual signs to identify the two rental units within each Resort Casita. These signs will be uniform in design, materials, color and letter/numeral size, which will be provided by the ACC. The signs will have a maximum height of 30 inches and a maximum length of 30 inches; and the maximum letter/numeral size is limited to 8" in height. They will be lighted by one low-voltage light fixture that must not exceed 30 watts and should be mounted on the sign as a down light.

● LIGHTING

It is the intent of these Design Guidelines to allow for the minimum lighting necessary to provide for safety, security, and the enjoyment of outdoor living, while not negatively impacting neighboring properties or affecting the natural quality and darkness of the desert sky.

Interior Lighting

Care should be taken with interior lighting design to ensure that no light spills to the exterior of the Resort Casita and causes glare when seen from neighboring properties or common areas. No light sources pointing up or out, or visible through windows, clerestories, or skylights are allowed. Darkly tinted glazing must be used on all skylights and clerestories, and dark tinting of glass areas or the use of window coverings on doors and windows may be required to reduce light spill from interior spaces.

Exterior Lighting

All standard exterior lighting for the Resort Casitas will be uniform, as provided by the ACC and must comply with City Ordinance Sec. 14-8.9 and with the following additional guidelines: When there is a conflict, the more stringent guideline will apply.

Security Lighting provides bright illumination during emergency situations only. It must be circuited and controlled separately from any and all other lights. Security lights must be contained within appropriate exterior canisters and may not be bare bulbs. Security lights may be placed high up on an exterior wall and are not limited by the height restrictions for exterior lighting. This lighting should almost never be on.

Standard Exterior Lighting is used to illuminate vehicular and pedestrian areas. Motion-detector controlled driveway down-lighting may be used to provide illumination for access from the street to a garage, and the lights shall have an automatic shutoff function. All exterior lights are to be 'down-lit' and shielded. This lighting should be illuminated only when needed so that people may see to safely move around the property.

Exterior Living Lighting is intended to illuminate exterior living areas such as patios or landscaping behind walls and used only during waking hours (interpreted to be off by 11 p.m., which is consistent with the State of New Mexico's Night Sky Protection Law). There shall be no uplights, other than on a limited basis for Specimen Trees.

Categories of Lighting

Driveway Lights – Safety Lighting
Flood Lights – Security Lighting
Landscaping Lights – Exterior Living Lighting

Fixture Types

Exterior fixtures **MUST** be down lights – no upward projection of light, no horizontal projection of light. Driveway lighting to be spaced a minimum of 15' on center and shall be down-lit and shielded.

Bulbs & Wattage Limits

Total wattage of bulbs in an exterior fixture is 40 watts, except for address identification signs that require a maximum of 30 watts. This is the total for all bulbs in a fixture, not for each bulb. Bulbs in lantern type fixtures must be coated, not clear. Security lighting can use 75 watt bulbs.

Shielding

Regardless of the function, the light sources (lamps and bulbs) of all exterior lighting must be completely shielded from view to eliminate glare from any normal standing, sitting or driving view angles from any neighboring property or common area. For example, lantern type fixtures with an exposed bulb are not permitted.

Aiming

All exterior lights, with the exception of Specimen Tree Lighting, must be down lights.

SPECIMEN TREE LIGHTING

A. Quantity – A maximum of three (3) upward directed Exterior Living lights are allowed for each Resort Casita.
B. Location/Use – Upward directed lights will be limited to illumination of only large, mature specimen trees as specifically approved by Developer.

IV. ARCHITECTURAL DESIGN

• BUILDING HEIGHTS

The maximum height of a building mass for Resort structures at the Resort Village shall be 35 ft. The maximum building height for the Resort Casitas shall be 24 ft. As per City Code, the maximum height is measured from the average of the highest point and the lowest point of the finished grade at the perimeter of the structure. Also note that due to steep terrain and grading constraints, two-story Resort Casitas are planned for approximately 30% of the lots. The lower level is not to be used for guest accommodations. A depiction of an allowable two-story, "walk-out" Resort Casita is attached hereto as Appendix A.

● SURVEYING BENCHMARKS

All Builders are required to establish a survey Benchmark in a protected area on-site pre-construction. A licensed surveyor must certify that the slab elevations are as per the approved plans and that the parapet elevations are constructed as per the approved plans during the course of construction. After framing, Builder must certify that the finished height of the Resort Casitas, or the Resort Village structures, comply with these Design Guidelines and the Final Approved Plans. Should the heights exceed the guidelines set forth herein or an approved variance there-from, Builder must immediately bring the structure into full compliance prior to completing construction.

● RETAINING WALLS

When retaining walls are required in a cut, they may not exceed 6 feet in height. When cut or fill slopes exceed six feet, then retaining walls shall be stepped.

● BUILDING COLORS

Exterior wall colors must be earth toned and approved by the ACC, all of which must have an L.R.V. of 50% or less.

Builders are to submit color sample boards, illustrating all exterior colors and materials, with the final application. The sample board must not exceed 9" x 12"). Note: The ACC may reject a mix of proposed materials and colors, if in the opinion of the ACC, these colors do not meet the intent of these Design Guidelines and are not in harmony with the colors allowed for the Resort Casitas.

● GARAGE DOORS

The style of garage doors shall be uniform for all Resort Casitas.

● ROOFS / SATELLITE DISHES / TV ANTENNAS / ROOF MOUNTED EQUIP.

All roofs shall be in accordance with the schematic architectural plans approved by the ACC and the City. Note that pitched roofs will be permitted for the Resort structures within the Resort Village. All Resort Casitas will have flat roofs.

Roof-mounted mechanical equipment is prohibited on any roof unless it is screened and is not visible from the road or public spaces. Developer must approve all roof materials. All vents and miscellaneous roof-mounted metals shall be painted to match the exterior wall color.

All submittals for new construction must show the proposed location of any satellite dish, TV antennas, and/or roof-mounted equipment, including necessary false parapets or other wall screening. Resort Casita owners who wish to install a satellite dish, TV antenna, or any roof-mounted equipment are also required to submit their plan to the ACC for approval.

For Resort Casitas situated well below road level, mechanical units require ground installation.

- **MATERIALS AND EXTERIOR SURFACES**

The predominant material for the exterior surface of all Resort Casitas shall be stucco. However, buildings within the Resort Village may include alternate exterior surfaces (steel, wood, composite and/or concrete) with earth tone colors. Glass may not be mirrored. The use of stone within the Resort Village as a complimentary building material is encouraged. With ACC approval, wood may only be used as an incidental material for beams, vigas, trim, detailing or latilla railings. All concrete shall be integrally colored. With the exception of exposed aggregate concrete surfaces, uncolored concrete is not allowed for any visible exterior use.

- **BUILDING PROJECTIONS**

All projections from a building, including but not limited to, chimney caps, vents, gutters, downspouts, utility boxes, porches, railings, and exterior stairways, shall be visually integrated into the overall design and match the color of the building.

- **SOLAR COLLECTORS**

Placement of solar collectors and related equipment must be reviewed and approved by the ACC.

- **SCREEN WALLS / SITE WALLS / FENCING**

Screen walls, site walls and fencing should be visual extensions of the architectural design of the proposed Resort Casita or Resort Village structures. They may be used to distinguish private areas such as the courtyard area and patios, and shall be used for screening of hot tubs, sun decks, guest parking, and service areas, swimming pools within the Resort Village and utility pedestals.

Freestanding screen / site walls may not exceed 6’ 0” in height and must be in accordance with Section 14-8.5 of the City Code. Screen / site walls should be varied in height and shapes with offsets and/or buttressing, planters, curves and gates. The predominant materials include masonry construction (block or adobe) with a stucco exterior finish, or an approved stone exterior. With ACC approval, stone, wrought iron and coyote fencing may be incorporated into the design. Wood fences are not permitted, except for the use of coyote fencing in combination with stucco pilasters on the corners and spaced within the fence at a maximum spacing of 20 ft. on center upon ACC approval. Coyote fencing of individual wall lengths of less than 10 feet require no pilasters. Fencing is allowed with ACC approval to provide city mandated security for swimming pools or hot tubs in the Resort Village.

- **SERVICE YARD**

All above ground garbage and trash containers, outdoor mechanical equipment and outdoor storage of any kind must be screened from adjacent properties or public spaces utilizing site walls and/or landscaping. The ACC may require additional trees to help provide further protection from visual and noise pollution. Consideration should be given to the addition of

sound absorbing material for the interior of the equipment enclosures, and/or providing a sound absorbing cover for the equipment.

All fuel tanks, water tanks, and similar storage facilities must either be shielded from view by walls or structures or must be located underground with all visible projections screened from view. Use and construction must comply with all applicable codes and ordinances.

- **WATER CONSERVATION**

The following items are required by the Design Guidelines to conserve water consumption:

- Water saving fixtures shall be installed in all new construction. Water saving fixtures shall include, but not be limited to, low flush toilets, low flow fixtures, and insulation of hot water pipes and hot water tanks. Toilets shall use no more than 1.6 gallons per flush; showerhead flows shall not exceed 2.5 gallons per minute; and faucet flow shall not exceed 2.5 gallons per minute.

- Evaporative coolers must circulate bleed-off water.

- Dishwashers shall use no more than 13 gallons in a regular cycle and shall have a cycle adjustment, which allows reduced water to be used for reduced loads.

- Washing machines shall use no more than 43 gallons in the regular cycle and shall have cycle or water level adjustments, which permit reduced amounts of water to be used for reduced loads.

- Hot water systems for potable water must have a recirculating pump or must utilize so-called “instant hot water” heaters near points of use to minimize the waste of water while waiting for it to become hot.

- Drought-tolerant plant materials are required for all landscaped areas.

- Areas identified as “Temporary Irrigation” of new plants must be discontinued as soon as the plant materials have become established within two years or bury for longer term alternate uses.

- Pool covers must be installed and used reasonably to reduce evaporation, as well as pool maintenance and water heating.

- **TRAIL EASEMENT**

The Resort Trail System will involve trail easements across the Resort Village and across several of the Resort Casita lots. These are identified on the survey plat.

V. LANDSCAPE GUIDELINES

● INTRODUCTION

It is the intent of the Landscape Guidelines to preserve the high desert environment and the natural landscape throughout the development process. All landscape elements must meet City ordinances and shall be in accordance with the City approved Development Plan.

Landscape installation is to occur immediately following the completion of the color coat of the Resort Casita or earlier as deemed reasonable. Builder is encouraged to revegetate cut and/or fill slopes as soon as possible to establish erosion control. All landscape installations are to be warranted by the landscape contractor for a period of one year. Landscape Contractor shall include at least one over-seeding of revegetation seed areas during the warranty period.

All plant material that is installed shall be maintained by the Resort Management Company.

● FIRE PITS / FIRE FEATURES

Fire pits and/or fire features are limited to GAS FIRED ONLY. No outdoor wood burning fire pits/features are allowed at the Resort.

VI. CONSTRUCTION REGULATIONS

● INTRODUCTION

The following Construction Regulations shall be made a part of the construction contract documents.

Gas and electric meters shall be installed on the side of the Resort Casita with no exceptions.

● DAILY OPERATION

Construction working hours are as follows: Monday - Friday: 7:00 a.m. to 7:00 p.m., and on Saturday: 8:00 a.m. to 4:00 p.m. Working on Sunday is prohibited. Developer must approve any variance to these regulations in writing.

● STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

Builder is responsible for complying with EPA NPDES Storm Water Pollution Prevention Plan permitting requirements.

- **CONSTRUCTION TRAILERS, PORTABLE FIELD OFFICES, AND TEMPORARY FACILITIES**

Any Builder who intends to use a construction trailer, field office, or any other temporary facility (including viewing platforms) within the Resort Village shall first apply for and obtain written approval from the ACC. To obtain such approval, you must submit a copy of the Architect's site plan that notes proposed locations of the construction trailer, field office or temporary facility.

- **DEBRIS AND TRASH REMOVAL**

Construction sites must have a dumpster and approved trash containers on-site during the entire construction period. The location of the dumpster / trash containers must be shown on the Site Plan and approved by the ACC.

Builders must clean up all trash and debris on the construction sites after lunch and at the end of each day. Trash and debris shall be removed from each construction site frequently and shall not be permitted to accumulate. Lightweight materials, packaging, and other items shall be covered or weighted down to prevent them from being blown from each construction site. Builders are prohibited from dumping, burying, or burning trash, vegetation or other materials anywhere on the Resort property.

- **CONCRETE / STUCCO WASHOUT AREA**

A temporary concrete and/or stucco washout area shall be constructed to be utilized for the site or sites and must be lined with plastic lining material. The washout area must be cleaned once it is 75% full. This facility shall be removed and revegetated upon completion of the Resort Casita. DO NOT wash concrete or stucco into arroyos or any unprotected area on the lot.

- **SANITARY FACILITIES**

Each Builder shall be responsible for providing adequate sanitary facilities for construction workers. Portable toilets or similar temporary toilet facilities shall be located only within the Building Site or in an area approved by the ACC. Portable toilets shall be tan in color.

- **PROHIBITED PRACTICES**

Builders will be held responsible for the conduct of their agents, representatives, and sub-contractors while on the premises of the Resort. The following rules must be followed:

- Careless disposal of cigarettes or any other flammable material is prohibited.
- Carrying any type of firearms within the Resort is prohibited.
- Using disposal methods or equipment other than those approved by the ACC is prohibited.
- Changing oil on any vehicle or equipment on the site itself or at any other location within the Resort is prohibited.
- Construction personnel may not bring pets (dogs or other animals) into the Resort.

- The use of loud radios and other audio equipment, which may interfere with neighboring properties, is not permitted on construction sites at the Resort.
- Littering is not permitted on construction sites or elsewhere within the Resort.

- **DUST AND NOISE**

Builder shall be responsible for controlling dust and noise.

- **CONSTRUCTION ACCESS**

All construction access is to be via the north entry at the frontage road (Opera Drive) at SR 84/285**.** While the Resort Casitas are under construction, the construction sites may be accessed only via the approved driveway for the lot unless the ACC approves an alternative access point. Builder is required to apply base course or rock cobble to the construction access drive to help keep mud and dirt off the main roads in the communities.

- **CONSTRUCTION SIGNAGE**

Temporary construction signs shall be limited to one pre-approved standardized sign per lot. Please contact Pronto! Signs at 505-989-7396 and provide the information below. Please display the building permit per City requirements. The location of the sign shall be subject to the review and approval of the ACC. No other signs are allowed without approval of the ACC. The following information must appear on the standardized construction sign:

Lot number and address
Builder's name
One contact phone number

Construction signs may not be installed prior to obtaining a building permit and must be removed at the time the Resort Casita is substantially complete or when the ACC directs the sign to be removed.

- **ENFORCEMENT**

The Design Guidelines may be enforced by the ACC, City, the Resort Management Company or the Resort Owner's Association and its Board, or by . Each shall have all of the rights and remedies provided for herein, or which may be available at law or equity including the imposition and collection of any fines imposed for violations of these Design Guidelines and the imposition of liens for the same.

- **AMENDMENTS**

All amendments to these Design Guidelines shall be subject to approval by the City Land Use Department.

THE RESORT AT MONTE SERENO

APPENDIX A:
ILLUSTRATIONS
(See Attached)

Building Elevations attached for:

- Resort Village
- Resort Casitas
- Resort Casitas with walk-out
- Cross Section of walk-out Resort Casita

APPENDIX A: RESORT VILLAGE ILLUSTRATIONS

SCHEMATIC ELEVATIONS



RESORT CLUBHOUSE & FITNESS EAST ELEVATION

NOT TO SCALE



RESORT CLUBHOUSE & FITNESS SOUTH ELEVATION

NOT TO SCALE

APPENDIX A: RESORT VILLAGE ILLUSTRATIONS

SCHEMATIC ELEVATIONS



RESORT CLUBHOUSE & FITNESS EAST ELEVATION

NOT TO SCALE



RESORT CLUBHOUSE & FITNESS SOUTH ELEVATION

NOT TO SCALE

APPENDIX A: STORAGE STRUCTURE ILLUSTRATIONS

SCHEMATIC ELEVATIONS



(TYP) STORAGE STRUCTURES

NOT TO SCALE

SHORT ELEVATION A

SHORT ELEVATION B

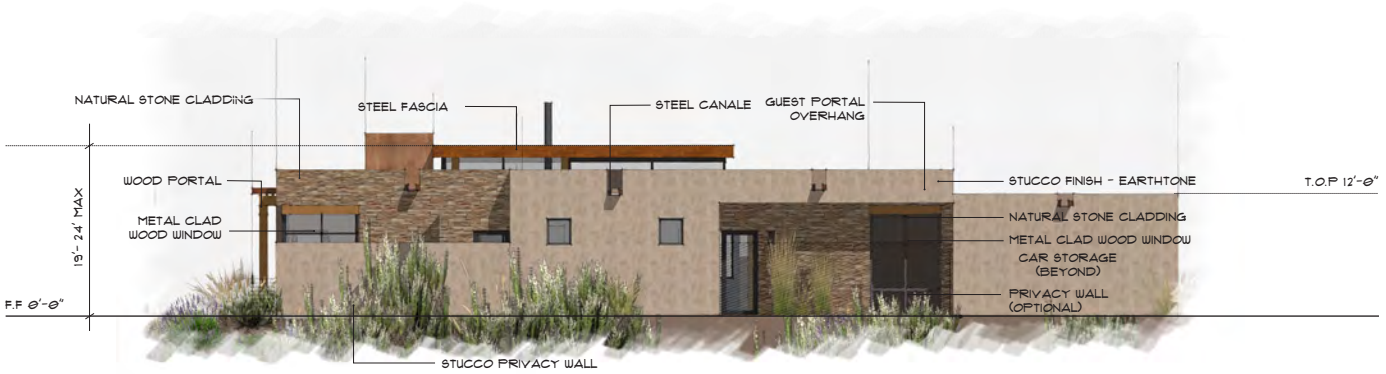
APPENDIX A: RESORT CASITA ILLUSTRATIONS

SCHEMATIC ELEVATIONS



(TYP) RESORT CASITA EAST ELEVATION

NOT TO SCALE



(TYP) RESORT CASITA NORTH ELEVATION

NOT TO SCALE

APPENDIX A: RESORT CASITA ILLUSTRATIONS

SCHEMATIC ELEVATIONS



(TYP) RESORT WALKOUT CASITA ELEVATION

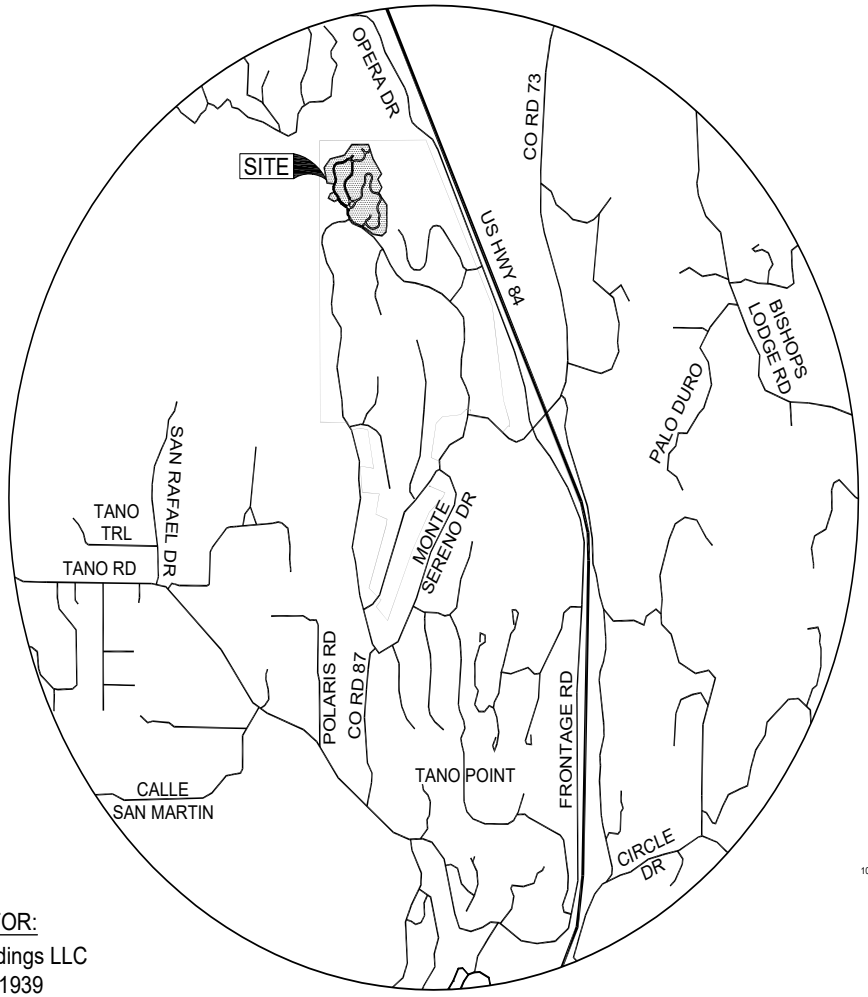
NOT TO SCALE



(TYP) RESORT WALKOUT CASITA CROSS SECTION

NOT TO SCALE

DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO



PREPARED FOR:

21 Club Holdings LLC
P.O. Box 31939
Santa Fe, NM 87594-3193

JUNE 2021

CITY OF SANTA FE, NEW MEXICO

SECTION 36, T18N, R09E

CASE # _____

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BUILDING PERMIT No's: (GRADING)_____ (LANDSCAPE/UTILITIES)_____

INFRASTRUCTURE CONSTRUCTION ADDRESS_____

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, UNDERSIGNED, BEING A PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE RECORD INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND VISUAL INSPECTIONS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION.

I FURTHER CERTIFY THAT THE RECORD CONDITION OF THE SITE AS OF _____ IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN PREPARED BY _____, DATED _____.

_____
PRINTED NAME, NMPE NO._____, DATE _____.

PROPERTY DEVELOPMENT MUST COMPLY WITH SECTION 14-8.12 (RELOCATION OF GUNNISON'S PRAIRIE DOGS.)

CITY OF SANTA FE DRAINAGE NOTES:

1. SUBJECT TO THE APPROVAL OF CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF, STORM DRAINAGE AND EROSION/SEDIMENT CONTROL IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION WITH THE CONSTRUCTION OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
2. MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER. THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PROJECT WAS BUILT IN ACCORDANCE WITH THE SPECIFICATIONS AND THAT THESE RECORD DRAWINGS ARE TRUE AND CORRECT TO THE BEST OF MY BELIEF.

_____
ERIC A. CORNELIUS, N.M.P.E. NO. 22790
SANTA FE ENGINEERING CONSULTANTS, LLC.

monte sereno

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, NEW MEXICO

SFEC Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

REV.	SHEETS	CITY ENGR.	DATE	REV.	SHEETS	CITY ENGR.	DATE

APPROVAL OF REVISIONS

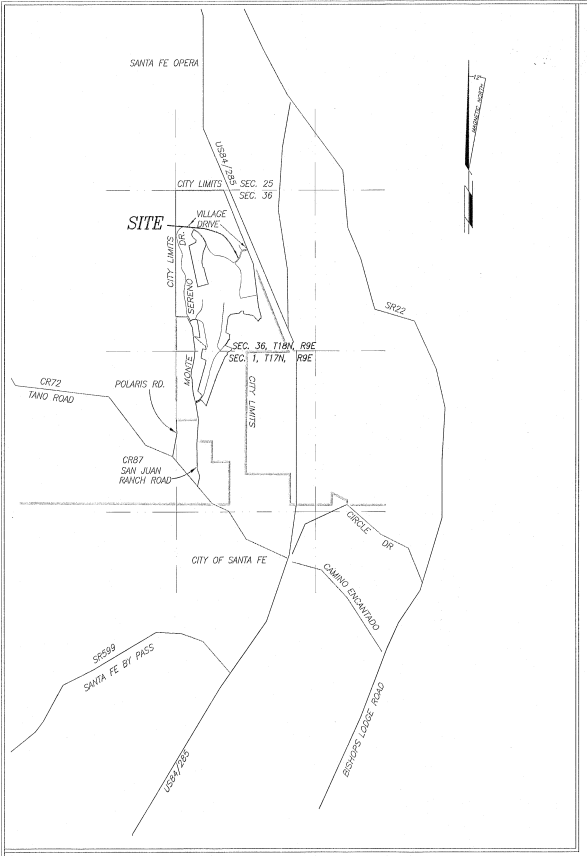
CITY OF SANTA FE

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

COVER SHEET AND INDEX OF SHEETS

SHEET G-100



REPLAT OF THE COMPOUND PHASE 2 AT MONTE SERENO PHASE 3

SHOWING THE ADJUSTMENT OF THE PHASE 3 BOUNDARY AND LOT LINES WITHIN THE COMPOUND PHASE 2
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

PURPOSE STATEMENT: PHASE 4, AMENDMENT #3

- LOTS 8 THROUGH 12, 17 AND 18 ARE APPROVED RESIDENTIAL LOTS OF "THE COMPOUND PHASE 2, AT MONTE SERENO", CASE #2017-68 RECORDED AS INST. #1855717 ON THE 24TH DAY OF APRIL, 2018 IN PLAT BOOK 833, PAGES 14-18 AND AMENDED AND RE-RECORDED AS INST. #1858473 ON THE 25TH DAY OF MAY, 2018 IN PLAT BOOK 834 PAGES 44-48. THIS PLAT ADJUSTS THE INTERIOR BOUNDARIES OF THESE LOTS AND THE EXTERIOR BOUNDARY OF THE NORTHWEST CORNER OF LOT 8, ADDING 1,146 SQ.FT.± OF TRACT M, A RESULTANT PORTION DUE TO THE RELOCATION OF THE R/W BY PLAT 850/03-07.
- TRACT F1 IS AN APPROVED OPEN SPACE TRACT IN PHASE 4 PURSUANT TO P&DR CASE#S 2006-17 AT THEIR MEETING OF JULY 6TH 2006. THIS PLAT ADJUSTS THE BOUNDARY OF PHASE 3 AND 4, MOVING TRACT F1 INTO PHASE 3 AND DEDICATING IT AS PUBLIC OPEN SPACE.
- LOTS 8 THROUGH 10, 17 AND 18 WILL HAVE INDIVIDUAL DRIVEWAYS FROM MONTE SERENO DRIVE. LOTS 11 AND 12 WILL BE ACCESSED BY A SHARED PRIVATE ACCESS FROM MONTE SERENO DRIVE.

REFERENCE DOCUMENTS

1. THE COMPOUND PHASE 2 AT MONTE SERENO, A REPLAT OF MONTE SERENO PHASE 3, RECORDED AS INST. #1855717 IN BOOK 833 PAGES 14-18, AMENDED AND RE-RECORDED AS #1858473 IN BOOK 834 PAGES 44-48.
2. MONTE SERENO PHASE 4 AMENDMENT #2, PHASE 4C, A SUB-PHASE OF MONTE SERENO PHASE 4 PREPARED BY DIEGO J. SISNEROS NMPLS #13986 RECORDED AS BOOK 855 PAGE 35-38.
3. ALTA/ACSM LAND TITLE SURVEY PREPARED BY DIEGO J. SISNEROS NMPLS #13986 RECORDED AS INST.#1779254 PLAT BOOK 794 PAGE 40-41.
4. REVISED ANNEXATION PLAT PREPARED FOR TANO SANTA FE PARTNERS, RECORDED IN BOOK 303, PAGE 021.
5. WARRANTY DEED 665/904-906.

ALL RECORDED PLATS AND DEEDS REFERENCED ON THE FACE OF THIS PLAT.

FLOOD ZONE:

THE SURVEYED TRACTS LIE WITHIN OTHER AREAS "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FIRM MAP No. 35049C0405D, EFFECTIVE 6/17/2008(THIS MAP WAS NOT UPDATED IN 2012).

CITY OF SANTA FE APPROVAL CASE #2021-3436

8781009

CITY ENGINEER FOR LAND USE — DATE 5/18/21

CITY PLANNER — DATE 5/19/21

NOTES:

1. EACH LOT SHALL BE SERVICED BY SEPARATE SEWER AND WATER SERVICES.
2. THE LOTS SHOWN HEREON ARE SUBJECT TO THE TERMS AND PROVISIONS OF THAT CERTAIN FIRST SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ASSESSMENTS, CHARGES, LIENS, AND EASEMENTS FOR INCLUSION OF ADDITIONAL LAND WITHIN THE DECLARATION AS LOTS 8-12, 17, 18 AND 214 IN PHASE 2 OF THE COMPOUND PHASE 2 AT MONTE SERENO RECORDED AS INST.#1865181.
3. STORM WATER DETENTION: "ON LOT AND/OR CENTRALIZED PONDING" IS REQUIRED TO MITIGATE INCREASED STORM WATER RUN-OFF FROM LOT DEVELOPMENT. INCREASED STORM WATER RUN-OFF FROM ROADS IS TO BE HANDLED BY CENTRALIZED PONDS.
4. NO WALLS FENCES OR OTHER STRUCTURES THAT WOULD IMPEDE DRAINAGE FLOW SHALL BE PLACED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.
5. PERMANENT TRAFFIC CONTROL: SIGNS SHALL BE INSTALLED BY THE DEVELOPER AT THEIR EXPENSE.
6. BUILDING SITES HAVE BEEN DELINEATED ON EACH LOT. ALL CONSTRUCTION OF RESIDENCES OR OTHER BUILDINGS MUST OCCUR WITHIN THESE BUILDING SITES.
7. HOMES IN MONTE SERENO WILL BE REQUIRED TO INSTALL AUTOMATIC FIRE SUPPRESSION SYSTEMS IF THE FOLLOWING OCCURS: 1) THE DRIVEWAY BETWEEN THE PUBLIC ROAD AND THE HOME EXCEEDS 10% IN GRADE AND 150' IN LENGTH, OR 2) THE PUBLIC ROAD GRADE EXCEEDS 10% AND ACCESS TO THE HOME REQUIRES USING A SECTION OF THE ROADWAY THAT EXCEEDS 10% GRADE. THERE ARE PUBLIC ROAD GRADES EXCEEDING 10% IN PHASE 3.
8. FENCES AND/OR WALLS SHALL NOT BE CONSTRUCTED WITHIN PUBLIC UTILITY EASEMENTS.
9. BUILDING SETBACKS: FRONT YARD 10' (20' FACE OF GARAGE), 5' SIDE YARD, 10' REAR YARD. THE PRRC ZONING ALLOWS ESTABLISHING BUILDING SETBACKS OR AS PER CITY APPROVED BUILDING SITES, "WHICHEVER IS MORE RESTRICTIVE(NOTE #6).
10. THE PLANNING COMMISSION ON 1/05/06 GRANTED VARIANCES FOR; 1) DISTURBANCE OF 30% SLOPED LAND FOR ROAD 2) THE HEIGHT OF CUT AND FILL SLOPES IN EXCESS OF TERRAIN MANAGEMENT STANDARDS FOR ROAD CONSTRUCTION. 3) CURRENT LANDSCAPE ORDINANCE 14-8.4G2 TO PERMIT THE INSTALLATION OF NATIVE TREES AND SHRUBS IN PLACE OF STREET TREES. 4) DRIVEWAYS ON THE FOLLOWING LOTS: 127,139,142,145,153,154,158,160,163,164,179,180,184,185,188,209 TO DISTURB 30% SLOPE IN EXCESS OF 1000 SQ.FT., AND ALSO TO EXCEED CUTS AND FILLS IN EXCESS OF TERRAIN MANAGEMENT STANDARDS.
11. A CONTRIBUTION OF $17,000 FROM MONTE SERENO IS REQUIRED BY THE CITY OF SANTA FE FOR TRAFFIC MITIGATION AT THE RIDGE TOP INTERCHANGE WITH HIGHWAY 599. THE AMOUNT WAS ESTABLISHED BASED ON A PROJECTION OF TRAFFIC FROM THE 275 SINGLE FAMILY LOTS. THE CONTRIBUTION IS TO BE PAID AT THE RATE OF $62 PER PLATTED LOT. PRIOR TO PLAT RECORDING, DEVELOPER SHALL PROVIDE PROOF OF PAYMENT TO THE LAS ESTRELLAS MASTER ASSOCIATION, INC. IN THE AMOUNT OF $0.
12. THERE ARE NO BUILDING SITES LOCATED IN THE ESCARPMENT DISTRICT.
13. AS PER THE TERMS OF THE ANNEXATION AND DEVELOPMENT AGREEMENT, A FEE OF 2% OF THE GROSS SALES PRICE OF EACH RESIDENTIAL LOT SHALL BE PAID TO THE CITY OF SANTA FE AT THE TIME OF APPLICATION FOR A BUILDING PERMIT BY EACH OWNER AS AN AFFORDABLE HOUSING DEVELOPMENT FEE AND A FEE OF 1% OF THE GROSS SALES PRICE OF EACH RESIDENTIAL LOT SHALL BE PAID TO THE CITY BY THE DEVELOPER AT THE TIME OF CLOSING OF EACH LOT AS A BUSINESS/CRAFTS INCUBATOR FEE.
14. INDIVIDUAL LOT IMPROVEMENT WILL BE SUBJECT TO C.O.S.F. ORDINANCE No. 2009-38 (WATER REQUIREMENTS ORDINANCE) AND RESOLUTION No. 2010-20 (ADMINISTRATIVE PROCEDURES FOR WATER DEMAND OFF'SET REQUIREMENTS).
15. PROPERTY DEVELOPMENT IS GOVERNED BY THE ANNEXATION AND DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE CITY OF SANTA FE AND TANO SANTA FE PARTNERS, DATED 5/5/1993, AS AMENDED. PURSUANT TO THE ANNEXATION AND DEVELOPMENT AGREEMENT, PROPERTY DEVELOPMENT IS GOVERNED BY THE CITY ORDINANCES, REGULATIONS, AND SPECIFICATIONS IN EFFECT ON APRIL 1, 1990.
16. DRAINAGE EASEMENT (DE) LOCATIONS SHOWN WERE DETERMINED FROM MAPPING AND MAPPING INTERPRETATION DONE BY OTHERS. THE DIMENSIONS SHOWN ARE FOR GENERAL IDENTIFICATION ONLY, THE TRUE LOCATION OF THE DE'S ARE TO BE DETERMINED BY THE PHYSICAL LOCATION OF THE IDENTIFIED DRAINAGE.

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE RE-PLATTED; THOSE LANDS SHOWN HEREON AND THE LOT LINES AND EASEMENTS WITHIN THE COMPOUND PHASE 2 AT MONTE SERENO, AS SHOWN ON PLAT RECORDED AS INST. #1855717 ON THE 24TH DAY OF APRIL, 2018 IN PLAT BOOK 833, PAGES 14-18 AND AMENDED AND RE-RECORDED AS INST. #1858473 ON THE 25TH DAY OF MAY, 2018 IN PLAT BOOK 834 PAGES 44-48, ARE VACATED AND SUPERCEDED BY THE LOT LINES AND EASEMENTS AS SHOWN HEREON. THIS SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S).

DRAINAGE EASEMENTS ARE GRANTED FOR MITIGATION OF STORM WATERS, MAINTENANCE IS THE RESPONSIBILITY OF THE H.O.A. FOR PHASE 3.

TRACT F1 IS HEREBY DEDICATED TO THE CITY OF SANTA FE AS OPEN SPACE, TO BE MAINTAINED IN ITS NATURAL/EXISTING STATE BY THE MONTE SERENO HOMEOWNERS ASSOCIATION. THIS OPEN SPACE IS SUBJECT TO A FLOATING EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A PRIVATE NON-MOTORIZED PEDESTRIAN TRAIL TO BE MAINTAINED BY THE MONTE SERENO HOMEOWNERS ASSOCIATION.

ACCESS THROUGH TRACT F1 IS HEREBY GRANTED OVER AN EXISTING PUBLIC SANITARY SEWER EASEMENT TO PROVIDE INGRESS/EGRESS TO LOT 8.

THE 15' WIDE TRAIL EASEMENT AS SHOWN ON LOTS 8 THROUGH 11 IS FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A PRIVATE NON-MOTORIZED PEDESTRIAN TRAIL. MAINTENANCE WILL BE THE RESPONSIBILITY OF THE MONTE SERENO HOMEOWNERS ASSOCIATION FOR PHASE 3.

PRIVATE ACCESS EASEMENTS ARE GRANTED FOR THE SHARED USE OF LOTS 9 AND 10. MAINTENANCE WILL BE THE RESPONSIBILITY OF THE USING LOT OWNERS. THIS EASEMENT IS SUBJECT TO PUBLIC UTILITY & DRAINAGE EASEMENTS.

TRACT 1 IS RETAINED BY 21 CLUB HOLDINGS LLC. WITH PRIVATE ACCESS FOR THE BENEFIT OF LOTS 11 & 12. MAINTENANCE WILL BE THE RESPONSIBILITY OF THE USING LOT OWNERS. THIS EASEMENT IS SUBJECT TO PUBLIC UTILITY, DRAINAGE EASEMENTS AND EMERGENCY TURNAROUND.

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE FOR NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

"QWEST CORPORATION D/B/A CENTURYLINK QC" FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRICAL TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS SHALL BE BINDING UPON THE UNDERSIGNED AND THEIR SUCCESSORS AND ASSIGNS

THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS PLAT CONTAINS 110.89 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

STORMWATER AGREEMENT:

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY OWNERS, THE MONTE SERENO HOMEOWNERS ASSOCIATION AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

OWNER: 21 CLUB HOLDINGS LLC.

ALFRED S. LILLY, DIRECTOR

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FORGOING INSTRUMENT WAS SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME BY ALFRED S. LILLY, DIRECTOR OF 21 CLUB HOLDINGS LLC. THIS 10 DAY OF MAY, 2021.

OFFICIAL SEAL
ANNA M. BOHANNON
Notary Public
State of New Mexico
My Comm. Expires 12/16/23

NOTARY PUBLIC — MY COMMISSION EXPIRES 12/16/23

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 23rd DAY OF DEC., 2020 TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

DIEGO J. SISNEROS, N.M.P.L.S. 13986 — 4/13/2021

DIEGO J. SISNEROS — NEW MEXICO — 13986 — REGISTERED PROFESSIONAL SURVEYOR

UTILITY COMPANIES

David R Aikin — COMCAST — 5/5/2021 DATE

IN APPROVING THIS PLAT, PNM PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION d/b/a CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND QWEST DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

PNM ELECTRIC SERVICE — 4/27/2021 DATE

NM GAS COMPANY — 5-10-2021 DATE

Qwest Corporation, d/b/a CenturyLink QC DISCLAIMER.

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

Doug Dale — Qwest Corporation d/b/a CenturyLink QC — 5/5/2021 DATE

COUNTY ACKNOWLEDGEMENT

SANTA FE COUNTY TREASURER — May 11, 21 DATE

Inst.# 1953714
COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 20 day of May, 2021 A.D. at 1:25 o'clock P M, and was duly recorded in book 878, page(s) 9-12 of the records of Santa Fe County.

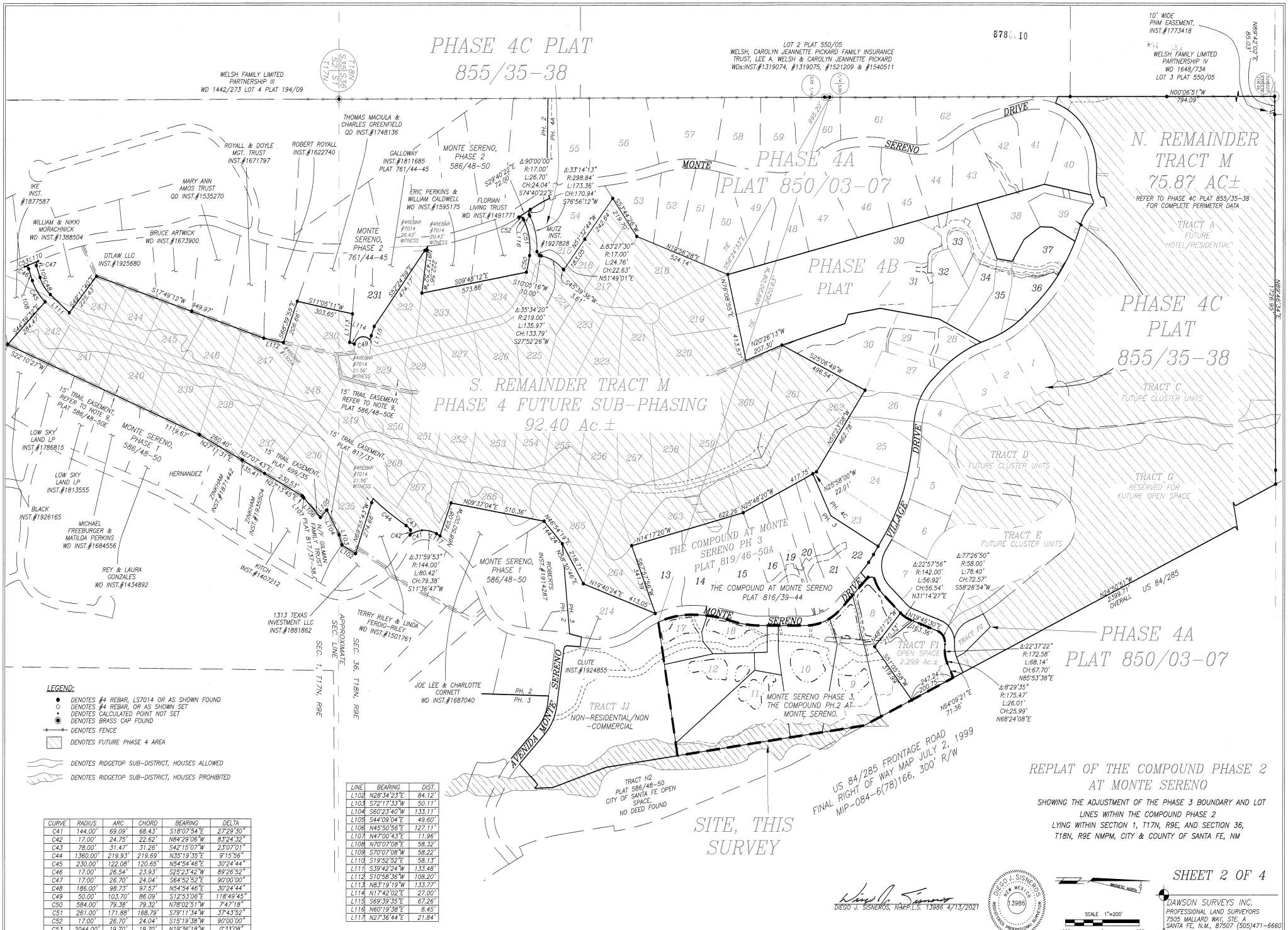
Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe County, N.M.
Deputy

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

OWNERS: 21 CLUB HOLDINGS LLC
UPC LOT 8: 1-054-103-242-296
UPC LOT 9: 1-054-103-267-276
UPC LOT 10: 1-054-103-273-253
UPC LOT 11: 1-054-103-288-221
UPC LOT 12: 1-054-103-276-201
UPC LOT 17: 1-054-103-256-185
UPC LOT 18: 1-054-103-256-212
UPC TRACT F2: 1-054-103-266-312
PLSS DESIGNATION: SECTION 1, T17N, R9E, NMPM, & SECTION 36, T18N, R9E, NMPM
CITY & COUNTY: SANTA FE
STATE: NEW MEXICO

SHEET 1 OF 4

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, STE. A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10025RPLT DATE: 4/12/2021



CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C41	144.00'	69.09'	68.43'	S18°07'54"E	27°29'30"
C42	17.00'	24.75'	22.62'	N84°29'06"W	83°24'32"
C43	78.00'	31.47'	31.26'	S42°15'07"W	23°07'01"
C44	1360.00'	219.93'	219.69'	N35°19'35"E	9°15'56"
C45	230.00'	122.08'	120.65'	N54°54'46"E	30°24'44"
C46	17.00'	26.54'	23.93'	S25°23'42"W	89°26'52"
C47	17.00'	26.70'	24.04'	S64°52'52"E	90°00'00"
C48	186.00'	98.73'	97.57'	N54°54'46"E	30°24'44"
C49	50.00'	103.70'	86.09'	S12°53'06"E	118°49'45"
C50	584.00'	79.38'	79.32'	N78°02'51"W	7°47'18"
C51	261.00'	171.88'	168.79'	S79°11'34"W	37°43'52"
C52	17.00'	26.70'	24.04'	S15°19'38"W	90°00'00"
C53	2044.00'	19.70'	19.70'	N19°36'18"W	0°33'08"

LINE	BEARING	DIST.
L102	N28°34'23"E	84.12'
L103	S72°17'33"W	50.11'
L104	S60°23'40"W	133.11'
L105	S44°09'04"E	49.60'
L106	N45°50'56"E	127.11'
L107	N47°00'43"E	11.96'
L108	N70°07'08"E	58.32'
L109	S70°07'08"W	58.22'
L110	S19°52'52"E	58.13'
L111	S39°42'24"W	133.48'
L112	S10°58'36"W	108.20'
L113	N83°19'19"W	133.77'
L114	N17°42'02"E	27.00'
L115	S69°39'35"E	67.26'
L116	N60°19'38"E	8.45'
L117	N27°36'44"E	21.84'

REPLAT OF THE COMPOUND PHASE 2 AT MONTE SERENO

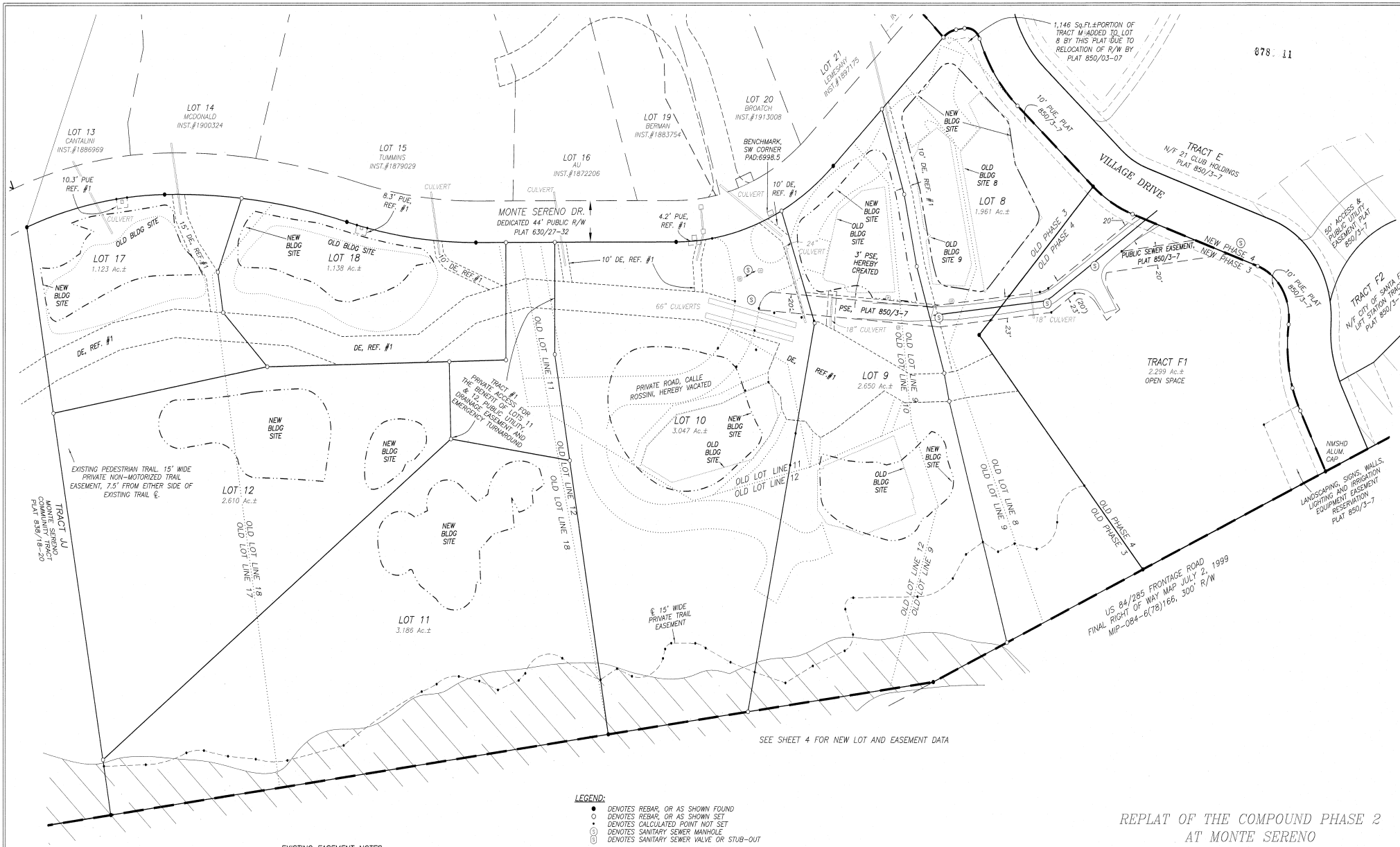
SHOWING THE ADJUSTMENT OF THE PHASE 3 BOUNDARY AND LOT LINES WITHIN THE COMPOUND PHASE 2 LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

DIEGO J. SISNEROS, NMPLS. 13986 4/13/2021

SCALE 1"=200'

SHEET 2 OF 4

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, STE. A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10025RPLT DATE: 4/12/2021



878. 11

EXISTING EASEMENT NOTES:

THERE ARE EXISTING CUT/FILL SLOPE EASEMENTS WITHIN THE LOTS ADJOINING THE MONTE SERENO DR. AND VILLAGE DR. RIGHT OF WAYS, PLATS 586/48-50E AND 850/3-7.

CONTROL REFERENCE AND BASIS OF BEARING:

BEARINGS ARE DERIVED FROM THE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC) PROJECTION DERIVED FROM GPS OBSERVATIONS. DISTANCES ARE GROUND REFERENCED TO 6800 ASL. GROUND TO GRID SCALE FACTOR IS 0.99958383.

LEGEND:

- ● DENOTES REBAR, OR AS SHOWN FOUND
- ○ DENOTES REBAR, OR AS SHOWN SET
- • DENOTES CALCULATED POINT NOT SET
- Ⓢ DENOTES SANITARY SEWER MANHOLE
- Ⓥ DENOTES SANITARY SEWER VALVE OR STUB-OUT
- DENOTES OLD LOT LINE OR UTILITY EASEMENT APPROVED BY PLAT 834/44-48, VACATED OR RELOCATED AS SHOWN
- DENOTES BUILDING SITE, THIS PLAT
- PSE DENOTES PUBLIC SEWER EASEMENT
- DE DENOTES DRAINAGE EASEMENT
- PUE DENOTES PUBLIC UTILITY EASEMENT
- PAUE DENOTES PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT
- BLDG DENOTES BUILDING
- DENOTES RIDGETOP SUB-DISTRICT, HOUSES PROHIBITED
- BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT. DIMENSIONS AND AREAS SHOWN THAT EXCEED NORMAL SURVEY ACCURACIES ARE FOR MATHEMATICAL PURPOSES ONLY AND DO NOT REPRESENT OR IMPLY A GREATER SURVEY ACCURACY.
THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

DIEGO J. SISNEROS, N.M.P.L.S. 13986 4/13/2021

DIEGO J. SISNEROS NEW MEXICO 13986 REGISTERED PROFESSIONAL SURVEYOR

REPLAT OF THE COMPOUND PHASE 2 AT MONTE SERENO

SHOWING THE ADJUSTMENT OF THE PHASE 3 BOUNDARY AND LOT LINES WITHIN THE COMPOUND PHASE 2
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

OLD/NEW LOT & BUILDING SITE CONFIGURATION OVERLAY

MAGNETIC NORTH

SCALE 1" = 50' FEET
50 0 50

SHEET 3 OF 4

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, STE. A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10025RPLT DATE: 4/12/2021

NEW LOT DATA

878 12

REPLAT OF THE COMPOUND PHASE 2 AT MONTE SERENO

SHOWING THE ADJUSTMENT OF THE PHASE 3 BOUNDARY AND LOT LINES WITHIN THE COMPOUND PHASE 2
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

EXISTING EASEMENT NOTES:

THERE ARE EXISTING CUT/FILL SLOPE EASEMENTS WITHIN THE LOTS ADJOINING THE MONTE SERENO DR. AND VILLAGE DR. RIGHT OF WAYS, PLATS 586/48–50E AND 850/3–7.

CONTROL REFERENCE AND BASIS OF BEARING:

BEARINGS ARE DERIVED FROM THE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC) PROJECTION DERIVED FROM GPS OBSERVATIONS. DISTANCES ARE GROUND REFERENCED TO 6800 ASL. GROUND TO GRID SCALE FACTOR IS 0.999583883.

DIEGO J. SISNEROS, N.M.P.L.S. 13986 4/13/2021

DIEGO J. SISNEROS NEW MEXICO 13986 REGISTERED PROFESSIONAL SURVEYOR

THE COMPOUND AT MONTE SERENO PH 3 PLAT 819/46–50A

MONTE SERENO DR. DEDICATED 44' PUBLIC R/W PLAT 630/27–32

VILLAGE DRIVE PUBLIC RIGHT OF WAY PLAT 850/3–7

BENCHMARK, SW CORNER PAD:6998.5

PRIVATE ACCESS FOR THE SHARED USE OF LOTS 9 AND 10, PUBLIC UTILITY & DRAINAGE EASEMENT

PRIVATE ACCESS FOR THE SHARED USE OF LOTS 9 AND 10, PUBLIC UTILITY & DRAINAGE EASEMENT

TRACT 1 0.4705 Ac.± PRIVATE ACCESS FOR THE BENEFIT OF LOTS 11 & 12, PUBLIC UTILITY, DRAINAGE EASEMENT AND EMERGENCY TURNAROUND

THE FINISHED PAD ELEVATION FOR LOT #10 BUILDING SITE SHALL NOT BE LOWER THAN 6992.0'

BUILDING SITE A

3' PSE HEREBY CREATED

BUILDING SITE B

HATCHED PORTION OF PUBLIC SEWER EASEMENT, PLAT 850/3–7, HEREBY GRANTED AS ACCESS EASEMENT FOR THE BENEFIT OF LOT 8

PUBLIC SEWER EASEMENT, PLAT 850/3–7

PSE, PLAT 850/3–7

DIRT ROAD

BASECOURSE ROAD

LOT 7 N/F 21 CLUB HOLDINGS PLAT 850/3–7

TRACT E N/F 21 CLUB HOLDINGS PLAT 850/3–7

TRACT F1 2.299 Ac.± OPEN SPACE

TRACT F2 N/F CITY OF SANTA FE LIFT STATION TRACT PLAT 850/3–7

50' ACCESS & PUBLIC UTILITY EASEMENT, PLAT 850/3–7

LANDSCAPING, SIGNS, WALLS, LIGHTING AND IRRIGATION EQUIPMENT EASEMENT RESERVATION PLAT 850/3–7

NMSHD ALUM. CAP

LOT 8 1.961 Ac.± #3137 MONTE SERENO DR.

LOT 9 2.650 Ac.± #3135 MONTE SERENO DR.

LOT 10 3.047 Ac.± #3133 MONTE SERENO DR.

LOT 11 3.185 Ac.± #3129 MONTE SERENO DR.

LOT 12 2.610 Ac.± #3131 MONTE SERENO DR.

LOT 13 CANTALINI INST.#1886969

LOT 14 MCDONALD INST.#1900324

LOT 15 TUMMINS INST.#1879029

LOT 16 AU INST.#1872206

LOT 17 1.123 Ac.± #3123 MONTE SERENO DR.

LOT 18 1.138 Ac.± #3127 MONTE SERENO DR.

LOT 19 BERMAN INST.#1883754

LOT 20 BROATCH INST.#1913008

LOT 21 LEMESANY INST.#1897175

LOT 22 OATES INST.#1900497

TRACT JJ MONTE SERENO COMMUNITY TRACT PLAT 838/18–20

PHASE 3 PHASE 4

10.3' PUE REF. #1

8.3' PUE, REF. #1

4.2' PUE, REF. #1

10' DE, REF. #1

10' PUE, PLAT 850/3–7

15' DE, REF. #1

20' PUE, PLAT 850/3–7

27' SETBACK FROM BANK

28' SETBACK FROM BANK

31' SETBACK FROM BANK

DE, REF. #1

PUE, REF. #1

RIDGETOP SUB-DISTRICT

℄ 15' WIDE PRIVATE TRAIL EASEMENT

℄ 15' WIDE PRIVATE TRAIL EASEMENT

US 84/285 FRONTAGE ROAD FINAL RIGHT OF WAY MAP JULY 2, 1999 MIP-084-6(78)166, 300' R/W

MAGNETIC NORTH

SCALE 1" = 50' FEET

50 0 50

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	28.00'	17.90'	17.60'	N26°58'21"W	36°37'57"
C2	17.00'	23.53'	21.70'	N30°59'38"E	79°18'01"
C3	176.00'	85.76'	84.92'	N56°41'02"E	27°55'13"
C4	272.00'	79.65'	79.37'	N36°54'00"W	16°46'41"
C5	272.00'	134.66'	133.48'	N14°18'25"W	28°24'27"
C6	475.16'	173.36'	172.40'	N11°33'44"W	20°54'16"
C7	765.00'	94.68'	94.62'	N02°26'14"E	7°05'28"
C8	765.00'	131.90'	131.73'	N10°55'20"E	9°52'43"
C9	576.00'	160.50'	159.98'	N07°52'45"E	15°57'53"
C10	142.00'	56.92'	56.54'	N31°14'27"E	22°57'56"
C11	58.00'	78.40'	72.57'	N58°28'54"E	77°26'50"
C12	172.58'	68.14'	67.70'	N85°53'38"E	22°37'22"

C13	175.47'	26.01'	25.99'	N68°24'08"E	8°29'35"
C14	121.71'	51.88'	51.49'	N14°06'45"W	24°25'18"
C15	47.49'	21.87'	21.67'	N06°26'43"W	26°22'53"
C16	451.26'	30.15'	30.15'	N11°31'07"E	3°49'42"
C17	96.22'	39.23'	38.96'	N01°53'36"E	23°21'47"
C18	619.72'	111.65'	111.49'	N30°49'58"W	10°19'20"
C19	109.73'	20.00'	19.98'	N23°10'38"W	10°26'43"
C20	35.50'	29.23'	28.41'	N16°37'30"W	47°10'07"
C21	31.13'	55.10'	48.19'	N19°20'54"W	101°24'26"
C22	152.04'	52.40'	52.14'	N25°43'53"E	19°44'47"
C23	31.44'	46.61'	42.46'	N26°30'02"W	84°56'22"
C24	10.52'	10.08'	9.70'	N39°31'25"W	54°53'51"
C25	25.98'	13.85'	13.69'	N21°45'17"E	30°33'27"

C26	17.76'	21.42'	20.14'	N59°15'56"W	69°06'37"
C27	9.53'	18.45'	15.70'	N51°22'39"W	110°56'00"
C28	59.43'	48.78'	47.43'	N24°04'54"W	47°01'57"
C29	29.63'	41.25'	38.00'	N48°17'54"W	79°44'52"
C30	37.12'	56.26'	51.03'	N49°11'02"W	86°51'13"
C31	85.00'	54.91'	53.96'	N67°20'35"W	37°00'38"
C32	139.05'	27.39'	27.34'	S67°06'06"W	11°17'03"
C33	158.91'	98.31'	96.75'	S55°01'16"W	35°26'41"
C34	128.91'	64.57'	63.90'	S58°23'38"W	28°41'57"
C35	169.05'	37.54'	37.46'	S66°22'58"W	12°43'19"
C36	25.00'	21.29'	20.66'	S84°25'18"W	48°47'58"
C37	115.00'	24.05'	24.01'	N77°10'12"W	11°58'57"
C38	22.00'	11.10'	10.99'	S20°48'15"E	28°55'08"

LINE	BEARING	DIST.
L1	S78°09'33"W	30.50'
L2	N08°39'23"W	10.53'
L3	N81°16'29"E	43.47'
L4	N00°06'12"W	36.94'
L5	N01°42'54"W	51.41'
L6	N05°10'16"E	34.08'
L7	N12°57'20"W	70.88'
L8	N11°02'53"E	25.70'
L9	N22°30'31"E	24.78'
L10	N21°32'52"W	27.30'
L11	N42°52'48"W	11.03'
L12	N29°54'49"W	23.32'
L13	N23°38'13"E	20.07'
L14	N75°06'04"W	10.26'
L15	N00°09'15"E	29.54'
L16	N26°14'31"E	34.06'
L17	N19°20'22"E	31.54'
L18	N16°41'35"E	39.40'
L19	N28°01'14"W	37.98'
L20	N22°22'35"W	42.34'
L21	S70°26'52"W	28.46'
L22	N00°55'25"W	78.84'
L23	N57°25'03"W	30.36'
L24	N32°07'54"W	24.41'
L25	N28°42'00"E	21.17'
L26	N22°44'27"W	21.93'
L27	N11°47'09"E	27.66'
L28	N13°00'48"E	15.64'

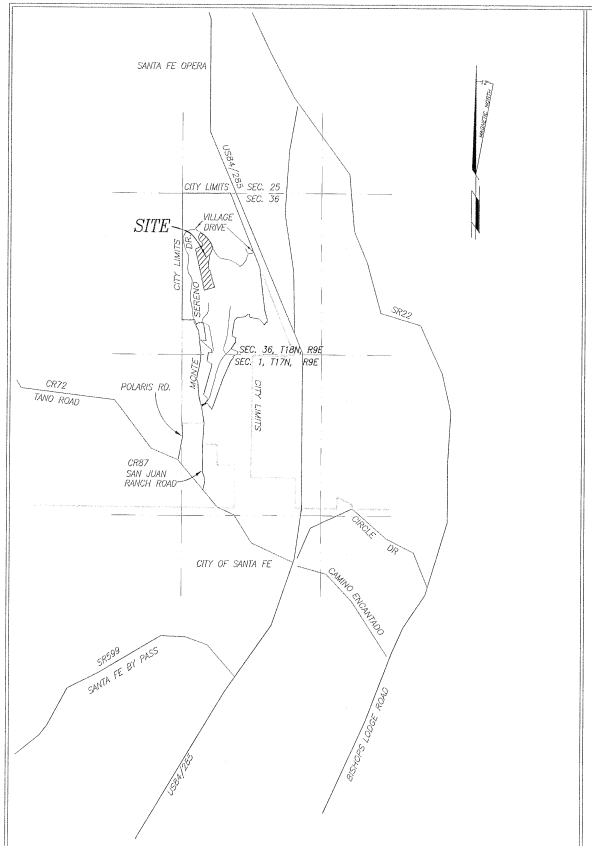
LEGEND:

- ● DENOTES #4 REBAR LS13986, OR AS SHOWN
- ○ DENOTES #4 REBAR, OR AS SHOWN SET
- • DENOTES CALCULATED POINT NOT SET
- ····· DENOTES OLD LOT LINE OR UTILITY EASEMENT APPROVED BY PLAT 834/44–48, VACATED OR RELOCATED AS SHOWN
- DENOTES BUILDING SITE, THIS PLAT
- PSE DENOTES PUBLIC SEWER EASEMENT
- DE DENOTES DRAINAGE EASEMENT
- PUE DENOTES PUBLIC UTILITY EASEMENT
- PAUE DENOTES PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT
- DENOTES RIDGETOP SUB-DISTRICT, HOUSES PROHIBITED
- BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT. DIMENSIONS AND AREAS SHOWN THAT EXCEED NORMAL SURVEY ACCURACIES ARE FOR MATHEMATICAL PURPOSES ONLY AND DO NOT REPRESENT OR IMPLY A GREATER SURVEY ACCURACY.

THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

SHEET 4 OF 4

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, STE. A
SANTA FE, N.M., 87507 (505)471–6660
FILE#10025RPLT DATE: 4/12/2021



THE COMPOUND PHASE 3 AT MONTE SERENO
AMENDMENT #3

BEING SUB-PHASE 4B OF MONTE SERENO PHASE 4
APPROVED AS P&DR CASE # S 2006-17, ON JULY 6TH 2006
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36,
T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

PURPOSE STATEMENT: PHASE 4, AMENDMENT #3

- PHASE 4 IS AN APPROVED PHASE CONSISTING OF 117 SINGLE FAMILY RESIDENTIAL LOTS, 55 CLUSTER UNITS, COMMERCIAL TRACTS AND PRIVATE OPEN SPACE PURSUANT TO P&DR CASE#S 2006-17 AT THEIR MEETING OF JULY 6TH 2006.
- LOT 231 HAS BEEN MOVED INTO PHASE 2 AND LOTS 8-22 AND 214 HAVE BEEN MOVED INTO PHASE 3 BY PREVIOUS PLATS.
- PHASE 4 NOW CONSISTS OF 100 SINGLE FAMILY RESIDENTIAL LOTS AND 55 CLUSTER UNITS, COMMERCIAL TRACTS AND PRIVATE OPEN SPACE.
- A COMBINED 42 SINGLE FAMILY RESIDENTIAL LOTS HAVE BEEN APPROVED BY PHASE 4 AMENDMENTS #1 AND #2 LEAVING A TOTAL OF 58 SINGLE FAMILY RESIDENTIAL LOTS TO BE CREATED.
- THIS PLAT ADJUSTS THE BOUNDARY OF SUB-PHASE 4C, MOVING EXISTING LOTS 36 & 37 PREVIOUSLY APPROVED BY CASE#2019-37, RECORDED AS INST.#1898262, INTO SUB-PHASE 4B AND FURTHER SUBDIVISION OF 6 RESIDENTIAL LOTS.
- THE RE-PLATTING OF EXISTING LOTS 36, 37 AND CREATING 6 LOTS RESULTS IN 8 SINGLE FAMILY RESIDENTIAL LOTS AND ONE APPURTENANT PRIVATE OPEN SPACE FOR LOTS 30 & 31. TOTAL REMAINING PHASE 4 LOTS WILL BE 52 UPON THE APPROVAL OF THIS PLAT.
- SHARED PRIVATE ACCESS EASEMENT, "CALLE FENICE" IS BEING RELOCATED AND RENAMED TO "ALLEGRETTO WAY". LOTS 30-37 WILL BE SERVED BY THIS SHARED PRIVATE ACCESS EASEMENT FROM "VILLAGE DRIVE".

LOT DENSITY:

AS PER THE TERMS OF THE ANNEXATION AND DEVELOPMENT AGREEMENT, ARTICLE 5.1, "THE NUMBER OF CLUSTER UNITS MAY BE INCREASED IF THE NUMBER OF RESIDENTIAL LOTS ARE DECREASED SO LONG AS THE TOTAL NUMBER OF SINGLE-FAMILY RESIDENTIAL LOTS AND CLUSTER UNITS DO NOT EXCEED 322. THE TOTAL NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS HAS BEEN REDUCED FROM 276 TO 267. BASED ON THIS REDUCTION, THE TOTAL NUMBER OF CLUSTER UNITS CAN BE INCREASED FROM 46 UP TO, BUT NOT EXCEEDING, 55 CLUSTER UNITS."

REFERENCE DOCUMENTS

1. MONTE SERENO PHASE 4 AMENDMENT #2, PHASE 4C, A SUB-PHASE OF MONTE SERENO PHASE 4 PREPARED BY DIEGO J. SISNEROS NMPLS #13986 RECORDED AS BOOK 855 PAGE 35-38..
2. ALTA/ACSM LAND TITLE SURVEY PREPARED BY DIEGO J. SISNEROS NMPLS #13986 RECORDED AS INST.#1779254 PLAT BOOK 794 PAGE 40-41.
3. REVISED ANNEXATION PLAT PREPARED FOR TANO SANTA FE PARTNERS, RECORDED IN BOOK 303, PAGE 021.
4. WARRANTY DEED 665/904-906.
5. ALL RECORDED PLATS AND DEEDS REFERENCED ON THE FACE OF THIS PLAT.

FLOOD ZONE:

LAND LIES WITHIN OTHER AREAS "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FIRM MAP NO. 35049C0405D, EFFECTIVE 6/17/2008(THIS MAP WAS NOT UPDATED IN 2012).

SHEET INDEX:

SHEET 2: PARENT TRACT

SHEET 3: LOT DATA
TRACT EASEMENT DATA
ADDRESSES

SHEET 4: LOT EASEMENT AND ROAD DATA DETAILS

APPROVED BY THE CITY PLANNING COMMISSION

AS P&DR CASE # S 2006-17 AT THEIR MEETING OF JULY 6th, 2006

ADMINISTRATIVE AMENDMENT, THIS PLAT, CASE#2019-74

Noah Berke — LAND USE CITY PLANNER — 5/19/21 DATE

LAND USE CITY ENGINEER — 5/18/21 DATE

878 13

NOTES:

1. EACH LOT SHALL BE SERVICED BY SEPARATE SEWER AND WATER SERVICES.
2. THE LOTS SHOWN HEREON ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PHASE 4B OF THE MONTE SERENO SUBDIVISION, RECORDED AS INSTRUMENT No.1953784 OF THE RECORDS OF SANTA FE COUNTY, NM.
3. STORM WATER DETENTION: "COMMUNITY PONDING" IS REQUIRED TO MITIGATE INCREASED STORM WATER RUN-OFF FROM LOT DEVELOPMENT. INCREASED STORM WATER RUN-OFF FROM ROADS IS TO BE HANDLED BY CENTRALIZED PONDS.
4. NO WALLS FENCES OR OTHER STRUCTURES THAT WOULD IMPEDE DRAINAGE FLOW SHALL BE PLACED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.
5. PERMANENT TRAFFIC CONTROL: SIGNS SHALL BE INSTALLED BY THE DEVELOPER AT THEIR EXPENSE.
6. BUILDING SITES HAVE BEEN DELINEATED ON EACH LOT, WHICH MEET THE SETBACK REQUIREMENTS AND THE TERRAIN MANAGEMENT REQUIREMENTS FOR THE CITY OF SANTA FE.
7. HOMES IN MONTE SERENO WILL BE REQUIRED TO INSTALL AUTOMATIC FIRE SUPPRESSION SYSTEMS IF THE FOLLOWING OCCURS: 1) THE DRIVEWAY BETWEEN THE PUBLIC ROAD AND THE HOME EXCEEDS 10% IN GRADE AND 150' IN LENGTH, OR 2) THE PUBLIC ROAD GRADE EXCEEDS 10% AND ACCESS TO THE HOME REQUIRES USING A SECTION OF THE ROADWAY THAT EXCEEDS 10% GRADE; HOWEVER, THERE ARE NO ROADS IN PHASE 4 THAT EXCEED 10% IN GRADE.
8. FENCES AND/OR WALLS SHALL NOT BE CONSTRUCTED WITHIN PUBLIC UTILITY EASEMENTS.
9. BUILDING SETBACKS: FRONT YARD 10' (20' FACE OF GARAGE), 5' SIDE YARD, 10' REAR YARD OR BUILDING SITE LOCATION, WHICHEVER IS MORE RESTRICTIVE(SEE NOTE 6). THE PRRC ZONING ALLOWS ESTABLISHING BUILDING SETBACKS.
10. THE PLANNING COMMISSION ON 7/6/06 GRANTED VARIANCES TO; 1) ALLOW DISTURBANCE OF 30% SLOPED LAND FOR ROADS 2) ALLOW THE HEIGHT OF CUT AND FILL SLOPES IN EXCESS OF TERRAIN MANAGEMENT STANDARDS FOR ROAD CONSTRUCTION. 3) CURRENT LANDSCAPE REQUIREMENTS TO PERMIT THE INSTALLATION OF NATIVE TREES AND SHRUBS IN PLACE OF STREET TREES. 4) DISTURB SLOPES THAT EXCEED 30% FOR DRIVEWAYS ON LOTS 24 , 27, 34, 35, 38, 39, 62, 236, AND 237. 5) TO EXCEED THE 15' MAXIMUM HEIGHT FOR CUTS OR FILLS FOR DRIVEWAY CONSTRUCTION ON LOTS 34 AND 39.
11. A CONTRIBUTION OF $17,000 FROM MONTE SERENO IS REQUIRED BY THE CITY OF SANTA FE FOR TRAFFIC MITIGATION AT THE RIDGE TOP INTERCHANGE WITH HIGHWAY 599. THE AMOUNT WAS ESTABLISHED BASED ON A PROJECTION OF TRAFFIC FROM THE 275 SINGLE FAMILY LOTS. THE CONTRIBUTION IS TO BE PAID AT THE RATE OF $62 PER PLATTED LOT. PRIOR TO PLAT RECORDING, DEVELOPER SHALL PROVIDE PROOF OF PAYMENT TO THE LAS ESTRELLAS MASTER ASSOCIATION, INC. IN THE AMOUNT OF $372.00
12. PROPERTY DEVELOPMENT IS GOVERNED BY THE ANNEXATION AND DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE CITY OF SANTA FE AND TANO SANTA FE PARTNERS, DATED 5/5/1993, AS AMENDED. PURSUANT TO THE ANNEXATION AND DEVELOPMENT AGREEMENT, PROPERTY DEVELOPMENT IS GOVERNED BY THE CITY ORDINANCES, REGULATIONS, AND SPECIFICATIONS IN EFFECT ON APRIL 1, 1990.
13. THE ANNEXATION AND DEVELOPMENT AGREEMENT ALLOWS FOR THE DEVELOPMENT OF, CONSTRUCTION ON AND LOCATION OF STRUCTURES ON, ANY PORTION OF ALL APPROVED BUILDABLE SITES WITHIN THE RIDGETOP SUB-DISTRICT FOR LOTS 4, 26, 237 THROUGH 245, 248, 249, 255, 256, AND 258 THROUGH 268.
14. AS PER THE TERMS OF THE ANNEXATION AND DEVELOPMENT AGREEMENT, CONSTRUCTION MAY TAKE PLACE ON ALL APPROVED "BUILDING SITES" OUTSIDE OF THE ESCARPMENT DISTRICT WITHOUT RESTRICTION, EVEN IF A PORTION OF THE LOT IS WITHIN THE ESCARPMENT DISTRICT.
15. AS PER THE TERMS OF THE ANNEXATION AND DEVELOPMENT AGREEMENT, A FEE OF 2% OF THE GROSS SALES PRICE OF EACH RESIDENTIAL LOT SHALL BE PAID TO THE CITY OF SANTA FE AT THE TIME OF APPLICATION FOR A BUILDING PERMIT BY EACH OWNER AS AN AFFORDABLE HOUSING DEVELOPMENT FEE AND A FEE OF 1% OF THE GROSS SALES PRICE OF EACH RESIDENTIAL LOT SHALL BE PAID TO THE CITY BY THE DEVELOPER AT THE TIME OF CLOSING OF EACH LOT AS A BUSINESS/CRAFTS INCUBATOR FEE.
16. INDIVIDUAL LOT IMPROVEMENT IS SUBJECT TO CITY WATER DEMAND ADMINISTRATIVE PROCEDURES.
17. DRAINAGE EASEMENT (DE) LOCATIONS SHOWN WERE DETERMINED FROM MAPPING AND MAPPING INTERPRETATION DONE BY OTHERS. THE DIMENSIONS SHOWN ARE FOR GENERAL IDENTIFICATION ONLY, THE TRUE LOCATION OF THE DE'S ARE TO BE DETERMINED BY THE PHYSICAL LOCATION OF THE IDENTIFIED DRAINAGE.
18. THE FOREGOING NOTES ARE FROM THE MONTE SERENO PHASE 4 PLAT APPROVED AS P&DR CASE # S 2006-17 AT THEIR MEETING OF JULY 6TH, 2006. ALL NOTES MAY NOT BE APPLICABLE TO THE SUBJECT LOTS OF THIS PHASE.

DEDICATION AND AFFIDAVIT:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED TO BE SUBDIVIDED THOSE LANDS SHOWN HEREON. THE SAID SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE SAID OWNER(S) AND THIS SUB-PHASE, 4B IS NOW KNOWN AS THE COMPOUND PHASE 3 AT MONTE SERENO. THIS SUBDIVISION CONTAINS 261.44 ACRES, MORE OR LESS.

"ALLEGRETTO WAY", SHOWN HEREON IS A SHARED PRIVATE DRIVE. THE EASEMENT FOR ALLEGRETO WAY IS GRANTED FOR USE BY LOTS 30-37 AS INGRESS & EGRESS. SAID EASEMENT IS SUBJECT TO PUBLIC UTILITY EASEMENTS. THIS SHARED PRIVATE DRIVE IS ALSO GRANTED FOR ACCESS EASEMENTS FOR EMERGENCY VEHICLES. MAINTENANCE WILL BE THE RESPONSIBILITY OF "MONTE SERENO HOMEOWNERS ASSOCIATION". EASEMENTS ARE GRANTED FOR THE PLACEMENT OF CUT/FILL SLOPES OUTSIDE OF THE PRIVATE SHARED DRIVEWAY EASEMENTS AS MAY BE REQUIRED FOR ROAD CONSTRUCTION AND MAINTENANCE. "MONTE SERENO HOMEOWNERS ASSOCIATION" IS RESPONSIBLE FOR MAINTENANCE OF SAID SLOPES, AND IS HEREBY GRANTED AN EASEMENT FOR SAID PURPOSE.

A NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS, EGRESS AND UTILITIES IS GRANTED FOR THE USE OF LOT 32. THIS EASEMENT IS ALSO GRANTED FOR PUBLIC UTILITIES, DRAINAGE AND EMERGENCY VEHICLES.

GATE & LANDSCAPE EASEMENTS ARE HEREBY GRANTED FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION AND MAINTENANCE OF GATES, SIGNS, WALLS, LIGHTING, LANDSCAPING, IRRIGATION AND ASSOCIATED EQUIPMENT. MAINTENANCE IS THE RESPONSIBILITY OF THE MONTE SERENO HOMEOWNERS ASSOCIATION.

PRIVATE OPEN SPACE APPURTENANT TO LOTS 30 & 31, TO REMAIN IN IT'S NATURAL STATE EXCEPT FOR COMMUNITY TRAILS, IS SUBJECT TO A FLOATING EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A PRIVATE NON-MOTORIZED PEDESTRIAN TRAIL. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE MONTE SERENO HOMEOWNERS ASSOCIATION.

A FLOATING TRAIL EASEMENT IS HEREBY GRANTED AS NOTED WITHIN THE DRAINAGE AND TRAIL EASEMENT(DTE) FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A PRIVATE NON-MOTORIZED PEDESTRIAN TRAIL(SEE SHEET 4. MAINTENANCE OF THE TRAILS SHALL BE THE RESPONSIBILITY OF THE MONTE SERENO HOMEOWNERS ASSOCIATION.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE FOR NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION, d/b/a CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE; INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRICAL TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

STORM WATER AGREEMENT: PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY BY THE "MONTE SERENO HOMEOWNERS ASSOCIATION" AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

BY SIGNING THIS PLAT 21 CLUB HOLDINGS, LLC. WARRANTS THAT IT HAS THE AUTHORITY TO ENTER INTO THIS AGREEMENT. THE MONTE SERENO HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF CENTRALIZED STORM WATER DETENTION STRUCTURES.

THIS SUBDIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER(S), S. REMAINDER TRACT M: 21 CLUB HOLDINGS, LLC. A NEW MEXICO LIMITED LIABILITY COMPANY

BY: ALFRED S. LILLY, ITS DIRECTOR

STATE OF
COUNTY

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10 DAY OF MAY, 20 BY ALFRED S. LILLY, DIRECTOR OF 21 CLUB HOLDINGS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY.

Anna M. Bohannon — NOTARY PUBLIC — 12/16/23 MY COMMISSION EXPIRES:

OFFICIAL SEAL
ANNA M. BOHANNON
Notary Public
State of New Mexico
My Comm. Expires 12/16/23

TRACT M UPC# 1-054-103-110-239

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 3rd DAY OF OCT., 2019. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

DIEGO J. SISNEROS, N.M.P.L.S. 13986 — 3/1/2020

UTILITY COMPANIES

David R Aikin — COMCAST — 5/5/2021 DATE

IN APPROVING THIS PLAT, PNM PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

PNM ELECTRIC SERVICE — 4/27/2021 DATE

NM GAS COMPANY — 5-10-2021 DATE

Qwest Corporation, d/b/a CenturyLink QC DISCLAIMER.

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

Doug Dale — Qwest Corporation, d/b/a CenturyLink QC — 5/5/2021 DATE

COUNTY ACKNOWLEDGEMENT

SANTA FE COUNTY TREASURER — May 11, 21 DATE

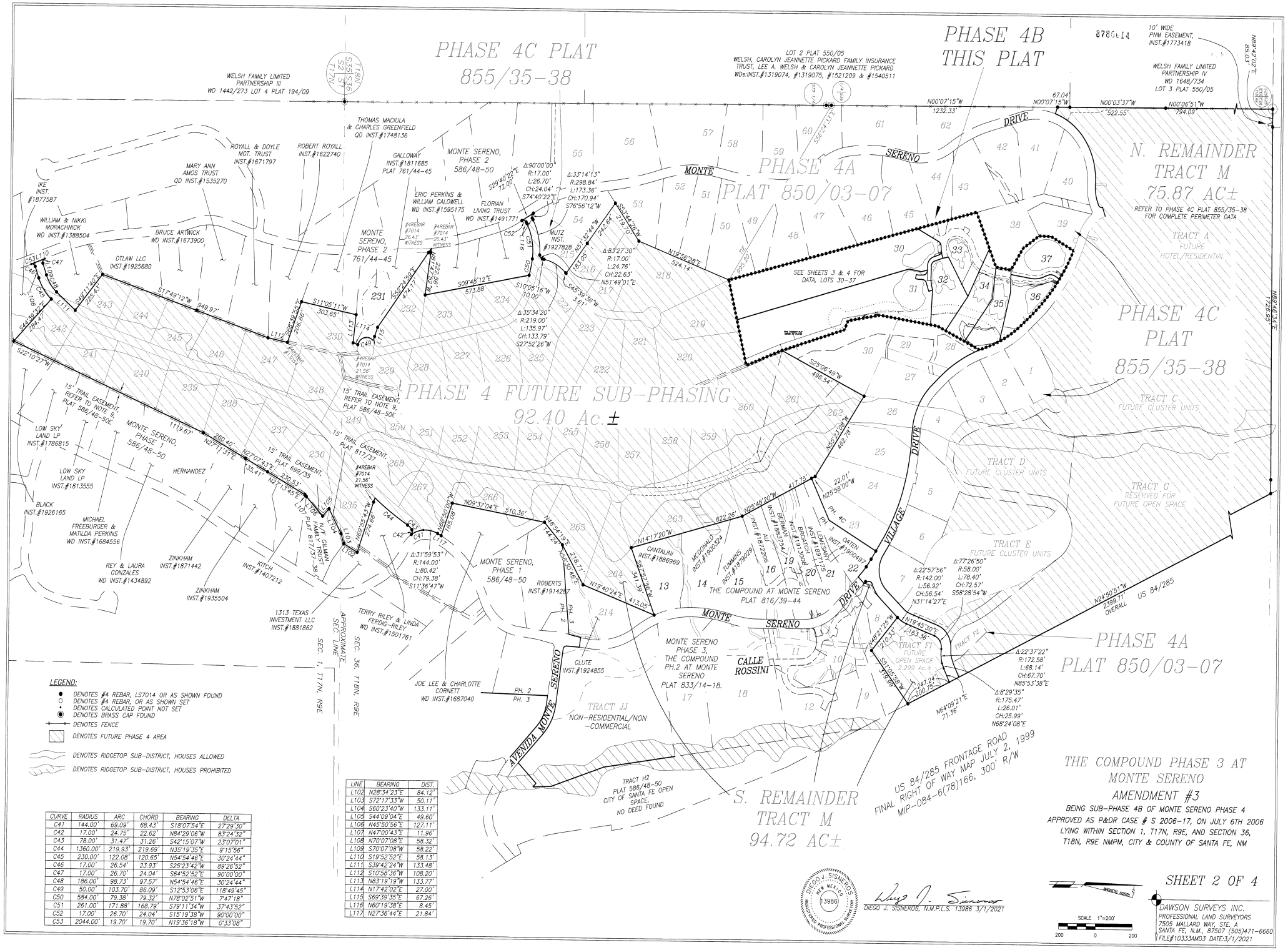
Inst.# 1953723
COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 20 day of May, 2021 A.D. at 1:58 o'clock P.M. and was duly recorded in book 878, page(s) 13-16 of the records of Santa Fe County.

Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe County, N.M.

Deputy

SHEET 1 OF 4

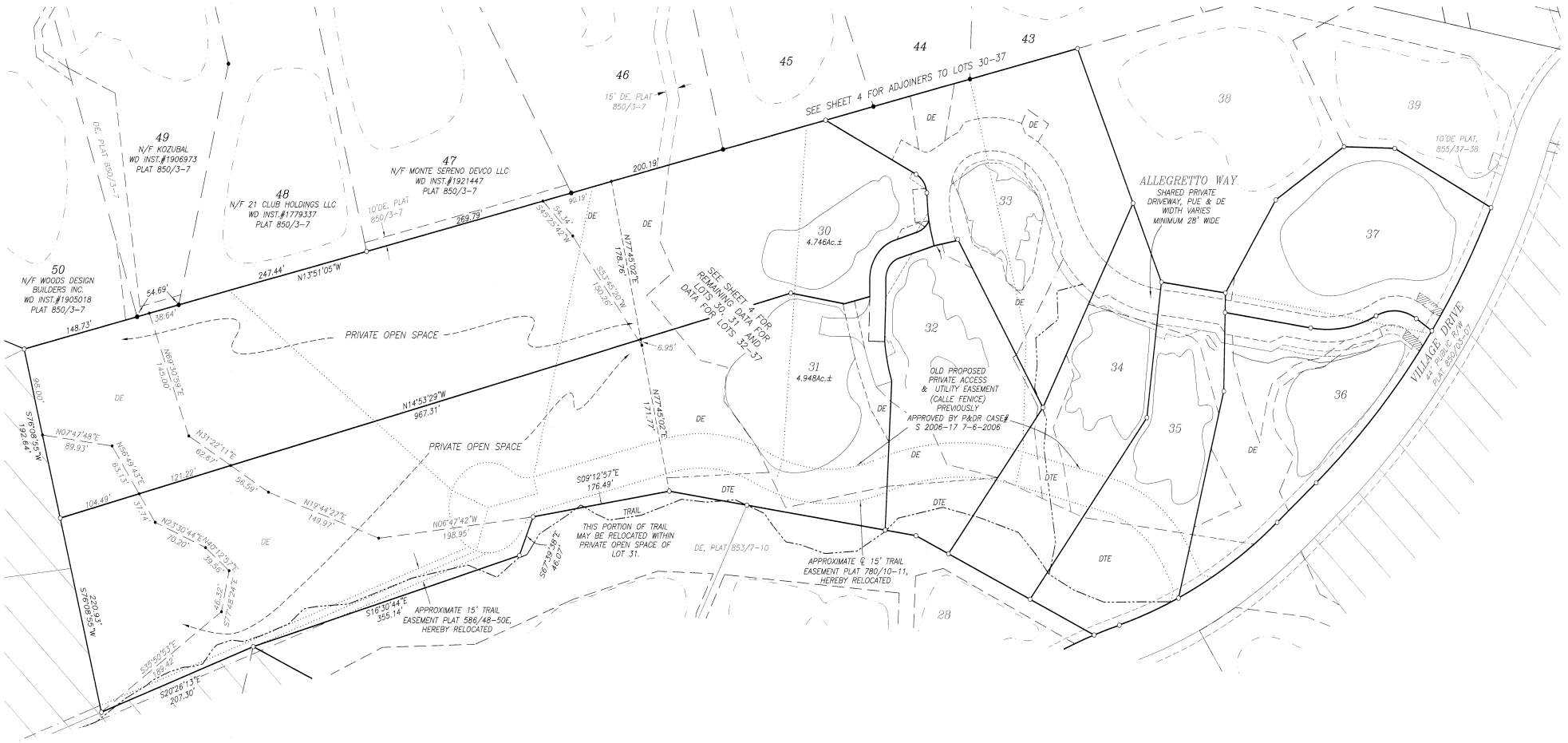
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, STE. A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10333AMD3 DATE:3/1/2021



CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C41	144.00'	69.09'	68.43'	S18°07'54"E	27°29'30"
C42	17.00'	24.75'	22.62'	N84°29'06"W	83°24'32"
C43	78.00'	31.47'	31.26'	S42°15'07"W	23°07'01"
C44	1360.00'	219.93'	219.69'	N35°19'35"E	9°15'56"
C45	230.00'	122.08'	120.65'	N54°54'46"E	30°24'44"
C46	17.00'	26.54'	23.93'	S25°23'42"W	89°26'52"
C47	17.00'	26.70'	24.04'	S64°52'52"E	90°00'00"
C48	186.00'	98.73'	97.57'	N54°54'46"E	30°24'44"
C49	50.00'	103.70'	86.09'	S12°53'06"E	118°49'45"
C50	584.00'	79.38'	79.32'	N78°02'51"W	7°47'18"
C51	261.00'	171.88'	168.79'	S79°11'34"W	37°43'52"
C52	17.00'	26.70'	24.04'	S15°19'38"W	90°00'00"
C53	2044.00'	19.70'	19.70'	N19°36'18"W	0°33'08"

LINE	BEARING	DIST.
L102	N28°34'23"E	84.12'
L103	S72°17'33"W	50.11'
L104	S60°23'40"W	133.11'
L105	S44°09'04"E	49.60'
L106	N45°50'56"E	127.11'
L107	N47°00'43"E	11.96'
L108	N70°07'08"E	58.32'
L109	S70°07'08"W	58.22'
L110	S19°52'52"E	58.13'
L111	S39°42'24"W	133.48'
L112	S10°58'36"W	108.20'
L113	N83°19'19"W	133.77'
L114	N17°42'02"E	27.00'
L115	S69°39'35"E	67.26'
L116	N60°19'38"E	8.45'
L117	N27°36'44"E	21.84'

878 15



LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC) DERIVED FROM GPS OBSERVATIONS. DISTANCES ARE GROUND AT ELEVATION 6800 ASL. GROUND TO GRID SCALE FACTOR IS 0.99958.

- ● DENOTES REBAR, OR AS SHOWN FOUND
- ○ DENOTES REBAR, OR AS SHOWN SET
- • DENOTES CALCULATED POINT NOT SET
- ◉ DENOTES BRASS CAP FOUND

..... DENOTES OLD LOT LINE OR UTILITY EASEMENT APPROVED BY P&DR CASE #S 2006-17 RELOCATED AS SHOWN

DENOTES BUILDING SITE, THIS PLAT

DE DENOTES DRAINAGE EASEMENT
PUE DENOTES PUBLIC UTILITY EASEMENT
PAUE DENOTES PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT

BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS

——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.
DIMENSIONS AND AREAS SHOWN THAT EXCEED NORMAL SURVEY ACCURACY'S ARE FOR MATHEMATICAL PURPOSES ONLY AND DO NOT REPRESENT OR IMPLY A GREATER SURVEY ACCURACY.

THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

THE COMPOUND PHASE 3 AT MONTE SERENO
AMENDMENT #3

BEING SUB-PHASE 4B OF MONTE SERENO PHASE 4
APPROVED AS P&DR CASE # S 2006-17, ON JULY 6TH 2006
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

DIEGO J. SISNEROS, N.M.P.L.S. 13986 3/1/2021

DIEGO J. SISNEROS NEW MEXICO 13986 REGISTERED PROFESSIONAL SURVEYOR

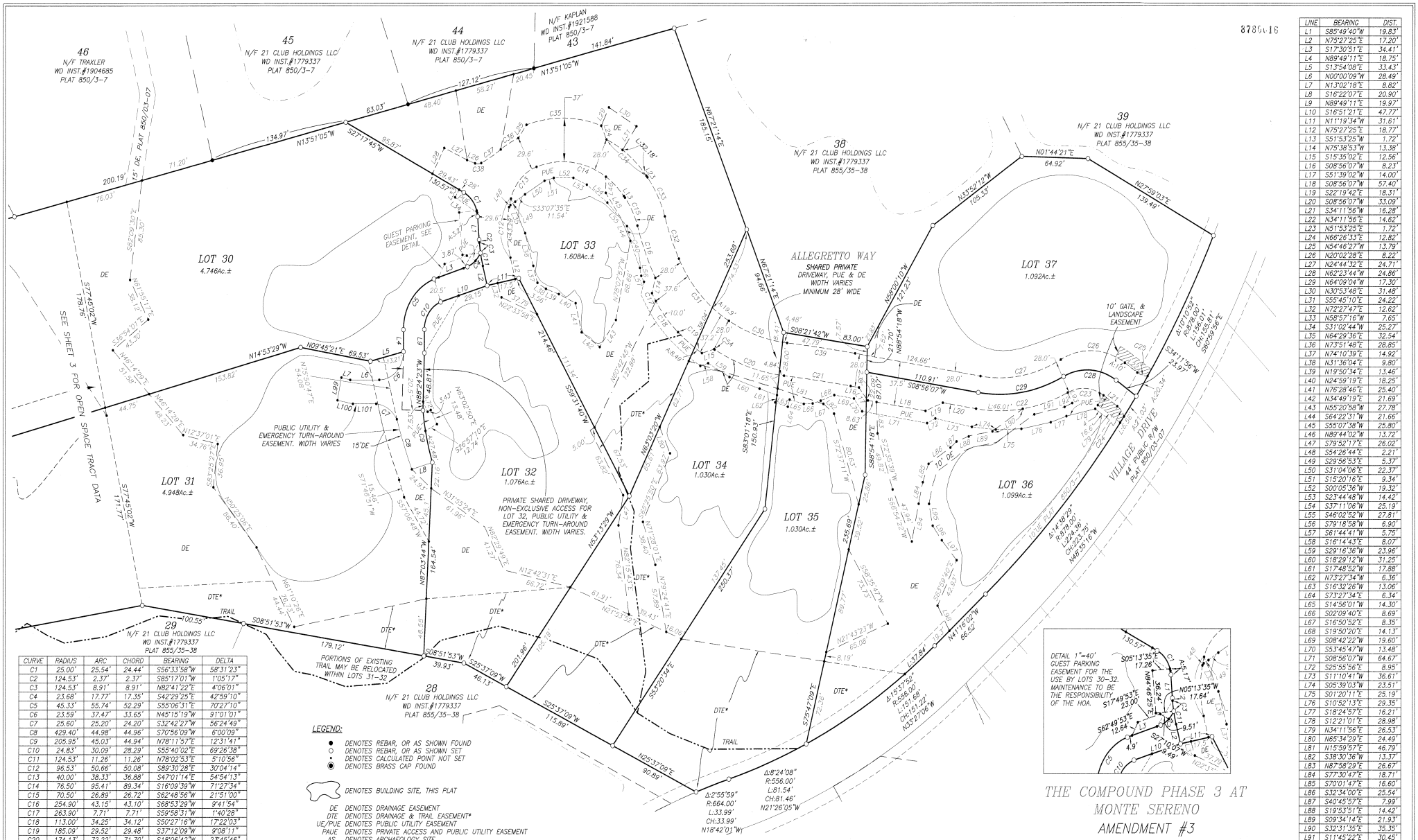
OPEN SPACE DATA

MAGNETIC NORTH

SCALE 1" = 60' FEET
60 0 60

SHEET 3 OF 4

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, STE. A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10333AMD3 DATE: 3/1/2021



LINE	BEARING	DIST.
L1	S85°49'40"W	19.83'
L2	N75°27'25"E	17.20'
L3	S17°30'51"E	34.41'
L4	N89°49'11"E	18.75'
L5	S13°54'08"E	33.43'
L6	N00°00'09"W	28.49'
L7	N13°02'18"E	8.82'
L8	S16°22'07"E	20.90'
L9	N89°49'11"E	19.97'
L10	S16°51'21"E	47.77'
L11	N11°19'34"W	31.61'
L12	N75°27'25"E	18.77'
L13	S51°53'25"W	1.72'
L14	N75°38'53"W	13.38'
L15	S15°35'02"E	12.56'
L16	S08°56'07"W	8.23'
L17	S51°39'02"W	14.00'
L18	S08°56'07"W	57.40'
L19	S22°19'42"E	18.31'
L20	S08°56'07"W	33.09'
L21	S34°11'56"W	16.28'
L22	N34°11'56"E	14.62'
L23	N51°53'25"E	1.72'
L24	N66°26'33"E	12.82'
L25	N54°46'27"W	13.79'
L26	N20°02'28"E	8.22'
L27	N24°44'32"E	24.71'
L28	N62°23'44"W	24.86'
L29	N64°09'04"W	17.30'
L30	N30°53'48"E	31.48'
L31	S55°45'10"E	24.22'
L32	N72°27'47"E	12.62'
L33	N58°57'16"W	7.65'
L34	S31°02'44"W	25.27'
L35	N64°29'36"E	32.54'
L36	N73°51'48"E	28.85'
L37	N74°31'39"E	14.92'
L38	N31°36'04"E	9.80'
L39	N19°50'34"E	13.46'
L40	N24°59'19"E	18.25'
L41	N76°28'46"E	25.40'
L42	N34°49'19"E	21.69'
L43	N55°20'58"W	27.78'
L44	S64°22'31"W	21.66'
L45	S55°07'38"W	25.80'
L46	N89°44'02"W	13.72'
L47	S79°52'17"E	26.02'
L48	S54°26'44"E	2.21'
L49	S29°56'53"E	5.37'
L50	S31°04'06"E	22.37'
L51	S15°20'16"E	9.34'
L52	S00°05'36"W	19.32'
L53	S23°44'48"W	14.42'
L54	S37°11'06"W	25.19'
L55	S46°02'52"W	27.81'
L56	S79°18'58"W	6.90'
L57	S61°44'41"W	5.75'
L58	S16°14'43"E	8.07'
L59	S29°16'36"W	23.96'
L60	S18°29'12"W	31.25'
L61	S17°48'52"W	17.88'
L62	N73°27'34"W	6.36'
L63	S16°32'26"W	13.06'
L64	S73°27'34"E	6.34'
L65	S14°56'01"W	14.30'
L66	S02°09'40"E	8.69'
L67	S16°50'52"E	8.35'
L68	S19°50'20"E	14.13'
L69	S08°42'22"W	19.60'
L70	S53°45'47"W	13.48'
L71	S08°56'07"W	64.67'
L72	S25°55'56"E	8.95'
L73	S11°10'41"W	36.61'
L74	S05°39'03"W	23.51'
L75	S01°20'11"E	25.19'
L76	S10°52'13"E	29.35'
L77	S18°24'57"E	16.21'
L78	S12°21'01"E	28.98'
L79	N34°11'56"E	26.53'
L80	N65°34'29"E	24.49'
L81	N15°59'57"E	46.79'
L82	S38°30'36"W	13.37'
L83	N87°58'29"E	26.67'
L84	S77°30'47"E	18.71'
L85	S70°01'47"E	16.60'
L86	S32°34'00"E	25.54'
L87	S40°45'57"E	7.99'
L88	S19°53'51"E	14.42'
L89	S09°34'14"E	21.93'
L90	S32°31'35"E	35.35'
L91	S11°45'22"E	30.45'
L92	S23°39'21"E	8.19'
L93	N63°50'50"E	10.00'
L94	S78°09'06"E	32.66'
L95	N79°16'28"E	18.85'
L96	N53°50'49"E	15.21'
L97	N49°13'49"E	22.45'
L98	N61°18'18"E	24.27'
L99	N78°39'30"W	19.69'
L100	S11°17'38"W	15.39'
L101	S00°00'00"E	22.79'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	25.00'	25.54'	24.44'	S56°33'58"W	58°31'23"
C2	124.53'	2.37'	2.37'	S85°17'01"W	1°05'17"
C3	124.53'	8.91'	8.91'	N82°41'22"E	4°06'01"
C4	23.68'	17.77'	17.35'	S42°29'25"E	42°59'10"
C5	45.33'	55.74'	52.29'	S55°06'31"E	70°27'10"
C6	23.59'	37.47'	33.65'	N45°15'19"W	91°01'01"
C7	25.60'	25.20'	24.20'	S32°42'27"W	56°24'49"
C8	429.40'	44.98'	44.96'	S70°56'09"W	6°00'09"
C9	205.95'	45.03'	44.94'	N78°11'57"E	12°31'41"
C10	24.83'	30.09'	28.29'	S55°40'02"E	69°26'38"
C11	124.53'	11.26'	11.26'	N78°02'53"E	5°10'56"
C12	96.53'	50.66'	50.08'	S89°30'28"E	30°04'14"
C13	40.00'	38.33'	36.88'	S47°01'14"E	54°54'13"
C14	76.50'	95.41'	89.34'	S16°09'39"W	71°27'34"
C15	70.50'	26.89'	26.72'	S62°48'56"W	21°51'00"
C16	254.90'	43.15'	43.10'	S68°53'29"W	9°41'54"
C17	263.90'	7.71'	7.71'	S59°58'31"W	1°40'28"
C18	113.00'	34.25'	34.12'	S50°27'16"W	17°22'03"
C19	185.09'	29.52'	29.48'	S37°12'09"W	9°08'11"
C20	174.13'	72.22'	71.70'	S18°06'42"W	23°46'46"
C21	1401.00'	66.14'	66.13'	S07°34'58"W	2°42'18"
C22	151.00'	92.47'	91.03'	S08°36'32"E	35°05'17"
C23	35.00'	36.87'	35.19'	S04°01'23"W	60°21'06"
C24	17.50'	11.17'	10.98'	S52°28'34"W	36°33'17"
C25	17.50'	10.99'	10.81'	N16°12'48"E	35°58'14"
C26	60.00'	66.21'	62.90'	N02°35'04"E	63°13'42"
C27	123.00'	81.50'	80.02'	N10°02'50"W	37°57'54"
C28	50.61'	54.16'	51.61'	S03°32'19"W	61°19'12"
C29	137.00'	86.21'	84.80'	S09°05'35"E	36°03'23"
C30	146.13'	60.60'	60.17'	N18°06'42"E	23°45'46"
C31	123.34'	73.30'	72.22'	N47°01'03"E	34°02'57"
C32	226.90'	38.41'	38.36'	N68°53'29"E	9°41'54"
C33	98.50'	37.56'	37.34'	N62°48'56"E	21°51'00"
C34	104.50'	50.32'	49.83'	N38°05'47"E	27°35'18"
C35	113.50'	74.73'	73.38'	N00°38'11"E	37°43'22"
C36	76.85'	19.73'	19.68'	N29°08'25"W	14°42'40"
C37	115.38'	22.42'	22.38'	N30°55'46"W	11°07'59"
C38	8.02'	6.35'	6.19'	N02°39'39"W	45°24'14"
C39	1429.00'	67.46'	67.46'	N07°34'58"E	2°42'18"
C40	264.90'	37.63'	37.60'	S70°12'04"W	8°08'22"
C54	151.34'	0.53'	0.53'	S30°05'36"W	0°12'02"

LOT #	ADDRESS
37	4001 ALLEGRETTO WAY
36	4000 ALLEGRETTO WAY
35	4002 ALLEGRETTO WAY
34	4004 ALLEGRETTO WAY
33	4008 ALLEGRETTO WAY
32	4015 ALLEGRETTO WAY
31	4013 ALLEGRETTO WAY
30	4011 ALLEGRETTO WAY

LEGEND:

- ● DENOTES REBAR, OR AS SHOWN FOUND
- ○ DENOTES REBAR, OR AS SHOWN SET
- • DENOTES CALCULATED POINT NOT SET
- ◉ DENOTES BRASS CAP FOUND

DENOTES BUILDING SITE, THIS PLAT

DE DENOTES DRAINAGE EASEMENT
DTE DENOTES DRAINAGE & TRAIL EASEMENT*
UE/PUE DENOTES PUBLIC UTILITY EASEMENT
PAUE DENOTES PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT
AS DENOTES ARCHAEOLOGY SITE

BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS

DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT. DIMENSIONS AND AREAS SHOWN THAT EXCEED NORMAL SURVEY ACCURACY'S ARE FOR MATHEMATICAL PURPOSES ONLY AND DO NOT REPRESENT OR IMPLY A GREATER SURVEY ACCURACY.

THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

* FLOATING PRIVATE TRAIL EASEMENT FOR THE PROVISIONS OF TWO SINGLE TRAIL LOCATIONS. APPROXIMATE TRAIL LOCATIONS SHOWN WITHIN LOTS 30-37. TRAIL TO BE BUILT WHERE TERRAIN ALLOWS.

THE COMPOUND PHASE 3 AT MONTE SERENO AMENDMENT #3

BEING SUB-PHASE 4B OF MONTE SERENO PHASE 4
APPROVED AS P&DR CASE # S 2006-17, ON JULY 6TH 2006
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

DIEGO J. SISNEROS, N.M.P.L.S. 13986 3/1/2020

DIEGO J. SISNEROS NEW MEXICO 13986 PROFESSIONAL SURVEYOR

MAGNETIC NORTH

SCALE 1" = 40' FEET
40 0 40

LOT DATA 30-37

SHEET 4 OF 4

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, STE. A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10333AM03 DATE: 3/1/2021

NOTE:

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINE, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.

THIS PROPERTY MAY BE SUBJECT TO ALL VALID COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD. A TITLE SEARCH OF THE SUBJECT LOTS HAS NOT BEEN PERFORMED. SEE PLATS REFERENCED HEREON FOR FULL PERIMETER DATA.

ROAD CONTOURS SHOWN ARE PROVIDED FROM ENGINEERING PLANS.

ALL IMPROVEMENTS MAY NOT BE SHOWN.

REFERENCE DOCUMENTS

1. LEGAL LOT OF RECORD; MONTE SERENO PHASE 4 AMENDMENT #1 PLAT BOOK 850 PAGES 03-07.
2. ALTA/ACSM LAND TITLE SURVEY PREPARED BY DIEGO J. SISNEROS RECORDED AS INST.#1779254 IN PLAT BOOK 794 PAGES 40-41.
3. REVISED ANNEXATION PLAT PREPARED FOR TANO SANTA FE PARTNERS, RECORDED IN BOOK 303, PAGE 021.
4. WARRANTY DEED 665/904-906.
5. ALL RECORDED PLATS AND DEEDS REFERENCED ON THE FACE OF THIS PLAT.

CONTROL DATUM

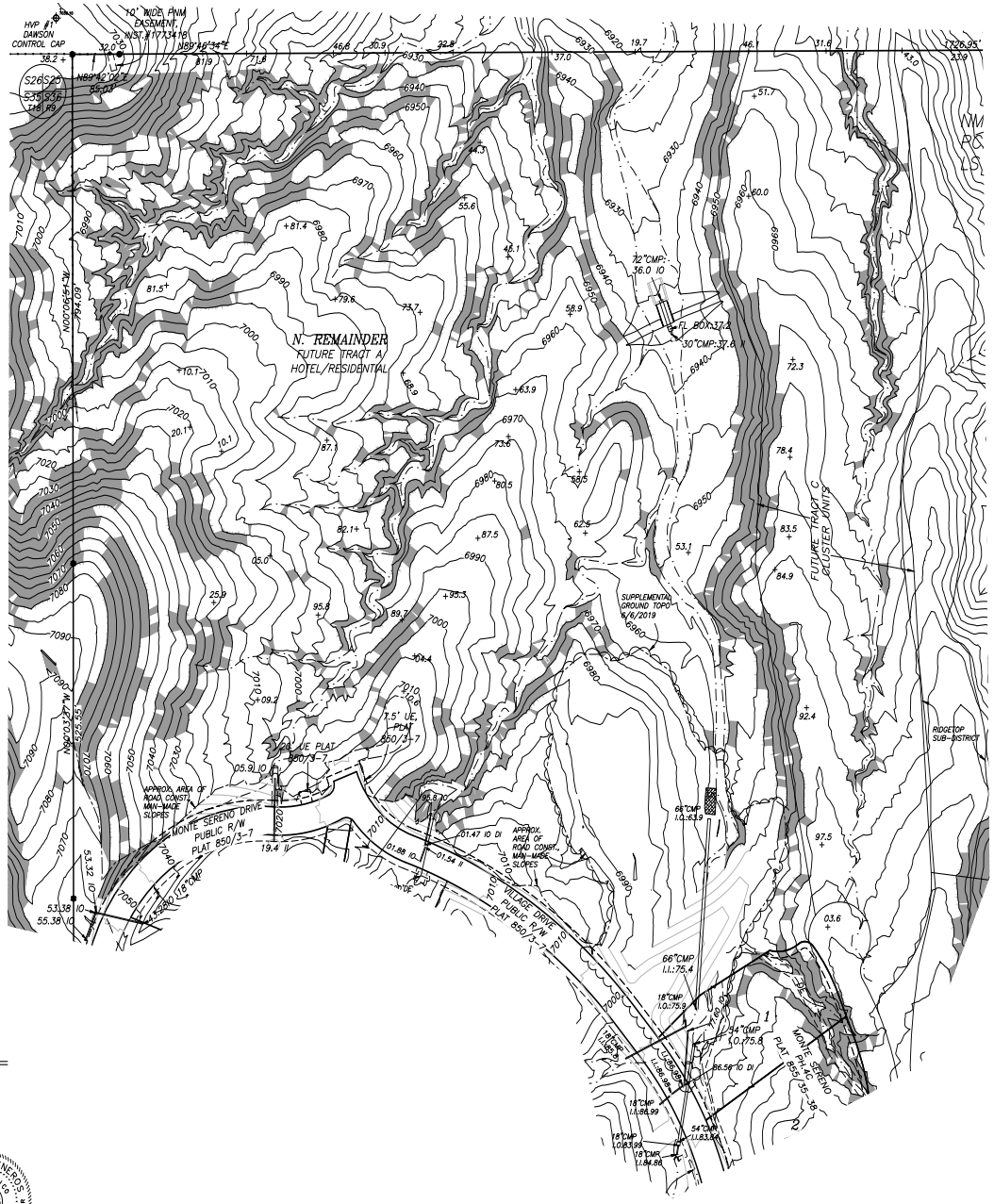
BEARINGS ARE GRID, REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM NAD83(1992), CENTRAL ZONE. DISTANCES ARE REFERRED TO 6800AMSL.

ELEVATIONS ARE NAVD88 GEIOD '99 DERIVED FROM STATIC OBSERVATION BASELINES FROM 1992 SANTA FE COUNTY CONTROL NETWORK.

ALL REFERENCE TO NAD83(1992) AND NAVD88(1992) DERIVED FROM SANTA FE COUNTY GIS & NGS BLUE BOOK CONTROL MONUMENTS.

DAWSON SURVEYS LEGEND:

- WIRE FENCE
- SLOPES > 30%, UTILIZING 5FT CONTOUR INTERVALS
- UE PUBLIC UTILITY EASEMENT
- 00.0 + SPOT ELEVATION VERIFICATION
- CMP METAL CULVERT
- IO INVERT OUT
- II INVERT IN



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT PHOTO CONTROL FOR FOR THE CONTOURS PROVIDED BY AEROTECH MAPPING WAS PERFORMED UNDER MY SUPERVISION. FURTHERMORE THE AREA OF SUPPLEMENTAL SURVEY WAS PERFORMED ON THE GROUND, UNDER MY PERSONAL SUPERVISION ON THE 6TH DAY OF JUNE, 2019 AND IS A TRUE REPRESENTATION OF A TOPOGRAPHIC SURVEY. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND MAP ARE CORRECT, TRUE AND AND MEET THE MINIMUM NATIONAL MAPPING STANDARDS. THIS MAP WAS UPDATED 6/9/2021 TO SHOW AS-BUILT STORM STRUCTURES, SLOPE ANALYSIS & NEW PLAT REFERENCES.

Diego J. Sisneros 6/9/2021

DIEGO J. SISNEROS, N.M.P.L.S. #13986

DIEGO J. SISNEROS NEW MEXICO 13986 REGISTERED PROFESSIONAL SURVEYOR

TOPOGRAPHIC SURVEY &
30% & OVER SLOPE ANALYSIS OF A PORTION OF THE N. REMAINDER, TRACT M

AS SHOWN ON PLAT RECORDED AS BOOK 878, PAGES 9-12 & BOOK 878, PAGES 13-16.
WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM
CITY & COUNTY OF SANTA FE, NM

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-6660

FILE#10270TOPO VILLAS RESORT
DATE:6/9/2021

NOTE:

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINE, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.

THIS PROPERTY MAY BE SUBJECT TO ALL VALID COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD. A TITLE SEARCH OF THE SUBJECT LOTS HAS NOT BEEN PERFORMED. SEE PLATS REFERENCED HEREON FOR FULL PERIMETER DATA.

ROAD CONTOURS SHOWN ARE PROVIDED FROM ENGINEERING PLANS.

ALL IMPROVEMENTS MAY NOT BE SHOWN.

REFERENCE DOCUMENTS

1. LEGAL LOT OF RECORD; MONTE SERENO PHASE 4 AMENDMENT #1 PLAT BOOK 850 PAGES 03-07.
2. ALTA/ACSM LAND TITLE SURVEY PREPARED BY DIEGO J. SISNEROS RECORDED AS INST.#1779254 IN PLAT BOOK 794 PAGES 40-41.
3. REVISED ANNEXATION PLAT PREPARED FOR TANO SANTA FE PARTNERS, RECORDED IN BOOK 303, PAGE 021.
4. WARRANTY DEED 665/904-906.
5. ALL RECORDED PLATS AND DEEDS REFERENCED ON THE FACE OF THIS PLAT.

CONTROL DATUM

BEARINGS ARE GRID, REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM NAD83(1992), CENTRAL ZONE. DISTANCES ARE REFERRED TO 6800AMSL.

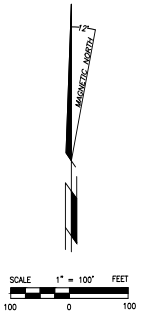
ELEVATIONS ARE NAVD88 GEIOD '99 DERIVED FROM STATIC OBSERVATION BASELINES FROM 1992 SANTA FE COUNTY CONTROL NETWORK.

ALL REFERENCE TO NAD83(1992) AND NAVD88(1992) DERIVED FROM SANTA FE COUNTY GIS & NGS BLUE BOOK CONTROL MONUMENTS.

DAWSON SURVEYS LEGEND:

- WIRE FENCE
- SLOPES < 20%
- SLOPES 20% to 30%, UTILIZING 2FT CONTOUR INTERVALS
- UE PUBLIC UTILITY EASEMENT
- 00.0 + SPOT ELEVATION VERIFICATION
- CMP METAL CULVERT
- IO INVERT OUT
- II INVERT IN





TOPOGRAPHIC SURVEY &
20%-30% SLOPE ANALYSIS
OF A PORTION OF THE N. REMAINDER, TRACT M

AS SHOWN ON PLAT RECORDED AS BOOK 878, PAGES 9-12 & BOOK 878, PAGES 13-16.
WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM
CITY & COUNTY OF SANTA FE, NM

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT PHOTO CONTROL FOR FOR THE CONTOURS PROVIDED BY AEROTECH MAPPING WAS PERFORMED UNDER MY SUPERVISION. FURTHERMORE THE AREA OF SUPPLEMENTAL SURVEY WAS PERFORMED ON THE GROUND, UNDER MY PERSONAL SUPERVISION ON THE 3RD DAY OF OCTOBER, 2018 AND IS A TRUE REPRESENTATION OF A TOPOGRAPHIC SURVEY. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND MAP ARE CORRECT, TRUE AND AND MEET THE MINIMUM NATIONAL MAPPING STANDARDS. MAP UPDATED 6/9/2021 TO SHOW AS-BUILT STORM STRUCTURES, SLOPES & NEW PLAT REFERENCES.

Diego J. Sisneros 6/9/2021

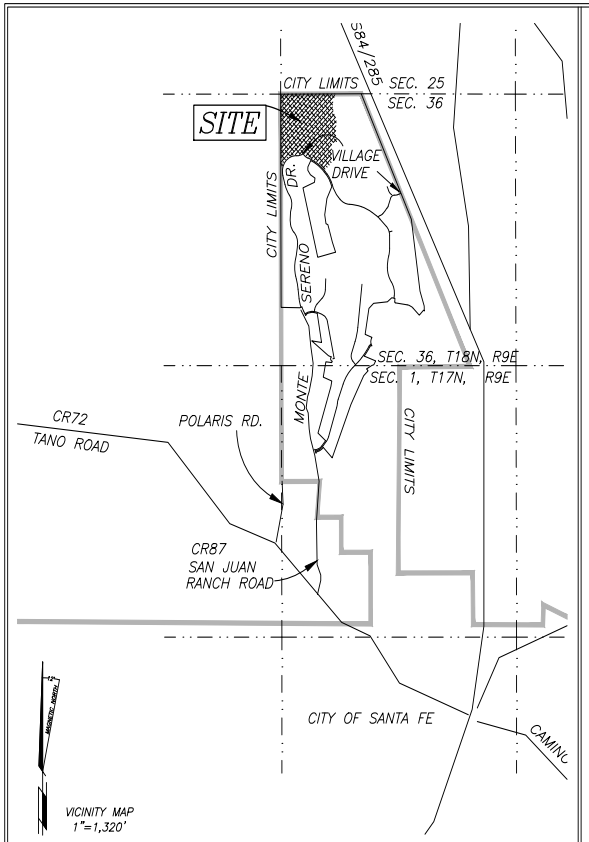
DIEGO J. SISNEROS, N.M.P.L.S. #13986

DIEGO J. SISNEROS NEW MEXICO 13986 REGISTERED PROFESSIONAL SURVEYOR

V-109

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-6660

FILE#10270TOPO VILLAS RESORT
DATE:6/9/2021



RESORT CASITAS AT MONTE SERENO PHASES 1 & 2

PHASE 4D A SUB-PHASE OF MONTE SERENO PHASE 4
SUBDIVISION OF TRACT A AND TRACT M
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36,
T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

PURPOSE STATEMENT: PHASE 4D

- THIS PLAT CREATES 60 RESORT PARCELS
- LOTS WILL BE SERVED BY THE PRIVATE RIGHT OF WAYS CONNECTING TO THE PULBIC RIGHT OF WAY "VILLAGE DRIVE", PLAT INST.#1887681 IN BOOK 850 PAGES 3-7.

REFERENCE DOCUMENTS

1. LEGAL LOT OF RECORD; MONTE SERENO PHASE 4 AMENDMENT #1 PLAT BOOK 850 PAGES 03-07.
2. ALTA/ACSM LAND TITLE SURVEY PREPARED BY DIEGO J. SISNEROS RECORDED AS INST.#1779254 IN PLAT BOOK 794 PAGES 40-41.
3. REVISED ANNEXATION PLAT PREPARED FOR TANO SANTA FE PARTNERS, RECORDED IN BOOK 303, PAGE 021.
4. WARRANTY DEED 665/904-906.
5. ALL RECORDED PLATS AND DEEDS REFERENCED ON THE FACE OF THIS PLAT.

FLOOD ZONE:

LAND LIES WITHIN OTHER AREAS "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FIRM MAP NO. 35049C0405D, EFFECTIVE 6/17/2008(THIS MAP WAS NOT UPDATED IN 2012).

SHEET INDEX:

- SHEET 2: OVERALL TRACT M & A / SITE MAP
- SHEET 3: CURVE, LINE AND ADDRESS TABLES
- SHEET 4: PHASE 1 AT 1"=50'
- SHEET 5: PHASE 2 AT 1"=50'

APPROVED BY THE CITY PLANNING COMMISSION
AS P&DR CASE # AT THEIR MEETING OF , 2006

PLANNING COMMISSION CHAIR DATE

PLANNING COMMISSION SECRETARY DATE

REVIEWED BY CITY OF SANTA FE

CITY ENGINEER DATE

CITY PLANNER DATE

NOTES:

1. EACH RESORT PARCEL SHALL BE SERVICED BY SEPARATE SEWER AND WATER SERVICES.

2. THE RESORT PARCELS SHOWN HEREON ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, LIENS AND EASEMENTS FOR RESORT CASITAS AT MONTE SERENO SUBDIVISION, RECORDED AS INST.#

3. STORM WATER DETENTION: INCREASED STORM WATER RUN-OFF FROM ROADS AND LOTS IS TO BE HANDLED BY CENTRALIZED PONDS.

4. NO WALLS FENCES OR OTHER STRUCTURES THAT WOULD IMPEDE DRAINAGE FLOW SHALL BE PLACED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

5. PERMANENT TRAFFIC CONTROL: SIGNS SHALL BE INSTALLED BY THE DEVELOPER AT THEIR EXPENSE.

6. RESORT CASITAS WILL BE REQUIRED TO INSTALL AUTOMATIC FIRE SUPPRESSION SYSTEMS IF THE FOLLOWING OCCURS: 1) THE DRIVEWAY BETWEEN THE PUBLIC ROAD AND THE HOME EXCEEDS 10% IN GRADE AND 150' IN LENGTH, OR 2) THE PUBLIC ROAD GRADE EXCEEDS 10% AND ACCESS TO THE DWELLING REQUIRES USING A SECTION OF THE ROADWAY THAT EXCEEDS 10% GRADE; HOWEVER, THERE ARE NO ROADS IN PHASE 4 THAT EXCEED 10% IN GRADE.

7. FENCES AND/OR WALLS SHALL NOT BE CONSTRUCTED WITHIN PUBLIC UTILITY EASEMENTS.

8. BUILDING SETBACKS: 5' FRONT YARD, 5' SIDE YARD, 5' REAR YARD. THE PRRC ZONING ALLOWS ESTABLISHING BUILDING SETBACKS.

9. PROPERTY DEVELOPMENT IS GOVERNED BY THE ANNEXATION AND DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE CITY OF SANTA FE AND TANO SANTA FE PARTNERS, DATED 5/5/1993, AS AMENDED. PURSUANT TO THE ANNEXATION AND DEVELOPMENT AGREEMENT, PROPERTY DEVELOPMENT IS GOVERNED BY THE CITY ORDINANCES, REGULATIONS, AND SPECIFICATIONS IN EFFECT ON APRIL 1, 1990.

DRAINAGE EASEMENT (DE) LOCATIONS SHOWN WERE DETERMINED FROM MAPPING AND MAPPING INTERPRETATION DONE BY OTHERS. THE DIMENSIONS SHOWN ARE FOR GENERAL IDENTIFICATION ONLY, THE TRUE LOCATION OF THE DE'S ARE TO BE DETERMINED BY THE PHYSICAL LOCATION OF THE IDENTIFIED DRAINAGE

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED TO BE SUBDIVIDED THOSE LANDS SHOWN HEREON. THE SAID SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE SAID OWNER(S). THIS SUBDIVISION CONTAINS 168.27 ACRES, MORE OR LESS.

THE 38' WIDE PRIVATE RIGHT OF WAYS, "EAST VILLAGE DRIVE", "WEST VILLAGE DRIVE", "TESUQUE VISTA", "HIGH POINT LANE", "NORTH SPUR ROAD", "SUNRISE LANE", AND "ARROYO LANE" ARE HEREBY CREATED FOR INGRESS EGRESS AND UTILITIES FOR THE USE OF THE RESORT CASITAS AT MONTE SERENO. MAINTENANCE WILL BE THE RESPONSIBILITY OF "MONTE SERENO RESORT MANAGEMENT COMPANY". EASEMENTS ARE GRANTED FOR THE PLACEMENT OF CUT/FILL SLOPES OUTSIDE OF THE RIGHT OF WAY AS MAY BE REQUIRED FOR ROAD CONSTRUCTION AND MAINTENANCE. "MONTE SERENO RESORT MANAGEMENT COMPANY" IS RESPONSIBLE FOR MAINTENANCE OF SAID SLOPES, AND IS HEREBY GRANTED AN EASEMENT FOR SAID PURPOSE.

THE 23' WIDE PRIVATE ACCESS AND UTILITY EASEMENT, "UPPER VILLAGE DRIVE" IS HEREBY CREATED FOR INGRESS EGRESS AND UTILITIES FOR THE USE OF THE RESORT CASITAS AT MONTE SERENO. MAINTENANCE WILL BE THE RESPONSIBILITY OF "MONTE SERENO RESORT MANAGEMENT COMPANY". EASEMENTS ARE GRANTED FOR THE PLACEMENT OF CUT/FILL SLOPES OUTSIDE OF THE RIGHT OF WAY AS MAY BE REQUIRED FOR ROAD CONSTRUCTION AND MAINTENANCE. "MONTE SERENO RESORT MANAGEMENT COMPANY" IS RESPONSIBLE FOR MAINTENANCE OF SAID SLOPES, AND IS HEREBY GRANTED AN EASEMENT FOR SAID PURPOSE.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE FOR NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
Qwest Corporation, d/b/a CenturyLink QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRICAL TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

STORM WATER AGREEMENT:

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE AND STORM WATER MANAGEMENT IMPROVEMENTS ARE ON PRIVATE PROPERTY AND WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY 21 CLUB HOLDINGS(OWNER) AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE AND STORM WATER MANAGEMENT IMPROVEMENT MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE AND STORM WATER MANAGEMENT IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS

BY SIGNING THIS PLAT 21 CLUB HOLDINGS, LLC. WARRANTS THAT IT HAS THE AUTHORITY TO ENTER INTO THIS AGREEMENT. THE "MONTE SERENO RESORT MANAGEMENT COMPANY" IS RESPONSIBLE FOR THE MAINTENANCE OF CENTRALIZED STORM WATER DETENTION STRUCTURES.

THIS SUBDIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER(S): 21 CLUB HOLDINGS, LLC. A NEW MEXICO LIMITED LIABILITY COMPANY

BY: ALFRED S. LILLY, ITS DIRECTOR

STATE OF
COUNTY

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ___DAY OF _____, 202 BY ALFRED S. LILLY, DIRECTOR OF 21 CLUB HOLDINGS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC MY COMMISSION EXPIRES:

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE __rd DAY OF ., 2021. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

DIEGO J. SISNEROS, N.M.P.L.S. 13986 6/17/2021

UTILITY COMPANIES

COMCAST DATE

IN APPROVING THIS PLAT, PNM PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

PNM ELECTRIC SERVICE DATE

NM GAS COMPANY DATE

Qwest Corporation, d/b/a CenturyLink QC DISCLAIMER.

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

Qwest Corporation, d/b/a CenturyLink QC DATE

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the _____ day of _____, 20__, A.D. at ____o'clock __M, and was duly recorded in book _____, page(s) _____ of the records of Santa Fe County.

KATHARINE E. CLARK
County Clerk, Santa Fe County, N.M.

Deputy

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

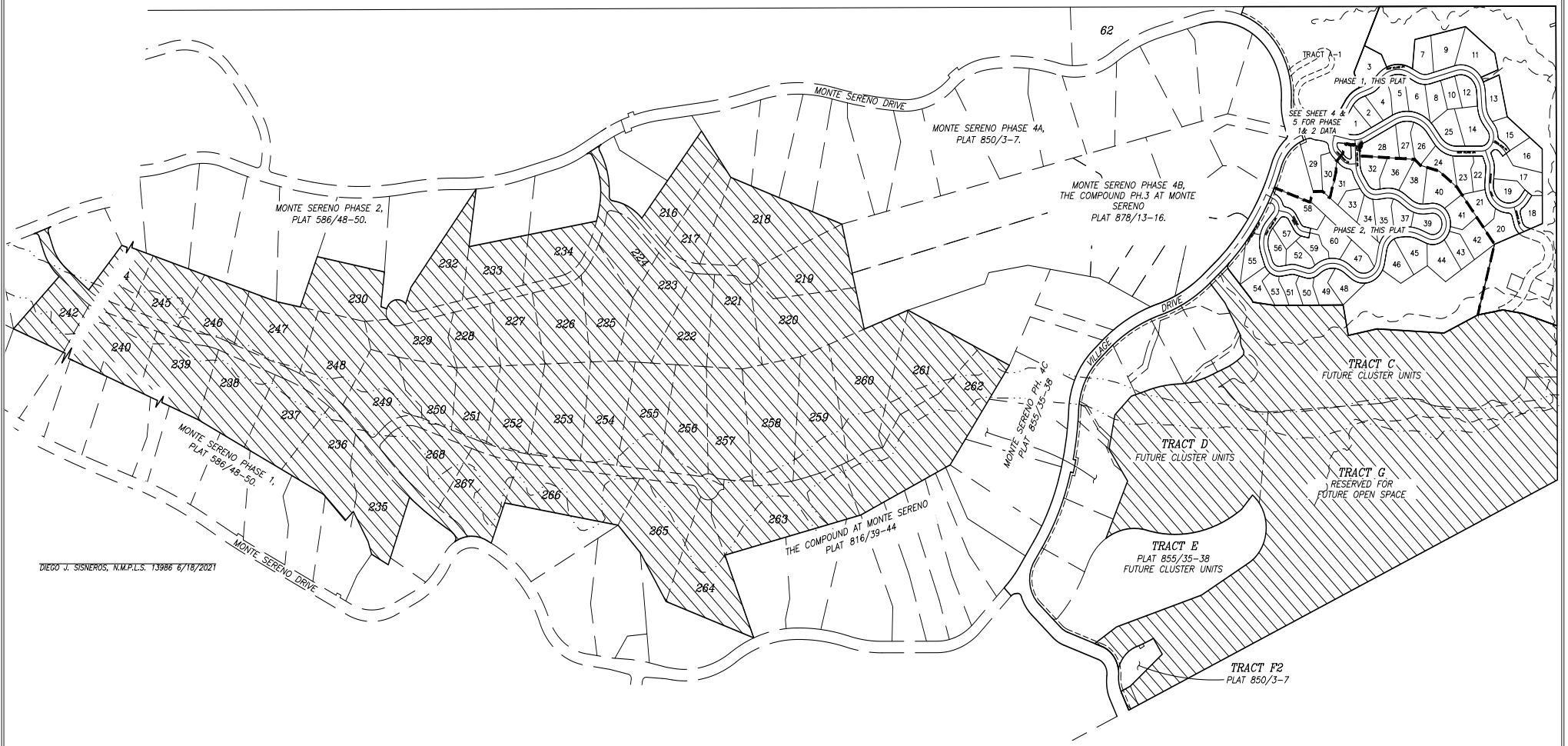
OWNERS: 21 CLUB HOLDINGS
PARENT PARCEL: TRACT A....., RECORDED AS INST.#
IN BOOK PAGES &
TRACT A UPC: 1-054-103- - .
TRACT M UPC: 1-054-103-119-259.
PLSS LOCATION: SEC. 1, T17N, R9E, & SEC. 36,
T18N, R9E, NMPM,
CITY: SANTA FE
COUNTY: SANTA FE
STATE: NEW MEXICO

V-110

SHEET 1 OF 5

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-6660

FILE#10449SUB DATE:6/17/2021



DIEGO J. SISNEROS, N.M.P.L.S. 13986 6/18/2021

LEGEND:

- DENOTES #4 REBAR, LS7014 OR AS SHOWN FOUND
- DENOTES #4 REBAR, OR AS SHOWN SET
- DENOTES CALCULATED POINT NOT SET
- DENOTES BRASS CAP FOUND
- DENOTES FENCE
- DENOTES FUTURE PHASE 4 AREA
- DENOTES RIDGETOP SUB-DISTRICT, HOUSES ALLOWED
- DENOTES RIDGETOP SUB-DISTRICT, HOUSES PROHIBITED

MAGNETIC NORTH

SCALE 1"=200'

200 0 200

RESORT CASITAS AT MONTE SERENO PHASES 1 & 2

PHASE 4D A SUB-PHASE OF MONTE SERENO PHASE 4
SUBDIVISION OF TRACT A AND TRACT M
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

OVERALL TRACT M AND SITE MAP

V-111

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10449SUB DATE:6/18/2021

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	88.00'	60.27'	59.10'	S07°11'05"E	39°14'37"
C2	19.00'	34.24'	29.79'	S71°11'21"W	103°15'16"
C3	88.00'	5.04'	5.04'	N55°32'38"W	3°16'47"
C4	88.00'	51.78'	51.03'	N37°02'56"W	33°42'38"
C5	126.00'	49.42'	49.10'	S34°48'03"E	22°28'17"
C6	58.00'	26.16'	25.94'	S33°06'54"E	25°50'35"
C7	96.00'	43.30'	42.93'	N33°06'54"W	25°50'35"
C8	88.00'	14.02'	14.01'	N41°28'21"W	9°07'41"
C9	149.00'	2.12'	2.12'	S26°23'56"E	0°48'57"
C10	149.00'	75.65'	74.84'	S11°26'43"E	29°05'28"
C11	88.00'	83.30'	80.22'	N09°47'26"W	54°14'09"
C12	149.00'	103.55'	101.48'	S23°00'32"W	39°49'03"
C13	88.00'	15.55'	15.53'	N22°23'20"E	10°07'22"
C14	96.00'	45.37'	44.95'	N13°54'37"E	27°04'48"
C15	58.00'	43.17'	42.18'	S06°07'35"W	42°38'51"
C16	149.00'	7.60'	7.60'	S44°22'46"W	2°55'24"
C17	96.00'	26.08'	26.00'	N07°24'49"W	15°34'03"
C18	108.00'	134.49'	125.96'	S20°28'34"W	71°20'49"
C19	70.00'	123.60'	108.16'	N35°23'07"E	101°09'55"
C20	126.00'	74.43'	73.35'	N69°02'42"E	33°50'45"
C21	36.00'	80.26'	64.64'	S64°00'44"E	127°43'54"
C22	88.00'	81.32'	78.46'	S26°19'36"W	52°56'46"
C23	149.00'	18.10'	18.09'	S49°19'14"W	6°57'32"
C24	88.00'	51.98'	51.23'	S69°02'42"W	33°50'45"
C25	108.00'	36.00'	35.84'	S76°25'03"W	19°06'03"
C26	125.00'	58.80'	58.26'	S42°48'27"W	26°57'10"
C27	19.00'	19.51'	18.67'	S58°44'59"W	58°50'14"
C28	74.00'	46.56'	45.79'	S70°08'42"W	36°02'47"
C29	86.00'	38.54'	38.22'	S81°48'58"W	25°40'28"
C30	6.00'	7.64'	7.14'	N74°31'09"W	73°00'15"
C31	74.00'	6.23'	6.23'	N40°25'51"W	4°49'38"
C32	19.00'	26.44'	24.36'	N02°58'22"W	79°44'37"
C33	87.00'	29.72'	29.57'	N46°41'05"E	19°34'16"
C34	31.00'	30.75'	29.50'	S45°22'41"W	56°49'50"
C35	19.00'	23.95'	22.39'	N70°06'09"W	72°12'29"
C36	106.00'	36.01'	35.84'	N43°43'55"W	19°28'00"
C37	68.00'	175.79'	130.77'	S20°35'39"W	148°07'07"
C38	106.00'	59.75'	58.97'	N17°32'49"E	32°17'56"
C39	19.00'	24.01'	22.44'	N37°35'44"E	72°23'45"
C40	69.00'	41.74'	41.10'	N56°27'51"E	34°39'31"
C41	106.00'	87.75'	85.27'	N57°24'47"E	47°25'59"
C42	74.00'	1.86'	1.86'	N00°52'03"W	1°26'33"
C43	6.00'	7.39'	6.93'	N33°41'42"E	70°34'03"
C44	48.00'	21.51'	21.33'	N81°48'58"E	25°40'28"
C45	106.00'	25.02'	24.96'	N87°53'29"E	13°31'26"
C46	126.00'	18.07'	18.05'	N03°57'43"E	8°12'59"
C47	126.00'	86.05'	84.39'	N27°38'08"E	39°07'51"
C48	111.00'	72.53'	71.24'	N34°04'53"E	37°26'13"
C49	126.00'	12.31'	12.31'	N50°00'01"E	5°35'56"
C50	111.00'	81.70'	79.86'	N05°43'19"W	42°10'10"
C51	19.00'	24.81'	23.08'	N54°49'48"W	74°48'26"
C52	126.00'	20.63'	20.61'	N22°06'59"W	9°22'49"
C53	164.07'	18.63'	18.62'	N23°12'10"W	6°30'22"
C54	165.07'	26.70'	26.67'	N15°18'56"W	9°16'06"
C55	19.00'	11.32'	11.15'	N07°23'25"E	34°08'07"
C56	59.00'	21.78'	21.66'	N13°52'57"E	21°09'04"
C57	155.42'	40.76'	40.65'	N10°50'28"E	15°04'07"
C58	19.00'	21.53'	20.40'	N50°50'17"E	64°55'31"
C59	69.00'	25.38'	25.24'	N72°45'45"E	21°04'35"
C60	125.00'	7.47'	7.47'	S13°20'37"E	3°25'27"
C61	69.00'	23.59'	23.47'	N52°25'49"E	19°35'17"
C62	31.00'	24.50'	23.87'	S65°16'46"W	45°17'11"
C63	6.00'	10.20'	9.01'	N43°22'58"W	97°23'22"
C64	891.00'	84.07'	84.04'	N68°52'45"W	5°24'22"
C65	164.07'	129.22'	125.91'	N49°01'09"W	45°07'35"
C66	207.55'	117.17'	115.62'	S04°25'28"E	32°20'43"
C67	17.00'	25.38'	23.09'	S22°49'41"W	85°33'20"
C68	211.00'	102.83'	101.82'	S79°34'03"W	27°55'25"
C69	327.00'	427.48'	397.68'	S56°04'42"W	74°54'06"
C70	126.00'	81.34'	79.93'	S38°41'26"E	36°59'09"

C71	126.00'	22.74'	22.71'	S62°21'11"E	10°20'20"
C72	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C73	69.00'	44.82'	44.04'	N24°01'35"E	37°13'11"
C74	19.00'	22.74'	21.40'	N39°41'58"E	68°33'56"
C75	126.00'	37.04'	36.91'	N65°33'39"E	16°50'33"
C76	77.75'	22.40'	22.32'	N48°53'11"E	16°30'24"
C77	77.75'	41.54'	41.04'	N25°19'45"E	30°36'29"
C78	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C79	77.75'	24.16'	24.07'	N01°07'20"E	17°48'21"
C80	88.00'	34.66'	34.44'	N03°30'08"E	22°33'57"
C81	99.00'	19.05'	19.02'	S10°51'06"E	11°01'21"
C82	88.00'	32.06'	31.88'	N25°13'16"E	20°52'20"
C83	126.00'	36.55'	36.42'	N27°20'52"E	16°37'09"
C84	169.00'	34.63'	34.57'	S00°31'49"W	11°44'30"
C85	41.00'	148.54'	79.64'	S81°46'14"E	207°34'21"
C86	169.00'	46.06'	45.91'	S14°12'31"W	15°36'52"
C87	126.00'	54.09'	53.67'	N06°44'26"E	24°35'42"
C88	39.75'	45.04'	42.67'	S24°40'46"W	64°55'14"
C89	88.00'	47.04'	46.48'	S72°27'11"W	30°37'36"
C90	126.00'	64.45'	63.75'	S06°52'24"W	29°18'30"
C91	126.00'	31.07'	30.99'	S28°35'33"W	14°07'47"
C92	88.00'	53.34'	52.53'	S18°17'33"W	34°43'47"
C93	79.00'	64.57'	62.79'	S17°51'35"W	46°50'00"
C94	88.00'	9.96'	9.95'	S02°18'53"E	6°29'05"
C95	79.00'	77.14'	74.11'	S69°15'03"W	55°56'57"
C96	79.00'	19.05'	19.00'	N75°52'00"W	13°48'57"
C97	79.00'	39.54'	39.13'	N54°37'12"W	28°40'39"
C98	79.00'	81.09'	77.58'	N10°52'26"W	58°48'53"
C99	61.00'	22.98'	22.84'	N16°07'58"W	21°35'05"
C100	131.00'	62.55'	61.95'	N08°20'15"E	27°21'22"
C101	79.00'	4.80'	4.80'	N20°16'29"E	3°28'56"
C102	95.00'	28.52'	28.41'	N70°29'12"W	17°12'10"
C103	61.00'	55.54'	53.64'	N53°00'24"W	52°09'46"
C104	88.00'	43.32'	42.88'	N22°08'57"E	28°12'09"
C105	95.00'	69.68'	68.13'	N15°14'15"E	42°01'32"
C106	69.00'	20.99'	20.91'	N27°39'52"W	17°25'48"
C107	88.00'	68.24'	66.54'	N14°09'57"W	44°25'38"
C108	69.00'	40.18'	39.62'	N02°15'54"W	33°22'06"
C109	70.62'	12.27'	12.26'	N04°09'23"W	9°57'25"
C110	31.00'	12.74'	12.65'	N02°38'31"E	23°33'14"
C111	70.62'	43.86'	43.16'	N18°36'56"E	35°35'13"
C112	99.50'	22.00'	21.95'	S54°39'44"W	12°40'02"
C113	70.62'	32.18'	31.91'	N49°27'56"E	26°06'48"
C114	922.00'	42.24'	42.24'	N52°23'27"W	2°37'30"
C115	122.17'	73.13'	72.04'	N87°15'34"E	34°17'49"
C116	70.62'	9.35'	9.35'	N66°19'00"E	7°35'19"
C117	57.00'	91.33'	81.87'	S09°39'24"E	91°48'49"
C118	126.00'	47.39'	47.11'	S25°28'31"W	21°33'00"
C119	69.00'	28.37'	28.17'	S02°38'31"W	23°33'14"
C120	31.00'	27.48'	26.59'	S10°58'49"E	50°47'54"
C121	32.62'	45.11'	41.60'	S30°29'17"W	79°14'45"
C122	84.17'	90.13'	85.89'	N79°12'47"W	61°21'09"
C123	19.00'	19.97'	19.06'	N18°26'40"W	60°12'42"
C124	21.00'	17.00'	16.54'	N34°51'25"E	46°23'29"
C125	59.00'	41.79'	40.92'	N37°45'40"E	40°35'00"
C126	21.00'	16.93'	16.48'	S34°57'15"W	46°11'49"
C127	61.10'	54.11'	52.36'	S32°05'19"W	50°44'43"
C128	19.00'	19.81'	18.93'	S42°38'11"W	59°44'21"
C129	59.00'	47.53'	46.26'	S49°25'31"W	46°09'42"
C130	19.00'	22.93'	21.56'	S60°54'46"W	69°08'12"
C131	922.00'	6.93'	6.93'	N65°52'27"W	0°25'50"
C132	891.00'	1.35'	1.35'	N66°07'58"W	0°05'11"
C133	59.00'	5.78'	5.78'	N14°39'45"E	5°36'49"
C134	126.00'	64.81'	64.09'	S21°38'41"E	29°28'09"
C135	126.00'	47.52'	47.24'	S03°53'42"W	21°36'39"
C136	122.17'	57.69'	57.16'	S62°03'52"E	27°03'20"
C137	922.00'	129.87'	129.76'	N57°44'19"W	8°04'14"
C138	19.00'	23.74'	22.22'	N07°07'35"W	71°34'32"
C139	21.00'	36.98'	32.38'	N79°06'30"E	100°53'38"
C140	18.00'	27.49'	24.90'	N87°55'07"W	87°30'20"
C141	922.00'	111.24'	111.17'	N47°37'20"W	6°54'45"

LINE	BEARING	DIST.
L1	S12°26'13"W	9.86'
L2	S19°33'43"W	16.14'
L3	S26°48'24"E	41.45'
L4	N20°11'37"W	13.66'
L5	S20°11'37"E	39.95'
L6	S46°02'12"E	32.06'
L7	N20°11'37"W	26.28'
L8	N46°02'12"W	32.06'
L9	S26°48'24"E	43.12'
L10	N27°27'01"E	39.02'
L11	S27°27'01"W	32.53'
L12	S15°11'50"E	23.72'
L13	N15°11'50"W	45.36'
L14	N15°11'50"W	9.27'
L15	N85°58'04"E	2.77'
L16	N52°07'19"E	30.14'
L17	N05°38'35"W	30.51'
L18	S00°08'47"E	37.56'
L19	S52°07'19"W	14.66'
L20	S52°07'19"W	15.48'
L21	S56°17'02"W	0.28'
L22	N33°42'58"W	19.00'
L23	S43°54'15"W	48.11'
L24	N85°20'48"W	34.17'
L25	S68°58'44"W	25.38'
L26	N33°42'58"W	19.00'
L27	S00°07'56"E	46.65'
L28	S36°32'05"W	38.00'
L29	S16°57'47"W	17.00'
L30	S73°47'36"W	32.44'
L31	N53°27'55"W	29.39'
L32	N85°20'48"W	19.49'
L33	S53°27'55"E	29.39'
L34	N80°27'29"W	39.59'
L35	N73°47'36"E	32.32'
L36	N62°30'30"W	28.65'
L37	S82°51'44"W	24.25'
L38	N00°08'47"W	36.11'
L39	N68°58'44"E	26.44'
L40	S52°44'31"W	34.75'
L41	S42°08'53"W	33.44'
L42	N70°24'26"W	42.97'
L43	N52°47'59"E	50.00'
L44	N26°48'24"W	1.64'
L45	S87°45'59"W	29.06'
L46	S70°03'01"W	1.00'
L47	S15°03'21"E	24.38'
L48	S11°37'54"E	11.03'
L49	S01°24'45"E	41.38'
L50	S38°00'57"W	41.63'
L51	N42°38'11"E	20.56'
L52	S84°37'53"E	43.59'
L53	S42°38'11"W	20.56'
L54	N05°18'43"E	32.64'
L55	S70°13'42"E	41.21'
L56	S70°35'56"E	43.29'
L57	S70°03'01"W	1.39'
L58	N69°07'23"W	33.12'
L59	N00°06'51"W	12.33'

L60	S12°26'13"W	5.56'
L61	S38°00'57"W	44.43'
L62	N84°37'53"W	43.59'
L63	N42°38'11"E	18.22'
L64	N57°08'23"E	33.56'
L65	N57°08'23"E	7.48'
L66	S38°00'57"W	11.22'
L67	N07°46'51"W	32.91'
L68	S71°57'28"E	29.93'
L69	N35°39'26"E	36.46'
L70	S05°20'26"E	22.26'
L71	S22°00'57"W	39.54'
L72	N05°33'25"W	26.96'
L73	S57°08'23"W	41.04'
L74	S87°45'59"W	32.16'
L75	N86°09'16"E	38.91'
L76	S07°46'51"E	13.84'
L77	S07°46'51"E	19.07'
L78	S35°39'26"W	36.46'
L79	N42°08'53"E	33.44'
L80	N15°05'04"E	30.66'
L81	S05°33'25"E	26.96'
L82	N52°44'31"E	34.75'
L83	S13°02'15"W	48.55'
L84	N05°20'26"W	22.26'
L85	N22°00'57"E	39.54'
L86	N79°05'17"W	50.00'
L87	N36°15'01"E	36.87'
L88	N80°11'12"W	33.19'
L89	N36°22'46"W	13.51'
L90	N62°51'51"W	31.44'
L91	N14°25'09"E	28.06'
L92	N84°47'23"W	17.21'
L93	N09°08'06"W	42.82'
L94	N14°25'09"E	21.94'
L95	N42°09'22"W	46.80'
L96	N10°02'20"E	38.64'
L97	N70°06'39"E	43.20'
L98	S36°15'01"W	36.87'
L99	S09°08'06"E	18.88'
L100	N66°15'16"E	34.18'
L101	S36°22'46"E	9.21'
L102	S70°06'39"W	43.20'
L103	S09°08'06"E	23.94'
L104	N48°33'01"W	49.44'
L105	N11°39'41"E	6.02'
L106	N58°03'10"E	44.06'
L107	S58°03'10"W	44.10'
L108	N38°26'48"W	30.13'
L109	N11°51'21"E	29.45'
L110	N78°08'39"W	20.50'
L111	N11°51'21"E	40.76'
L112	N69°21'13"E	42.62'
L113	N41°27'26"E	36.36'
L114	N83°16'57"E	26.71'
L115	S36°22'46"E	4.30'
L116	N78°08'39"W	17.50'
L117	N11°51'21"E	29.61'
L118	S10°02'20"W	38.64'
L119	S48°33'01"E	49.27'

ADDRESS TABLE

RESORT CASITAS AT MONTE SERENO PHASES 1 & 2

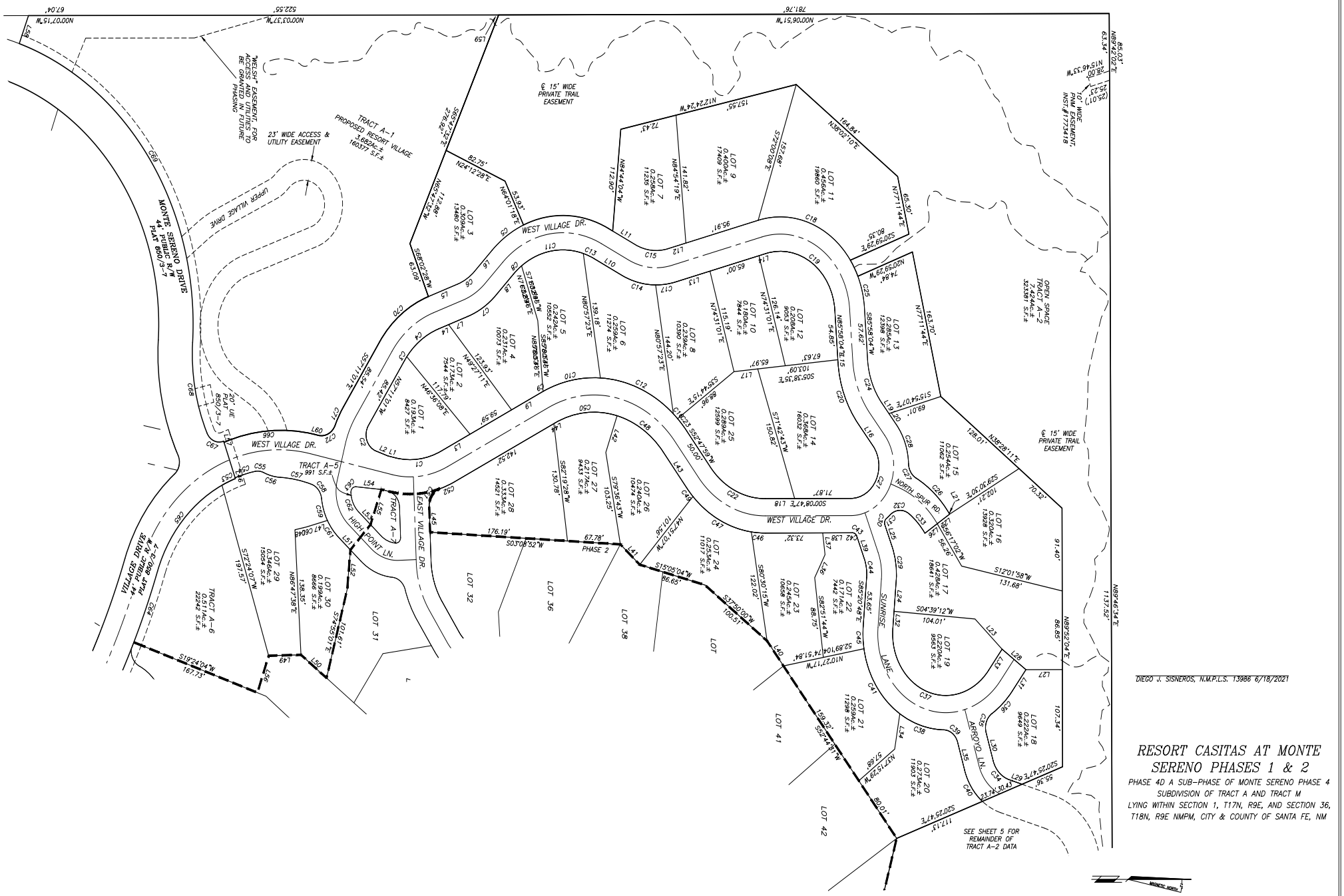
PHASE 4D A SUB-PHASE OF MONTE SERENO PHASE 4
SUBDIVISION OF TRACT A AND TRACT M
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36,
T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

DIEGO J. SISNEROS, N.M.P.L.S. 13986 6/17/2021

CURVE, LINE AND ADDRESS TABLES

V-112

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10449SUB DATE:6/17/2021



DIEGO J. SISNEROS, N.M.P.L.S. 13986 6/18/2021

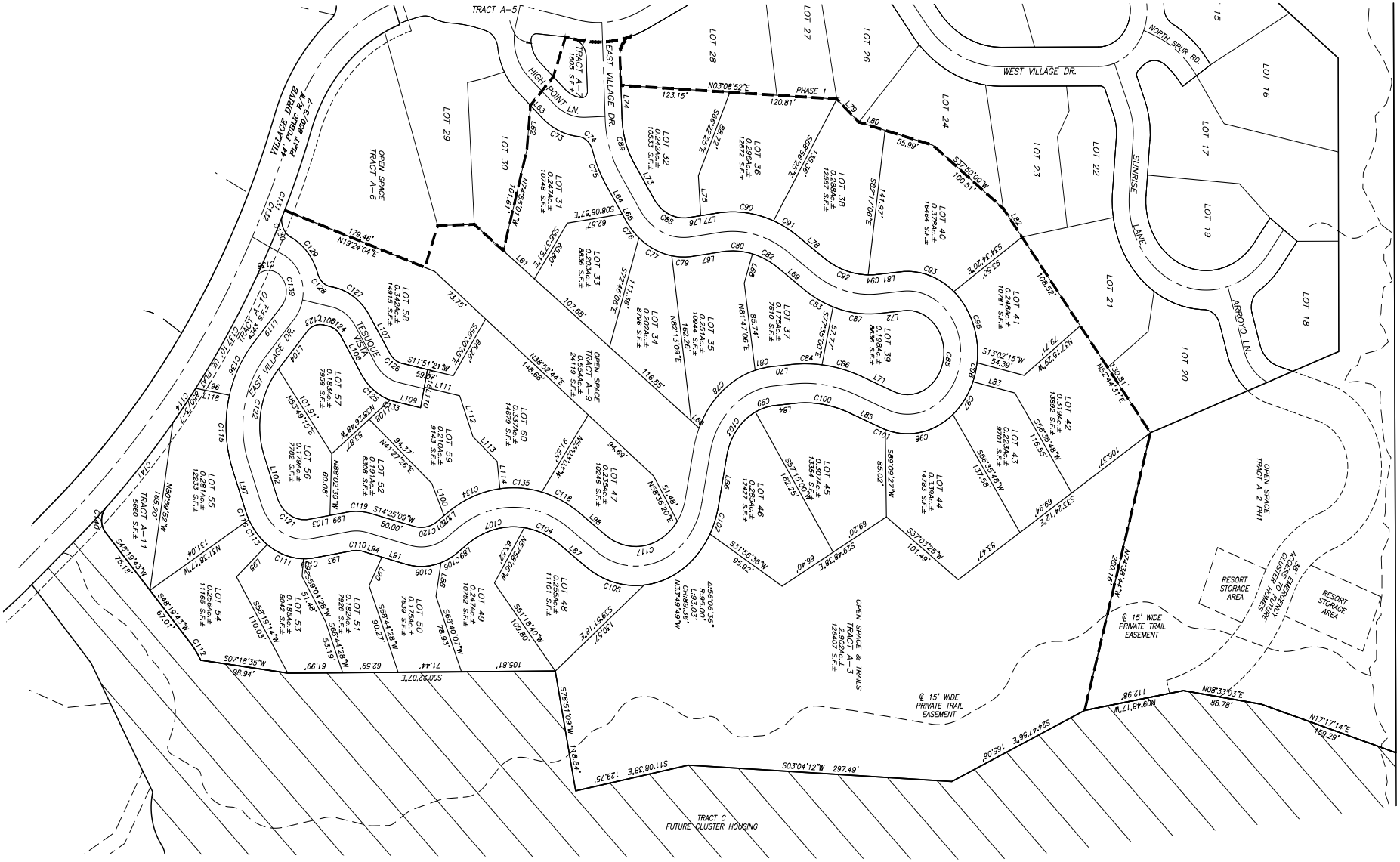
RESORT CASITAS AT MONTE SERENO PHASES 1 & 2

PHASE 4D A SUB-PHASE OF MONTE SERENO PHASE 4 SUBDIVISION OF TRACT A AND TRACT M
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

V-113

SHEET 4 OF 5

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10449SUB DATE:6/18/2021



RESORT CASITAS AT MONTE SERENO PHASES 1 & 2

PHASE 4D A SUB-PHASE OF MONTE SERENO PHASE 4
SUBDIVISION OF TRACT A AND TRACT M
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36,
T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

DIEGO J. SISNEROS, N.M.P.L.S. 13986 6/17/2021

MAGNETIC NORTH

SCALE 1"=50'

50 0 50

V-114

PHASE 2 LOTS

SHEET 5 OF 5

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10449SUB DATE:6/17/2021

PROJECT DATA & PARKING REQUIREMENTS

THE RESORT AT MONTE SERENO INCLUDES APPROX. 86.5 AC
ZONING: PRRC (PLANNED RESORT-RESIDENTIAL COMMUNITY DISTRICT)

RESORT DEVELOPMENT PLAN (SHEET A-100)
RESORT VILLAGE PLAN (SHEET A-101)

LAND USES:	PARKING PROVIDED
60 RESORT CASITA LOTS (EA.CASITA INCLUDES 2 GUEST UNITS) = TOTAL OF 120 RESORT UNITS	
PARKING REQUIREMENT: 1 SP/RENTAL UNIT= 120 PARKING SP.	
NO. OF PARKING SPACES PROVIDED.	
49 CASITAS HAVE COVERED OR ENCLOSED PARKING FOR 2 CARS=98 SP	
11 CASITAS HAVE UNCOVERED PARKING FOR 2 CARS =	22 SP
ADDITIONAL COMMON AREA PARKING ON SITE=	10 SP
TOTAL PROVIDED:	130 SP
RESORT VILLAGE:	
FITNESS CENTER & BAR & GRILL / CLUBHOUSE FACILITY	
FITNESS/SPA FACILITY: 9,100 SF	
PARKING REQT.: 30% OF PERMITTED OCCUPANCY	
ASSUME TOTAL OCCUPANCY OF 40 PEOPLE.	12 SP.
BAR & GRILL / CLUBHOUSE FACILITY: 4500 SF INTERIOR	
PLUS 2000 SF PORTAL AREA = 6500 SF	
PARKING REQT.: 1 SP/200 SF OF NET LEASABLE AREA	
33 SP.	
RETAIL: 1,000 SF	
PARKING REQT.: 1 SP/200 SF NET LEASABLE AREA	5 SP.
ADMINISTRATION: 1,000 SF	
PARKING REQT.: 1 SP/350 SF NET LEASABLE AREA=	3 SP.
OUTDOOR SPECIAL EVENTS: 20 PEOPLE	12 SP
TOTAL PARKING REQUIRED:	65 SP
TOTAL PARKING PROVIDED. (IN 3 PARKING AREAS).	77 SP*
*4 PARKING SPACES ARE TO BE HANDICAP SPACES (1 IS VAN ACCESSIBLE)	
ACTIVE RECREATION & RESORT STORAGE AREA (NE CORNER OF SITE)	
MAX. 6000 SF STORAGE PLUS SPORTS FIELD 10 SP ON SITE:	10 SP
TOTAL PARKING PROVIDED:	217 SP.

PARKING LOT STANDARDS:
TYP. PARKING SPACE = 9'0" X 19'0"
TYP. DRIVING AISLE = 23'0"

BICYCLE PARKING: 10 SPACES PROVIDED

TOTAL RESORT BUILDINGS:

RESORT CASITAS:	150,000 SF
RESORT RECREATION/STORAGE AREA:	6,000 SF
RESORT VILLAGE	11,600 SF
TOTAL:	167,000 SF

LOT COVERAGE
LOT COVERAGE PROPOSED: 10.5%

BUILDING HEIGHT: 36 FT. MAXIMUM AT THE RESORT VILLAGE
24 FT. MAXIMUM AT THE RESORT CASITAS

OPEN SPACE:
OPEN SPACE REQUIREMENTS:NO ADDITIONAL OPEN SPACE IS REQUIRED, BUT ADDITIONAL OPEN SPACE IS BEING PROVIDED AS DESCRIBED BELOW. ALL REQUIRED OPEN SPACE IS INDICATED ON THE CITY APPROVED MASTER PLAN.

OPEN SPACE PROVIDED FOR RESORT VILLAGE:	APPROX. 1.0 AC
OPEN SPACE PROVIDED FOR RESORT CASITAS:	APPROX. 11.5 AC
TOTAL:	12.5 AC (34%)

LEGAL DESCRIPTION: SEE SURVEY PLATS
HANDICAP ACCESSIBLE GUEST UNITS:
120 RESORT GUEST UNITS. 6 HANDICAP ROOMS PROPOSED (3 FOR EA. PHASE)*
*HC = DESIGNATION ON DEVELOPMENT PLAN

STORM WATER AGREEMENT

THIS STORM WATER AGREEMENT ("Agreement") is entered into this _____ day of _____ by and between the City of Santa Fe ("City") and Monte Sereno Resort Management Company ("Monte Sereno"). Monte Sereno hereby agrees that all storm water easements and any other drainage improvements on private property will be maintained and kept fully functional as originally designed and constructed within private property boundaries by the Monte Sereno and subsequent heirs, assigns, and future owners. The City is hereby granted the following: (1) access for inspection of said improvements; (2) in the event of drainage facility maintenance deficiency and after ten (10) days written notice to the respective property owner(s) ("Owner"), to enter and restore full functional capacity of the drainage improvements; and (3) to lien the property for both direct and indirect costs associated with such work. By signature affixed fixed to this instrument, Owner approves and agree that this Agreement is binding perpetually, running with the land, on present and future owners, heirs, and assigns. The city is hereby granted the following:
(1) access for inspection of said improvements; (2) in the event of drainage facility maintenance deficiency and after ten (10) days written notice to t By

Drainage Facilities Maintenance

All drainage facilities shall be maintained by all property owners. Owner shall also have the responsibility for maintenance of the public drainage easement as per article 14 - 8 .2 (K) of the Santa Fe City Code.

Inspections shall be conducted by a registered professional engineer in the state of New Mexico or other qualified person. Inspections shall be conducted on the drainage facilities in accordance with the following schedule:

On or about March 15, on or about September 15, and after each storm event of 1-inch or greater. Maintenance of the drainage facilities shall be conducted and documented by the engineer and the owner. The owner shall maintain a file of the inspections and remedial action conducted on the drainage facilities.

Work shall be conducted in accordance with the engineer' s recommendations, and shall include, but is not limited to the following:

A. Flush all culverts, drop inlets and drainage pipes to remove sediment and vegetation that prevents or hinders the flow of storm water in the drainage structure(s);

B. Remove sediment in ponds that is greater than 6 inches in depth, and if necessary, reseed with native grasses; and install filter fabric and 3 to 4 inch cobble as directed by the engineer;

C. Inspect for sedimentation in all swales, ditches, drainage ponds and remove and stabilize as necessary.

D. Inspect for soil erosion at all drainage ponds, cut and fill slopes, and repair or stabilize accordingly.

E. Inspect the structural integrity of drainage ponds, slopes, rip-rap, gabions, drop inlets, culverts, energy dissipators, and retaining walls, rock plating, erosion control mats or blankets, and repair or stabilize accordingly; and

F. All basins/ponds shall drain within 24 hours of a storm event as per article 14-8.2(D)(4)(C)(11).

City of Santa Fe

By: _____
Title: _____
Date: _____

Monte Sereno Resort Management Company

By: _____
Title: _____
Date: _____

GENERAL NOTES:

1. PROPERTY DEVELOPMENT IS TO BE IN CONFORMANCE WITH THE TERMS OF THE ANNEXATION & DEVELOPMENT AGREEMENT BETWEEN TANO SANTA FE PARTNERS AND THE CITY OF SANTA FE RECORDED JULY 20, 1993 AND IN ACCORDANCE WITH CITY ORDINANCES, REGULATIONS, AND SPECIFICATIONS IN EFFECT ON APRIL 1, 1990.
2. BUILDING PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE. FINAL ARCHITECTURAL PLANS WILL BE SUBMITTED FOR BUILDING PERMITS FOR EACH TRACT OR LOT, OR IN PHASES INVOLVING MULTIPLE LOTS.
3. BUILDING SETBACKS FOR RESORT CASITAS ARE TO BE 5 FT. FRONT YARD, 5 FT. SIDE YARD AND 5 FT. REAR YARD.
4. METES AND BOUNDS DESCRIPTIONS OF LOTS, ROADWAYS, DRAINAGE, UTILITY AND ACCESS EASEMENTS AND RIGHT OF WAYS ARE DESCRIBED ON THE PLATS PREPARED BY DAWSON SURVEYS.
5. THE DEVELOPMENT DOES NOT LIE WITHIN THE HISTORIC DISTRICT OR WITHIN THE RIVER AND TRAILS OR ARCHAEOLOGICAL RIVIEW DISTRICT, OR WITHIN THE RIDGE TOP DISTRICT.
6. BUILDING TYPES:
FITNESS BUILDING - TYPE IIB (PRE-ENGINEERED METAL BLDG. FRAME)
BAR & GRILL - TYPE IIB (HEAVY TIMBER ROOF FRAMING)
CASITAS - TYPE VB WOOD FRAME CONSTRUCTION
7. ALL ROADS ARE PRIVATE LANES AND WILL BE MAINTAINED BY THE MONTE SERENO RESORT MANAGEMENT COMPANY, LLC.
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1) ALLOW DISTURBANCE OF 30% SLOPED LAND FOR ROAD CONSTRUCTION 2) ALLOW THE HEIGHT OF CUT AND FILL SLOPES IN EXCESS OF TERRAIN MANAGEMENT STANDARDS FOR ROAD CONSTRUCTION.
3) WAIVER FROM CURRENT LANDSCAPE REQUIREMENTS TO PERMIT THE INSTALLATION OF NATIVE TREES AND SHRUBS IN PLACE OF STREET TREES.
4) ALLOW DISTURBANCE OF SLOPES THAT EXCEED 30% FOR DRIVEWAYS TO RESORT CASITAS
5) TO EXCEED THE 15' MAXIMUM HEIGHT FOR CUTS OR FILLS FOR DRIVEWAY CONSTRUCTION FOR RESORT CASITAS.
6) ALLOW A WAIVER OF THE CURB & GUTTER REQUIREMENTS AND FOR THE USE OF STABILIZED BASE COARSE (CHIP SEAL).



THE RESORT AT MONTE SERENO
DEVELOPMENT PLAN

monte sereno

21 CLUB HOLDINGS LLC

N

SCALE: 1"=60'
60' 0 60'

Lilly PLANNING ASSOCIATES
LAND PLANNING • LANDSCAPE ARCHITECTURE
P.O. Box 1791, Santa Fe, New Mexico 87504

SHEET TITLE
DEVELOPMENT PLAN

PROJECT NAME:
THE RESORT
AT MONTE SERENO
SANTA FE, NEW MEXICO 87506

REVISIONS								
DATE								
BY								

A-100
06/17/2021

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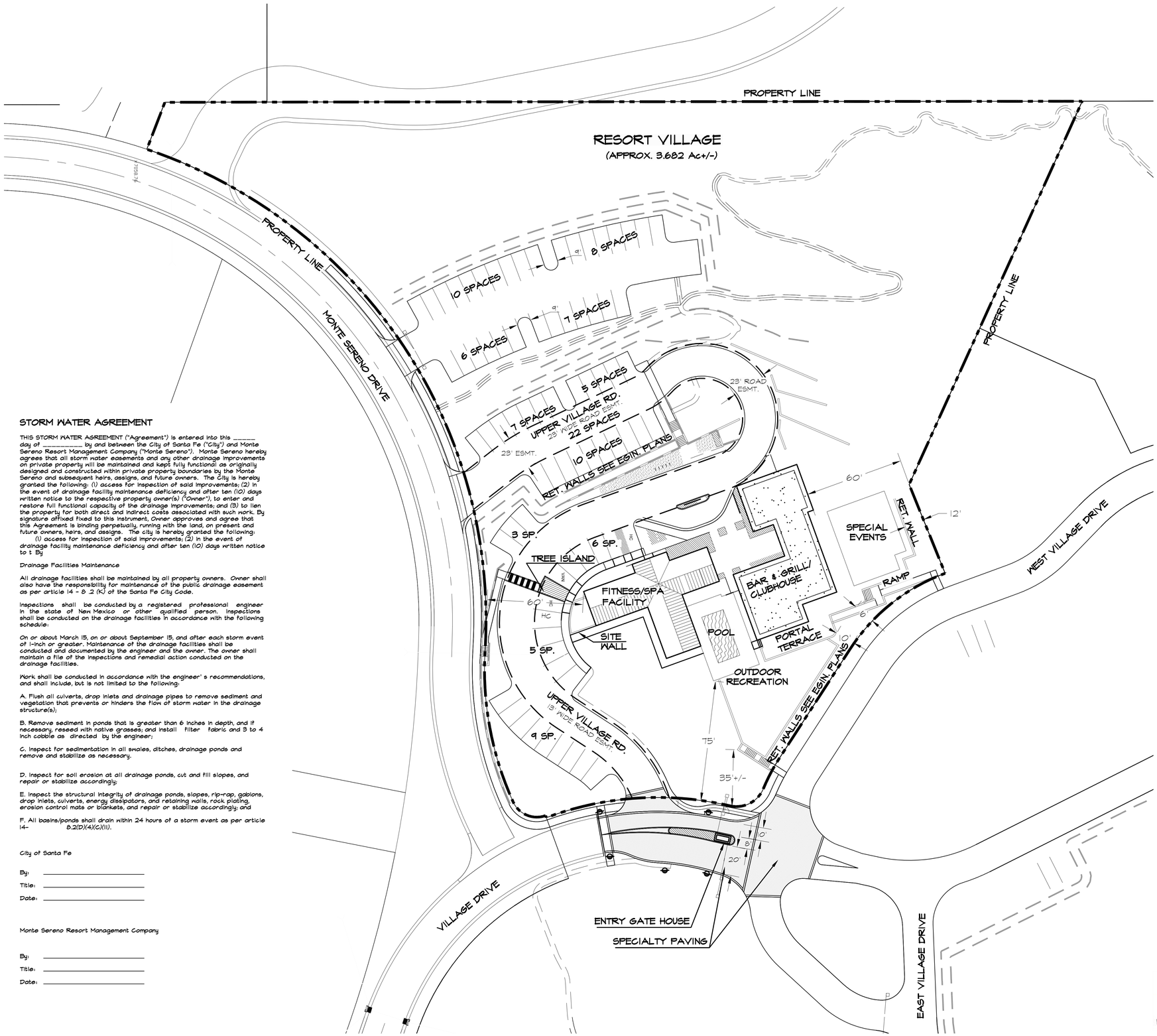

STORM WATER AGREEMENT

THIS STORM WATER AGREEMENT ("Agreement") is entered into this _____ day of _____, _____ by and between the City of Santa Fe ("City") and Monte Sereno Resort Management Company ("Monte Sereno"). Monte Sereno hereby agrees that all storm water easements and any other drainage improvements on private property will be maintained and kept fully functional as originally designed and constructed within private property boundaries by the Monte Sereno and subsequent heirs, assigns, and future owners. The City is hereby granted the following: (1) access for inspection of said improvements; (2) in the event of drainage facility maintenance deficiency and after ten (10) days written notice to the respective property owner(s) ("Owner"), to enter and restore full functional capacity of the drainage improvements; and (3) to lien the property for both direct and indirect costs associated with such work. By signature affixed fixed to this instrument, Owner approves and agree that this Agreement is binding perpetually, running with the land, on present and future owners, heirs, and assigns. The city is hereby granted the following:
(1) access for inspection of said improvements; (2) in the event of drainage facility maintenance deficiency and after ten (10) days written notice to t By

Drainage Facilities Maintenance

All drainage facilities shall be maintained by all property owners. Owner shall also have the responsibility for maintenance of the public drainage easement as per article 14 - 8 .2 (K) of the Santa Fe City Code.

Inspections shall be conducted by a registered professional engineer in the state of New Mexico or other qualified person. Inspections shall be conducted on the drainage facilities in accordance with the following schedule:

On or about March 15, on or about September 15, and after each storm event of 1-inch or greater. Maintenance of the drainage facilities shall be conducted and documented by the engineer and the owner. The owner shall maintain a file of the inspections and remedial action conducted on the drainage facilities.

Work shall be conducted in accordance with the engineer' s recommendations, and shall include, but is not limited to the following:

A. Flush all culverts, drop inlets and drainage pipes to remove sediment and vegetation that prevents or hinders the flow of storm water in the drainage structure(s);

B. Remove sediment in ponds that is greater than 6 inches in depth, and if necessary, reseed with native grasses; and install filter fabric and 3 to 4 inch cobble as directed by the engineer;

C. Inspect for sedimentation in all swales, ditches, drainage ponds and remove and stabilize as necessary.

D. Inspect for soil erosion at all drainage ponds, cut and fill slopes, and repair or stabilize accordingly;

E. Inspect the structural integrity of drainage ponds, slopes, rip-rap, gabions, drop inlets, culverts, energy dissipators, and retaining walls, rock plating, erosion control mats or blankets, and repair or stabilize accordingly; and

F. All basins/ponds shall drain within 24 hours of a storm event as per article 14- 8.2(D)(4)(C)(ii).

City of Santa Fe

By: _____

Title: _____

Date: _____

Monte Sereno Resort Management Company

By: _____

Title: _____

Date: _____

PROJECT DATA & PARKING REQUIREMENTS

THE RESORT AT MONTE SERENO INCLUDES APPROX. 36.5 AC
ZONING: PRRC (PLANNED RESORT-RESIDENTIAL COMMUNITY DISTRICT)

RESORT DEVELOPMENT PLAN (SHEET A-100)
RESORT VILLAGE PLAN (SHEET A-101)

LAND USES:	PARKING PROVIDED
60 RESORT CASITA LOTS (EA.CASITA INCLUDES 2 GUEST UNITS) =	
TOTAL OF 120 RESORT UNITS	
PARKING REQUIREMENT: 1 SP/RENTAL UNIT= 120 PARKING SP.	
NO. OF PARKING SPACES PROVIDED:	
48 CASITAS HAVE COVERED OR ENCLOSED PARKING FOR 2 CARS=	48 SP
11 CASITAS HAVE UNCOVERED PARKING FOR 2 CARS =	22 SP
ADDITIONAL COMMON AREA PARKING ON SITE=	10 SP
TOTAL PROVIDED:	180 SP
RESORT VILLAGE:	
FITNESS CENTER & BAR & GRILL / CLUBHOUSE FACILITY	
FITNESS/SPA FACILITY: 3,100 SF	
PARKING REQT.: 30% OF PERMITTED OCCUPANCY	
ASSUME TOTAL OCCUPANCY OF 40 PEOPLE:	12 SP.
BAR & GRILL / CLUBHOUSE FACILITY: 4500 SF INTERIOR	
PLUS 2000 SF PORTAL AREA = 6500 SF	
PARKING REQT.: 1 SP/200 SF OF NET LEASABLE AREA	
33 SP.	
RETAIL: 1,000 SF	
PARKING REQT.: 1 SP./200 SF NET LEASABLE AREA	5 SP.
ADMINISTRATION: 1,000 SF	
PARKING REQT.: 1 SP/350 SF NET LEASABLE AREA=	3 SP.
OUTDOOR SPECIAL EVENTS: 20 PEOPLE	12 SP
TOTAL PARKING REQUIRED:	65 SP
TOTAL PARKING PROVIDED: (IN 3 PARKING AREAS);	77 SP*
*4 PARKING SPACES ARE TO BE HANDICAP SPACES (1 IS VAN ACCESSIBLE)	
ACTIVE RECREATION & RESORT STORAGE AREA (NE CORNER OF SITE)	
MAX. 6000 SF STORAGE PLUS SPORTS FIELD 10 SP ON SITE:	10 SP
TOTAL PARKING PROVIDED:	217 SP.

PARKING LOT STANDARDS:
TYP. PARKING SPACE = 9'0" X 19'0"
TYP. DRIVING AISLE = 23'0"

BICYCLE PARKING: 10 SPACES PROVIDED

TOTAL RESORT BUILDINGS:

RESORT CASITAS:	150,000 SF
RESORT RECREATION/STORAGE AREA:	6,000 SF
RESORT VILLAGE	11,600 SF
TOTAL:	167,000 SF

LOT COVERAGE
LOT COVERAGE PROPOSED: 10.5%

BUILDING HEIGHT: 36 FT. MAXIMUM AT THE RESORT VILLAGE
24 FT. MAXIMUM AT THE RESORT CASITAS

OPEN SPACE:
OPEN SPACE REQUIREMENTS: NO ADDITIONAL OPEN SPACE IS REQUIRED, BUT ADDITIONAL OPEN SPACE IS BEING PROVIDED AS DESCRIBED BELOW. ALL REQUIRED OPEN SPACE IS INDICATED ON THE CITY APPROVED MASTER PLAN.

OPEN SPACE PROVIDED FOR RESORT VILLAGE: APPROX. 1.0 AC
OPEN SPACE PROVIDED FOR RESORT CASITAS: APPROX. 11.5 AC
TOTAL: 12.5 AC (34%)

LEGAL DESCRIPTION: SEE SURVEY PLATS
HANDICAP ACCESSIBLE GUEST UNITS:
120 RESORT GUEST UNITS. 6 HANDICAP ROOMS PROPOSED (3 FOR EA. PHASE)*
*HC = DESIGNATION ON DEVELOPMENT PLAN

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THE RESORT AT MONTE SERENO

monte sereno

CLUB HOLDINGS LLC

Lilly PLANNING ASSOCIATES
LAND PLANNING • LANDSCAPE ARCHITECTURE
P.O. Box 1791, Santa Fe, New Mexico 87504

SHEET TITLE: DEVELOPMENT PLAN

PROJECT NAME:
RESORT VILLAGE
AT MONTE SERENO
SANTA FE, NEW MEXICO 87506

REVISIONS	BY	
DATE		

A-101

06/17/2021

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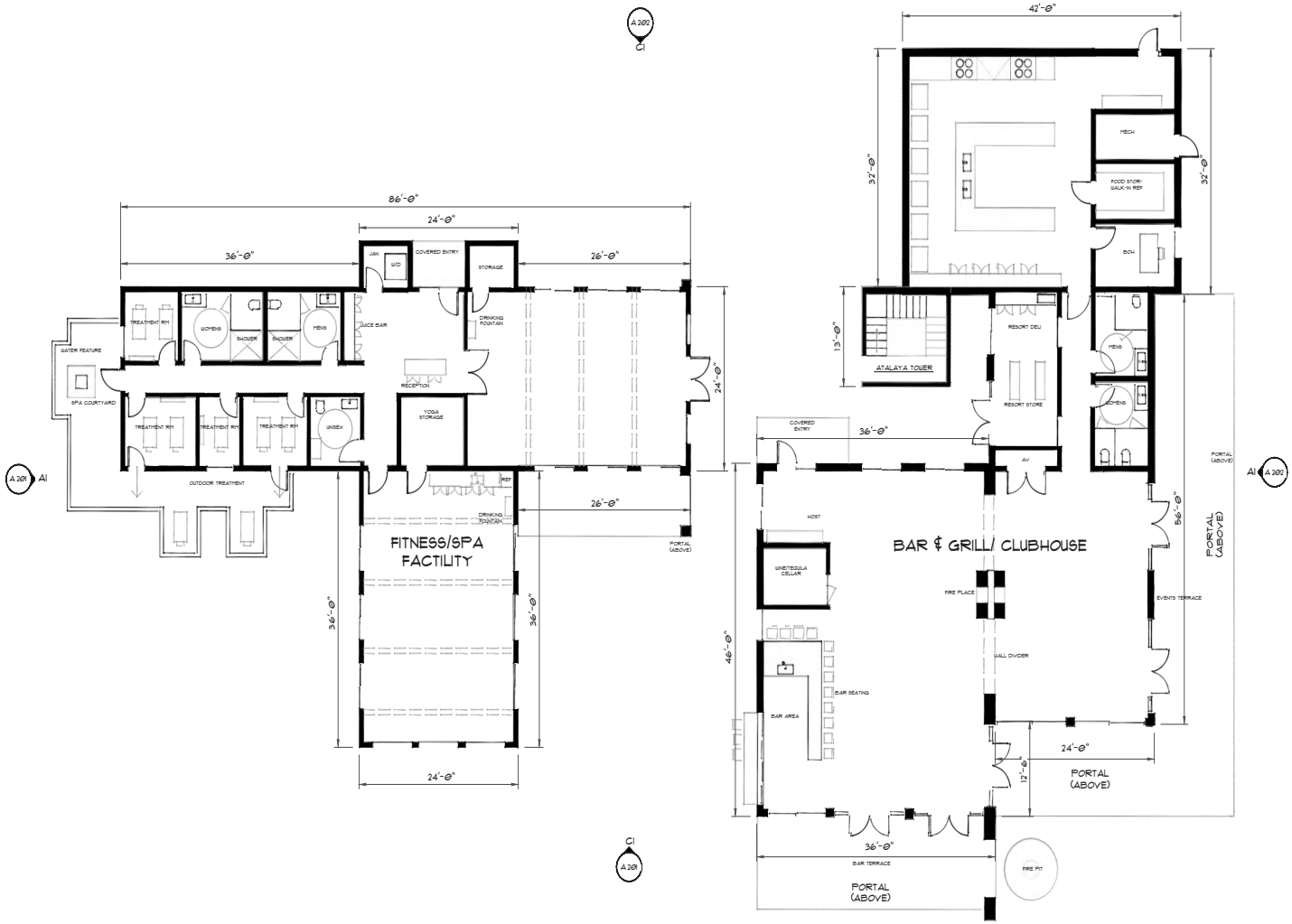

A1 RESORT VILLAGE PRELIMINARY PLANS

SCALE - 1/8" = 1'-0"

0' 8' 16' 32'

OVERALL PLAN NOTES:

RESORT BAR & GRILL/CLUBHOUSE	6,500 SF
PORTALS	2,000 SF
RESORT FITNESS & SPA	3,100 SF
TOTAL SF	11,600 SF

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THE RESORT AT MONTE SERENO

monte sereno

21 CLUB HOLDINGS LLC

171 SANGRE DE CRISTO CIRCLE
CEDAR CREST, NM 87008
MUCHOCREATIVE.COM © 2021

SHEET TITLE: RESORT VILLAGE FLOOR PLAN

PROJECT NAME: RESORT VILLAGE AT MONTE SERENO
SANTA FE, NEW MEXICO 87506

REVISIONS
DATE | BY

A-200

06/17/2021

ELEVATION NOTES:

ALL GLAZING SHALL BE CLEAR AND NON - REFLECTIVE

ALL WINDOWS SHALL BE RECESSED MIN 4" FROM FINISH FACE OF STUCCO

ALL WINDOWS TO BE BLACK, TAN, OR BROWN COLOR

EXTERIOR MATERIAL KEY:

- CORTEN STEEL PANEL
- STUCCO FINISH - EARTHTONE
- CULTURED STONE VENEER
- ROUGH SAWN TIMBER
- CORRUGATED METAL (SEALED)
- NATURAL STONE CLADDING
- COLORED CONCRETE



C1 RESORT CLUBHOUSE & FITNESS EAST ELEVATION

SCALE - 1/8" = 1'-0"

0' 8' 16' 32'



A1 RESORT CLUBHOUSE & FITNESS SOUTH ELEVATION

SCALE - 1/8" = 1'-0"

0' 8' 16' 32'

THE RESORT AT MONTE SERENO

monte sereno

21 CLUB HOLDINGS LLC

171 SANGRE DE CRISTO CIRCLE
CEDAR CREST, NM 87008
MUCHOCREATIVE.COM 2021

SHEET TITLE

RESORT VILLAGE ELEVATIONS

PROJECT NAME:

RESORT VILLAGE AT MONTE SERENO

SANTA FE, NEW MEXICO 87506

REVISIONS

BY	DATE

A-201

06/17/2021

ELEVATION NOTES:

ALL GLAZING SHALL BE CLEAR AND NON - REFLECTIVE

ALL WINDOWS SHALL BE RECESSED MIN 4" FROM FINISH FACE OF STUCCO

ALL WINDOWS TO BE BLACK, TAN, OR BROWN COLOR

EXTERIOR MATERIAL KEY:

- CORTEN STEEL PANEL
- STUCCO FINISH - EARTHTONE
- CULTURED STONE VENEER
- ROUGH SAWN TIMBER
- CORRUGATED METAL (SEALED)
- NATURAL STONE CLADDING
- COLORED CONCRETE



C1 RESORT CLUBHOUSE & FITNESS WEST ELEVATION

SCALE - 1/8" = 1'-0"

0' 8' 16' 32'



A1 RESORT CLUBHOUSE & FITNESS NORTH ELEVATION

SCALE - 1/8" = 1'-0"

0' 8' 16' 32'

THE RESORT AT MONTE SERENO

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21 CLUB HOLDINGS LLC

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CEDAR CREST, NM 87008
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SHEET TITLE

RESORT VILLAGE ELEVATIONS

PROJECT NAME:

RESORT VILLAGE AT MONTE SERENO

SANTA FE, NEW MEXICO 87506

REVISIONS

BY	DATE

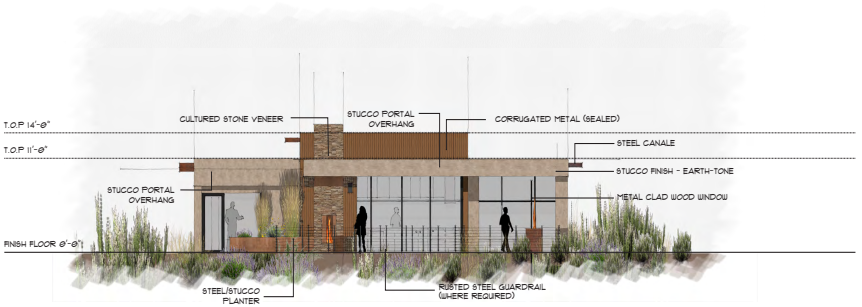
A-202

06/17/2021



C1 (TYP) RESORT CASITA 'A' NORTH ELEVATION

SCALE - 1/8" = 1'-0" 0' 8' 16' 32'



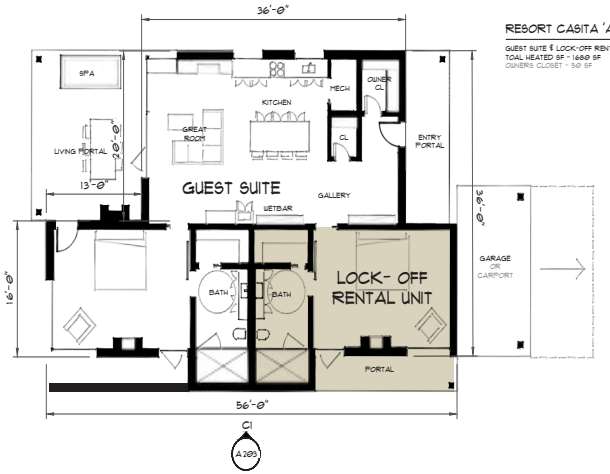
B1 (TYP) RESORT CASITA 'B' EAST ELEVATION

SCALE - 1/8" = 1'-0" 0' 8' 16' 32'



A1 (ATL) RESORT CASITA 'B' EAST ELEVATION

SCALE - 1/8" = 1'-0" 0' 8' 16' 32'

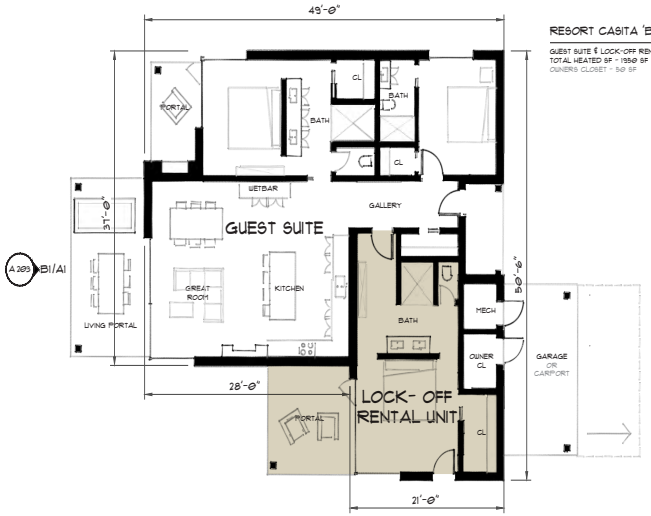


RESORT CASITA 'A2' PLAN NOTES:

GUEST SUITE & LOCK-OFF RENTAL UNIT
TOAL HEATED SF - 1680 SF
OWNERS CLOSET - 50 SF

C2 (TYP) RESORT CASITA GUEST ROOM PLAN

SCALE - 1/8" = 1'-0" 0' 8' 16' 32'



RESORT CASITA 'B3' PLAN NOTES:

GUEST SUITE & LOCK-OFF RENTAL UNIT
TOTAL HEATED SF - 1350 SF
OWNERS CLOSET - 50 SF

A2 (TYP) RESORT CASITA 3 GUEST ROOM PLAN

SCALE - 1/8" = 1'-0" 0' 8' 16' 32'

THE RESORT AT MONTE SERENO

monte sereno

21 CLUB HOLDINGS LLC

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CEDAR CREST, NM 87008
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SHEET TITLE
RESORT CASITAS PLANS & ELEVATIONS

PROJECT NAME:
RESORT VILLAGE AT MONTE SERENO
SANTA FE, NEW MEXICO 87506

REVISIONS	BY
DATE	

A-203

06/17/2021



LEGEND

- PROJECT BOUNDARY
- AREA OF DISTURBANCE
- SAMPLE AREA
- TOPO LINE

SIGNIFICANT TREES

THE PROPERTY INCLUDES 824 SIGNIFICANT EVERGREEN TREES (NO DECIUOUS TREES) AS DEFINED BY CITY OF SANTA FE LAND USE CODE 14-8.4 (F)(5) THAT WILL BE IMPACTED BY PROJECTED DISTURBANCE FROM GRADING OPERATIONS AND NEW CONSTRUCTION. IT IS ESTIMATED THAT APPROX. 3,074 SIGNIFICANT EVERGREEN TREES WILL BE PRESERVED IN NON-DISTURBED AREAS ON SITE.

SIGNIFICANT TREE QUANTITIES ARE DERIVED FROM SAMPLING TWO AREAS ON SITE (SAMPLE AREA A - WEST FACING SLOPE AND SAMPLE AREA B - EAST FACING SLOPE) TO DETERMINE THE AVERAGE SIGNIFICANT TREE DISTRIBUTION BY SPECIES. QUANTITIES WERE THEN PROJECTED FOR AREA OF DISTURBANCE AND THE OVERALL SITE TO DETERMINED THE QUANTITY OF SIGNIFICANT TREES IMPACTED.

SIGNIFICANT TREE COUNTS AVERAGED 13 TREES / 5,200 SF WITH APPROXIMATELY 48% PINON SIGNIFICANT TREE DISTRIBUTION. THE TOTAL ESTIMATED AREA OF DISTURBANCE / TREE REMOVAL IS APPROXIMATELY 346,900 SF. THIS QUANTITY IS SUBJECT TO CHANGE AS REVISIONS ARE MADE TO THE CIVIL GRADING PLAN. SEE CIVIL PLANS FOR FINAL GRADING EXTENTS. TOTAL ESTIMATED EXISTING SIGNIFICANT TREES AND PROPOSED / REPLACED QUANTITIES WILL BE UPDATED IN ACCORDANCE WITH APPLICABLE CODES.

EXISTING CONDITIONS		PROPOSED			
SIGNIFICANT TREES	TOTAL	REMOVE	PRESERVE	REPLACE**	REQUIRED (MIN.)*
DECIDUOUS (> 6" DIA.)	0	0	0	SEE L-200	0
EVERGREEN (> 8' HEIGHT)	2,022	434	1,588	222	0
PINON (> 8' HEIGHT)	1,866	400	1,466	162	746
NOXIOUS SPECIES (> 12" DIA.)	0	0	0	0	0
TOTAL	3,888	834	3,054	384	746

* PER SECTION 14-8.4 (F)(5)(b), A MINIMUM OF 40% OF PINON SIGNIFICANT TREES SHALL BE PRESERVED, RELOCATED ON SITE, OR REPLACED. ACCORDINGLY, A MINIMUM OF 746 PINON TREES WILL BE PRESERVED OR REPLACED.
** REPLACEMENT TREES WILL BE A COMBINATION OF DECIDUOUS TREES (> 2" CAL.) AND EVERGREEN TREES (> 6' HEIGHT), SEE LANDSCAPE PLAN.

TREE PRESERVATION PLAN KEYED NOTES

1. TREE TO BE PRESERVED, TYP; CONTRACTOR TO PROTECT TREES BEYOND AREA OF DISTURBANCE.
2. TREE TO BE REMOVED WITHIN AREA OF DISTURBANCE, TYP; CONTRACTOR TO REMOVE TREE, INCLUDING FULL DEPTH OF ROOT STRUCTURE. WHERE POSSIBLE, SALVAGE TREES AND REPLANT WITHIN PROJECT AREA ACCORDING TO THE LANDSCAPE PLAN.
3. SAMPLE AREA FOR ESTABLISHING EXISTING NATIVE PLANT DENSITY AND SPECIES TYPE.

N

SCALE: 1"=60'

60' 0 60'

REVISIONS

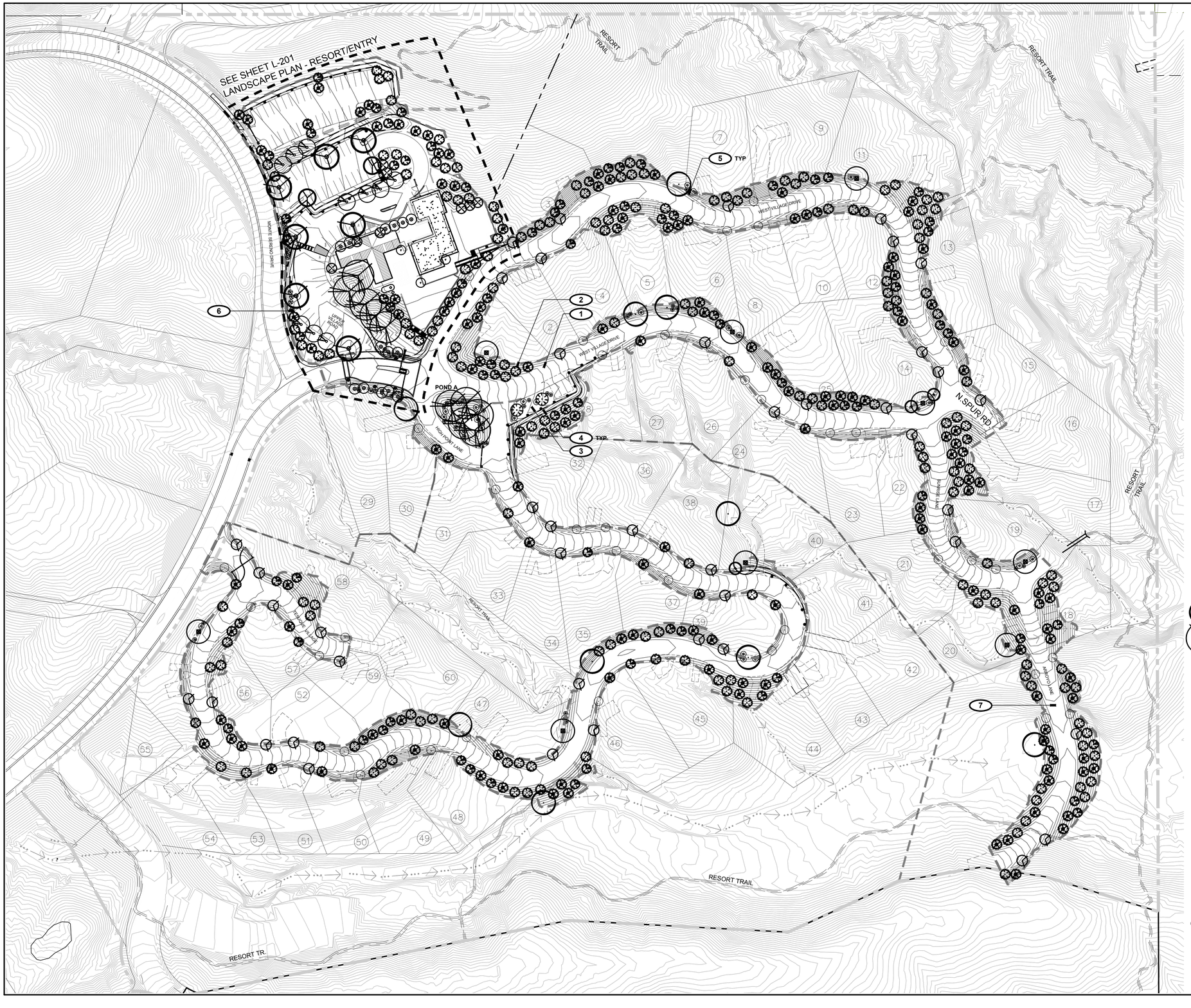
DATE	BY

monte sereno

THE RESORT AT MONTE SERENO

TREE INVENTORY / PRESERVATION PLAN

SCALE	DWG NO.	DATE
1"=60'		06.21.2021
P&DR CASE #		SHEET NO. L-100



PLANTING LEGEND

- PROPERTY BOUNDARY
- PLANTING AREA C (NATIVE SHRUBS + PERENNIALS)
- TREE, PROPOSED
- LIMIT OF DISTURBANCE
- RETAINING WALL

PLANTING - CODE REQUIREMENTS

STREET TREES / SLOPE SCREENING

STREETSCAPE GRADING REQUIRES SLOPE SCREENING AND REVEGETATION PER THE APPROVED 1993 ANNEXATION AND DEVELOPMENT AGREEMENT (14-90A.8 LANDSCAPING), AVERAGE TREE DENSITY (12 TREES / 2,500 SF OR ± 15' O.C. SPACING) DETERMINED BY CONDUCTING AN INVENTORY OF EXISTING TREES 4' HEIGHT OR GREATER WITHIN (2) 50'X50' AREAS. RETAINING WALLS CLOSER THAN 6' TO THE EDGE OF THE ROAD SHALL BE SCREENED WITH VINES AND EVERGREEN SHRUBS.

INTERIOR LOOP ROAD SLOPES > 4' HEIGHT (56,225 SF)*	REQUIRED	PROPOSED
TREES REQ. (12 TREES/ 2,500 SF)	270 TREES	314 TREES

* TOTAL SF DOES NOT INCLUDE DRAINAGE SWALES ADJACENT TO ROADWAY OR AREA OF DISTURBANCE AROUND CLUBHOUSE.
** SCREENING VEGETATION IS COMPRISED OF EVERGREEN TREES AND LARGE EVERGREEN AND DECIDUOUS SHRUBS

DETENTION POND LANDSCAPE

DETENTION POND (1 TREE + 3 SHRUBS / 500 SF)	REQUIRED	PROPOSED
POND A (2.550 SF)	5 TREES / 15 SHRUBS	5 TREES / 22 SHRUBS
ADDITIONAL PONDS (500 SF EACH)	1 TREES / 3 SHRUBS (EACH)	1 TREES / 3 SHRUBS (EACH)

SEE CIVIL PLANS FOR FINAL POND SIZE; FINAL PLANT COUNTS TO BE DETERMINED BY POND SIZE; DETENTION PONDS ASSUMED TO BE 500 SF EACH UNLESS NOTED OTHERWISE

COMMON OPEN SPACE PLANTING REQUIREMENTS

OPEN SPACE REQUIREMENTS MET AS PART OF LARGER DEVELOPMENT PROJECT PREVIOUSLY SUBMITTED.

LANDSCAPE PLAN KEYED NOTES

1. STREET IMPROVEMENTS, SEE CIVIL PLANS FOR LAYOUT AND GRADING, TYP.
2. EVERGREEN TREE DISTRIBUTION TO SCREEN SLOPES IN EXCESS OF 4' HEIGHT, TYP.
3. RAINWATER HARVESTING BASIN, SEE WATER HARVESTING PLAN; PLANTINGS TO BE A COMBINATION OF DROUGHT TOLERANT SHADE TREES AND NATIVE SHRUBS, TYP.
4. RETAINING WALL, SEE CIVIL PLANS FOR LAYOUT; INSTALL COMBINATION OF VINES AND EVERGREEN SHRUBS TO SCREEN FACE OF WALL; INSTALL TRELLIS AS NEEDED TO FACILITATE CLIMBING.
5. TREES TO BE INSTALLED 15' MIN. CLEAR OF FIRE HYDRANTS AND LIGHT POLES, TYP.
6. SEE SHEET L3 FOR RESORT AND ENTRY PLANTING.
7. FUTURE ROAD: ACCESS AND UTILITY EASEMENT, SEE CIVIL PLANS.
8. TREE LOCATIONS ARE APPROXIMATE ONLY; PLANT MATERIAL TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT.

PLANT LIST

SYMB	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WATER USE	COMMENTS
TREES						
	Acer negundo	Box Elder	11	2"-2.5" cal.	M	40'Wx40'H
	Celtis occidentalis	Western Hackberry	9	2"-2.5" cal.	M	50'Wx60'H
	Forestiera neomexicana	New Mexican Privet	35	2"-2.5" cal.	M	12'Wx20'H, multi-stem
	Populus wislizeni	Rio Grande Cottonwood	5	2.5"-3" cal.	M	60'Wx70'H
	Prunus armeniaca	Apricot	2	2"-2.5" cal.	L	20'Wx20'H
	Prunus virginiana melanocarpa	Rocky Mtn Chokecherry	3	2"-2.5" cal.	M	20Wx25H
	Quercus gambelii	Gambel Oak	43	2"-2.5" cal.	L	20'Wx20'H
	Juniperus monosperma	One Seed Juniper	64	6'-8' BB	L	20'Wx25', evergreen, female
	Juniperus scopulorum	Rocky Mountain Juniper	118	6'-8' BB	L	20'Wx25'H, evergreen, female
	Pinus edulis	Pinon Pine	135	6'-8' BB	L	20'Wx25'H, evergreenn
SHRUBS						
	Artemesia filifolia	Sand Sage	x	5 gal	RW	4'Wx4'H, evergreen
	Chamaebatiaria millefolium	Fernbush	x	5 gal	L	7'Wx7'H, evergreen
	Chrysothamnus nauseosus	Chamisa	x	5 gal	L	5'Wx5'H
	Fallugia paradoxa	Apache Plume	x	5 gal	L	5'Wx6'H
	Krascheninnikovia lanata	Winterfat	x	1 gal	L	2'Wx2'H
	Rhus trilobata	Three-leaf Sumac	x	5 gal	L	6'Wx6'H
	Ribes aureum	Golden Currant	x	5 gal	L	5'Wx6'H
	Artemesia filifolia	Sand Sage	x	5 gal	RW	4'Wx4'H, evergreen
	Cercocarpus ledifolius	Curl-leaf Mtn. Mahogany	x	5 gal	L	8'Wx12'H, evergreen
	Cercocarpus intricatus	Little Leaf Mtn.Mahogany	x	5 gal	L	5'Wx5'H, evergreen
VINES / CACTI						
	Campsis radicans	Trumpet Vine	x	5 gal	L	30'H, flowering
	Parthenocissus quinquefolia	Virginia Creeper	x	5 gal	L	40'H
	Yucca baccata	Broadleaf (Banana) Yucca	x	5 gal	RW	4'Wx3'H, evergreen

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SCALE: 1"=60'

60' 0 60'

REVISIONS

DATE	BY

monte sereno

THE RESORT AT MONTE SERENO

LANDSCAPE PLAN

SCALE	DWG NO.	DATE
1"=60'		06.21.2021
P&DR CASE #		SHEET NO. L-200



PLANT LIST

SYMB	BOTANICAL NAME	COMMON NAME		QTY	SIZE	WATER USE	COMMENTS
TREES							
	Amelanchier x grandiflora	Serviceberry		3	2"-2.5" cal.	M	15'Wx25'H
	Crataegus ambigua	Russian Hawthorn		8	2"-2.5" cal.	M	16'Wx20'H
	Populus wislizeni	Rio Grande Cottonwood		5	2.5"-3" cal.	M	60'Wx70'H
	Quercus buckleyi	Texas Red Oak		7	2.5"-3" cal.	M	35'Wx40'H
	Ulmus 'Frontier'	Frontier Elm		2	2"-2.5" cal.	M	20'Wx35'H
	Ulmus propinqua 'Emerald Sunshine'	Elm 'Emerald Sunshine'		10	2"-2.5" cal.	M	25Wx30H
	Juniperus monosperma	One Seed Juniper		14	6'-8' BB	L	20'Wx25', evergreen, female
	Juniperus scopulorum	Rocky Mountain Juniper		21	6'-8' BB	L	20'Wx25'H, evergreen, female
	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper		10	6' height	L	8'Wx15'H, evergreen
SHRUBS							
	Artemesia filifolia	Sand Sage	x	5 gal	RW		4'Wx4'H, evergreen
	Artemisia 'Powis Castle'	Powis Castle Sage	x	5 gal	L		4'Wx2'H
	Berberis Thunbergii 'Atropurpurea'	Barberry Redleaf	x	5 gal	M		4'Wx4'H, evergreen
	Krascheinnikovia lanata	Winterfat	x	1 gal	L		2'Wx2'H
	Caryopteris clandonensis 'Blue Mist'	Blue Mist Spirea	x	5 gal	L		4'Wx 4'H
	Cercocarpus ledifolius	Curl-leaf Mtn. Mahogany	x	5 gal	L		8'Wx12'H, evergreen
	Cercocarpus intricatus	Little Leaf Mtn. Mahogany	x	5 gal	L		5'Wx5'H, evergreen
	Cotinus coggygria 'Royal Purple'	Smoke Tree 'Royal Purple'	x	15 gal	M		10'Wx10'H
	Chamaebatiaria millefolium	Fernbush	x	5 gal	L		7'Wx7'H, evergreen
	Chrysothamnus nauseosus	Chamisa	x	5 gal	L		5'Wx5'H
	Cytisys purgans 'Spanish Gold'	Spanish Gold Broom	x	5 gal	M		6'Wx4'H, evergreen
	Ephedra torreyana	Mormon Tea	x	1 gal	L		6'Wx3'H, evergreen
	Fallugia paradoxa	Apache Plume	x	5 gal	L		5'Wx6'H
	Juniperus procumbens 'Nana'	Dwarf Japanese Juniper	x	5 gal	M		6'Wx1'H
	Mahonia repens	Creeping Mahonia	x	1 gal	L		3'Wx18"H, evergreen
	Nolina microcarpa	Beargrass	x	5 gal	RW		6'Wx5'H, evergreen
	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	x	5 gal	L		5'Wx5'H
	Potentilla fruticose ' Red Ace'	Red Ace Potentilla	x	5 gal	M		4'Wx4'H
	Purshia mexicana	Cliffrose	x	5 gal	L		5'Wx10'H
	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	x	5 gal	M		6'W x 2'H
	Ribes aureum	Golden Currant	x	5 gal	L		5'Wx6'H
	Ribes auva-crispa 'Pixwell'	Pixwell Gooseberry	x	5 gal	L		4'Wx4'H
	Rosa 'Golden Wings'	Golden Wings Rose	x	5 gal	L		5'Wx4'H
	Rosa 'Knockout'	Shrub Rose Knock Out	x	5 gal	M		4'Wx4'H
	Rhus aromatica 'Gro-Low'	Dwarf Fragrant Sumac	x	5 gal	L		8'Wx3'H
	Rhus trilobata	Three-leaf Sumac	x	5 gal	L		6'Wx6'H
	Ribes aureum	Golden Currant	x	5 gal	L		5'Wx6'H
	Viburnum x burkwoodii	Burkwood Viburnum	x	5 gal	M		7'Wx7'H
VINES							
	Campsis radicans	Trumpet Vine	x	5 gal	L		30'H, flowering
	Parthenocissus quinquefolia	Virginia Creeper	x	5 gal	L		40'H
CACTI							
	Agave havardiana	Havard's Century Plant	x	5 gal	RW		3'WX3'H
	Agave neomexicana	New Mexico Century Plant	x	5 gal	RW		3'WX2'H
	Dasylirion wheeleri	Sotol	x	5 gal	RW		4'WX6'H, evergreen
	Hesperaloe parviflora	Red Yucca	x	5 gal	RW		4'Wx3'H, evergreen
	Yucca baccata	Broadleaf (Banana) Yucca	x	5 gal	RW		4'Wx3'H, evergreen
	Yucca glauca	Narrow Leaf Yucca	x	5 gal	RW		3'Wx3'H, evergree

PLANTING LEGEND

- PROPERTY BOUNDARY
- AREA OF DISTURBANCE LIMITS
- WALL
- BIKE LOOPS
- TREES, PROPOSED

LANDSCAPE AREAS

- LAWN
- PLANTING AREA A (PERENNIALS)
- PLANTING AREA B (ORNAMENTAL GRASSES)
- PLANTING AREA C (NATIVE SHRUBS)
- CRUSHER FINES

PLANTING - CODE REQUIREMENTS

PARKING LOT LANDSCAPE

PARKING SPACES (77)	REQUIRED	PROPOSED
INTERIOR LANDSCAPE (10 SF / 1 SPACE)	770 SF	>5,000 SF
DECIDUOUS TREES (1 / 90 SF)*	9 TREES	16 TREES

* TOTAL PARKING SPACES FOR 3 PARKING AREAS

ROAD FRONTAGE (315 LF)*	REQUIRED	PROPOSED
SCREENING (4' HEIGHT, MIN.)	315 LF	315 LF

* LENGTH OF SERENO DRIVE AT CLUBHOUSE PARKING AREA; EXCLUDES PARKING LOT ENTRANCE DRIVES.

WALL / SLOPE SCREENING

GRADING REQUIRES WALL / SLOPE SCREENING AND REVEGETATION PER THE APPROVED 1993 ANNEXATION AND DEVELOPMENT AGREEMENT (14-90A.8 LANDSCAPING). AVERAGE TREE DENSITY (12 TREES / 2,500 SF OR ± 15' O.C. SPACING) DETERMINED BY CONDUCTING AN INVENTORY OF EXISTING TREES 4' HEIGHT OR GREATER WITHIN (2) 50'X50' AREAS. RETAINING WALLS CLOSER THAN 6' TO THE EDGE OF THE ROAD SHALL BE SCREENED WITH VINES AND EVERGREEN SHRUBS.

RESORT + ENTRY SLOPES > 4' HEIGHT (8,700 SF)*	REQUIRED	PROPOSED
TREES REQ. (12 TREES/ 2,500 SF)	38 TREES	63 TREES

* SCREENING VEGETATION IS COMPRISED OF EVERGREEN TREES AND LARGE EVERGREEN AND DECIDUOUS SHRUBS

DETENTION POND LANDSCAPE

DETENTION POND (1 TREE + 3 SHRUBS / 500 SF)	REQUIRED	PROPOSED
POND B (1,700 SF)	3 TREES / 9 SHRUBS	3 TREES / 15 SHRUBS

SEE CIVIL PLANS FOR FINAL POND SIZE; FINAL PLANT COUNTS TO BE DETERMINED BY POND SIZE; DETENTION PONDS ASSUMED TO BE 500 SF EACH UNLESS NOTED OTHERWISE

LANDSCAPE PLAN KEYED NOTES

1. CIVIL IMPROVEMENTS, SEE CIVIL PLANS FOR LAYOUT AND GRADING, TYP.
2. EVERGREEN TREE DISTRIBUTION TO SCREEN SLOPES IN EXCESS OF 4' HEIGHT, TYP.
3. RETAINING WALL, SEE CIVIL PLANS FOR LAYOUT; INSTALL COMBINATION OF VINES AND EVERGREEN SHRUBS TO SCREEN FACE OF WALL; INSTALL TRELLIS AS NEEDED TO FACILITATE CLIMBING.
4. PARKING LOT TREE, TYP.; CONFIRM PLACEMENT TO AVOID SITE IMPROVEMENTS; KEEP CLEARANCE OF 15 ' FROM LIGHT POLES AND FIRE HYDRANTS, TYP.
5. LANDSCAPE LIGHTING FIXTURES TO BE DARK SKY COMPLIANT AND COMPLY TO THE NEW MEXICO NIGHT SKY PROTECTION ACT, TYP.
6. BICYCLE PARKING, EMBEDDED LOOPS: INSTALL PER CITY OF SANTA FE CODE, TYP.; 10 SPACES, MIN.
7. TRAIL ACCESS TO OPEN SPACE TRAILS.
8. PLANT LOCATIONS ARE APPROXIMATE ONLY; ALL TREES AND SHRUBS TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT.

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SCALE: 1"=30'

30' 0 30'

REVISIONS

DATE	BY

monte sereno

THE RESORT AT MONTE SERENO

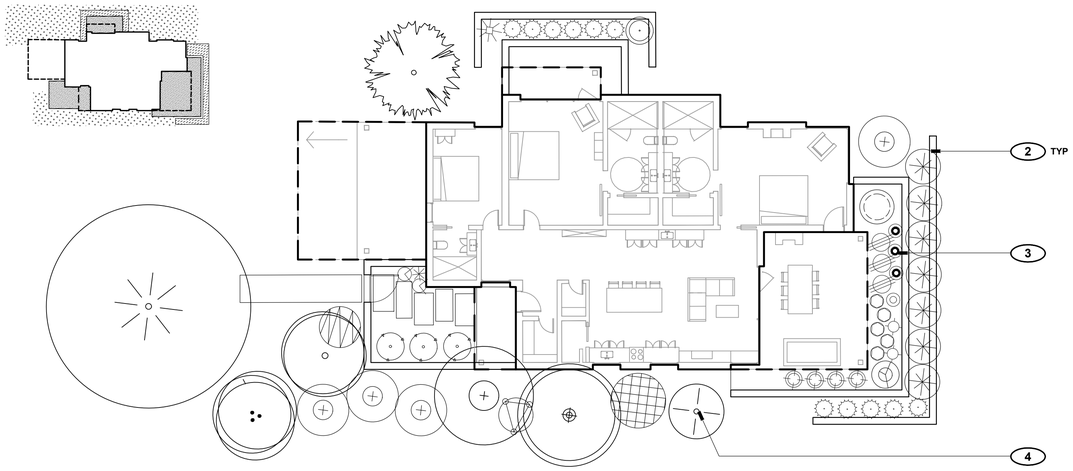
LANDSCAPE PLAN - RESORT ENTRY

SCALE	DWG NO.	DATE
1"=30'		06.21.2021
P&DR CASE #		SHEET NO. L-201

LANDSCAPE ZONE DIAGRAM

LEGEND

ZONE A - OUTDOOR USE AREA
ZONE B - TRANSITION ZONE
ZONE C - BUFFER



1 L-202

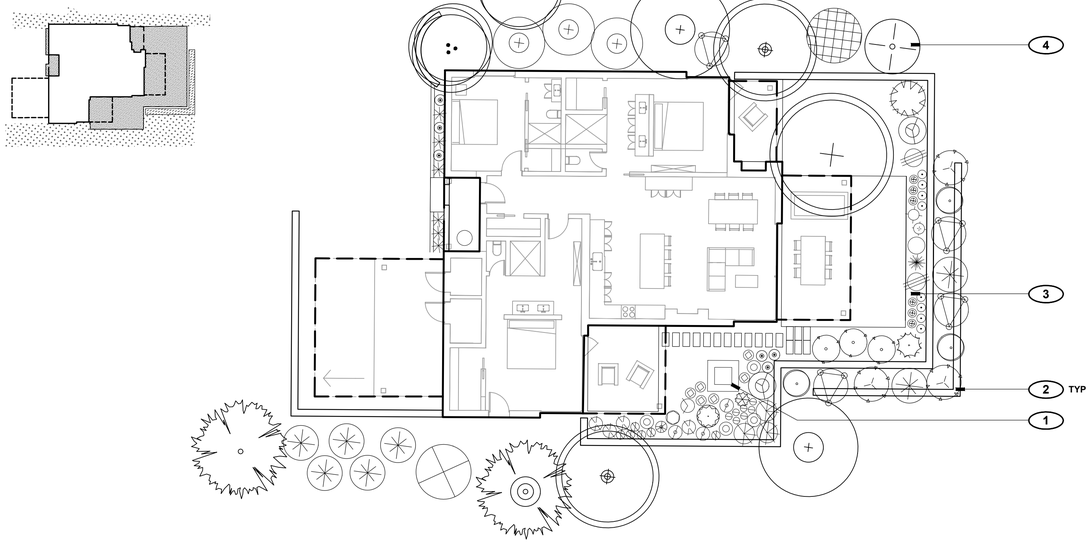
CASITA UNIT A - SAMPLE LANDSCAPE PLAN

SCALE:1" = 10'

LANDSCAPE ZONE DIAGRAM

LEGEND

ZONE A - OUTDOOR USE AREA
ZONE B - TRANSITION ZONE
ZONE C - BUFFER



2 L-202

CASITA UNIT B - SAMPLE LANDSCAPE PLAN

SCALE:1" = 10'

LANDSCAPE CONCEPTS

- LANDSCAPE PLANT PALETTE TO BE WATERWISE, CREATE A SENSE OF PLACE, AND FOLLOW THE MONTE SERENO APPROVED PLANT LIST.
- OUTDOOR USE AREAS TO BE DESIGNED AND ORIENTED TO MAKE USE OF VIEWS TOWARD THE MOUNTAINS, FOOTHILLS, AND OTHER FEATURES THAT ENHANCE THE SPACE. CONSIDERATION SHOULD BE MADE TO CREATE PLEASANT EXTERIOR SPACES THAT ARE COMFORTABLE, LOW MAINTENANCE, FLEXIBLE FOR A RANGE OF FURNITURE LAYOUTS, AND USEABLE DURING MULTIPLE SEASONS.
- WHERE POSSIBLE, PLANTING AREAS TO BE COORDINATED WITH BUILDING CANALES / DOWNSPOUTS AND SITE DRAINAGE TO MAKE USE OF PASSIVE WATER HARVESTING.
- BUILDING PERIMETER LANDSCAPE AND PLANTINGS TO FOLLOW BEST PRACTICES FOR FIREWISE DESIGN.
- LANDSCAPE AND LANDSCAPE IRRIGATION TO BE SERVICED AND MAINTAINED BY THE RESORT.

LANDSCAPE ZONES

A - OUTDOOR USE AREA
THE OUTDOOR USE AREA LANDSCAPE IS AN EXTERIOR PATIO / TERRACE / COURTYARD WITH A COMBINATION OF HARDSCAPE, SOFTSCAPE, AND PLANTING TO CREATE A PLEASANT AND FUNCTIONAL OUTDOOR USE AREA THAT TAKES ADVANTAGE OF MOUNTAIN VIEWS AND SOLAR ORIENTATION. IT IS DEFINED BY A CURB OR WALL AND SET LEVEL WITH THE BUILDING. IT MAY CONTAIN AMENITIES SUCH AS A FIREPLACE, GRILL, FOUNTAIN, SCULPTURE, ETC. PLANTINGS WITHIN THIS ZONE ARE DOMINANTLY PERENNIALS AND GRASSES, WITH SOME SHRUBS, CACTI, OR TREES. IT IS MARKED BY HIGHER WATER USE DUE TO THE DENSITY AND TYPES OF PLANTINGS.

B - TRANSITION ZONE
THE TRANSITION ZONE LANDSCAPE IS LOCATED BETWEEN THE OUTDOOR USE AREA AND THE LANDSCAPE BUFFER ZONE OR NATIVE VEGETATION. IN LOCATIONS WITH STEEPER SLOPES, THE TRANSITION ZONE IS A TERRACED LANDSCAPED AREA THAT HELPS TRANSITION STEEPER SLOPES. IT IS DEFINED BY A RETAINING WALL / CURB. PLANTINGS WITHIN THIS ZONE ARE DOMINANTLY GRASSES, SHRUBS, AND CACTI. IT IS MARKED BY MEDIUM TO LOW WATER USE.

C - BUFFER
THE BUFFER ZONE LANDSCAPE IS LOCATED ALONG THE SIDES OF CASITAS THAT ARE ADJACENT TO ROADS, NEIGHBORING CASITAS, OR OTHER FEATURES THAT NEED SCREENING. IT IS DEFINED BY PLANTINGS THAT SCREEN VIEWS FROM INTERNAL PRIVATE SPACES AND THAT MAKE USE OF SURFACE RAINWATER. WITHIN 15' OF THE BUILDING, PLANTINGS ARE INTENDED TO BE DOMINANTLY DECIDUOUS AND ADHERE TO FIREWISE PRINCIPLES. PLANTINGS WITHIN THIS ZONE ARE DOMINANTLY SHRUBS AND SMALL TREES. IT IS MARKED BY MEDIUM TO LOW WATER USE.

WATER BUDGET - CASITAS + COMMON AREA

THE CASITA WATER BUDGET IS ESTIMATED BY AVERAGING THE LANDSCAPE PLANTING AREAS ADJACENT TO A TYPICAL UNIT (BASED ON PLANS FOR UNITS A3 + B3), MULTIPLYING BY THE NUMBER OF UNITS (60 UNITS), AND DETERMINING THE WATER NEEDS FOR EACH AREA. IT IS ASSUMED NATIVE GRASS RESEEDING WILL BE IRRIGATED WITHIN 10' OF THE BUILDING OR PERIMETER WALLS.

YEAR 1 Water Demand (establishment period)

Landscape Water Demand Calculations	Quantity	SF	Weekly Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Native Grass Seeding		98,400	59,471	150%	89206
Planting Area A (perennial)		27,900	20,925	100%	20925
Planting Area B (ornamental grasses)		15,900	7,500	100%	7500
Planting Area C (native shrubs)		52,200	7,830	100%	7830
Trees (evergreen + small native trees)	120		1,920	100%	1920
Trees (shade trees)	240		5,760	100%	5760

YEAR 1 - Water Demand

January	February	March	April	May	June	July	August	September	October	November	December	Total	
0%	0%	15%	38%	64%	100%	90%	85%	62%	35%	20%	0%		
0.0	0.0	57,538	145,762	245,494	383,585	345,226	326,047	237,823	134,255	76,717	0.0	1,952,446	
0.0	0.0	13,497	34,191	57,586	89,978	80,980	76,481	55,786	31,492	17,996	0.0	457,985	
0.0	0.0	4,838	12,255	20,640	32,250	29,025	27,413	19,995	11,288	6,450	0.0	164,153	
0.0	0.0	5,050	12,784	21,548	33,669	30,302	28,619	20,875	11,784	6,734	0.0	171,375	
0.0	0.0	3,715	9,412	15,852	24,768	22,291	21,053	15,356	8,669	4,954	0.0	126,069	
0.0	0.0	3,715	9,412	15,852	24,768	22,291	21,053	15,356	8,669	4,954	0.0	126,069	
0	**0**	**88,353**	**223,827**	**376,971**	**589,017**	**530,116**	**500,665**	**365,191**	**206,156**	**117,803**	**0**		

Year 1 - Demand **2,998,098** gal./yr
9.20 ac-ft/yr

YEAR 3 Water Demand

Landscape Water Demand Calculations	Quantity	SF	Weekly Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Native Grass Seeding		98,400	59,471	50%	29735
Planting Area A (perennial)		27,900	20,925	85%	17786
Planting Area B (ornamental grasses)		15,900	7,500	85%	6375
Planting Area C (native shrubs)		52,200	7,830	50%	3915
Trees (evergreen + small native trees)	120		1,920	75%	1440
Trees (shade trees)	240		5,760	75%	4320

YEAR 3 - Water Demand

January	February	March	April	May	June	July	August	September	October	November	December	Total
0%	0%	15%	38%	64%	100%	90%	85%	62%	35%	20%	0%	
0.0	0.0	19,179	48,587	81,831	127,862	115,075	108,682	79,274	44,752	25,572	0.0	650,815
0.0	0.0	11,472	29,063	48,948	76,481	68,833	65,009	47,418	26,768	15,296	0.0	389,288
0.0	0.0	4,112	10,417	17,544	27,413	24,671	23,301	16,996	9,594	5,483	0.0	139,530
0.0	0.0	2,525	6,397	10,774	16,835	15,151	14,309	10,437	5,892	3,367	0.0	85,688
0.0	0.0	929	2,353	3,963	6,192	5,573	5,263	3,839	2,167	1,238	0.0	31,517
0.0	0.0	2,786	7,059	11,889	18,576	16,718	15,790	11,517	6,502	3,715	0.0	94,552
0	**0**	**41,004**	**103,876**	**174,949**	**273,357**	**246,022**	**232,354**	**169,482**	**95,675**	**54,671**	**0**	

Year 2+3 - Demand **1,391,389** gal./yr
4.27 ac-ft/yr

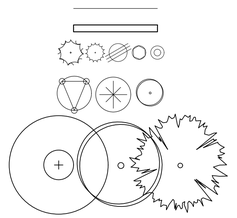
Planting Area Demand Assumptions / Six (6) month irrigation period

Planting Area A (perennial)	0.75 gallons per week per square foot
Planting Area B (ornamental grasses)	0.60 gallons per week per square foot
Planting Area C (native shrubs)	0.15 gallons per week per square foot (4 gallons per week per shrub)
Trees (evergreen + small native trees)	16.00 gallons per week: 8 -1gal / hr emitters per tree run 1 hour twice a week
Trees (shade trees)	24.00 gallons per week: 12 -1gal / hr emitters per tree run 1 hour twice a week
Turf Grass	1.27 gallons per week per square foot: 42"/ 32 week growing season / sf = 1.31" / week (2.5 - 3.0") sf / week to establish)
Native Grass Seeding	0.60 gallons per week per square foot: 20"/ 32 week growing season / sf = .625" / week (1.25"-1.50") sf / week to establish)

Reduction Factor Reduction factor assumes a reduction in water use for drought tolerant plants once they have been established.

Monthly Water Alotment Percent water allocated to plants based on climate and average needs.

LEGEND



LANDSCAPE PLAN KEYED NOTES

1. FOCAL POINT: FOUNTAIN, SCULPTURAL ELEMENT, OR OTHER FEATURE.
2. RETAINING WALL TO COMPLEMENT BUILDING MATERIALS; MAXIMUM RETAINING HEIGHT TO BE 4'; INSTALL BARRIERS AS NECESSARY TO MEET APPLICABLE CODES.
3. PLANTING FOR OUTDOOR USE AREAS WITH MOUNTAIN VIEWS TO SELECT PLANT MATERIAL THAT DOES NOT BLOCK FAR VIEWS.
4. BUILDING PERIMETER LANDSCAPE AND PLANTINGS TO FOLLOW BEST PRACTICES FOR FIREWISE DESIGN.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	WATER USE	COMMENTS
TREES					
Acer grandidentatum	Bigtooth Maple	x	2.5"-3" cal.	M	15'Wx15'H
Amelanchier x grandiflora	Serviceberry	x	2"-2.5" cal.	M	15'Wx25'H
Celtis occidentalis	Western Hackberry	x	2"-2.5" cal.	M	50'Wx60'H
Crataegus ambigua	Russian Hawthorn	x	2"-2.5" cal.	M	16'Wx20'H
Forestiera neomexicana	New Mexican Privet	x	2"-2.5" cal.	M	12'Wx20'H
Koelreuteria paniculata	Golden Rain Tree	x	2.5"-3" cal.	M	35'Hx35'W
Pistacia chinensis	Chinese Pistache	x	2.5"-3" cal.	M	30'Wx40'H
Populus wislizeni	Rio Grande Cottonwood	x	2.5"-3" cal.	M	60'Wx70'H
Prunus armeniaca	Apricot	x	2"-2.5" cal.	L	20'Wx20'H
Prunus virginiana melanocarpa	Rocky Mtn Chokecherry	x	2"-2.5" cal.	M	20'Wx25'H
Ulmus 'Frontier'	Frontier Elm	x	2"-2.5" cal.	M	20'Wx35'H
Ulmus propinqua 'Emerald Sunshine'	Elm 'Emerald Sunshine'	x	2"-2.5" cal.	M	25Wx30H
Juniperus monosperma	One Seed Juniper	x	6'-8' BB	L	20'Wx25', evergreen
Juniperus scopulorum	Rocky Mountain Juniper	x	6'-8' BB	L	20'Wx25'H, evergreen
Pinus edulis	Pinon Pine	x	6'-8' BB	L	20'Wx25'H, evergreen
SHRUBS					
Aronia arbutifolia 'Brilliantissma'	Brillant Red Chokeberry	x	15 gal	M	4'Wx8'H
Artemisia 'Powis Castle'	Powis Castle Sage	x	5 gal	L	4'Wx2'H
Berberis Thunbergii 'Atropurpurea'	Japanese Barberry Redleaf	x	5 gal	M	4'Wx4'H, evergreen
Buddleia alternifolia 'Argentea'	Silver Fountain Butterfly Bush	x	5 gal	M	10'Wx10'H
Kolkwitzia amabilis 'Pink Cloud'	Pink Cloud Beauty Bush	x	5 gal	M	10'Wx10'H
Krascheninnikovia lanata	Winterfat	x	1 gal	L	2'Wx2'H
Caryopteris clandonensis 'Blue Mist'	Blue Mist Spirea	x	5 gal	L	4'Wx 4'H
Cercocarpus ledifolius	Curl-leaf Mtn. Mahogany	x	5 gal	L	8'Wx12'H, evergreen
Cotinus coggygria 'Royal Purple'	Smoke Tree 'Royal Purple'	x	15 gal	M	10'Wx10'H
Chamaebatiaria millefolium	Fernbush	x	5 gal	L	7'Wx7'H, evergreen
Chrysothamnus nauseosus	Chamisa	x	5 gal	L	5'Wx5'H
Cytisys purgans 'Spanish Gold'	Spanish Gold Broom	x	5 gal	M	6'Wx4'H, evergreen
Fallugia paradoxa	Apache Plume	x	5 gal	L	5'Wx6'H
Mahonia repens	Creeping Mahonia	x	1 gal	L	3'Wx18"H, evergreen
Nolina microcarpa	Beargrass	x	5 gal	RW	6'Wx5'H, evergreen
Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	x	5 gal	L	5'Wx5'H
Potentilla fruticose ' Red Ace'	Red Ace Potentilla	x	5 gal	M	4'Wx4'H
Purshia mexicana	Cliffrose	x	5 gal	L	5'Wx10'H
Ribes aureum	Golden Currant	x	5 gal	L	5'Wx6'H
Rosa 'Golden Wings'	Golden Wings Rose	x	5 gal	L	5'Wx4'H
Rosa 'Knockout'	Shrub Rose Knock Out	x	5 gal	M	4'Wx4'H
Rhus aromatica 'Gro-Low'	Dwarf Fragrant Sumac	x	5 gal	L	8'Wx3'H
Rhus trilobata	Three-leaf Sumac	x	5 gal	L	6'Wx6'H
Spirea x vanouttei 'Renaissance'	Renaissance Vanhoutte Spirea	x	5 gal	M	7'Wx 6'H
Syringa vulgaris	Lilac	x	5gal	M	12'Wx12'H
Viburnum x burkwoodii	Burkwood Viburnum	x	5 gal	M	7'Wx7'H
GRASSES / PERENNIALS					
Bouteloua gracilis 'Blonde Ambition'	Blue Grama Blonde Ambition	x	1 gal	L	2'Wx2'H
Calamagrostis acutiflora	Karl Foerster	x	3 gal	M	2'Wx4'H
Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Idaho Fescue	x	1 gal	M	15"Wx15"H
Muhlenbergia rigens	Deergrass	x	3 gal	L	4'Wx4'H
Sorghastrum nutans 'Thin Man'	Thin Man Indian Grass	x	1 gal	M	30"WX6'H
Sporobolus airoides	Alkali Sacaton	x	1 gal	L	2'Wx3'H
Sporobolus wrightii	Giant Sacaton	x	5 gal	L	6'Wx9'H
Agastache Acapulco Salmon Pink	Acapulco Hummingbird Mint	x	1 gal	L	15"Dx24-30"H
Calirhoe involucrata	Winecups	x	1 gal	L	30"Wx5"H
Ceratostigma plumbaginoides	Plumbago	x	1 gal	L	1'Wx2'H
Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	x	1 gal	L	24"Wx36"H
Echinacea purpurea 'White Swan'	White Swan Coneflower	x	1 gal	L	24"Wx36"H
Gaura lindheimeri 'Siskiyou Pink'	Gaura Siskiyou Pink	x	1 gal	M	24"Wx30"H
Iris germanica 'Immortality'	Bearded Iris Immortality	x	bulb	L	1'Wx2'H
Lavandula x intermedia 'Provence'	Provence Lavender	x	1 gal	L	24"Wx30"H
Nepeta faassenii	Catmint	x	1 gal	L	24"Wx15"H
Oenothera speciosus Rosea	Showy Pink Evening Primrose	x	1 gal	L	18"Wx10"H
Penstemon pinifolius Compactum	Pineleaf Beardtounge	x	1 gal	L	12"Wx10"H
Salvia greggii 'Cold Hardy Pink'	Cold Hardy Pink Texas Sage	x	1 gal	L	24"Wx20"H
Salvia sylvestris 'May Night'	May Night Sage	x	1 gal	L	18"Wx18"H
Rosa 'Climbing Iceberg'	Climbing Iceberg Rose	x	5 gal	M	14'H
CACTI					
Agave havardiana	Havard's Century Plant	x	5 gal	RW	3'WX3'H
Agave neomexicana	New Mexico Century Plant	x	5 gal	RW	3'WX2'H
Dasylirion wheeleri	Sotol	x	5 gal	RW	4'WX6'H, evergreen
Hesperaloe parviflora	Red Yucca	x	5 gal	RW	4'Wx3'H, evergreen
Yucca baccata	Broadleaf (Banana) Yucca	x	5 gal	RW	4'Wx3'H, evergreen
Yucca glauca	Narrow Leaf Yucca	x	5 gal	RW	3'Wx3'H, evergreen

REVISIONS

DATE	BY

monte sereno

THE RESORT AT MONTE SERENO

LANDSCAPE PLAN - CASITA TYPICAL

SCALE	DWG NO.	DATE
1"=10'		06.21.2021
P&DR CASE #		SHEET NO. L-202



RESEEDING LEGEND

- RESEEDING (NATIVE GRASSES WITH SHRUBS)
- RETAINING WALL
- LIMIT OF DISTURBANCE

RESEEDING KEYED NOTES

1. RETAINING WALL; SEE CIVIL PLANS FOR LAYOUT.
2. RESEEDING EXTENTS IS APPROXIMATE; AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITIES TO BE RESEEDED.
3. SEED MIX TO BE MIXTURE OF NATIVE GRASS SEEDS AND SHRUBS; ACCEPTABLE SEED MIX: 'SANTA FE TRAIL - NATIVE GRASS MIXTURE' BY CUTIS AND CURTIS SEED, OR APPROVED EQUAL; SHRUB SEED MIXTURE TO INCLUDE KRASHENINNIKOVIA LANATA (WINTERFAT), FALLUGIA PARADOXA (APACHE PLUME), AND YUCCA GLAUCA (NARROWLEAF YUCCA) OR SUBSTITUES FROM SHRUB PLANT LIST, SEE SHEET L2.
4. RESEEDING TO BE IRRIGATED FOR ESTABLISHMENT ONLY; WATER USE TO BE TAPERED SECOND YEAR AFTER INSTALLATION; SEE SHEET L6 FOR IRRIGATION.

N

SCALE: 1"=60'

60' 0 60'

REVISIONS

DATE	BY

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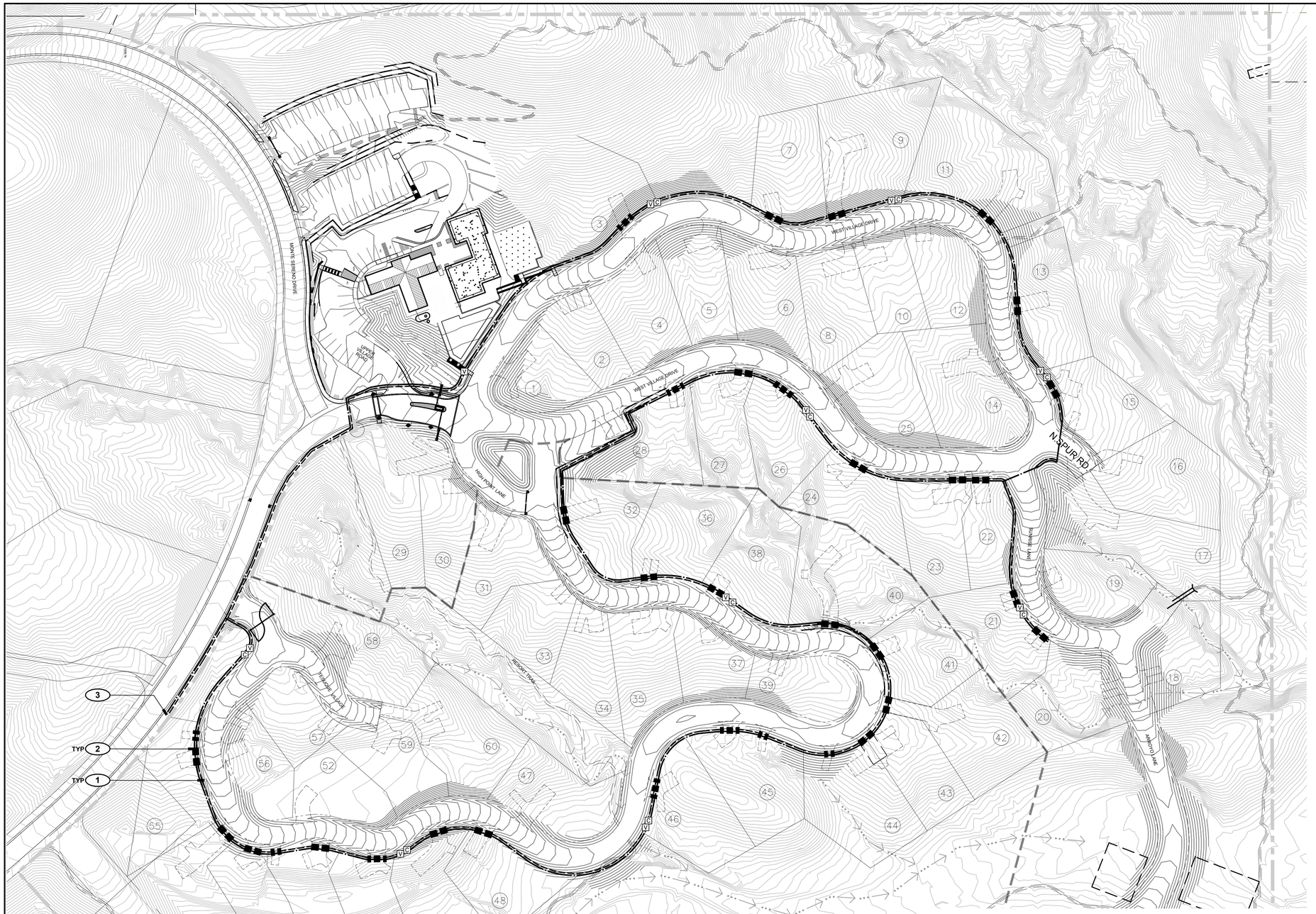
THE RESORT AT MONTE SERENO

LANDSCAPE PLAN - RESEEDING

SCALE	DWG NO.	DATE
1"=60'		06.21.2021
P&DR CASE #		SHEET NO. L-203



IRRIGATION LEGEND

- 2 INCH PVC CLAS 200 PVC MAINLINE
- 1 INCH CLASS 200 PVC LATERAL OR POLYETHYLENE DRIP TUBING
- WIRING
- 2 INCH PVC SLEEVES
- [C] CONTROLLER LOCATION
- [V] DRIP VALVE

LANDSCAPE WATER BUDGET - RESORT / ENTRY

YEAR 1 Water Demand (establishment period)

Landscape Water Demand Calculations	Quantity	SF	Weekly Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Native Grass Seeding		9,455	5,714	150%	8572
Turf Grass		2,050	2,597	200%	5194
Planting Area A (perennial)		3,640	1,820	100%	1820
Planting Area B (ornamental grasses)		7,135	3,568	100%	3568
Planting Area C (native shrubs)		13,735	2,060	100%	2060
Trees (evergreen + small native trees)	75		1,200	100%	1200
Trees (shade trees)	23		552	100%	552

YEAR 1 - Water Demand

January	February	March	April	May	June	July	August	September	October	November	December	Total
0%	0%	15%	38%	64%	100%	90%	85%	62%	35%	20%	0%	
0.0	0.0	5,529	14,006	23,589	36,858	33,172	31,329	22,852	12,900	7,372	0.0	187,605
0.0	0.0	3,350	8,487	14,293	22,333	20,100	18,983	13,847	7,817	4,467	0.0	113,676
0.0	0.0	1,174	2,974	5,009	7,826	7,043	6,652	4,852	2,739	1,565	0.0	39,834
0.0	0.0	2,301	5,829	9,818	15,340	13,806	13,039	9,511	5,369	3,068	0.0	78,082
0.0	0.0	1,329	3,366	5,670	8,859	7,973	7,530	5,493	3,101	1,772	0.0	45,093
0.0	0.0	356	902	1,519	2,374	2,136	2,018	1,472	831	475	0.0	12,082
0.0	0.0	356	902	1,519	2,374	2,136	2,018	1,472	831	475	0.0	12,082
0	**0**	**14,395**	**36,466**	**61,417**	**95,963**	**86,367**	**81,569**	**59,497**	**33,587**	**19,193**	**0**	

Year 1 - Demand **488,453** gal./yr
1.50 ac-ft/yr

YEAR 3 Water Demand

Landscape Water Demand Calculations	Quantity	SF	Weekly Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Native Grass Seeding		9,455	5,714	50%	2857
Turf Grass		2,050	2,597	100%	2597
Planting Area A (perennial)		3,640	1,820	85%	1547
Planting Area B (ornamental grasses)		7,135	3,568	85%	3032
Planting Area C (native shrubs)		13,735	2,060	50%	1030
Trees (evergreen + small native trees)	75		1,200	75%	900
Trees (shade trees)	23		552	75%	414

YEAR 3 - Water Demand

January	February	March	April	May	June	July	August	September	October	November	December	Total
0%	0%	15%	38%	64%	100%	90%	85%	62%	35%	20%	0%	
0.0	0.0	1,843	4,669	7,863	12,286	11,057	10,443	7,617	4,300	2,457	0.0	62,535
0.0	0.0	1,675	4,243	7,147	11,167	10,050	9,492	6,923	3,908	2,233	0.0	56,838
0.0	0.0	998	2,528	4,257	6,652	5,987	5,654	4,124	2,328	1,330	0.0	33,859
0.0	0.0	1,956	4,955	8,345	13,039	11,735	11,083	8,084	4,564	2,608	0.0	66,370
0.0	0.0	864	1,683	2,835	4,430	3,987	3,765	2,746	1,550	886	0.0	22,546
0.0	0.0	581	1,471	2,477	3,870	3,483	3,290	2,399	1,355	774	0.0	19,698
0.0	0.0	267	676	1,139	1,780	1,602	1,513	1,104	823	356	0.0	9,061
0	**0**	**7,984**	**20,225**	**34,063**	**53,224**	**47,901**	**45,240**	**32,999**	**18,628**	**10,645**	**0**	

270,908 gal./yr
0.83 ac-ft/yr

LANDSCAPE WATER BUDGET - STREETSCAPE

YEAR 1 Water Demand (establishment period)

Landscape Water Demand Calculations	Quantity	SF	Weekly Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Native Grass Seeding		133,470	80,666	150%	120999
Planting Area C (native shrubs)		1,970	296	100%	296
Trees (evergreen + small native trees)	402		6,432	100%	6432
Trees (shade trees)	17		408	100%	408

YEAR 1 - Water Demand

January	February	March	April	May	June	July	August	September	October	November	December	Total
0%	0%	15%	38%	64%	100%	90%	85%	62%	35%	20%	0%	
0.0	0.0	78,044	197,712	332,989	520,295	468,266	442,251	322,583	182,103	104,059	0.0	2,648,303
0.0	0.0	191	483	813	1,271	1,144	1,080	788	445	254	0.0	6,468
0.0	0.0	263	667	1,123	1,754	1,579	1,491	1,088	614	351	0.0	8,930
0.0	0.0	263	667	1,123	1,754	1,579	1,491	1,088	614	351	0.0	8,930
0	**0**	**78,761**	**199,528**	**336,048**	**525,075**	**472,567**	**446,314**	**325,546**	**183,776**	**105,015**	**0**	

Year 1 - Demand **2,672,630** gal./yr
8.20 ac-ft/yr

YEAR 3 Water Demand

Landscape Water Demand Calculations	Quantity	SF	Weekly Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Native Grass Seeding		133,470	80,666	50%	40333
Planting Area C (native shrubs)		1,970	296	50%	148
Trees (evergreen + small native trees)	402		6,432	75%	4824
Trees (shade trees)	17		408	75%	306

YEAR 3 - Water Demand

January	February	March	April	May	June	July	August	September	October	November	December	Total
0%	0%	15%	38%	64%	100%	90%	85%	62%	35%	20%	0%	
0.0	0.0	26,015	65,904	110,996	173,432	156,089	147,417	107,528	60,701	34,686	0.0	882,768
0.0	0.0	95	241	407	635	572	540	394	222	127	0.0	3,234
0.0	0.0	3,111	7,882	13,276	20,743	18,669	17,632	12,861	7,260	4,149	0.0	105,583
0.0	0.0	197	500	842	1,316	1,184	1,118	816	461	263	0.0	6,697
0	**0**	**29,419**	**74,528**	**125,521**	**196,126**	**176,513**	**166,707**	**121,598**	**68,644**	**39,225**	**0**	

Year 2+3 - Demand **998,282** gal./yr
3.06 ac-ft/yr

Notes:
1. Reseeding area sf includes all distrubed area due to grading minus 3' offset of roadway (shoulder).

Planting Area Demand Assumptions / Six (6) month irrigation period

Planting Area A (perennial)	0.50 gallons per week per square foot
Planting Area B (ornamental grasses)	0.50 gallons per week per square foot
Planting Area C (native shrubs)	0.15 gallons per week per square foot (4 gallons per week per shrub)
Trees (evergreen + small native trees)	16.00 gallons per week: 8 -1 gal / hr emitters per tree run 1 hour twice a week
Trees (shade trees)	24.00 gallons per week: 12 -1 gal / hr emitters per tree run 1 hour twice a week
Turf Grass	1.27 gallons per week per square foot: 42" / 32 week growing season / sf = 1.31" / week
Native Grass Seeding	0.60 gallons per week per square foot: 20" / 32 week growing season / sf = .625" / week

Reduction Factor — Reduction factor assumes a reduction in water use for drought tolerant plants once they have been established.

Monthly Water Alotment — Percent water allocated to plants based on climate and average needs.

LANDSCAPE IRRIGATION

IRRIGATION TO BE PROVIDED AS FOLLOWS:
- DRIP IRRIGATION TO TREES AND PLANTER AREAS WITH SHRUBS / PERENNIALS (SEPARATE ZONES FOR TREES)
- IRRIGATION ZONES TO BE ORGANIZED BY HYDROZONE
- SPRAY IRRIGATION FOR LAWN AREA
- TEMPORARY SPRAY IRRIGATION FOR RESEEDING EXTENTS
- IRRIGATINO SYSTEM TO BE A PRESSURE COMPENSATION SYSTEM WITH A SMART CONTROLLER AND WEATHER SENSOR; IRRIGATION SYSTEM TO MEET CITY OF SANTA FE CODE REQUIREMENTS
- IRRIGATION SYSTEM TO BE DESIGNED BY LANDSCAPE CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT

LANDSCAPE IRRIGATION KEYED NOTES

1. MAINLINE APPROXIMATE LAYOUT
2. SLEEVING, INSTALL AT ROAD CROSSINGS AND FUTURE DRIVEWAY LOCATIONS.
3. POINT OF CONNECTION AT EXISTING WATER METER.

N

SCALE: 1"=60'

60' 0 60'

REVISIONS

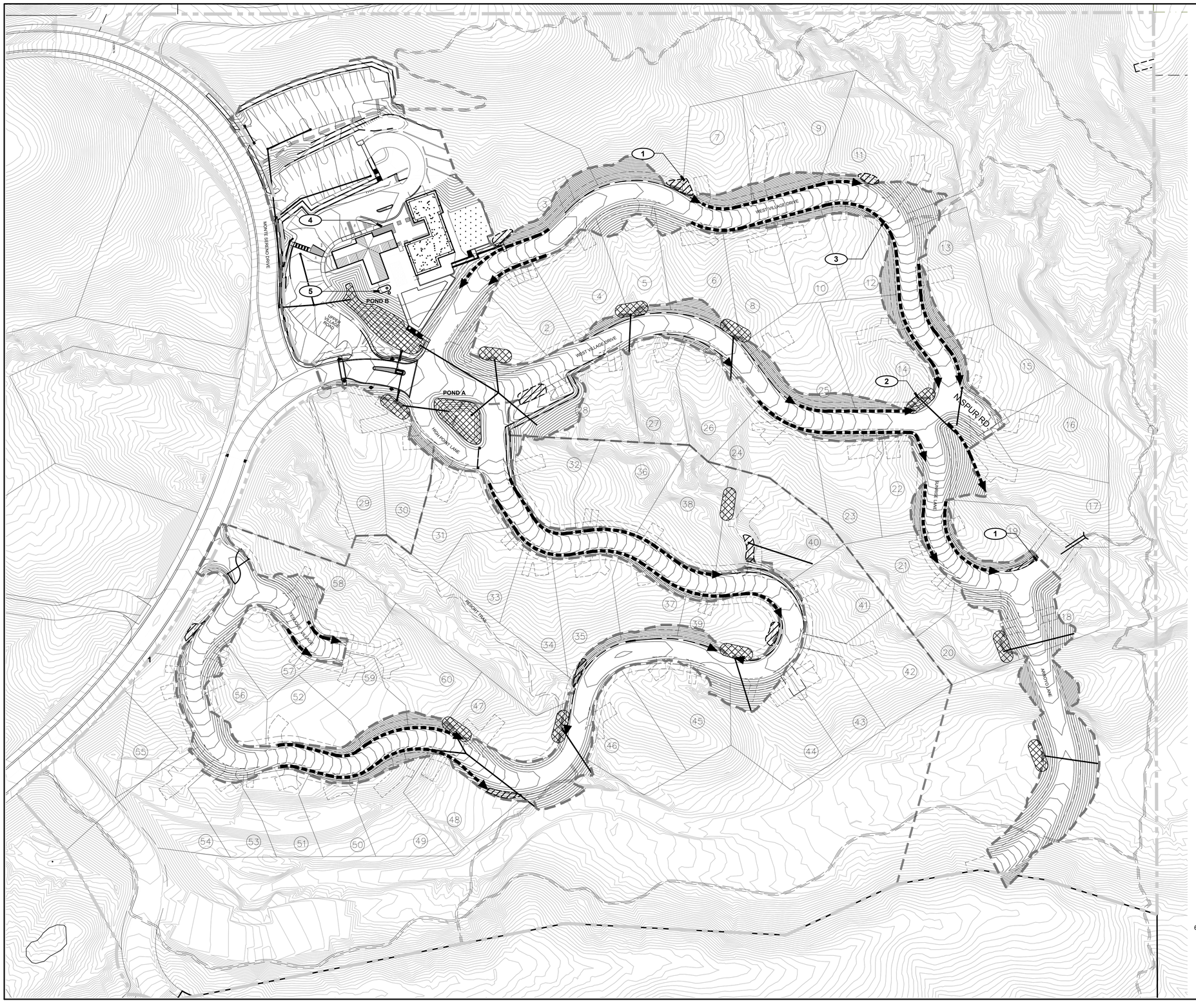
DATE	BY

monte sereno

THE RESORT AT MONTE SERENO

SCHEMATIC IRRIGATION PLAN

SCALE	DWG NO.	DATE
1"=60'		06.21.2021
P&DR CASE #		SHEET NO. L-300



WATER HARVESTING LEGEND

- PROJECT BOUNDARY
- STORM WATER DETENTION POND
- RAINWATER HARVESTING BASIN
- SURFACE SWALE
- SURFACE SWALE WITH CHECK DAMS
- CISTERN
- MINOR DRAINAGE
- STORMWATER PIPE

NOTE:
ALL PLANING AREAS INTENDED TO SERVE AS LOCATIONS FOR STORMWATER INFILTRATIONS.

WATER HARVESTING KEYED NOTES

PASSIVE WATER HARVESTING:
THE PRIMARY OBJECTIVE OF THE GRADING PLAN AND WATER HARVESTING STRATEGY IS TO MAKE BENEFICIAL USE OF RAINWATER THAT FALLS ON THE SITE TO HELP SUPPORT LANDSCAPING AND MINIMIZE EROSION. THIS PROJECT PROPOSES TO HARVEST WATER FROM IMPERMEABLE SURFACES BY DIRECTING RUNOFF TOWARDS LANDSCAPE PLANTING AREAS. ROADWAY SURFACE RUNOFF TO BE DIRECTED TO SIDE SWALES TO MANAGE FLOWS, ALLOW FOR INFILTRATION, AND HELP SUPPORT STREETSCAPE PLANTINGS. INFILTRATION BASINS (RAINWATER HARVESTING BASINS) TO BE PLACED AT JUNCTIONS WITH UPSTREAM DRAINAGES AND END POINTS OF STEEPER SURFACE SWALES.
ACTIVE WATER HARVESTING:

A RAINWATER COLLECTION CISTERN IS PROPOSED FOR THE RESORT VILLAGE COMMON AREA TO SERVE AS THE PRIMARY SOURCE OF LANDSCAPE IRRIGATION WATER FOR THE LANDSCAPE BY THE RESORT BUIDLINGS AND PARKING AREA. RAINWATER TO BE COLLECTED FROM ADJACENT ROOFS AND PIPED TO THE UNDERGROUND CISTERN(S).CISTERN TO HAVE A POTABLE WATER BACKUP.

KEY NOTES

1. WATER HARVESTING BASIN TYPICAL; FINE GRADING; COORD WITH CIVIL PLANS.
2. STORMWATER DETENTION BASIN TYPICAL, SEE CIVIL PLANS.
3. WATER HARVESTING SWALE; INSTALL CHECK DAMS AS NEEDED TO SLOW WATER.
4. SLOPE HARDSCAPE AREAS TO ADJACENT LANDSCAPE PLANTING AREAS, TYPICAL.
5. CISTERN, BURIED; SIZE, QUANTITY AND FINAL LOCAION TO BE DETERMINED

N

SCALE: 1"=60'

60' 0 60'

REVISIONS

DATE	BY

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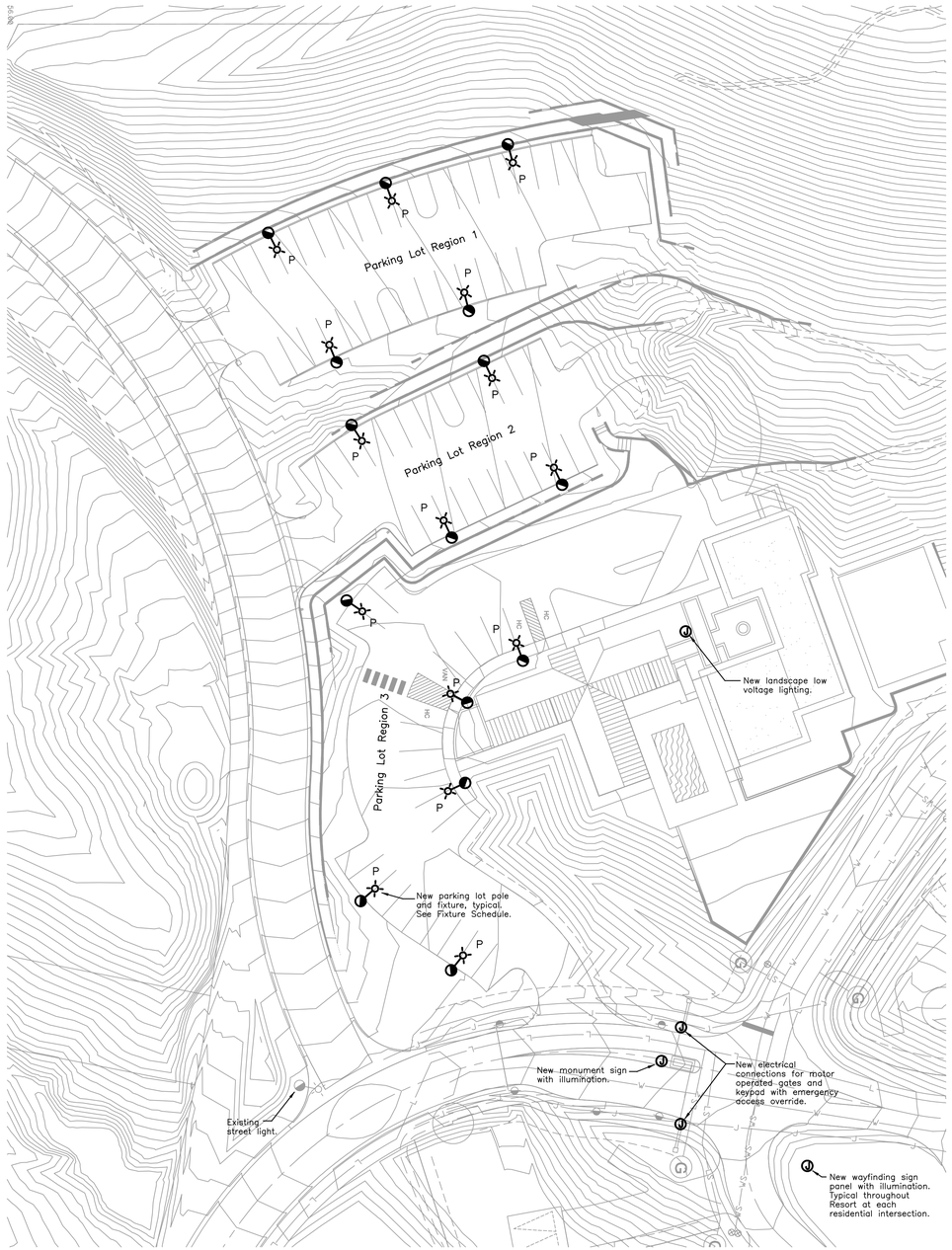
THE RESORT AT MONTE SERENO

WATER HARVESTING PLAN

SCALE	DWG NO.	DATE
1"=60'		06.21.2021
P&DR CASE #		SHEET NO. L-301



North

Proposed Lighting Plan - Resort Parking Lot

Scale: 1" = 30'

Fixture Schedule

Type	Lamps	VA	Watts	Mounting	Description
P	LED	TBD	TBD	16' pole (19' overall)	Full cut off LED fixture on 16' pole. 2700K CCT, 70 CRI, Type 3 distribution, dark bronze finish, house side shields where necessary adjacent to residential areas. Lumark PRV series, subject to owner review and City of Santa Fe code compliance.
pole				Concrete base, 3' height	16' pole, 5" square straight steel, dark bronze. Cooper Lighting # SSS5A16SF, subject to owner review and City of Santa Fe code compliance.

General Notes

A. This sheet is provided for City of Santa Fe development plan review and is not intended for construction.

B. The intent of this drawing is to show approximate parking lot and area lighting, pole/fixture locations and characteristics.

C. All exterior lighting shall comply with the New Mexico Night Sky Protection Act and City of Santa Fe Code of Ordinances.

D. Parking lot lighting illumination levels shall be at a minimum required for safety. Average maintained horizontal footcandles at grade shall not exceed those identified in City of Santa Fe Code of Ordinances Section 14.8.9, Table 14-8.9-2. Maximum maintained horizontal footcandles at grade shall not exceed 1.5 times the same values in Table 14-8.9-2.

E. Sign illumination shall comply with City of Santa Fe Code of Ordinances Section 14.8.10.B.1.

F. All exterior light sources shall be on timeclock and photocell control for dusk-to-dawn operation.

G. Parking lot regions identified on plan (3 total), shall be circuited separately, with centrally located hand-off-auto control. The intent is to provide option for manual override to shut off lights in temporarily unused parking areas.

Proposed Fixture Cutsheets (or approved equals)

Project		Catalog #		Type	P
Prepared by		Notes		Date	



Lumark

PRV / PRV-XL Prevail LED

Area / Site Luminaire

Product Features

Interactive Menu
- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 3
- Product Specifications page 3
- Energy and Performance Data page 4
- Control Options page 5

Quick Facts
- Lumen packages range from 7,100 - 48,600 lumens (50W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Product Certifications

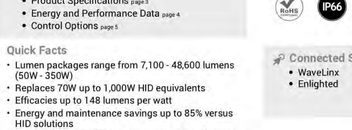
Connected Systems
- WaveLinx
- Enlighted

Dimensional Details

Prevail



Prevail XL



COOPER Lighting Solutions

TD510038EN | page 1
April 13, 2021 5:28 PM

Steel Poles



SSS SQUARE STRAIGHT STEEL

Catalog #		Type
Project		pole
Comments		Date
Prepared by		

FEATURES
- ASTM Grade steel base plate with ASTM A386 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS - VIBRATIONS AND NON-GROUND MOUNTED INSTALLATIONS

The information contained herein is for general guidance only and is not a replacement for professional judgment. Design considerations for wind-induced vibrations and non-ground mounted installations (e.g., installations on bridges or buildings) are not included in this document. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Refer to the Cooper Lighting Solutions Light Pole White Paper for risk factors and design considerations. Learn more.

NOTE: The Limited Warranty for this product specifically excludes fatigue failure or similar damage resulting from vibration, harmonic oscillation or resonance.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit www.cooperlighting.com for available options, accessories and ordering information.

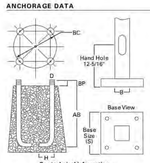
ORDERING INFORMATION

SAMPLE NUMBER: SSA5A205FM1XG

Product Family	Shaft Size (Inches)[1]	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 9=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling N=Type N Drilling R=Type R Drilling Z=Custom[2] (Specify Sweep Arm)[4] 2=Type 2 Drilling	1=Single 2=2 at 180° 3=Triple[4] 4=4 at 90° 5=2 at 90° X=None	X=None 2=2' 3=2.5' 4=4' 6=6' 8=8'	A=1/2" Tapped Hub[3] B=3/4" Tapped Hub[3] C=Convenience Outlet[4] E=GFCI Convenience Outlet[4] G=Ground Lug H=Additional Hand Hole[5] V=Vibration Dampener

NOTES: 1. All shaft sizes nominal. **2.** Square poles are 3 at 90°, round poles are 3 at 120°. **3.** Tapped Hub is located 5" below pole top and on the same side of pole as hand hole, unless specified otherwise. **4.** Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. **5.** Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified. **6.** Arm must be ordered separately.

ANCHORAGE DATA



Pole	Template Number	Bolt Number	Bolt Circle (inches)	Number of Bolts	Bolt Size (inches)
SSS4	TMP1	AB1	8.5 - 11.0	4	3/4 x 25 x 3
SSS5	TMP1	AB1	11.0	4	3/4 x 25 x 3
SSS6	TMP2	AB3	12.5	4	1 x 36 x 4

COOPER Lighting Solutions

TD513013EN
April 14, 2021 5:42 PM

Electrical Symbol Legend

	Pole and pole mounted fixture. Type as indicated in fixture schedule.
J	Junction box for electrical point of connection.

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REV. NO.	REVISION DESCRIPTION	APPROVED	DATE

DeLapp & Associates, Inc. dba
DeLapp Engineering®
1190 Harrison Road, Suite 3a
Santa Fe, NM 87507
(505) 983-5557; (505) 982-5724 Fax
jmdelapp@DeLapp.com; http://DeLapp.com

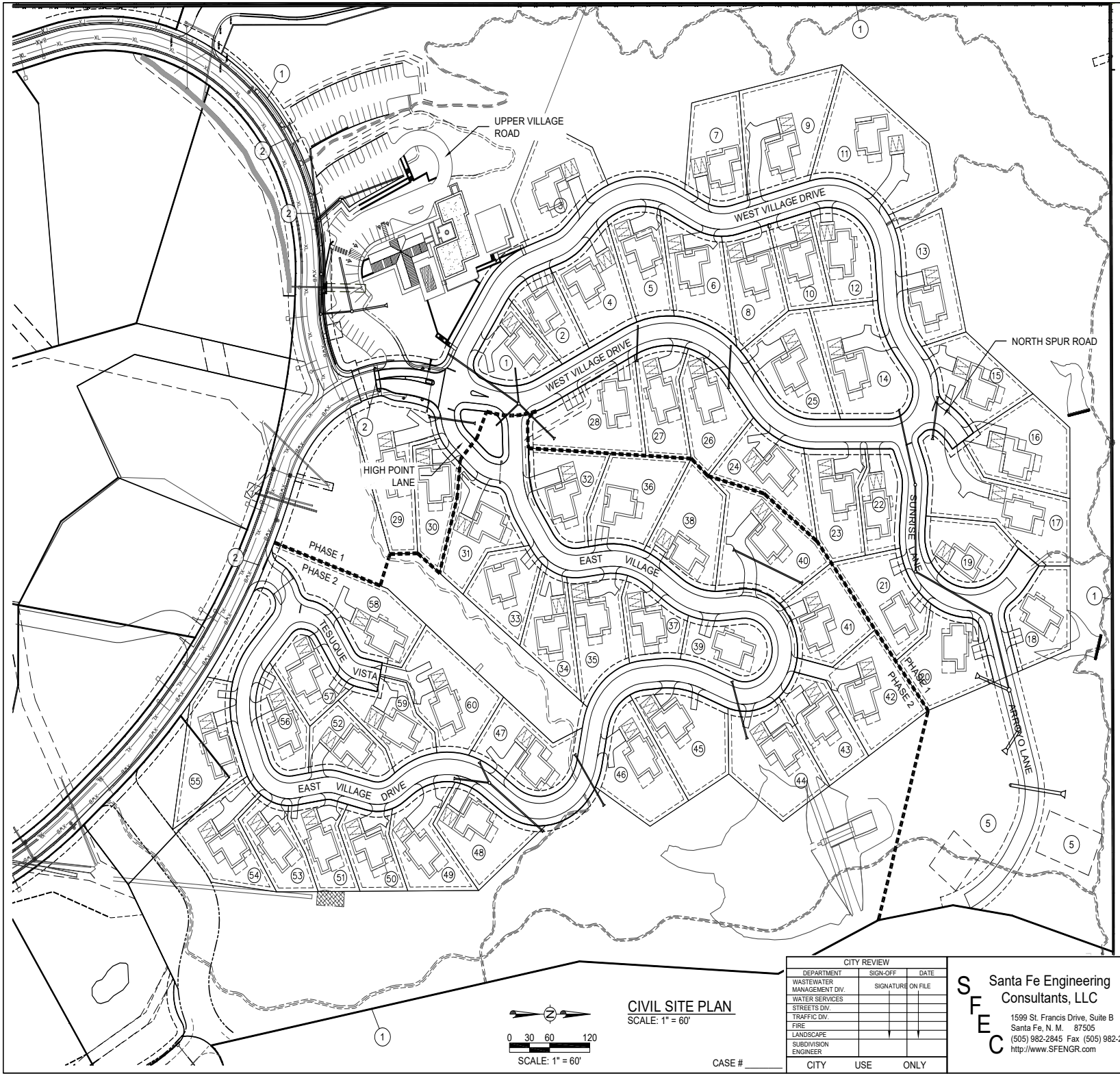
The Resort at Monte Sereno
Santa Fe, NM

Lighting Plan
Resort Parking Lot

Preliminary
Not For Construction

DRAWN BY	CHECKED BY	PROJECT NO.	DRAWING NO.
CBE	JMD	21024	E-100
PLOT SCALE		DATE	SHEET OF
1 = 1		06/21/21	

18 JUN 2021 13:31:03
P:\DWG\21\21024\21024-E100.DWG



SHEET KEYNOTES

1. PROPERTY LINE
2. TIE TO EXISTING ROADWAY
3. PROPOSED STORM SEWER SEE C-600 SERIES SHEETS
4. PROPOSED RETAINING WALL, SEE C-300 SERIES SHEETS
5. PROPOSED STORAGE UNIT, SEE ARCHITECTURAL SHEETS

0 30 60 120
SCALE: 1" = 60'

CIVIL SITE PLAN
SCALE: 1" = 60'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

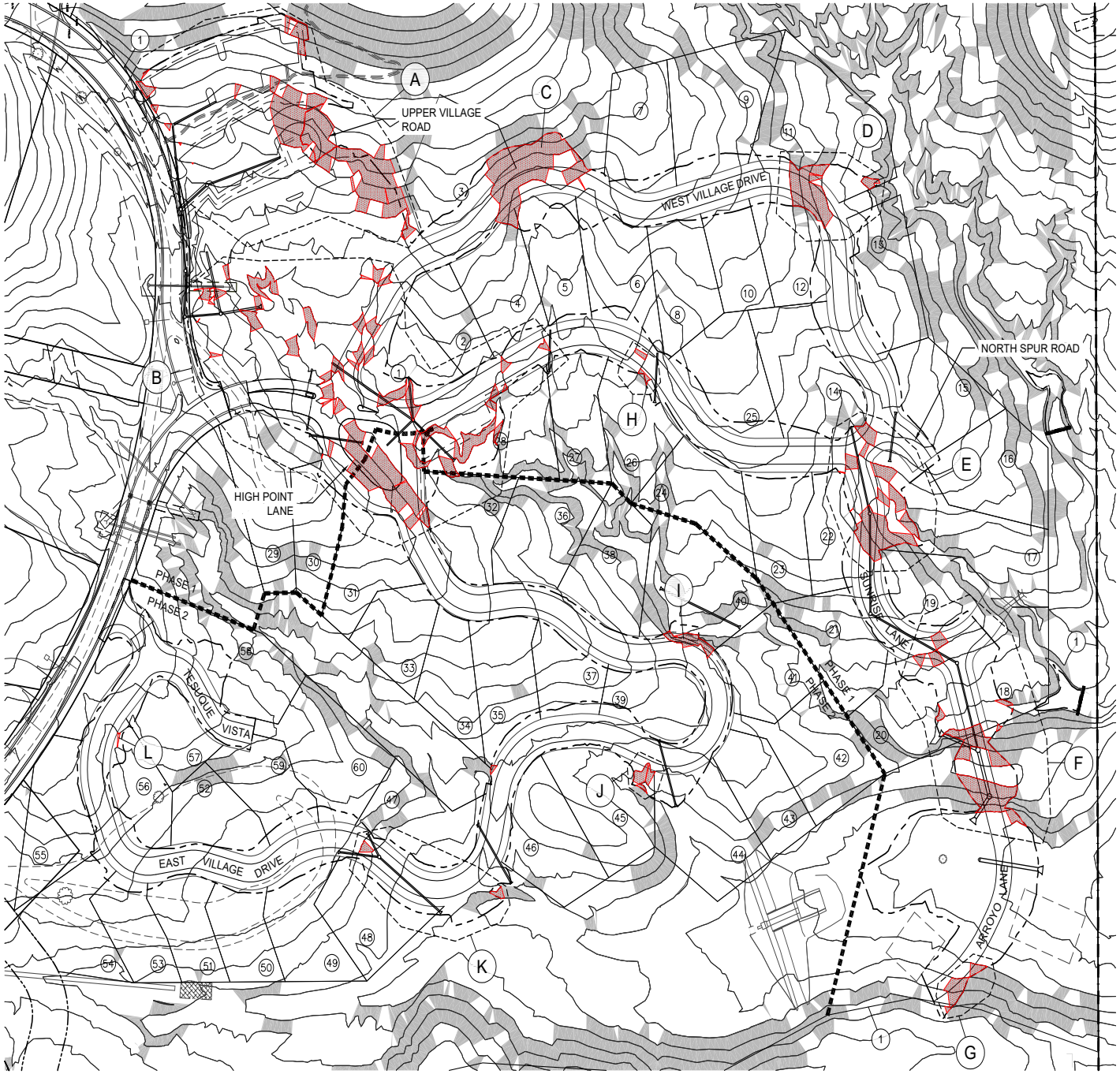
CIVIL SITE PLAN

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 60'	C-100

ENGINEERS SEAL

DATE

REVISIONS



SHEET KEYNOTES

(1) PROPERTY LINE

LEGEND

AREA OF 30% AND GREATER SLOPE

AREA OF DISTURBED 30% AND GREATER SLOPE

GRADING LIMITS

NOTE:
THIS SLOPE ANALYSIS WAS CALCULATED USING A 5' CONTOUR INTERVAL BASED UPON TOPOGRAPHY AND SLOPE ANALYSIS PROVIDED BY DAWSON SURVEYS, INC.

SLOPE ANALYSIS CALCULATIONS

AREAS OF NATURAL 30% AND GREATER DISTURBED SLOPES		COMMENTS
AREA ID	AREA OF DISTURBANCE (SF)	
A	10908.79	
B	12671.34	
C	6323.37	
D	2765.26	
E	4580.18	
F	4718.34	
G	855.72	
H	174.54	
I	717.61	
J	445.67	
K	270.53	
L	28.34	
TOTAL = 44,460 SF		

SLOPE ANALYSIS CALCULATIONS - ROAD VARIANCES

SCALE: 1" = 60'

0 30 60 120

SCALE: 1" = 60'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

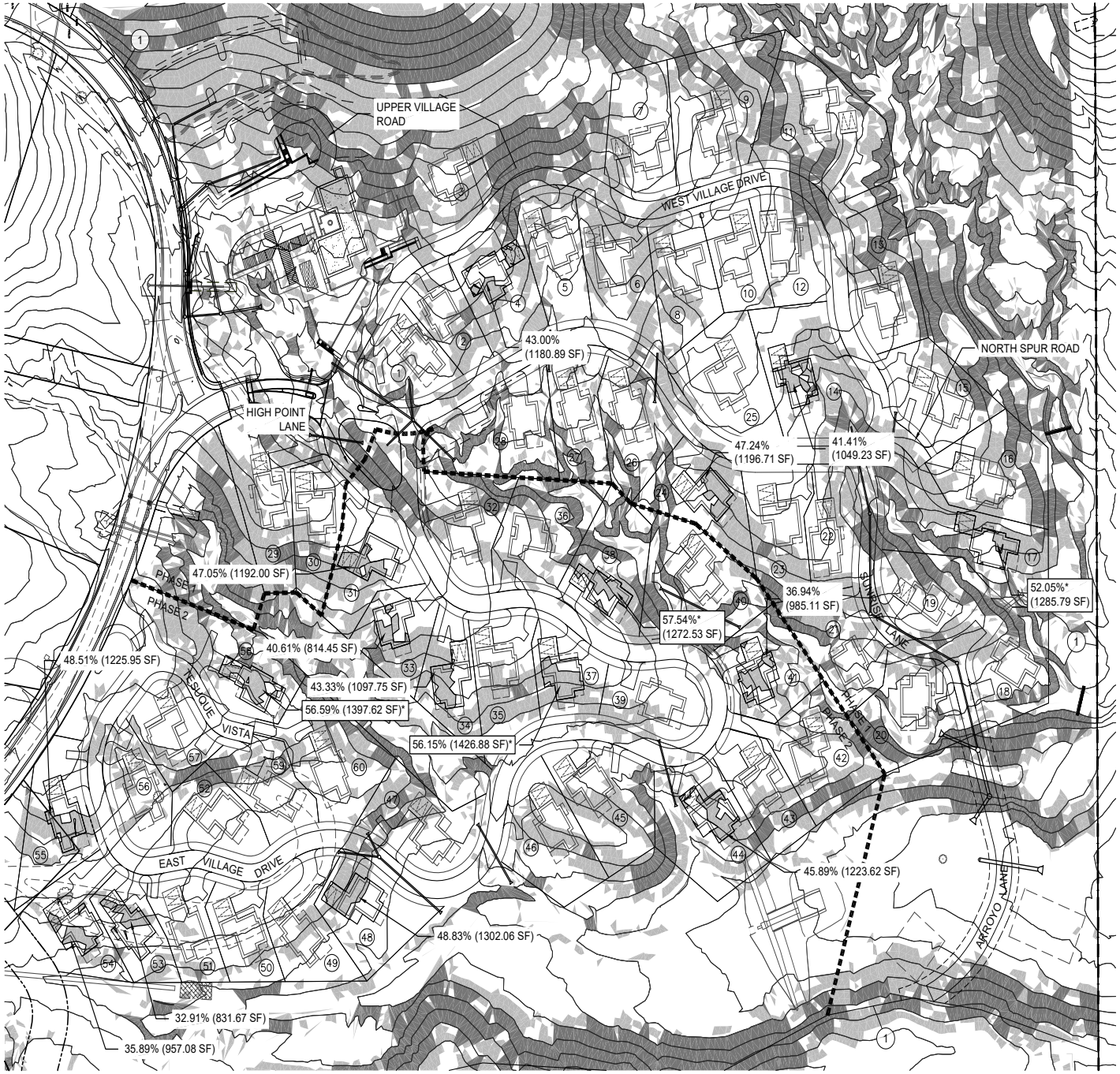
SLOPE ANALYSIS CALCULATIONS - ROAD VARIANCES

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 60'	C-101

ENGINEERS SEAL

DATE

REVISIONS



SHEET KEYNOTES

(1) PROPERTY LINE

LEGEND

AREA OF 20% TO 30% SLOPE

AREA OF 30% AND GREATER SLOPE

NOTE:
THIS SLOPE ANALYSIS WAS CALCULATED USING A 1' CONTOUR INTERVAL. FOR CLARITY, ONLY THE 5' MAJOR CONTOURS ARE SHOWN ON THIS SHEET.

BUILDING PADS ARE SHOWN FOR FEASIBILITY ONLY.

* VARIANCE REQUESTED FOR GREATER THAN 50% OF THE PAD IS IN 20% SLOPE.

SLOPE ANALYSIS CALCULATIONS - PAD COMPLIANCE

SCALE: 1" = 60'

0 30 60 120

SCALE: 1" = 60'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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TRAFFIC DIV.		
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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

SLOPE ANALYSIS CALCULATIONS - PAD COMPLIANCE

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 60'	C-101A

ENGINEERS SEAL

DATE

REVISIONS

CITY OF SANTA FE PUBLIC INFRASTRUCTURE GENERAL CONSTRUCTION NOTES

1. All construction shall conform to the requirements of City of Santa Fe Standard Drawings and Specifications as applicable.
2. Utility construction shall conform to applicable sections of the APWA's "New Mexico Standard Specifications for Public Works Construction, 2006 edition including latest published amendments.
3. Infrastructure construction shall conform to applicable sections of the New Mexico Department of Transportation's "Standard Specifications for Highway and Bridge Construction, 2019 Edition (SSHBC).
4. The order of precedence shall be, listed in order of highest precedence, the project specifications, plans, City of Santa Fe Standard Drawings, SSHBC, and APWA.
5. In the case of conflicts between plans and specifications resolution shall be by using the more restrictive requirement as determined by the project engineer and approved by the City.
6. The project plans shall be approved for construction by the City prior to any construction activity and scheduling a pre-construction meeting.
7. The construction Project Engineer shall be a New Mexico licensed Professional Engineer in the appropriate category for the type of work represented by the project plans. The Project Engineer shall arrange for a pre-construction meeting prior to the start of construction or mobilization of equipment on-site and after receipt of the financial guaranty. At the pre-construction meeting, the Project Engineer shall submit a letter providing the name(s) of specific individuals who will be performing what type of inspections and respective telephone contact number(s); this includes preparation of the record drawings. The pre-construction meeting shall be scheduled a minimum of 10 calendar days in advance of the meeting date.
8. Attendance at the pre-construction meeting is mandatory.
9. The Contractor shall provide a list of contact personnel responsible for site construction including position, telephone numbers, and at least one emergency telephone number active on a 24 hour basis.
10. If an EPA Notice of Intent (NOI) is applicable, a copy of the mailed permit application shall be presented at the pre-construction meeting along with a written statement giving the mailing date.
11. The Contractor shall be responsible for maintaining the integrity of all underground utilities during the course of work regardless of any location shown on the plans or other field evidence, or lack thereof. Notification to New Mexico One Call at 1-800-321-2537 for utility locates a minimum of 48 hours in advance of any excavation is required. Maintenance of utility locates shall be continued throughout the project life.
12. The Owner shall be responsible for all changes in construction deemed necessary for any reason and shall have appropriate plans and/or specifications, including applicable design criteria, prepared by a New Mexico Professional Engineer and submitted to the City for approval. Upon approval, said changes may be incorporated into the project.
13. Final Record Drawings, reflecting substantial changes to the original design drawings, shall be submitted by the Contractor's Surveyor for approval to the Engineer.Said plans shall be approved by applicable City Divisions prior to final acceptance of project work for maintenance responsibility and the beginning of the warranty period. Under no circumstances will partial acceptance and/or warranty commencement begin for any component of project scope be provided.
14. All Contractor work activity shall be confined to the construction limits of the project. There shall be no encroachment onto adjacent properties, either construction or marshaling yard(s) unless legal easements(s)/agreement(s) is/are executed and approved by the Engineering Supervisor.
15. Grading shall be completed under the authority of a Building Permit, the application of which shall show the type of work as "Other" with the notation of Grading, Landscaping, and infrastructure shown thereon. Call 505-955-6945 for permit information.
16. All cut and fill slopes, including setback requirements, shall conform to the requirements of:
    a. Santa Fe City Code's Article 14-8 (Development and Design Standards);
    b. Chapter 33 of the Uniform Building Code, 1997 edition unless otherwise noted on the approved construction plans; and
    c. In the case of conflict between these two specifications, City Code shall prevail.
17. The Contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
18. Material quality testing shall be completed by the Contractor, through a recognized testing laboratory. The laboratory shall be under the auspices of a New Mexico Professional Engineer.
19. All material quality test reports shall be provided directly to the City Planning Department, attention Permits and Development Review Division at P.O. Box 909, Santa Fe, New Mexico 87504-0909 within seven (7) calendar days after laboratory material testing is complete unless otherwise directed during the pre-construction meeting. Field test reports shall be provided directly to the P&DR staff at the time of field testing. In the case of P&DR staff absence, the reports shall be Fax'ed to 505-955-6829. In each case, all test reports and other communication shall carry the applicable P&DR Case and Building Permit project numbers which will be provided at the pre-construction meeting if not noted on the approved project plans.
20. Compaction testing of soil and similar materials, including optimum moisture-density relationships, shall be performed in accordance with the referenced specifications and/or plans. Unless specified in individual project plans, the frequency of compaction testing shall be one (1) test per 1.5 vertical feet of fill or backfill of similar material; within two (2) horizontal feet of structures; for each 500 linear feet of trench backfill or each days compactive effort, whichever results in the greatest quantity of tests; or for each 500 cubic yards of fill of similar material; or as directed by the Engineer.
21. Portland cement concrete (Pcc) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer. The design shall be provided to P&DR staff for approval a minimum of 14 calendar days prior to scheduling the initial casting operation or, alternatively, the project plans shall define a specific mix having a prior approval by P&DR. Each mix shall have the following minimum properties:
    a. Compressive strength of 4,000 psi in 28 calendar days
    b. Seven (7.0) bags of cementitious material per cubic yard of concrete
    c. Twenty (20.0) percent or less of flyash material substitution for cement
    d. Maximum aggregate size of ¾"
    e. Air entrainment content ranging between 4.0 and 7.0 percent at the point of concrete delivery into forms
22. Concrete sample set shall consist of a minimum of three (3) cylinders. One sample set shall be obtained for each 500 linear feet cast, 50 cast cubic yards, or one (1) set per calendar day, whichever is greatest; or as directed by the Engineer. Cylinders shall be tested at 7, 28, and 56 day intervals; the 56 day interval need not be tested if any previous test result exceeds the design value.
23. Traffic control devices, as per approved plan, shall be installed, maintained, and removed by the Contractor. Said devices shall conform to the latest published edition of the Manual of Uniform Traffic Control Devices and to written directions from the City Traffic Engineer who may be reached at 505-955-6619.
24. Site erosion and/or sediment control, as per approved plan, shall be installed, maintained, and removed by the Contractor. The Contractor's attention is directed to the SSHBC's Section 603 for other requirements relating to dust abatement and similar issues.
25. Utility lines must be bored under all existing street Pcc street appurtenances. A minimum of 12" separation must be maintained between utility lines. Any curb, gutter, or other damage must be repaired before final inspection will be given.
26. Each City utility division shall provide a letter of completed installation, not necessarily accepted for warranty, at the Contractor's request. Said letters shall be provided to the P&DR staff and received written staff acceptance prior to scheduling either TV inspection of SAS ; and Storm Sewer lines or placement of roadway pavement material.
27. ASTM, ASHTO, or independent laboratory certificates of material compliance are to be provided to P&DR staff prior to bringing applicable material on site.
28. Aggregate base course material shall conform to the SSHBC's Section 303 using Gradation I.
29. Hot Mix Asphalt (HMA) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer conforming to SSHBC's Section 423 using Aggregated Classification(s) called for in the project plans. The design shall be provided to P&DR staff for approval a minimum of 14 calendar days prior to scheduling the initial paving operation or, alternatively, the project plans shall define a specific mix having a prior approval by P&DR.
30. Compaction testing of subgrade, aggregate base course, and each lift of HMA material shall be completed for every 100 linear feet of roadway length excepting for HMA material in which case provide one (1) test for every 100 linear feet of laydown machine pass; or as directed by the Engineer.
31. HMA material quality test samples (wet) shall be obtained and tested for every 500 tons or fraction thereof or one (1) sample per day.
32. Utility appurtenance such as telephone pedestals, electrical transformers, gas, and cable TV pedestals shall be placed outside the public right-of-way and within utility easements. The Owner is responsible for relocating mis-placed utility structures prior to requesting a pre-final inspection. Water meter boxes and fire hydrants may be placed between the sidewalk and curb. Water valve and meter boxes are not to be placed within maintenance areas of semi-improved (gravel or equal) roads.
33. Construction debris and/or excess material shall be stored in an on-site area and appropriately contained. Said debris shall not be a nuisance to the surrounding neighborhood. Disposal of debris shall be either within the city limits under separate grading permit or at a designated NMED approved disposal site. The Contractor shall provide written notice as to proposed debris disposal site location(s). All debris and/or excess material shall be removed from the site prior to scheduling a pre-final inspection with P&DR staff.
34. Interim terrain and stormwater management inspections shall be arranged for at the following events:
    a. Completion of temporary erosion control best management installations and prior to any earthwork (clearing, grubbing, etc.)
    b. Final stormwater management features are constructed
    c. Final site restoration measures are completed
    d. Further construction or issuance of any permit(s) shall not occur until written approval by P&DR staff for each of the above inspections has been obtained. Inspections shall be scheduled by calling 505-955-6646.
35. The Contractor shall make written request for a pre-final inspection of terrain management and infrastructure works a minimum of 14 calendar days in advance with P&DR staff. At this inspection, applicable city division staff will review the final work product. Any deficiencies will be noted in a "punchlist" and provided to the Contractor for correction. When all punchlist items are completed the Contractor shall file a written statement to that effect and a final inspection will be held by P&DR staff. Upon acceptance, an acceptance letter will be provided wherein all work will be accepted for maintenance by the City and the commencement of the warranty period initiated.
36. All surveys to be performed under the supervision of a Professional Land Surveyor, licensed in the State of New Mexico.

ADDITIONAL CONSTRUCTION NOTES

1. The contractors surveyor shall coordinate with Dawson Surveys, Inc. The contractors surveyor shall verify proposed grades. Invert elevations, Flow lines, Alignments, Property lines, Right of Way, Setbacks, and topography Prior to construction. Any deviations shall be reported to the engineer.
2. The contractor shall maintain existing fencing, or build new fencing to insure that the site is secure at all times.
3. It is solely the contractors responsibility to meet OSHA requirements and to maintain a safe working condition.
4. Santa Fe Engineering Consultants, Inc. waives any and all responsibility and is not liable for problems which arise from failure to follow these plans, Specifications and the design intent they convey or for problems which arise from failure to obtain and/or follow SFEC guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts.
5. Television inspection to be provided by private contractor, not the City.
6. Pot holing, construction water, T.V. inspections, flushing and cleaning of sanitary sewer lines or storm sewers are incidental to the work and no separate payment will be made.
7. The existing utility locations shown on these plans have been compiled from multiple sources, including utility locates, and field surveys. It is the contractor's responsibility to verify and pothole any potential utility conflicts. The contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
8. All grading shall comply with the specifications presented in the geotechnical report or NMDOT specifications whichever are more stringent.

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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
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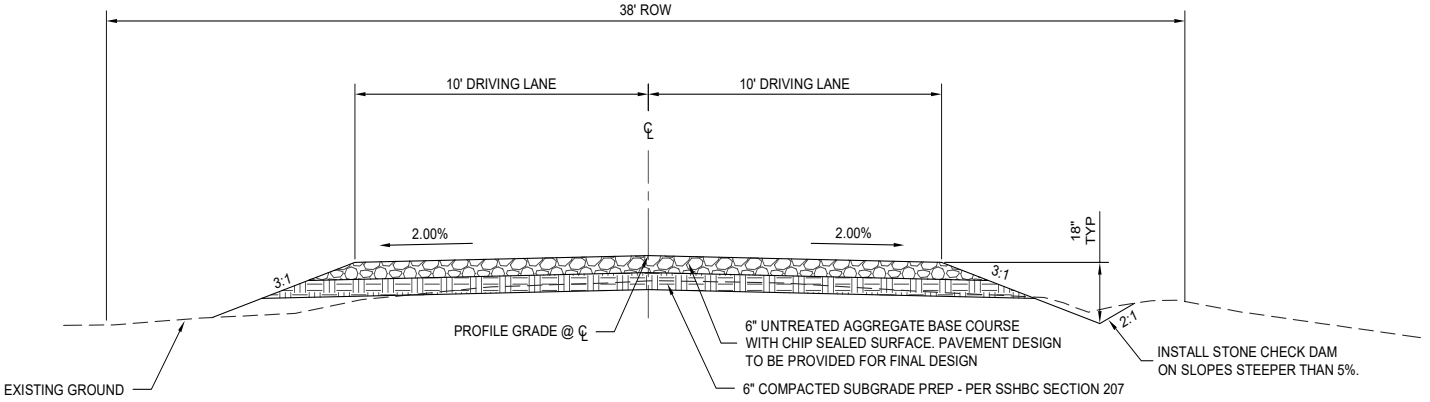
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

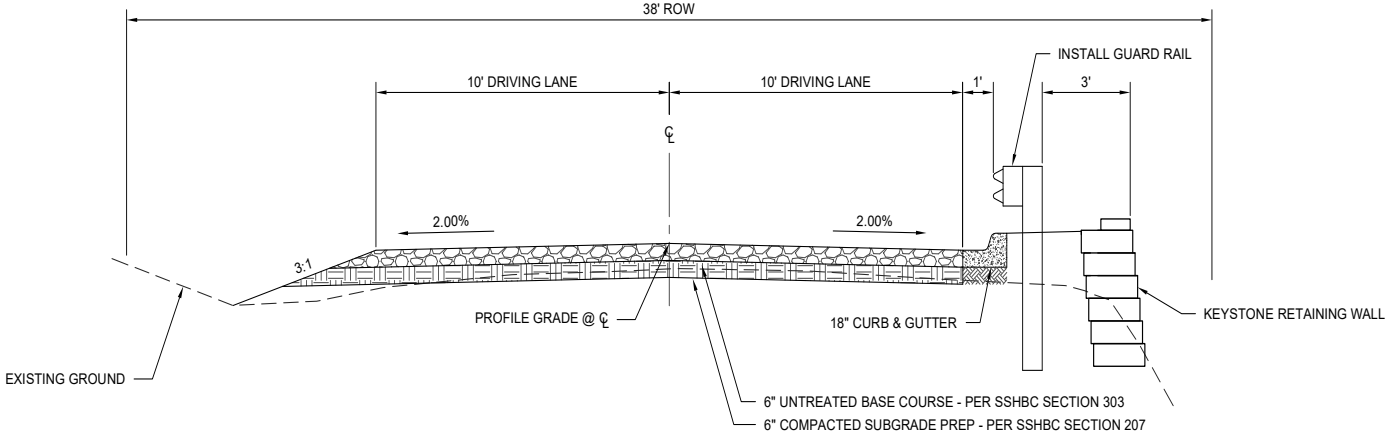
GENERAL NOTES

DATE:	SCALE:	SHEET:
JUNE 2021	N.T.S.	C-102

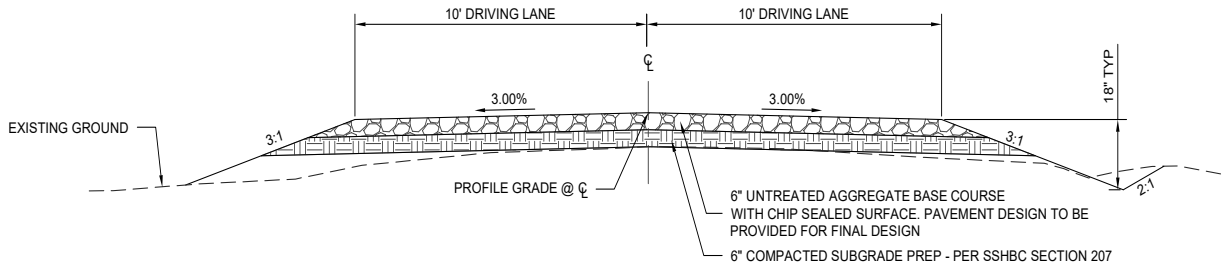
REVISIONS | DATE | ENGINEERS SEAL



TYPICAL ROADWAY SECTION



TYPICAL ROADWAY SECTION WITH RETAINING WALL



TYPICAL GRAVEL ROAD SECTION

ENGINEERS SEAL	
DATE	
REVISIONS	

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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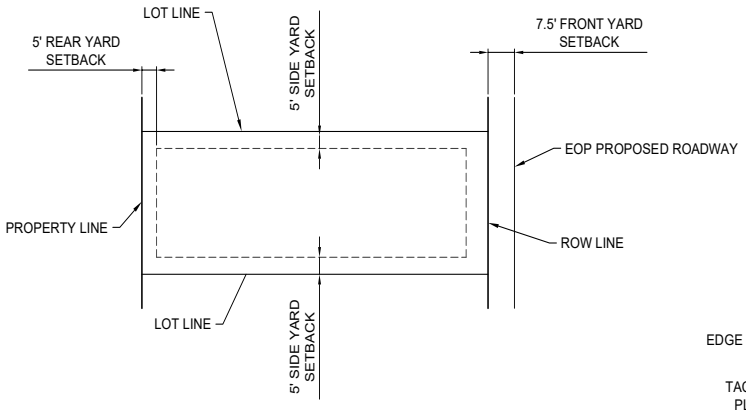
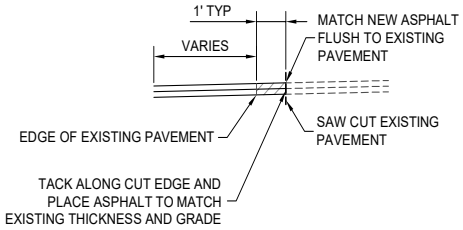
DEVELOPMENT PLAN AND
PRELIMINARY PLAT SUBMITTAL FOR
THE RESORT AT MONTE SERENO

TYPICAL SECTIONS

DATE:	SCALE:	SHEET:
JUNE 2021	N.T.S.	C-103



TYPICAL LOT LAYOUT



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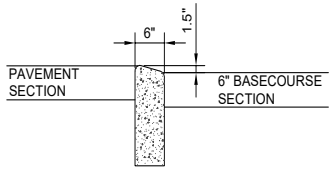
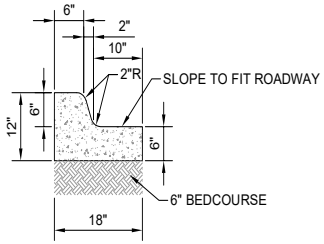
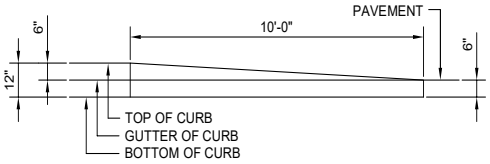


HEADER CURB



18" CURB AND GUTTER



CURB & GUTTER TRANSITION PROFILE

REVISIONS	DATE	ENGINEERS SEAL

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

TYPICAL DETAILS

DATE:	SCALE:	SHEET:
JUNE 2021	N.T.S.	C-104

CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION GENERAL NOTES

1. Prior to the Wastewater Management Division approval of the plan set, a letter will be required from the project engineer indicating they are providing the inspection and record drawing services for the project.
2. The Contractor must obtain all sewer hookup permits from the City's Building Permits Section (sewer lines) prior to commencing any sewer line construction. A copy of the permit must be kept at the construction site.
3. All manholes shall be constructed in accordance with the "Standard Manhole Detail Sheet" shown on the City Standard Drawings.
4. A copy of the approved plans shall be available at the construction site at all times during working hours.
5. All modifications to the sanitary sewer plans must be reviewed and approved by the City's Wastewater Management Division prior to construction.
6. Additional general notes are contained in the standard City detail sheets for sanitary sewer construction.
7. All public gravity sewer lines shall be a minimum 8 inch diameter with a minimum Class C bedding (2006 New Mexico American Public Works Association).
8. All 4 inch and 6 inch diameter gravity sewer pipe shall be private. No private sewer system shall use larger than a 6 inch diameter pipe. No public gravity sewer line to be accepted by the City of Santa Fe for permanent maintenance shall be less than 8 inches diameter.
9. No concrete encasement of new or existing public sewer pipe will be allowed unless approved by the City of Santa Fe Wastewater Management Division.
10. Core drilling is required for all new connections to an existing manhole.
11. No public sewer main line or manhole will be allowed under or within a storm water detention/retention pond.
12. Prior to paving over any sanitary sewer lines, submit T.V.tapes and logs, pressure tests, and the engineer's certification to the City's Wastewater Management Division. After the Wastewater Management Division reviews the above listed information, a preliminary manhole inspection will be conducted. When all the items listed above are completed to meet the standards of the Wastewater Management Division, a letter approving paving will be issued in relation to the sanitary sewer. Note: A final manhole inspection will be conducted after the final paving is completed.
13. All sewer manholes with sewer lines 12 inches in diameter and larger are required to have approved vented and locking manhole covers.
14. Locate wires shall be installed for all sanitary sewers (gravity/force mains). The locate wire must be visible in the manhole or access structure. This will be verified during the preliminary manhole inspection prior to paving. The locate wire is to be a continuous, 12 gauge, solid strand insulated copper wire.
15. Off-road public sewer access will be provided for all public sewer lines and manholes. Access roads are to be a minimum 12 feet wide with a driving surface of 6 inches of compacted base course. No access road shall have a grade greater than 15%. Manholes are to be aligned with the center line of the access road. Sewer easements are to be a minimum of 20 feet in width.
16. Off road sanitary sewer - Call the Wastewater Management Division at 955-4631 for a field review of the grading of all off road sanitary sewer to ensure that the City's maintenance vehicles can access all manholes. The grades may be required to be adjusted based upon this inspection. Additional bank protection may be required based upon a final inspection by the Wastewater Management Division and the project engineer.
17. For Record Drawings, tie manhole to a City of Santa Fe survey monument as part of the final record drawings. Show corrected as-built bearing and distances, slopes, rim and invert elevations and sewer services along the horizontal alignment of the sanitary sewer.
18. The Owner/Developer will be responsible for maintaining, repairing and locating the sewer system until City acceptance for maintenance. Damages resulting from a stoppage in any gravity and/or pressure sewer system will be the sole responsibility of the Owner/Developer until a final acceptance letter for permanent maintenance has been issued by the Wastewater Management Division.
19. Water meters will not be placed until a final acceptance letter has been issued by the Wastewater Division for all on-site sanitary sewer needed in order for the project to connect to the sanitary sewer system.
20. 20 foot wide access gates shall be provided at all fences, walls or other obstructions that cross a public sewer line. Access gates to be located within the sanitary sewer Easement.
21. The Owner/Developer will be responsible for locating each sewer service at the time each lot is ready to connect to the sewer. It is suggested that the Owner/ Developer retain a copy of the television inspection video along with the video logs. Each service shall be clearly marked for each lot at point of connection. All calls received by this Division regarding the location of service will be forwarded to the Owner/Developer.
22. The Contractor shall call the Wastewater Management Division (Douglas Flores at telephone # 955-4613) for a final manhole inspection. This inspection will be isolated to the manholes. The City's Plumbing and Mechanical Inspector's will conduct all other necessary plumbing inspections. Note: The City's Plumbing and Mechanical Inspectors will inspect the individual sewer service taps and laterals, which connect to the public sanitary sewer.
23. The existing sanitary sewer line must be T.V. taped prior to a new service connection being placed as well as taped after the services have been completed. This is to ensure that the existing sanitary sewer line is not damaged and the new service is installed correctly.
24. All costs associated with the operation, maintenance and replacement of grinder pumps for individual lots shall be the responsibility of the lot owner and/or Owners Association. For grinder pumps that connect to a pressure sewer main, the grinder pump will be a model manufactured by Environment-One or a type approved by the City of Santa Fe Wastewater Management Division. For grinder pumps that connect to a gravity main, the grinder pump shall be of a type approved by the City of Santa Fe Plumbing Code.
25. A minimum 12 inches of vertical clearance shall be provided between the sewer line and any storm drain piping.
26. All pressure sewer systems shall be air or hydrostatically pressure tested @ 120 psi for 2 hours minimum. The test is to be witnessed and certified by the project engineer. Prior to being put into service and acceptance by the City of Santa Fe, all pressure sewer system main lines will be filled with water.
27. No public pressure sewer system piping may be installed in a common trench with other utilities.
28. Sewer backflow check valves will be required for all sewer service lateral connections to sewer mains 12 inches or greater in diameter. The sewer service connection must be made at an existing or new manhole. Sewer service connections to sewer mains with pipe size diameter of 12 inches and greater will not be made without approval from the Wastewater Management Division.
29. Sewer backwater check valves shall be required on private sewer service laterals per the City of Santa Fe Plumbing Code.
30. Any 8 inch public sanitary sewer main line placed with a grade of less than 0.60% shall be removed and reconstructed at the Contractor's expense. All public sanitary sewer main lines with slopes of less than 1% require a minimum Class C bedding with select granular material foundation.
31. All as-built sewer line and manhole data shall be obtained and certified by a licensed surveyor or engineer. As-built data supplied by other than a licensed surveyor or engineer shall not be valid for final as-builts.
32. All existing and new public manholes within a project shall have access for City sewer maintenance equipment. All access is subject to field verification and modification as required by the Wastewater Division prior to final project close out with the City of Santa Fe.
33. All sewer line crossings of rivers, streams, arroyos, drainage channels, etc. shall require a basis of design analysis prepared by a licensed engineer.
34. An approved backflow valve and isolation valve are required on all low pressure sewer service lines as per the City of Santa Fe Standard Sewer Specifications.
35. Terminal flushing connections and in-line flushing connections are required on all low pressure sewer systems. The maximum spacing between in-line flushing connections shall be 500 feet. Distances greater the 500 feet between low pressure sewer in-line flushing connections shall be approved by the Wastewater Division.
36. Sewer backflow check valves are required on private sewer service laterals per the City's Plumbing Code. Final determination shall be made by the City of Santa Fe Plumbing Inspection Division

JOINT TRENCH NOTES:

1. Compaction in city or state right-of-ways shall meet or exceed minimum specified requirements.
2. Shading and bedding materials to be type IV. Class 1 for direct buried cable and Type IV, Class 2 for cable in conduit. Type III material is suitable for either type of installation. Refer to DS-10-12.4 for fill material requirements.
3. If trench-run material meets back fill material type requirements, 3" bedding may be omitted provided the trench bottom is smooth, flat and without surface irregularities.
4. Maximum change in the trench bottom elevation shall not exceed 2" over a 10' length.
5. Spoil pile shall be placed on the field side a minimum of 2" from the trench edge.
6. Latest OSHA trench safety requirements shall be strictly observed.
7. Warning tape shall be placed a minimum of 12" above gas line.
8. When bringing cables to pedestals, 12" separation must be maintained from the gas line.
9. PNM owned or maintained street lights may be installed in trench, next to electric cable.
10. Private area lighting or private streetlight circuits must maintain 12" separation from all other joint occupants..
11. Gas service must be 12" away from where it will pass equipment or pedestals.
12. All parties agree that 12" separation between electric and communication may not be met when transitioning up to transformers and or pedestals.
13. Typical subdivision where property line is 9' from back of curb and 10' Public Utility Easements (PUE).
14. Depth of gas measured from final grade.

REFERENCES

1. NESC rule 352, 353, 354

WASTEWATER NOTES:

WASTEWATER UEC CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.

SANITARY SEWER NOTE:

NO FENCES, WALLS, OR OTHER STRUCTURES SHALL BE CONSTRUCTED WITHIN OR ACROSS SANITARY SEWER EASEMENTS

STREET LIGHTING NOTE:

PROPOSED LUMINAIRES SHALL BE METERED AND INCLUDE LED TYPE FIXTURES EQUIVALENT TO CONVENTIONAL 250 HIGH PRESSURE SODIUM. THE DESIGN AND FIXTURE TYPES SHALL BE REVIEWED AND APPROVED BY THE CITY OF SANTA FE TRAFFIC ENGINEERING DIVISION.

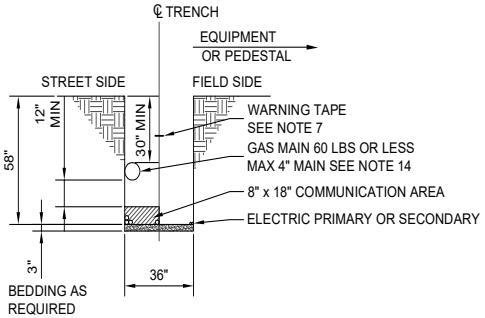
GENERAL NOTES:

GAS SERVICES AND METERS TO BE DESIGNED BY NEW MEXICO GAS COMPANY.

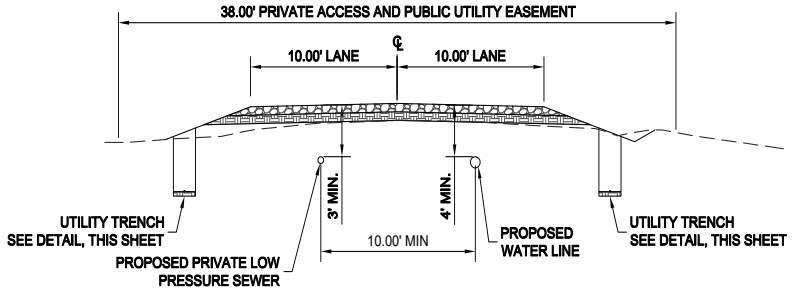
WATER SERVICES TO BE DESIGNED BY SANGRE DE CRISTO WATER COMPANY.

ELECTRIC TRANSFORMERS AND SERVICES TO BE DESIGNED BY PUBLIC SERVICE COMPANY OF NEW MEXICO.

CABLE TELEVISION SERVICE TO BE DESIGNED BY COMCAST.



TYPICAL JOINT TRENCH DETAIL



TYPICAL UTILITY LOCATION DETAIL

SCALE: N.T.S.

UTILITY CONTACT INFORMATION

COMPANY	CONTACT	PHONE NUMBER
PNM	AMANDA MONTANO	(505) 473-3241
CENTURY LINK	DOUG DALE	(505) 473-2194
COMCAST	DAVID AIKIN	(505) 438-1930
NM GAS COMPANY	FRANK ARAGON	(505) 470-0668
SANGRE DE CRISTO WATER COMPANY	BRIAN SNYDER	(505) 955-4277
CITY OF SANTA FE WASTE WATER DIVISION	STAN HOLLAND	(505) 955-4637

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

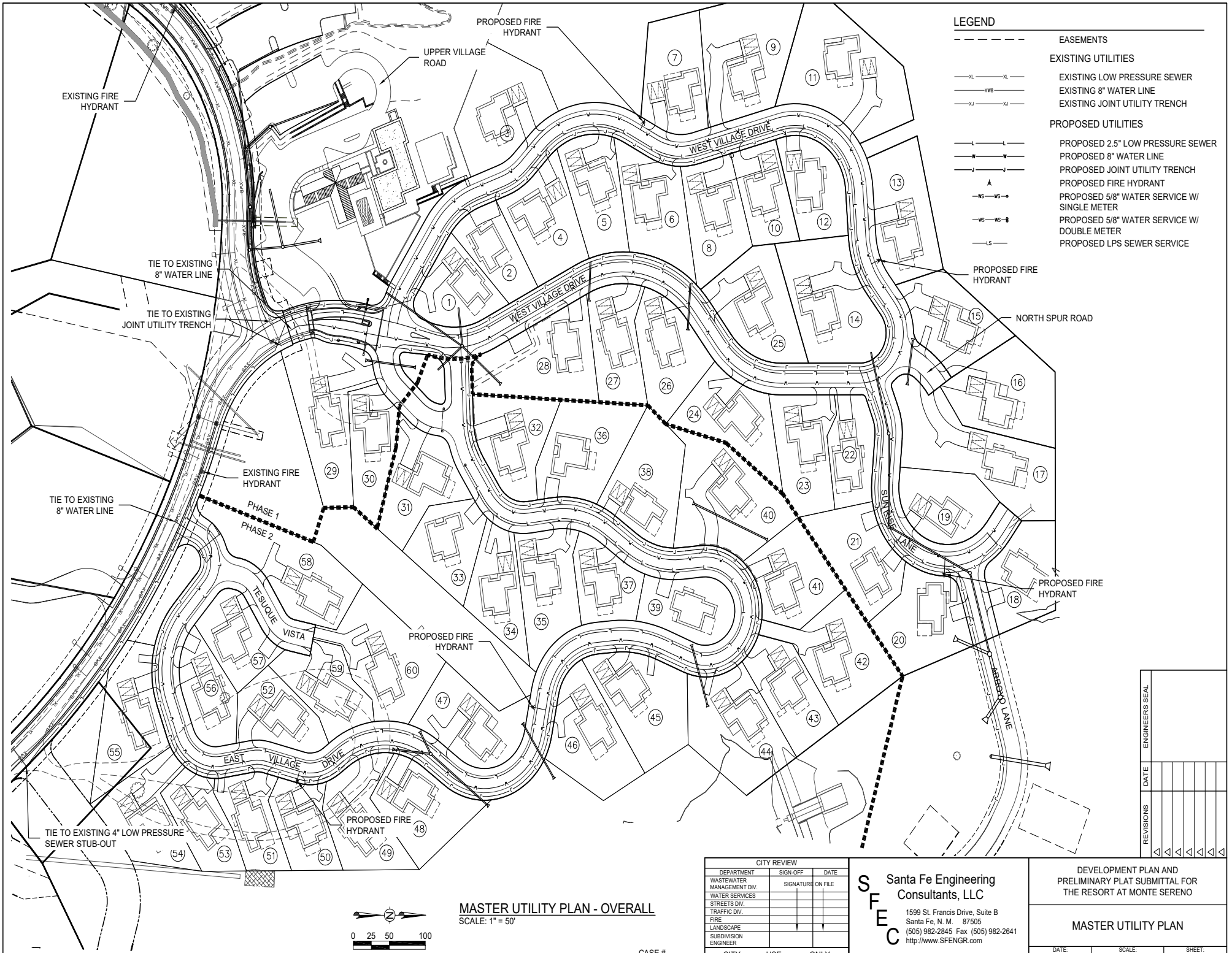
UTILITY NOTES AND DETAILS

DATE:	SCALE:	SHEET:
JUNE 2021	N.T.S.	C-200

ENGINEERS SEAL

DATE

REVISIONS



MASTER UTILITY PLAN - OVERALL

SCALE: 1" = 50'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

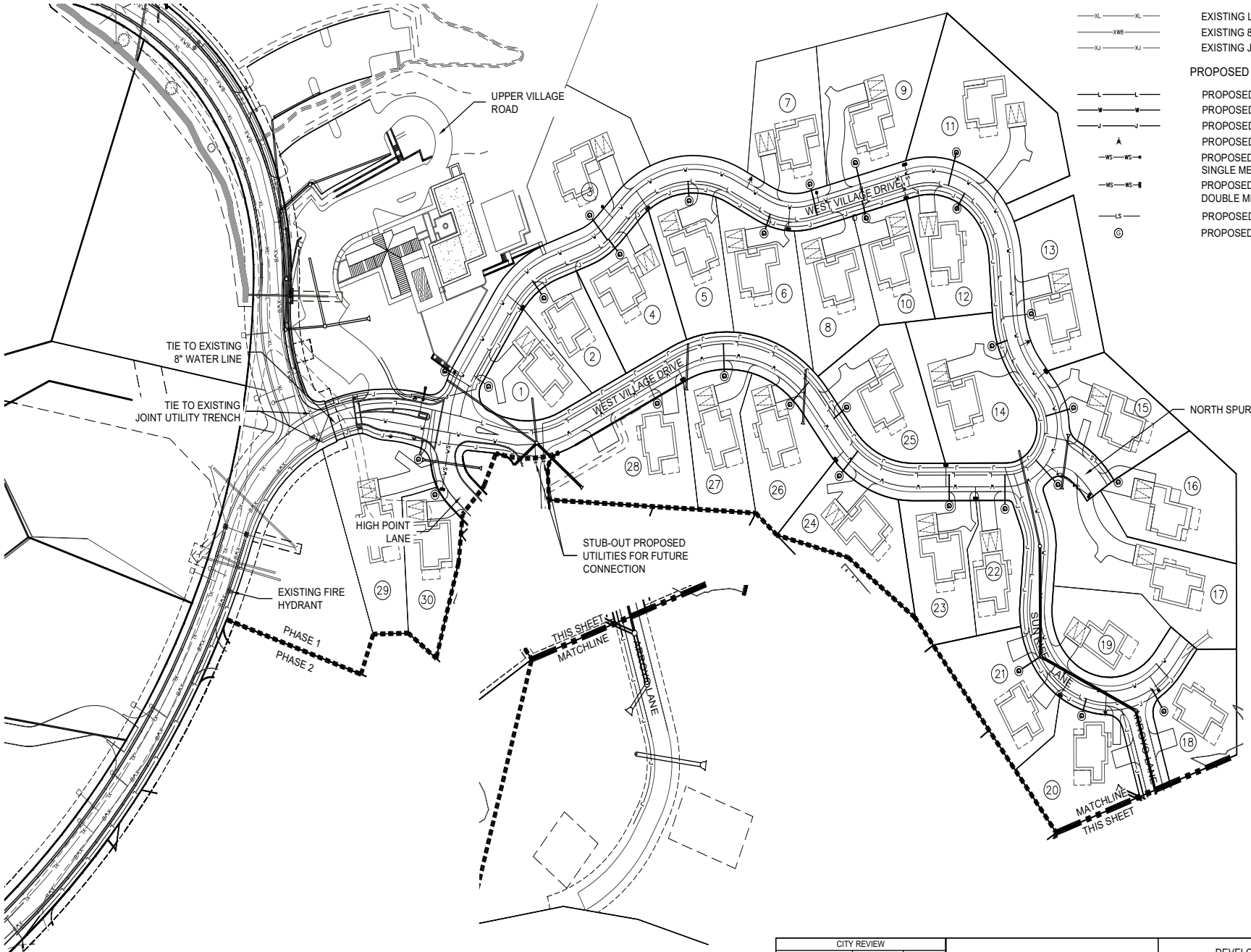
MASTER UTILITY PLAN

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 50'	C-201

ENGINEERS SEAL

DATE

REVISIONS



MASTER UTILITY PLAN - PHASE 1

SCALE: 1" = 50'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

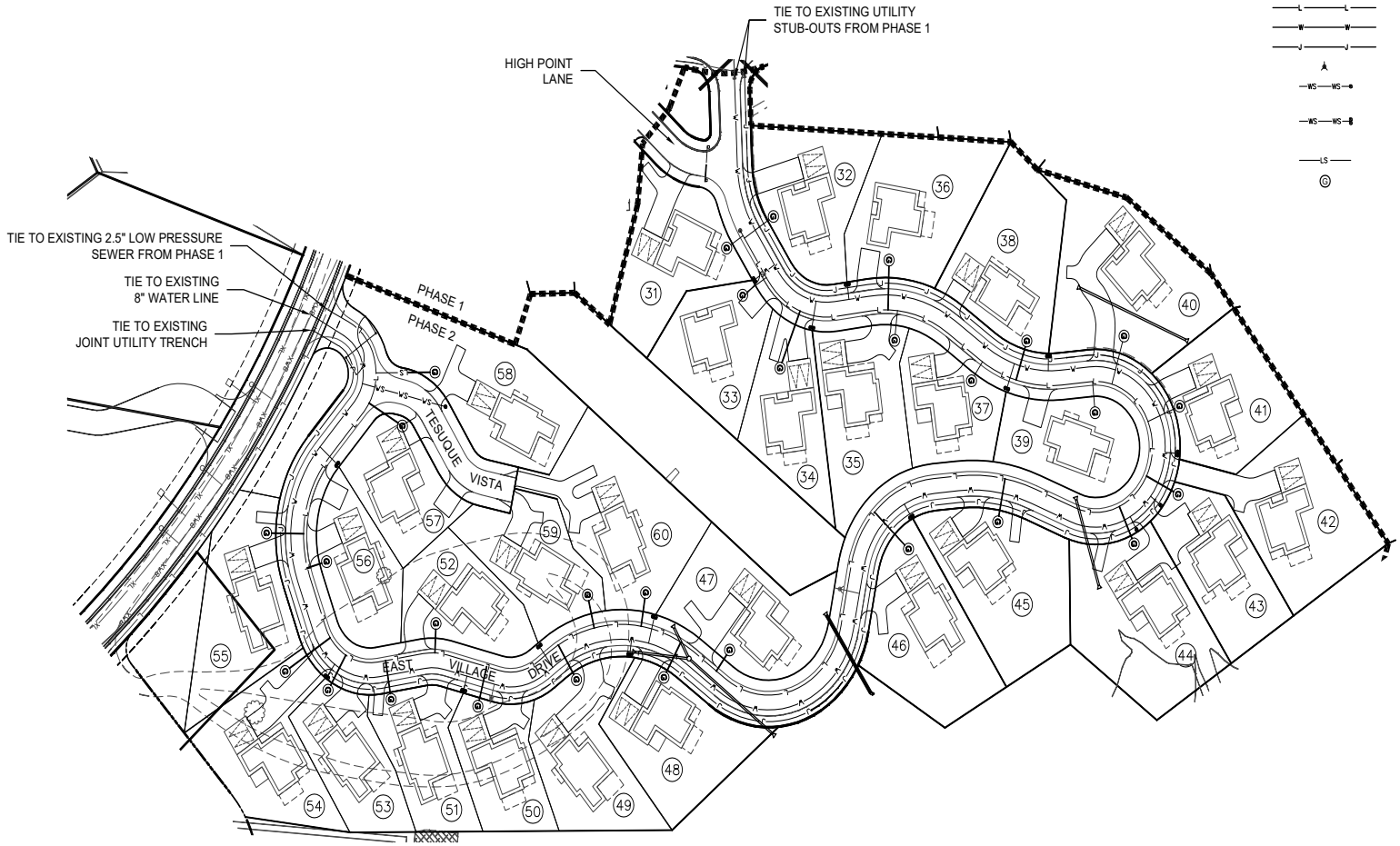
MASTER UTILITY PLAN - PHASE 1

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 50'	C-202

ENGINEERS SEAL

DATE

REVISIONS



MASTER UTILITY PLAN - PHASE 2

SCALE: 1" = 50'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

MASTER UTILITY PLAN - PHASE 2

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 50'	C-203

ENGINEERS SEAL

DATE

REVISIONS

GRADING NOTES

1. THE LIMITS OF CONSTRUCTION AND LOCATIONS OF THE CONTRACTORS STAGING AREAS SHALL BE IDENTIFIED BY THE CONTRACTOR AND APPROVED BY THE OWNER. THE LIMITS OF CONSTRUCTION SHALL BE CLEARLY DELINEATED AND SHALL BE THE MINIMUM REQUIRED TO MAINTAIN ALL WORKERS IN A SAFE CONDITION, TO PROVIDE ACCESS, AND TO MEET O.S.H.A. REGULATIONS.
2. CONTRACTOR IS REQUIRED TO PROVIDE DUST AND EROSION CONTROL PROTECTION.
3. GRADING SETBACKS TO EXTERIOR PROPERTY LINES ARE AS FOLLOWS:
   TOP OF VERTICAL SLOPE = ONE FIFTH THE VERTICAL HEIGHT OF CUT WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 15 FEET.
   TOE OF FILL SLOPE = ONE HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 15 FEET.
4. THE SURVEYOR SHALL VERIFY SETBACKS, TIE IN ELEVATIONS, AND TOPOGRAPHY WHEN STAKING PROJECT.
5. UNSUITABLE MATERIAL FROM SITE GRADING AND REMOVAL OPERATIONS, SHALL BE DISPOSED OF AT AN APPROVED LANDFILL.
6. ALL DISTURBED AREAS SHALL BE REVEGETATED AND COORDINATED WITH THE LANDSCAPING PLAN.
7. ALL FILL MATERIAL SHALL MEET THE REQUIREMENTS OF THE N.M.D.O.T. OR SITE SPECIFIC GEOTECHNICAL SPECIFICATIONS. THE FILL SHALL BE COMPACTED AS PER N.M.D.O.T. SPECIFICATIONS.
8. PROPERTY DEVELOPMENT MUST COMPLY WITH SECTION 14-8.12 (RELOCATION OF GUNNISON'S PRAIRIE DOGS).
9. PONDS SHALL BE LINED WITH FILTER FABRIC AND SLOPES SHALL BE LINED WITH 3"-5" COBBLE OR AS SHOWN ON THE APPROVED LANDSCAPE PLAN.
10. ALL EXTERIOR CONCRETE SIDEWALK ELEVATIONS AT DOOR OPENINGS SHALL BE 1/2" LOWER THAN THE FINISHED FLOOR SLAB ELEVATIONS.
11. THE MAXIMUM CROSS SLOPE OF WALKING SURFACES SHALL NOT EXCEED 2%.

CITY OF SANTA FE DRAINAGE NOTES

1. SUBJECT TO THE APPROVAL OF CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF. STORM DRAINAGE AND EROSION/SEDIMENT CONTROL IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION WITH THE CONSTRUCTION OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR INDIVIDUAL BUILDINGS.

2. MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER. THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT. STORMWATER DRAINAGE FACILITIES AND EASEMENTS SHALL BE CLEARED AND MAINTAINED TO REMOVE SEDIMENT BUILD UP, TRASH, AND OTHER DEBRIS THAT CONTRIBUTE TO CLOGGING AND POLLUTION LOADING AND SHALL BE MANAGED IN ACCORDANCE WITH SFCC 13-2. SEASONAL INSPECTION, SPRING, FALL, AND AFTER SIGNIFICANT STORM EVENTS IS RECOMMENDED.

DUST CONTROL:

All onsite soil disturbing construction activities shall be addressed and provide measures to mitigate or control dust from being transported offsite and polluting neighboring properties.

Any person, owner, contractor, or operator who conducts earthmoving and/or dust generating activities is responsible for implementing Best Management Practices (BMPs) in order to mitigate off-property transport of fugitive dust emissions.

A plan, or storm water prevention plan (SWPPP) when applicable, listing the Best Management Practices (BMPs), shall be provided to the City Engineer or his designee for review and approval. The approved BMPs shall be applied to the graded and/or disturbed soil in order to stabilize the site.

The initial BMP shall address how the Contractor will minimize the amount of disturbed soil and how the Contractor will stabilize the disturbed surface area exposed to wind or vehicle traffic during construction.

Some BMPs shall include:

- The reduction of vehicle speeds: establish a maximum speed limit or install traffic calming devices to reduce speeds to a rate to mitigate off-property transport of dust entrained by vehicles.
- The minimization of drop height: Drivers and operators shall unload truck beds and loader or excavator buckets slowly and minimize drop height of materials to the lowest height possible, including screening operations.
- High winds restriction: temporarily halt work activities during high wind events greater than 30 mph if operations would result in off-property transport.
- Restrict access: restrict access to the work area to only authorized vehicles and personnel.

In the event the above practices are ineffective to prevent off-property transport, the contractor, owner, or operator shall use at least one or more of the following Best Management Practices (BMPS):

- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility, or watercourse.
- Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
- Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
- Surface roughening: stabilize an active construction area during periods of inactivity or when vegetation cannot be immediately established.
- Cover: install cover materials such as tackifiers, erosion control blankets, gravel, vegetation (when appropriate), cold-millings, etc., during periods of inactivity and properly anchor the cover.
- Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 30 days or while vegetation is being established.

CITY OF SANTA FE REQUIREMENTS

1. THE CITY OF SANTA FE TERRAIN MANAGEMENT REGULATIONS REQUIRE THAT PEAK DISCHARGE AFTER DEVELOPMENT MUST NOT EXCEED PEAK DISCHARGE BEFORE DEVELOPMENT. CITY CODE ALLOWS PASSIVE WATER HARVESTING TECHNIQUES, SWALES, BERMS, CHECK DAMS, VEGETATED GROUND COVER, PERMEABLE PAVEMENTS, TREE WELLS, DRY WELLS, CISTERNS, AND OTHER TECHNIQUES APPROPRIATE FOR RETAINING AND INFILTRATING WATER ON SITE. EXCESS RUNOFF FROM NEW IMPERVIOUS AREAS (ROOFS, SIDEWALKS, PATIOS, ETC.) WILL BE MITIGATED BY TEMPORARY DETENTION IN LANDSCAPED PONDING AREAS AND SWALES.

   PRE DEVELOPED PEAK DISCHARGE = 226 CFS
   POST DEVELOPED PEAK DISCHARGE = 195 CFS

2. AT THE TIME OF PERMITTING, ALL REQUIREMENTS OF SFCC 14-8.2 TERRAIN AND STORMWATER MANAGEMENT MUST BE MET.

POND INFORMATION

NAME	BASIN	VOLUME (CF)
POND 3	Q2	709
POND 4	Q3	2,393
POND 6	Q11	2,255
POND 8	Q18	9,198
POND 10	Q14	3,391
POND 1E	Q5E	4,464
POND 5E	POND 5 EX	108,233
POND 14	Q24	84,266
TOTAL POND VOLUME PROVIDED		214,909

EARTHWORK NOTES:

1. ALL WORK SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT OR AS NOTED IN THE NMDOT SSHBC.
2. APPROXIMATE UNADJUSTED EARTHWORK VOLUMES (NOT INCLUDING SUB/OVER EXCAVATION IF REQUIRED):

   CUT = 19,500 C.Y.
   FILL = 38,900 C.Y.

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PROJECT WAS BUILT IN ACCORDANCE WITH THE SPECIFICATIONS AND THAT THESE RECORD DRAWINGS ARE TRUE AND CORRECT TO THE BEST OF MY BELIEF.

_____
ERIC A. CORNELIUS, N.M.P.E. NO. 22790
SANTA FE ENGINEERING CONSULTANTS, LLC.

ENGINEER'S SEAL

DATE

REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

Santa Fe Engineering Consultants, LLC
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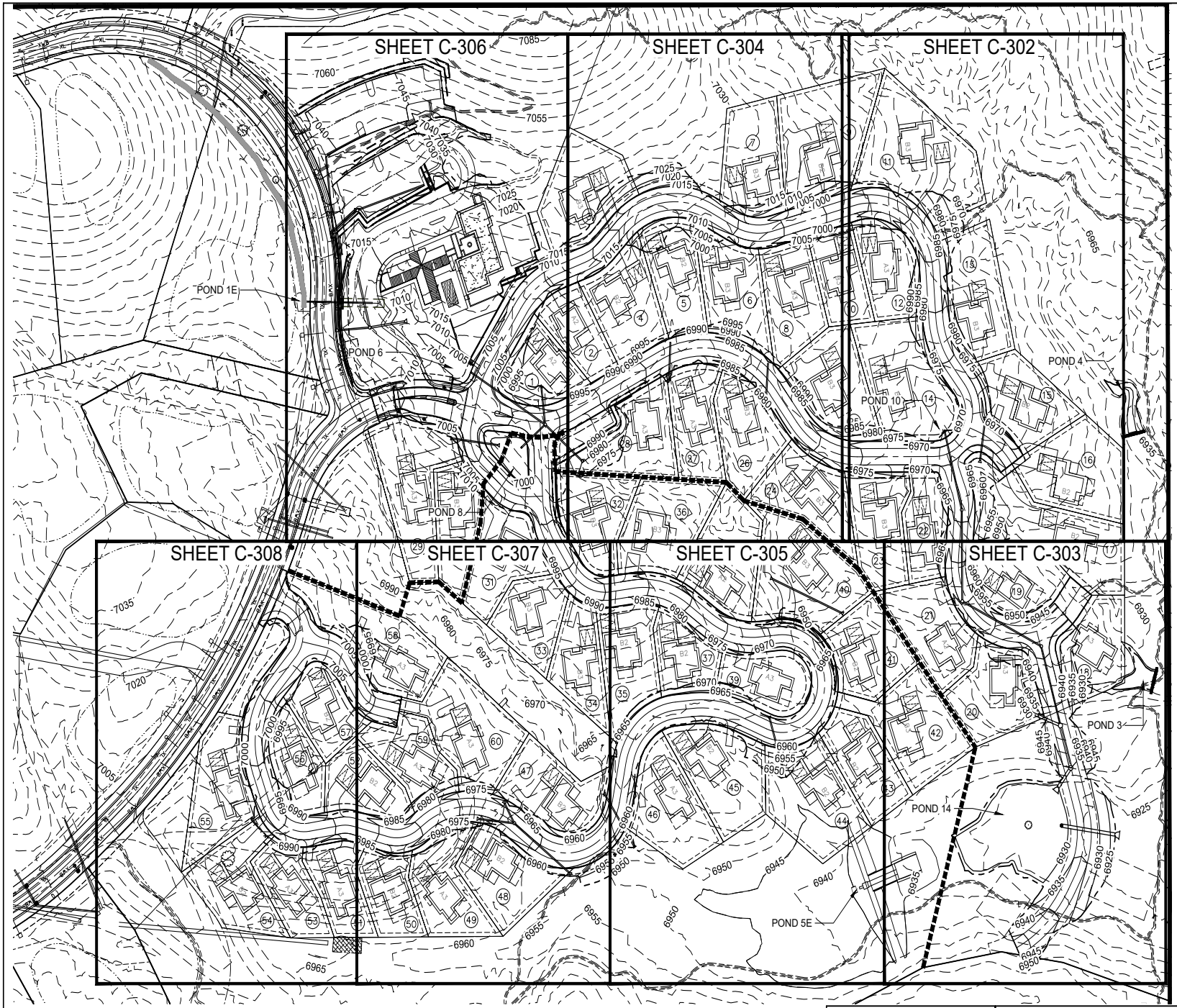
http://www.SFENGR.com

DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

GRADING AND DRAINAGE NOTES

DATE:	SCALE:	SHEET:
JUNE 2021	N.T.S.	C-300



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POND 5E	POND 5 EX	108,233
POND 14	Q24	84,266
TOTAL POND VOLUME PROVIDED		214,909

ENGINEER'S SEAL

DATE

REVISIONS

0 30 60 120

SCALE: 1" = 60'

GRADING AND DRAINAGE PLAN OVERALL

SCALE: 1" = 60', CONTOUR INTERVAL = 5'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
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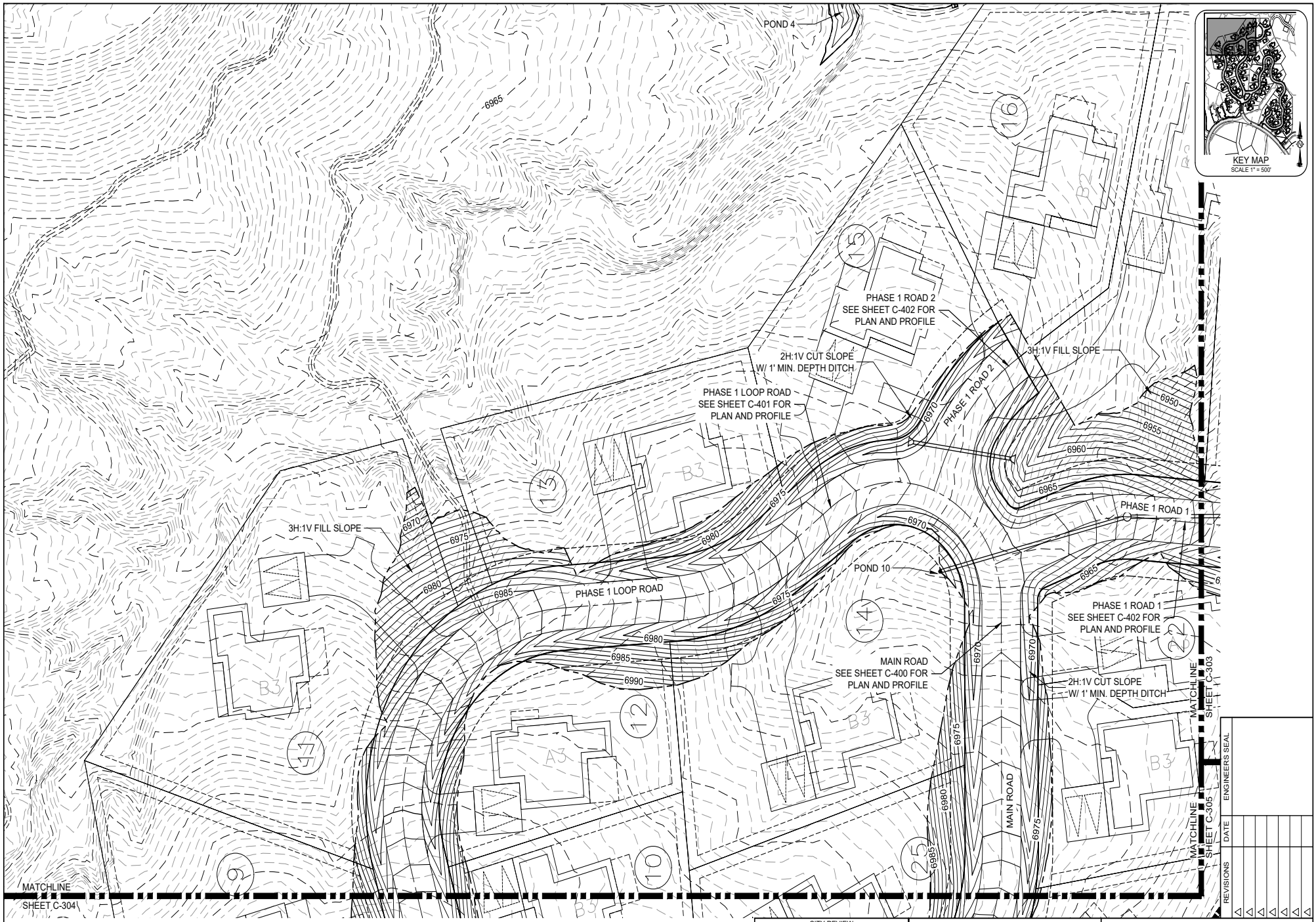
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

GRADING AND DRAINAGE PLAN OVERALL

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 60'	C-301



GRADING AND DRAINAGE PLAN
SCALE: 1" = 20', CONTOUR INTERVAL = 1'

0 10 20 40
SCALE: 1" = 20'

LEGEND

	FINISHED CONTOUR	TOR/BOR:	TOP / BOTTOM OF RAMP ELEVATION
	EXISTING CONTOUR	TOC:	TOP OF CONCRETE ELEVATION
	DIRECTION OF FLOW	INV:	INVERT / FLOWLINE ELEVATION
	RETAINING WALL	TOW:	FINISHED GROUND AT TOP OF WALL
	PROPERTY LINE / ROW	BOW:	FINISHED GROUND BOTTOM OF WALL
FF ELEV:	FINISHED FLOOR ELEVATION	STEP:	ELEVATION AT TOP / BOTTOM OF STEP

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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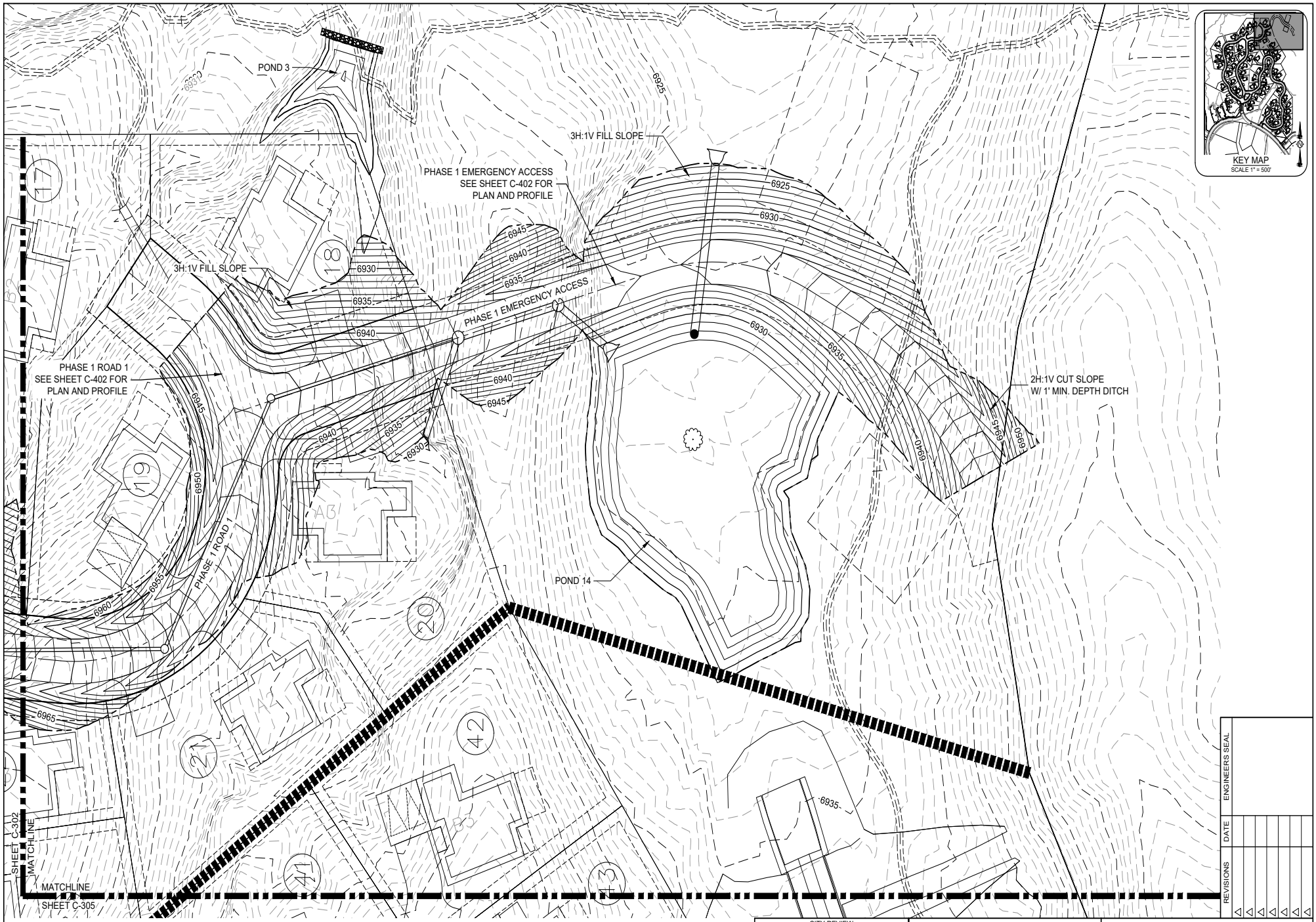
DEVELOPMENT PLAN AND
PRELIMINARY PLAT SUBMITTAL FOR
THE RESORT AT MONTE SERENO

DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 20'	C-302

ENGINEER'S SEAL
DATE
REVISIONS



GRADING AND DRAINAGE PLAN
SCALE: 1" = 20', CONTOUR INTERVAL = 1'

0 10 20 40
SCALE: 1" = 20'

LEGEND

	FINISHED CONTOUR	TOR/BOR:	TOP / BOTTOM OF RAMP ELEVATION
	EXISTING CONTOUR	TOC:	TOP OF CONCRETE ELEVATION
	DIRECTION OF FLOW	INV:	INVERT / FLOWLINE ELEVATION
	RETAINING WALL	TOW:	FINISHED GROUND AT TOP OF WALL
	PROPERTY LINE / ROW	BOW:	FINISHED GROUND BOTTOM OF WALL
FF ELEV:	FINISHED FLOOR ELEVATION	STEP:	ELEVATION AT TOP / BOTTOM OF STEP

CASE # _____

CITY REVIEW		
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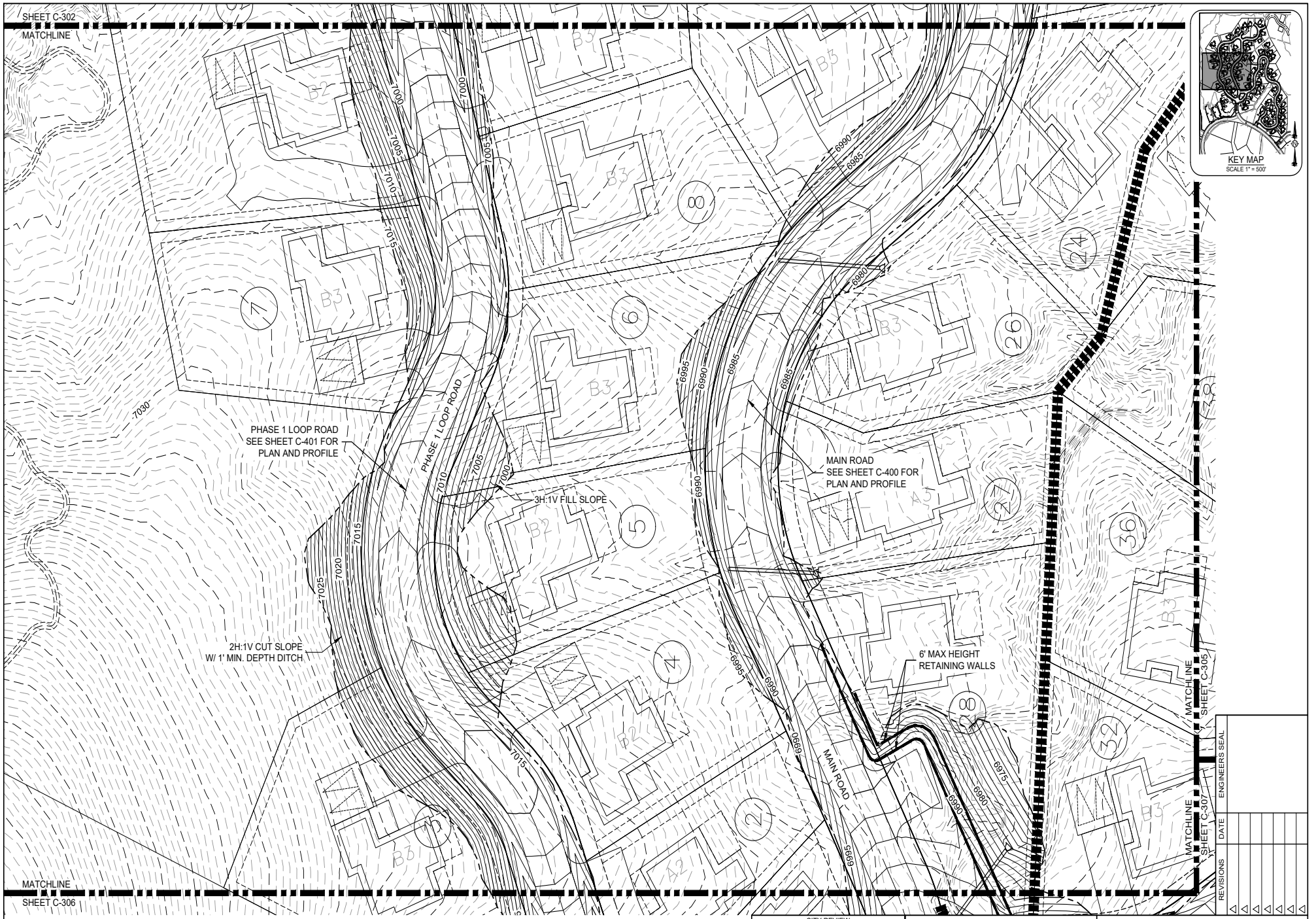
DEVELOPMENT PLAN AND
PRELIMINARY PLAT SUBMITTAL FOR
THE RESORT AT MONTE SERENO

DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 20'	C-303

ENGINEER'S SEAL
DATE
REVISIONS



GRADING AND DRAINAGE PLAN

SCALE: 1" = 20', CONTOUR INTERVAL = 1'

0 10 20 40

SCALE: 1" = 20'

LEGEND

	FINISHED CONTOUR	TOR/BOR:	TOP / BOTTOM OF RAMP ELEVATION
	EXISTING CONTOUR	TOC:	TOP OF CONCRETE ELEVATION
	DIRECTION OF FLOW	INV:	INVERT / FLOWLINE ELEVATION
	RETAINING WALL	TOW:	FINISHED GROUND AT TOP OF WALL
	PROPERTY LINE / ROW	BOW:	FINISHED GROUND BOTTOM OF WALL
FF ELEV:	FINISHED FLOOR ELEVATION	STEP:	ELEVATION AT TOP / BOTTOM OF STEP

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

Santa Fe Engineering Consultants, LLC
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Santa Fe, N. M. 87505
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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

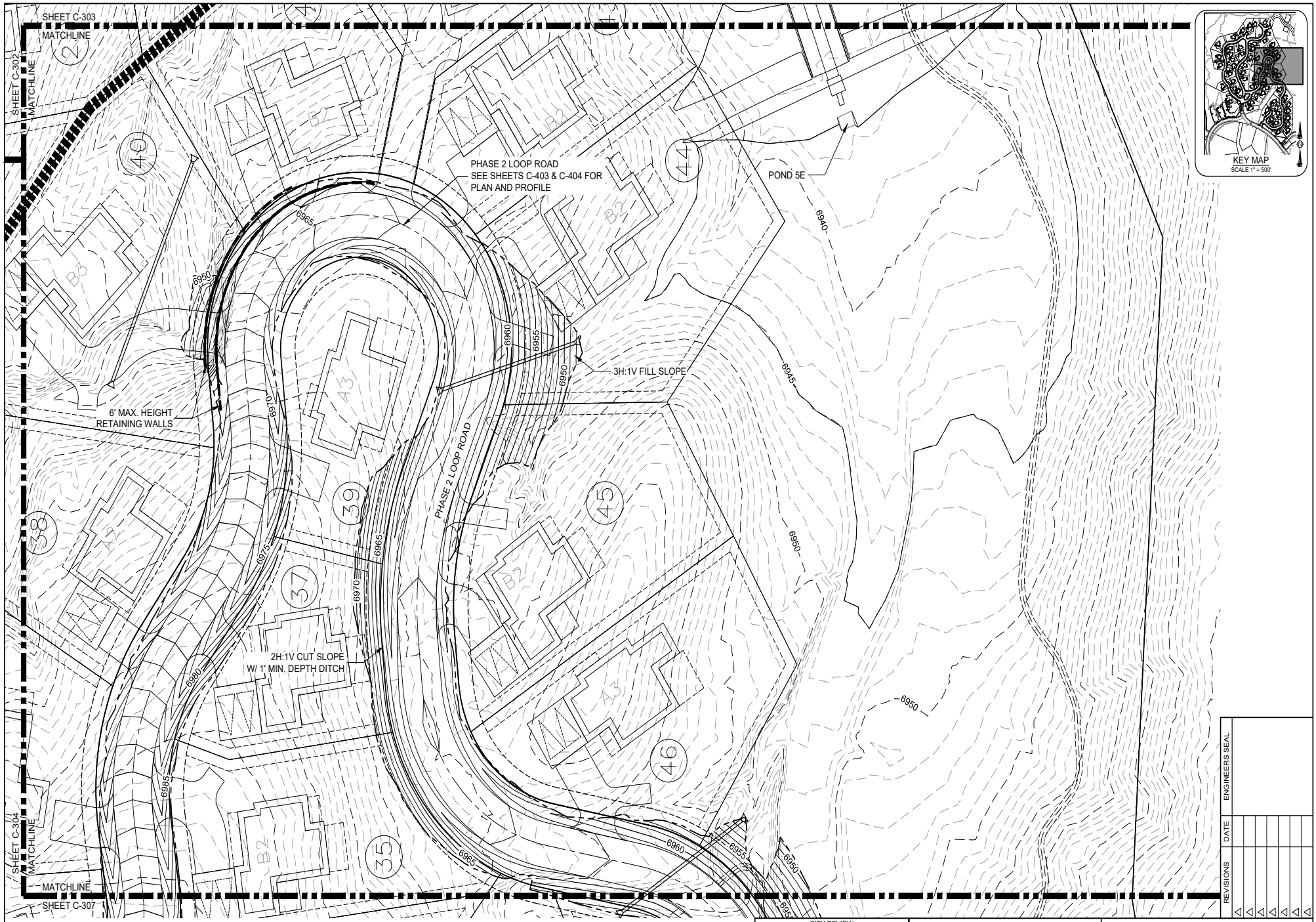
DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 20'	C-304

ENGINEER'S SEAL

DATE

REVISIONS



GRADING AND DRAINAGE PLAN

SCALE: 1" = 20', CONTOUR INTERVAL = 1'

0 10 20 40

SCALE: 1" = 20'

LEGEND

	FINISHED CONTOUR	TOR/BOR:	TOP / BOTTOM OF RAMP ELEVATION
	EXISTING CONTOUR	TOC:	TOP OF CONCRETE ELEVATION
	DIRECTION OF FLOW	INV:	INVERT / FLOWLINE ELEVATION
	RETAINING WALL	TOW:	FINISHED GROUND AT TOP OF WALL
	PROPERTY LINE / ROW	BOW:	FINISHED GROUND BOTTOM OF WALL
FF ELEV:	FINISHED FLOOR ELEVATION	STEP:	ELEVATION AT TOP / BOTTOM OF STEP

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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DEVELOPMENT PLAN AND
PRELIMINARY PLAT SUBMITTAL FOR
THE RESORT AT MONTE SERENO

DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 20'	C-305

ENGINEER'S SEAL

DATE

REVISIONS



GRADING AND DRAINAGE PLAN
SCALE: 1" = 20', CONTOUR INTERVAL = 1'

0 10 20 40
SCALE: 1" = 20'

LEGEND

	FINISHED CONTOUR	TOR/BOR:	TOP / BOTTOM OF RAMP ELEVATION
	EXISTING CONTOUR	TOC:	TOP OF CONCRETE ELEVATION
	DIRECTION OF FLOW	INV:	INVERT / FLOWLINE ELEVATION
	RETAINING WALL	TOW:	FINISHED GROUND AT TOP OF WALL
	PROPERTY LINE / ROW	BOW:	FINISHED GROUND BOTTOM OF WALL
FF ELEV:	FINISHED FLOOR ELEVATION	STEP:	ELEVATION AT TOP / BOTTOM OF STEP

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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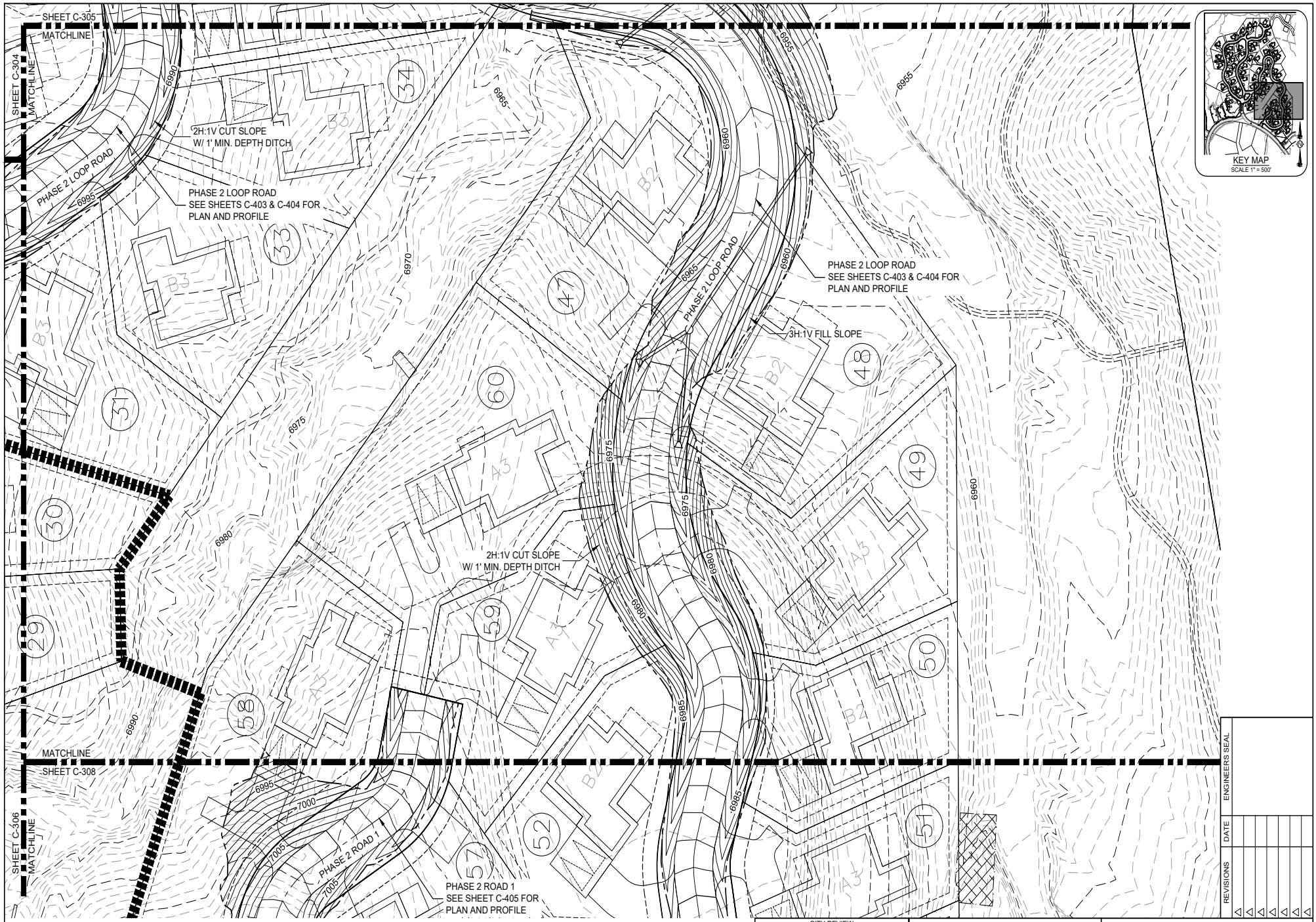
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 20'	C-306

ENGINEER'S SEAL
DATE
REVISIONS



GRADING AND DRAINAGE PLAN

SCALE: 1" = 20', CONTOUR INTERVAL = 1'

0 10 20 40

SCALE: 1" = 20'

LEGEND

	FINISHED CONTOUR	TOR/BOR:	TOP / BOTTOM OF RAMP ELEVATION
	EXISTING CONTOUR	TOC:	TOP OF CONCRETE ELEVATION
	DIRECTION OF FLOW	INV:	INVERT / FLOWLINE ELEVATION
	RETAINING WALL	TOW:	FINISHED GROUND AT TOP OF WALL
	PROPERTY LINE / ROW	BOW:	FINISHED GROUND BOTTOM OF WALL
FF ELEV:	FINISHED FLOOR ELEVATION	STEP:	ELEVATION AT TOP / BOTTOM OF STEP

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

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DEVELOPMENT PLAN AND
PRELIMINARY PLAT SUBMITTAL FOR
THE RESORT AT MONTE SERENO

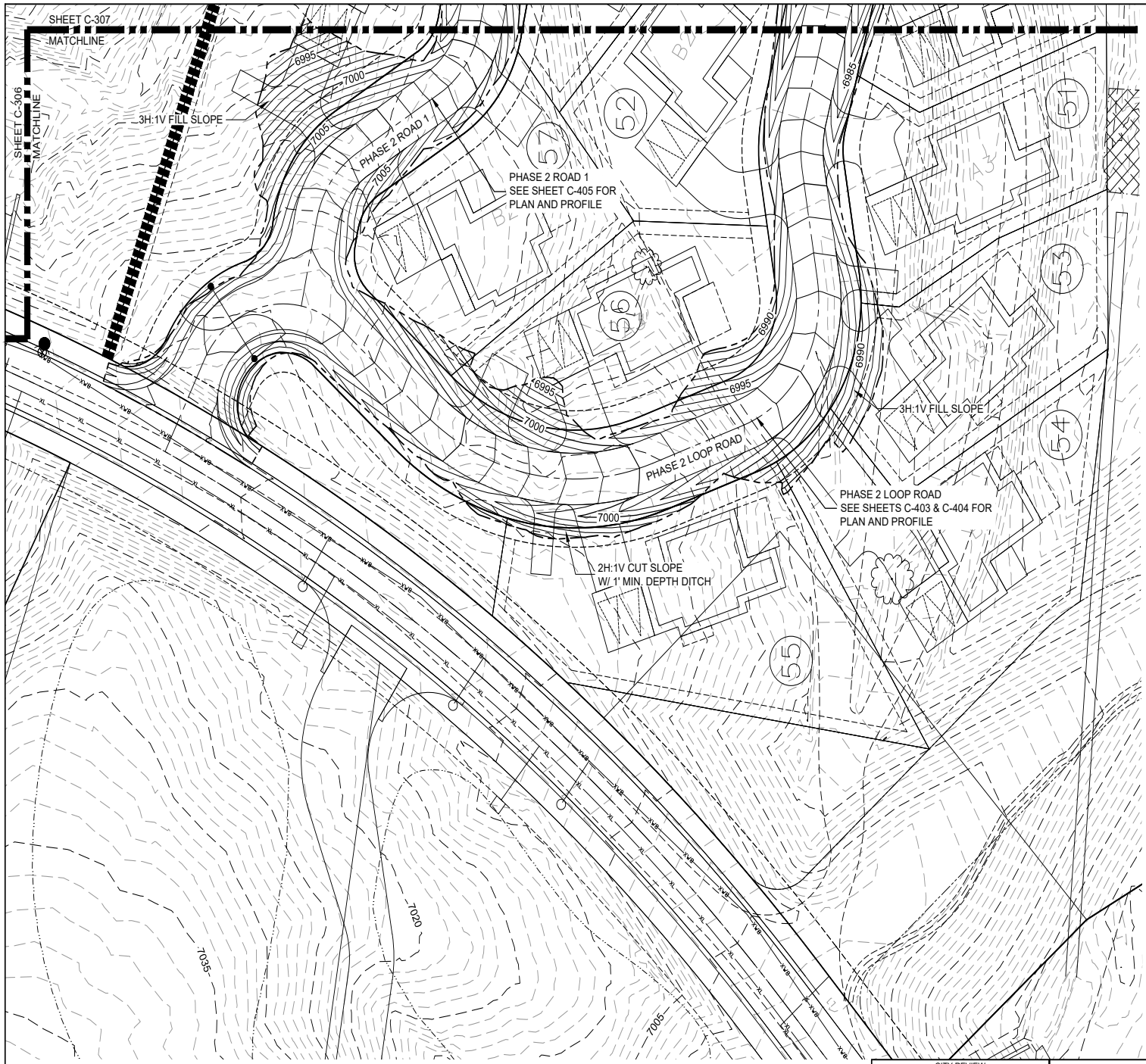
DETAILED GRADING AND DRAINAGE PLAN

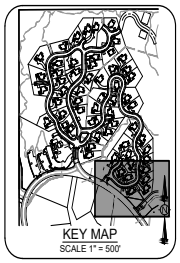
DATE:	SCALE:	SHEET:
JUNE 2021	1" = 20'	C-307

ENGINEER'S SEAL

DATE

REVISIONS





GRADING AND DRAINAGE PLAN

SCALE: 1" = 20', CONTOUR INTERVAL = 1'

0 10 20 40

SCALE: 1" = 20'

LEGEND

	FINISHED CONTOUR	TOR/BOR:	TOP / BOTTOM OF RAMP ELEVATION
	EXISTING CONTOUR	TOC:	TOP OF CONCRETE ELEVATION
	DIRECTION OF FLOW	INV:	INVERT / FLOWLINE ELEVATION
	RETAINING WALL	TOW:	FINISHED GROUND AT TOP OF WALL
	PROPERTY LINE / ROW	BOW:	FINISHED GROUND BOTTOM OF WALL
FF ELEV:	FINISHED FLOOR ELEVATION	STEP:	ELEVATION AT TOP / BOTTOM OF STEP

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 20'	C-308

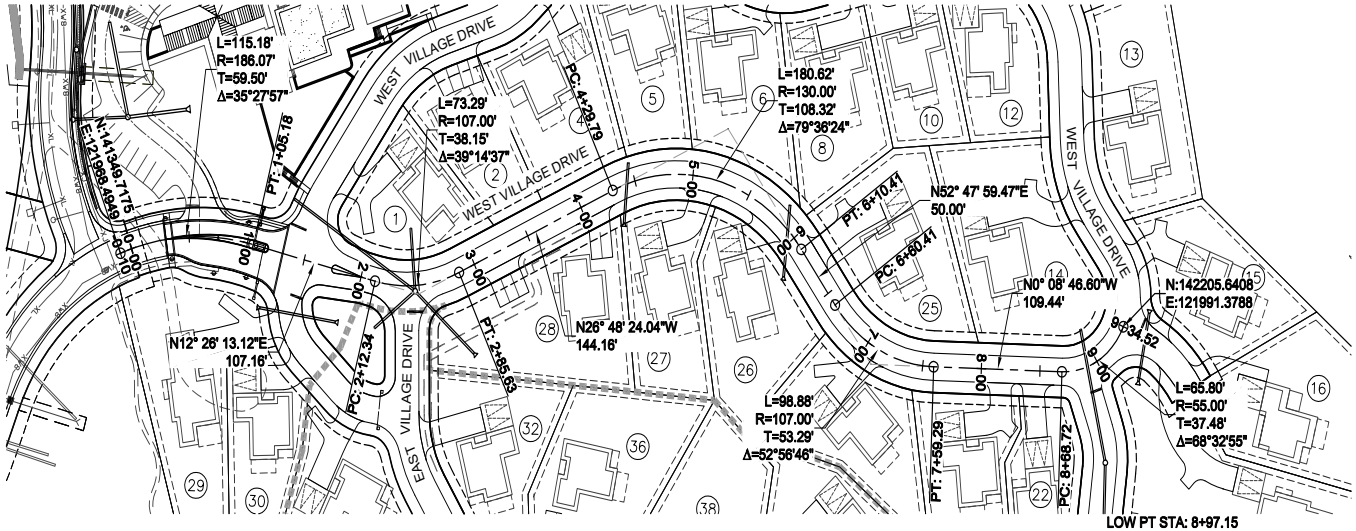
ENGINEER'S SEAL

DATE

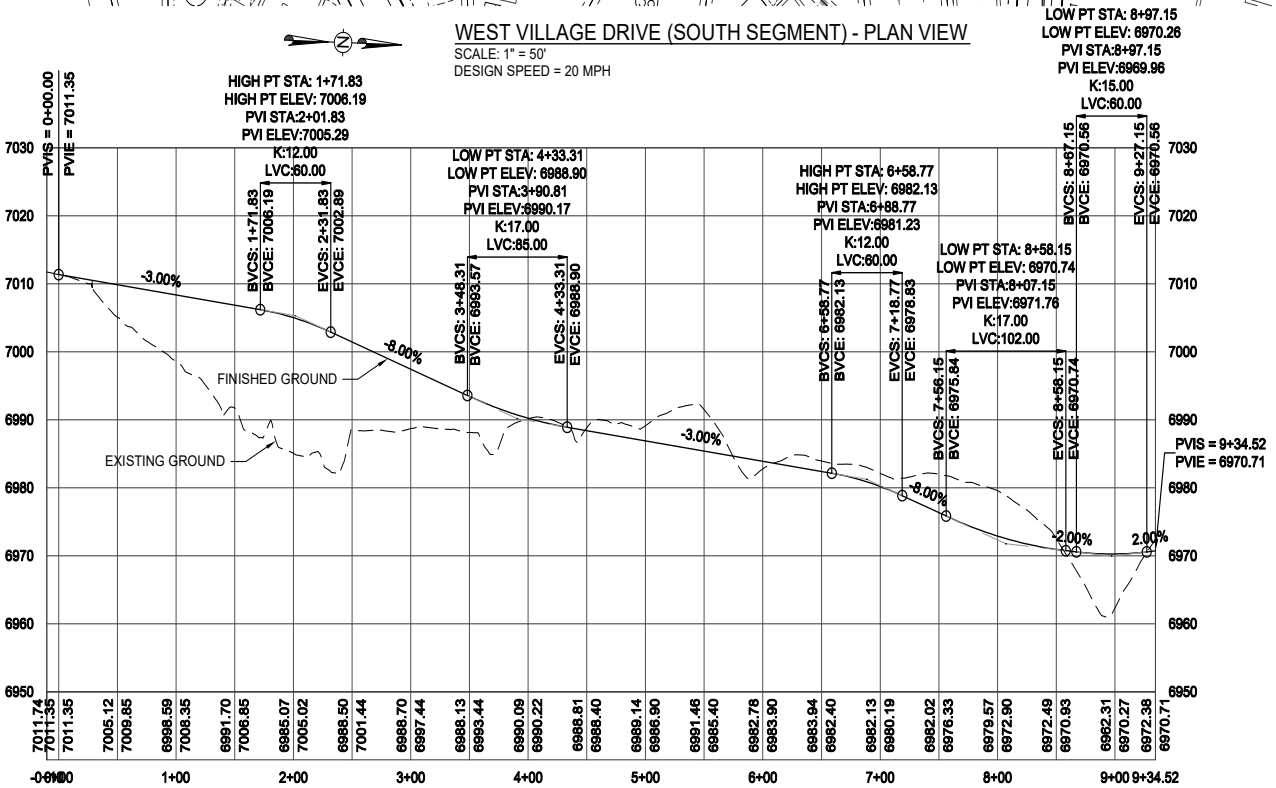
REVISIONS



KEYMAP
SCALE: 1" = 300'



WEST VILLAGE DRIVE (SOUTH SEGMENT) - PLAN VIEW
SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



WEST VILLAGE DRIVE (SOUTH SEGMENT) - PROFILE VIEW
SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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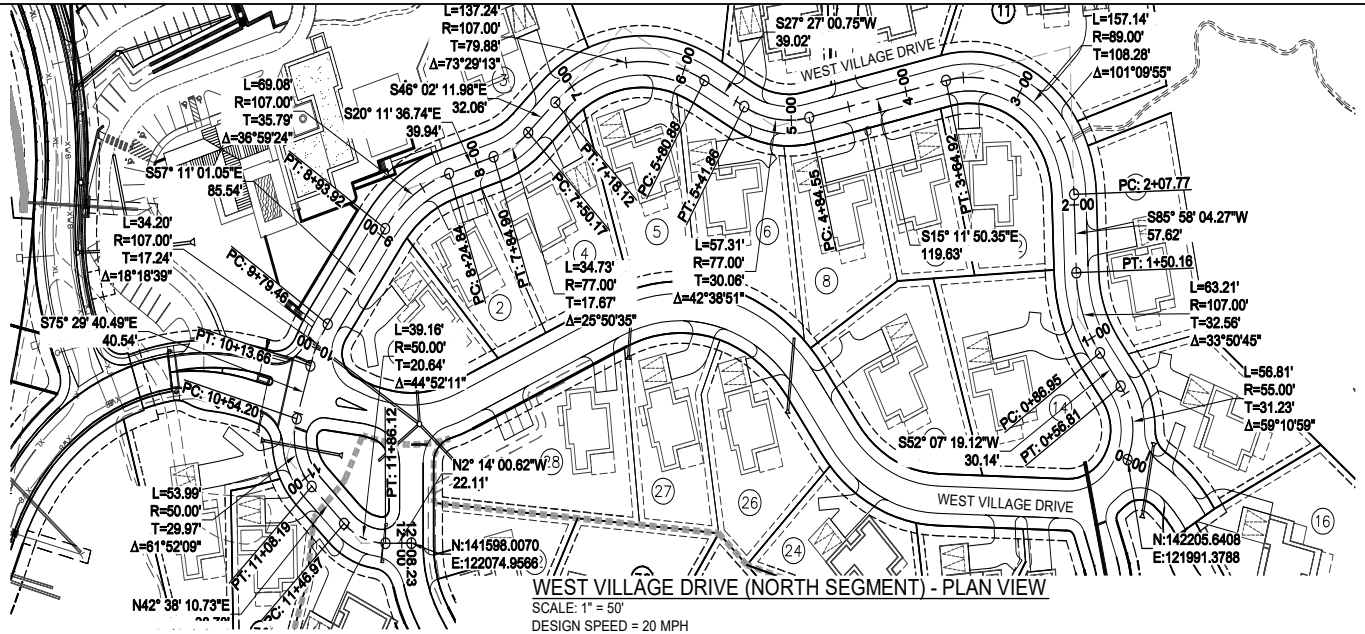
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY PLAN AND PROFILES

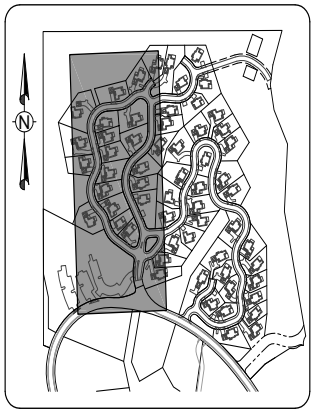
DATE:	SCALE:	SHEET:
JUNE 2021	1" = 50'	C-400

ENGINEERS SEAL
DATE
REVISIONS

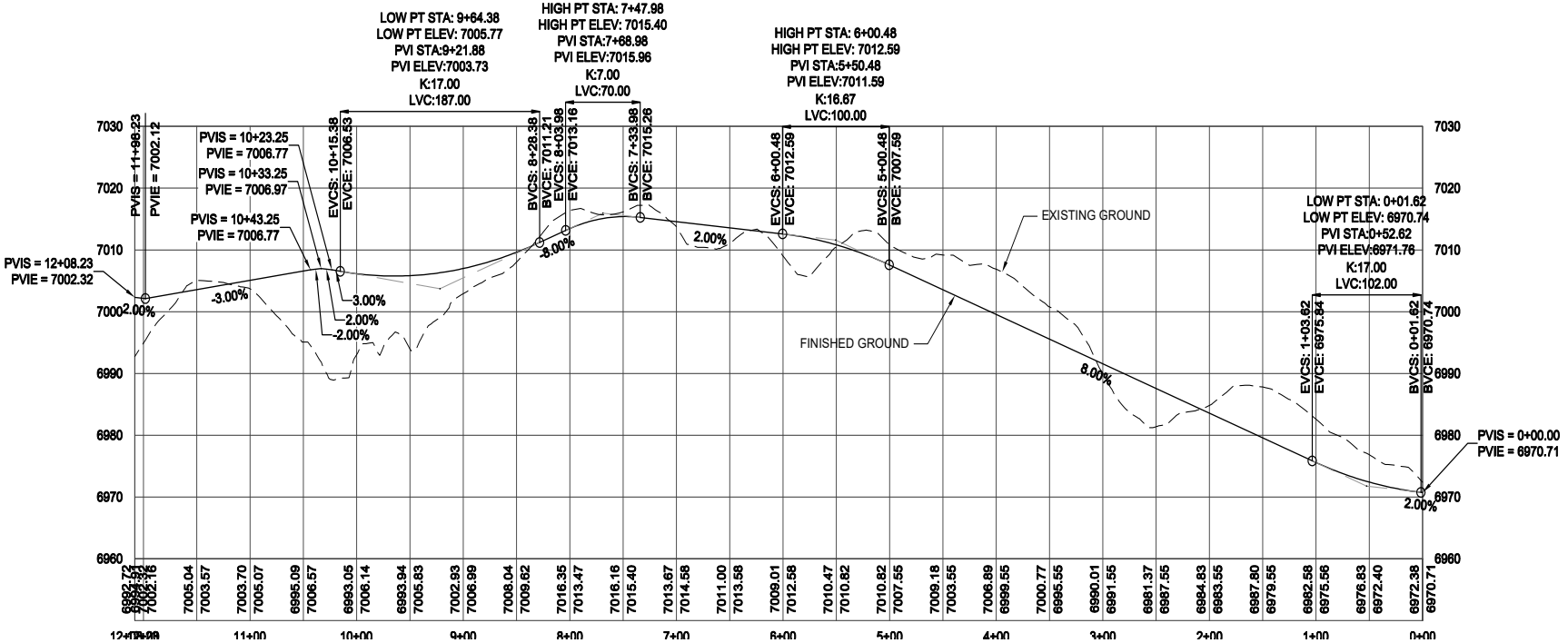


WEST VILLAGE DRIVE (NORTH SEGMENT) - PLAN VIEW

SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



KEYMAP
SCALE: 1" = 300'



WEST VILLAGE DRIVE (NORTH SEGMENT) - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

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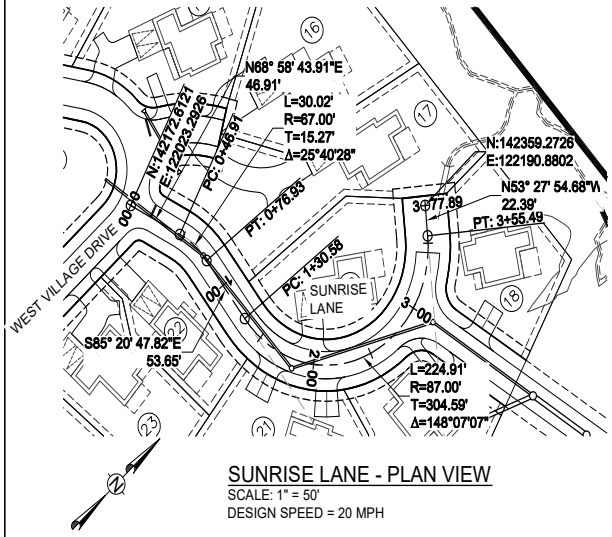
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY PLAN AND PROFILES

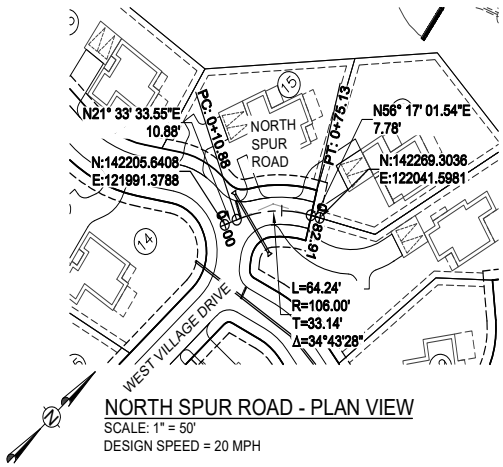
DATE:	SCALE:	SHEET:
JUNE 2021	1" = 50'	C-401

ENGINEERS SEAL

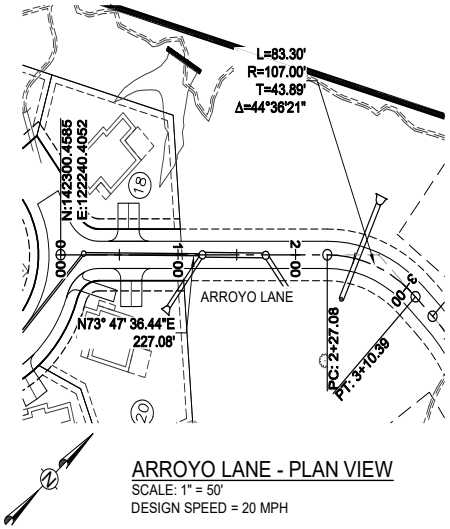
REVISIONS	DATE



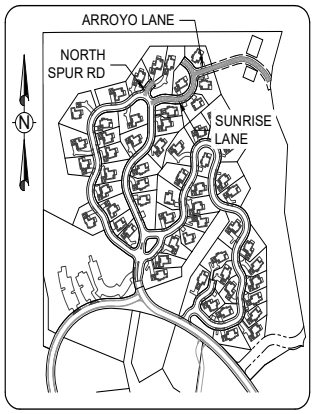
SUNRISE LANE - PLAN VIEW
SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



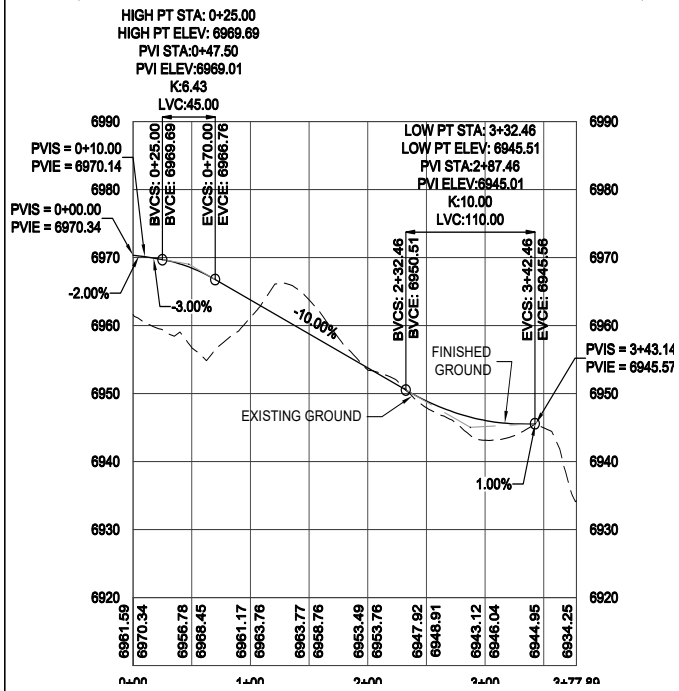
NORTH SPUR ROAD - PLAN VIEW
SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



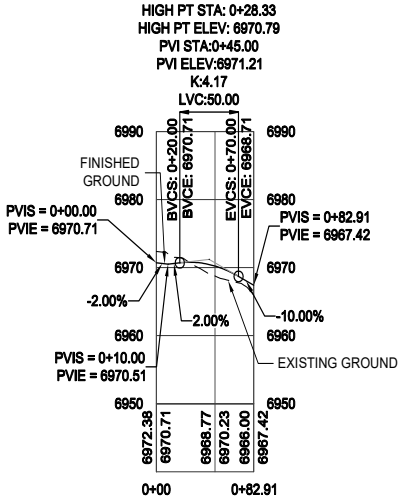
ARROYO LANE - PLAN VIEW
SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



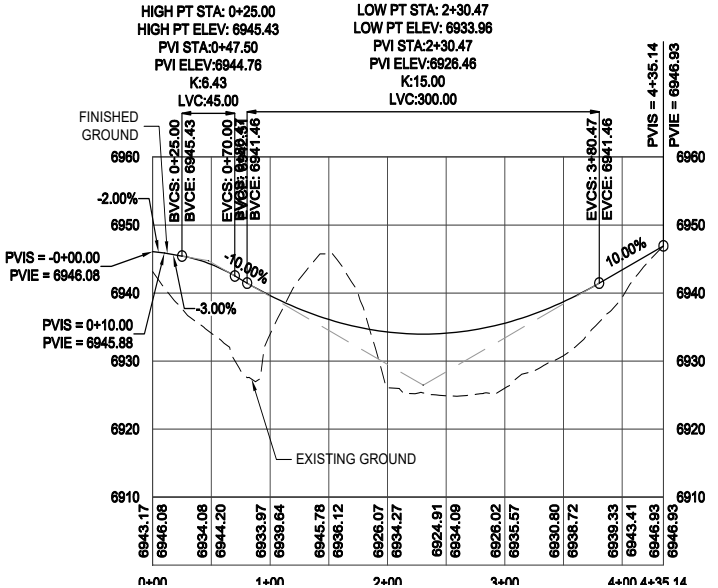
KEYMAP
SCALE: 1" = 300'



SUNRISE LANE - PROFILE VIEW
SCALE HORIZ: 1" = 50'
VERT: 1" = 10'



NORTH SPUR ROAD - PROFILE VIEW
SCALE HORIZ: 1" = 50'
VERT: 1" = 10'



ARROYO LANE - PROFILE VIEW
SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

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Santa Fe, N. M. 87505
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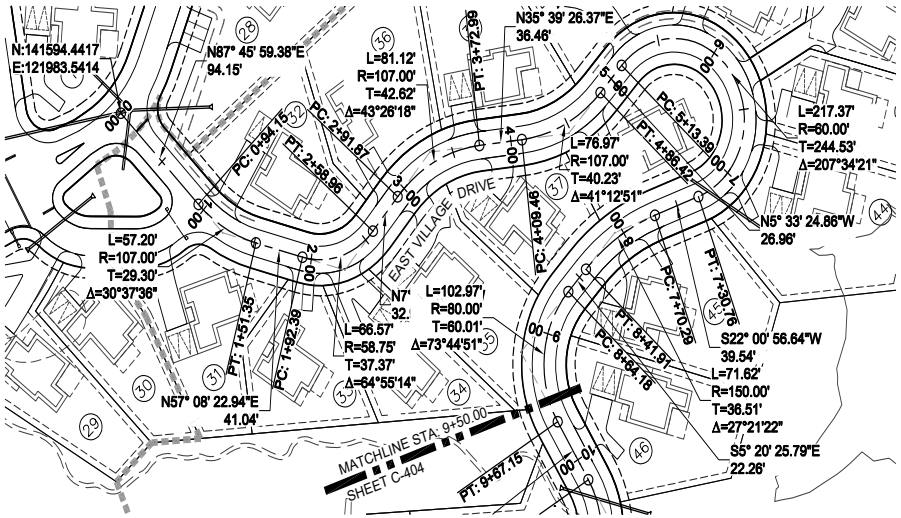
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY PLAN AND PROFILES

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 50'	C-402

ENGINEERS SEAL
DATE
REVISIONS



EAST VILLAGE DRIVE - PLAN VIEW

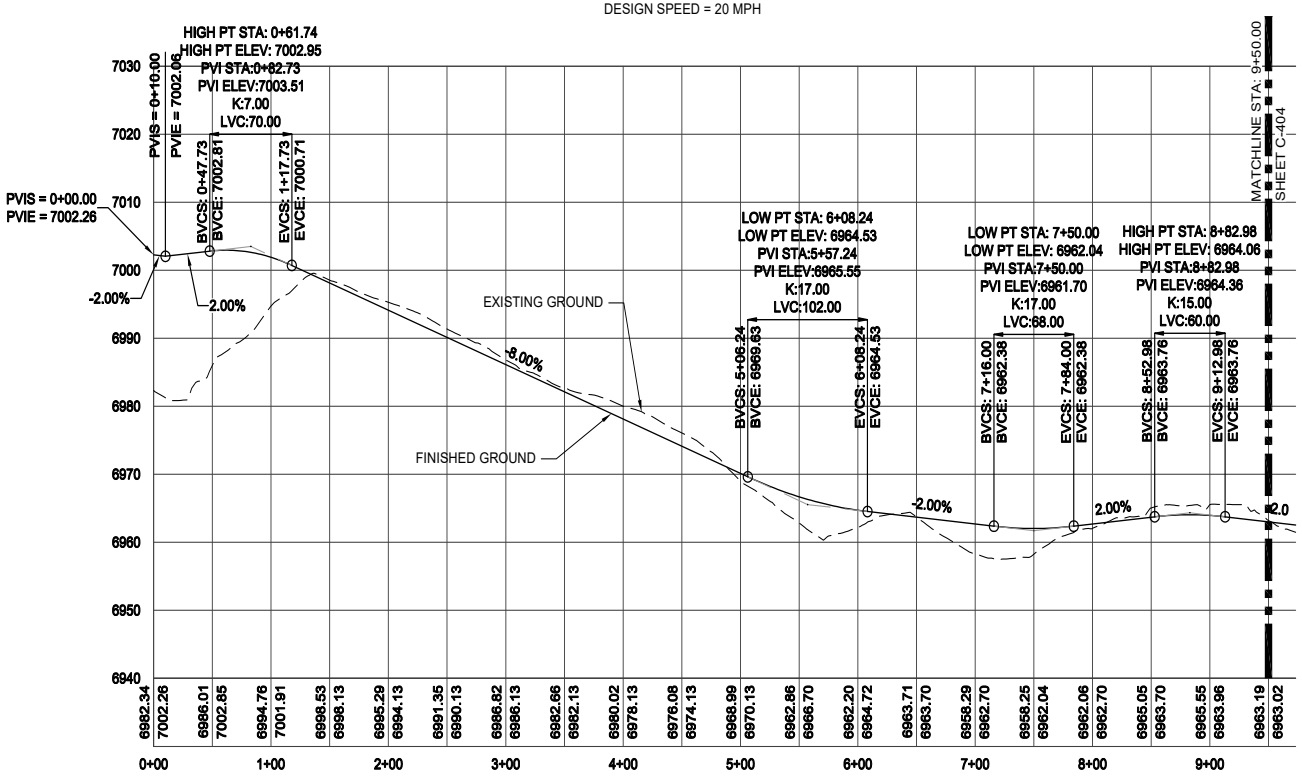
SCALE: 1" = 50'

DESIGN SPEED = 20 MPH



KEYMAP

SCALE: 1" = 300'



EAST VILLAGE DRIVE - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

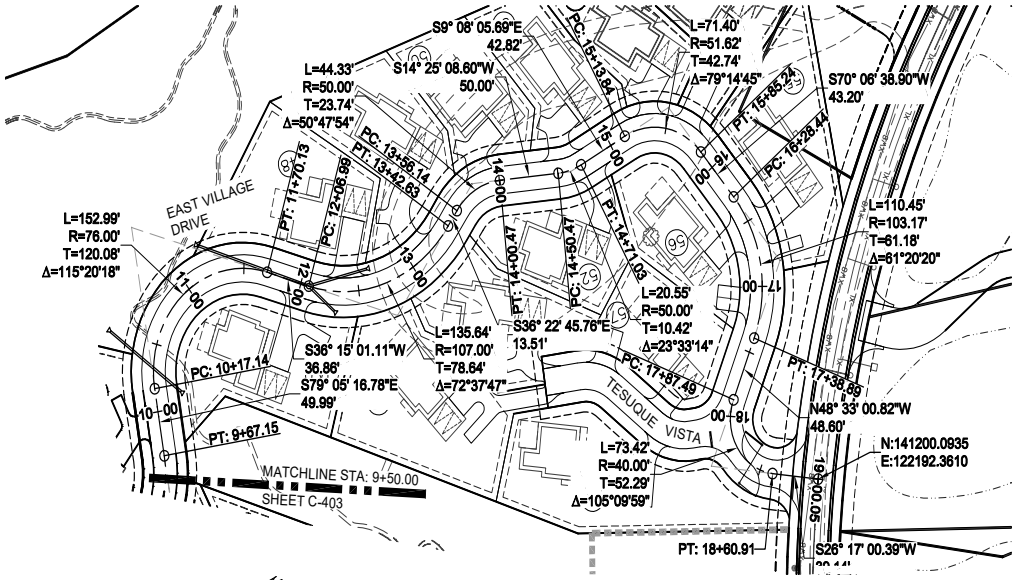
ROADWAY PLAN AND PROFILES

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 50'	C-403

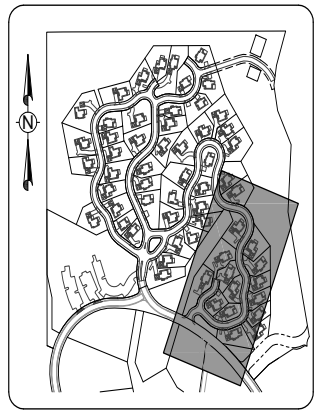
ENGINEERS SEAL

DATE

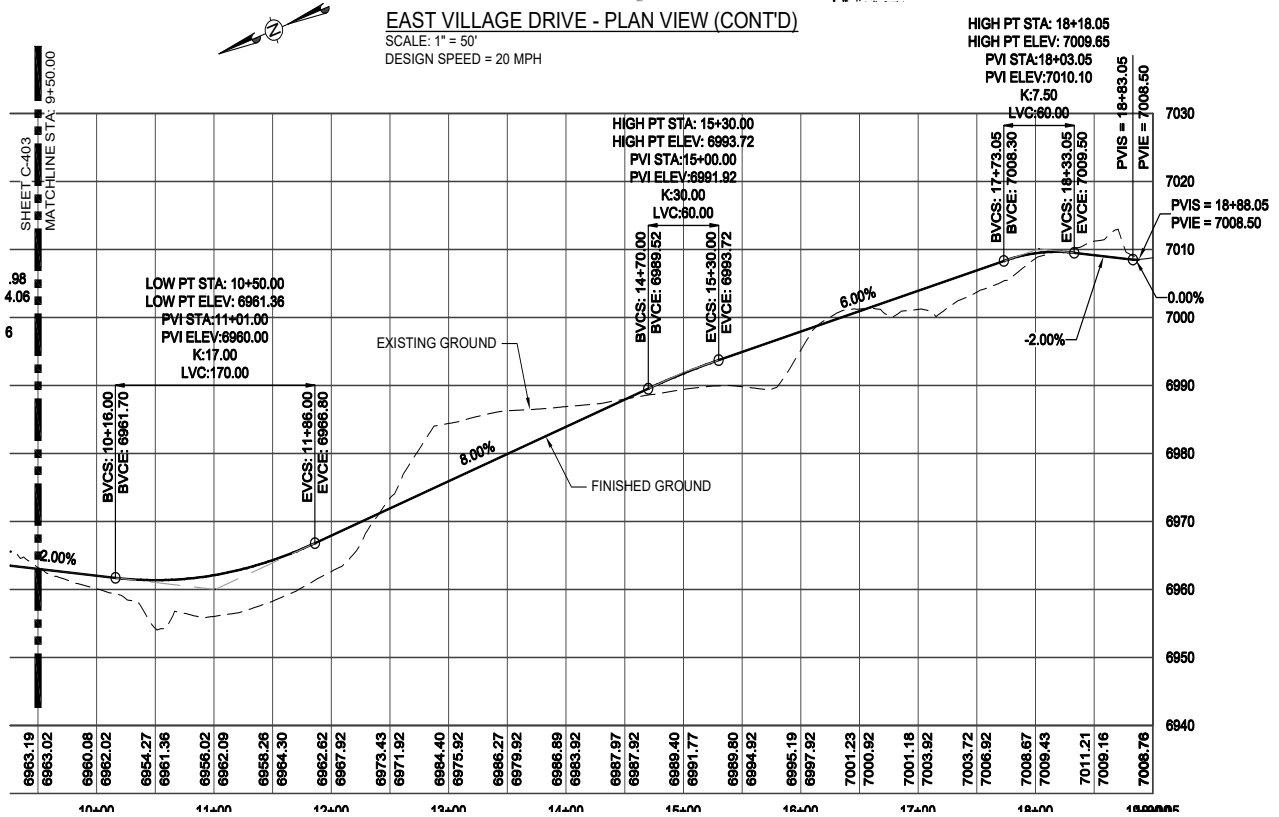
REVISIONS



EAST VILLAGE DRIVE - PLAN VIEW (CONT'D)
SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



KEYMAP
SCALE: 1" = 300'



EAST VILLAGE DRIVE - PROFILE VIEW (CONT'D)
SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

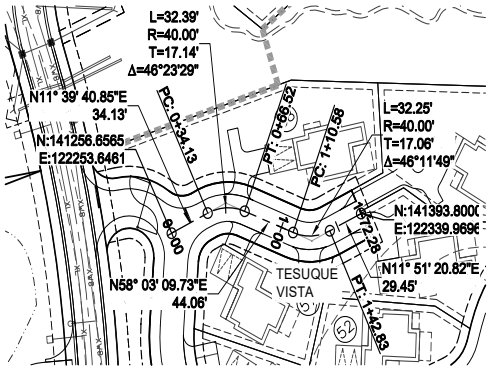
ROADWAY PLAN AND PROFILES

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 50'	C-404

ENGINEERS SEAL

DATE

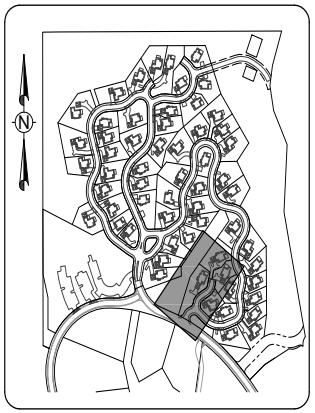
REVISIONS





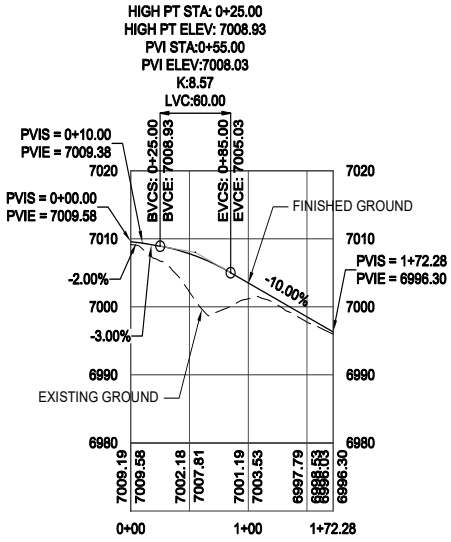
TESUQUE VISTA - PLAN VIEW

SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



KEYMAP

SCALE: 1" = 300'



TESUQUE VISTA - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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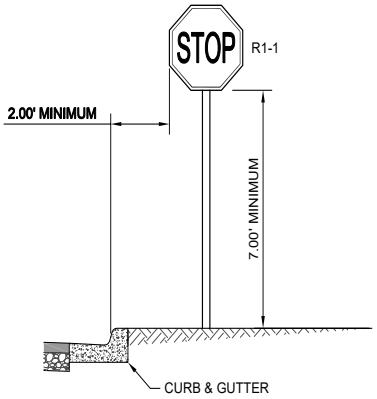
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY PLAN AND PROFILES

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 50'	C-405

REVISIONS	DATE	ENGINEERS SEAL



TYPICAL SIGN PLACEMENT
SCALE: N.T.S.

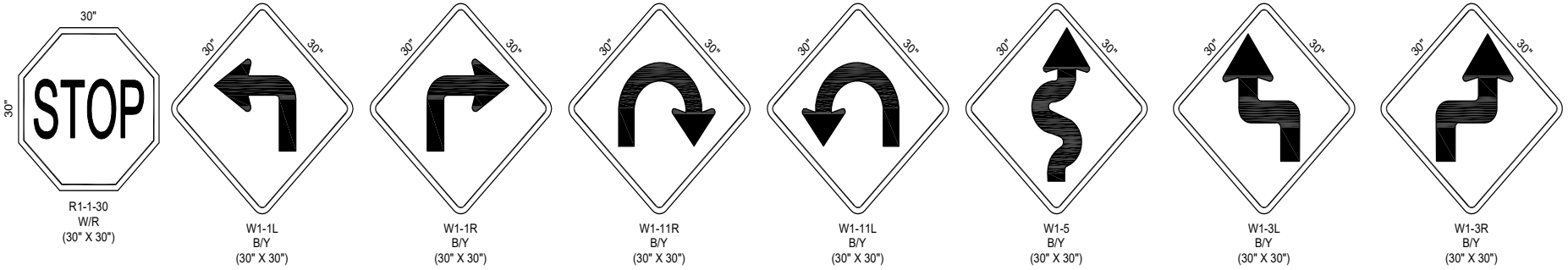
CITY OF SANTA FE SIGNING AND STRIPING NOTES:

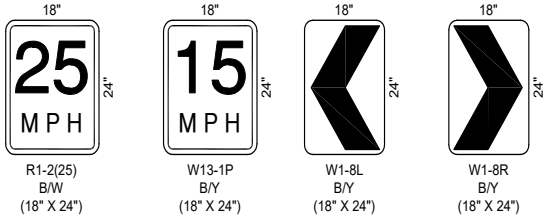
SIGN AND POST REQUIREMENTS

1. ALL ALUMINUM PANEL SIGNING AND STEEL POSTS SHALL COMPLY WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT); *CURRENT* EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (SSHBC).
2. ALL SIGNING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - *CURRENT* EDITION.
3. SIGNPOSTS WITH APPROVED BREAKAWAY DEVICE SHALL BE "MARION" BRAND 4 LB. / FT. U CHANNEL - BLACK; NO SUBSTITUTES ALLOWED.
4. SIGN SHEETING SHALL BE "3M" BRAND HIGH INTENSITY; NO SUBSTITUTIONS ALLOWED.
5. SIGN HEIGHT SHALL BE A MINIMUM OF 7' HIGH FROM THE BOTTOM OF THE LOWEST SIGN ABOVE THE TOP OF CURB, UNLESS OTHERWISE NOTED; AND SHALL BE PLACED IN ACCORDANCE WITH NMDOT STANDARD DRAWINGS AND SPECIFICATIONS.
6. STREET NAME LETTERING SHALL COMPLY WITH THE STANDARDS IN THE CURRENT EDITION OF THE MUTCD; THAT IS THE LETTERING SHALL BE LOWER CASE LETTERS WITH UPPERCASE INITIAL LETTERS.

STRIPING AND PAINT NOTES

1. ALL RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
2. STOP BARS SHALL BE A MINIMUM 12" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERED PAVEMENT STRIPE; AND SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
3. CROSSWALK STRIPES SHALL BE 12" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE, ARRANGED IN A CONTINENTAL PATTERN, THAT IS, LONGITUDINAL LINES PARALLEL TO THE FLOW OF TRAFFIC AND ARRANGED TO AVOID WHEEL PATHS, (MUTCD P. 384, SECTION 3B.18); AND SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
4. ALL RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT MARKINGS (WORD OR SYMBOL) SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
5. *RETRO-REFLECTORIZED PAINTED PAVEMENT MARKING STRIPES* - FOR HIGH-BUILT *PAINT*, USE TWO COATS AND FOR REGULAR PAINT USE THREE COATS. (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS.)
6. ALL STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) - CURRENT EDITION, AND THE NMDOT SSHBC.





PROPOSED SIGN FACE DETAILS

REVISIONS	DATE	ENGINEERS SEAL

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

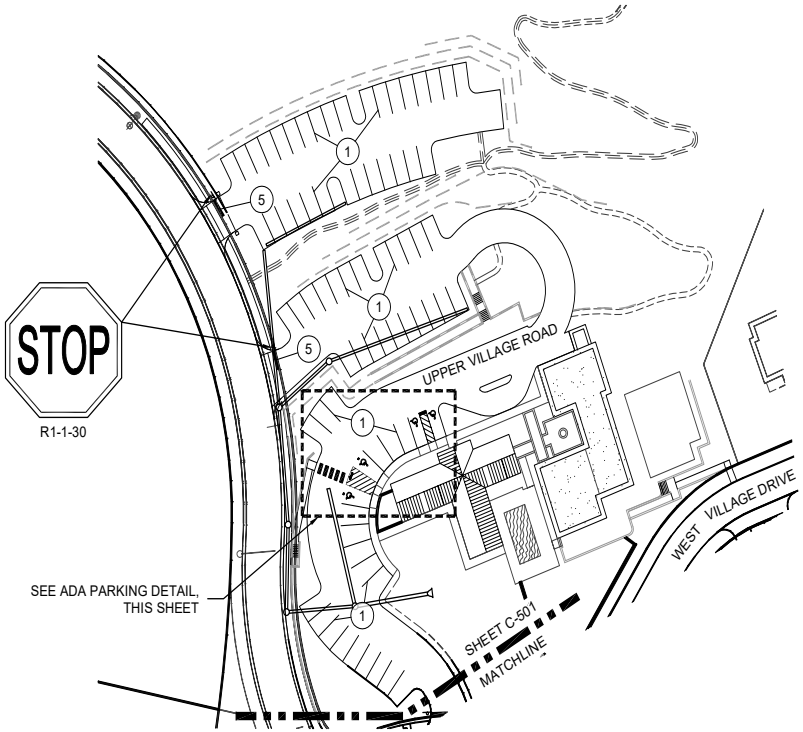
CASE # _____

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

SIGNING AND STRIPING NOTES AND DETAILS

DATE:	SCALE:	SHEET:
JUNE 2021	N.T.S.	C-500

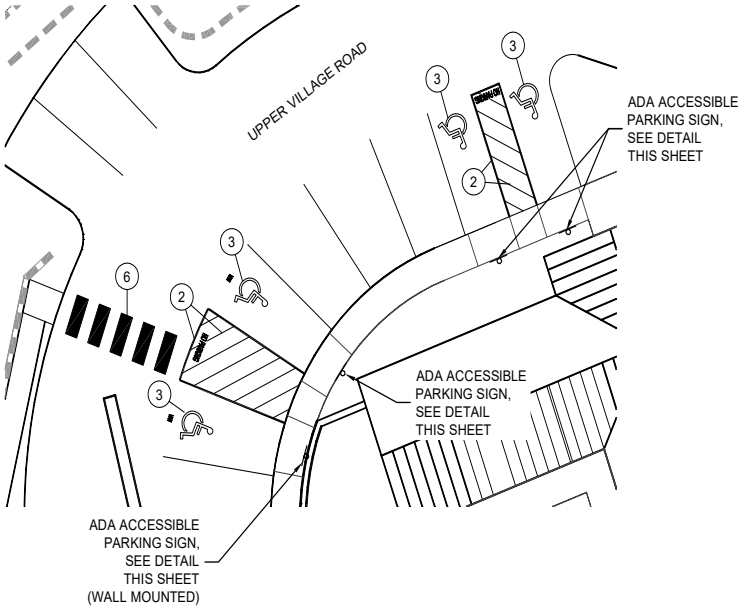


SIGNING AND STRIPING PLAN

SCALE: 1" = 40'

0 20 40 80

SCALE: 1" = 40'

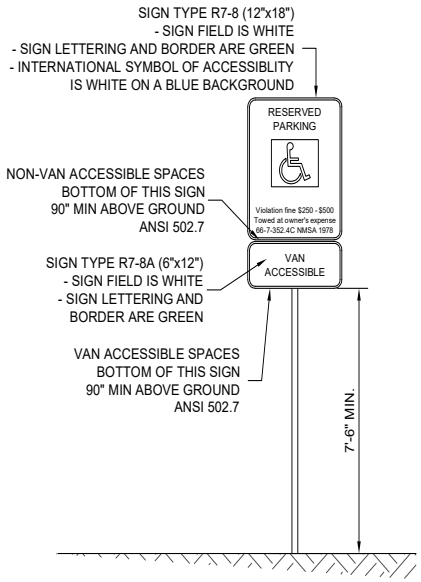


ADA PARKING DETAIL

SCALE: 1" = 10'

0 5 10 20

SCALE: 1" = 10'



ACCESSIBLE SIGN DETAIL

SCALE: N.T.S.

STRIPING KEY	#
RETROREFLECTORIZED PAINTED PAVEMENT MARKING STRIPE - 4" SOLID BLUE [PAINT] (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS)	1
RETROREFLECTORIZED PAINTED PAVEMENT MARKING STRIPE - 4" SOLID BLUE [PAINT] (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS)	2
HOT THERMO PRE-FORMED ADA ACCESSIBLE PAVEMENT MARKING	3
RETROREFLECTORIZED PAINTED PAVEMENT MARKING STRIPE - 4" SOLID WHITE [PAINT] (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS)	4
RETROREFLECTORIZED PRE-FORMED PAVEMENT MARKING STOP BAR - 12" SOLID WHITE [TAPE]	5
RETROREFLECTORIZED PRE-FORMED PAVEMENT MARKING - 24" SOLID WHITE [TAPE]	6

REVISIONS	DATE	ENGINEERS SEAL

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

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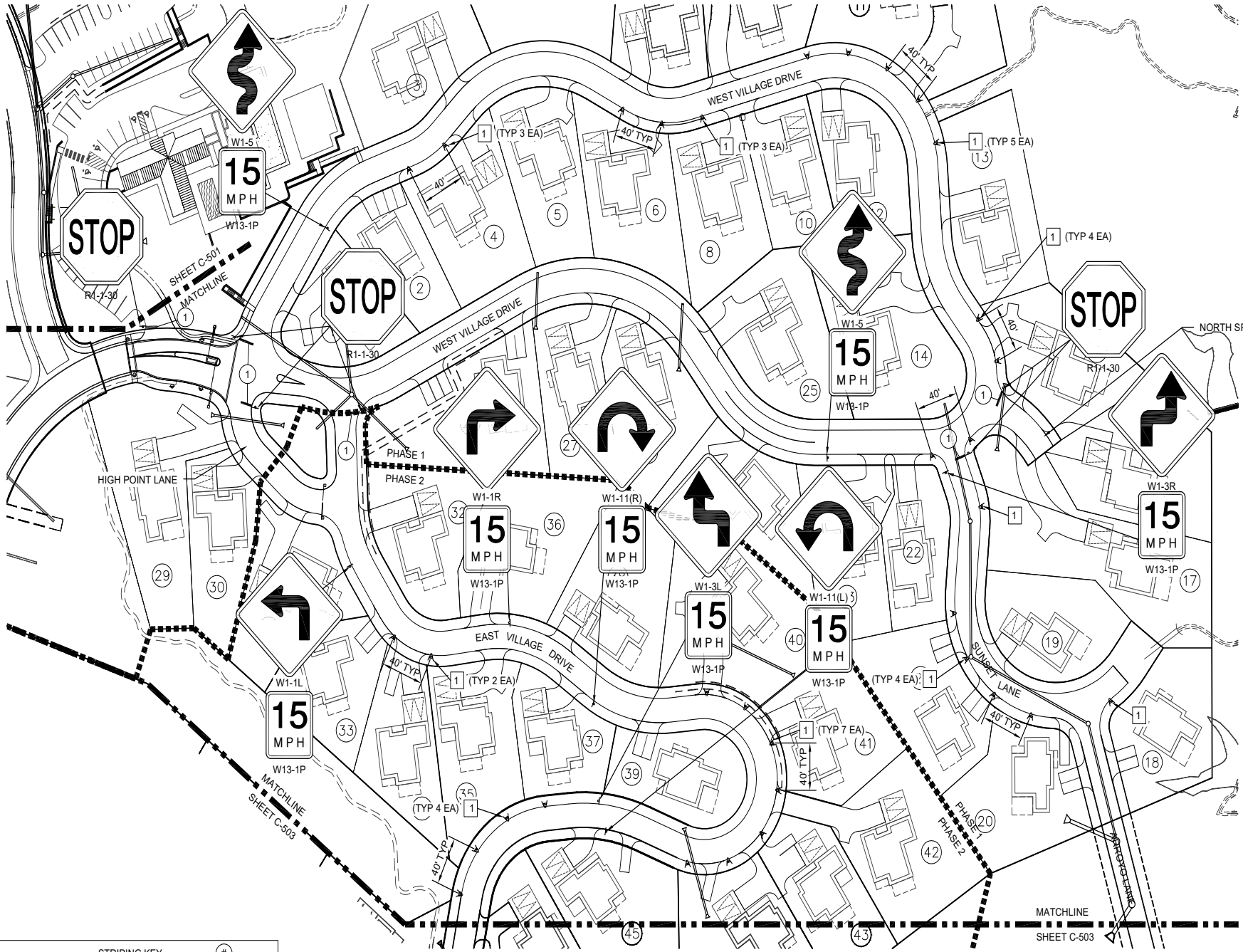
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

SIGNING AND STRIPING PLAN

DATE:	SCALE:	SHEET:
JUNE 2021	AS NOTED	C-501



STRIPING KEY	#
RETROREFLECTORIZED PRE-FORMED PAVEMENT MARKING STOP BAR - 12" SOLID WHITE [TAPE]	1

SIGNING KEY	#
W1-8 CHEVRON SIGNS DOUBLE MOUNTED (BACK TO BACK) PER MUTCD FIGURE 2C-2. SEE SHEET C-500 FOR SIGN SIZE	1

NOTE:
HORIZONTAL ALIGNMENT WARNING SIGNS (W1-1, W1-3, W1-5, W1-11) ARE TO BE PLACED 100' MAX. IN ADVANCE OF THE CURVE , AND 100' MIN. FROM OTHER SIGNAGE

SIGNING AND STRIPING PLAN

SCALE: 1" = 40'

0 20 40 80

SCALE: 1" = 40'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

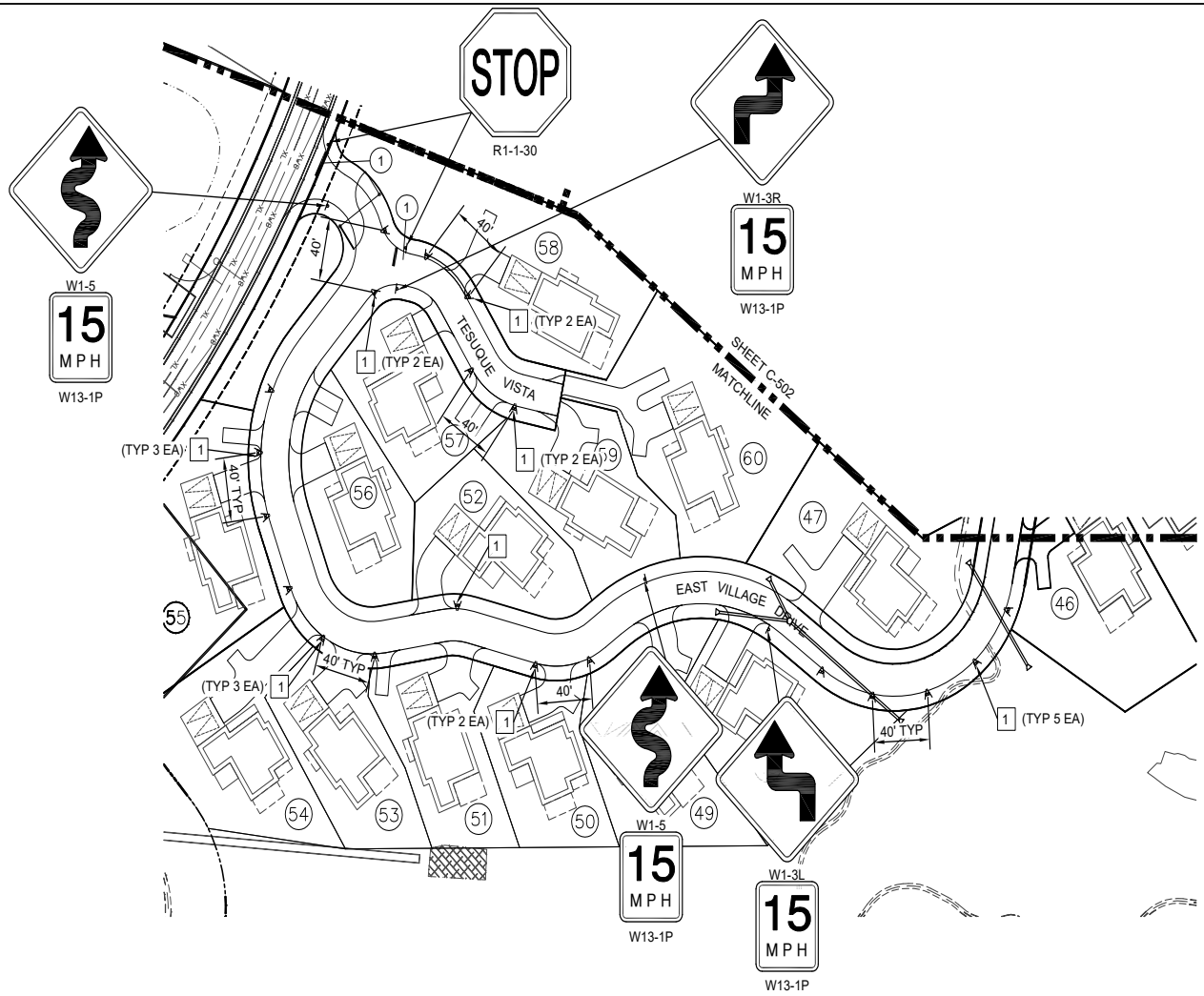
SIGNING AND STRIPING PLAN

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 40'	C-502

ENGINEERS SEAL

DATE

REVISIONS



SIGNING AND STRIPING PLAN (CONT'D)

SCALE: 1" = 40'

0 20 40 80

SCALE: 1" = 40'

NOTE:
HORIZONTAL ALIGNMENT WARNING SIGNS (W1-1, W1-3, W1-5, W1-11) ARE TO BE PLACED 100' MAX. IN ADVANCE OF THE CURVE , AND 100' MIN. FROM OTHER SIGNAGE

STRIPING KEY	(#)
(1)	RETROREFLECTORIZED PRE-FORMED PAVEMENT MARKING STOP BAR - 12" SOLID WHITE [TAPE]

SIGNING KEY	[#]
[1]	W1-8 CHEVRON SIGNS DOUBLE MOUNTED (BACK TO BACK) PER MUTCD FIGURE 2C-2. SEE SHEET C-500 FOR SIGN SIZE

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

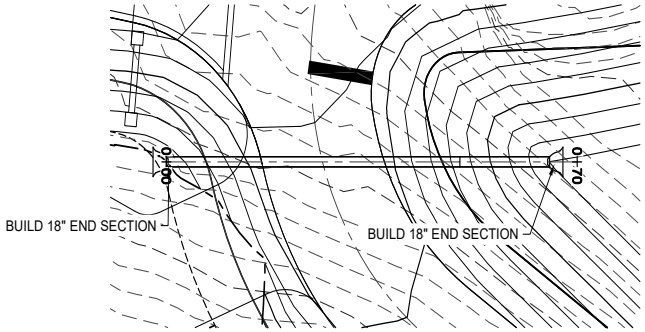
SIGNING AND STRIPING PLAN

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 40'	C-503

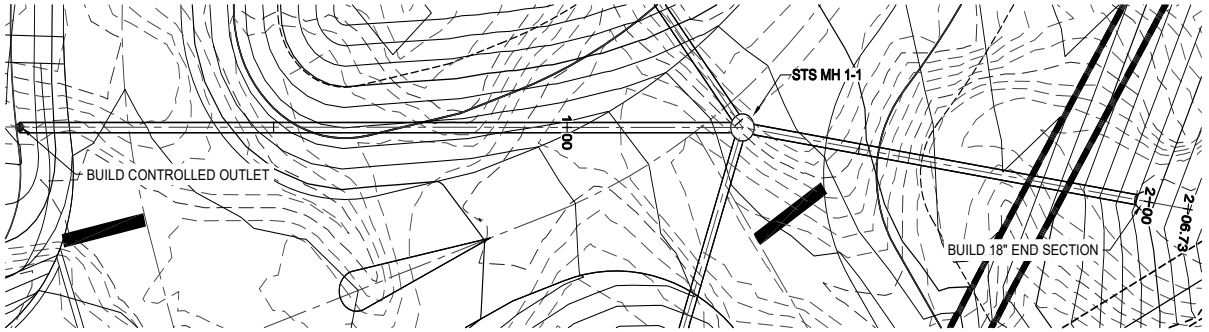
ENGINEERS SEAL

DATE

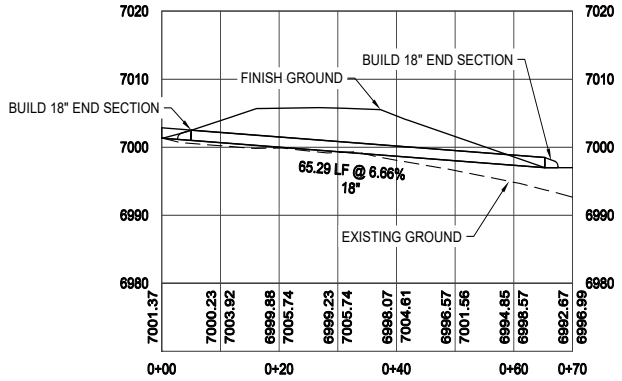
REVISIONS



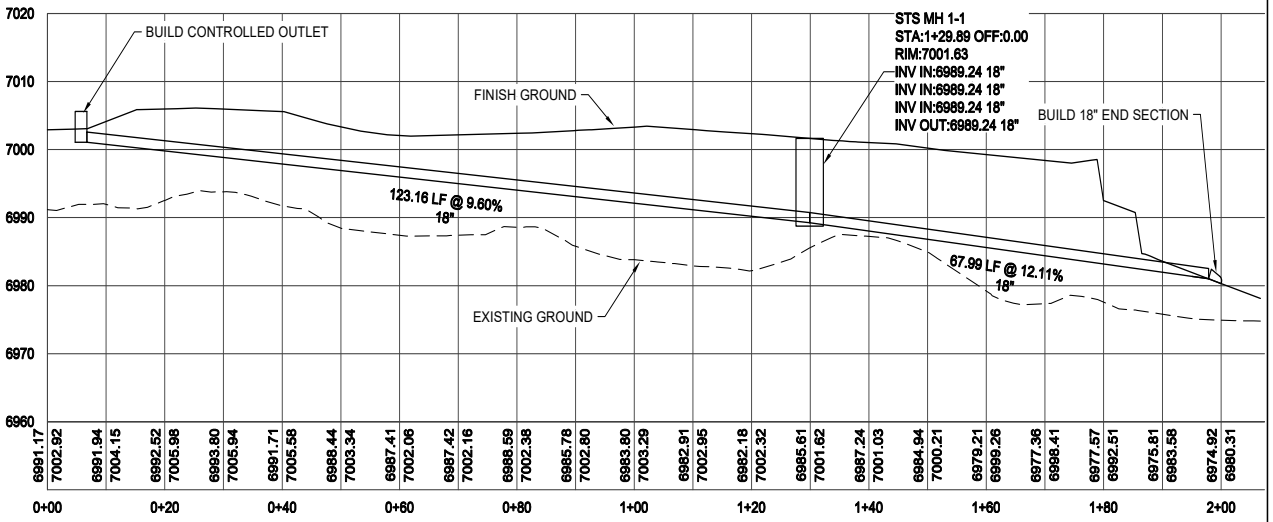
PHASE 1 STORM SEWER NO 1 - PLAN VIEW
SCALE: 1" = 10'



PHASE 1 STORM SEWER NO 2 - PLAN VIEW
SCALE: 1" = 10'



PHASE 1 STORM SEWER NO 1 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



PHASE 1 STORM SEWER NO 2 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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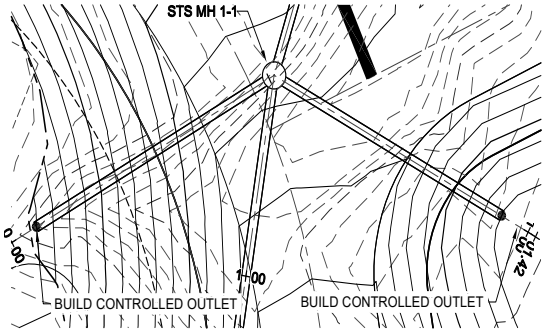
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

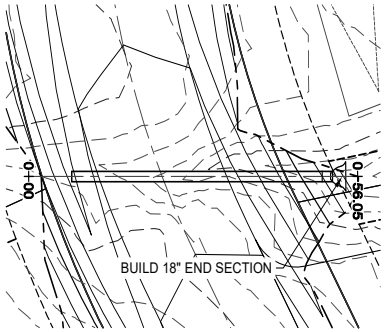
STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-600

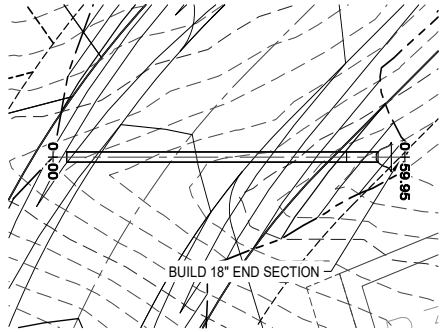
ENGINEERS SEAL
DATE
REVISIONS



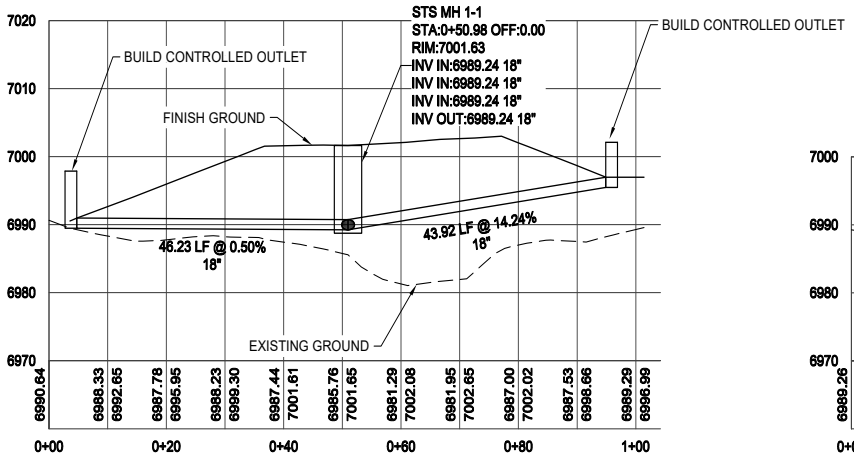
PHASE 1 STORM SEWER NO 3 - PLAN VIEW
SCALE: 1" = 10'



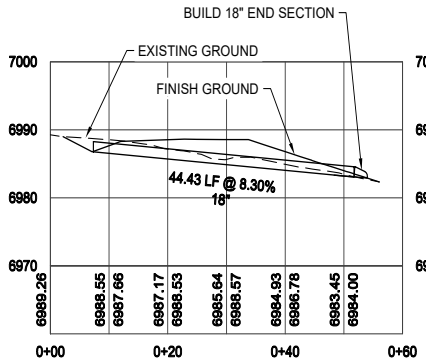
PHASE 1 STORM SEWER NO 4 - PLAN VIEW
SCALE: 1" = 10'



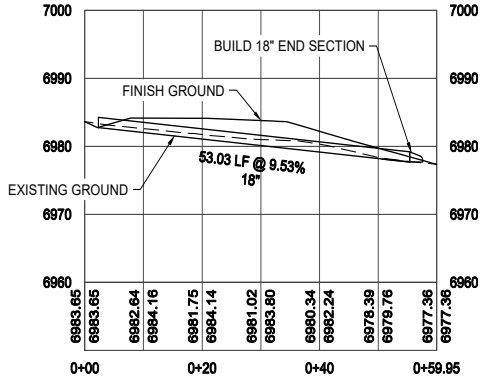
PHASE 1 STORM SEWER NO 5 - PLAN VIEW
SCALE: 1" = 10'



PHASE 1 STORM SEWER NO 3 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



PHASE 1 STORM SEWER NO 4 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



PHASE 1 STORM SEWER NO 5 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

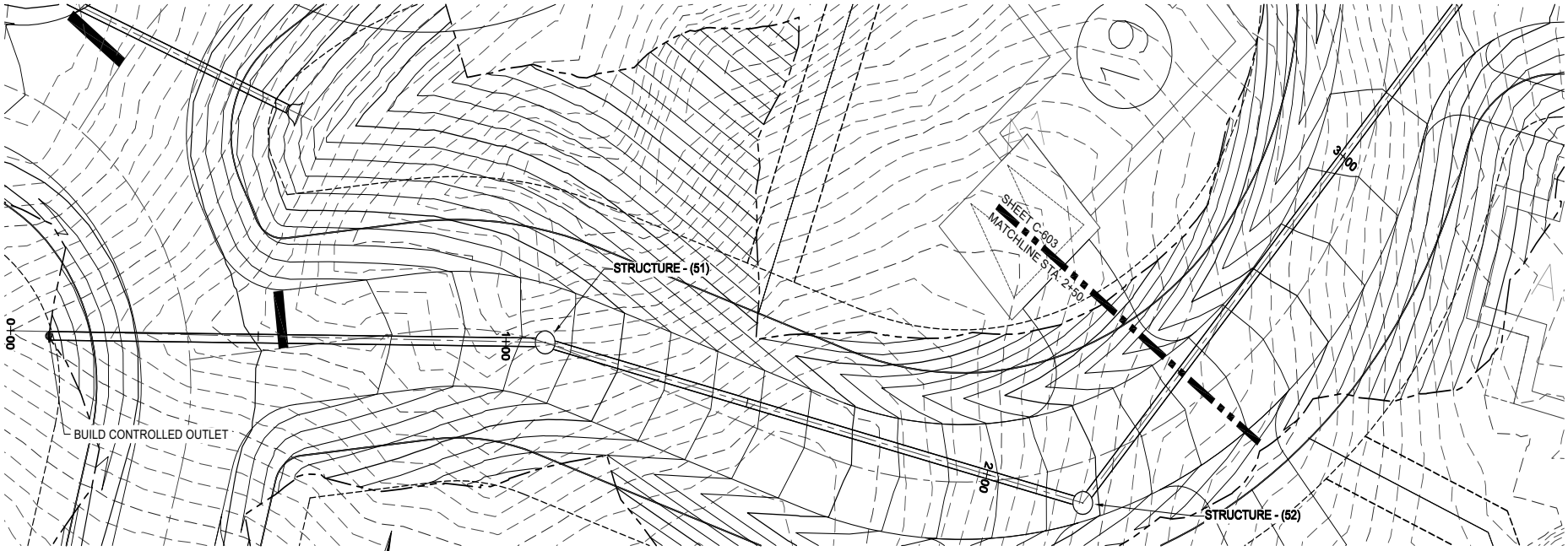
STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-601

ENGINEERS SEAL

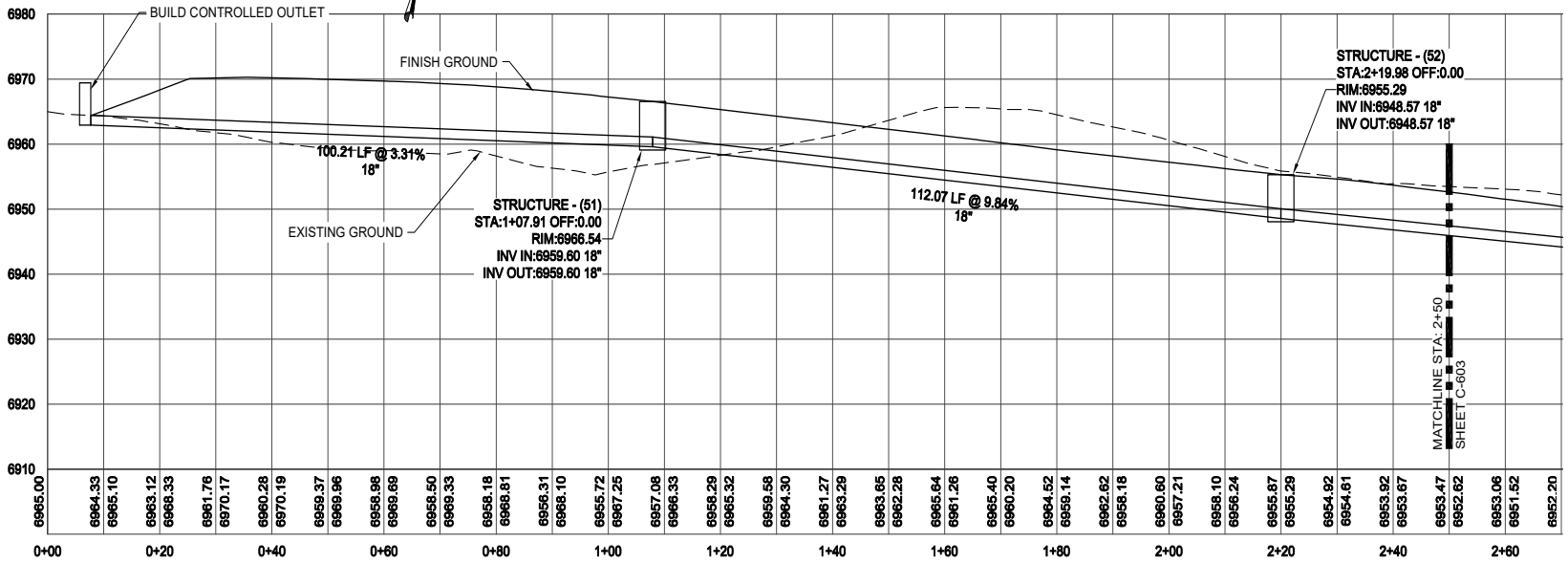
DATE

REVISIONS



PHASE 1 STORM SEWER NO 6 - PLAN VIEW

SCALE: 1" = 10'



PHASE 1 STORM SEWER NO 6 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

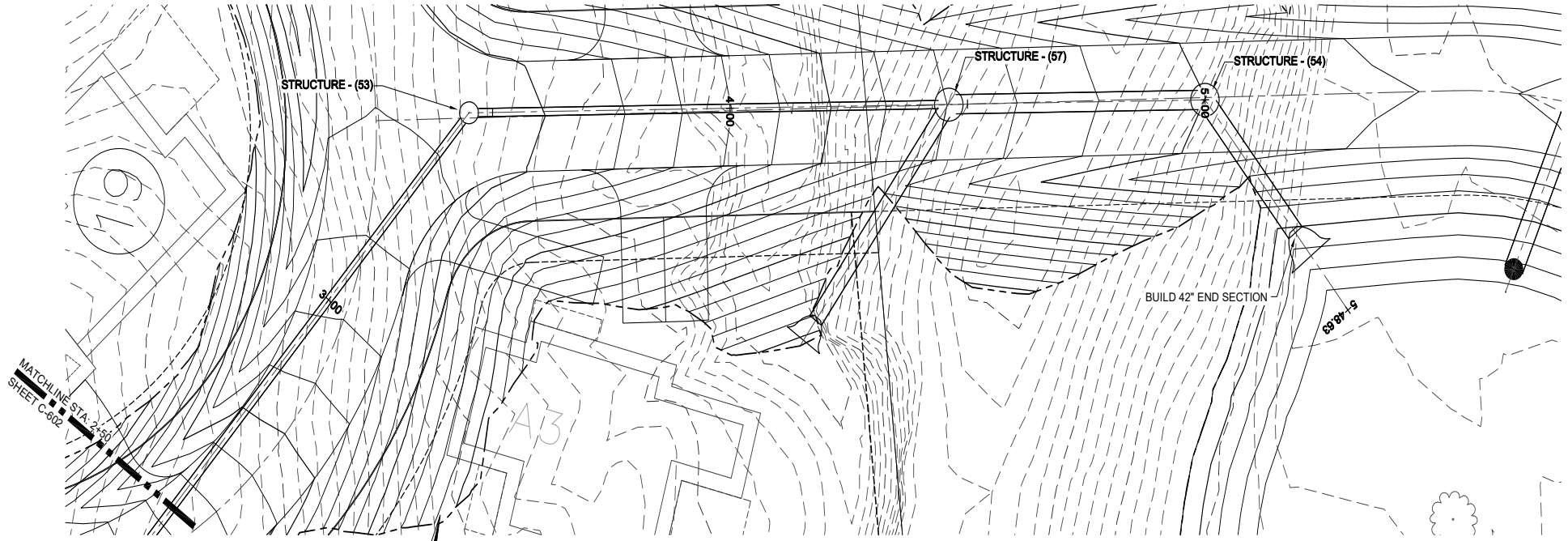
STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-602

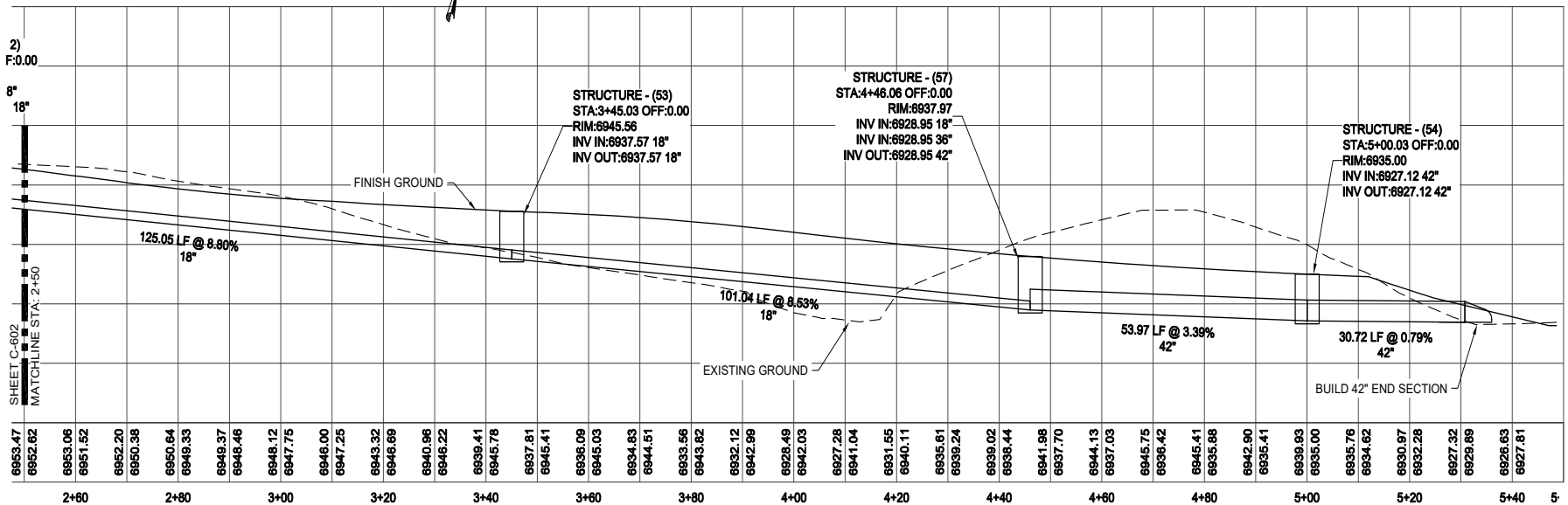
ENGINEERS SEAL

DATE

REVISIONS



PHASE 1 STORM SEWER NO 6 - PLAN VIEW
SCALE: 1" = 10'



PHASE 1 STORM SEWER NO 6 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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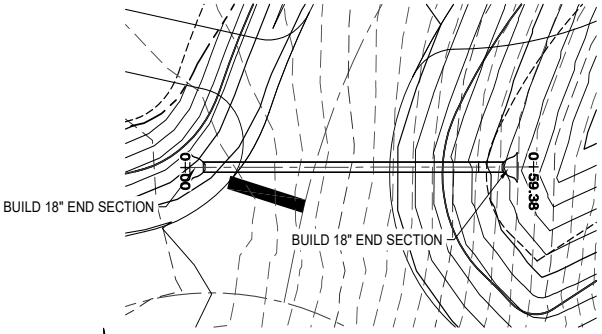
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

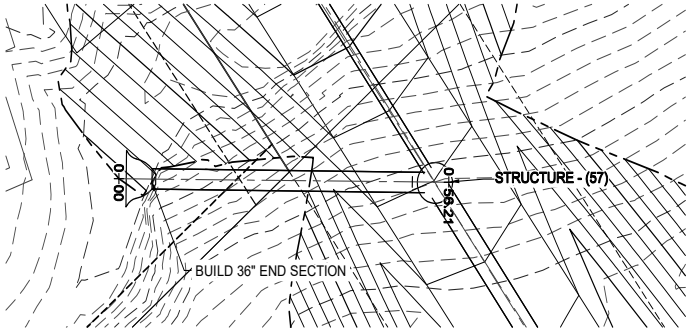
STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-603

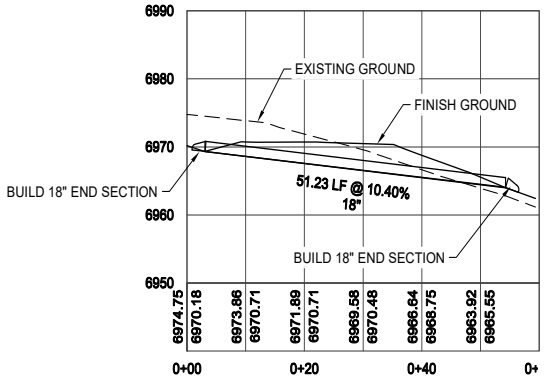
ENGINEERS SEAL
DATE
REVISIONS



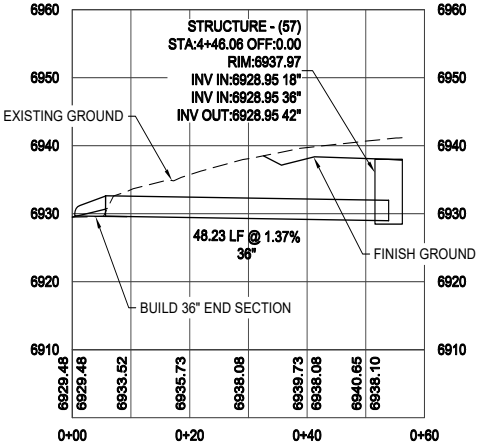
PHASE 1 STORM SEWER NO 7 - PLAN VIEW
SCALE: 1" = 10'



PHASE 1 STORM SEWER NO 8 - PLAN VIEW
SCALE: 1" = 10'



PHASE 1 STORM SEWER NO 7 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



PHASE 1 STORM SEWER NO 8 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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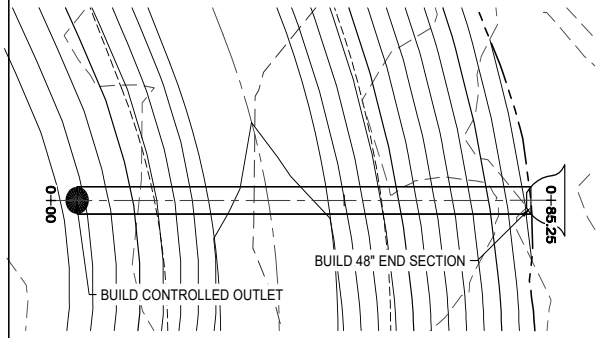
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

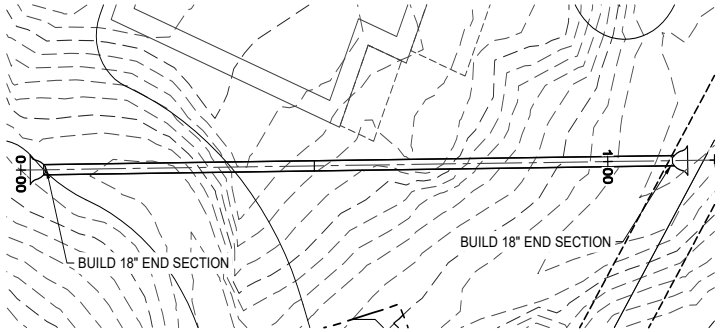
STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-604

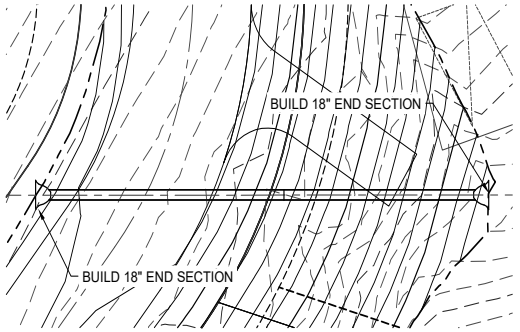
REVISIONS	DATE	ENGINEERS SEAL



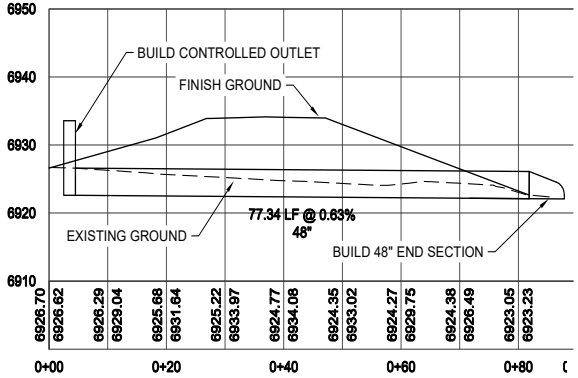
PHASE 1 STORM SEWER NO 9 - PLAN VIEW
SCALE: 1" = 10'



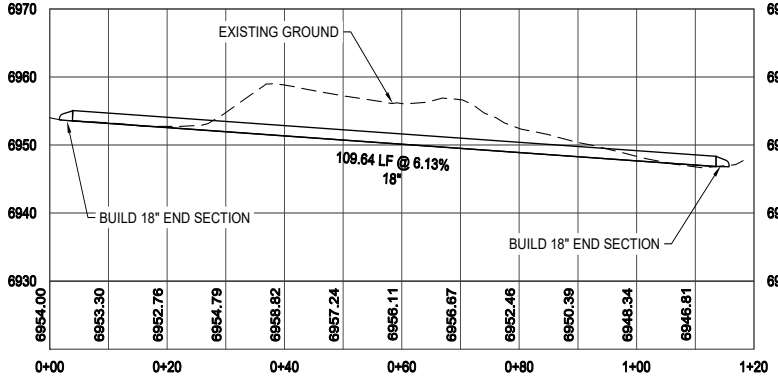
PHASE 2 STORM SEWER NO 1 - PLAN VIEW
SCALE: 1" = 10'



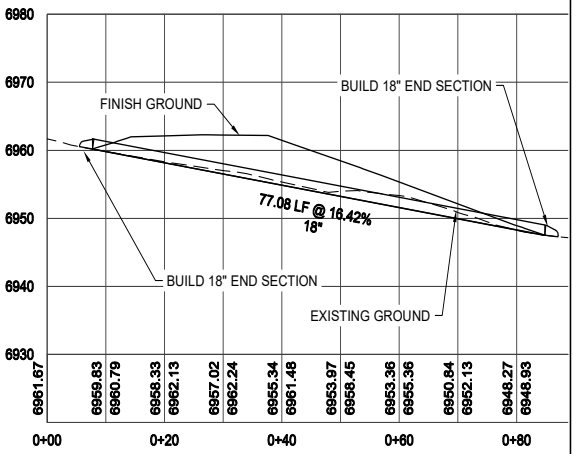
PHASE 2 STORM SEWER NO 2 - PLAN VIEW
SCALE: 1" = 10'



PHASE 1 STORM SEWER NO 9 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



PHASE 2 STORM SEWER NO 1 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



PHASE 2 STORM SEWER NO 2 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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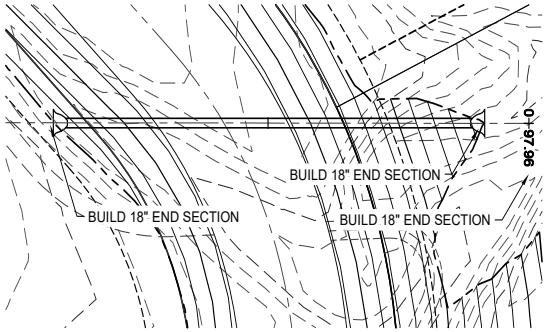
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

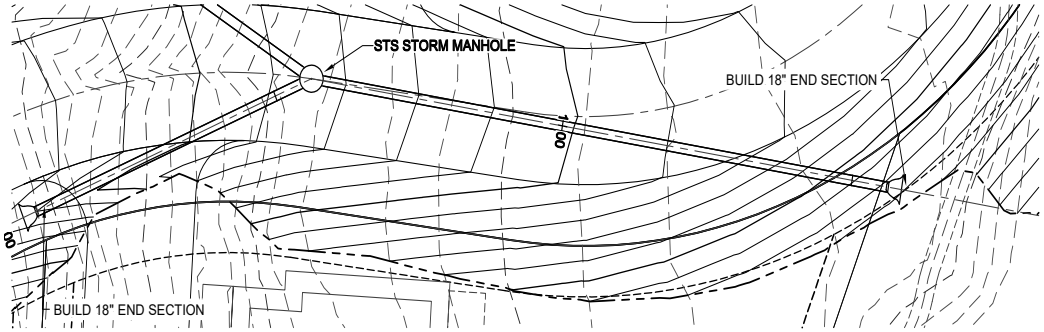
STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-605

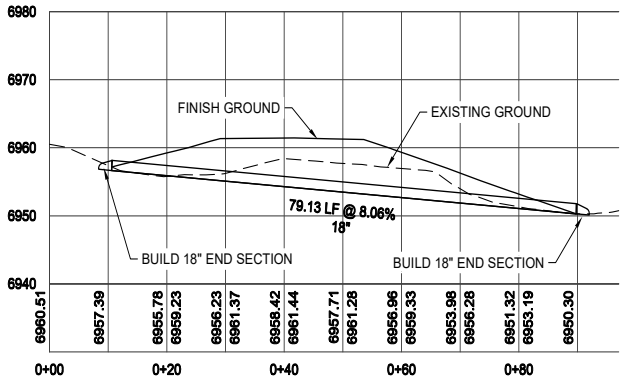
ENGINEERS SEAL
DATE
REVISIONS



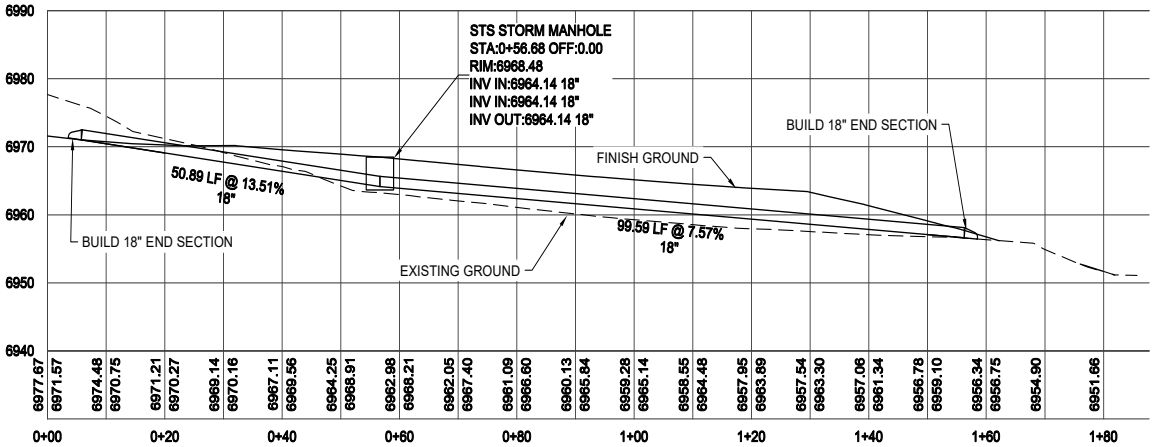
PHASE 2 STORM SEWER NO 3 - PLAN VIEW
SCALE: 1" = 10'



PHASE 2 STORM SEWER NO 4 - PLAN VIEW
SCALE: 1" = 10'



PHASE 2 STORM SEWER NO 3 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



PHASE 2 STORM SEWER NO 4 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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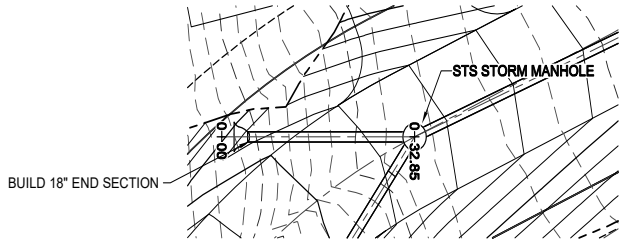
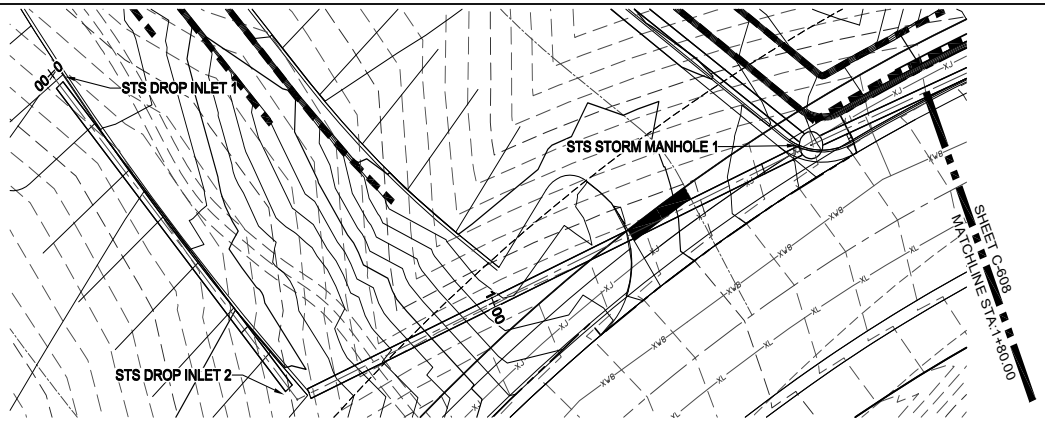
DEVELOPMENT PLAN AND
PRELIMINARY PLAT SUBMITTAL FOR
THE RESORT AT MONTE SERENO

STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-606

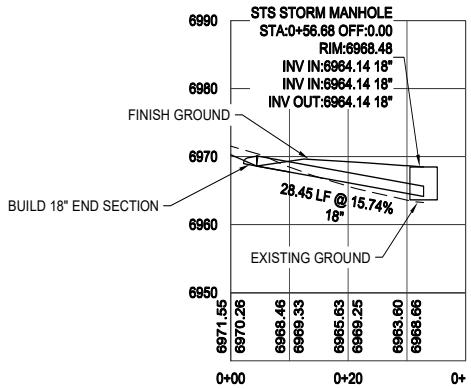
ENGINEERS SEAL
DATE
REVISIONS

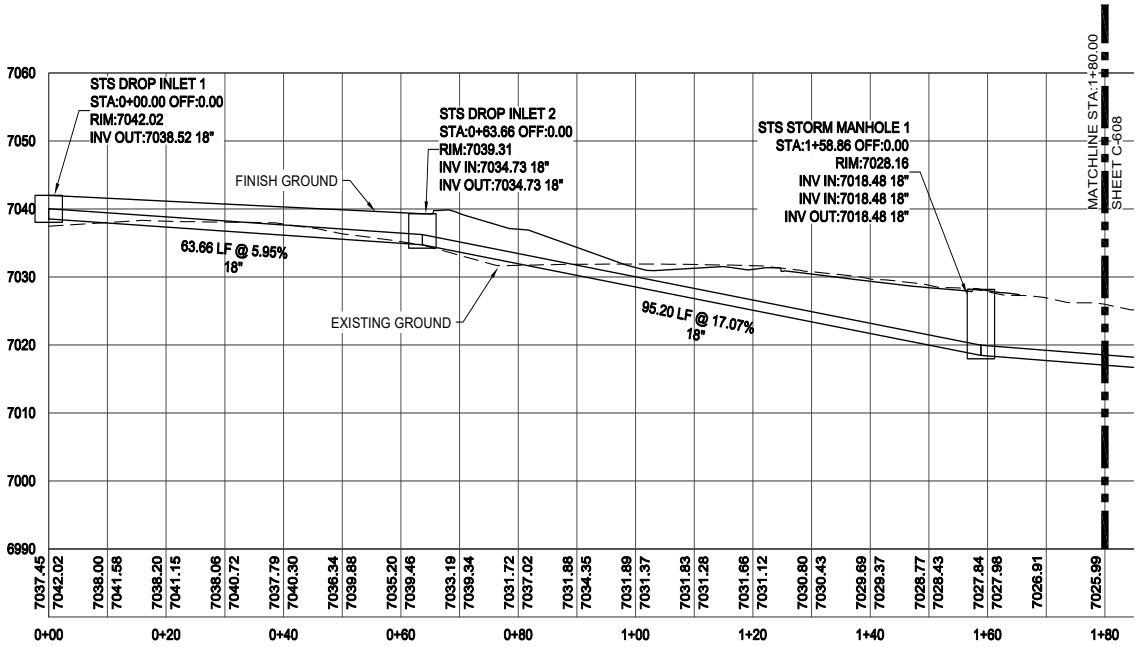




PHASE 2 STORM SEWER NO 5 - PLAN VIEW
SCALE: 1" = 10'

WEST STORM SEWER NO 1 - PLAN VIEW
SCALE: 1" = 10'





PHASE 2 STORM SEWER NO 5 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

WEST STORM SEWER NO 1 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

REVISIONS	DATE	ENGINEERS SEAL

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

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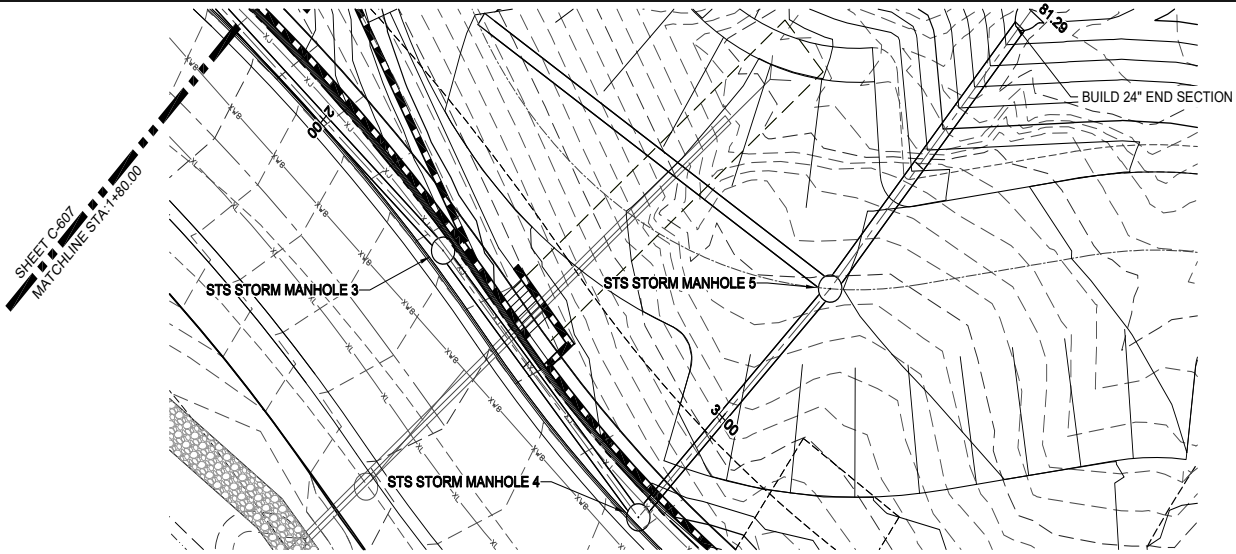
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

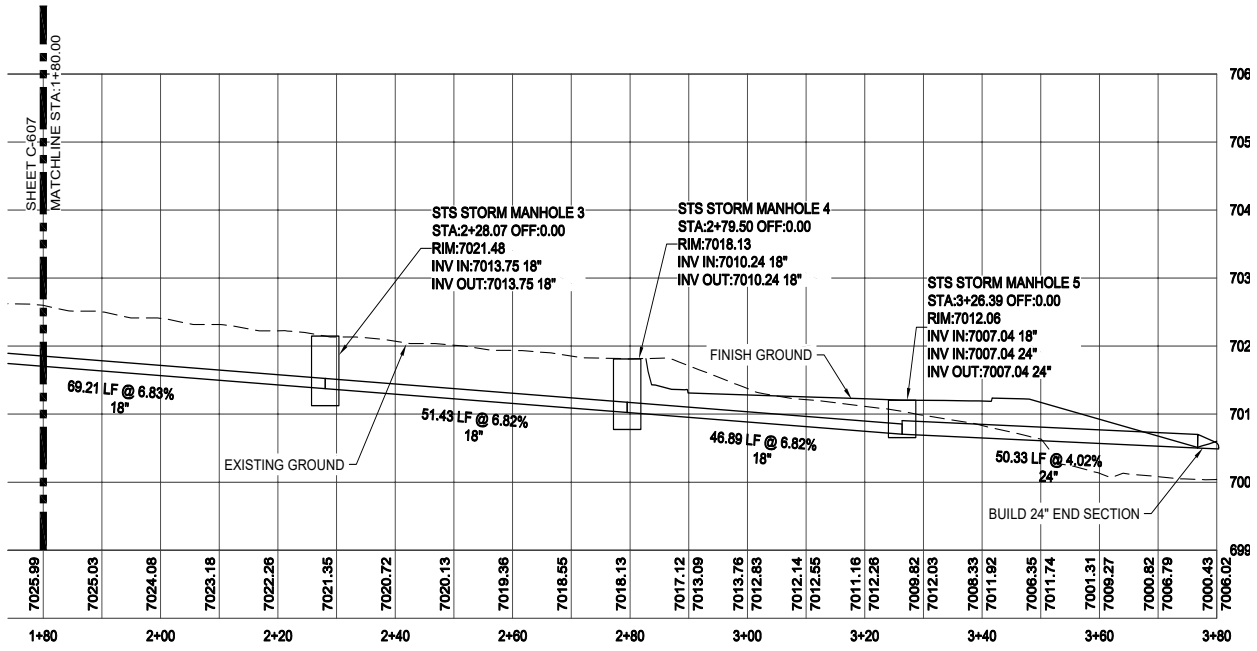
STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-607



WEST STORM SEWER NO 1 - PLAN VIEW (CONT'D)

SCALE: 1" = 10'



WEST STORM SEWER NO 1 - PROFILE VIEW (CONT'D)

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20

SCALE: 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

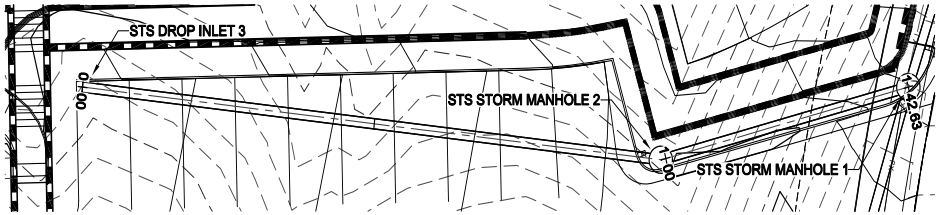
STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-608

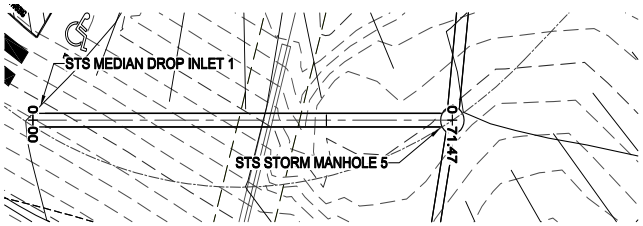
ENGINEERS SEAL

DATE

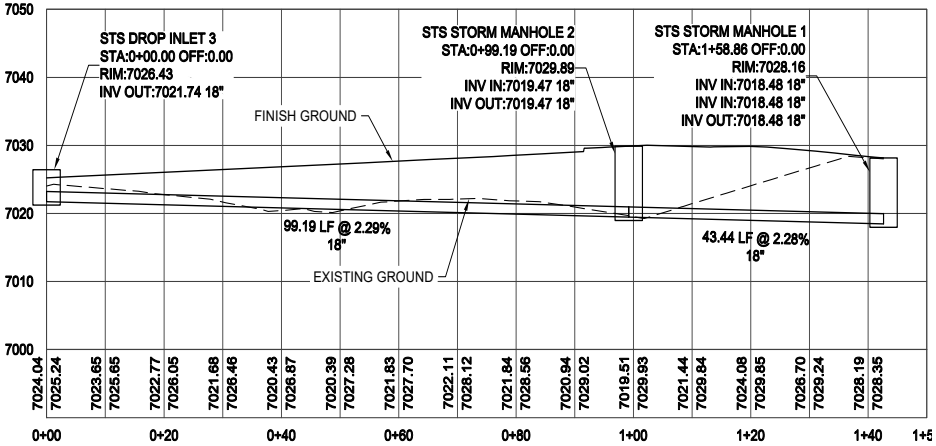
REVISIONS



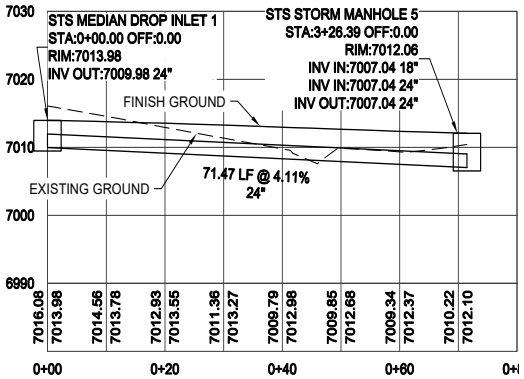
WEST STORM SEWER NO 2 - PLAN VIEW
SCALE: 1" = 10'



WEST STORM SEWER NO 3 - PLAN VIEW
SCALE: 1" = 10'



WEST STORM SEWER NO 2 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



WEST STORM SEWER NO 3 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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DEVELOPMENT PLAN AND
PRELIMINARY PLAT SUBMITTAL FOR
THE RESORT AT MONTE SERENO

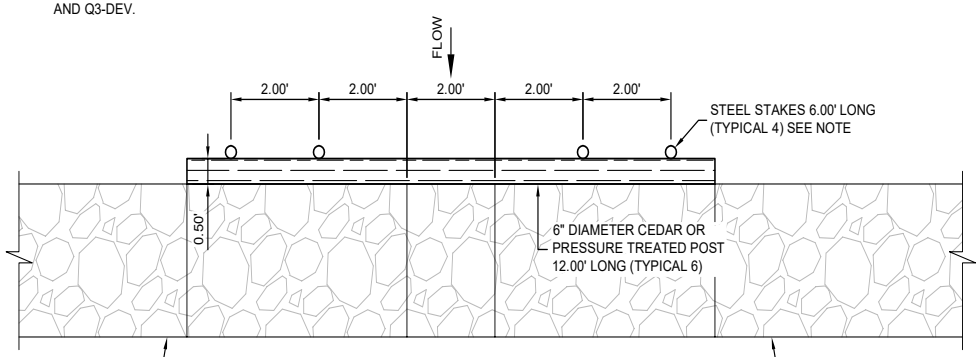
STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-609

ENGINEERS SEAL
DATE
REVISIONS

NOTES:

1. STEEL STAKES MAY BE RAILS WEIGHING NOT LESS THAN 30 LBS. PER YARD, 4" NOMINAL DIAMETER STANDARD STRENGTH GALVANIZED STEEL PIPE, OR L 4" x 4" x 3/8" STEEL ANGLES. STEEL STAKES ARE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE WORK AND NO DIRECT MEASUREMENT OR PAYMENT WILL BE MADE THEREFORE.
2. STOP LOGS TO BE INSTALLED ON GABION CHECK DAMS Q2-DEV AND Q3-DEV.

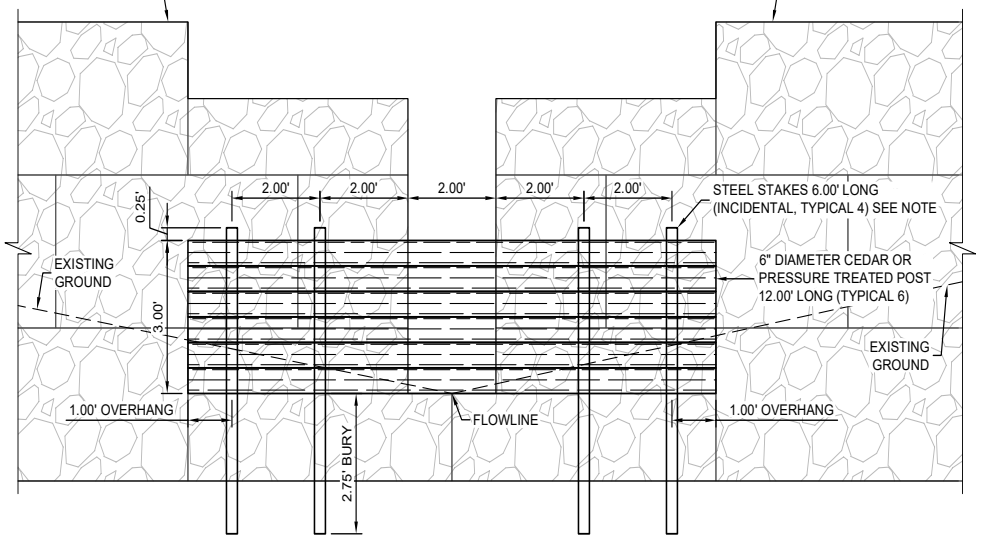


GABION CHECK DAM STOP LOG DETAIL - PLAN VIEW

SCALE: N.T.S.

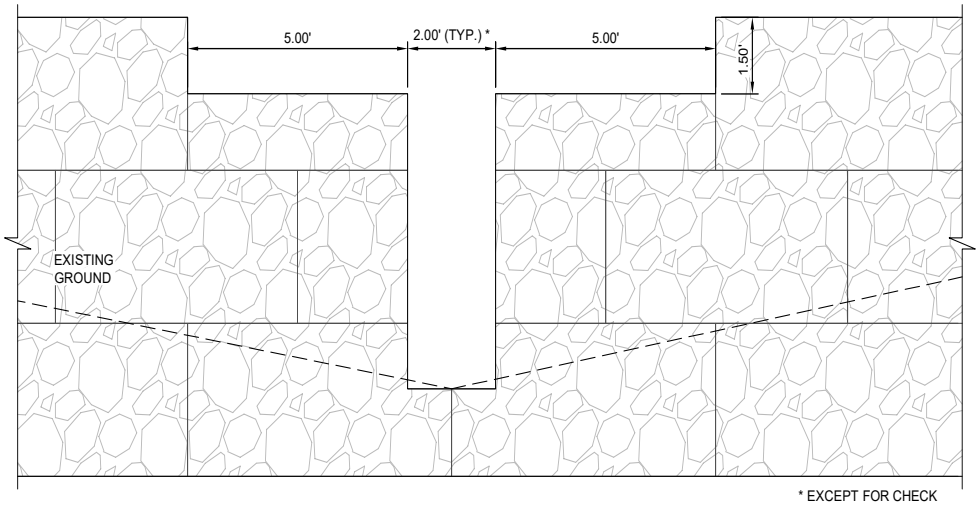
GABION CHECK DAM SEE SHEET SERIES 17

GABION CHECK DAM SEE SHEET SERIES 17



GABION CHECK DAM STOP LOG DETAIL - PROFILE VIEW

SCALE: N.T.S.



* EXCEPT FOR CHECK DAM NO 3 WHICH IS 1'

GABION CHECK DAM WEIR DETAIL

SCALE: N.T.S.

STOP LOG NOTES:

1. THE PURPOSE OF THE STOP LOGS ARE TO PROVIDE A MECHANISM TO MEASURE SILT ACCUMULATION AND TO CONTROL THE RELEASE RATE FROM THE GABION IF REQUIRED.
2. DURING CONSTRUCTION THE STOP LOG WILL BE SET TO CAPTURE ALL SEDIMENTS. THE PONDS WILL BE INSPECTED AFTER EACH STORM DURING CONSTRUCTION AND SEDIMENT ACCUMULATED WILL BE DOCUMENTED. THIS WILL PROVIDE DATA AS RECOMMENDED BY THE NEW "SANTA FE RIVER AND ARROYO DE LOS CHAMISOS MASTER PLAN" FOR SEDIMENT TRANSPORT CALCULATIONS.
3. AFTER THE CONSTRUCTION IS COMPLETED THE SILT WILL BE REMOVED IF REQUIRED AND THE STOP LOGS WILL BE SET TO AN APPROPRIATE ELEVATION TO CAPTURE FUTURE SEDIMENT FOR A REASONABLE AMOUNT OF TIME.
4. ALL DATA IS TO BE PROVIDED TO CITY STAFF FOR INCLUSION IN THE "SANTA FE RIVER AND ARROYO DE LOS CHAMISOS MASTER PLANS."
5. STOP LOGS MAY BE ADJUSTED TO INCREASE OR DECREASE THE SEDIMENT LOAD AS DETERMINED BY DOWNSTREAM CONDITIONS (AGGRADING OR DEGRADING).

NOTE:
SEE REPORT TITLED "TERRAIN MANAGEMENT REPORT - SOILS, GRADING, AND DRAINAGE FOR PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO, SANTA FE, NEW MEXICO" PREPARED BY SANTA FE ENGINEERING CONSULTANTS, LLC, DATED JUNE 2021 FOR DESIGN ASSUMPTIONS, DRAINAGE CALCULATIONS, AND HYDROGRAPHS.

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

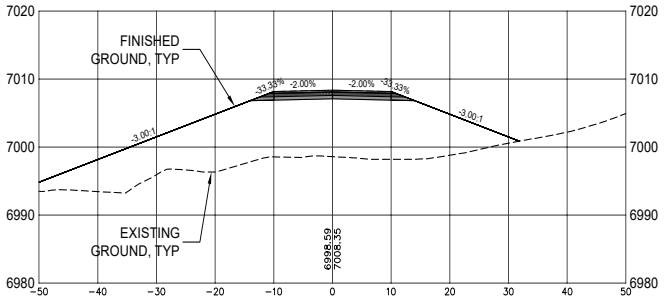
STOP LOG DETAIL

DATE:	SCALE:	SHEET:
JUNE 2021	N.T.S.	C-610

ENGINEERS SEAL

DATE

REVISIONS



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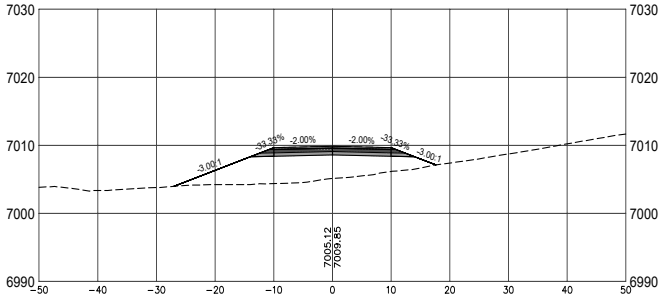

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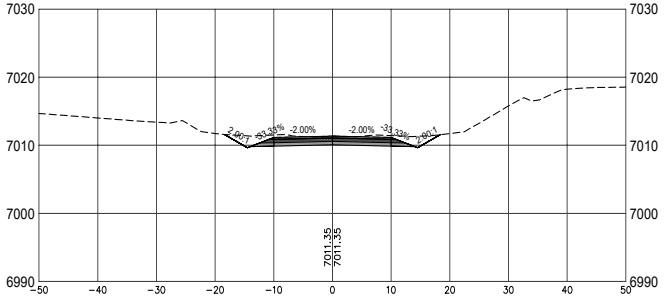

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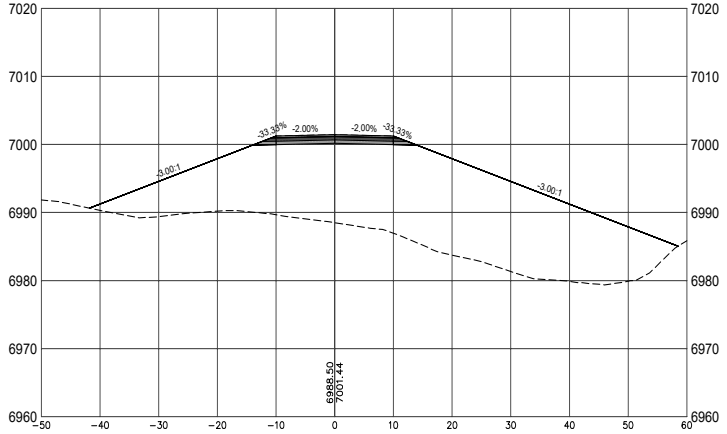

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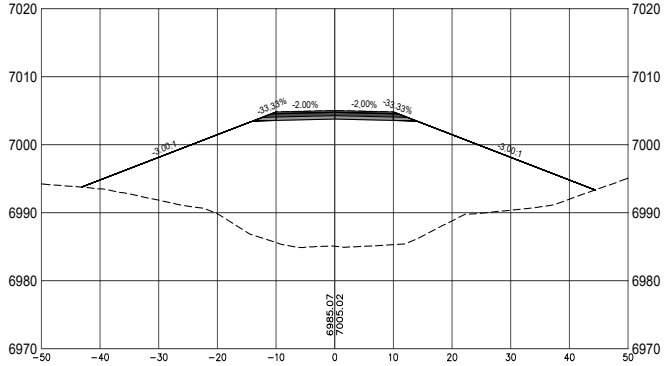

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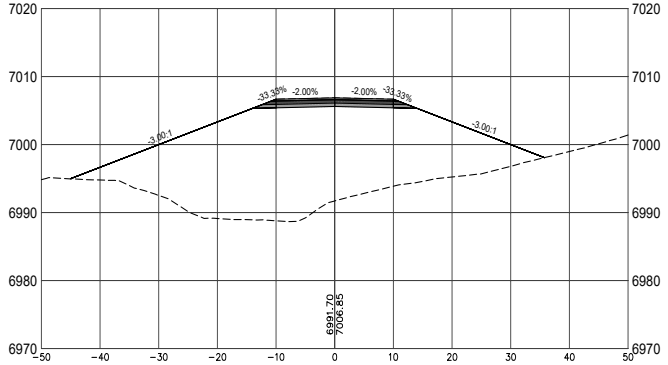

1+50

WEST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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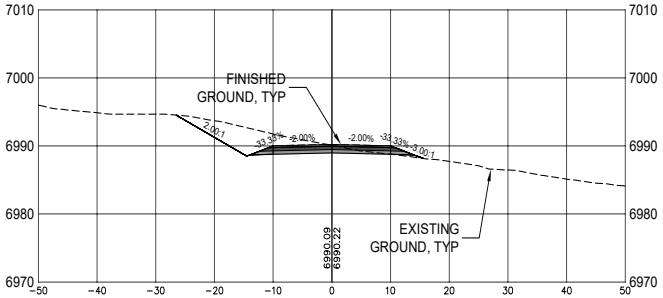
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

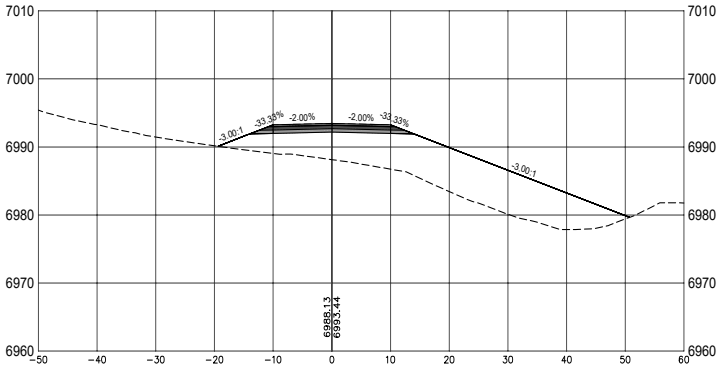
ROADWAY CROSS SECTIONS - WEST VILLAGE DR (SOUTH)

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-700

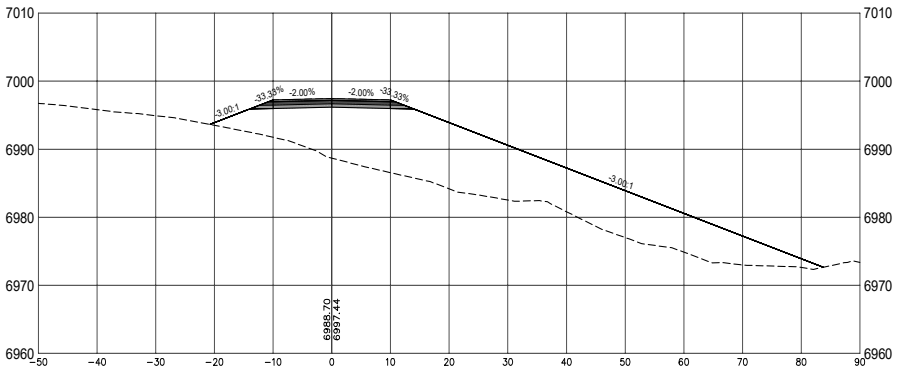
REVISIONS	DATE	ENGINEERS SEAL



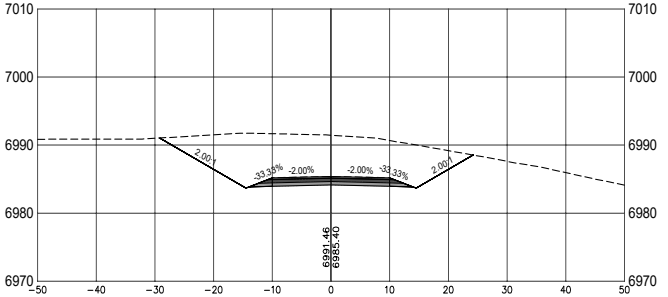
4+00



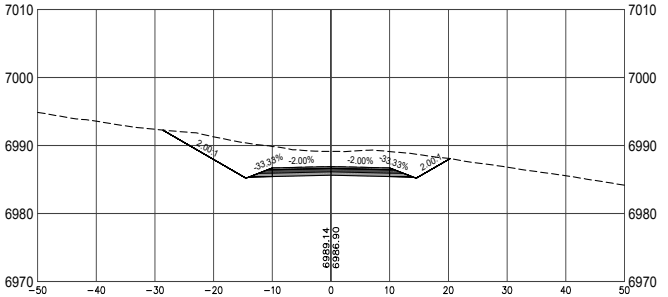
3+50



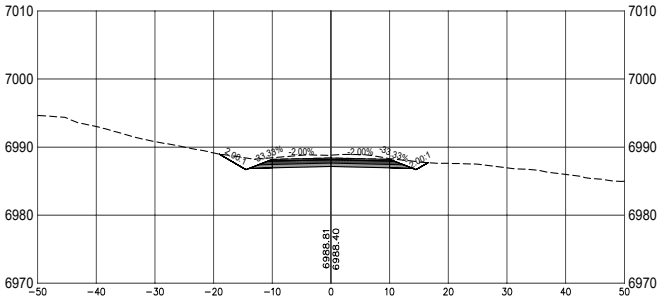
3+00



5+50



5+00



4+50

WEST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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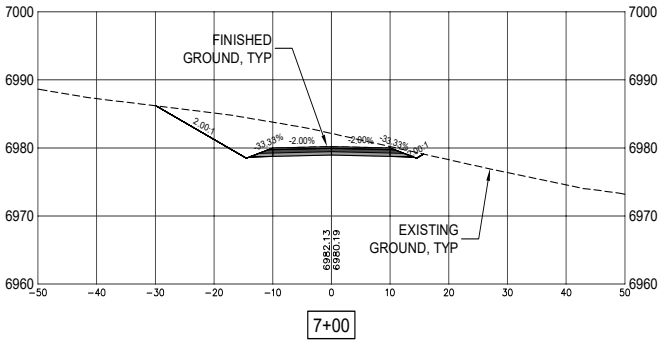
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS - WEST VILLAGE DR (SOUTH)

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-701

REVISIONS	DATE	ENGINEERS SEAL



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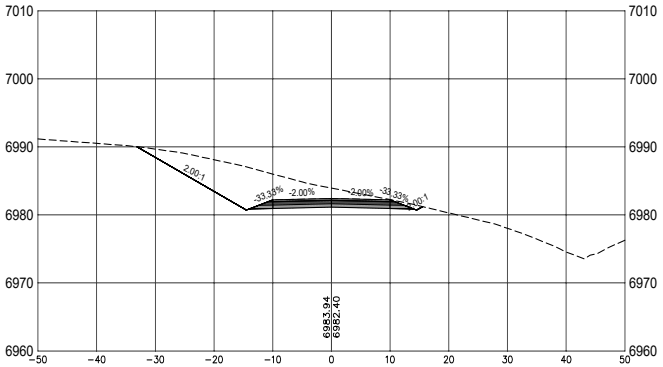

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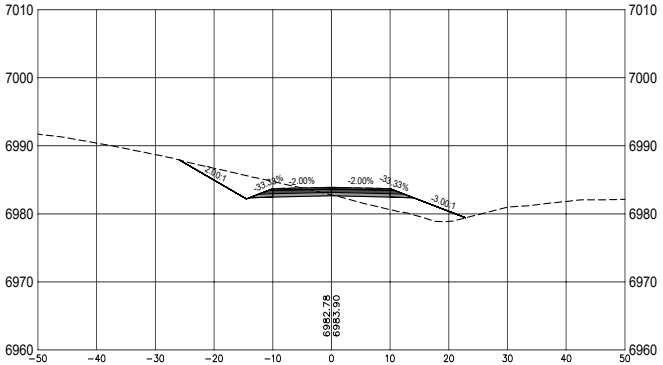

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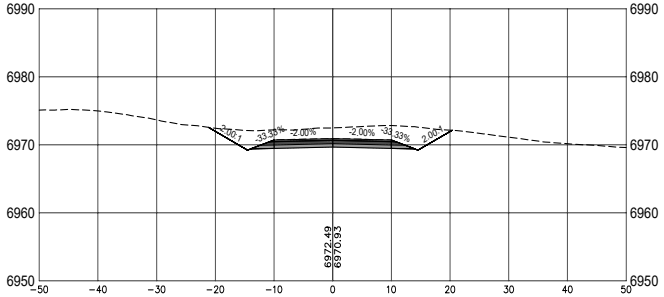

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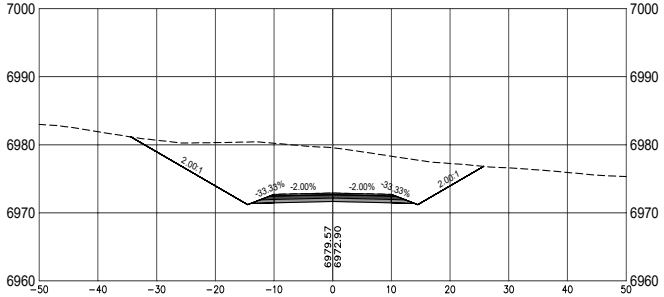

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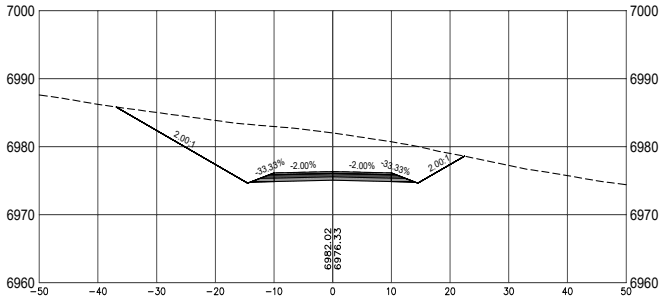

7+50

WEST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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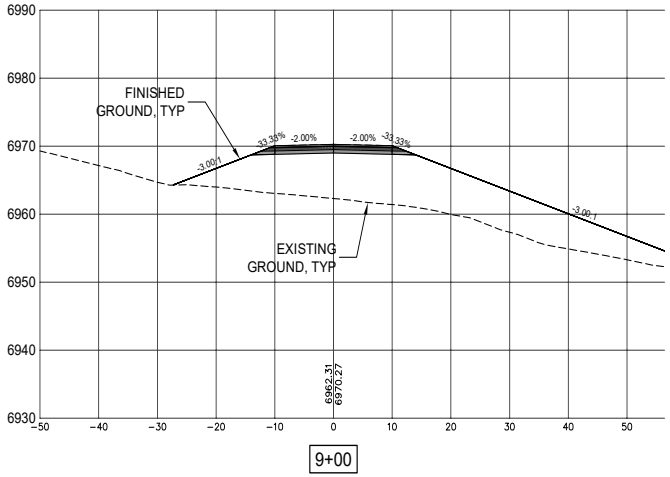
http://www.SFENGR.com

DEVELOPMENT PLAN AND
PRELIMINARY PLAT SUBMITTAL FOR
THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS -
WEST VILLAGE DR (SOUTH)

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-702

REVISIONS	DATE	ENGINEERS SEAL



WEST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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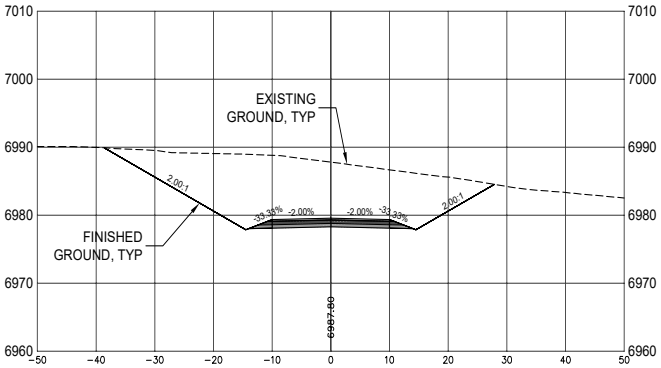
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS - WEST VILLAGE DR (SOUTH)

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-703

REVISIONS	DATE	ENGINEERS SEAL
◁ ◁ ◁ ◁ ◁ ◁ ◁		



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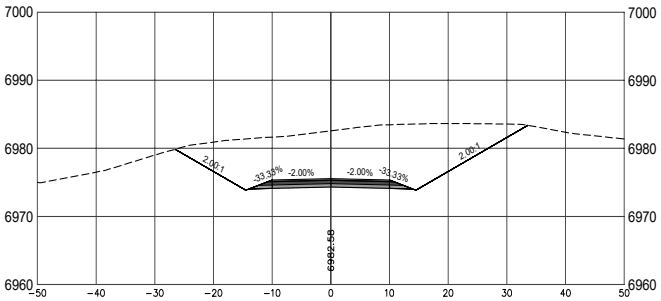

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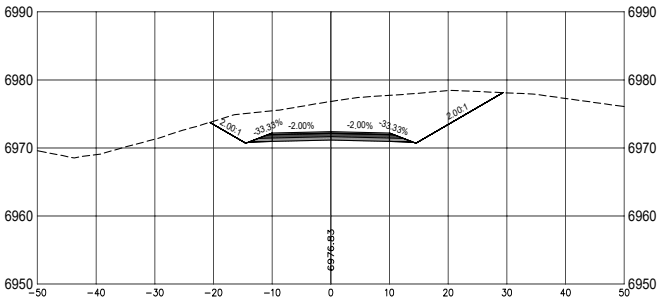

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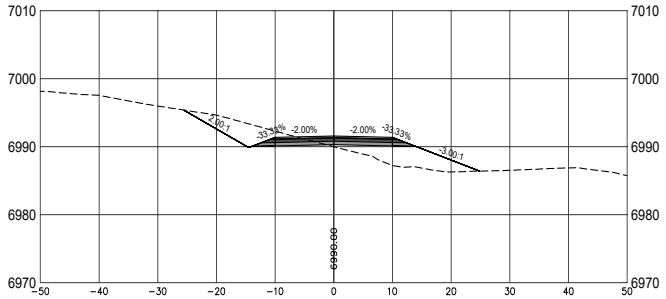

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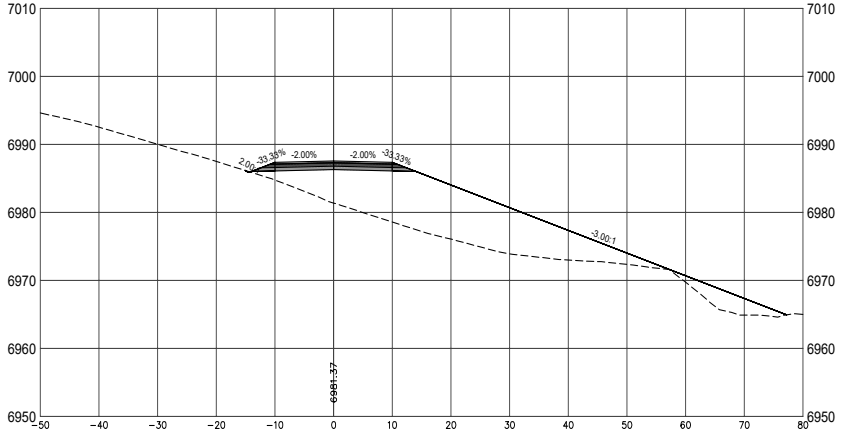

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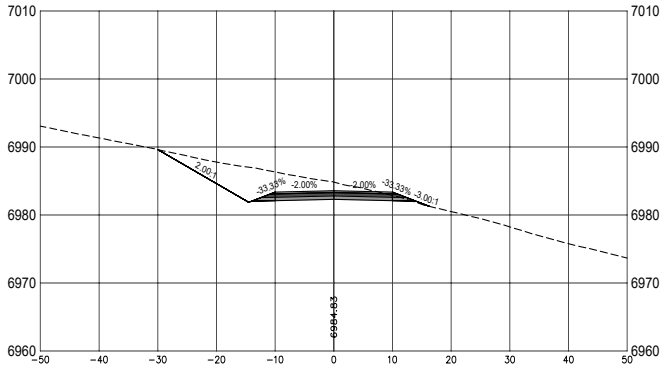

2+00

WEST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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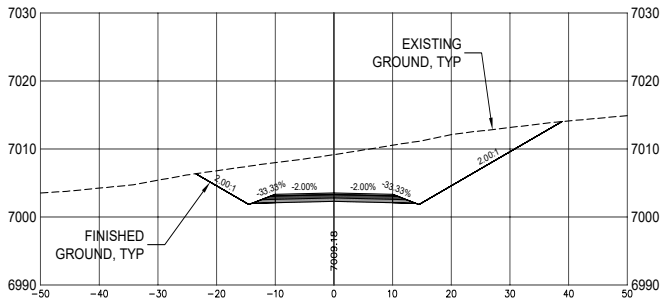
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS -WEST VILLAGE DR (NORTH)

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-704

REVISIONS	DATE	ENGINEERS SEAL



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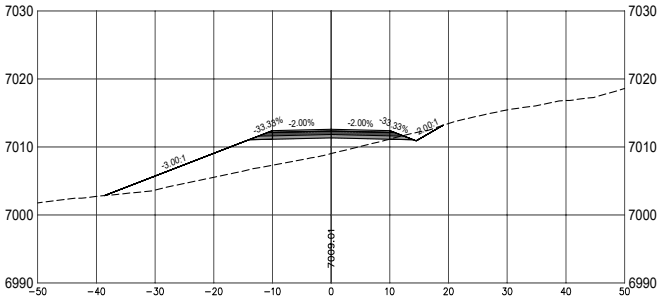

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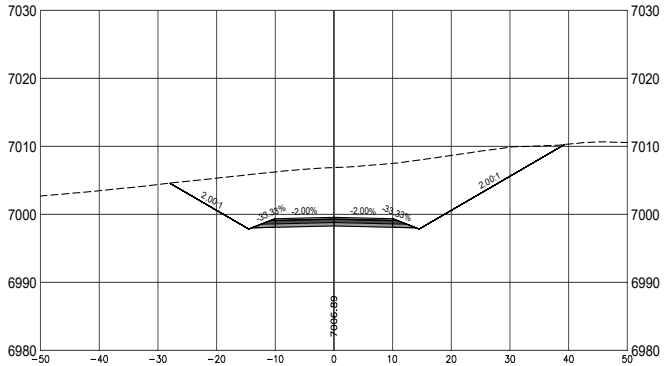

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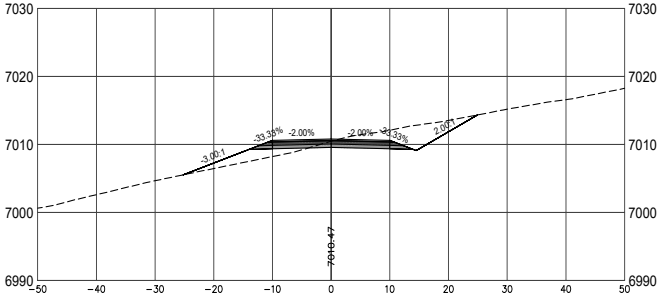

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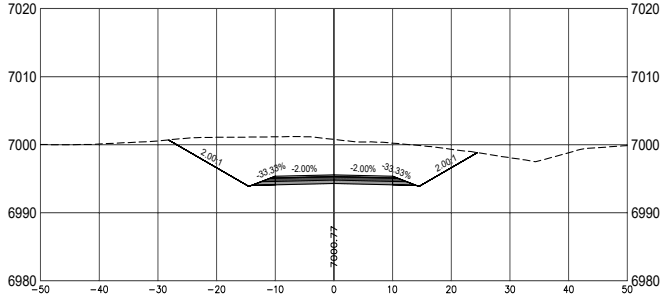

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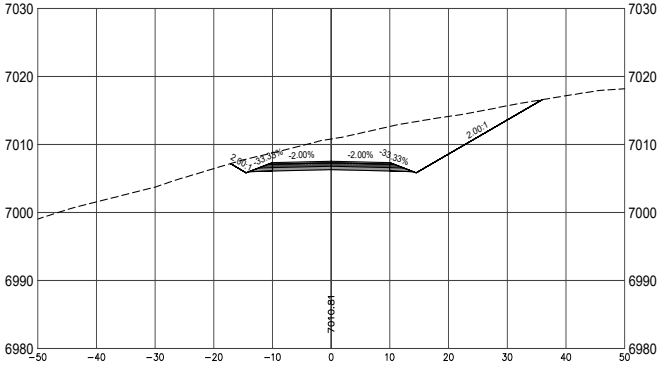

5+00

WEST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

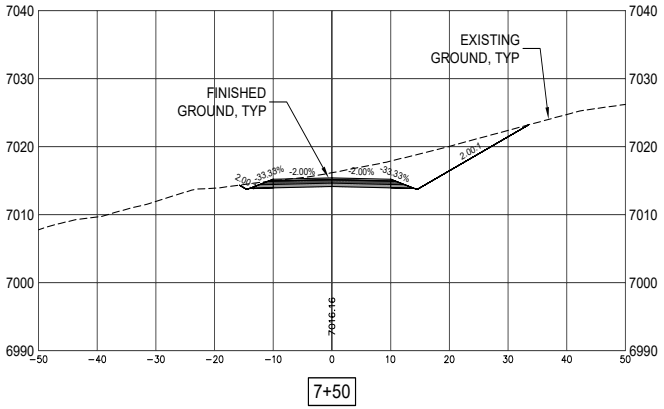
ROADWAY CROSS SECTIONS -WEST VILLAGE DR (NORTH)

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-705

ENGINEERS SEAL

DATE

REVISIONS



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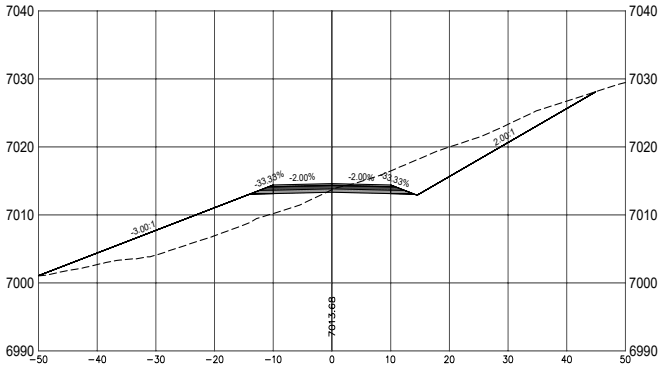

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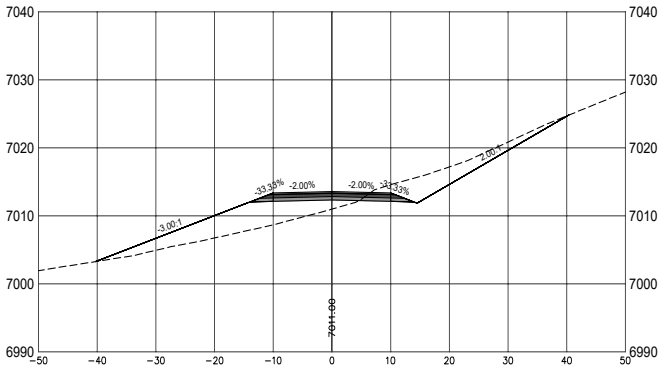

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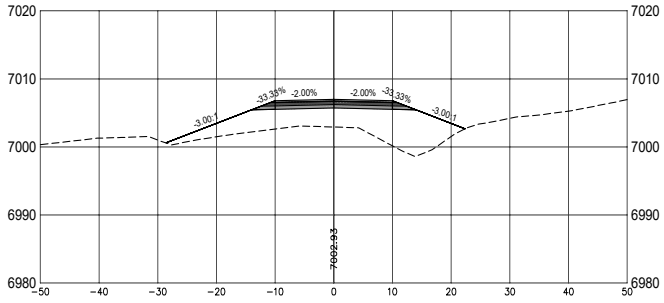

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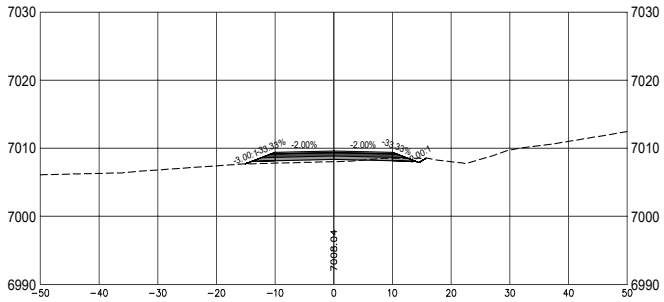

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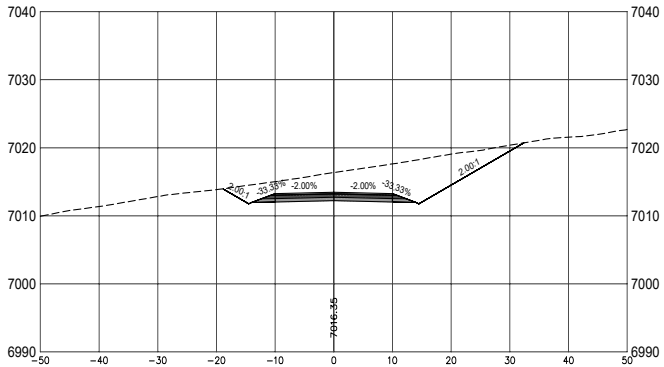

8+00

WEST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

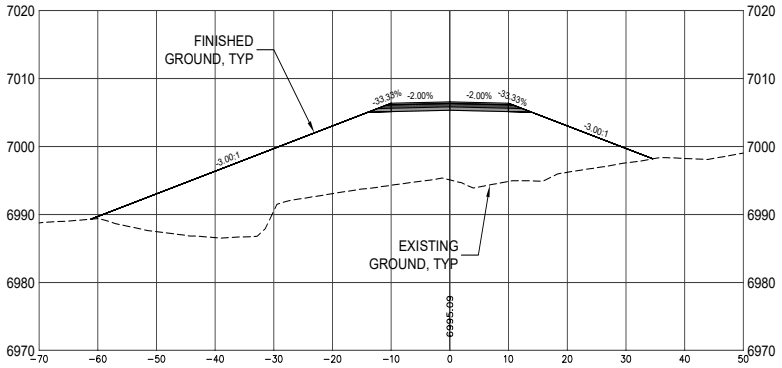
ROADWAY CROSS SECTIONS - WEST VILLAGE DR (NORTH)

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-706

ENGINEERS SEAL

DATE

REVISIONS



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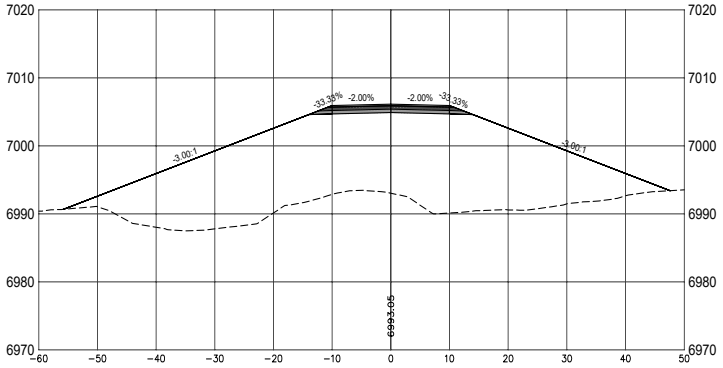

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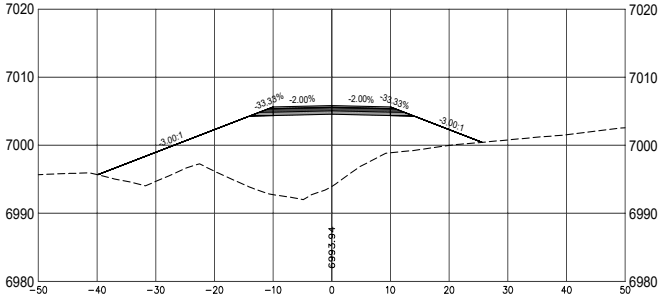

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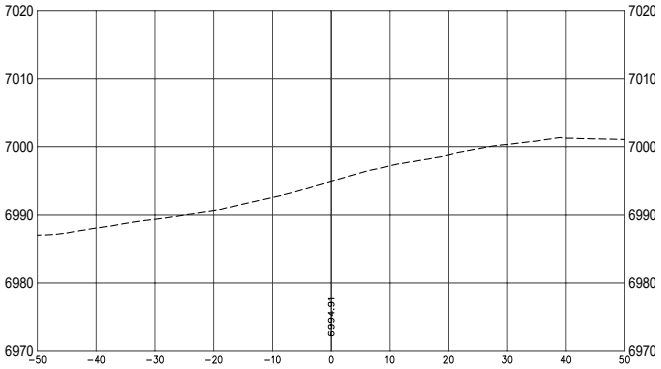

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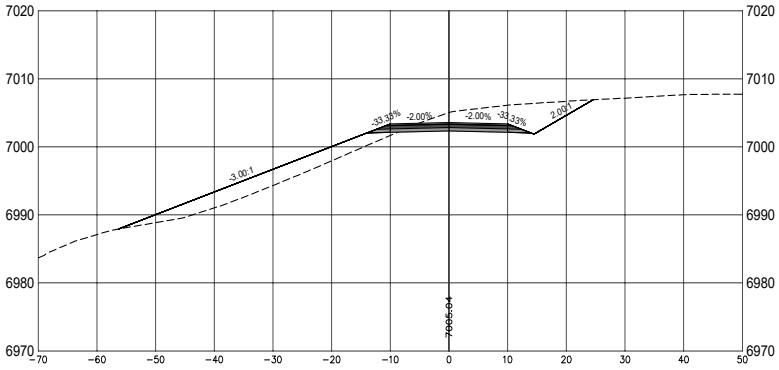

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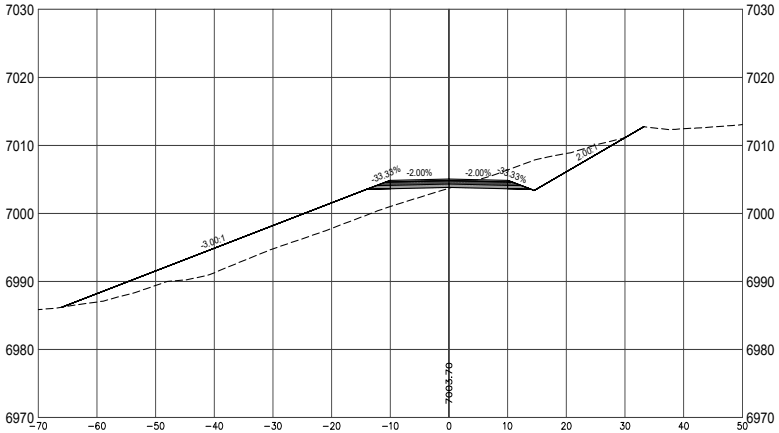

11+00

WEST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

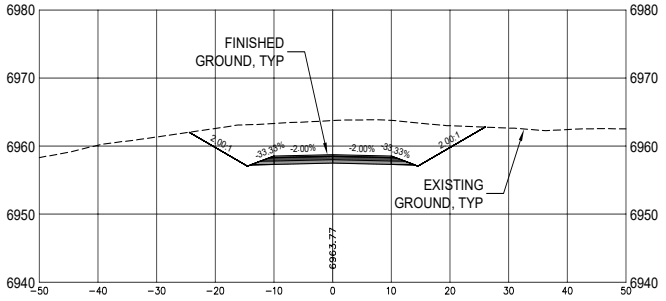
ROADWAY CROSS SECTIONS - WEST VILLAGE DR (NORTH)

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-707

ENGINEERS SEAL

DATE

REVISIONS



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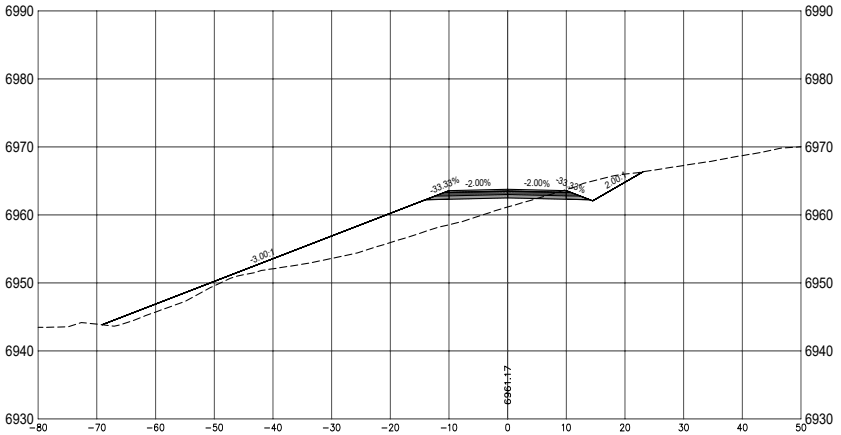

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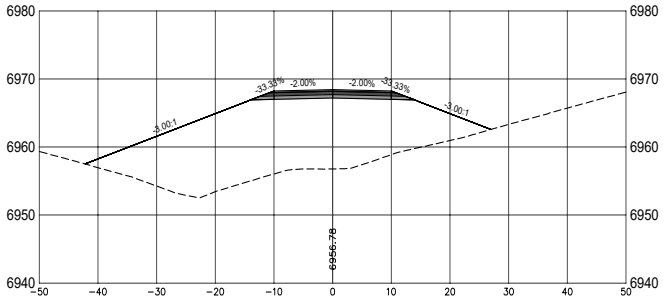

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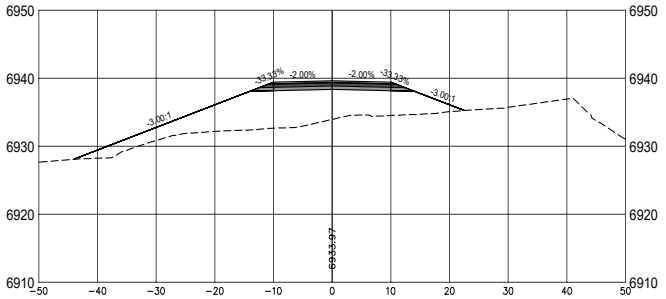
SUNRISE LANE



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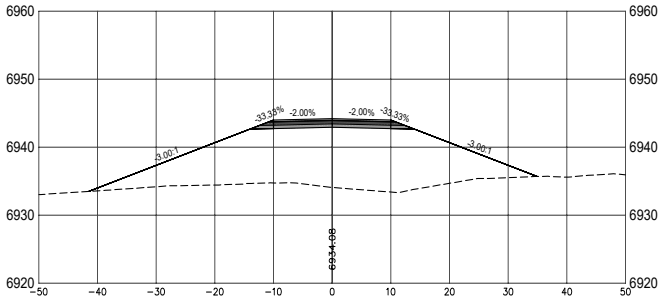

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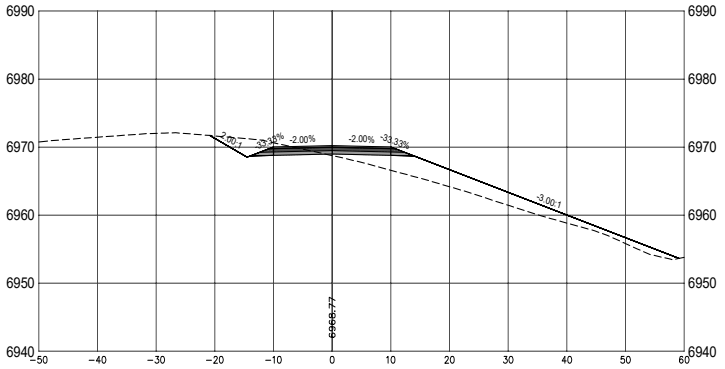
ARROYO LANE



0+50

NORTH SPUR RD

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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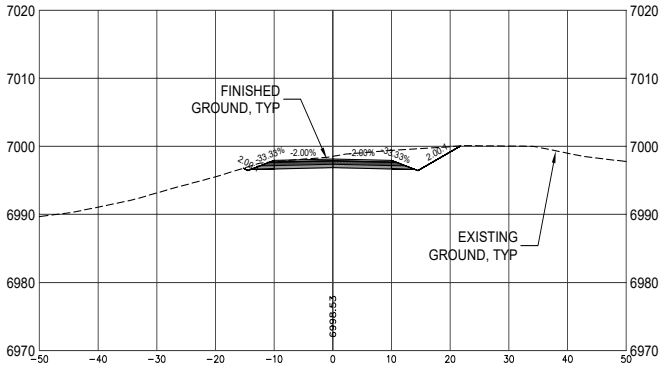
DEVELOPMENT PLAN AND
PRELIMINARY PLAT SUBMITTAL FOR
THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS -
PHASE 1 ROADS

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-708

REVISIONS	DATE	ENGINEERS SEAL



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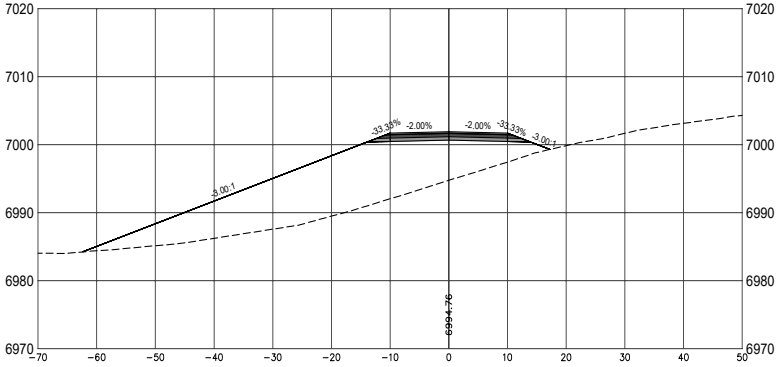

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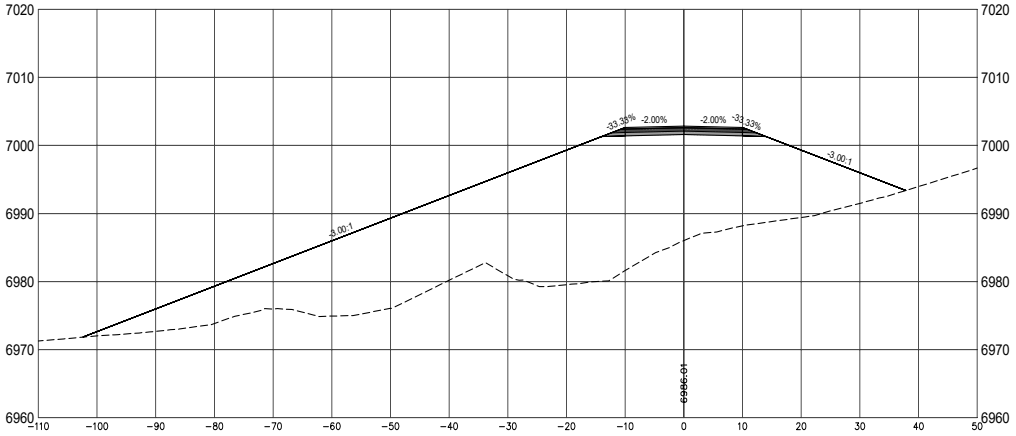

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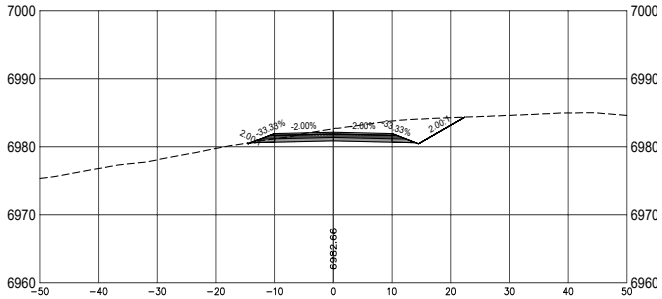

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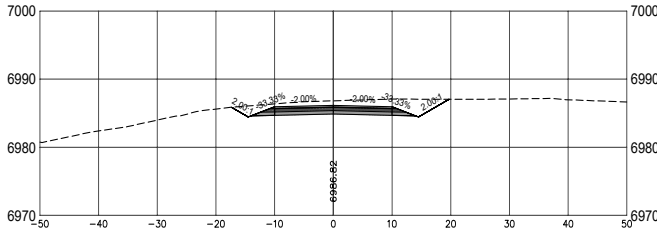

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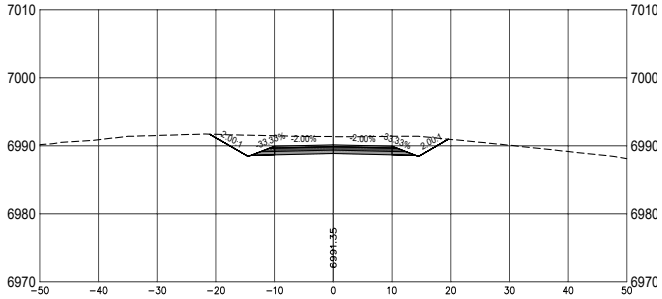

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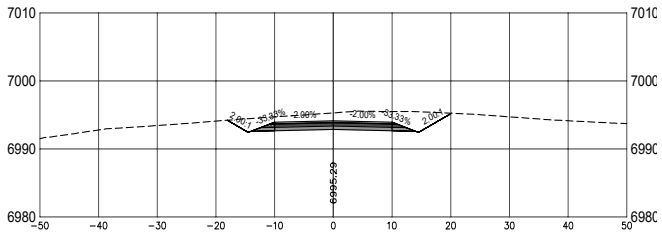

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EAST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

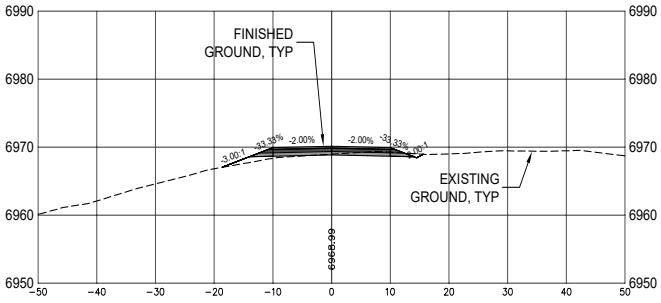
ROADWAY CROSS SECTIONS - EAST VILLAGE DR

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-709

ENGINEERS SEAL

DATE

REVISIONS



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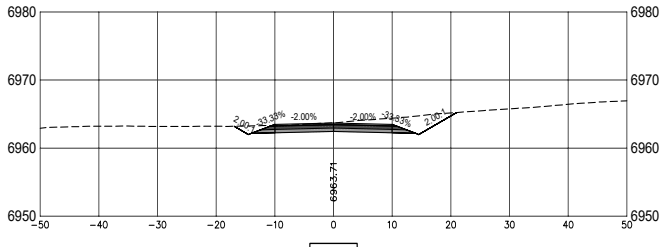

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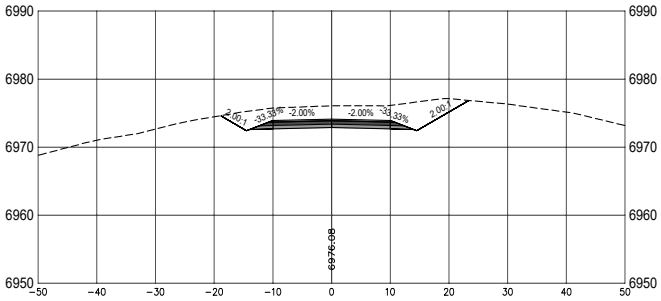

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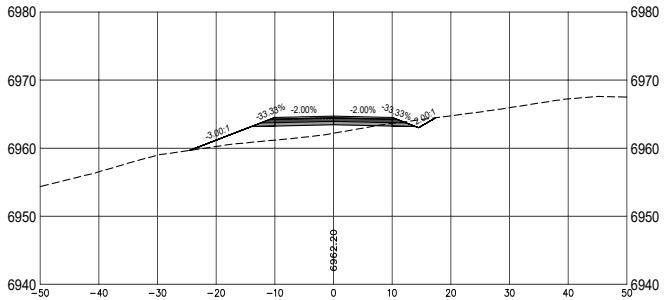

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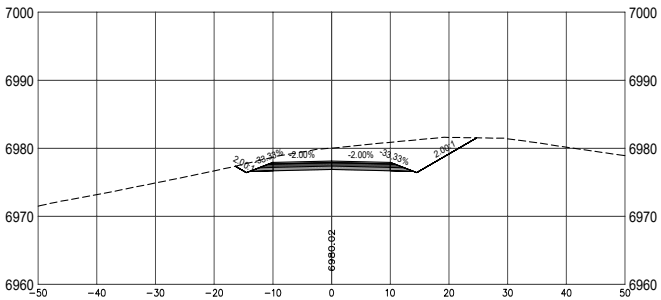

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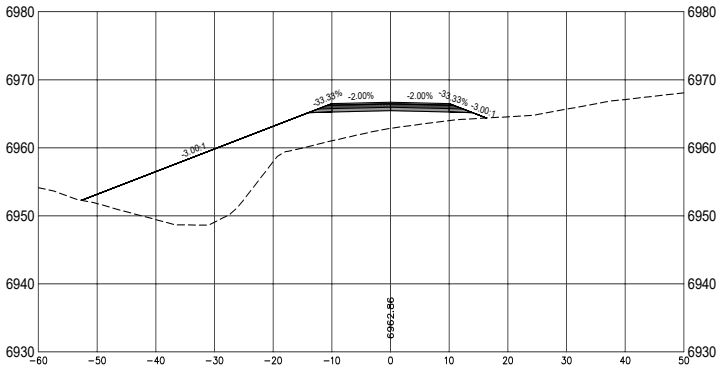

5+50

EAST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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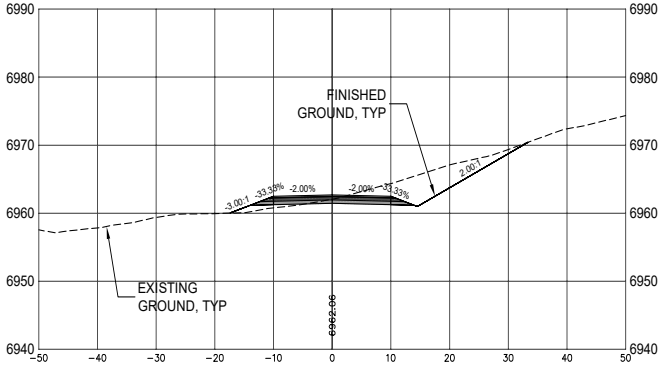
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS - EAST VILLAGE DR

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-710

REVISIONS	DATE	ENGINEERS SEAL



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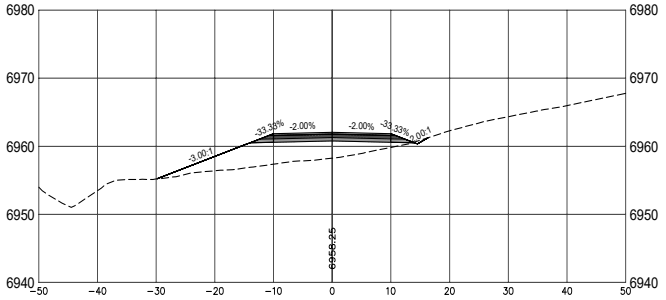

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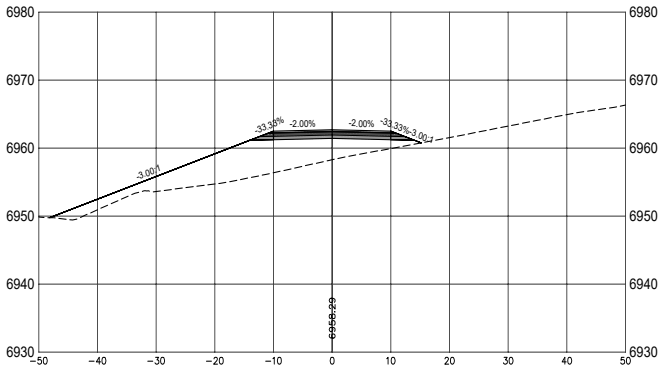

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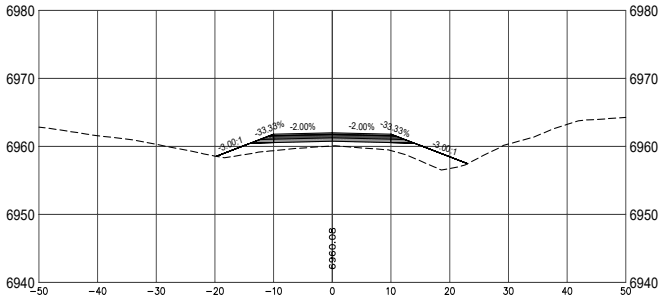

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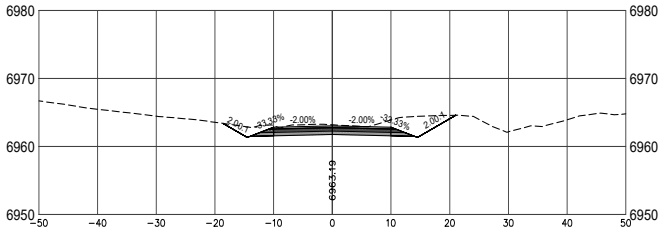

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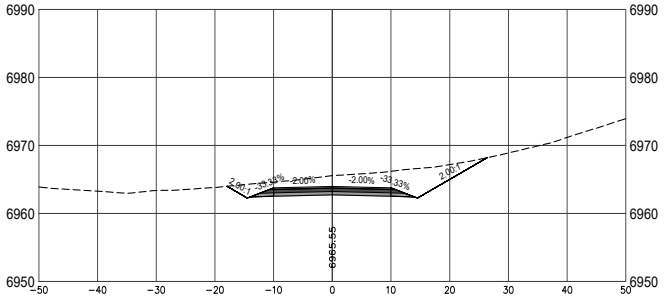

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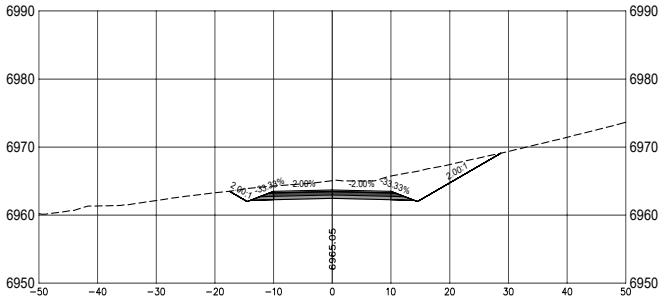

8+50

EAST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
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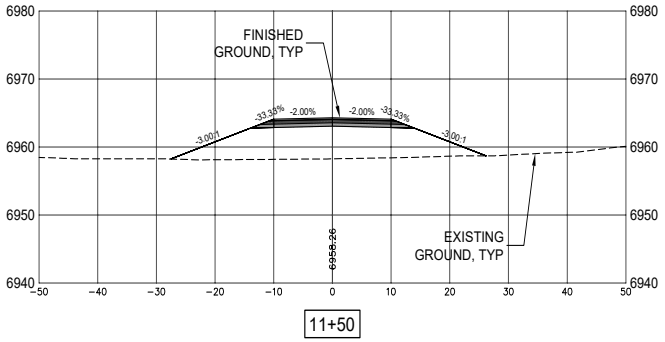
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS - EAST VILLAGE DR

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-711

REVISIONS	DATE	ENGINEERS SEAL



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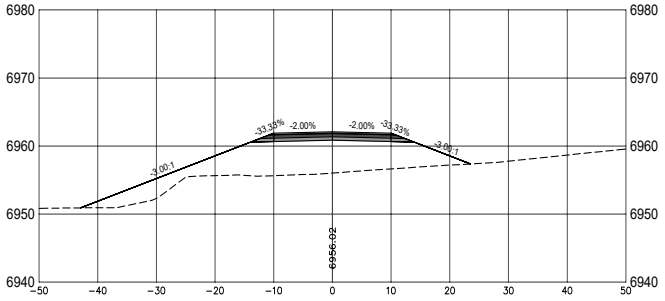

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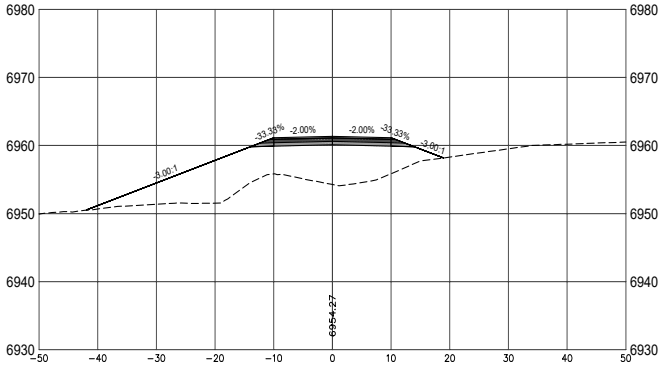

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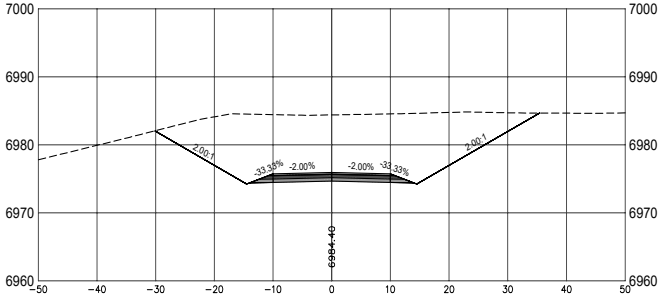

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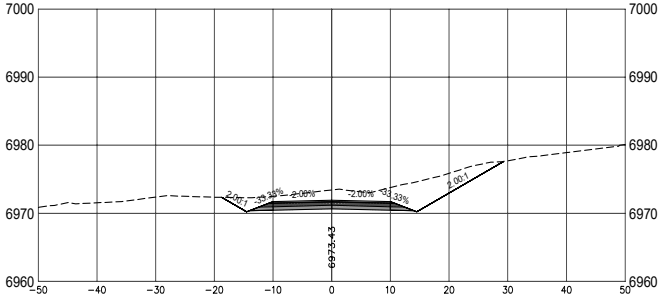

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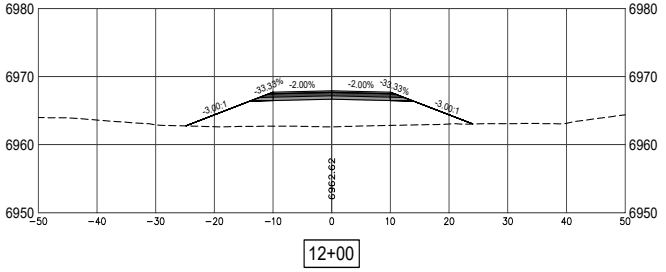

12+00

EAST VILLAGE DR

0 5 10 20

SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

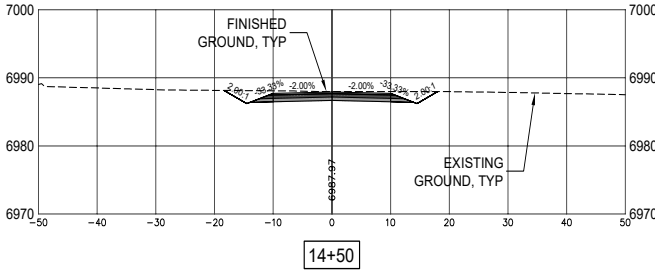
ROADWAY CROSS SECTIONS - EAST VILLAGE DR

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-712

ENGINEERS SEAL

DATE

REVISIONS



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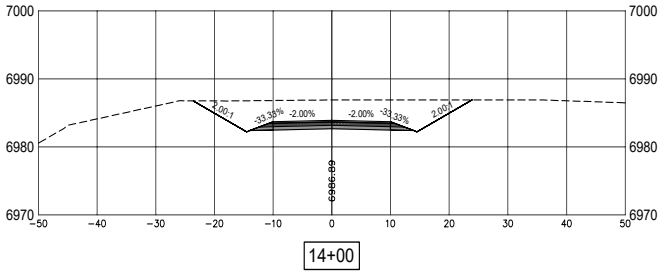

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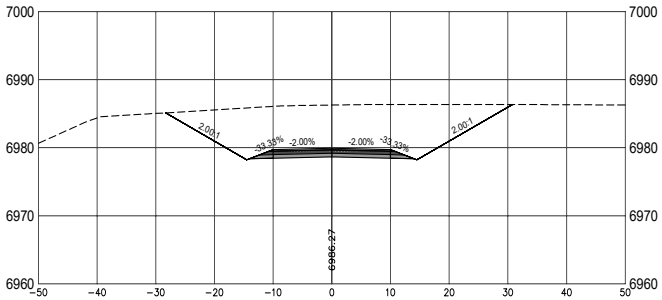

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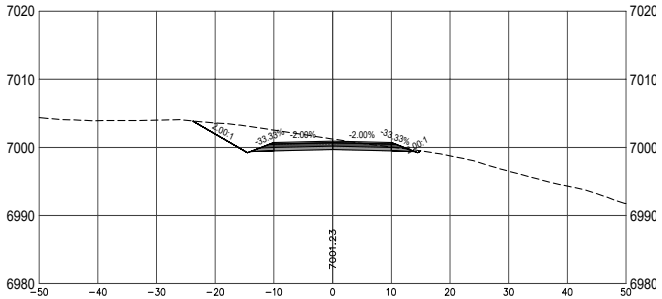

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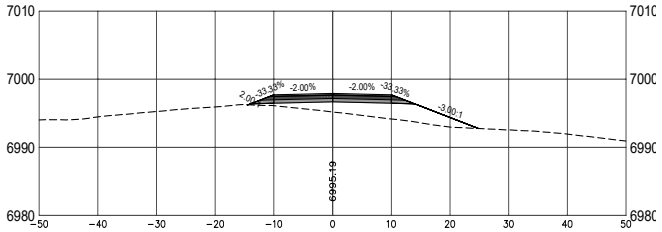

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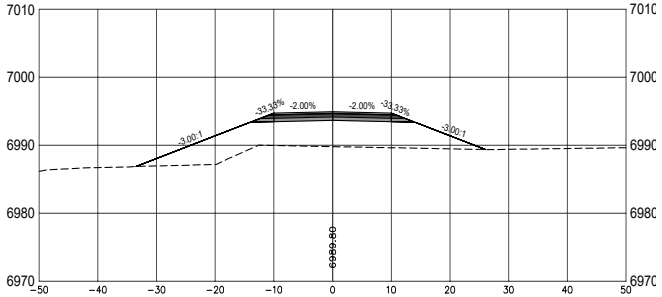

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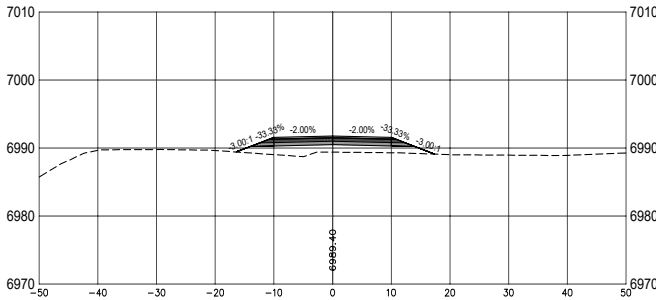

15+00

EAST VILLAGE DR

SCALE: 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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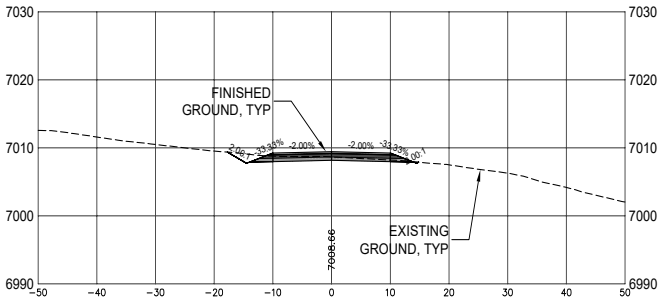
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS - EAST VILLAGE DR

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-713

REVISIONS	DATE	ENGINEERS SEAL



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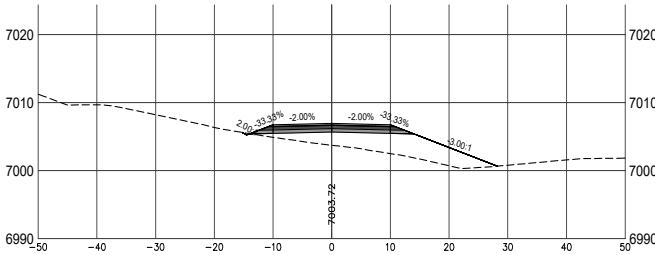

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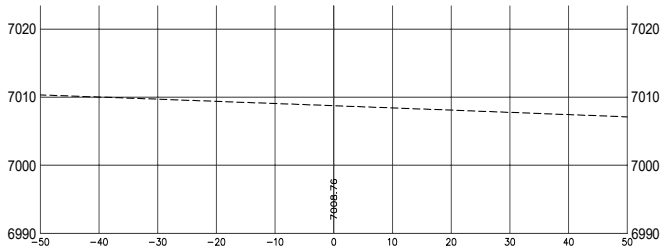

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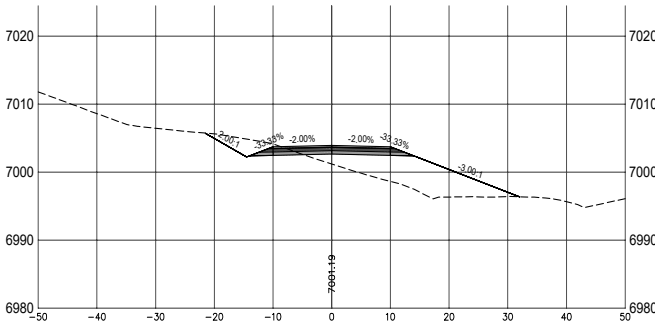

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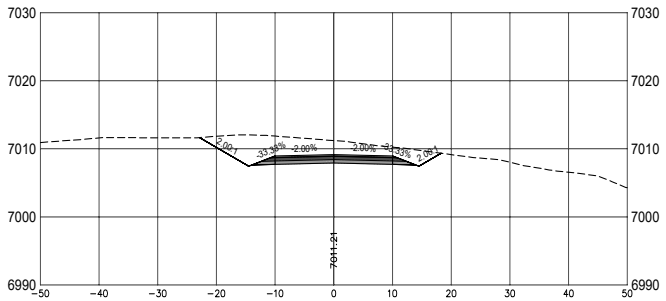

18+50

EAST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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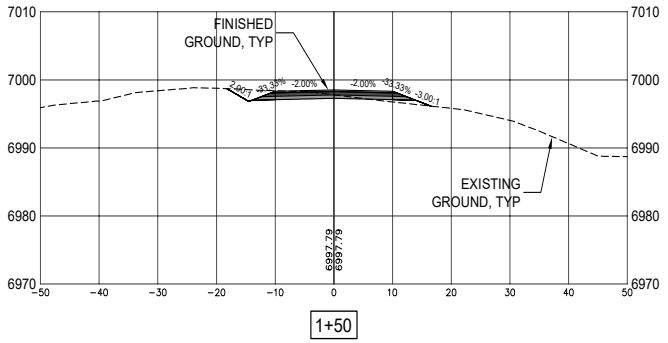
DEVELOPMENT PLAN AND
PRELIMINARY PLAT SUBMITTAL FOR
THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS - EAST VILLAGE DR

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-714

REVISIONS	DATE	ENGINEERS SEAL



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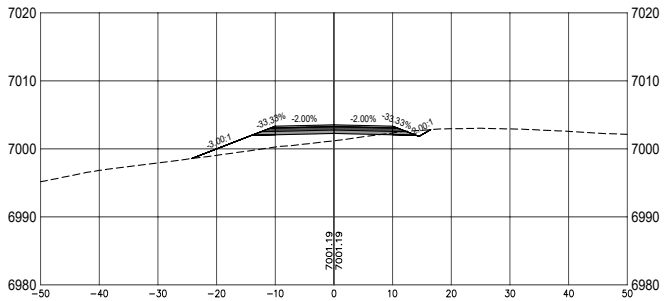

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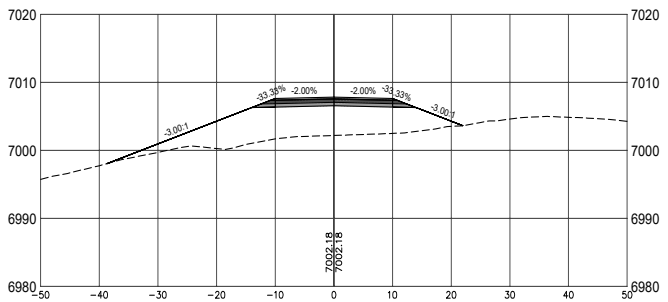

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TESUQUE VISTA

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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DEVELOPMENT PLAN AND
PRELIMINARY PLAT SUBMITTAL FOR
THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS -
TESUQUE VISTA

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-715

REVISIONS	DATE	ENGINEERS SEAL
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STORM WATER POLLUTION PREVENTION PLAN
THE RESORT AT MONTE SERENO
SANTA FE, NEW MEXICO

1. SITE AND PROJECT DESCRIPTION

The project site is currently undeveloped and mainly in its natural condition. There are no arroyos adjacent to the site. .

1.1 Owner Operator:

Construction Operator (Separate NPDES Permit needed).

_____

_____

_____

_____

Telephone: _____

Fax: _____

1.2 Location of the site:

The site is located in Township 18 North, Range 9 East, Section 36, in Santa Fe, New Mexico.

The latitude and longitude are as follows:

Latitude: 35˚45'11" N
Longitude: 105˚56'38" W

1.3 The total area of the site:

37.129 ± acres

1.4 The area of the site that is expected to be disturbed:

8.075 ± acres

1.5 Endangered Species:

Based on the instruction provided by the EPA Compliance Assurance and Enforcement Division Water Enforcement Branch, Region 6 "Storm Water Region 6 NPDES General Permit for Storm Water Discharge from Construction Activity," there are no endangered or threaten species, or designated critical habitat, which are likely to be adversely affected by the construction activity's storm water discharge or storm water discharge related activities.

1.6 Intended sequence of major construction activities:

1. Install Best Management Practices (BMP's). The contractor shall minimize soil disturbance and insure the proper stockpiling of materials.

2. Site Grading. The contractors shall use site-specific controls as shown on the Temporary Erosion Control Plans and Grading and Drainage Plans. Soil disturbance shall be minimized.

3. Installation of Utilities including trenching, stockpiling of excavated materials and backfilling. The contractors shall use site-specific controls as shown on the Temporary Erosion Control Plans.

4. Stabilization. The contractors shall use site-specific controls as shown on the Permanent Erosion Control Plans.

1.7 The following maps have been prepared:

1.7.1 Vicinity Map

See sheet G-100.

1.7.2 Drainage patterns:

Grading and Drainage Plans, C-300 series.

1.7.3 Approximate slopes after major grading.

Permanent Erosion Control Plan, C-902.

1.7.4 Outline area of disturbance:

Permanent Erosion Control Plan, sheet C-902.

1.7.5 Outline of areas which won't be disturbed:

See SWPPP Plan, this sheet.

1.7.6 Location of major structural and non-structural concepts:

Temporary Erosion Control Plan, sheet C-901.

1.7.7 Areas where stabilization practices are expected to occur.

Permanent Erosion Control Plan, sheet C-902.

2. DESCRIPTION OF CONTROLS

2.1 Posting Requirements:

The Contractor will post conspicuously near the entrance to the site the following items:

Copies of NOIs
Name and telephone number of contact persons.

2.2 "Good Housekeeping":

The contractors shall practice "Good Housekeeping." This includes the proper disposal of construction and demolition debris on a daily basis, proper wash down methods of construction vehicles, the proper stockpiling of materials. The construction site shall be kept in a neat and orderly manner and exposure of material to storm water will be minimized to the extent practicable.

2.3 Concrete Washout

Concrete washout is a process wastewater and must be controlled in a designated area (e.g. bermed pit) and disposed of properly and noted on the Temporary Erosion Control Plans.

2.4 Minimize Disturbance and Preserve Natural Vegetation:

The Contractor shall minimize disturbance. The limits of construction shall be clearly delineated and enforced. Special attention will be given to protecting established vegetation. The contractor will be responsible for replacing vegetation that is unnecessarily disturbed.

2.5 Inspections:

Disturbed areas, stabilization and structural control measures shall be inspected as required and at least once every two weeks, and within 24 hours or the next working day of the end of a storm event. If a portion of the site has been finally or temporarily stabilized, and runoff is unlikely due to winter conditions, or during seasonal arid periods, inspections shall be conducted on a monthly basis.

Inspections shall be documented on the inspection and maintenance form. Inspections shall be continued by the Owner and final stabilization of an area is achieved and/or the Notice of Termination is submitted.

2.6 Record Keeping:

A copy of the SWPP Plan will be maintained onsite for the use of all Operators and those identified in the SWPP Plan as having on site responsibilities. Items that will be maintained and attached to the SWPPP include:

Inspection Reports: The inspection reports shall be signed by a qualified inspector assigned by the Contractor. The SWPPP package and reports shall be available to EPA representatives at all times during construction.

Land Disturbance Log containing: dates when major soil disturbing activities occur, dates when construction activities temporarily or permanently cease on a portion of the site, and dates when stabilization measures are initiated.

Spill Tracking

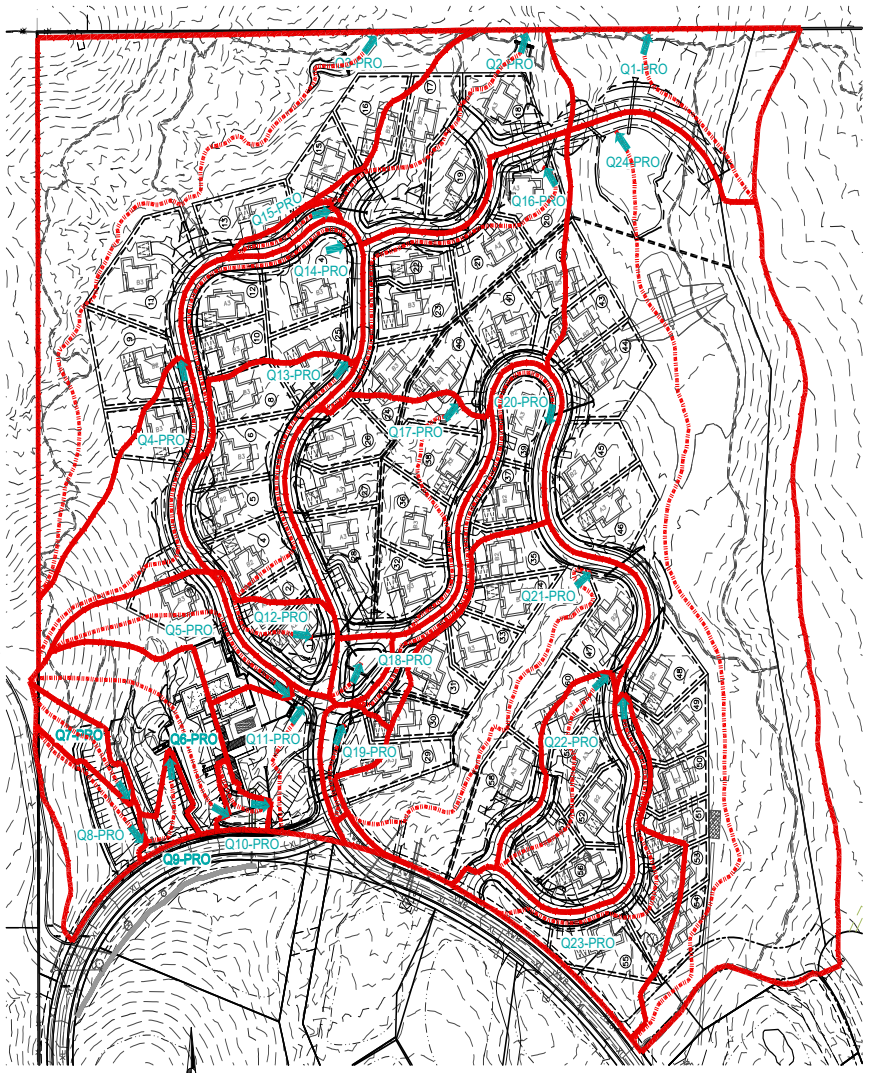
Copies of SWPP Plans, inspection records, spill reports, all reports required by NPDES Permit coverage, and data used to complete the NOI shall be retained by the permitees.

2.7 Plan Amendment:

This SWPP Plan will be amended when:

There is a change in design, construction, operation, or maintenance.

If the inspection report identifies problems or inadequacies with the current BMPs, the SWPP Plan shall be modified as necessary to include additional or modified BMP's designed to correct the problems.



N

0 50 100 200

SCALE: 1" = 100'

DEVELOPED CONDITIONS DRAINAGE MAP

SCALE: 1" = 100', CONTOUR INTERVAL = 5'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

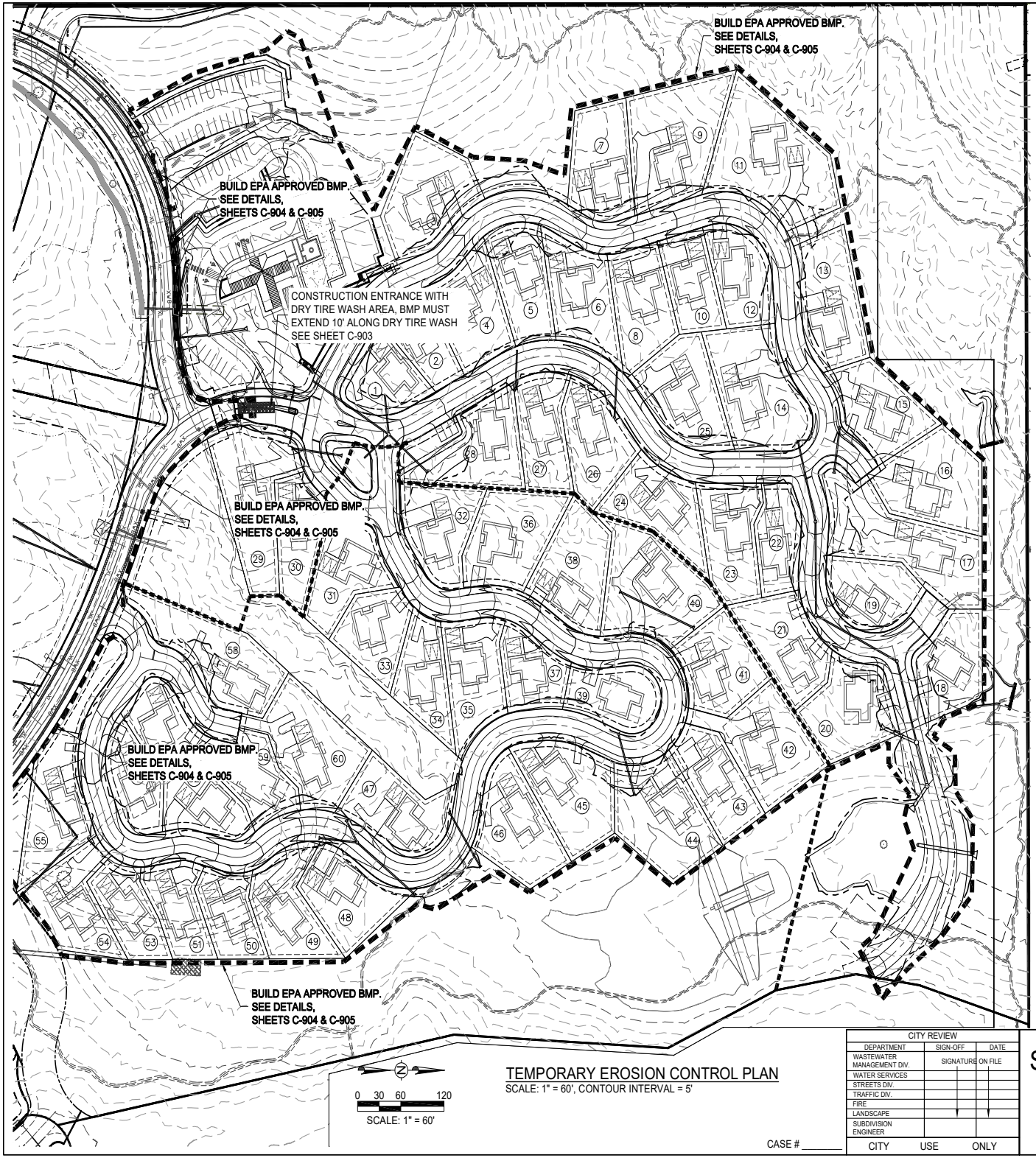
STORM WATER POLLUTION PREVENTION PLAN

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 100'	C-800

ENGINEERS SEAL

DATE

REVISIONS



BEST MANAGEMENT PRACTICES - NOTES

1. DISTURBED AREAS SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION BY MEANS ADEQUATE TO RETAIN SOIL ON SITE.
2. EXCEPT AS NECESSARY TO INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES, LAND SHALL NOT BE GRADED OR CLEARED UNTIL ALL SUCH TEMPORARY DEVICES HAVE BEEN PROPERLY INSTALLED AND INSPECTED. CONTROL DEVICES SHALL BE KEPT IN PLACE AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. SIGNIFICANT TREES, AREAS WITH SUBSTANTIAL GRASS COVERAGE, AND DRAINAGE WAYS THAT ARE TO REMAIN UNDISTURBED SHALL BE FENCED OFF PRIOR TO THE USE OF ANY HEAVY MACHINERY ON-SITE AND DURING THE ENTIRE CONSTRUCTION PROCESS. FENCING SHALL BE PLACED FIVE FEET TO THE OUTSIDE OF THE DRIP LINE OF SIGNIFICANT TREES.
4. SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION THROUGHOUT CONSTRUCTION BY USING APPROPRIATE EROSION CONTROL TECHNIQUES. STAGING AND SOIL STOCKPILE AREAS SHALL BE CLEARLY DESIGNATED ON THE SITE. ALL TOPSOIL SHALL BE KEPT ON SITE, WITHIN THE DISTURBANCE ZONE OF CONSTRUCTION, AND REINTRODUCED IN TO PLANTING AREAS TO THE EXTENT POSSIBLE. THERE ARE NO SOIL STOCKPILES ASSOCIATED WITH THIS PROJECT.
5. WATERING DOWN EXPOSED AREAS IS REQUIRED TO PREVENT THE BLOWING OF DUST OR SEDIMENT.
6. PROTECTION FOR STORM DRAIN INLETS SHALL BE PROVIDED TO PREVENT THE ENTRY OF SEDIMENT WHILE STILL ALLOWING THE ENTRY OF STORM WATER.
7. EROSION AND SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY WATERING AND/OR FIBER MULCH WITH TACKIFIER.
8. ALL CONSTRUCTION TRAFFIC SHALL USE TIRE WASHES.

MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

1. DISTURBED AREAS, STABILIZATION AND STRUCTURAL CONTROL MEASURES SHALL BE INSPECTED AS REQUIRED AND AT LEAST ONCE EVERY TWO WEEKS, AND WITHIN 24 HOURS OR THE NEXT WORKING DAY OF THE END OF A STORM EVENT. IF A PORTION OF THE SITE HAS BEEN FINALLY OR TEMPORARILY STABILIZED, AND RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS, OR DURING SEASONAL ARID PERIODS, INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
2. THE STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.
3. IF AFTER NOTICE BY THE CITY TO CORRECT A VIOLATION REQUIRING MAINTENANCE WORK, SATISFACTORY CORRECTIONS ARE NOT MADE WITHIN A REASONABLE PERIOD OF TIME. THE CITY MAY PERFORM ALL NECESSARY WORK TO PLACE THE FACILITY IN PROPER WORKING CONDITION. THE CONTRACTOR SHALL BE ASSESSED THE ASSOCIATED COSTS OF THE WORK.

LEGEND

EPA APPROVED BMP. SEE SHEETS C-904 & C-905 FOR DETAILS

ENGINEERS SEAL

DATE

REVISIONS

0 30 60 120
SCALE: 1" = 60'

TEMPORARY EROSION CONTROL PLAN

SCALE: 1" = 60', CONTOUR INTERVAL = 5'

CASE # _____

CITY REVIEW		
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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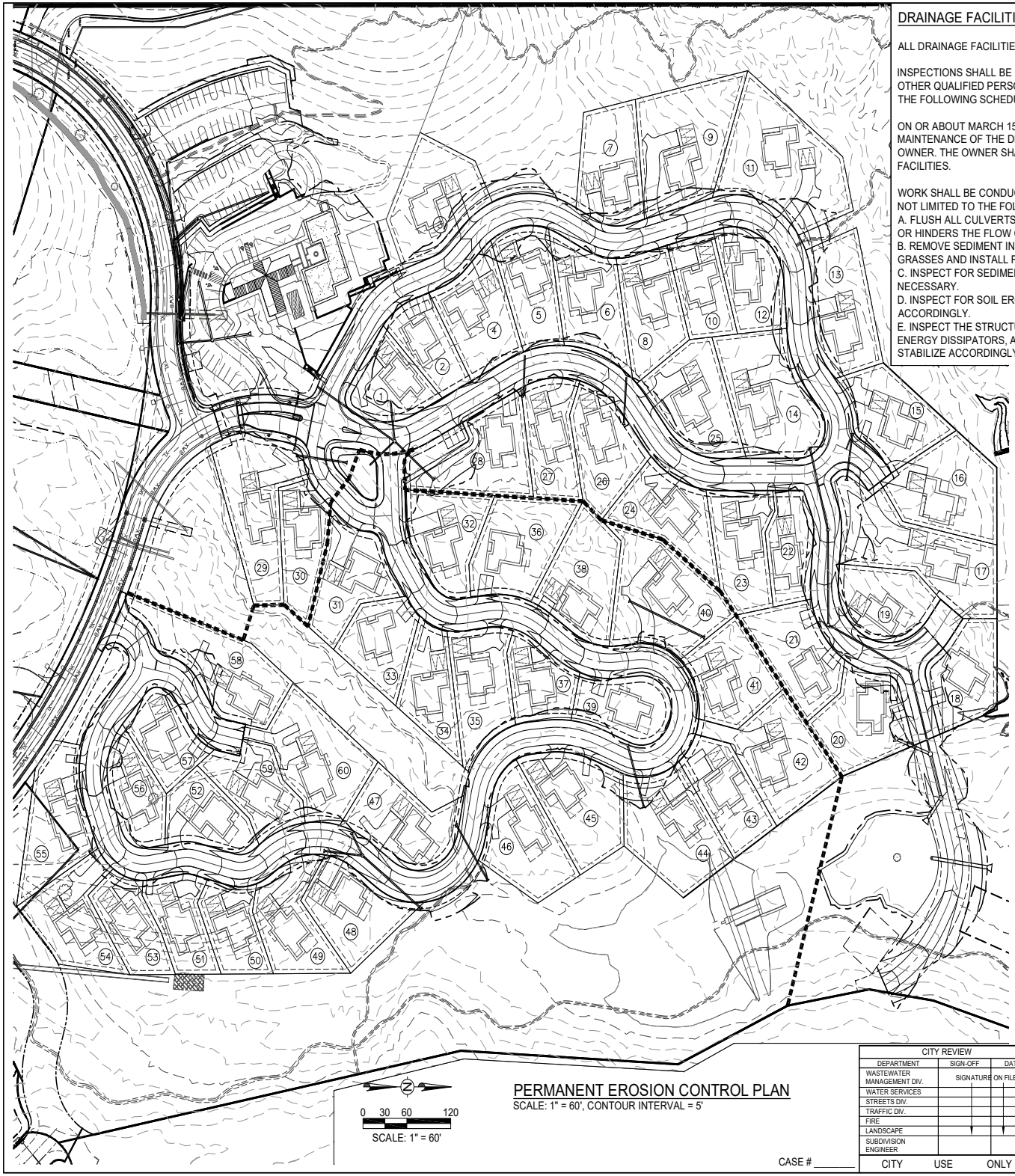
http://www.SFENGR.com

DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

TEMPORARY EROSION CONTROL PLAN

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 200'	C-801



DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:
A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).
B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.
C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINAGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.
D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.
E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

LONG TERM MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

1. THE STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED.
2. THE CITY OR ITS AUTHORIZED AGENT MAY ENTER UPON THE PROPERTY, AT REASONABLE TIMES TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.
3. IF AFTER NOTICE BY THE CITY TO CORRECT A VIOLATION REQUIRING MAINTENANCE WORK, SATISFACTORY CORRECTIONS ARE NOT MADE WITHIN A REASONABLE PERIOD OF TIME. THE CITY MAY PERFORM ALL NECESSARY WORK TO PLACE THE FACILITY IN PROPER WORKING CONDITION. THE OWNER(S) OR RESPONSIBLE PARTY OF THE FACILITY SHALL BE ASSESSED THE ASSOCIATED COSTS OF THE WORK.

INSPECTIONS AND VIOLATIONS DURING CONSTRUCTION PROCESS

1. INSPECTIONS BY CITY ARE DUE WHEN STORM WATER MANAGEMENT MEASURES ARE COMPLETED AND WHEN THE FINAL SITE RESTORATION MEASURES ARE COMPLETED. HOWEVER, IF FINAL SITE RESTORATION MEASURES ARE BEING DELAYED DUE TO THE SEASON, THE CITY SHALL BE NOTIFIED WHEN TEMPORARY EROSION CONTROL MEASURES FOR USE UNTIL RESTORATION IS COMPLETE, IN PLACE AND READY FOR INSPECTION.
2. FURTHER CONSTRUCTION OR ISSUANCE OF ANY PERMITS SHALL NOT OCCUR UNTIL WRITTEN APPROVAL HAS BEEN GRANTED BY THE CITY.

WATER LEVEL MEASUREMENT

1. THE CONTRACTOR SHALL INSTALL A STAFF GAUGE AT EACH POND TO MEASURE SEDIMENT ACCUMULATION. STAFF GAUGE MARKINGS SHALL BE IN 0.25' INCREMENTS WITH 0 AT THE BOTTOM OF THE POND AND LABELED FOOT MARKS TO THE TOP OF THE POND. UV RESISTANT MATERIALS SHALL BE USED INCLUDING: FIBERGLASS, STAINLESS STEEL, PVC, ALUMINUM / DIE-BOND BACKED, LEXAN OR POLYCARBONTE COATED MYLAR. SHOP DRAWING SUBMITTALS ARE REQUIRED PRIOR TO CONSTRUCTION. SEE DETAIL, SHEET C-903.
2. THE STAFF GAUGE SHALL BE CLEANED DURING SPRING AND FALL MAINTENANCE TO REMOVE ANY ACCUMULATION ON THE GAUGE.

ENGINEERS SEAL

DATE

REVISIONS

N

0 30 60 120

SCALE: 1" = 60'

PERMANENT EROSION CONTROL PLAN

SCALE: 1" = 60', CONTOUR INTERVAL = 5'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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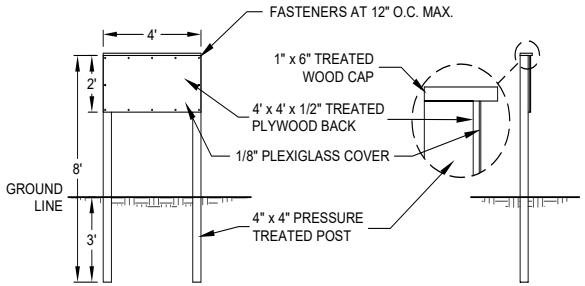
http://www.SFENGR.com

DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

PERMANENT EROSION CONTROL PLAN

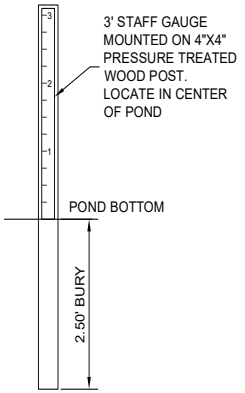
DATE:	SCALE:	SHEET:
JUNE 2021	1" = 200'	C-802



N.P.D.E.S. PERMIT POSTING BOARD
(LOCATED AT MAIN ENTRANCE)

CITY OF SANTA FE NPDES STORMWATER MANAGEMENT NOTES

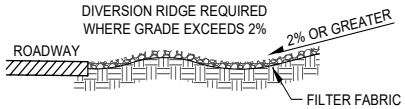
1. DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE SFCC CHAPTER XIII STORMWATER UTILITY INCLUDING THE STORMWATER UTILITY SERVICE CHARGE AND STORMWATER ILLICIT DISCHARGE CONTROL REQUIREMENTS.
2. DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF NPDES GENERAL MS4 DISCHARGE PERMIT NO. NMR040000 AND NPDES CONSTRUCTION GENERAL PERMIT NO. NMR 100000.
3. CONSTRUCTION GENERAL DISCHARGE PERMIT NO. NMR100000- A STORMWATER POLLUTION PREVENTION PLAN MUST BE PREPARED BY A QUALIFIED PROFESSIONAL AND A NOTICE OF INTENT (NOI) FOR COVERAGE MUST BE FILED WITH THE EPA. CONSTRUCTION STORMWATER DISCHARGES **ARE NOT PERMITTED** UNTIL A MINIMUM OF SEVEN (7) CALENDAR DAYS AFTER EPA ACKNOWLEDGEMENT OF A COMPLETE NOI.
4. CITY OF SANTA FE STORMWATER ILLICIT DISCHARGE CONTROL- SFCC 13-2 PROHIBITS THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, SLURRIES, MUD, PLASTERS, CONCRETE RINSATES AND ANY CONSTRUCTION MATERIALS, WASTES AND GARBAGE, ETC. TO THE STORM DRAIN SYSTEM. THE STORM DRAIN SYSTEM INCLUDES ROADS, STREETS, CURBS, GUTTERS, DROP INLETS, PIPED STORM DRAINS, CULVERTS, RETENTION AND DETENTION BASINS, NATURAL AND MAN-MADE DRAINAGE CHANNELS, ARROYOS, RIVERS AND ANY FACILITY AND APPURTENANCE BY WHICH STORMWATER IS COLLECTED AND/OR CONVEYED.
5. CITY OF SANTA FE TERRAIN AND STORMWATER REGULATIONS- SFCC 14-8.2 REQUIRES THAT CONSTRUCTION DISTURBED AREA SHALL BE PROTECTED AGAINST EROSION. SEDIMENT MUST BE CONTAINED ON THE DISTURBED AREA BY THE USE OF TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SUCH AS SILT FENCING, SWALES, BERMS, GEOTEXTILES, SEDIMENT BASINS AND TRAPS. PROTECTION FOR STORM DRAIN INLETS SHALL BE PROVIDED TO PREVENT THE ENTRY OF SEDIMENT FROM THE SITE WHILE STILL ALLOWING THE ENTRY OF STORMWATER. CONTROL DEVICES SHALL BE KEPT IN PLACE AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
6. THE CONTRACTOR SHALL NOT REMOVE SILT FENCE AND MULCH SOCKS OR OTHER TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES UNTIL DISTURBED AREAS ARE STABILIZED. SOIL STABILIZATION AND EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER COMPLETION OF CONSTRUCTION OR OTHER SOIL DISTURBANCE ACTIVITIES ON THE SITE. IF THE TIME OF YEAR IS NOT CONDUCIVE TO PLANTING, THEN PLANTING MAY BE DELAYED UNTIL THE NEXT APPROPRIATE PLANTING SEASON PROVIDED THAT ALL TEMPORARY EROSION CONTROL MEASURES ARE MAINTAINED UNTIL PERMANENT EROSION CONTROL MEASURES ARE IMPLEMENTED. TEMPORARY EROSION CONTROL MEASURES SHALL BE SELECTED, DESIGNED AND INSTALLED WITH AN APPROPRIATE SEED BASE TO PROVIDE EROSION CONTROL FOR AT LEAST THREE YEARS WITHOUT ACTIVE MAINTENANCE. TEMPORARY EROSION CONTROL MEASURES SHALL BE SELECTED, DESIGNED AND INSTALLED TO ACHIEVE 70 PERCENT VEGETATIVE COVER WITHIN THREE YEARS.



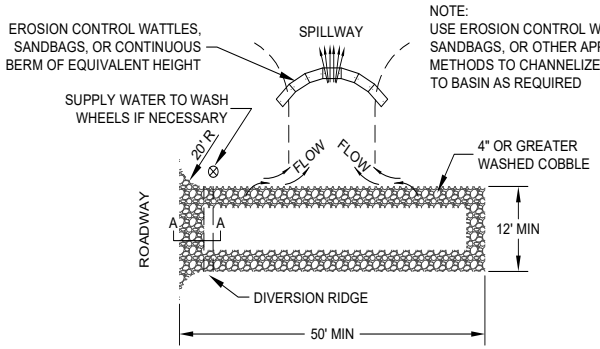
POST AND STAFF GAUGE
SCALE: N.T.S.

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL MINIMIZE SEDIMENT TRACKING OR TRANSPORT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE ADDING ADDITIONAL LAYERS OF GRAVEL, REPAIR AND/OR CLEANOUT OF MEASURE USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC ROADWAYS.
3. VEHICLE WASHING SHALL BE CONDUCTED IN A STABILIZED AREA WITH APPROPRIATE STORM WATER CONTROLS IN PLACE.



SECTION A-A



PLAN VIEW

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

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http://www.SFENGR.com

DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

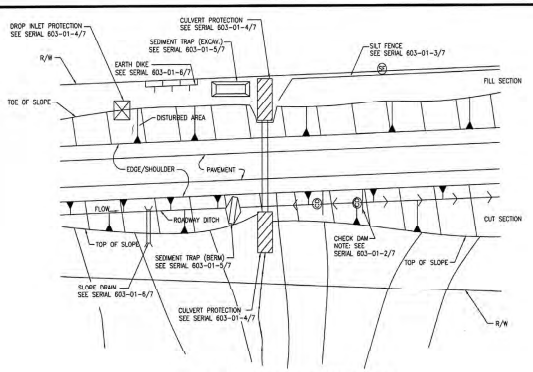
STORM WATER CONTROL DETAILS

DATE:	SCALE:	SHEET:
JUNE 2021	N.T.S.	C-803

ENGINEERS SEAL

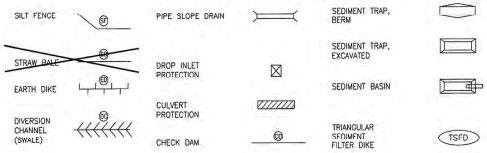
DATE

REVISIONS



TYPICAL USAGE OF SELECTED EROSION AND SEDIMENT CONTROL MEASURES

STANDARD SYMBOLS FOR EROSION AND SEDIMENT CONTROL MEASURES



TEMPORARY EROSION & SEDIMENT CONTROL MEASURES (T.E.S.C.M.)

GENERAL NOTES

1. THE SOIL RETENTION BLANKET INSTALLATION DETAILS SHOWN FOR CULVERT PROTECTION SHALL BE USED FOR ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES UTILIZING SOIL RETENTION BLANKETS UNLESS OTHERWISE NOTED.
2. ROCK PLATING USED IN THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THESE SHEETS SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES UNLESS OTHERWISE INDICATED.
3. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES PLACED WITHIN THE CONSTRUCTION CLEAR ZONE SHALL BE INSTALLED WITH 8:1 SLOPES PARALLEL TO TRAFFIC AND 4:1 SLOPES PERPENDICULAR TO TRAFFIC.
4. SEDIMENT TRAPS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.
5. CHECK DAMS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE CHECK DAM.
6. CULVERT PROTECTIONS SHALL BE INSTALLED UPON INITIATION OF EARTH WORK ACTIVITIES AND MAINTAINED AS MUCH AS PRACTICAL UNTIL STABILIZATION IS COMPLETED AND ACCEPTED. CULVERT PROTECTIONS MAY BE REMOVED FOR PERIODS OF TIME AS REQUIRED DURING CONSTRUCTION TO COMPLETE ADJACENT IMPROVEMENTS.
7. THE CONTRACTOR MAY CONSTRUCT AN EARTH DIKE AS SHOWN, OR RELOCATE THE CHECK DAMS AS CONSTRUCTION PROGRESSES. NO DIRECT PAYMENT SHALL BE MADE FOR RELOCATION OF THE CHECK DAMS.
8. STRAW BALES ARE NOT INTENDED FOR USE ON NEW MEXICO DEPARTMENT OF TRANSPORTATION PROJECTS.

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

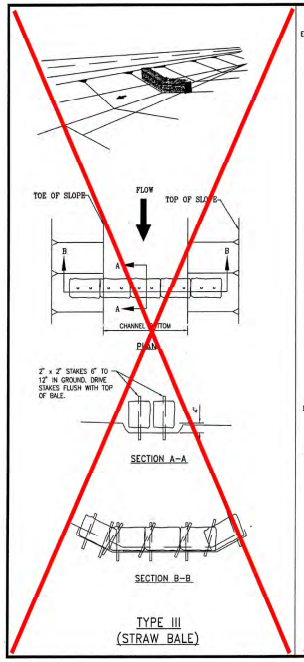
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES

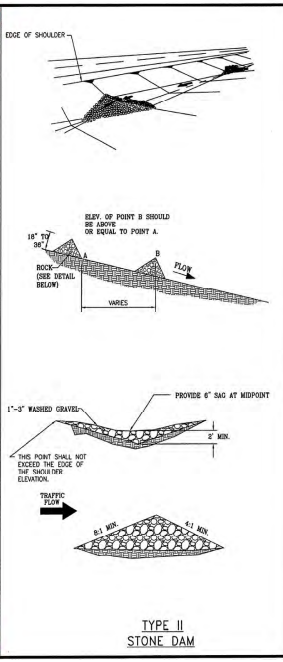
APPROVED Raymundo Montoya 11/21/07
DESIGN ENGINEER DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

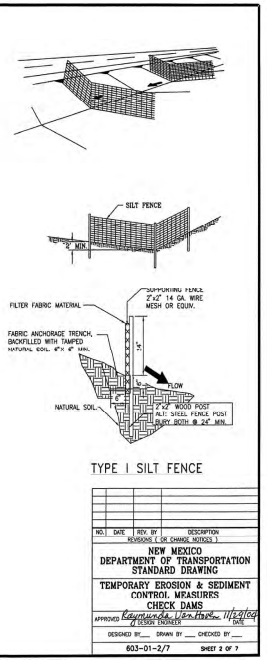
603-01-1/7 SERIAL 1 OF 7



TYPE III (STRAW BALE)



TYPE II STONE DAM



TYPE I SILT FENCE

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

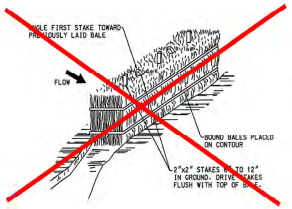
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES CHECK DAMS

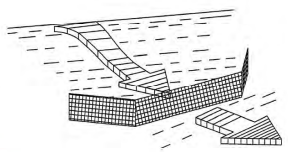
APPROVED Raymundo Montoya 11/21/07
DESIGN ENGINEER DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-2/7 SHEET 2 OF 7



TYPE II STRAW BALE OPTION



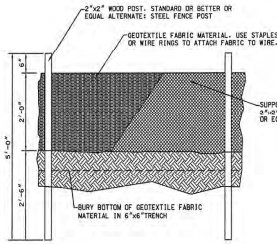
TYPE I SILT FENCE

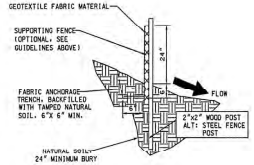
NOTES: SILT FENCE AND CHECK DAM

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE POST SPACING FOR SILT FENCES TO MINIMIZE MAINTENANCE.

1. POST SPACING SHALL BE 4 FT. MAXIMUM WITHOUT SUPPORTING FENCE. 10 FT. MAXIMUM WITH SUPPORTING FENCE.
2. POSTS FOR 4 FT. MAXIMUM POST SPACING SHALL BE 2 INCH SQUARE NOMINAL SIZE OR HEAVIER WOOD POSTS. OR STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 2 LBS. PER LINEAR FOOT.

   POSTS FOR 10 FT. MAXIMUM POST SPACING SHALL BE 4 INCH SQUARE NOMINAL SIZE OR HEAVIER WOOD POSTS. OR STEEL POSTS AS SPECIFIED ABOVE.
3. SUPPORTING FENCE SHALL BE WIRE MESH (14 GA. MIN., 1 INCH MAX. MESH OPENINGS). SNOW FENCE. PLASTIC FENCE OR APPROVED.
4. SUPPORTING FENCE SHALL BE FASTENED SECURELY TO POSTS WITH STAPLES OR WIRE TIES. GEOTEXTILE FABRIC SHALL BE FASTENED SECURELY TO SUPPORTING FENCE WITH WIRE TIES SPACED AT 2 FT. CENTERS ALONG THE TOP AND MID-SECTION. WHEN A SUPPORTING FENCE IS NOT USED, GEOTEXTILE FABRIC SHALL BE SECURELY FASTENED TO POSTS WITH STAPLES OR WIRE TIES.
5. WHEN SILT FENCE IS USED FOR CHECK DAMS INSTALLED IN DITCHES, A SUPPORTING FENCE SHALL BE PROVIDED, WITH MAXIMUM POST SPACING OF 10 FT.
6. STANDARD "T" OR "U" SECTION STEEL POSTS SHALL NOT BE USED WITHIN THE CONSTRUCTION CLEAR ZONE RECOVERY AREA.
7. STRAW BALES ARE NOT INTENDED FOR USE ON NEW MEXICO DEPARTMENT OF TRANSPORTATION PROJECTS.





NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

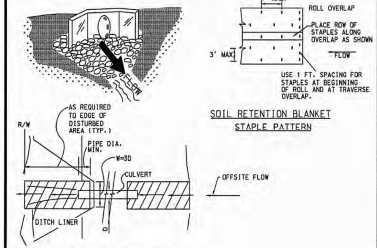
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES SILT FENCE

APPROVED Raymundo Montoya 11/21/07
DESIGN ENGINEER DATE

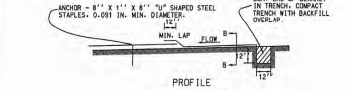
DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-3/7

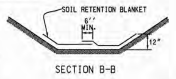


TYPICAL DITCH LINER INSTALLATIONS AT CULVERTS

SOIL RETENTION BLANKET STAPLE PATTERN



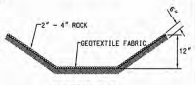
PROFILE DITCH LINER



SECTION B-B

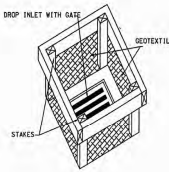
NOTES: CULVERT PROTECTION

1. WHEN CULVERT PROTECTION IS SPECIFIED, EITHER SOIL RETENTION BLANKETS OR SOIL RETENTION ROCK MAY BE PROVIDED.
2. THE CULVERT PROTECTION WIDTH REQUIRED SHALL BE IN ACCORDANCE WITH THESE DETAILS UNLESS SPECIFIED OTHERWISE.
3. THE SOIL RETENTION BLANKET INSTALLATION SHOWN OUTLINES MINIMUM REQUIREMENTS. MANUFACTURER'S RECOMMENDATIONS SHALL BE USED IF THEY ARE MORE STRINGENT.



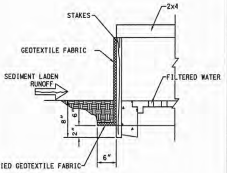
SECTION B-B

CULVERT PROTECTION

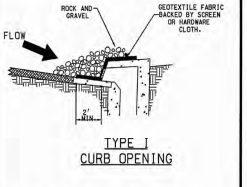


TYPE I

NOTE: WHEN SPECIFIED, ROCKS OR STRAW BALES CAN BE SUBSTITUTED FOR SILT FENCE.



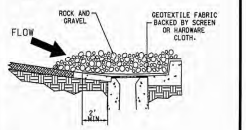
DROP INLET PROTECTION



TYPE J CURB OPENING

NOTES: GRAVEL INLET PROTECTION

1. THIS INSTALLATION IS FOR A TYPE I CURB DROP INLET ONLY. THE TYPE II. III TO "N" INSTALLATION IS SIMILAR.
2. THE SPACING OF THE LONGITUDINAL BRACING SHALL NOT EXCEED 5 FT.



TYPE II CURB DROP INLET

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

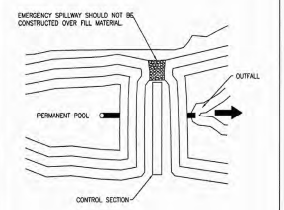
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES CULVERT & DROP INLET PROTECTION

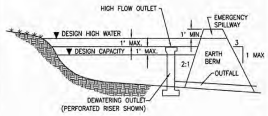
APPROVED Raymundo Montoya 11/21/07
DESIGN ENGINEER DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-4/7

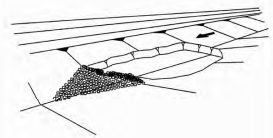


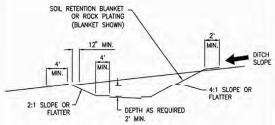
PLAN VIEW



CROSS SECTION

SEDIMENT BASIN



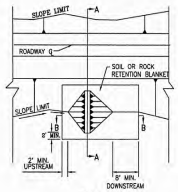


SEDIMENT BASIN, EXCAVATED

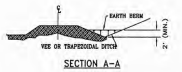
NOTES: SEDIMENT TRAP

1. TEMPORARY SEDIMENT TRAPS MAY BE CONSTRUCTED BY EXCAVATION ALONE OR BY EXCAVATION IN COMBINATION WITH AN EMBANKMENT.
2. TEMPORARY SEDIMENT TRAPS ARE OFTEN USED IN CONJUNCTION WITH A DIVERSION DIKE OR SWELL.
3. THE DRAINAGE AREA FOR THE SEDIMENT TRAP SHOULD NOT EXCEED 5 DISTURBED ACRES.
4. THE TRAP MUST BE ACCESSIBLE FOR EASE OF REGULAR MAINTENANCE, WHICH IS CRITICAL TO ITS PROPER FUNCTIONING.
5. SEDIMENT TRAPS ARE TEMPORARY MEASURES AND SHOULD NOT REMAIN IN PLACE LONGER THAN 18 TO 24 MONTHS.
6. THE EMBANKMENT MAY NOT EXCEED 5 FT. IN HEIGHT.
7. THE RECOMMENDED MINIMUM WIDTH AT THE TOP OF THE EMBANKMENT IS BETWEEN 2 FT. AND 5 FT.

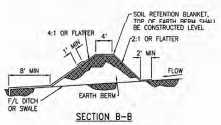
SEDIMENT TRAP



PLAN



SECTION A-A



SECTION B-B

EARTH DIKE (BERM)

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

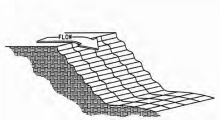
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

T.E.S.C.M.
SEDIMENT BASIN, SEDIMENT TRAP & EARTH DIKE

APPROVED _____ DESIGN ENGINEER _____ DATE

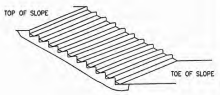
DESIGNED BY___ DRAWN BY ___ CHECKED BY___

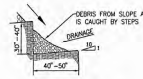
603-01-5/7 SHEET 5 OF 7





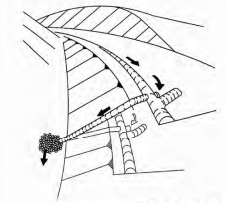
GROOVING SLOPES

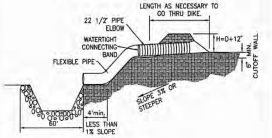


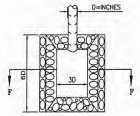


STAIR STEPPING CUT SLOPE

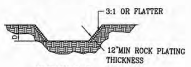
SURFACE ROUGHENING







RIPRAP APRON PLAN



SECTION F-F

SLOPE DRAIN

NOTES: PIPE SLOPE DRAIN

1. THE FLEXIBLE PIPE SHALL BE THE SAME DIAMETER AS THE INLET PIPE AND SHALL BE CONSTRUCTED OF A DURABLE MATERIAL WITH HOLD-DOWN GROMMETS SPACED AT 10 FT. ON CENTER.
2. THE FLEXIBLE PIPE SHALL BE SECURELY FASTENED TO THE CORRUGATED METAL OR HIGH DENSITY POLYETHYLENE PIPE WITH METAL STRAPPING OR WATERTIGHT CONNECTING COLLARS.
3. THE FLEXIBLE PIPE SHALL BE STAKED AT 10 FT. CENTERS ALONG THE SLOPE USING MINIMUM 4 INCH SQUARE WOOD POSTS OR STANDARD STEEL POSTS DRIVEN 2 FT. MINIMUM INTO THE GROUND.
4. RIGID PIPE SHALL BE ANCHORED AT BENDS. ANCHORAGE SHALL CONSIST OF A MINIMUM 4 INCH SQUARE WOOD POSTS OR STANDARD STEEL POSTS DRIVEN 2 FT. MINIMUM INTO GROUND, OR EARTHEN THRUST BLOCK.
5. PAYMENT OF BASIN ITEMS ARE INCIDENTAL TO THE COST OF FLEXIBLE STORM DRAIN PIPE.
6. FOR PIPE DIAMETER ON TEMPORARY SLOPE DRAIN SEE TABLE BELOW

TEMPORARY SLOPE DRAIN PIPES

Runoff Flow Rate (cfs)	Pipe Diameter Required (inches)
0 - 6.0	18
6.0 - 9.0	21
9.0 - 12.0	24
12.0 - 20.0	30

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

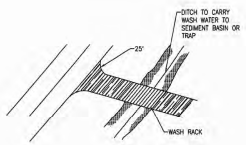
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

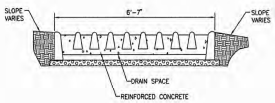
TEMPORARY EROSION & SEDIMENT CONTROL MEASURES PIPE SLOPE DRAIN & SURFACE ROUGHENING

APPROVED _____ (DESIGN ENGINEER) _____ DATE

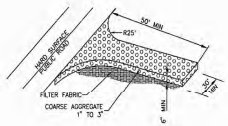
DESIGNED BY___ DRAWN BY ___ CHECKED BY___

603-01-6/7 SHEET 6 OF 7

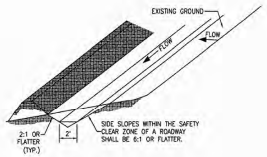




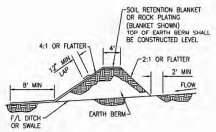
WASH RACK



OFFSITE TRACKING PREVENTION



TYPICAL SWALE CONFIGURATION



FILTER FABRIC DIVERSION DIKE

DIVERSION DIKE

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

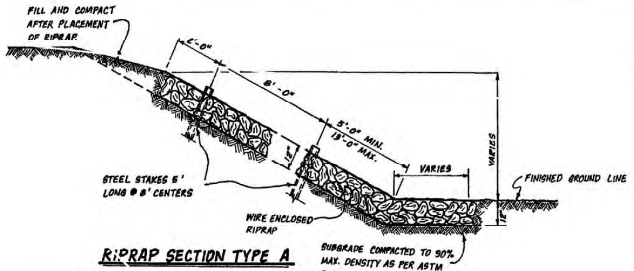
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

T.E.S.C.M.
OFFSITE TRACKING PREVENTION & DIVERSION DIKE

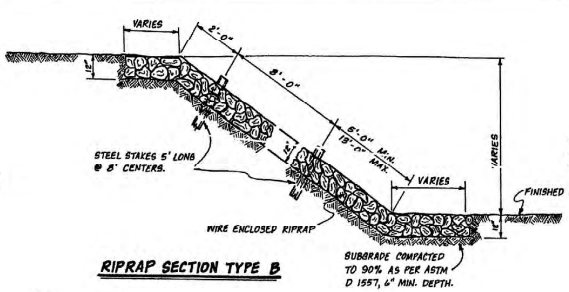
APPROVED _____ DESIGN ENGINEER _____ DATE

DESIGNED BY___ DRAWN BY ___ CHECKED BY___

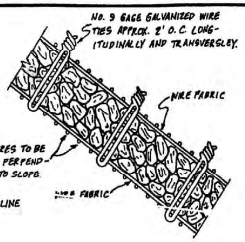
603-01-7/7 SHEET 7 OF 7



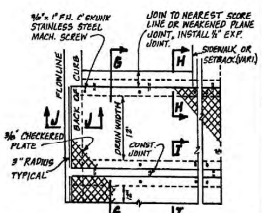
RIPRAP SECTION TYPE A



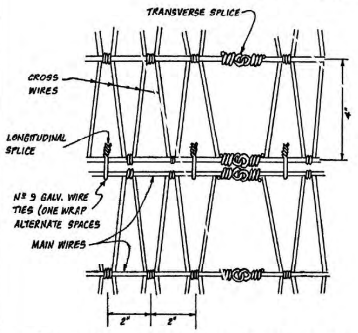
RIPRAP SECTION TYPE B



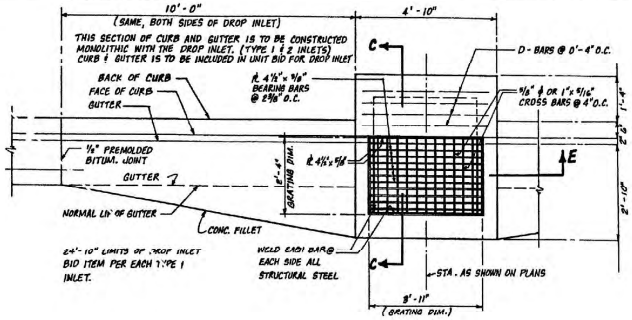
TYPICAL SECTION



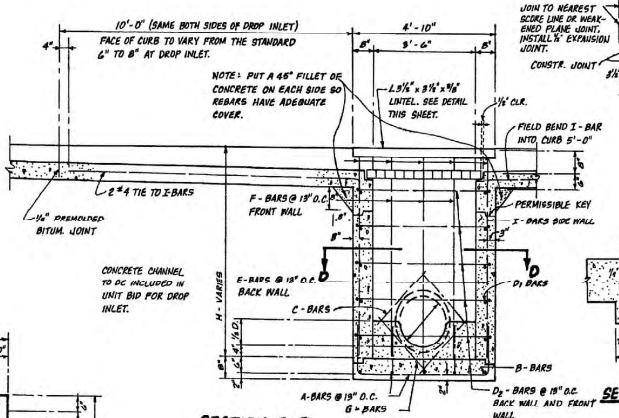
SINGLE AND DR MULTIPLE CULVERT PLAN



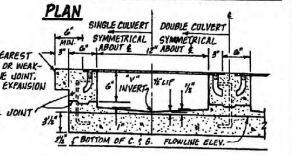
DETAIL OF WIRE FABRIC AND NORMAL SPLICE



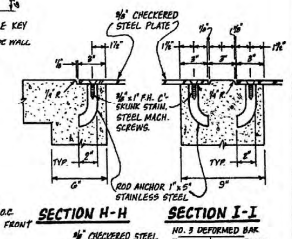
TYPE-1 INLET PLAN



SECTION E-E

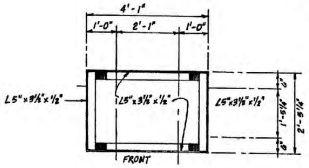


SECTION G-G

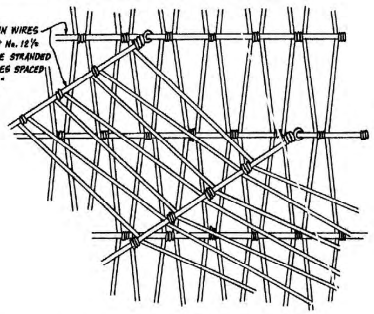


SECTION H-H

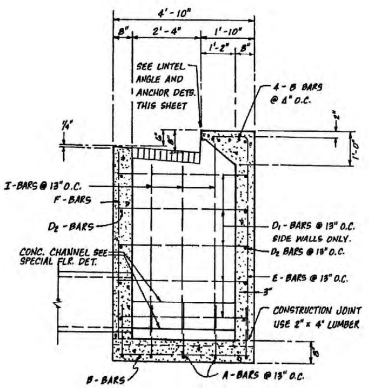
SECTION I-I



GRATING FRAME DETAIL



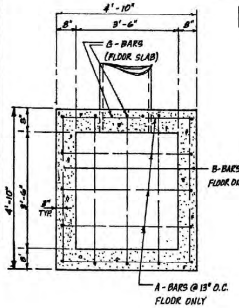
DETAIL OF SPLICE @ SKEWED INTERSECTION



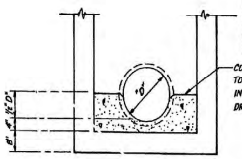
SECTION C-C

RE-BAR SCHEDULE

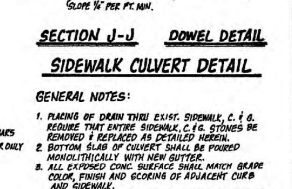
BAR TYPE	SIZE & SHAPE	BAR No.	BAR TYPE & QUANTITY
A	1'-8" / 4'-6" / 4'-6"	#4	TYPE-1-8 REQUIRED TYPE-2-15 REQUIRED TYPE-2-6 REQUIRED
B	4'-2" / 8'-6"	#4	TYPE-1-6 REQUIRED TYPE-2-2 REQUIRED
C	8'-6"	#4	TYPE-1-2 REQ'D PER OUTLET TYPE-2-2 REQ'D PER OUTLET
D_1	4'-6"	#4	TYPE-1-1 REQ'D PER FT. HT. TYPE-2-1 REQ'D PER FT. HT.
D_2	VARIES 4'-6" / 8'-6"	#4	TYPE-1-2 REQ'D PER 13" HT. TYPE-2-2 REQ'D PER 13" HT.
E	"H" LESS 0'-4"	#4	TYPE-1-5 REQUIRED TYPE-2-9 REQUIRED
F	"H" LESS 0'-8"	#5	TYPE-1-9 REQUIRED TYPE-2-11 REQUIRED
G	2'-6"	#4	TYPE-1-2 REQ'D PER OUTLET TYPE-2-2 REQ'D PER OUTLET
H	8'-6" / VARIES "H" LESS 0'-11"	#4	TYPE-1-8 REQ'D FIELD BEND TYPE-2-8 REQ'D INTO CURB



SECTION D-D

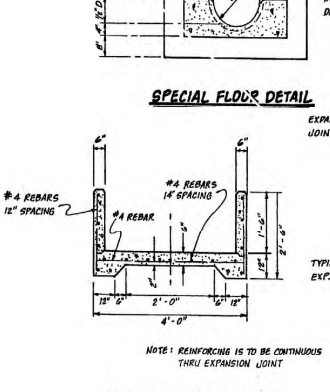


SPECIAL FLOOR DETAIL



SECTION J-J

DOWEL DETAIL



CONCRETE DRAINAGE SWINDOW

NOTE: REINFORCING IS TO BE CONTINUOUS THRU EXPANSION JOINT

TYPICAL RUNDOWN DETAIL

SECTION F-F

SIDEWALK CULVERT DETAIL

GENERAL NOTES:

1. PLACING OF DRAIN THRU EXIST. SIDEWALK, C. & G. REQUIRE THAT ENTIRE SIDEWALK, C. & G. STONES BE REMOVED & REPLACED AS DETAILED HEREIN.
2. BOTTOM SLAB OF CULVERT SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER.
3. ALL EXPOSED CONC. SURFACE SHALL MATCH GRADE COLOR, FINISH AND SCORING OF ADJACENT CURB AND SIDEWALK.
4. SIDEWALK REPLACED DURING CONSTRUCTION TO BE POURED MONOLITHICALLY WITH CULVERT WALLS.
5. FOR ALL CONCRETE, THE MINIMUM DESIGN COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 4000 POUNDS PER SQUARE INCH, 1 - BAG MIX AND THAT THE MINIMUM COARSE AGGREGATE SIZE ALLOWED WILL BE 1 INCH. PERCENTAGE OF AIR - ENTRAINMENT IN THE CONCRETE AT THE PROJECT SITE SHALL BE IN THE RANGE OF 4 TO 7 PERCENT.
6. THE CITY WILL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF ANY SIDEWALK CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS.

RIPRAP - GENERAL NOTES:

1. WIRE FABRIC IS TO BE GALVANIZED "V" MESH OF THE FOLLOWING CONSTRUCTION: MAIN WIRES; TWO No. 12½ GAGE STRANDED WIRES SPACED AT 4'. CROSS WIRES; SINGLE No. 12½ GAGE WIRES SPACED AT 2' WITH NOT LESS THAN TWO TURNS AROUND THE MAIN WIRES. APPROXIMATE WEIGHT: 48 POUNDS PER 100 SQUARE FEET.
2. STEEL STAKES MAY BE RAILROAD RAILS WEIGHING NOT LESS THAN 30 LBS. PER YARD, 4" O.D. STANDARD STRENGTH GALVANIZED STEEL PIPE OR 4 x 4 x ⅜ STEEL ANGLES. STEEL STAKES SHALL PROJECT 6" ABOVE TOP OF RIPRAP. STEEL STAKES ARE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE WORK AND NO DIRECT MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
3. IF LENGTH OF SLOPE IS 15 FEET OR LESS ONLY ONE ROW OF STEEL STAKES, 2 FEET FROM THE TOP EDGE OF THE RIPRAP, WILL BE REQUIRED UNLESS OTHERWISE NOTED ON PLANS.
4. AS AN ALTERNATE, WIRE FABRIC MAY BE GALVANIZED STEEL WIRE MEETING THE REQUIREMENTS FOR CLASS 3, FINISH 5, MEDIUM TENSILE STRENGTH COATED WIRE AS SET FORTH IN FEDERAL SPECIFICATION QQ-W-461. THE WIRES SHALL BE CONTINUOUS, HAVE A DIAMETER OF NOT LESS THAN 0.118 INCH AND SHALL BE TRIPLE TWISTED TO FORM A UNIFORM HEXAGONAL MESH PATTERN WITH A MAXIMUM OPENING SIZE OF 3" x 4½".
5. DETAIL FROM N.M.S.H.D. DETAIL, SERIAL BRR-001-05.

REVISION		
SYMBOL	DATE:	BY:

CITY OF SANTA FE

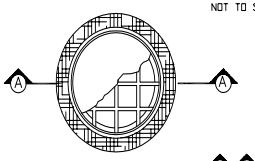
DRAINAGE DETAILS

DRAWN BY: Charlie Gonz. CHECKED BY: DATE: SHT

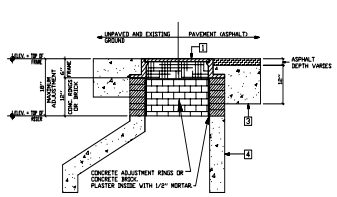
LEGEND

ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg. No. SAS-4
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg. No. SAS-5
3	CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS-6
4	PRECAST REINFORCED CONCRETE RISER, CONE or FLAT TOP, with 5"(in) wall thickness, refer to general note CM-2
5	PRECAST REINFORCED CONCRETE BASE RISER, with suitable sized openings, refer to general note CM-2A
6	CONCRETE BASE, refer to concrete base detail Dwg. No. SAS-7
7	SEWER PIPE, refer to general note CM-1
8	6"(in) GROUT FILLET, on upper half of pipe and around base
9	ADAPTER, MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
10	PIPE PENETRATION INTO MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
11	PIPE SUPPORT, CONCRETE, shall extend out-side of manhole a maximum of 18"(in) to bell of first joint and shall cradle pipe half pipe
12	CONCRETE FILL, 3000 p.s.i., refer to general note CR-6
13	SHELF, to be 9"(in) minimum width with 1"(in) per 1'-0" slope, from crown of pipe
14	CUT UPPER HALF OF PIPE, after manhole has been completed and inspected by engineer
15	HAND FORMED CHANNELS, shall be on a uniform radius and shall not hold water
16	INVERT ELEVATIONS OF LATERAL LINES, shall be the same as the springline elevation of the sewer main, where possible
17	CHANGE SLOPE OF PIPE, at center of manhole
18	APPROVED WATER STOP, to be with type of pipe

NOT TO SCALE

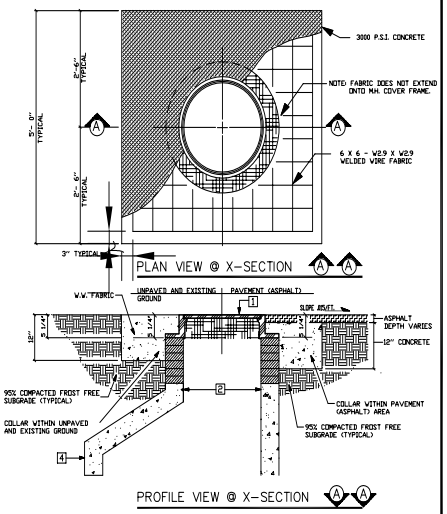


MANHOLE FRAME & COVER DETAIL/DWG # SAS-4

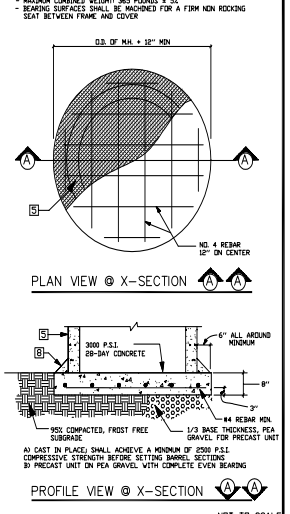


NOT TO SCALE

MANHOLE ADJUSTMENT DETAIL/DWG # SAS-5



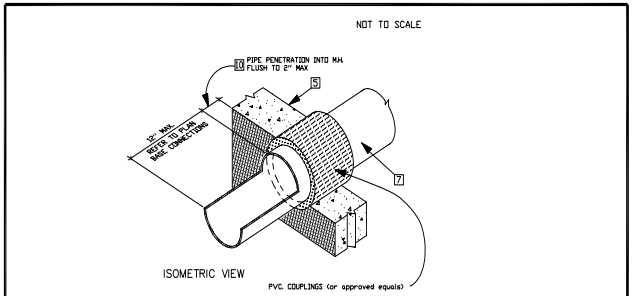
CONCRETE COLLAR DETAIL/DWG. # SAS-6 NOT TO SCALE



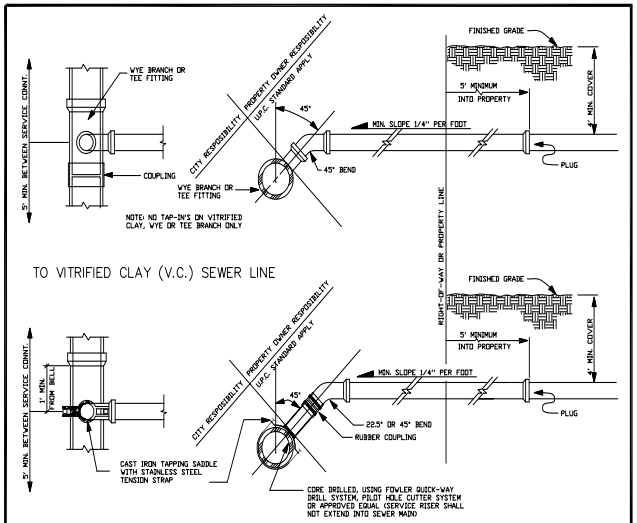
NOT TO SCALE

CONCRETE BASE DETAIL/DWG. # SAS-7

NOT TO SCALE

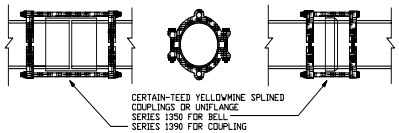


MANHOLE ADAPTER DETAIL/DWG. # SAS-8



NOT TO SCALE

SERVICE CONNECTION DETAILS/DWG. # SAS-10



NOTE: AT RIVER AND ARROYO CROSSINGS

RESTRAINED JOINT DETAIL/DWG. # SAS-9 NOT TO SCALE

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

CR-1 MATERIALS AND WORK:
CURRENT NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (referred to as NM APWA) WITH MODIFICATIONS NOTED BY THE CITY OF SANTA FE.

CR-2 APPROVED PLANS:
USE PLANS BEARING THE OFFICIAL STAMP OF THE DESIGN ENGINEER AND BEARING THE APPROVAL SIGNATURE OF THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. CONSTRUCTION PERFORMED WITHOUT APPROVED PLANS WILL BE REJECTED.

CR-3 SEWER HOOK-UP PERMIT:
OBTAIN PERMITS FOR THE PROJECT BEFORE COMMENCING ANY SEWER CONSTRUCTION. CONSTRUCTION PERFORMED WITHOUT OBTAINING PERMITS SHALL BE REJECTED.
A. CONSTRUCTION PLANS SHALL INDICATE THE CLASS OF BEDDING TO BE USED. CHANGE OF BEDDING MAY REQUIRE A CHANGE IN PIPE CLASSIFICATION OR WALL THICKNESS.

CR-4 SUBSTITUTIONS OR CHANGES:
ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY APPROVED REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS OR CHANGES MUST BE SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. WHERE APPROPRIATE, SUBMITTAL MUST INCLUDE FABRICATION DRAWINGS, WORKING DRAWINGS AND MATERIAL SPECIFICATIONS OR TEST DATA TO JUSTIFY SUBSTITUTIONS OR CHANGES. DESIGN ENGINEER SHALL AUTHORIZE ANY DRAWINGS FOR SUBSTITUTIONS AND CHANGES AND SUBMIT THEM TO THE CITY WATER QUALITY DIVISION FOR APPROVAL. UNAUTHORIZED SUBMITTALS WILL BE REJECTED.

CR-5 MANUFACTURER'S CERTIFICATES:
WHEN CERTIFICATES OF COMPLIANCE AND TEST REPORTS ARE REQUIRED FOR MATERIALS, DOCUMENTS SHALL BE SUBMITTED TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE AT THE TIME OF MATERIALS DELIVERY TO THE JOBSITE.

CR-6 CONTRACTOR REQUIREMENTS:
CONTRACTOR PERFORMING WORK ON PUBLIC SEWER LINES SHALL BE A LICENSED UTILITY CONTRACTOR.

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 900, NM APWA; PIPE SHALL BE PLACED AND BEDDED IN A FROST FREE TRENCH; GASKET SHALL BE FULLY SEATED AND NOT SLIPPED; PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. IF PIPE TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF NM APWA STANDARDS, SECTION 700, OR AS DEFINED ON THE CONSTRUCTION PLANS, THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT.) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 9'(FT.) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE: ON UNDISTURBED FROST FREE SUBGRADE
2. PRECAST UNIT: ON PEA GRAVEL WITH COMPLETE EVEN BEARING
B. PRECAST BARREL:
1. JOINTS: FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL.
2. MANHOLE ADAPTOR: INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE BASES: SHALL ACHIEVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

I-3 EXCAVATION AND BACKFILL:
AS PER SECTION 700, NM APWA; SATURATION BY FLOODING OR JETTING METHODS IS NOT PERMITTED WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS. MECHANICAL OR VIBRATORY COMPACTORS SHALL NOT BE USED ON THE BEDDING AND 12"(IN.) OF INITIAL BACKFILL. COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 125, NM APWA FOR EXTRA STRENGTH VCP.
B. PLASTIC (PVC): REFER TO SECTION 121, NM APWA, AS MODIFIED BY THE CITY.
1. 4" THRU 15" (inch) DIAMETER; ASTM D-3034 OR ASTM F-789 PIPE. MINIMUM PS-46 STRENGTH. SDR-35 OR EQUAL
2. LARGER THAN 15" (IN.) DIAMETER: ASTM F 679 VOL. 08.04.
C. HDPE PIPE PER ASTM D-1248 CLASS III WHEN APPROVED BY WATER QUALITY DIVISION ENGINEER.
D. PVC RESTRAINED JOINTS: SERIES 1350 OR SERIES 1390 FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOCKING COUPLINGS WITH NYLON SPLINE, MARKETED AS "YELLOWMINE" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR AC/PVC ADAPTER COUPLINGS.
F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SCH. 40 DWV.
G. SERVICE CONNECTIONS:
1. VCP PIPE: FACTORY TEE FITTINGS; SECTION 125 NM APWA.
2. PVC PIPE: CAST IRON BODIES TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS; FOWLER "QUICKWAY",GENECO, MERREY "PIONEER", OR APPROVED EQUAL.
H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 701.3.5 NM APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 VOL. 04.05. BASES MAY BE FIELD PLACED CONCRETE OR PRECAST CONCRETE PER ASTM C 478 VOL. 04.05 (CERTIFICATES REQUIRED). CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARREL AT PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
C. MANHOLE STEPS: REFER TO SECTION 820.4.7 NM APWA POLYPROPYLENE ENCASED GRADE 60 STEEL BY M.A. INC. OR APPROVED EQUAL; 14"(IN.) WIDE, 16"(IN.) MAXIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING: SHALL CONFORM TO SECTION 160, 161 & 162, NM, APWA CLASS 30B. (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 165 POUNDS
3. MINIMUM COMBINED WEIGHT: 365 POUNDS +/- 5%
4. BEARING SURFACES: SHALL BE MATCHED FOR A FIRM NON ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH: 7/8"(IN.)
5. COATING: NONE
6. COVER LETTERINGS: SANTA FE, M.W. SANITARY SEWER
7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTINGS TOLERANCE: +/- 1/16"(IN.) PER FOOT OF OVERALL DIMENSION. OUT OF ROUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED IN THE FIELD.

CM-3 CONCRETE ENCASEMENT:
A. REQUIREMENTS:
1. WHEN THE PIPE COVER IS 36" (IN.) OR LESS.
2. WHEN VITRIFIED CLAY CROSSES AN ARROYO.
3. WHEN A WATER LINE PASSES BELOW OR LESS THAN 18" (IN.) ABOVE THE EXISTING SEWER LINE.
4. WHEN A PARALLEL WATER LINE IS LESS THAN 10'(FT.) HORIZONTALLY AND LESS THAN 2'(FT.) ABOVE THE SEWER LINE.
5. THE SEWER LINE SHALL BE ENCASED IN CONCRETE 6"(IN.) THICK AS DETAILED, AND EXTEND AT LEAST 10'(FT.) ON EACH SIDE OF THE WATER LINE.

FIELD QUALITY CONTROL

FQC-1 TESTING AND INSPECTION:
A. SUPERVISION: CONDUCTED BY DESIGN ENGINEER.
B. CERTIFICATION: DESIGN ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED IN ACCORDANCE TO PLANS & SPECIFICATIONS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE STATEMENT WITH STAMP AND SIGNATURE.
C. EQUIPMENT AND ASSISTANCE: PROVIDED BY CONTRACTOR.

FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 801.7 NM APWA.

FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDES REHABILITATING THE TIE IN MANHOLE TO MEET THESE STANDARD CONSTRUCTION DETAILS.

NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.

WATER QUALITY DIVISION UTILITY DEVELOPMENT

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

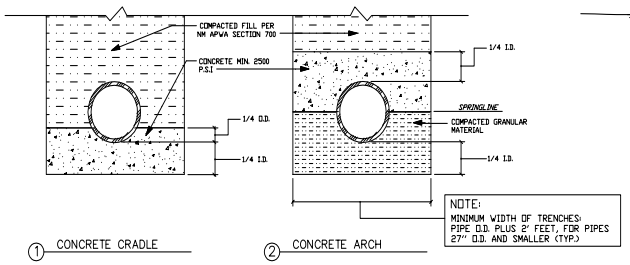
DATE: JULY 1992	REVISIONS	FILE #: E:\AUTO\DWG\SCDT2-4
DRAWN BY: G. CHAVEZ	1 9-3-92	
CADD REVISION BY: G. CHAVEZ	2 12-10-92	SHEET C-901
APPROVED BY: E. BROWN	3 11-16-94	

SCDT2-4 - 6/7/00

TRENCH BEDDING AND INSTALLATION DETAILS/DWG. # SAS-11

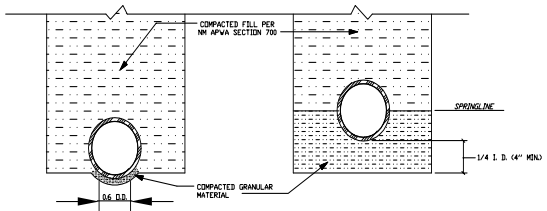
NOT TO SCALE

CLASS "A"



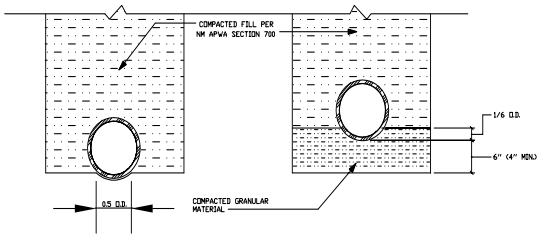
① CONCRETE CRADLE ② CONCRETE ARCH

CLASS "B"

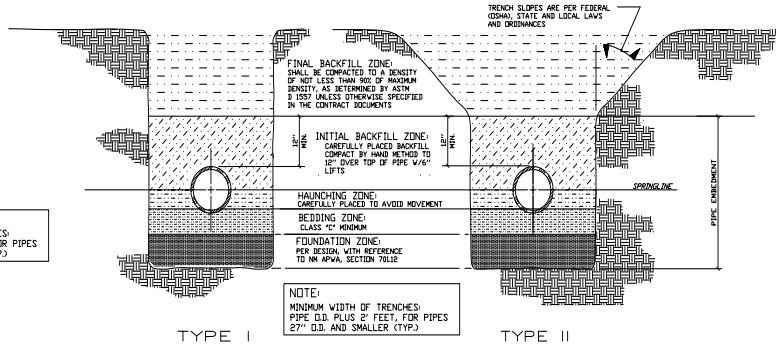


① SHAPED SUBGRADE WITH GRANULAR FOUNDATION ② GRANULAR FOUNDATION

CLASS "C"



① SHAPED SUBGRADE ② GRANULAR FOUNDATION



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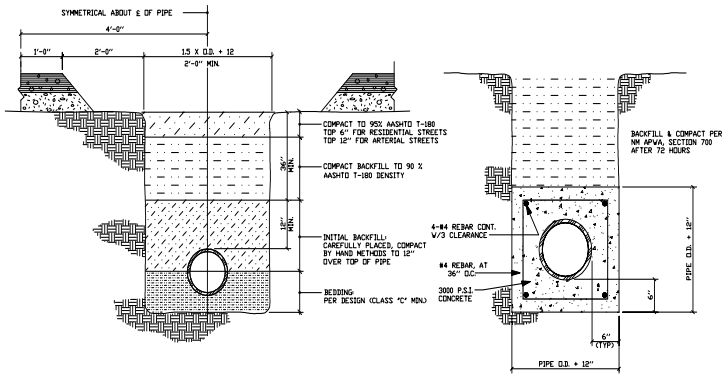

PAVED AREAS CONCRETE ENCASEMENT

GENERAL NOTES

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CR-6 CONTRACTOR REQUIREMENTS:
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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.

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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.
3. CAST IN PLACE BASES: SHALL ACHIEVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

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CONSTRUCTION MATERIALS

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B. PLASTIC (PVC): REFER TO SECTION 121, NM APWA, AS MODIFIED BY THE CITY.
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2. LARGER THAN 15" (IN.) DIAMETER: ASTM F 679 VOL. 08.04.
C. HDPE PIPE PER ASTM D-1248 CLASS III WHEN APPROVED BY WATER QUALITY DIVISION ENGINEER.
D. PVC RESTRAINED JOINTS: SERIES 1350 OR SERIES 1380 FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOCKING COUPLINGS WITH HYLON SPLINE, MARKETED AS "YELLOWMINE" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR AC/PVC ADAPTER COUPLINGS.
F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SCH. 40 DWV.
G. SERVICE CONNECTIONS:
1. VCP PIPE: FACTORY TEE FITTINGS; SECTION 125 NM APWA.
2. PVC PIPE: CAST IRON BODIES TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS; FOWLER "QUICKWAY",DEMECO, MERSEY "PIONEER", OR APPROVED EQUAL.
H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 701.3.5 NM APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 VOL. 04.05. BASES MAY BE FIELD PLACED CONCRETE OR PRECAST CONCRETE PER ASTM C 478 VOL. 04.05 (CERTIFICATES REQUIRED). CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARREL AT PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
C. MANHOLE STEPS: REFER TO SECTION #20.4.7 NM APWA POLYPROPYLENE ENCASED GRADE 60 STEEL BY M.A. INC. OR APPROVED EQUAL; 14"(IN.) WIDE, 16"(IN.) MAXIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING: SHALL CONFORM TO SECTION 160, 161 & 162, NM, APWA CLASS 30B. (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 165 POUNDS
3. MINIMUM COMBINED WEIGHT: 365 POUNDS +/- 5%
4. BEARING SURFACES: SHALL BE MATCHED FOR A FIRM NON ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH: 7/8"(IN.)
5. COATING: NONE
6. COVER LETTERINGS: SANTA FE, N.M. SANITARY SEWER
7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTINGS TOLERANCE: +/- 1/16"(IN.) PER FOOT OF OVERALL DIMENSION. OUT OF ROUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED IN THE FIELD.

CM-3 CONCRETE ENCASEMENT:
A. REQUIREMENTS:
1. WHEN THE PIPE COVER IS 36" (IN.) OR LESS.
2. WHEN VITRIFIED CLAY CROSSES AN ARROYO.
3. WHEN A WATER LINE PASSES BELOW OR LESS THAN 18" (IN.) ABOVE THE EXISTING SEWER LINE
4. WHEN A PARALLEL WATER LINE IS LESS THAN 10'(FT.) HORIZONTALLY AND LESS THAN 2'(FT.) ABOVE THE SEWER LINE.
5. THE SEWER LINE SHALL BE ENCASED IN CONCRETE 6"(IN.) THICK AS DETAILED, AND EXTEND AT LEAST 10'(FT.) ON EACH SIDE OF THE WATER LINE.

FIELD QUALITY CONTROL

FQC-1 TESTING AND INSPECTION:
A. SUPERVISION: CONDUCTED BY DESIGN ENGINEER.
B. CERTIFICATION: DESIGN ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED IN ACCORDANCE TO PLANS & SPECIFICATIONS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE STATEMENT WITH STAMP AND SIGNATURE.
C. EQUIPMENT AND ASSISTANCE: PROVIDED BY CONTRACTOR.

FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

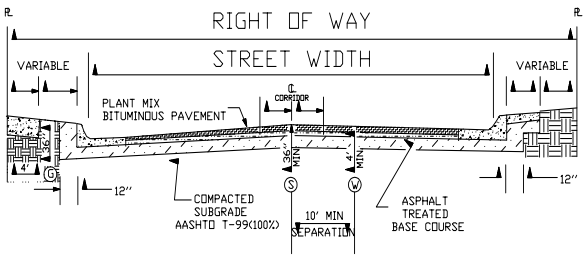
FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDES REHABILITATING THE TIE IN MANHOLE TO MEET THESE STANDARD CONSTRUCTION DETAILS.

NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.

TYPICAL UTILITIES SEPARATION DETAIL/DWG. # SAS-12

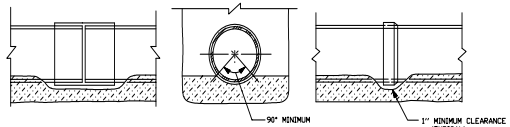


LEGEND

Ⓢ SEWER
Ⓖ GAS
Ⓦ WATER
℄ PROPERTY LINE
℄ CENTER LINE

NOT TO SCALE

BELL OR COUPLING INSTALLATION DETAIL/DWG. # SAS-13



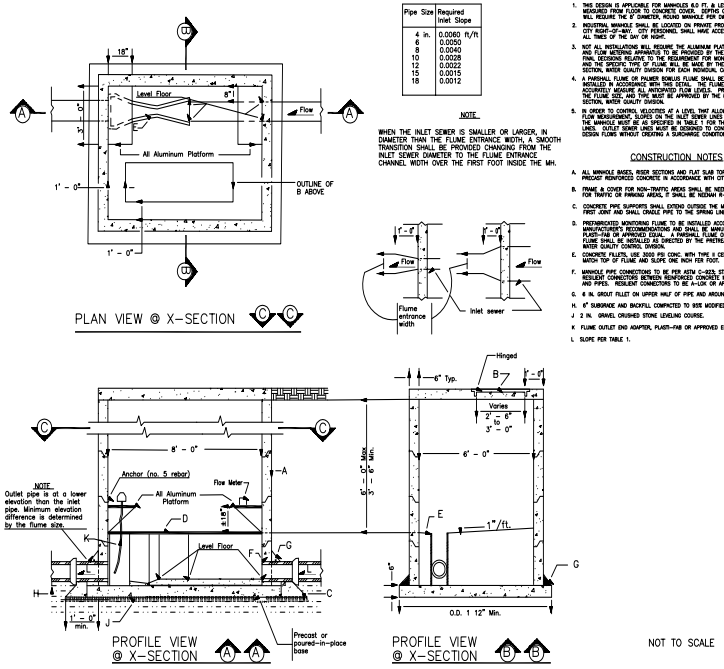
NOT TO SCALE

CITY OF SANTA FE
WATER QUALITY DIVISION

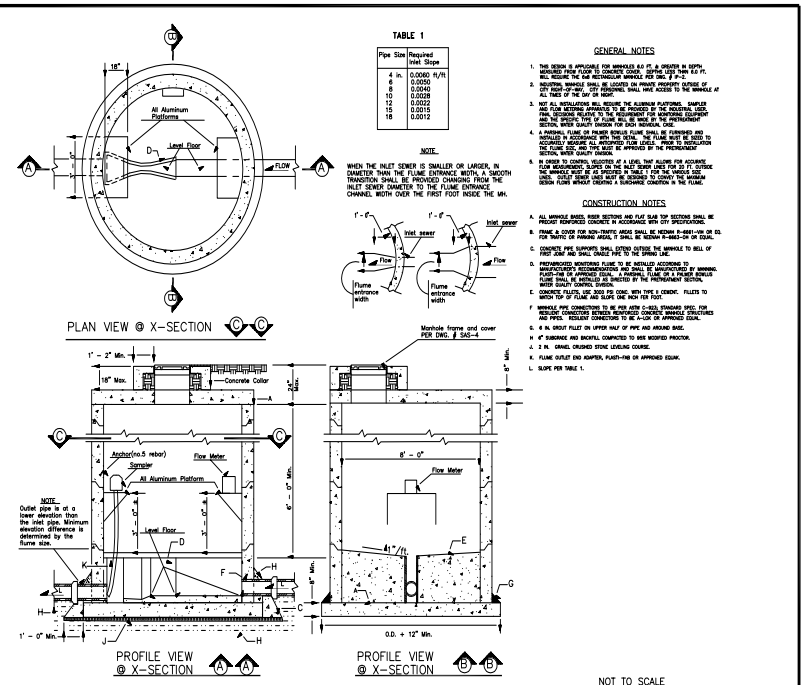
TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS	FILE # E:\AUTO\DWG\SCDT3-4
DRAWN BY: G. CHAVEZ	8-4-92	
CADD RENDITION BY: G. CHAVEZ	12-14-92	SHEET C-902
APPROVED BY: E. BROWN	11-16-94	

SCDT3-4 - 6/7/00

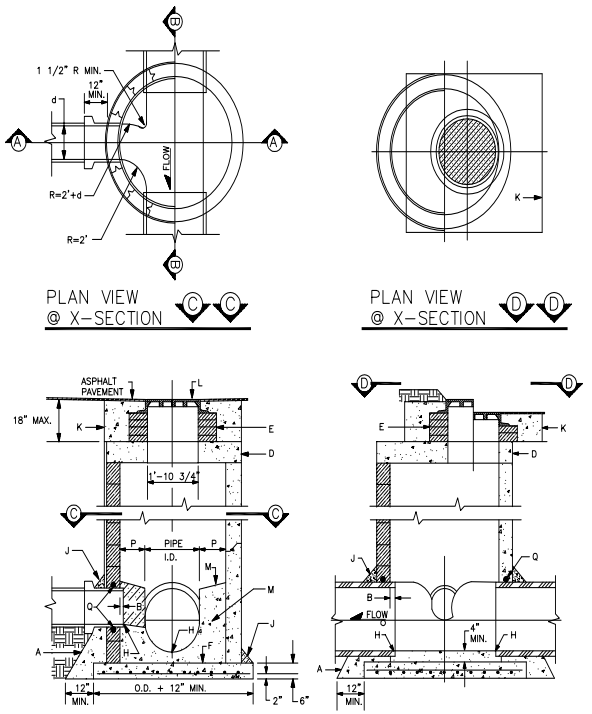


SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (6x8 RECTANGULAR)/DWG # IP-2



SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (8 FT. DIA.)/DWG. # IP-1

SCDT4-4X - 6/7/00



MANHOLE TYPE "C" DETAIL/DWG. # SAS-14 NOT TO SCALE

GENERAL NOTES

1. USE APPROVED MASTIC JOINT MATERIAL FOR ALL JOINTS.
2. CONTRACTOR HAS OPTION TO CONSTRUCT TYPE "C" M.H. IN LIEU OF TYPE "E" M.H. FOR DEPTHS OF 6' OR MORE.
3. DESIGN APPLIES TO 4', 6' & 8' MANHOLES.
4. M.H. GREATER THAN 18' IN DEPTH SHALL ONLY BE CONSTRUCTED OF PRECAST CONCRETE SECTION.
5. USE NON-SHRINK GROUT FOR FILLETS AND PENETRATIONS.
6. POSITION M.H. OPENING OVER THE UPSTREAM SIDE OF MAIN LINE.

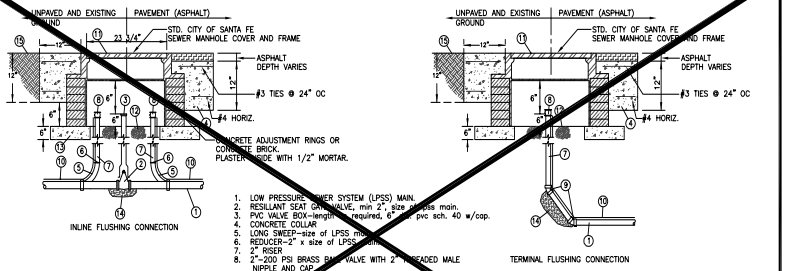
CONSTRUCTION NOTES

A. CONCRETE PIPE SUPPORT SHALL EXTEND OUTSIDE OF M.H. TO BELL OF FIRST JOINT & SHALL CRADLE PIPE TO SPRING LINE. NOT APPLICABLE FLEXIBLE PIPE.
B. PIPE PENETRATION INTO MANHOLE SHALL BE FLUSH TO 2" MAX., MEASURED AT SPRING LINE OF PIPE.
D. PRECAST CONCRETE COVER
E. USE MAX. 4 COURSES GR. MS BRICK ON UNPAVED STREET FOR FUTURE ADJ. OF M.H. FRAME TO PAVEMENT GRADE. PLASTER INSIDE WITH 1/2" MORTAR.
F. CONCRETE BASE TO BE POURED IN PLACE USING NO. 4 BARS AT 6" O.C. EA. WAY FOR M.H. DEPTH OF 16' OR GREATER. NO 4 BARS AT 12" O.C. EA. WAY FOR M.H. LESS THAN 16' IN DEPTH.
H. INV. ELEV. OF STUB OR LATERAL AS SHOWN ON PLANS.
J. 6" GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.
K. USE A 5'x 5' CONCRETE PAD IN ALL AREAS SLOPE FOR GRADER USE UNPAVED AREAS.
L. FRAME AND COVER, SEE DWG. # SAS-4
M. CONCRETE FILL, 3000 PSI
N. SLOPE 1" PER FT. FROM PIPE CROWN
P. SHELF TO BE 9" WIDE MIN.
Q. APPROVED WATERSTOP TO BE COMPATIBLE WITH TYPE OF PIPE.

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS	FILE # E:\AUTO\DWG\SCDT4-4
DRAWN BY: G. CHAVEZ	8-4-92	
CADD RENDITION BY: G. CHAVEZ		SHEET C-903
APPROVED BY: E. BROWN		

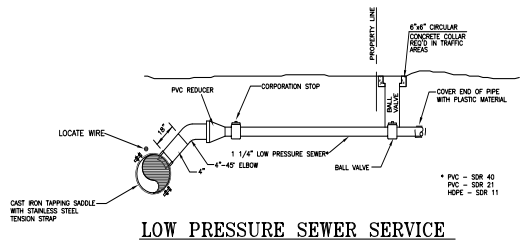


1. LOW PRESSURE SEWER SYSTEM (LPSS) MAIN.
2. RESILLANT SEAT GATE VALVE, min 2", size across main.
3. PVC VALVE BOX–length as required, 6" dia. pvc sch. 40 w/cap.
4. CONCRETE COLLAR
5. LONG SWEEP–size of LPSS main
6. REDUCER–2" x size of LPSS main
7. 2" RISER
8. 2"-200 PSI BRASS BALL VALVE WITH 2" THREADED MALE NIPPLE AND CAP
9. ELBOW–45° 1½" LONG
10. LOCATE WIRE – Min 24" length req'd above riser
11. COVER – SANTA FE STANDARD
12. GRAVEL BEDDING–for box support and surface water leaching (6" thick).
13. CONCRETE PAD–If installed in traffic area, concrete should be used in place of gravel bedding.
14. CONCRETE THRUST BLOCK
15. FINISHED GRADE

LOW PRESSURE SANITARY SEWER FLUSHING CONNECTIONS

NOT TO SCALE

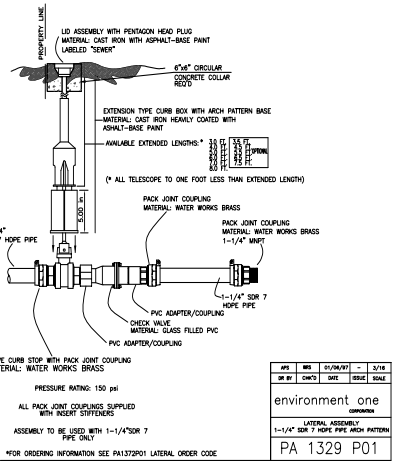
DETAIL A



LOW PRESSURE SEWER SERVICE CONNECTION TO A GRAVITY MAIN

NOT TO SCALE

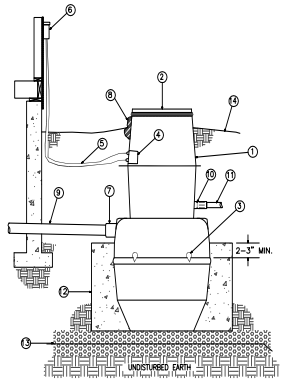
DETAIL B



LATERAL ASSEMBLY 1-1/4" SDR 7 HDPE PIPE ARCH PATTERN

NOT TO SCALE

DETAIL E



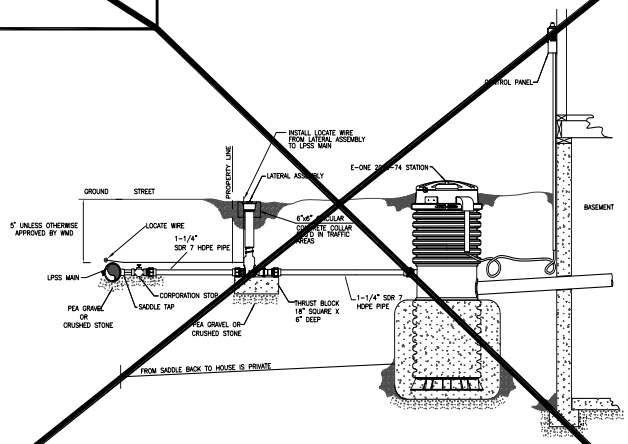
LEGEND
1. ENVIRONMENT ONE GRINDER PUMP TANK & ACCESSWAY – Fiberglass Reinforced Polyester (FRP)
2. ACCESSWAY COVER – FRP
3. LIFTING EYES – for lifting complete grinder pump.
4. ELECTRICAL JUNCTION BOX – leads from grinder pump terminate here. Electrician connects leads from disconnect box (Item 6) thru 2 watertight connectors provided (for UF cable).
5. GRINDER PUMP POWER AND ALARM LEADS– circuit to be run in accordance with applicable electrical codes.
6. RAINPROOF (Nema 3R) ENCLOSURE – equipped with circuit breakers or disconnect switch, located adjacent to GP.
7. TANK INLET – 4" PVC Socket for solvent cementing DWV pipe.
8. TANK VENT TO ROOF, 1 1/2"
9. GRAVITY SERVICE LINE – 4" DWV
10. DISCHARGE OUTLET – 1 1/4" Male pipe thread.
11. GRINDER PUMP DISCHARGE LINE – 1 1/4" nominal PSDR size.
12. CONCRETE ANCHOR – 1800 (12 cu.ft.) lbs. plus 300 (2 cu.ft.) lbs. per foot of accessway. Ex. EP 212 SB w/4' accessway – 1800 + 1200 = 3000 lbs. (20 cu.ft.). Sleeve over inlet line is required if anchor is poured to a level above the inlet.
13. BEDDING MATERIAL – 6" Minimum, rounded aggregate (pea gravel).
14. FINISHED GRADE – Grade line to be 6" below top of accessway and slope away from accessway opening.

NOTE:
GRINDER PUMP SHOWN HERE IS FROM SPECIFICATIONS PREPARED BY ENVIRO-ONE CORPORATION. REFER TO MANUFACTURES SPECIFICATION FOR INSTALLATION AND OPERATION INSTRUCTION.

LOW PRESSURE SANITARY SEWER GRINDER PUMP DETAIL

NOT TO SCALE

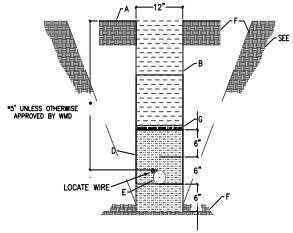
DETAIL C



TYPICAL LATERAL INSTALLATION TO LOW PRESSURE MAIN

NOT TO SCALE

DETAIL D



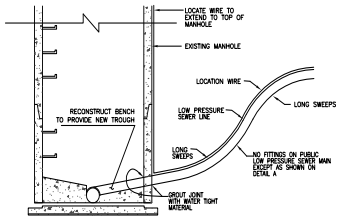
LEGEND
- A. Existing grade
- B. Backfill with excavated material unless selected material is ordered by engineer.
- C. Specific depth as defined by engineer for installation site (freeze protection, etc...).
- D. Backfill with select material in lifts as shown to 90% standard proctor density.
- E. PVC sewer pipe
- F. Undisturbed earth.
- G. Locate tape labeled sewer
- H. Locate wires to be installed as per general notes into flushing connections, terminal flushing connections and manholes Locate wire to be continuous insulated 12 gauge solid copper wire.

NOTE: All trenching shall meet OSHA requirements for ditch slopes.

LOW PRESSURE SANITARY SEWER TRENCH DETAIL

NOT TO SCALE

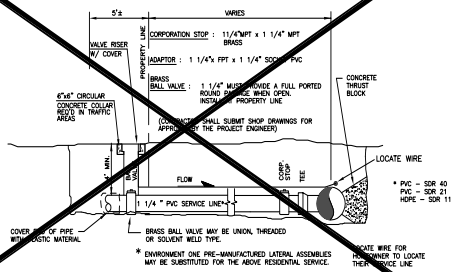
DETAIL H



LOW PRESSURE SEWER MAIN CONNECTION TO GRAVITY SEWER MAIN MANHOLE

NOT TO SCALE

DETAIL F



LOW PRESSURE SEWER SERVICE CONNECTION TO A LOW PRESSURE SEWER MAIN

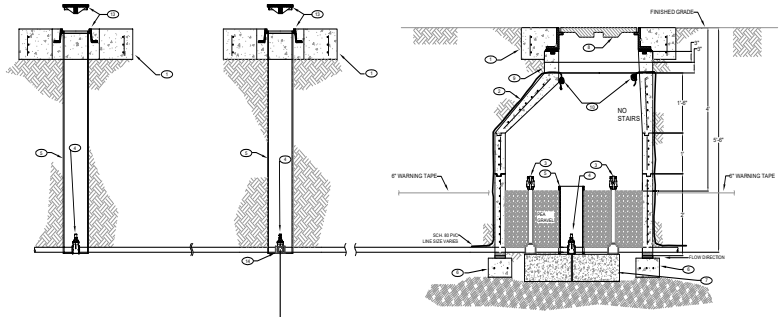
NOT TO SCALE

DETAIL G

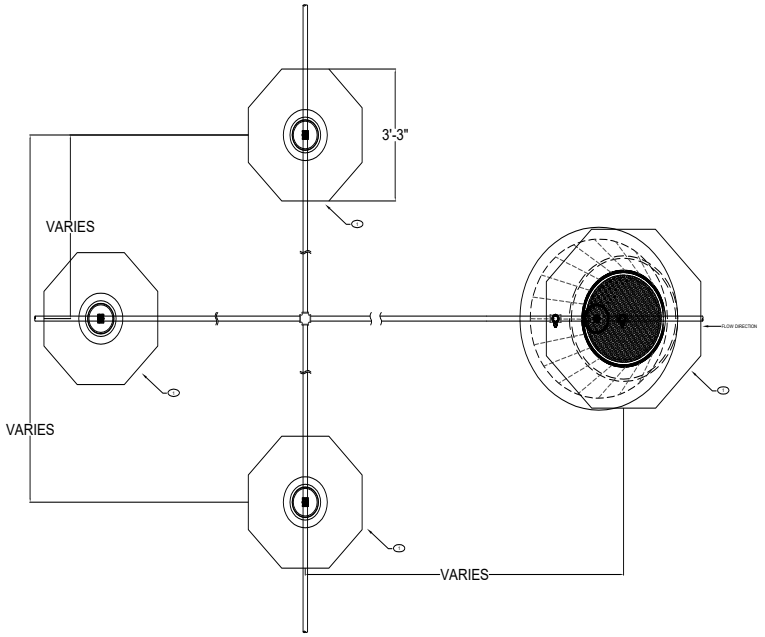
WATER QUALITY DIVISION — UTILITY DEVELOPMENT

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS FOR LOW PRESSURE SEWER

DATE:	REVISIONS		FILE #
DRAWN BY:	△ 06/10/04	△	
CADD RENDITION BY:	△	△	SHEET C-904
APPROVED BY:	△	△	



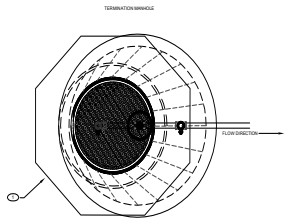
ISOLATION VALVE BOXES FOR INLINE FLUSHING L.P.S DETAIL - PLAN VIEW



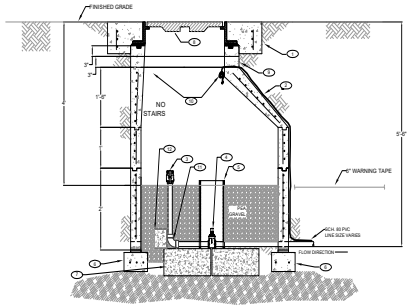
ISOLATION VALVE BOXES FOR INLINE FLUSHING L.P.S DETAIL PROFILE VIEW



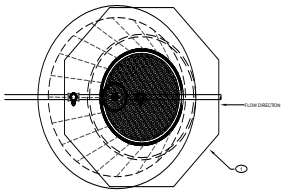
ISOLATION VALVE BOX FRAME & COVER DETAIL



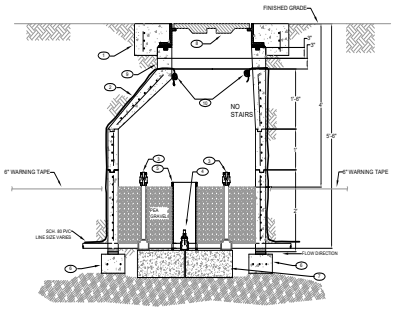
TERMINATION FOR INLINE FLUSHING L.P.S DETAIL - PLAN VIEW



TERMINATION FOR INLINE FLUSHING L.P.S DETAIL PROFILE VIEW



INLINE FLUSHING L.P.S DETAIL - PLAN VIEW



INLINE FLUSHING L.P.S DETAIL PROFILE VIEW

GENERAL NOTES:

1. IF THIS SHEET IS NOT 24" X 36" USE GRAPHIC SCALE ACCORDINGLY
2. CLEAN ALL JOINTS AND INSTALL SEALING GASKETS.
3. MASTIC AND/OR GROUT FOR WATER TIGHT SEAL AND PREVENTION OF DISPLACEMENT OF RINGS AND COVER.

KEYED NOTES:

1. 12" MIN. CONCRETE COLLAR - OCTAGON SHAPE FOR SEWER LINE IDENTIFICATION
2. 48" TYPE E MANHOLE - ECCENTRIC CONE
3. 2 IN. FULLY PORTED SCH. 80 PVC BALL VALVE & PVC RISER, 200 PSI MIN.
4. 2" RESILIENT WEDGE WATER GATE VALVE, 200 PSI MIN.
5. 8" PVC SLEEVE
6. 8" X 12" CONCRETE BLOCK
7. 8" X 16" SOLID CMU BLOCK THRUST BLOCK
8. DUCTILE IRON FRAME & COLLAR SUITABLE FOR TRAFFIC
9. CONCRETE GRADED RINGS AS REQUIRED.
10. TRACER WIRE TAPED TO TOP OF PIPE - SPLICING NOT ALLOWED. LEAVE 2' MIN. SLACK ON A HUNG SUPPORT
11. 2 IN. SCH 80 STREET 90° ELBOW
12. THRUST BLOCK
13. 8-1/8" INSIDE DIA. FRAME & COVER
14. 2 IN. SCH 80 PVC CROSS

CITY OF SANTA FE STANDARDS

L.P.S. FLUSHING DETAILS

DRAWN	JAMES_MARTINEZ
DESIGN	STAN_HOLLAND
CHECKED	DOUG_FLORES
DATE	[09-03-19]

SUBMITTED COSF | APPROVED FOR RELEASE COSF_WASTEWATER

73 Paseo Real
Santa Fe, New Mexico 87507

SHEET C-905
OF

REVIEWER: [REVIEWER] | DATE: [MM-DD-YY]

PROJECT ID | DRAWING NO | REV 0

TABLE 1–R

HELICAL CORRUGATED STEEL PIPE–2 2/3" X 1/2" CORRUGATION

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 15	16–20	21–25	26–30	31–35	36–40	MIN. CVR (INCHES)
	SPECIFIED WALL THICKNESS (INCH)						
12	0.064	0.064	0.064	0.064	0.064	0.064	12
18	0.064	0.064	0.064	0.064	0.064	0.064	12
24	0.064	0.064	0.064	0.064	0.064	0.064	12
30	0.064	0.064	0.064	0.064	0.064	0.064	12
36	0.064	0.064	0.064	0.064	0.064	0.064	12
42	0.064	0.064	0.064	0.064	0.064	0.064	12
48	0.064	0.064	0.064	0.064	0.064	0.064	12
54	0.079	0.079	0.079	0.079	0.079	0.079	12
60	0.079	0.079	0.079	0.079	0.079	0.079	12
66	0.138	0.138	0.138	0.138	0.138	0.138	12
72	0.138	0.138	0.138	0.138	0.138	0.138	12
75	0.168	0.168	0.168	0.168	0.168	0.168	12
84	0.168	0.168	0.168	0.168	0.168	0.168	12

TABLE 2–R

HELICAL CORRUGATED STEEL PIPE – 3" X 1" CORRUGATION

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 15	16–20	21–25	26–30	31–35	36–40	MIN. CVR (INCHES)
	SPECIFIED WALL THICKNESS (INCH)						
54	0.064	0.064	0.064	0.064	0.064	0.064	12
60	0.064	0.064	0.064	0.064	0.064	0.064	12
66	0.064	0.064	0.064	0.064	0.064	0.064	12
72	0.064	0.064	0.064	0.064	0.064	0.079	12
78	0.064	0.064	0.064	0.064	0.064	0.079	12
84	0.064	0.064	0.064	0.064	0.079	0.079	12
90	0.064	0.064	0.064	0.064	0.079	0.109	12
96	0.079	0.079	0.079	0.079	0.079	0.109	12
102	0.079	0.079	0.079	0.079	0.109	0.109	18
108	0.109	0.109	0.109	0.109	0.109	0.109	18
114	0.109	0.109	0.109	0.109	0.109	0.109	18
120	0.109	0.109	0.109	0.102	0.109	0.109	18
126	0.138	0.138	0.138	0.138	0.138	0.138	18
132	0.138	0.138	0.138	0.138	0.138	0.138	18
138	0.138	0.138	0.138	0.138	0.138	0.138	18
144	0.188	0.188	0.188	0.188	0.188	0.188	18

NOTES: 1. BACKFILL AROUND PIPE MUST BE COMPACTED TO SPECIFIED AASHTO T–99 DENSITY OF 100%.
2. USE REASONABLE CARE IN HANDLING AND INSTALLATION.

TABLE 4–R

STEEL SPIRAL RIB PIPE – 3/4" X 3/4" X 7 1/2"

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 3/4" X 3/4" X 7 1/2" CORRUGATION 0.064	0.079	0.109	0.138	MIN. CVR (INCHES)
24	67	95	158		12
30	54	75	126		12
36	45	63	105		12
42	38	54	90		12
48	# 33	47	78	114	12
54	29	41	70	101	15
60		37	63	91	15
66		# 34	57	83	18
72			53	78	18
78			48	70	21
84			# 44	65	21
90				60	24
96				# 56	24
102				# 50	27

TABLE 5–R

STEEL SPIRAL RIB PIPE – 3/4" X 1" X 11 1/2"

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 3/4" X 1" X 11 1/2" CORRUGATION 0.064	0.079	0.109	MIN. CVR (INCHES)
24	40	40	40	12
30	39	40	40	12
36	32	40	40	12
42	28	39	40	12
48	24	34	40	12
54	21	30	40	18
60		27	40	18
66		25	40	18
72		# 22	38	18
78			35	24
84			33	24
90			# 31	24

NOTES: 1. FOR TABLES 4–R AND 5–R, COVER LIMITS INDICATED WITH # ARE FOR TRENCH INSTALLATION ONLY. FOR EMBANKMENT CONDITIONS, USE NEXT HEAVIER GAGE IF AVAILABLE.
2. SEE "INSTALLATION AND BACKFILL OF SPIRAL RIB PIPE" SECTION OF "HANDBOOK OF STEEL DRAINAGE & HIGHWAY CONSTRUCTION PRODUCTS" BY AISI OF 1994 EDITION FOR MORE DETAILS ON INSTALLATION.

GENERAL NOTES:

1. WHERE ABRASIVE OR CORROSIVE CONDITIONS EXIST, A HEAVIER WALL THICKNESS OR A PROTECTIVE COATING MAY BE REQUIRED. SEE SECTION 570 OF SPECIFICATIONS FOR CORROSION RESISTANCE NUMBER.
2. THE CONTRACTOR MAY FURNISH A HEAVIER WALL THICKNESS THAN THAT MINIMUM SHOWN IN THAT TABLE AT NO ADDITIONAL COST TO THE DEPARTMENT.
3. ALL PIPES SHALL BE PROTECTED BY A COVER OF AT LEAST 4 FEET BEFORE PERMITTING HEAVY CONSTRUCTION EQUIPMENT TO PASS OVER THEM DURING CONSTRUCTION.
4. MINIMUM COVERS SHOWN IN THE TABLES SHALL BE MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE TIE FLEXIBLE PAVEMENT OR TO THE TOP OF THE RIGID PAVEMENT. FOR MINIMUM COVERS, A MINIMUM 6" CUSHION OF BACKFILL MATERIAL SHALL BE PROVIDED BETWEEN THE BOTTOM OF THE RIGID PAVEMENT AND THE TOP OF THE PIPE.
5. ALL STEEL CORRUGATED METAL AND AND STRUCTURAL PLATE SHALL CONFORM TO AASHTO SPECIFICATION M–36 AND M–167.
6. ALL PIPES ARE TO BE CAMBERED TO ACCOMMODATE SOIL SETTLEMENT AND CONSOLIDATION. THE AMOUNT OF CAMBER WILL DEPEND ON SOIL CHARACTERISTICS, COVER, LENGTH OF CULVERT, SLOPE, AND OTHER FACTORS AND SHALL BE APPROVED BY THE PROJECT MANAGER.
9. SEE 206–07–1/1 – CORRUGATED METAL CULVERT AND PIPE ARCHES BEDDING AND BACKFILL DETAILS FOR INSTALLATION.
10. SEE SECTION 570 PIPE CULVERT SPECIFICATIONS AND SECTION 571 STRUCTURAL PLATE STRUCTURES SPECIFICATIONS.
6. FOR PIPE SIZES NOT SHOWN, THE GAUGE WILL BE THAT REQUIRED BY THE MINIMUM AND MAXIMUM COVERS FOR THE NEXT LARGER TABULATED PIPE SIZE.
7. COVER HEIGHTS OVER 40 FEET SHALL BE USED ONLY AFTER A THOROUGH INVESTIGATION OF THE FOUNDATION MATERIALS.

GAUGE	THICKNESS (INCHES)
1	0.280
3	0.249
5	0.218
7	0.188
8	0.168
10	0.138
12	0.109
14	0.079
16	0.064
18	0.052

NOTE: GAUGES SHOWN ARE "US STANDARD GAUGE" FOR GALVANIZED STEEL SHEETS AND PLATES. THICKNESS SHOWN IN INCHES INCLUDE GALVANIZED COATING.

R = ROUND PIPE

DESIGN DATA:

SPECIFICATIONS: AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12, SIXTH EDITION, WITH 2008 INTERIM REVISIONS.

DEAD LOAD: 120 POUNDS PER CUBIC FOOT EARTH.

LIVE LOAD: HL–93

SAFETY FACTORS: APPROXIMATELY, 3.0 FOR LONGITUDINAL SEAM STRENGTH 2.0, FOR PIPE WALL BUCKLING.

BACKFILL: SOIL STIFFNESS COEFFICIENT (k) = 0.22.

DENOTES THAT THE FURNISHED TABLE IS STILL BASED ON DESIGN SPECIFICATION OF LTD, NOT LRFD YET.

TABLE 6–R

STRUCTURAL PLATE PIPE – 6" X 2" CORRUGATION

DIAMETER OF PIPE (FEET)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 15	16–20	21–25	26–30	31–35	36–40	MIN. CVR (INCHES)
	SPECIFIED WALL THICKNESS (INCH)						
5.0	0.111	0.111	0.111	0.111	0.111	0.111	12
5.5	0.111	0.111	0.111	0.111	0.111	0.111	12
6.0	0.111	0.111	0.111	0.111	0.111	0.111	12
6.5	0.111	0.111	0.111	0.111	0.111	0.111	12
7.0	0.111	0.111	0.111	0.111	0.111	0.111	12
7.5	0.111	0.111	0.111	0.111	0.111	0.111	12
8.0	0.111	0.111	0.111	0.111	0.111	0.111	12
8.5	0.111	0.111	0.111	0.111	0.111	0.111	18
9.0	0.111	0.111	0.111	0.111	0.111	0.111	18
9.5	0.111	0.111	0.111	0.111	0.111	0.111	18
10.0	0.111	0.111	0.111	0.111	0.111	0.111	18
10.5	0.111	0.111	0.111	0.111	0.111	0.140	18
11.0	0.111	0.111	0.111	0.111	0.111	0.140	18
11.5	0.111	0.111	0.111	0.111	0.111	0.140	18
12.0	0.111	0.111	0.111	0.111	0.111	0.140	18
12.5	0.111	0.111	0.111	0.111	0.111	0.140	24
13.0	0.111	0.111	0.111	0.111	0.111	0.140	24
13.5	0.111	0.111	0.111	0.111	0.140	0.140	24
14.0	0.111	0.111	0.111	0.111	0.140	0.140	24
14.5	0.111	0.111	0.111	0.111	0.140	0.140	24
15.0	0.111	0.111	0.111	0.140	0.140	0.140	24
15.5	0.111	0.111	0.111	0.140	0.140	0.170	24
16.0	0.111	0.111	0.111	0.140	0.140	0.170	24
16.5	0.140	0.140	0.140	0.140	0.140	0.170	30
17.0	0.140	0.140	0.140	0.140	0.140	0.170	30
17.5	0.140	0.140	0.140	0.140	0.140	0.170	30
18.0	0.140	0.140	0.140	0.140	0.140	0.170	30
18.5	0.170	0.170	0.170	0.170	0.170	0.170	30
19.0	0.170	0.170	0.170	0.170	0.170	0.188	30
19.5	0.170	0.170	0.170	0.170	0.170	0.188	30
20.0	0.170	0.170	0.170	0.170	0.170	0.188	30
20.5	0.188	0.188	0.188	0.188	0.188	0.218	36
21.0	0.188	0.188	0.188	0.188	0.188	0.218	36
21.5	0.218	0.218	0.218	0.218	0.218	0.218	36
22.0	0.218	0.218	0.218	0.218	0.249	0.249	36
22.5	0.218	0.218	0.218	0.218	0.249	0.249	36
23.0	0.218	0.218	0.218	0.218	0.249	0.249	36
23.5	0.249	0.249	0.249	0.249	0.249	0.249	36
24.0	0.249	0.249	0.249	0.249	0.249	0.280	42
24.5	0.249	0.249	0.249	0.249	0.249	0.280	42
25.0	0.280	0.280	0.280	0.280	0.280	0.280	42
25.5	0.280	0.280	0.280	0.280	0.280	0.280	42
26.0	0.280	0.280	0.280	0.280	0.280	0.280	42

NOTES: 1. BACKFILL AROUND PIPE MUST BE COMPACTED TO SPECIFIED AASHTO T–99 DENSITY OF 100%.
2. USE REASONABLE CARE IN HANDLING AND INSTALLATION.

NO.	DATE	BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

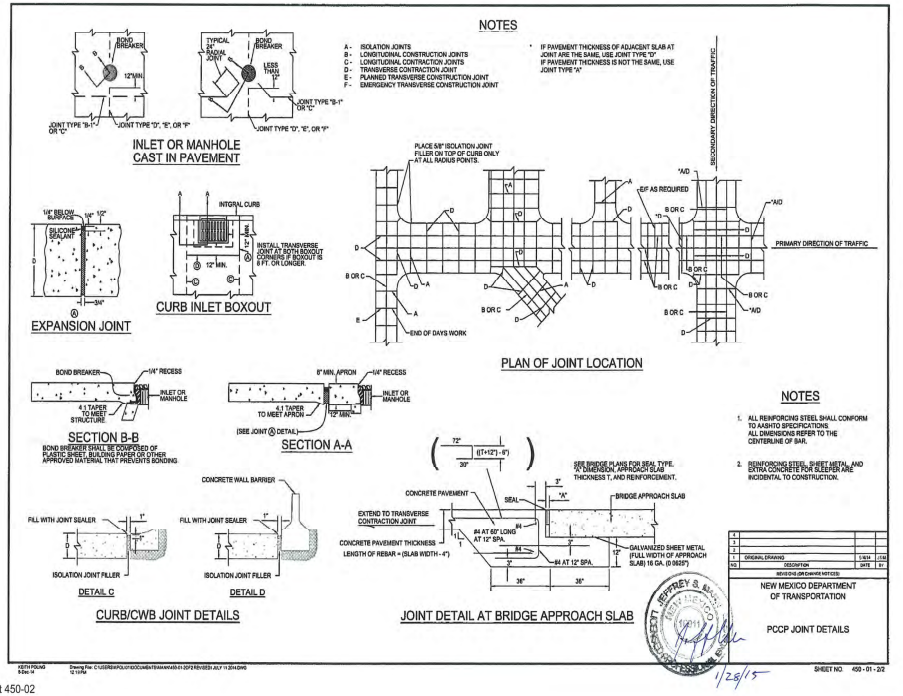
MAXIMUM AND MINIMUM COVER STEEL–ROUND PIPES HELICAL CORRUGATED METAL AND STRUCTURAL PLATES

DESIGNED BY: DRAWN BY: SKL CHECKED BY: YML/TM

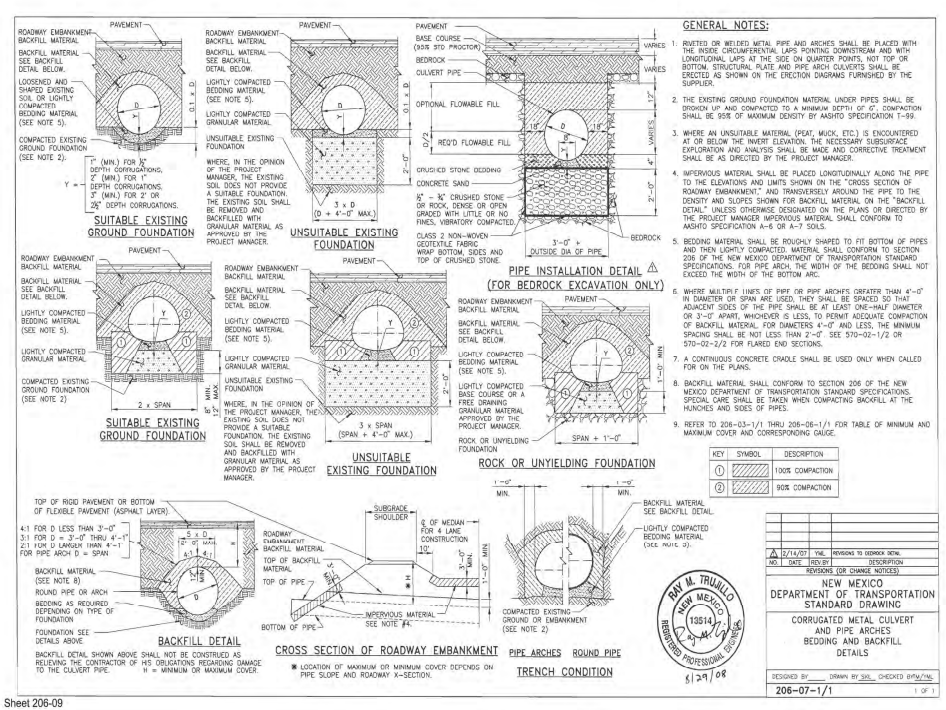
206–03–1/1 1 of 1

TIMOTHY A. BANKS NEW MEXICO 14072 REGISTERED PROFESSIONAL ENGINEER 4–10–08

Sheet 206-03



Sheet 450-02



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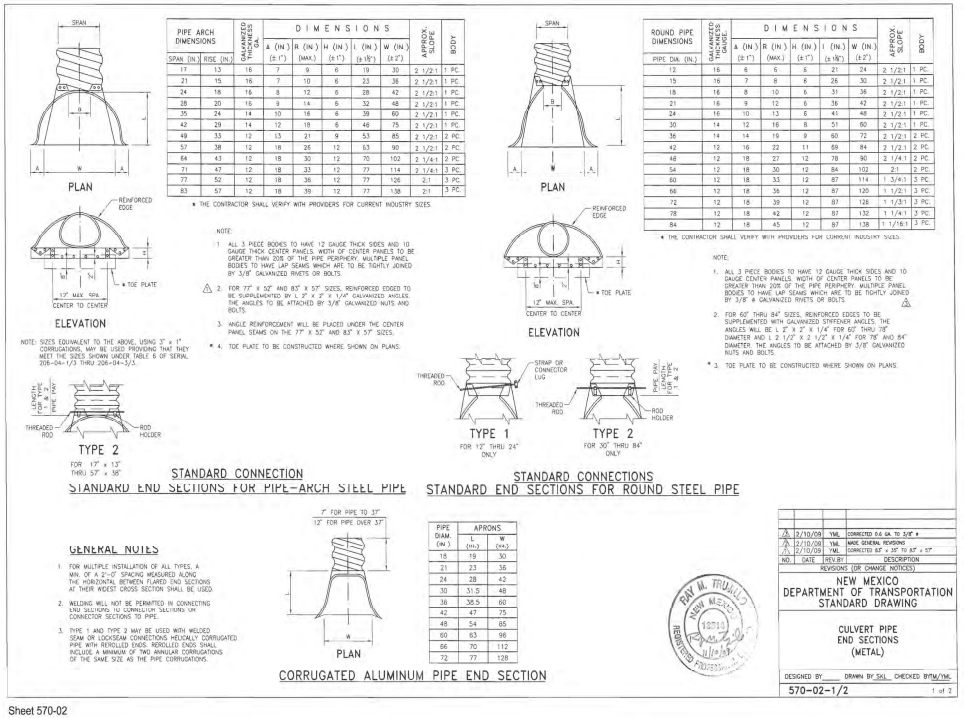

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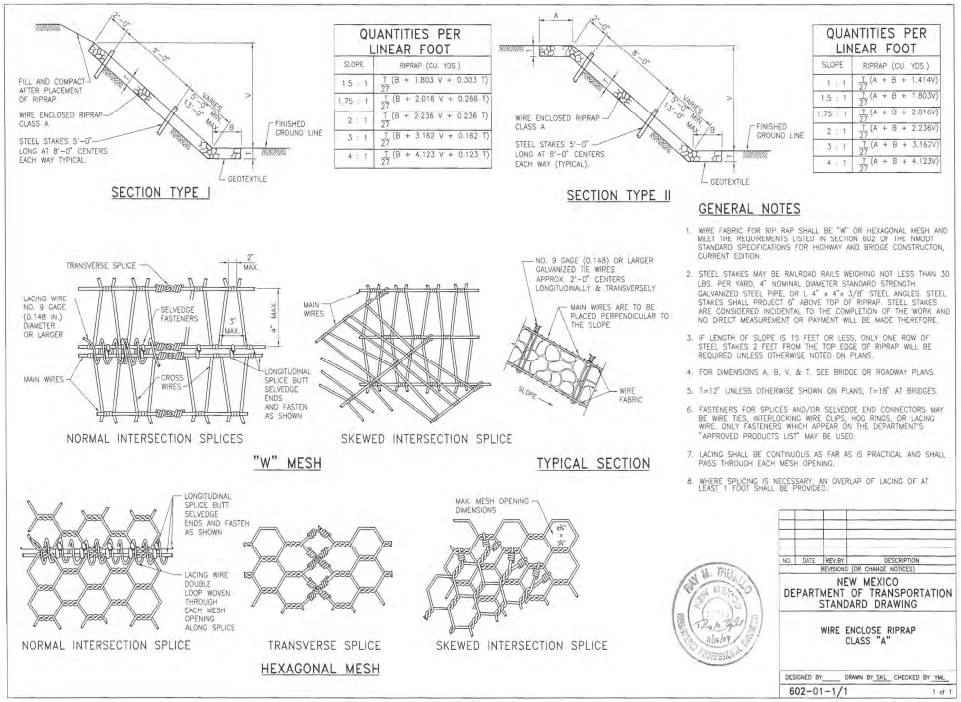

QUANTITIES PER LINEAR FOOT	
SLOPE	RIPRAP (CU. YDS.)
1.5 : 1	$\frac{1}{27}$ (B + 1.803 V + 0.303 T)
1.75 : 1	$\frac{1}{27}$ (B + 2.018 V + 0.266 T)
2 : 1	$\frac{1}{27}$ (B + 2.236 V + 0.236 T)
3 : 1	$\frac{1}{27}$ (B + 3.162 V + 0.162 T)
4 : 1	$\frac{1}{27}$ (B + 4.123 V + 0.123 T)

QUANTITIES PER LINEAR FOOT	
SLOPE	RIPRAP (CU. YDS.)
1 : 1	$\frac{1}{27}$ (A + B + 1.414V)
1.5 : 1	$\frac{1}{27}$ (A + B + 1.803V)
1.75 : 1	$\frac{1}{27}$ (A + B + 2.016V)
2 : 1	$\frac{1}{27}$ (A + B + 2.236V)
3 : 1	$\frac{1}{27}$ (A + B + 3.162V)
4 : 1	$\frac{1}{27}$ (A + B + 4.123V)

GENERAL NOTES

1. WIRE FABRIC FOR RIP RAP SHALL BE "W" OR HEXAGONAL MESH AND MEET THE REQUIREMENTS LISTED IN SECTION 602 OF THE NMDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTON, CURRENT EDITION.
2. STEEL STAKES MAY BE RAILROAD RAILS WEIGHING NOT LESS THAN 30 LBS. PER YARD, 4" NOMINAL DIAMETER STANDARD STRENGTH GALVANIZED STEEL PIPE, OR L 4" x 4"x 3/8" STEEL ANGLES. STEEL STAKES SHALL PROJECT 6" ABOVE TOP OF RIPRAP. STEEL STAKES ARE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE WORK AND NO DIRECT MEASUREMENT OR PAYMENT WILL BE MADE THEREFORE.
3. IF LENGTH OF SLOPE IS 15 FEET OR LESS, ONLY ONE ROW OF STEEL STAKES 2 FEET FROM THE TOP EDGE OF RIPRAP WILL BE REQUIRED UNLESS OTHERWISE NOTED ON PLANS.
4. FOR DIMENSIONS A, B, V, & T, SEE BRIDGE OR ROADWAY PLANS.
5. T=12" UNLESS OTHERWISE SHOWN ON PLANS; T=18" AT BRIDGES.
6. FASTENERS FOR SPLICES AND/OR SELVEDGE END CONNECTORS, MAY BE WIRE TIES, INTERLOCKING WIRE CLIPS, HOG RINGS, OR LACING WIRE. ONLY FASTENERS WHICH APPEAR ON THE DEPARTMENT'S "APPROVED PRODUCTS LIST" MAY BE USED.
7. LACING SHALL BE CONTINUOUS AS FAR AS IS PRACTICAL AND SHALL PASS THROUGH EACH MESH OPENING.
8. WHERE SPLICING IS NECESSARY, AN OVERLAP OF LACING OF AT LEAST 1 FOOT SHALL BE PROVIDED.

NO.	DATE	REV.BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

WIRE ENCLOSE RIPRAP CLASS "A"

DESIGNED BY____ DRAWN BY SKL CHECKED BY YML

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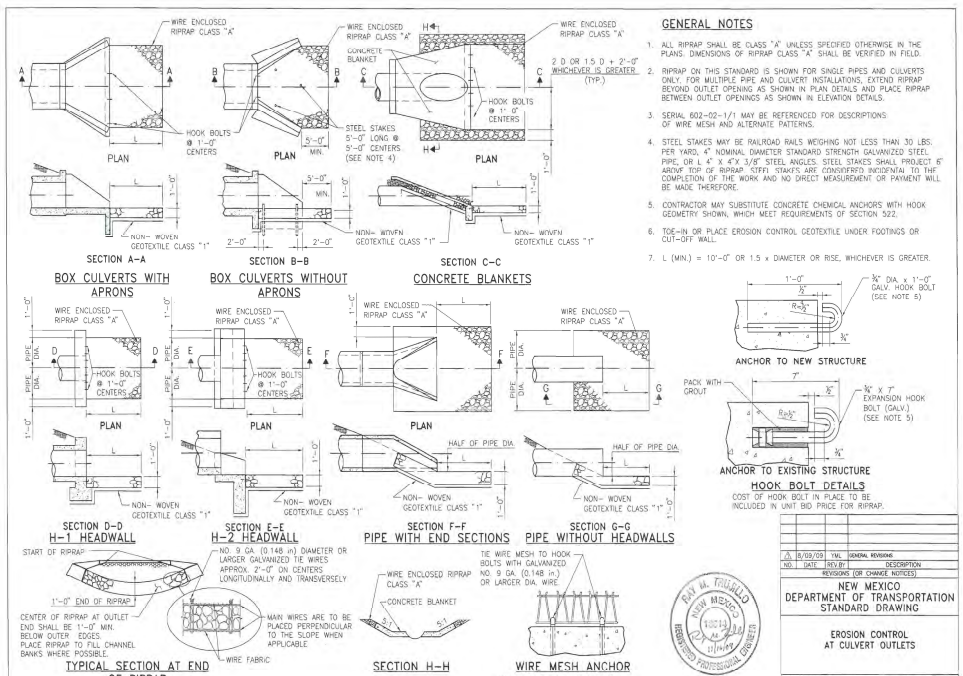
Sheet 602-01



GENERAL NOTES

1. ALL RIPRAP SHALL BE CLASS "A" UNLESS SPECIFIED OTHERWISE IN THE PLANS. DIMENSIONS OF RIPRAP CLASS "A" SHALL BE VERIFIED IN FIELD.
2. RIPRAP ON THIS STANDARD IS SHOWN FOR SINGLE PIPES AND CULVERTS ONLY. FOR MULTIPLE PIPE AND CULVERT INSTALLATIONS, EXTEND RIPRAP BEYOND OUTLET OPENING AS SHOWN IN PLAN DETAILS AND PLACE RIPRAP BETWEEN OUTLET OPENINGS AS SHOWN IN ELEVATION DETAILS.
3. SERIAL 602-02-1/1 MAY BE REFERENCED FOR DESCRIPTIONS OF WIRE MESH AND ALTERNATE PATTERNS.
4. STEEL STAKES MAY BE RAILROAD RAILS WEIGHING NOT LESS THAN 30 LBS. PER YARD, 4" NOMINAL DIAMETER STANDARD STRENGTH GALVANIZED STEEL PIPE, OR L 4" x 4"x 3/8" STEEL ANGLES. STEEL STAKES SHALL PROJECT 6" ABOVE TOP OF RIPRAP. STEEL STAKES ARE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE WORK AND NO DIRECT MEASUREMENT OR PAYMENT WILL BE MADE THEREFORE.
5. CONTRACTOR MAY SUBSTITUTE CONCRETE CHEMICAL ANCHORS WITH HOOK GEOMETRY SHOWN, WHICH MEET REQUIREMENTS OF SECTION 522.
6. TOE-IN OR PLACE EROSION CONTROL GEOTEXTILE UNDER FOOTINGS OR CUT-OFF WALL.
7. L (MIN.) = 10'-0" OR 1.5 x DIAMETER OR RISE, WHICHEVER IS GREATER.

NO.	DATE	REV.BY	DESCRIPTION
1	8/03/09	YML	GENERAL REVISIONS
			REVISIONS (OR CHANGE NOTICES)

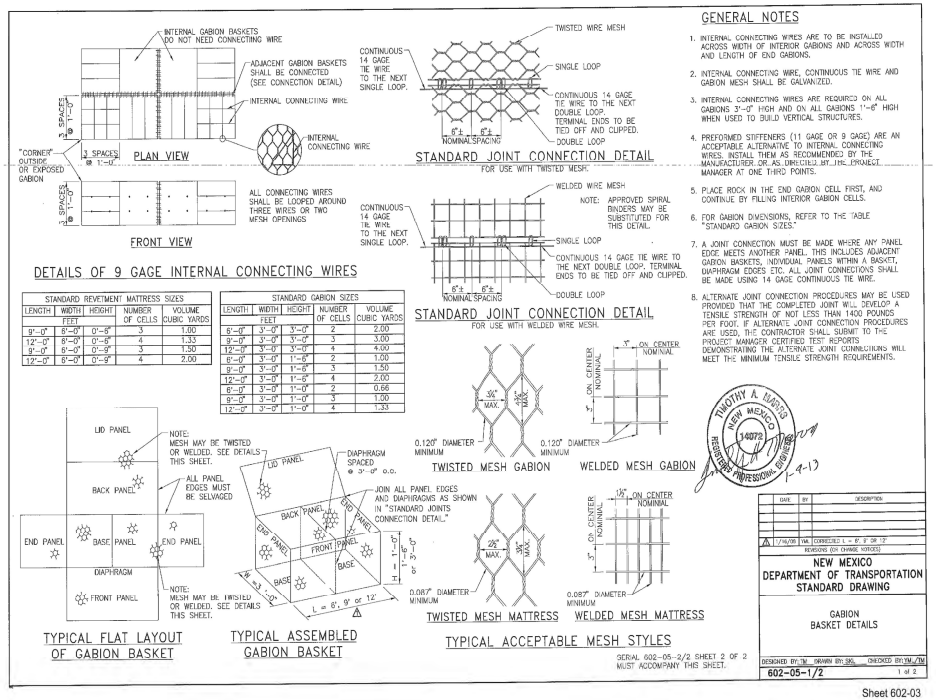
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

EROSION CONTROL AT CULVERT OUTLETS

DESIGNED BY____ DRAWN BY SKL CHECKED BY YML

602-02-1/1 1 of 1

Sheet 602-02



DETAILS OF 9 GAGE INTERNAL CONNECTING WIRES

STANDARD REVETMENT MATTRESS SIZES				
LENGTH	WIDTH	HEIGHT	NUMBER OF CELLS	VOLUME CUBIC YARDS
FEET				
9'-0"	8'-0"	0'-8"	3	1.00
12'-0"	8'-0"	0'-8"	4	1.33
9'-0"	8'-0"	0'-9"	3	1.50
12'-0"	8'-0"	0'-9"	4	2.00

STANDARD GABION SIZES				
LENGTH	WIDTH	HEIGHT	NUMBER OF CELLS	VOLUME CUBIC YARDS
FEET				
6'-0"	3'-0"	3'-0"	2	2.00
9'-0"	3'-0"	3'-0"	3	3.00
12'-0"	3'-0"	3'-0"	4	4.00
6'-0"	3'-0"	1'-6"	2	1.00
9'-0"	3'-0"	1'-6"	3	1.50
12'-0"	3'-0"	1'-6"	4	2.00
6'-0"	3'-0"	1'-0"	2	0.66
9'-0"	3'-0"	1'-0"	3	1.00
12'-0"	3'-0"	1'-0"	4	1.33

SERIAL 602-05-2/2 SHEET 2 OF 2 MUST ACCOMPANY THIS SHEET.

GENERAL NOTES

1. INTERNAL CONNECTING WIRES ARE TO BE INSTALLED ACROSS WIDTH OF INTERIOR GABIONS AND ACROSS WIDTH AND LENGTH OF END GABIONS.
2. INTERNAL CONNECTING WIRE, CONTINUOUS TIE WIRE AND GABION MESH SHALL BE GALVANIZED.
3. INTERNAL CONNECTING WIRES ARE REQUIRED ON ALL GABIONS 3'-0" HIGH AND ON ALL GABIONS 1'-6" HIGH WHEN USED TO BUILD VERTICAL STRUCTURES.
4. PREFORMED STIFFENERS (11 GAGE OR 9 GAGE) ARE AN ACCEPTABLE ALTERNATIVE TO INTERNAL CONNECTING WIRES. INSTALL THEM AS RECOMMENDED BY THE MANUFACTURER OR AS DIRECTED BY THE PROJECT MANAGER AT ONE THIRD POINTS.
5. PLACE ROCK IN THE END GABION CELL FIRST, AND CONTINUE BY FILLING INTERIOR GABION CELLS.
6. FOR GABION DIMENSIONS, REFER TO THE TABLE "STANDARD GABION SIZES."
7. A JOINT CONNECTION MUST BE MADE WHERE ANY PANEL EDGE MEETS ANOTHER PANEL. THIS INCLUDES ADJACENT GABION BASKETS, INDIVIDUAL PANELS WITHIN A BASKET, DIAPHRAGM EDGES ETC. ALL JOINT CONNECTIONS SHALL BE MADE USING 14 GAGE CONTINUOUS TIE WIRE.
8. ALTERNATE JOINT CONNECTION PROCEDURES MAY BE USED PROVIDED THAT THE COMPLETED JOINT WILL DEVELOP A TENSILE STRENGTH OF NOT LESS THAN 1400 POUNDS PER FOOT. IF ALTERNATE JOINT CONNECTION PROCEDURES ARE USED, THE CONTRACTOR SHALL SUBMIT TO THE PROJECT MANAGER CERTIFIED TEST REPORTS DEMONSTRATING THE ALTERNATE JOINT CONNECTIONS WILL MEET THE MINIMUM TENSILE STRENGTH REQUIREMENTS.

DATE	BY	DESCRIPTION
		REVISIONS (OR CHANGE NOTICES)
1/16/08	YML	CORRECTED L = 6', 9' OR 12'

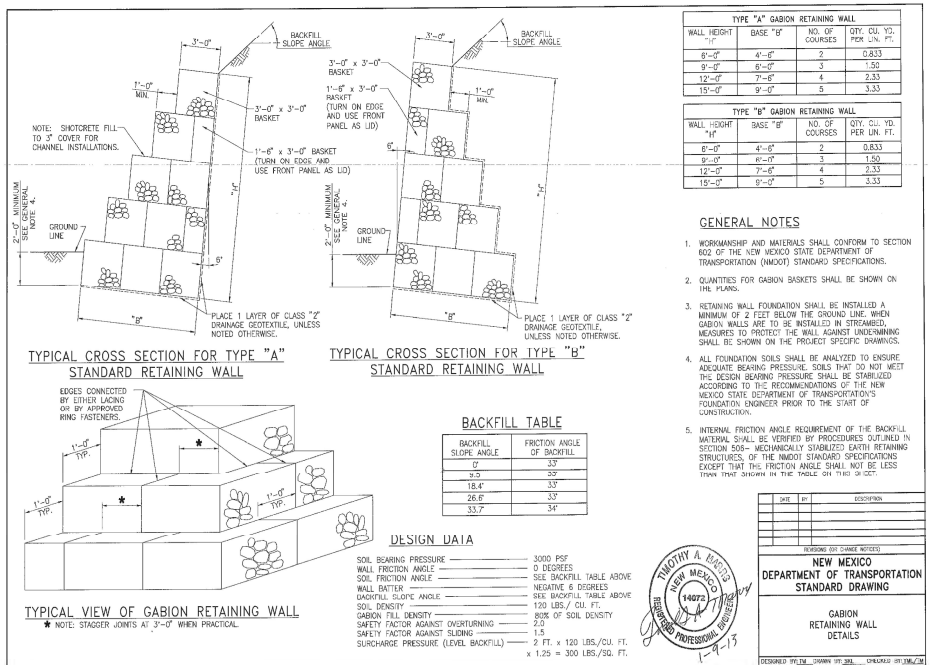
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

GABION BASKET DETAILS

DESIGNED BY TM DRAWN BY SKL CHECKED BY YML/TM

602-05-1/2 1 of 2

Sheet 602-03



TYPE "A" GABION RETAINING WALL			
WALL HEIGHT "H"	BASE "B"	NO. OF COURSES	QTY. CU. YD. PER LIN. FT.
6'-0"	4'-6"	2	0.833
9'-0"	6'-0"	3	1.50
12'-0"	7'-6"	4	2.33
15'-0"	9'-0"	5	3.33

TYPE "B" GABION RETAINING WALL			
WALL HEIGHT "H"	BASE "B"	NO. OF COURSES	QTY. CU. YD. PER LIN. FT.
6'-0"	4'-6"	2	0.833
9'-0"	6'-0"	3	1.50
12'-0"	7'-6"	4	2.33
15'-0"	9'-0"	5	3.33

GENERAL NOTES

1. WORKMANSHIP AND MATERIALS SHALL CONFORM TO SECTION 602 OF THE NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION (NMDOT) STANDARD SPECIFICATIONS.
2. QUANTITIES FOR GABION BASKETS SHALL BE SHOWN ON THE PLANS.
3. RETAINING WALL FOUNDATION SHALL BE INSTALLED A MINIMUM OF 2 FEET BELOW THE GROUND LINE. WHEN GABION WALLS ARE TO BE INSTALLED IN STREAMBED, MEASURES TO PROTECT THE WALL AGAINST UNDERMINING SHALL BE SHOWN ON THE PROJECT SPECIFIC DRAWINGS.
4. ALL FOUNDATION SOILS SHALL BE ANALYZED TO ENSURE ADEQUATE BEARING PRESSURE. SOILS THAT DO NOT MEET THE DESIGN BEARING PRESSURE SHALL BE STABILIZED ACCORDING TO THE RECOMMENDATIONS OF THE NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION'S FOUNDATION ENGINEER PRIOR TO THE START OF CONSTRUCTION.
5. INTERNAL FRICTION ANGLE REQUIREMENT OF THE BACKFILL MATERIAL SHALL BE VERIFIED BY PROCEDURES OUTLINED IN SECTION 506– MECHANICALLY STABILIZED EARTH RETAINING STRUCTURES, OF THE NMDOT STANDARD SPECIFICATIONS EXCEPT THAT THE FRICTION ANGLE SHALL NOT BE LESS THAN THAT SHOWN IN THE TABLE ON THIS SHEET.

BACKFILL TABLE

BACKFILL SLOPE ANGLE	FRICTION ANGLE OF BACKFILL
0°	33°
9.5°	33°
18.4°	33°
26.6°	33°
33.7°	34°

DESIGN DATA

SOIL BEARING PRESSURE	3000 PSF
WALL FRICTION ANGLE	0 DEGREES
SOIL FRICTION ANGLE	SEE BACKFILL TABLE ABOVE
WALL BATTER	NEGATIVE 6 DEGREES
BACKFILL SLOPE ANGLE	SEE BACKFILL TABLE ABOVE
SOIL DENSITY	120 LBS./ CU. FT.
GABION FILL DENSITY	100% OF SOIL DENSITY
SAFETY FACTOR AGAINST OVERTURNING	2.0
SAFETY FACTOR AGAINST SLIDING	1.5
SURCHARGE PRESSURE (LEVEL BACKFILL)	2 FT. x 120 LBS./CU. FT. x 1.25 = 300 LBS./SQ. FT.

DATE	BY	DESCRIPTION
		REVISIONS (OR CHANGE NOTICES)

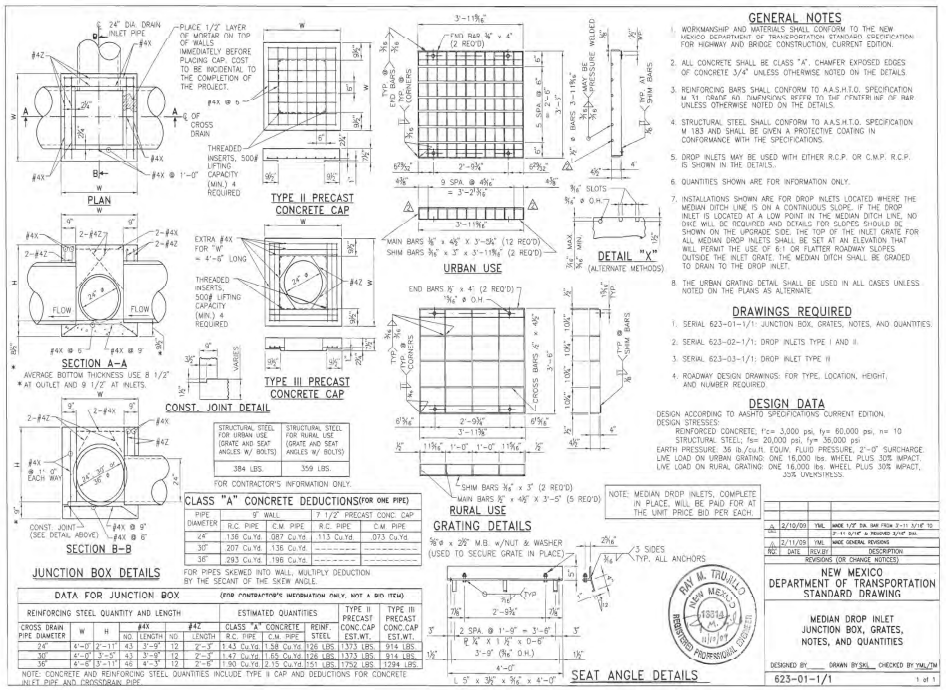
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

GABION RETAINING WALL DETAILS

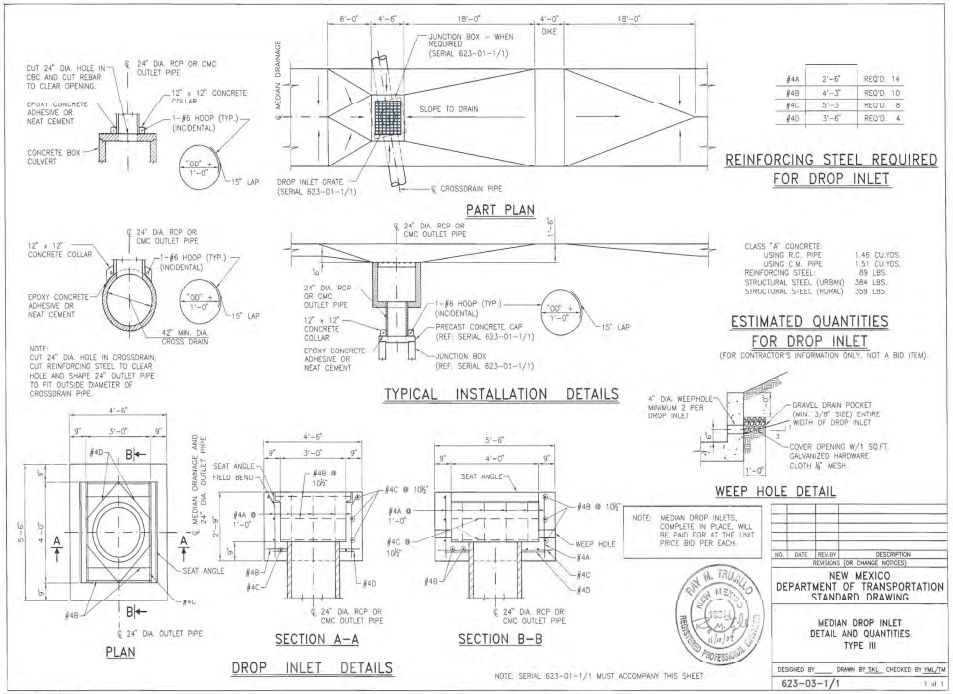
DESIGNED BY TM DRAWN BY SKL CHECKED BY YML/TM

602-05-2/2 2 of 2

Sheet 602-04



Sheet 623-01



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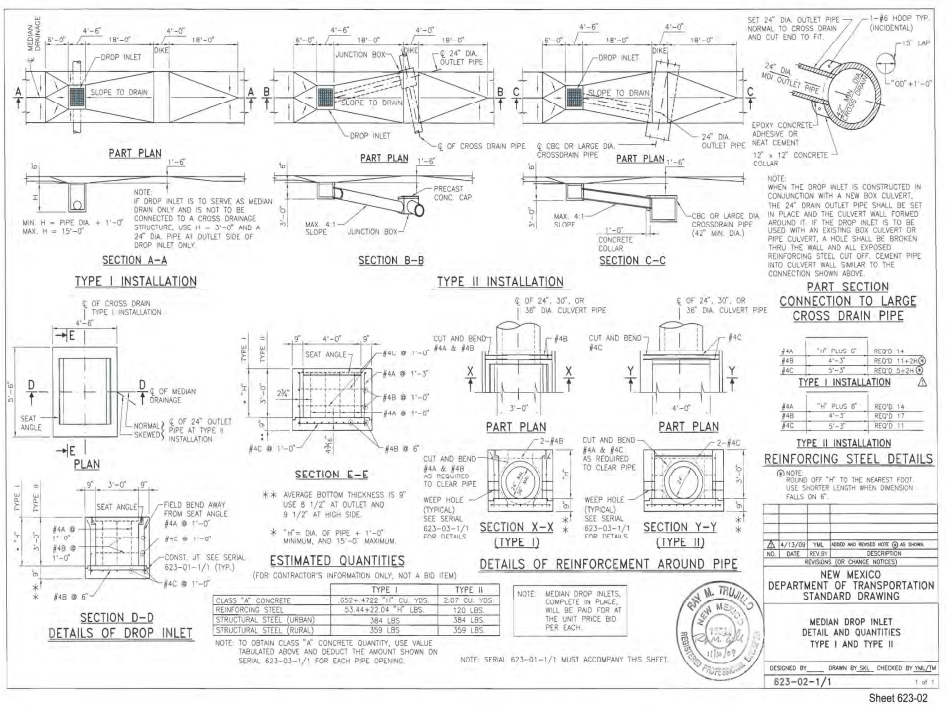

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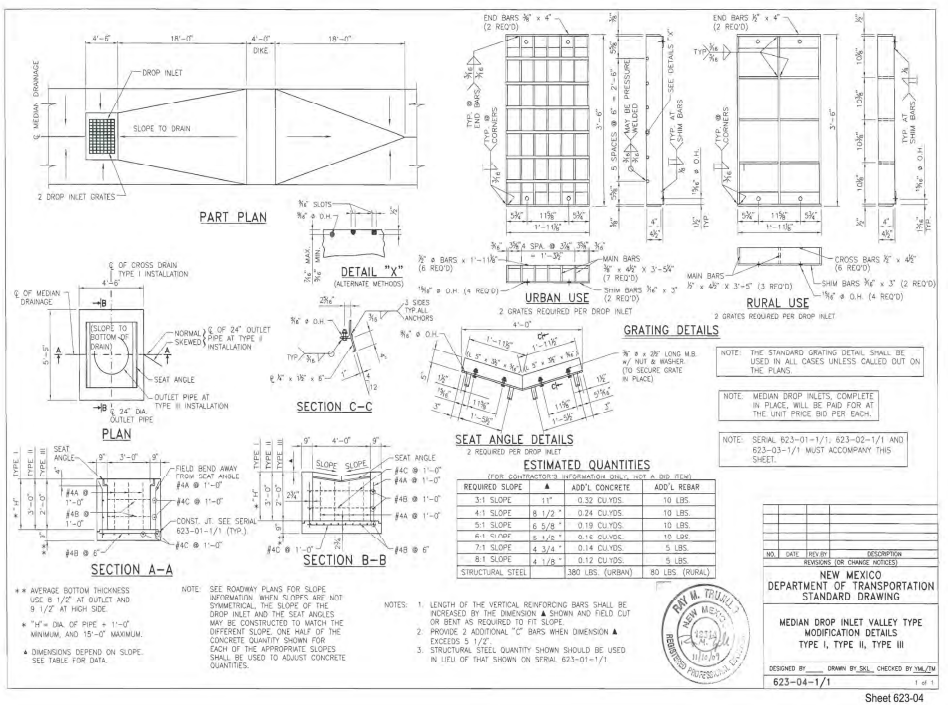


Sheet 623-04

SUMMARY
FILENAME

GENERAL NOTES;

1. NMDOT IS RECOGNIZED AS A TITLE II PUBLIC ENTITY UNDER THE AMERICANS WITH DISABILITIES ACT (ADA), OF 1990 (PUBLIC LAW 101-336). A TITLE II ENTITY IS DEFINED AS ANY STATE OR LOCAL GOVERNMENT ENTITY AND PROHIBITS DISCRIMINATION ON THE BASIS OF DISABILITY. THE ADA EXTENDS THE PRINCIPLES OF SECTION 504 OF THE REHABILITATION ACT, OF 1973, AS AMENDED, TO PROTECT PERSONS WITH DISABILITIES IN ALL PUBLIC FACILITIES AND PROGRAMS IRRESPECTIVE OF THE FUNDING SOURCE.
2. THESE DRAWINGS PROVIDE GUIDANCE FOR COMPLIANCE WITH THE **PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY (PROWAG), JULY 26, 2011, OR LATEST EDITION**. THESE GUIDELINES SHALL APPLY TO ALL NEW AND ALTERED PEDESTRIAN ACCESS ROUTES (PAR).
3. REFER TO CONSTRUCTION PLANS FOR THE DETAILED LAYOUTS AND DETAILS.
4. PEDESTRIAN ACCESS ROUTES (PAR) SHALL BE FIRM, STABLE, AND SLIP RESISTANT. PROVIDE SLIP RESISTANT TEXTURE ON SIDEWALKS AND CURB RAMPS BY BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP AND /OR PERPENDICULAR TO PEDESTRIAN TRAVEL. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING SIDE FLARES. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATIONS ONLY.
5. VERTICAL SURFACE DISCONTINUITIES SHALL BE 0.5 INCHES MAXIMUM. VERTICAL DISCONTINUITIES BETWEEN 0.25 INCHES AND 0.5 INCHES SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 50 PERCENT. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE VERTICAL SURFACE DISCONTINUITY.
6. HORIZONTAL OPENINGS IN GRATINGS AND JOINTS SHALL NOT PERMIT PASSAGE OF A SPHERE MORE THAN 0.5 INCHES IN DIAMETER. ELONGATED OPENINGS IN GRATES SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
7. PROVIDE EXPANSION JOINT MATERIAL 0.5 INCHES THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.
8. SEAL ALL JOINTS WITH AN APPROVED SEALING MATERIAL.
9. INSTALL JOINTS WHERE CURB RAMPS, TURNING SPACES, FLARES, AND SIDEWALKS ABUT. ALL JOINTS AND TRANSITIONS SHALL BE FLUSH
10. VERTICAL WALLS OR HEADER CURBS ARE PERMITTED WHEN ADJACENT TO NON-WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY CURB RAMP FLARES OR GRADING. GRADE NON-WALK AREAS AT 3:1 OR FLATTER.
11. CONSTRUCTION TOP / BOTTOM OF CURB TO BE FLUSH WITH ADJACENT SURFACES (CURB RAMPS, SIDEWALKS, AND FLARES). VERTICAL LIPS NOT PERMITTED AT THE BOTTOM OF CURB RAMP WHERE THE RAMP MEETS STREET LEVEL.

SIDEWALKS

12. SIDEWALK, AND CURB AND GUTTER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SERIAL 609-01-1/1.
13. SIDEWALK CROSS SLOPE IS RECOMMENDED TO BE CONSTRUCTED FOR CROSS SLOPE OF 1.5% TYPICAL, BUT SHALL NOT EXCEED 2.0% CROSS SLOPE ON THE PEDESTRIANACCESS ROUTE (PAR).
14. SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 5.0 FT, EXCLUSIVE OF THE WIDTH OF THE CURB RETURN.
    EXCEPTION: WHERE SIDEWALK WIDTH NEEDS TO BE REDUCED TO NO LESS 4.0 FT, PASSING SPACES SHALL BE PROVIDED AT INTERVALS OF 200 FT MAXIMUM. PASSING SPACES SHALL BE 5.0 FT MINIMUM BY 5.0 FT MINIMUM.
15. ANY SIGNS POSTS, UTILITY POLES, FIRE HYDRANTS, TRAFFIC SIGNALS, STREET FURNITURE, AND OTHER OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH TO LESS THAN 4.0 FT.
16. THE CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES (PAR) WITHIN MEDIANS AND PEDESTRIAN REFUGE ISLANDS SHALL BE 5.0 FT MINIMUM.

CURB RAMPS

17. FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE FEASIBLE. THE MAXIMUM SLOPE ALLOWABLE IS INDICATED IN NOTE 18 OF THE CURB RAMP STANDARD DETAILS. SLOPES THAT EXCEED THOSE INDICATED IN THE CURB RAMP STANDARD DETAILS, OR CONSTRUCTION PLANS, WILL NOT BE ACCEPTED AND WILL BE REMOVED AND RECONSTRUCTED.
18. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
19. CONSTRUCT THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS, AND TURNING SPACES AS TYPICAL 5.0 FT X 5.0 FT AND MINIMUM 4.0 FT X 4.0 FT CLEAR SPACE BEYOND THE CURB FACE, WITHIN THE WIDTH OF THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.
20. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE.
21. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.3%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP RUNS, TURNING SPACE OR BLENDED TRANSITION IS NOT TO EXCEED 5.0%.
22. CONSTRUCT CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE.
23. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE CURB RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF CURB RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
24. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF CURB RAMP IS NOT SOLELY DEPENDENT ON THE HEIGHT OF CURB. (FOR EXAMPLE, A 6" CURB DOES NOT NECESSARILY MEAN A RAMP LENGTH OF 6.0 FT FOR AN 8.3% SLOPE).

CROSSWALKS

25. PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED CROSSWALK. CURB RAMP LOCATIONS SHALL BE PLACED WITHIN THE WIDTH OF THE MARKED OR UNMARKED CROSSWALK AS SHOWN IN THE CONSTRUCTION PLANS.

DETECTABLE WARNING

26. DETECTABLE WARNING SURFACES (DWS) CONSISTING OF TRUNCATED DOMES SHALL BE UTILIZED WHERE CURB RAMPS, BLENDED TRANSITIONS, OR TURNING SPACE PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE STREET OR WHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CROSSES A STREET, ALLEY, TRAFFIC ISLAND, MEDIAN, OR RAILROAD. DETECTABLE WARNING SURFACES (DWS) WILL NOT BE INSTALLED AT RESIDENTIAL DRIVEWAYS. DETECTABLE WARNING SURFACE MUST BE PROVIDED AT THE JUNCTION BETWEEN THE PAR AND COMMERCIAL DRIVEWAYS THAT ARE STOP OR YIELD CONTROLLED OR ARE CONTROLLED BY A SIGNAL.
27. DETAILS OF DETECTABLE WARNING SURFACE ARE SHOWN IN CONTRACT PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.

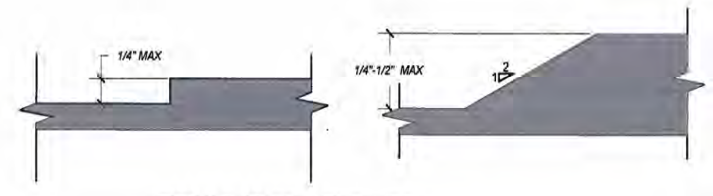
ACCESSIBLE PEDESTRIAN SIGNALS (APS) AND PEDESTRIAN PUSHBUTTONS

28. FOR ALTERATION PROJECTS, PROVIDE ACCESS TO EXISTING PEDESTRIAN PUSHBUTTONS TO THE MAXIMUM EXTENT PRACTICABLE. INSTALL PEDESTRIAN STUB POLES, WHERE APPLICABLE, SO AS NOT TO CREATE PEDESTRIAN OBSTRUCTIONS. REFER TO THE MUTCD FOR FURTHER GUIDANCE.
29. PEDESTRIAN SIGNAL PUSH BUTTONS SHALL COMPLY WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCATED WITHIN A HORIZONTAL REACH OF 0" TO 10" AND SHALL BE WITHIN 36" TO 46" ABOVE THE SIDEWALK SURFACE.
30. PEDESTRIAN SIGNAL SHALL HAVE 4FTx4FT MIN TURNING SPACE TO PROVIDE ACCESS TO PUSH BUTTONS.

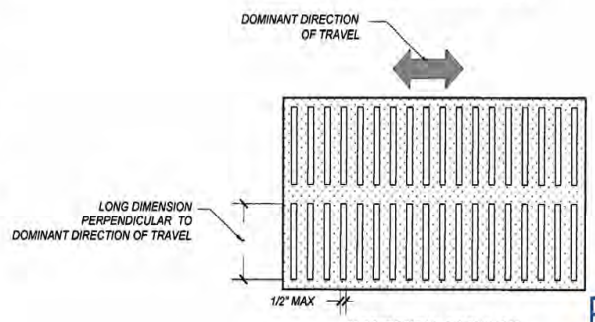
ALTERATIONS TO EXISTING FACILITIES - GENERAL NOTES:

ADDITIONS OR ALTERATIONS TO ANY FACILITY SHALL CONFORM TO THE REQUIREMENTS OF THE NEW CONSTRUCTION STANDARDS WITHIN THE NMDOT PEDESTRIAN ACCESS STANDARDS AND PROWAG 2011 OR LATEST EDITION. ANY DESIGN / CONSTRUCTION DEVIATION THAT IS DEEMED AN VARIANCE OR TECHNICALLY INFEASIBLE BY THE DEFINITION BELOW SHALL REQUIRE SUBMITTAL AND APPROVAL OF ADA DESIGN VARIANCE PROCEDURES.

31. EXCEPTION: IN ALTERATION WORK, IF COMPLIANCE IS TECHNICALLY INFEASIBLE, THE ALTERATION SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OR FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL BE MADE ACCESSIBLE WITHIN THE SCOPE OF THE ALTERATION.
32. TECHNICAL INFEASIBILITY: MEANS, WITH RESPECT TO AN ALTERATION OF A BUILDING OR A FACILITY, THAT IT HAS LITTLE LIKELIHOOD OF BEING ACCOMPLISHED BECAUSE EXISTING STRUCTURAL CONDITIONS WOULD REQUIRE REMOVING OR ALTERING A LOAD-BEARING MEMBER WHICH IS AN ESSENTIAL PART OF THE STRUCTURAL FRAME; OR BECAUSE OTHER EXISTING PHYSICAL OR SITE CONSTRAINTS PROHIBIT.
33. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.



VERTICAL SURFACE DISCONTINUITIES
SCALE: NONE REFER TO NOTE 5



HORIZONTAL OPENINGS
SCALE: NONE REFER TO NOTE 6

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NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

PEDESTRIAN ACCESS ROUTE GENERAL NOTES

APPROVED DESIGN ENGINEER 1-13-15 DATE

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file path
DRAWING SCALE = NOT TO SCALE

SUMMARY
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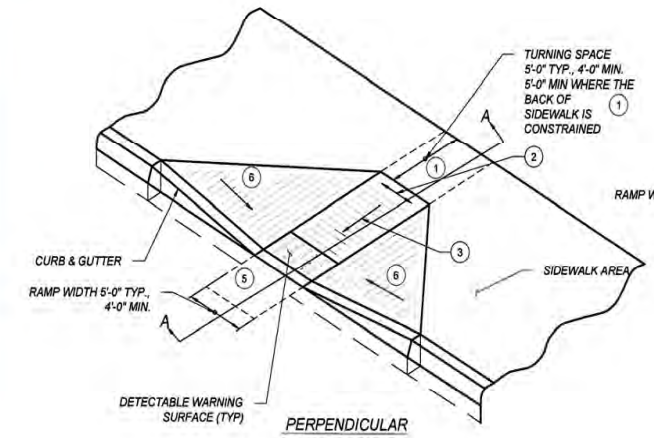
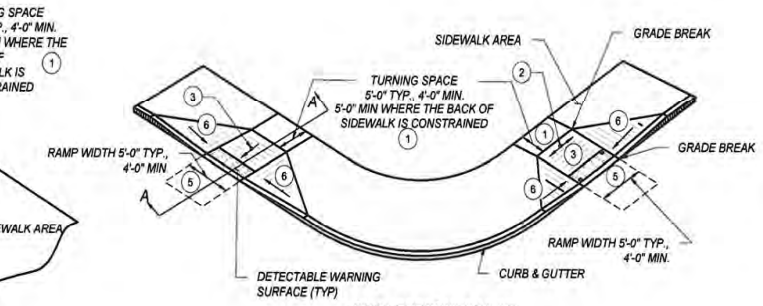


PERPENDICULAR CURB RAMP
SCALE: NONE



DUAL PERPENDICULAR CURB RAMP (PREFERRED INSTALLATION)
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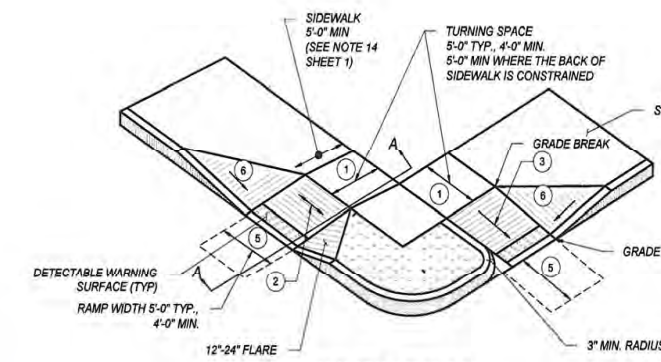

DUAL PERPENDICULAR CURB RAMP (ALTERNATE INSTALLATION)
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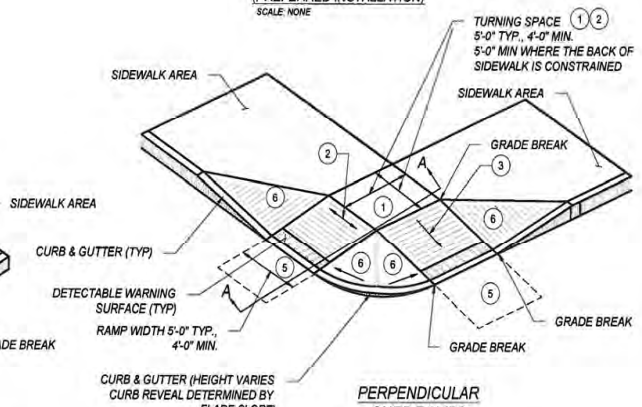

PERPENDICULAR CURB RAMPS WITH SHARED TURNING SPACE
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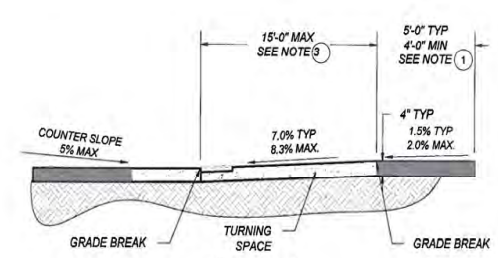

SECTION A-A
SCALE: NONE

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1 5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION. THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8 3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.
C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

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REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

PERPENDICULAR CURB RAMPS

APPROVED DESIGN ENGINEER 1-13-15 DATE

608-001-2 608- 2 of 12

file path
DRAWING SCALE = NOT TO SCALE

SUMMARY
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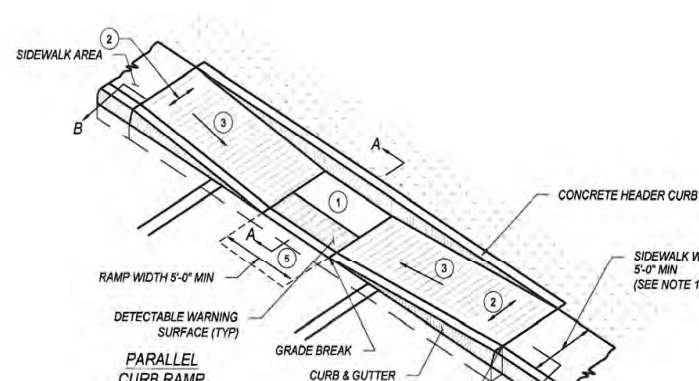
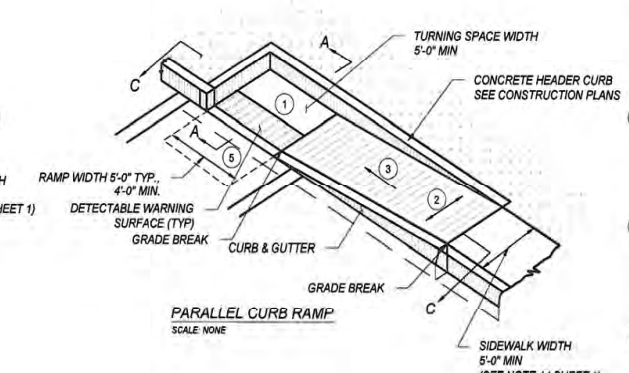


PARALLEL CURB RAMP
SCALE: NONE



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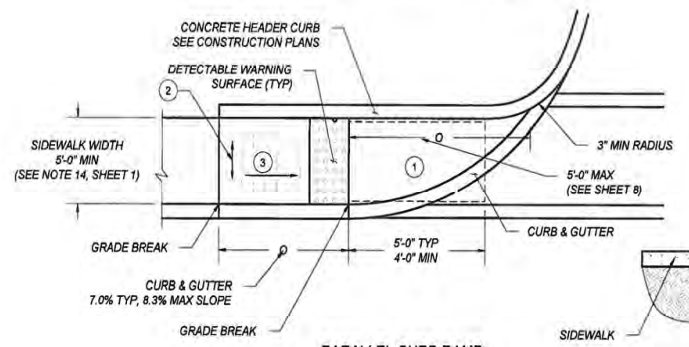

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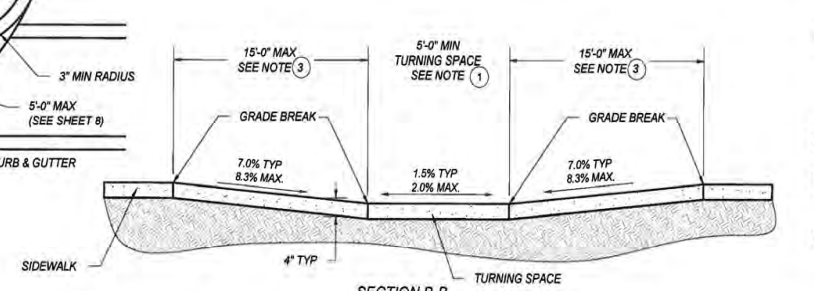

SECTION B-B
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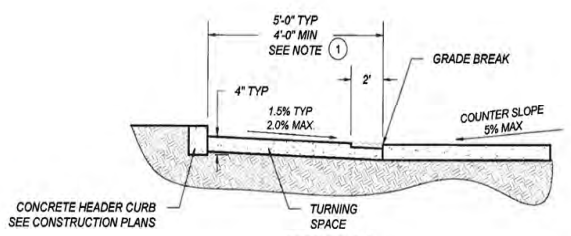

SECTION A-A
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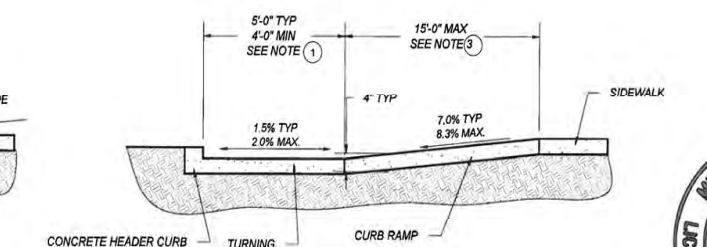

SECTION C-C
SCALE: NONE

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

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B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.
C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

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NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

PARALLEL CURB RAMPS

APPROVED DESIGN ENGINEER 1-13-15 DATE

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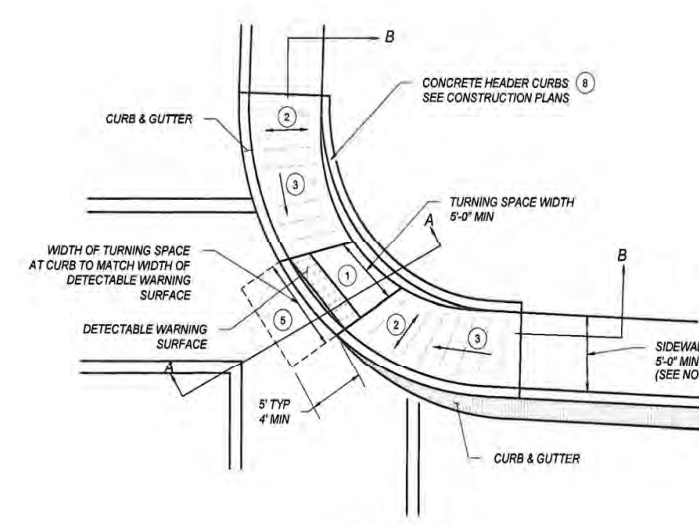
file path
DRAWING SCALE = NOT TO SCALE

SUMMARY
FILENAME



SINGLE DIAGONAL PARALLAL CURB RAMP
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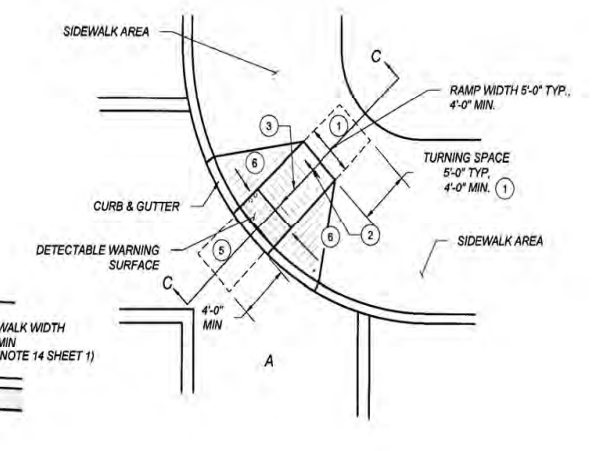

SINGLE DIAGONAL PERPENDICULAR CURB RAMP
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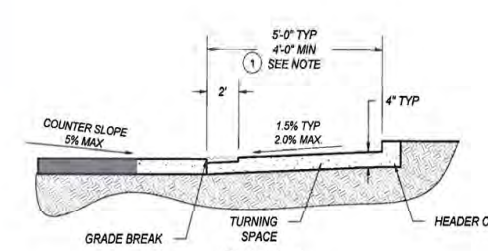
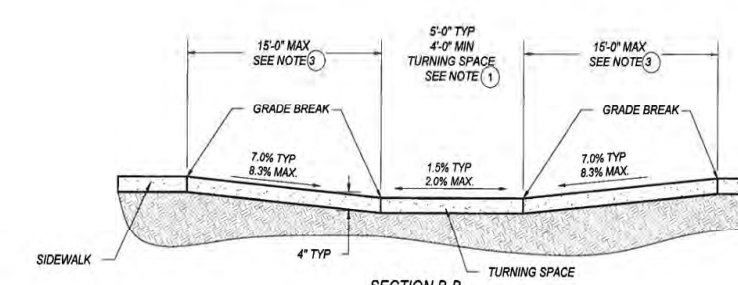
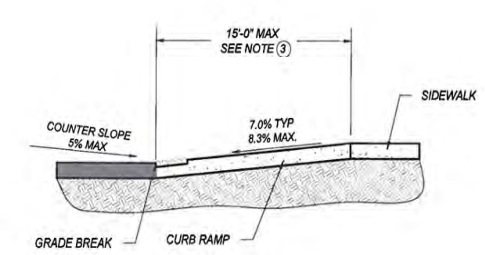


SECTION A-A
SCALE: NONE



SECTION B-B
SCALE: NONE



SECTION C-C
SCALE: NONE

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1 5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.
C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO. | DATE | REV. BY | DESCRIPTION
REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

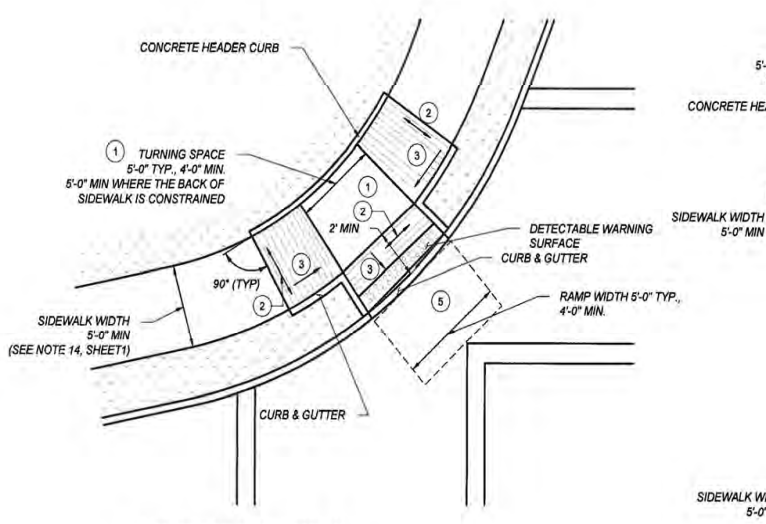
DIAGONAL CURB RAMPS

APPROVED DESIGN ENGINEER 1-13-15 DATE

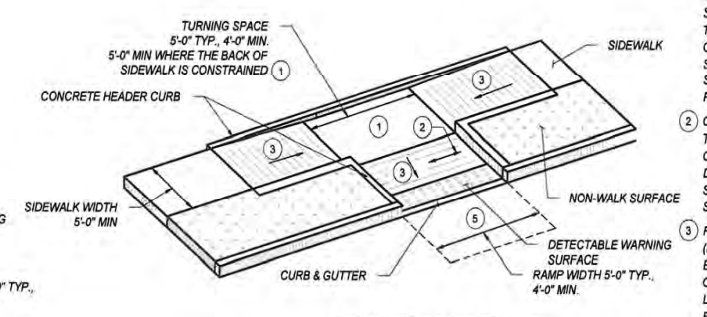
608-001-4 608- 4 of 12

file path
DRAWING SCALE = NOT TO SCALE

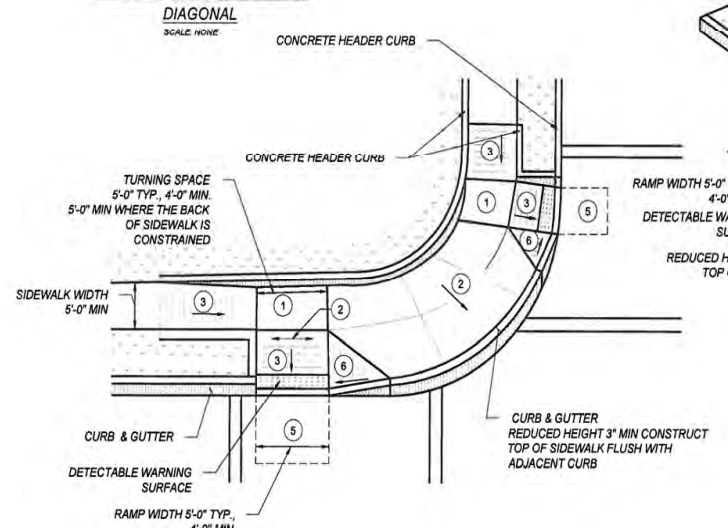
SUMMARY
FILENAME



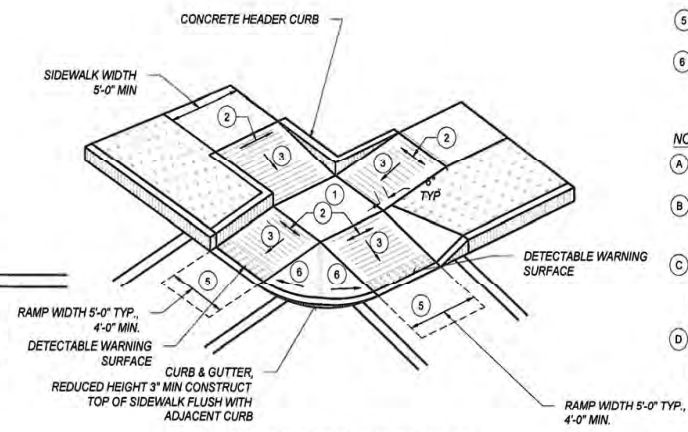
COMBINATION CURB RAMP (A) DIAGONAL
SCALE: NONE



COMBINATION CURB RAMP (B)
SCALE: NONE



COMBINATION CURB RAMP (C)
SCALE: NONE



COMBINATION CURB RAMP (D) WITH SHARED TURNING SPACE
SCALE: NONE

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.
C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

COMBINATION CURB RAMPS

APPROVED ________ DESIGN ENGINEER 1-13-15 DATE

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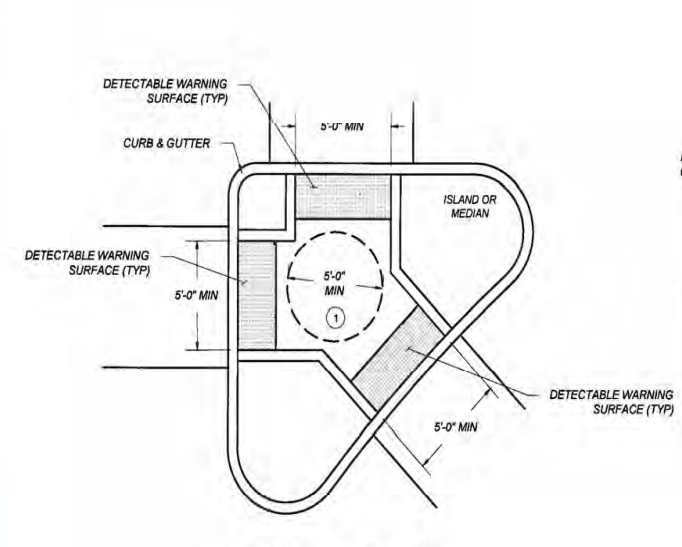
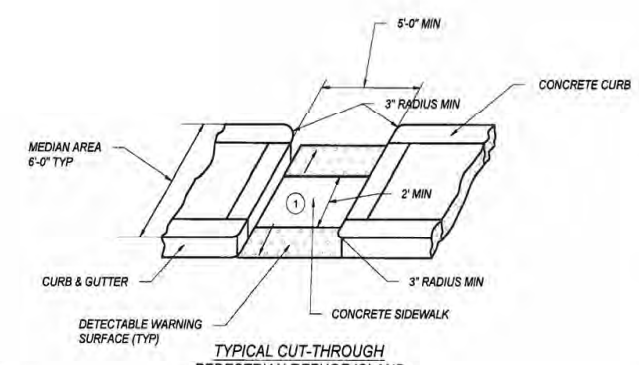
file path DRAWING SCALE = NOT TO SCALE

SUMMARY
FILENAME



PEDESTRIAN REFUGE ISLAND CURB RAMP
SCALE: NONE



TYPICAL CUT-THROUGH PEDESTRIAN REFUGE ISLAND OPENING WITH CURB SIDES
SCALE: NONE

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
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NOTES:

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MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

PEDESTRIAN REFUGE ISLAND

APPROVED ________ DESIGN ENGINEER 1-13-15 DATE

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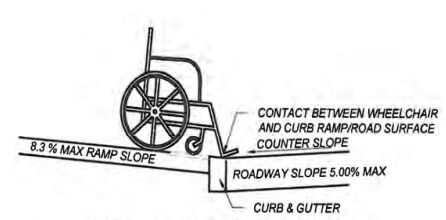
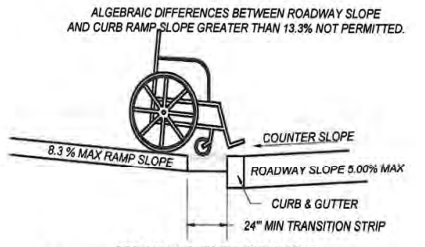
file path DRAWING SCALE = NOT TO SCALE

SUMMARY
FILENAME

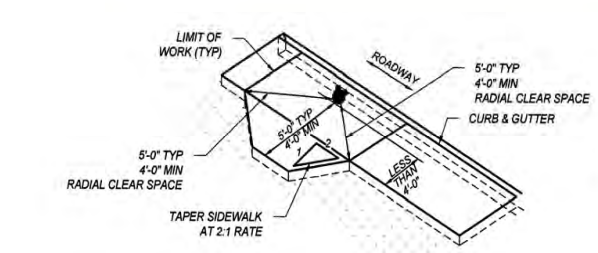


ALGEBRAIC DIFFERENCES BETWEEN ROADWAY SLOPE AND CURB RAMP SLOPE GREATER THAN 13.3% NOT PERMITTED.

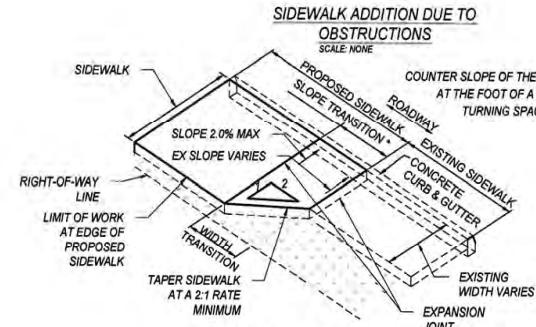


PROVIDE A 24" MIN TRANSITION STRIP IF ALGEBRAIC DIFFERENCES BETWEEN ROADWAY SLOPE AND CURB RAMP SLOPE ARE GREATER THAN 13.33% TRANSITION STRIP SLOPE NOT TO EXCEED 5.00%

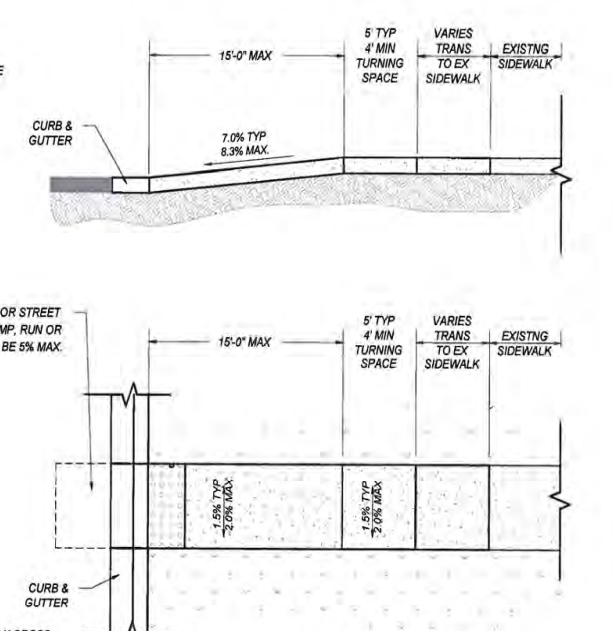
CHANGE OF GRADE LIMITATIONS
SCALE: NONE



SIDEWALK ADDITION DUE TO OBSTRUCTIONS
SCALE: NONE



TRANSITION TO EXISTING SIDEWALK DETAIL
SCALE: NONE



CURB RAMP TRANSITION TO EXISTING SIDEWALK DETAIL

MINIMUM SLOPE TRANSITION LENGTH BASED ON THE DIFFERENCE OF PROPOSED SIDEWALK CROSS SLOPE AND EXISTING SIDEWALK CROSS SLOPE AT THE LOCATION OF TIE IN. THIS MINIMUM LENGTH TO BE DETERMINED BY THE FOLLOWING FORMULA: DELTA % SLOPE X 0.5' OR MIN WIDTH OF 1 FT.

THE MINIMUM WIDTH TRANSITION SHALL BE CALCULATED USING THE FOLLOWING FORMULA:CHANGE IN WIDTH X 2.

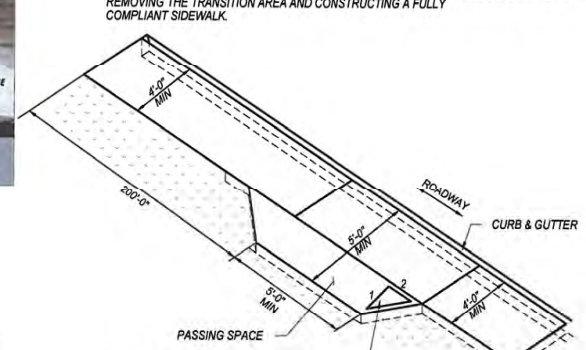
DEPENDING ON WHICH IS LONGEST, EITHER THE SLOPE TRANSITION OR WIDTH TRANSITION WILL CONTROL THE LENGTH OF SIDEWALK TRANSITION.

TRANSITION AREAS SERVE AS TEMPORARY CONNECTIONS OF THE PEDESTRIAN ACCESS ROUTE. FUTURE IMPROVEMENTS TO THE REMAINING PORTION OF EXISTING SIDEWALK SHALL INCLUDE REMOVING THE TRANSITION AREA AND CONSTRUCTING A FULLY COMPLIANT SIDEWALK.



RAMP CROSS SLOPE TRANSITION TO MATCH ROADWAY PROFILE SLOPE
* SLOPES SHOWN ARE FOR ILLUSTRATION ONLY.

NOTE:
1) CROSS SLOPE OF CURB RAMP AT PEDESTRIAN STREET CROSSING WITHOUT YIELD ON STOP CONTROL, AND AT MID BLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE ARE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE.
2) CROSS SLOPE IF CURB RAMP IS AT YIELD OR STOP CONTROL REQUIRES 2% MAX CROSS SLOPE AT CURB LINE



PASSING SPACE DETAIL
SCALE: NONE

1. WHERE THE CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES IS GREATER THAN 4ft AND LESS THAN 5ft, PASSING SPACES SHALL BE PROVIDED AT INTERVALS 200ft MAXIMUM.
2. PASSING SPACES ARE PERMITTED TO OVERLAP PEDESTRIAN ACCESS ROUTES.

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION

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NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

CURB RAMP AND SIDEWALK TRANSITION DETAILS

APPROVED ________ DESIGN ENGINEER 1-13-15 DATE

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file path DRAWING SCALE = NOT TO SCALE

SUMMARY
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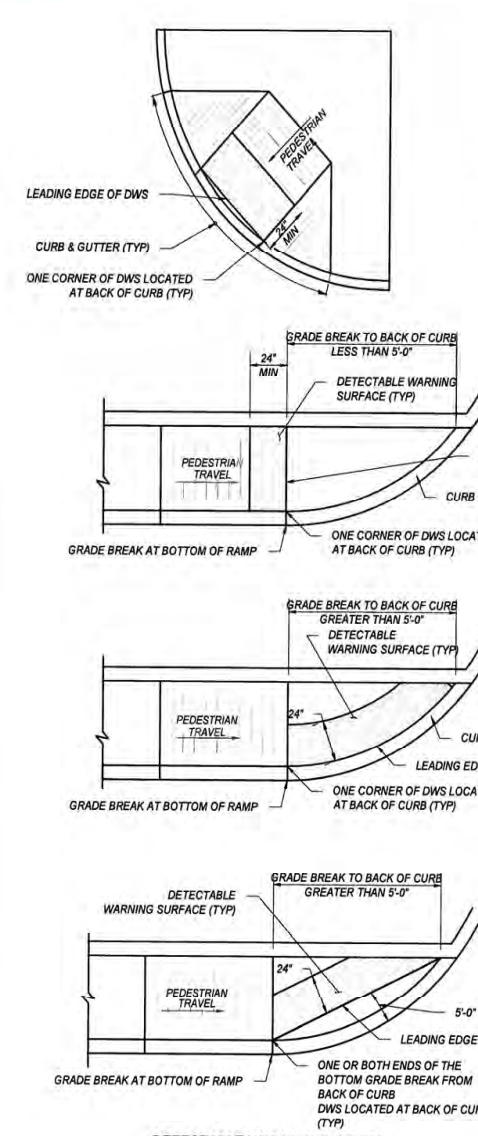
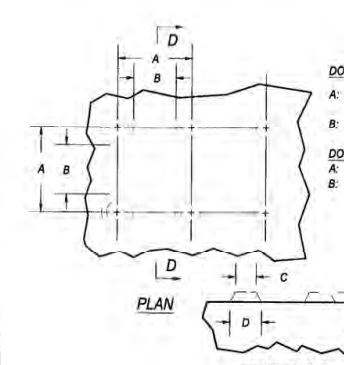


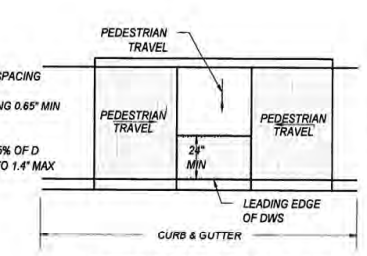
DETECTABLE WARNING SURFACE (DWS)ON CURVED SURFACES
SCALE: NONE



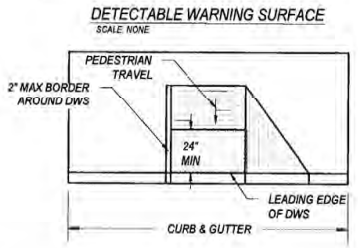
DOME SPACING
A: CENTER TO CENTER SPACING 1.6" MIN TO 2.4" MAX
B: BASE TO BASE SPACING 0.65" MIN

DOME SECTION
A: TOP DIAMETER 50%-65% OF D
B: BASE DIAMETER 0.9" TO 1.4" MAX

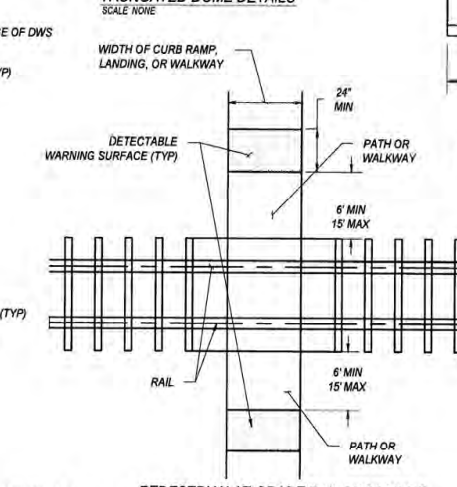
DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAILS
SCALE: NONE



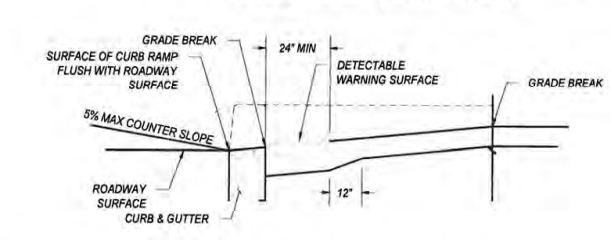
DETECTABLE WARNING SURFACE
SCALE: NONE



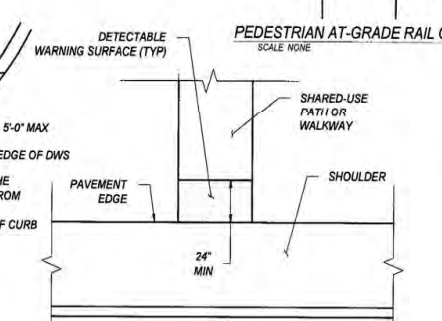
DETECTABLE WARNING SURFACE
SCALE: NONE



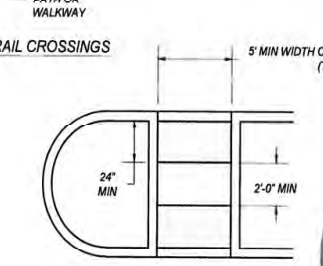
PEDESTRIAN AT-GRADE RAIL CROSSINGS
SCALE: NONE



DETECTABLE WARNING SURFACE
SCALE: NONE



SHARED-USE PATH CONNECTION
SCALE: NONE



MEDIAN CUT-THROUGH
SCALE: NONE

EXCEPTION: IF THE LENGTH BETWEEN TWO DWS SURFACE IS LESS THAN 2' THEN DETECTABLE WARNING SURFACE WILL NOT BE INSTALLED

DETECTABLE WARING SURFACE (DWS):

A STANDARDIZED TRUNCATED DOME GRID SURFACE BUILT IN OR APPLIED TO THE PEDESTRIAN ACCESS ROUTE TO WARN VISUALLY IMPAIRED PEOPLE OF HAZARDS. THE SURFACE IS PLACED WHERE DETECTABLE WARNING SURFACE (DWS): A STANDARDIZED TRUNCATED DOME GRID SURFACE BUILT IN OR APPLIED TO THE PEDESTRIAN ACCESS ROUTE TO WARN VISUALLY IMPAIRED PEOPLE OF HAZARDS. THE SURFACE IS PLACED WHERE PEDESTRIANS WILL ENCOUNTER THE PRESENCE OF HAZARDS IN THE LINE OF TRAVEL, SUCH AS THE EDGE OF ROADWAY AND AT-GRADE RAIL CROSSINGS, INDICATING THEY SHOULD STOP AND DETERMINE THE NATURE OF THE HAZARD BEFORE PROCEEDING.

LOCATION:

1. THE DETECTABLE WARNING SURFACE (DWS) SHALL BE 2.0 FT MINIMUM WIDTH AND EXTENDED THE FULL WIDTH OF THE CURB RAMP RUN, TURNING SPACE, BLENDED TRANSITION, AN EXCLUDING ANY THE FLARED SIDES
2. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED TO BE PERPENDICULAR TO THE GRADE BREAK AT THE BACK OF THE CURB.
3. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED TO BE PARALLEL TO THE DIRECTION OF TRAVEL.
4. IF CURB AND GUTTER ARE NOT PRESENT, SUCH AS A SHARED-USE PATH CONNECTION, THE DETECTABLE WARNING SURFACE SHALL BE PLACED AT THE PAVEMENT EDGE.
5. PEDESTRIAN REFUGE ISLANDS SHALL HAVE DETECTABLE WARNINGS. DETECTABLE WARNINGS AT CUT THROUGH ISLANDS SHALL BE SEPARATED BY A 24 INCH MINIMUM LENGTH OF THE WALKWAY WITHOUT MARKINGS.

EXCEPTION: DETECTABLE WARNINGS SHALL NOT BE REQUIRED ON CUT THROUGH ISLANDS WHERE THE CROSSING IS LESS THAN 6 FT IN THE DIRECTION OF PEDESTRIAN TRAVEL.

NOTES:

1. DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION OR RECONSTRUCTION OF STREETS, CURBS, OR SIDEWALKS BY ALL PUBLIC AGENCIES AND BY ALL PRIVATE ORGANIZATIONS CONSTRUCTING FACILITIES FOR PUBLIC USE.
2. DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR THE FULL WIDTH OF RAMP.
3. ALL PRODUCTS USED FOR DETECTABLE WARNING SURFACES SHALL BE ON THE DEPARTMENT'S APPROVED PRODUCT LIST.

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

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NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

DETECTABLE WARNING SURFACE

APPROVED ________ DESIGN ENGINEER 1-13-15 DATE

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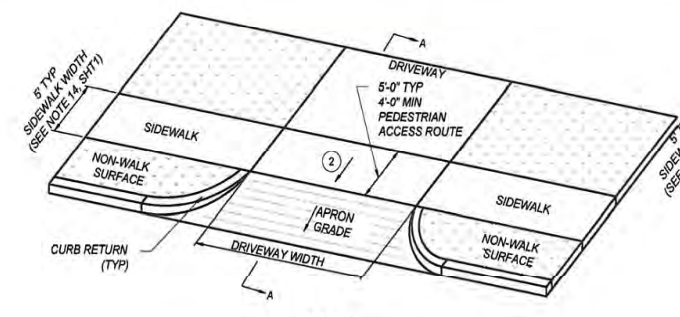
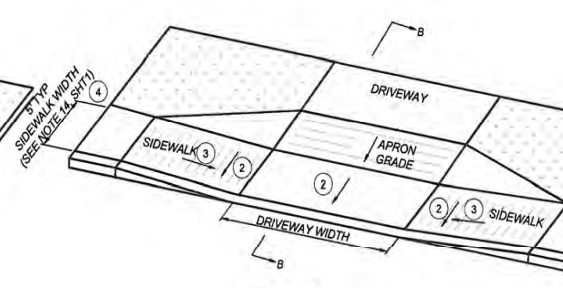
file path DRAWING SCALE = NOT TO SCALE

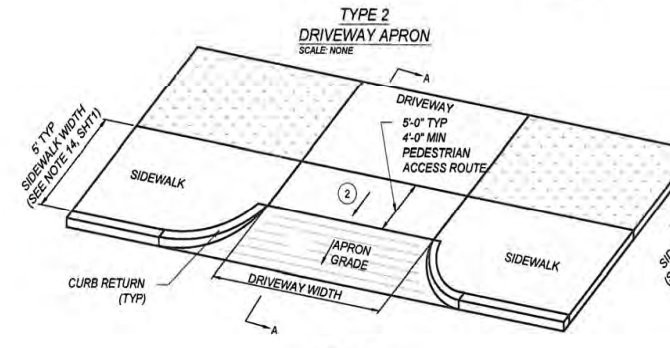
SUMMARY
FILENAME



TYPE 2
DRIVEWAY APRON
SCALE: NONE



TYPE 3A
DRIVEWAY APRON
SCALE: NONE



TYPE 2A
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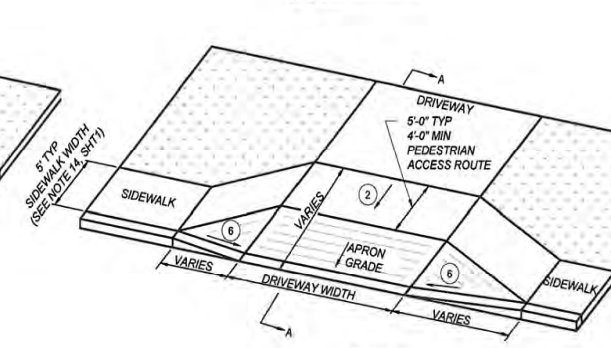
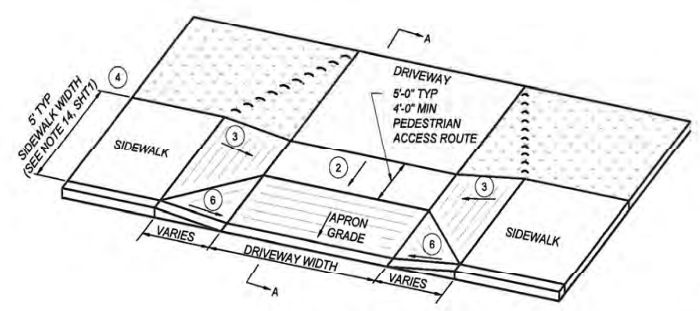
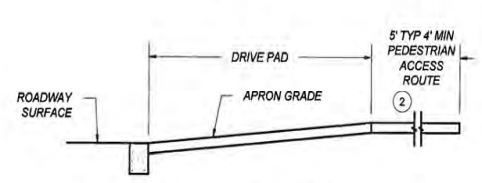


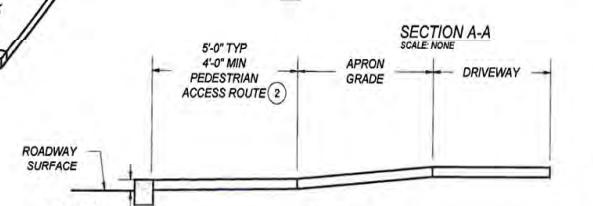
TYPE 2C
DRIVEWAY APRON
SCALE: NONE



TYPE 2B
DRIVEWAY APRON
SCALE: NONE



SECTION A-A
SCALE: NONE



SECTION B-B
SCALE: NONE

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.
C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

DRIVEWAY APRONS

APPROVED DESIGN ENGINEER 1-13-15 DATE

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file path
DRAWING SCALE = NOT TO SCALE

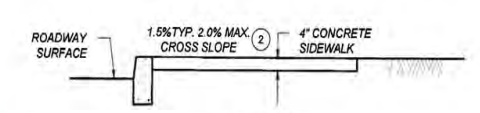
SUMMARY
FILENAME



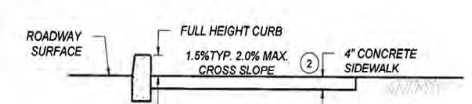
TYPE 5
MULTIPLE DRIVEWAYS
SCALE: NONE



TYPE 5A
MULTIPLE DRIVEWAYS
SCALE: NONE



SECTION A-A
SCALE: NONE



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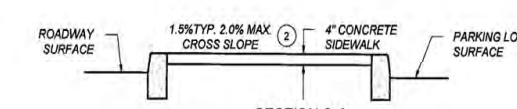
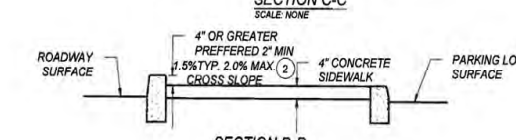
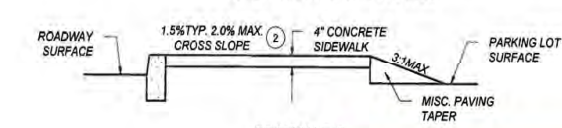


SECTION C-C
SCALE: NONE



SECTION D-D
SCALE: NONE



SECTION E-E
SCALE: NONE

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.
C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

DRIVEWAY APRONS

APPROVED DESIGN ENGINEER 1-13-15 DATE

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file path
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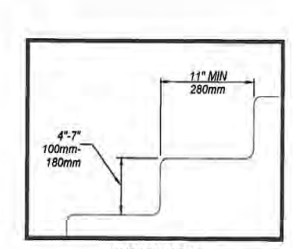
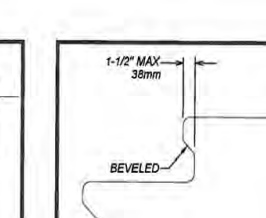
SUMMARY
FILENAME

STAIRWAY REQUIREMENTS

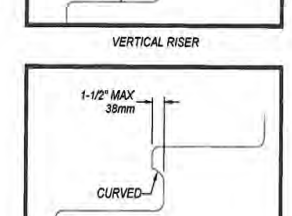
1. STAIRWAYS SHALL BE 4 FT WIDE MINIMUM BETWEEN HANDRAILS.
2. ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTH. RISERS SHALL BE 4 INCHES (100mm) HIGH MINIMUM AND 7 INCHES (180mm) MAXIMUM. TREADS SHALL BE 11 INCHES (280mm) DEEP MINIMUM MEASURED FROM RISER TO RISER.
3. OPEN RISERS SHALL NOT BE PERMITTED.
4. STAIR TREADS SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
5. THE RADIUS OF CURVATURE AT THE LENDING EDGE OF THE TREAD SHALL BE ½ INCH (13mm) MAXIMUM. NOSINGS THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LANDING EDGE CURVED OR BEVELED. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEGREES MAXIMUM FROM THE VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL BE 1 INCHES (38mm) MAXIMUM BEYOND THE TREAD BELOW.
6. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS.
7. OUTDOOR STAIRS AND OUTDOOR APPROACHES TO STAIRS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.



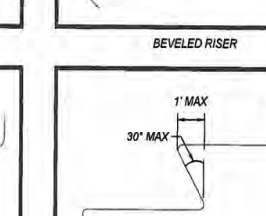
VERTICAL RISER



BEVELED RISER



CURVED RISER



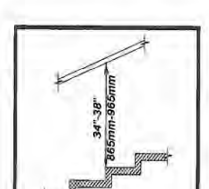
ANGLED RISER

HANDRAIL REQUIREMENTS

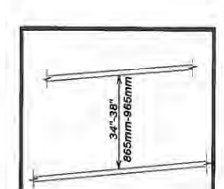
1. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.
2. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCH BACK OR DOGLEG STAIRS OR RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS.
3. TOP GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES (865mm) MINIMUM AND 38 INCHES (965mm) MAXIMUM VERTICALLY ABOVE STAIR NOSINGS AND RAMP SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE STAIR NOSINGS AND RAMP SURFACES.
4. CLEAR SPACE BETWEEN HANDRAIL AND WALL SHALL BE 1 INCH (38mm) MINIMUM
5. GRIPPING SURFACES SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NEW POSTS OTHER CONSTRUCTION ELEMENTS, OR OBSTRUCTIONS.
EXCEPTION:
HANDRAIL BRACKETS OR BALUSTERS ATTACHED TO THE BOTTOM SURFACE OF THE HANDRAIL SHALL NOT BE CONSIDERED OBSTRUCTIONS PROVIDED THEY COMPLY WITH THE FOLLOWING CRITERIA:

A. NOT MORE THAN 20 PERCENT OF THE HANDRAIL LENGTH IS OBSTRUCTED.
B. HORIZONTAL PROJECTIONS BEYOND THE SIDES OF THE HANDRAIL OCCUR 2 INCHES (64mm) MINIMUM BELOW THE BOTTOM OF THE HANDRAIL AND
C. EDGES HAVE 11 INCH (32MM) MINIMUM RADIUS.

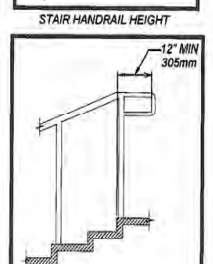
6. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OD 1-1/4" or 1.25" INCH (32mm) MINIMUM AND 2 INCH (51mm) MAXIMUM OR SHALL PROVIDE EQUIVALENT GRASPABILITY. EXCEPTION: HANDRAILS WITH OTHER SHAPES SHALL BE PERMITTED PROVIDED THEY HAVE A PERIMETER DIMENSION OF 4 INCH (100mm) MINIMUM AND A 6.25 INCH(160mm) MAXIMUM AND PROVIDED THEIR LARGEST CROSS SECTION DIMENSION IS 2.25 INCH (57mm) MAXIMUM.
7. HANDRAILS AND ANY WALL OR OTHER SURFACES ADJACENT TO THEM, SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE 1 INCH (32mm) MINIMUM RADIUS.
8. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
9. HANDRAILS FOR STAIRS AND RAMPS SHALL HAVE EXTENSIONS.
EXCEPTIONS:
A. EXTENSIONS ARE NOT REQUIRED FOR CONTINUOUS HANDRAILS AT THE INSIDE TURN OF STAIRS AND RAMPS
B. IN ALTERATIONS FULL EXTENSIONS OF HANDRAILS SHALL NOT BE REQUIRED WHERE SUCH EXTENSIONS WOULD BE HAZARDOUS OR IMPOSSIBLE DUE TO PLAN CONFIGURATION.
10. RAMP HANDRAILS SHALL EXTEND HORIZONTALLY 12 INCHES (305mm) MINIMUM BEYOND OF RAMP RUNS SUCH EXTENSION SHALL RETURN TO WALL GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.
11. AT THE TOP OF A STAIR FLIGHT HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES (305mm) MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. SUCH EXTENSIONS SHALL RETURN TO A WALL, OR THE WALKING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
12. AT THE BOTTOM OF THE STAIR FLIGHT HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO ON TREAD DEPTH BEYOND THE LAST RISER NOSING. EXTENSIONS SHALL RETURN TO A WELL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.



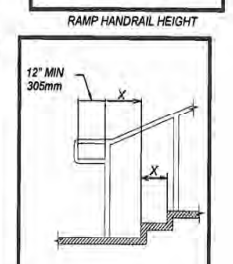
STAIR HANDRAIL HEIGHT



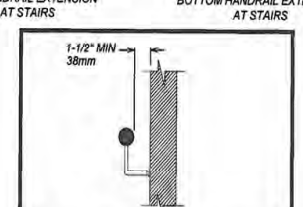
RAMP HANDRAIL HEIGHT



TOP HANDRAIL EXTENSION AT STAIRS



BOTTOM HANDRAIL EXTENSION AT STAIRS



HANDRAIL CLEARANCE

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

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REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

PEDESTRIAN ACCESS DETAILS STAIRWAY AND HANDRAILS

APPROVED DESIGN ENGINEER 1-13-15 DATE

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file path
DRAWING SCALE = NOT TO SCALE

SUMMARY
FILENAME

ACCESSIBLE ROUTES:

ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE OR FACILITY

ACCESSIBLE PARKING REQUIREMENTS:

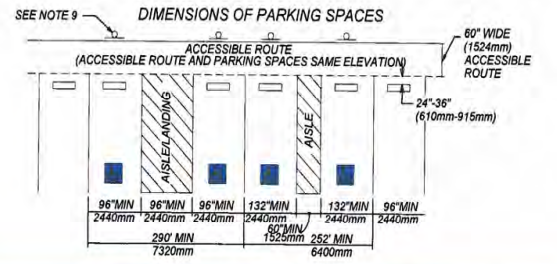
1. EACH FACILITY SHALL PROVIDE ACCESSIBLE PARKING SPACES IN COMPLIANCE WITH THE FOLLOWING TABLE:

NUMBER OF ACCESSIBLE PARKING SPACES

TOTAL PARKING SPACES	TOTAL REQUIRED ACCESSIBLE PARKING SPACES	NUMBER REQUIRED TO BE VAN ACCESSIBLE
1-25	1	1
26-35	2	1
36-50	3	1
51-100	4	1
101-300	8	2
301-500	12	2
501-800	16	3
801-1000	20	4
OVER 1,000	20 SPACES PLUS 1 SPACE FOR EVERY 100 SPACES, OR FRACTION THEREOF, OVER 1,000	1 OF EVERY 6 ACCESSIBLE PARKING SPACES, OR FRACTION THEREOF

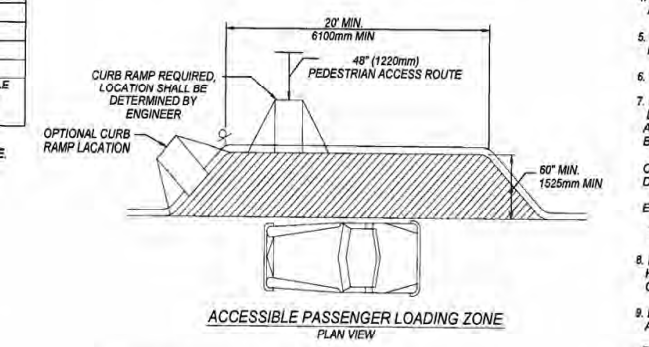
2. CAR SPACES SHALL BE 96 INCHES (2440 mm) WIDE MINIMUM AND VAN PARKING SPACES SHALL BE 132 INCHES AND SHALL HAVE AN ADJACENT ACCESS AISLE.
3. ACCESS AISLES SERVING PARKING SPACES SHALL CONNECT TO THE BUILDING OR FACILITY ENTRANCE BY AN ACCESSIBLE SIDEWALK. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE. THE VAN ACCESS AISLE IS PREFERRED TO BE AT THE RIGHT SIDE (PASSENGER SIDE) OF THE PARKING SPACE. (AN ACCESSIBLE SIDEWALK IS 60 INCHES (1525mm) MINIMUM CLEAR WIDTH, 50:1 MAXIMUM CROSS SLOPE WITH A RUNNING SLOPE OF 20:1 MAXIMUM OR THE RUNNING SLOPE MAY FOLLOW THE ADJACENT ROAD PROFILE GRADE.) PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE MINIMUM 48 INCH CLEAR WIDTH OF AN ACCESSIBLE ROUTE.
4. ACCESS AISLES SERVING CAR PARKING SPACES SHALL BE 60 INCHES (1525mm) WIDE MINIMUM. ACCESS AISLES SERVING VAN PARKING SPACES SHALL BE 96 INCHES (2440mm) WIDE MINIMUM.
5. ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACES THEY SERVE.
6. PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 50:1. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.
7. PARKING SPACES FOR VANS SHALL HAVE A VERTICAL CLEARANCE OF 98 INCHES (2490mm) MINIMUM AT THE SPACE AND ALONG THE VEHICULAR ROUTE THERETO.
8. EACH ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN ON A POST. SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE CLEARANCE TO THE BOTTOM OF THE SIGN (R7-8) SHALL BE AT LEAST 7 FEET (2100mm), LOCATED AT THE HEAD OF THE PARKING SPACE. VAN ACCESSIBLE PARKING SPACES SHALL HAVE AN ADDITIONAL SIGN (R7-8A) MOUNTED BELOW THE INTERNATIONAL SYMBOL OF ACCESS IDENTIFYING THE SPACE AS "VAN ACCESSIBLE." SIGNS MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING.
9. PARKING SPACE AND ACCESS AISLES SHALL HAVE OSHA SAFETY BLUE STRIPING. STRIPING SHALL BE 4 INCHES (100mm) WIDE. ACCESS AISLES STRIPING SHALL BE 30 INCHES (760mm) ON CENTER ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTER OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLES REAR TIRES WOULD BE PLACED.
10. EACH ACCESSIBLE PARKING SPACE SHALL INCLUDE, CENTERED AT THE FOOT, A PAVEMENT MARKING OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY TO BE CLEARLY VISIBLE WHEN THE SPACE IS OCCUPIED.

DIMENSIONS OF PARKING SPACES



ACCESSIBLE PASSENGER LOADING ZONE REQUIREMENTS:

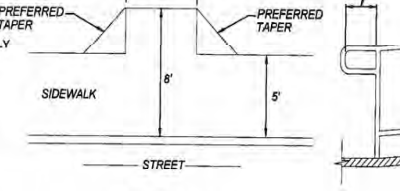
1. PASSENGER LOADING ZONES SHALL PROVIDE A 60 INCH (1525mm) WIDE ACCESS AISLE ADJACENT AND PARALLEL TO A VEHICLE PULL-UP SPACE. ACCESS AISLES SHALL BE 20 FEET (6100mm) LONG MINIMUM.
2. ACCESS AISLES SHALL BE PART OF THE ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE, AND MARKED TO DISCOURAGE PARKING.
3. VEHICLE PULL-UP SPACES IN PASSENGER LOADING ZONES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 50:1. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE.
4. VERTICAL CLEARANCE OF 114 INCHES (2895mm) MINIMUM SHALL BE PROVIDED AT PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES.
5. EACH ACCESSIBLE PASSENGER LOADING ZONE SHALL BE IDENTIFIED BY A SIGN ON A POST. SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.



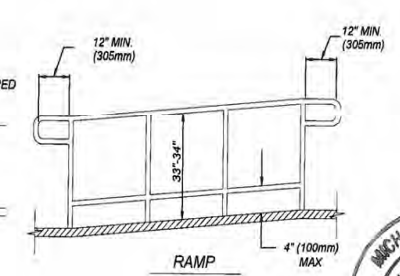
ACCESSIBLE PASSENGER LOADING ZONE
PLAN VIEW

TRANSIT STOP REQUIREMENTS

1. TRANSIT STOPS SHOULD BE LOCATED SO THAT THERE IS A LEVEL AND STABLE SURFACE FOR BOARDING VEHICLES.
2. LOCATING TRANSIT STOPS AT SIGNALIZED INTERSECTIONS INCREASE THE USABILITY FOR PEDESTRIANS WITH DISABILITIES.
3. WHERE SECURITY BOLLARDS ARE INSTALLED AT TRANSIT STOPS, THEY MUST NOT OBSTRUCT THE CLEAR SPACE AT BOARDING AND ALIGHTING AREAS OR REDUCE THE REQUIRED CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES.
4. TRANSIT STOPS SHALL COMPLY WITH PROWAG SECTION R 308 TRANSIT STOPS AND TRANSIT SHELTERS.



TRANSIT STOP
PLAN VIEW



RAMP

RAMP REQUIREMENTS:

1. RAMP RUNS SHALL HAVE A RUNNING SLOPE GREATER THAN 1:20 AND NOT STEEPER THAN 1:12. THE EXCEPTION SHALL REMAIN AS SHOWN, INCLUDING THE TABLE FOR EXISTING BUILDINGS AND FACILITIES.
2. RAMP PUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 12:1. EXCEPTION: RAMPS IN OR ON EXISTING BUILDINGS OR FACILITIES SHALL BE PERMITTED TO HAVE SLOPES STEEPER THAN 12:1 AND SHALL COMPLY WITH THE FOLLOWING TABLE WHERE SUCH SLOPES STEEPER THAN 8:1 SHALL NOT BE PERMITTED.

TABLE FOR EXISTING SITES, BUILDINGS AND FACILITIES

SLOPE	MAXIMUM RISE
STEEPER THAN 10:1 BUT NOT STEEPER THAN 8:1	3 INCHES (75mm)
STEEPER THAN 12:1 BUT NOT STEEPER THAN 10:1	6 INCHES (150mm)

3. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 50:1.
4. FLOOR OR GROUND SURFACES OF RAMP RUN SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
5. THE CLEAR WIDTH OF A RAMP RUN SHALL BE 48 INCHES (915mm) MINIMUM MEASURED BETWEEN HANDRAILS.
6. THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES (760mm) MAXIMUM.
7. RAMPS SHALL HAVE LANDINGS AT THE BOTTOM AND TOP OF EACH RUN. LANDINGS SHALL COMPLY WITH THE FOLLOWING:
A. LANDINGS SHALL HAVE A SOPE NOT STEEPER THAN 50:1.
B. CLEAR WIDTH OF LANDINGS SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.
C. LANDING LENGTH SHALL BE 60 INCHES (1525mm) MINIMUM CLEAR.
D. RAMPS THAT CHANGE DIRECTION AT LANDINGS SHALL HAVE A 60 INCH BY 60 INCH (1525mm) MINIMUM LANDING.
E. WHERE DOORWAYS ARE ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES SHALL COMPLY WITH **2010 AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN** (2010 ADA) SECTION 404.
8. RAMPS WITH A RISE GREATER THAN 6 INCHES (150mm) SHALL HAVE HANDRAILS. HANDRAILS SHALL NOT REDUCE THE REQUIRED CLEARANCES OF A RAMP RUN OR LANDINGS.
9. EDGE PROTECTION SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS.

EXCEPTIONS:
A. RAMPS NOT REQUIRED TO HAVE HANDRAILS WHERE SIDE FLARES ARE PROVIDED.
B. SIDES OF RAMP LANDINGS SERVING AN ADJOINING RAMP RUN OR STAIRWAY.
C. SIDES OF RAMP TURN SPACE HAVING A VERTICAL DROP-OFF OF 1/2 INCH (13mm) MAXIMUM WITHIN 10 INCHES (255mm) HORIZONTALLY OF THE MINIMUM LANDING AREA.

10. EDGE PROTECTION MAY BE PROVIDED BY EXTENDING A FLOOR OR GROUND SURFACE, OF THE RAMP RUN OR LANDING, 12 INCHES (305mm) MINIMUM BEYOND THE INSIDE FACE OF A HANDRAIL OR AN EDGE PROTECTION CURB OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4-INCH (100mm) DIAMETER SPHERE BELOW A HEIGHT OF 4 INCHES (100mm).
11. OUTDOOR RAMPS AND APPROACHES TO RAMPS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

PEDESTRIAN ACCESS DETAILS PARKING AND PASSENGER LOADING ZONES

APPROVED DESIGN ENGINEER 1-13-15 DATE

608-001-12 608- 12 of 12

file path
DRAWING SCALE = NOT TO SCALE

February 03, 2022
Planning Commission

Case #21-4353. Monte Sereno Final Subdivision for Phase 4.

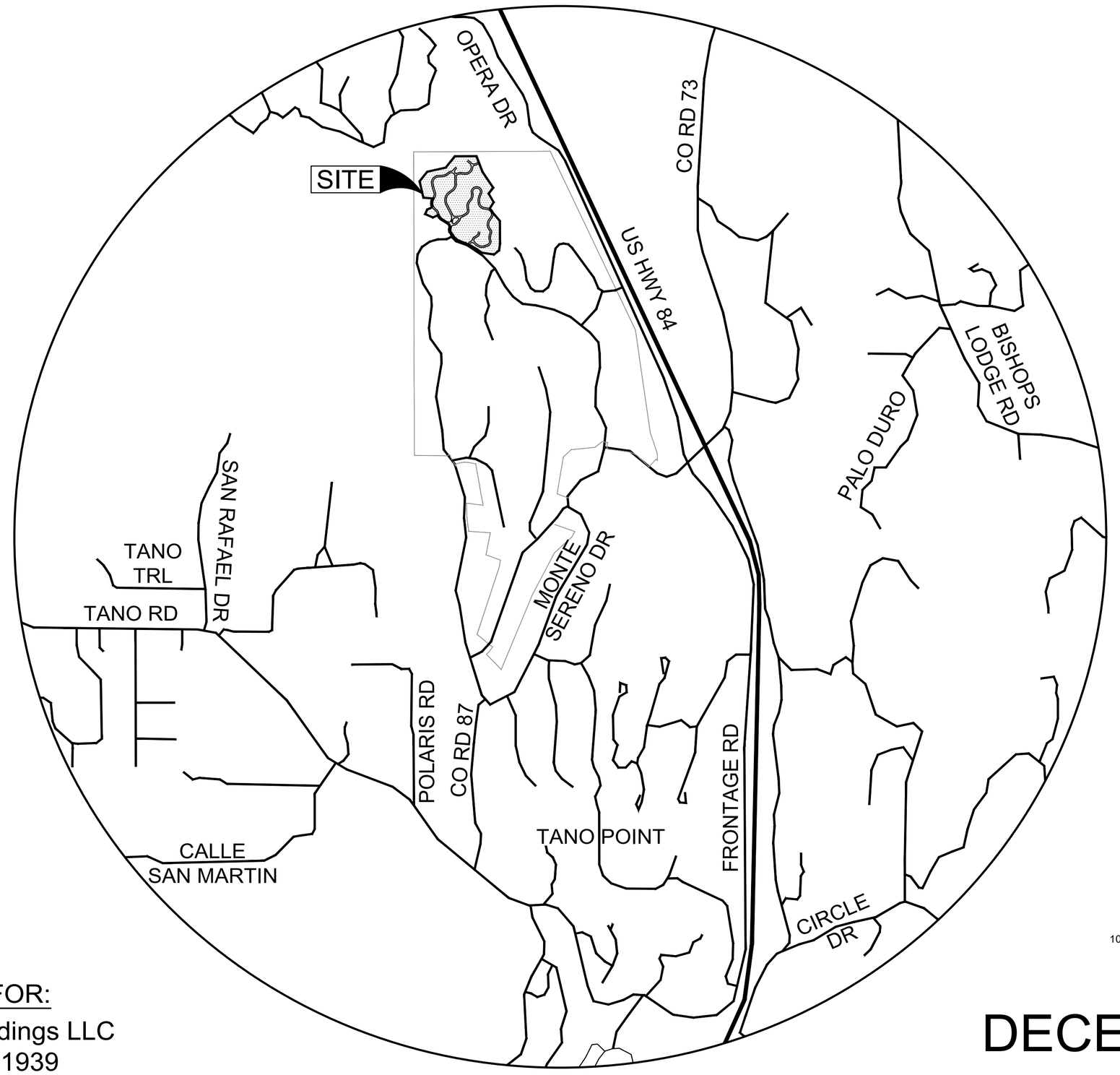
EXHIBIT E

Applicant Submittals

FINAL SUBDIVISION

PLAT SUBMITTAL FOR

THE RESORT AT MONTE SERENO



PREPARED FOR:

21 Club Holdings LLC
P.O. Box 31939
Santa Fe, NM 87594-3193

DECEMBER
2021

CITY OF SANTA FE, NEW MEXICO

SECTION 36, T18N, R09E

CASE #s 2021-3800
& 2021-3801

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BUILDING PERMIT No's: (GRADING)_____ (LANDSCAPE/UTILITIES)_____

INFRASTRUCTURE CONSTRUCTION ADDRESS_____

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, UNDERSIGNED, BEING A PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE RECORD INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND VISUAL INSPECTIONS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION.

I FURTHER CERTIFY THAT THE RECORD CONDITION OF THE SITE AS OF _____ IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN PREPARED BY _____, DATED _____.

_____
PRINTED NAME, NMPE NO._____, DATE_____.

PROPERTY DEVELOPMENT MUST COMPLY WITH SECTION 14-8.12 (RELOCATION OF GUNNISON'S PRAIRIE DOGS.)

CITY OF SANTA FE DRAINAGE NOTES:

1. SUBJECT TO THE APPROVAL OF CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF, STORM DRAINAGE AND EROSION/SEDIMENT CONTROL IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION WITH THE CONSTRUCTION OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
2. MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER. THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PROJECT WAS BUILT IN ACCORDANCE WITH THE SPECIFICATIONS AND THAT THESE RECORD DRAWINGS ARE TRUE AND CORRECT TO THE BEST OF MY BELIEF.

_____
ERIC A. CORNELIUS, N.M.P.E. NO. 22790
SANTA FE ENGINEERING CONSULTANTS, LLC.

monte sereno

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, NEW MEXICO

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

REV.	SHEETS	CITY ENGR.	DATE	REV.	SHEETS	CITY ENGR.	DATE
APPROVAL OF REVISIONS							

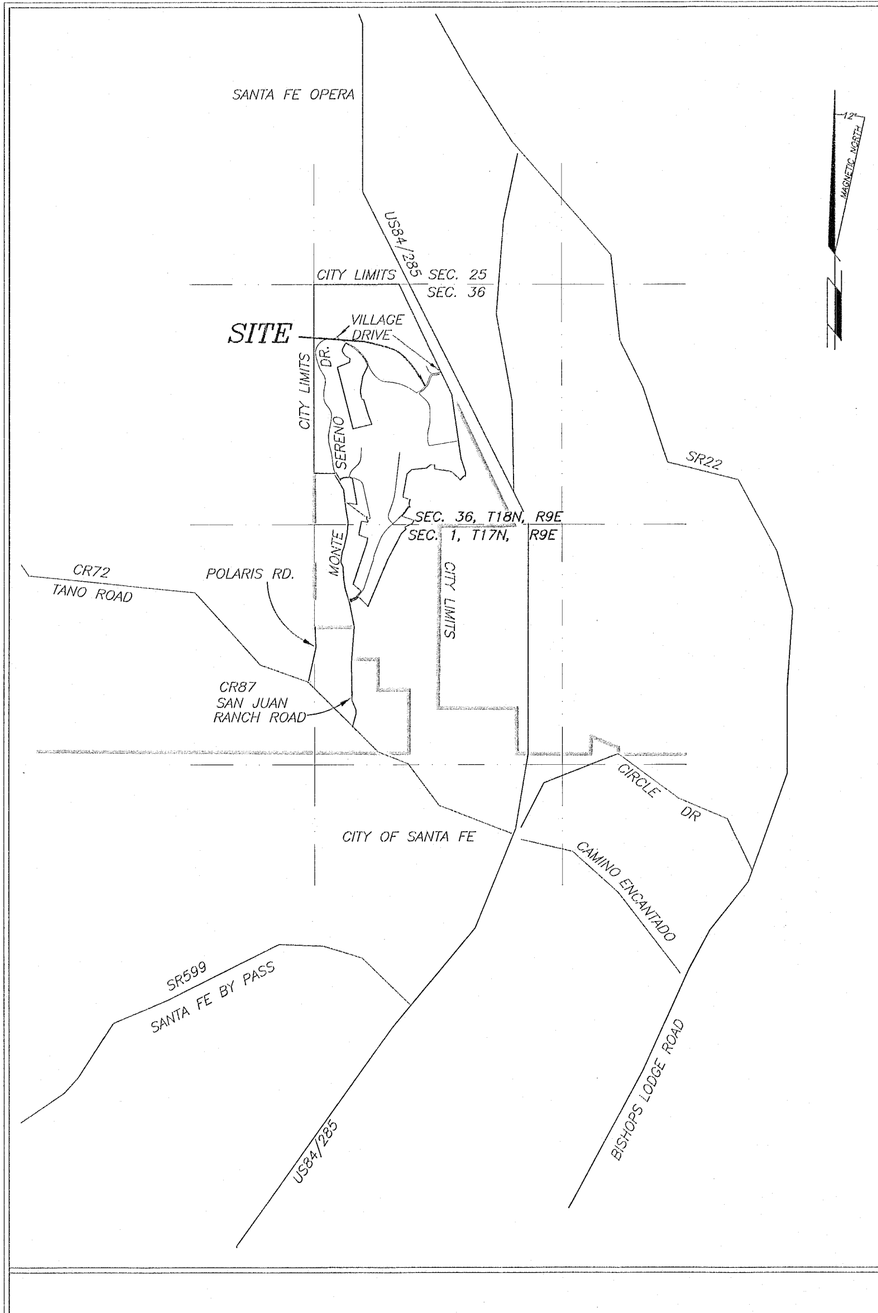
CITY OF SANTA FE

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

COVER SHEET AND INDEX OF SHEETS

SHEET G-100



REPLAT OF THE COMPOUND PHASE 2 AT MONTE SERENO PHASE 3

SHOWING THE ADJUSTMENT OF THE PHASE 3 BOUNDARY AND LOT LINES WITHIN THE COMPOUND PHASE 2 LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

PURPOSE STATEMENT: PHASE 4, AMENDMENT #3

- LOTS 8 THROUGH 12, 17 AND 18 ARE APPROVED RESIDENTIAL LOTS OF "THE COMPOUND PHASE 2, AT MONTE SERENO", CASE #2017-68 RECORDED AS INST. #1855717 ON THE 24TH DAY OF APRIL, 2018 IN PLAT BOOK 833, PAGES 14-18 AND AMENDED AND RE-RECORDED AS INST. #1858473 ON THE 25TH DAY OF MAY, 2018 IN PLAT BOOK 834 PAGES 44-48. THIS PLAT ADJUSTS THE INTERIOR BOUNDARIES OF THESE LOTS AND THE EXTERIOR BOUNDARY OF THE NORTHWEST CORNER OF LOT 8, ADDING 1,146 SQ.FT.± OF TRACT M, A RESULTANT PORTION DUE TO THE RELOCATION OF THE R/W BY PLAT 850/03-07.
- TRACT F1 IS AN APPROVED OPEN SPACE TRACT IN PHASE 4 PURSUANT TO P&DR CASE#S 2006-17 AT THEIR MEETING OF JULY 6TH 2006. THIS PLAT ADJUSTS THE BOUNDARY OF PHASE 3 AND 4, MOVING TRACT F1 INTO PHASE 3 AND DEDICATING IT AS PUBLIC OPEN SPACE.
- LOTS 8 THROUGH 10, 17 AND 18 WILL HAVE INDIVIDUAL DRIVEWAYS FROM MONTE SERENO DRIVE. LOTS 11 AND 12 WILL BE ACCESSED BY A SHARED PRIVATE ACCESS FROM MONTE SERENO DRIVE.

REFERENCE DOCUMENTS

1. THE COMPOUND PHASE 2 AT MONTE SERENO, A REPLAT OF MONTE SERENO PHASE 3, RECORDED AS INST. #1855717 IN BOOK 833 PAGES 14-18, AMENDED AND RE-RECORDED AS #1858473 IN BOOK 834 PAGES 44-48.
2. MONTE SERENO PHASE 4 AMENDMENT #2, PHASE 4C, A SUB-PHASE OF MONTE SERENO PHASE 4 PREPARED BY DIEGO J. SISNEROS NMPLS #13986 RECORDED AS BOOK 855 PAGE 35-38.
3. ALTA/ACSM LAND TITLE SURVEY PREPARED BY DIEGO J. SISNEROS NMPLS #13986 RECORDED AS INST.#1779254 PLAT BOOK 794 PAGE 40-41.
4. REVISED ANNEXATION PLAT PREPARED FOR TANO SANTA FE PARTNERS, RECORDED IN BOOK 303, PAGE 021.
5. WARRANTY DEED 665/904-906.

ALL RECORDED PLATS AND DEEDS REFERENCED ON THE FACE OF THIS PLAT.

FLOOD ZONE:

THE SURVEYED TRACTS LIE WITHIN OTHER AREAS "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FIRM MAP No. 35049C0405D, EFFECTIVE 6/17/2008(THIS MAP WAS NOT UPDATED IN 2012).

CITY OF SANTA FE APPROVAL CASE #2021-3436

8787609

CITY ENGINEER FOR LAND USE — DATE 5/18/21

CITY PLANNER — DATE 5/19/21

NOTES:

1. EACH LOT SHALL BE SERVICED BY SEPARATE SEWER AND WATER SERVICES.
2. THE LOTS SHOWN HEREON ARE SUBJECT TO THE TERMS AND PROVISIONS OF THAT CERTAIN FIRST SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ASSESSMENTS, CHARGES, LIENS, AND EASEMENTS FOR INCLUSION OF ADDITIONAL LAND WITHIN THE DECLARATION AS LOTS 8-12, 17, 18 AND 214 IN PHASE 2 OF THE COMPOUND PHASE 2 AT MONTE SERENO RECORDED AS INST.#1865181.
3. STORM WATER DETENTION: "ON LOT AND/OR CENTRALIZED PONDING" IS REQUIRED TO MITIGATE INCREASED STORM WATER RUN-OFF FROM LOT DEVELOPMENT. INCREASED STORM WATER RUN-OFF FROM ROADS IS TO BE HANDLED BY CENTRALIZED PONDS.
4. NO WALLS FENCES OR OTHER STRUCTURES THAT WOULD IMPEDE DRAINAGE FLOW SHALL BE PLACED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.
5. PERMANENT TRAFFIC CONTROL: SIGNS SHALL BE INSTALLED BY THE DEVELOPER AT THEIR EXPENSE.
6. BUILDING SITES HAVE BEEN DELINEATED ON EACH LOT. ALL CONSTRUCTION OF RESIDENCES OR OTHER BUILDINGS MUST OCCUR WITHIN THESE BUILDING SITES.
7. HOMES IN MONTE SERENO WILL BE REQUIRED TO INSTALL AUTOMATIC FIRE SUPPRESSION SYSTEMS IF THE FOLLOWING OCCURS: 1) THE DRIVEWAY BETWEEN THE PUBLIC ROAD AND THE HOME EXCEEDS 10% IN GRADE AND 150' IN LENGTH, OR 2) THE PUBLIC ROAD GRADE EXCEEDS 10% AND ACCESS TO THE HOME REQUIRES USING A SECTION OF THE ROADWAY THAT EXCEEDS 10% GRADE. THERE ARE PUBLIC ROAD GRADES EXCEEDING 10% IN PHASE 3.
8. FENCES AND/OR WALLS SHALL NOT BE CONSTRUCTED WITHIN PUBLIC UTILITY EASEMENTS.
9. BUILDING SETBACKS: FRONT YARD 10' (20' FACE OF GARAGE), 5' SIDE YARD, 10' REAR YARD. THE PRRC ZONING ALLOWS ESTABLISHING BUILDING SETBACKS OR AS PER CITY APPROVED BUILDING SITES, "WHICHEVER IS MORE RESTRICTIVE(NOTE #6).
10. THE PLANNING COMMISSION ON 1/05/06 GRANTED VARIANCES FOR; 1) DISTURBANCE OF 30% SLOPED LAND FOR ROAD 2) THE HEIGHT OF CUT AND FILL SLOPES IN EXCESS OF TERRAIN MANAGEMENT STANDARDS FOR ROAD CONSTRUCTION. 3) CURRENT LANDSCAPE ORDINANCE 14-8.4G2 TO PERMIT THE INSTALLATION OF NATIVE TREES AND SHRUBS IN PLACE OF STREET TREES. 4) DRIVEWAYS ON THE FOLLOWING LOTS: 127,139,142,145,153,154,158,160,163,164,179,180,184,185,188,209 TO DISTURB 30% SLOPE IN EXCESS OF 1000 SQ.FT., AND ALSO TO EXCEED CUTS AND FILLS IN EXCESS OF TERRAIN MANAGEMENT STANDARDS.
11. A CONTRIBUTION OF $17,000 FROM MONTE SERENO IS REQUIRED BY THE CITY OF SANTA FE FOR TRAFFIC MITIGATION AT THE RIDGE TOP INTERCHANGE WITH HIGHWAY 599. THE AMOUNT WAS ESTABLISHED BASED ON A PROJECTION OF TRAFFIC FROM THE 275 SINGLE FAMILY LOTS. THE CONTRIBUTION IS TO BE PAID AT THE RATE OF $62 PER PLATTED LOT. PRIOR TO PLAT RECORDING, DEVELOPER SHALL PROVIDE PROOF OF PAYMENT TO THE LAS ESTRELLAS MASTER ASSOCIATION, INC. IN THE AMOUNT OF $0.
12. THERE ARE NO BUILDING SITES LOCATED IN THE ESCARPMENT DISTRICT.
13. AS PER THE TERMS OF THE ANNEXATION AND DEVELOPMENT AGREEMENT, A FEE OF 2% OF THE GROSS SALES PRICE OF EACH RESIDENTIAL LOT SHALL BE PAID TO THE CITY OF SANTA FE AT THE TIME OF APPLICATION FOR A BUILDING PERMIT BY EACH OWNER AS AN AFFORDABLE HOUSING DEVELOPMENT FEE AND A FEE OF 1% OF THE GROSS SALES PRICE OF EACH RESIDENTIAL LOT SHALL BE PAID TO THE CITY BY THE DEVELOPER AT THE TIME OF CLOSING OF EACH LOT AS A BUSINESS/CRAFTS INCUBATOR FEE.
14. INDIVIDUAL LOT IMPROVEMENT WILL BE SUBJECT TO C.O.S.F. ORDINANCE No. 2009-38 (WATER REQUIREMENTS ORDINANCE) AND RESOLUTION No. 2010-20 (ADMINISTRATIVE PROCEDURES FOR WATER DEMAND OFFSET REQUIREMENTS).
15. PROPERTY DEVELOPMENT IS GOVERNED BY THE ANNEXATION AND DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE CITY OF SANTA FE AND TANO SANTA FE PARTNERS, DATED 5/5/1993, AS AMENDED. PURSUANT TO THE ANNEXATION AND DEVELOPMENT AGREEMENT, PROPERTY DEVELOPMENT IS GOVERNED BY THE CITY ORDINANCES, REGULATIONS, AND SPECIFICATIONS IN EFFECT ON APRIL 1, 1990.
16. DRAINAGE EASEMENT (DE) LOCATIONS SHOWN WERE DETERMINED FROM MAPPING AND MAPPING INTERPRETATION DONE BY OTHERS. THE DIMENSIONS SHOWN ARE FOR GENERAL IDENTIFICATION ONLY, THE TRUE LOCATION OF THE DE'S ARE TO BE DETERMINED BY THE PHYSICAL LOCATION OF THE IDENTIFIED DRAINAGE.

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE RE-PLATTED, THOSE LANDS SHOWN HEREON AND THE LOT LINES AND EASEMENTS WITHIN THE COMPOUND PHASE 2 AT MONTE SERENO, AS SHOWN ON PLAT RECORDED AS INST. #1855717 ON THE 24TH DAY OF APRIL, 2018 IN PLAT BOOK 833, PAGES 14-18 AND AMENDED AND RE-RECORDED AS INST. #1858473 ON THE 25TH DAY OF MAY, 2018 IN PLAT BOOK 834 PAGES 44-48, ARE VACATED AND SUPERCEDED BY THE LOT LINES AND EASEMENTS AS SHOWN HEREON. THIS SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S).

DRAINAGE EASEMENTS ARE GRANTED FOR MITIGATION OF STORM WATERS, MAINTENANCE IS THE RESPONSIBILITY OF THE H.O.A. FOR PHASE 3.

TRACT F1 IS HEREBY DEDICATED TO THE CITY OF SANTA FE AS OPEN SPACE, TO BE MAINTAINED IN ITS NATURAL/EXISTING STATE BY THE MONTE SERENO HOMEOWNERS ASSOCIATION. THIS OPEN SPACE IS SUBJECT TO A FLOATING EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A PRIVATE NON-MOTORIZED PEDESTRIAN TRAIL TO BE MAINTAINED BY THE MONTE SERENO HOMEOWNERS ASSOCIATION.

ACCESS THROUGH TRACT F1 IS HEREBY GRANTED OVER AN EXISTING PUBLIC SANITARY SEWER EASEMENT TO PROVIDE INGRESS/EGRESS TO LOT 8.

THE 15' WIDE TRAIL EASEMENT AS SHOWN ON LOTS 8 THROUGH 11 IS FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A PRIVATE NON-MOTORIZED PEDESTRIAN TRAIL. MAINTENANCE WILL BE THE RESPONSIBILITY OF THE MONTE SERENO HOMEOWNERS ASSOCIATION FOR PHASE 3.

PRIVATE ACCESS EASEMENTS ARE GRANTED FOR THE SHARED USE OF LOTS 9 AND 10. MAINTENANCE WILL BE THE RESPONSIBILITY OF THE USING LOT OWNERS. THIS EASEMENT IS SUBJECT TO PUBLIC UTILITY & DRAINAGE EASEMENTS.

TRACT 1 IS RETAINED BY 21 CLUB HOLDINGS LLC. WITH PRIVATE ACCESS FOR THE BENEFIT OF LOTS 11 & 12. MAINTENANCE WILL BE THE RESPONSIBILITY OF THE USING LOT OWNERS. THIS EASEMENT IS SUBJECT TO PUBLIC UTILITY, DRAINAGE EASEMENTS AND EMERGENCY TURNAROUND.

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE FOR NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

"QWEST CORPORATION D/B/A CENTURYLINK QC" FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRICAL TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS; NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS SHALL BE BINDING UPON THE UNDERSIGNED AND THEIR SUCCESSORS AND ASSIGNS

THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS PLAT CONTAINS 110.89 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

STORMWATER AGREEMENT:

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY OWNERS, THE MONTE SERENO HOMEOWNERS ASSOCIATION AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

OWNER: 21 CLUB HOLDINGS LLC.

ALFRED S. LILLY, DIRECTOR

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FORGOING INSTRUMENT WAS SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME BY ALFRED S. LILLY, DIRECTOR OF 21 CLUB HOLDINGS LLC. THIS 10 DAY OF MAY , 2021.

NOTARY PUBLIC — MY COMMISSION EXPIRES 12/16/23

OFFICIAL SEAL
ANNA M. BOHANNON
Notary Public
State of New Mexico
My Comm. Expires 12/16/23

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 23rd DAY OF DEC., 2020 TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

DIEGO J. SISNEROS, N.M.P.L.S. 13986 4/13/2021

DIEGO J. SISNEROS NEW MEXICO 13986 REGISTERED PROFESSIONAL SURVEYOR

UTILITY COMPANIES

David R Aitken — 5/5/2021
COMCAST — DATE

IN APPROVING THIS PLAT, PNM PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION d/b/a CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND QWEST DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

— 4/27/2021
PNM ELECTRIC SERVICE — DATE

Melissa Gaudet — 5-10-2021
NM GAS COMPANY — DATE

Qwest Corporation, d/b/a CenturyLink QC DISCLAIMER.

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

Doug Dale — 5/5/2021
Qwest Corporation d/b/a CenturyLink QC — DATE

COUNTY ACKNOWLEDGEMENT

— May 11, 21
SANTA FE COUNTY TREASURER — DATE

Inst # 1953714
COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 20 day of May, 2021 A.D. at 1:25 o'clock P M, and was duly recorded in book 818, page(s) 9-16 of the records of Santa Fe County.

Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe County, N.M.

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

OWNERS: 21 CLUB HOLDINGS LLC
UPC LOT 8: 1-054-103-242-296
UPC LOT 9: 1-054-103-267-276
UPC LOT 10: 1-054-103-273-253
UPC LOT 11: 1-054-103-288-221
UPC LOT 12: 1-054-103-276-201
UPC LOT 17: 1-054-103-256-185
UPC LOT 18: 1-054-103-256-212
UPC TRACT F2: 1-054-103-266-312
PLSS DESIGNATION: SECTION 1, T17N, R9E, NMPM, & SECTION 36, T18N, R9E, NMPM
CITY & COUNTY: SANTA FE
STATE: NEW MEXICO

SHEET 1 OF 4

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, STE. A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10025RPLT DATE: 4/12/2021

PHASE 4C PLAT
855/35-38

WELSH FAMILY LIMITED PARTNERSHIP III
WD 1442/273 LOT 4 PLAT 194/09

LOT 2 PLAT 550/05
WELSH, CAROLYN JEANNETTE PICKARD FAMILY INSURANCE TRUST, LEE A. WELSH & CAROLYN JEANNETTE PICKARD
WDs:INST.#1319074, #1319075, #1521209 & #1540511

10' WIDE PNM EASEMENT, INST.#1773418

WELSH FAMILY LIMITED PARTNERSHIP IV
WD 1648/734
LOT 3 PLAT 550/05

N00°06'51"W 794.09'

N89°40'02"E 85.03'

N89°46'34"E 1726.85'

N.R. 1/4 SEC. 1 T17N R9E

N.R. 1/4 SEC. 36 T18N R9E

T18N R9E S35 S36 T17N S1 S2

THOMAS MACIULA & CHARLES GREENFIELD QD INST.#1748136

ROYALL & DOYLE MGT. TRUST INST.#1671797

ROBERT ROYALL INST.#1622740

GALLOWAY INST.#1811685 PLAT 761/44-45

MONTE SERENO, PHASE 2 586/48-50

ERIC PERKINS & WILLIAM CALDWELL WD INST.#1595175

FLORIAN LIVING TRUST WD INST.#1491771

MUTZ INST. #1927828

#4REBAR #7014 26.43' WITNESS

#4REBAR #7014 20.43' WITNESS

IKE INST. #1877587

MARY ANN AMOS TRUST QD INST.#1535270

WILLIAM & NIKKI MORACHNICK WD INST.#1388504

BRUCE ARTWICK WD INST.#1673900

DTLAW LLC INST.#1925680

MONTE SERENO, PHASE 2 761/44-45

231

S. REMAINDER TRACT M
PHASE 4 FUTURE SUB-PHASING
92.40 Ac.±

#4REBAR #7014 21.56' WITNESS

15' TRAIL EASEMENT, REFER TO NOTE 9, PLAT 586/48-50E

15' TRAIL EASEMENT, PLAT 817/37

15' TRAIL EASEMENT, PLAT 699/35

LOW SKY LAND LP INST.#1786815

LOW SKY LAND LP INST.#1813555

MONTE SERENO, PHASE 1 586/48-50

HERNANDEZ

ZINKHAM INST.#1871442

ZINKHAM INST.#1935004

N.F. GILMAN FAMILY TRUST PLAT 811/37-38

KITCH INST.#1407212

BLACK INST.#1926165

MICHAEL FREEBURGER & MATILDA PERKINS WD INST.#1684556

REY & LAURA GONZALES WD INST.#1434892

1313 TEXAS INVESTMENT LLC INST.#1881862

TERRY RILEY & LINDA FERDIG-RILEY WD INST.#1501761

JOE LEE & CHARLOTTE CORNETT WD INST.#1687040

CLUTE INST.#1924855

TRACT JJ
NON-RESIDENTIAL/NON-COMMERCIAL

PHASE 4A
PLAT 850/03-07

MONTE SERENO DRIVE

PHASE 4B
PLAT

N. REMAINDER TRACT M
75.87 AC±
REFER TO PHASE 4C PLAT 855/35-38 FOR COMPLETE PERIMETER DATA

TRACT A
FUTURE HOTEL/RESIDENTIAL

PHASE 4C
PLAT
855/35-38

TRACT C
FUTURE CLUSTER UNITS

TRACT D
FUTURE CLUSTER UNITS

TRACT G
RESERVED FOR FUTURE OPEN SPACE

TRACT E
FUTURE CLUSTER UNITS

VILLAGE DRIVE

THE COMPOUND AT MONTE SERENO PH 3
PLAT 819/46-50A

THE COMPOUND AT MONTE SERENO
PLAT 816/39-44

MONTE SERENO PHASE 3, THE COMPOUND PH.2 AT MONTE SERENO.

TRACT F1
OPEN SPACE
2.299 Ac.±

TRACT F2

TRACT H2
PLAT 586/48-50
CITY OF SANTA FE OPEN SPACE,
NO DEED FOUND

US 84/285 FRONTAGE ROAD
FINAL RIGHT OF WAY MAP JULY 2, 1999
MIP-084-6(78)166, 300' R/W

US 84/285

N24°50'51"W 2399.71' OVERALL

AVENIDA MONTE SERENO

PH. 2 PH. 3 PH. 4A PH. 4C

SITE, THIS SURVEY

LEGEND:

- ● DENOTES #4 REBAR, LS7014 OR AS SHOWN FOUND
- ○ DENOTES #4 REBAR, OR AS SHOWN SET
- • DENOTES CALCULATED POINT NOT SET
- ◉ DENOTES BRASS CAP FOUND
- DENOTES FENCE
- DENOTES FUTURE PHASE 4 AREA
- DENOTES RIDGETOP SUB-DISTRICT, HOUSES ALLOWED
- DENOTES RIDGETOP SUB-DISTRICT, HOUSES PROHIBITED

LINE	BEARING	DIST.
L102	N28°34'23"E	84.12'
L103	S72°17'33"W	50.11'
L104	S60°23'40"W	133.11'
L105	S44°09'04"E	49.60'
L106	N45°50'56"E	127.11'
L107	N47°00'43"E	11.96'
L108	N70°07'08"E	58.32'
L109	S70°07'08"W	58.22'
L110	S19°52'52"E	58.13'
L111	S39°42'24"W	133.48'
L112	S10°58'36"W	108.20'
L113	N83°19'19"W	133.77'
L114	N17°42'02"E	27.00'
L115	S69°39'35"E	67.26'
L116	N60°19'38"E	8.45'
L117	N27°36'44"E	21.84'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C41	144.00'	69.09'	68.43'	S18°07'54"E	27°29'30"
C42	17.00'	24.75'	22.62'	N84°29'06"W	83°24'32"
C43	78.00'	31.47'	31.26'	S42°15'07"W	23°07'01"
C44	1360.00'	219.93'	219.69'	N35°19'35"E	9°15'56"
C45	230.00'	122.08'	120.65'	N54°54'46"E	30°24'44"
C46	17.00'	26.54'	23.93'	S25°23'42"W	89°26'52"
C47	17.00'	26.70'	24.04'	S64°52'52"E	90°00'00"
C48	186.00'	98.73'	97.57'	N54°54'46"E	30°24'44"
C49	50.00'	103.70'	86.09'	S12°53'06"E	118°49'45"
C50	584.00'	79.38'	79.32'	N78°02'51"W	7°47'18"
C51	261.00'	171.88'	168.79'	S79°11'34"W	37°43'52"
C52	17.00'	26.70'	24.04'	S15°19'38"W	90°00'00"
C53	2044.00'	19.70'	19.70'	N19°36'18"W	0°33'08"

REPLAT OF THE COMPOUND PHASE 2 AT MONTE SERENO

SHOWING THE ADJUSTMENT OF THE PHASE 3 BOUNDARY AND LOT LINES WITHIN THE COMPOUND PHASE 2 LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

DIEGO J. SISNEROS, N.M.P.L.S. 13986 4/13/2021

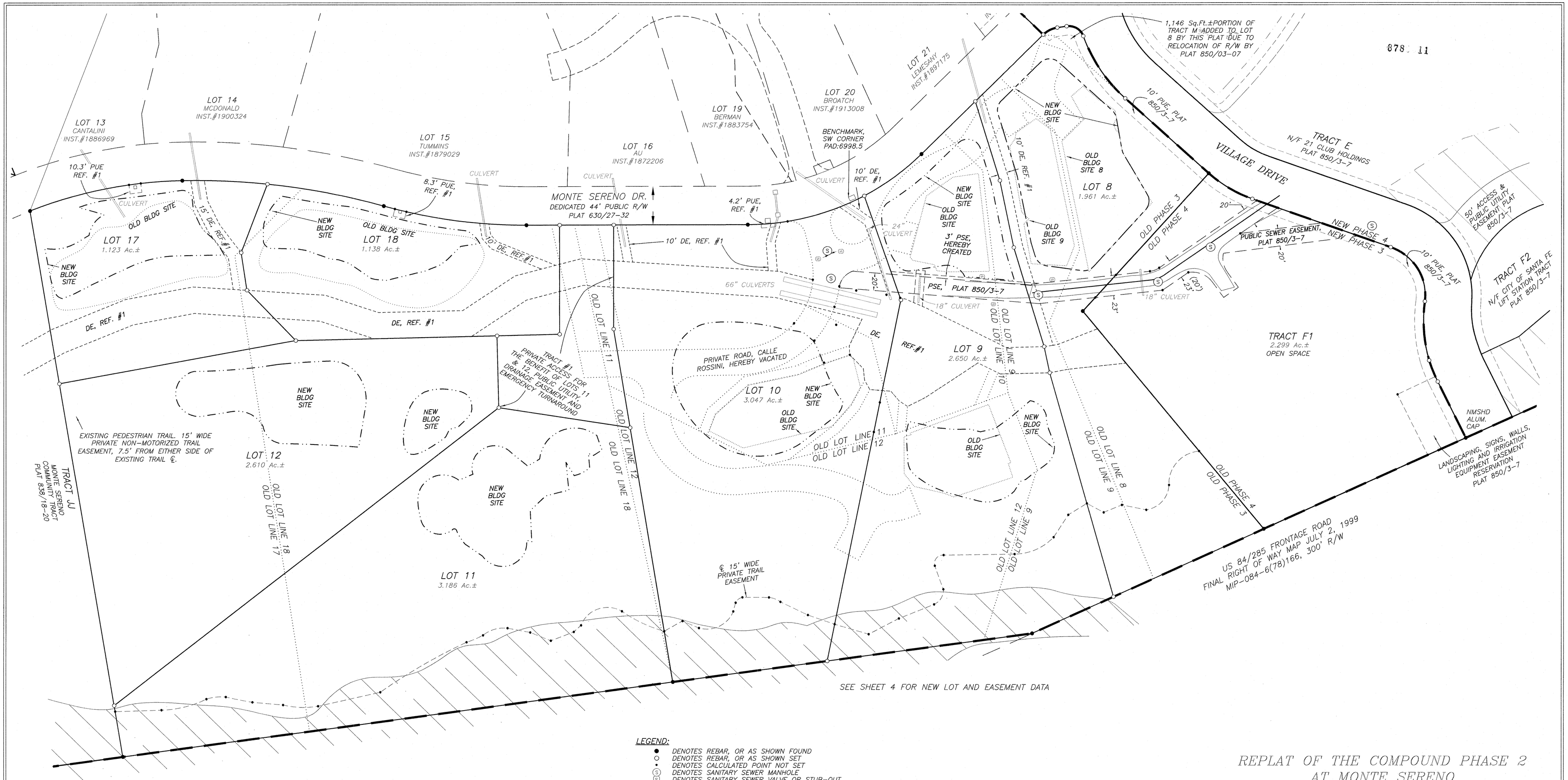
DIEGO J. SISNEROS NEW MEXICO 13986 REGISTERED PROFESSIONAL SURVEYOR

MAGNETIC NORTH

SCALE 1"=200'
200 0 200

SHEET 2 OF 4

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, STE. A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10025RPLT DATE: 4/12/2021



EXISTING EASEMENT NOTES:

THERE ARE EXISTING CUT/FILL SLOPE EASEMENTS WITHIN THE LOTS ADJOINING THE MONTE SERENO DR. AND VILLAGE DR. RIGHT OF WAYS, PLATS 586/48-50E AND 850/3-7.

CONTROL REFERENCE AND BASIS OF BEARING:

BEARINGS ARE DERIVED FROM THE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC) PROJECTION DERIVED FROM GPS OBSERVATIONS. DISTANCES ARE GROUND REFERENCED TO 6800 ASL. GROUND TO GRID SCALE FACTOR IS 0.999583883.

DIEGO J. SISNEROS, N.M.P.L.S. 13986 4/13/2021

DIEGO J. SISNEROS NEW MEXICO 13986 REGISTERED PROFESSIONAL SURVEYOR

LEGEND:

- ● DENOTES REBAR, OR AS SHOWN FOUND
- ○ DENOTES REBAR, OR AS SHOWN SET
- • DENOTES CALCULATED POINT NOT SET
- Ⓢ DENOTES SANITARY SEWER MANHOLE
- Ⓢ DENOTES SANITARY SEWER VALVE OR STUB-OUT
- ..... DENOTES OLD LOT LINE OR UTILITY EASEMENT APPROVED BY PLAT 834/44-48, VACATED OR RELOCATED AS SHOWN
- DENOTES BUILDING SITE, THIS PLAT
- PSE DENOTES PUBLIC SEWER EASEMENT
- DE DENOTES DRAINAGE EASEMENT
- PUE DENOTES PUBLIC UTILITY EASEMENT
- PAUE DENOTES PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT
- BLDG DENOTES BUILDING
- DENOTES RIDGETOP SUB-DISTRICT, HOUSES PROHIBITED

BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS

DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT. DIMENSIONS AND AREAS SHOWN THAT EXCEED NORMAL SURVEY ACCURACIES ARE FOR MATHEMATICAL PURPOSES ONLY AND DO NOT REPRESENT OR IMPLY A GREATER SURVEY ACCURACY.

THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

REPLAT OF THE COMPOUND PHASE 2 AT MONTE SERENO

SHOWING THE ADJUSTMENT OF THE PHASE 3 BOUNDARY AND LOT LINES WITHIN THE COMPOUND PHASE 2
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

OLD/NEW LOT & BUILDING SITE CONFIGURATION OVERLAY

MAGNETIC NORTH

SCALE 1" = 50' FEET
50 0 50

SHEET 3 OF 4

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, STE. A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10025RPLT DATE: 4/12/2021

NEW LOT DATA

878 : 12

REPLAT OF THE COMPOUND PHASE 2 AT MONTE SERENO

SHOWING THE ADJUSTMENT OF THE PHASE 3 BOUNDARY AND LOT LINES WITHIN THE COMPOUND PHASE 2 LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

EXISTING EASEMENT NOTES:

THERE ARE EXISTING CUT/FILL SLOPE EASEMENTS WITHIN THE LOTS ADJOINING THE MONTE SERENO DR. AND VILLAGE DR. RIGHT OF WAYS, PLATS 586/48-50E AND 850/3-7.

CONTROL REFERENCE AND BASIS OF BEARING:

BEARINGS ARE DERIVED FROM THE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC) PROJECTION DERIVED FROM GPS OBSERVATIONS. DISTANCES ARE GROUND REFERENCED TO 6800 ASL. GROUND TO GRID SCALE FACTOR IS 0.999583883.

DIEGO J. SISNEROS, N.M.P.L.S. 13986 4/13/2021

DIEGO J. SISNEROS NEW MEXICO 13986 REGISTERED PROFESSIONAL SURVEYOR

THE COMPOUND AT MONTE SERENO PH 3 PLAT 819/46-50A

LOT 13 CANTALINI INST.#1886969

LOT 14 MCDONALD INST.#1900324

LOT 15 TUMMINS INST.#1879029

LOT 16 AU INST.#1872206

LOT 19 BERMAN INST.#1883754

LOT 20 BROATCH INST.#1913008

LOT 21 LEWESAY INST.#1897175

LOT 22 OATEN INST.#1900497

PRIVATE ACCESS FOR THE SHARED USE OF LOTS 9 AND 10, PUBLIC UTILITY & DRAINAGE EASEMENT

BENCHMARK, SW CORNER PAD:6998.5

MONTE SERENO DR. DEDICATED 44' PUBLIC R/W PLAT 630/27-32

LOT 17 #3123 MONTE SERENO DR. 1.123 Ac.±

LOT 18 1.138 Ac.± #3127 MONTE SERENO DR.

LOT 8 1.961 Ac.± #3137 MONTE SERENO DR.

LOT 9 2.650 Ac.± #3135 MONTE SERENO DR.

LOT 10 3.047 Ac.± #3133 MONTE SERENO DR.

LOT 11 3.186 Ac.± #3129 MONTE SERENO DR.

LOT 12 2.610 Ac.± #3131 MONTE SERENO DR.

TRACT 1 0.4705 Ac.± PRIVATE ACCESS FOR THE BENEFIT OF LOTS 11 & 12, PUBLIC UTILITY, DRAINAGE EASEMENT AND EMERGENCY TURNAROUND

TRACT F1 2.299 Ac.± OPEN SPACE

TRACT F2 N/F CITY OF SANTA FE LIFT STATION TRACT PLAT 850/3-7

TRACT JJ MONTE SERENO COMMUNITY TRACT PLAT 838/18-20

N/F 21 CLUB HOLDINGS PLAT 850/3-7 — LOT 7

N/F 21 CLUB HOLDINGS PLAT 850/3-7 — TRACT E

VILLAGE DRIVE PUBLIC RIGHT OF WAY PLAT 850/3-7

PHASE 3 — PHASE 4

10' PUE PLAT 850/3-7

50' ACCESS & PUBLIC UTILITY EASEMENT PLAT 850/3-7

PUBLIC SEWER EASEMENT, PLAT 850/3-7

HATCHED PORTION OF PUBLIC SEWER EASEMENT, PLAT 850/3-7, HEREBY GRANTED AS ACCESS EASEMENT FOR THE BENEFIT OF LOT 8

3' PSE, HEREBY CREATED

PSE, PLAT 850/3-7

BUILDING SITE A

BUILDING SITE B

DIRT ROAD

BASECOURSE ROAD

31' SETBACK FROM BANK

27' SETBACK FROM BANK

28' SETBACK FROM BANK

15' DE. REF. #1

10' DE, REF. #1

DE, REF. #1

8.3' PUE, REF. #1

4.2' PUE, REF. #1

10.3' PUE REF. #1

@ 15' WIDE PRIVATE TRAIL EASEMENT

@ 15' WIDE PRIVATE TRAIL EASEMENT

RIDGETOP SUB-DISTRICT

PRIVATE ACCESS FOR THE SHARED USE OF LOTS 9 AND 10, PUBLIC UTILITY & DRAINAGE EASEMENT

THE FINISHED PAD ELEVATION FOR LOT #10 BUILDING SITE SHALL NOT BE LOWER THAN 6992.0'

LANDSCAPING, SIGNS, WALLS, LIGHTING AND IRRIGATION EQUIPMENT EASEMENT RESERVATION PLAT 850/3-7

NMSHD ALUM. CAP

US 84/285 FRONTAGE ROAD FINAL RIGHT OF WAY MAP JULY 2, 1999 MIP-084-6(78)166, 300' R/W

S80°34'35"W 372.66'

S80°34'35"W 59.33'

S80°34'35"W 52.45'

S80°34'35"W 200.22'

N10°39'53"W 267.10'

N46°54'26"E 78.96'

S01°22'34"E

N01°22'34"W 223.66'

N68°47'36"E 82.10'

N08°59'59"E 147.76'

S89°53'48"W 293.24'

N89°53'48"E 124.75'

S89°53'48"W 119.01'

N00°06'12"W 148.84'

N00°06'12"W 36.94'

S69°19'04"E 83.52'

S80°44'51"W 408.47'

N80°44'51"E 294.28'

S07°57'16"E 616.51'

S07°57'16"E 173.17'

S07°57'16"E 229.72'

S24°50'51"E 99.66'

S24°50'51"E 183.93'

S24°50'51"E 247.24'

S78°49'30"E 420.51' OVERALL

S74°32'02"W 265.57'

N05°10'16"E 72.20'

N14°22'57"E 49.72'

N08°11'40"E 33.89'

N71°04'15"E 125.73'

S57°10'57"W 94.44'

S52°19'16"W 78.02'

S58°30'25"W 118.15'

N45°17'20"W 107.01'

N45°17'20"W 85.03'

N42°43'25"E 126.94'

N35°07'40"W 50.71'

N19°45'30"E 163.36' OVERALL

N68°09'21"E 71.36'

N53°05'38"E 319.99'

S06°20'41"E 37.97'

S35°15'48"E 132.83'

S37°37'41"E 72.71'

S35°15'48"E 75.10'

S06°20'41"E 210.33'

S45°17'25"E 94.36'

S35°15'48"E 35.09'

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26 L27 L28

C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14 C15 C16 C17 C18 C19 C20 C21 C22 C23 C24 C25 C26 C27 C28 C29 C30 C31 C32 C33 C34 C35 C36 C37 C38

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	28.00'	17.90'	17.60'	N26°58'21"W	36°37'57"
C2	17.00'	23.53'	21.70'	N30°59'38"E	79°18'01"
C3	176.00'	85.76'	84.92'	N56°41'02"E	27°55'13"
C4	272.00'	79.65'	79.37'	N36°54'09"W	16°46'41"
C5	272.00'	134.86'	133.48'	N14°18'25"W	28°24'27"
C6	475.16'	173.36'	172.40'	N11°33'44"W	20°54'16"
C7	765.00'	94.68'	94.62'	N02°26'14"E	7°05'28"
C8	765.00'	131.90'	131.73'	N10°55'20"E	9°52'43"
C9	576.00'	160.50'	159.98'	N07°52'45"E	15°57'53"
C10	142.00'	56.92'	56.54'	N31°14'27"E	22°57'56"
C11	58.00'	78.40'	72.57'	N58°28'54"E	77°26'50"
C12	172.58'	68.14'	67.70'	N85°53'38"E	22°37'22"

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C13	175.47'	26.01'	25.99'	N68°24'08"E	8°29'35"
C14	121.71'	51.88'	51.49'	N14°06'45"W	24°25'18"
C15	47.49'	21.87'	21.67'	N06°26'43"W	26°22'53"
C16	451.26'	30.15'	30.15'	N11°31'07"E	3°49'42"
C17	96.22'	39.23'	38.96'	N01°53'36"E	23°21'47"
C18	619.72'	111.65'	111.49'	N30°49'58"W	10°19'20"
C19	109.73'	20.00'	19.98'	N23°10'38"W	10°26'43"
C20	35.50'	29.23'	28.41'	N16°37'30"W	47°10'07"
C21	31.13'	55.10'	48.19'	N19°20'54"W	101°24'26"
C22	152.04'	52.40'	52.14'	N25°43'53"E	19°44'47"
C23	31.44'	46.61'	42.46'	N26°30'02"W	84°56'22"
C24	10.52'	10.08'	9.70'	N39°31'25"W	54°53'51"
C25	25.98'	13.85'	13.69'	N21°45'17"E	30°33'27"

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C26	17.76'	21.42'	20.14'	N59°15'56"W	69°06'37"
C27	9.53'	18.45'	15.70'	N51°22'39"W	110°56'00"
C28	59.43'	48.78'	47.43'	N24°04'54"W	47°01'57"
C29	29.63'	41.25'	38.00'	N48°17'54"W	79°44'52"
C30	37.12'	56.26'	51.03'	N49°11'02"W	86°51'13"
C31	85.00'	54.91'	53.96'	N67°20'35"W	37°00'38"
C32	139.05'	27.39'	27.34'	S67°06'06"W	11°17'03"
C33	158.91'	98.31'	96.75'	S55°01'16"W	35°26'41"
C34	128.91'	64.57'	63.90'	S58°23'38"W	28°41'57"
C35	169.05'	37.54'	37.46'	S66°22'58"W	12°43'19"
C36	25.00'	21.29'	20.66'	S84°25'18"W	48°47'58"
C37	115.00'	24.05'	24.01'	N77°10'12"W	11°58'57"
C38	22.00'	11.10'	10.99'	S20°48'15"E	28°55'08"

LINE	BEARING	DIST.
L1	S78°09'33"W	30.50'
L2	N08°39'23"W	10.53'
L3	N81°16'29"E	43.47'
L4	N00°06'12"W	36.94'
L5	N01°42'54"W	51.41'
L6	N05°10'16"E	34.08'
L7	N12°57'30"W	70.88'
L8	N11°02'53"E	25.70'
L9	N22°30'31"E	24.78'
L10	N21°32'52"W	27.30'
L11	N42°52'48"W	11.03'
L12	N29°54'49"W	23.32'
L13	N23°38'13"E	20.07'
L14	N75°06'04"W	10.26'
L15	N00°09'15"E	29.54'
L16	N26°14'31"E	34.06'
L17	N19°20'22"E	31.54'
L18	N16°41'35"E	39.40'
L19	N28°01'14"W	37.98'
L20	N22°22'35"W	42.34'
L21	S70°26'52"W	28.46'
L22	N00°55'25"W	78.84'
L23	N57°25'03"W	30.36'
L24	N32°07'54"W	24.41'
L25	N28°42'00"E	21.17'
L26	N22°44'27"W	21.93'
L27	N11°47'09"E	27.66'
L28	N13°00'48"E	15.64'

LEGEND:

- ● DENOTES #4 REBAR LS13986, OR AS SHOWN
- ○ DENOTES #4 REBAR, OR AS SHOWN SET
- • DENOTES CALCULATED POINT NOT SET
- ..... DENOTES OLD LOT LINE OR UTILITY EASEMENT APPROVED BY PLAT 834/44-48, VACATED OR RELOCATED AS SHOWN
- DENOTES BUILDING SITE, THIS PLAT
- PSE DENOTES PUBLIC SEWER EASEMENT
- DE DENOTES DRAINAGE EASEMENT
- PUE DENOTES PUBLIC UTILITY EASEMENT
- PAUE DENOTES PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT
- DENOTES RIDGETOP SUB-DISTRICT, HOUSES PROHIBITED
- BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT. DIMENSIONS AND AREAS SHOWN THAT EXCEED NORMAL SURVEY ACCURACIES ARE FOR MATHEMATICAL PURPOSES ONLY AND DO NOT REPRESENT OR IMPLY A GREATER SURVEY ACCURACY. THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

MAGNETIC NORTH

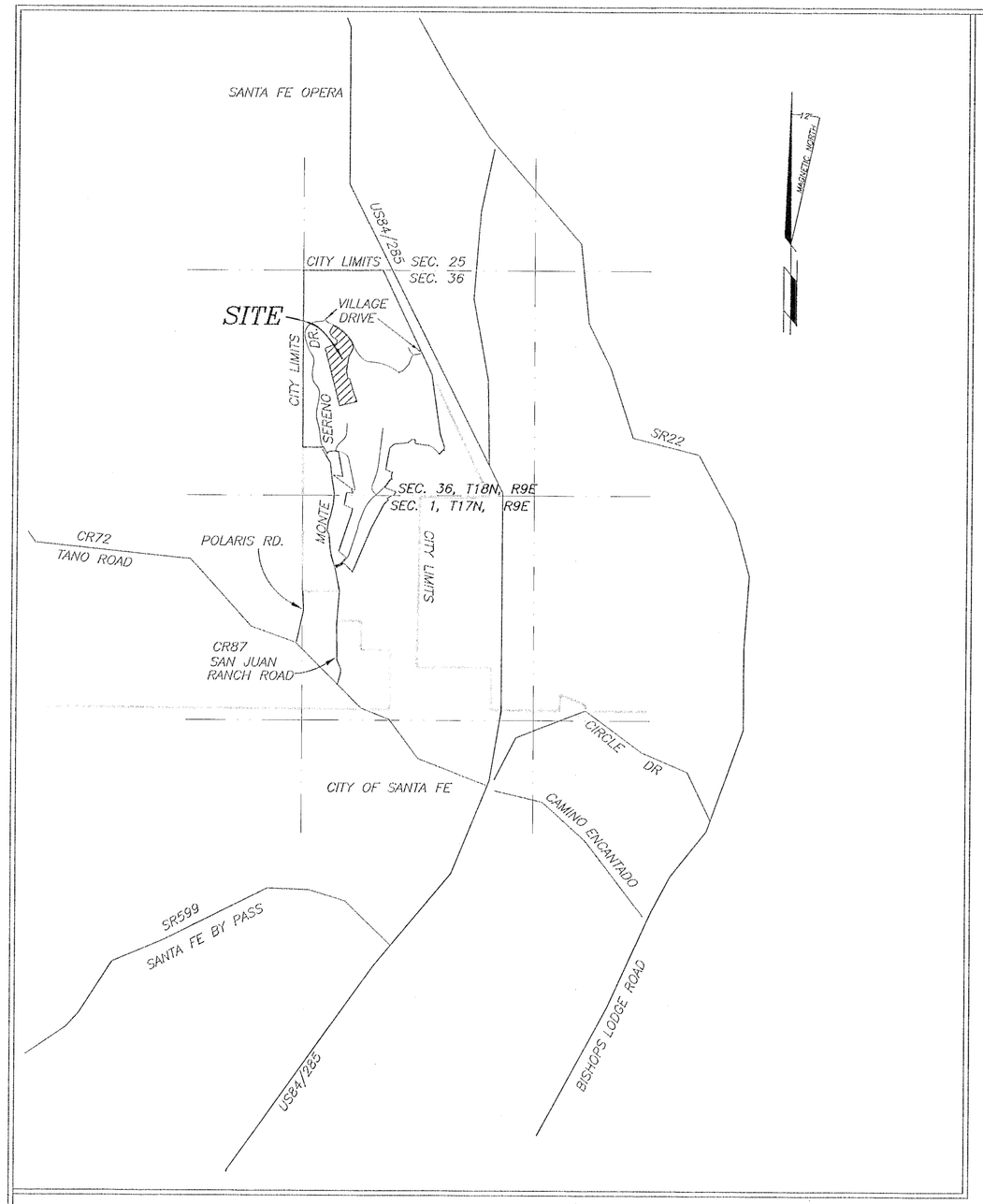
SCALE 1" = 50' FEET

50 0 50

SHEET 4 OF 4

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, STE. A
SANTA FE, N.M., 87507 (505)471-6660

FILE#10025RPLT DATE: 4/12/2021



THE COMPOUND PHASE 3 AT MONTE SERENO AMENDMENT #3

BEING SUB-PHASE 4B OF MONTE SERENO PHASE 4
APPROVED AS P&DR CASE # S 2006-17, ON JULY 6TH 2006
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36,
T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

PURPOSE STATEMENT: PHASE 4, AMENDMENT #3

- PHASE 4 IS AN APPROVED PHASE CONSISTING OF 117 SINGLE FAMILY RESIDENTIAL LOTS, 55 CLUSTER UNITS, COMMERCIAL TRACTS AND PRIVATE OPEN SPACE PURSUANT TO P&DR CASE#S 2006-17 AT THEIR MEETING OF JULY 6TH 2006.
- LOT 231 HAS BEEN MOVED INTO PHASE 2 AND LOTS 8-22 AND 214 HAVE BEEN MOVED INTO PHASE 3 BY PREVIOUS PLATS.
- PHASE 4 NOW CONSISTS OF 100 SINGLE FAMILY RESIDENTIAL LOTS AND 55 CLUSTER UNITS, COMMERCIAL TRACTS AND PRIVATE OPEN SPACE.
- A COMBINED 42 SINGLE FAMILY RESIDENTIAL LOTS HAVE BEEN APPROVED BY PHASE 4 AMENDMENTS #1 AND #2 LEAVING A TOTAL OF 58 SINGLE FAMILY RESIDENTIAL LOTS TO BE CREATED.
- THIS PLAT ADJUSTS THE BOUNDARY OF SUB-PHASE 4C, MOVING EXISTING LOTS 36 & 37 PREVIOUSLY APPROVED BY CASE#2019-37, RECORDED AS INST.#1898262, INTO SUB-PHASE 4B AND FURTHER SUBDIVISION OF 6 RESIDENTIAL LOTS.
- THE RE-PLATTING OF EXISTING LOTS 36, 37 AND CREATING 6 LOTS RESULTS IN 8 SINGLE FAMILY RESIDENTIAL LOTS AND ONE APPURTENANT PRIVATE OPEN SPACE FOR LOTS 30 & 31. TOTAL REMAINING PHASE 4 LOTS WILL BE 52 UPON THE APPROVAL OF THIS PLAT.
- SHARED PRIVATE ACCESS EASEMENT, "CALLE FENICE" IS BEING RELOCATED AND RENAMED TO "ALLEGRETTO WAY". LOTS 30-37 WILL BE SERVED BY THIS SHARED PRIVATE ACCESS EASEMENT FROM "VILLAGE DRIVE".

LOT DENSITY:

AS PER THE TERMS OF THE ANNEXATION AND DEVELOPMENT AGREEMENT, ARTICLE 5.1,
THE NUMBER OF CLUSTER UNITS MAY BE INCREASED IF THE NUMBER OF RESIDENTIAL LOTS ARE DECREASED SO LONG AS THE TOTAL NUMBER OF SINGLE-FAMILY RESIDENTIAL LOTS AND CLUSTER UNITS DO NOT EXCEED 322. THE TOTAL NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS HAS BEEN REDUCED FROM 276 TO 267. BASED ON THIS REDUCTION, THE TOTAL NUMBER OF CLUSTER UNITS CAN BE INCREASED FROM 46 UP TO, BUT NOT EXCEEDING, 55 CLUSTER UNITS."

REFERENCE DOCUMENTS

1. MONTE SERENO PHASE 4 AMENDMENT #2, PHASE 4C, A SUB-PHASE OF MONTE SERENO PHASE 4 PREPARED BY DIEGO J. SISNEROS NMPLS #13986 RECORDED AS BOOK 855 PAGE 35-38..
2. ALTA/ACSM LAND TITLE SURVEY PREPARED BY DIEGO J. SISNEROS NMPLS #13986 RECORDED AS INST.#1779254 PLAT BOOK 794 PAGE 40-41.
3. REVISED ANNEXATION PLAT PREPARED FOR TANO SANTA FE PARTNERS, RECORDED IN BOOK 303, PAGE 021.
4. WARRANTY DEED 665/904-906.
5. ALL RECORDED PLATS AND DEEDS REFERENCED ON THE FACE OF THIS PLAT.

FLOOD ZONE:

LAND LIES WITHIN OTHER AREAS "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FIRM MAP NO. 35049C0405D, EFFECTIVE 6/17/2008(THIS MAP WAS NOT UPDATED IN 2012).

SHEET INDEX:

SHEET 2: PARENT TRACT

SHEET 3: LOT DATA
TRACT EASEMENT DATA
ADDRESSES

SHEET 4: LOT EASEMENT AND ROAD DATA DETAILS

APPROVED BY THE CITY PLANNING COMMISSION

AS P&DR CASE # S 2006-17 AT THEIR MEETING OF JULY 6th, 2006

ADMINISTRATIVE AMENDMENT, THIS PLAT, CASE#2019-74

Noah Burke — 5/19/21
LAND USE CITY PLANNER — DATE

5/18/21
LAND USE CITY ENGINEER — DATE

NOTES:

1. EACH LOT SHALL BE SERVICED BY SEPARATE SEWER AND WATER SERVICES.

2. THE LOTS SHOWN HEREON ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PHASE 4B OF THE MONTE SERENO SUBDIVISION, RECORDED AS INSTRUMENT No.1953794 OF THE RECORDS OF SANTA FE COUNTY, NM.

3. STORM WATER DETENTION: "COMMUNITY PONDING" IS REQUIRED TO MITIGATE INCREASED STORM WATER RUN-OFF FROM LOT DEVELOPMENT. INCREASED STORM WATER RUN-OFF FROM ROADS IS TO BE HANDLED BY CENTRALIZED PONDS.

4. NO WALLS FENCES OR OTHER STRUCTURES THAT WOULD IMPEDE DRAINAGE FLOW SHALL BE PLACED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

5. PERMANENT TRAFFIC CONTROL: SIGNS SHALL BE INSTALLED BY THE DEVELOPER AT THEIR EXPENSE.

6. BUILDING SITES HAVE BEEN DELINEATED ON EACH LOT, WHICH MEET THE SETBACK REQUIREMENTS AND THE TERRAIN MANAGEMENT REQUIREMENTS FOR THE CITY OF SANTA FE.

7. HOMES IN MONTE SERENO WILL BE REQUIRED TO INSTALL AUTOMATIC FIRE SUPPRESSION SYSTEMS IF THE FOLLOWING OCCURS: 1) THE DRIVEWAY BETWEEN THE PUBLIC ROAD AND THE HOME EXCEEDS 10% IN GRADE AND 150' IN LENGTH, OR 2) THE PUBLIC ROAD GRADE EXCEEDS 10% AND ACCESS TO THE HOME REQUIRES USING A SECTION OF THE ROADWAY THAT EXCEEDS 10% GRADE; HOWEVER, THERE ARE NO ROADS IN PHASE 4 THAT EXCEED 10% IN GRADE.

8. FENCES AND/OR WALLS SHALL NOT BE CONSTRUCTED WITHIN PUBLIC UTILITY EASEMENTS.

9. BUILDING SETBACKS: FRONT YARD 10' (20' FACE OF GARAGE), 5' SIDE YARD, 10' REAR YARD OR BUILDING SITE LOCATION, WHICHEVER IS MORE RESTRICTIVE(SEE NOTE 6). THE PRRC ZONING ALLOWS ESTABLISHING BUILDING SETBACKS.

10. THE PLANNING COMMISSION ON 7/6/06 GRANTED VARIANCES TO; 1) ALLOW DISTURBANCE OF 30% SLOPED LAND FOR ROADS 2) ALLOW THE HEIGHT OF CUT AND FILL SLOPES IN EXCESS OF TERRAIN MANAGEMENT STANDARDS FOR ROAD CONSTRUCTION. 3) CURRENT LANDSCAPE REQUIREMENTS TO PERMIT THE INSTALLATION OF NATIVE TREES AND SHRUBS IN PLACE OF STREET TREES. 4) DISTURB SLOPES THAT EXCEED 30% FOR DRIVEWAYS ON LOTS 24 , 27, 34, 35, 38, 39, 62, 236, AND 237. 5) TO EXCEED THE 15' MAXIMUM HEIGHT FOR CUTS OR FILLS FOR DRIVEWAY CONSTRUCTION ON LOTS 34 AND 39.

11. A CONTRIBUTION OF $17,000 FROM MONTE SERENO IS REQUIRED BY THE CITY OF SANTA FE FOR TRAFFIC MITIGATION AT THE RIDGE TOP INTERCHANGE WITH HIGHWAY 599. THE AMOUNT WAS ESTABLISHED BASED ON A PROJECTION OF TRAFFIC FROM THE 275 SINGLE FAMILY LOTS. THE CONTRIBUTION IS TO BE PAID AT THE RATE OF $62 PER PLATTED LOT. PRIOR TO PLAT RECORDING, DEVELOPER SHALL PROVIDE PROOF OF PAYMENT TO THE LAS ESTRELLAS MASTER ASSOCIATION, INC. IN THE AMOUNT OF $372.00

12. PROPERTY DEVELOPMENT IS GOVERNED BY THE ANNEXATION AND DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE CITY OF SANTA FE AND TANO SANTA FE PARTNERS, DATED 5/5/1993, AS AMENDED. PURSUANT TO THE ANNEXATION AND DEVELOPMENT AGREEMENT, PROPERTY DEVELOPMENT IS GOVERNED BY THE CITY ORDINANCES, REGULATIONS, AND SPECIFICATIONS IN EFFECT ON APRIL 1, 1990.

13. THE ANNEXATION AND DEVELOPMENT AGREEMENT ALLOWS FOR THE DEVELOPMENT OF, CONSTRUCTION ON AND LOCATION OF STRUCTURES ON, ANY PORTION OF ALL APPROVED BUILDABLE SITES WITHIN THE RIDGETOP SUB-DISTRICT FOR LOTS 4, 26, 237 THROUGH 245, 248, 249, 255, 256, AND 258 THROUGH 268.

14. AS PER THE TERMS OF THE ANNEXATION AND DEVELOPMENT AGREEMENT, CONSTRUCTION MAY TAKE PLACE ON ALL APPROVED "BUILDING SITES" OUTSIDE OF THE ESCARPMENT DISTRICT WITHOUT RESTRICTION, EVEN IF A PORTION OF THE LOT IS WITHIN THE ESCARPMENT DISTRICT.

15. AS PER THE TERMS OF THE ANNEXATION AND DEVELOPMENT AGREEMENT, A FEE OF 2% OF THE GROSS SALES PRICE OF EACH RESIDENTIAL LOT SHALL BE PAID TO THE CITY OF SANTA FE AT THE TIME OF APPLICATION FOR A BUILDING PERMIT BY EACH OWNER AS AN AFFORDABLE HOUSING DEVELOPMENT FEE AND A FEE OF 1% OF THE GROSS SALES PRICE OF EACH RESIDENTIAL LOT SHALL BE PAID TO THE CITY BY THE DEVELOPER AT THE TIME OF CLOSING OF EACH LOT AS A BUSINESS/CRAFTS INCUBATOR FEE.

16. INDIVIDUAL LOT IMPROVEMENT IS SUBJECT TO CITY WATER DEMAND ADMINISTRATIVE PROCEDURES.

17. DRAINAGE EASEMENT (DE) LOCATIONS SHOWN WERE DETERMINED FROM MAPPING AND MAPPING INTERPRETATION DONE BY OTHERS. THE DIMENSIONS SHOWN ARE FOR GENERAL IDENTIFICATION ONLY, THE TRUE LOCATION OF THE DE'S ARE TO BE DETERMINED BY THE PHYSICAL LOCATION OF THE IDENTIFIED DRAINAGE.

18. THE FOREGOING NOTES ARE FROM THE MONTE SERENO PHASE 4 PLAT APPROVED AS P&DR CASE # S 2006-17 AT THEIR MEETING OF JULY 6TH, 2006. ALL NOTES MAY NOT BE APPLICABLE TO THE SUBJECT LOTS OF THIS PHASE.

878 13

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED TO BE SUBDIVIDED THOSE LANDS SHOWN HEREON. THE SAID SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE SAID OWNER(S) AND THIS SUB-PHASE, 4B IS NOW KNOWN AS THE COMPOUND PHASE 3 AT MONTE SERENO. THIS SUBDIVISION CONTAINS 261.44 ACRES, MORE OR LESS.

"ALLEGRETTO WAY", SHOWN HEREON IS A SHARED PRIVATE DRIVE. THE EASEMENT FOR ALLEGRETO WAY IS GRANTED FOR USE BY LOTS 30-37 AS INGRESS & EGRESS. SAID EASEMENT IS SUBJECT TO PUBLIC UTILITY EASEMENTS. THIS SHARED PRIVATE DRIVE IS ALSO GRANTED FOR ACCESS EASEMENTS FOR EMERGENCY VEHICLES. MAINTENANCE WILL BE THE RESPONSIBILITY OF "MONTE SERENO HOMEOWNERS ASSOCIATION". EASEMENTS ARE GRANTED FOR THE PLACEMENT OF CUT/FILL SLOPES OUTSIDE OF THE PRIVATE SHARED DRIVEWAY EASEMENTS AS MAY BE REQUIRED FOR ROAD CONSTRUCTION AND MAINTENANCE. "MONTE SERENO HOMEOWNERS ASSOCIATION" IS RESPONSIBLE FOR MAINTENANCE OF SAID SLOPES, AND IS HEREBY GRANTED AN EASEMENT FOR SAID PURPOSE.

A NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS, EGRESS AND UTILITIES IS GRANTED FOR THE USE OF LOT 32. THIS EASEMENT IS ALSO GRANTED FOR PUBLIC UTILITIES, DRAINAGE AND EMERGENCY VEHICLES.

GATE & LANDSCAPE EASEMENTS ARE HEREBY GRANTED FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION AND MAINTENANCE OF GATES, SIGNS, WALLS, LIGHTING, LANDSCAPING; IRRIGATION AND ASSOCIATED EQUIPMENT. MAINTENANCE IS THE RESPONSIBILITY OF THE MONTE SERENO HOMEOWNERS ASSOCIATION.

PRIVATE OPEN SPACE APPURTENANT TO LOTS 30 & 31, TO REMAIN IN IT'S NATURAL STATE EXCEPT FOR COMMUNITY TRAILS, IS SUBJECT TO A FLOATING EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A PRIVATE NON-MOTORIZED PEDESTRIAN TRAIL. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE MONTE SERENO HOMEOWNERS ASSOCIATION.

A FLOATING TRAIL EASEMENT IS HEREBY GRANTED AS NOTED WITHIN THE DRAINAGE AND TRAIL EASEMENT(DTE) FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A PRIVATE NON-MOTORIZED PEDESTRIAN TRAIL(SEE SHEET 4. MAINTENANCE OF THE TRAILS SHALL BE THE RESPONSIBILITY OF THE MONTE SERENO HOMEOWNERS ASSOCIATION.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE FOR NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION, d/b/a CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRICAL TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

STORM WATER AGREEMENT: PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY BY THE "MONTE SERENO HOMEOWNERS ASSOCIATION" AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

BY SIGNING THIS PLAT 21 CLUB HOLDINGS, LLC. WARRANTS THAT IT HAS THE AUTHORITY TO ENTER INTO THIS AGREEMENT. THE MONTE SERENO HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF CENTRALIZED STORM WATER DETENTION STRUCTURES.

THIS SUBDIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER(S), S. REMAINDER TRACT M: 21 CLUB HOLDINGS, LLC. A NEW MEXICO LIMITED LIABILITY COMPANY

BY: ALFRED S. LILLY, ITS DIRECTOR

STATE OF
COUNTY

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10 DAY OF MAY, 20 BY ALFRED S. LILLY, DIRECTOR OF 21 CLUB HOLDINGS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY.

Anna M. Bohannon — 12/16/23
NOTARY PUBLIC — MY COMMISSION EXPIRES:

OFFICIAL SEAL
ANNA M. BOHANNON
Notary Public
State of New Mexico
My Comm. Expires 12/16/23

TRACT M UPC# 1-054-103-110-259

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 3rd DAY OF OCT., 2019. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

Diego J. Sisneros
DIEGO J. SISNEROS, N.M.P.L.S. 13986 — 3/1/2020

UTILITY COMPANIES

David R. Aikin — 5/5/2021
COMCAST — DATE

IN APPROVING THIS PLAT, PNM PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

4/27/2021
PNM ELECTRIC SERVICE — DATE

5-10-2021
NM GAS COMPANY — DATE

Qwest Corporation, d/b/a CenturyLink QC DISCLAIMER.

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

Doug Dale — 5/5/2021
Qwest Corporation, d/b/a CenturyLink QC — DATE

COUNTY ACKNOWLEDGEMENT

May 11, 21
SANTA FE COUNTY TREASURER — DATE

Inst # 1953723
COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 20 day of May, 2021 A.D. at 1:58 o'clock P.M. and was duly recorded in book 878, page(s) 13-16 of the records of Santa Fe County.

Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe County, N.M.
Deputy

COUNTY CLERK KATHARINE E. CLARK SANTA FE COUNTY NEW MEXICO

SHEET 1 OF 4

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, STE. A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10333AMD3 DATE:3/1/2021

PHASE 4C PLAT
855/35-38

PHASE 4B
THIS PLAT

8786614

10' WIDE PNM EASEMENT, INST.#1773418

WELSH FAMILY LIMITED PARTNERSHIP III
WD 1442/273 LOT 4 PLAT 194/09

LOT 2 PLAT 550/05
WELSH, CAROLYN JEANNETTE PICKARD FAMILY INSURANCE TRUST, LEE A. WELSH & CAROLYN JEANNETTE PICKARD
WDs:INST.#1319074, #1319075, #1521209 & #1540511

WELSH FAMILY LIMITED PARTNERSHIP IV
WD 1648/734
LOT 3 PLAT 550/05

T18N T17N R9E R10E S35 S36 S2 S1

N89°42'02"E 2639.58'

N00°07'15"W 1232.33'
67.04'
N00°07'15"W
N00°03'37"W 522.55'
N00°06'51"W 794.09'

S66°24'33"E

DRIVE
MONTE SERENO

N. REMAINDER
TRACT M
75.87 AC±
REFER TO PHASE 4C PLAT 855/35-38 FOR COMPLETE PERIMETER DATA

TRACT A
FUTURE
HOTEL/RESIDENTIAL

PHASE 4A
PLAT 850/03-07

SEE SHEETS 3 & 4 FOR DATA, LOTS 30-37

PHASE 4C
PLAT
855/35-38

TRACT C
FUTURE CLUSTER UNITS

TRACT D
FUTURE CLUSTER UNITS

TRACT G
RESERVED FOR FUTURE OPEN SPACE

TRACT E
FUTURE CLUSTER UNITS

TRACT F1
FUTURE OPEN SPACE
2.299 Ac.±

TRACT F2

PHASE 4A
PLAT 850/03-07

PHASE 4 FUTURE SUB-PHASING
92.40 Ac.±

IKE INST. #1877587

WILLIAM & NIKKI MORACHNICK WD INST.#1388504

BRUCE ARTWICK WD INST.#1673900

DTLAW LLC INST.#1925680

MARY ANN AMOS TRUST QD INST.#1535270

ROYALL & DOYLE MGT. TRUST INST.#1671797

ROBERT ROYALL INST.#1622740

THOMAS MACIULA & CHARLES GREENFIELD QD INST.#1748136

GALLOWAY INST.#1811685 PLAT 761/44-45

MONTE SERENO, PHASE 2 761/44-45

MONTE SERENO, PHASE 2 586/48-50

ERIC PERKINS & WILLIAM CALDWELL WD INST.#1595175

FLORIAN LIVING TRUST WD INST.#1491771

MUTZ INST. #1927828

CANTALINI INST.#1886969

MCDONALD INST.#1900324

TUMMINS INST.#1879029

BERMAN INST.#1863754 AU INST.#1872206

BROATCH INST.#1913088

LEMESANY INST.#1897173

GATEN INST.#1900497

THE COMPOUND AT MONTE SERENO PLAT 816/39-44

MONTE SERENO PHASE 3, THE COMPOUND PH.2 AT MONTE SERENO PLAT 833/14-18.

CALLE ROSSINI

CLUTE INST.#1924855

ROBERTS INST.#1914287

JOE LEE & CHARLOTTE CORNETT WD INST.#1687040

TRACT JJ
NON-RESIDENTIAL/NON-COMMERCIAL

AVENIDA MONTE SERENO

TRACT H2
PLAT 586/48-50
CITY OF SANTA FE OPEN SPACE.
NO DEED FOUND

S. REMAINDER
TRACT M
94.72 AC±

LOW SKY LAND LP INST.#1786815

LOW SKY LAND LP INST.#1813555

BLACK INST.#1926165

MICHAEL FREEBURGER & MATILDA PERKINS WD INST.#1684556

REY & LAURA GONZALES WD INST.#1434892

HERNANDEZ

ZINKHAM INST.#1871442

ZINKHAM INST.#1935504

KITCH INST.#1907212

N.F. GILMAN FAMILY TRUST PLAT 817/37-38

1313 TEXAS INVESTMENT LLC INST.#1881862

TERRY RILEY & LINDA FERDIG-RILEY WD INST.#1501761

APPROXIMATE SEC. LINE

SEC. 1, T17N, R9E

SEC. 36, T18N, R9E

15' TRAIL EASEMENT, REFER TO NOTE 9, PLAT 586/48-50E

15' TRAIL EASEMENT, PLAT 817/37

15' TRAIL EASEMENT, PLAT 699/35

15' TRAIL EASEMENT, REFER TO NOTE 9, PLAT 586/48-50E

#4REBAR #7014 21.56' WITNESS

#4REBAR #7014 26.43' WITNESS

#4REBAR #7014 20.43' WITNESS

#4REBAR #7014

TIE 995.20

231

US 84/285

N24°50'51"W 2399.71' OVERALL

US 84/285 FRONTAGE ROAD
FINAL RIGHT OF WAY MAP JULY 2, 1999
MIP-084-6(78)166, 300' R/W

LEGEND:

- ● DENOTES #4 REBAR, LS7014 OR AS SHOWN FOUND
- ○ DENOTES #4 REBAR, OR AS SHOWN SET
- • DENOTES CALCULATED POINT NOT SET
- ◉ DENOTES BRASS CAP FOUND
- DENOTES FENCE
- DENOTES FUTURE PHASE 4 AREA
- DENOTES RIDGETOP SUB-DISTRICT, HOUSES ALLOWED
- DENOTES RIDGETOP SUB-DISTRICT, HOUSES PROHIBITED

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C41	144.00'	69.09'	68.43'	S18°07'54"E	27°29'30"
C42	17.00'	24.75'	22.62'	N84°29'06"W	83°24'32"
C43	78.00'	31.47'	31.26'	S42°15'07"W	23°07'01"
C44	1360.00'	219.93'	219.69'	N35°19'35"E	9°15'56"
C45	230.00'	122.08'	120.65'	N54°54'46"E	30°24'44"
C46	17.00'	26.54'	23.93'	S25°23'42"W	89°26'52"
C47	17.00'	26.70'	24.04'	S64°52'52"E	90°00'00"
C48	186.00'	98.73'	97.57'	N54°54'46"E	30°24'44"
C49	50.00'	103.70'	86.09'	S12°53'06"E	118°49'45"
C50	584.00'	79.38'	79.32'	N78°02'51"W	7°47'18"
C51	261.00'	171.88'	168.79'	S79°11'34"W	37°43'52"
C52	17.00'	26.70'	24.04'	S15°19'38"W	90°00'00"
C53	2044.00'	19.70'	19.70'	N19°36'18"W	0°33'08"

LINE	BEARING	DIST.
L102	N28°34'23"E	84.12'
L103	S72°17'33"W	50.11'
L104	S60°23'40"W	133.11'
L105	S44°09'04"E	49.60'
L106	N45°50'56"E	127.11'
L107	N47°00'43"E	11.96'
L108	N70°07'08"E	58.32'
L109	S70°07'08"W	58.22'
L110	S19°52'52"E	58.13'
L111	S39°42'24"W	133.48'
L112	S10°58'36"W	108.20'
L113	N83°19'19"W	133.77'
L114	N17°42'02"E	27.00'
L115	S69°39'35"E	67.26'
L116	N60°19'38"E	8.45'
L117	N27°36'44"E	21.84'

THE COMPOUND PHASE 3 AT MONTE SERENO
AMENDMENT #3

BEING SUB-PHASE 4B OF MONTE SERENO PHASE 4
APPROVED AS P&DR CASE # S 2006-17, ON JULY 6TH 2006
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

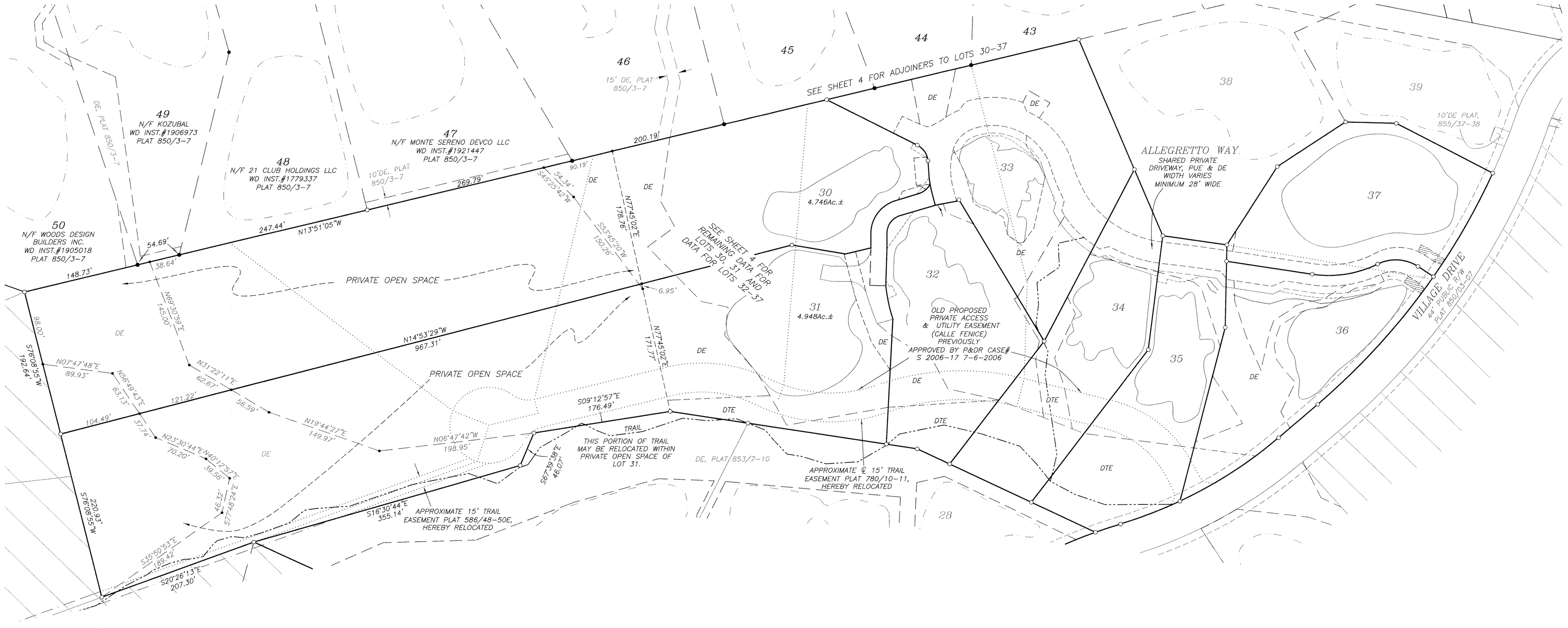
DIEGO J. SISNEROS, N.M.P.L.S. 13986 3/1/2021

SCALE 1"=200'
200 0 200

SHEET 2 OF 4

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, STE. A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10333AMD3 DATE:3/1/2021

878 15



LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC) DERIVED FROM GPS OBSERVATIONS. DISTANCES ARE GROUND AT ELEVATION 6800 ASL. GROUND TO GRID SCALE FACTOR IS 0.99958.

- ● *DENOTES REBAR, OR AS SHOWN FOUND*
- ○ *DENOTES REBAR, OR AS SHOWN SET*
- • *DENOTES CALCULATED POINT NOT SET*
- ◉ *DENOTES BRASS CAP FOUND*
- ····· *DENOTES OLD LOT LINE OR UTILITY EASEMENT APPROVED BY P&DR CASE #S 2006-17 RELOCATED AS SHOWN*
- *DENOTES BUILDING SITE, THIS PLAT*

DE *DENOTES DRAINAGE EASEMENT*
PUE *DENOTES PUBLIC UTILITY EASEMENT*
PAUE *DENOTES PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT*

BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS

——— *DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT*
INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.
DIMENSIONS AND AREAS SHOWN THAT EXCEED NORMAL SURVEY ACCURACY'S ARE FOR MATHEMATICAL PURPOSES ONLY AND DO NOT REPRESENT OR IMPLY A GREATER SURVEY ACCURACY.

THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

THE COMPOUND PHASE 3 AT MONTE SERENO
AMENDMENT #3

BEING SUB-PHASE 4B OF MONTE SERENO PHASE 4
APPROVED AS P&DR CASE # S 2006-17, ON JULY 6TH 2006
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

DIEGO J. SISNEROS, N.M.P.L.S. 13986 3/1/2021

DIEGO J. SISNEROS NEW MEXICO 13986 REGISTERED PROFESSIONAL SURVEYOR

OPEN SPACE DATA

MAGNETIC NORTH

SCALE 1" = 60' FEET
60 0 60

SHEET 3 OF 4

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, STE. A
SANTA FE, N.M., 87507 (505)471-6660

FILE#10333AMD3 DATE: 3/1/2021

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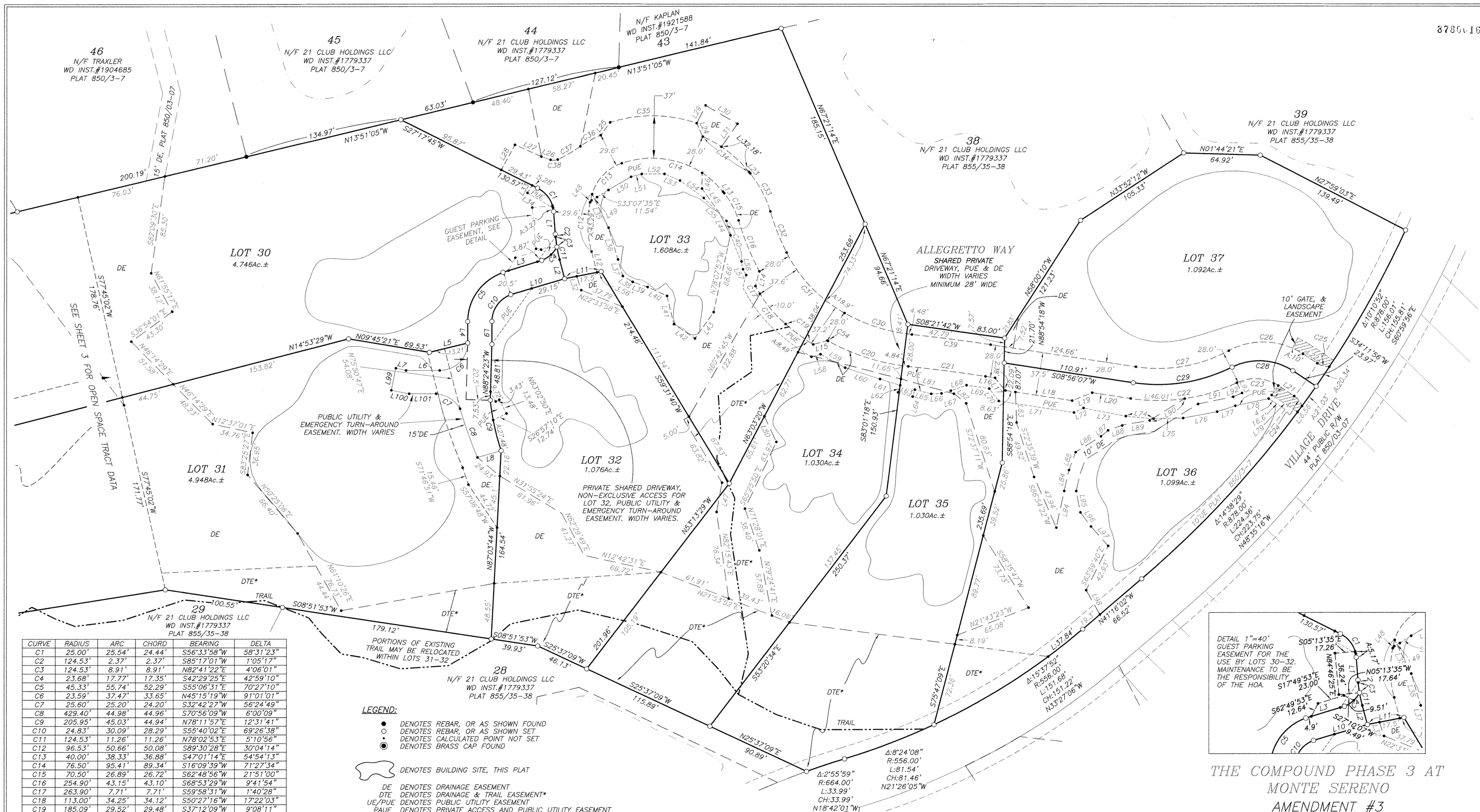


CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	25.00'	25.54'	24.44'	S56°33'58"W	58°31'23"
C2	124.53'	2.37'	2.37'	S85°17'01"W	1°05'17"
C3	124.53'	8.91'	8.91'	N82°41'22"E	4°06'01"
C4	23.68'	17.77'	17.35'	S42°29'25"E	42°59'10"
C5	45.33'	55.74'	52.29'	S55°06'31"E	70°27'10"
C6	23.59'	37.47'	33.65'	N45°15'19"W	91°01'01"
C7	25.60'	25.20'	24.20'	S32°42'27"W	56°24'49"
C8	429.40'	44.98'	44.96'	S70°56'09"W	6°00'09"
C9	205.95'	45.03'	44.94'	N78°11'57"E	12°31'41"
C10	24.83'	30.09'	28.29'	S55°40'02"E	69°26'38"
C11	124.53'	11.26'	11.26'	N78°02'53"E	5°10'56"
C12	96.53'	50.66'	50.08'	S89°30'28"E	30°04'14"
C13	40.00'	38.33'	36.88'	S47°01'14"E	54°54'13"
C14	76.50'	95.41'	89.34'	S16°09'39"W	71°27'34"
C15	70.50'	26.89'	26.72'	S62°48'56"W	21°51'00"
C16	254.90'	43.15'	43.10'	S68°53'29"W	9°41'54"
C17	263.90'	7.71'	7.71'	S59°58'31"W	1°40'28"
C18	113.00'	34.25'	34.12'	S50°27'16"W	17°22'03"
C19	185.09'	29.52'	29.48'	S37°12'09"W	9°08'11"
C20	174.13'	72.22'	71.70'	S18°06'42"W	23°45'46"
C21	1401.00'	66.14'	66.13'	S07°34'58"W	2°42'18"
C22	151.00'	92.47'	91.03'	S08°36'32"E	35°05'17"
C23	35.00'	36.87'	35.19'	S04°01'23"W	60°21'06"
C24	17.50'	11.17'	10.98'	S52°28'34"W	36°33'17"
C25	17.50'	10.99'	10.81'	N16°12'48"E	35°58'14"
C26	60.00'	66.21'	62.90'	N02°35'04"E	63°13'42"
C27	123.00'	81.50'	80.02'	N10°02'50"W	37°57'54"
C28	50.61'	54.16'	51.61'	S03°32'19"W	61°19'12"
C29	137.00'	86.21'	84.80'	S09°05'35"E	36°03'23"
C30	146.13'	60.60'	60.17'	N18°06'42"E	23°45'46"
C31	123.34'	73.30'	72.22'	N47°01'03"E	34°02'57"
C32	226.90'	38.41'	38.36'	N68°53'29"E	9°41'54"
C33	98.50'	37.56'	37.34'	N62°48'56"E	21°51'00"
C34	104.50'	50.32'	49.83'	N38°05'47"E	27°35'18"
C35	113.50'	74.73'	73.38'	N00°38'11"E	37°43'22"
C36	76.85'	19.73'	19.68'	N29°08'25"W	14°42'40"
C37	115.38'	22.42'	22.38'	N30°55'46"W	11°07'59"
C38	8.02'	6.35'	6.19'	N02°39'39"W	45°24'14"
C39	1429.00'	67.46'	67.46'	N07°34'58"E	2°42'18"
C40	264.90'	37.63'	37.60'	S70°12'04"W	8°08'22"
C54	151.34'	0.53'	0.53'	S30°05'36"W	0°12'02"

LINE	BEARING	DIST.
L1	S85°49'40"W	19.83'
L2	N75°27'25"E	17.20'
L3	S17°30'51"E	34.41'
L4	N89°49'11"E	18.75'
L5	S13°54'08"E	33.43'
L6	N00°00'09"W	28.49'
L7	N13°02'18"E	8.82'
L8	S16°22'07"E	20.90'
L9	N89°49'11"E	19.97'
L10	S16°51'21"E	47.77'
L11	N11°19'34"W	31.61'
L12	N75°27'25"E	18.77'
L13	S51°53'25"W	1.72'
L14	N75°38'53"W	13.38'
L15	S15°35'02"E	12.56'
L16	S08°56'07"W	8.23'
L17	S51°39'02"W	14.00'
L18	S08°56'07"W	57.40'
L19	S22°19'42"E	18.31'
L20	S08°56'07"W	33.09'
L21	S34°11'56"W	16.28'
L22	N34°11'56"E	14.62'
L23	N51°53'25"E	1.72'
L24	N66°26'33"E	12.82'
L25	N54°46'27"W	13.79'
L26	N20°02'28"E	8.22'
L27	N24°44'32"E	24.71'
L28	N62°23'44"W	24.86'
L29	N64°09'04"W	17.30'
L30	N30°53'48"E	31.48'
L31	S55°45'10"E	24.22'
L32	N72°27'47"E	12.62'
L33	N58°57'16"W	7.65'
L34	S31°02'44"W	25.27'
L35	N64°29'36"E	32.54'
L36	N73°51'48"E	28.85'
L37	N74°10'39"E	14.92'
L38	N31°36'04"E	9.80'
L39	N19°50'34"E	13.46'
L40	N24°59'19"E	18.25'
L41	N76°28'46"E	25.40'
L42	N34°49'19"E	21.69'
L43	N55°20'58"W	27.78'
L44	S64°22'31"W	21.66'
L45	S55°07'38"W	25.80'
L46	N89°44'02"W	13.72'
L47	S79°52'17"E	26.02'
L48	S54°26'44"E	2.21'
L49	S29°56'53"E	5.37'
L50	S31°04'06"E	22.37'
L51	S15°20'16"E	9.34'
L52	S90°05'36"W	19.32'
L53	S23°44'48"W	14.42'
L54	S37°11'06"W	25.19'
L55	S46°02'52"W	27.81'
L56	S79°18'58"W	6.90'
L57	S61°44'41"W	5.75'
L58	S16°14'43"E	8.07'
L59	S29°16'36"W	23.96'
L60	S18°29'12"W	31.25'
L61	S17°48'52"W	17.88'
L62	N73°27'34"W	6.36'
L63	S16°32'26"W	13.06'
L64	S73°27'34"E	6.34'
L65	S14°56'01"W	14.30'
L66	S02°09'40"E	8.69'
L67	S16°50'52"E	8.35'
L68	S19°50'20"E	14.13'
L69	S08°42'22"W	19.60'
L70	S53°45'47"W	13.48'
L71	S08°56'07"W	64.67'
L72	S25°55'56"E	8.95'
L73	S11°10'41"W	36.61'
L74	S05°39'03"W	23.51'
L75	S01°20'11"E	25.19'
L76	S10°52'13"E	29.35'
L77	S18°24'57"E	16.21'
L78	S12°21'01"E	28.98'
L79	N34°11'56"E	26.53'
L80	N65°34'29"E	24.49'
L81	N15°59'57"E	46.79'
L82	S38°30'36"W	13.37'
L83	N87°58'29"E	26.67'
L84	S77°30'47"E	18.71'
L85	S70°01'47"E	16.80'
L86	S32°34'00"E	25.54'
L87	S40°45'57"E	7.99'
L88	S19°53'51"E	14.42'
L89	S09°34'14"E	21.93'
L90	S32°31'35"E	35.35'
L91	S11°45'22"E	30.45'
L92	S23°39'21"E	8.19'
L93	N63°50'50"E	10.00'
L94	S78°09'06"E	32.66'
L95	N79°16'28"E	18.85'
L96	N53°50'49"E	15.21'
L97	N49°13'49"E	22.45'
L98	N61°18'18"E	24.27'
L99	N78°39'30"W	19.69'
L100	S11°17'38"W	15.39'
L101	S00°00'00"E	22.79'

LEGEND:

- ● DENOTES REBAR, OR AS SHOWN FOUND
- ○ DENOTES REBAR, OR AS SHOWN SET
- • DENOTES CALCULATED POINT NOT SET
- ◉ DENOTES BRASS CAP FOUND

DENOTES BUILDING SITE, THIS PLAT

DE DENOTES DRAINAGE EASEMENT
DTE DENOTES DRAINAGE & TRAIL EASEMENT*
UE/PUE DENOTES PUBLIC UTILITY EASEMENT
PAUE DENOTES PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT
AS DENOTES ARCHAEOLOGY SITE

BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS

DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT
INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.
DIMENSIONS AND AREAS SHOWN THAT EXCEED NORMAL SURVEY ACCURACY'S ARE FOR MATHEMATICAL PURPOSES ONLY AND DO NOT REPRESENT OR IMPLY A GREATER SURVEY ACCURACY.

THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

* FLOATING PRIVATE TRAIL EASEMENT FOR THE PROVISIONS OF TWO SINGLE TRAIL LOCATIONS. APPROXIMATE TRAIL LOCATIONS SHOWN WITHIN LOTS 30-37. TRAIL TO BE BUILT WHERE TERRAIN ALLOWS.

LOT #	ADDRESS
37	4001 ALLEGRETTO WAY
36	4000 ALLEGRETTO WAY
35	4002 ALLEGRETTO WAY
34	4004 ALLEGRETTO WAY
33	4008 ALLEGRETTO WAY
32	4015 ALLEGRETTO WAY
31	4013 ALLEGRETTO WAY
30	4011 ALLEGRETTO WAY

THE COMPOUND PHASE 3 AT MONTE SERENO
AMENDMENT #3

BEING SUB-PHASE 4B OF MONTE SERENO PHASE 4
APPROVED AS P&DR CASE # S 2006-17, ON JULY 6TH 2006
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

DIEGO J. SISNEROS N.M.P.L.S. 13986 3/1/2020

DIEGO J. SISNEROS NEW MEXICO 13986 REGISTERED PROFESSIONAL SURVEYOR

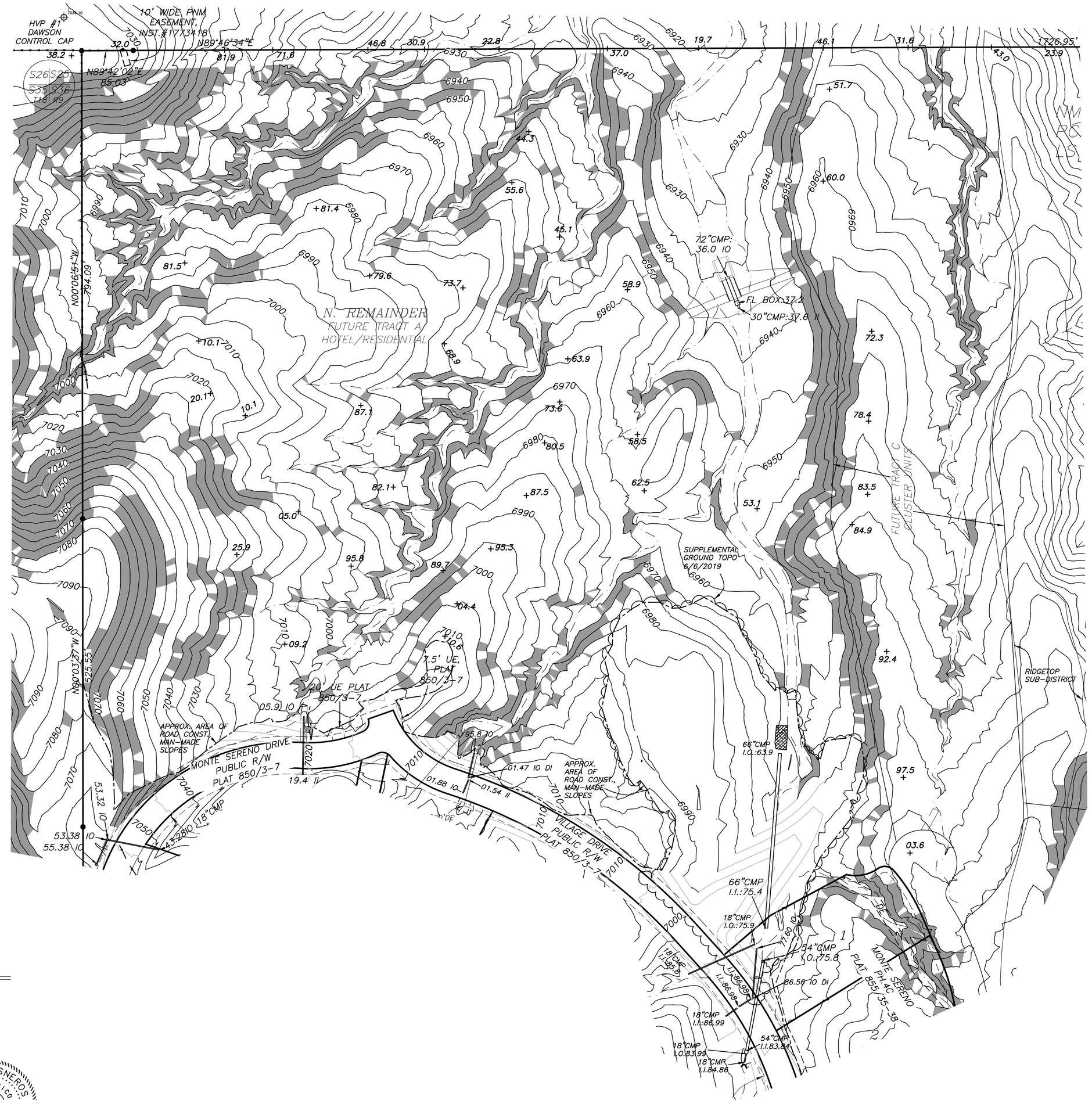
MAGNETIC NORTH

LOT DATA 30-37

SCALE 1" = 40' FEET
40 0 40

SHEET 4 OF 4

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, STE. A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10333AM03 DATE: 3/1/2021



NOTE:

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINE, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.

THIS PROPERTY MAY BE SUBJECT TO ALL VALID COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD. A TITLE SEARCH OF THE SUBJECT LOTS HAS NOT BEEN PERFORMED. SEE PLATS REFERENCED HEREON FOR FULL PERIMETER DATA.

ROAD CONTOURS SHOWN ARE PROVIDED FROM ENGINEERING PLANS.

ALL IMPROVEMENTS MAY NOT BE SHOWN.

REFERENCE DOCUMENTS

1. LEGAL LOT OF RECORD; MONTE SERENO PHASE 4 AMENDMENT #1 PLAT BOOK 850 PAGES 03-07.
2. ALTA/ACSM LAND TITLE SURVEY PREPARED BY DIEGO J. SISNEROS RECORDED AS INST.#1779254 IN PLAT BOOK 794 PAGES 40-41.
3. REVISED ANNEXATION PLAT PREPARED FOR TANO SANTA FE PARTNERS, RECORDED IN BOOK 303, PAGE 021.
4. WARRANTY DEED 665/904-906.
5. ALL RECORDED PLATS AND DEEDS REFERENCED ON THE FACE OF THIS PLAT.

CONTROL DATUM

BEARINGS ARE GRID, REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM NAD83(1992), CENTRAL ZONE. DISTANCES ARE REFERRED TO 6800AMSL.

ELEVATIONS ARE NAVD88 GEIOD '99 DERIVED FROM STATIC OBSERVATION BASELINES FROM 1992 SANTA FE COUNTY CONTROL NETWORK.

ALL REFERENCE TO NAD83(1992) AND NAVD88(1992) DERIVED FROM SANTA FE COUNTY GIS & NGS BLUE BOOK CONTROL MONUMENTS.

DAWSON SURVEYS LEGEND:

- WIRE FENCE
- SLOPES > 30%, UTILIZING 5FT CONTOUR INTERVALS
- UE PUBLIC UTILITY EASEMENT
- 00.0 + SPOT ELEVATION VERIFICATION
- CMP METAL CULVERT
- IO INVERT OUT
- II INVERT IN

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT PHOTO CONTROL FOR FOR THE CONTOURS PROVIDED BY AEROTECH MAPPING WAS PERFORMED UNDER MY SUPERVISION, FURTHERMORE THE AREA OF SUPPLEMENTAL SURVEY WAS PERFORMED ON THE GROUND, UNDER MY PERSONAL SUPERVISION ON THE 6TH DAY OF JUNE, 2019 AND IS A TRUE REPRESENTATION OF A TOPOGRAPHIC SURVEY. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND MAP ARE CORRECT, TRUE AND MEET THE MINIMUM NATIONAL MAPPING STANDARDS. THIS MAP WAS UPDATED 6/9/2021 TO SHOW AS-BUILT STORM STRUCTURES, SLOPE ANALYSIS & NEW PLAT REFERENCES.

Diego J. Sisneros 6/9/2021

DIEGO J. SISNEROS, N.M.P.L.S. #13986

DIEGO J. SISNEROS NEW MEXICO 13986 REGISTERED PROFESSIONAL SURVEYOR

TOPOGRAPHIC SURVEY & 30% & OVER SLOPE ANALYSIS OF A PORTION OF THE N. REMAINDER, TRACT M AS SHOWN ON PLAT RECORDED AS BOOK 878, PAGES 9-12 & BOOK 878, PAGES 13-16. WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM CITY & COUNTY OF SANTA FE, NM

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-6660
FILE#1027OTOPO VILLAS RESORT
DATE:6/9/2021

NOTE:

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINE, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.

THIS PROPERTY MAY BE SUBJECT TO ALL VALID COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD. A TITLE SEARCH OF THE SUBJECT LOTS HAS NOT BEEN PERFORMED. SEE PLATS REFERENCED HEREON FOR FULL PERIMETER DATA.

ROAD CONTOURS SHOWN ARE PROVIDED FROM ENGINEERING PLANS.

ALL IMPROVEMENTS MAY NOT BE SHOWN.

REFERENCE DOCUMENTS

1. LEGAL LOT OF RECORD; MONTE SERENO PHASE 4 AMENDMENT #1 PLAT BOOK 850 PAGES 03-07.
2. ALTA/ACSM LAND TITLE SURVEY PREPARED BY DIEGO J. SISNEROS RECORDED AS INST.#1779254 IN PLAT BOOK 794 PAGES 40-41.
3. REVISED ANNEXATION PLAT PREPARED FOR TANO SANTA FE PARTNERS, RECORDED IN BOOK 303, PAGE 021.
4. WARRANTY DEED 665/904-906.
5. ALL RECORDED PLATS AND DEEDS REFERENCED ON THE FACE OF THIS PLAT.

CONTROL DATUM

BEARINGS ARE GRID, REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM NAD83(1992), CENTRAL ZONE. DISTANCES ARE REFERRED TO 6800AMSL.

ELEVATIONS ARE NAVD88 GEIOD '99 DERIVED FROM STATIC OBSERVATION BASELINES FROM 1992 SANTA FE COUNTY CONTROL NETWORK.

ALL REFERENCE TO NAD83(1992) AND NAVD88(1992) DERIVED FROM SANTA FE COUNTY GIS & NGS BLUE BOOK CONTROL MONUMENTS.

DAWSON SURVEYS LEGEND:

- WIRE FENCE
- SLOPES < 20%
- SLOPES 20% to 30%, UTILIZING 2FT CONTOUR INTERVALS
- UE PUBLIC UTILITY EASEMENT
- 00.0 + SPOT ELEVATION VERIFICATION
- CMP METAL CULVERT
- IO INVERT OUT
- II INVERT IN



TOPOGRAPHIC SURVEY &
20%-30% SLOPE ANALYSIS
OF A PORTION OF THE N.
REMAINDER, TRACT M
AS SHOWN ON PLAT RECORDED
AS BOOK 878, PAGES 9-12 & BOOK
878, PAGES 13-16.
WITHIN SECTION 1, T17N, R9E, AND
SECTION 36, T18N, R9E NMPM
CITY & COUNTY OF SANTA FE, NM

SURVEYORS CERTIFICATE

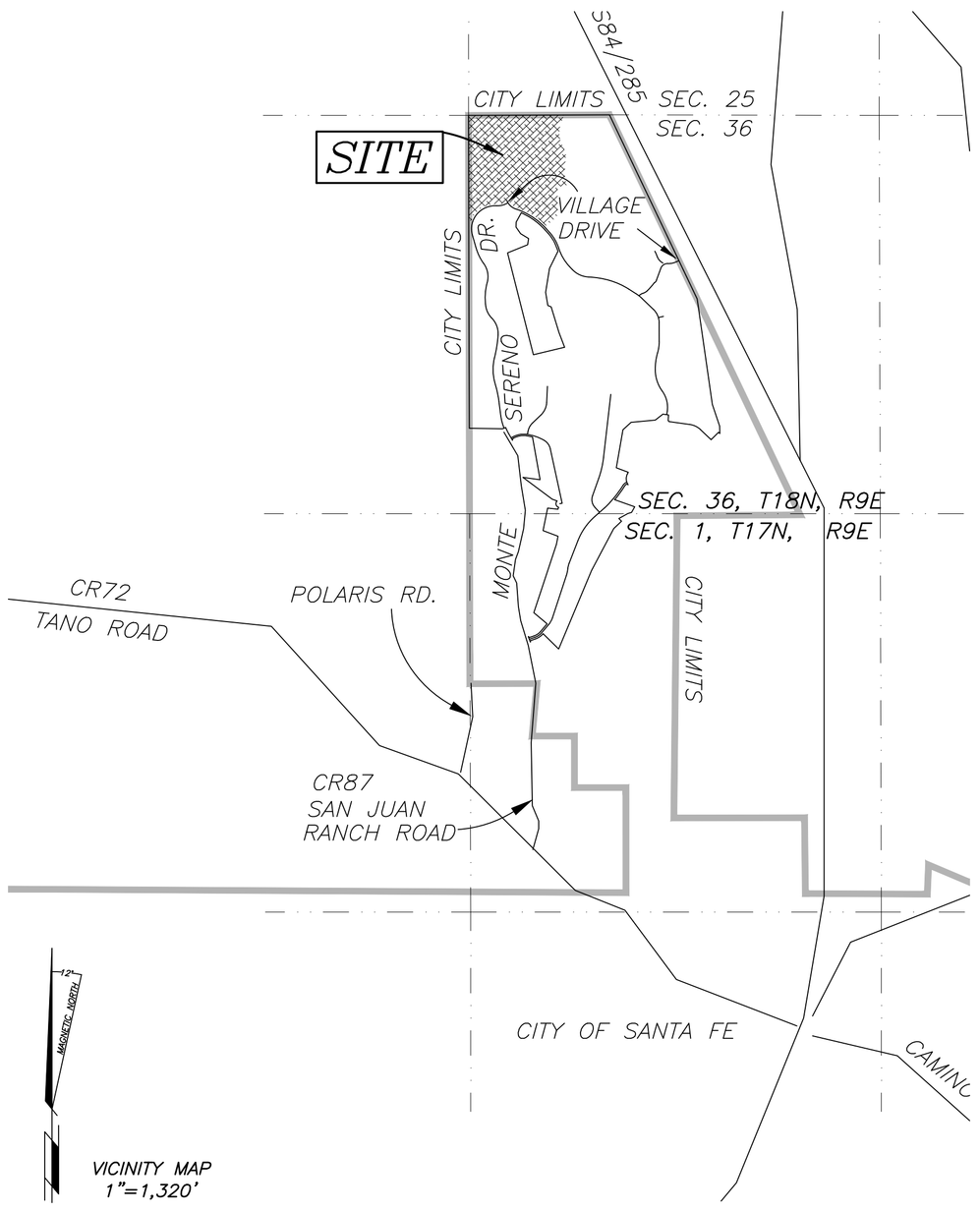
I HEREBY CERTIFY THAT PHOTO CONTROL FOR FOR THE CONTOURS PROVIDED BY AEROTECH MAPPING WAS PERFORMED UNDER MY SUPERVISION. FURTHERMORE THE AREA OF SUPPLEMENTAL SURVEY WAS PERFORMED ON THE GROUND, UNDER MY PERSONAL SUPERVISION ON THE 3RD DAY OF OCTOBER, 2018 AND IS A TRUE REPRESENTATION OF A TOPOGRAPHIC SURVEY. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND MAP ARE CORRECT, TRUE AND AND MEET THE MINIMUM NATIONAL MAPPING STANDARDS. MAP UPDATED 6/9/2021 TO SHOW AS-BUILT STORM STRUCTURES, SLOPES & NEW PLAT REFERENCES.

Diego J. Sisneros 6/9/2021

DIEGO J. SISNEROS, N.M.P.L.S. #13986

DIEGO J. SISNEROS NEW MEXICO 13986 REGISTERED PROFESSIONAL SURVEYOR

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10270TOPO VILLAS RESORT
DATE:6/9/2021



VICINITY MAP
1"=1,320'

UTILITY COMPANIES

COMCAST DATE

IN APPROVING THIS PLAT, PNM PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

PNM ELECTRIC SERVICE DATE

NM GAS COMPANY DATE

Qwest Corporation, d/b/a CenturyLink QC DISCLAIMER.

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

Qwest Corporation, d/b/a CenturyLink QC DATE

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the ____ day of_____, 20__ A.D. at ___o'clock __M, and was duly recorded in book _____, page(s) _____ of the records of Santa Fe County.

KATHARINE E. CLARK
County Clerk, Santa Fe County, N.M.

_____
Deputy

RESORT CASITAS AT MONTE SERENO PHASES 1 & 2

PHASE 4D A SUB-PHASE OF MONTE SERENO PHASE 4
SUBDIVISION OF TRACT A AND TRACT M
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

APPROVED BY THE CITY PLANNING COMMISSION
AS P&DR CASE #21-3801 AT THEIR MEETING OF , 20

PLANNING COMMISSION CHAIR DATE

PLANNING COMMISSION SECRETARY DATE

REVIEWED BY CITY OF SANTA FE

CITY ENGINEER DATE

CITY PLANNER DATE

NOTES:

1. EACH RESORT PARCEL SHALL BE SERVICED BY SEPARATE SEWER AND WATER SERVICES.
2. THE RESORT PARCELS SHOWN HEREON ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, LIENS AND EASEMENTS FOR RESORT CASITAS AT MONTE SERENO SUBDIVISION, RECORDED AS INST.#
3. STORM WATER DETENTION: INCREASED STORM WATER RUN-OFF FROM ROADS AND LOTS IS TO BE HANDLED BY CENTRALIZED PONDS. ALL BASINS/PONDS SHALL DRAIN WITHIN 24 HOURS OF A STORM EVENT AS PER ARTICLE 14-8.5(D)(4)(C)(II). PONDS ARE TO DRAIN WITHIN 24 HOURS PURSUANT TO ARTICLE 14-8.2(D)(c)(ii).
4. NO WALLS FENCES OR OTHER STRUCTURES THAT WOULD IMPEDE DRAINAGE FLOW SHALL BE PLACED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.
5. PERMANENT TRAFFIC CONTROL: SIGNS SHALL BE INSTALLED BY THE DEVELOPER AT THEIR EXPENSE.
6. RESORT CASITAS WILL BE REQUIRED TO INSTALL AUTOMATIC FIRE SUPPRESSION SYSTEMS IF THE FOLLOWING OCCURS: 1) THE DRIVEWAY BETWEEN THE PUBLIC ROAD AND THE HOME EXCEEDS 10% IN GRADE AND 150' IN LENGTH, OR 2) THE PUBLIC ROAD GRADE EXCEEDS 10% AND ACCESS TO THE DWELLING REQUIRES USING A SECTION OF THE ROADWAY THAT EXCEEDS 10% GRADE; HOWEVER, THERE ARE NO ROADS IN PHASE 4 THAT EXCEED 10% IN GRADE.
7. FENCES AND/OR WALLS SHALL NOT BE CONSTRUCTED WITHIN PUBLIC UTILITY EASEMENTS.
8. BUILDING SETBACKS: 5' FRONT YARD, 5' SIDE YARD, 5' REAR YARD. THE PRRC ZONING ALLOWS ESTABLISHING BUILDING SETBACKS.
9. PROPERTY DEVELOPMENT IS GOVERNED BY THE ANNEXATION AND DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE CITY OF SANTA FE AND TANO SANTA FE PARTNERS, DATED 5/5/1993, AS AMENDED. PURSUANT TO THE ANNEXATION AND DEVELOPMENT AGREEMENT, PROPERTY DEVELOPMENT IS GOVERNED BY THE CITY ORDINANCES, REGULATIONS, AND SPECIFICATIONS IN EFFECT ON APRIL 1, 1990.

PURPOSE STATEMENT: PHASE 4D

- THIS PLAT CREATES 60 RESORT PARCELS, ONE RESORT/HOTEL TRACT AND 8 OPEN SPACE TRACTS
- LOTS WILL BE SERVED BY THE PRIVATE RIGHT OF WAYS CONNECTING TO THE PULBIC RIGHT OF WAY "VILLAGE DRIVE", PLAT INST.#1887681 IN BOOK 850 PAGES 3-7.

REFERENCE DOCUMENTS

1. LEGAL LOT OF RECORD; MONTE SERENO PHASE 4 AMENDMENT #1 PLAT BOOK 850 PAGES 03-07.
2. ALTA/ACSM LAND TITLE SURVEY PREPARED BY DIEGO J. SISNEROS RECORDED AS INST.#1779254 IN PLAT BOOK 794 PAGES 40-41.
3. REVISED ANNEXATION PLAT PREPARED FOR TANO SANTA FE PARTNERS, RECORDED IN BOOK 303, PAGE 021.
4. WARRANTY DEED 665/904-906.
5. ALL RECORDED PLATS AND DEEDS REFERENCED ON THE FACE OF THIS PLAT.

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED TO BE SUBDIVIDED THOSE LANDS SHOWN HEREON. THE SAID SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE SAID OWNER(S). THIS SUBDIVISION CONTAINS 168.27 ACRES, MORE OR LESS.

THE 38' WIDE PRIVATE RIGHT OF WAYS, "EAST VILLAGE DRIVE", "WEST VILLAGE DRIVE", "TESUQUE VISTA", "HIGH POINT LANE", "NORTH SPUR ROAD", "SUNRISE LANE", AND "ARROYO LANE" ARE HEREBY CREATED FOR INGRESS EGRESS AND UTILITIES FOR THE USE OF THE RESORT CASITAS AT MONTE SERENO. MAINTENANCE WILL BE THE RESPONSIBILITY OF "MONTE SERENO RESORT MANAGEMENT COMPANY".

THE 23' WIDE PRIVATE ROAD AND PUBLIC UTILITY EASEMENT, "UPPER VILLAGE DRIVE" IS HEREBY CREATED FOR INGRESS EGRESS AND UTILITIES FOR THE USE OF THE RESORT CASITAS AT MONTE SERENO. MAINTENANCE WILL BE THE RESPONSIBILITY OF "MONTE SERENO RESORT MANAGEMENT COMPANY".

OPEN SPACE TRACTS WILL REMAIN PRIVATE AND ARE TO BE MAINTAINED IN THEIR NATURAL/EXISTING STATE BY THE OWNER AND ITS SUCCESSORS OR ASSIGNS. THIS OPEN SPACE IS SUBJECT TO A FLOATING EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A PRIVATE NON-MOTORIZED PEDESTRIAN TRAIL. THESE TRACTS ARE ALSO GRANTED FOR USE AS DRAINAGE EASEMENTS TO MITIGATE STORM WATER.

EASEMENTS ARE GRANTED FOR THE PLACEMENT OF CUT/FILL SLOPES OUTSIDE OF THE DEDICATED, OR PRIVATE, RIGHT-OF-WAY AND EASEMENTS ALONG SAID ROADS WITHIN THE LOTS AS MAY BE REQUIRED FOR ROAD CONSTRUCTION AND MAINTENANCE. "MONTE SERENO RESORT MANAGEMENT COMPANY" IS RESPONSIBLE FOR MAINTENANCE OF SAID SLOPES, AND IS HEREBY GRANTED AN EASEMENT FOR SAID PURPOSE.

THERE ARE HEREBY GRANTED SLOPE CONSTRUCTION AND MAINTENANCE EASEMENTS WITHIN EACH RESORT CASITA LOT AND OPEN SPACE FOR EACH ADJOINING LOT'S GRADING CONSTRUCTION. THE "MONTE SERENO RESORT MANAGEMENT COMPANY" WILL BE RESPONSIBLE FOR MAINTENANCE OF THESE SLOPES.

PRIVATE TRAIL EASEMENTS SHOWN ARE FOR NON-MOTORIZED PEDESTRIAN USE ONLY. MAINTENANCE THEREOF IS THE RESPONSIBILITY OF THE OWNER AND OR IT'S ASSIGNS. THE LOCATION SHOWN IS APPROXIMATE AND SUBJECT TO AS-BUILT FIELD LOCATION.

DRAINAGE EASEMENTS ARE GRANTED FOR MITIGATION OF STORM WATERS OR PONDING(AS NOTED), MAINTENANCE IS THE RESPONSIBILITY OF "MONTE SERENO RESORT MANAGEMENT COMPANY".

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE FOR NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
Qwest Corporation, d/b/a CenturyLink QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRICAL TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

STORM WATER AGREEMENT:

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE AND STORM WATER MANAGEMENT IMPROVEMENTS ARE ON PRIVATE PROPERTY AND WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY 21 CLUB HOLDINGS(OWNER) AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE AND STORM WATER MANAGEMENT IMPROVEMENT MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE AND STORM WATER MANAGEMENT IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS

BY SIGNING THIS PLAT 21 CLUB HOLDINGS, LLC. WARRANTS THAT IT HAS THE AUTHORITY TO ENTER INTO THIS AGREEMENT. THE "MONTE SERENO RESORT MANAGEMENT COMPANY" IS RESPONSIBLE FOR THE MAINTENANCE OF CENTRALIZED STORM WATER DETENTION STRUCTURES.

THIS SUBDIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

DRAINAGE FACILITIES MAINTENANCE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE INSPECTOR 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 INSPECTOR'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.

FLOOD ZONE:

LAND LIES WITHIN OTHER AREAS "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FIRM MAP NO. 35049C0405D, EFFECTIVE 6/17/2008(THIS MAP WAS NOT UPDATED IN 2012).

OWNER(S): 21 CLUB HOLDINGS, LLC. A NEW MEXICO LIMITED LIABILITY COMPANY

_____
BY: ALFRED S. LILLY, ITS DIRECTOR

STATE OF
COUNTY

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ___DAY OF _____, 202 BY ALFRED S. LILLY, DIRECTOR OF 21 CLUB HOLDINGS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES:

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE ___rd DAY OF ., 2021. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

_____
DIEGO J. SISNEROS, N.M.P.L.S. 13986 12//2021

SHEET INDEX:

- SHEET 2: OVERALL TRACT M & A / SITE MAP
- SHEET 3: CURVE, LINE AND ADDRESS TABLES
- SHEET 4: PHASE 1 AT 1"=50'
- SHEET 5: PHASE 2 AT 1"=50'

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

OWNERS: 21 CLUB HOLDINGS
PARENT PARCEL: TRACT A....., RECORDED AS INST.#
IN BOOK PAGES & .
TRACT A UPC: 1-054-103- - .
TRACT M UPC: 1-054-103-119-259.
PLSS LOCATION: SEC. 1, T17N, R9E, & SEC. 36, T18N, R9E, NMPM,
CITY: SANTA FE
COUNTY: SANTA FE
STATE: NEW MEXICO

V-110

SHEET 1 OF 5

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-6660

FILE#10449SUB DATE:12/20/2021

WELSH FAMILY LIMITED PARTNERSHIP III
WD 1442/273 LOT 4 PLAT 194/09

LOT 2 PLAT 550/05
WELSH, CAROLYN JEANNETTE PICKARD FAMILY INSURANCE TRUST, LEE A. WELSH & CAROLYN JEANNETTE PICKARD
WDs:INST.#1319074, #1319075, #1521209 & #1540511

WELSH FAMILY LIMITED PARTNERSHIP IV
WD 1648/734
LOT 3 PLAT 550/05

THOMAS MACIULA & CHARLES GREENFIELD QD INST.#1748136

EDWARD J. BARTLE & BRENDA K. SCHNIDER LIVING TRUST WD INST.#1451040

ROYALL & DOYLE MGT. TRUST INST.#1671797

ROBERT ROYALL INST.#1622740

MARY ANN AMOS TRUST QD INST.#1535270

ERNEST CAPOBLANCO WD INST.#1716721 PLAT 761/44-45

ERIC PERKINS & WILLIAM CALDWELL WD INST.#1595175

FLORIAN LIVING TRUST WD INST.#1491771

WILLIAM & NIKKI MORACHNICK WD INST.#1388504

BRUCE ARTWICK INST.#1673900

MONTE SERENO PHASE 2, PLAT 586/48-59.

MONTE SERENO DRIVE

MONTE SERENO PHASE 4A, PLAT 850/3-7.

MONTE SERENO PHASE 4B, THE COMPOUND PH.3 AT MONTE SERENO PLAT 878/13-16.

TRACT A-1

PHASE 1, THIS PLAT

PHASE 2, THIS PLAT

SEE SHEET 4 & 5 FOR PHASE 1& 2 DATA

S. REMAINDER TRACT M 92.40 AC.±

N. REMAINDER TRACT M 40.915 AC.±

TRACT C
FUTURE CLUSTER UNITS

TRACT D
FUTURE CLUSTER UNITS

TRACT E
PLAT 855/35-38
FUTURE CLUSTER UNITS

TRACT F2
PLAT 850/3-7

TRACT G
RESERVED FOR FUTURE OPEN SPACE

VILLAGE DRIVE

MONTE SERENO PH 4C PLAT 855/35-38

THE COMPOUND AT MONTE SERENO PLAT 816/39-44

CANTALINI INST.#1886969

MCDONALD INST.#1900324

TUMMINS INST.#1879079

AU INST.#1872206

BERMAN INST.#1883754

BROATCH INST.#1913008

LEMESANY INST.#1897175

OATEN INST.#1900497

CLUTE INST.#1924855

TERRY RILEY & LINDA FERDIG-RILEY WD INST.#1501761

N/F GREGORY & TOURANDOKHT STRICK WD INST.#1597224

DAN L. BOROVINA & KAREN G. BOROVINA REV. TRUST WD INST.#1583852

ART & KIT SPAULDING LIVING TRUST WD INST.#1413975

MICHAEL & DEBRA DOYLE WDINST.#1407212

N/F GILMAN FAMILY TRUST PLAT 817/37-38

15' TRAIL EASMENT PLAT 817/37-38

MONTE SERENO PHASE 1, PLAT 586/48-50.

TRAN 406993

TA CONCEPT UCTION, INC. T.#1496280

GH HEITZMAN NST.#1397876

LEGEND:

- DENOTES #4 REBAR, LS7014 OR AS SHOWN FOUND
- DENOTES #4 REBAR, OR AS SHOWN SET
- DENOTES CALCULATED POINT NOT SET
- DENOTES BRASS CAP FOUND
- DENOTES FENCE
- DENOTES FUTURE PHASE 4 AREA
- DENOTES RIDGETOP SUB-DISTRICT, HOUSES ALLOWED

DIEGO J. SISNEROS, N.M.P.L.S. 13986 12//2021

MAGNETIC NORTH

SCALE 1"=200'
200 0 200

RESORT CASITAS AT MONTE SERENO PHASES 1 & 2

PHASE 4D A SUB-PHASE OF MONTE SERENO PHASE 4
SUBDIVISION OF TRACT A AND TRACT M
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

OVERALL TRACT M AND SITE MAP

V-111

SHEET 2 OF 5

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10449SUB DATE:12/20/2021

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	88.00'	60.27'	59.10'	S07°11'05"E	39°14'37"
C2	19.00'	34.24'	29.79'	S71°11'21"W	103°15'16"
C3	88.00'	5.04'	5.04'	N55°32'38"W	3°16'47"
C4	88.00'	51.78'	51.03'	N37°02'56"W	33°42'38"
C5	126.00'	49.42'	49.10'	S34°48'03"E	22°28'17"
C6	58.00'	26.16'	25.94'	S33°06'54"E	25°50'35"
C7	126.00'	43.30'	42.93'	N33°06'54"W	25°50'35"
C8	88.00'	14.07'	14.01'	N41°28'21"W	9°01'41"
C9	87.00'	21.12'	21.07'	S22°44'45"E	21°10''
C10	21.47'0"	56.65'	149.00'	S07°47'12"E	56.31'
C11	106.00'	83.30'	80.22'	N09°47'26"W	54°14'09"
C12	149.00'	103.55'	101.48'	S23°00'32"W	39°49'03"
C13	88.00'	15.55'	15.53'	N22°23'20"E	10°07'22"
C14	96.00'	45.37'	44.95'	N13°54'37"E	27°04'48"
C15	58.00'	43.17'	42.18'	S06°07'35"W	42°38'51"
C16	149.00'	7.60'	7.60'	S44°22'46"W	2°55'24"
C17	96.00'	26.08'	26.00'	N07°24'49"W	15°34'03"
C18	108.00'	134.49'	125.96'	S20°28'34"W	71°20'49"
C19	70.00'	123.60'	108.19'	N35°23'07"E	101°09'55"
C20	126.00'	24.43'	24.39'	N69°02'42"E	11°06'45"
C21	36.00'	80.26'	64.64'	S64°00'44"E	127°43'54"
C22	88.00'	81.32'	78.46'	S26°19'36"W	52°56'46"
C23	155.42'	40.88'	40.76'	N10°50'28"E	15°04'07"
C24	88.00'	51.98'	51.23'	S69°02'42"W	33°50'45"
C25	108.00'	36.00'	35.84'	S76°25'03"W	19°06'03"
C26	125.00'	24.50'	23.87'	S65°16'46"W	45°17'11"
C27	19.00'	19.51'	18.67'	S58°44'59"W	58°50'14"
C28	74.00'	46.56'	45.79'	S70°08'42"W	36°02'47"
C29	86.00'	38.54'	38.22'	S61°48'58"W	25°40'28"
C30	6.00'	7.64'	7.14'	N74°31'09"W	73°00'15"
C31	74.00'	6.23'	6.23'	N40°25'51"W	4°49'38"
C32	19.00'	26.44'	24.36'	N02°58'22"W	79°44'37"
C33	87.00'	19.72'	19.67'	N46°41'05"E	12°57'16"
C34	31.00'	30.75'	29.50'	S45°22'41"W	56°49'50"
C35	19.00'	22.95'	21.59'	N70°06'09"W	72°12'29"
C36	106.00'	36.01'	35.84'	N43°43'55"W	19°28'00"
C37	68.00'	175.79'	130.77'	S20°35'39"W	148°07'07"
C38	106.00'	59.75'	58.97'	N17°52'49"E	32°17'56"
C39	19.00'	24.01'	22.44'	N37°35'44"E	72°23'45"
C40	69.00'	41.74'	41.10'	N56°27'51"E	34°39'31"
C41	106.00'	87.75'	82.27'	N57°24'47"E	47°25'59"
C42	74.00'	1.86'	1.86'	N00°52'08"W	1°26'33"
C43	6.00'	7.39'	6.93'	N33°41'42"E	70°34'03"
C44	48.00'	21.51'	21.33'	N81°48'58"E	25°40'28"
C45	106.00'	25.02'	24.96'	N87°53'29"E	13°31'26"
C46	126.00'	18.07'	18.05'	N03°57'43"E	8°12'59"
C47	126.00'	86.05'	84.39'	N27°38'08"E	39°07'51"
C48	111.00'	79.53'	77.84'	N34°04'53"E	37°26'13"
C49	126.00'	12.31'	12.31'	N50°00'01"E	5°35'56"
C50	111.00'	81.70'	79.86'	N05°43'19"W	42°10'10"
C51	19.00'	24.81'	23.08'	N54°49'48"W	74°48'26"
C52	126.00'	20.63'	20.61'	N22°06'59"W	9°22'49"
C53	17.27'34"	50.00'	16.07'	S28°40'46"E	49.80'
C54	165.07'	26.70'	26.67'	N15°18'56"W	9°16'06"
C55	19.00'	11.32'	11.15'	N07°23'25"E	34°08'07"
C56	59.00'	21.78'	21.66'	N13°52'57"E	21°09'04"
C57	155.42'	40.88'	40.76'	N10°50'28"E	15°04'07"
C58	19.00'	21.53'	20.40'	N50°50'17"E	64°55'51"
C59	69.00'	25.38'	25.24'	N72°45'45"E	21°04'35"
C60	126.00'	7.47'	7.47'	S13°20'37"E	3°23'27"
C61	69.00'	23.59'	23.47'	N52°25'49"E	19°35'17"
C62	31.00'	24.50'	23.87'	S65°16'46"W	45°17'11"
C63	6.00'	10.20'	9.01'	N43°22'58"W	97°23'22"
C64	89.100'	84.07'	84.04'	N68°52'45"W	5°24'22"
C65	164.07'	129.22'	125.91'	N49°01'09"W	45°07'35"
C66	207.55'	117.17'	115.62'	S04°25'28"E	32°20'43"
C67	17.00'	25.38'	23.09'	S22°49'41"W	85°33'20"
C68	211.00'	102.83'	101.82'	S79°34'03"W	27°55'25"
C69	327.00'	427.48'	397.68'	S56°04'42"W	74°54'06"
C70	126.00'	81.34'	79.93'	S38°41'26"E	36°59'09"
C71	126.00'	22.74'	22.71'	S62°21'11"E	10°20'20"

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C72	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C73	69.00'	44.82'	44.04'	N24°01'35"E	37°13'11"
C74	19.00'	22.74'	21.40'	N39°41'58"E	68°33'56"
C75	126.00'	37.04'	36.91'	N65°33'39"E	16°50'33"
C76	77.75'	22.40'	22.32'	N48°53'11"E	16°30'24"
C77	77.75'	41.54'	41.04'	N25°19'45"E	30°36'29"
C78	77.75'	24.16'	24.07'	N10°07'20"E	17°48'29"
C79	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C80	77.75'	41.54'	41.04'	N25°19'45"E	30°36'29"
C81	77.75'	22.40'	22.32'	N48°53'11"E	16°30'24"
C82	126.00'	37.04'	36.91'	N65°33'39"E	16°50'33"
C83	19.00'	22.74'	21.40'	N39°41'58"E	68°33'56"
C84	69.00'	44.82'	44.04'	N24°01'35"E	37°13'11"
C85	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C86	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C87	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C88	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C89	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C90	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C91	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C92	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C93	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C94	19.00'	22.74'	21.40'	S39°41'58"W	68°33'56"
C95	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C96	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C97	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C98	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C99	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C100	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C101	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C102	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C103	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C104	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C105	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C106	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C107	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C108	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C109	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C110	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C111	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C112	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C113	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C114	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C115	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C116	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C117	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C118	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C119	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C120	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C121	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C122	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C123	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C124	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C125	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C126	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C127	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C128	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C129	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C130	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C131	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C132	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C133	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C134	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C135	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C136	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C137	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C138	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C139	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C140	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C141	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C142	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C143	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C144	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C145	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C146	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C147	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C148	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C149	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C150	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C151	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C152	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C153	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C154	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C155	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C156	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C157	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C158	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C159	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C160	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C161	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C162	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C163	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C164	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C165	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C166	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C167	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C168	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C169	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C170	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C171	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C172	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C173	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C174	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C175	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C176	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C177	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C178	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C179	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C180	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C181	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C182	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C183	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C184	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C185	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C186	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C187	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C188	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C189	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C190	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C191	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C192	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C193	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C194	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C195	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C196	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C197	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C198	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C199	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C200	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C201	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C202	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C203	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C204	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C205	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C206	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C207	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C208	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C209	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C210	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C211	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C212	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C213	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C214	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C215	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C216	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C217	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C218	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C219	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C220	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C221	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C222	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C223	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C224	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C225	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C226	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C227	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C228	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C229	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C230	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C231	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C232	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C233	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C234	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C235	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C236	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C237	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C238	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C239	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C240	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C241	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C242	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C243	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C244	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C245	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C246	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C247	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C248	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C249	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C250	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C251	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C252	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C253	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C254	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C255	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C256	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C257	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C258	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C259	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C260	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C261	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C262	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C263	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C264	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C265	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C266	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C267	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C268	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C269	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C270	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C271	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C272	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C273	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C274	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C275	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C276	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C277	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C278	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C279	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C280	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C281	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C282	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C283	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C284	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C285	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C286	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C287	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C288	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C289	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C290	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C291	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C292	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C293	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C294	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C295	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C296	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C297	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C298	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C299	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C300	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C301	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C302	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C303	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C304	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C305	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C306	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C307	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C308	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C309	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C310	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C311	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C312	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C313	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C314	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C315	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C316	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C317	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C318	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C319	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C320	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C321	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C322	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C323	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C324	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C325	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C326	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C327	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C328	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C329	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C330	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C331	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C332	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C333	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C334	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C335	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C336	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C337	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C338	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C339	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C340	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C341	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C342	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C343	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C344	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C345	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C346	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C347	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C348	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C349	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C350	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C351	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C352	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C353	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C354	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C355	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C356	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C357	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C358	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C359	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C360	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C361	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C362	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C363	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C364	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C365	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C366	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C367	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C368	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C369	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C370	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C371	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C372	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C373	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C374	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C375	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C376	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C377	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C378	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C379	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C380	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C381	69.00'	44.82'	44.04'	S24°01'35"W	37°13'11"
C382	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C383	126.00'	37.04'	36.91'	S65°33'39"W	16°50'33"
C384	77.75'	22.40'	22.32'	S48°53'11"W	16°30'24"
C385	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"
C386	77.75'	24.16'	24.07'	S10°07'20"W	17°48'29"
C387	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C388	77.75'	41.54'	41.04'	S25°19'45"W	30°36'29"

N/F SANTA FE OPERA WD 1776/802 DEED INST.#1326000 TRACT IV-5, PLAT 446/14

MONTE SERENO DRIVE 44' PUBLIC R/W PLAT 850/3-7

WEST VILLAGE DR.

UPPER VILLAGE DRIVE

VILLAGE DRIVE 44' PUBLIC R/W PLAT 860/3-7

EAST VILLAGE DR.

HIGH POINT LN.

NORTH SPUR RD.

SUNRISE LANE

ARROYO LN.

"WELSH" EASEMENT FOR ACCESS AND UTILITIES TO BE GRANTED IN FUTURE PHASING

23' WIDE PRIVATE ROAD & PUBLIC UTILITY EASEMENT

TRACT A-1 PROPOSED RESORT VILLAGE 3.682Ac.± 160377 S.F.±

OPEN SPACE TRACT A-5 991 S.F.±

OPEN SPACE TRACT A-7

OPEN SPACE TRACT A-6 0.5065 Ac.± 22063 S.F.±

ROADWAY TRACT A-4 2.257 Ac.±

OPEN SPACE TRACT A-2 7.424Ac.± 323361 S.F.±

@ 15' WIDE PRIVATE TRAIL EASEMENT, SUBJECT TO AS-BUILT LOCATION

10' WIDE PNM EASEMENT, INST.#1177418

LOT 1 0.1934Ac.± 8427 S.F.±

LOT 2 0.1788Ac.± 7791 S.F.±

LOT 3 0.3094Ac.± 13480 S.F.±

LOT 4 0.2418 Ac.± 10534 S.F.±

LOT 5 0.2240 Ac.± 9824 S.F.±

LOT 6 0.2559Ac.± 11274 S.F.±

LOT 7 0.2582Ac.± 11235 S.F.±

LOT 8 0.2239Ac.± 10390 S.F.±

LOT 9 0.4004Ac.± 17409 S.F.±

LOT 10 0.1804Ac.± 7844 S.F.±

LOT 11 0.4564Ac.± 19860 S.F.±

LOT 12 0.2084Ac.± 9051 S.F.±

LOT 13 0.2854Ac.± 12398 S.F.±

LOT 14 0.3658Ac.± 16032 S.F.±

LOT 15 0.2544Ac.± 11062 S.F.±

LOT 16 0.3204Ac.± 13928 S.F.±

LOT 17 0.4284Ac.± 18641 S.F.±

LOT 18 0.2277Ac.± 9883 S.F.±

LOT 19 0.2204Ac.± 9563 S.F.±

LOT 20 0.2696 Ac.± 11743 S.F.±

LOT 21 0.2694Ac.± 11729 S.F.±

LOT 22 0.1714Ac.± 7442 S.F.±

LOT 23 0.2456Ac.± 10658 S.F.±

LOT 24 0.2696 Ac.± 11743 S.F.±

LOT 25 0.2894Ac.± 12599 S.F.±

LOT 26 0.2404Ac.± 10474 S.F.±

LOT 27 0.2178Ac.± 9433 S.F.±

LOT 28 0.3334Ac.± 14521 S.F.±

LOT 29 0.3497 Ac.± 15233 S.F.±

LOT 30 0.1989 Ac.± 8666 S.F.±

LOT 31

LOT 32

LOT 36

LOT 38

LOT 40

LOT 41

LOT 42

SEE SHEET 5 FOR PHASE 2

SEE SHEET 5 FOR REMAINDER OF TRACT A-2 DATA

PHASE 1 LOTS

DE, POND

DIEGO J. SISNEROS, N.M.P.L.S. 13986 12//2021

RESORT CASITAS AT MONTE SERENO PHASES 1 & 2

PHASE 4D A SUB-PHASE OF MONTE SERENO PHASE 4 SUBDIVISION OF TRACT A AND TRACT M LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

LEGEND:

- ● DENOTES #4 REBAR, LS7014 OR AS SHOWN FOUND
- ○ DENOTES #4 REBAR, OR AS SHOWN SET
- • DENOTES CALCULATED POINT NOT SET
- ◉ DENOTES BRASS CAP FOUND
- -x-x- DENOTES FENCE
- DENOTES FUTURE PHASE 4 AREA
- DENOTES CENTERLINE 10' DRAINAGE EASEMENTS
- DE DENOTES DRAINAGE EASEMENT
- AUE DENOTES PRIVATE ACCESS & PUBLIC UTILITY EASEMENT
- BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.
  DIMENSIONS AND AREAS SHOWN THAT EXCEED NORMAL SURVEY ACCURACY'S ARE FOR MATHEMATICAL PURPOSES ONLY AND DO NOT REPRESENT OR IMPLY A GREATER SURVEY ACCURACY.

THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

MAGNETIC NORTH

SCALE 1"=50'

50 0 50

V-113

SHEET 4 OF 5

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-6660

FILE#10449SUB DATE:12/20/2021

TRACT IV-5, PLAT 446/14
N/F SANTA FE OPERA WD 1776/802 DEED INST.#1326000

TRACT A-5

OPEN SPACE TRACT A-7 695 S.F.±

HIGH POINT LN.

EAST VILLAGE DR.

VILLAGE DRIVE 44' PUBLIC R/W PLAT 850/02-7

OPEN SPACE TRACT A-6

OPEN SPACE TRACT A-10 4334 S.F.±

OPEN SPACE TRACT A-11 5960 S.F.±

LOT 29 | LOT 30 | LOT 28 | LOT 27 | LOT 26 | LOT 24 | LOT 23 | LOT 22 | LOT 21 | LOT 20 | LOT 19 | LOT 18 | LOT 17 | LOT 16 | 15 AUE

WEST VILLAGE DR. | NORTH SPUR RD. | SUNRISE LANE | ARROYO LN.

PHASE 1

LOT 32 0.2426Ac.± 10533 S.F.±
LOT 31 0.2467 Ac.± 10748 S.F.±
LOT 36 0.2964Ac.± 12872 S.F.±
LOT 38 0.2825 Ac.± 12310 S.F.±
LOT 40 0.3672 Ac.± 15995 S.F.±
LOT 41 0.2484Ac.± 10781 S.F.±
LOT 42 0.2319Ac.± 13992 S.F.±
LOT 43 0.2234Ac.± 9701 S.F.±
LOT 44 0.3359Ac.± 14783 S.F.±
LOT 45 0.3074Ac.± 13364 S.F.±
LOT 46 0.2854Ac.± 12427 S.F.±
LOT 47 0.2345 Ac.± 10216 S.F.±
LOT 48 0.2554Ac.± 11101 S.F.±
LOT 49 0.2476Ac.± 10752 S.F.±
LOT 50 0.1754Ac.± 7639 S.F.±
LOT 51 0.1824Ac.± 7926 S.F.±
LOT 52 0.19 Ac.± 8308 S.F.±
LOT 53 0.1858Ac.± 8092 S.F.±
LOT 54 0.2626Ac.± 11165 S.F.±
LOT 55 0.2814Ac.± 12233 S.F.±
LOT 56 0.1792Ac.± 7792 S.F.±
LOT 57 0.1834Ac.± 7959 S.F.±
LOT 58 0.2462Ac.± 14915 S.F.±
LOT 59 0.2104Ac.± 9143 S.F.±
LOT 60 0.3374Ac.± 14679 S.F.±
LOT 33 0.2034Ac.± 8836 S.F.±
LOT 34 0.2014Ac.± 8796 S.F.±
LOT 35 0.2521Ac.± 10944 S.F.±
LOT 37 0.1754Ac.± 7610 S.F.±
LOT 39 0.1984Ac.± 8636 S.F.±

ROADWAY TRACT A-8 1.817 Ac.±

OPEN SPACE TRACT A-9 0.5544 Ac.± 24150 S.F.±

OPEN SPACE TRACT A-3 2.3024Ac.± 128407 S.F.±

DE, POND

RESORT STORAGE AND/OR RESORT RECREATION AREA

RESORT STORAGE AND/OR RESORT RECREATION AREA

38' EMERGENCY ACCESS FLUME ACCESS TO CLUSTER HOMES

OPEN SPACE TRACT A-2 PH1

℄ 15' WIDE PRIVATE TRAIL EASEMENT SUBJECT TO AS-BUILT LOCATION

℄ 15' WIDE PRIVATE, TRAIL EASEMENT SUBJECT TO AS-BUILT LOCATION

℄ 15' WIDE PRIVATE TRAIL EASEMENT. THIS PORTION SUBJECT TO RELOCATION UPON DEVELOPMENT OF FUTURE CLUSTER TRACT

℄ 15' WIDE PRIVATE TRAIL EASEMENT, SUBJECT TO AS-BUILT LOCATION

TRACT C
FUTURE CLUSTER HOUSING

TESUQUE VISTA

20' AUE

5'DE

LEGEND:

- ● DENOTES #4 REBAR, LS7014 OR AS SHOWN FOUND
- ○ DENOTES #4 REBAR, OR AS SHOWN SET
- • DENOTES CALCULATED POINT NOT SET
- ◉ DENOTES BRASS CAP FOUND
- DENOTES FENCE
- DENOTES FUTURE PHASE 4 AREA
- DENOTES CENTERLINE 10' DRAINAGE EASEMENTS
- DE DENOTES DRAINAGE EASEMENT
- AUE DENOTES PRIVATE ACCESS & PUBLIC UTILITY EASEMENT

BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS

DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.
DIMENSIONS AND AREAS SHOWN THAT EXCEED NORMAL SURVEY ACCURACY'S ARE FOR MATHEMATICAL PURPOSES ONLY AND DO NOT REPRESENT OR IMPLY A GREATER SURVEY ACCURACY.

THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

DIEGO J. SISNEROS, N.M.P.L.S. 13986 12//2021

RESORT CASITAS AT MONTE SERENO PHASES 1 & 2

PHASE 4D A SUB-PHASE OF MONTE SERENO PHASE 4
SUBDIVISION OF TRACT A AND TRACT M
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

MAGNETIC NORTH

SCALE 1"=50'

50 0 50

PHASE 2 LOTS

V-114

SHEET 5 OF 5

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10449SUB DATE:12/20/2021



LEGEND

- PROJECT BOUNDARY
- AREA OF DISTURBANCE (DEVELOPMENT)
- AREA OF DISTURBANCE (EXISTING, PRE-2003)
- AREA OF DISTURBANCE (FILL STOCKPILE, SINCE 2017)
- SAMPLE AREA
- TOPO LINE

SIGNIFICANT TREES

THE PROPERTY IS ESTIMATED TO IMPACT 984 SIGNIFICANT EVERGREEN TREES (NO DECIDUOUS TREES) AS DEFINED BY CITY OF SANTA FE LAND USE CODE 14-8.4 (F)(5) THAT WILL BE IMPACTED BY PROJECTED DISTURBANCE FROM GRADING OPERATIONS AND NEW CONSTRUCTION. IT IS ESTIMATED THAT APPROX. 2,904 SIGNIFICANT EVERGREEN TREES WILL BE PRESERVED IN NON-DISTURBED AREAS ON SITE.

SIGNIFICANT TREE QUANTITIES ARE DERIVED FROM SAMPLING TWO AREAS ON SITE (SAMPLE AREA A - WEST FACING SLOPE AND SAMPLE AREA B - EAST FACING SLOPE) TO DETERMINE THE AVERAGE SIGNIFICANT TREE DISTRIBUTION BY SPECIES. QUANTITIES WERE THEN PROJECTED FOR THE AREA OF DISTURBANCE AND THE OVERALL SITE TO DETERMINE THE QUANTITY OF SIGNIFICANT TREES IMPACTED. SIGNIFICANT TREE COUNTS AVERAGED 12.5 TREES / 5,200 SF WITH APPROXIMATELY 48% PINON SIGNIFICANT TREE DISTRIBUTION.

THE ESTIMATED AREA OF DISTURBANCE IS APPROXIMATELY 346,900 SF WITHIN THE PROPOSED AREA OF DEVELOPMENT AND 62,100 SF WITHIN THE ADDITIONAL FILL STOCKPILE AREA. THE TOTAL AREA OF DISTURBANCE IS 409,000 SF. THIS QUANTITY IS SUBJECT TO CHANGE AS REVISIONS ARE MADE TO THE CIVIL GRADING PLAN. SEE CIVIL PLANS FOR FINAL GRADING EXTENTS. TOTAL ESTIMATED EXISTING SIGNIFICANT TREES AND PROPOSED / REPLACED QUANTITIES WILL BE UPDATED IN ACCORDANCE WITH APPLICABLE CODES.

SIGNIFICANT TREES IMPACTED BY DEVELOPMENT (ESTIMATED 346,900 SF)

EXISTING CONDITIONS	ON SITE	PROPOSED			
SIGNIFICANT TREES	TOTAL	REMOVE	PRESERVE	REPLACE**	REQUIRED (MIN.)*
DECIDUOUS (> 6" DIA.)	0	0	0	SEE L-200	0
EVERGREEN (> 8' HEIGHT)	1,944	434	1,510	223	0
PINON (> 8' HEIGHT)	1,794	400	1,394	167	718
NOXIOUS SPECIES (> 12" DIA.)	0	0	0	0	0
TOTAL	3,738	834	2,904	390	718

SIGNIFICANT TREES IMPACTED BY STOCKPILE EXPANSION (ESTIMATED 62,100 SF)*

EXISTING CONDITIONS					
SIGNIFICANT TREES	TOTAL	REMOVED	PRESERVED	REPLACE**	REQUIRED (MIN.)*
DECIDUOUS (> 6" DIA.)	0	0	0	0	0
EVERGREEN (> 8' HEIGHT)	78	78	0	14	0
PINON (> 8' HEIGHT)	72	72	0	29	29
NOXIOUS SPECIES (> 12" DIA.)	0	0	0	0	0
TOTAL	150	150	0	43	29

* PER SECTION 14-8.4 (F)(5)(b), A MINIMUM OF 40% OF PINON SIGNIFICANT TREES SHALL BE PRESERVED, RELOCATED ON SITE, OR REPLACED. ACCORDINGLY, A MINIMUM OF 718 PINON TREES WILL BE PRESERVED OR REPLACED.
** REPLACEMENT TREES WILL BE A COMBINATION OF DECIDUOUS TREES (> 2" CAL.) AND EVERGREEN TREES (> 6' HEIGHT), SEE LANDSCAPE PLAN.
*** FILL STOCKPILE DISTURBED AREA EXCLUDES AREA DISTURBED PRIOR TO 2003.

TREE PRESERVATION PLAN KEYED NOTES

1. TREE TO BE PRESERVED, TYP; CONTRACTOR TO PROTECT TREES BEYOND AREA OF DISTURBANCE.
2. TREE TO BE REMOVED WITHIN AREA OF DISTURBANCE, TYP; CONTRACTOR TO REMOVE TREE, INCLUDING FULL DEPTH OF ROOT STRUCTURE. WHERE POSSIBLE, SALVAGE TREES AND REPLANT WITHIN PROJECT AREA ACCORDING TO THE LANDSCAPE PLAN.
3. SAMPLE AREA FOR ESTABLISHING EXISTING NATIVE PLANT DENSITY AND SPECIES TYPE.
4. EXISTING FILL STOCKPILE ESTABLISHED PRIOR TO SITE DEVELOPMENT; FILL TO BE USED ON SITE; AREA TO BE REVEGETATED / LANDSCAPED AS EACH LOT WITHIN FILL AREA IS DEVELOPED.
5. EXISTING FILL STOCKPILE TO BE USED ON SITE; FINAL TREE PLACEMENT TO BE DETERMINED IN FIELD; SEE SIGNIFICANT TREE PRESERVATION / REPLACEMENT CHART FOR QUANTITIES AND SPECIES.

STATE OF NEW MEXICO
12-20-2021
CLAUDIA MEYER HORN
371
REGISTERED LANDSCAPE ARCHITECT

N

SCALE: 1"=60'

60' 0 60'

REVISIONS

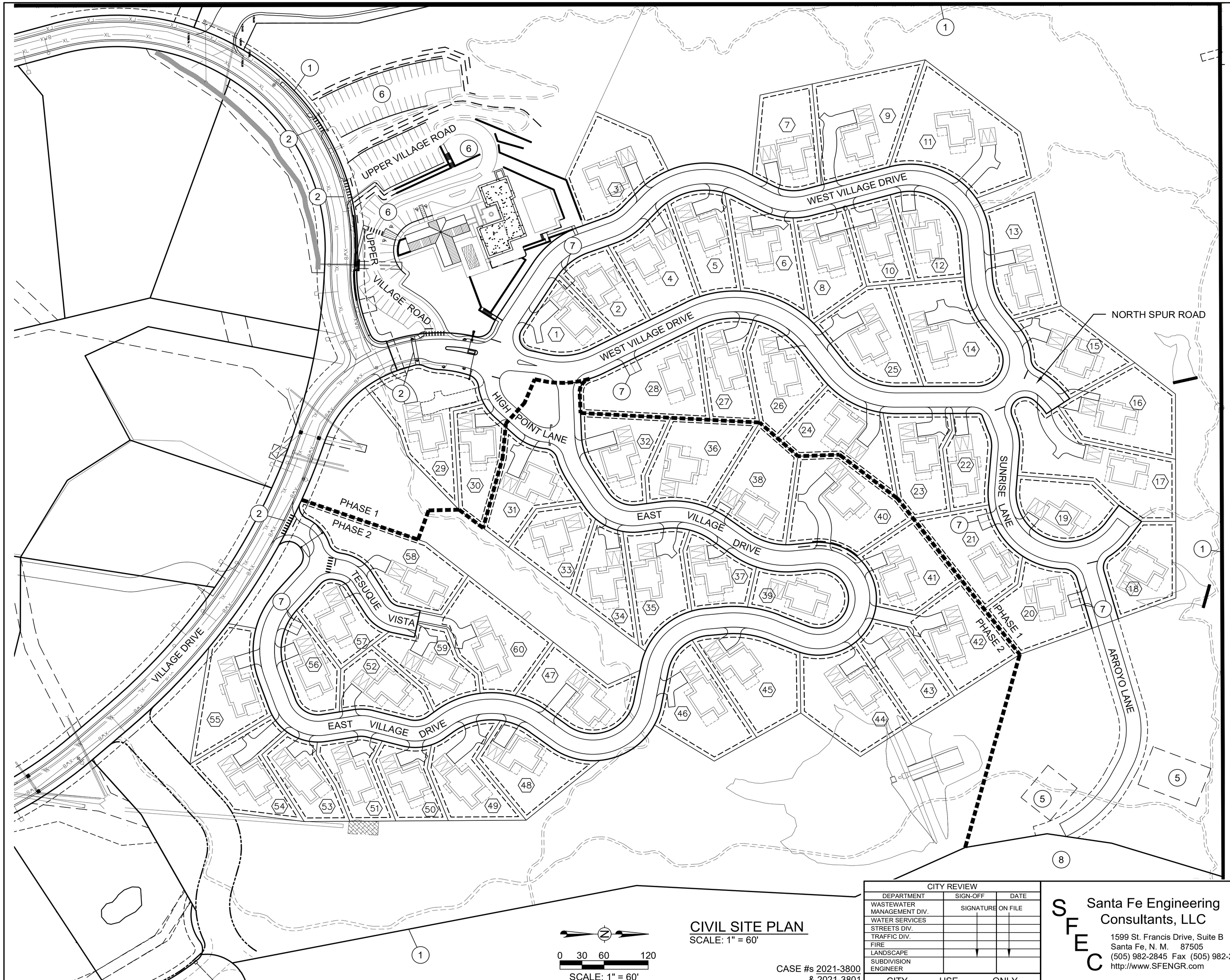
DATE	BY

monte sereno

THE RESORT AT MONTE SERENO

TREE INVENTORY / PRESERVATION PLAN

SCALE	DWG NO.	DATE
1"=60'	FINAL SUBDIVISION PLAT	12.20.2021
P&DR CASE #		SHEET NO. L-100



SHEET KEYNOTES

1. PROPERTY LINE
2. TIE TO EXISTING ROADWAY
3. PROPOSED STORM SEWER SEE C-600 SERIES SHEETS
4. PROPOSED RETAINING WALL, SEE C-300 SERIES SHEETS
5. PROPOSED STORAGE UNIT, SEE ARCHITECTURAL SHEETS
6. PARKING LOT, SEE SHEET A-101 FOR STANDARDS.
7. GUEST PARKING
8. FUTURE EMERGENCY ACCESS TO CLUSTER HOME PARCELS.

0 30 60 120
SCALE: 1" = 60'

CIVIL SITE PLAN
SCALE: 1" = 60'

CASE #s 2021-3800
& 2021-3801

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

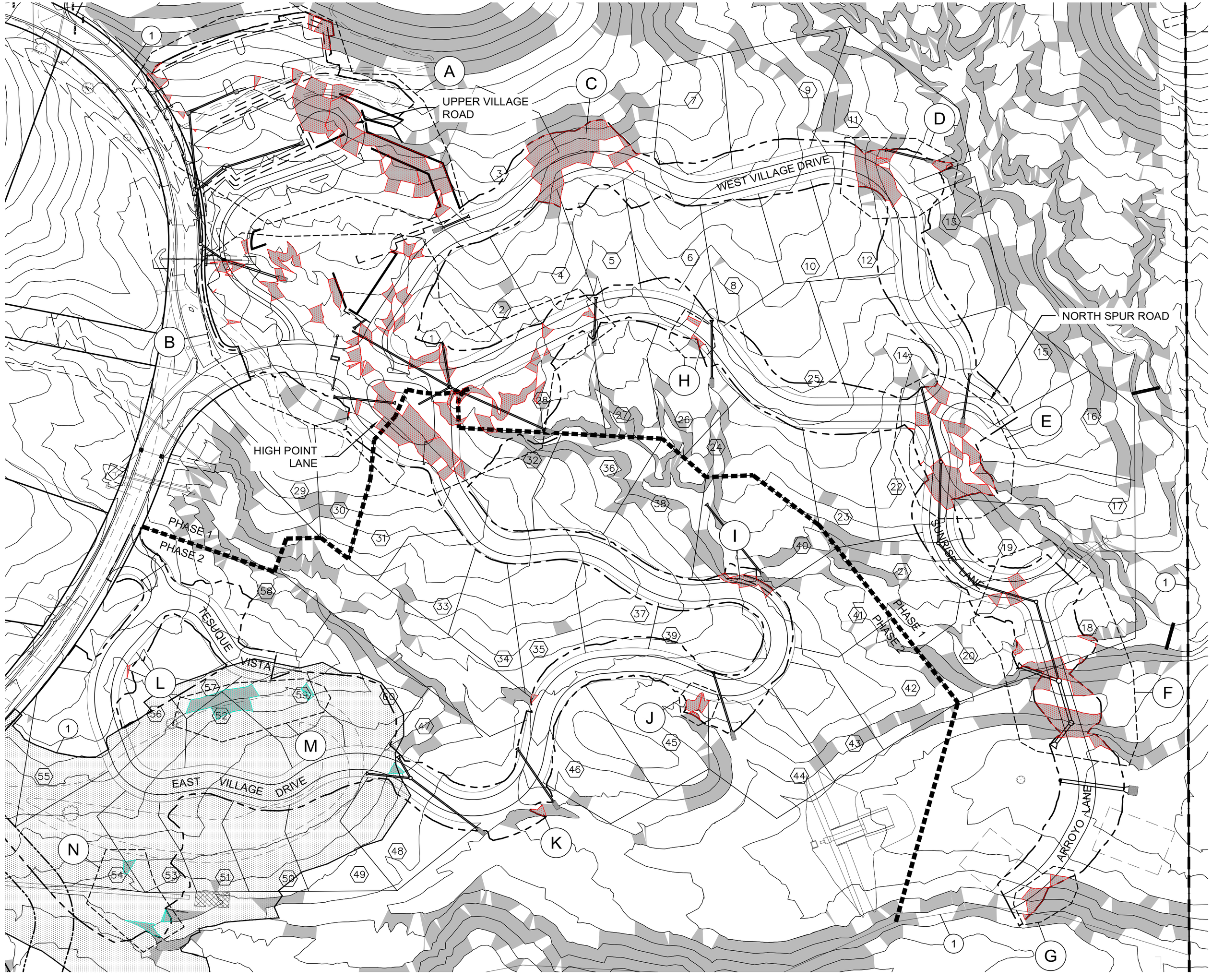
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

REVISIONS	DATE	ENGINEERS SEAL
◁		

DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

CIVIL SITE PLAN

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 60'	C-100



SHEET KEYNOTES

1. PROPERTY LINE
2. EXISTING FILL STOCKPILE

LEGEND

- AREA OF 30% AND GREATER SLOPE
- AREA OF DISTURBED 30% AND GREATER SLOPE
- AREA OF 30% AND GREATER SLOPE DISTURBED UNDER STOCKPILE PERMIT PREVIOUSLY APPLIED FOR WITH CITY OF SANTA FE, CIRCA 2019
- EXISTING FILL STOCKPILE
- GRADING LIMITS

NOTE:
THIS SLOPE ANALYSIS WAS CALCULATED USING A 5' CONTOUR INTERVAL BASED UPON TOPOGRAPHY AND SLOPE ANALYSIS PROVIDED BY DAWSON SURVEYS, INC.

SLOPE ANALYSIS CALCULATIONS	
AREAS OF NATURAL 30% AND GREATER DISTURBED SLOPES	
AREA ID	AREA OF DISTURBANCE (SF)
A	10750.67
B	12671.34
C	6323.37
D	2765.26
E	4580.18
F	4718.34
G	855.72
H	174.54
I	717.61
J	445.67
K	125.51
L	28.34
TOTAL = 44,157 SF	
AREA OF 30% AND GREATER SLOPE DISTURBED UNDER STOCKPILE PERMIT PREVIOUSLY APPLIED FOR WITH CITY OF SANTA FE, CIRCA 2019	
AREA ID	AREA OF DISTURBANCE (SF)
M	2220.81
N	545.55
TOTAL = 2,767 SF	

SLOPE ANALYSIS CALCULATIONS - ROAD VARIANCES

SCALE: 1" = 60'

0 30 60 120

SCALE: 1" = 60'

CASE #s 2021-3800 & 2021-3801

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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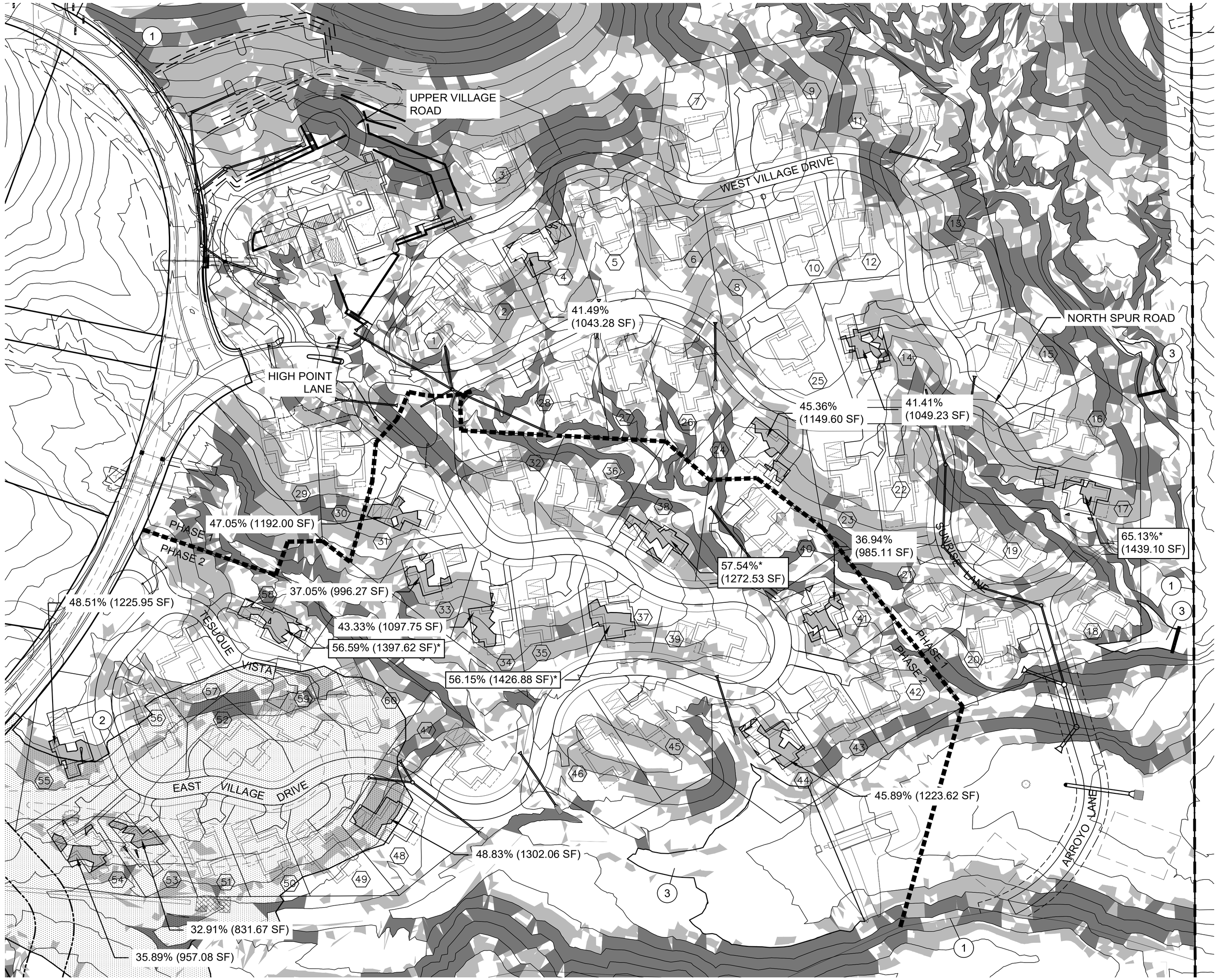
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

SLOPE ANALYSIS CALCULATIONS - ROAD VARIANCES

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 60'	C-101

REVISIONS | DATE | ENGINEERS SEAL



SHEET KEYNOTES

1. PROPERTY LINE
2. EXISTING FILL STOCKPILE
3. PROPOSED POND

LEGEND

- AREA OF 20% TO 30% SLOPE
- AREA OF 30% AND GREATER SLOPE
- EXISTING FILL STOCKPILE

NOTE:
THIS SLOPE ANALYSIS WAS CALCULATED USING A 1' CONTOUR INTERVAL. FOR CLARITY, ONLY THE 5' MAJOR CONTOURS ARE SHOWN ON THIS SHEET.

* VARIANCE REQUESTED FOR GREATER THAN 50% OF THE PAD IS IN 20% SLOPE.

SLOPE ANALYSIS CALCULATIONS - PAD COMPLIANCE

SCALE: 1" = 60'

0 30 60 120

SCALE: 1" = 60'

CASE #s 2021-3800 & 2021-3801

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DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

SLOPE ANALYSIS CALCULATIONS - PAD COMPLIANCE

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 60'	C-101A

REVISIONS	DATE	ENGINEERS SEAL
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CITY OF SANTA FE PUBLIC INFRASTRUCTURE GENERAL CONSTRUCTION NOTES

1. All construction shall conform to the requirements of City of Santa Fe Standard Drawings and Specifications as applicable.
2. Utility construction shall conform to applicable sections of the APWA's "New Mexico Standard Specifications for Public Works Construction, 2006 edition including latest published amendments.
3. Infrastructure construction shall conform to applicable sections of the New Mexico Department of Transportation's "Standard Specifications for Highway and Bridge Construction, 2019 Edition (SSHBC).
4. The order of precedence shall be, listed in order of highest precedence, the project specifications, plans, City of Santa Fe Standard Drawings, SSHBC, and APWA.
5. In the case of conflicts between plans and specifications resolution shall be by using the more restrictive requirement as determined by the project engineer and approved by the City.
6. The project plans shall be approved for construction by the City prior to any construction activity and scheduling a pre-construction meeting.
7. The construction Project Engineer shall be a New Mexico licensed Professional Engineer in the appropriate category for the type of work represented by the project plans. The Project Engineer shall arrange for a pre-construction meeting prior to the start of construction or mobilization of equipment on-site and after receipt of the financial guaranty. At the pre-construction meeting, the Project Engineer shall submit a letter providing the name(s) of specific individuals who will be performing what type of inspections and respective telephone contact number(s); this includes preparation of the record drawings. The pre-construction meeting shall be scheduled a minimum of 10 calendar days in advance of the meeting date.
8. Attendance at the pre-construction meeting is mandatory.
9. The Contractor shall provide a list of contact personnel responsible for site construction including position, telephone numbers, and at least one emergency telephone number active on a 24 hour basis.
10. If an EPA Notice of Intent (NOI) is applicable, a copy of the mailed permit application shall be presented at the pre-construction meeting along with a written statement giving the mailing date.
11. The Contractor shall be responsible for maintaining the integrity of all underground utilities during the course of work regardless of any location shown on the plans or other field evidence, or lack thereof. Notification to New Mexico One Call at 1-800-321-2537 for utility locates a minimum of 48 hours in advance of any excavation is required. Maintenance of utility locates shall be continued throughout the project life.
12. The Owner shall be responsible for all changes in construction deemed necessary for any reason and shall have appropriate plans and/or specifications, including applicable design criteria, prepared by a New Mexico Professional Engineer and submitted to the City for approval. Upon approval, said changes may be incorporated into the project.
13. Final Record Drawings, reflecting substantial changes to the original design drawings, shall be submitted by the Contractor's Surveyor for approval to the Engineer.Said plans shall be approved by applicable City Divisions prior to final acceptance of project work for maintenance responsibility and the beginning of the warranty period. Under no circumstances will partial acceptance and/or warranty commencement begin for any component of project scope be provided.
14. All Contractor work activity shall be confined to the construction limits of the project. There shall be no encroachment onto adjacent properties, either construction or marshaling yard(s) unless legal easement(s)/agreement(s) is/are executed and approved by the Engineering Supervisor.
15. Grading shall be completed under the authority of a Building Permit, the application of which shall show the type of work as "Other" with the notation of Grading, Landscaping, and infrastructure shown thereon. Call 505-955-6945 for permit information.
16. All cut and fill slopes, including setback requirements, shall conform to the requirements of:
    a. Santa Fe City Code's Article 14-8 (Development and Design Standards);
    b. Chapter 33 of the Uniform Building Code, 1997 edition unless otherwise noted on the approved construction plans; and
    c. In the case of conflict between these two specifications, City Code shall prevail.
17. The Contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
18. Material quality testing shall be completed by the Contractor, through a recognized testing laboratory. The laboratory shall be under the auspices of a New Mexico Professional Engineer.
19. All material quality test reports shall be provided directly to the City Planning Department, attention Permits and Development Review Division at P.O. Box 909, Santa Fe, New Mexico 87504-0909 within seven (7) calendar days after laboratory material testing is complete unless otherwise directed during the pre-construction meeting. Field test reports shall be provided directly to the P&DR staff at the time of field testing. In the case of P&DR staff absence, the reports shall be Fax'ed to 505-955-6829. In each case, all test reports and other communication shall carry the applicable P&DR Case and Building Permit project numbers which will be provided at the pre-construction meeting if not noted on the approved project plans.
20. Compaction testing of soil and similar materials, including optimum moisture-density relationships, shall be performed in accordance with the referenced specifications and/or plans. Unless specified in individual project plans, the frequency of compaction testing shall be one (1) test per 1.5 vertical feet of fill or backfill of similar material; within two (2) horizontal feet of structures; for each 500 linear feet of trench backfill or each days compactive effort, whichever results in the greatest quantity of tests; or for each 500 cubic yards of fill of similar material; or as directed by the Engineer.
21. Portland cement concrete (Pcc) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer. The design shall be provided to P&DR staff for approval a minimum of 14 calendar days prior to scheduling the initial casting operation or, alternatively, the project plans shall define a specific mix having a prior approval by P&DR. Each mix shall have the following minimum properties:
    a. Compressive strength of 4,000 psi in 28 calendar days
    b. Seven (7.0) bags of cementitious material per cubic yard of concrete
    c. Twenty (20.0) percent or less of flyash material substitution for cement
    d. Maximum aggregate size of ¾"
    e. Air entrainment content ranging between 4.0 and 7.0 percent at the point of concrete delivery into forms
22. Concrete sample set shall consist of a minimum of three (3) cylinders. One sample set shall be obtained for each 500 linear feet cast, 50 cast cubic yards, or one (1) set per calendar day, whichever is greatest; or as directed by the Engineer. Cylinders shall be tested at 7, 28, and 56 day intervals; the 56 day interval need not be tested if any previous test result exceeds the design value.A cold weather concrete plan shall be submitted to P&DR staff for approval prior to pouring concrete during cold weather, applicable to all public and / or bondable concrete items.
23. Traffic control devices, as per approved plan, shall be installed, maintained, and removed by the Contractor. Said devices shall conform to the latest published edition of the Manual of Uniform Traffic Control Devices and to written directions from the City Traffic Engineer who may be reached at 505-955-6619.
24. Site erosion and/or sediment control, as per approved plan, shall be installed, maintained, and removed by the Contractor. The Contractor's attention is directed to the SSHBC's Section 603 for other requirements relating to dust abatement and similar issues.
25. Utility lines must be bored under all existing street Pcc street appurtenances. A minimum of 12" separation must be maintained between utility lines. Any curb, gutter, or other damage must be repaired before final inspection will be given.
26. Each City utility division shall provide a letter of completed installation, not necessarily accepted for warranty, at the Contractor's request. Said letters shall be provided to the P&DR staff and received written staff acceptance prior to scheduling either TV inspection of SAS ; and Storm Sewer lines or placement of roadway pavement material.
27. ASTM, ASHTO, or independent laboratory certificates of material compliance are to be provided to P&DR staff prior to bringing applicable material on site.
28. Aggregate base course material shall conform to the SSHBC's Section 303 using Gradation I.
29. Hot Mix Asphalt (HMA) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer conforming to SSHBC's Section 423 using Aggregated Classification(s) called for in the project plans. The design shall be provided to P&DR staff for approval a minimum of 14 calendar days prior to scheduling the initial paving operation or, alternatively, the project plans shall define a specific mix having a prior approval by P&DR.
30. Compaction testing of subgrade, aggregate base course, and each lift of HMA material shall be completed for every 100 linear feet of roadway length excepting for HMA material in which case provide one (1) test for every 100 linear feet of laydown machine pass; or as directed by the Engineer.
31. HMA material quality test samples (wet) shall be obtained and tested for every 500 tons or fraction thereof or one (1) sample per day.
32. Utility appurtenance such as telephone pedestals, electrical transformers, gas, and cable TV pedestals shall be placed outside the public right-of-way and within utility easements. The Owner is responsible for relocating mis-placed utility structures prior to requesting a pre-final inspection. Water meter boxes and fire hydrants may be placed between the sidewalk and curb. Water valve and meter boxes are not to be placed within maintenance areas of semi-improved (gravel or equal) roads.
33. Construction debris and/or excess material shall be stored in an on-site area and appropriately contained. Said debris shall not be a nuisance to the surrounding neighborhood. Disposal of debris shall be either within the city limits under separate grading permit or at a designated NMED approved disposal site. The Contractor shall provide written notice as to proposed debris disposal site location(s). All debris and/or excess material shall be removed from the site prior to scheduling a pre-final inspection with P&DR staff.
34. Interim terrain and stormwater management inspections shall be arranged for at the following events:
    a. Completion of temporary erosion control best management installations and prior to any earthwork (clearing, grubbing, etc.)
    b. Final stormwater management features are constructed
    c. Final site restoration measures are completed
    d. Further construction or issuance of any permit(s) shall not occur until written approval by P&DR staff for each of the above inspections has been obtained. Inspections shall be scheduled by calling 505-955-6646.
35. The Contractor shall make written request for a pre-final inspection of terrain management and infrastructure works a minimum of 14 calendar days in advance with P&DR staff. At this inspection, applicable city division staff will review the final work product. Any deficiencies will be noted in a "punchlist" and provided to the Contractor for correction. When all punchlist items are completed the Contractor shall file a written statement to that effect and a final inspection will be held by P&DR staff. Upon acceptance, an acceptance letter will be provided wherein all work will be accepted for maintenance by the City and the commencement of the warranty period initiated.
36. All surveys to be performed under the supervision of a Professional Land Surveyor, licensed in the State of New Mexico.

ADDITIONAL CONSTRUCTION NOTES

1. The contractors surveyor shall coordinate with Dawson Surveys, Inc. The contractors surveyor shall verify proposed grades. Invert elevations, Flow lines, Alignments, Property lines, Right of Way, Setbacks, and topography Prior to construction. Any deviations shall be reported to the engineer.
2. The contractor shall maintain existing fencing, or build new fencing to insure that the site is secure at all times.
3. It is solely the contractors responsibility to meet OSHA requirements and to maintain a safe working condition.
4. Santa Fe Engineering Consultants, Inc. waives any and all responsibility and is not liable for problems which arise from failure to follow these plans, Specifications and the design intent they convey or for problems which arise from failure to obtain and/or follow SFEC guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts.
5. Television inspection to be provided by private contractor, not the City.
6. Pot holing, construction water, T.V. inspections, flushing and cleaning of sanitary sewer lines or storm sewers are incidental to the work and no separate payment will be made.
7. The existing utility locations shown on these plans have been compiled from multiple sources, including utility locates, and field surveys. It is the contractor's responsibility to verify and pothole any potential utility conflicts. The contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
8. All grading shall comply with the specifications presented in the geotechnical report or NMDOT specifications whichever are more stringent.

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CASE #s 2021-3800
& 2021-3801

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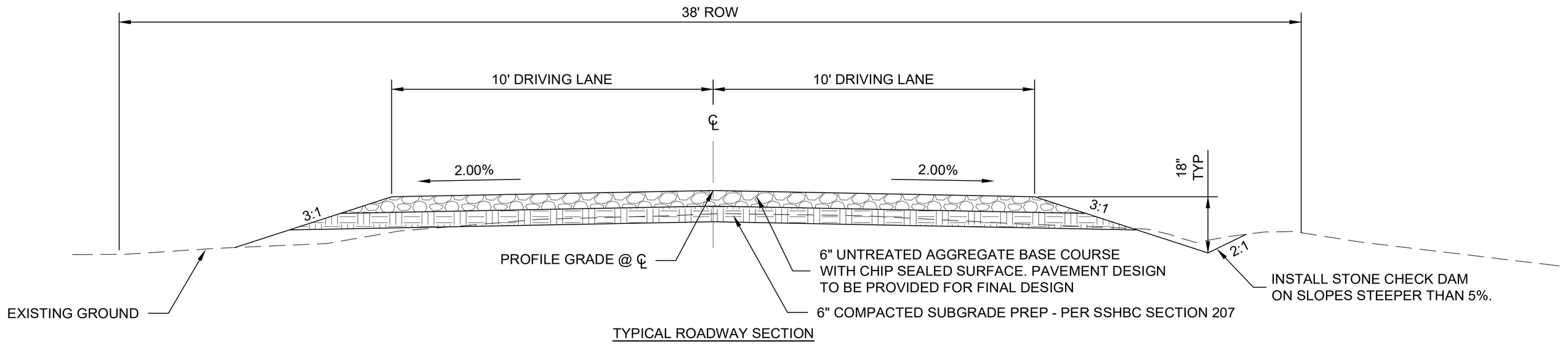
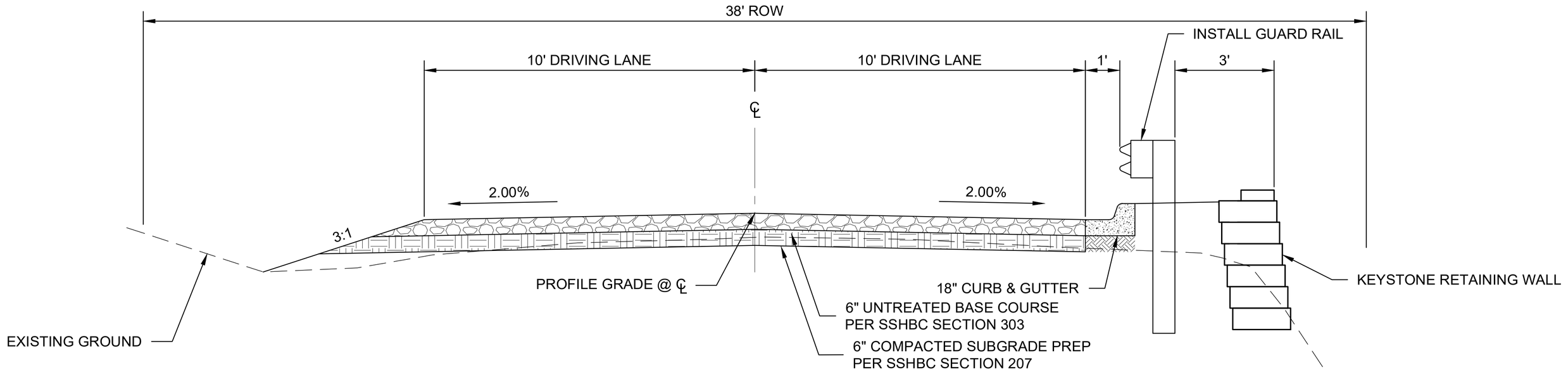
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

GENERAL NOTES

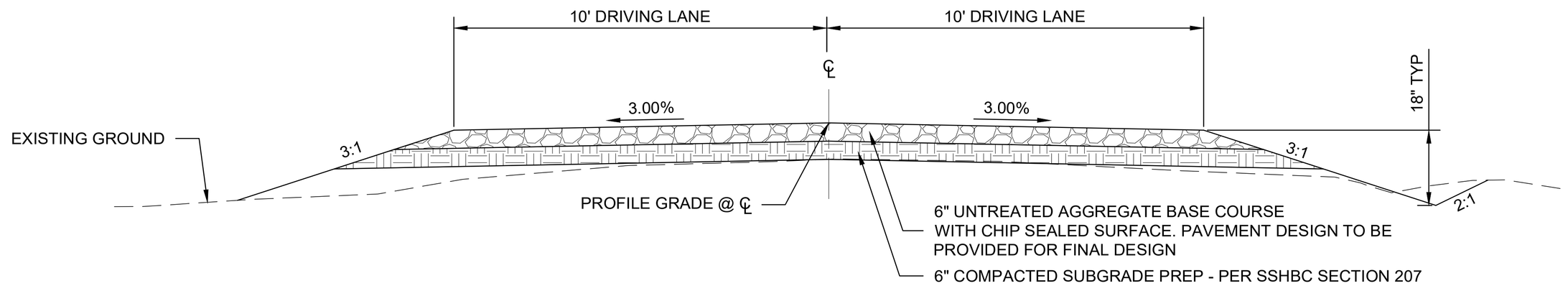
DATE:	SCALE:	SHEET:
DECEMBER 2021	N.T.S.	C-102



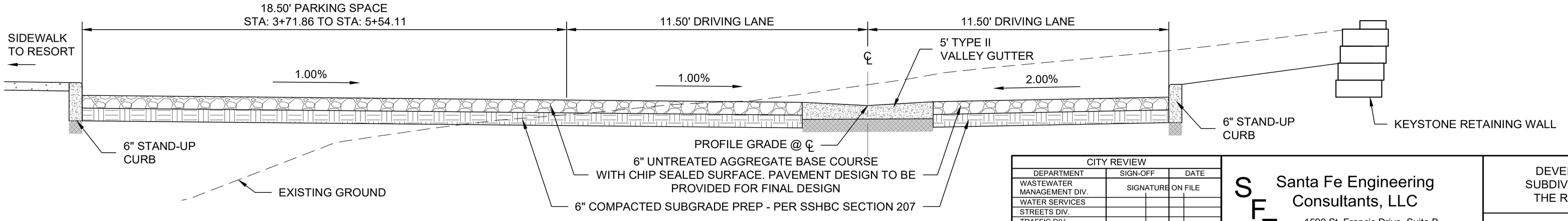
TYPICAL ROADWAY SECTION



TYPICAL ROADWAY SECTION WITH RETAINING WALL



TYPICAL GRAVEL ROAD SECTION



TYPICAL RESORT DRIVEWAY SECTION

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& 2021-3801

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DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

TYPICAL SECTIONS

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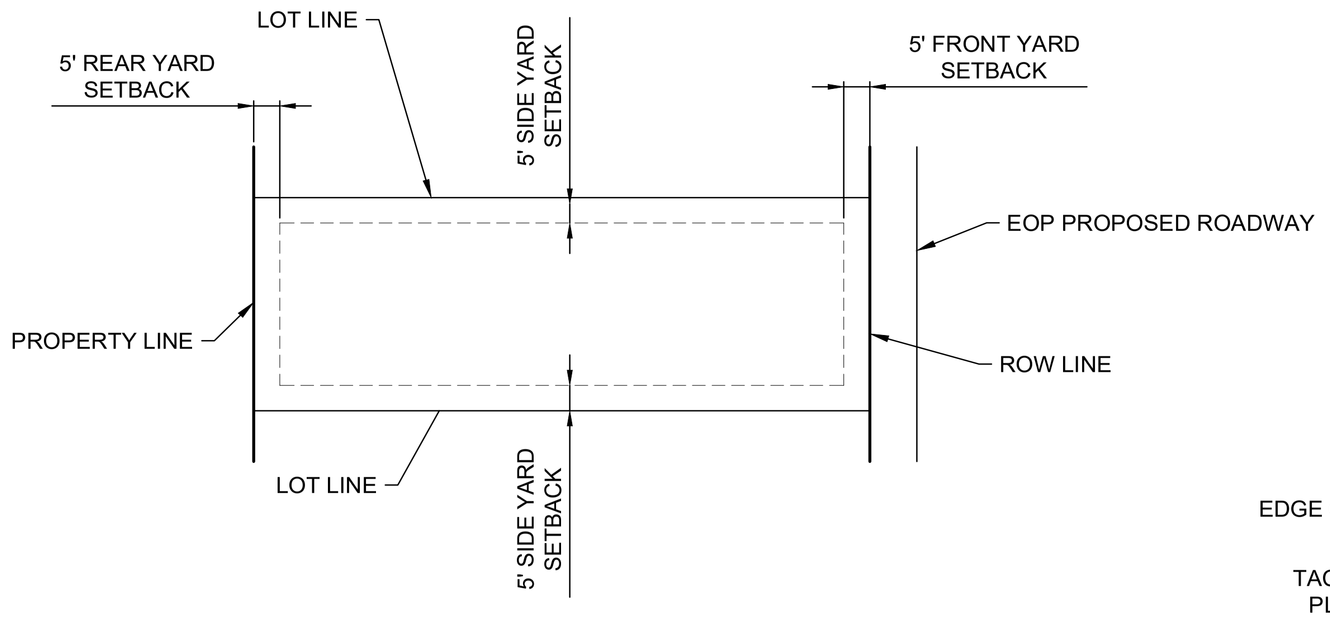
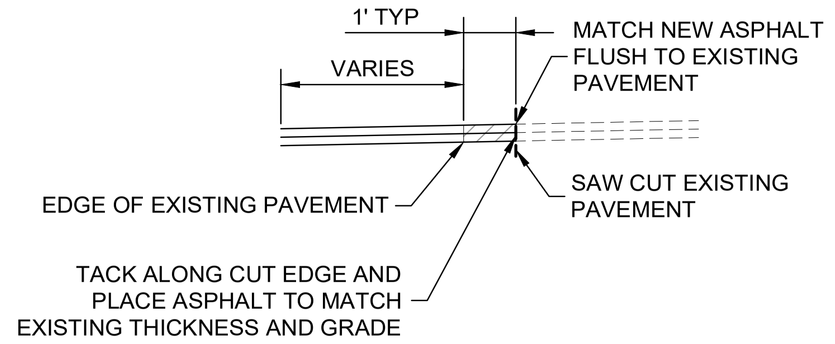


TYPICAL LOT LAYOUT



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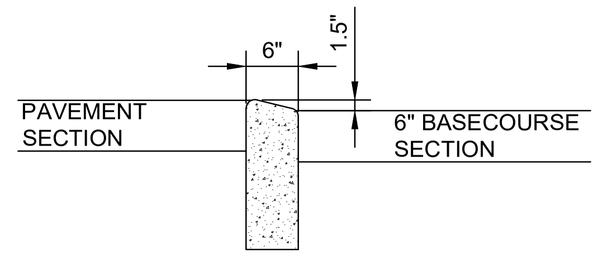
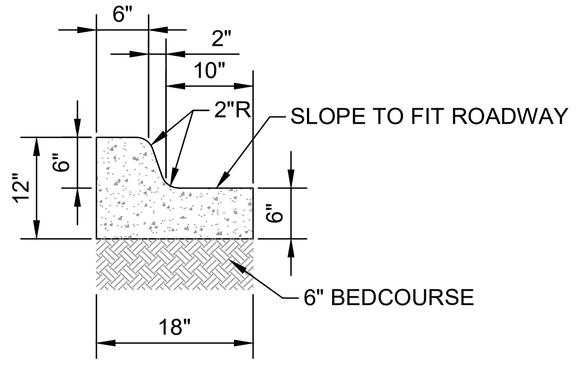
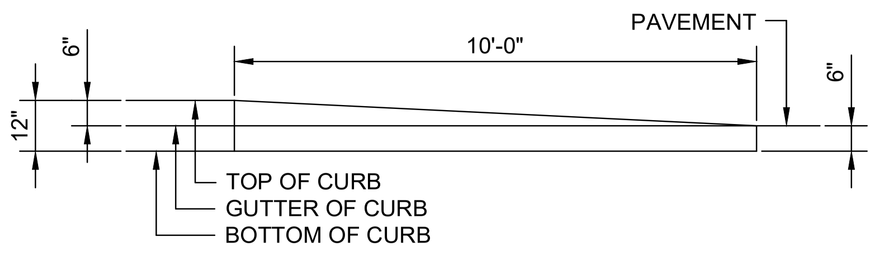


HEADER CURB



18" CURB AND GUTTER



CURB & GUTTER TRANSITION PROFILE

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DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

TYPICAL DETAILS

DATE:	SCALE:	SHEET:
DECEMBER 2021	N.T.S.	C-104

CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION GENERAL NOTES

1. PRIOR TO THE WASTEWATER MANAGEMENT DIVISION APPROVAL OF THE PLAN SET, A LETTER WILL BE REQUIRED FROM THE PROJECT ENGINEER INDICATING THEY ARE PROVIDING THE INSPECTION AND RECORD DRAWING SERVICES FOR THE PROJECT.
2. THE CONTRACTOR MUST OBTAIN ALL SEWER HOOKUP PERMITS FROM THE CITY'S BUILDING PERMITS SECTION (SEWER LINES) PRIOR TO COMMENCING ANY SEWER LINE CONSTRUCTION. A COPY OF THE PERMIT MUST BE KEPT AT THE CONSTRUCTION SITE.
3. ALL MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD MANHOLE DETAIL SHEET" SHOWN ON THE CITY STANDARD DRAWINGS.
4. A COPY OF THE APPROVED PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES DURING WORKING HOURS.
5. ALL MODIFICATIONS TO THE SANITARY SEWER PLANS MUST BE REVIEWED AND APPROVED BY THE CITY'S WASTEWATER MANAGEMENT DIVISION PRIOR TO CONSTRUCTION.
6. ADDITIONAL GENERAL NOTES ARE CONTAINED IN THE STANDARD CITY DETAIL SHEETS FOR SANITARY SEWER CONSTRUCTION.
7. ALL PUBLIC GRAVITY SEWER LINES SHALL BE A MINIMUM 8 INCH DIAMETER WITH A MINIMUM CLASS C BEDDING (2006 NEW MEXICO AMERICAN PUBLIC WORKS ASSOCIATION).
8. ALL 4 INCH AND 6 INCH DIAMETER GRAVITY SEWER PIPE SHALL BE PRIVATE. NO PRIVATE SEWER SYSTEM SHALL USE LARGER THAN A 6 INCH DIAMETER PIPE. NO PUBLIC GRAVITY SEWER LINE TO BE ACCEPTED BY THE CITY OF SANTA FE FOR PERMANENT MAINTENANCE SHALL BE LESS THAN 8 INCHES DIAMETER.
9. NO CONCRETE ENCASEMENT OF NEW OR EXISTING PUBLIC SEWER PIPE WILL BE ALLOWED UNLESS APPROVED BY THE CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION.
10. CORE DRILLING IS REQUIRED FOR ALL NEW CONNECTIONS TO AN EXISTING MANHOLE.
11. NO PUBLIC SEWER MAIN LINE OR MANHOLE WILL BE ALLOWED UNDER OR WITHIN A STORM WATER DETENTION/RETENTION POND.
12. PRIOR TO PAVING OVER ANY SANITARY SEWER LINES, SUBMIT T.V.TAPES AND LOGS, PRESSURE TESTS, AND THE ENGINEER'S CERTIFICATION TO THE CITY'S WASTEWATER MANAGEMENT DIVISION. AFTER THE WASTEWATER MANAGEMENT DIVISION REVIEWS THE ABOVE LISTED INFORMATION, A PRELIMINARY MANHOLE INSPECTION WILL BE CONDUCTED. WHEN ALL THE ITEMS LISTED ABOVE ARE COMPLETED TO MEET THE STANDARDS OF THE WASTEWATER MANAGEMENT DIVISION, A LETTER APPROVING PAVING WILL BE ISSUED IN RELATION TO THE SANITARY SEWER. NOTE: A FINAL MANHOLE INSPECTION WILL BE CONDUCTED AFTER THE FINAL PAVING IS COMPLETED AND MANHOLE COLLARS ARE RAISED TO GRADE.
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. THE WWMD MAY REQUIRE A WIRE CONTINUITY TEST PRIOR TO PAVING.
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 955-4651 FOR A FIELD REVIEW OF THE GRADING OF ALL OFF ROAD SANITARY SEWER TO ENSURE THAT THE CITY'S MAINTENANCE VEHICLES CAN ACCESS ALL MANHOLES. THE GRADES MAY BE REQUIRED TO BE ADJUSTED BASED UPON THIS INSPECTION. ADDITIONAL BANK PROTECTION MAY BE REQUIRED BASED UPON A FINAL INSPECTION BY THE WASTEWATER MANAGEMENT DIVISION AND THE PROJECT ENGINEER.
17. FOR RECORD DRAWINGS, TIE MANHOLE TO A CITY OF SANTA FE SURVEY MONUMENT AS PART OF THE FINAL RECORD DRAWINGS. SHOW CORRECTED AS-BUILT BEARING AND DISTANCES, SLOPES, RIM AND INVERT ELEVATIONS AND SEWER SERVICES ALONG THE HORIZONTAL ALIGNMENT OF THE SANITARY SEWER. FOR RECORDS DRAWINGS, A SEPARATE SUMMARY TABLE ADDED TO THE EXISTING PLAN SHEETS OR AS AN ADDITIONAL SHEET SHALL BE REQUIRED. THE SUMMARY SHEET SHALL LIST DATA FOR THE SEWER LINE SEGMENTS BETWEEN MANHOLES SHOWING THE UPSTREAM AND DOWNSTREAM MANHOLE WITH THE DESIGN SEGMENT LENGTHS, SLOPES AND BEARINGS AND THE AS-BUILT SEGMENT LENGTHS, SLOPES AND BEARINGS. THE SUMMARY SHEET SHALL INDICATE THE TOTAL NUMBER OF NEW PUBLIC MANHOLES CONSTRUCTED, THE TOTAL NUMBER OF CONNECTIONS TO EXISTING PUBLIC MANHOLES, THE TIE TO A CITY CONTROL MONUMENT AND THE TOTAL LENGTH OF AS-BUILT PUBLIC SEWER LINE CONSTRUCTED BY SIZE.
18. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING AND LOCATING THE SEWER SYSTEM UNTIL CITY ACCEPTANCE FOR MAINTENANCE. DAMAGES RESULTING FROM A STOPPAGE IN ANY GRAVITY AND/OR PRESSURE SEWER SYSTEM WILL BE THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER UNTIL A FINAL ACCEPTANCE LETTER FOR PERMANENT MAINTENANCE HAS BEEN ISSUED BY THE WASTEWATER MANAGEMENT DIVISION.
19. WATER METERS WILL NOT BE PLACED UNTIL A FINAL ACCEPTANCE LETTER HAS BEEN ISSUED BY THE WASTEWATER DIVISION FOR ALL ON-SITE SANITARY SEWER NEEDED IN ORDER FOR THE PROJECT TO CONNECT TO THE SANITARY SEWER SYSTEM.
20. 20 FOOT WIDE ACCESS GATES SHALL BE PROVIDED AT ALL FENCES, WALLS OR OTHER OBSTRUCTIONS THAT CROSS A PUBLIC SEWER LINE. ACCESS GATES TO BE LOCATED WITHIN THE SANITARY SEWER EASEMENT.
21. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR LOCATING EACH SEWER SERVICE AT THE TIME EACH LOT IS READY TO CONNECT TO THE SEWER. IT IS SUGGESTED THAT THE OWNER/ DEVELOPER RETAIN A COPY OF THE TELEVISION INSPECTION VIDEO ALONG WITH THE VIDEO LOGS. EACH SERVICE SHALL BE CLEARLY MARKED FOR EACH LOT AT POINT OF CONNECTION. ALL CALLS RECEIVED BY THIS DIVISION REGARDING THE LOCATION OF SERVICE WILL BE FORWARDED TO THE OWNER/DEVELOPER.
22. THE CONTRACTOR SHALL CALL THE WASTEWATER MANAGEMENT DIVISION (DOUGLAS FLORES AT TELEPHONE # 955-4613) FOR A FINAL MANHOLE INSPECTION. THIS INSPECTION WILL BE ISOLATED TO THE MANHOLES. THE CITY'S PLUMBING AND MECHANICAL INSPECTORS WILL CONDUCT ALL OTHER NECESSARY PLUMBING INSPECTIONS. NOTE: THE CITY'S PLUMBING AND MECHANICAL INSPECTORS WILL INSPECT THE INDIVIDUAL SEWER SERVICE TAPS AND LATERALS, WHICH CONNECT TO THE PUBLIC SANITARY SEWER.
23. THE EXISTING SANITARY SEWER LINE MUST BE T.V. TAPED PRIOR TO 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. ALL PVC SEWER PIPES SHALL BE SDR 26 PVC PIPE.
31. ALL AS-BUILT SEWER LINE AND MANHOLE DATA SHALL BE OBTAINED AND CERTIFIED BY A LICENSED SURVEYOR OR ENGINEER. AS-BUILT DATA SUPPLIED BY OTHER THAN A LICENSED SURVEYOR OR ENGINEER SHALL NOT BE VALID FOR FINAL AS-BUILTS.
32. ALL EXISTING AND NEW PUBLIC MANHOLES WITHIN A PROJECT SHALL HAVE ACCESS FOR CITY SEWER MAINTENANCE EQUIPMENT. ALL ACCESS IS SUBJECT TO FIELD VERIFICATION AND MODIFICATION AS REQUIRED BY THE WASTEWATER DIVISION PRIOR TO FINAL PROJECT CLOSE OUT WITH THE CITY OF SANTA FE.
33. ALL SEWER LINE CROSSINGS OF RIVERS, STREAMS, ARROYOS, DRAINAGE CHANNELS, ETC. SHALL REQUIRE A BASIS OF DESIGN ANALYSIS PREPARED BY A LICENSED ENGINEER.
34. AN APPROVED BACKFLOW VALVE AND ISOLATION VALVE ARE REQUIRED ON ALL LOW PRESSURE SEWER SERVICE LINES AS PER THE CITY OF SANTA FE STANDARD SEWER SPECIFICATIONS.
35. TERMINAL FLUSHING CONNECTIONS AND IN-LINE FLUSHING CONNECTIONS ARE REQUIRED ON ALL LOW PRESSURE SEWER SYSTEMS. THE MAXIMUM SPACING BETWEEN IN-LINE FLUSHING CONNECTIONS SHALL BE 500 FEET. DISTANCES GREATER THE 500 FEET BETWEEN LOW PRESSURE SEWER IN-LINE FLUSHING CONNECTIONS SHALL BE APPROVED BY THE WASTEWATER DIVISION.
36. ALL SANITARY SEWER MANHOLES FIFTEEN (15) FEET IN DEPTH OR GREATER SHALL BE SIX (6) FOOT DIAMETER.
37. PVC SEWER PIPE SHALL BE RUN CONTINUOUS THROUGH MANHOLES WHEN PIPE OF APPROXIMATE EQUAL SLOPES ARE ENTERING AND LEAVING THE MANHOLES.
38. ALL NEW CONNECTIONS TO AN EXISTING SANITARY SEWER MANHOLE SHALL INCLUDE THE REHABILITATION REQUIRED TO MEET CITY OF SANTA FE WASTEWATER DIVISION STANDARD CONSTRUCTION DETAILS.

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

UTILITY CONTACT INFORMATION

COMPANY	CONTACT	PHONE NUMBER
PNM	AMANDA MONTANO	(505) 473-3241
CENTURY LINK	DOUG DALE	(505) 473-2194
COMCAST	DAVID AIKIN	(505) 438-1930
NM GAS COMPANY	FRANK ARAGON	(505) 470-0668
SANGRE DE CRISTO WATER COMPANY	JOHN DELMAR	(505) 955-4231
CITY OF SANTA FE WASTE WATER DIVISION	STAN HOLLAND	(505) 955-4637

WASTEWATER NOTES:
WASTEWATER UEC CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.

SANITARY SEWER NOTE:
NO FENCES, WALLS, OR OTHER STRUCTURES SHALL BE CONSTRUCTED WITHIN OR ACROSS SANITARY SEWER EASEMENTS

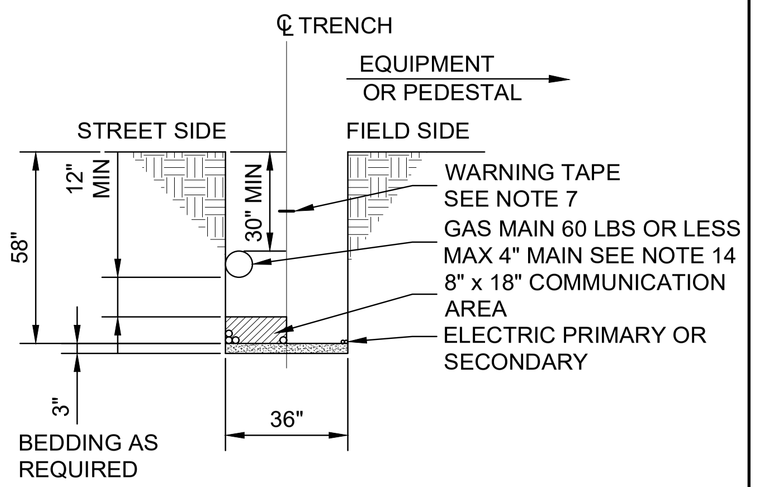
STREET LIGHTING NOTE:
PROPOSED LUMINAIRES SHALL BE METERED AND INCLUDE LED TYPE FIXTURES EQUIVALENT TO CONVENTIONAL 250 HIGH PRESSURE SODIUM. THE DESIGN AND FIXTURE TYPES SHALL BE REVIEWED AND APPROVED BY THE CITY OF SANTA FE TRAFFIC ENGINEERING DIVISION.

GENERAL NOTES:
GAS SERVICES AND METERS TO BE DESIGNED BY NEW MEXICO GAS COMPANY.

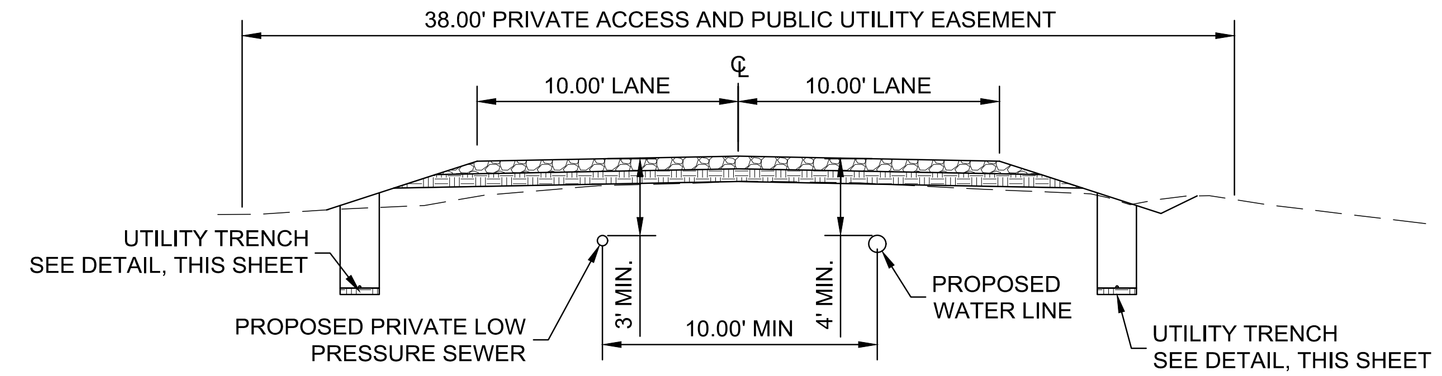
WATER SERVICES TO BE DESIGNED BY SANGRE DE CRISTO WATER COMPANY.

ELECTRIC TRANSFORMERS AND SERVICES TO BE DESIGNED BY PUBLIC SERVICE COMPANY OF NEW MEXICO.

CABLE TELEVISION SERVICE TO BE DESIGNED BY COMCAST.



TYPICAL JOINT TRENCH DETAIL



TYPICAL UTILITY LOCATION DETAIL

SCALE: N.T.S.

REVISIONS	DATE	ENGINEERS SEAL
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CASE #s 2021-3800 & 2021-3801

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TRAFFIC DIV.		
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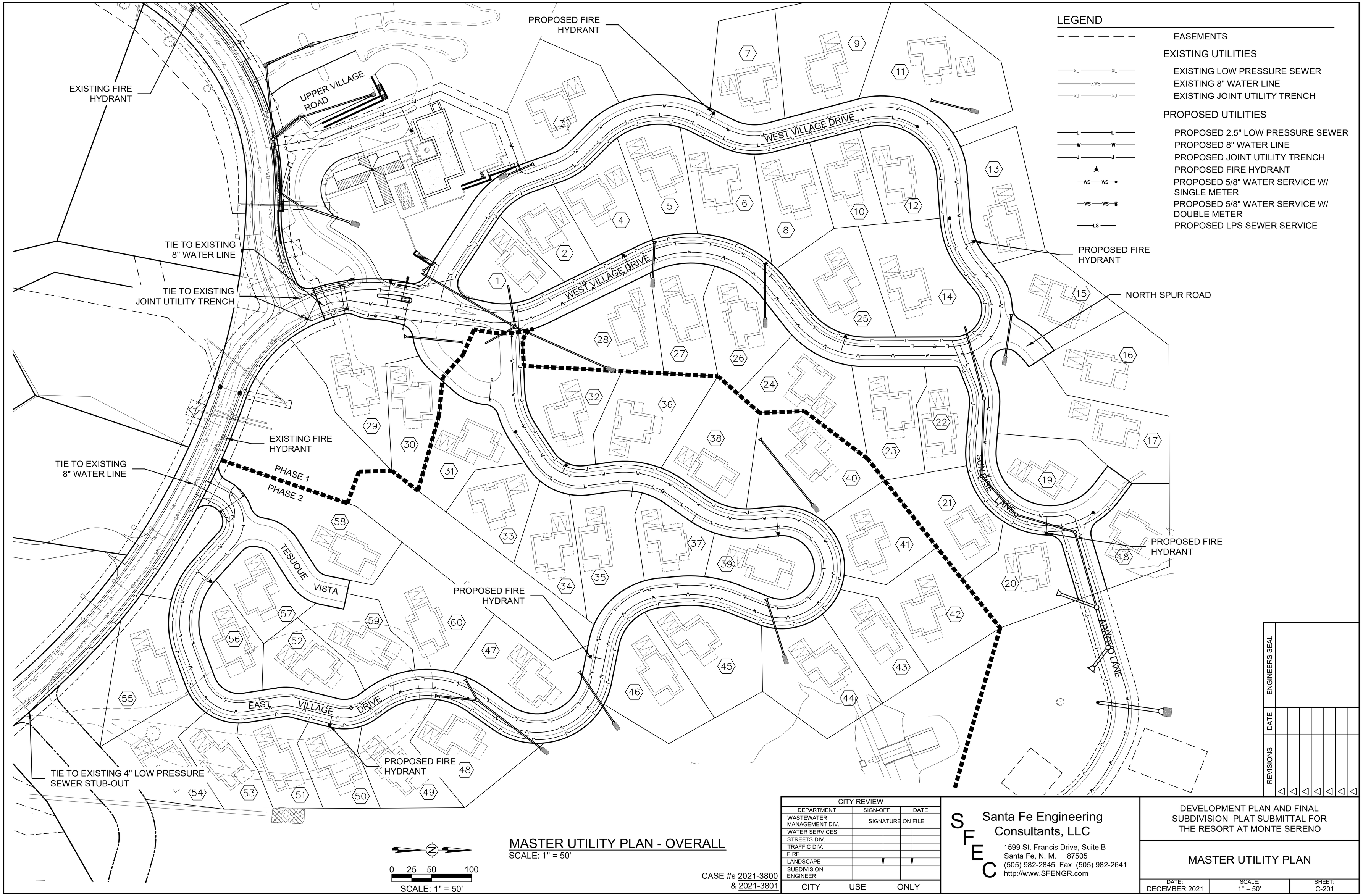
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

UTILITY NOTES AND DETAILS

DATE:	SCALE:	SHEET:
DECEMBER 2021	N.T.S.	C-200



MASTER UTILITY PLAN - OVERALL

SCALE: 1" = 50'

CASE #s 2021-3800 & 2021-3801

CITY REVIEW		
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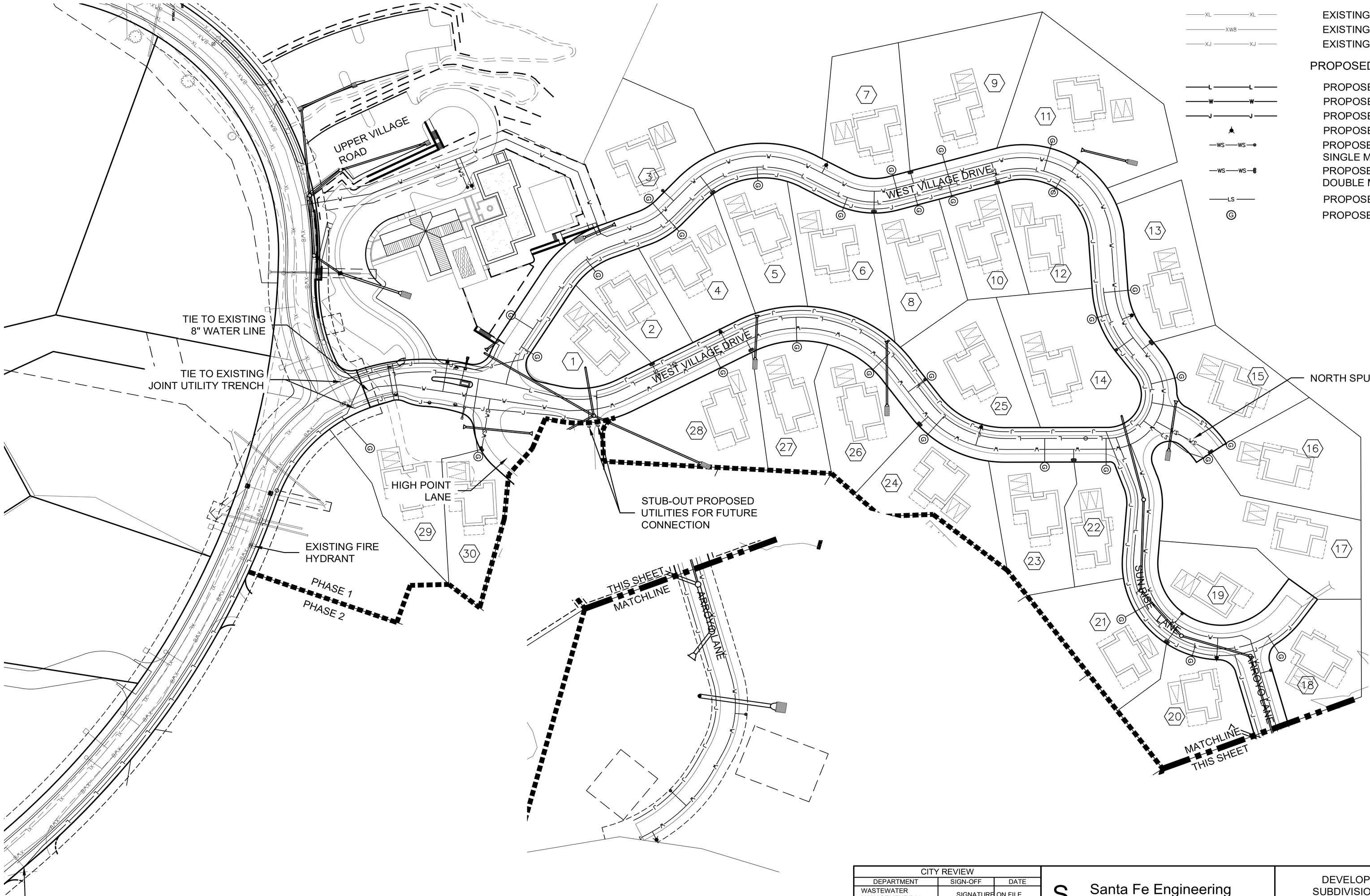
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

MASTER UTILITY PLAN

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 50'	C-201

REVISIONS	DATE	ENGINEERS SEAL
◁		



LEGEND

- EASEMENTS

EXISTING UTILITIES

- EXISTING LOW PRESSURE SEWER
- EXISTING 8" WATER LINE
- EXISTING JOINT UTILITY TRENCH

PROPOSED UTILITIES

- PROPOSED 2.5" LOW PRESSURE SEWER
- PROPOSED 8" WATER LINE
- PROPOSED JOINT UTILITY TRENCH
- PROPOSED FIRE HYDRANT
- PROPOSED 5/8" WATER SERVICE W/ SINGLE METER
- PROPOSED 5/8" WATER SERVICE W/ DOUBLE METER
- PROPOSED LPS SEWER SERVICE
- PROPOSED GRINDER PUMP

0 25 50 100
SCALE: 1" = 50'

MASTER UTILITY PLAN - PHASE 1
SCALE: 1" = 50'

CASE #s 2021-3800 & 2021-3801

CITY REVIEW		
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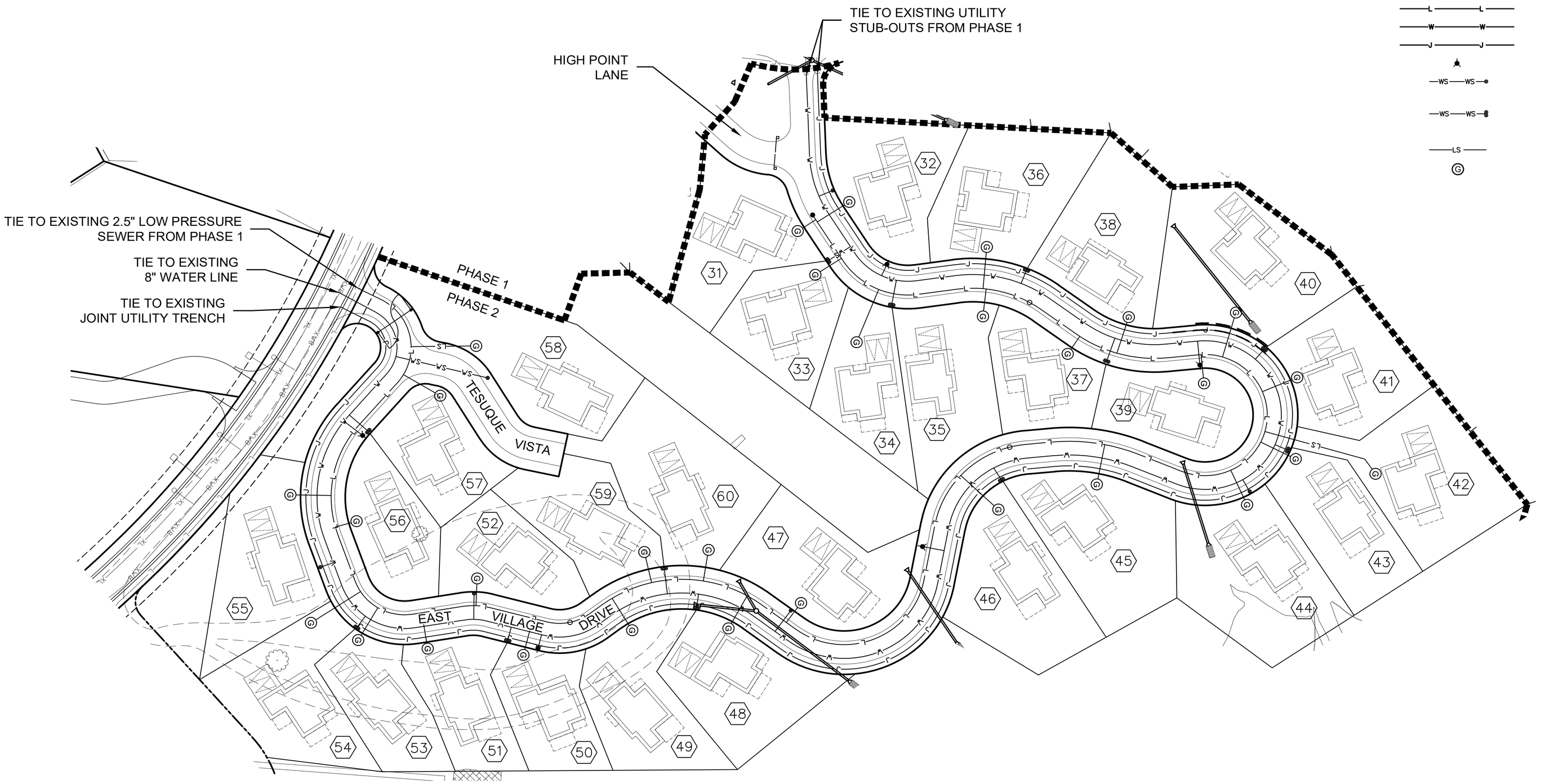
MASTER UTILITY PLAN - PHASE 1

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 50'	C-202

REVISIONS	DATE	ENGINEERS SEAL



LEGEND

- EASEMENTS

EXISTING UTILITIES

- EXISTING LOW PRESSURE SEWER
- EXISTING 8" WATER LINE
- EXISTING JOINT UTILITY TRENCH

PROPOSED UTILITIES

- PROPOSED 2.5" LOW PRESSURE SEWER
- PROPOSED 8" WATER LINE
- PROPOSED JOINT UTILITY TRENCH
- PROPOSED FIRE HYDRANT
- PROPOSED 5/8" WATER SERVICE W/ SINGLE METER
- PROPOSED 5/8" WATER SERVICE W/ DOUBLE METER
- PROPOSED LPS SEWER SERVICE
- PROPOSED GRINDER PUMP

0 25 50 100

SCALE: 1" = 50'

MASTER UTILITY PLAN - PHASE 2

SCALE: 1" = 50'

ENGINEERS SEAL	DATE	REVISIONS
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CASE #s 2021-3800
& 2021-3801

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SUBDIVISION ENGINEER		

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DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

MASTER UTILITY PLAN - PHASE 2

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 50'	C-203

GRADING NOTES

1. THE LIMITS OF CONSTRUCTION AND LOCATIONS OF THE CONTRACTORS STAGING AREAS SHALL BE IDENTIFIED BY THE CONTRACTOR AND APPROVED BY THE OWNER. THE LIMITS OF CONSTRUCTION SHALL BE CLEARLY DELINEATED AND SHALL BE THE MINIMUM REQUIRED TO MAINTAIN ALL WORKERS IN A SAFE CONDITION, TO PROVIDE ACCESS, AND TO MEET O.S.H.A. REGULATIONS.
2. CONTRACTOR IS REQUIRED TO PROVIDE DUST AND EROSION CONTROL PROTECTION.
3. GRADING SETBACKS TO EXTERIOR PROPERTY LINES ARE AS FOLLOWS:
   TOP OF VERTICAL SLOPE = ONE FIFTH THE VERTICAL HEIGHT OF CUT WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 15 FEET.
   TOE OF FILL SLOPE = ONE HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 15 FEET.
4. THE SURVEYOR SHALL VERIFY SETBACKS, TIE IN ELEVATIONS, AND TOPOGRAPHY WHEN STAKING PROJECT.
5. UNSUITABLE MATERIAL FROM SITE GRADING AND REMOVAL OPERATIONS, SHALL BE DISPOSED OF AT AN APPROVED LANDFILL.
6. ALL DISTURBED AREAS SHALL BE REVEGETATED AND COORDINATED WITH THE LANDSCAPING PLAN.
7. ALL FILL MATERIAL SHALL MEET THE REQUIREMENTS OF THE N.M.D.O.T. OR SITE SPECIFIC GEOTECHNICAL SPECIFICATIONS. THE FILL SHALL BE COMPACTED AS PER N.M.D.O.T. SPECIFICATIONS.
8. PROPERTY DEVELOPMENT MUST COMPLY WITH SECTION 14-8.12 (RELOCATION OF GUNNISON'S PRAIRIE DOGS).
9. PONDS SHALL BE LINED WITH FILTER FABRIC AND SLOPES SHALL BE LINED WITH 3"-5" COBBLE OR AS SHOWN ON THE APPROVED LANDSCAPE PLAN.
10. ALL EXTERIOR CONCRETE SIDEWALK ELEVATIONS AT DOOR OPENINGS SHALL BE 1/2" LOWER THAN THE FINISHED FLOOR SLAB ELEVATIONS.
11. THE MAXIMUM CROSS SLOPE OF WALKING SURFACES SHALL NOT EXCEED 2%.

CITY OF SANTA FE DRAINAGE NOTES

1. SUBJECT TO THE APPROVAL OF CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF. STORM DRAINAGE AND EROSION/SEDIMENT CONTROL IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION WITH THE CONSTRUCTION OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR INDIVIDUAL BUILDINGS.

2. MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER. THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT. STORMWATER DRAINAGE FACILITIES AND EASEMENTS SHALL BE CLEARED AND MAINTAINED TO REMOVE SEDIMENT BUILD UP, TRASH, AND OTHER DEBRIS THAT CONTRIBUTE TO CLOGGING AND POLLUTION LOADING AND SHALL BE MANAGED IN ACCORDANCE WITH SFCC 13-2. SEASONAL INSPECTION, SPRING, FALL, AND AFTER SIGNIFICANT STORM EVENTS IS RECOMMENDED.

DUST CONTROL:

All onsite soil disturbing construction activities shall be addressed and provide measures to mitigate or control dust from being transported offsite and polluting neighboring properties.

Any person, owner, contractor, or operator who conducts earthmoving and/or dust generating activities is responsible for implementing Best Management Practices (BMPs) in order to mitigate off-property transport of fugitive dust emissions.

A plan, or storm water prevention plan (SWPPP) when applicable, listing the Best Management Practices (BMPs), shall be provided to the City Engineer or his designee for review and approval. The approved BMPs shall be applied to the graded and/or disturbed soil in order to stabilize the site.

The initial BMP shall address how the Contractor will minimize the amount of disturbed soil and how the Contractor will stabilize the disturbed surface area exposed to wind or vehicle traffic during construction.

Some BMPs shall include:

- The reduction of vehicle speeds: establish a maximum speed limit or install traffic calming devices to reduce speeds to a rate to mitigate off-property transport of dust entrained by vehicles.
- The minimization of drop height: Drivers and operators shall unload truck beds and loader or excavator buckets slowly and minimize drop height of materials to the lowest height possible, including screening operations.
- High winds restriction: temporarily halt work activities during high wind events greater than 30 mph if operations would result in off-property transport.
- Restrict access: restrict access to the work area to only authorized vehicles and personnel.

In the event the above practices are ineffective to prevent off-property transport, the contractor, owner, or operator shall use at least one or more of the following Best Management Practices (BMPS):

- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility, or watercourse.
- Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
- Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
- Surface roughening: stabilize an active construction area during periods of inactivity or when vegetation cannot be immediately established.
- Cover: install cover materials such as tackifiers, erosion control blankets, gravel, vegetation (when appropriate), cold-millings, etc., during periods of inactivity and properly anchor the cover.
- Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 30 days or while vegetation is being established.

CITY OF SANTA FE REQUIREMENTS

1. THE CITY OF SANTA FE TERRAIN MANAGEMENT REGULATIONS REQUIRE THAT PEAK DISCHARGE AFTER DEVELOPMENT MUST NOT EXCEED PEAK DISCHARGE BEFORE DEVELOPMENT. CITY CODE ALLOWS PASSIVE WATER HARVESTING TECHNIQUES, SWALES, BERMS, CHECK DAMS, VEGETATED GROUND COVER, PERMEABLE PAVEMENTS, TREE WELLS, DRY WELLS, CISTERNS, AND OTHER TECHNIQUES APPROPRIATE FOR RETAINING AND INFILTRATING WATER ON SITE. EXCESS RUNOFF FROM NEW IMPERVIOUS AREAS (ROOFS, SIDEWALKS, PATIOS, ETC.) WILL BE MITIGATED BY TEMPORARY DETENTION IN LANDSCAPED PONDING AREAS AND SWALES.

   PRE DEVELOPED PEAK DISCHARGE = 226 CFS
   POST DEVELOPED PEAK DISCHARGE = 195 CFS

2. AT THE TIME OF PERMITTING, ALL REQUIREMENTS OF SFCC 14-8.2 TERRAIN AND STORMWATER MANAGEMENT MUST BE MET.

POND INFORMATION

NAME	BASIN	VOLUME (CF)
POND 3	Q2	709
POND 4	Q3	2,393
POND 6	Q11	2,255
POND 8	Q18	9,198
POND 10	Q14	3,391
POND 1E	Q5E	4,464
POND 5E	POND 5 EX	108,233
POND 14	Q24	84,266
TOTAL POND VOLUME PROVIDED		214,909

EARTHWORK NOTES:

1. ALL WORK SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT OR AS NOTED IN THE NMDOT SSHBC.
2. APPROXIMATE UNADJUSTED EARTHWORK VOLUMES (NOT INCLUDING SUB/OVER EXCAVATION IF REQUIRED):

   CUT = 19,500 C.Y.
   FILL = 38,900 C.Y.

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PROJECT WAS BUILT IN ACCORDANCE WITH THE SPECIFICATIONS AND THAT THESE RECORD DRAWINGS ARE TRUE AND CORRECT TO THE BEST OF MY BELIEF.

_____
ERIC A. CORNELIUS, N.M.P.E. NO. 22790
SANTA FE ENGINEERING CONSULTANTS, LLC.

ENGINEERS SEAL	DATE	REVISIONS
		◁ ◁ ◁ ◁ ◁ ◁ ◁

CASE #s 2021-3800 & 2021-3801

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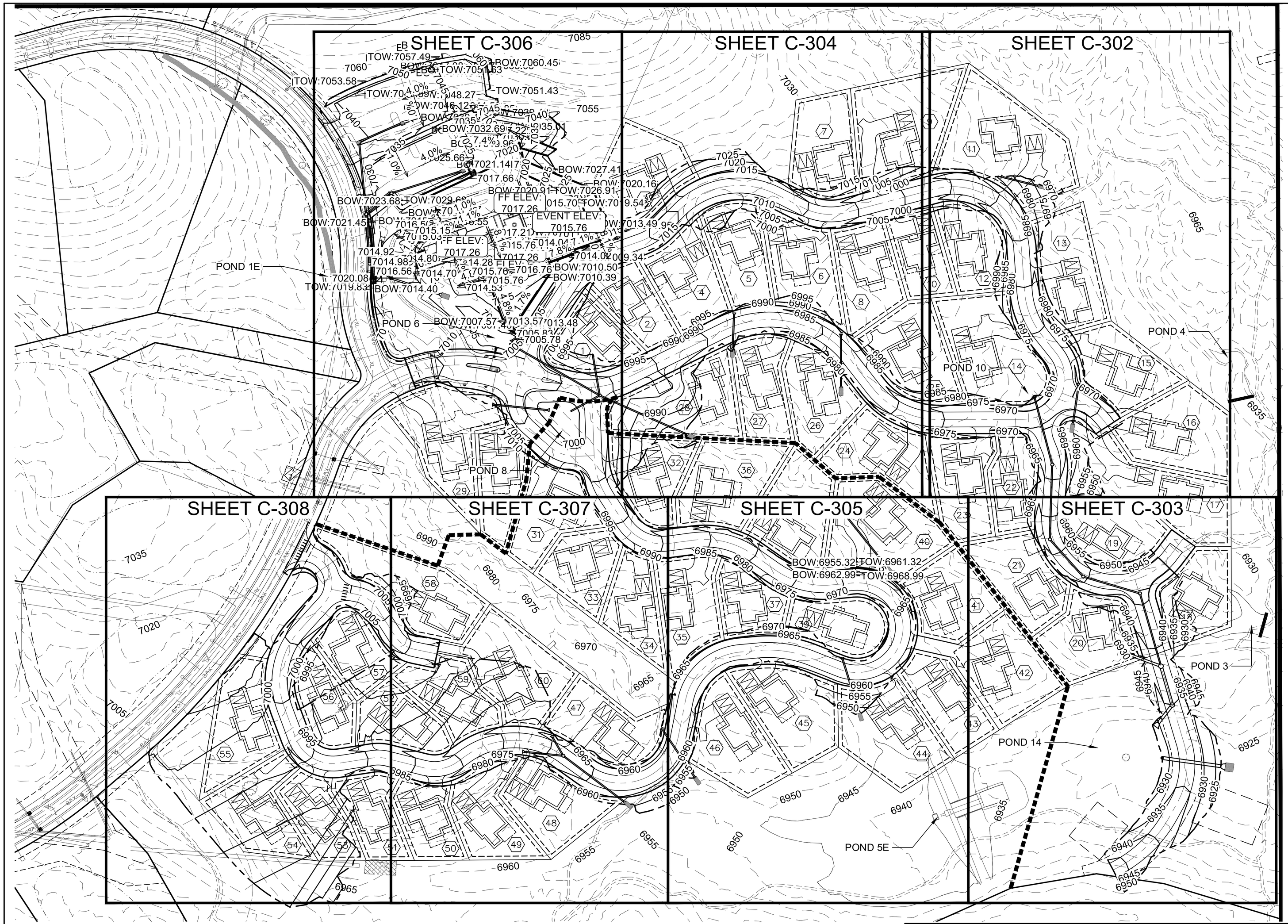
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

GRADING AND DRAINAGE NOTES

DATE:	SCALE:	SHEET:
DECEMBER 2021	N.T.S.	C-300



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POND 1E	Q5E	4,464
POND 5E	POND 5 EX	108,233
POND 14	Q24	84,266
TOTAL POND VOLUME PROVIDED		214,909

0 30 60 120
SCALE: 1" = 60'

GRADING AND DRAINAGE PLAN OVERALL

SCALE: 1" = 60', CONTOUR INTERVAL = 5'

CASE #s 2021-3800
& 2021-3801

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DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

GRADING AND DRAINAGE PLAN OVERALL

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 60'	C-301

REVISIONS	DATE	ENGINEERS SEAL
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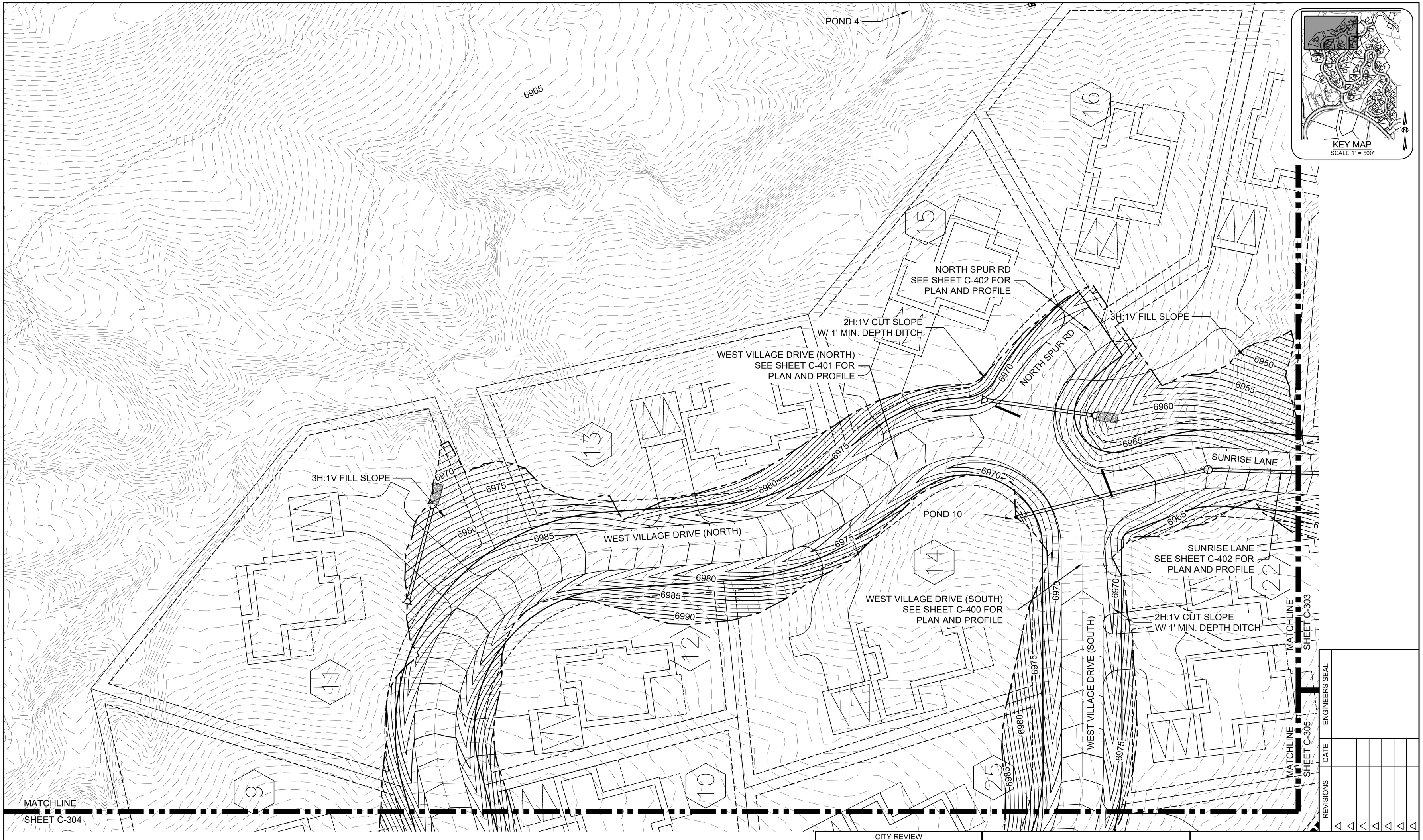

GRADING AND DRAINAGE PLAN

SCALE: 1" = 20', CONTOUR INTERVAL = 1'

0 10 20 40

SCALE: 1" = 20'

LEGEND

	FINISHED CONTOUR	TOR/BOR:	TOP / BOTTOM OF RAMP ELEVATION
	EXISTING CONTOUR	TOC:	TOP OF CONCRETE ELEVATION
	DIRECTION OF FLOW	INV:	INVERT / FLOWLINE ELEVATION
	RETAINING WALL	TOW:	FINISHED GROUND AT TOP OF WALL
	PROPERTY LINE / ROW	BOW:	FINISHED GROUND BOTTOM OF WALL
FF ELEV:	FINISHED FLOOR ELEVATION	STEP:	ELEVATION AT TOP / BOTTOM OF STEP

CASE #s 2021-3800
& 2021-3801

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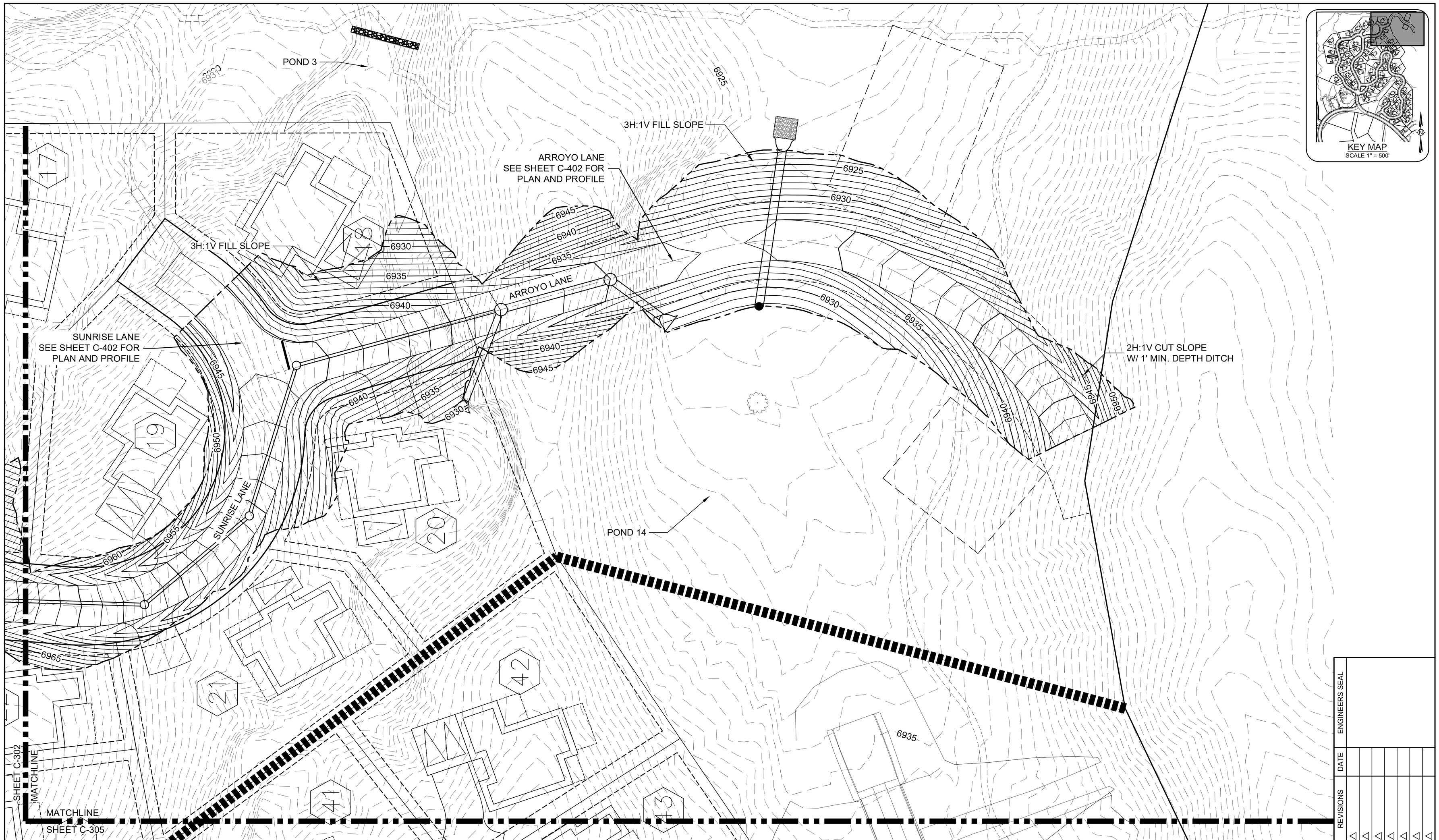
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 20'	C-302

REVISIONS | DATE | ENGINEERS SEAL



GRADING AND DRAINAGE PLAN

SCALE: 1" = 20', CONTOUR INTERVAL = 1'

0 10 20 40

SCALE: 1" = 20'

LEGEND

	FINISHED CONTOUR	TOR/BOR:	TOP / BOTTOM OF RAMP ELEVATION
	EXISTING CONTOUR	TOC:	TOP OF CONCRETE ELEVATION
	DIRECTION OF FLOW	INV:	INVERT / FLOWLINE ELEVATION
	RETAINING WALL	TOW:	FINISHED GROUND AT TOP OF WALL
	PROPERTY LINE / ROW	BOW:	FINISHED GROUND BOTTOM OF WALL
FF ELEV:	FINISHED FLOOR ELEVATION	STEP:	ELEVATION AT TOP / BOTTOM OF STEP

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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 20'	C-303

REVISIONS	DATE	ENGINEERS SEAL
◁ ◁ ◁ ◁ ◁ ◁ ◁ ◁		

SHEET C-302
MATCHLINE



WEST VILLAGE DRIVE (NORTH)
SEE SHEET C-401 FOR
PLAN AND PROFILE

WEST VILLAGE DRIVE (NORTH)

3H:1V FILL SLOPE

2H:1V CUT SLOPE
W/ 1' MIN. DEPTH DITCH

WEST VILLAGE DRIVE (SOUTH)
SEE SHEET C-400 FOR
PLAN AND PROFILE

WEST VILLAGE DRIVE (SOUTH)

6' MAX HEIGHT
RETAINING WALLS

7030 7025 7020 7015 7010 7005 7000 6995 6990 6985 6980 6975 6970

MATCHLINE
SHEET C-305

MATCHLINE
SHEET C-307

MATCHLINE
SHEET C-306

GRADING AND DRAINAGE PLAN
SCALE: 1" = 20', CONTOUR INTERVAL = 1'

0 10 20 40
SCALE: 1" = 20'

LEGEND

	FINISHED CONTOUR	TOR/BOR:	TOP / BOTTOM OF RAMP ELEVATION
	EXISTING CONTOUR	TOC:	TOP OF CONCRETE ELEVATION
	DIRECTION OF FLOW	INV:	INVERT / FLOWLINE ELEVATION
	RETAINING WALL	TOW:	FINISHED GROUND AT TOP OF WALL
	PROPERTY LINE / ROW	BOW:	FINISHED GROUND BOTTOM OF WALL
FF ELEV:	FINISHED FLOOR ELEVATION	STEP:	ELEVATION AT TOP / BOTTOM OF STEP

CASE #s 2021-3800
& 2021-3801

CITY REVIEW		
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ENGINEERS SEAL
DATE
REVISIONS

DEVELOPMENT PLAN AND FINAL
SUBDIVISION PLAT SUBMITTAL FOR
THE RESORT AT MONTE SERENO

DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 20'	C-304

SHEET C-303
MATCHLINE

SHEET C-302
MATCHLINE

EAST VILLAGE DRIVE
SEE SHEETS C-403 & C-404 FOR
PLAN AND PROFILE

POND 5E

6965

6950

TOW:6961.32
BOW:6955.32

TOW:6968.99
BOW:6962.99

6960

6955

6950

3H:1V FILL SLOPE

6940

6945

6970

6' MAX. HEIGHT
RETAINING WALLS

EAST VILLAGE DRIVE

6965

6975

6970

6980

2H:1V CUT SLOPE
W/ 1' MIN. DEPTH DITCH

6950

6985

6960

6955

6950

6965

SHEET C-304
MATCHLINE

MATCHLINE
SHEET C-307

KEY MAP
SCALE 1" = 500'

GRADING AND DRAINAGE PLAN

SCALE: 1" = 20', CONTOUR INTERVAL = 1'

0 10 20 40
SCALE: 1" = 20'

LEGEND

	FINISHED CONTOUR	TOR/BOR:	TOP / BOTTOM OF RAMP ELEVATION
	EXISTING CONTOUR	TOC:	TOP OF CONCRETE ELEVATION
	DIRECTION OF FLOW	INV:	INVERT / FLOWLINE ELEVATION
	RETAINING WALL	TOW:	FINISHED GROUND AT TOP OF WALL
	PROPERTY LINE / ROW	BOW:	FINISHED GROUND BOTTOM OF WALL
FF ELEV:	FINISHED FLOOR ELEVATION	STEP:	ELEVATION AT TOP / BOTTOM OF STEP

CASE #s 2021-3800
& 2021-3801

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DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 20'	C-305

SHEET C-304
MATCHLINE

6' MAX HEIGHT RETAINING WALLS

6' MAX HEIGHT RETAINING WALL

WEST VILLAGE DRIVE (NORTH)
SEE SHEET C-401 FOR PLAN AND PROFILE

3H:1V FILL SLOPE

EAST VILLAGE DRIVE

6' MAX HEIGHT RETAINING WALLS

KEY MAP
SCALE 1" = 500'

POND 8

EAST VILLAGE DRIVE
SEE SHEETS C-403 & C-404 FOR PLAN AND PROFILE

WEST VILLAGE DRIVE (NORTH)

3H:1V SIDE SLOPES
FOR 1' MIN. DEPTH DITCH

HIGH POINT LANE

2H:1V CUT SLOPE
W/ 1' MIN. DEPTH DITCH

HIGH POINT LANE
SEE SHEET C-401 FOR
PLAN AND PROFILE
(AS CONTINUATION OF
WEST VILLAGE DRIVE (NORTH))

FF ELEV: 7017.26

DECK ELEV: 7015.76

POND 7

WEST VILLAGE DRIVE (SOUTH)

WEST VILLAGE DRIVE (SOUTH)
SEE SHEET C-400 FOR
PLAN AND PROFILE

INSTALL W-BEAM GUARDRAIL

6' MAX HEIGHT RETAINING WALLS
SEE SHEETS C-350 TO C-360

POND 1E

MATCHLINE
SHEET C-307

MATCHLINE
SHEET C-308

GRADING AND DRAINAGE PLAN

SCALE: 1" = 20', CONTOUR INTERVAL = 1'

0 10 20 40
SCALE: 1" = 20'

LEGEND

	FINISHED CONTOUR	TOR/BOR:	TOP / BOTTOM OF RAMP ELEVATION
	EXISTING CONTOUR	TOC:	TOP OF CONCRETE ELEVATION
	DIRECTION OF FLOW	INV:	INVERT / FLOWLINE ELEVATION
	RETAINING WALL	TOW:	FINISHED GROUND AT TOP OF WALL
	PROPERTY LINE / ROW	BOW:	FINISHED GROUND BOTTOM OF WALL
FF ELEV:	FINISHED FLOOR ELEVATION	STEP:	ELEVATION AT TOP / BOTTOM OF STEP

CASE #s 2021-3800
& 2021-3801

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FIRE		
LANDSCAPE		
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DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 20'	C-306

ENGINEERS SEAL

DATE

REVISIONS

SHEET C-305
MATCHLINE

SHEET C-304
MATCHLINE

2H:1V CUT SLOPE
W/ 1' MIN. DEPTH DITCH

EAST VILLAGE DRIVE

EAST VILLAGE DRIVE
SEE SHEETS C-403 & C-404 FOR
PLAN AND PROFILE

EAST VILLAGE DRIVE

EAST VILLAGE DRIVE
SEE SHEETS C-403 & C-404 FOR
PLAN AND PROFILE

3H:1V FILL SLOPE

2H:1V CUT SLOPE
W/ 1' MIN. DEPTH DITCH

MATCHLINE
SHEET C-308

SHEET C-306
MATCHLINE

TESUQUE VISTA

TESUQUE VISTA
SEE SHEET C-405 FOR
PLAN AND PROFILE

6955 6960 6965 6970 6975 6980 6985 6990 6995 7000 7005

29 30 31 33 34 47 48 49 50 51 52 53 58 59 60

KEY MAP
SCALE 1" = 500'

ENGINEERS SEAL

DATE

REVISIONS

GRADING AND DRAINAGE PLAN
SCALE: 1" = 20', CONTOUR INTERVAL = 1'

0 10 20 40
SCALE: 1" = 20'

LEGEND

	FINISHED CONTOUR	TOR/BOR:	TOP / BOTTOM OF RAMP ELEVATION
	EXISTING CONTOUR	TOC:	TOP OF CONCRETE ELEVATION
	DIRECTION OF FLOW	INV:	INVERT / FLOWLINE ELEVATION
	RETAINING WALL	TOW:	FINISHED GROUND AT TOP OF WALL
	PROPERTY LINE / ROW	BOW:	FINISHED GROUND BOTTOM OF WALL
FF ELEV:	FINISHED FLOOR ELEVATION	STEP:	ELEVATION AT TOP / BOTTOM OF STEP

CASE #s 2021-3800
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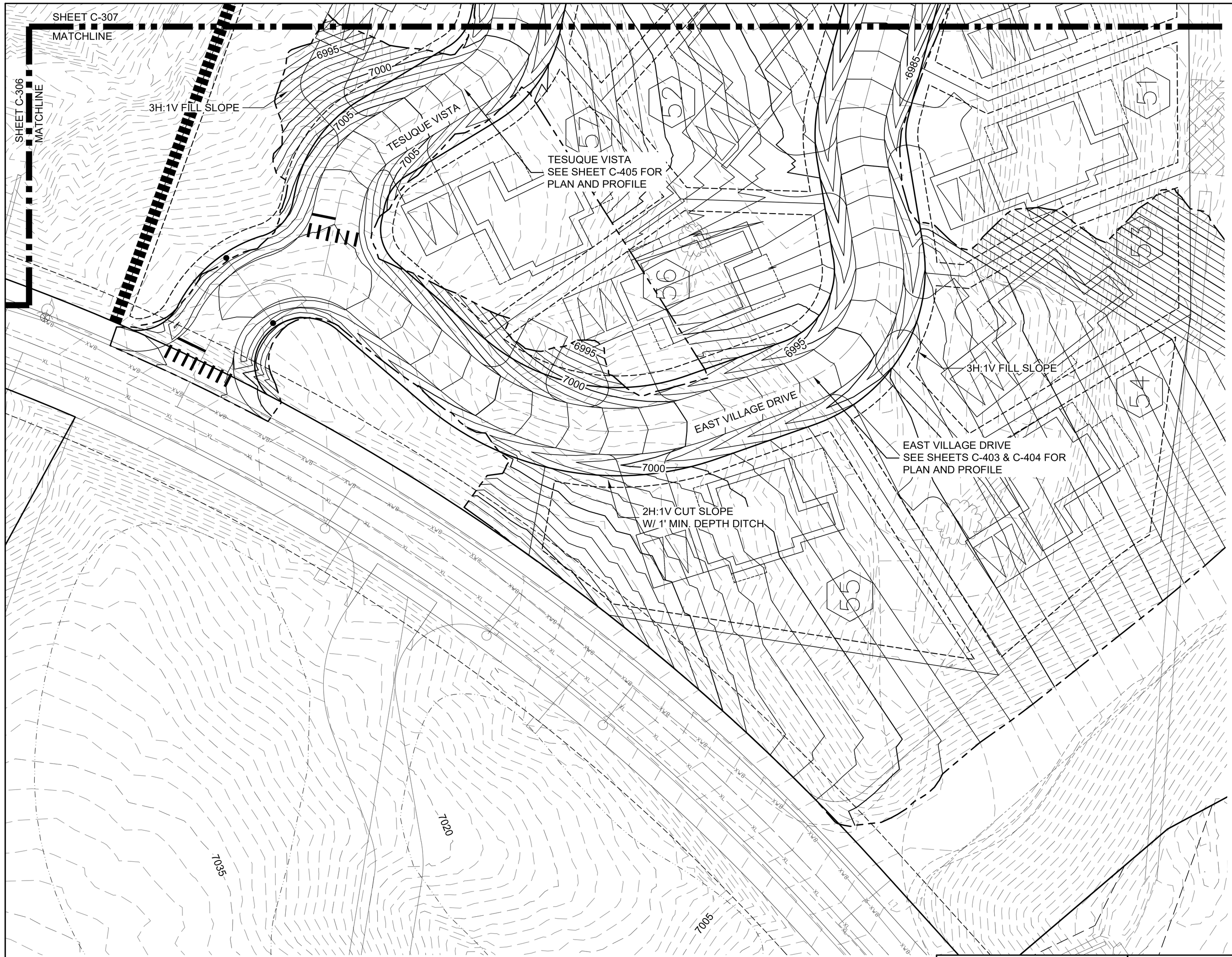
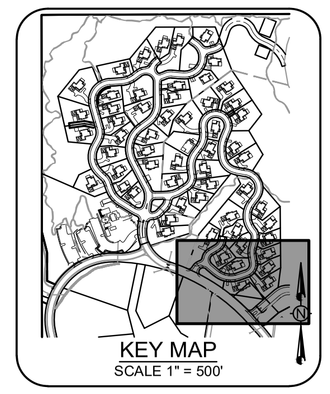
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 20'	C-307





GRADING AND DRAINAGE PLAN

SCALE: 1" = 20', CONTOUR INTERVAL = 1'

0 10 20 40

SCALE: 1" = 20'

LEGEND

	FINISHED CONTOUR	TOR/BOR:	TOP / BOTTOM OF RAMP ELEVATION
	EXISTING CONTOUR	TOC:	TOP OF CONCRETE ELEVATION
	DIRECTION OF FLOW	INV:	INVERT / FLOWLINE ELEVATION
	RETAINING WALL	TOW:	FINISHED GROUND AT TOP OF WALL
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FF ELEV:	FINISHED FLOOR ELEVATION	STEP:	ELEVATION AT TOP / BOTTOM OF STEP

CASE #s 2021-3800
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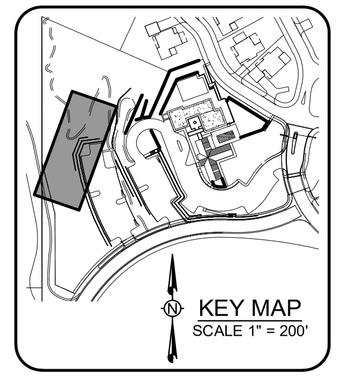
DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 20'	C-308

REVISIONS	DATE	ENGINEERS SEAL

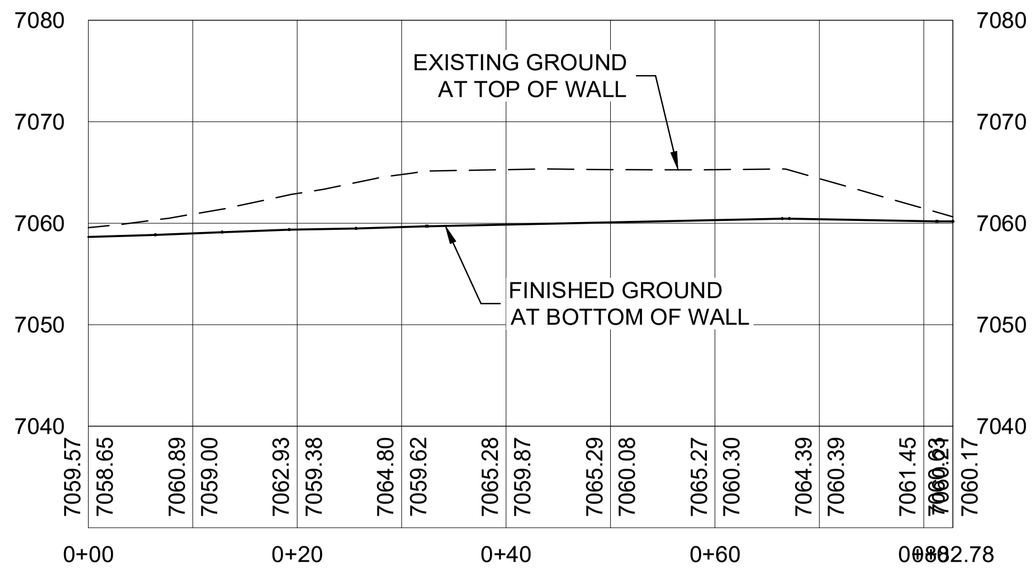




N

RETAINING WALL 1 - PLAN VIEW

SCALE: 1" = 10'



RETAINING WALL 1 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20

SCALE: 1" = 10'

ENGINEERS SEAL

DATE

REVISIONS

CASE #s 2021-3800
& 2021-3801

CITY REVIEW		
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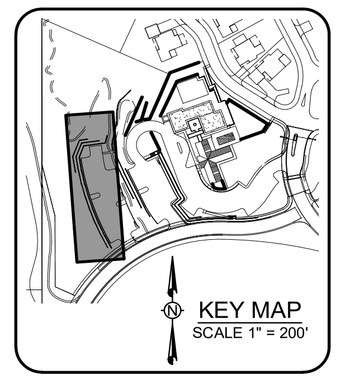
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

RETAINING WALL PLAN AND PROFILE

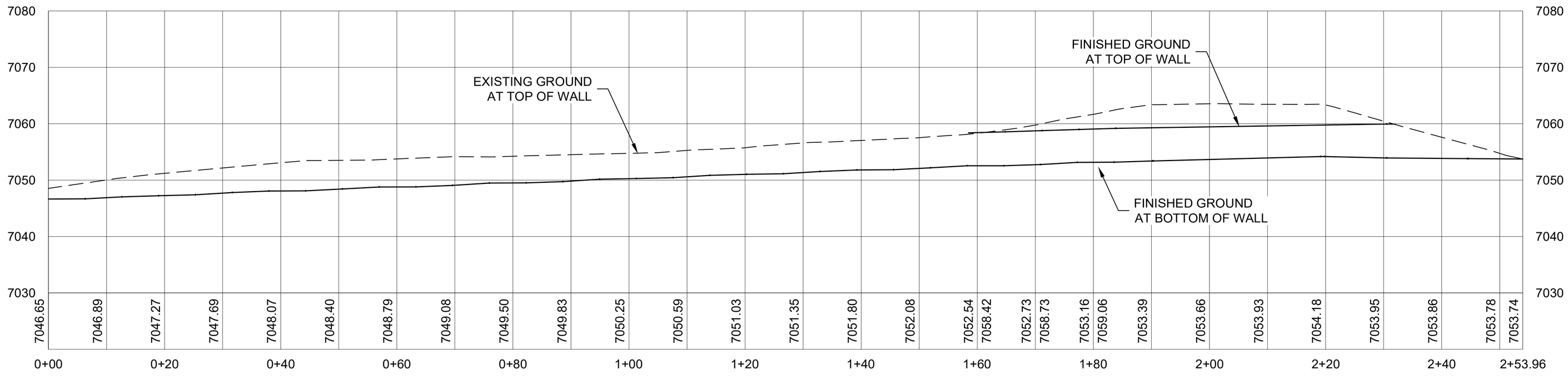
DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-350





RETAINING WALL 2 - PLAN VIEW

SCALE: 1" = 10'



RETAINING WALL 2 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

REVISIONS	DATE	ENGINEERS SEAL

CASE #s 2021-3800
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CITY REVIEW		
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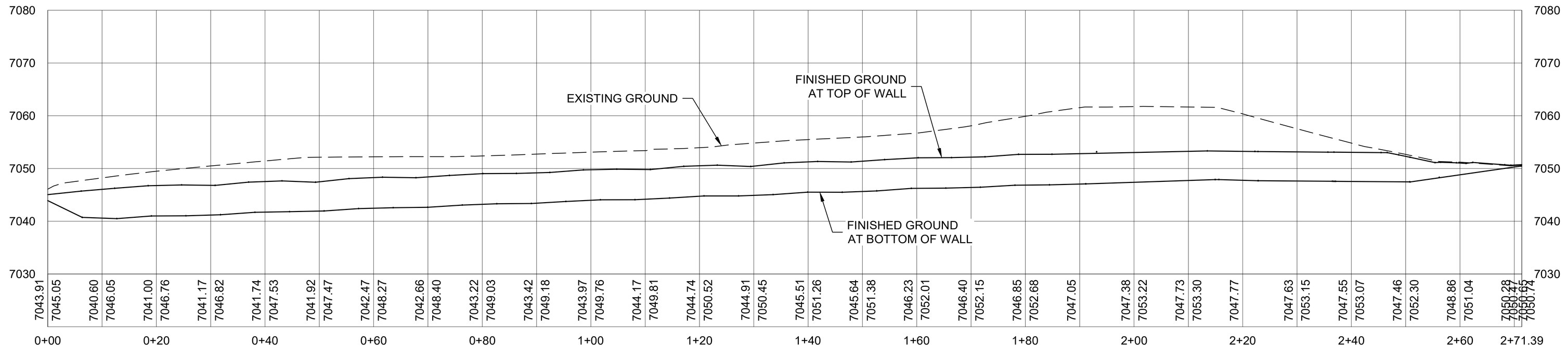
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

RETAINING WALL PLAN AND PROFILE (CONT'D)

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-351



RETAINING WALL 3 - PLAN VIEW
SCALE: 1" = 10'



RETAINING WALL 3 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

DATE

REVISIONS

CASE #s 2021-3800
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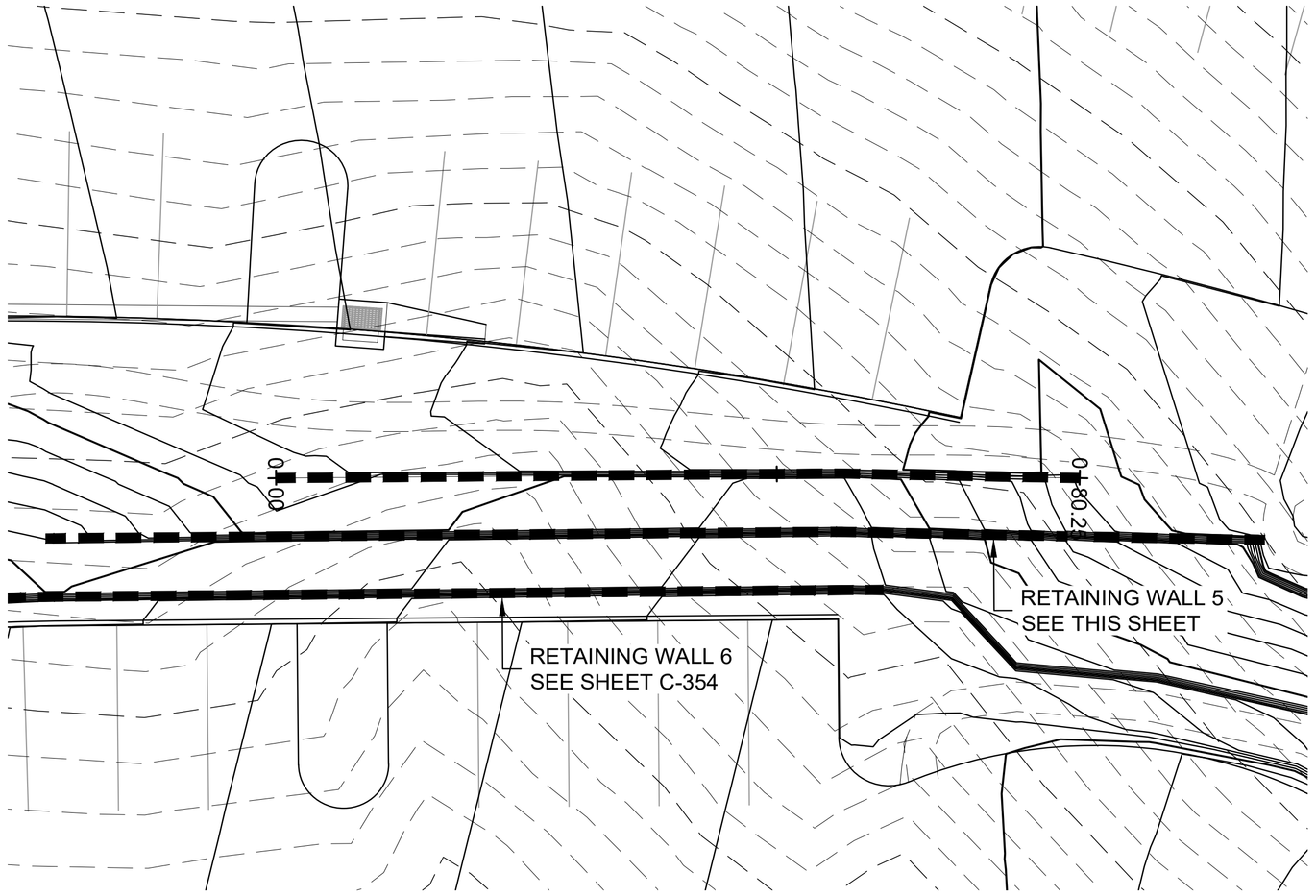
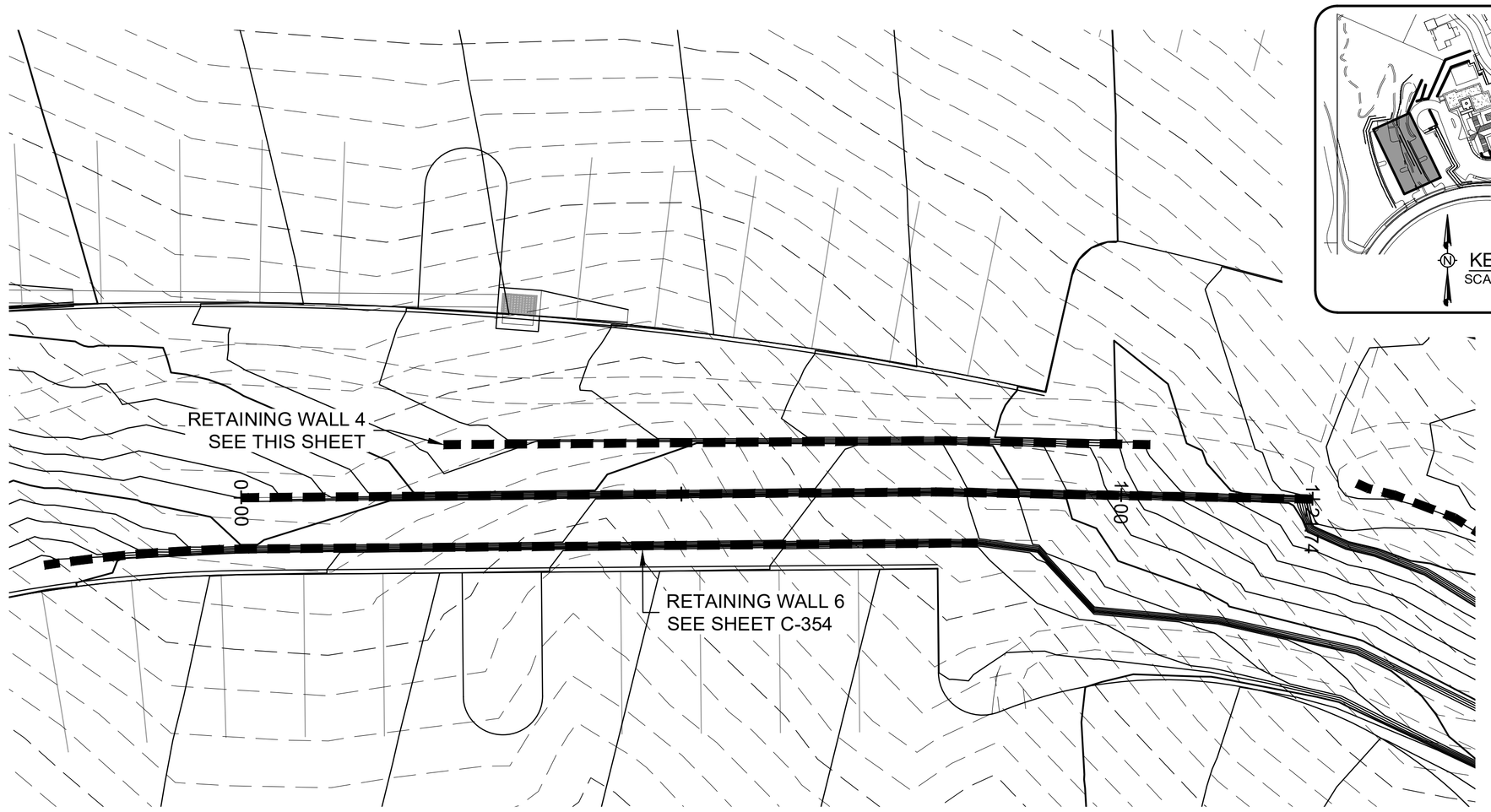
RETAINING WALL PLAN AND PROFILE (CONT'D)

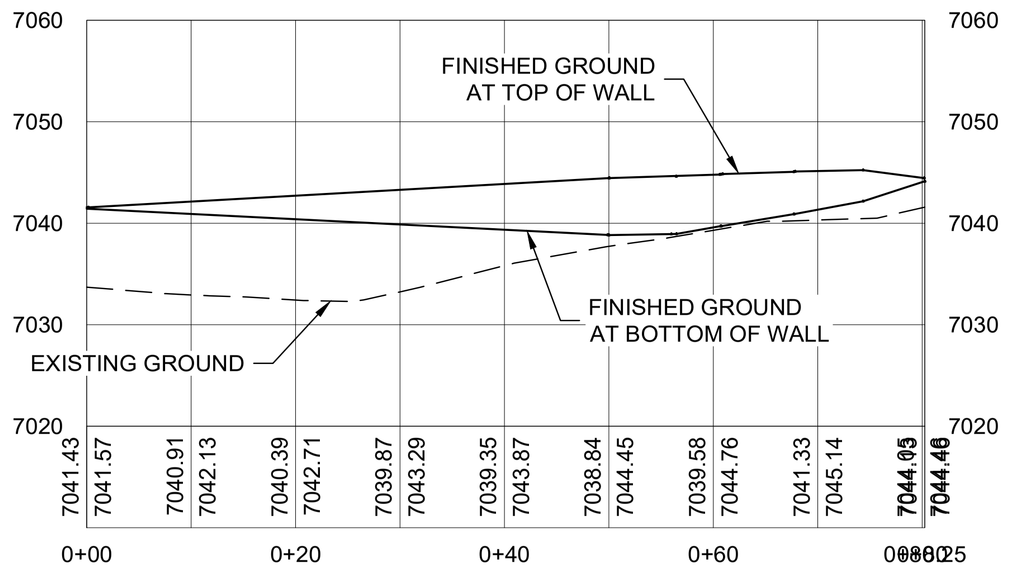
DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-352



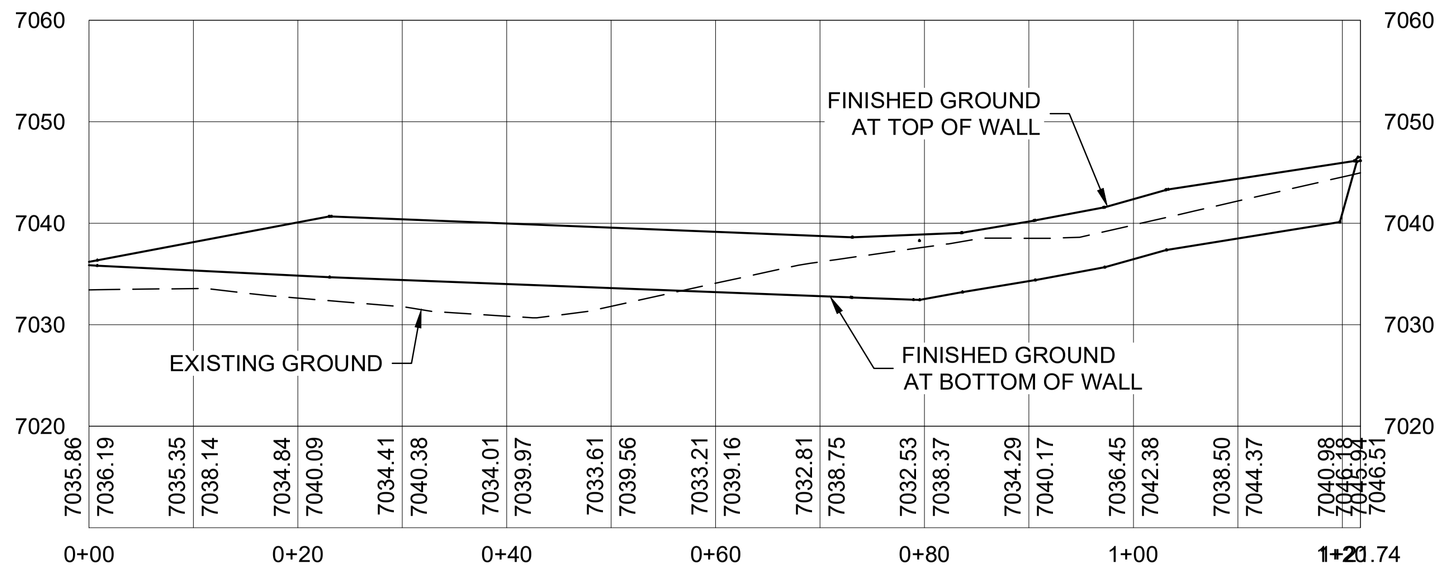
RETAINING WALL 4 - PLAN VIEW
SCALE: 1" = 10'



RETAINING WALL 5 - PLAN VIEW
SCALE: 1" = 10'



RETAINING WALL 4 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



RETAINING WALL 5 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

DATE

REVISIONS

CASE #s 2021-3800
& 2021-3801

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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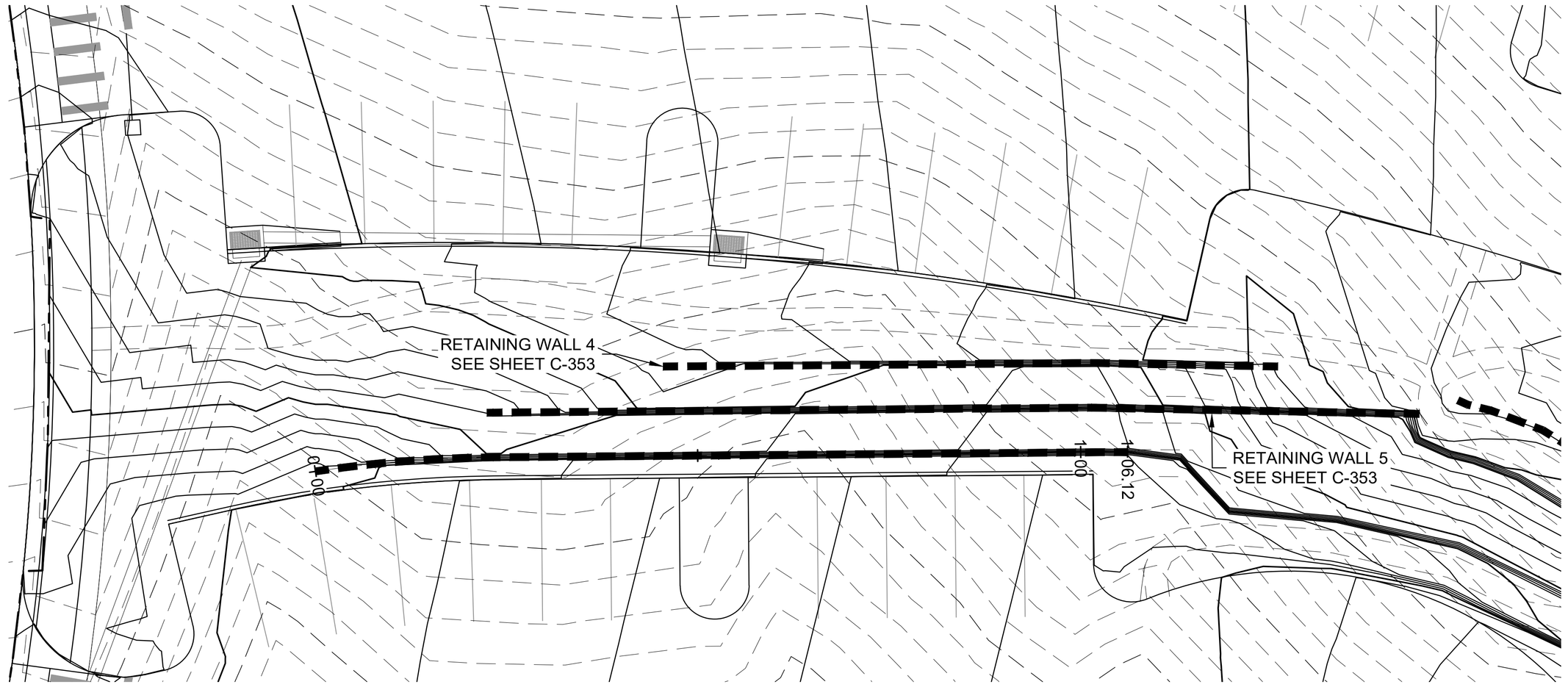
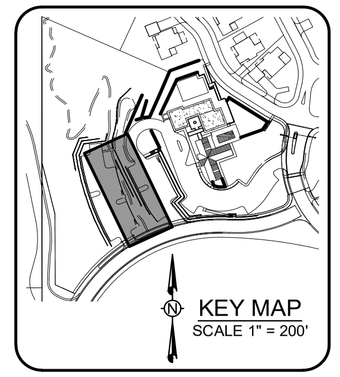
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

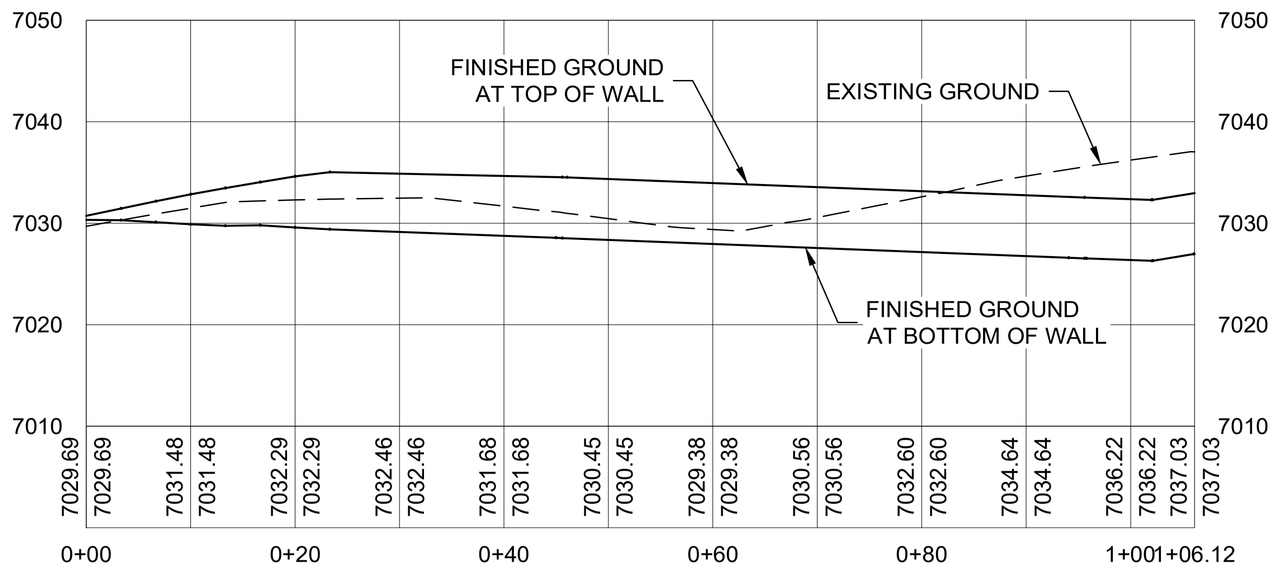
RETAINING WALL PLAN AND PROFILE (CONT'D)

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-353





RETAINING WALL 6 - PLAN VIEW
SCALE: 1" = 10'



RETAINING WALL 6 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

DATE

REVISIONS

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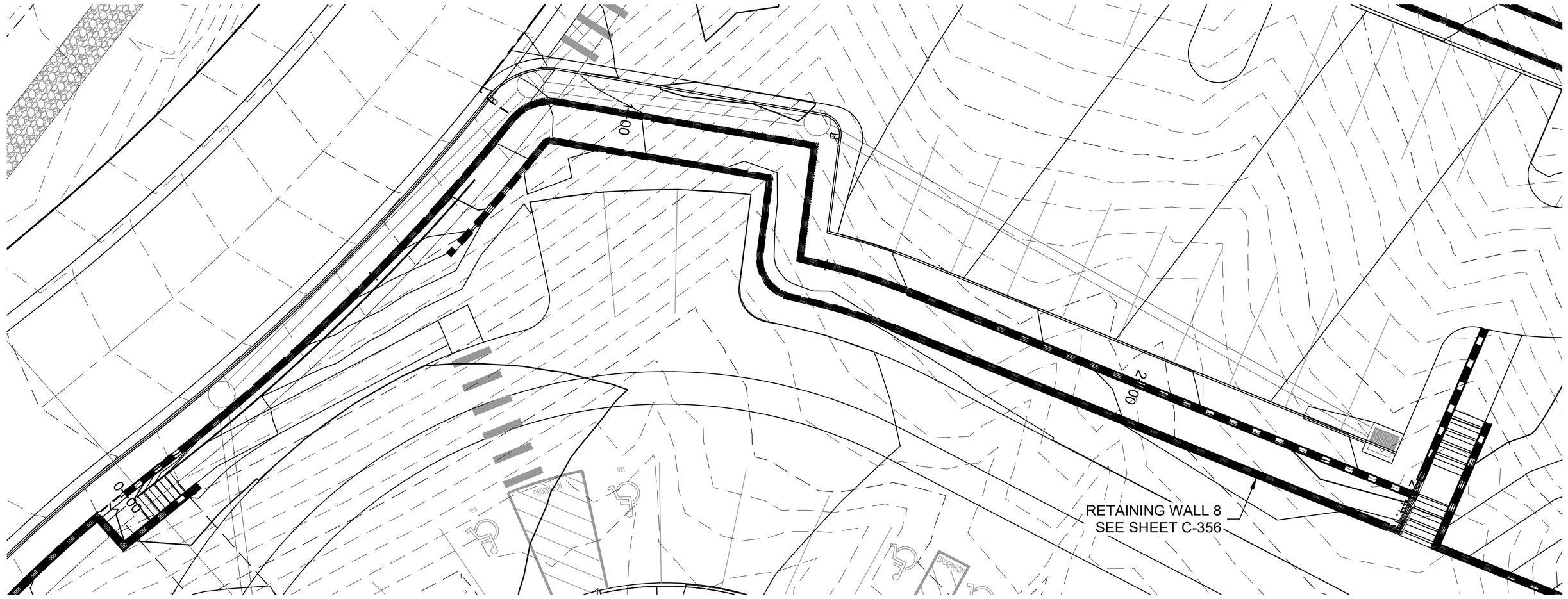
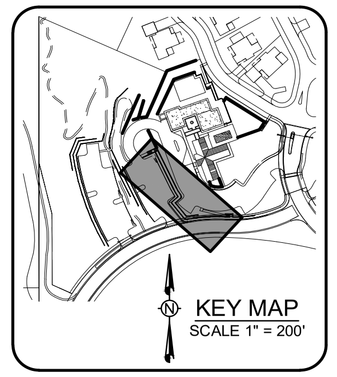
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

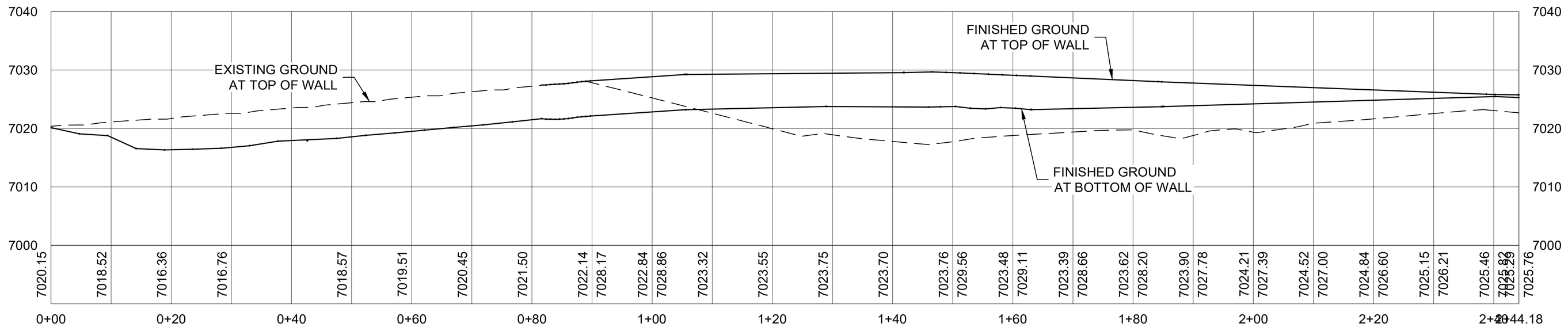
RETAINING WALL PLAN AND PROFILE (CONT'D)

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-354





RETAINING WALL 7 - PLAN VIEW
SCALE: 1" = 10'



RETAINING WALL 7 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

REVISIONS	DATE	ENGINEERS SEAL

CASE #s 2021-3800
& 2021-3801

CITY REVIEW		
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TRAFFIC DIV.		
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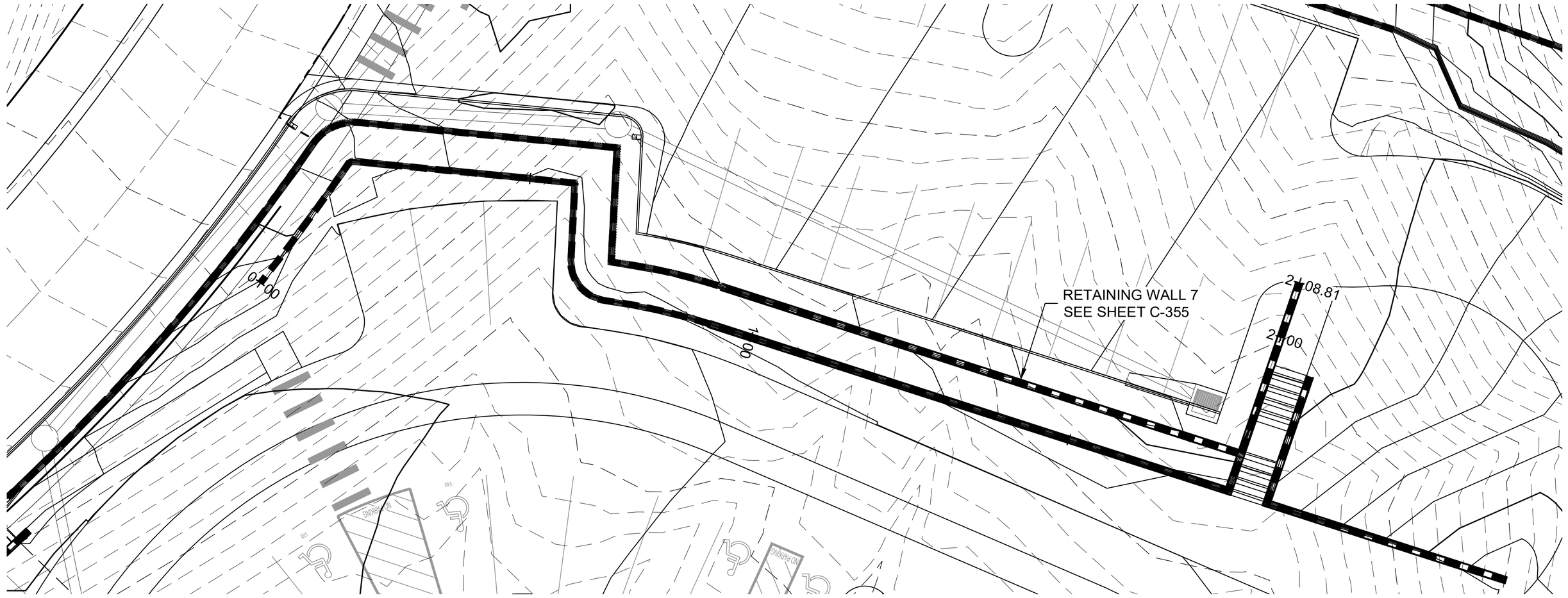
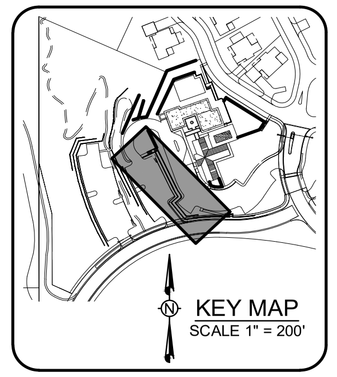
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

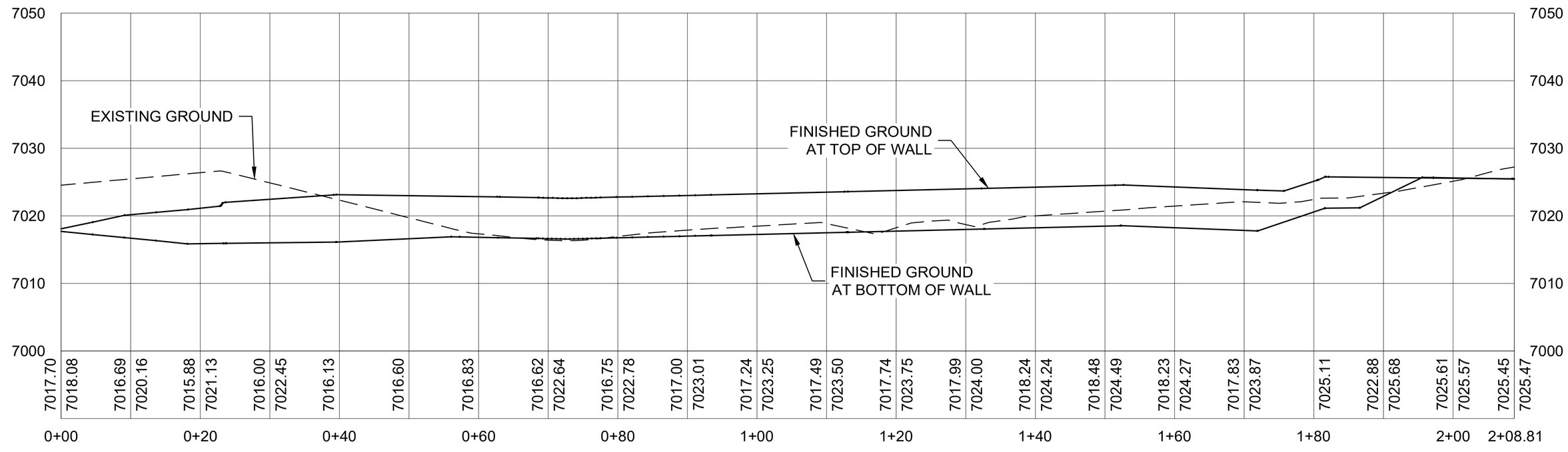
RETAINING WALL PLAN AND PROFILE (CONT'D)

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-355





RETAINING WALL 8 - PLAN VIEW
SCALE: 1" = 10'



RETAINING WALL 8 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

DATE

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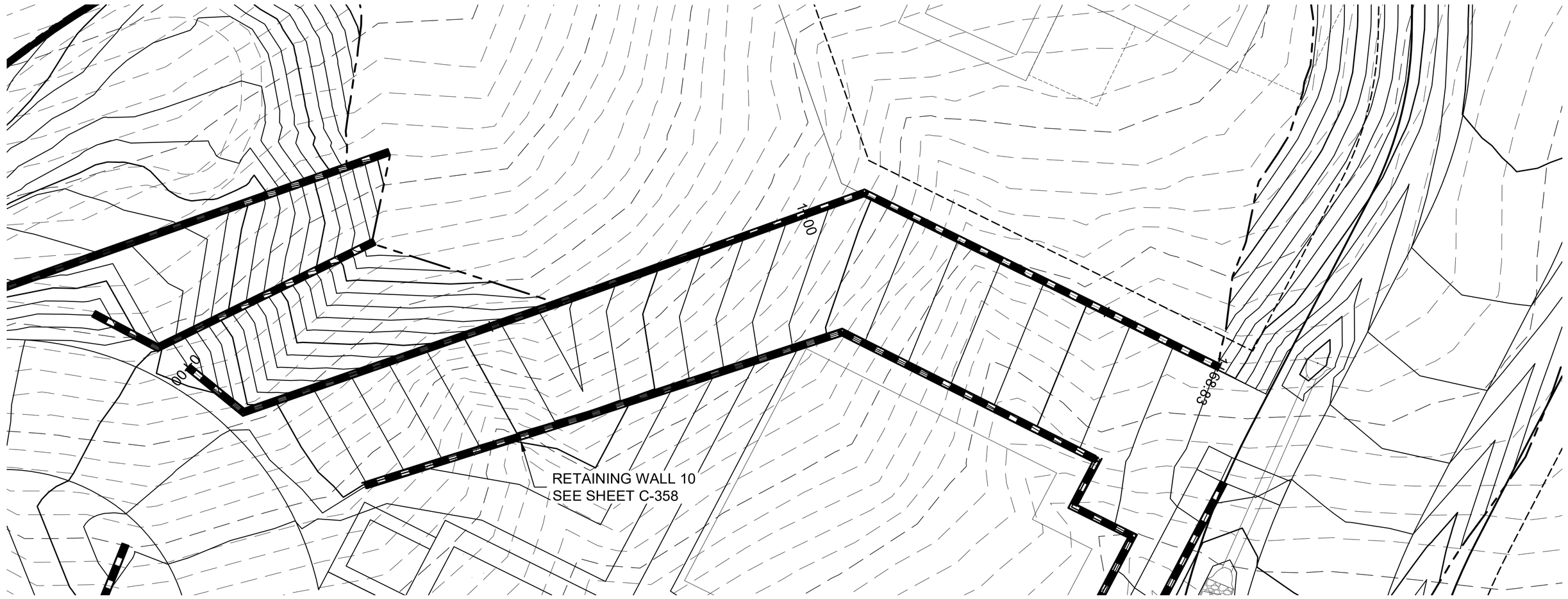
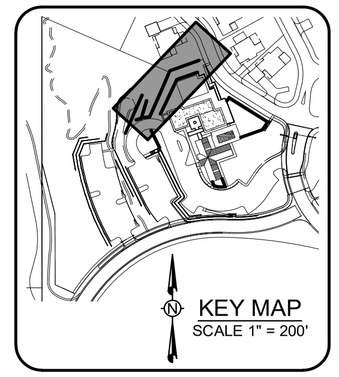
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

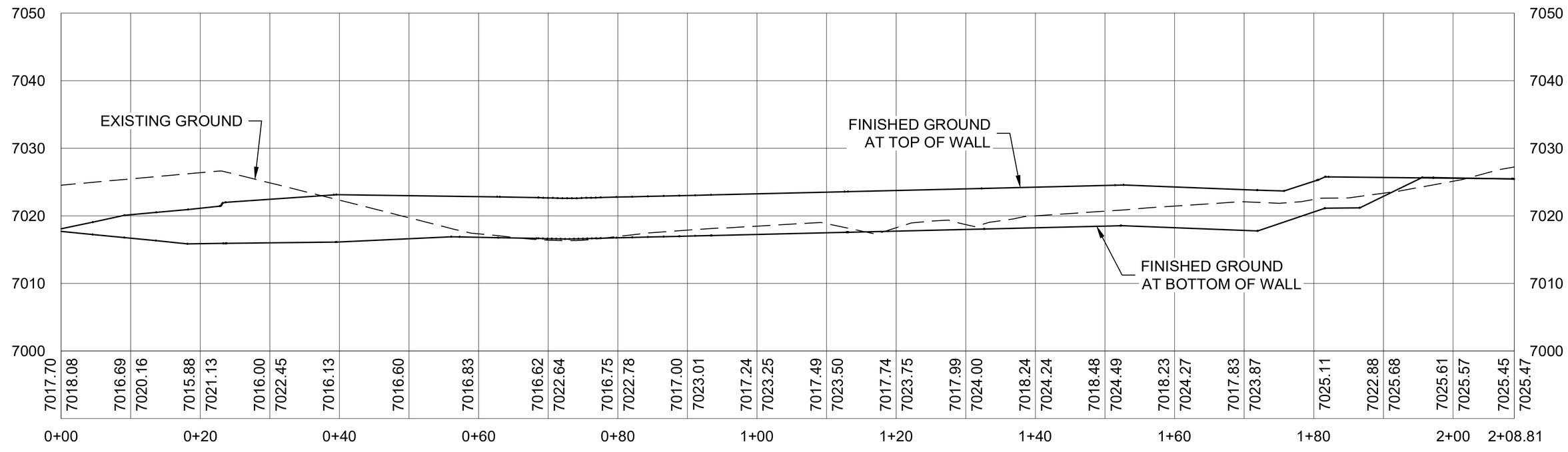
RETAINING WALL PLAN AND PROFILE (CONT'D)

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-356





RETAINING WALL 9 - PLAN VIEW
SCALE: 1" = 10'



RETAINING WALL 9 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

DATE

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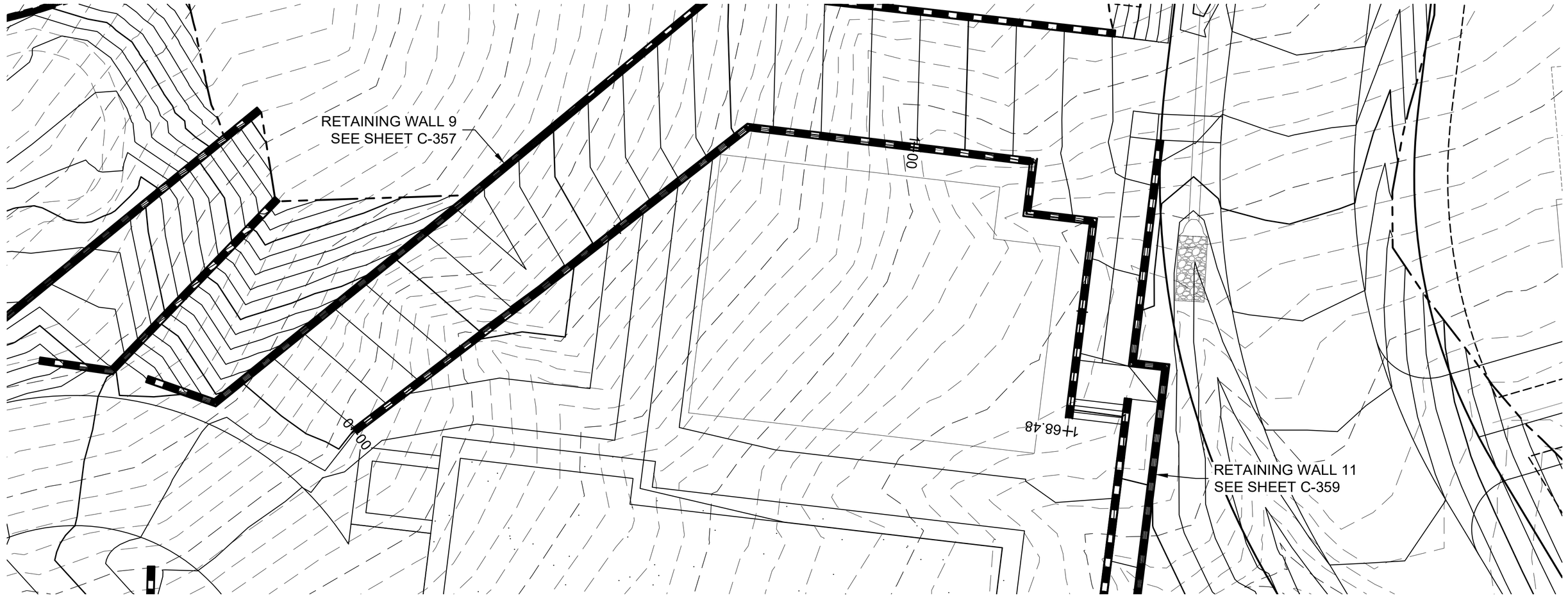
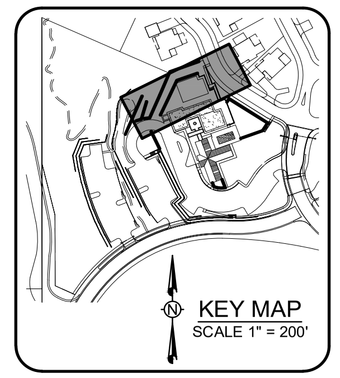
RETAINING WALL PLAN AND PROFILE (CONT'D)

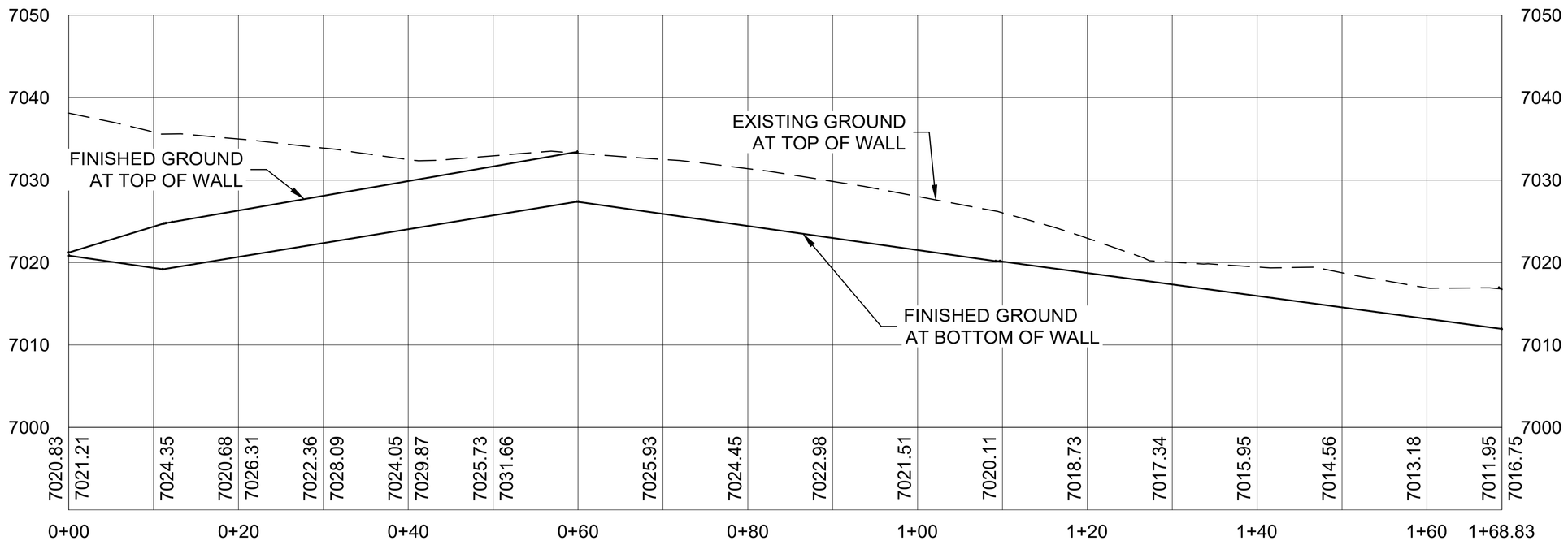
DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-357





RETAINING WALL 10 - PLAN VIEW

SCALE: 1" = 10'



RETAINING WALL 10 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

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DEPARTMENT	SIGN-OFF	DATE
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TRAFFIC DIV.		
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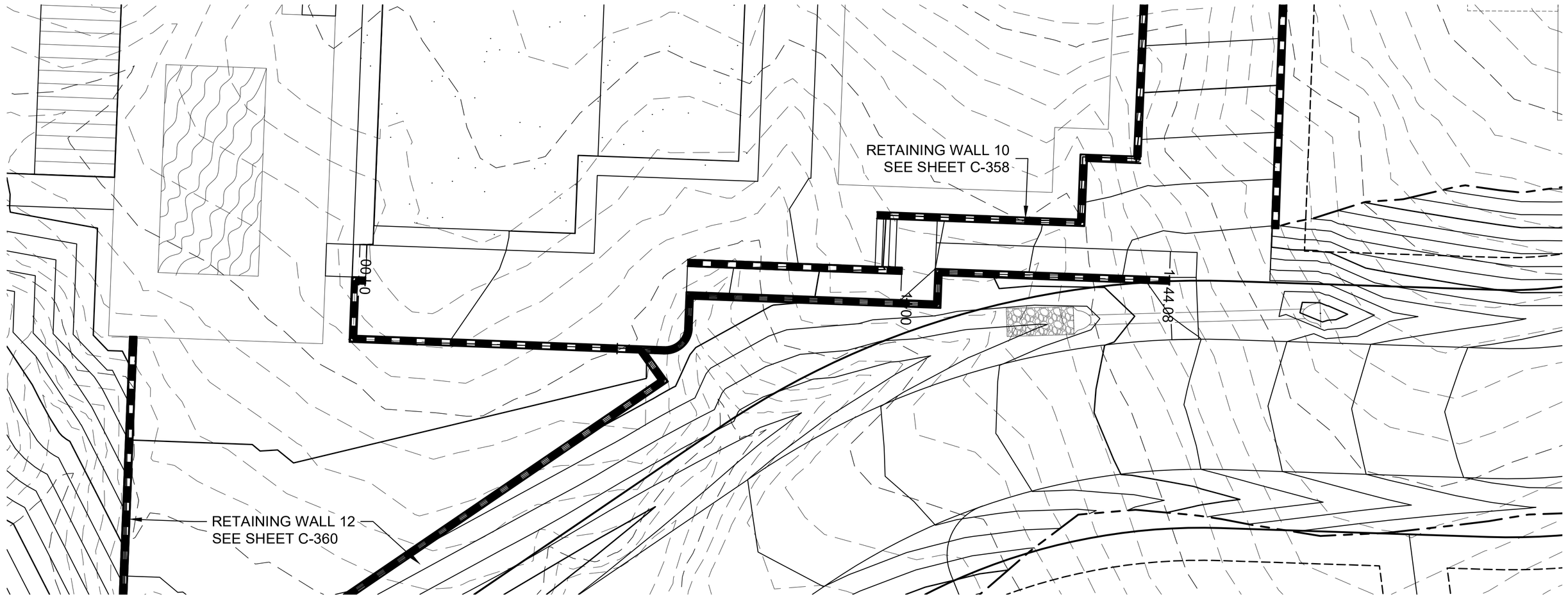
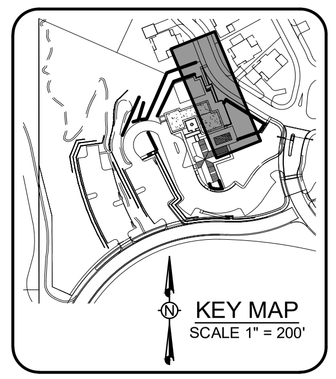
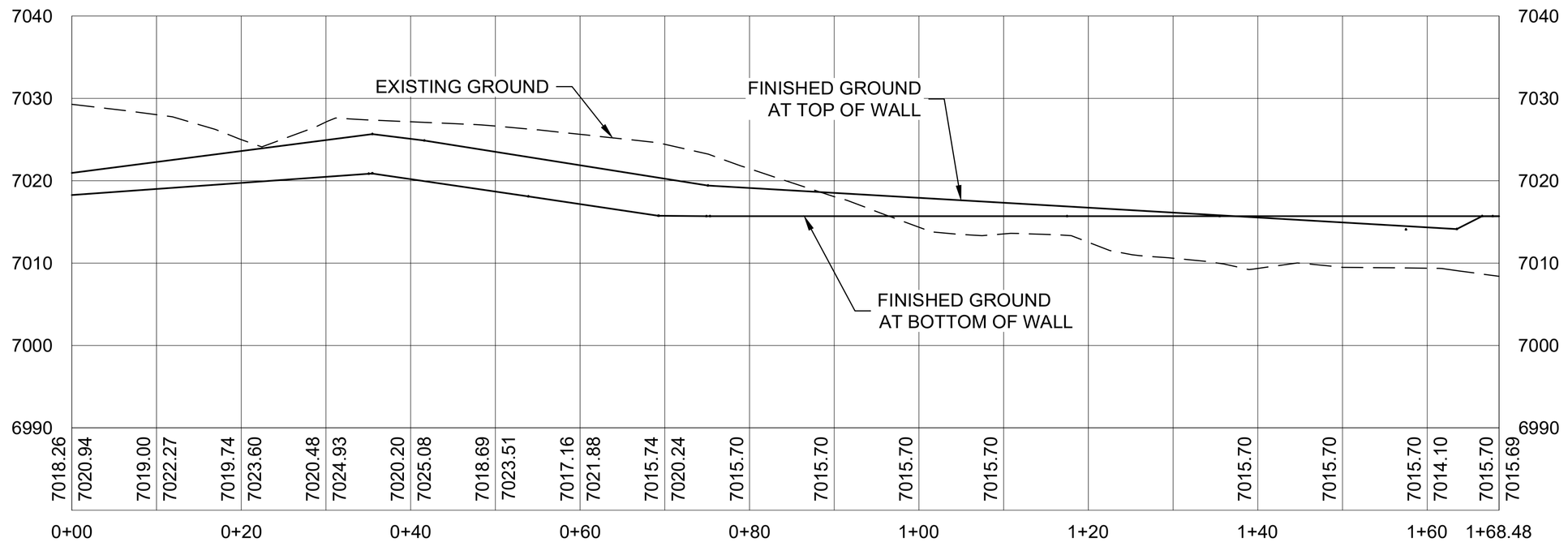
RETAINING WALL PLAN AND PROFILE (CONT'D)

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-358





RETAINING WALL 11 - PLAN VIEW
SCALE: 1" = 10'



RETAINING WALL 11 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

REVISIONS	DATE	ENGINEERS SEAL

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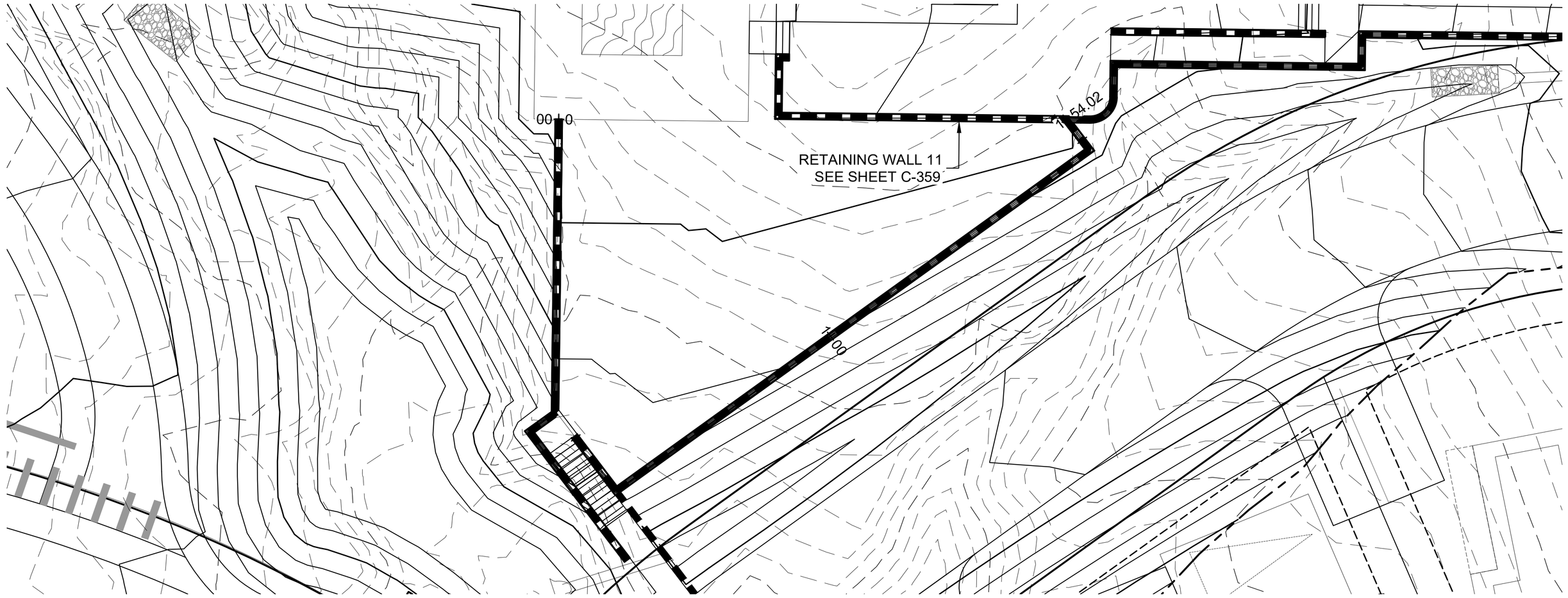
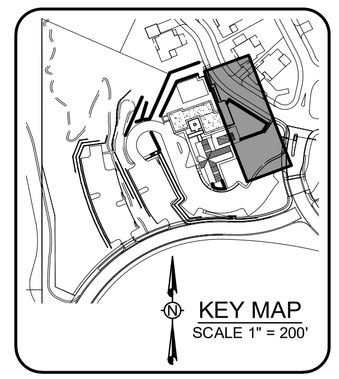
RETAINING WALL PLAN AND PROFILE (CONT'D)

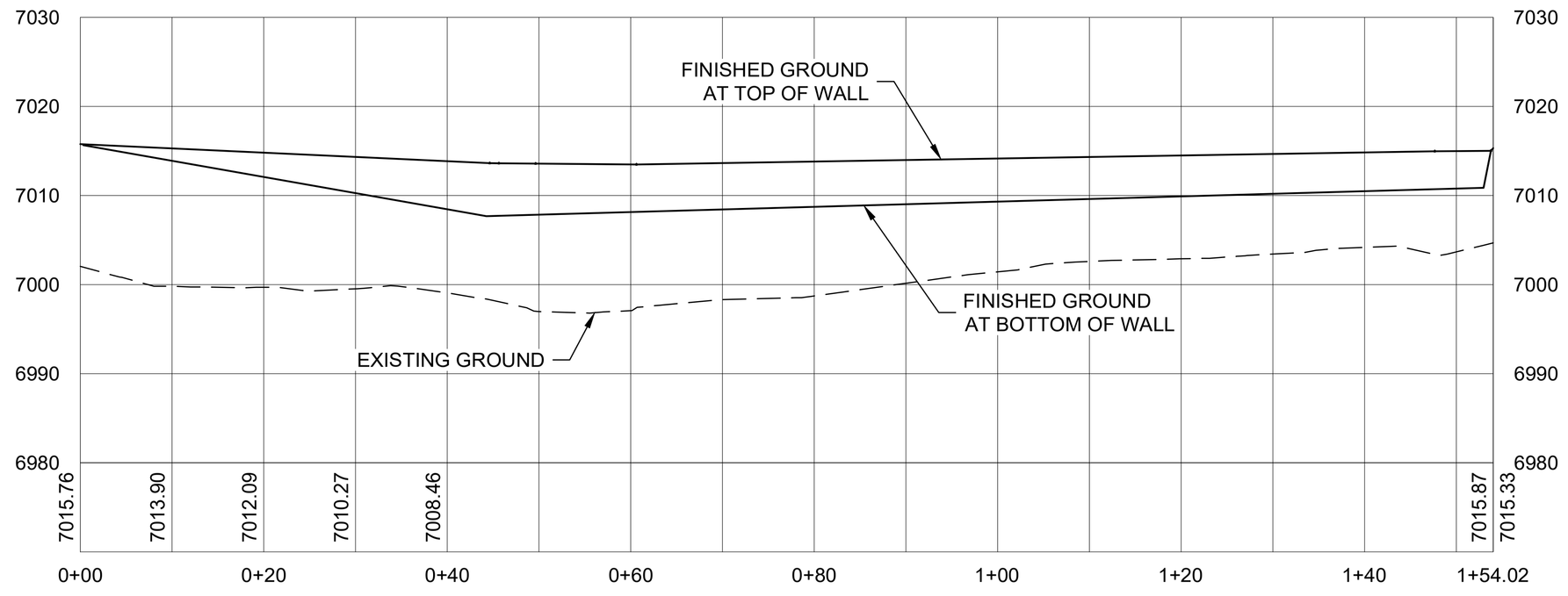
DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-359





N

RETAINING WALL 12 - PLAN VIEW
SCALE: 1" = 10'



RETAINING WALL 12 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

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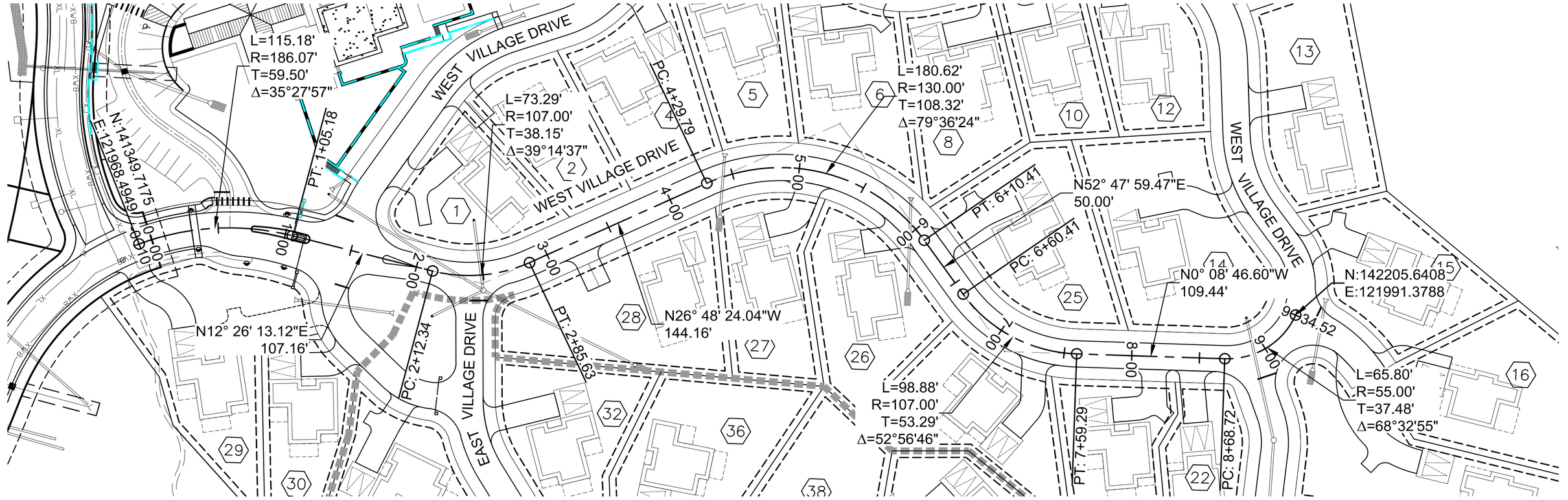
RETAINING WALL PLAN AND PROFILE (CONT'D)

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-360

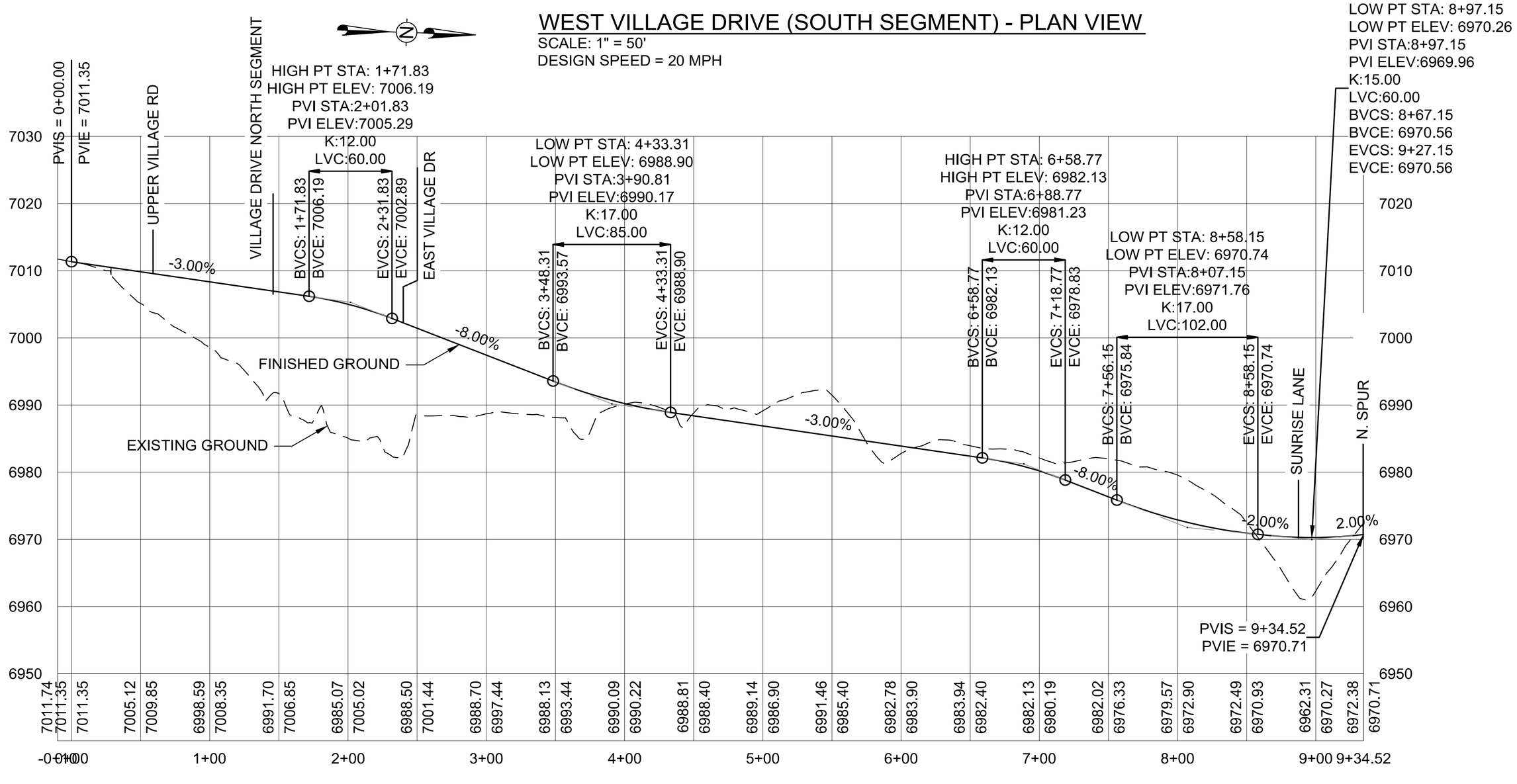


KEYMAP
SCALE: 1" = 300'



WEST VILLAGE DRIVE (SOUTH SEGMENT) - PLAN VIEW

SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



WEST VILLAGE DRIVE (SOUTH SEGMENT) - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

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ROADWAY PLAN AND PROFILES

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 50'	C-400

REVISIONS	DATE	ENGINEERS SEAL
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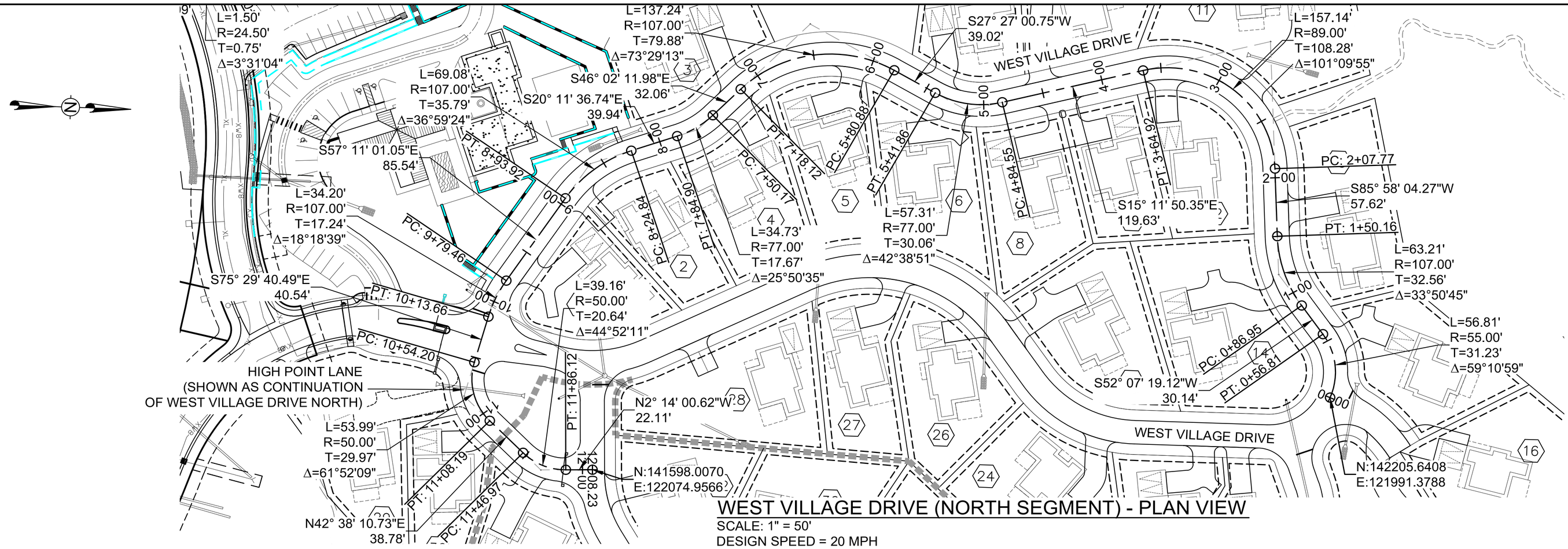
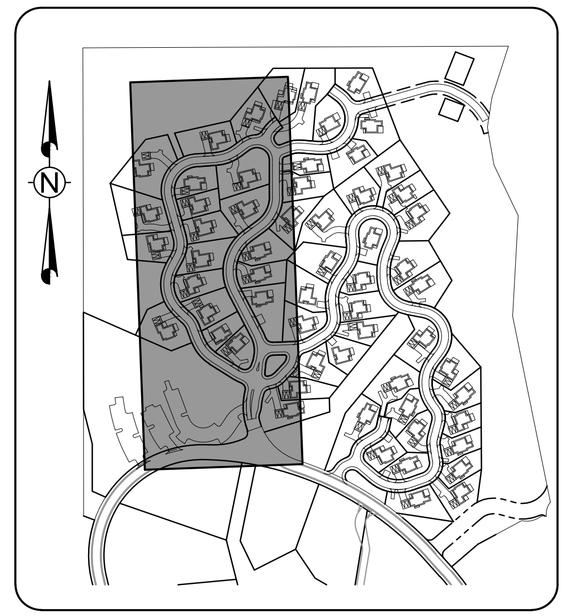
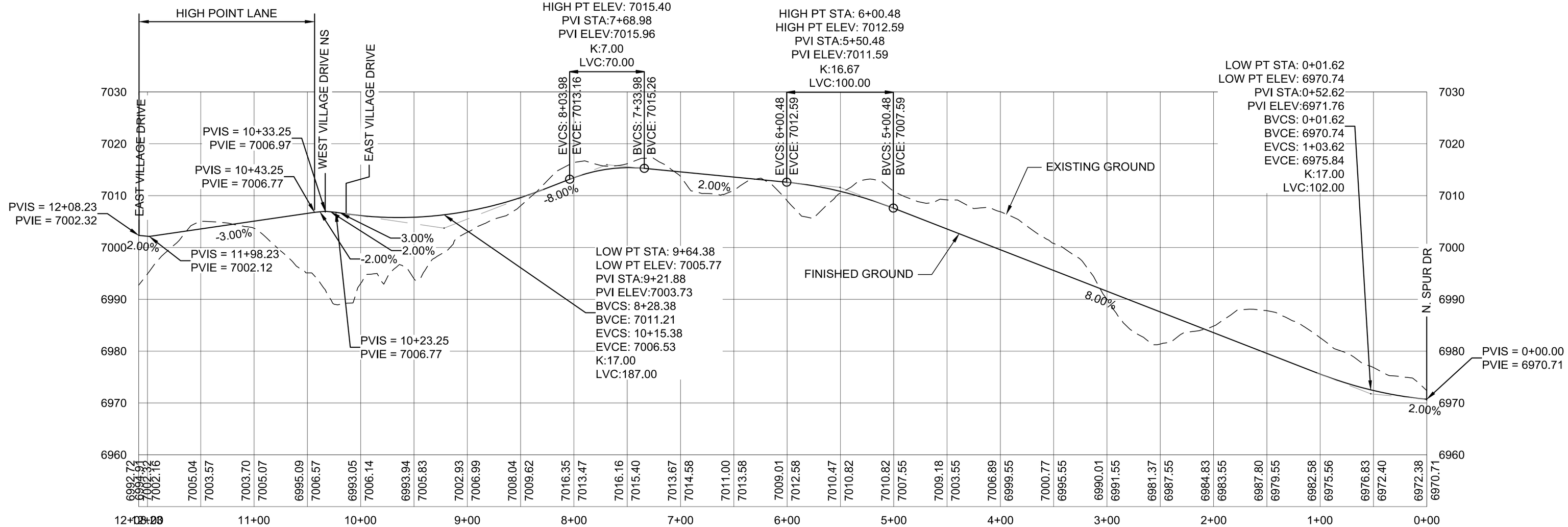


WEST VILLAGE DRIVE (NORTH SEGMENT) - PLAN VIEW

SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



KEYMAP
SCALE: 1" = 300'



WEST VILLAGE DRIVE (NORTH SEGMENT) - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

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FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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ROADWAY PLAN AND PROFILES

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 50'	C-401

REVISIONS	DATE	ENGINEERS SEAL
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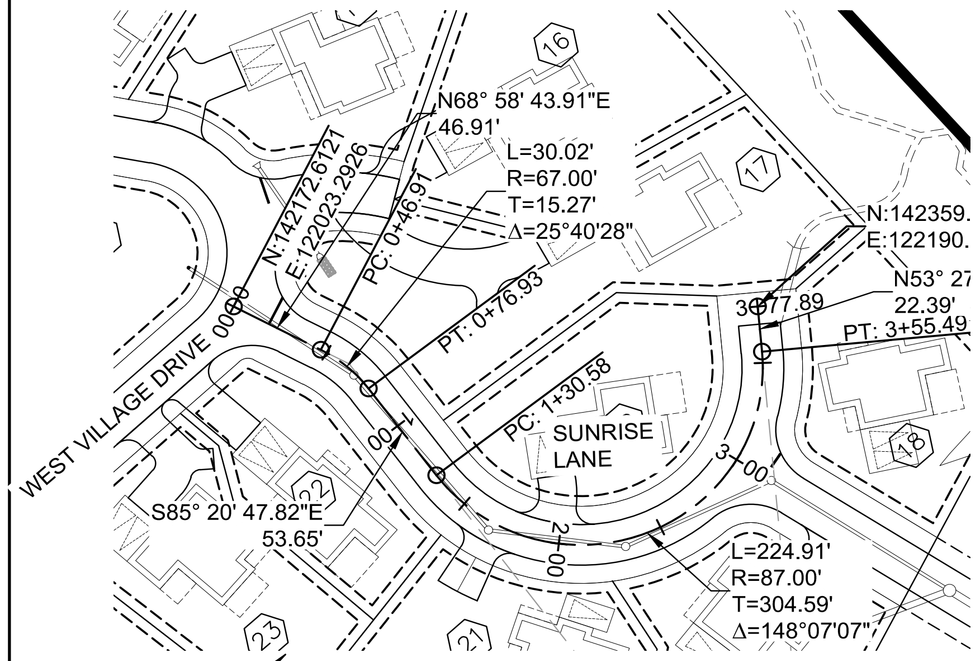
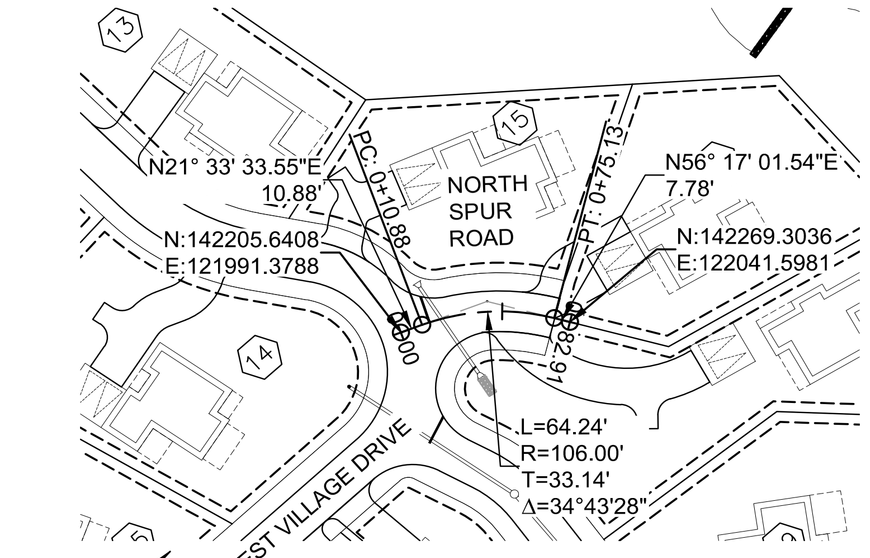


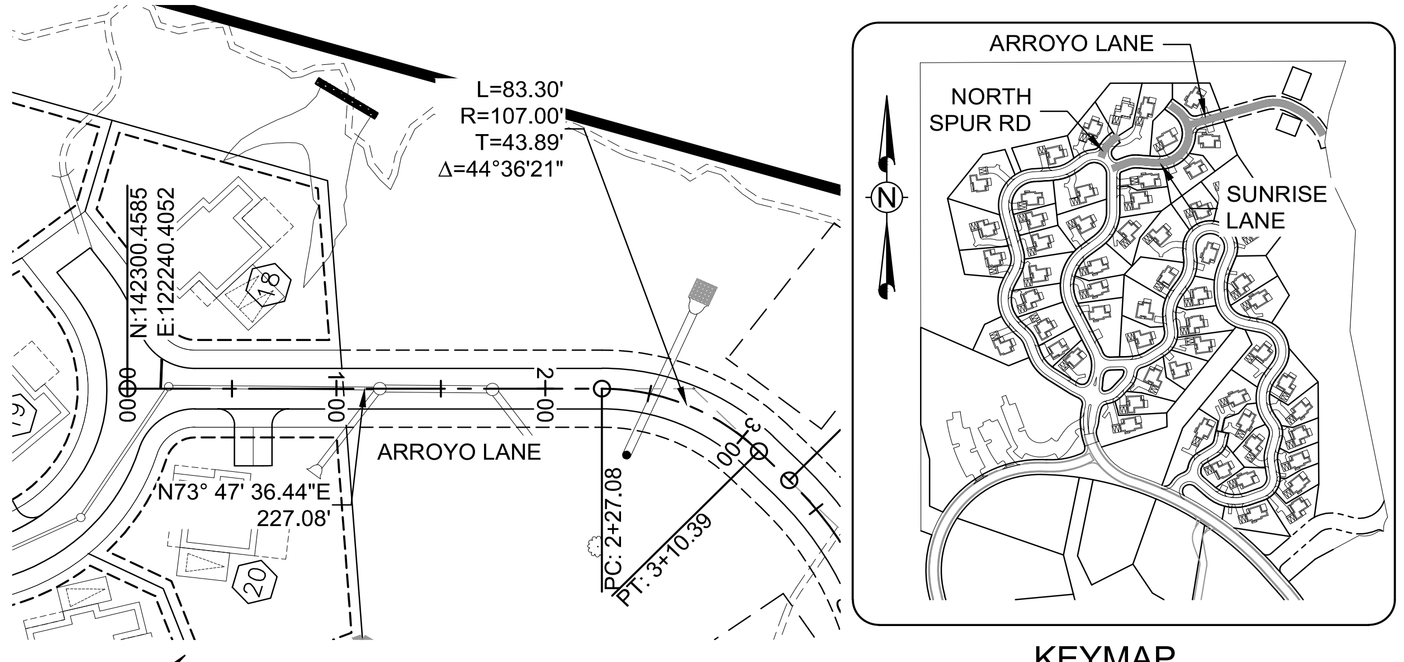
SUNRISE LANE - PLAN VIEW

SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



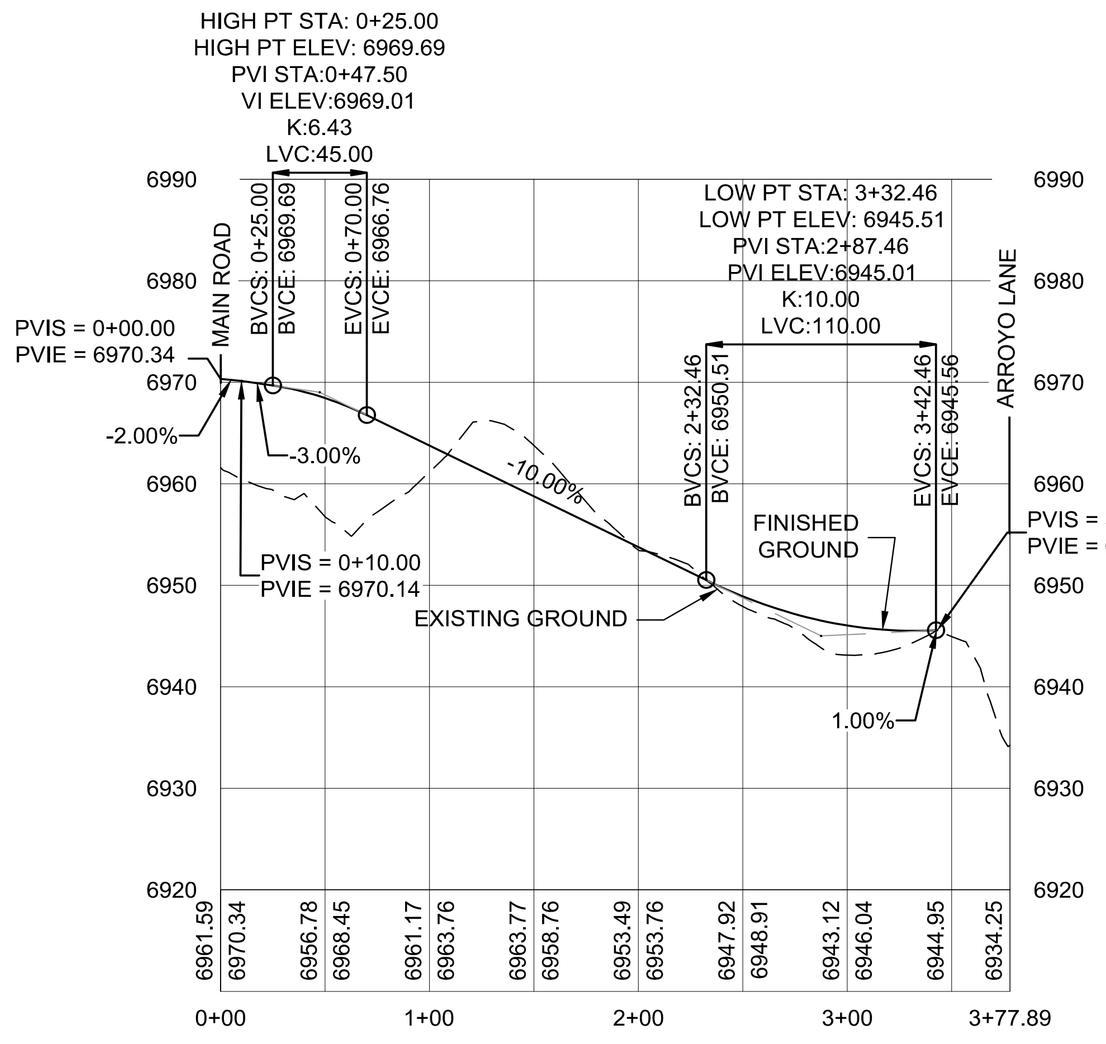
NORTH SPUR ROAD - PLAN VIEW

SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



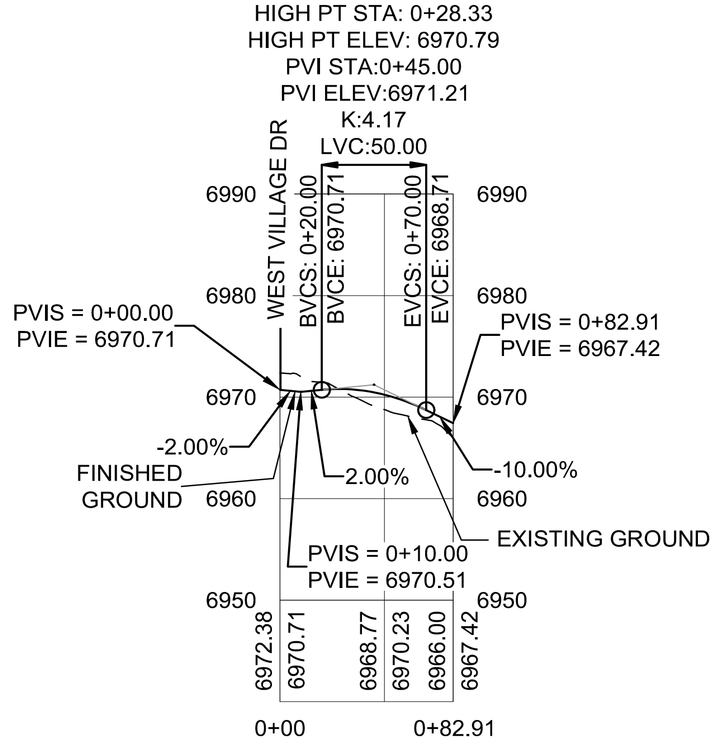
ARROYO LANE - PLAN VIEW

SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



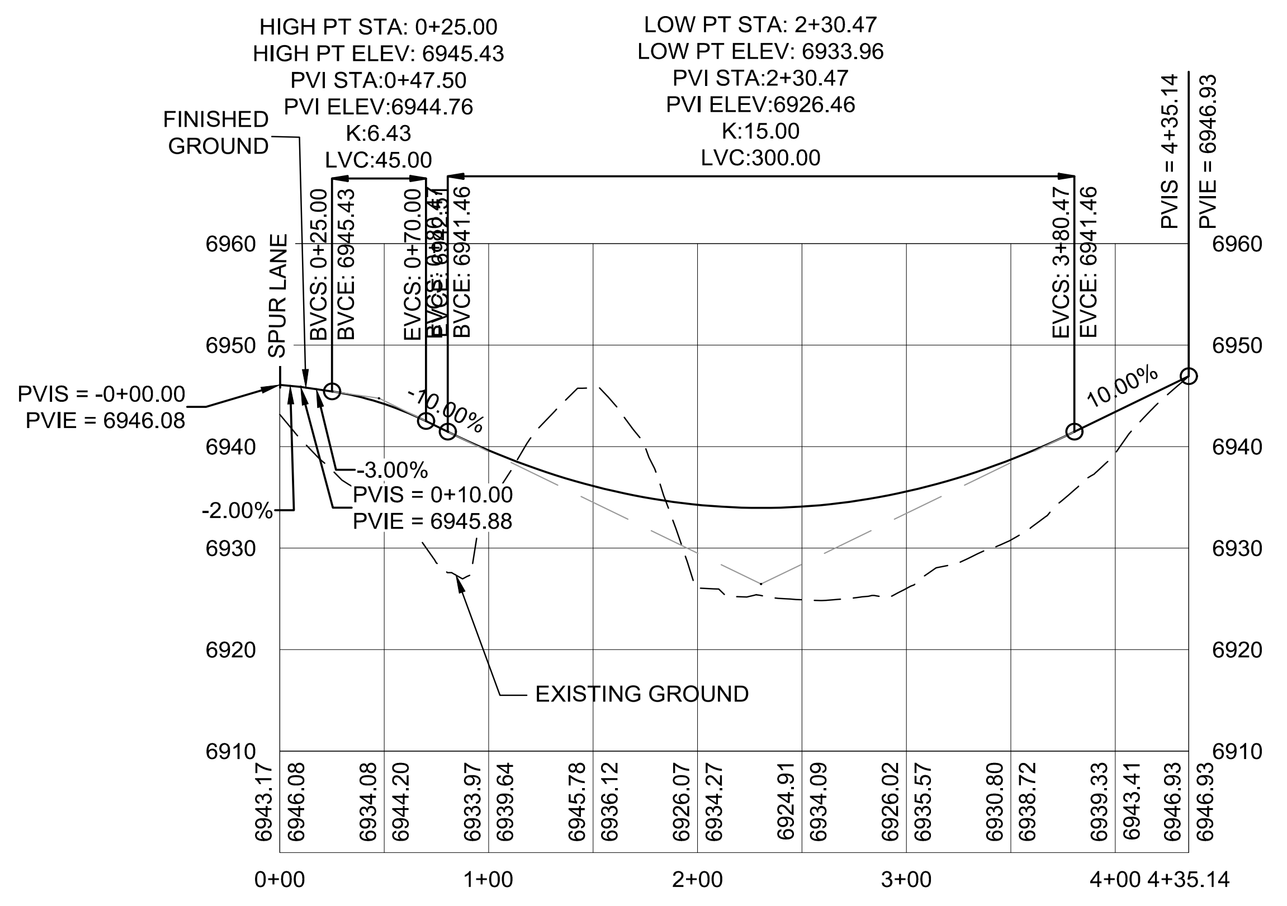
SUNRISE LANE - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'



NORTH SPUR ROAD - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'



ARROYO LANE - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

REVISIONS	DATE	ENGINEERS SEAL
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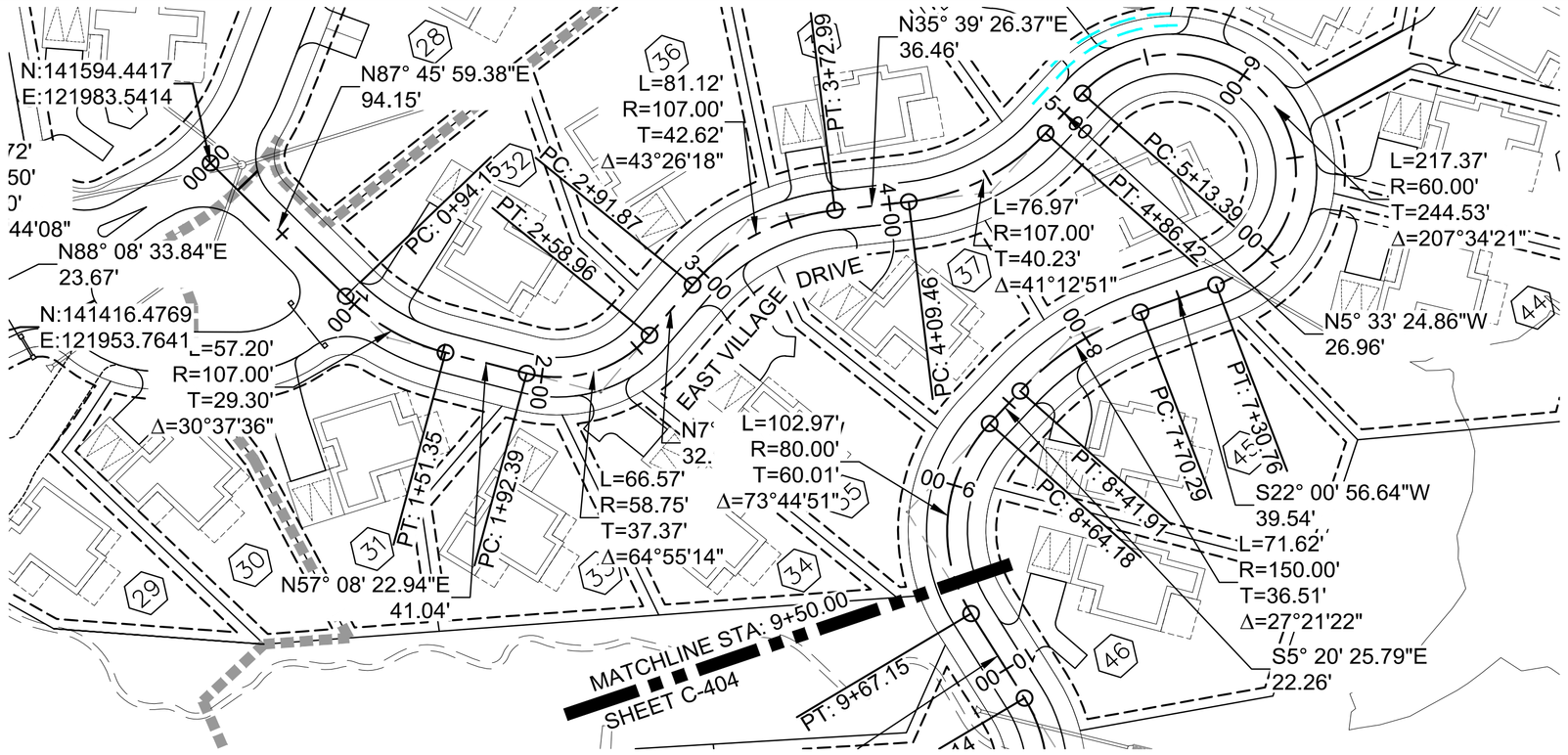
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY PLAN AND PROFILES

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 50'	C-402

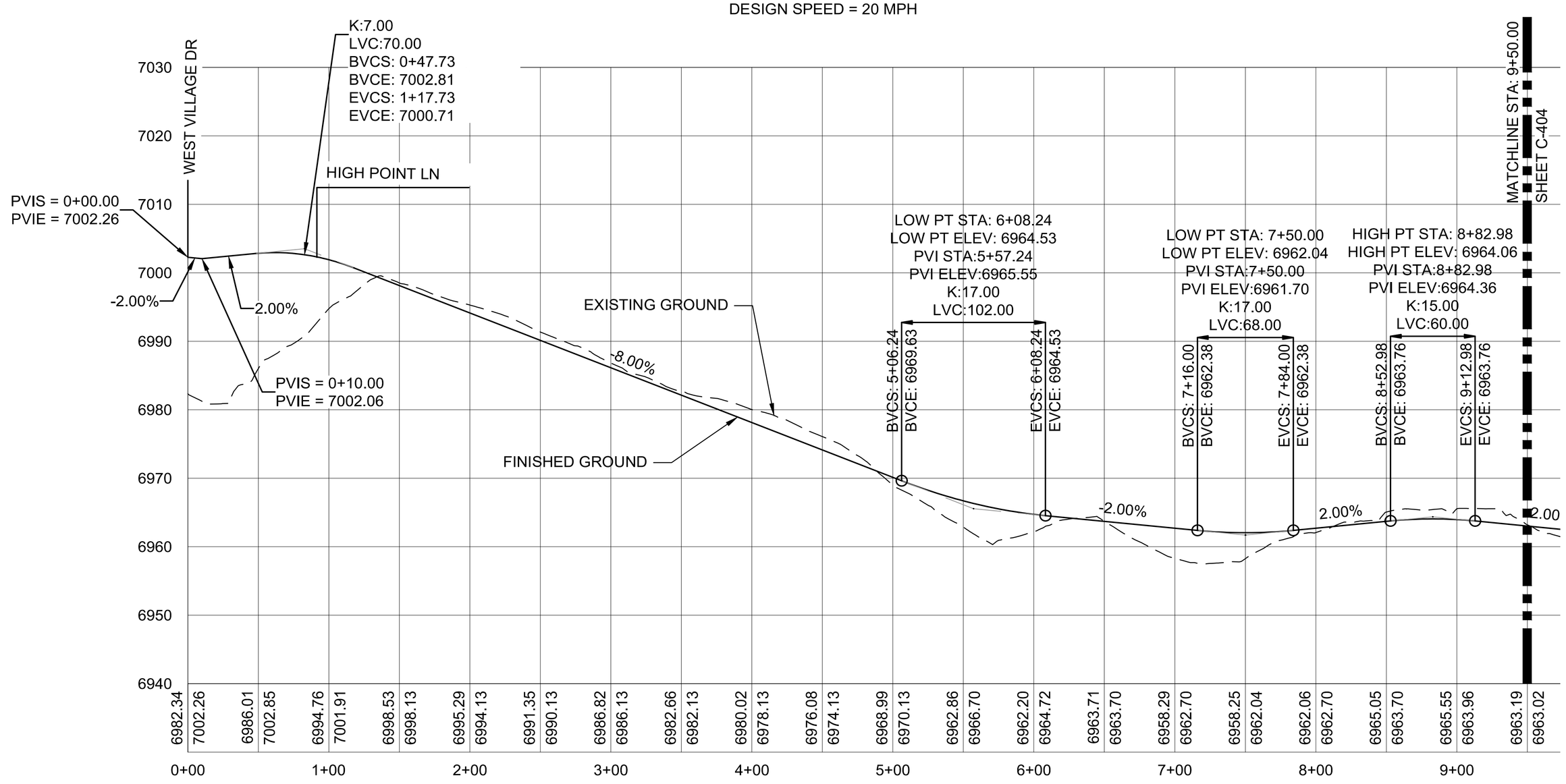


EAST VILLAGE DRIVE - PLAN VIEW

SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



KEYMAP
SCALE: 1" = 300'



EAST VILLAGE DRIVE - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

REVISIONS	DATE	ENGINEERS SEAL
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CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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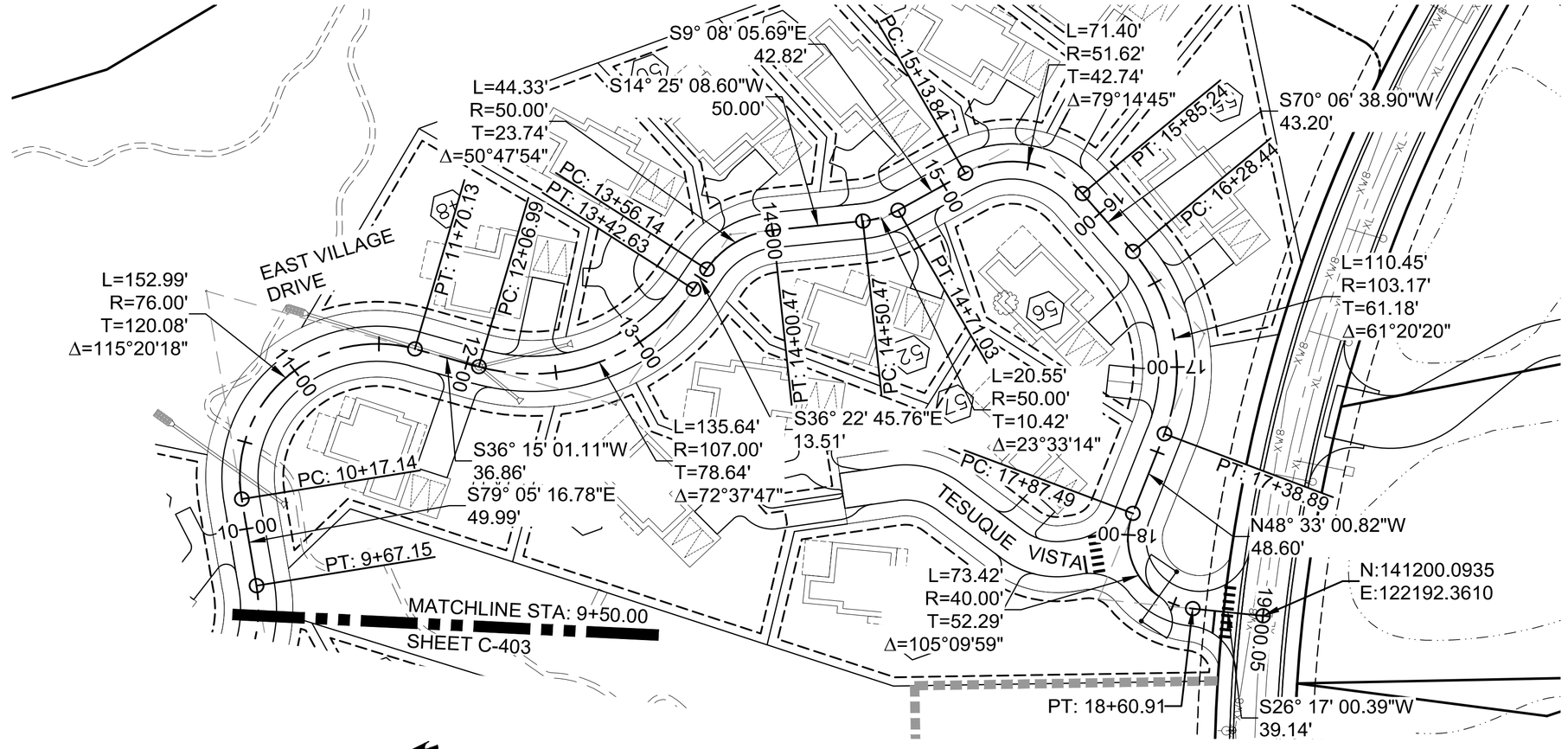
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

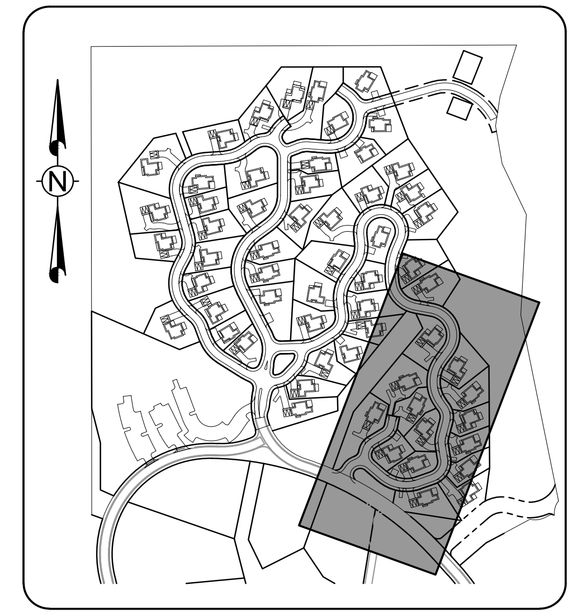
ROADWAY PLAN AND PROFILES

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 50'	C-403

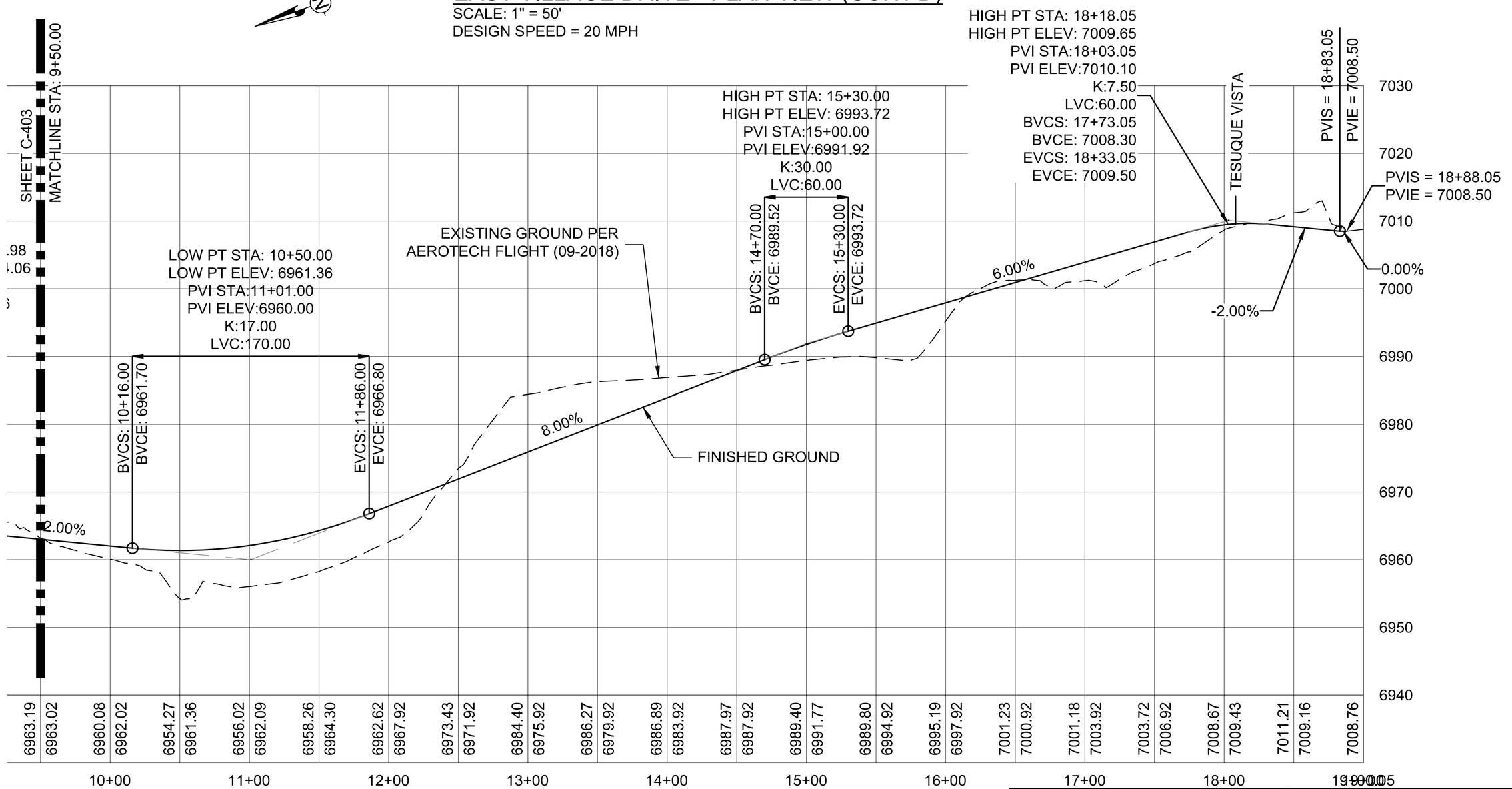


EAST VILLAGE DRIVE - PLAN VIEW (CONT'D)

SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



KEYMAP
SCALE: 1" = 300'



EAST VILLAGE DRIVE - PROFILE VIEW (CONT'D)

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

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ROADWAY PLAN AND PROFILES

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 50'	C-404

REVISIONS	DATE	ENGINEERS SEAL
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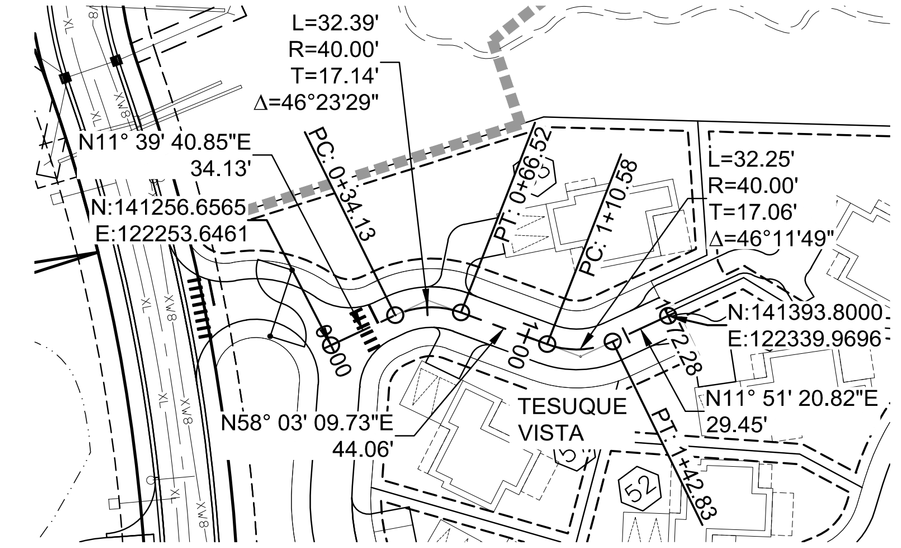
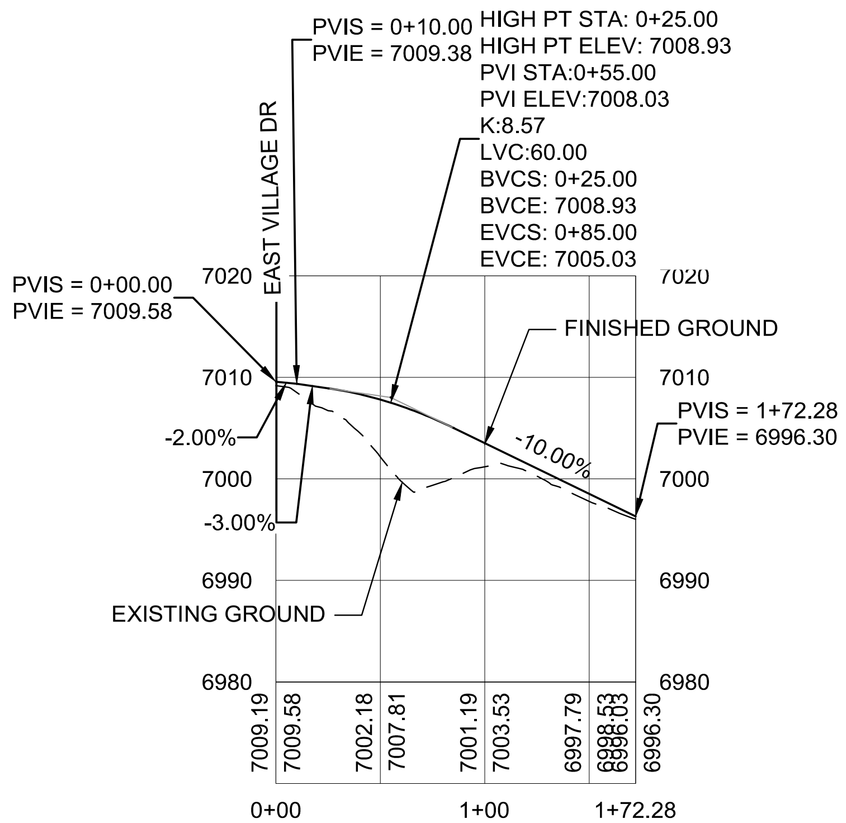


TESUQUE VISTA - PLAN VIEW

SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



TESUQUE VISTA - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'



KEYMAP
SCALE: 1" = 300'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

CASE #s 2021-3800
& 2021-3801

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY PLAN AND PROFILES

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 50'	C-405

REVISIONS	DATE	ENGINEERS SEAL
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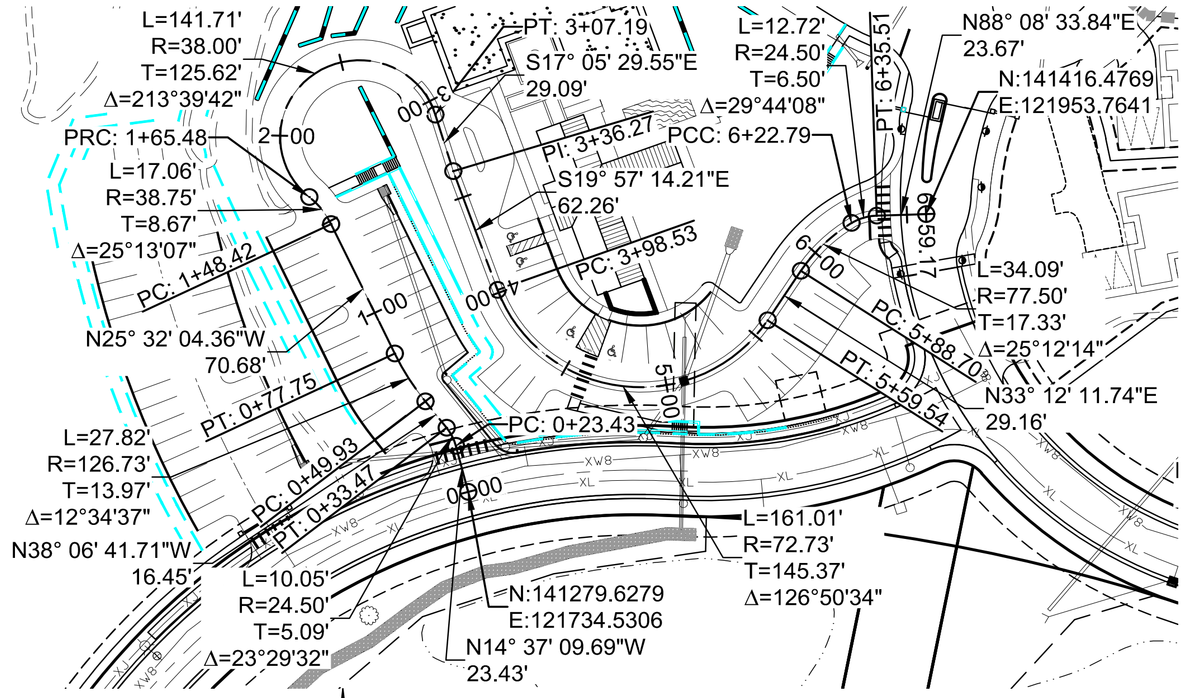
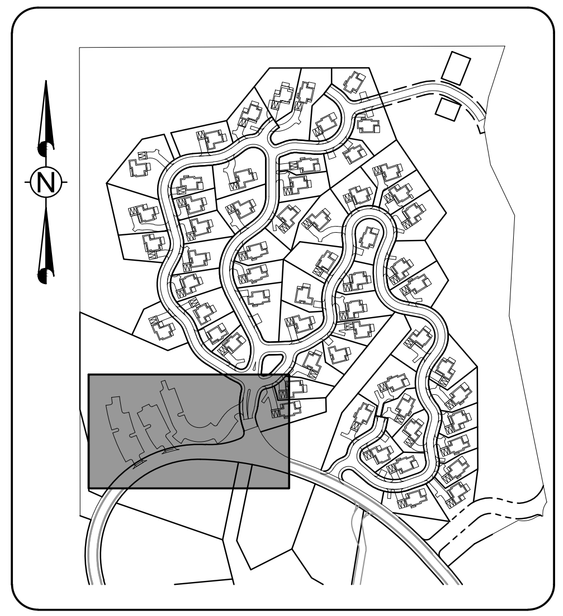
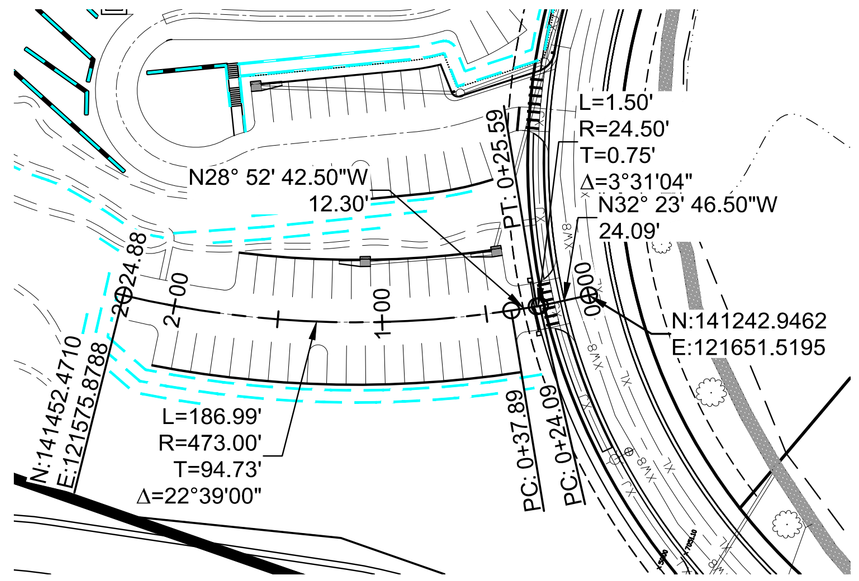
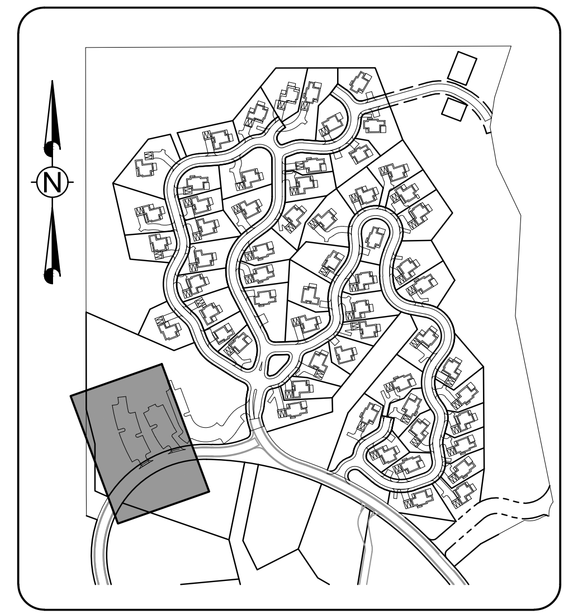




KEYMAP
SCALE: 1" = 300'

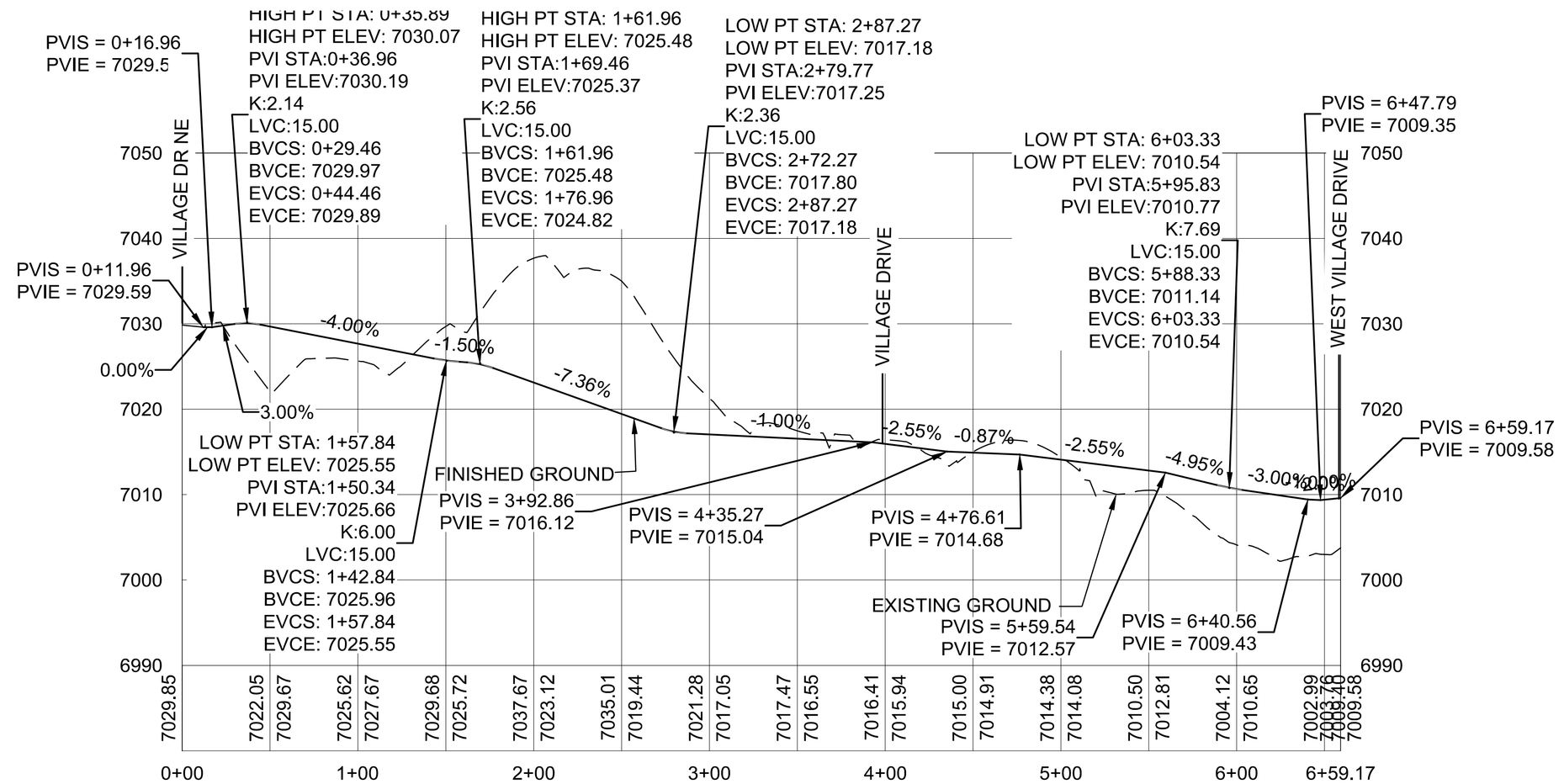
UPPER VILLAGE ROAD LOT 1 - PLAN VIEW
SCALE: 1" = 50'
DESIGN SPEED = 15 MPH



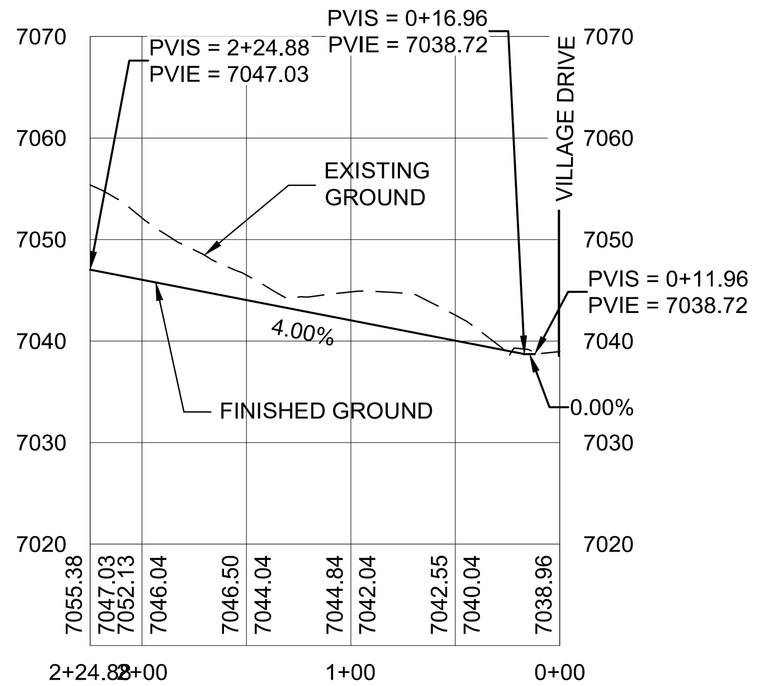


KEYMAP
SCALE: 1" = 300'

RESORT/WEST PARKING LOT 7 - PLAN VIEW
SCALE: 1" = 50'
DESIGN SPEED = 15 MPH



UPPER VILLAGE ROAD LOT 1 - PROFILE VIEW
SCALE HORIZ: 1" = 50'
VERT: 1" = 10'



RESORT/WEST PARKING LOT 7 - PROFILE VIEW
SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

CASE #s 2021-3800
& 2021-3801

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY PLAN AND PROFILES

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 50'	C-406

REVISIONS	DATE	ENGINEERS SEAL
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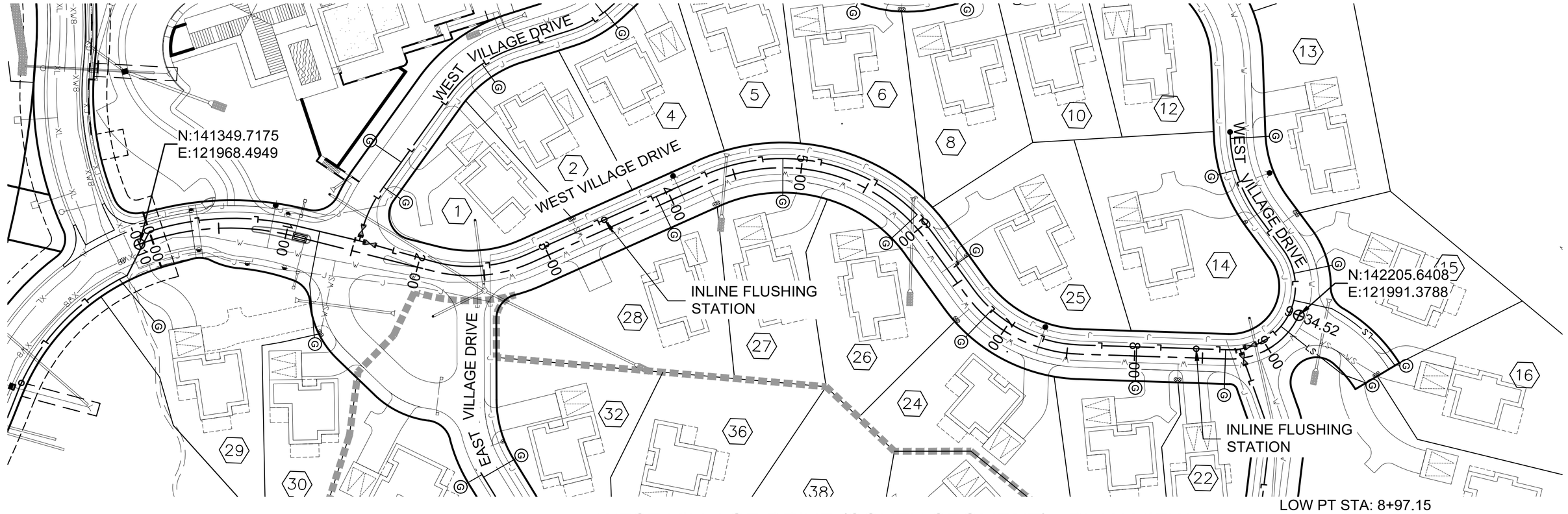
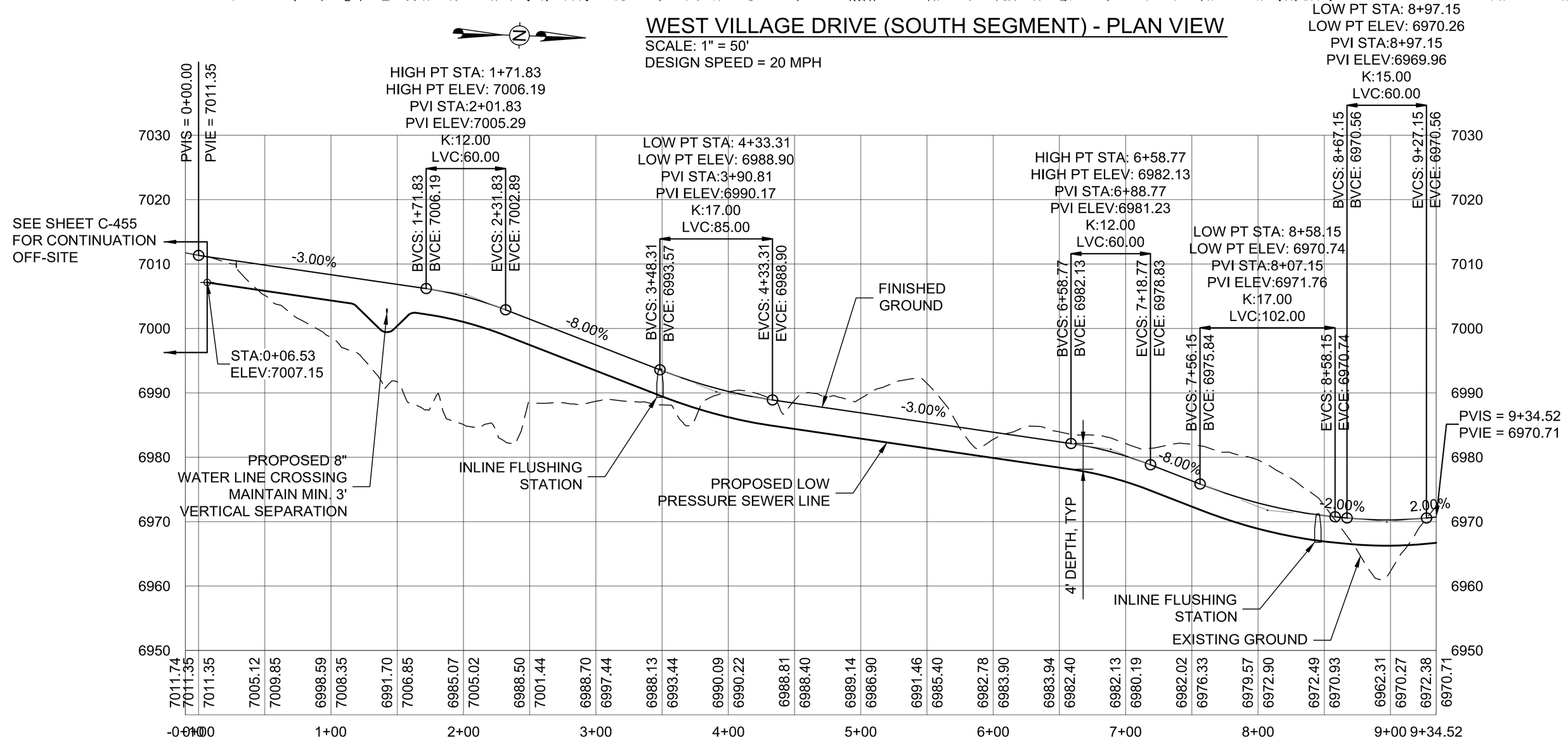
KEYMAP
SCALE: 1" = 300'



WEST VILLAGE DRIVE (SOUTH SEGMENT) - PLAN VIEW

SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



WEST VILLAGE DRIVE (SOUTH SEGMENT) - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

CASE #s 2021-3800 & 2021-3801

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

SANITARY SEWER PLAN AND PROFILES

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 50'	C-450

REVISIONS	DATE	ENGINEERS SEAL
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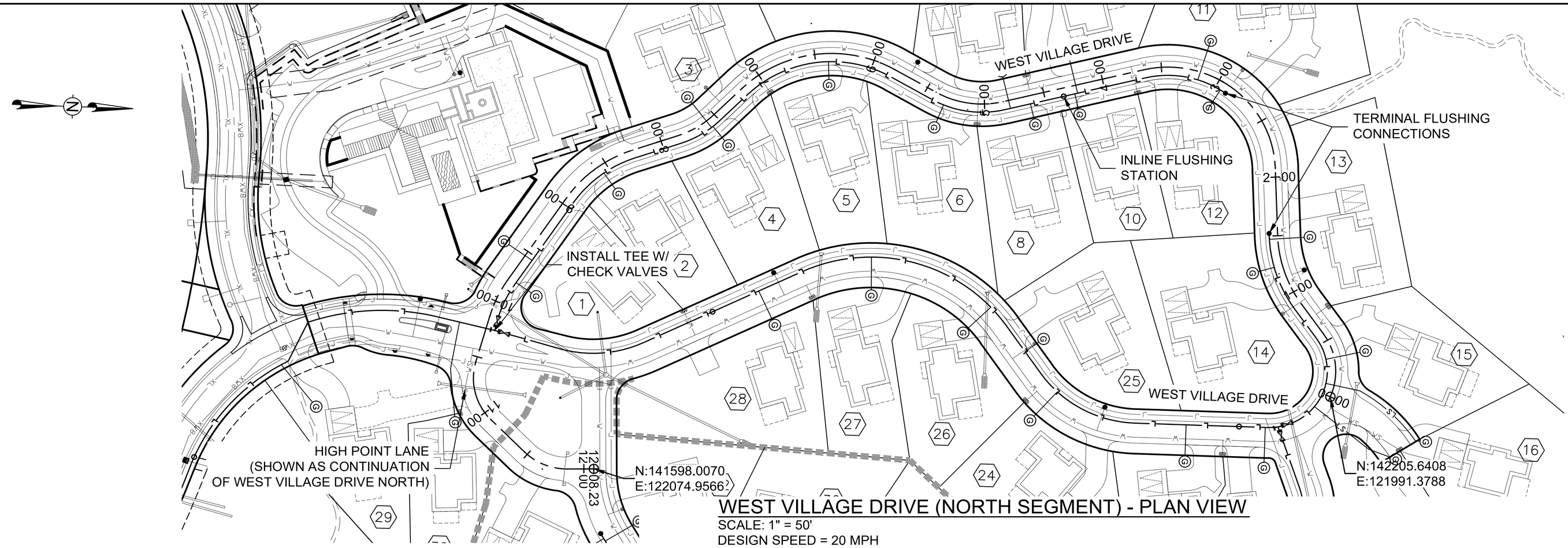
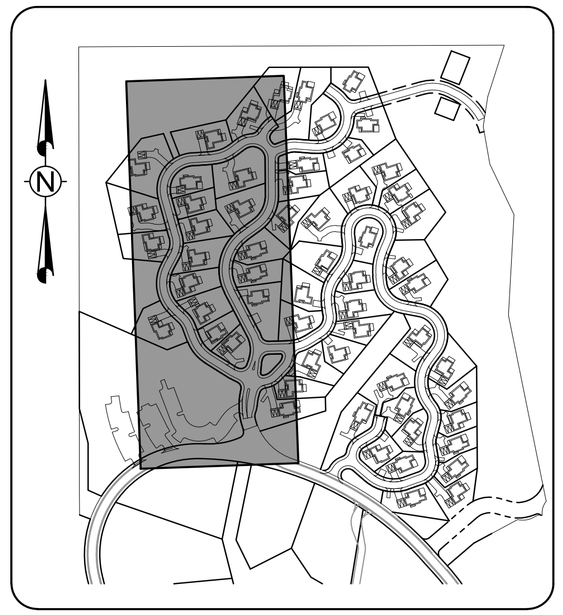
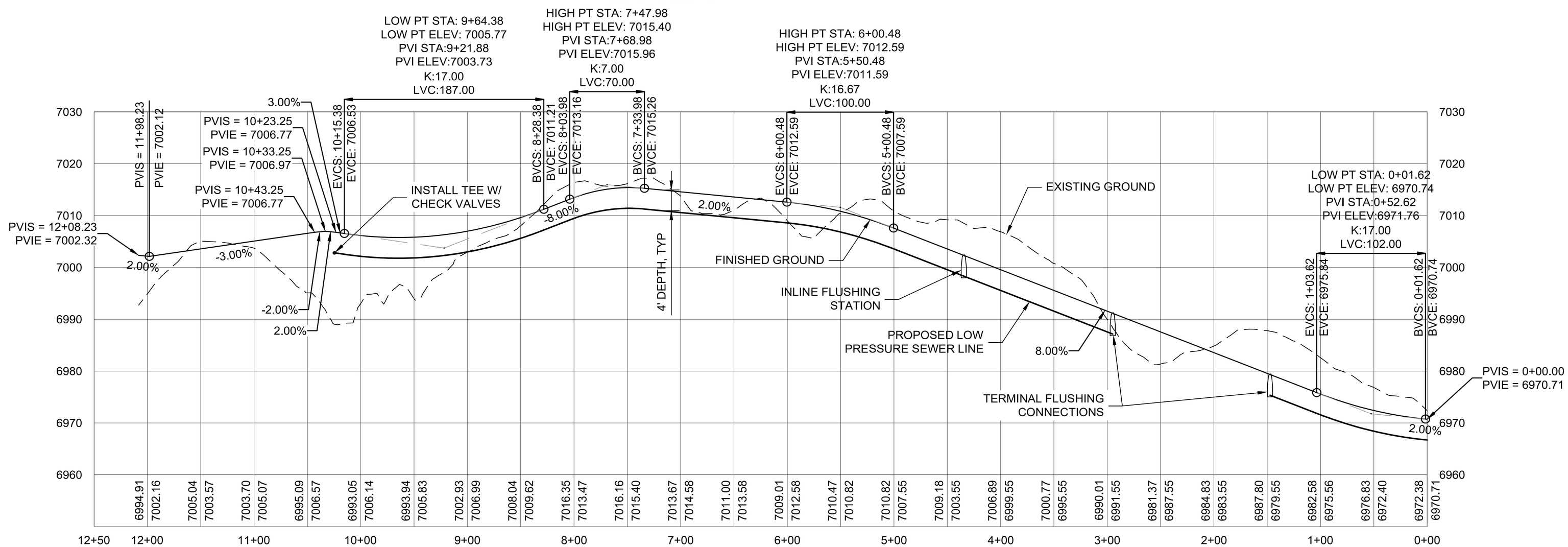




KEYMAP
SCALE: 1" = 300'

WEST VILLAGE DRIVE (NORTH SEGMENT) - PLAN VIEW

SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



WEST VILLAGE DRIVE (NORTH SEGMENT) - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

CASE #s 2021-3800
& 2021-3801

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

SANITARY SEWER PLAN AND PROFILES

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 50'	C-451

REVISIONS	DATE	ENGINEERS SEAL
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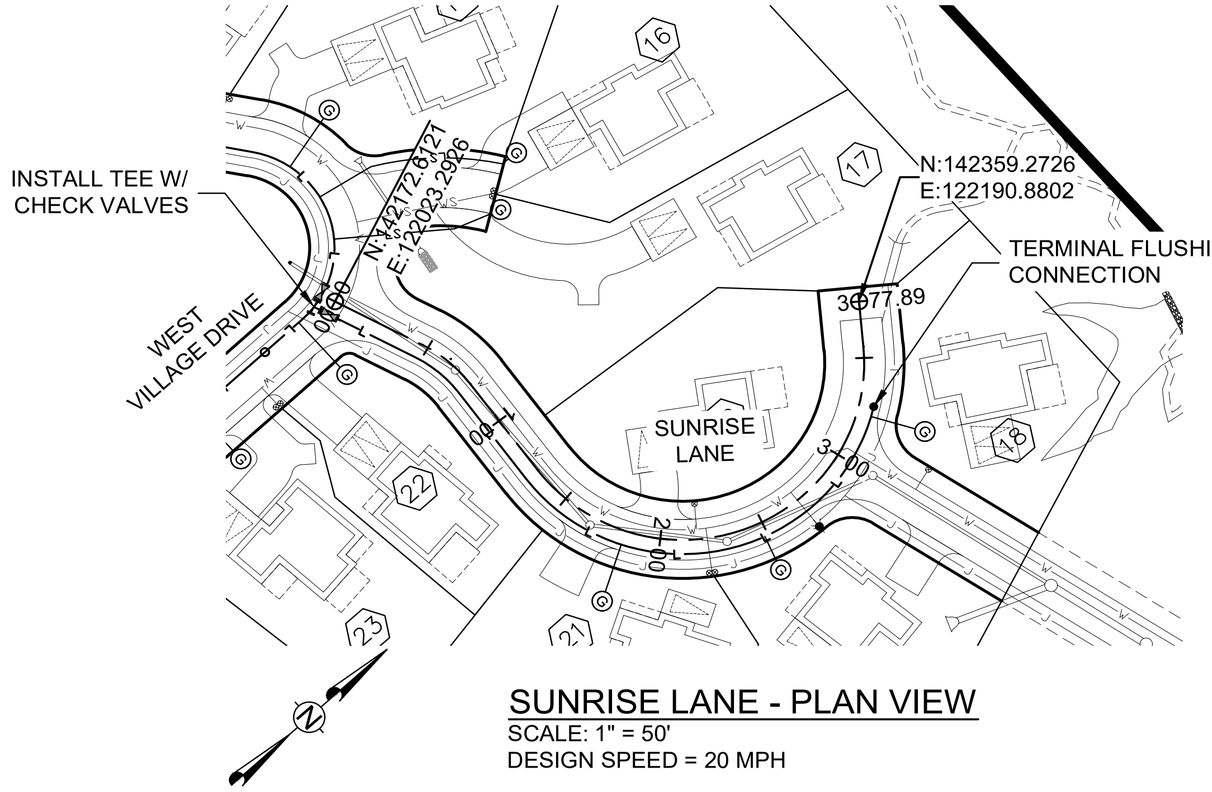
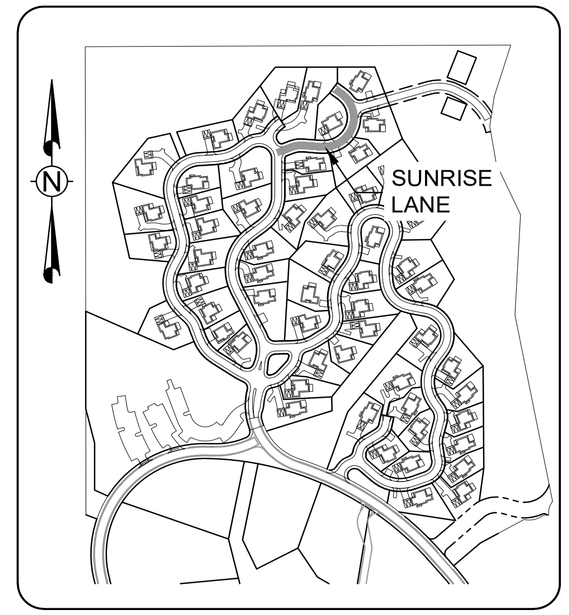
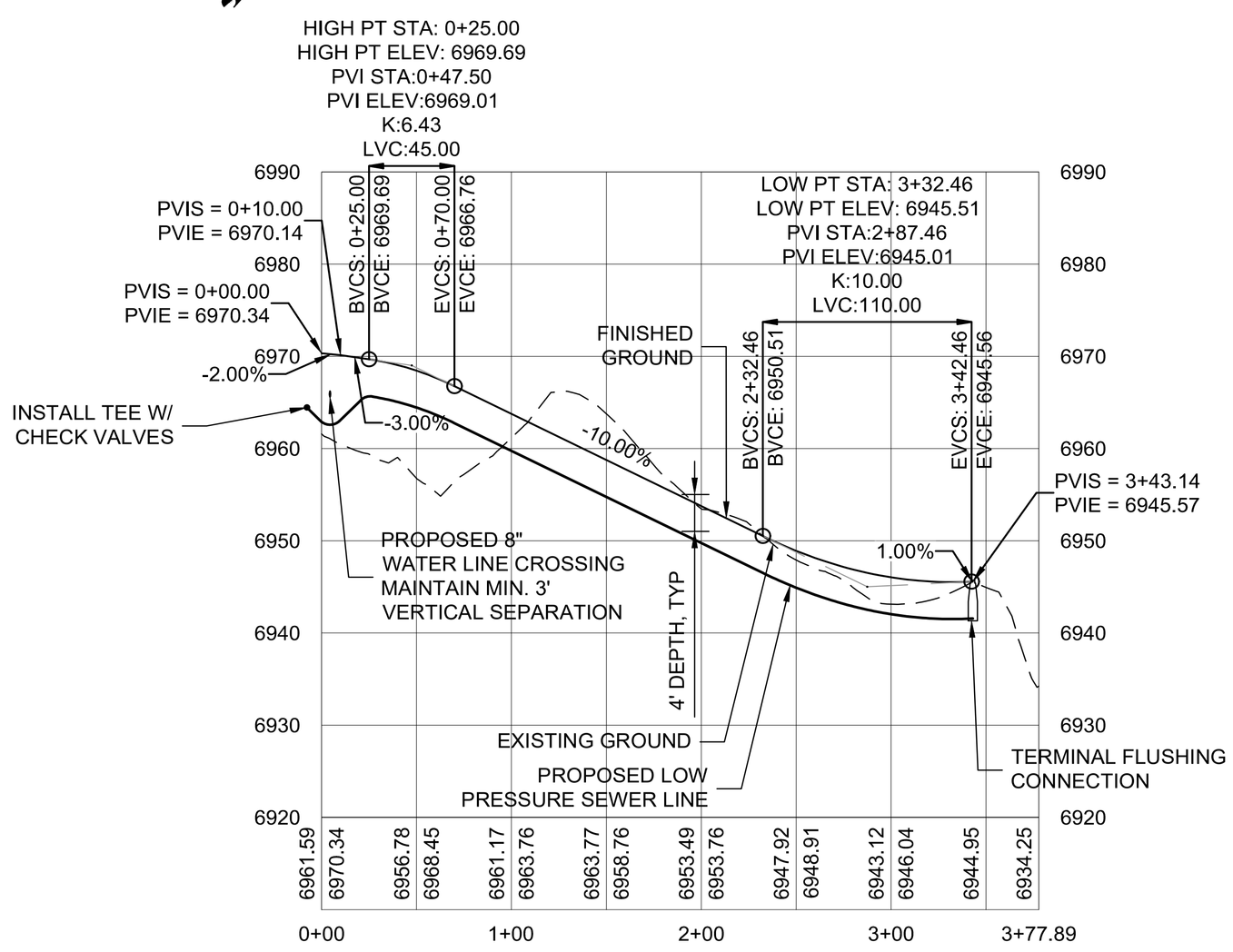


SUNRISE LANE - PLAN VIEW

SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



KEYMAP
SCALE: 1" = 300'



SUNRISE LANE - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

CASE #s 2021-3800
& 2021-3801

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

SANITARY SEWER PLAN AND PROFILES

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 50'	C-452

REVISIONS	DATE	ENGINEERS SEAL
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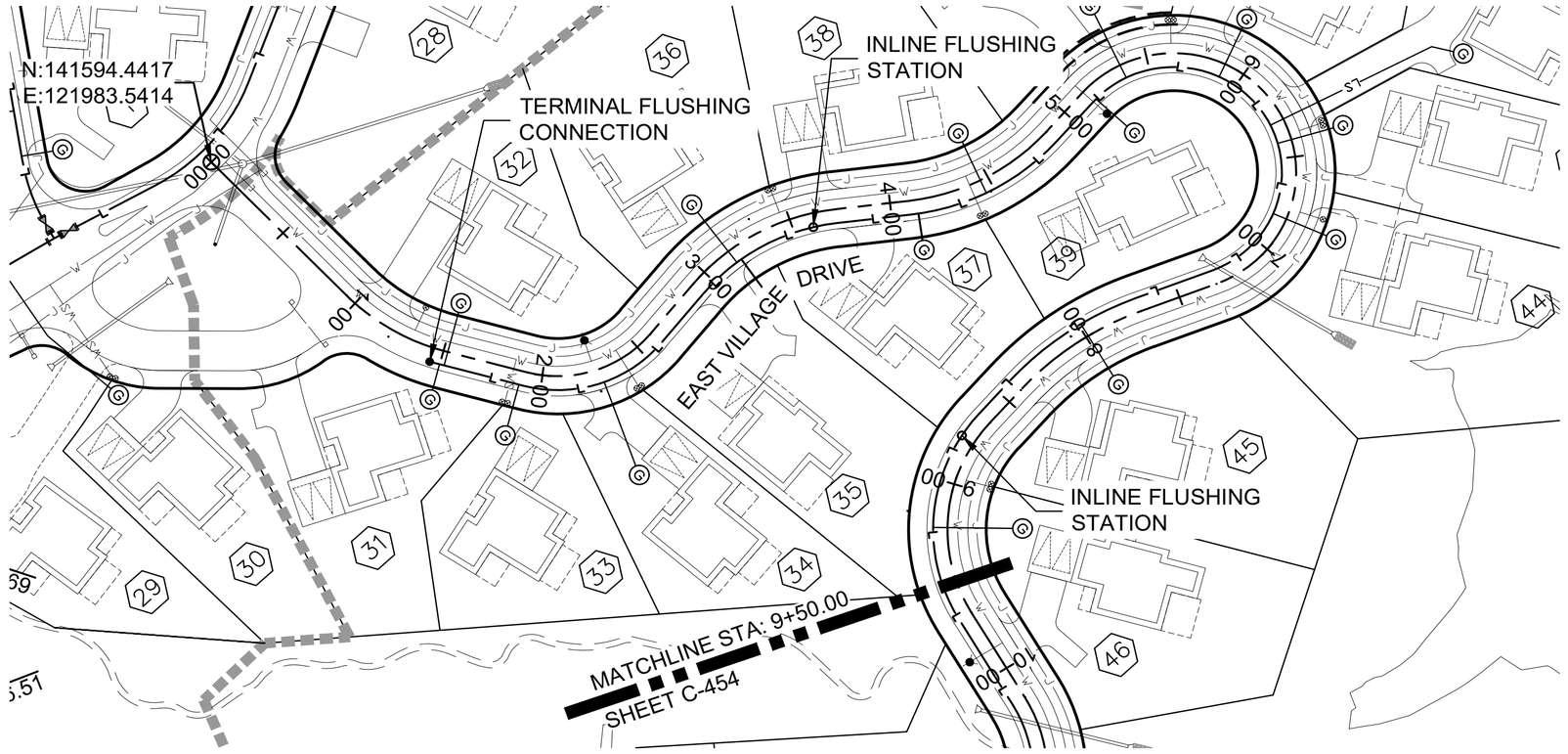
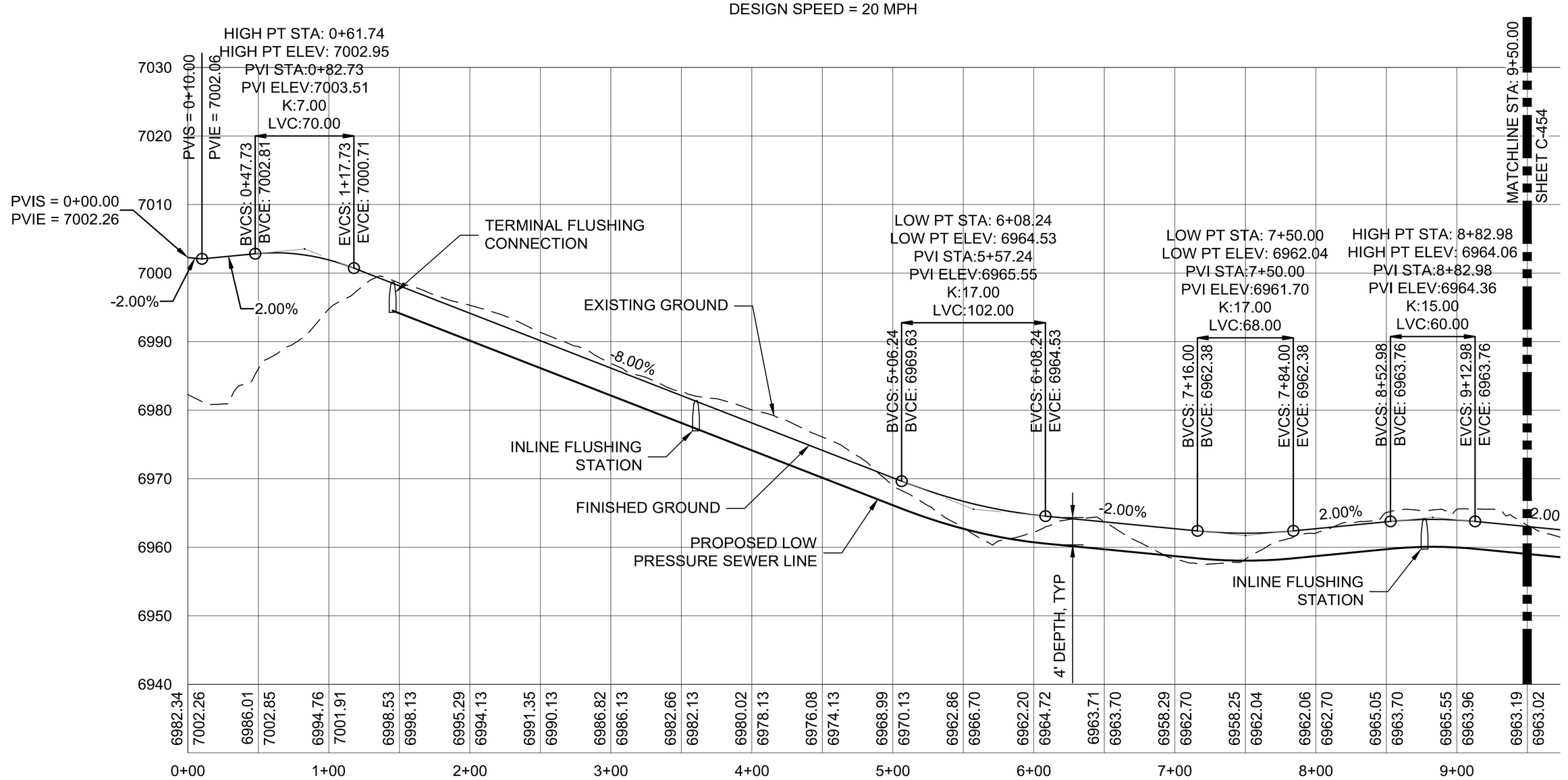




KEYMAP
SCALE: 1" = 300'

EAST VILLAGE DRIVE - PLAN VIEW
SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



EAST VILLAGE DRIVE - PROFILE VIEW
SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

CASE #s 2021-3800
& 2021-3801

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

SANITARY SEWER PLAN AND PROFILES

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 50'	C-453

REVISIONS	DATE	ENGINEERS SEAL
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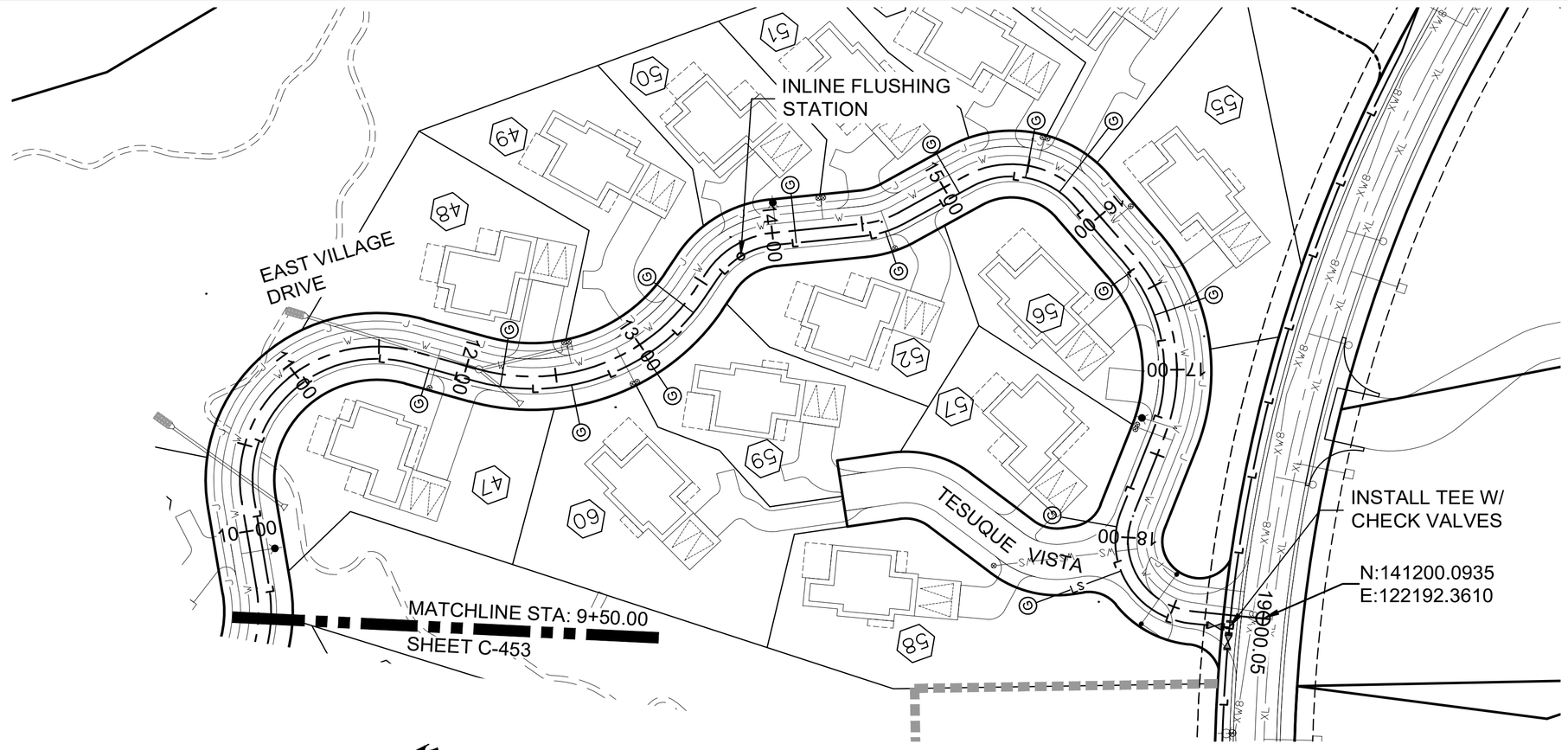
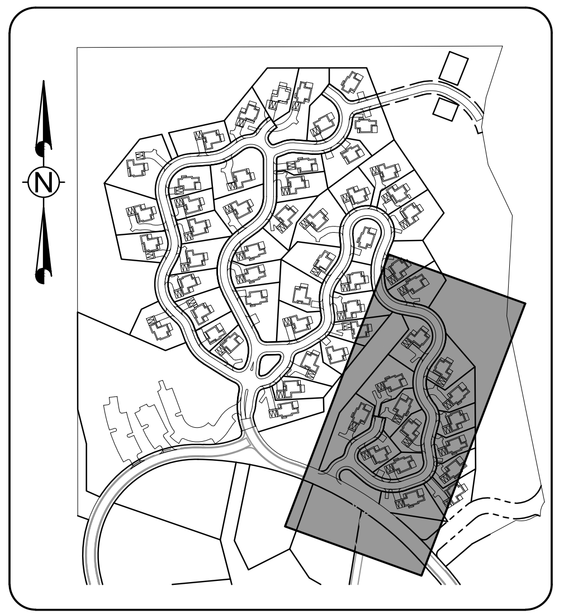
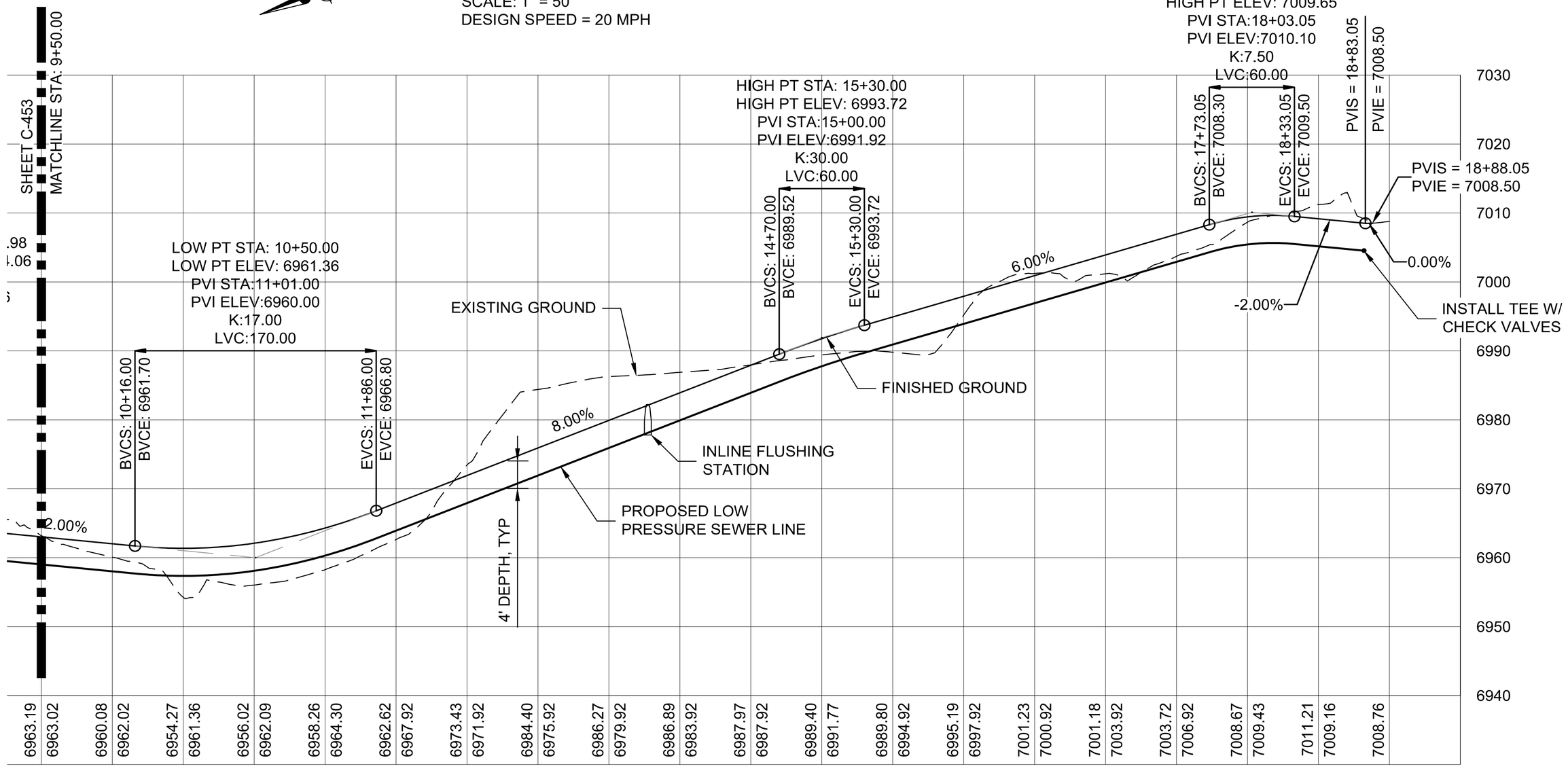




KEYMAP
SCALE: 1" = 300'

EAST VILLAGE DRIVE - PLAN VIEW (CONT'D)

SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

EAST VILLAGE DRIVE - PROFILE VIEW (CONT'D)

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

CASE #s 2021-3800
& 2021-3801

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

SANITARY SEWER PLAN AND PROFILES

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 50'	C-454

REVISIONS	DATE	ENGINEERS SEAL
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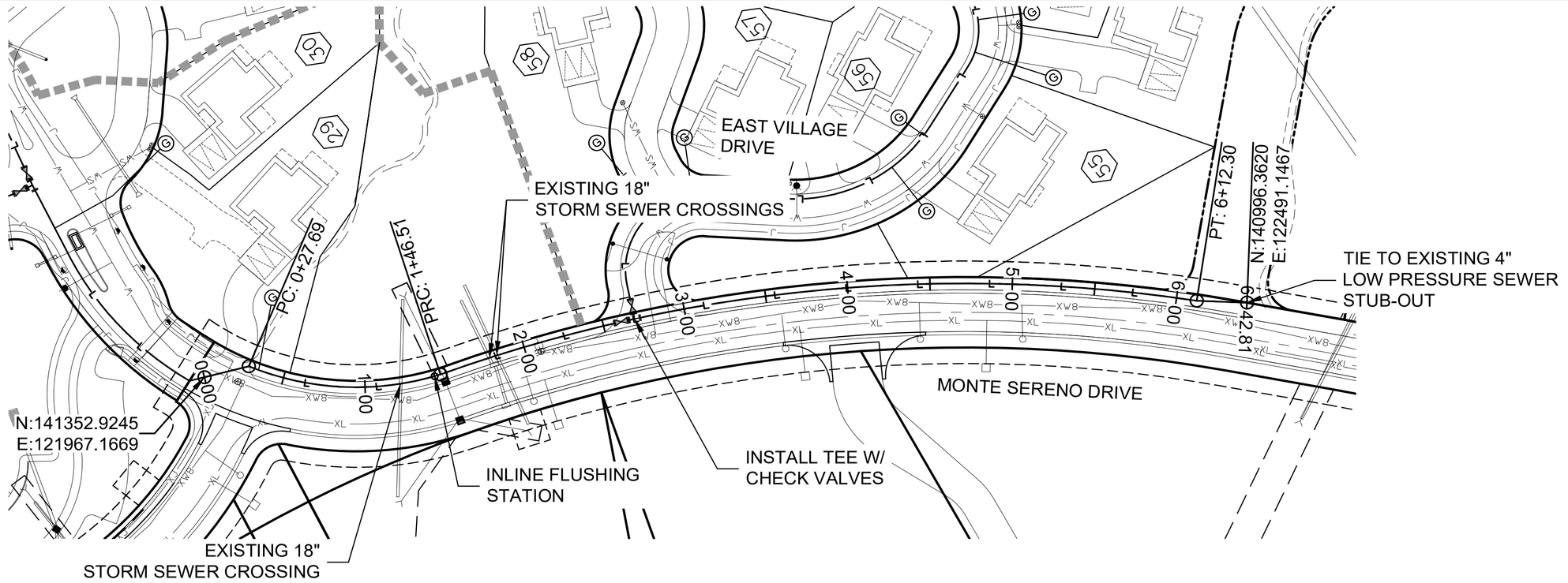


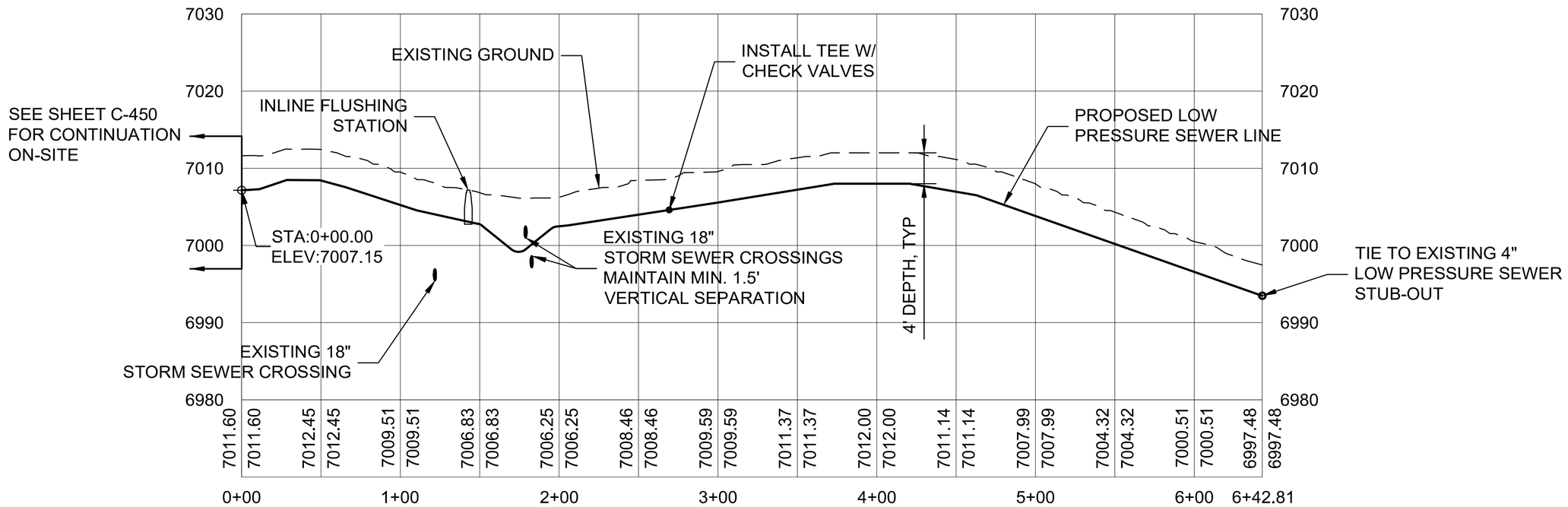


KEYMAP
SCALE: 1" = 300'

MONTE SERENO DRIVE - PLAN VIEW

SCALE: 1" = 50'
(EXISTING ROAD)

NOTE:
STATIONING SHOWN IS AT CENTER OF LPS



MONTE SERENO DRIVE - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

CASE #s 2021-3800 & 2021-3801

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

SANITARY SEWER PLAN AND PROFILE

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 50'	C-455

REVISIONS	DATE	ENGINEERS SEAL
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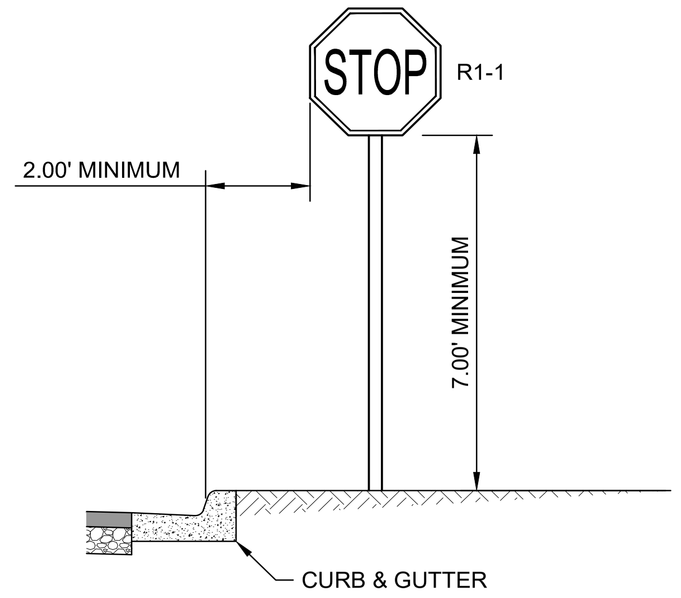


TYPICAL SIGN PLACEMENT
SCALE: N.T.S.

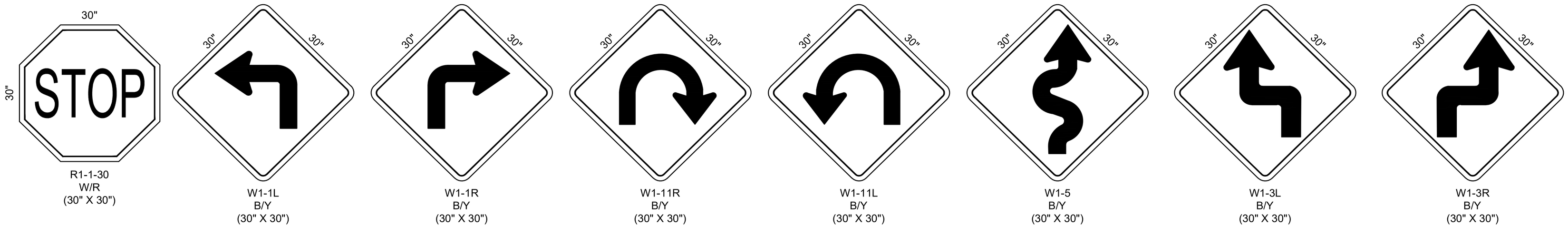
CITY OF SANTA FE SIGNING AND STRIPING NOTES:

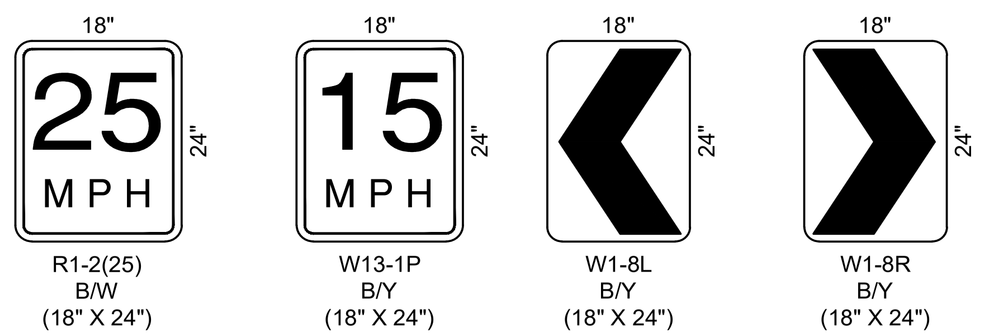
SIGN AND POST REQUIREMENTS

1. ALL ALUMINUM PANEL SIGNING AND STEEL POSTS SHALL COMPLY WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT); *CURRENT* EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (SSHBC).
2. ALL SIGNING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - *CURRENT* EDITION.
3. SIGNPOSTS WITH APPROVED BREAKAWAY DEVICE SHALL BE "MARION" BRAND 4 LB. / FT. U CHANNEL - BLACK; NO SUBSTITUTES ALLOWED.
4. SIGN SHEETING SHALL BE "3M" BRAND HIGH INTENSITY; NO SUBSTITUTIONS ALLOWED.
5. SIGN HEIGHT SHALL BE A MINIMUM OF 7' HIGH FROM THE BOTTOM OF THE LOWEST SIGN ABOVE THE TOP OF CURB, UNLESS OTHERWISE NOTED; AND SHALL BE PLACED IN ACCORDANCE WITH NMDOT STANDARD DRAWINGS AND SPECIFICATIONS.
6. STREET NAME LETTERING SHALL COMPLY WITH THE STANDARDS IN THE CURRENT EDITION OF THE MUTCD; THAT IS THE LETTERING SHALL BE LOWER CASE LETTERS WITH UPPERCASE INITIAL LETTERS.

STRIPING AND PAINT NOTES

1. ALL RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
2. STOP BARS SHALL BE A MINIMUM 12" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERED PAVEMENT STRIPE; AND SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
3. CROSSWALK STRIPES SHALL BE 12" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE, ARRANGED IN A CONTINENTAL PATTERN, THAT IS, LONGITUDINAL LINES PARALLEL TO THE FLOW OF TRAFFIC AND ARRANGED TO AVOID WHEEL PATHS, (MUTCD P. 384, SECTION 3B.18); AND SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
4. ALL RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT MARKINGS (WORD OR SYMBOL) SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
5. *RETRO-REFLECTORIZED PAINTED PAVEMENT MARKING STRIPES* - FOR HIGH-BUILT *PAINT*, USE TWO COATS AND FOR REGULAR PAINT USE THREE COATS. (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS.)
6. ALL STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) - CURRENT EDITION, AND THE NMDOT SSHBC.





PROPOSED SIGN FACE DETAILS

REVISIONS	DATE	ENGINEERS SEAL
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CASE #s 2021-3800
& 2021-3801

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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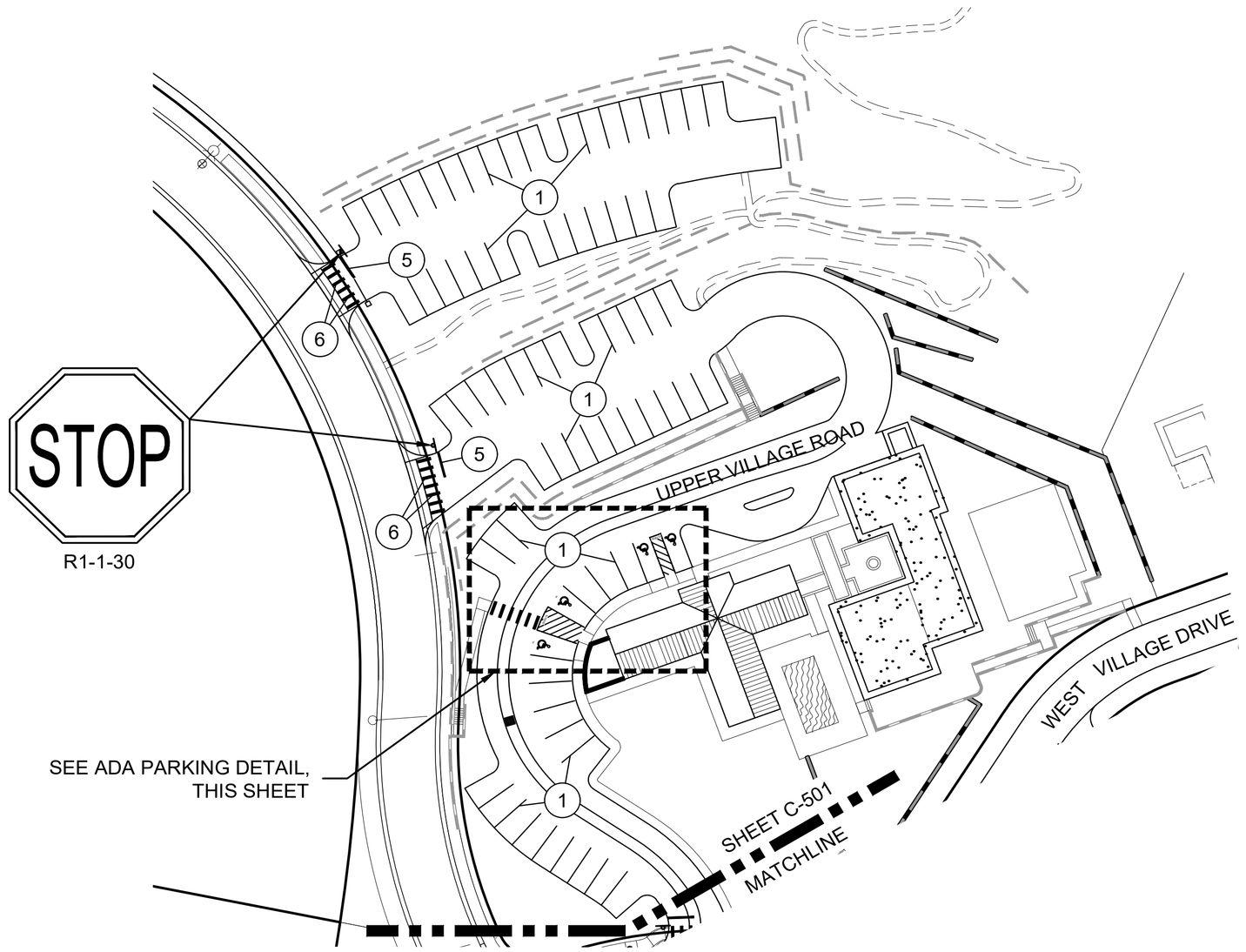
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

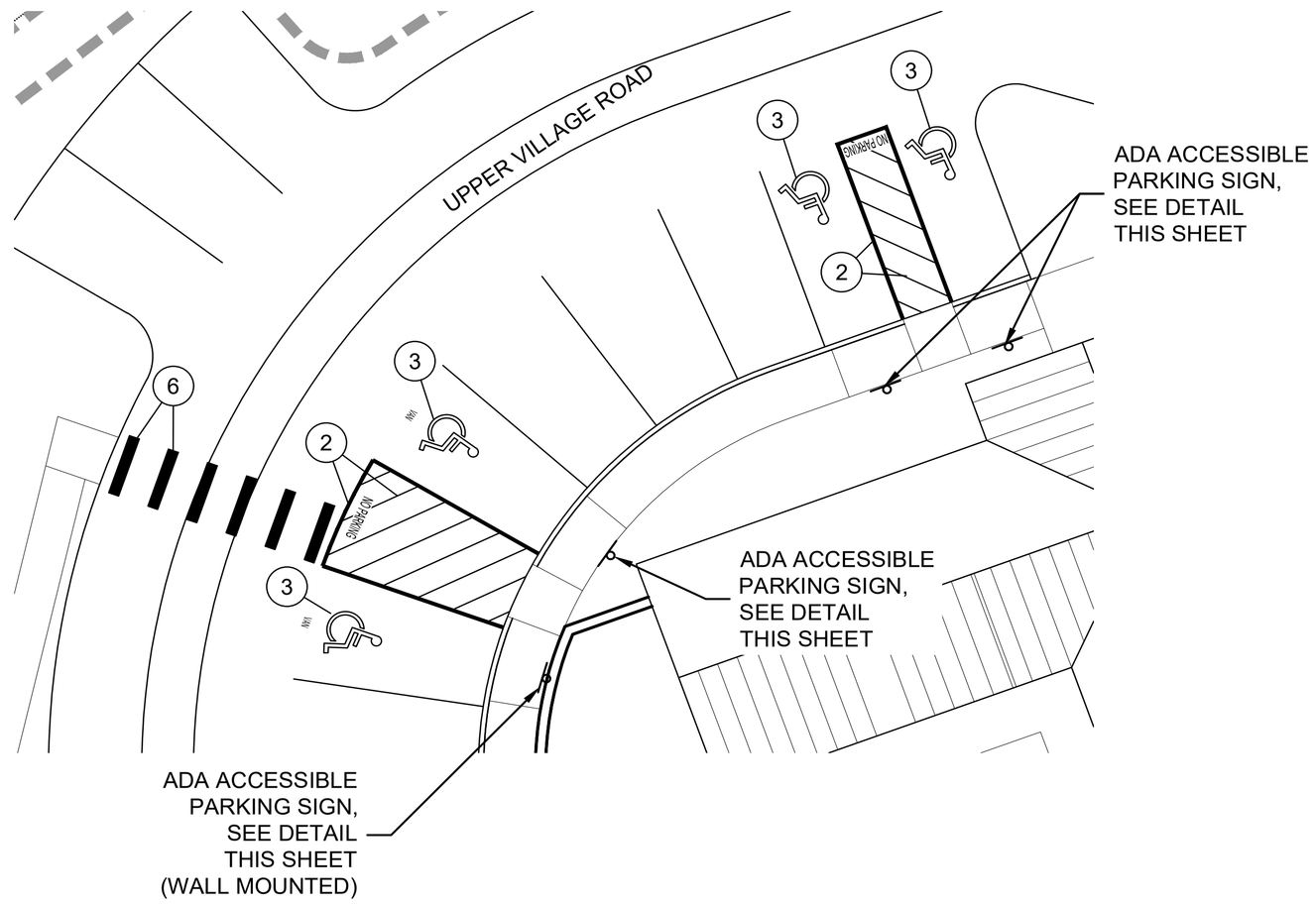
SIGNING AND STRIPING NOTES AND DETAILS

DATE:	SCALE:	SHEET:
DECEMBER 2021	N.T.S.	C-500



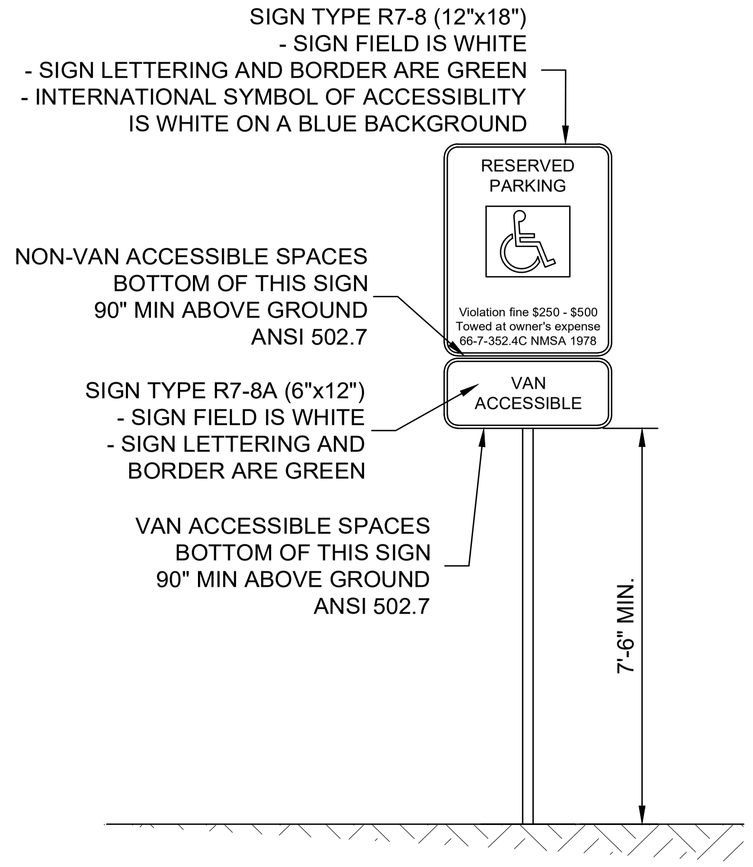
SIGNING AND STRIPING PLAN
SCALE: 1" = 40'

0 20 40 80
SCALE: 1" = 40'



ADA PARKING DETAIL
SCALE: 1" = 10'

0 5 10 20
SCALE: 1" = 10'



ACCESSIBLE SIGN DETAIL
SCALE: N.T.S.

STRIPING KEY	#
1	RETROREFLECTORIZED PAINTED PAVEMENT MARKING STRIPE - 4" SOLID WHITE [PAINT] (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS)
2	RETROREFLECTORIZED PAINTED PAVEMENT MARKING STRIPE - 4" SOLID BLUE [PAINT] (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS)
3	HOT THERMO PRE-FORMED ADA ACCESSIBLE PAVEMENT MARKING
4	RETROREFLECTORIZED PAINTED PAVEMENT MARKING STRIPE - 4" SOLID WHITE [PAINT] (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS)
5	RETROREFLECTORIZED PRE-FORMED PAVEMENT MARKING STOP BAR - 12" SOLID WHITE [TAPE]
6	RETROREFLECTORIZED PRE-FORMED PAVEMENT MARKING CROSS WALK STRIPING - 12" SOLID WHITE [TAPE]

REVISIONS	DATE	ENGINEERS SEAL
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CASE #s 2021-3800 & 2021-3801

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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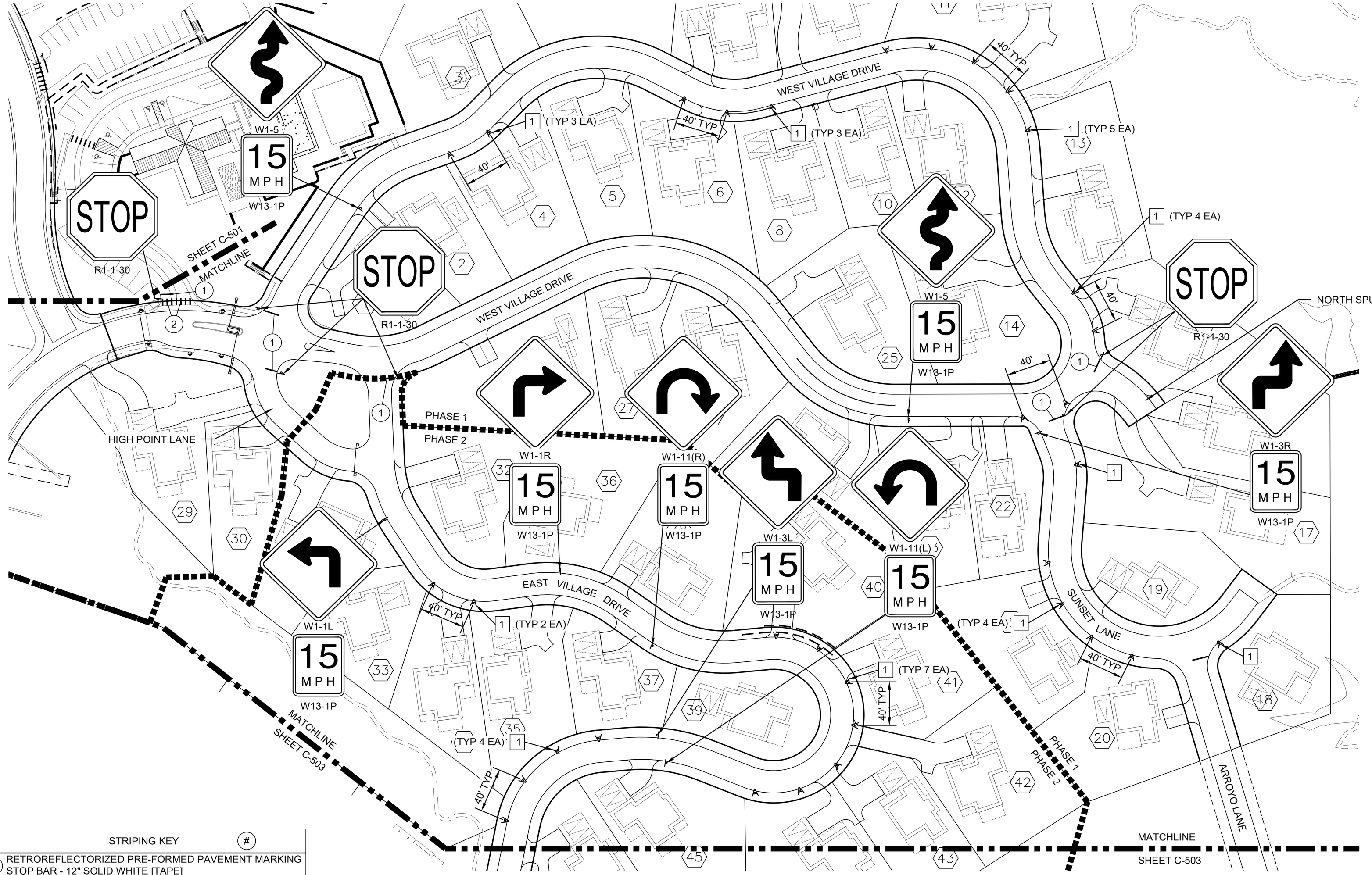
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

SIGNING AND STRIPING PLAN

DATE:	SCALE:	SHEET:
DECEMBER 2021	AS NOTED	C-501



STRIPING KEY	(#)
(1)	RETROREFLECTORIZED PRE-FORMED PAVEMENT MARKING STOP BAR - 12" SOLID WHITE [TAPE]
(2)	RETROREFLECTORIZED PRE-FORMED PAVEMENT MARKING CROSS WALK STRIPING - 12" SOLID WHITE [TAPE]

SIGNING KEY	[#]
[1]	W1-8 CHEVRON SIGNS DOUBLE MOUNTED (BACK TO BACK) PER MUTCD FIGURE 2C-2. SEE SHEET C-500 FOR SIGN SIZE

SIGNING AND STRIPING PLAN

SCALE: 1" = 40'

0 20 40 80

SCALE: 1" = 40'

NOTE:
HORIZONTAL ALIGNMENT WARNING SIGNS (W1-1, W1-3, W1-5, W1-11) ARE TO BE PLACED 100' MAX. IN ADVANCE OF THE CURVE , AND 100' MIN. FROM OTHER SIGNAGE

CASE #s 2021-3800 & 2021-3801

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

SIGNING AND STRIPING PLAN

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 40'	C-502

REVISIONS	DATE	ENGINEERS SEAL
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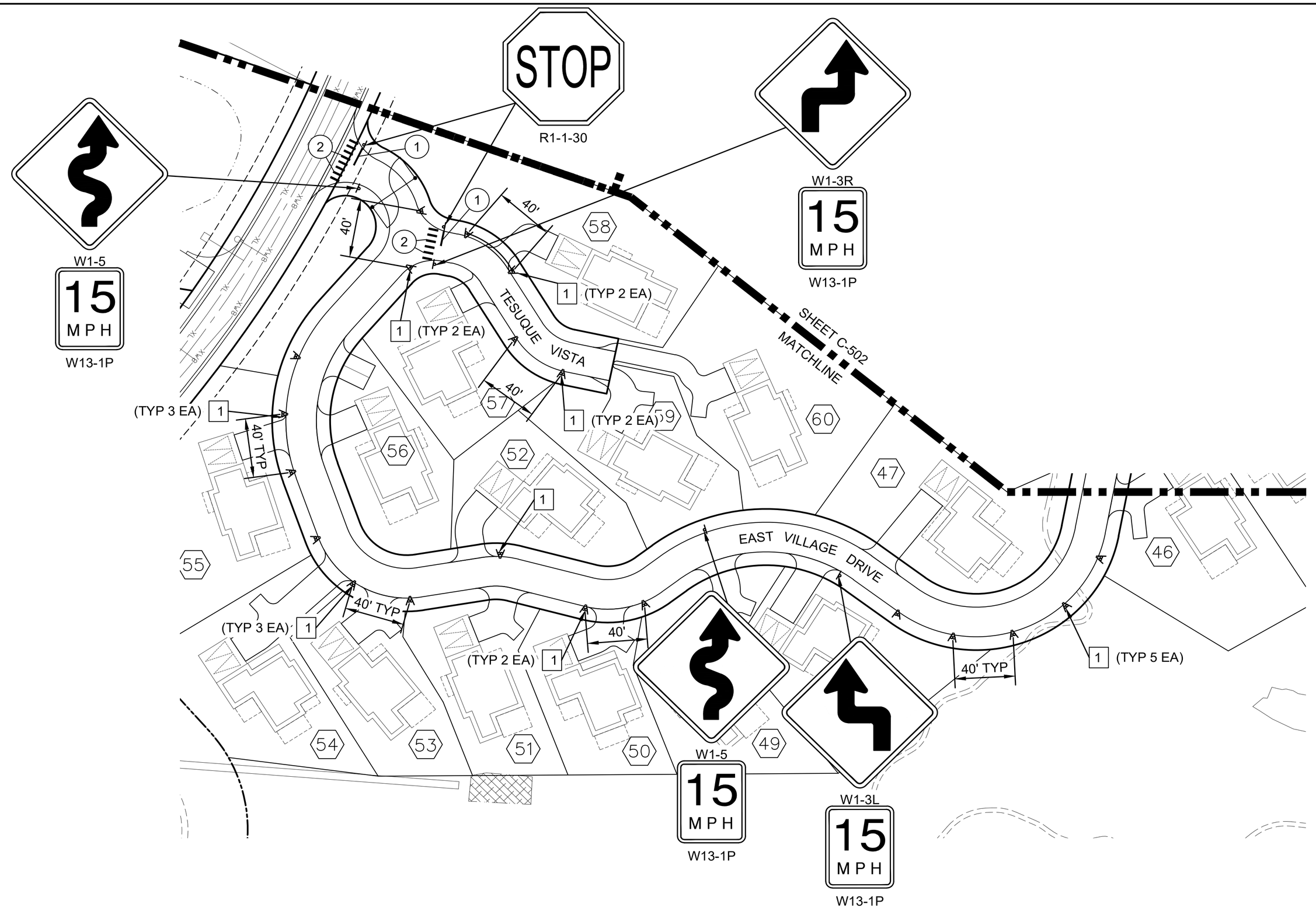

SIGNING AND STRIPING PLAN (CONT'D)

SCALE: 1" = 40'

0 20 40 80

SCALE: 1" = 40'

STRIPING KEY	#
1	RETROREFLECTORIZED PRE-FORMED PAVEMENT MARKING STOP BAR - 12" SOLID WHITE [TAPE]
2	RETROREFLECTORIZED PRE-FORMED PAVEMENT MARKING CROSS WALK STRIPING - 12" SOLID WHITE [TAPE]

SIGNING KEY	#
1	W1-8 CHEVRON SIGNS DOUBLE MOUNTED (BACK TO BACK) PER MUTCD FIGURE 2C-2. SEE SHEET C-500 FOR SIGN SIZE

NOTE:
HORIZONTAL ALIGNMENT WARNING SIGNS (W1-1, W1-3, W1-5, W1-11) ARE TO BE PLACED 100' MAX. IN ADVANCE OF THE CURVE , AND 100' MIN. FROM OTHER SIGNAGE

CASE #s 2021-3800
& 2021-3801

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

SIGNING AND STRIPING PLAN

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 40'	C-503

REVISIONS	DATE	ENGINEERS SEAL
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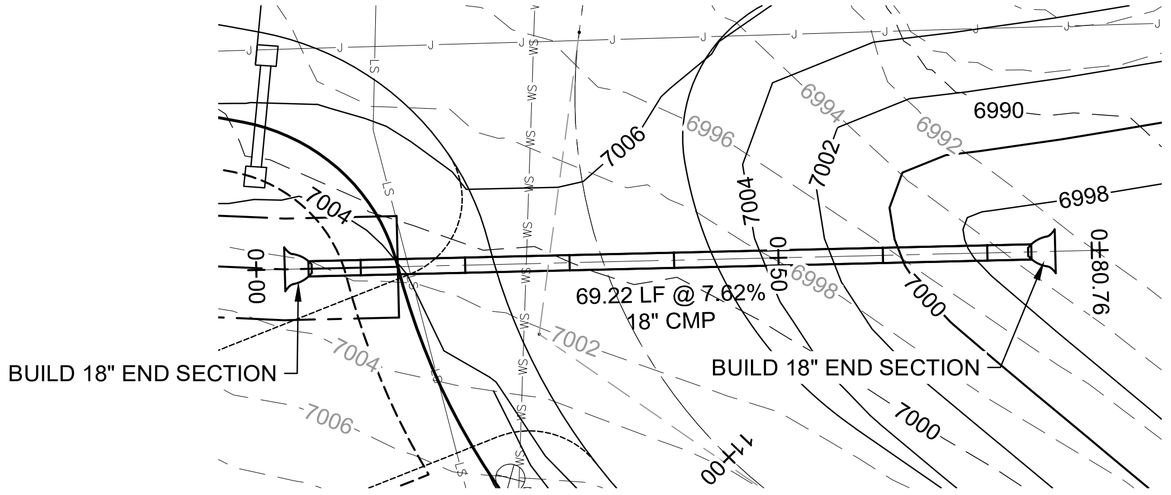
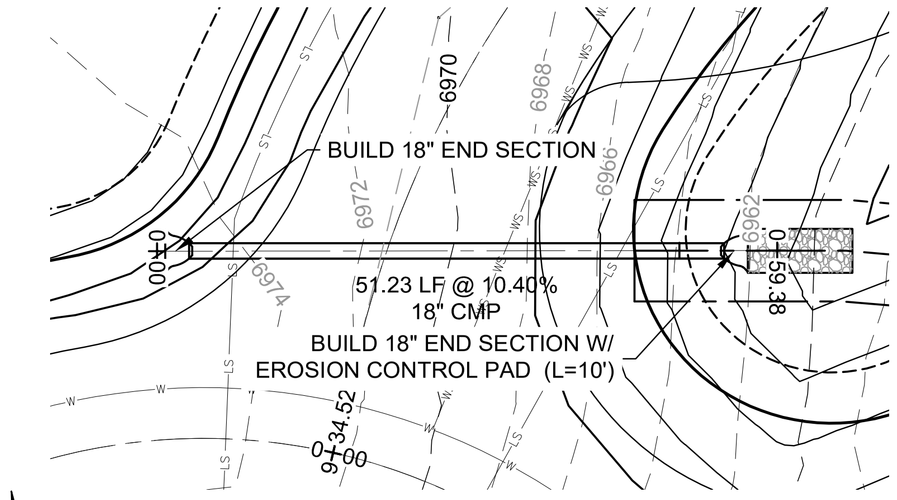
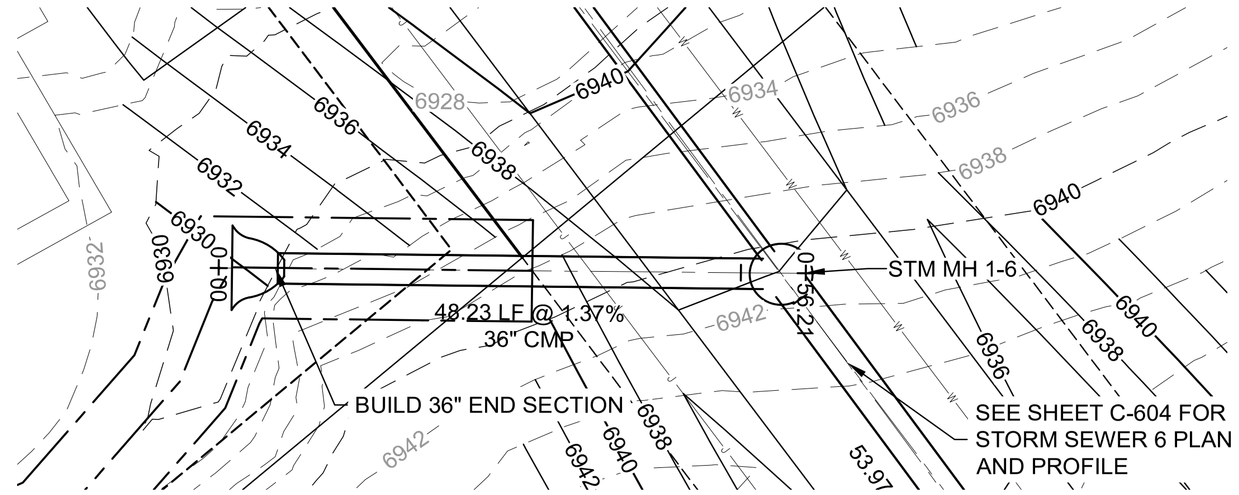


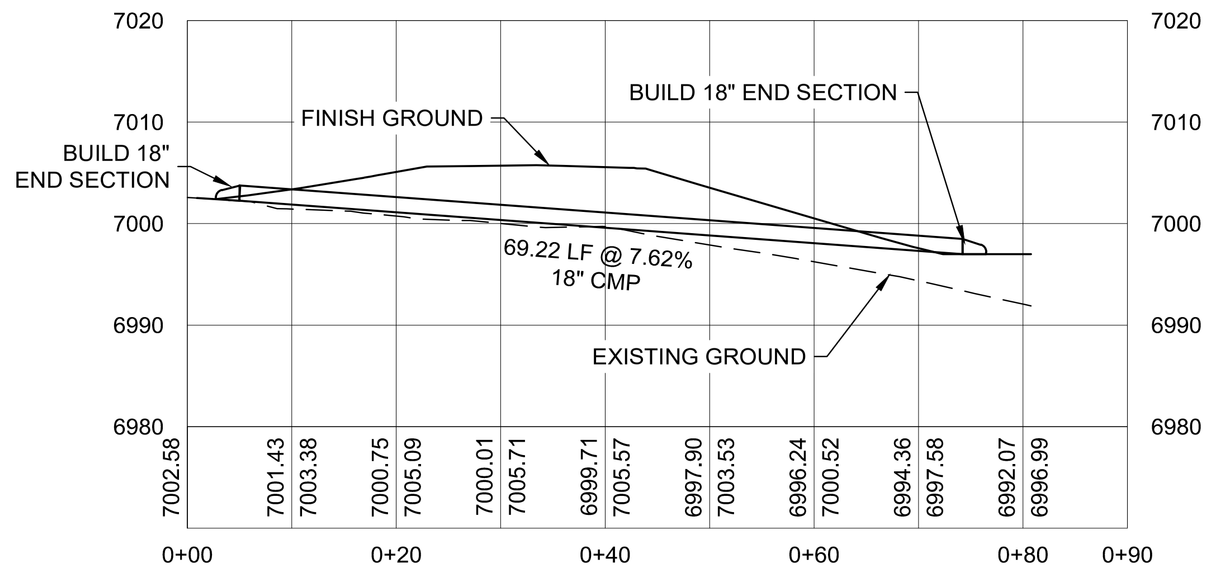
PHASE 1 STORM SEWER NO 1 - PLAN VIEW
SCALE: 1" = 10'



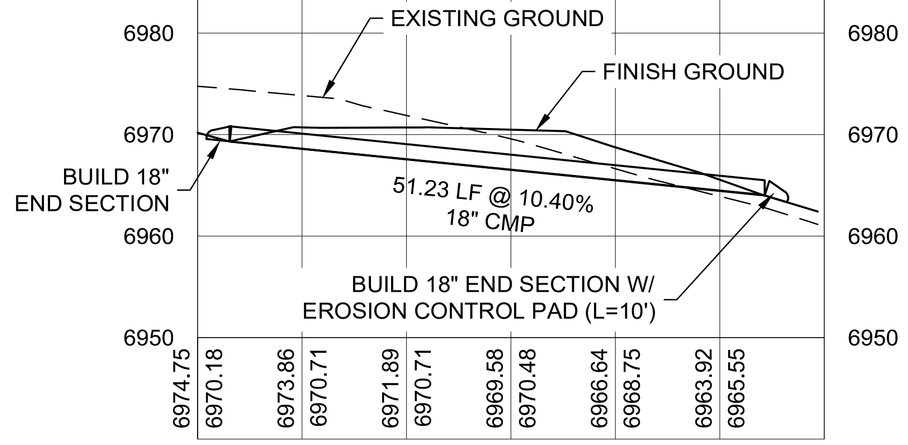
PHASE 1 STORM SEWER NO 7 - PLAN VIEW
SCALE: 1" = 10'



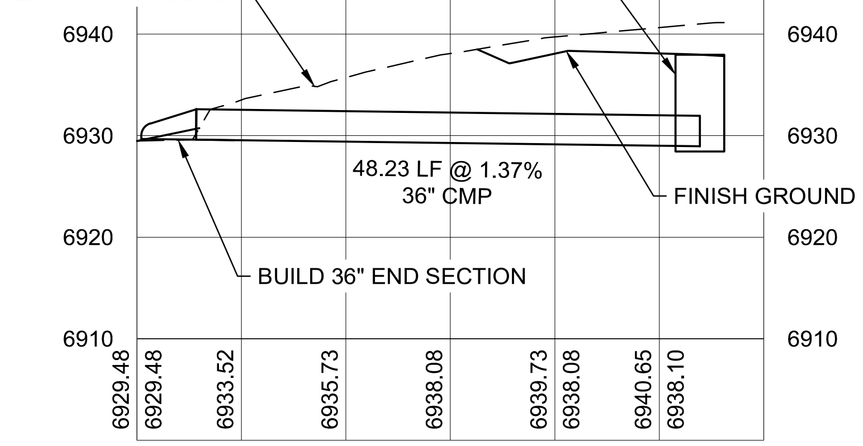
PHASE 1 STORM SEWER NO 8 - PLAN VIEW
SCALE: 1" = 10'



PHASE 1 STORM SEWER NO 1 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



PHASE 1 STORM SEWER NO 7 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



PHASE 1 STORM SEWER NO 8 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

CASE #s 2021-3800
& 2021-3801

CITY REVIEW		
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SUBDIVISION ENGINEER		

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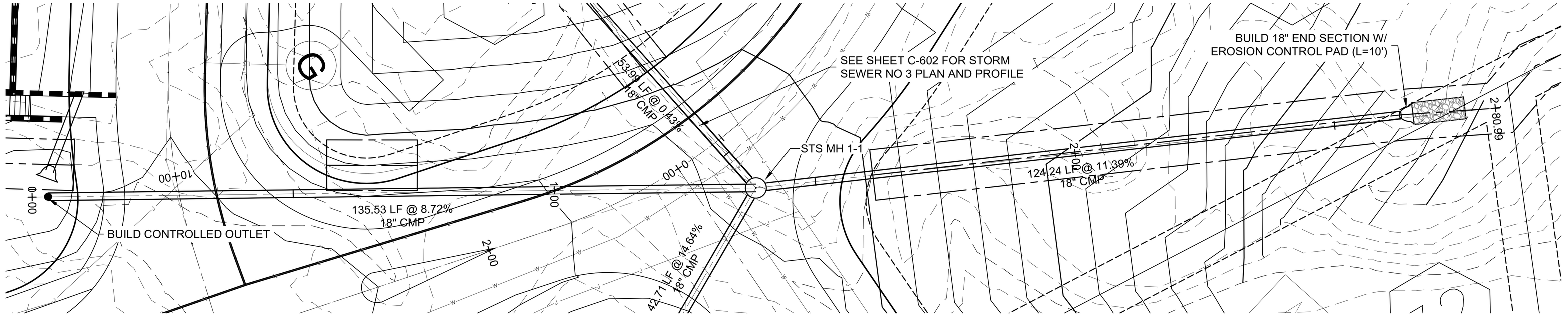
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

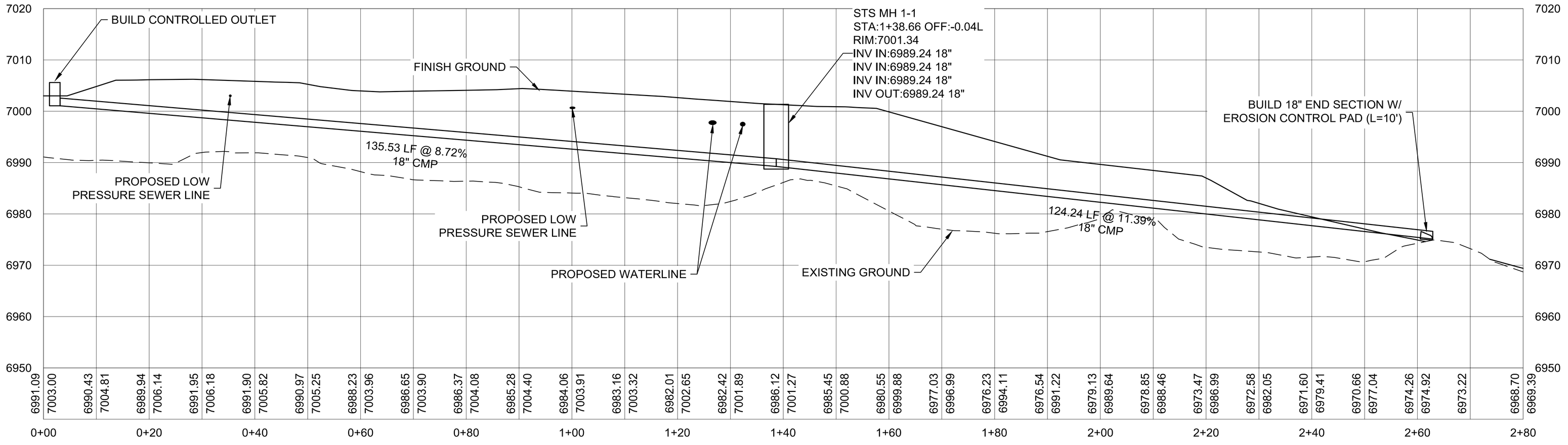
STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-600



PHASE 1 STORM SEWER NO 2 - PLAN VIEW

SCALE: 1" = 10'



PHASE 1 STORM SEWER NO 2 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL	DATE	REVISIONS
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CASE #s 2021-3800
& 2021-3801

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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TRAFFIC DIV.		
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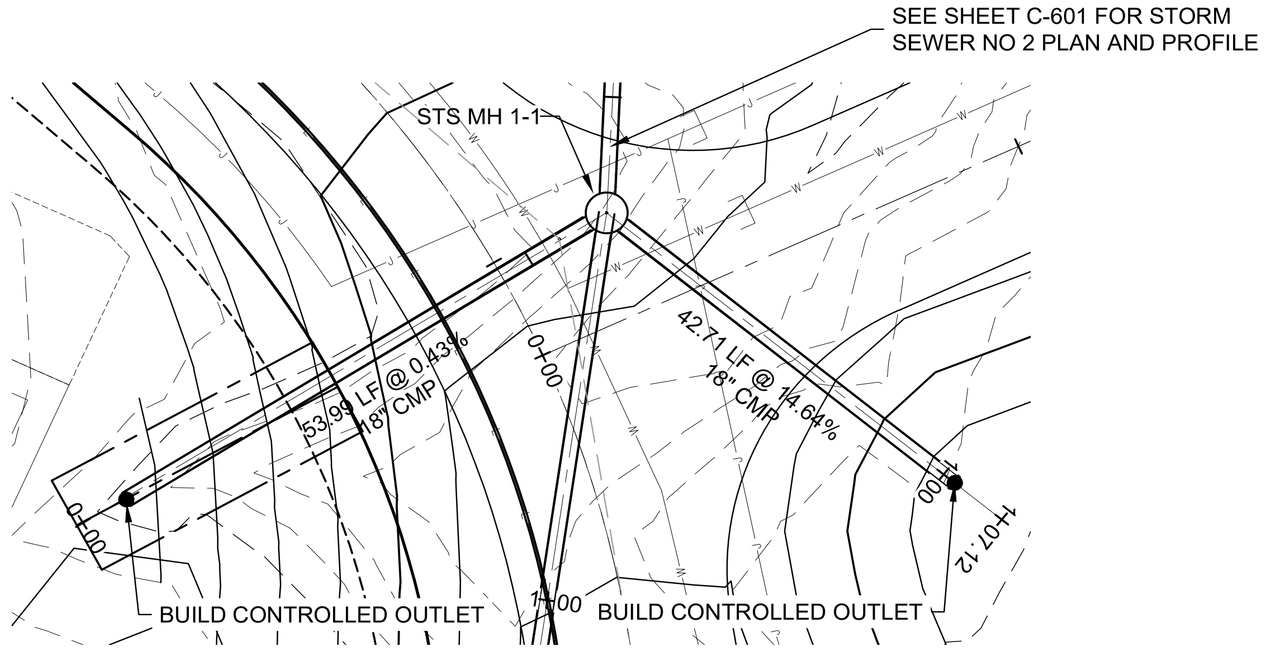
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

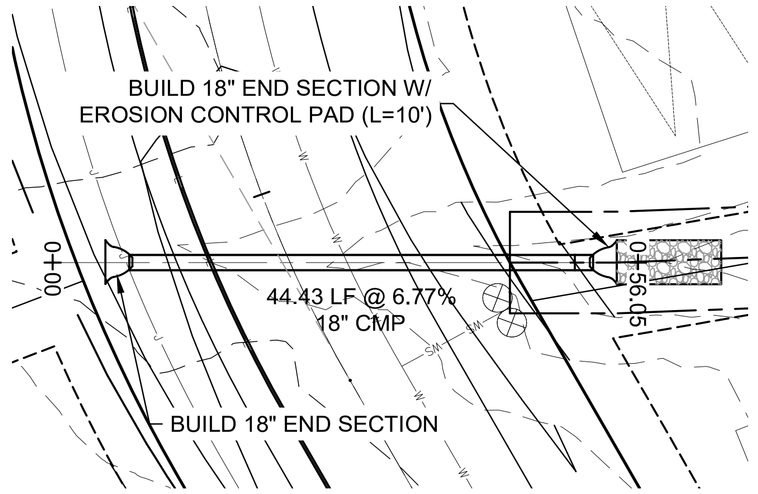
STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-601



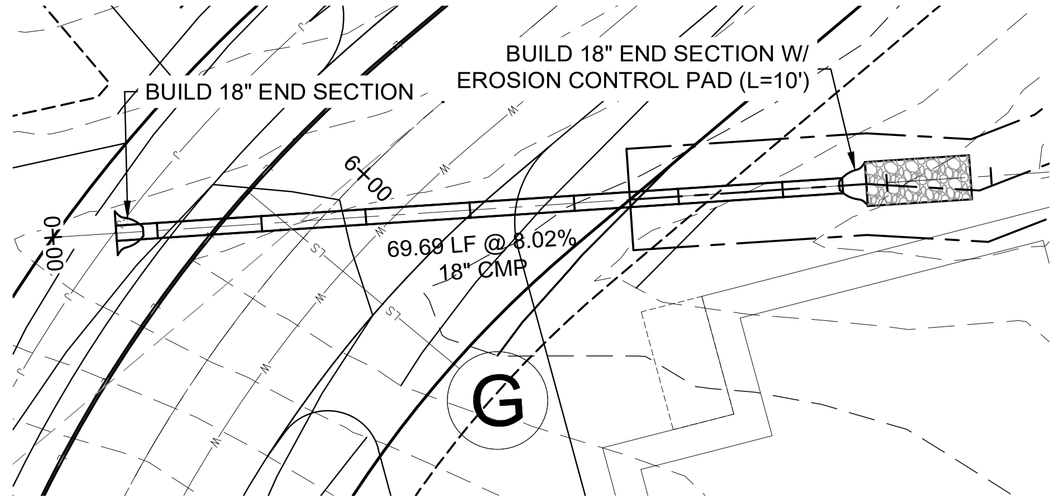
PHASE 1 STORM SEWER NO 3 - PLAN VIEW

SCALE: 1" = 10'



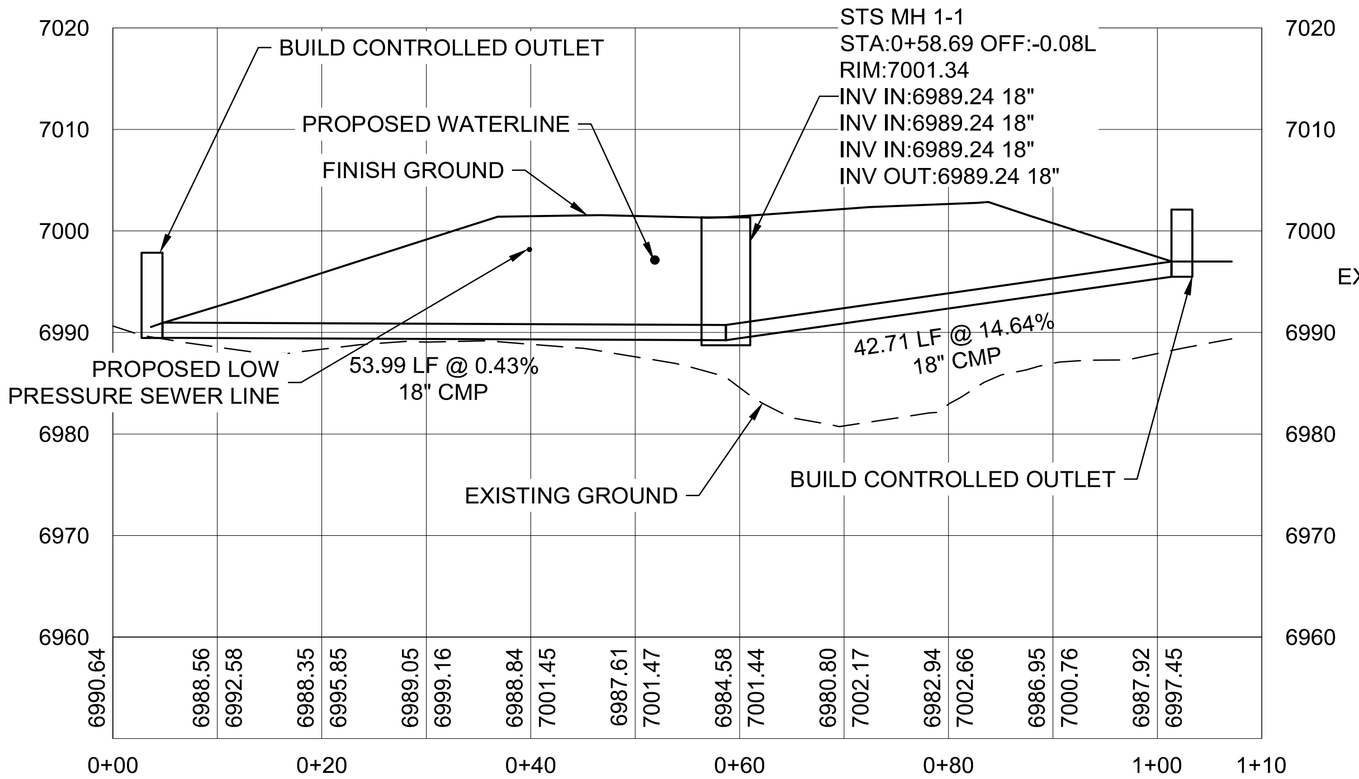
PHASE 1 STORM SEWER NO 4 - PLAN VIEW

SCALE: 1" = 10'



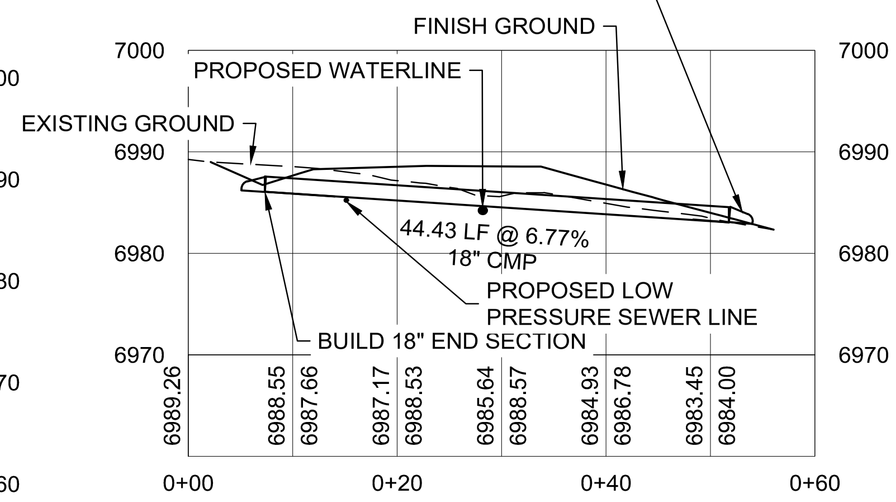
PHASE 1 STORM SEWER NO 5 - PLAN VIEW

SCALE: 1" = 10'



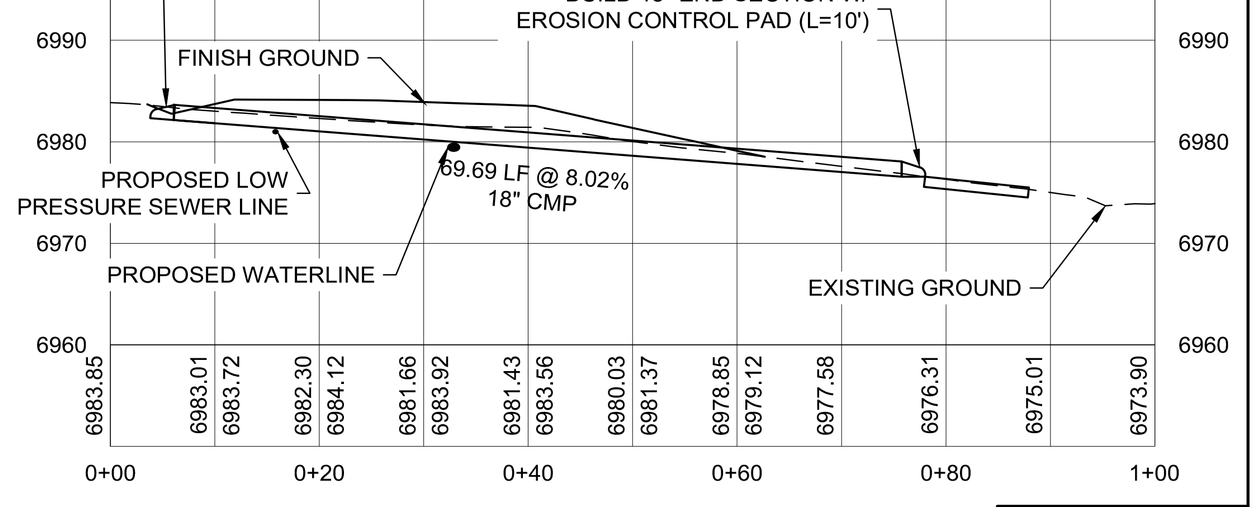
PHASE 1 STORM SEWER NO 3 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



PHASE 1 STORM SEWER NO 4 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



PHASE 1 STORM SEWER NO 5 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20

SCALE: 1" = 10'

CASE #s 2021-3800
& 2021-3801

CITY REVIEW		
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DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-602

REVISIONS	DATE	ENGINEERS SEAL
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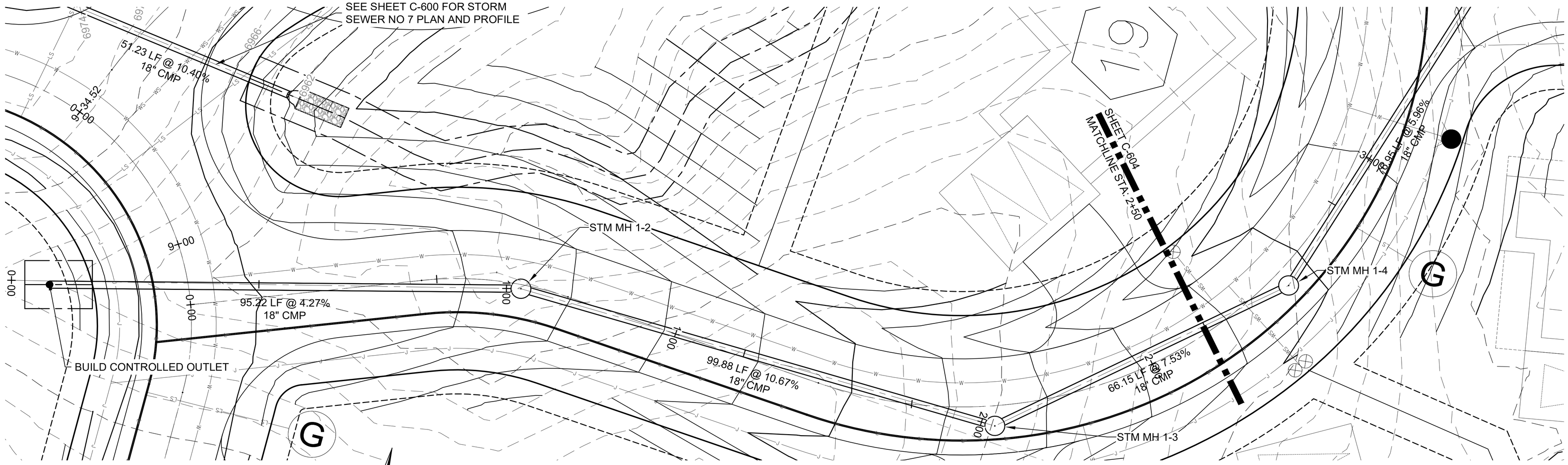
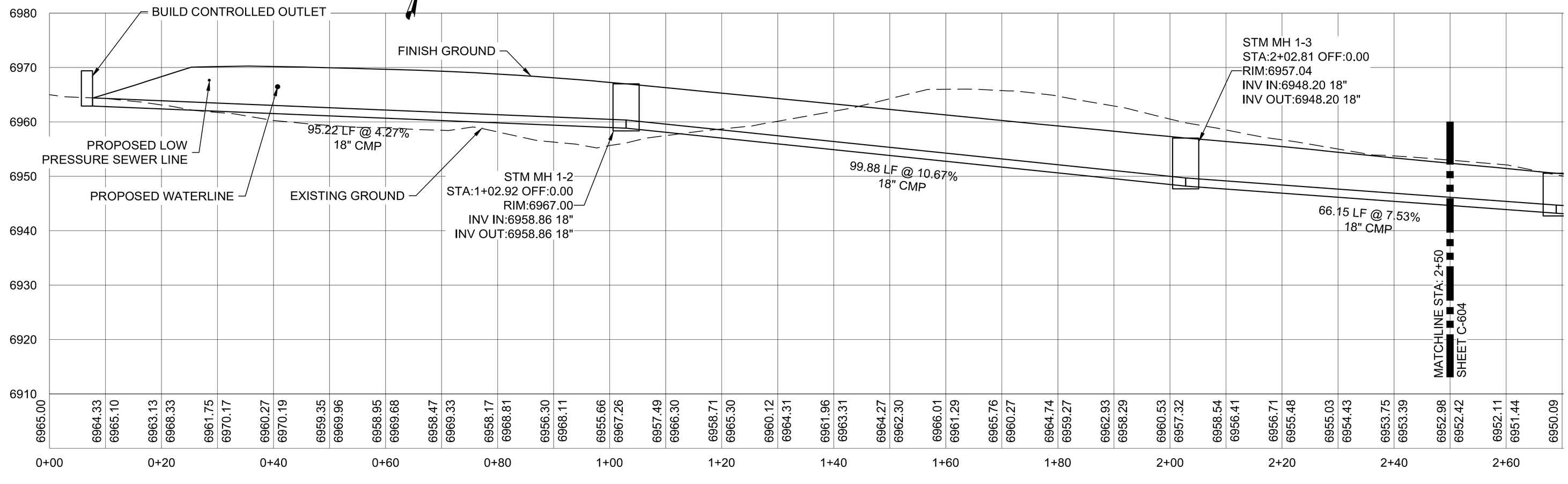


PHASE 1 STORM SEWER NO 6 - PLAN VIEW

SCALE: 1" = 10'



PHASE 1 STORM SEWER NO 6 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

CASE #s 2021-3800
& 2021-3801

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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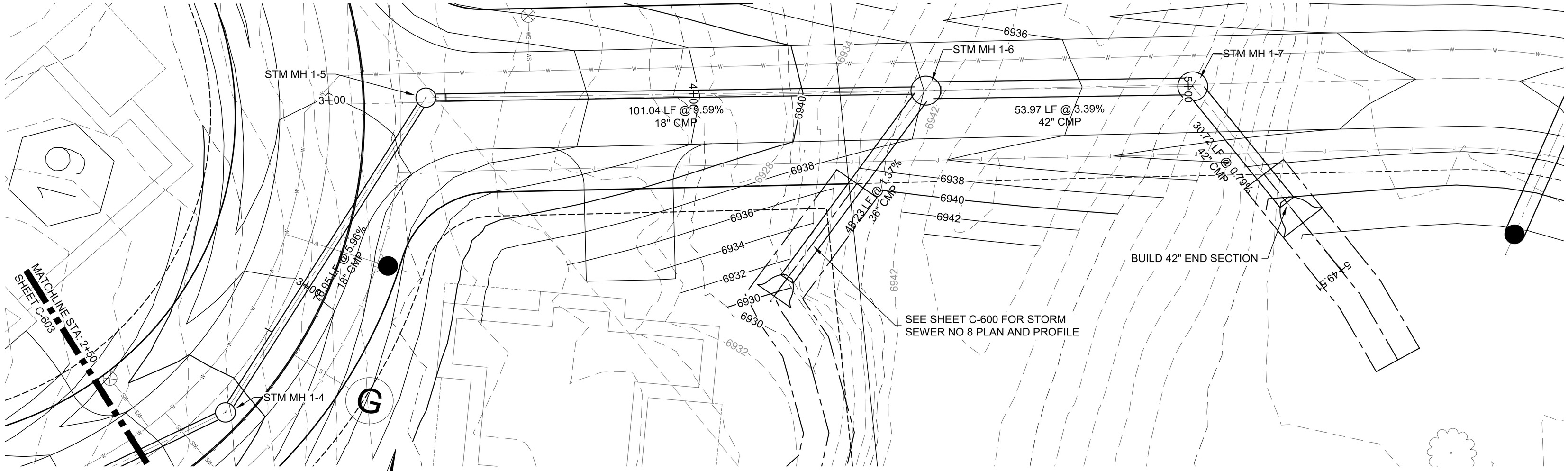
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

STRUCTURE SECTIONS

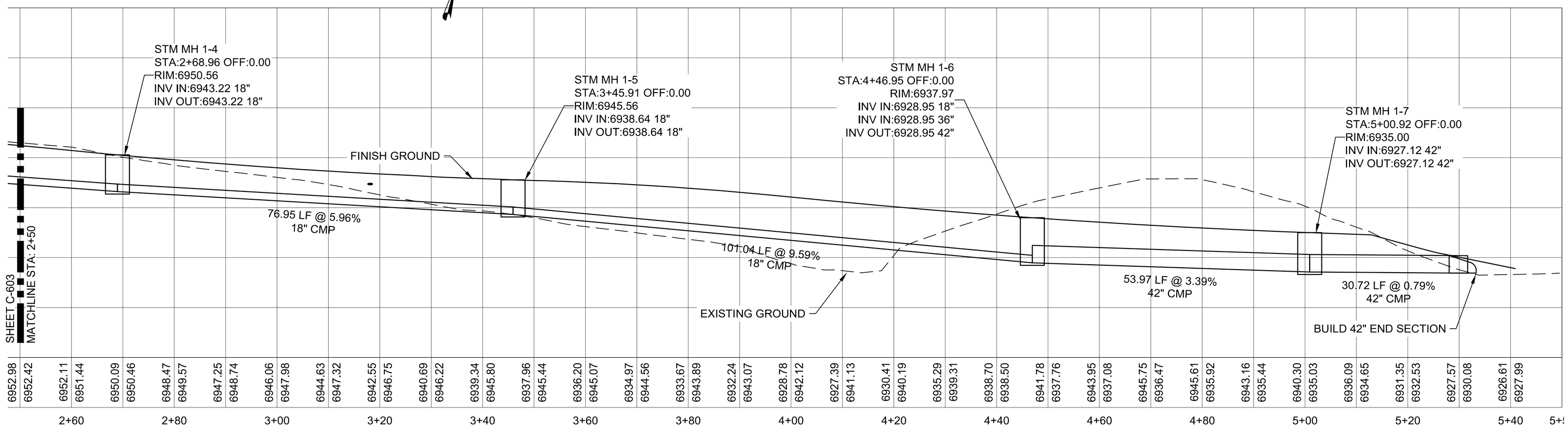
DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-603

REVISIONS	DATE	ENGINEERS SEAL



PHASE 1 STORM SEWER NO 6 - PLAN VIEW

SCALE: 1" = 10'



PHASE 1 STORM SEWER NO 6 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

CASE #s 2021-3800
& 2021-3801

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

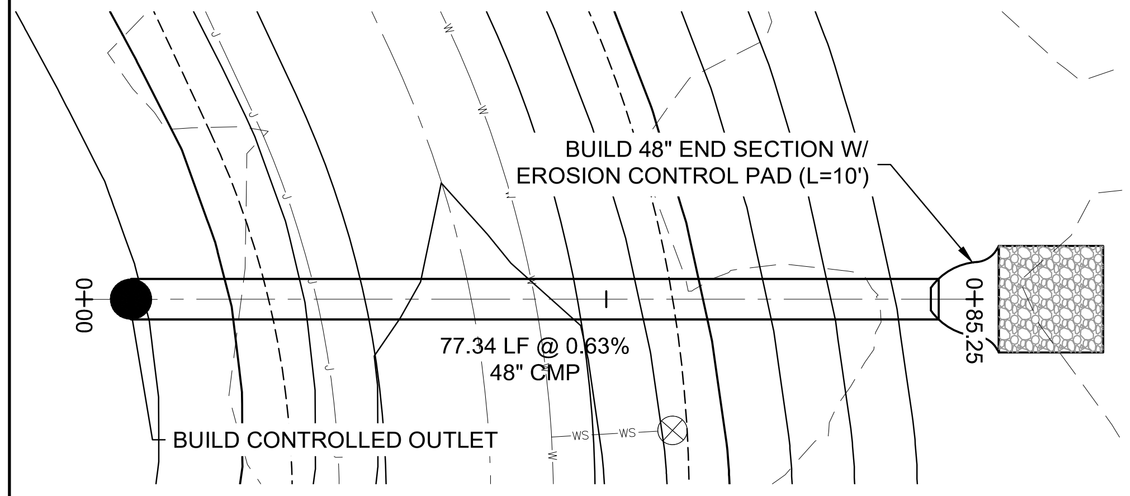
STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-604

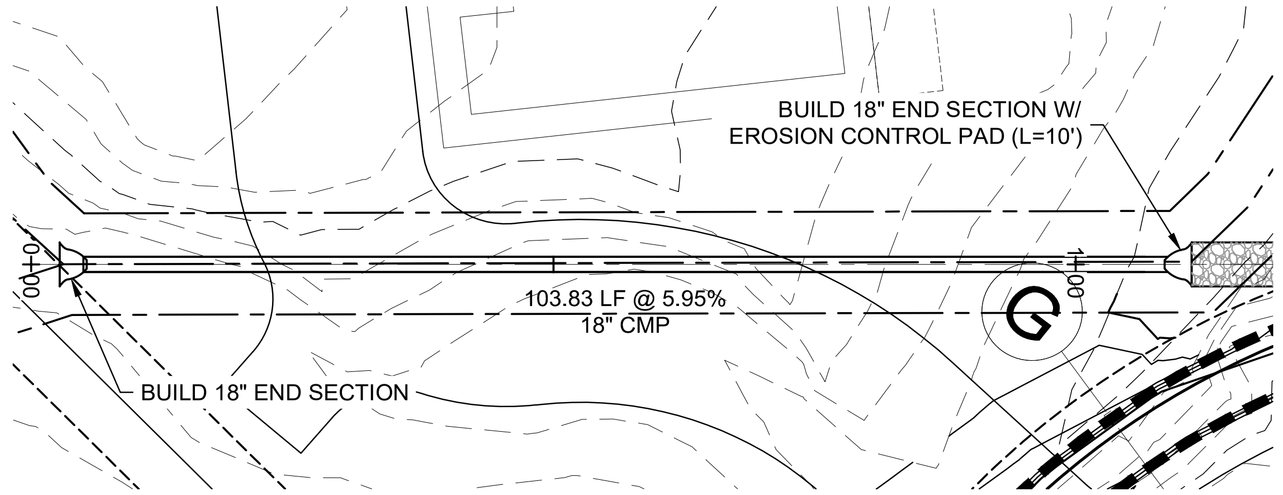
ENGINEERS SEAL

DATE

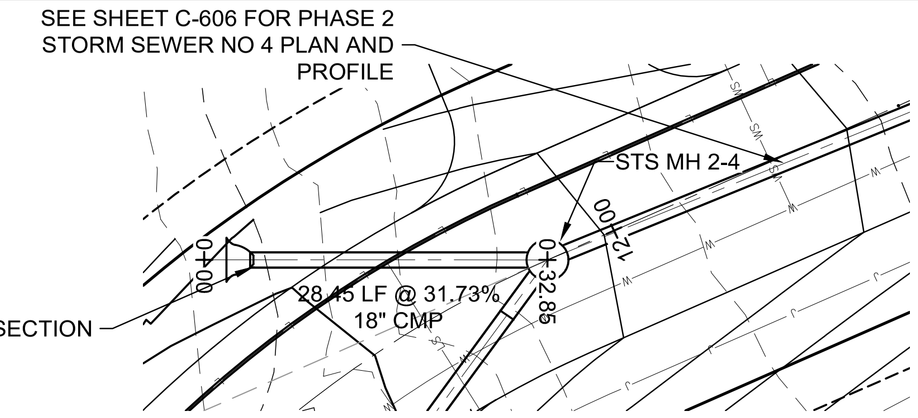
REVISIONS



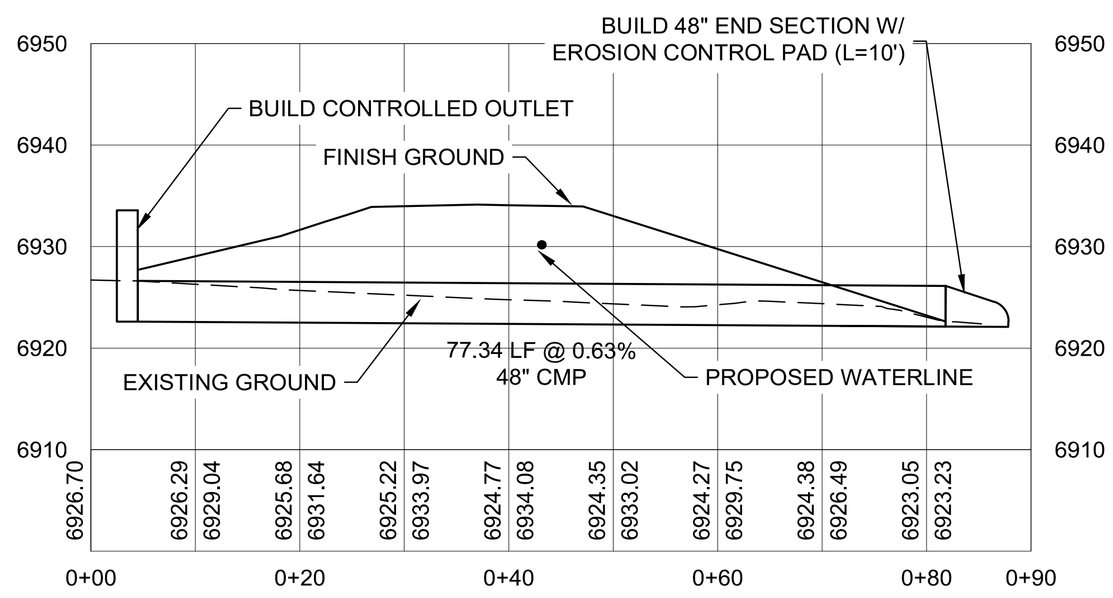
PHASE 1 STORM SEWER NO 9 - PLAN VIEW
SCALE: 1" = 10'



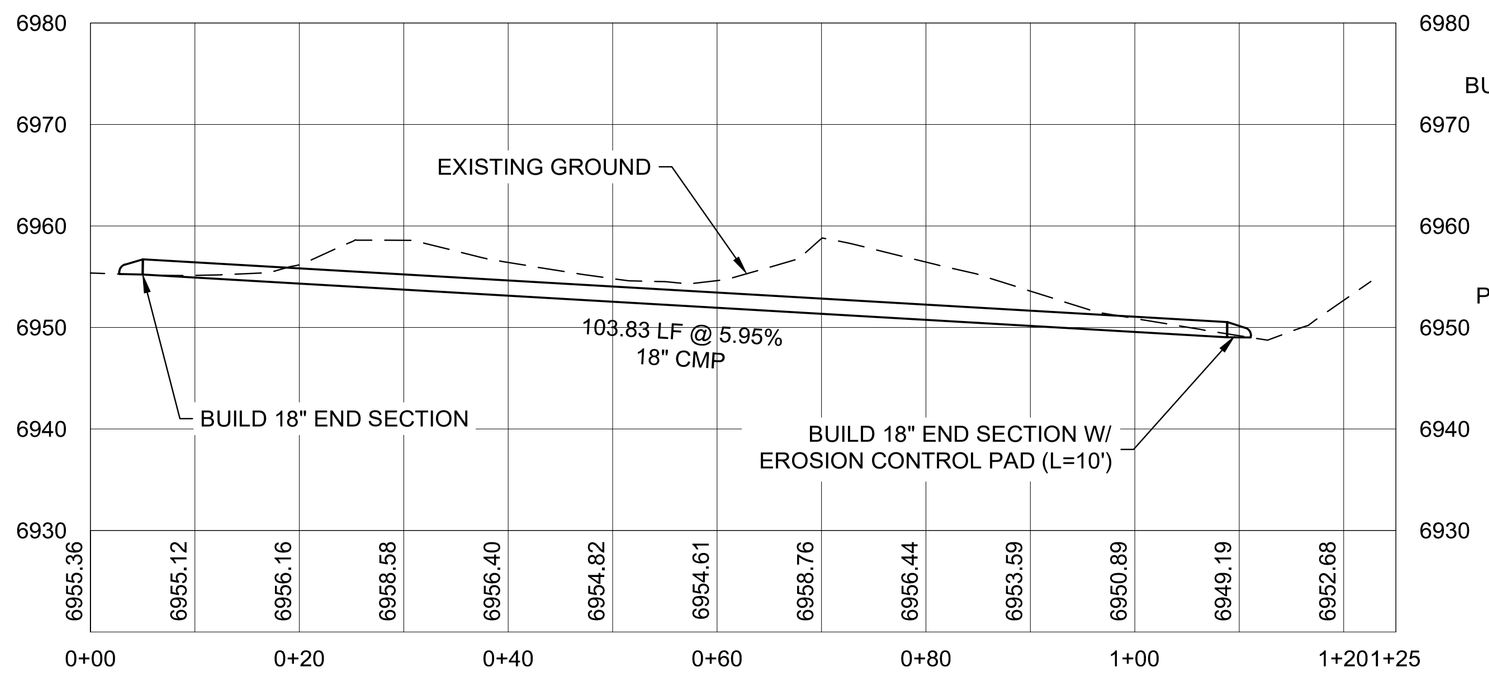
PHASE 2 STORM SEWER NO 1 - PLAN VIEW
SCALE: 1" = 10'



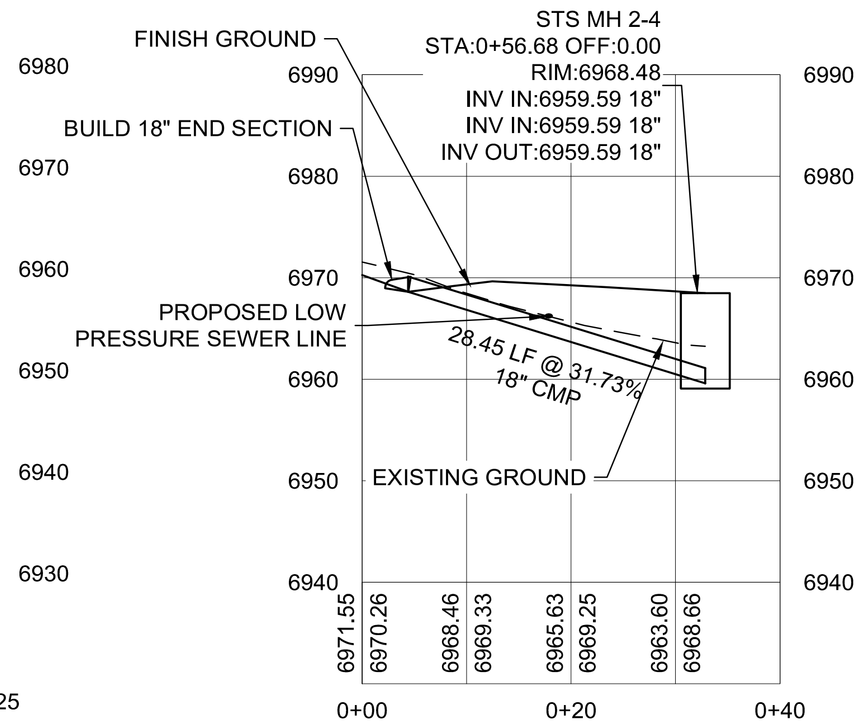
PHASE 2 STORM SEWER NO 5 - PLAN VIEW
SCALE: 1" = 10'



PHASE 1 STORM SEWER NO 9 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



PHASE 2 STORM SEWER NO 1 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



PHASE 2 STORM SEWER NO 5 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

CASE #s 2021-3800
& 2021-3801

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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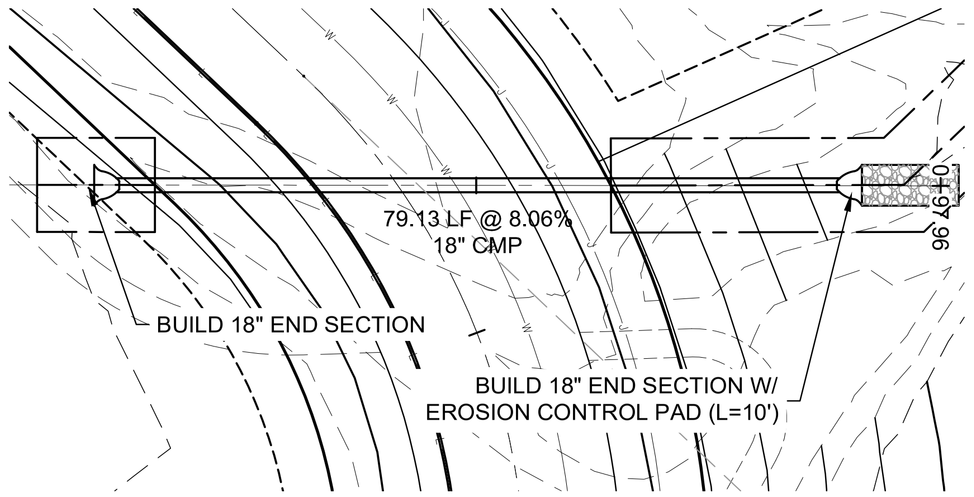
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

STRUCTURE SECTIONS

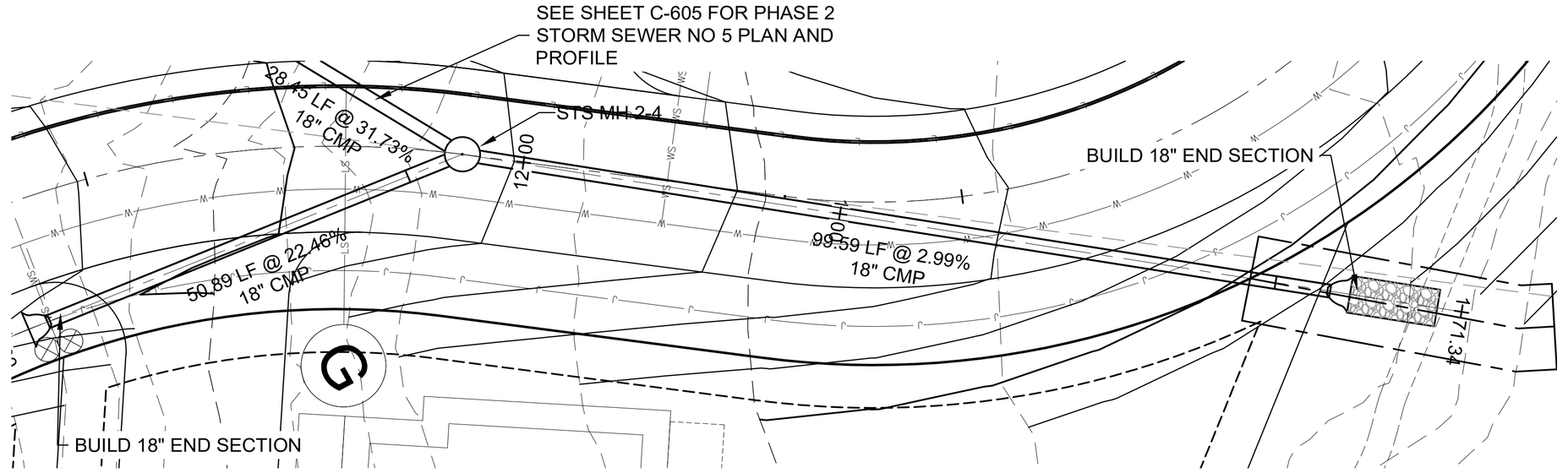
DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-605

ENGINEERS SEAL
DATE
REVISIONS



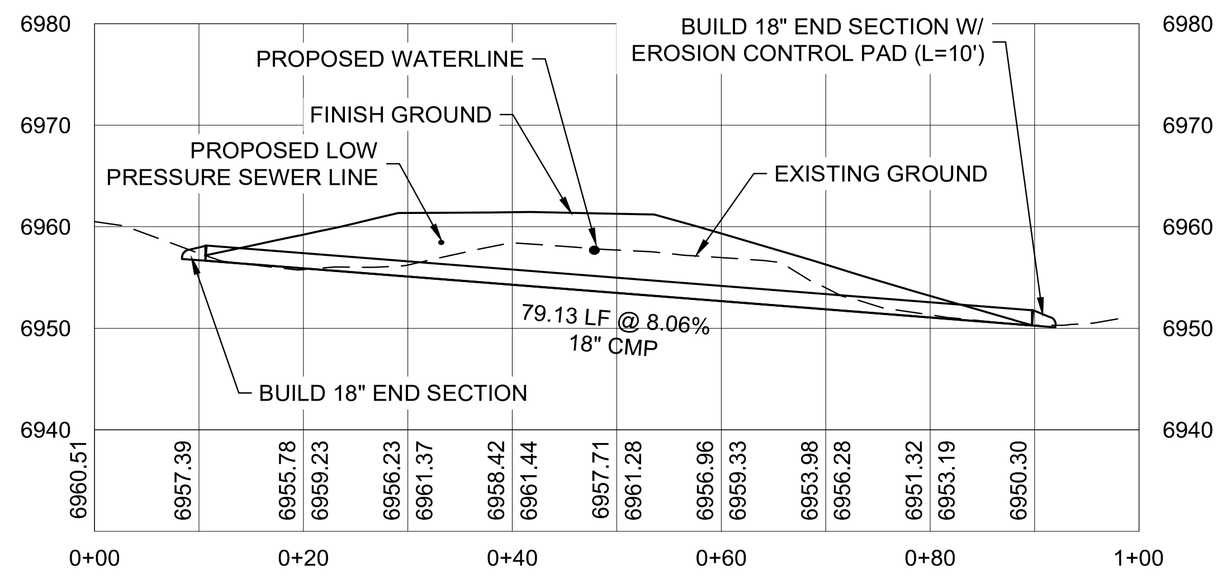
PHASE 2 STORM SEWER NO 3 - PLAN VIEW

SCALE: 1" = 10'



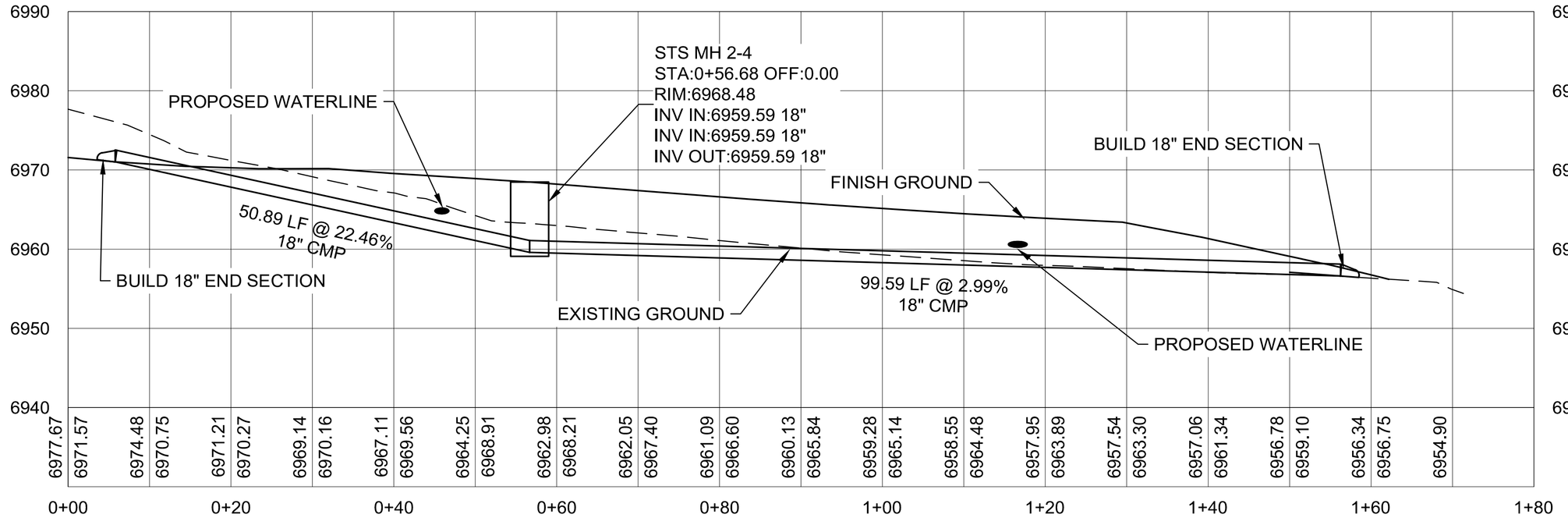
PHASE 2 STORM SEWER NO 4 - PLAN VIEW

SCALE: 1" = 10'



PHASE 2 STORM SEWER NO 3 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



PHASE 2 STORM SEWER NO 4 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

REVISIONS	DATE	ENGINEERS SEAL
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CASE #s 2021-3800
& 2021-3801

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
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SUBDIVISION ENGINEER		

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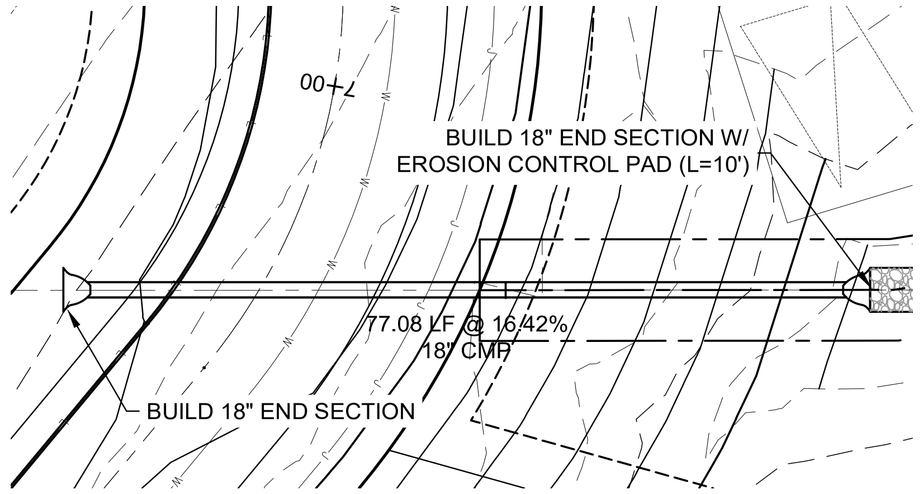
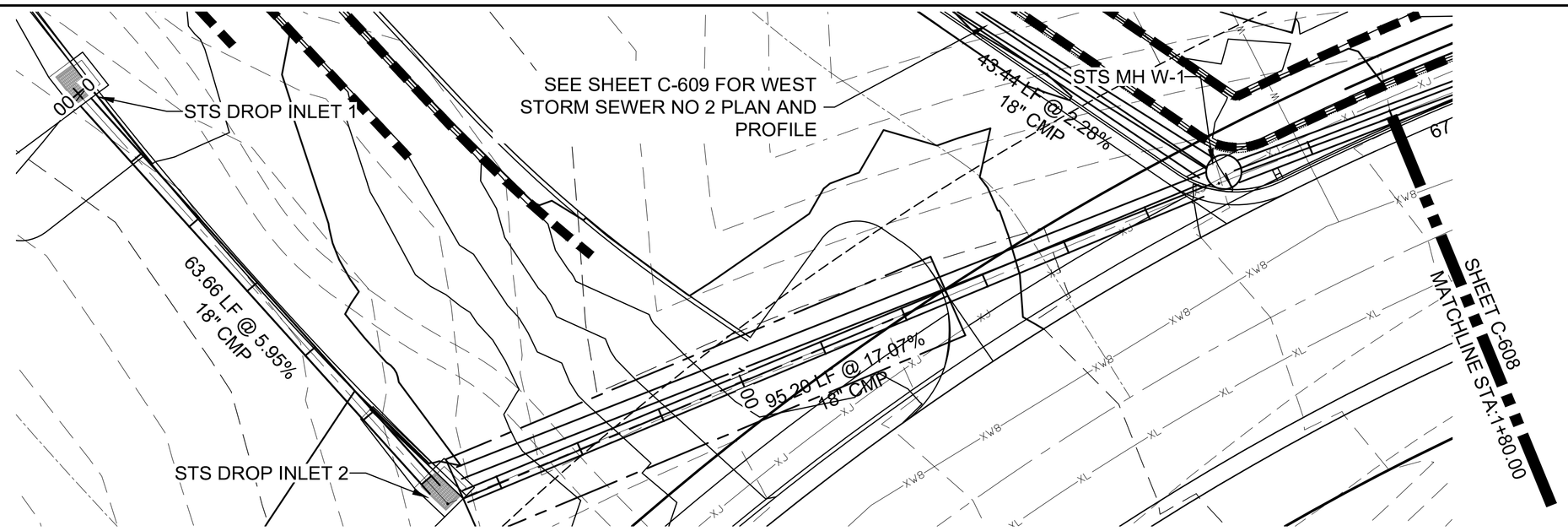
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

STRUCTURE SECTIONS

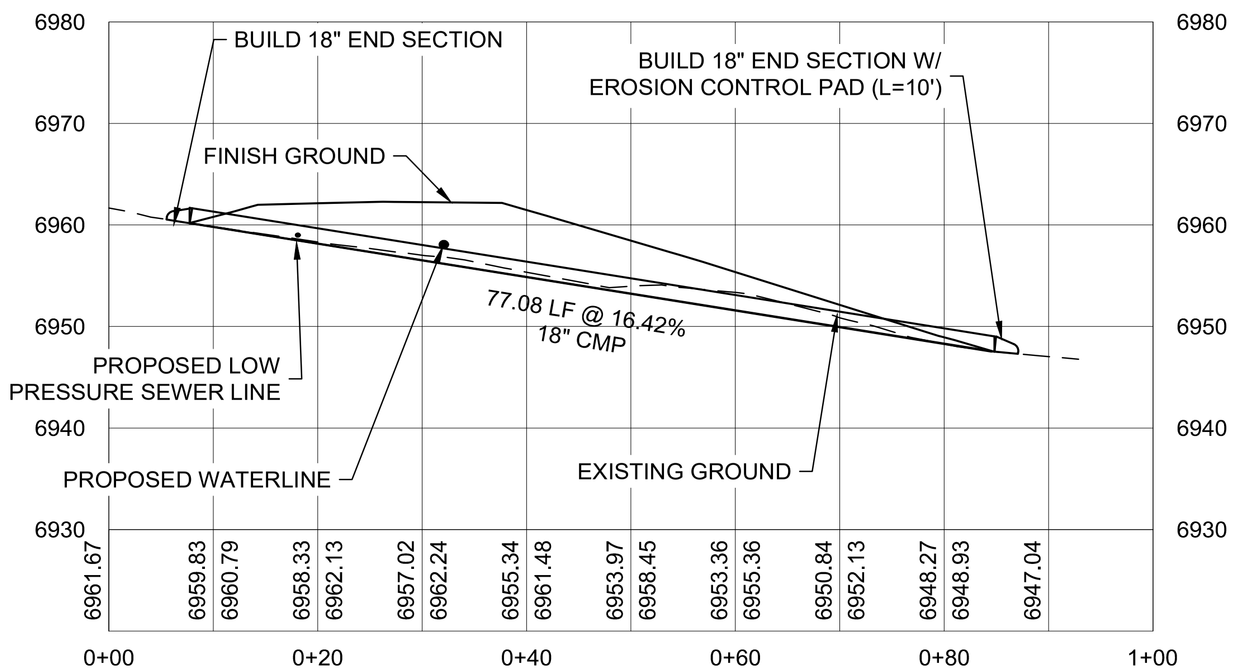
DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-606



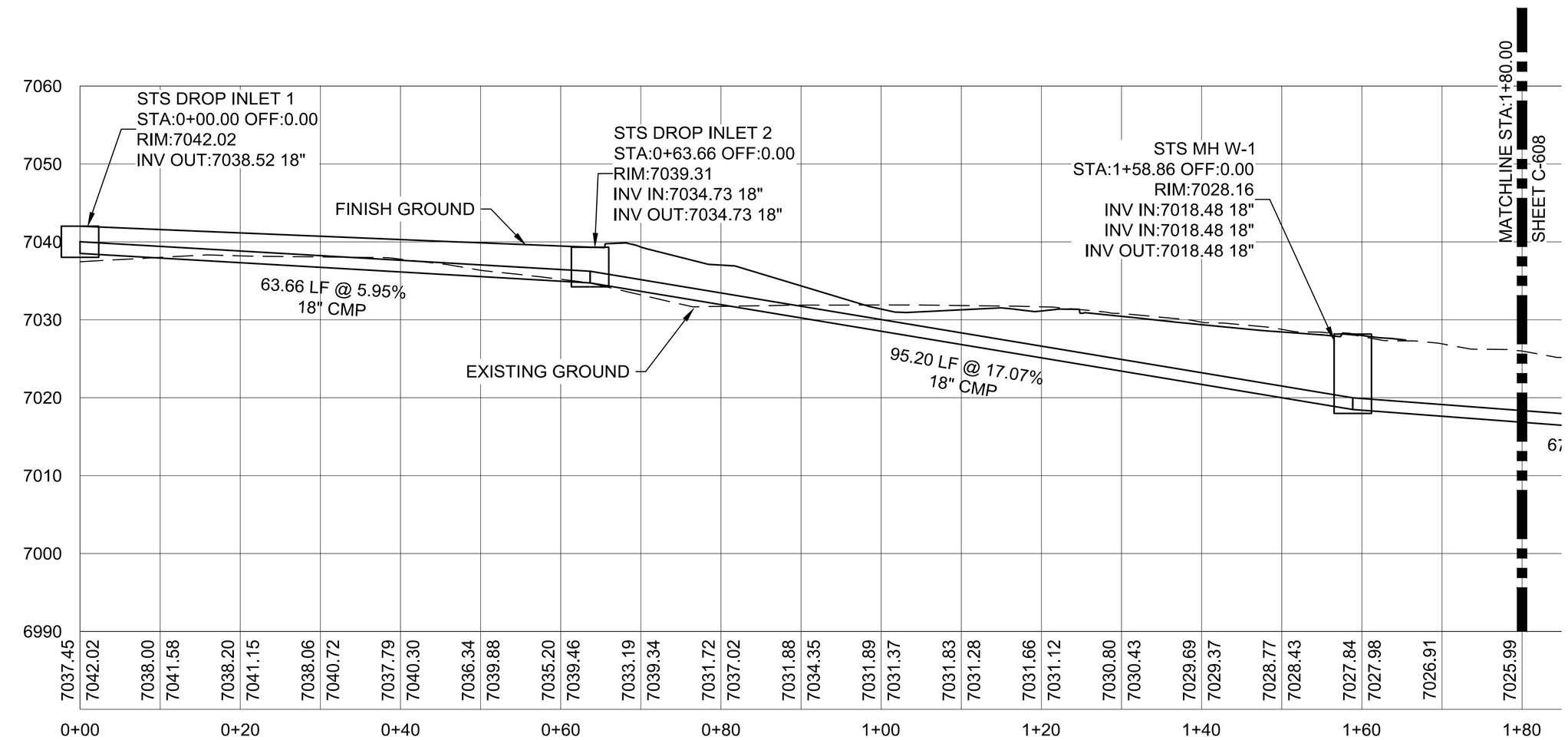
PHASE 2 STORM SEWER NO 2 - PLAN VIEW
SCALE: 1" = 10'



WEST STORM SEWER NO 1 - PLAN VIEW
SCALE: 1" = 10'



PHASE 2 STORM SEWER NO 2 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



WEST STORM SEWER NO 1 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

REVISIONS	DATE	ENGINEERS SEAL
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CITY REVIEW		
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CASE #s 2021-3800
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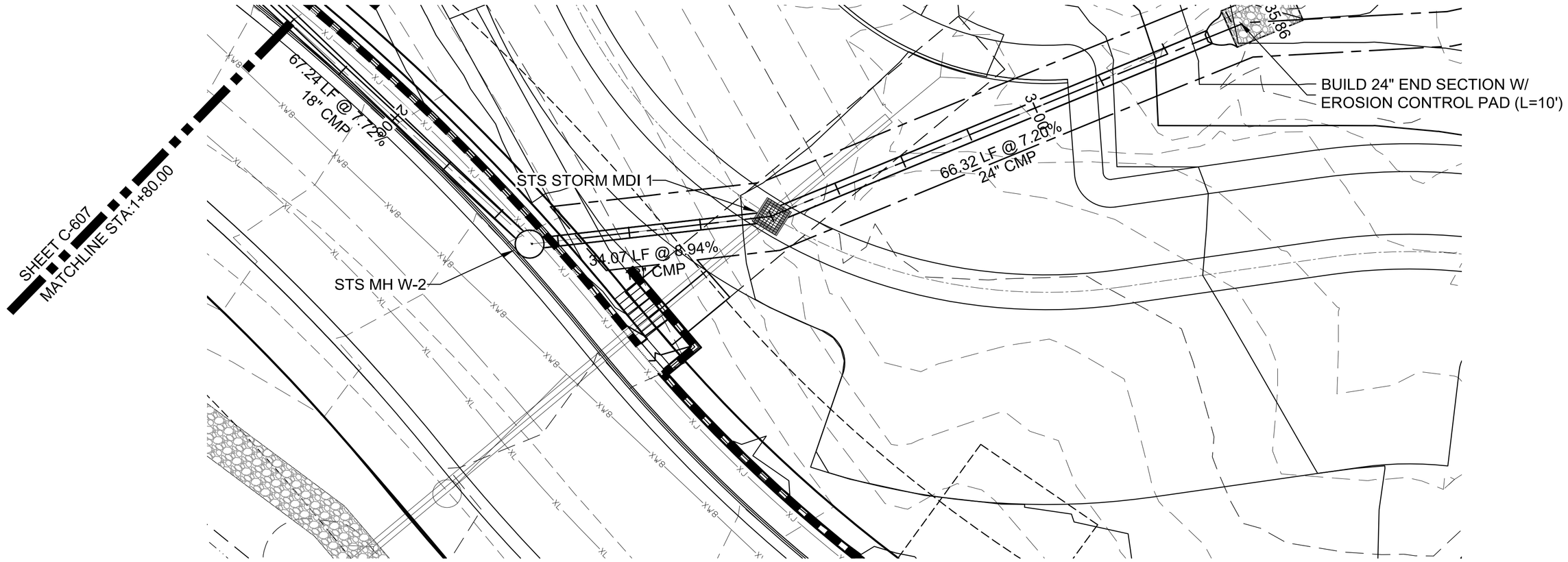
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

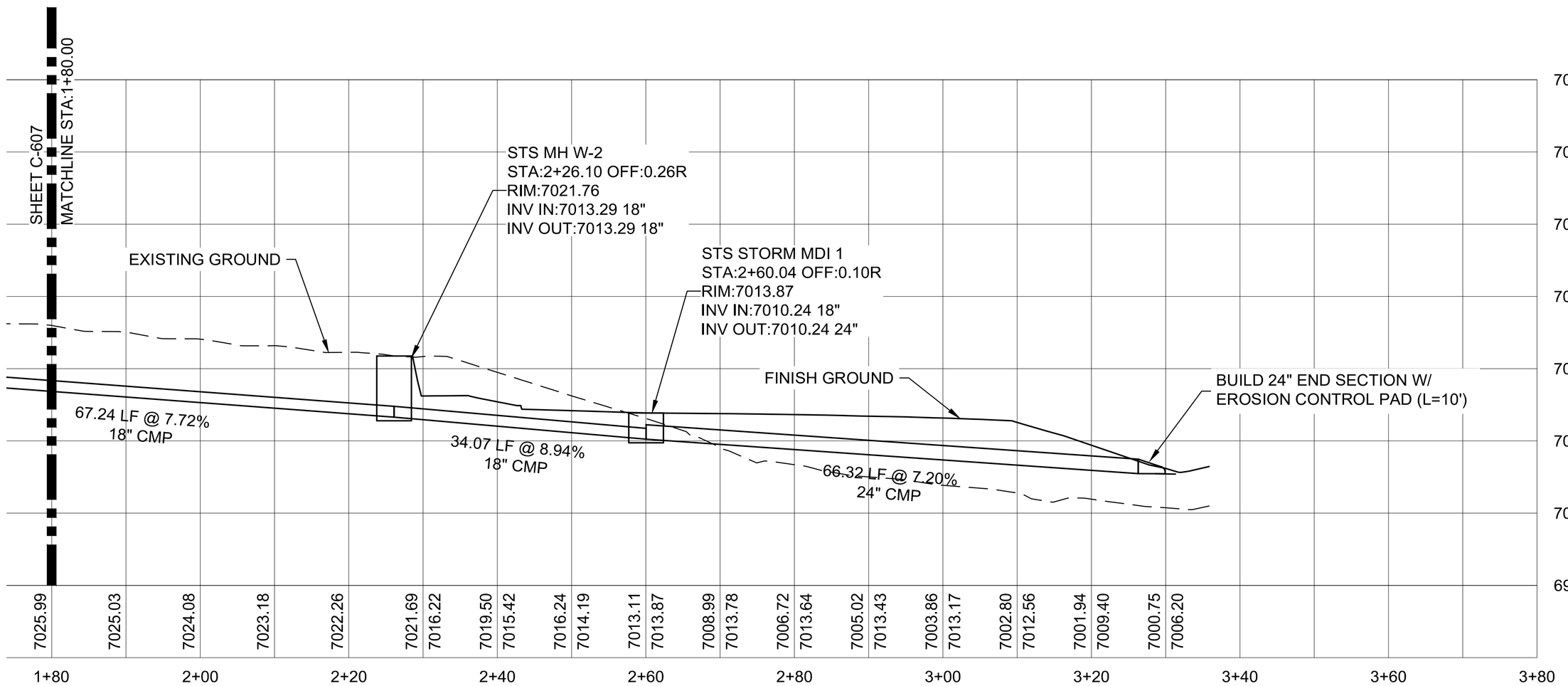
STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-607



WEST STORM SEWER NO 1 - PLAN VIEW (CONT'D)

SCALE: 1" = 10'



WEST STORM SEWER NO 1 - PROFILE VIEW (CONT'D)

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

CASE #s 2021-3800
& 2021-3801

CITY REVIEW		
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LANDSCAPE		
SUBDIVISION ENGINEER		

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DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-608

REVISIONS	DATE	ENGINEERS SEAL
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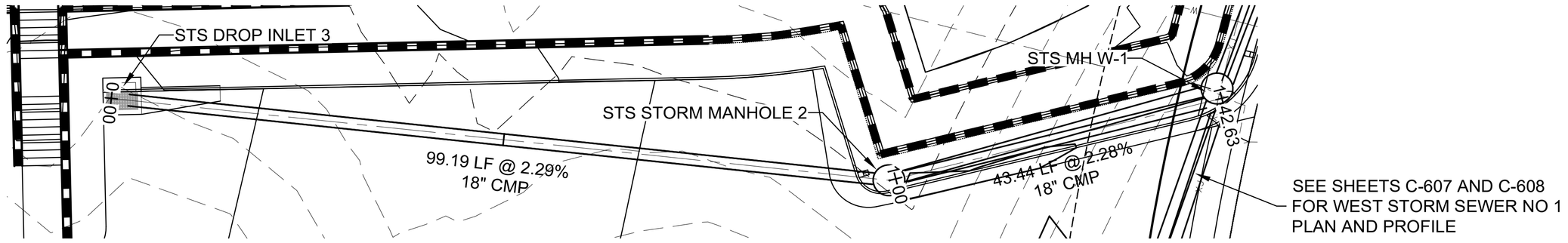
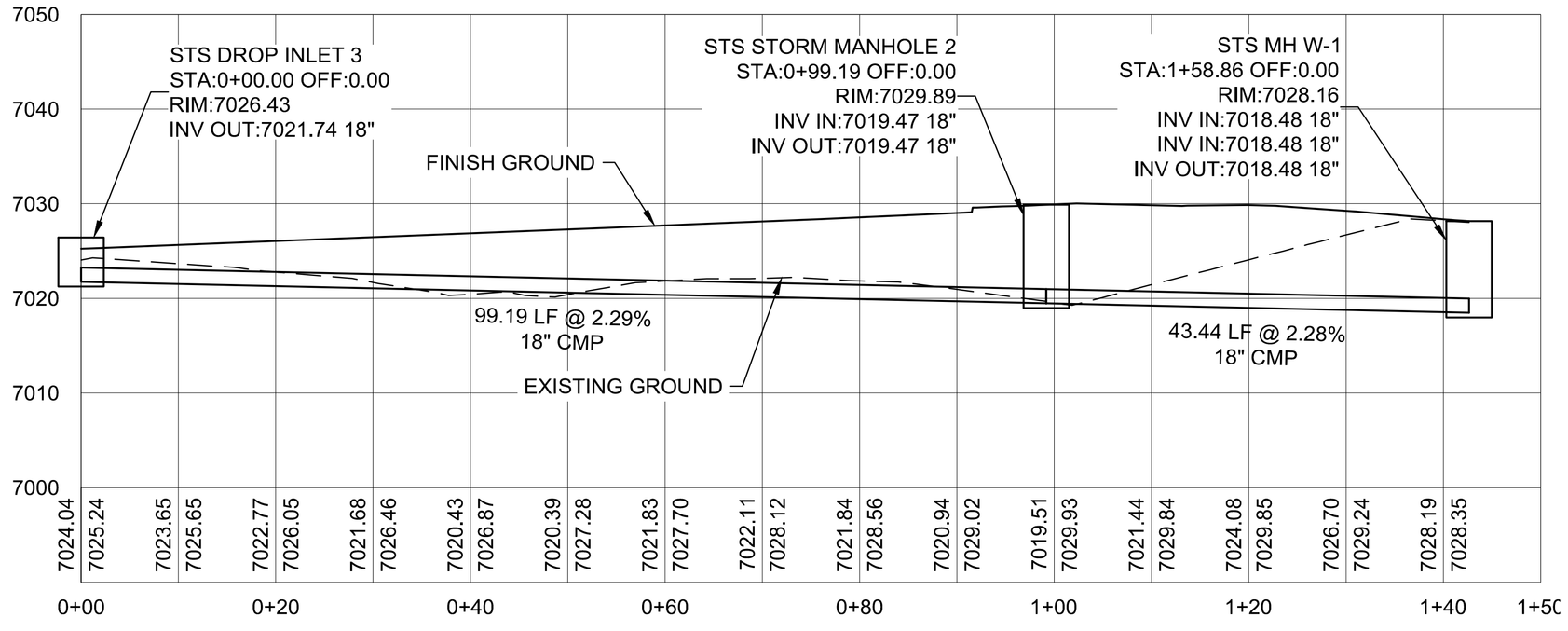


WEST STORM SEWER NO 2 - PLAN VIEW

SCALE: 1" = 10'



WEST STORM SEWER NO 2 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

CASE #s 2021-3800
& 2021-3801

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DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-609

REVISIONS	DATE	ENGINEERS SEAL
1		
2		
3		
4		
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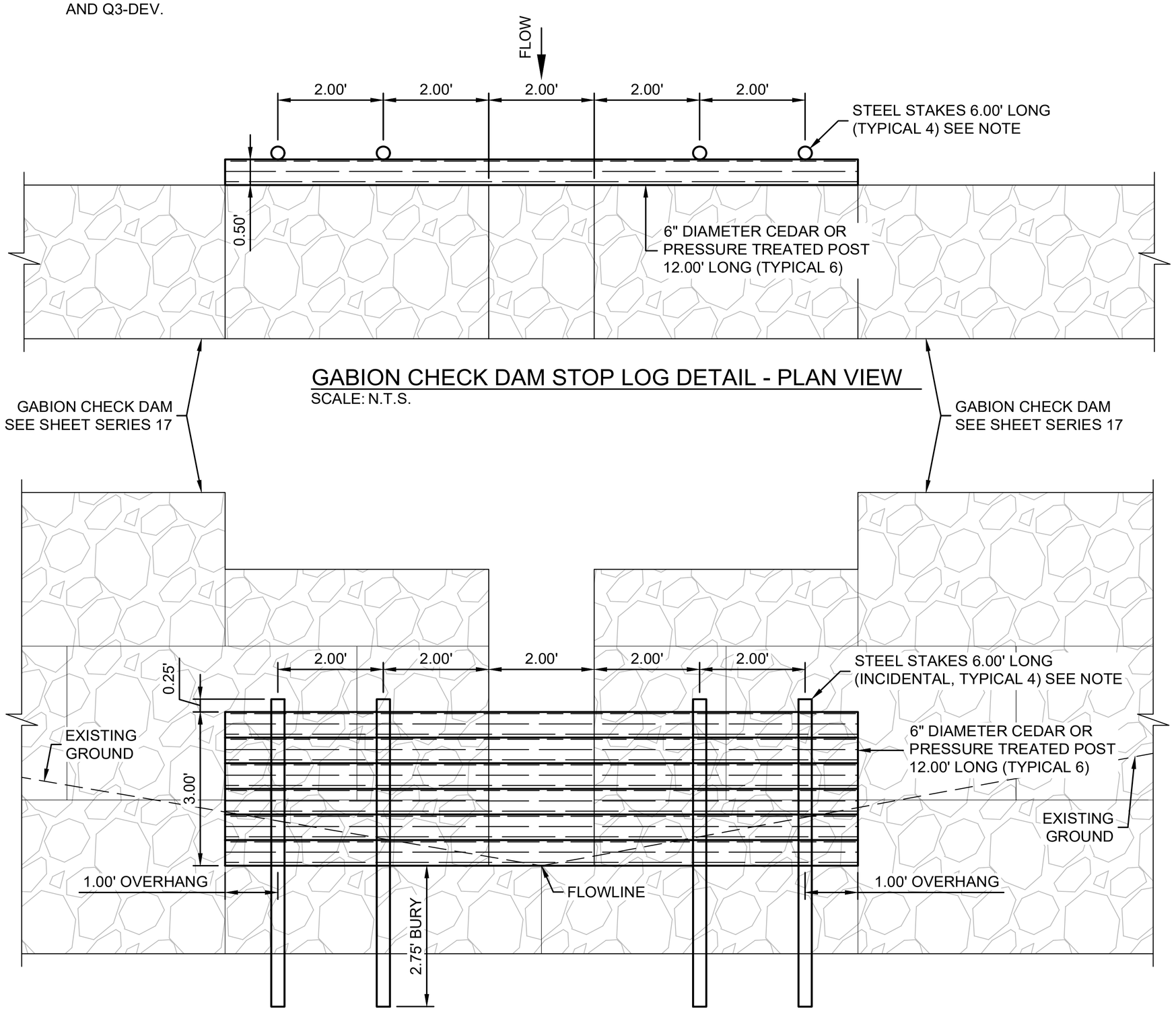
NOTES:

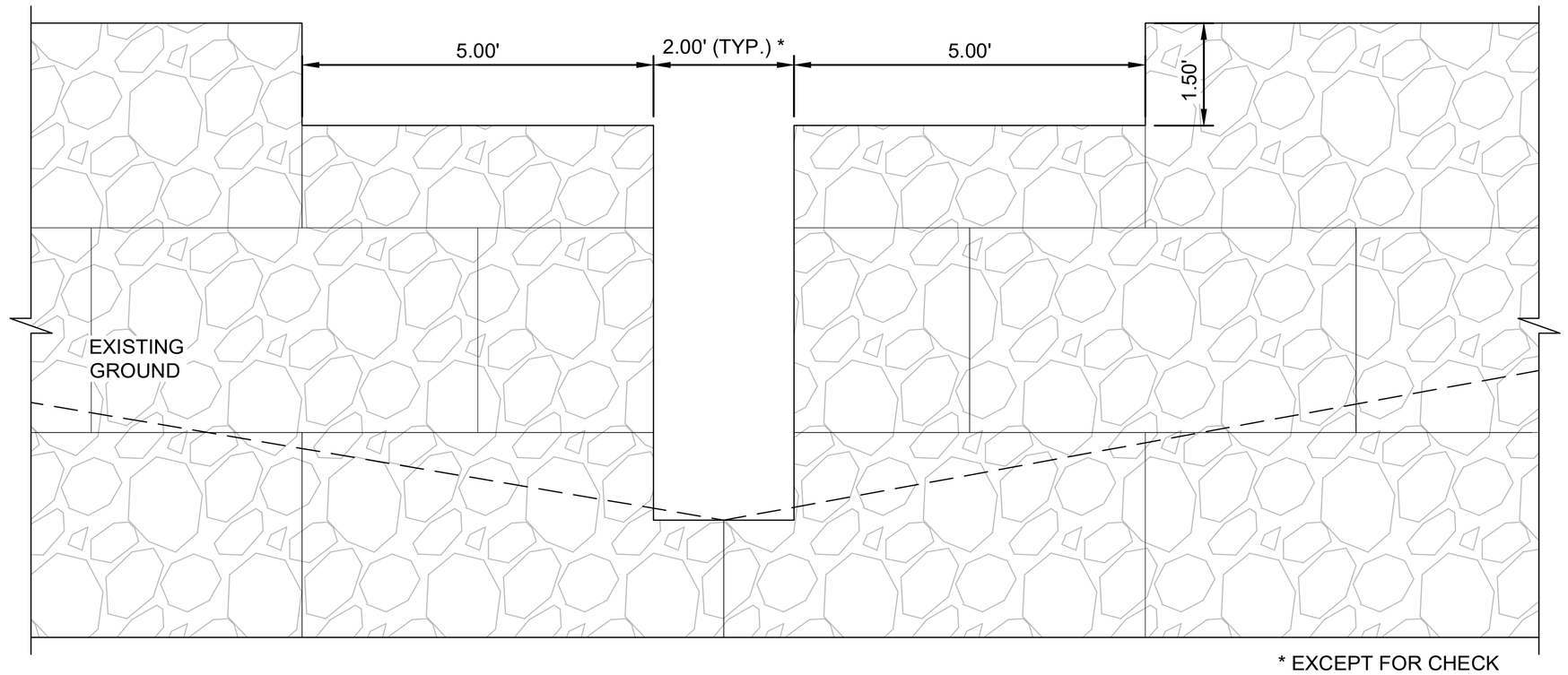
1. STEEL STAKES MAY BE RAILS WEIGHING NOT LESS THAN 30 LBS. PER YARD, 4" NOMINAL DIAMETER STANDARD STRENGTH GALVANIZED STEEL PIPE, OR L 4" x 4" x 3/8" STEEL ANGLES. STEEL STAKES ARE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE WORK AND NO DIRECT MEASUREMENT OR PAYMENT WILL BE MADE THEREFORE.

2. STOP LOGS TO BE INSTALLED ON GABION CHECK DAMS Q2-DEV AND Q3-DEV.



GABION CHECK DAM STOP LOG DETAIL - PLAN VIEW
SCALE: N.T.S.

GABION CHECK DAM STOP LOG DETAIL - PROFILE VIEW
SCALE: N.T.S.



* EXCEPT FOR CHECK DAM NO 3 WHICH IS 1'

GABION CHECK DAM WEIR DETAIL
SCALE: N.T.S.

STOP LOG NOTES:

1. THE PURPOSE OF THE STOP LOGS ARE TO PROVIDE A MECHANISM TO MEASURE SILT ACCUMULATION AND TO CONTROL THE RELEASE RATE FROM THE GABION IF REQUIRED.
2. DURING CONSTRUCTION THE STOP LOG WILL BE SET TO CAPTURE ALL SEDIMENTS. THE PONDS WILL BE INSPECTED AFTER EACH STORM DURING CONSTRUCTION AND SEDIMENT ACCUMULATED WILL BE DOCUMENTED. THIS WILL PROVIDE DATA AS RECOMMENDED BY THE NEW "SANTA FE RIVER AND ARROYO DE LOS CHAMISOS MASTER PLAN" FOR SEDIMENT TRANSPORT CALCULATIONS.
3. AFTER THE CONSTRUCTION IS COMPLETED THE SILT WILL BE REMOVED IF REQUIRED AND THE STOP LOGS WILL BE SET TO AN APPROPRIATE ELEVATION TO CAPTURE FUTURE SEDIMENT FOR A REASONABLE AMOUNT OF TIME.
4. ALL DATA IS TO BE PROVIDED TO CITY STAFF FOR INCLUSION IN THE "SANTA FE RIVER AND ARROYO DE LOS CHAMISOS MASTER PLANS."
5. STOP LOGS MAY BE ADJUSTED TO INCREASE OR DECREASE THE SEDIMENT LOAD AS DETERMINED BY DOWNSTREAM CONDITIONS (AGGRADING OR DEGRADING).

NOTE:
SEE REPORT TITLED "TERRAIN MANAGEMENT REPORT - SOILS, GRADING, AND DRAINAGE FOR PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO, SANTA FE, NEW MEXICO" PREPARED BY SANTA FE ENGINEERING CONSULTANTS, LLC, DATED JUNE 2021 FOR DESIGN ASSUMPTIONS, DRAINAGE CALCULATIONS, AND HYDROGRAPHS.

CASE #s 2021-3800
& 2021-3801

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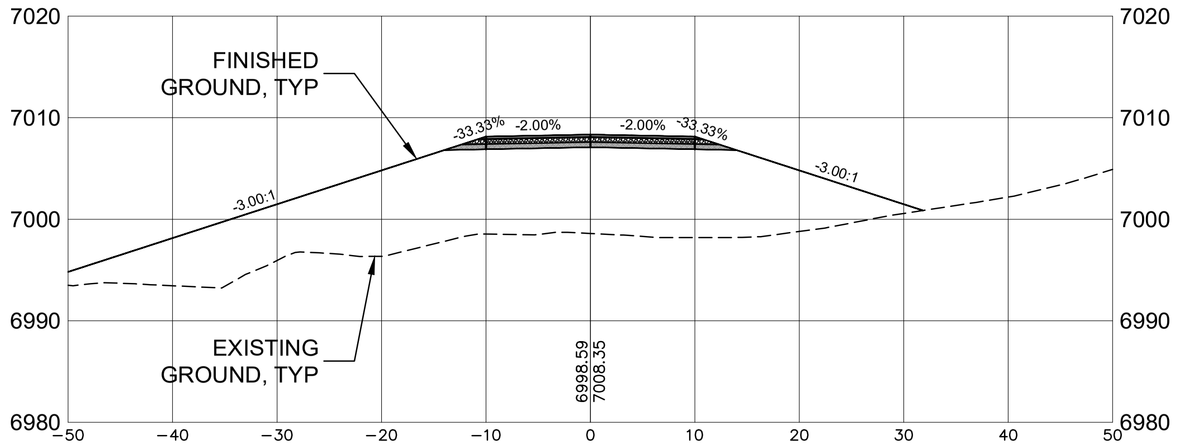
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

STOP LOG DETAIL

DATE:	SCALE:	SHEET:
DECEMBER 2021	N.T.S.	C-610



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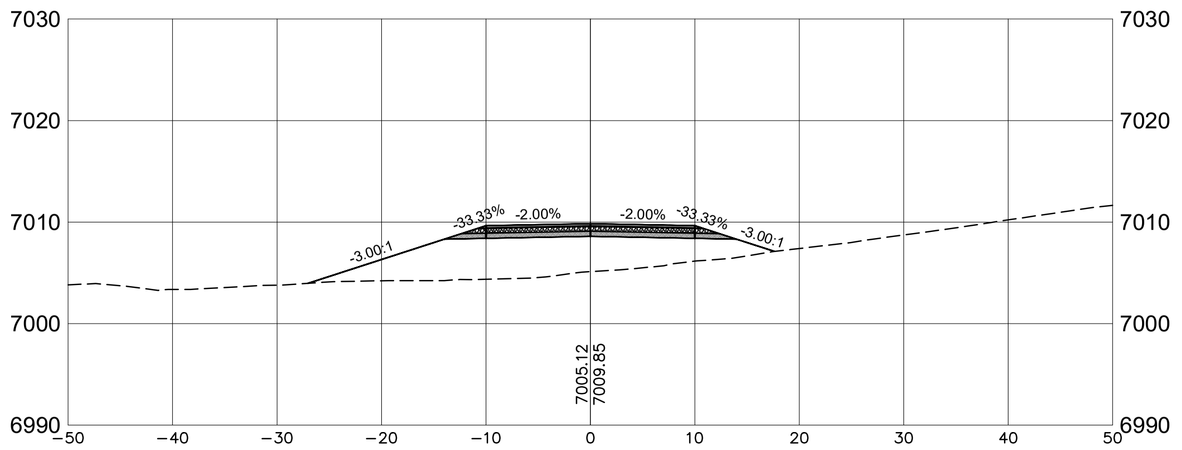

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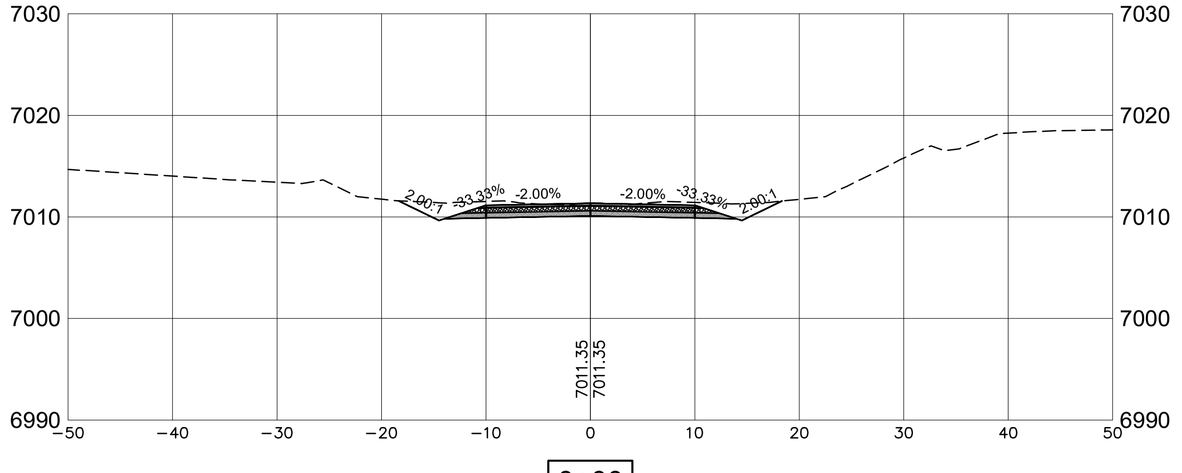

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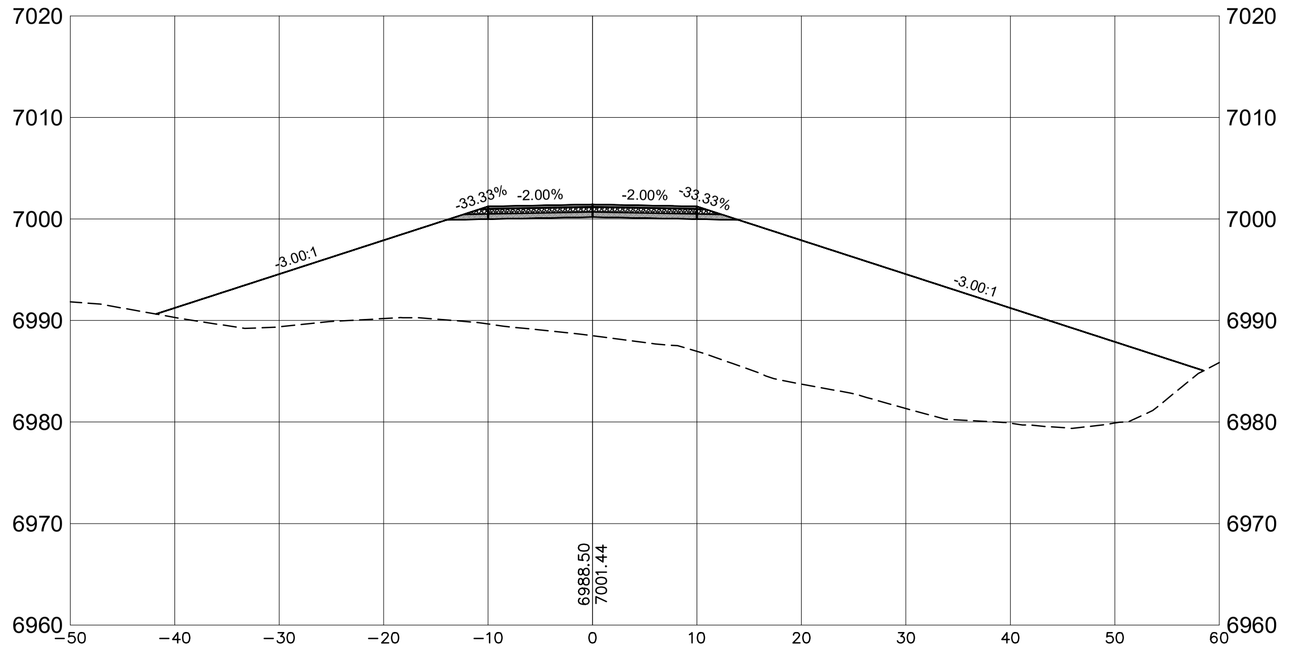

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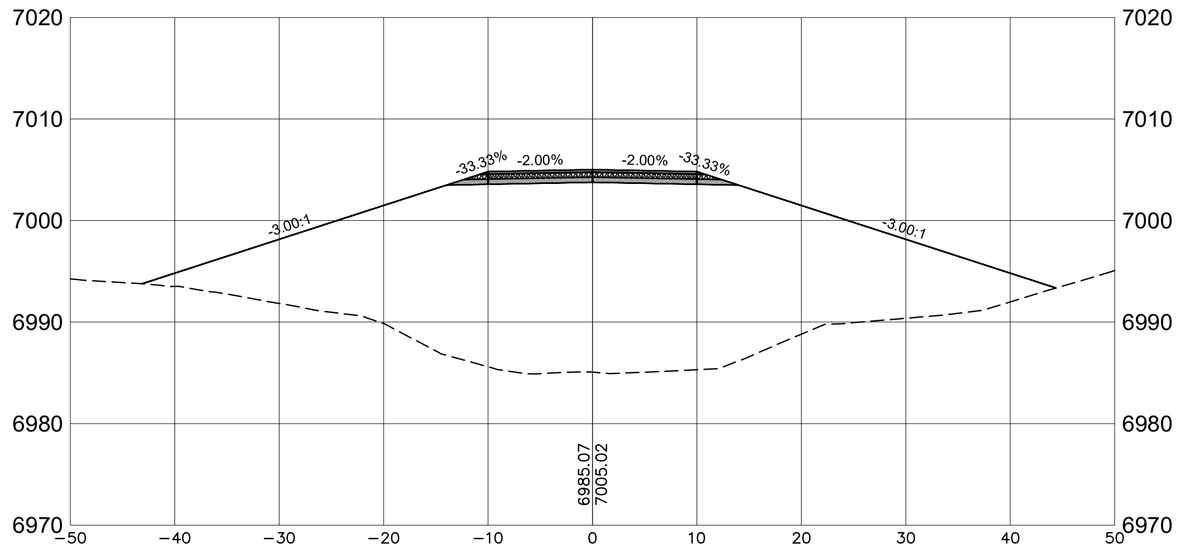

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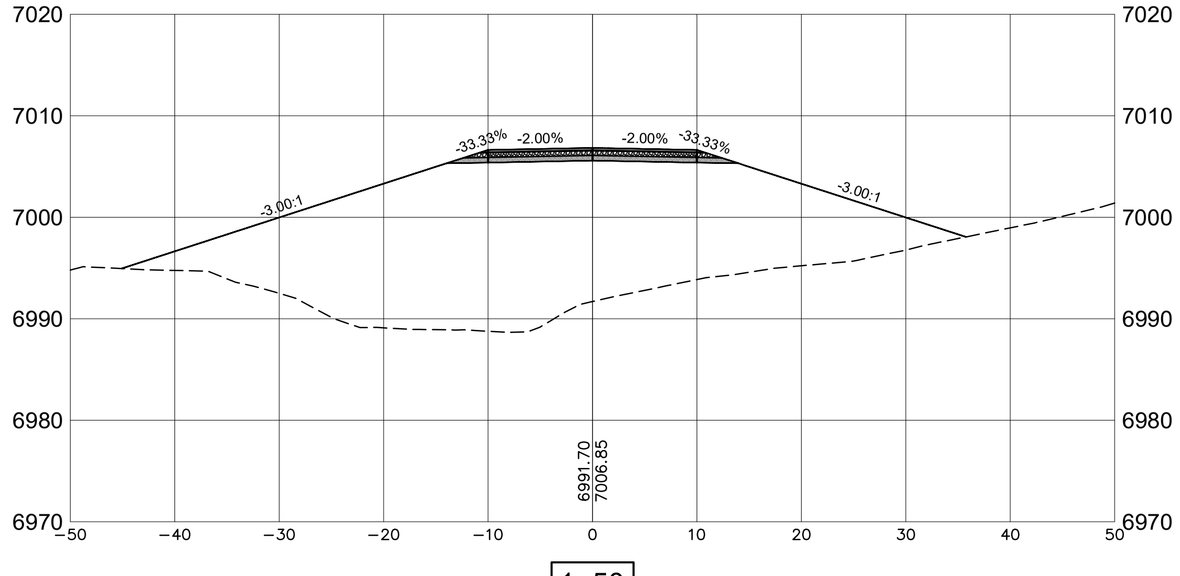

1+50

WEST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CASE #s 2021-3800
& 2021-3801

CITY REVIEW		
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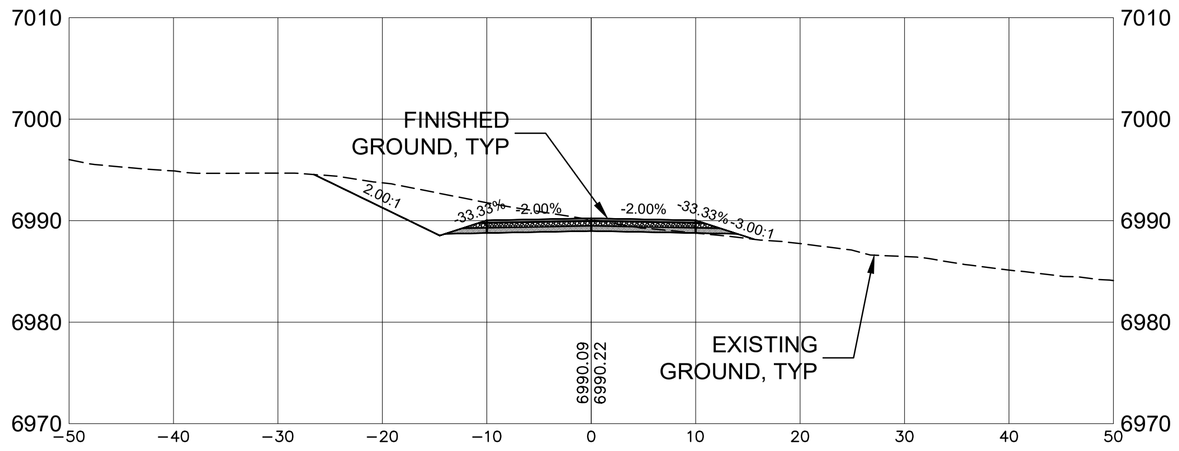
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS - WEST VILLAGE DR (SOUTH)

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-700

REVISIONS | DATE | ENGINEERS SEAL



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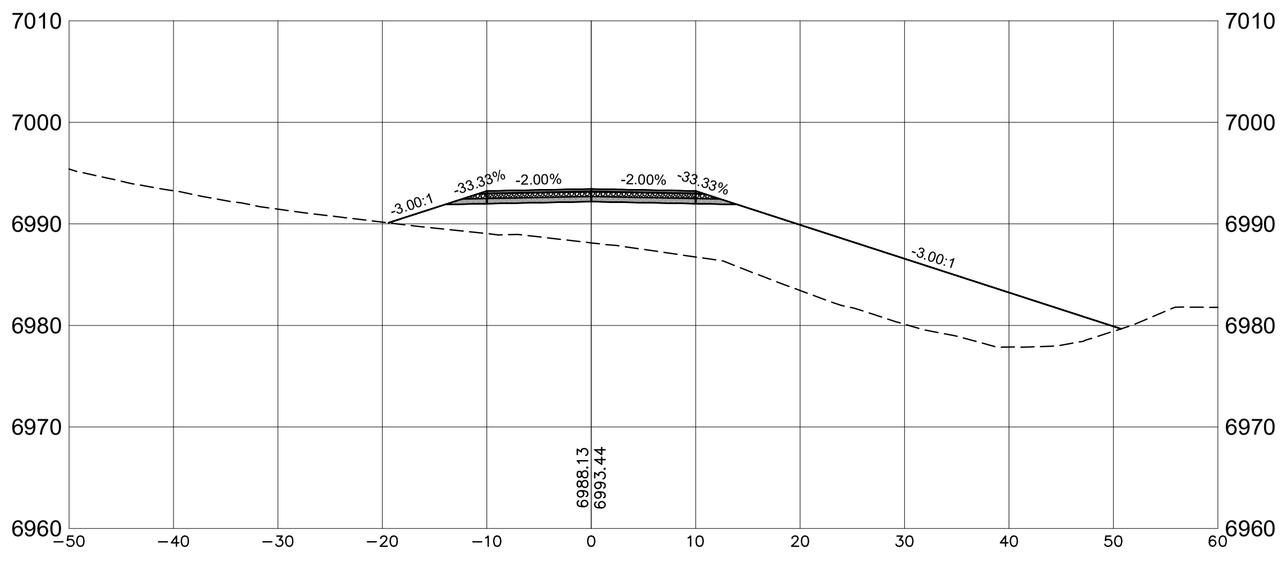

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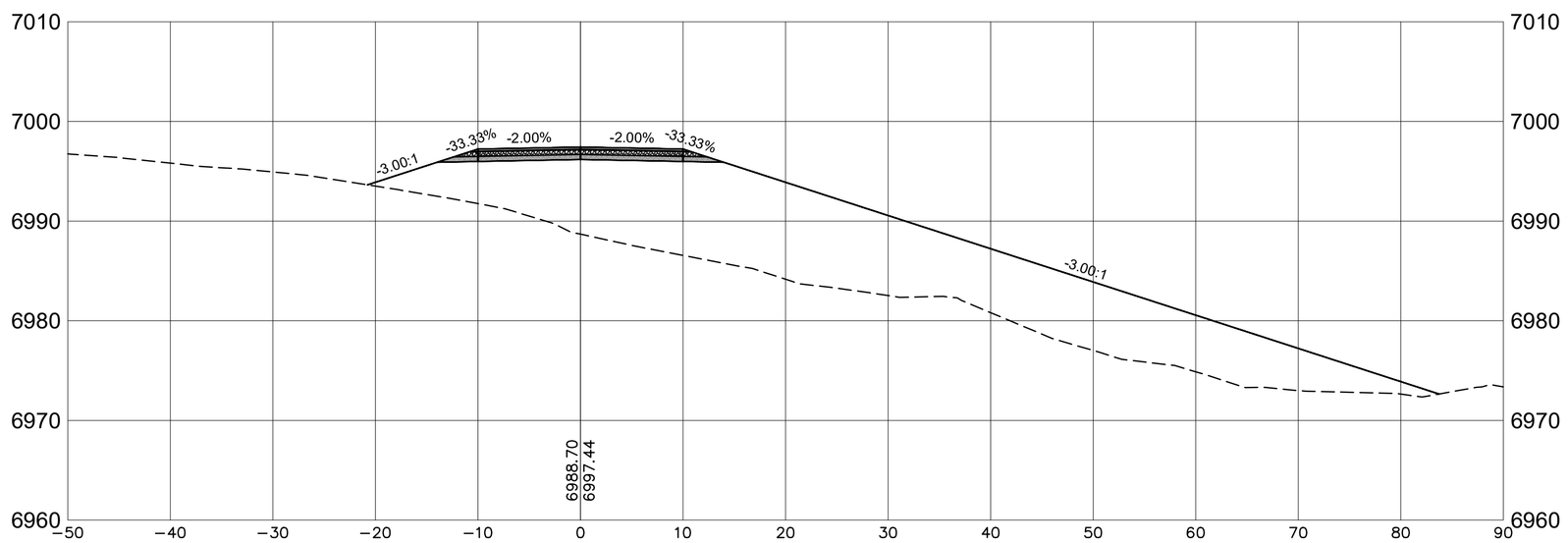

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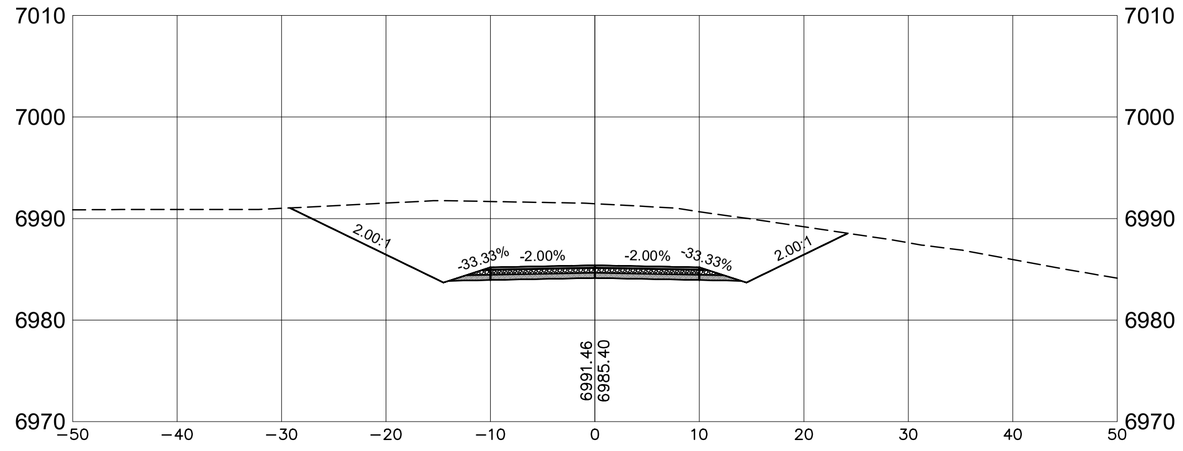

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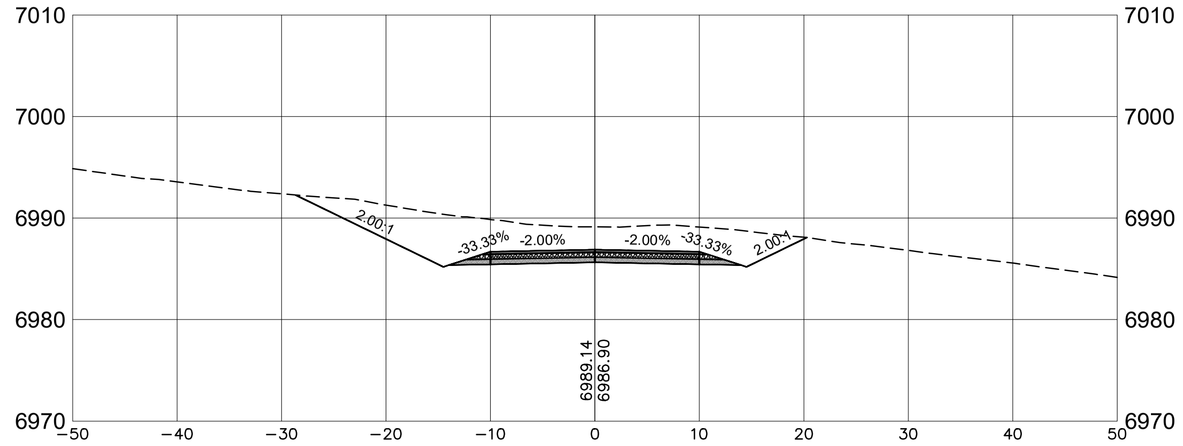

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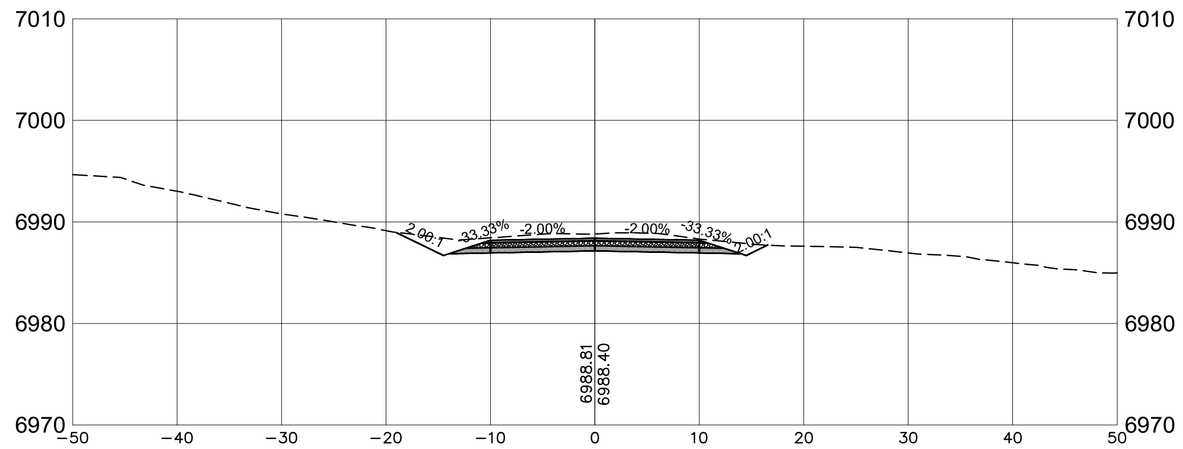

4+50

WEST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CASE #s 2021-3800
& 2021-3801

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DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS - WEST VILLAGE DR (SOUTH)

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-701

REVISIONS	DATE	ENGINEERS SEAL
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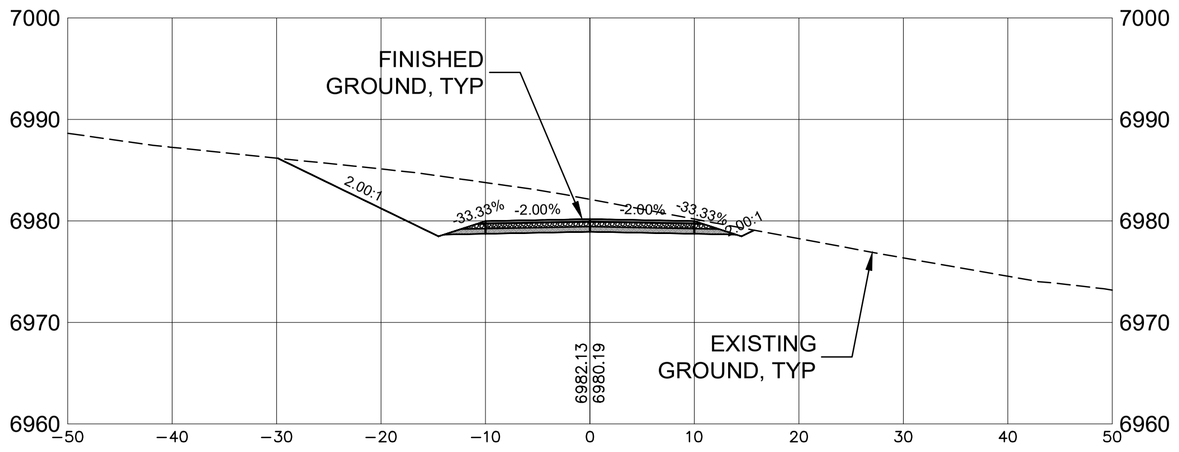

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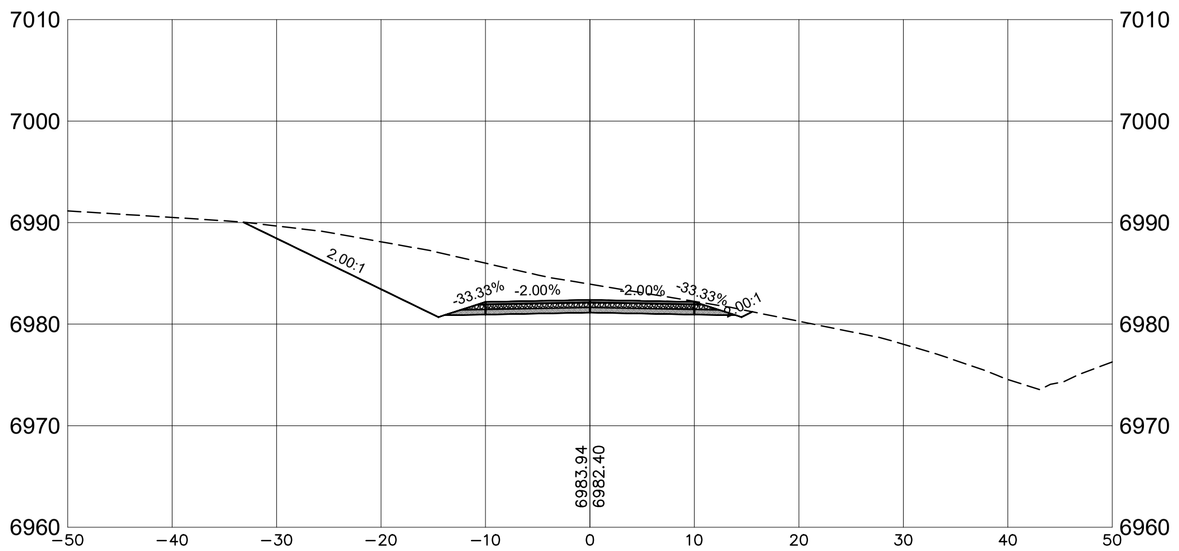

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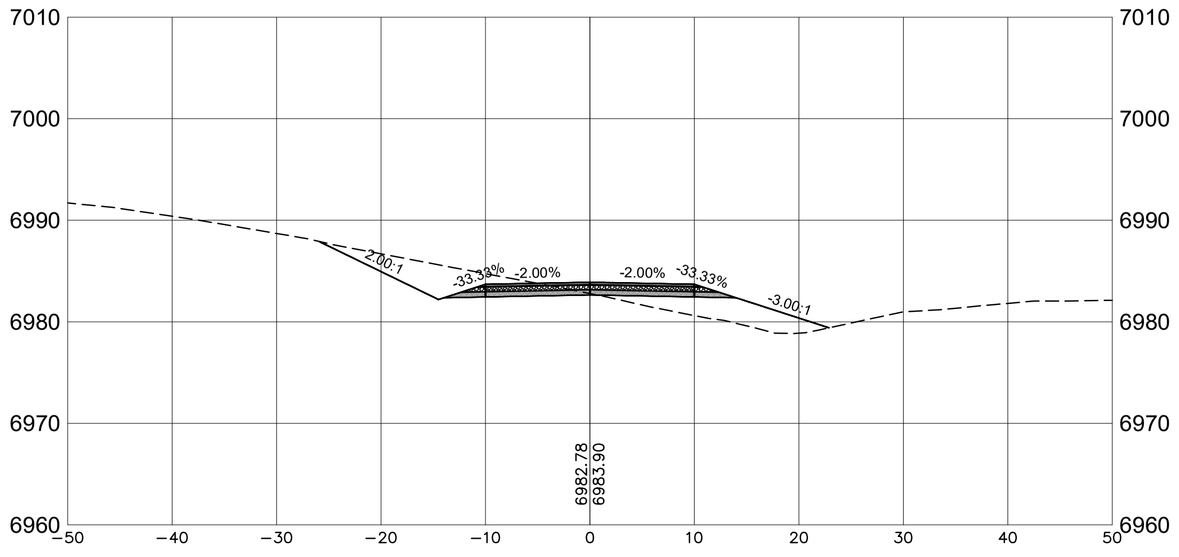

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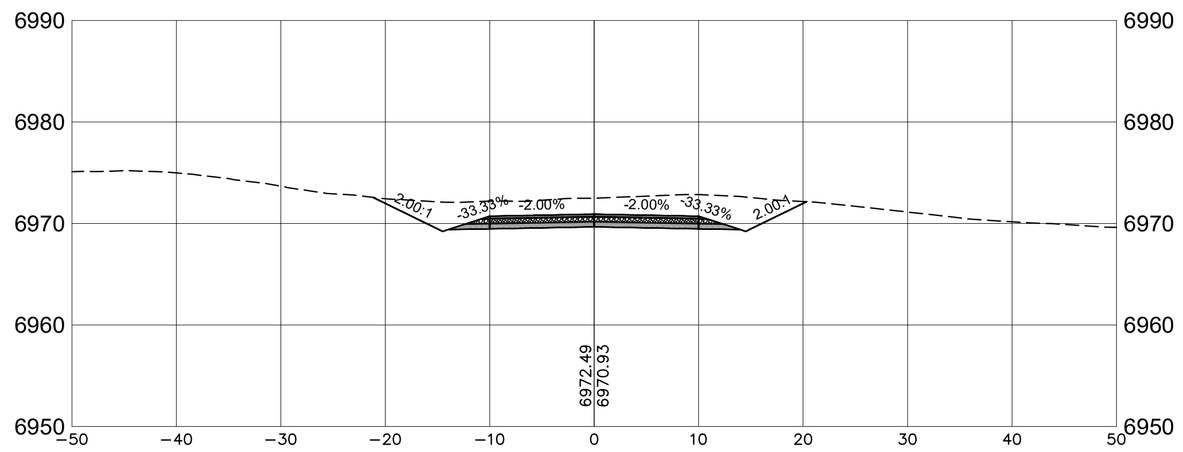

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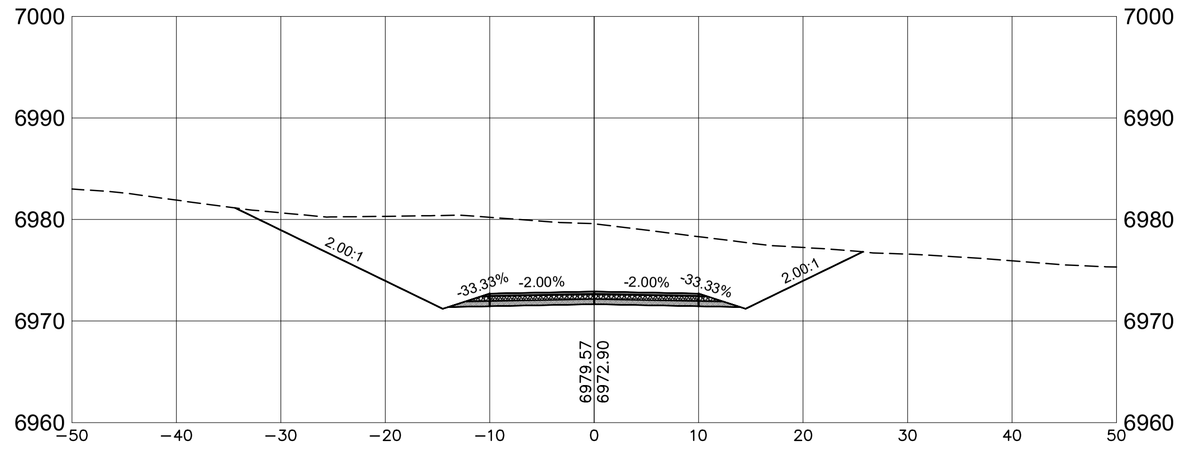

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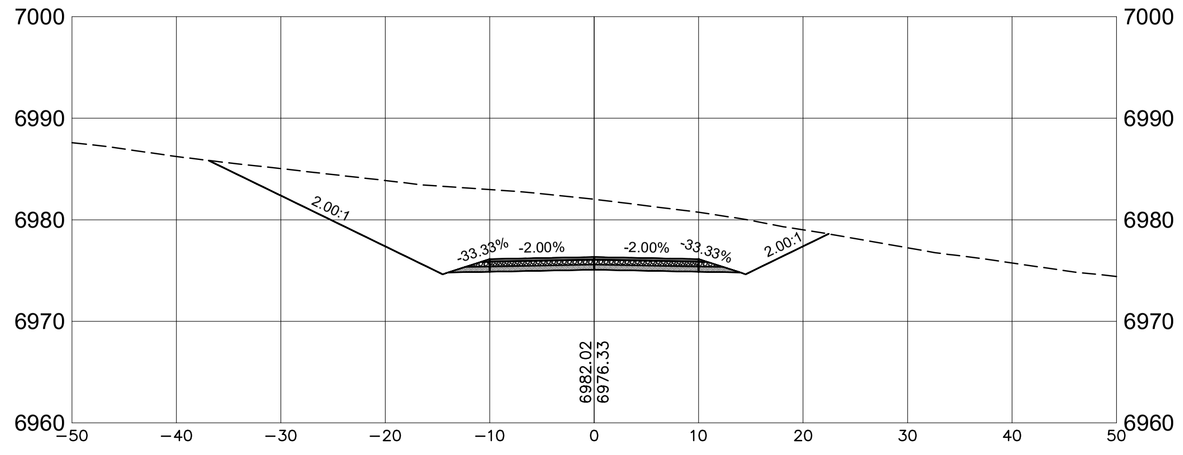

7+50

WEST VILLAGE DR

0 5 10 20

SCALE: 1" = 10'

CASE #s 2021-3800
& 2021-3801

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DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS - WEST VILLAGE DR (SOUTH)

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-702

REVISIONS	DATE	ENGINEERS SEAL
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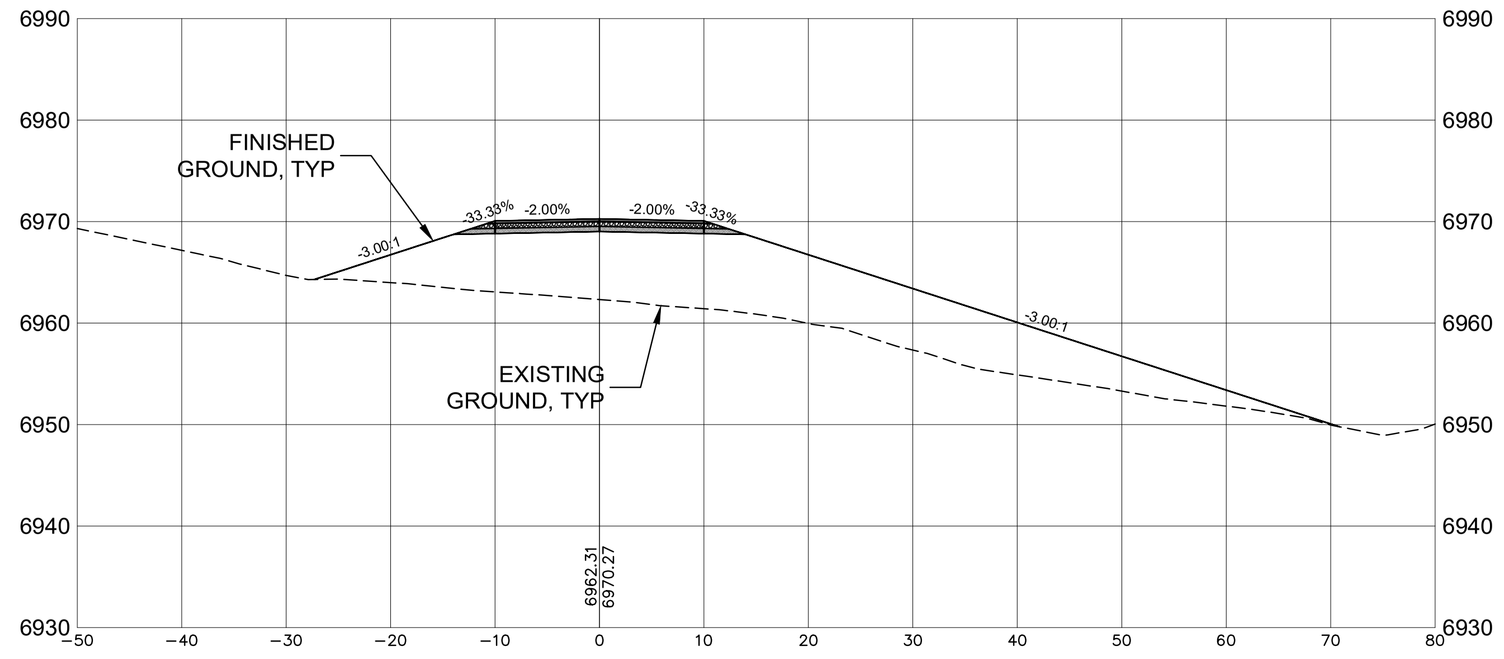

WEST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CASE #s 2021-3800
& 2021-3801

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ROADWAY CROSS SECTIONS - WEST VILLAGE DR (SOUTH)

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-703

REVISIONS	DATE	ENGINEERS SEAL
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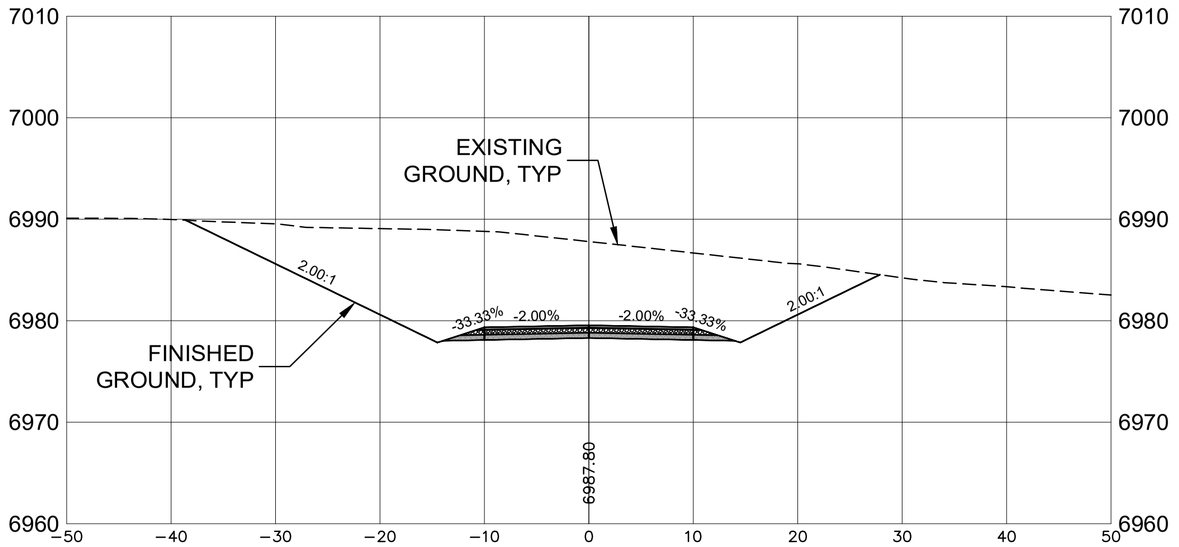

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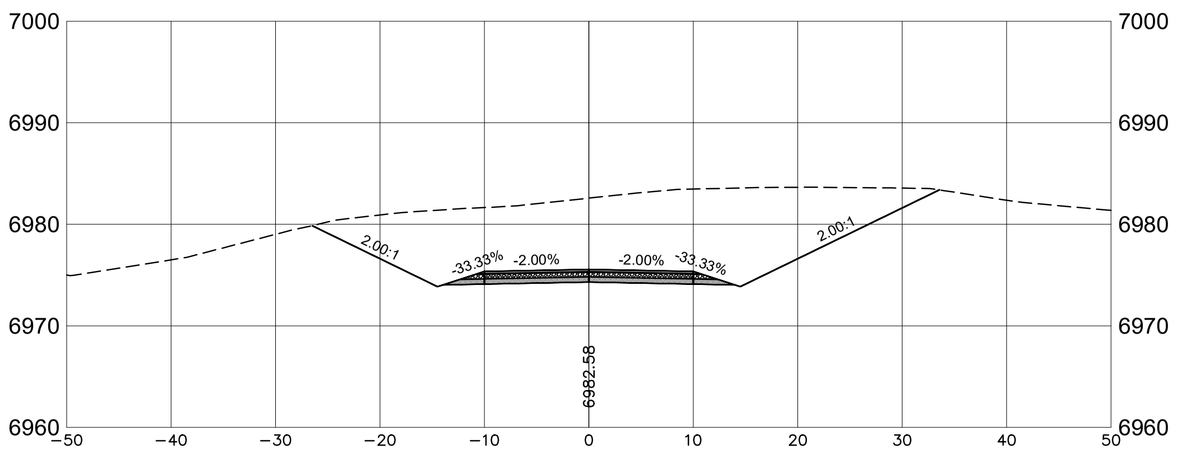

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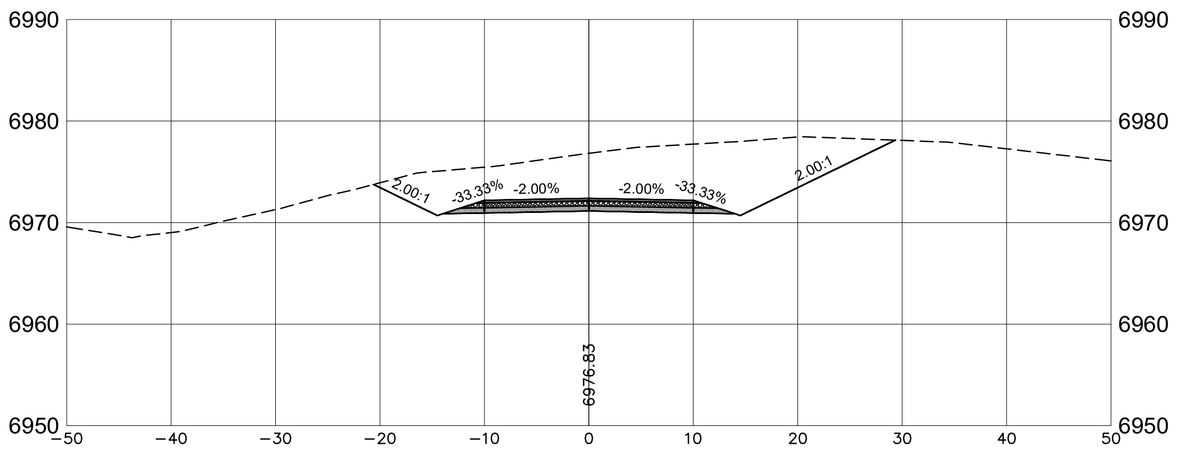

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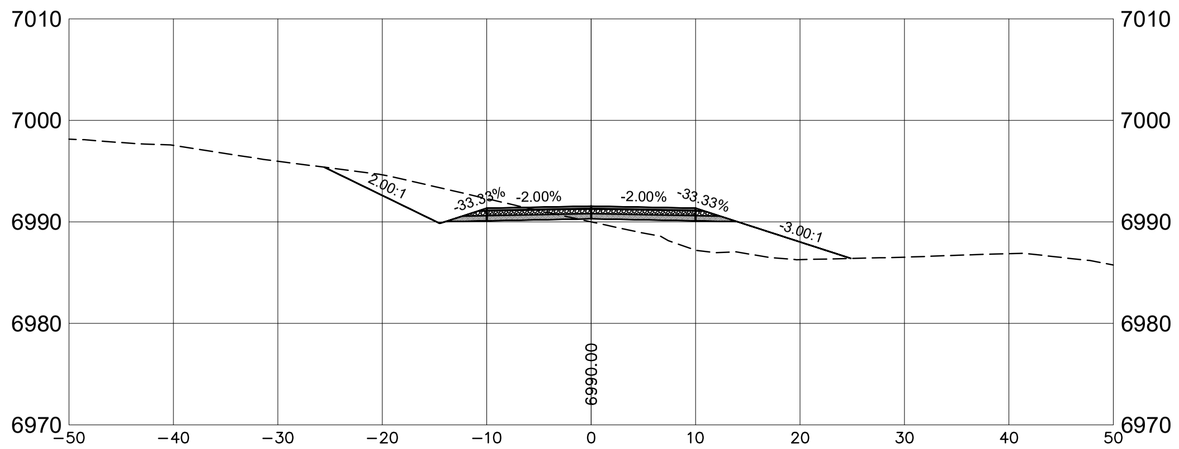

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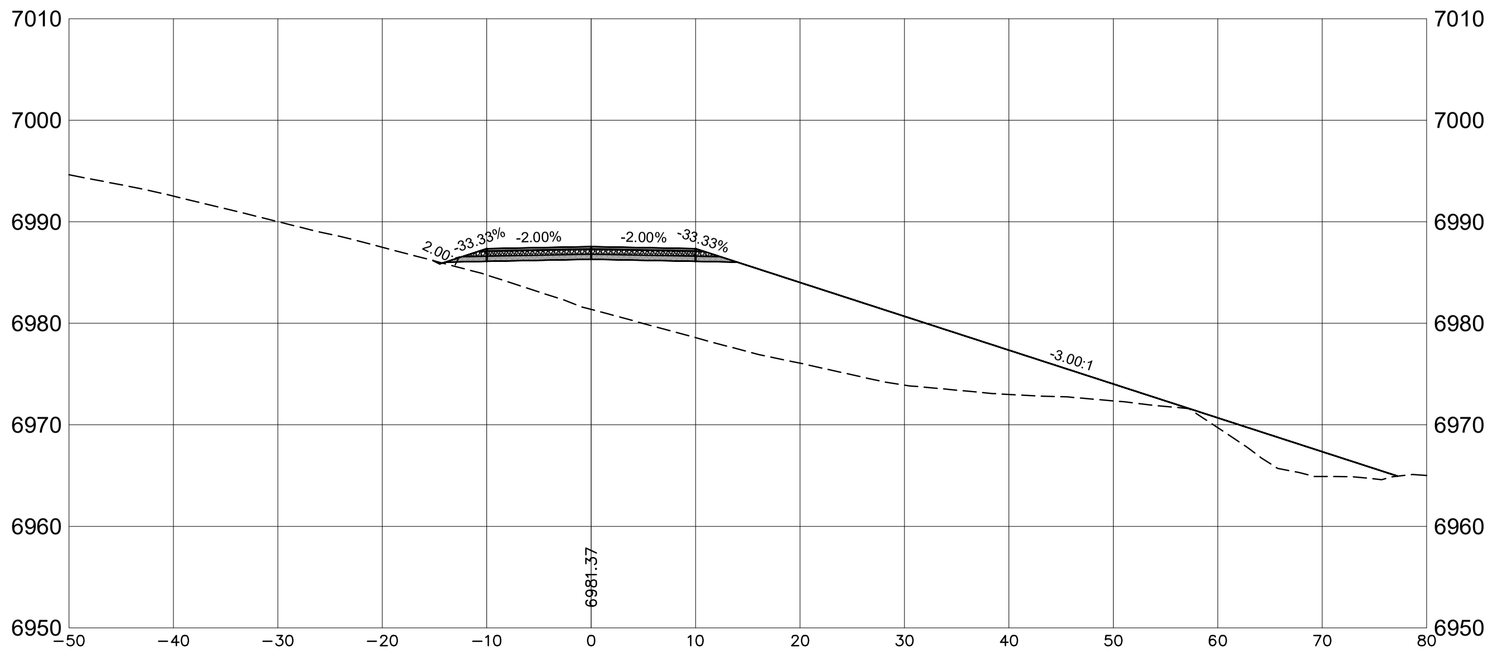

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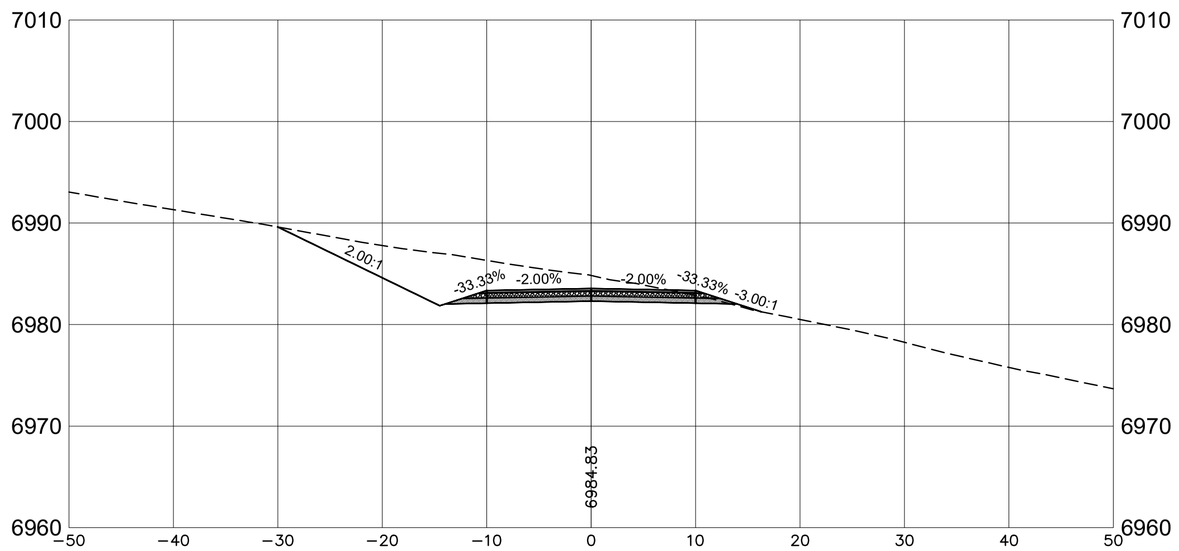

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WEST VILLAGE DR

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SCALE: 1" = 10'

CASE #s 2021-3800
& 2021-3801

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TRAFFIC DIV.		
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DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS -WEST VILLAGE DR (NORTH)

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-704

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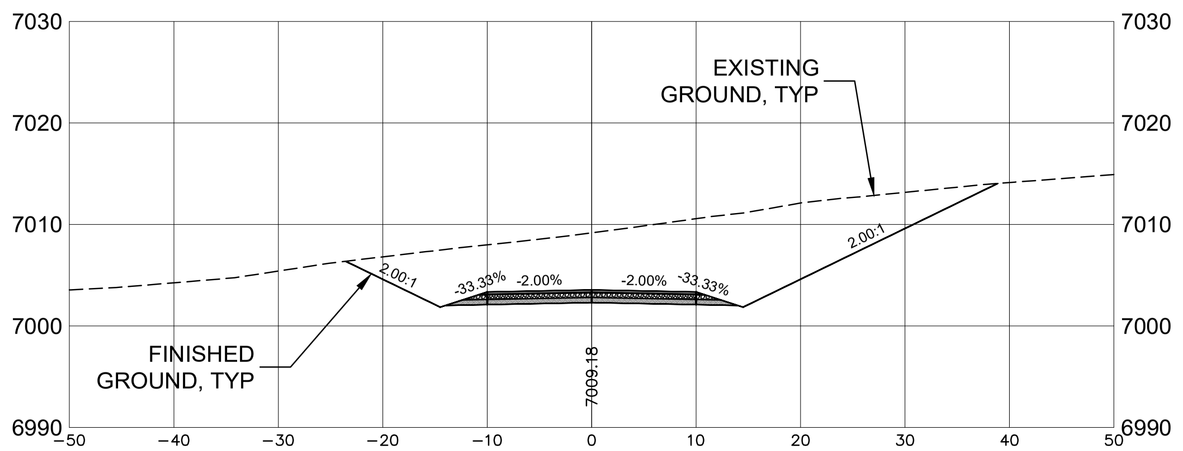

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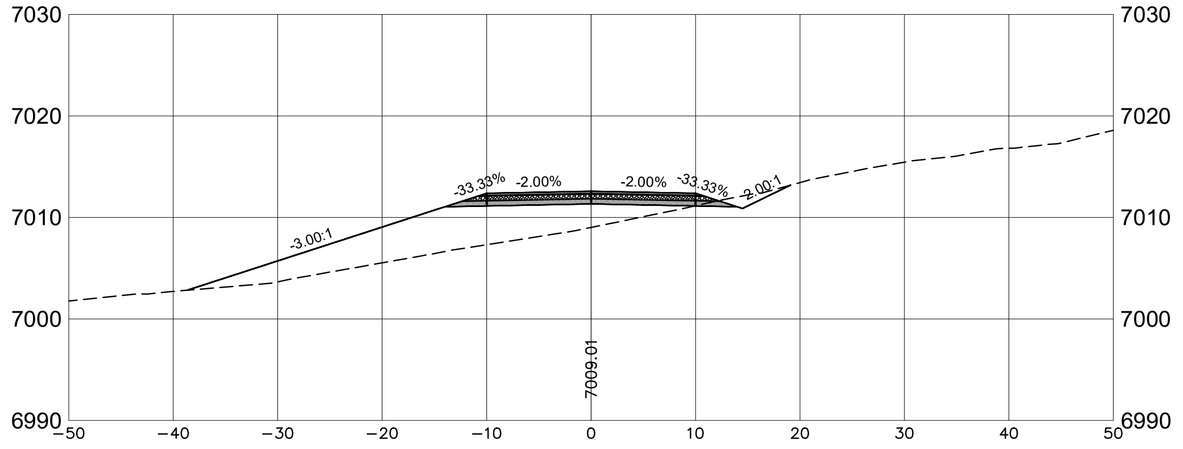

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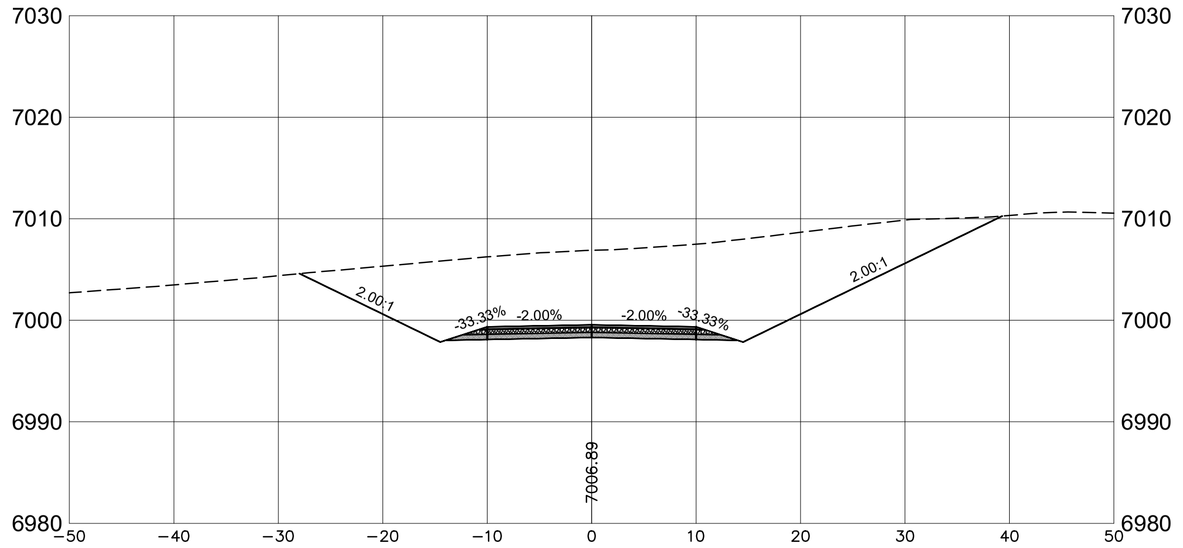

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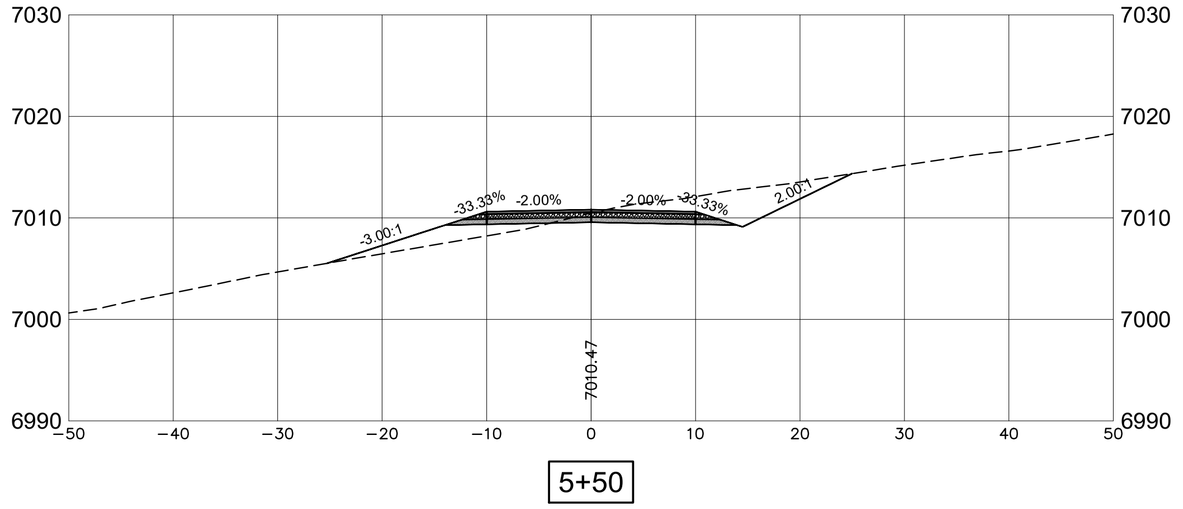

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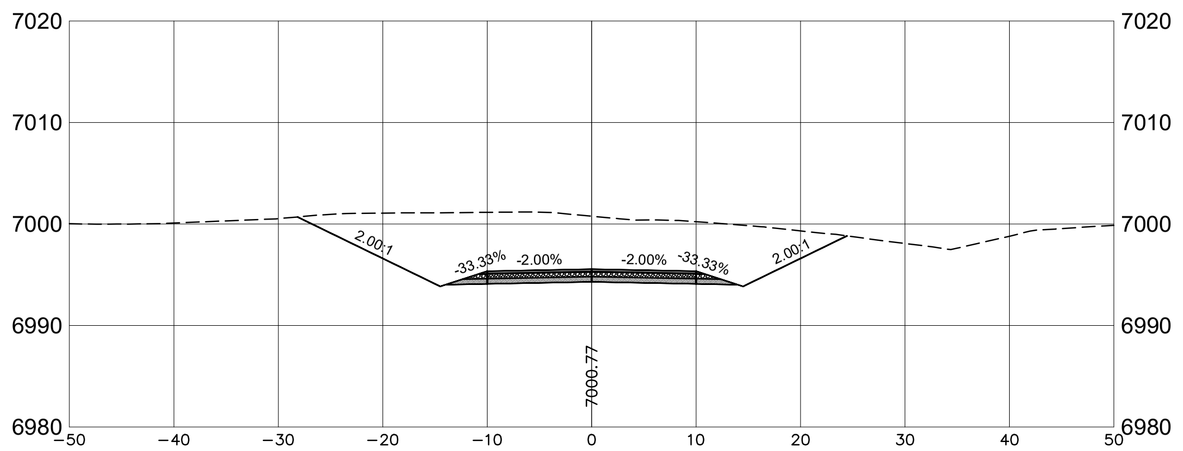

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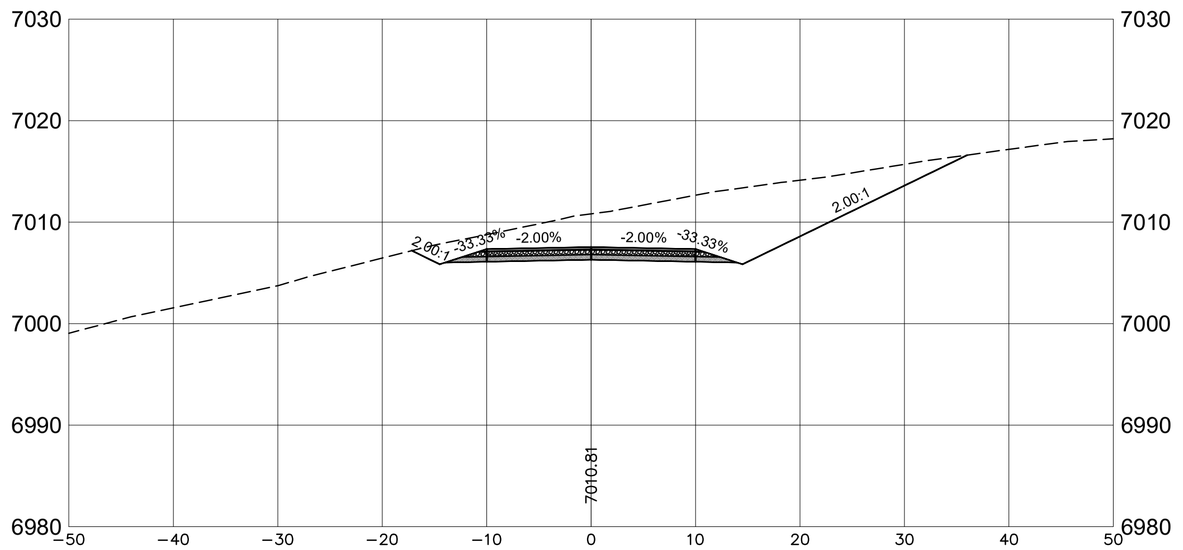

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WEST VILLAGE DR

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SCALE: 1" = 10'

CASE #s 2021-3800 & 2021-3801

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DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS -WEST VILLAGE DR (NORTH)

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 10'	C-705

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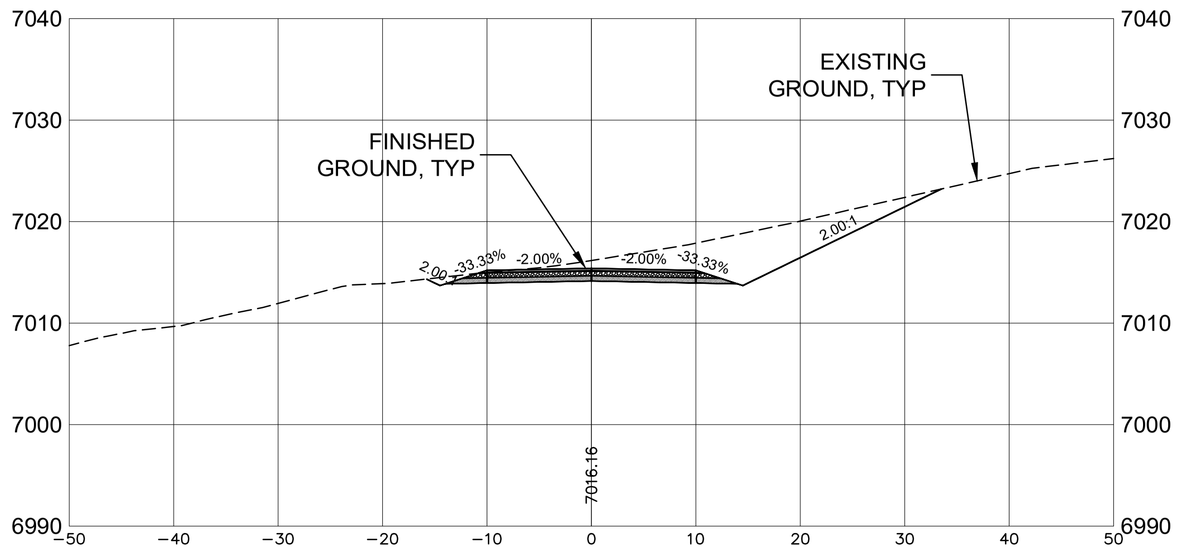

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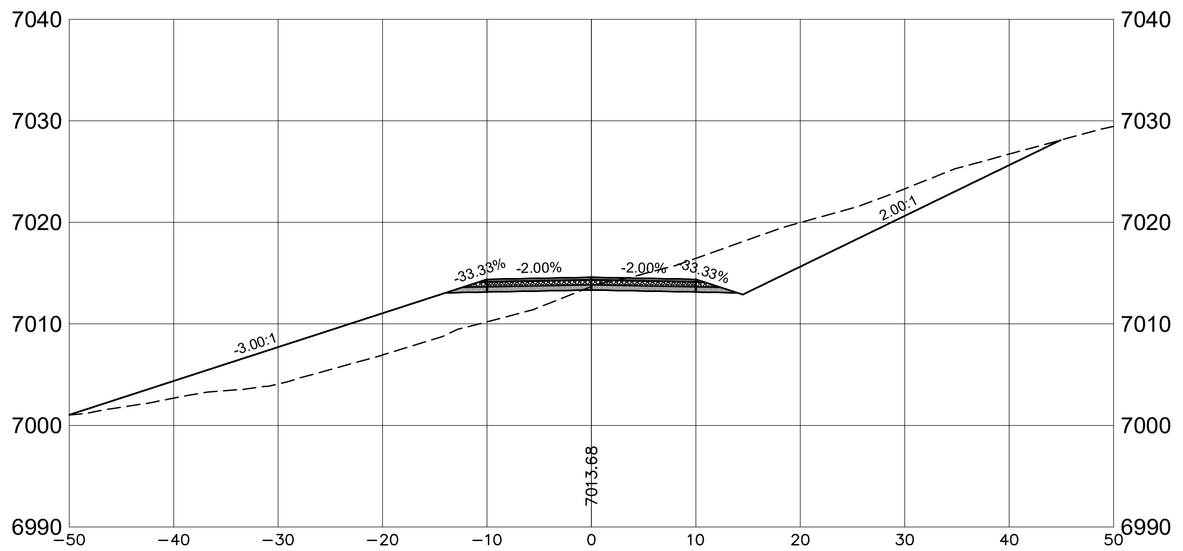

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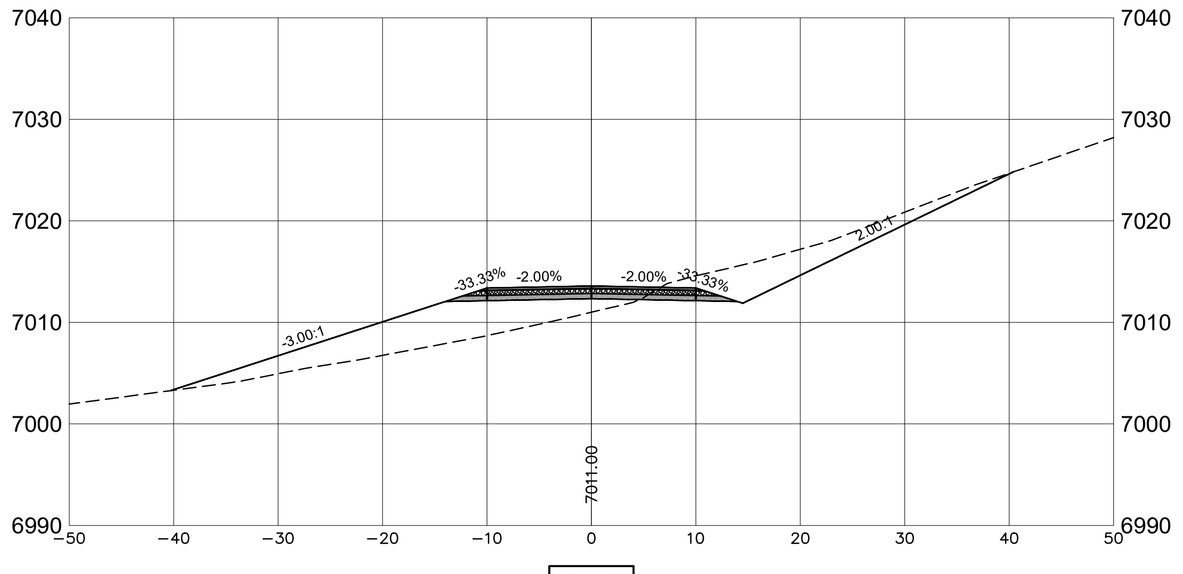

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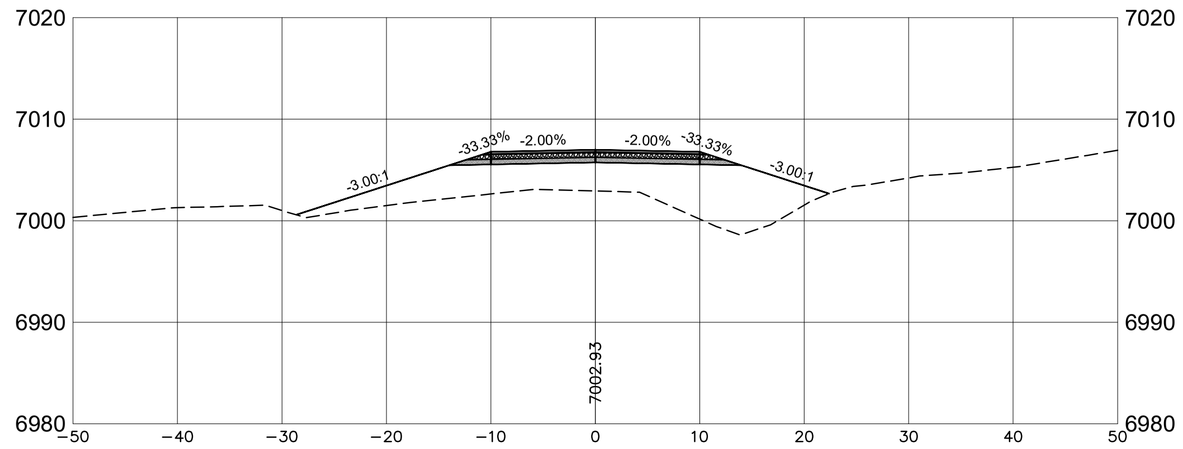

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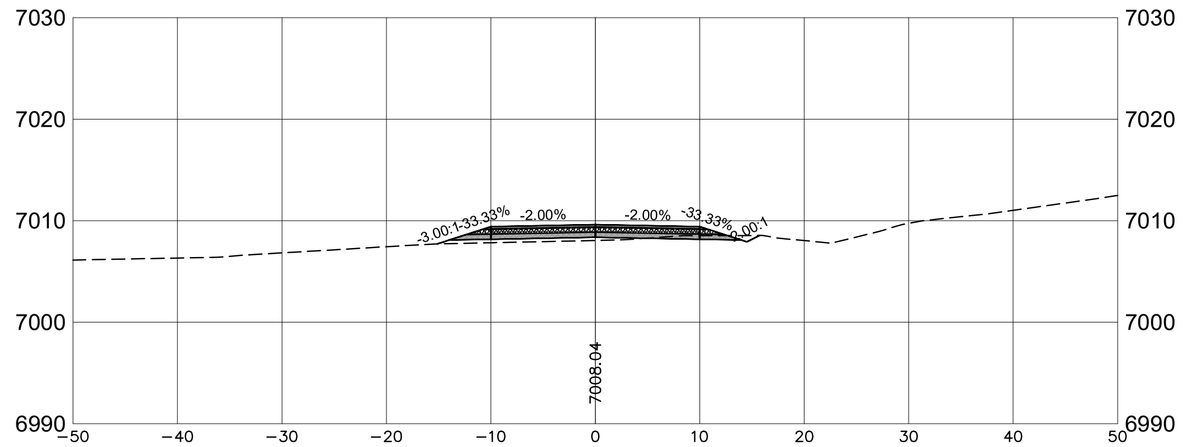

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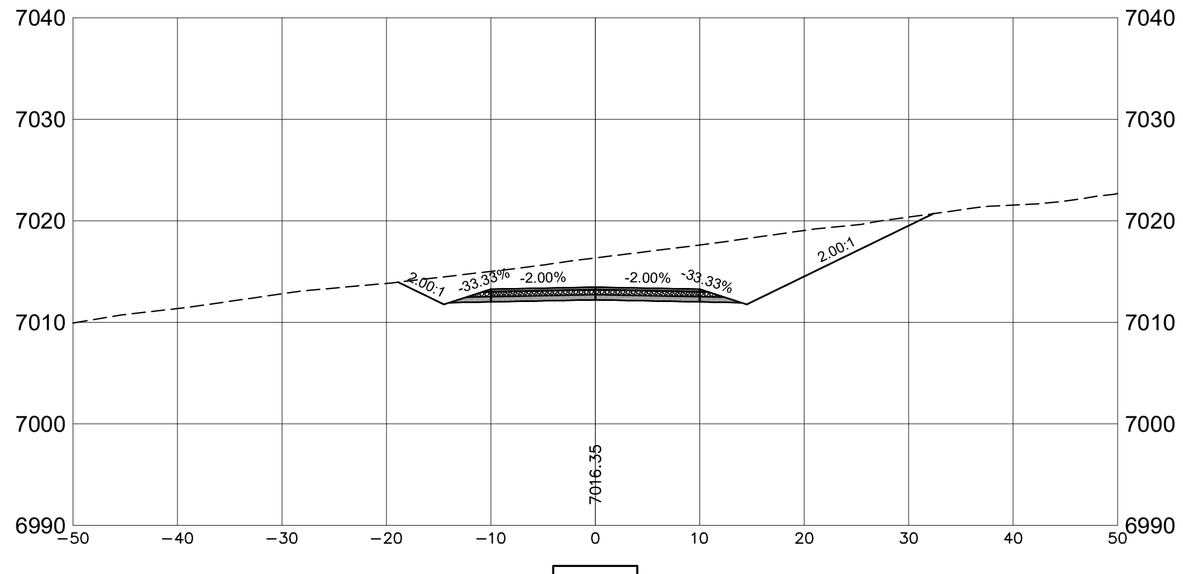

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WEST VILLAGE DR

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SCALE: 1" = 10'

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& 2021-3801

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DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS - WEST VILLAGE DR (NORTH)

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DECEMBER 2021	1" = 10'	C-706

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STORM WATER POLLUTION PREVENTION PLAN
THE RESORT AT MONTE SERENO
SANTA FE, NEW MEXICO

1. SITE AND PROJECT DESCRIPTION

The project site is currently undeveloped and mainly in its natural condition. There are no arroyos adjacent to the site. .

1.1 Owner Operator:

Construction Operator (Separate NPDES Permit needed).

_____

_____

_____

_____

Telephone: _____

Fax: _____

1.2 Location of the site:

The site is located in Township 18 North, Range 9 East, Section 36, in Santa Fe, New Mexico.

The latitude and longitude are as follows:

Latitude: 35°45'11" N
Longitude: 105°56'38" W

1.3 The total area of the site:

37.129 ± acres

1.4 The area of the site that is expected to be disturbed:

8.075 ± acres

1.5 Endangered Species:

Based on the instruction provided by the EPA Compliance Assurance and Enforcement Division Water Enforcement Branch, Region 6 "Storm Water Region 6 NPDES General Permit for Storm Water Discharge from Construction Activity," there are no endangered or threaten species, or designated critical habitat, which are likely to be adversely affected by the construction activity's storm water discharge or storm water discharge related activities.

1.6 Intended sequence of major construction activities:

1. Install Best Management Practices (BMP's). The contractor shall minimize soil disturbance and insure the proper stockpiling of materials.

2. Site Grading. The contractors shall use site-specific controls as shown on the Temporary Erosion Control Plans and Grading and Drainage Plans. Soil disturbance shall be minimized.

3. Installation of Utilities including trenching, stockpiling of excavated materials and backfilling. The contractors shall use site-specific controls as shown on the Temporary Erosion Control Plans.

4. Stabilization. The contractors shall use site-specific controls as shown on the Permanent Erosion Control Plans.

1.7 The following maps have been prepared:

1.7.1 Vicinity Map

See sheet G-100.

1.7.2 Drainage patterns:

Grading and Drainage Plans, C-300 series.

1.7.3 Approximate slopes after major grading.

Permanent Erosion Control Plan, C-802.

1.7.4 Outline area of disturbance:

Permanent Erosion Control Plan, sheet C-802.

1.7.5 Outline of areas which won't be disturbed:

See SWPPP Plan, this sheet.

1.7.6 Location of major structural and non-structural concepts:

Temporary Erosion Control Plan, sheet C-801.

1.7.7 Areas where stabilization practices are expected to occur.

Permanent Erosion Control Plan, sheet C-802.

2. DESCRIPTION OF CONTROLS

2.1 Posting Requirements:

The Contractor will post conspicuously near the entrance to the site the following items:

Copies of NOIs
Name and telephone number of contact persons.

2.2 "Good Housekeeping":

The contractors shall practice "Good Housekeeping." This includes the proper disposal of construction and demolition debris on a daily basis, proper wash down methods of construction vehicles, the proper stockpiling of materials. The construction site shall be kept in a neat and orderly manner and exposure of material to storm water will be minimized to the extent practicable.

2.3 Concrete Washout

Concrete washout is a process wastewater and must be controlled in a designated area (e.g. bermed pit) and disposed of properly and noted on the Temporary Erosion Control Plans.

2.4 Minimize Disturbance and Preserve Natural Vegetation:

The Contractor shall minimize disturbance. The limits of construction shall be clearly delineated and enforced. Special attention will be given to protecting established vegetation. The contractor will be responsible for replacing vegetation that is unnecessarily disturbed.

2.5 Inspections:

Disturbed areas, stabilization and structural control measures shall be inspected as required and at least once every two weeks, and within 24 hours or the next working day of the end of a storm event. If a portion of the site has been finally or temporarily stabilized, and runoff is unlikely due to winter conditions, or during seasonal arid periods, inspections shall be conducted on a monthly basis.

Inspections shall be documented on the inspection and maintenance form. Inspections shall be continued by the Owner and final stabilization of an area is achieved and/or the Notice of Termination is submitted.

2.6 Record Keeping:

A copy of the SWPP Plan will be maintained onsite for the use of all Operators and those identified in the SWPP Plan as having on site responsibilities. Items that will be maintained and attached to the SWPPP include:

Inspection Reports: The inspection reports shall be signed by a qualified inspector assigned by the Contractor. The SWPPP package and reports shall be available to EPA representatives at all times during construction.

Land Disturbance Log containing: dates when major soil disturbing activities occur, dates when construction activities temporarily or permanently cease on a portion of the site, and dates when stabilization measures are initiated.

Spill Tracking

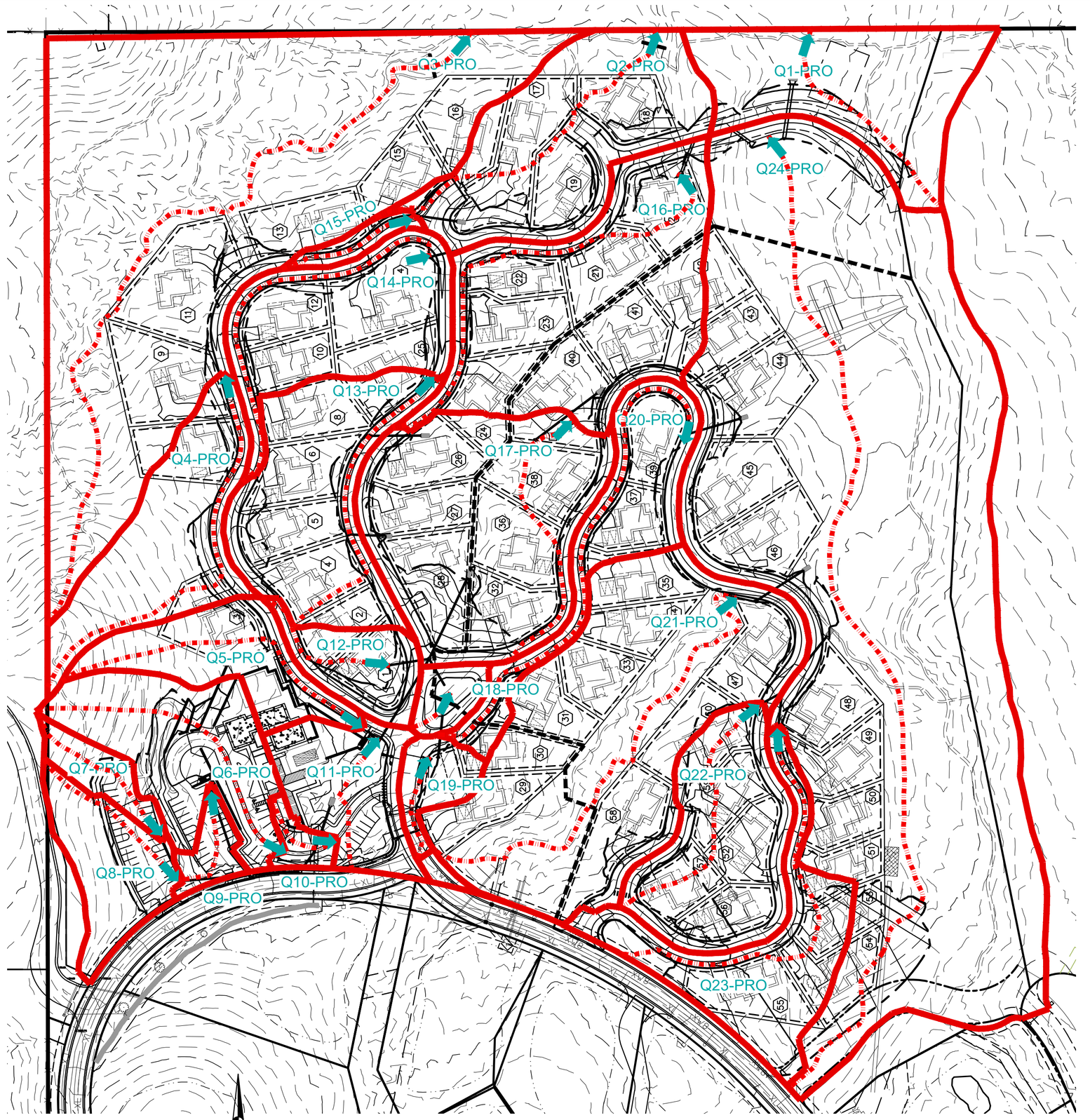
Copies of SWPP Plans, inspection records, spill reports, all reports required by NPDES Permit coverage, and data used to complete the NOI shall be retained by the permitees.

2.7 Plan Amendment:

This SWPP Plan will be amended when:

There is a change in design, construction, operation, or maintenance.

If the inspection report identifies problems or inadequacies with the current BMPs, the SWPP Plan shall be modified as necessary to include additional or modified BMP's designed to correct the problems.



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SCALE: 1" = 100'

DEVELOPED CONDITIONS DRAINAGE MAP

SCALE: 1" = 100', CONTOUR INTERVAL = 5'

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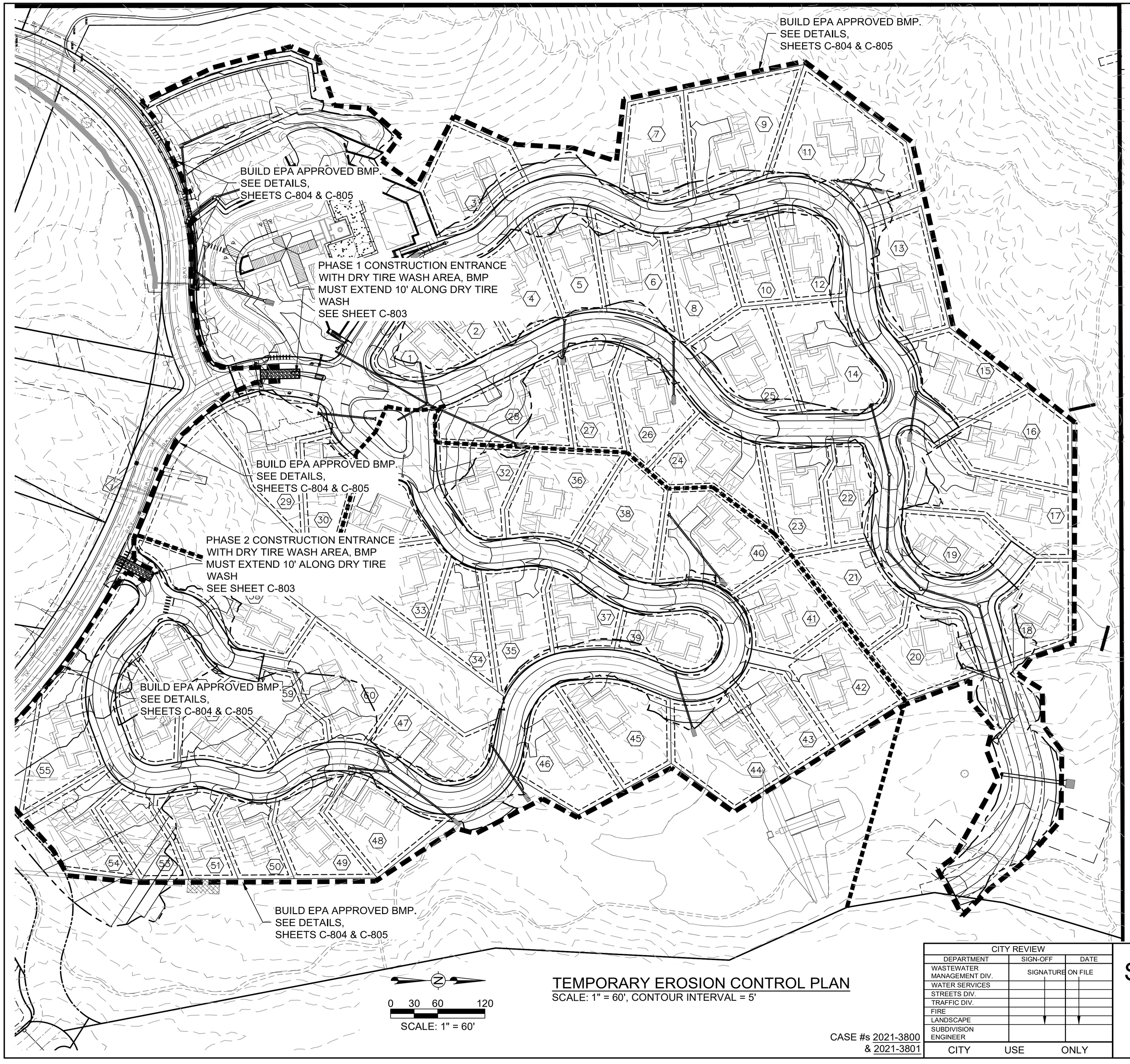
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

STORM WATER POLLUTION PREVENTION PLAN

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 100'	C-800



TEMPORARY EROSION CONTROL PLAN

SCALE: 1" = 60', CONTOUR INTERVAL = 5'

CASE #s 2021-3800
& 2021-3801

BEST MANAGEMENT PRACTICES - NOTES

1. DISTURBED AREAS SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION BY MEANS ADEQUATE TO RETAIN SOIL ON SITE.
2. EXCEPT AS NECESSARY TO INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES, LAND SHALL NOT BE GRADED OR CLEARED UNTIL ALL SUCH TEMPORARY DEVICES HAVE BEEN PROPERLY INSTALLED AND INSPECTED. CONTROL DEVICES SHALL BE KEPT IN PLACE AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. SIGNIFICANT TREES, AREAS WITH SUBSTANTIAL GRASS COVERAGE, AND DRAINAGE WAYS THAT ARE TO REMAIN UNDISTURBED SHALL BE FENCED OFF PRIOR TO THE USE OF ANY HEAVY MACHINERY ON-SITE AND DURING THE ENTIRE CONSTRUCTION PROCESS. FENCING SHALL BE PLACED FIVE FEET TO THE OUTSIDE OF THE DRIP LINE OF SIGNIFICANT TREES.
4. SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION THROUGHOUT CONSTRUCTION BY USING APPROPRIATE EROSION CONTROL TECHNIQUES. STAGING AND SOIL STOCKPILE AREAS SHALL BE CLEARLY DESIGNATED ON THE SITE. ALL TOPSOIL SHALL BE KEPT ON SITE, WITHIN THE DISTURBANCE ZONE OF CONSTRUCTION, AND REINTRODUCED IN TO PLANTING AREAS TO THE EXTENT POSSIBLE. THERE ARE NO SOIL STOCKPILES ASSOCIATED WITH THIS PROJECT.
5. WATERING DOWN EXPOSED AREAS IS REQUIRED TO PREVENT THE BLOWING OF DUST OR SEDIMENT.
6. PROTECTION FOR STORM DRAIN INLETS SHALL BE PROVIDED TO PREVENT THE ENTRY OF SEDIMENT WHILE STILL ALLOWING THE ENTRY OF STORM WATER.
7. EROSION AND SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY WATERING AND/OR FIBER MULCH WITH TACKIFIER.
8. ALL CONSTRUCTION TRAFFIC SHALL USE TIRE WASHES.

MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

1. DISTURBED AREAS, STABILIZATION AND STRUCTURAL CONTROL MEASURES SHALL BE INSPECTED AS REQUIRED AND AT LEAST ONCE EVERY TWO WEEKS, AND WITHIN 24 HOURS OR THE NEXT WORKING DAY OF THE END OF A STORM EVENT. IF A PORTION OF THE SITE HAS BEEN FINALLY OR TEMPORARILY STABILIZED, AND RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS, OR DURING SEASONAL ARID PERIODS, INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
2. THE STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.
3. IF AFTER NOTICE BY THE CITY TO CORRECT A VIOLATION REQUIRING MAINTENANCE WORK, SATISFACTORY CORRECTIONS ARE NOT MADE WITHIN A REASONABLE PERIOD OF TIME. THE CITY MAY PERFORM ALL NECESSARY WORK TO PLACE THE FACILITY IN PROPER WORKING CONDITION. THE CONTRACTOR SHALL BE ASSESSED THE ASSOCIATED COSTS OF THE WORK.

LEGEND

EPA APPROVED BMP. SEE SHEETS C-804 & C-805 FOR DETAILS

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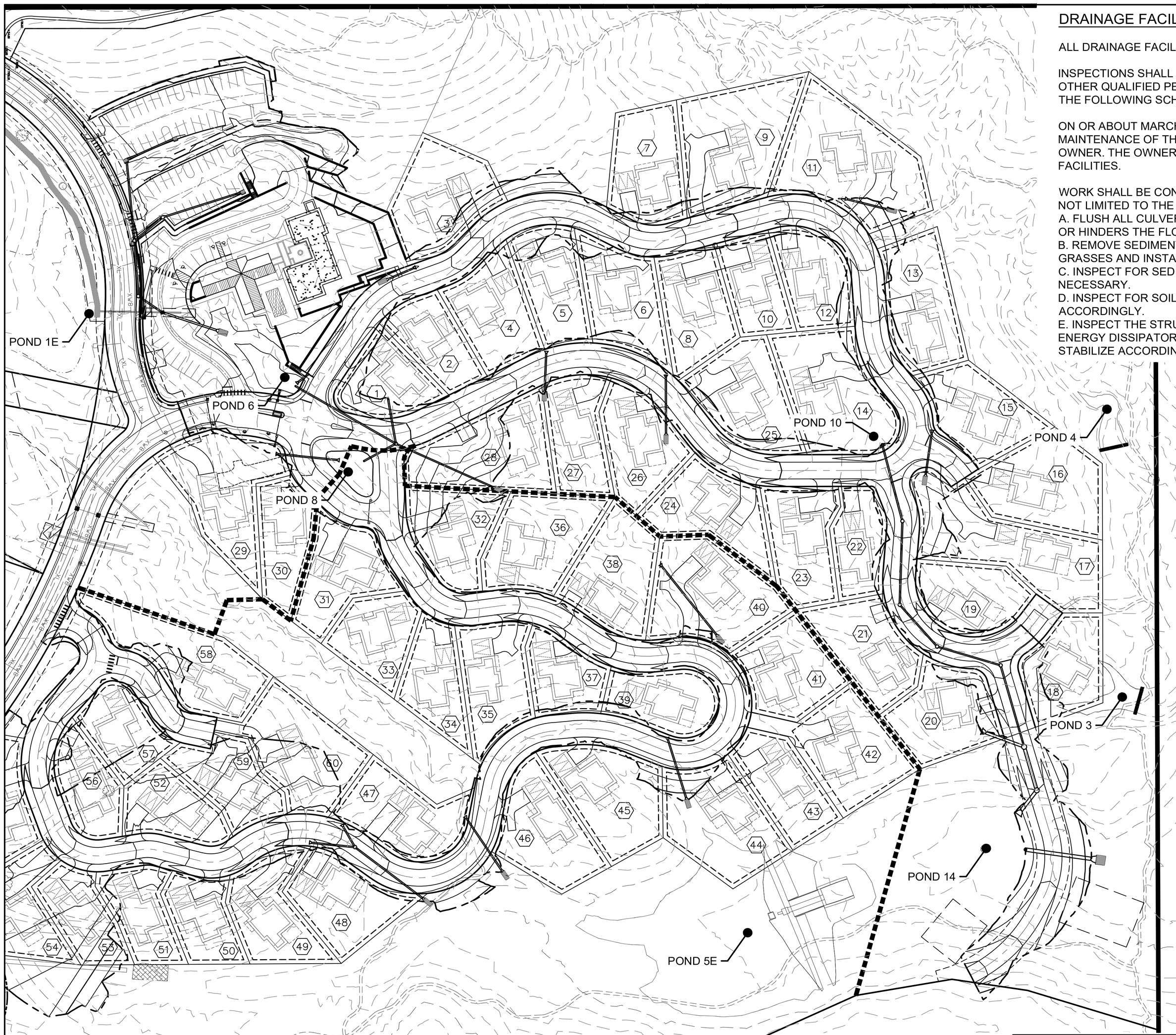
DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

TEMPORARY EROSION CONTROL PLAN

DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 200'	C-801



DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:
A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).
B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.
C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINAGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.
D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.
E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

LONG TERM MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

1. THE STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED.
2. THE CITY OR ITS AUTHORIZED AGENT MAY ENTER UPON THE PROPERTY, AT REASONABLE TIMES TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.
3. IF AFTER NOTICE BY THE CITY TO CORRECT A VIOLATION REQUIRING MAINTENANCE WORK, SATISFACTORY CORRECTIONS ARE NOT MADE WITHIN A REASONABLE PERIOD OF TIME. THE CITY MAY PERFORM ALL NECESSARY WORK TO PLACE THE FACILITY IN PROPER WORKING CONDITION. THE OWNER(S) OR RESPONSIBLE PARTY OF THE FACILITY SHALL BE ASSESSED THE ASSOCIATED COSTS OF THE WORK.

INSPECTIONS AND VIOLATIONS DURING CONSTRUCTION PROCESS

1. INSPECTIONS BY CITY ARE DUE WHEN STORM WATER MANAGEMENT MEASURES ARE COMPLETED AND WHEN THE FINAL SITE RESTORATION MEASURES ARE COMPLETED. HOWEVER, IF FINAL SITE RESTORATION MEASURES ARE BEING DELAYED DUE TO THE SEASON, THE CITY SHALL BE NOTIFIED WHEN TEMPORARY EROSION CONTROL MEASURES FOR USE UNTIL RESTORATION IS COMPLETE, IN PLACE AND READY FOR INSPECTION.
2. FURTHER CONSTRUCTION OR ISSUANCE OF ANY PERMITS SHALL NOT OCCUR UNTIL WRITTEN APPROVAL HAS BEEN GRANTED BY THE CITY.

WATER LEVEL MEASUREMENT

1. THE CONTRACTOR SHALL INSTALL A STAFF GAUGE AT EACH POND TO MEASURE SEDIMENT ACCUMULATION. STAFF GAUGE MARKINGS SHALL BE IN 0.25' INCREMENTS WITH 0 AT THE BOTTOM OF THE POND AND LABELED FOOT MARKS TO THE TOP OF THE POND. UV RESISTANT MATERIALS SHALL BE USED INCLUDING: FIBERGLASS, STAINLESS STEEL, PVC, ALUMINUM / DIE-BOND BACKED, LEXAN OR POLYCARBONTE COATED MYLAR. SHOP DRAWING SUBMITTALS ARE REQUIRED PRIOR TO CONSTRUCTION. SEE DETAIL, SHEET C-903.
2. THE STAFF GAUGE SHALL BE CLEANED DURING SPRING AND FALL MAINTENANCE TO REMOVE ANY ACCUMULATION ON THE GAUGE.

NOTE:

FOR POND INFORMATION SEE SHEET C-300 FOR THE POND VOLUMES.

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SCALE: 1" = 60'

PERMANENT EROSION CONTROL PLAN

SCALE: 1" = 60', CONTOUR INTERVAL = 5'

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REVISIONS	DATE	ENGINEERS SEAL
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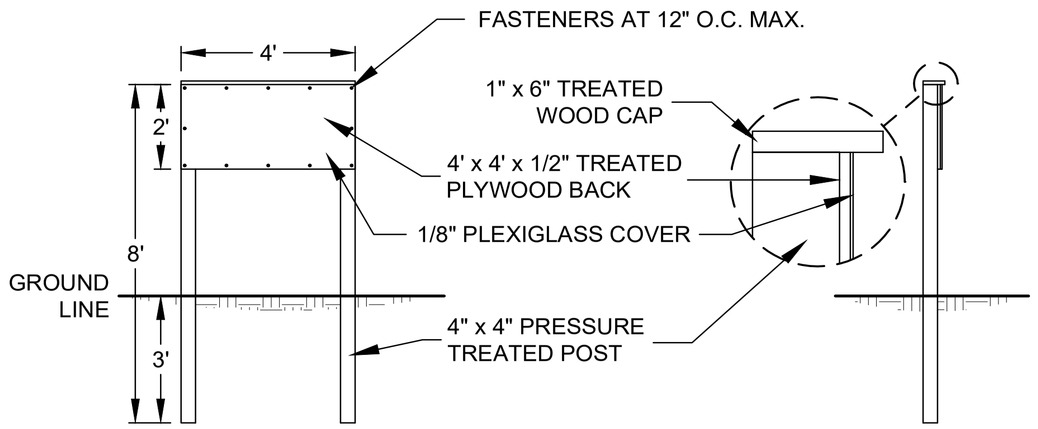
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

PERMANENT EROSION CONTROL PLAN

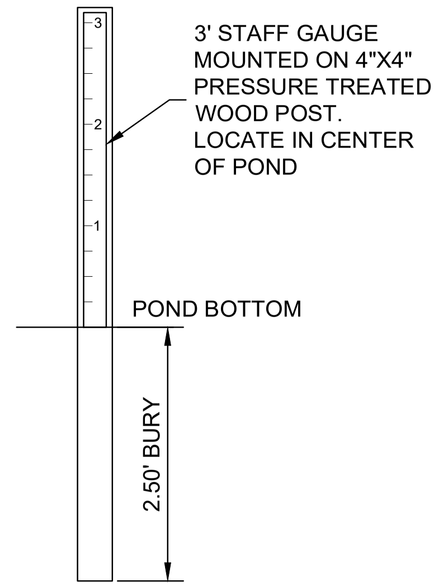
DATE:	SCALE:	SHEET:
DECEMBER 2021	1" = 200'	C-802



N.P.D.E.S. PERMIT POSTING BOARD
(LOCATED AT MAIN ENTRANCE)

CITY OF SANTA FE NPDES STORMWATER MANAGEMENT NOTES

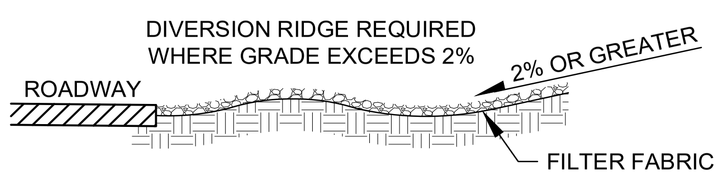
1. DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE SFCC CHAPTER XIII STORMWATER UTILITY INCLUDING THE STORMWATER UTILITY SERVICE CHARGE AND STORMWATER ILLICIT DISCHARGE CONTROL REQUIREMENTS.
2. DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF NPDES GENERAL MS4 DISCHARGE PERMIT NO. NMR040000 AND NPDES CONSTRUCTION GENERAL PERMIT NO. NMR 100000.
3. CONSTRUCTION GENERAL DISCHARGE PERMIT NO. NMR100000- A STORMWATER POLLUTION PREVENTION PLAN MUST BE PREPARED BY A QUALIFIED PROFESSIONAL AND A NOTICE OF INTENT (NOI) FOR COVERAGE MUST BE FILED WITH THE EPA. CONSTRUCTION STORMWATER DISCHARGES ARE NOT PERMITTED UNTIL A MINIMUM OF SEVEN (7) CALENDAR DAYS AFTER EPA ACKNOWLEDGEMENT OF A COMPLETE NOI.
4. CITY OF SANTA FE STORMWATER ILLICIT DISCHARGE CONTROL- SFCC 13-2 PROHIBITS THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, SLURRIES, MUD, PLASTERS, CONCRETE RINSATES AND ANY CONSTRUCTION MATERIALS, WASTES AND GARBAGE, ETC. TO THE STORM DRAIN SYSTEM. THE STORM DRAIN SYSTEM INCLUDES ROADS, STREETS, CURBS, GUTTERS, DROP INLETS, PIPED STORM DRAINS, CULVERTS, RETENTION AND DETENTION BASINS, NATURAL AND MAN-MADE DRAINAGE CHANNELS, ARROYOS, RIVERS AND ANY FACILITY AND APPURTENANCE BY WHICH STORMWATER IS COLLECTED AND/OR CONVEYED.
5. CITY OF SANTA FE TERRAIN AND STORMWATER REGULATIONS- SFCC 14-8.2 REQUIRES THAT CONSTRUCTION DISTURBED AREA SHALL BE PROTECTED AGAINST EROSION. SEDIMENT MUST BE CONTAINED ON THE DISTURBED AREA BY THE USE OF TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SUCH AS SILT FENCING, SWALES, BERMS, GEOTEXTILES, SEDIMENT BASINS AND TRAPS. PROTECTION FOR STORM DRAIN INLETS SHALL BE PROVIDED TO PREVENT THE ENTRY OF SEDIMENT FROM THE SITE WHILE STILL ALLOWING THE ENTRY OF STORMWATER. CONTROL DEVICES SHALL BE KEPT IN PLACE AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
6. THE CONTRACTOR SHALL NOT REMOVE SILT FENCE AND MULCH SOCKS OR OTHER TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES UNTIL DISTURBED AREAS ARE STABILIZED. SOIL STABILIZATION AND EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER COMPLETION OF CONSTRUCTION OR OTHER SOIL DISTURBANCE ACTIVITIES ON THE SITE. IF THE TIME OF YEAR IS NOT CONDUCIVE TO PLANTING, THEN PLANTING MAY BE DELAYED UNTIL THE NEXT APPROPRIATE PLANTING SEASON PROVIDED THAT ALL TEMPORARY EROSION CONTROL MEASURES ARE MAINTAINED UNTIL PERMANENT EROSION CONTROL MEASURES ARE IMPLEMENTED. TEMPORARY EROSION CONTROL MEASURES SHALL BE SELECTED, DESIGNED AND INSTALLED WITH AN APPROPRIATE SEED BASE TO PROVIDE EROSION CONTROL FOR AT LEAST THREE YEARS WITHOUT ACTIVE MAINTENANCE. TEMPORARY EROSION CONTROL MEASURES SHALL BE SELECTED, DESIGNED AND INSTALLED TO ACHIEVE 70 PERCENT VEGETATIVE COVER WITHIN THREE YEARS.



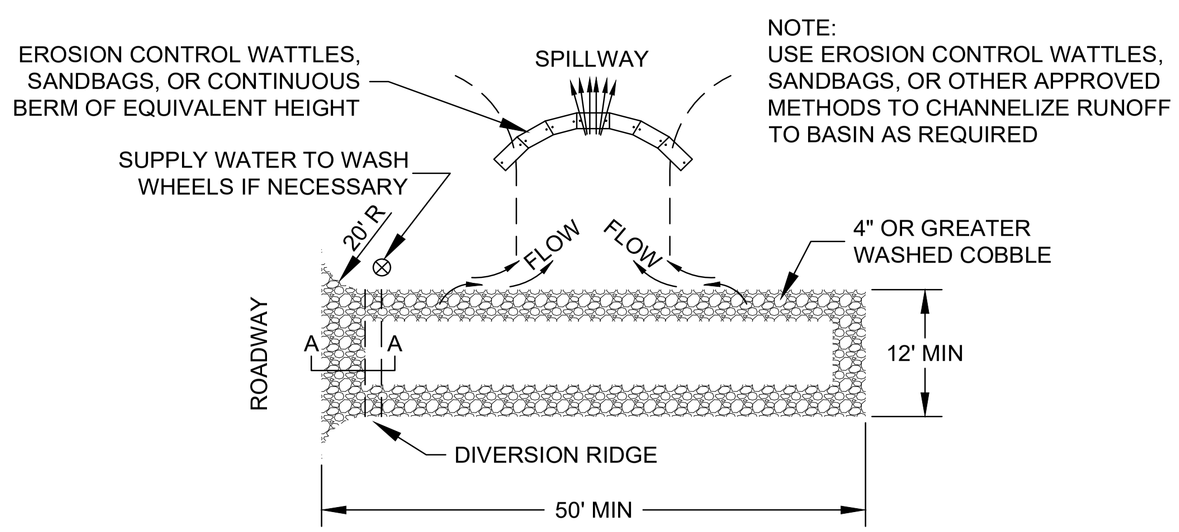
POST AND STAFF GAUGE
SCALE: N.T.S.

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL MINIMIZE SEDIMENT TRACKING OR TRANSPORT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE ADDING ADDITIONAL LAYERS OF GRAVEL, REPAIR AND/OR CLEANOUT OF MEASURE USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC ROADWAYS.
3. VEHICLE WASHING SHALL BE CONDUCTED IN A STABILIZED AREA WITH APPROPRIATE STORM WATER CONTROLS IN PLACE.



SECTION A-A



PLAN VIEW

TEMPORARY GRAVEL CONSTRUCTION
ENTRANCE / EXIT

CASE #s 2021-3800
& 2021-3801

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

Santa Fe Engineering Consultants, LLC
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http://www.SFENGR.com

DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

STORM WATER CONTROL DETAILS

DATE:	SCALE:	SHEET:
DECEMBER 2021	N.T.S.	C-803

REVISIONS	DATE	ENGINEERS SEAL
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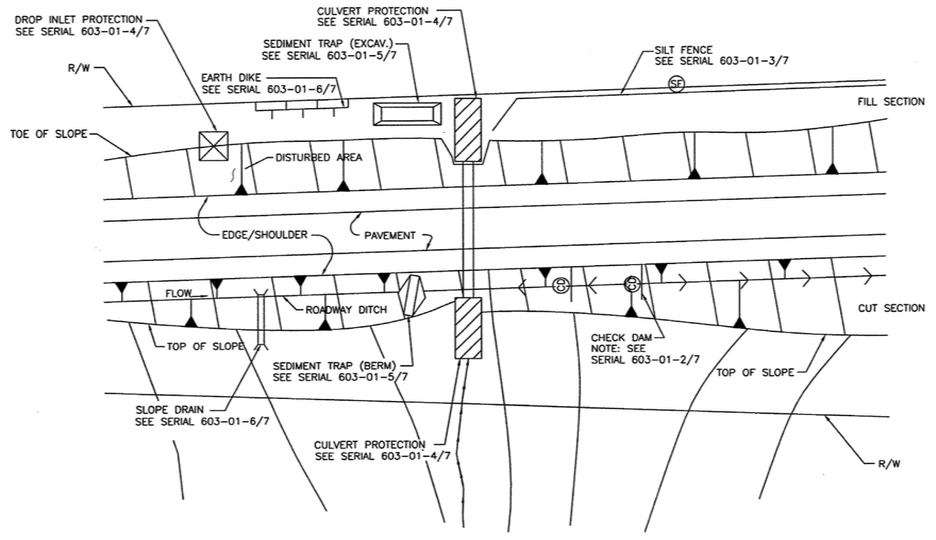
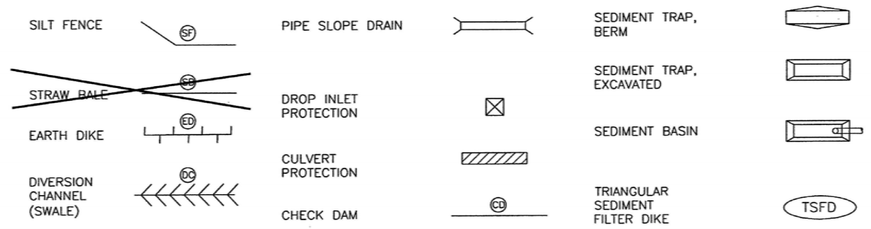


TYPICAL USAGE OF SELECTED EROSION AND SEDIMENT CONTROL MEASURES

STANDARD SYMBOLS FOR EROSION AND SEDIMENT CONTROL MEASURES



TEMPORARY EROSION & SEDIMENT CONTROL MEASURES (T.E.S.C.M.)

GENERAL NOTES

1. THE SOIL RETENTION BLANKET INSTALLATION DETAILS SHOWN FOR CULVERT PROTECTION SHALL BE USED FOR ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES UTILIZING SOIL RETENTION BLANKETS UNLESS OTHERWISE NOTED.
2. ROCK PLATING USED IN THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THESE SHEETS SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES UNLESS OTHERWISE INDICATED.
3. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES PLACED WITHIN THE CONSTRUCTION CLEAR ZONE SHALL BE INSTALLED WITH 8:1 SLOPES PARALLEL TO TRAFFIC AND 4:1 SLOPES PERPENDICULAR TO TRAFFIC.
4. SEDIMENT TRAPS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.
5. CHECK DAMS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE CHECK DAM.
6. CULVERT PROTECTIONS SHALL BE INSTALLED UPON INITIATION OF EARTH WORK ACTIVITIES AND MAINTAINED AS MUCH AS PRACTICAL UNTIL STABILIZATION IS COMPLETED AND ACCEPTED. CULVERT PROTECTIONS MAY BE REMOVED FOR PERIODS OF TIME AS REQUIRED DURING CONSTRUCTION TO COMPLETE ADJACENT IMPROVEMENTS.
7. THE CONTRACTOR MAY CONSTRUCT AN EARTH DIKE AS SHOWN, OR RELOCATE THE CHECK DAMS AS CONSTRUCTION PROGRESSES. NO DIRECT PAYMENT SHALL BE MADE FOR RELOCATION OF THE CHECK DAMS.
8. STRAW BALES ARE NOT INTENDED FOR USE ON NEW MEXICO DEPARTMENT OF TRANSPORTATION PROJECTS.

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

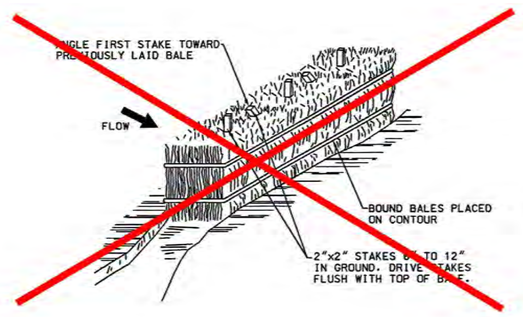
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES

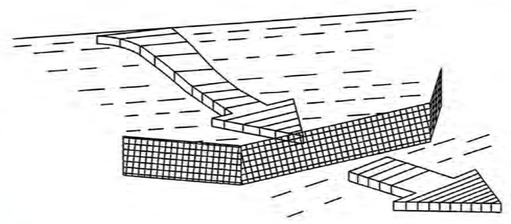
APPROVED Raymundo Van Horn 11/23/09
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

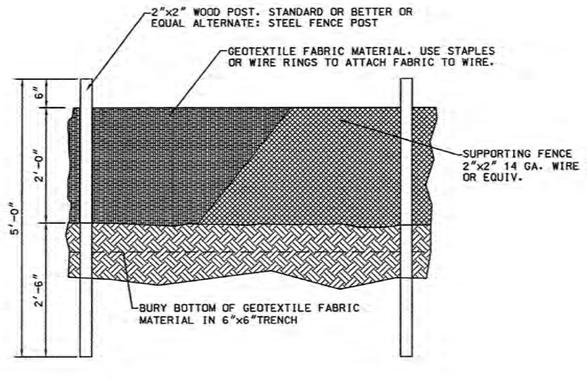
603-01-1/7 — SERIAL 1 OF 7

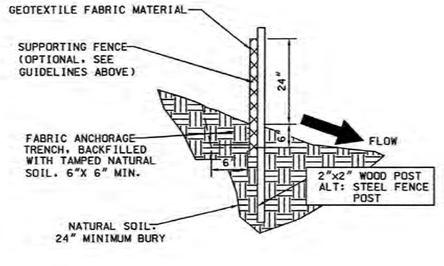


TYPE II
STRAW BALE OPTION



TYPE I
SILT FENCE





NOTES: SILT FENCE AND CHECK DAM

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE POST SPACING FOR SILT FENCES TO MINIMIZE MAINTENANCE.

1. POST SPACING SHALL BE 4 FT. MAXIMUM WITHOUT SUPPORTING FENCE. 10 FT. MAXIMUM WITH SUPPORTING FENCE.
2. POSTS FOR 4 FT. MAXIMUM POST SPACING SHALL BE 2 INCH SQUARE NOMINAL SIZE OR HEAVIER WOOD POSTS. OR STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 2 LBS. PER. LINEAR FOOT.

   POSTS FOR 10 FT. MAXIMUM POST SPACING SHALL BE 4 INCH SQUARE NOMINAL SIZE OR HEAVIER WOOD POSTS. OR STEEL POSTS AS SPECIFIED ABOVE.
3. SUPPORTING FENCE SHALL BE WIRE MESH (14 GA. MIN., 1 INCH MAX. MESH OPENINGS). SNOW FENCE. PLASTIC FENCE OR APPROVED.
4. SUPPORTING FENCE SHALL BE FASTENED SECURELY TO POSTS WITH STAPLES OR WIRE TIES. GEOTEXTILE FABRIC SHALL BE FASTENED SECURELY TO SUPPORTING FENCE WITH WIRE TIES SPACED AT 2 FT. CENTERS ALONG THE TOP AND MID-SECTION. WHEN A SUPPORTING FENCE IS NOT USED. GEOTEXTILE FABRIC SHALL BE SECURELY FASTENED TO POSTS WITH STAPLES OR WIRE TIES.
5. WHEN SILT FENCE IS USED FOR CHECK DAMS INSTALLED IN DITCHES. A SUPPORTING FENCE SHALL BE PROVIDED. WITH MAXIMUM POST SPACING OF 10 FT.
6. STANDARD "T" OR "U" SECTION STEEL POSTS SHALL NOT BE USED WITHIN THE CONSTRUCTION CLEAR ZONE RECOVERY AREA.
7. STRAW BALES ARE NOT INTENDED FOR USE ON NEW MEXICO DEPARTMENT OF TRANSPORTATION PROJECTS.

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

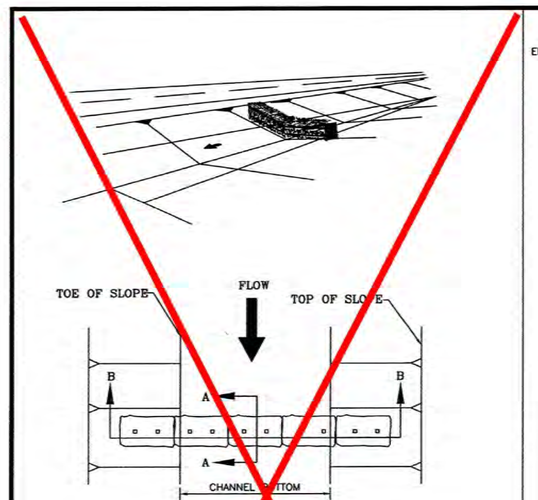
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES SILT FENCE

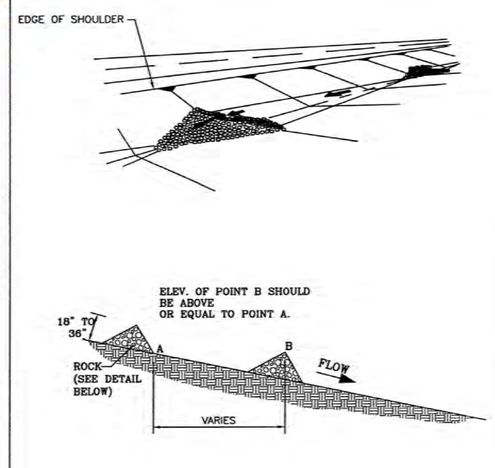
APPROVED Raymundo Van Horn 11/23/09
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

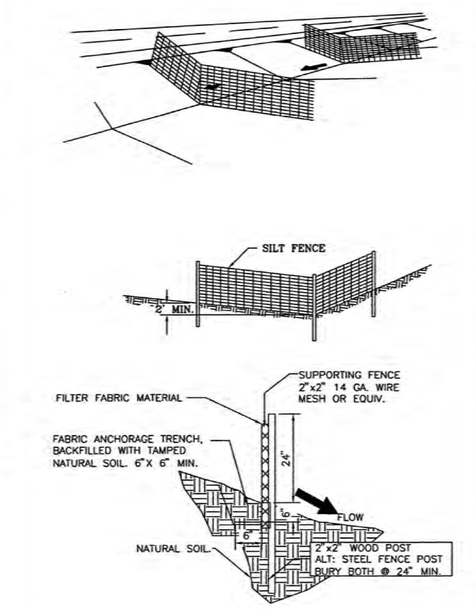
603-01-3/7



TYPE III
(STRAW BALE)



TYPE II
STONE DAM



TYPE I SILT FENCE

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

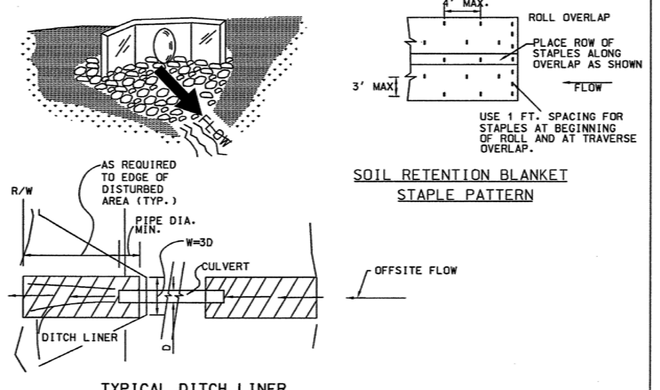
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES CHECK DAMS

APPROVED Raymundo Van Horn 11/23/09
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-2/7 — SHEET 2 OF 7

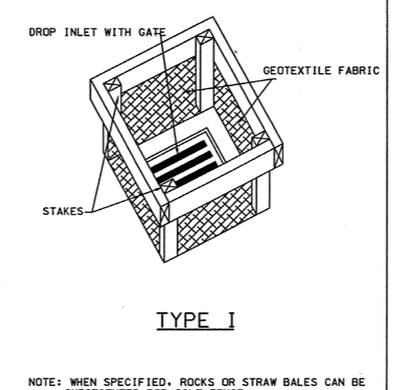


TYPICAL DITCH LINER INSTALLATIONS AT CULVERTS

NOTES: CULVERT PROTECTION

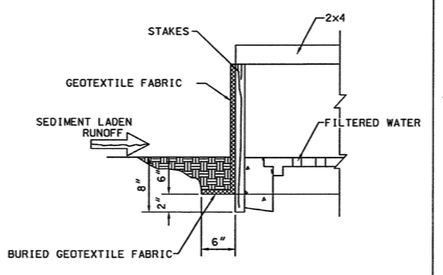
1. WHEN CULVERT PROTECTION IS SPECIFIED. EITHER SOIL RETENTION BLANKETS OR SOIL RETENTION ROCK MAY BE PROVIDED.
2. THE CULVERT PROTECTION WIDTH REQUIRED SHALL BE IN ACCORDANCE WITH THESE DETAILS UNLESS SPECIFIED OTHERWISE.
3. THE SOIL RETENTION BLANKET INSTALLATION SHOWN OUTLINES MINIMUM REQUIREMENTS. MANUFACTURER'S RECOMMENDATIONS SHALL BE USED IF THEY ARE MORE STRINGENT.

CULVERT PROTECTION

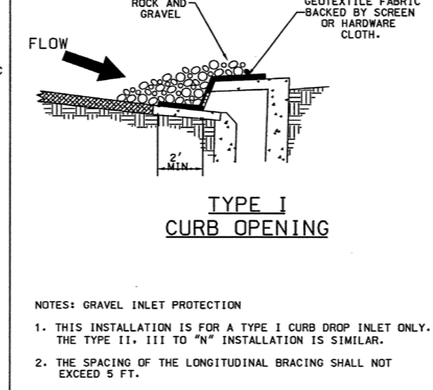


TYPE I

NOTE: WHEN SPECIFIED. ROCKS OR STRAW BALES CAN BE SUBSTITUTED FOR SILT FENCE.



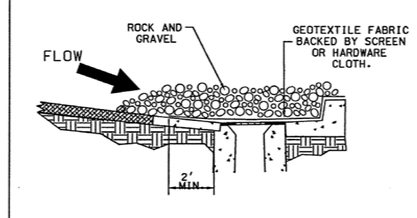
DROP INLET PROTECTION



TYPE I
CURB OPENING

NOTES: GRAVEL INLET PROTECTION

1. THIS INSTALLATION IS FOR A TYPE I CURB DROP INLET ONLY. THE TYPE II. III TO "N" INSTALLATION IS SIMILAR.
2. THE SPACING OF THE LONGITUDINAL BRACING SHALL NOT EXCEED 5 FT.



TYPE II
CURB DROP INLET

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

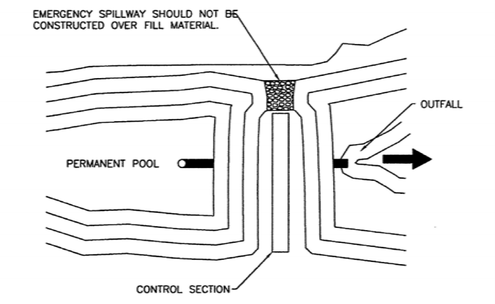
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES CULVERT & DROP INLET PROTECTION

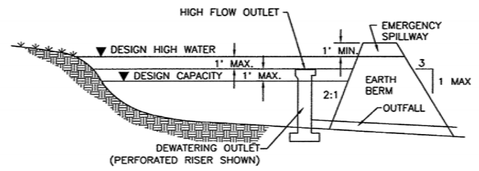
APPROVED Raymundo Van Horn 11/23/09
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-4/7

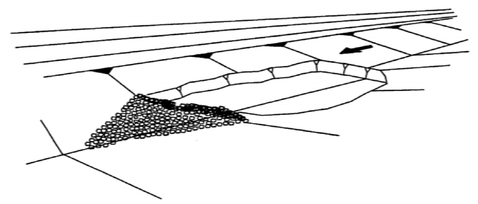


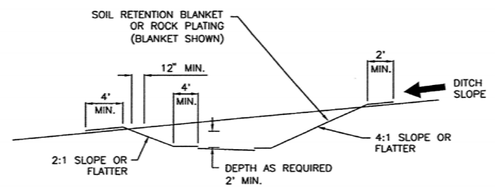
PLAN VIEW



CROSS SECTION

SEDIMENT BASIN



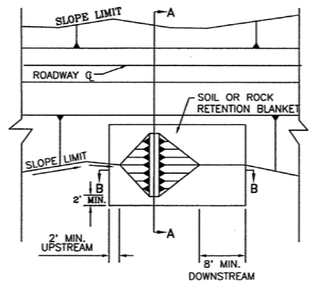


SEDIMENT BASIN, EXCAVATED

NOTES: SEDIMENT TRAP

1. TEMPORARY SEDIMENT TRAPS MAY BE CONSTRUCTED BY EXCAVATION ALONE OR BY EXCAVATION IN COMBINATION WITH AN EMBANKMENT.
2. TEMPORARY SEDIMENT TRAPS ARE OFTEN USED IN CONJUNCTION WITH A DIVERSION DIKE OR SWELL.
3. THE DRAINAGE AREA FOR THE SEDIMENT TRAP SHOULD NOT EXCEED 5 DISTURBED ACRES.
4. THE TRAP MUST BE ACCESSIBLE FOR EASE OF REGULAR MAINTENANCE, WHICH IS CRITICAL TO ITS PROPER FUNCTIONING.
5. SEDIMENT TRAPS ARE TEMPORARY MEASURES AND SHOULD NOT REMAIN IN PLACE LONGER THAN 18 TO 24 MONTHS.
6. THE EMBANKMENT MAY NOT EXCEED 5 FT. IN HEIGHT.
7. THE RECOMMENDED MINIMUM WIDTH AT THE TOP OF THE EMBANKMENT IS BETWEEN 2 FT. AND 5 FT.

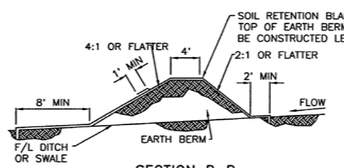
SEDIMENT TRAP



PLAN



SECTION A–A



SECTION B–B

EARTH DIKE (BERM)

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

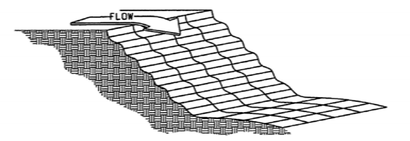
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

T.E.S.C.M.
SEDIMENT BASIN, SEDIMENT TRAP & EARTH DIKE

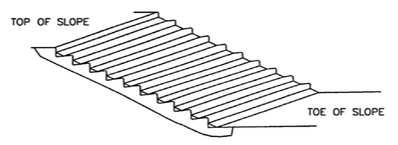
APPROVED Raymundo Van Houten 11/24/09
(DESIGN ENGINEER) (DATE)

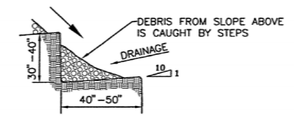
DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-5/7 SHEET 5 OF 7



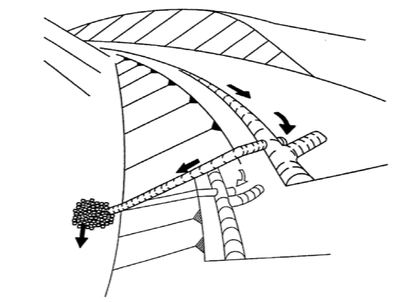
GROOVING SLOPES

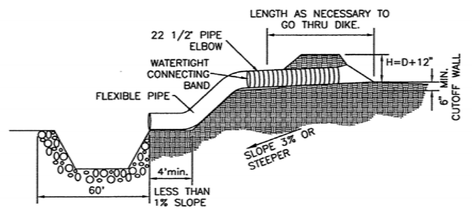


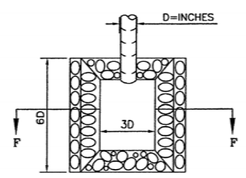


STAIR STEPPING CUT SLOPE

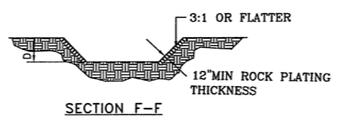
SURFACE ROUGHENING







RIPRAP APRON PLAN



SECTION F–F

SLOPE DRAIN

NOTES: PIPE SLOPE DRAIN

1. THE FLEXIBLE PIPE SHALL BE THE SAME DIAMETER AS THE INLET PIPE AND SHALL BE CONSTRUCTED OF A DURABLE MATERIAL WITH HOLD-DOWN GROMMETS SPACED AT 10 FT. ON CENTER.
2. THE FLEXIBLE PIPE SHALL BE SECURELY FASTENED TO THE CORRUGATED METAL OR HIGH DENSITY POLYETHYLENE PIPE WITH METAL STRAPPING OR WATERTIGHT CONNECTING COLLARS.
3. THE FLEXIBLE PIPE SHALL BE STAKED AT 10 FT. CENTERS ALONG THE SLOPE USING MINIMUM 4 INCH SQUARE WOOD POSTS OR STANDARD STEEL POSTS DRIVEN 2 FT. MINIMUM INTO THE GROUND.
4. RIGID PIPE SHALL BE ANCHORED AT BENDS. ANCHORAGE SHALL CONSIST OF A MINIMUM 4 INCH SQUARE WOOD POSTS OR STANDARD STEEL POSTS DRIVEN 2 FT. MINIMUM INTO GROUND, OR EARTHEN THRUST BLOCK.
5. PAYMENT OF BASIN ITEMS ARE INCIDENTAL TO THE COST OF FLEXIBLE STORM DRAIN PIPE.
6. FOR PIPE DIAMETER ON TEMPORARY SLOPE DRAIN SEE TABLE BELOW

TEMPORARY SLOPE DRAIN PIPES

Runoff Flow Rate (cfs)	Pipe Diameter Required (inches)
0 – 6.0	18
6.0 – 9.0	21
9.0 – 12.0	24
12.0 – 20.0	30

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

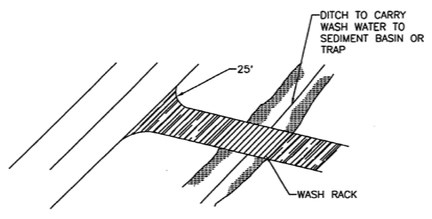
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

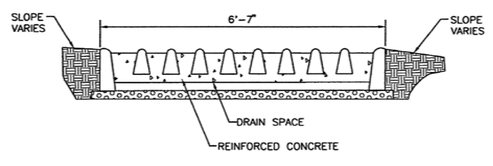
TEMPORARY EROSION & SEDIMENT CONTROL MEASURES PIPE SLOPE DRAIN & SURFACE ROUGHENING

APPROVED Raymundo Van Houten 11/24/09
(DESIGN ENGINEER) (DATE)

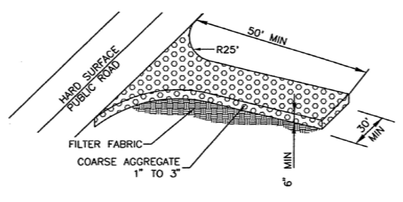
DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-6/7 SHEET 6 OF 7

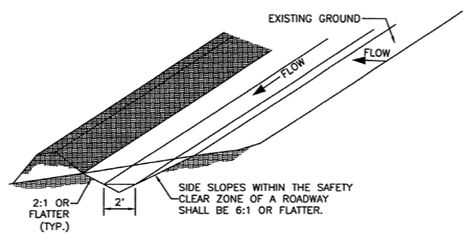




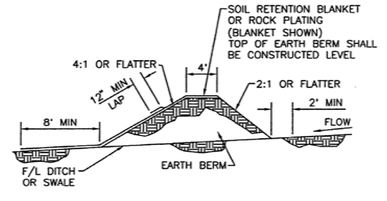
WASH RACK



OFFSITE TRACKING PREVENTION



TYPICAL SWALE CONFIGURATION



FILTER FABRIC DIVERSION DIKE

DIVERSION DIKE

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

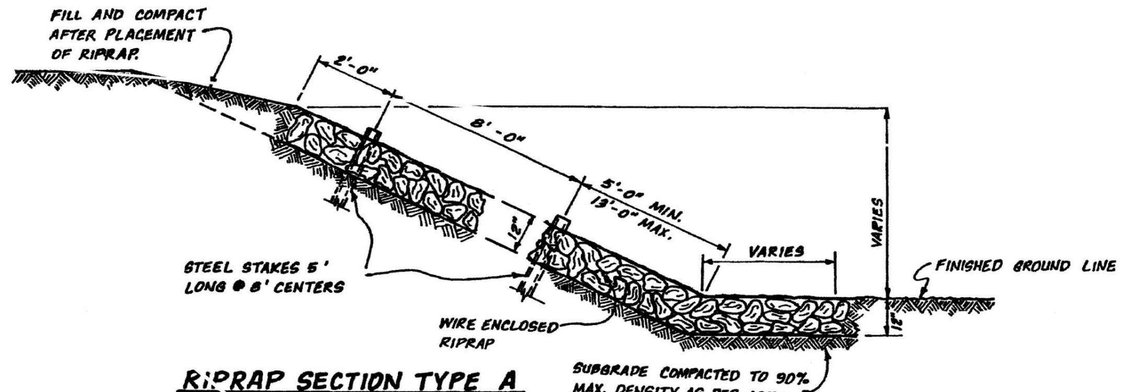
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

T.E.S.C.M.
OFFSITE TRACKING PREVENTION & DIVERSION DIKE

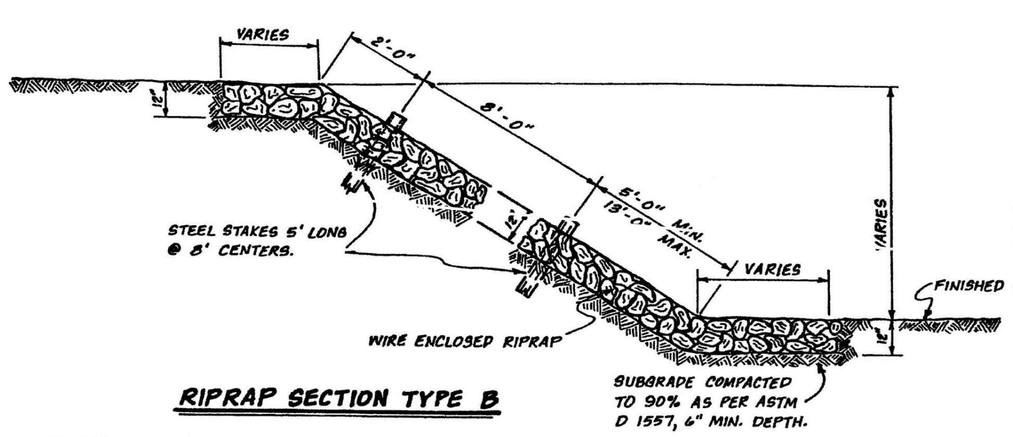
APPROVED Raymundo Van Houten 11/24/09
(DESIGN ENGINEER) (DATE)

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-7/7 SHEET 7 OF 7



RIPRAP SECTION TYPE A



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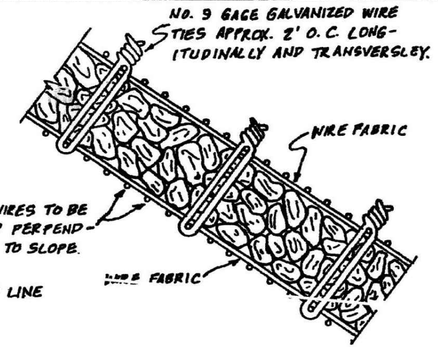
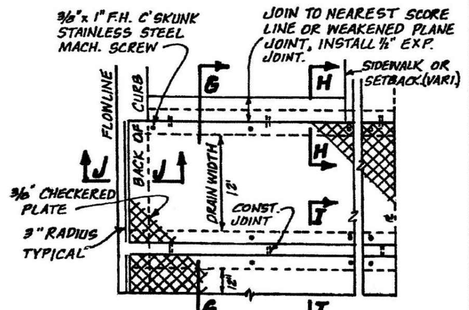
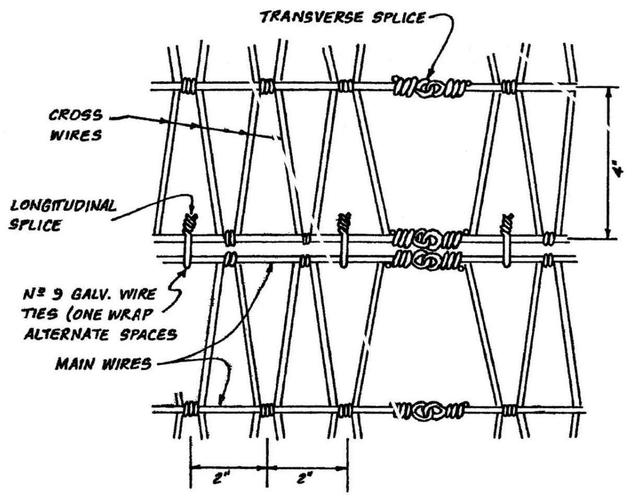


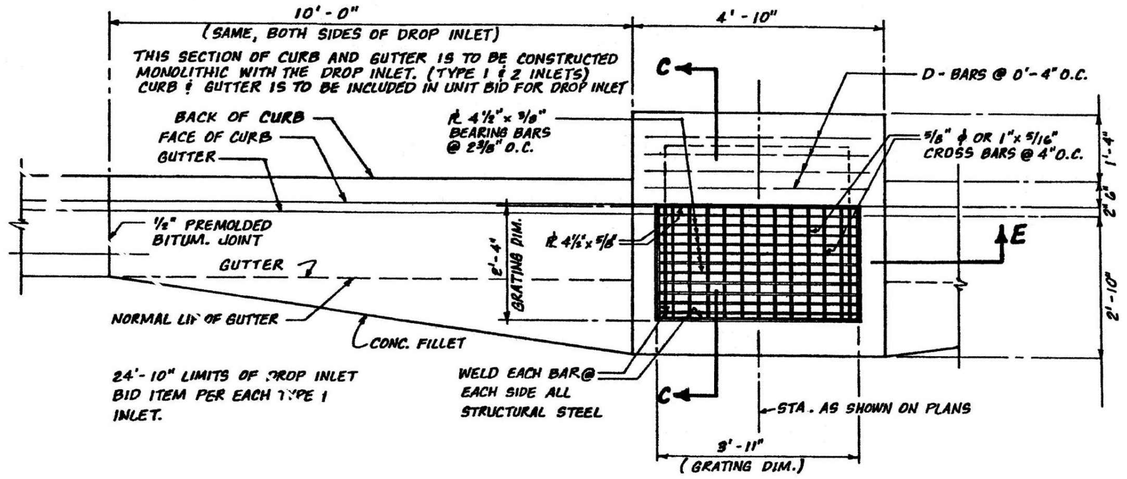
TYPICAL SECTION



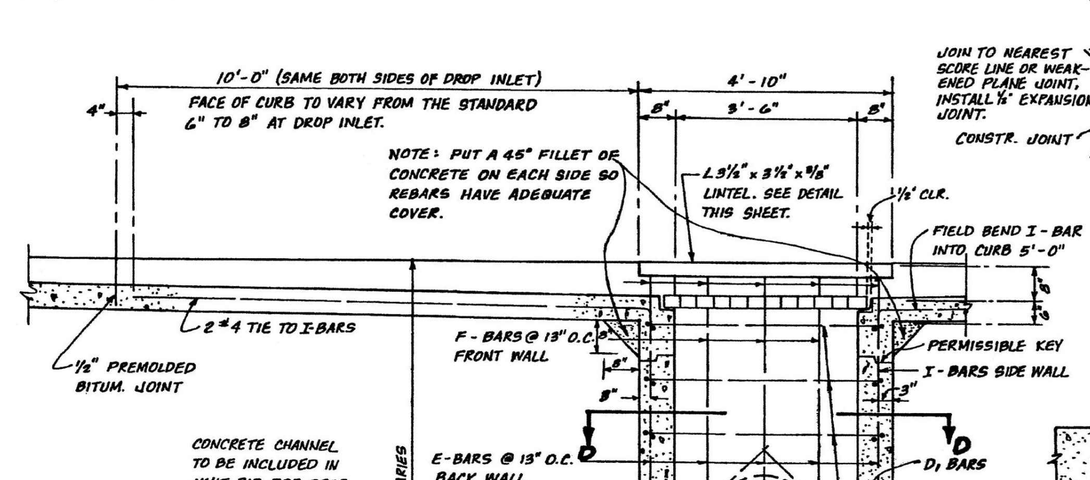
SINGLE AND DR MULTIPLE CULVERT PLAN



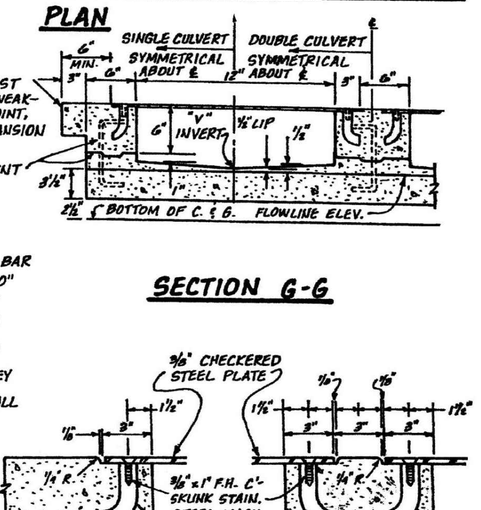
DETAIL OF WIRE FABRIC AND NORMAL SPLICE



TYPE-1 INLET PLAN



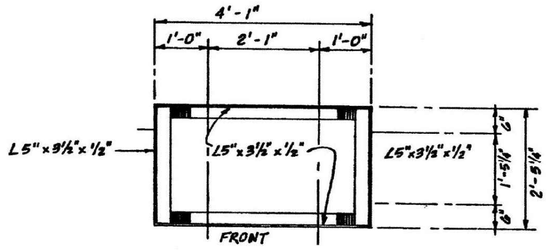
SECTION E-E



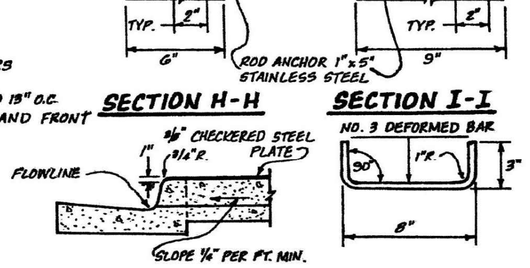
SECTION G-G

SECTION H-H

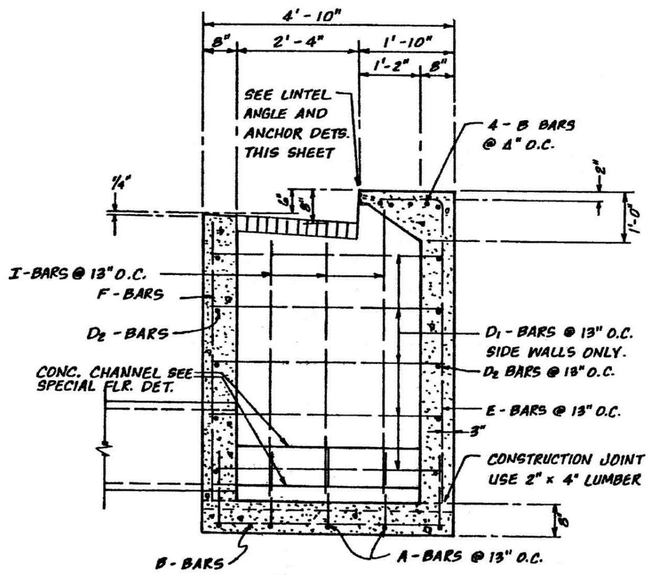
SECTION I-I



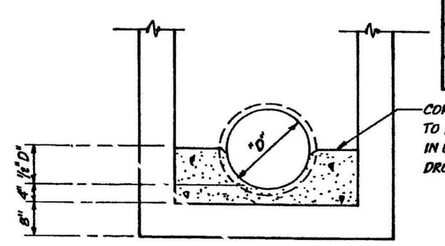
GRATING FRAME DETAIL



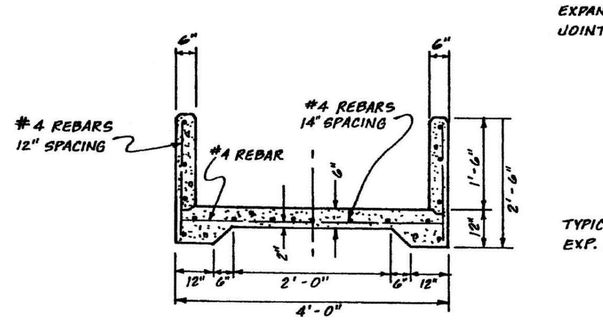
SECTION J-J DOWEL DETAIL



SECTION C-C



SPECIAL FLOOR DETAIL

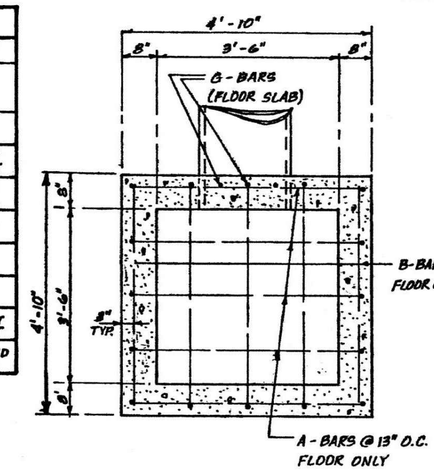


NOTE: REINFORCING IS TO BE CONTINUOUS THRU EXPANSION JOINT

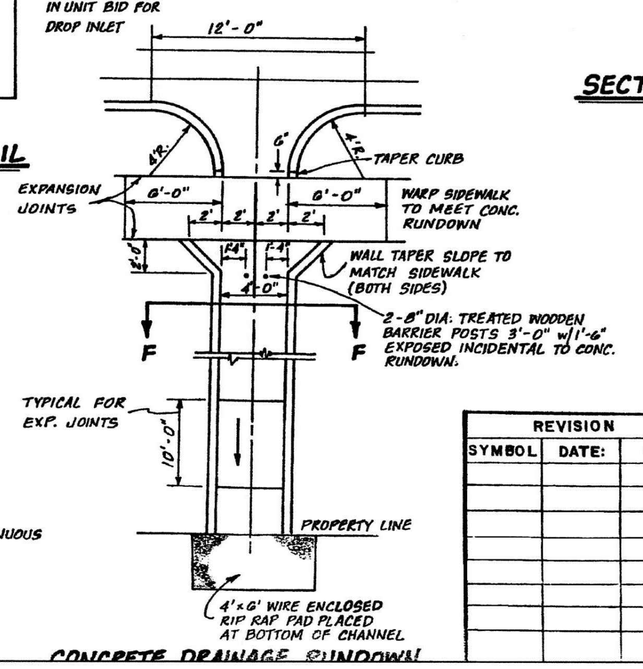
TYPICAL RUNDOWN DETAIL

SECTION F-F

RE-BAR SCHEDULE			
BAR TYPE	SIZE & SHAPE	BAR No.	BAR TYPE & QUANTITY
A	R 1¾" 8'-6" 8'-6"	#4	TYPE-1-8 REQUIRED TYPE-2-12 REQUIRED TYPE-3-4 REQUIRED
B	6'-6" 8'-6"	#4	TYPE-1-4 REQUIRED TYPE-2-6 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. NT. TYPE-2-2 REQ'D PER FT. NT.
D_2	4'-6" 3'-6"	#4	TYPE-1-2 REQ'D PER 18" NT. TYPE-2-2 REQ'D PER 18" NT.
E	24" LESS 0'-4"	#4	TYPE-1-8 REQUIRED TYPE-2-9 REQUIRED
F	24" LESS 0'-8"	#3	TYPE-1-8 REQUIRED TYPE-2-7 REQUIRED
G	2'-6"	#4	TYPE-1-2 REQ'D PER OUTLET TYPE-2-2 REQ'D PER OUTLET
H	#4@6" 6'-6" 24" LESS 0'-11"	#4	TYPE-1-2 REQ'D FIELD BEND TYPE-2-5 REQ'D INTO CURB



SECTION D-D



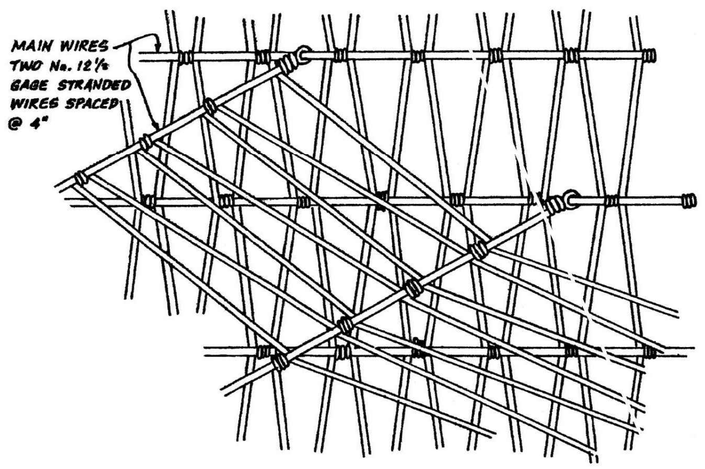
GENERAL NOTES:

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.

SIDEWALK CULVERT DETAIL

RIPRAP - GENERAL NOTES:

1. WIRE FABRIC IS TO BE GALVANIZED "V" MESH OF THE FOLLOWING CONSTRUCTION: MAIN WIRES ; TWO No. 12½ GAGE STRANDED WIRES SPACED AT 4". CROSS WIRES; SINGLE No. 12½ GAGE WIRES SPACED AT 2" WITH NOT LESS THAN TWO TURNS AROUND THE MAIN WIRES. APPROXIMATE WEIGHT; 48 POUNDS PER 100 SQUARE FEET.
2. STEEL STAKES MAY BE RAILROAD RAILS WEIGHING NOT LESS THAN 30 LBS. PER YARD, 4" O.D. STANDARD STRENGTH GALVANIZED STEEL PIPE OR 4 x 4 x ⅜ STEEL ANGLES. STEEL STAKES SHALL PROJECT 6" ABOVE TOP OF RIPRAP. STEEL STAKES ARE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE WORK AND NO DIRECT MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
3. IF LENGTH OF SLOPE IS 15 FEET OR LESS ONLY ONE ROW OF STEEL STAKES, 2 FEET FROM THE TOP EDGE OF THE RIPRAP, WILL BE REQUIRED UNLESS OTHERWISE NOTED ON PLANS.
4. AS AN ALTERNATE, WIRE FABRIC MAY BE GALVANIZED STEEL WIRE MEETING THE REQUIREMENTS FOR CLASS 3, FINISH 5, MEDIUM TENSILE STRENGTH COATED WIRE AS SET FORTH IN FEDERAL SPECIFICATION QQ-W-461. THE WIRES SHALL BE CONTINUOUS, HAVE A DIAMETER OF NOT LESS THAN 0.118 INCH AND SHALL BE TRIPLE TWISTED TO FORM A UNIFORM HEXAGONAL MESH PATTERN WITH A MAXIMUM OPENING SIZE OF 3" x 4¼".
5. DETAIL FROM N.M.S.H.D. DETAIL, SERIAL BRR-001-05.



DETAIL OF SPLICE @ SKEWED INTERSECTION

REVISION		
SYMBOL	DATE:	BY:

CITY OF SANTA FE

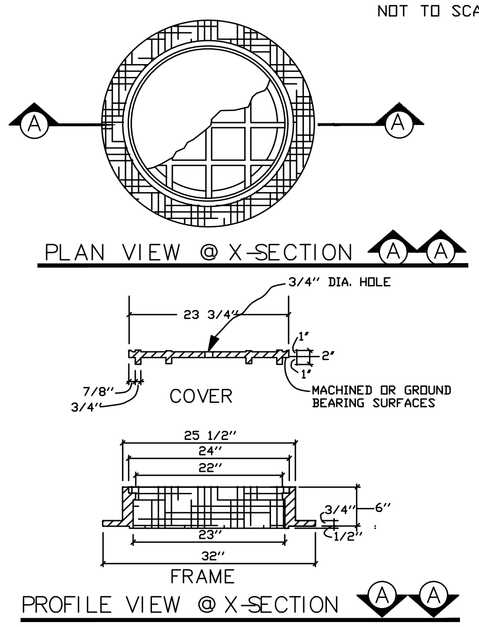
DRAINAGE DETAILS

DRAWN BY: Charlie Gonz. CHECKED BY: DATE: SHT

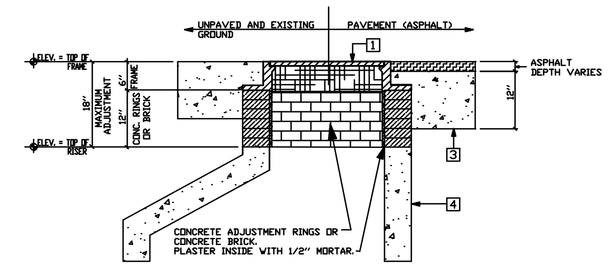
LEGEND

ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg. No. SAS-4
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg. No. SAS-5
3	CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS-6
4	PRECAST REINFORCED CONCRETE RISER, CONE or FLAT TOP, with 5"(in) wall thickness, refer to general note CM-2
5	PRECAST REINFORCED CONCRETE BASE RISER, with suitable sized openings, refer to general note CM-2A
6	CONCRETE BASE, refer to concrete base detail Dwg. No. SAS-7
7	SEWER PIPE, refer to general note CM-1
8	6"(in) GROUT FILLET, on upper half of pipe and around base
9	ADAPTER, MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
10	PIPE PENETRATION INTO MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
11	PIPE SUPPORT, CONCRETE, shall extend out-side of manhole a maximum of 18"(in) to bell of first joint and shall cradle pipe half pipe
12	CONCRETE FILL, 3000 p.s.i., refer to general note CR-6
13	SHELF, to be 9"(in) minimum width with 1"(in) per 1'-0" slope, from crown of pipe
14	CUT UPPER HALF OF PIPE, after manhole has been completed and inspected by engineer
15	HAND FORMED CHANNELS, shall be on a uniform radius and shall not hold water
16	INVERT ELEVATIONS OF LATERAL LINES, shall be the same as the springline elevation of the sewer main, where possible
17	CHANGE SLOPE OF PIPE, at center of manhole
18	APPROVED WATER STOP, to be with type of pipe

NOT TO SCALE



MANHOLE FRAME & COVER DETAIL/DWG # SAS-4



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.

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 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.

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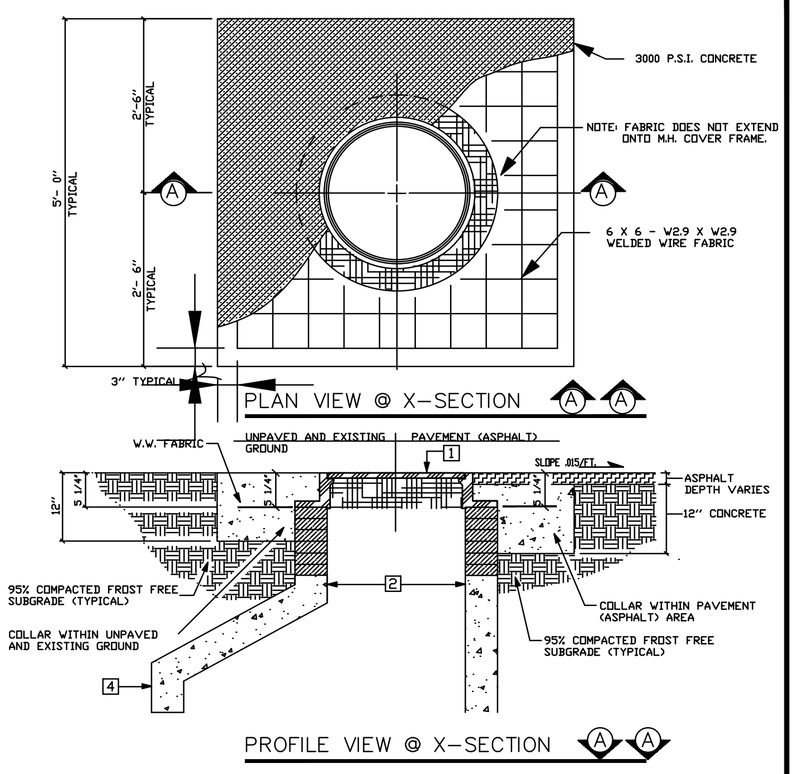
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

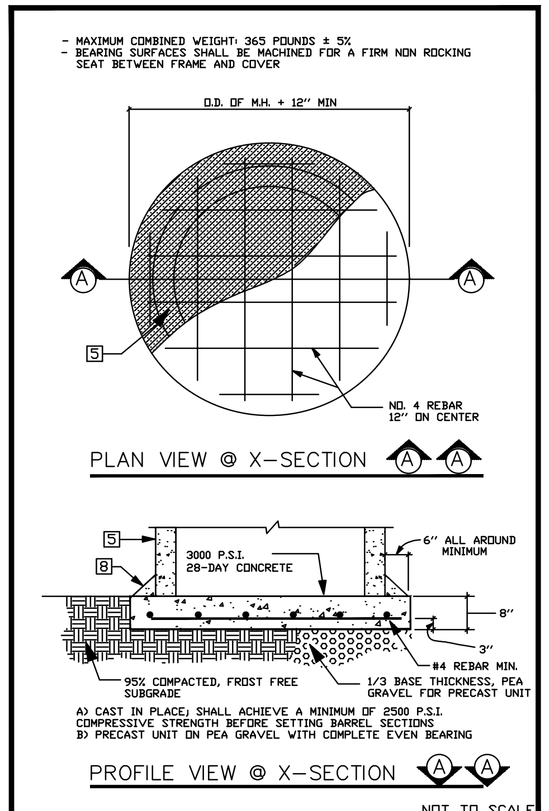
FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDES REHABILITATING THE TIE IN MANHOLE TO MEET THESE STANDARD CONSTRUCTION DETAILS.

NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.

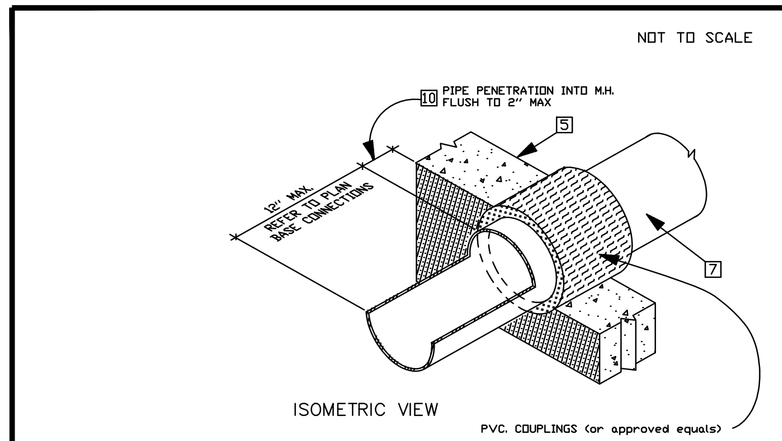


CONCRETE COLLAR DETAIL/DWG. # SAS-6 NOT TO SCALE

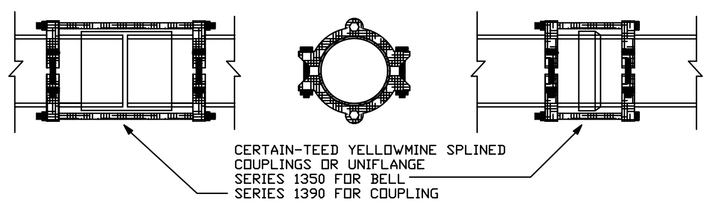


NOT TO SCALE

CONCRETE BASE DETAIL/DWG. # SAS-7

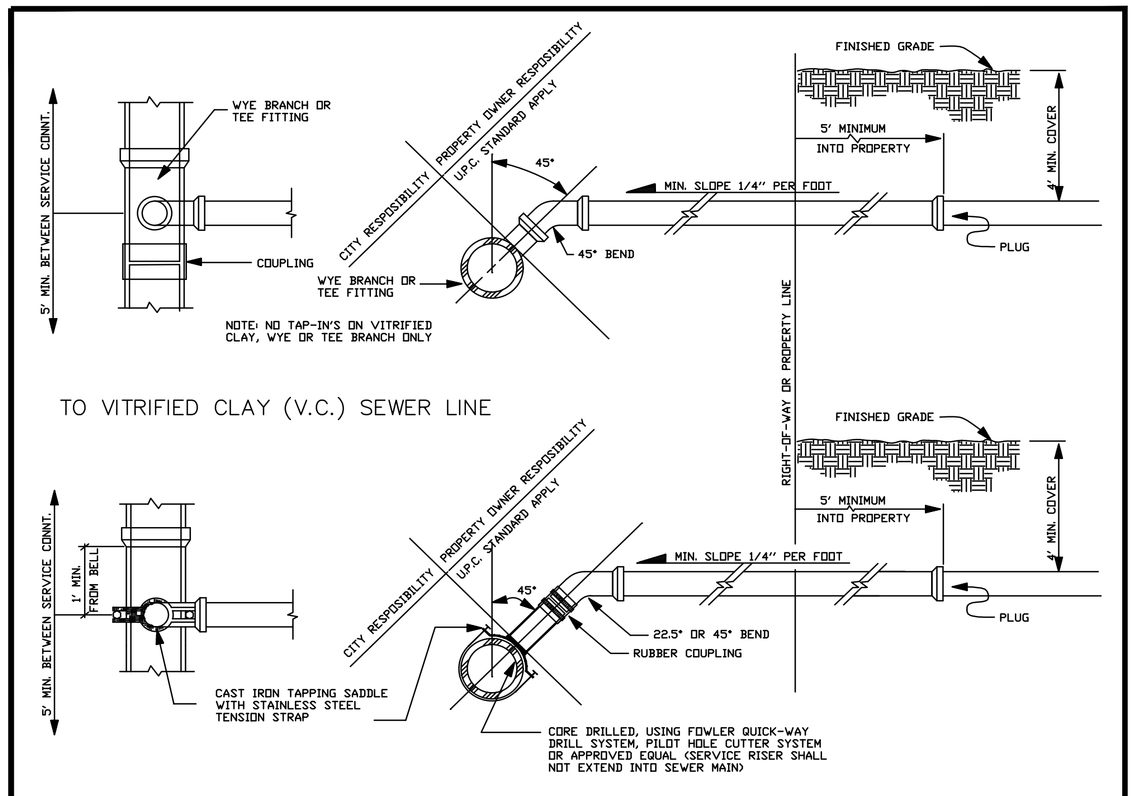


MANHOLE ADAPTER DETAIL/DWG. # SAS-8



NOTE: AT RIVER AND ARROYO CROSSINGS

RESTRAINED JOINT DETAIL/DWG. # SAS-9 NOT TO SCALE



NOT TO SCALE

SERVICE CONNECTION DETAILS/DWG. # SAS-10

SCDT2-4 - 6/7/00

CITY OF SANTA FE
WATER QUALITY DIVISION

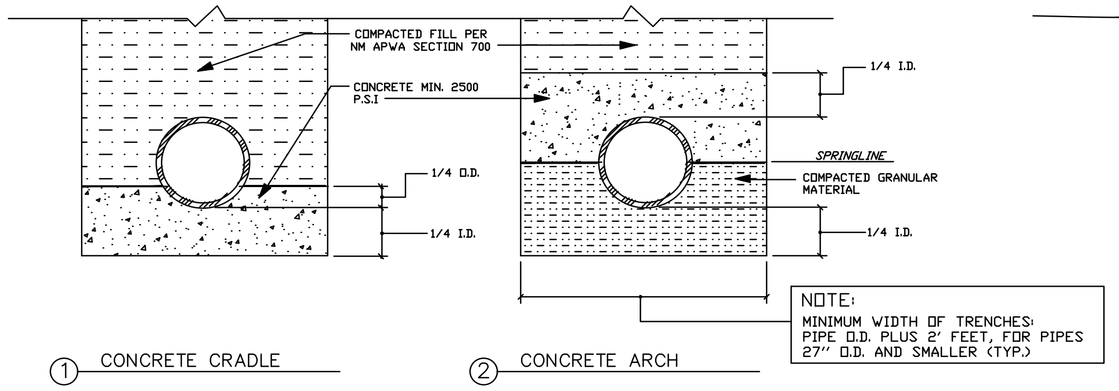
TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS	FILE # E:\AUTO\DWG\SCDT2-4
DRAWN BY: G. CHAVEZ	1 8-3-92	
CADD RENDITION BY: G. CHAVEZ	2 12-10-92	SHEET C-901
APPROVED BY: E. BROWN	3 11-16-94	

TRENCH BEDDING AND INSTALLATION DETAILS/DWG. # SAS-11

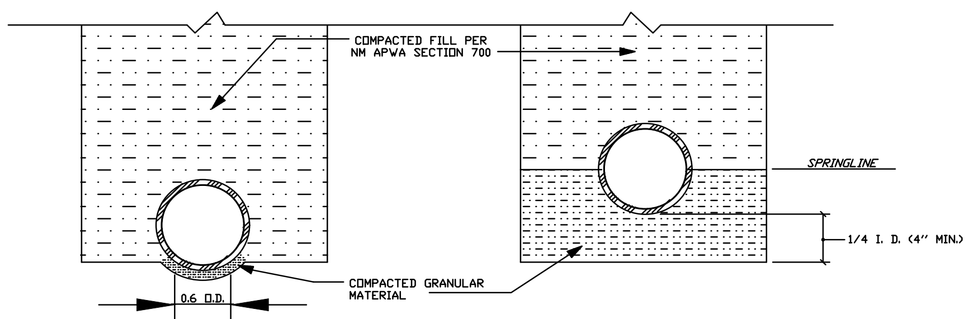
NOT TO SCALE

CLASS "A"



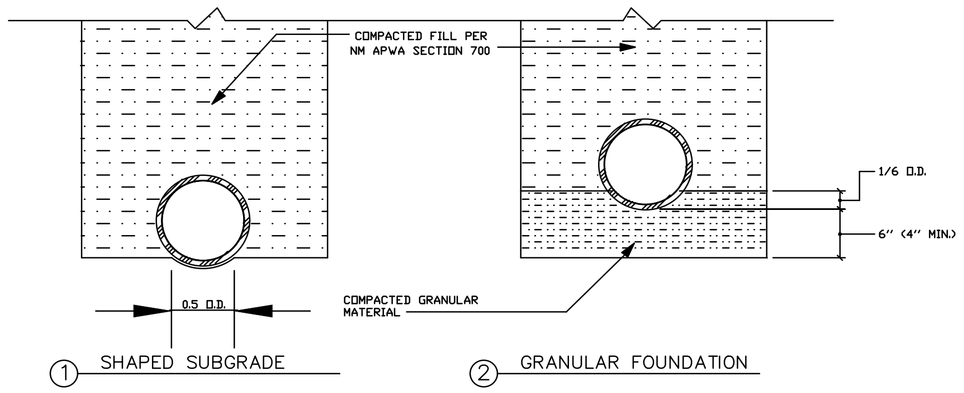
① CONCRETE CRADLE ② CONCRETE ARCH

CLASS "B"

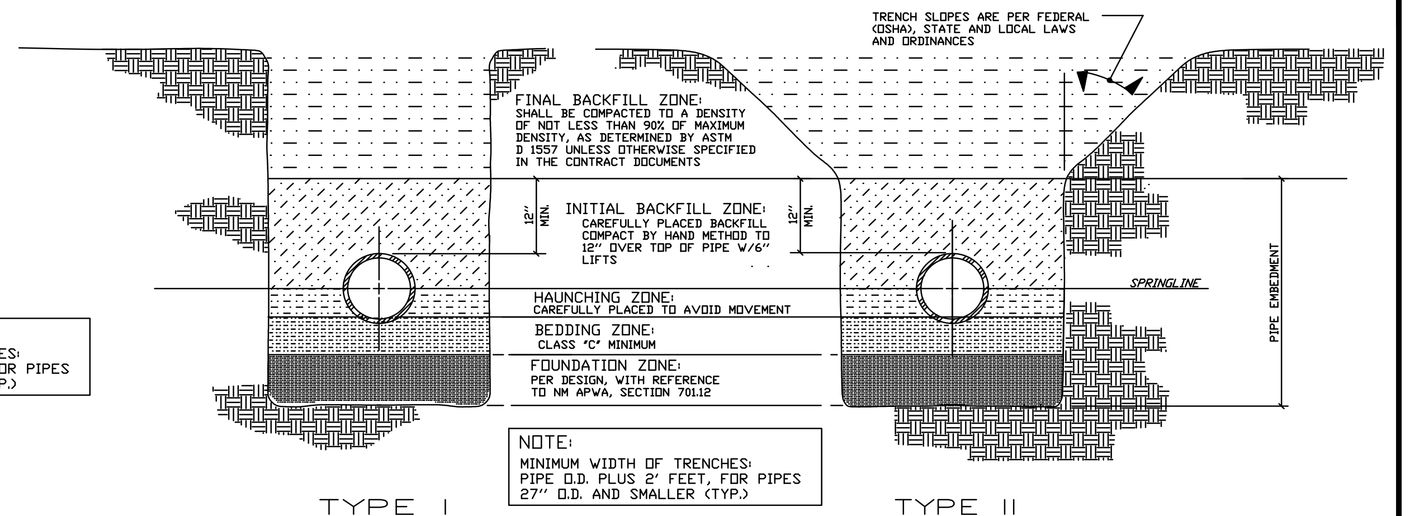


① SHAPED SUBGRADE WITH GRANULAR FOUNDATION ② GRANULAR FOUNDATION

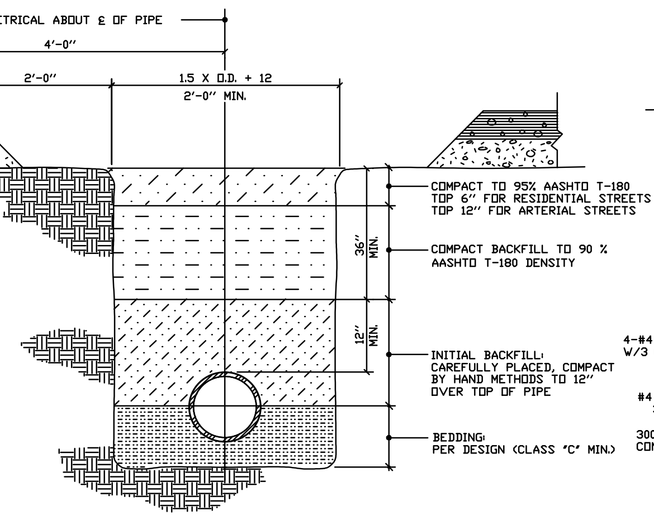
CLASS "C"



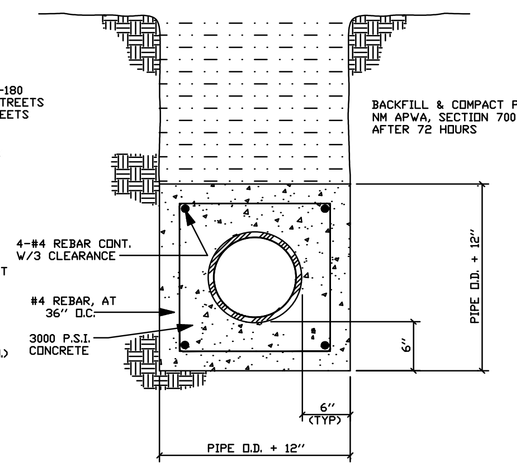
① SHAPED SUBGRADE ② GRANULAR FOUNDATION



TYPE I TYPE II



PAVED AREAS



CONCRETE ENCASEMENT

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

CR-1 MATERIALS AND WORK:
CURRENT NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (referred to as NM APWA) WITH MODIFICATIONS NOTED BY THE CITY OF SANTA FE.

CR-2 APPROVED PLANS:
USE PLANS BEARING THE OFFICIAL STAMP OF THE DESIGN ENGINEER AND BEARING THE APPROVAL SIGNATURE OF THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. CONSTRUCTION PERFORMED WITHOUT APPROVED PLANS WILL BE REJECTED.

CR-3 SEWER HOOK-UP PERMIT:
OBTAIN PERMITS FOR THE PROJECT BEFORE COMMENCING ANY SEWER CONSTRUCTION. CONSTRUCTION PERFORMED WITHOUT OBTAINING PERMITS SHALL BE REJECTED.
A. CONSTRUCTION PLANS SHALL INDICATE THE CLASS OF BEDDING TO BE USED. CHANGE OF BEDDING MAY REQUIRE A CHANGE IN PIPE CLASSIFICATION OR WALL THICKNESS.

CR-4 SUBSTITUTIONS OR CHANGES:
ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY APPROVED REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS OR CHANGES MUST BE SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. WHERE APPROPRIATE, SUBMITTAL MUST INCLUDE FABRICATION DRAWINGS, WORKING DRAWINGS AND MATERIAL SPECIFICATIONS OR TEST DATA TO JUSTIFY SUBSTITUTIONS OR CHANGES. DESIGN ENGINEER SHALL AUTHORIZE ANY DRAWINGS FOR SUBSTITUTIONS AND CHANGES AND SUBMIT THEM TO THE CITY WATER QUALITY DIVISION FOR APPROVAL. UNAUTHORIZED SUBMITTALS WILL BE REJECTED.

CR-5 MANUFACTURER'S CERTIFICATES:
WHEN CERTIFICATES OF COMPLIANCE AND TEST REPORTS ARE REQUIRED FOR MATERIALS, DOCUMENTS SHALL BE SUBMITTED TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE AT THE TIME OF MATERIALS DELIVERY TO THE JOBSITE.

CR-6 CONTRACTOR REQUIREMENTS:
CONTRACTOR PERFORMING WORK ON PUBLIC SEWER LINES SHALL BE A LICENSED UTILITY CONTRACTOR.

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 900, NM APWA; PIPE SHALL BE PLACED AND BEDDED IN A FROST FREE TRENCH; GASKET SHALL BE FULLY SEATED AND NOT SLIPPED; PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. IF PIPE TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF NM APWA STANDARDS, SECTION 700, OR AS DEFINED ON THE CONSTRUCTION PLANS, THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT.) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 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.
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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.
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FIELD QUALITY CONTROL

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C. EQUIPMENT AND ASSISTANCE: PROVIDED BY CONTRACTOR.

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AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

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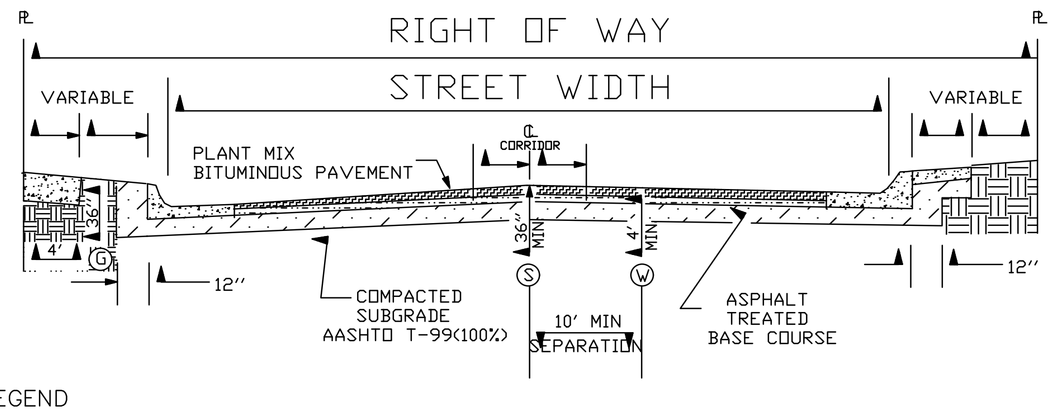
TYPICAL UTILITIES SEPARATION DETAIL/DWG. # SAS-12



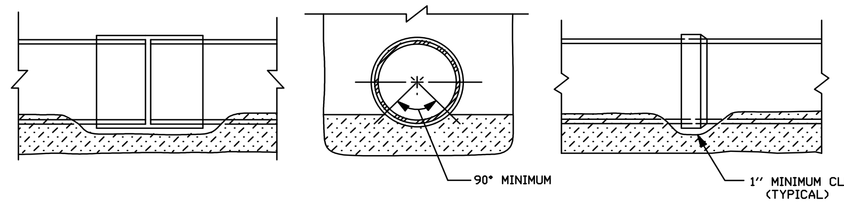
LEGEND

(S) SEWER	℄ PROPERTY LINE
(G) GAS	℄ CENTER LINE
(W) WATER	

NOT TO SCALE

SCDT3-4 - 6/7/00

BELL OR COUPLING INSTALLATION DETAIL/DWG. # SAS-13



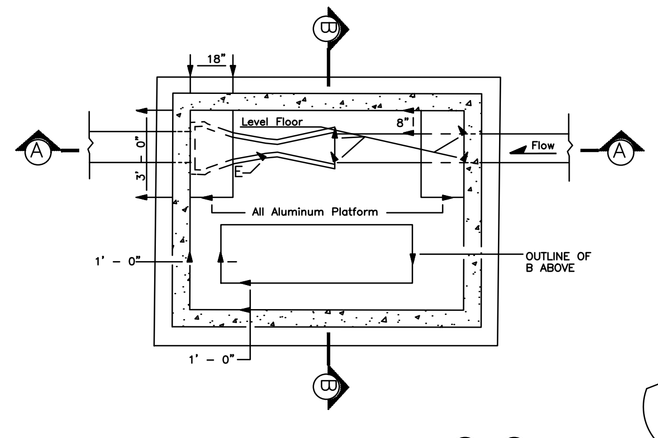
NOT TO SCALE

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-902
APPROVED BY: E. BROWN	11-16-94	



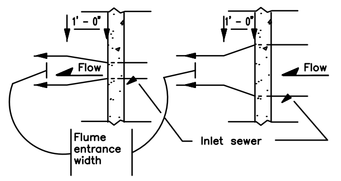
PLAN VIEW @ X-SECTION C C

TABLE 1

Pipe Size	Required Inlet Slope
4 in.	0.0060 ft/ft
6	0.0050
8	0.0040
10	0.0028
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.

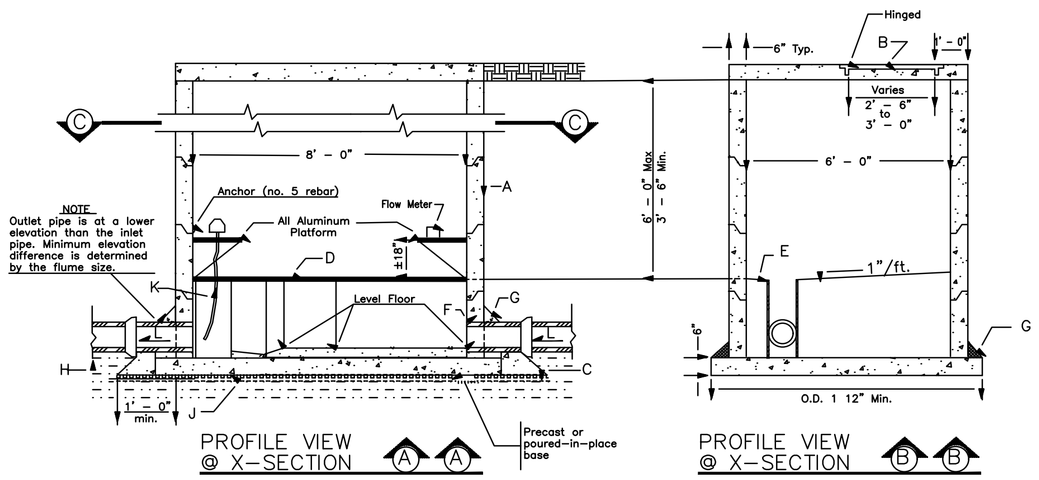


GENERAL NOTES

1. THIS DESIGN IS APPLICABLE FOR MANHOLES 6.0 FT. & LESS IN DEPTH MEASURED FROM FLOOR TO CONCRETE COVER. DEPTHS GREATER THAN 6.0 FT. WILL REQUIRE THE 8' DIAMETER, ROUND MANHOLE PER 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. NOT ALL INSTALLATIONS WILL REQUIRE THE ALUMINUM PLATFORMS. SAMPLER AND FLOW METERING APPARATUS TO BE PROVIDED BY THE INDUSTRIAL USER. FINAL DECISIONS RELATIVE TO THE REQUIREMENT FOR MONITORING EQUIPMENT AND THE SPECIFIC TYPE OF FLUME WILL BE MADE BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION FOR EACH INDIVIDUAL CASE.
4. A PARSHALL FLUME OR PALMER BOWLUS FLUME SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THIS DETAIL. THE FLUME MUST BE SIZED TO ACCURATELY MEASURE ALL ANTICIPATED FLOW LEVELS. PRIOR TO INSTALLATION THE FLUME SIZE, AND TYPE MUST BE APPROVED BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION.
5. IN ORDER TO CONTROL VELOCITIES AT A LEVEL THAT ALLOWS FOR ACCURATE FLOW MEASUREMENT, SLOPES ON THE INLET SEWER LINES FOR THE 20 FT. OUTSIDE THE MANHOLE MUST BE SPECIFIED IN TABLE 1 FOR THE VARIOUS SIZED 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-6661-VH OR EQ. FOR TRAFFIC OR PARKING AREAS, IT SHALL BE NEENAH R-6663-CH 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. AND SHALL FLUME GATE 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 EQUAK
L SLOPE PER TABLE 1.

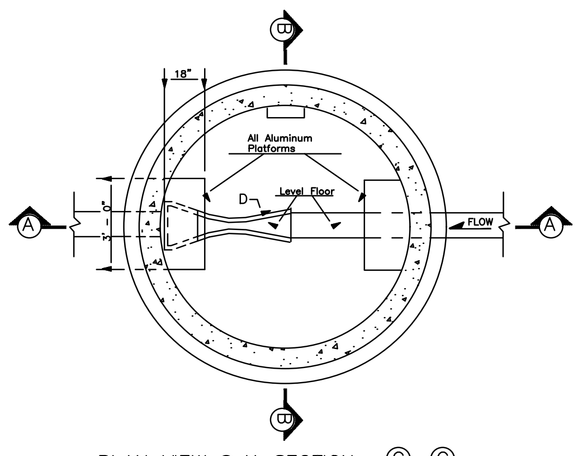


PROFILE VIEW @ X-SECTION A A

PROFILE VIEW @ X-SECTION B B

NOT TO SCALE

SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (6x8 RECTANGULAR)/DWG # IP-2



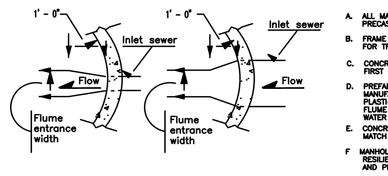
PLAN VIEW @ X-SECTION C C

TABLE 1

Pipe Size	Required Inlet Slope
4 in.	0.0060 ft/ft
6	0.0050
8	0.0040
10	0.0028
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.

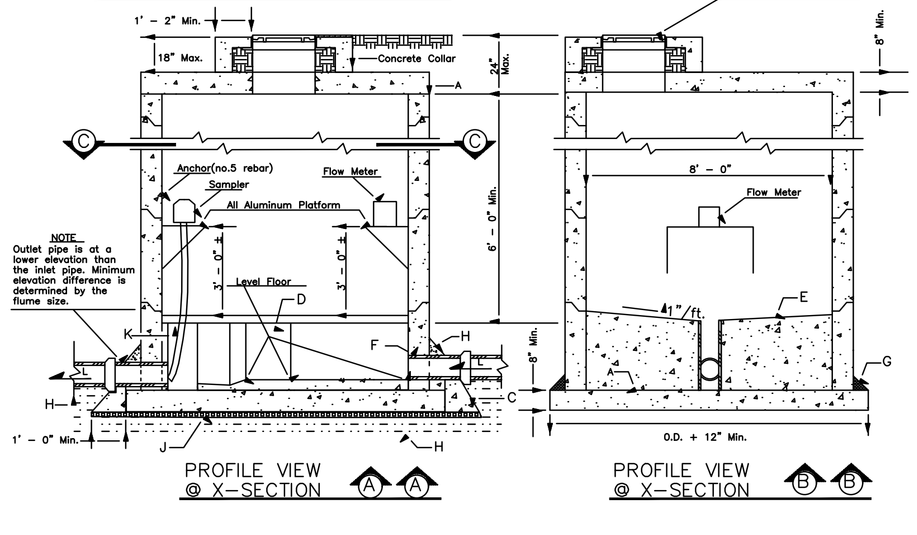


GENERAL NOTES

1. THIS DESIGN IS APPLICABLE FOR MANHOLES 6.0 FT. & GREATER IN DEPTH MEASURED FROM FLOOR TO CONCRETE COVER. DEPTHS LESS THAN 6.0 FT. WILL REQUIRE THE 6x8 RECTANGULAR MANHOLE PER DWG. # IP-2.
2. INDUSTRIAL MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF CITY RIGHT-OF-WAY. CITY PERSONNEL SHALL HAVE ACCESS TO THE MANHOLE AT ALL TIMES OF THE DAY OR NIGHT.
3. NOT ALL INSTALLATIONS WILL REQUIRE THE ALUMINUM PLATFORMS. SAMPLER AND FLOW METERING APPARATUS TO BE PROVIDED BY THE INDUSTRIAL USER. FINAL DECISIONS RELATIVE TO THE REQUIREMENT FOR MONITORING EQUIPMENT AND THE SPECIFIC TYPE OF FLUME WILL BE MADE BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION FOR EACH INDIVIDUAL CASE.
4. A PARSHALL FLUME OR PALMER BOWLUS FLUME SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THIS DETAIL. THE FLUME MUST BE SIZED TO ACCURATELY MEASURE ALL ANTICIPATED FLOW LEVELS. PRIOR TO INSTALLATION THE FLUME SIZE, AND TYPE MUST BE APPROVED BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION.
5. IN ORDER TO CONTROL VELOCITIES AT A LEVEL THAT ALLOWS FOR ACCURATE FLOW MEASUREMENT, SLOPES ON THE INLET SEWER LINES FOR THE 20 FT. OUTSIDE THE MANHOLE MUST BE SPECIFIED IN TABLE 1 FOR THE VARIOUS SIZED 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-6661-VH OR EQ. FOR TRAFFIC OR PARKING AREAS, IT SHALL BE NEENAH R-6663-CH 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 EQUAK.
L. SLOPE PER TABLE 1.



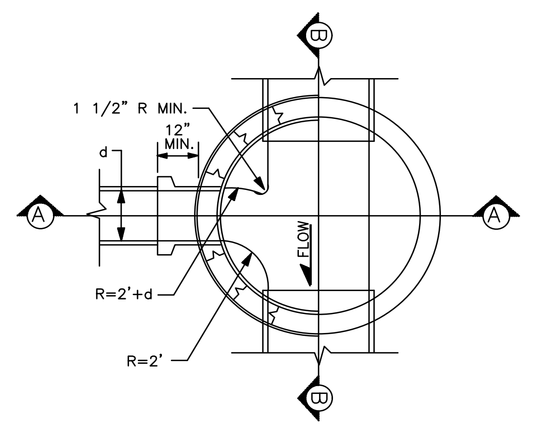
PROFILE VIEW @ X-SECTION A A

PROFILE VIEW @ X-SECTION B B

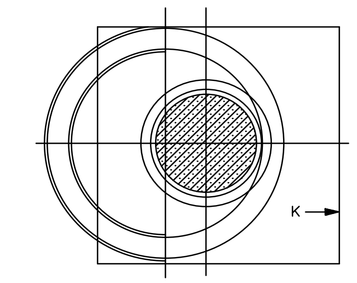
NOT TO SCALE

SCDT4-4X - 6/7/00

SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (8 FT. DIA.)/DWG. # IP-1



PLAN VIEW @ X-SECTION C C



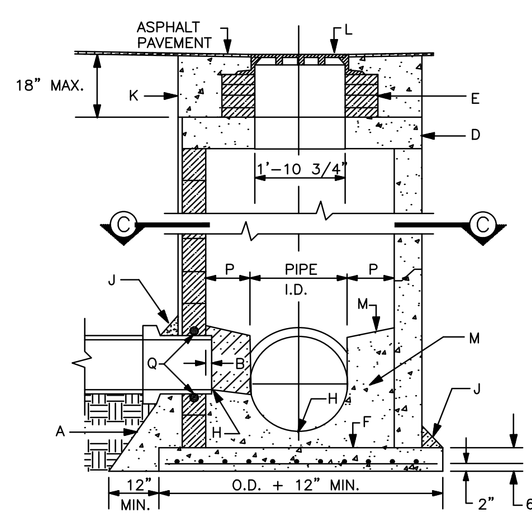
PLAN VIEW @ X-SECTION D D

GENERAL NOTES

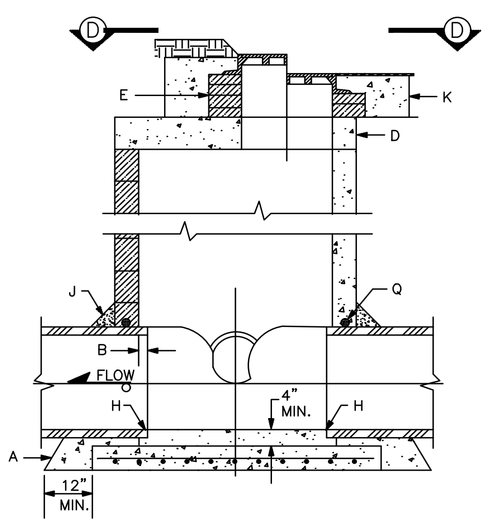
1. USE APPROVED MASTIC JOINT MATERIAL FOR ALL JOINTS.
2. CONTRACTOR HAS OPTION TO CONSTRUCT TYPE "C" M.H. IN LIEU OF TYPE "E" M.H. FOR DEPTHS OF 6' OR MORE.
3. DESIGN APPLIES TO 4', 6' & 8' MANHOLES.
4. M.H. GREATER THAN 18' IN DEPTH SHALL ONLY BE CONSTRUCTED OF PRECAST CONCRETE SECTION.
5. USE NON-SHRINK 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



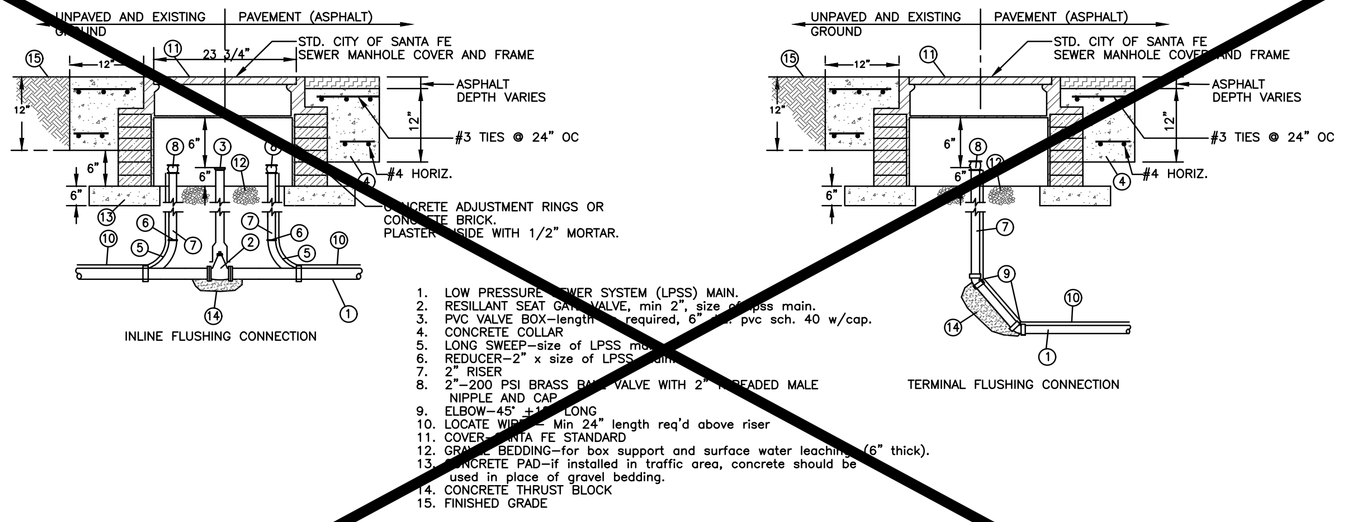
PROFILE VIEW @ X-SECTION B B

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
DRAWN BY: G. CHAVEZ	8-4-92	
CADD RENDITION BY: G. CHAVEZ		SHEET C-903
APPROVED BY: E. BROWN		

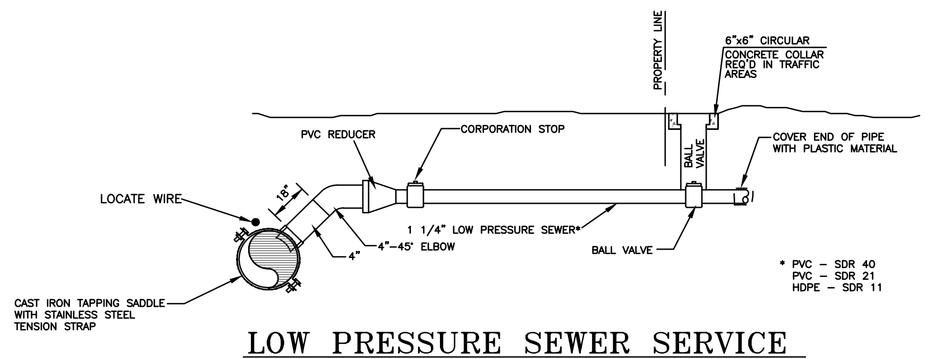


1. LOW PRESSURE SEWER SYSTEM (LPSS) MAIN.
2. RESILLANT SEAT GATE VALVE, min 2", size of pipe main.
3. PVC VALVE BOX–length as required, 6" [illegible] pvc sch. 40 w/cap.
4. CONCRETE COLLAR
5. LONG SWEEP–size of LPSS main
6. REDUCER–2" x size of LPSS main
7. 2" RISER
8. 2"–200 PSI BRASS BALL VALVE WITH 2" [illegible] THREADED MALE NIPPLE AND CAP
9. ELBOW–45° LONG
10. LOCATE WIRE – Min 24" length req'd above riser
11. COVER–SANTA FE STANDARD
12. GRAVEL BEDDING–for box support and surface water leaching (6" thick).
13. CONCRETE PAD–if installed in traffic area, concrete should be used in place of gravel bedding.
14. CONCRETE THRUST BLOCK
15. FINISHED GRADE

LOW PRESSURE SANITARY SEWER FLUSHING CONNECTIONS

NOT TO SCALE

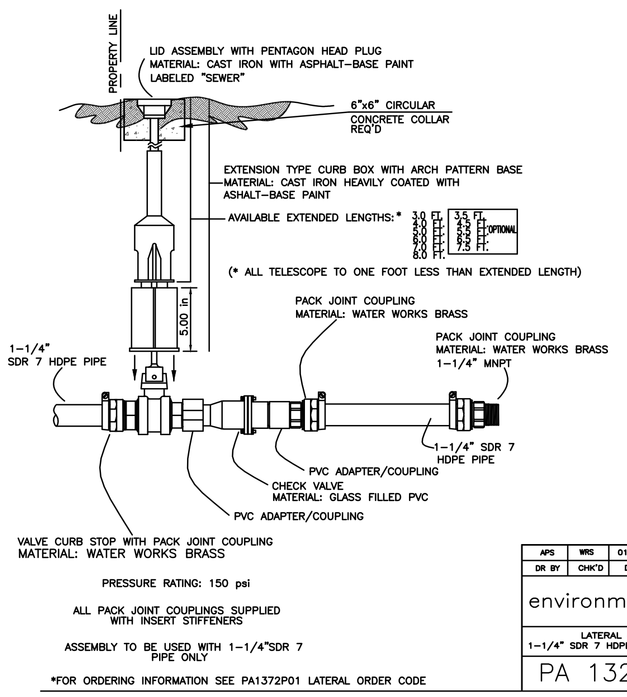
DETAIL A



LOW PRESSURE SEWER SERVICE CONNECTION TO A GRAVITY MAIN

NOT TO SCALE

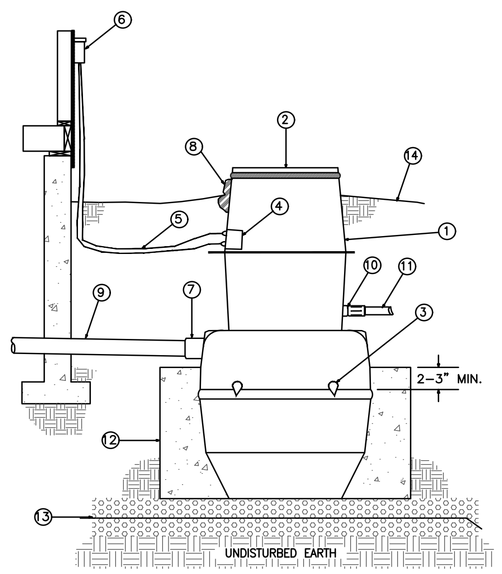
DETAIL B



LATERAL ASSEMBLY 1–1/4" SDR 7 HDPE PIPE ARCH PATTERN

NOT TO SCALE

DETAIL E



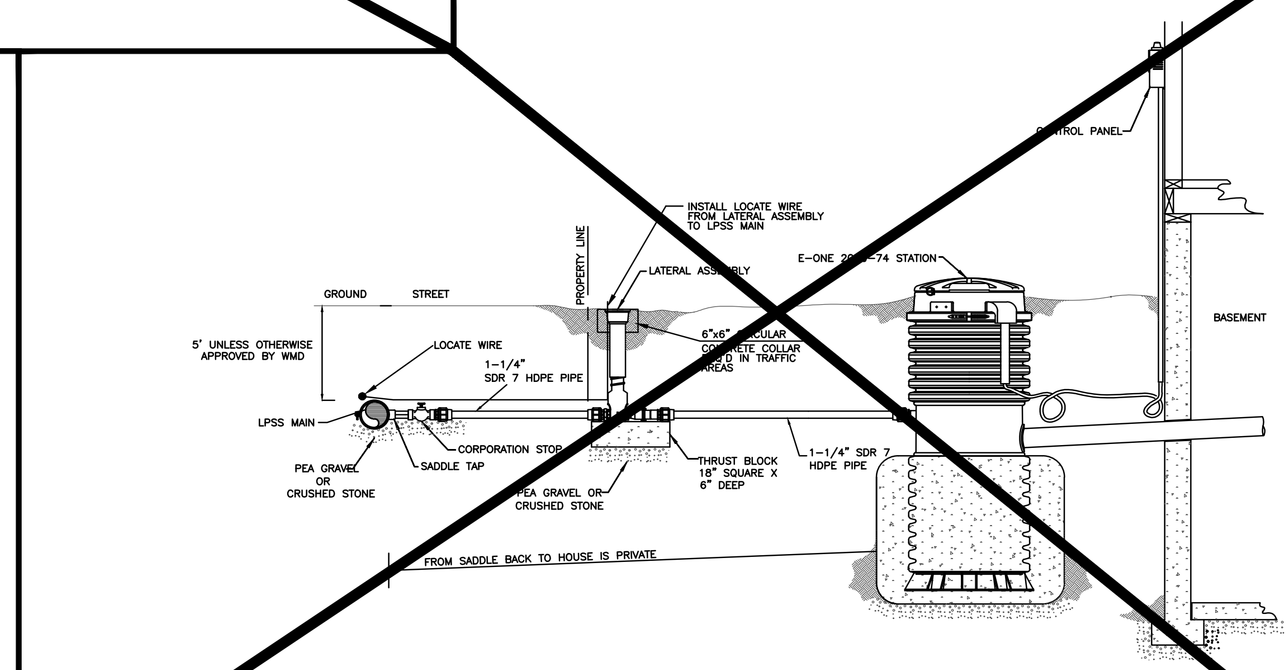
LEGEND
1. ENVIRONMENTI ONE GRINDER PUMP TANK & ACCESSWAY – Fiberglass Reinforced Polyester (FRP)
2. ACCESSWAY COVER – FRP
3. LIFTING EYES – for lifting complete grinder pump.
4. ELECTRICAL JUNCTION BOX – leads from grinder pump terminate here. Electrician connects leads from disconnect box (item 6) thru 2 watertight connectors provided (for UF cable).
5. GRINDER PUMP POWER AND ALARM LEADS–circuit to be run in accordance with applicable electrical codes.
6. RAINPROOF (Nema 3R) ENCLOSURE – equipped with circuit breakers or disconnect switch, located adjacent to GP.
7. TANK INLET – 4" PVC Socket for solvent cementing DWV pipe.
8. TANK VENT TO ROOF, 1 1/2"
9. GRAVITY SERVICE LINE – 4" DWV
10. DISCHARGE OUTLET – 1 1/4" Male pipe thread.
11. GRINDER PUMP DISCHARGE LINE – 1 1/4" nominal pipe size.
12. CONCRETE ANCHOR – 1800 (12 cu.ft.) lbs. plus 300 (2 cu.ft.) lbs. per foot of accessway. Ex. GP 212 36 w/4' accessway – 1800 + 1200 = 3000 lbs. (20 cu.ft.). Sleeve over inlet line is required if anchor is poured to a level above the inlet.
13. BEDDING MATERIAL – 6" Minimum, rounded aggregate (pea gravel).
14. FINISHED GRADE – Grade line to be 6" below top of accessway and slope away from accessway opening.

NOTE:
GRINDER PUMP SHOWN HERE IS FROM SPECIFICATIONS PREPARED BY ENVIRO–ONE CORPORATION. REFER TO MANUFACTURES SPECIFICATION FOR INSTALLATION AND OPERATION INSTRUCTION.

LOW PRESSURE SANITARY SEWER GRINDER PUMP DETAIL

NOT TO SCALE

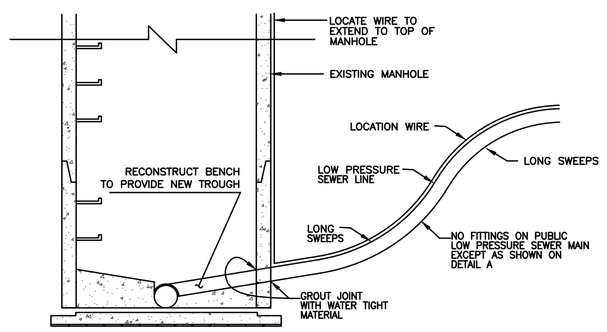
DETAIL C



TYPICAL LATERAL INSTALLATION TO LOW PRESSURE MAIN

NOT TO SCALE

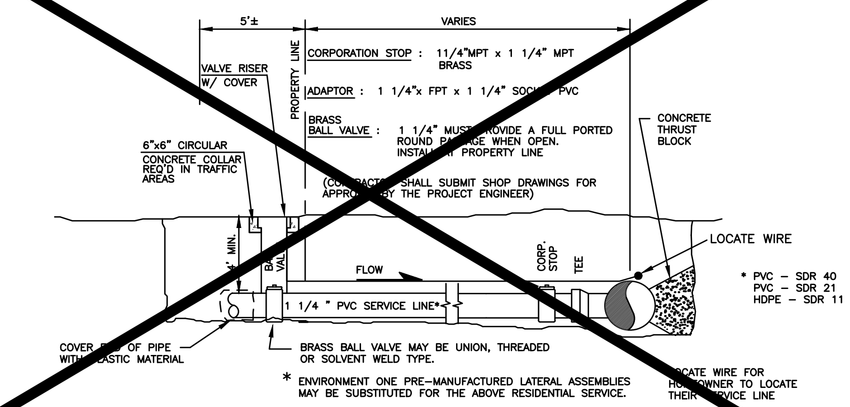
DETAIL D



LOW PRESSURE SEWER MAIN CONNECTION TO GRAVITY SEWER MAIN MANHOLE

NOT TO SCALE

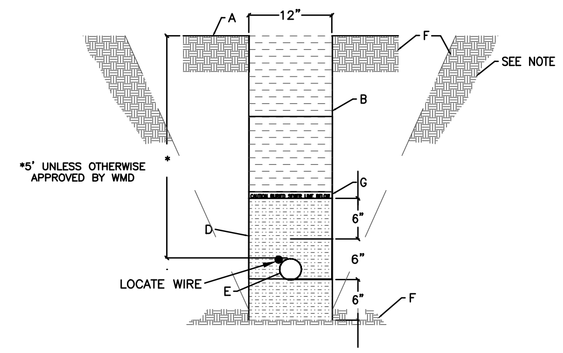
DETAIL F



LOW PRESSURE SEWER SERVICE CONNECTION TO A LOW PRESSURE SEWER MAIN

NOT TO SCALE

DETAIL G



LEGEND
- A. Existing grade
- B. Backfill with excavated material unless selected material is ordered by engineer.
- C. Specific depth as defined by engineer for installation site (freeze protection, etc...).
- D. Backfill with select material in lifts as shown to 90% standard proctor density.
- E. PVC sewer pipe
- F. Undisturbed earth.
- G. Locate tape labeled sewer
- H. Locate wires to be installed as per general notes into flushing connections, terminal flushing connections and manholes Locate wire to be continuous insulated 12 gauge solid copper wire.

NOTE: All trenching shall meet OSHA requirements for ditch slopes.

LOW PRESSURE SANITARY SEWER TRENCH DETAIL

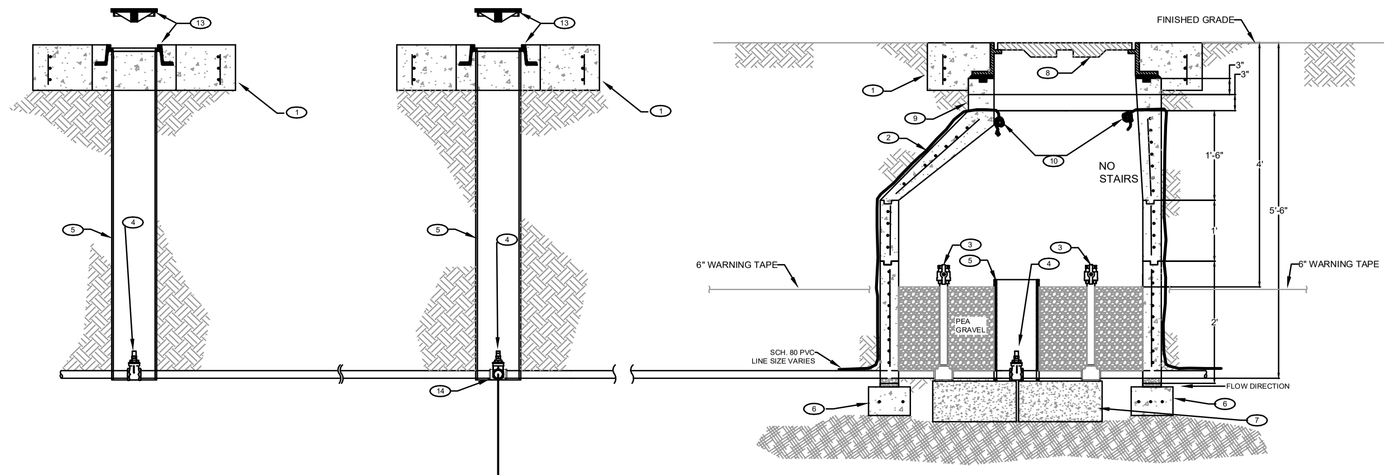
NOT TO SCALE

DETAIL H

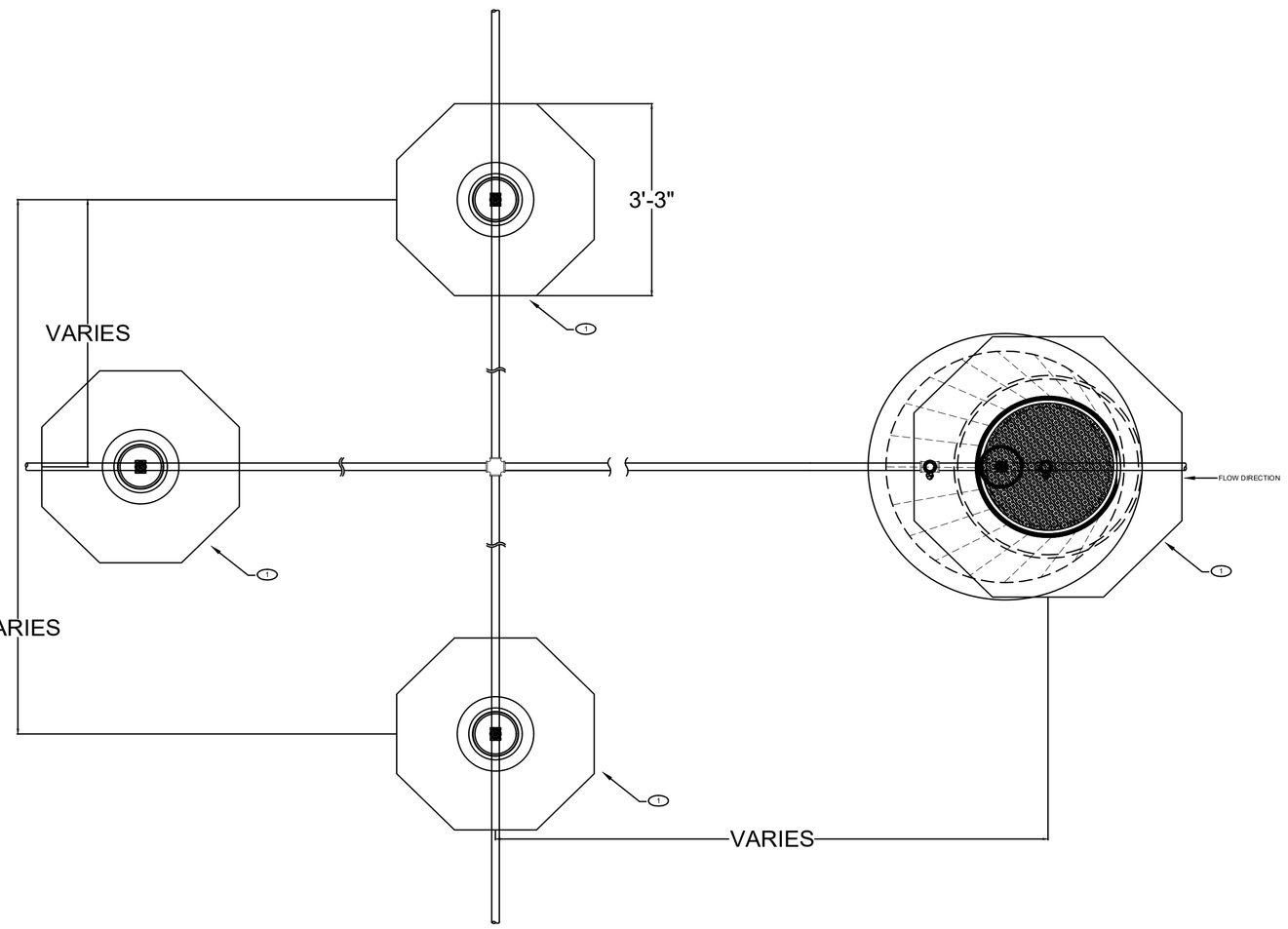
WATER QUALITY DIVISION UTILITY DEVELOPMENT

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS FOR LOW PRESSURE SEWER

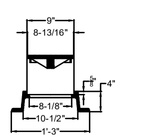
DATE:	REVISIONS		FILE #
DRAWN BY:	△ 06/10/04	△	
CADD RENDITION BY:	△	△	SHEET C-904
APPROVED BY:	△	△	



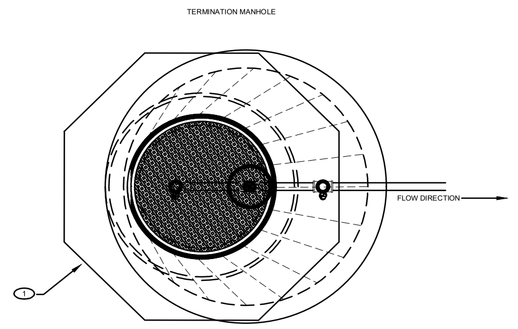
ISOLATION VALVE BOXES FOR INLINE FLUSHING L.P.S DETAIL - PLAN VIEW



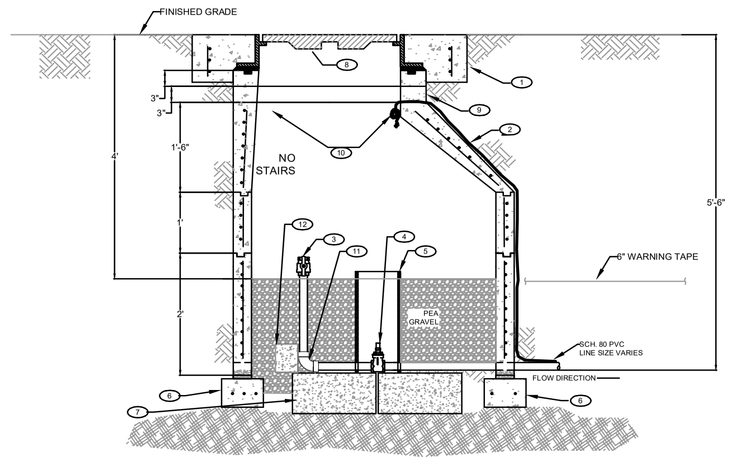
ISOLATION VALVE BOXES FOR INLINE FLUSHING L.P.S DETAIL PROFILE VIEW



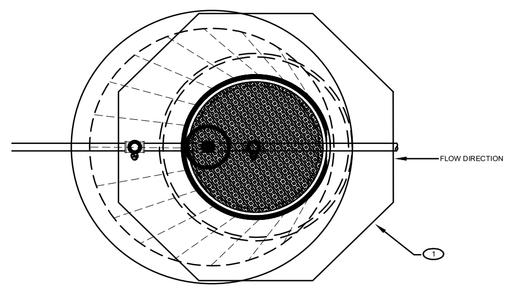
ISOLATION VALVE BOX FRAME & COVER DETAIL



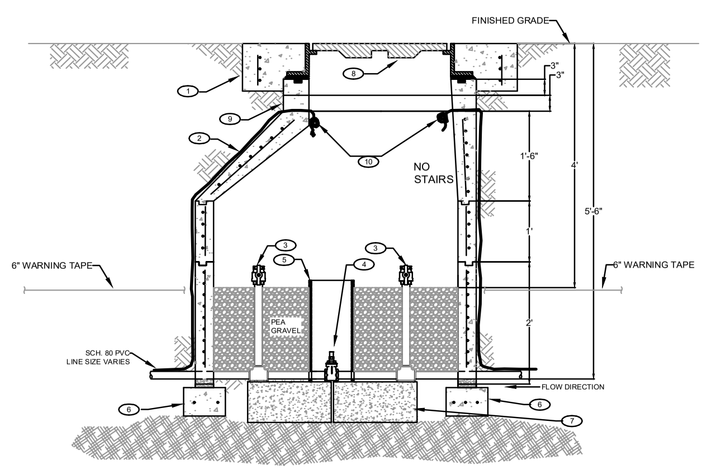
TERMINATION FOR INLINE FLUSHING L.P.S DETAIL - PLAN VIEW



TERMINATION FOR INLINE FLUSHING L.P.S DETAIL PROFILE VIEW



INLINE FLUSHING L.P.S DETAIL - PLAN VIEW



INLINE FLUSHING L.P.S DETAIL PROFILE VIEW

GENERAL NOTES:

1. IF THIS SHEET IS NOT 24" X 36" USE GRAPHIC SCALE ACCORDINGLY
2. CLEAN ALL JOINTS AND INSTALL SEALING GASKETS.
3. MASTIC AND/OR GROUT FOR WATER TIGHT SEAL AND PREVENTION OF DISPLACEMENT OF RINGS AND COVER.

KEYED NOTES:

(1) 12" MIN. CONCRETE COLLAR - OCTAGON SHAPE FOR SEWER LINE IDENTIFICATION
(2) 48" TYPE E MANHOLE - ECCENTRIC CONE
(3) 2 IN. FULLY PORTED SCH. 80 PVC BALL VALVE & PVC RISER, 200 PSI MIN.
(4) 2" RESILIENT WEDGE WATER GATE VALVE, 200 PSI MIN.
(5) 8" PVC SLEEVE
(6) 8" X 12" CONCRETE BLOCK
(7) 8" X 16" SOLID CMU BLOCK THRUST BLOCK
(8) DUCTILE IRON FRAME & COLLAR SUITABLE FOR TRAFFIC
(9) CONCRETE GRADED RINGS AS REQUIRED.
(10) TRACER WIRE TAPED TO TOP OF PIPE - SPLICING NOT ALLOWED. LEAVE 2' MIN. SLACK ON A HUNG SUPPORT
(11) 2 IN. SCH 80 STREET 90° ELBOW
(12) THRUST BLOCK
(13) 8-1/8" INSIDE DIA. FRAME & COVER
(14) 2 IN. SCH 80 PVC CROSS

CITY OF SANTA FE STANDARDS

L.P.S. FLUSHING DETAILS	DRAWN	JAMES_MARTINEZ
	DESIGN	STAN_HOLLAND
	CHECKED	DOUG_FLORES
	DATE	[09-03-19]
SUBMITTED COSF	APPROVED FOR RELEASE COSF_WASTEWATER	
73 Paseo Real Santa Fe, New Mexico 87507	SHEET	C-905
	OF	
	REVIEWER: [REVIEWER]	DATE: [MM-DD-YY]
PROJECT ID	DRAWING NO	REV 0

TABLE 1–R

HELICAL CORRUGATED STEEL PIPE–2 2/3" X 1/2" CORRUGATION

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 15	16–20	21–25	26–30	31–35	36–40	MIN. CVR (INCHES)
	SPECIFIED WALL THICKNESS (INCH)						
12	0.064	0.064	0.064	0.064	0.064	0.064	12
18	0.064	0.064	0.064	0.064	0.064	0.064	12
24	0.064	0.064	0.064	0.064	0.064	0.064	12
30	0.064	0.064	0.064	0.064	0.064	0.064	12
36	0.064	0.064	0.064	0.064	0.064	0.064	12
42	0.064	0.064	0.064	0.064	0.064	0.064	12
48	0.064	0.064	0.064	0.064	0.064	0.064	12
54	0.079	0.079	0.079	0.079	0.079	0.079	12
60	0.109	0.109	0.109	0.109	0.109	0.109	12
66	0.138	0.138	0.138	0.138	0.138	0.138	12
72	0.138	0.138	0.138	0.138	0.138	0.138	12
78	0.168	0.168	0.168	0.168	0.168	0.168	12
84	0.168	0.168	0.168	0.168	0.188	0.168	12

TABLE 2–R

HELICAL CORRUGATED STEEL PIPE – 3" X 1" CORRUGATION

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 15	16–20	21–25	26–30	31–35	36–40	MIN. CVR (INCHES)
	SPECIFIED WALL THICKNESS (INCH)						
54	0.064	0.064	0.064	0.064	0.064	0.064	12
60	0.064	0.064	0.064	0.064	0.064	0.064	12
66	0.064	0.064	0.064	0.064	0.064	0.064	12
72	0.064	0.064	0.064	0.064	0.079	0.079	12
78	0.064	0.064	0.064	0.064	0.079	0.079	12
84	0.064	0.064	0.064	0.064	0.079	0.079	12
90	0.064	0.064	0.064	0.079	0.079	0.079	12
96	0.079	0.079	0.079	0.079	0.079	0.109	12
102	0.079	0.079	0.079	0.079	0.109	0.109	18
108	0.109	0.109	0.109	0.109	0.109	0.109	18
114	0.109	0.109	0.109	0.109	0.109	0.109	18
120	0.109	0.109	0.109	0.109	0.109	0.109	18
126	0.138	0.138	0.138	0.138	0.138	0.138	18
132	0.138	0.138	0.138	0.138	0.138	0.138	18
138	0.138	0.138	0.138	0.138	0.138	0.138	18
144	0.168	0.168	0.168	0.168	0.168	0.168	18

TABLE 3–R

HELICAL CORRUGATED STEEL PIPE – 5" X 1" CORRUGATION

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 15	16–20	21–25	26–30	31–35	36–40	MIN. CVR (INCHES)
	SPECIFIED WALL THICKNESS (INCH)						
54	0.064	0.064	0.064	0.064	0.064	0.064	12
60	0.064	0.064	0.064	0.064	0.064	0.064	12
66	0.064	0.064	0.064	0.064	0.064	0.079	12
72	0.064	0.064	0.064	0.064	0.079	0.079	12
78	0.064	0.064	0.064	0.064	0.079	0.079	12
84	0.064	0.064	0.064	0.064	0.079	0.109	12
90	0.064	0.064	0.064	0.079	0.079	0.109	12
96	0.079	0.079	0.079	0.079	0.109	0.109	12
102	0.079	0.079	0.079	0.079	0.109	0.109	18
108	0.109	0.109	0.109	0.109	0.109	0.109	18
114	0.109	0.109	0.109	0.109	0.109	0.138	18
120	0.109	0.109	0.109	0.109	0.109	0.138	18
126	0.138	0.138	0.138	0.138	0.138	0.138	18
132	0.138	0.138	0.138	0.138	0.138	0.138	18
138	0.138	0.138	0.138	0.138	0.138	0.138	18
144	0.188	0.188	0.188	0.188	0.188	0.188	18

NOTES: 1. BACKFILL AROUND PIPE MUST BE COMPACTED TO SPECIFIED AASHTO T–99 DENSITY OF 100%.
2. USE REASONABLE CARE IN HANDLING AND INSTALLATION.

TABLE 4–R

STEEL SPIRAL RIB PIPE – 3/4" X 3/4" X 7 1/2"

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 3/4" X 3/4" X 7 1/2" CORRUGATION 0.064	0.079	0.109	0.138	MIN. CVR (INCHES)
24	87	95	158		12
30	54	75	126		12
36	45	63	105		12
42	38	54	90		12
48	* 33	47	78	114	12
54	29	41	70	101	15
60		37	63	91	15
66		* 34	57	83	18
72			52	76	18
78			48	70	21
84			* 44	65	21
90				60	24
96				* 56	24
102				* 50	27

TABLE 5–R

STEEL SPIRAL RIB PIPE – 3/4" X 1" X 11 1/2"

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 3/4" X 1" X 11 1/2" CORRUGATION 0.064	0.079	0.109	MIN. CVR (INCHES)
24	40	40	40	12
30	39	40	40	12
36	32	40	40	12
42	28	39	40	12
48	24	34	40	12
54	21	30	40	18
60		27	40	18
66		25	40	18
72		* 22	38	18
78			35	24
84			33	24
90			* 31	24

NOTES: 1. FOR TABLES 4–R AND 5–R, COVER LIMITS INDICATED WITH * ARE FOR TRENCH INSTALLATION ONLY. FOR EMBANKMENT CONDITIONS, USE NEXT HEAVIER GAGE IF AVAILABLE.
2. SEE "INSTALLATION AND BACKFILL OF SPIRAL RIB PIPE" SECTION OF "HANDBOOK OF STEEL DRAINAGE & HIGHWAY CONSTRUCTION PRODUCTS" BY AISI OF 1994 EDITION FOR MORE DETAILS ON INSTALLATION.

GAUGE	THICKNESS (INCHES)
1	0.280
3	0.249
5	0.218
7	0.188
8	0.168
10	0.138
12	0.109
14	0.079
16	0.064
18	0.052

NOTE: GAUGES SHOWN ARE "US STANDARD GAUGE" FOR UNCOATED STEEL SHEETS AND PLATES. THICKNESS SHOWN IN INCHES INCLUDE GALVANIZED COATING.

R = ROUND PIPE

DESIGN DATA:

SPECIFICATIONS: AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12, 2007 EDITION, WITH 2008 INTERIM REVISIONS.

DEAD LOAD: 120 POUNDS PER CUBIC FOOT EARTH.

LIVE LOAD: HL–93

SAFETY FACTORS: APPROXIMATELY 3.0 FOR LONGITUDINAL SEAM STRENGTH 2.0, FOR PIPE WALL BUCKLING.

BACKFILL: SOIL STIFFNESS COEFFICIENT (k) = 0.22.

◆ DENOTES THAT THE FURNISHED TABLE IS STILL BASED ON DESIGN SPECIFICATION OF LFD, NOT LRFD YET.

TABLE 6–R

STRUCTURAL PLATE PIPE – 6" X 2" CORRUGATION

DIAMETER OF PIPE (FEET)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 15	16–20	21–25	26–30	31–35	36–40	MIN. CVR (INCHES)
	SPECIFIED WALL THICKNESS (INCH)						
5.0	0.111	0.111	0.111	0.111	0.111	0.111	12
5.5	0.111	0.111	0.111	0.111	0.111	0.111	12
6.0	0.111	0.111	0.111	0.111	0.111	0.111	12
6.5	0.111	0.111	0.111	0.111	0.111	0.111	12
7.0	0.111	0.111	0.111	0.111	0.111	0.111	12
7.5	0.111	0.111	0.111	0.111	0.111	0.111	12
8.0	0.111	0.111	0.111	0.111	0.111	0.111	12
8.5	0.111	0.111	0.111	0.111	0.111	0.111	18
9.0	0.111	0.111	0.111	0.111	0.111	0.111	18
9.5	0.111	0.111	0.111	0.111	0.111	0.111	18
10.0	0.111	0.111	0.111	0.111	0.111	0.111	18
10.5	0.111	0.111	0.111	0.111	0.111	0.140	18
11.0	0.111	0.111	0.111	0.111	0.111	0.140	18
11.5	0.111	0.111	0.111	0.111	0.111	0.140	18
12.0	0.111	0.111	0.111	0.111	0.111	0.140	18
12.5	0.111	0.111	0.111	0.111	0.111	0.140	24
13.0	0.111	0.111	0.111	0.111	0.111	0.140	24
13.5	0.111	0.111	0.111	0.111	0.140	0.140	24
14.0	0.111	0.111	0.111	0.111	0.140	0.140	24
14.5	0.111	0.111	0.111	0.111	0.140	0.140	24
15.0	0.111	0.111	0.111	0.140	0.140	0.140	24
15.5	0.111	0.111	0.111	0.140	0.140	0.170	24
16.0	0.111	0.111	0.111	0.140	0.140	0.170	24
16.5	0.140	0.140	0.140	0.140	0.140	0.170	30
17.0	0.140	0.140	0.140	0.140	0.140	0.170	30
17.5	0.140	0.140	0.140	0.140	0.140	0.170	30
18.0	0.140	0.140	0.140	0.140	0.140	0.170	30
18.5	0.170	0.170	0.170	0.170	0.170	0.170	30
19.0	0.170	0.170	0.170	0.170	0.170	0.188	30
19.5	0.170	0.170	0.170	0.170	0.170	0.188	30
20.0	0.170	0.170	0.170	0.170	0.170	0.188	30
20.5	0.188	0.188	0.188	0.188	0.188	0.218	36
21.0	0.188	0.188	0.188	0.188	0.188	0.218	36
21.5	0.218	0.218	0.218	0.218	0.218	0.218	36
22.0	0.218	0.218	0.218	0.218	0.218	0.249	36
22.5	0.218	0.218	0.218	0.218	0.218	0.249	36
23.0	0.218	0.218	0.218	0.218	0.218	0.249	36
23.5	0.249	0.249	0.249	0.249	0.249	0.249	36
24.0	0.249	0.249	0.249	0.249	0.249	0.280	42
24.5	0.249	0.249	0.249	0.249	0.249	0.280	42
25.0	0.280	0.280	0.280	0.280	0.280	0.280	42
25.5	0.280	0.280	0.280	0.280	0.280	0.280	42
26.0	0.280	0.280	0.280	0.280	0.280	0.280	42

NOTES: 1. BACKFILL AROUND PIPE MUST BE COMPACTED TO SPECIFIED AASHTO T–99 DENSITY OF 100%.
2. USE REASONABLE CARE IN HANDLING AND INSTALLATION.

GENERAL NOTES:

1. WHERE ABRASIVE OR CORROSIVE CONDITIONS EXIST, A HEAVIER WALL THICKNESS OR A PROTECTIVE COATING MAY BE REQUIRED. SEE SECTION 570 OF SPECIFICATIONS FOR CORROSION RESISTANCE NUMBER.
2. THE CONTRACTOR MAY FURNISH A HEAVIER WALL THICKNESS THAN THE MINIMUM SHOWN IN THE TABLES AT NO ADDITIONAL COST TO THE DEPARTMENT.
3. ALL PIPES SHALL BE PROTECTED BY A COVER OF AT LEAST 4 FEET BEFORE PERMITTING HEAVY CONSTRUCTION EQUIPMENT TO PASS OVER THEM DURING CONSTRUCTION.
4. MINIMUM COVERS SHOWN IN THE TABLES SHALL BE MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE THE FLEXIBLE PAVEMENT OR TO THE TOP OF THE RIGID PAVEMENT. FOR MINIMUM COVERS, A MINIMUM 6" CUSHION OF BACKFILL MATERIAL SHALL BE PROVIDED BETWEEN THE BOTTOM OF THE RIGID PAVEMENT AND THE TOP OF THE PIPE.
5. ALL STEEL CORRUGATED METAL AND AND STRUCTURAL PLATE SHALL CONFORM TO AASHTO SPECIFICATION M–36 AND M–167.
8. ALL PIPES ARE TO BE CAMBERED TO ACCOMMODATE SOIL SETTLEMENT AND CONSOLIDATION. THE AMOUNT OF CAMBER WILL DEPEND ON SOIL CHARACTERISTICS, COVER, LENGTH OF CULVERT, SLOPE, AND OTHER FACTORS AND SHALL BE APPROVED BY THE "PROJECT MANAGER."
9. SEE 208–07–1/1 – CORRUGATED METAL CULVERT AND PIPE ARCHES BEDDING AND BACKFILL DETAILS FOR INSTALLATION.
10. SEE SECTION 570 PIPE CULVERT SPECIFICATIONS AND SECTION 571 STRUCTURAL PLATE STRUCTURES SPECIFICATIONS.
6. FOR PIPE SIZES NOT SHOWN, THE GAUGE WILL BE THAT REQUIRED BY THE MINIMUM AND MAXIMUM COVERS FOR THE NEXT LARGER TABULATED PIPE SIZE.
7. COVER HEIGHTS OVER 40 FEET SHALL BE USED ONLY AFTER A THOROUGH INVESTIGATION OF THE FOUNDATION MATERIALS.

TIMOTHY A. MARES, NEW MEXICO, 14072, REGISTERED PROFESSIONAL ENGINEER, 4-10-12

NO.	DATE	BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

MAXIMUM AND MINIMUM COVER STEEL–ROUND PIPES HELICAL CORRUGATED METAL AND STRUCTURAL PLATES

DESIGNED BY: TIM DRAWN BY: SKL CHECKED BY: YML/TM

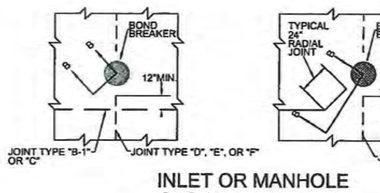
206–03–1/1 1 of 1

Sheet 206-03

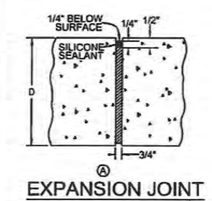
NOTES

A – ISOLATION JOINTS
B – LONGITUDINAL CONSTRUCTION JOINTS
C – LONGITUDINAL CONTRACTION JOINTS
D – TRANSVERSE CONTRACTION JOINT
E – PLANNED TRANSVERSE CONSTRUCTION JOINT
F – EMERGENCY TRANSVERSE CONSTRUCTION JOINT

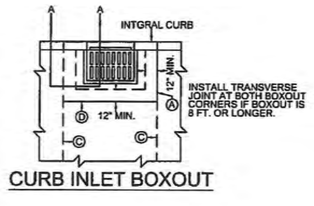
* IF PAVEMENT THICKNESS OF ADJACENT SLAB AT JOINT ARE THE SAME, USE JOINT TYPE "D"
IF PAVEMENT THICKNESS IS NOT THE SAME, USE JOINT TYPE "A"



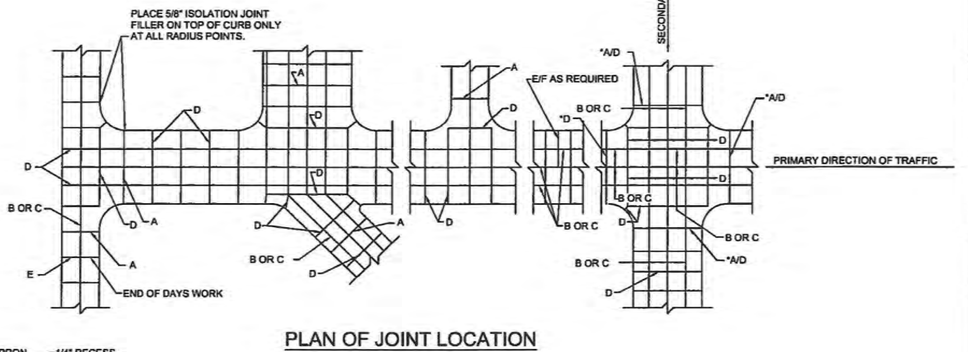
INLET OR MANHOLE CAST IN PAVEMENT



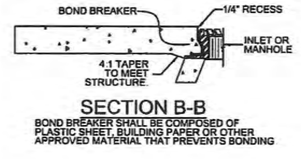
EXPANSION JOINT



CURB INLET BOXOUT

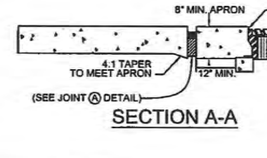


PLAN OF JOINT LOCATION



SECTION B-B

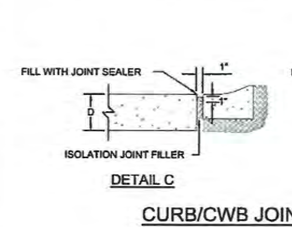
BOND BREAKER SHALL BE COMPOSED OF PLASTIC SHEET, BUILDING PAPER OR OTHER APPROVED MATERIAL THAT PREVENTS BONDING



SECTION A-A

NOTES

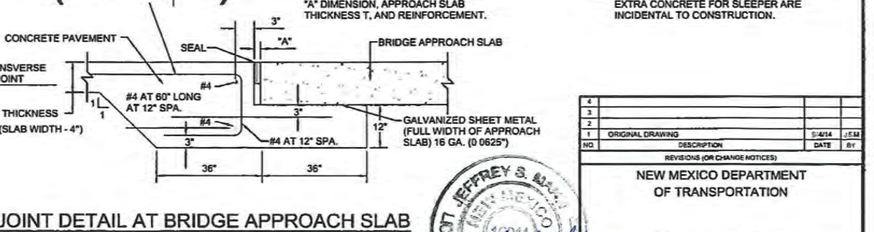
1. ALL REINFORCING STEEL SHALL CONFORM TO AASHTO SPECIFICATIONS. ALL DIMENSIONS REFER TO THE CENTERLINE OF BAR.
2. REINFORCING STEEL, SHEET METAL, AND EXTRA CONCRETE FOR SLEEPER ARE INCIDENTAL TO CONSTRUCTION.



DETAIL C

DETAIL D

CURB/CWB JOINT DETAILS



JOINT DETAIL AT BRIDGE APPROACH SLAB

NO.	DATE	REV. BY	DESCRIPTION
4			
3			
2			
1	ORIGINAL DRAWING		3/4/14 JEM
NO.	DESCRIPTION		DATE BY
	REVISIONS (OR CHANGE NOTICES)		

NEW MEXICO DEPARTMENT OF TRANSPORTATION

PCCP JOINT DETAILS

ROBERT JEFFREY S. ..., NEW MEXICO, 10214, REGISTERED PROFESSIONAL ENGINEER, 1/28/15

*EDTH POLING 9-Dec-14
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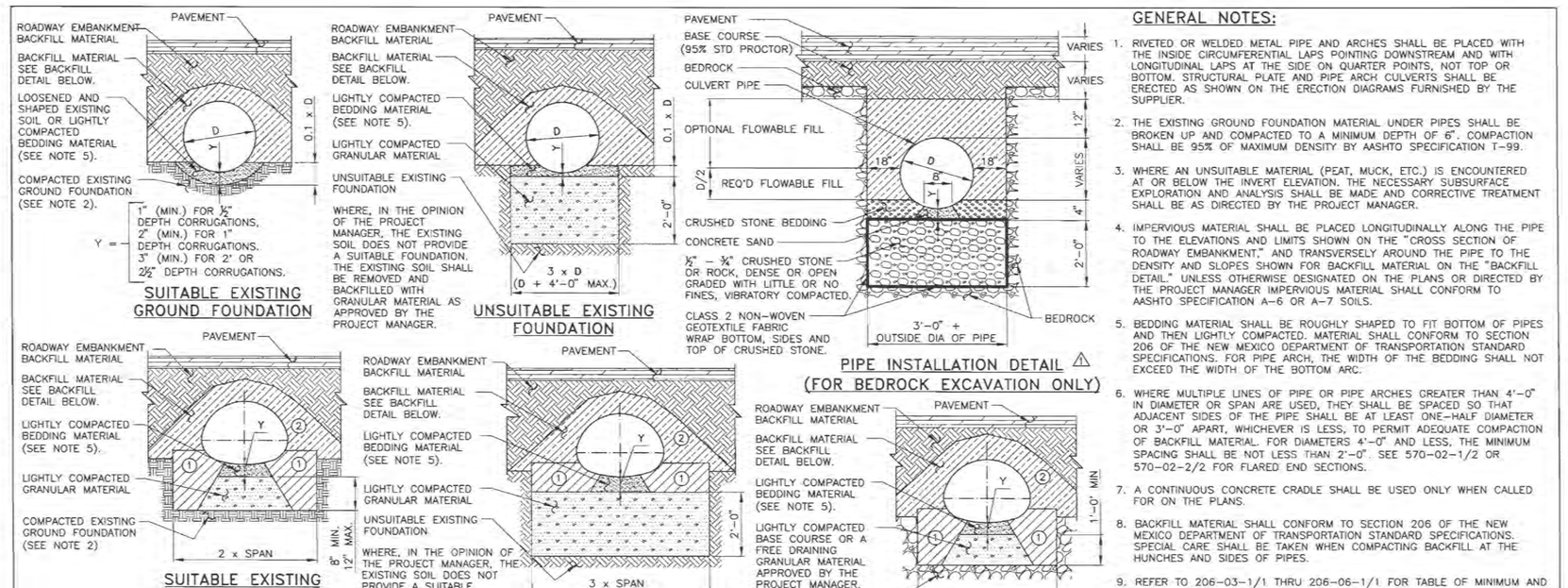
SHEET NO. 450 - 01 - 2/2

Sheet 450-02



RAY M. TRUJILLO, NEW MEXICO, 13514, REGISTERED PROFESSIONAL ENGINEER, 5/29/08

NO.	DATE	REV. BY	DESCRIPTION
⚠	2/14/07	YML	REVISIONS TO DEDIMOCK DETAIL
NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

CORRUGATED METAL CULVERT AND PIPE ARCHES BEDDING AND BACKFILL DETAILS

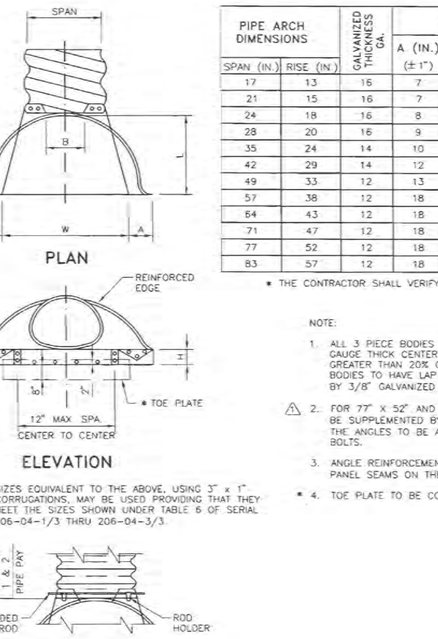
DESIGNED BY: ____ DRAWN BY: SKL CHECKED BY: BVTM/YML

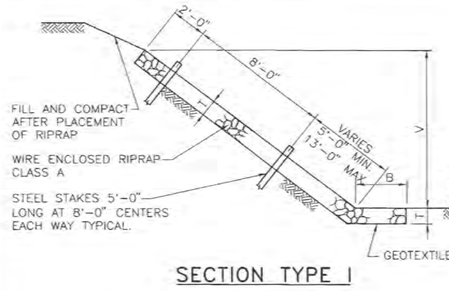
206–07–1/1 1 OF 1

Sheet 206-09

GENERAL NOTES:

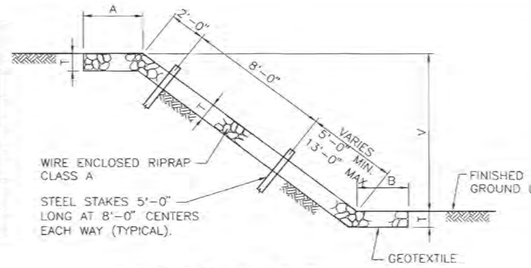
1. RIVETED OR WELDED METAL PIPE AND ARCHES SHALL BE PLACED WITH THE INSIDE CIRCUMFERENTIAL LAPS POINTING DOWNSTREAM AND WITH LONGITUDINAL LAPS AT THE SIDE ON DIAMETER POINTS, NOT TOP OR BOTTOM. STRUCTURAL PLATE AND PIPE ARCH CULVERTS SHALL BE ERECTED AS SHOWN ON THE ERECTION DIAGRAMS FURNISHED BY THE SUPPLIER.
2. THE EXISTING GROUND FOUNDATION MATERIAL UNDER PIPES SHALL BE BROKEN UP AND COMPACTED TO A MINIMUM DEPTH OF 6". COMPACTION SHALL BE 95% OF MAXIMUM DENSITY BY AASHTO SPECIFICATION T–99.
3. WHERE AN UNSUITABLE MATERIAL (PEAT, MUCK, ETC.) IS ENCOUNTERED AT OR BELOW THE INVERT ELEVATION, THE NECESSARY SUBSURFACE EXPLORATION AND ANALYSIS SHALL BE MADE AND CORRECTIVE TREATMENT SHALL BE AS DIRECTED BY THE PROJECT MANAGER.
4. IMPERVIOUS MATERIAL SHALL BE PLACED LONGITUDINALLY ALONG THE PIPE TO THE ELEVATIONS AND LIMITS SHOWN ON THE "CROSS SECTION OF ROADWAY EMBANKMENT," AND TRANSVERSELY AROUND THE PIPE TO THE DENSITY AND SLOPES SHOWN FOR BACKFILL MATERIAL ON THE "BACKFILL DETAIL." UNLESS OTHERWISE DESIGNATED ON THE PLANS OR DIRECTED BY THE PROJECT MANAGER IMPERVIOUS MATERIAL SHALL CONFORM TO AASHTO SPECIFICATION A–6 OR A–7 SOILS.
5. BEDDING MATERIAL SHALL BE ROUGHLY SHAPED TO FIT BOTTOM OF PIPES AND THEN LIGHTLY COMPACTED. MATERIAL SHALL CONFORM TO SECTION 206 OF THE NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. FOR PIPE ARCH, THE WIDTH OF THE BEDDING SHALL NOT EXCEED THE WIDTH OF THE BOTTOM ARC.
6. WHERE MULTIPLE LINES OF PIPE OR PIPE ARCHES GREATER THAN 4'–0" IN DIAMETER OR SPAN ARE USED, THEY SHALL BE SPACED SO THAT ADJACENT SIDES OF THE PIPE SHALL BE AT LEAST ONE–HALF DIAMETER OR 3'–0" APART, WHICHEVER IS LESS, TO PERMIT ADEQUATE COMPACTION OF BACKFILL MATERIAL. FOR DIAMETERS 4'–0" AND LESS, THE MINIMUM SPACING SHALL BE NOT LESS THAN 2'–0". SEE 570–02–1/2 OR 570–02–2/2 FOR FLARED END SECTIONS.
7. A CONTINUOUS CONCRETE CRADLE SHALL BE USED ONLY WHEN CALLED FOR ON THE PLANS.
8. BACKFILL MATERIAL SHALL CONFORM TO SECTION 206 OF THE NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. SPECIAL CARE SHALL BE TAKEN WHEN COMPACTING BACKFILL AT THE HUNCHES AND SIDES OF PIPES.
9. REFER TO 206–03–1/1 THRU 206–06–1/1 FOR TABLE OF MINIMUM AND MAXIMUM COVER AND CORRESPONDING GAUGE.


ROADWAY EMBANKMENT BACKFILL MATERIAL
PAVEMENT
BACKFILL MATERIAL SEE BACKFILL DETAIL BELOW.
LIGHTLY COMPACTED BEDDING MATERIAL (SEE NOTE 5).
LIGHTLY COMPACTED GRANULAR MATERIAL
COMPACTED EXISTING GROUND FOUNDATION (SEE NOTE 2)
2 x SPAN
SUITABLE EXISTING GROUND FOUNDAT



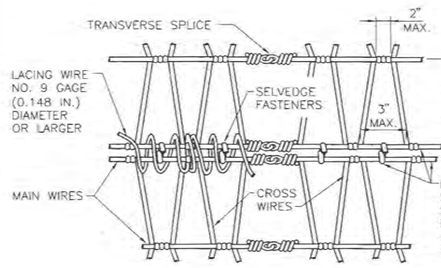
SECTION TYPE I

QUANTITIES PER LINEAR FOOT	
SLOPE	RIPRAP (CU. YDS.)
1.5 : 1	$\frac{T}{27}$ (B + 1.803 V + 0.303 T)
1.75 : 1	$\frac{T}{27}$ (B + 2.016 V + 0.266 T)
2 : 1	$\frac{T}{27}$ (B + 2.236 V + 0.236 T)
3 : 1	$\frac{T}{27}$ (B + 3.162 V + 0.162 T)
4 : 1	$\frac{T}{27}$ (B + 4.123 V + 0.123 T)

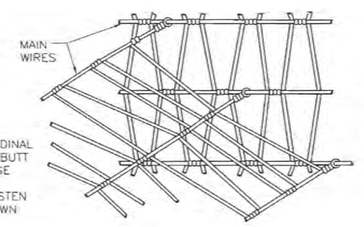


SECTION TYPE II

QUANTITIES PER LINEAR FOOT	
SLOPE	RIPRAP (CU. YDS.)
1 : 1	$\frac{T}{27}$ (A + B + 1.414V)
1.5 : 1	$\frac{T}{27}$ (A + B + 1.803V)
1.75 : 1	$\frac{T}{27}$ (A + B + 2.016V)
2 : 1	$\frac{T}{27}$ (A + B + 2.236V)
3 : 1	$\frac{T}{27}$ (A + B + 3.162V)
4 : 1	$\frac{T}{27}$ (A + B + 4.123V)

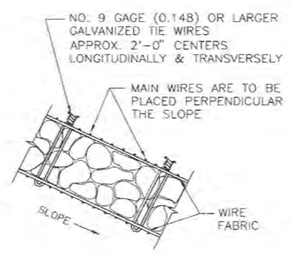


NORMAL INTERSECTION SPLICES

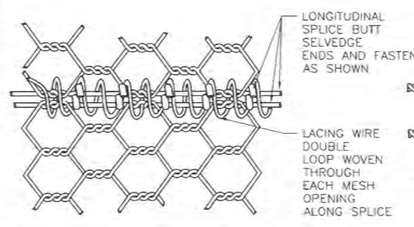


SKEWED INTERSECTION SPLICE

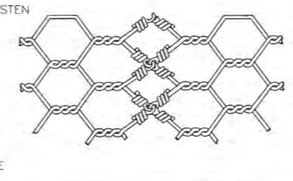
"W" MESH



TYPICAL SECTION

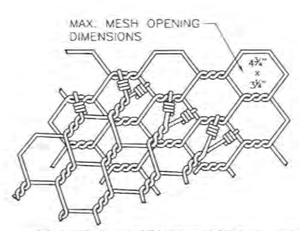


NORMAL INTERSECTION SPLICE



TRANSVERSE SPLICE

HEXAGONAL MESH



SKEWED INTERSECTION SPLICE

GENERAL NOTES

1. WIRE FABRIC FOR RIP RAP SHALL BE "W" OR HEXAGONAL MESH AND MEET THE REQUIREMENTS LISTED IN SECTION 602 OF THE NMDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, CURRENT EDITION.
2. STEEL STAKES MAY BE RAILROAD RAILS WEIGHING NOT LESS THAN 30 LBS. PER YARD, 4" NOMINAL DIAMETER STANDARD STRENGTH GALVANIZED STEEL PIPE, OR L 4" x 4"x 3/8" STEEL ANGLES. STEEL STAKES SHALL PROJECT 6" ABOVE TOP OF RIPRAP. STEEL STAKES ARE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE WORK AND NO DIRECT MEASUREMENT OR PAYMENT WILL BE MADE THEREFORE.
3. IF LENGTH OF SLOPE IS 15 FEET OR LESS, ONLY ONE ROW OF STEEL STAKES 2 FEET FROM THE TOP EDGE OF RIPRAP WILL BE REQUIRED UNLESS OTHERWISE NOTED ON PLANS.
4. FOR DIMENSIONS A, B, V, & T, SEE BRIDGE OR ROADWAY PLANS.
5. T=12" UNLESS OTHERWISE SHOWN ON PLANS; T=18" AT BRIDGES.
6. FASTENERS FOR SPLICES AND/OR SELVEDGE END CONNECTORS MAY BE WIRE TIES, INTERLOCKING WIRE CLIPS, HOG RINGS, OR LACING WIRE. ONLY FASTENERS WHICH APPEAR ON THE DEPARTMENT'S "APPROVED PRODUCTS LIST" MAY BE USED.
7. LACING SHALL BE CONTINUOUS AS FAR AS IS PRACTICAL AND SHALL PASS THROUGH EACH MESH OPENING.
8. WHERE SPLICING IS NECESSARY, AN OVERLAP OF LACING OF AT LEAST 1 FOOT SHALL BE PROVIDED.

NO.	DATE	REV.BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

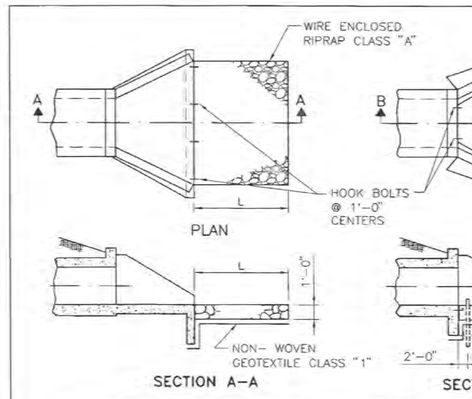
WIRE ENCLOSE RIPRAP
CLASS "A"

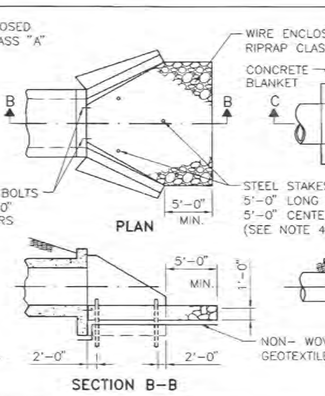
DESIGNED BY ____ DRAWN BY SKL CHECKED BY YML

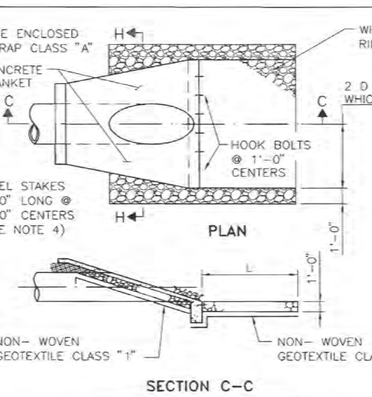
602-01-1/1 1 of 1

RAY M. TRUJILLO NEW MEXICO 12239 REGISTERED PROFESSIONAL ENGINEER 01/01/09

Sheet 602-01







SECTION A-A

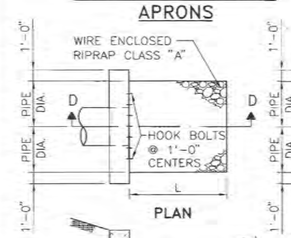
SECTION B-B

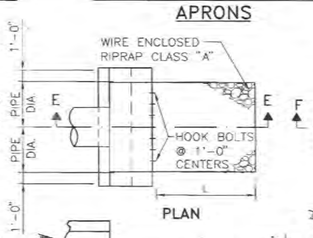
SECTION C-C

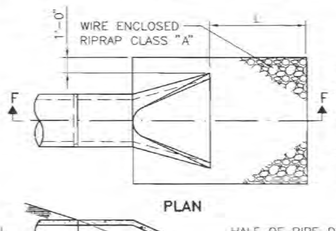
BOX CULVERTS WITH APRONS

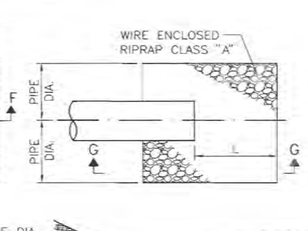
BOX CULVERTS WITHOUT APRONS

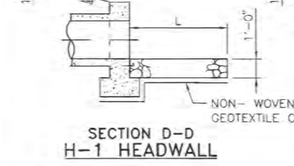
CONCRETE BLANKETS



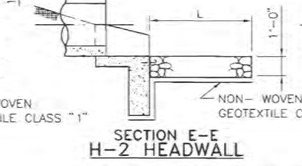




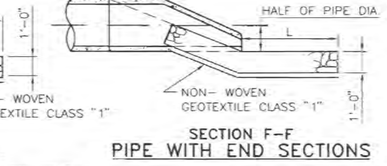




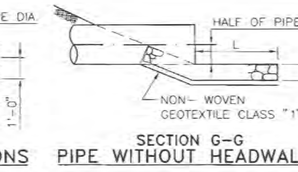
SECTION D-D
H-1 HEADWALL



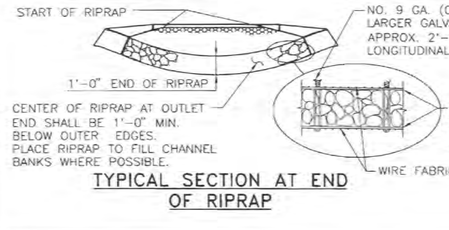
SECTION E-E
H-2 HEADWALL



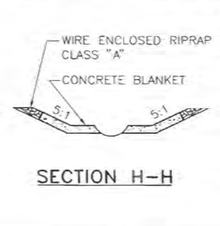
SECTION F-F
PIPE WITH END SECTIONS



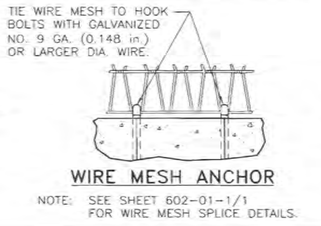
SECTION G-G
PIPE WITHOUT HEADWALLS



TYPICAL SECTION AT END OF RIPRAP



SECTION H-H

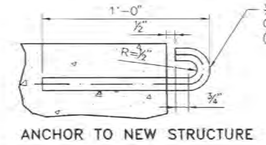


WIRE MESH ANCHOR

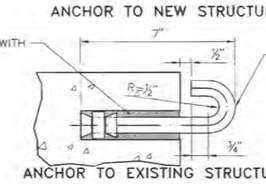
NOTE: SEE SHEET 602-01-1/1 FOR WIRE MESH SPLICE DETAILS.

GENERAL NOTES

1. ALL RIPRAP SHALL BE CLASS "A" UNLESS SPECIFIED OTHERWISE IN THE PLANS. DIMENSIONS OF RIPRAP CLASS "A" SHALL BE VERIFIED IN FIELD.
2. RIPRAP ON THIS STANDARD IS SHOWN FOR SINGLE PIPES AND CULVERTS ONLY. FOR MULTIPLE PIPE AND CULVERT INSTALLATIONS, EXTEND RIPRAP BEYOND OUTLET OPENING AS SHOWN IN PLAN DETAILS AND PLACE RIPRAP BETWEEN OUTLET OPENINGS AS SHOWN IN ELEVATION DETAILS.
3. SERIAL 602-02-1/1 MAY BE REFERENCED FOR DESCRIPTIONS OF WIRE MESH AND ALTERNATE PATTERNS.
4. STEEL STAKES MAY BE RAILROAD RAILS WEIGHING NOT LESS THAN 30 LBS. PER YARD, 4" NOMINAL DIAMETER STANDARD STRENGTH GALVANIZED STEEL PIPE, OR L 4" X 4"X 3/8" STEEL ANGLES. STEEL STAKES SHALL PROJECT 6" ABOVE TOP OF RIPRAP. STEEL STAKES ARE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE WORK AND NO DIRECT MEASUREMENT OR PAYMENT WILL BE MADE THEREFORE.
5. CONTRACTOR MAY SUBSTITUTE CONCRETE CHEMICAL ANCHORS WITH HOOK GEOMETRY SHOWN, WHICH MEET REQUIREMENTS OF SECTION 522.
6. TOE-IN OR PLACE EROSION CONTROL GEOTEXTILE UNDER FOOTINGS OR CUT-OFF WALL.
7. L (MIN.) = 10"-0" OR 1.5 x DIAMETER OR RISE, WHICHEVER IS GREATER.



ANCHOR TO NEW STRUCTURE



ANCHOR TO EXISTING STRUCTURE

HOOK BOLT DETAILS

COST OF HOOK BOLT IN PLACE TO BE INCLUDED IN UNIT BID PRICE FOR RIPRAP.

NO.	DATE	REV.BY	DESCRIPTION
1	8/09/09	YML	GENERAL REVISIONS
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

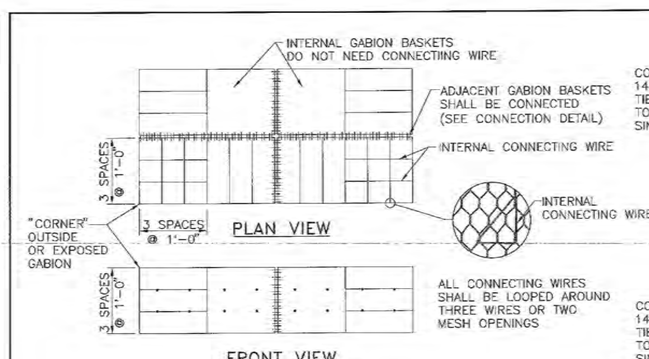
EROSION CONTROL
AT CULVERT OUTLETS

DESIGNED BY TM DRAWN BY SKL CHECKED BY YML

602-02-1/1 1 of 1

RAY M. TRUJILLO NEW MEXICO 12239 REGISTERED PROFESSIONAL ENGINEER 11/6/09

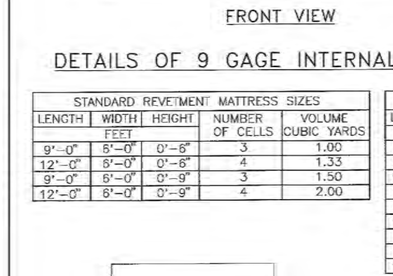
Sheet 602-02



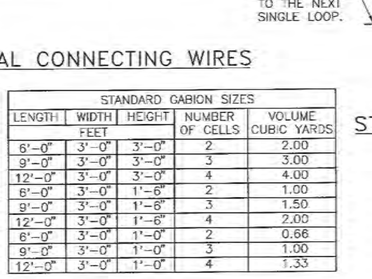
DETAILS OF 9 GAGE INTERNAL CONNECTING WIRES

STANDARD REVETMENT MATTRESS SIZES				
LENGTH	WIDTH	HEIGHT	NUMBER OF CELLS	VOLUME CUBIC YARDS
	FEET			
9'-0"	5'-0"	0'-6"	3	1.00
12'-0"	5'-0"	0'-6"	4	1.33
9'-0"	5'-0"	0'-9"	3	1.50
12'-0"	5'-0"	0'-9"	4	2.00

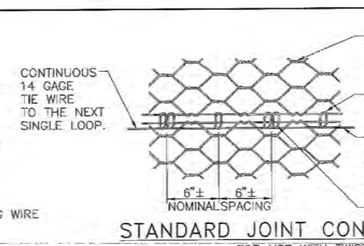
STANDARD GABION SIZES				
LENGTH	WIDTH	HEIGHT	NUMBER OF CELLS	VOLUME CUBIC YARDS
	FEET			
6'-0"	3'-0"	3'-0"	2	2.00
9'-0"	3'-0"	3'-0"	3	3.00
12'-0"	3'-0"	3'-0"	4	4.00
6'-0"	3'-0"	1'-6"	2	1.00
9'-0"	3'-0"	1'-6"	3	1.50
12'-0"	3'-0"	1'-6"	4	2.00
6'-0"	3'-0"	1'-0"	2	0.66
9'-0"	3'-0"	1'-0"	3	1.00
12'-0"	3'-0"	1'-0"	4	1.33



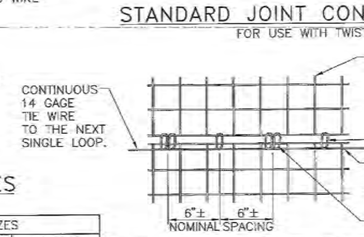
TYPICAL FLAT LAYOUT OF GABION BASKET



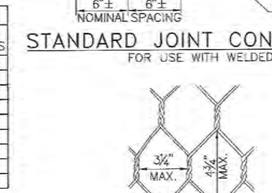
TYPICAL ASSEMBLED GABION BASKET



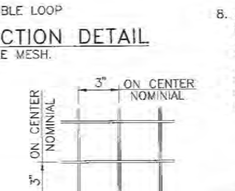
STANDARD JOINT CONNECTION DETAIL
FOR USE WITH "TWISTED MESH."



STANDARD JOINT CONNECTION DETAIL
FOR USE WITH WELDED WIRE MESH.



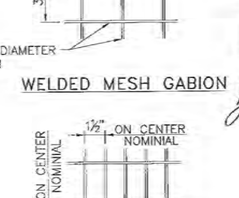
TWISTED MESH GABION



WELDED MESH GABION



TWISTED MESH MATTRESS



WELDED MESH MATTRESS

TYPICAL ACCEPTABLE MESH STYLES

SERIAL 602-05-2/2 SHEET 2 OF 2 MUST ACCOMPANY THIS SHEET.

GENERAL NOTES

1. INTERNAL CONNECTING WIRES ARE TO BE INSTALLED ACROSS WIDTH OF INTERIOR GABIONS AND ACROSS WIDTH AND LENGTH OF END GABIONS.
2. INTERNAL CONNECTING WIRE, CONTINUOUS TIE WIRE AND GABION MESH SHALL BE GALVANIZED.
3. INTERNAL CONNECTING WIRES ARE REQUIRED ON ALL GABIONS 3'-0" HIGH AND ON ALL GABIONS 1'-6" HIGH WHEN USED TO BUILD VERTICAL STRUCTURES.
4. PREFORMED STIFFENERS (11 GAGE OR 9 GAGE) ARE AN ACCEPTABLE ALTERNATIVE TO INTERNAL CONNECTING WIRES. INSTALL THEM AS RECOMMENDED BY THE MANUFACTURER OR AS DIRECTED BY THE PROJECT MANAGER AT ONE THIRD POINTS.
5. PLACE ROCK IN THE END GABION CELL FIRST, AND CONTINUE BY FILLING INTERIOR GABION CELLS.
6. FOR GABION DIMENSIONS, REFER TO THE TABLE "STANDARD GABION SIZES."
7. A JOINT CONNECTION MUST BE MADE WHERE ANY PANEL EDGE MEETS ANOTHER PANEL. THIS INCLUDES ADJACENT GABION BASKETS, INDIVIDUAL PANELS WITHIN A BASKET, DIAPHRAGM EDGES ETC. ALL JOINT CONNECTIONS SHALL BE MADE USING 14 GAGE CONTINUOUS TIE WIRE.
8. ALTERNATE JOINT CONNECTION PROCEDURES MAY BE USED PROVIDED THAT THE COMPLETED JOINT WILL DEVELOP A TENSILE STRENGTH OF NOT LESS THAN 1400 POUNDS PER FOOT. IF ALTERNATE JOINT CONNECTION PROCEDURES ARE USED, THE CONTRACTOR SHALL SUBMIT TO THE PROJECT MANAGER CERTIFIED TEST REPORTS DEMONSTRATING THE ALTERNATE JOINT CONNECTIONS WILL MEET THE MINIMUM TENSILE STRENGTH REQUIREMENTS.

TIMOTHY A. MARES NEW MEXICO 14072 REGISTERED PROFESSIONAL ENGINEER 1-9-13

DATE	BY	DESCRIPTION
1/14/08	YML	CORRECTED L = 6', 9' OR 12'
		REVISIONS (OR CHANGE NOTICES)

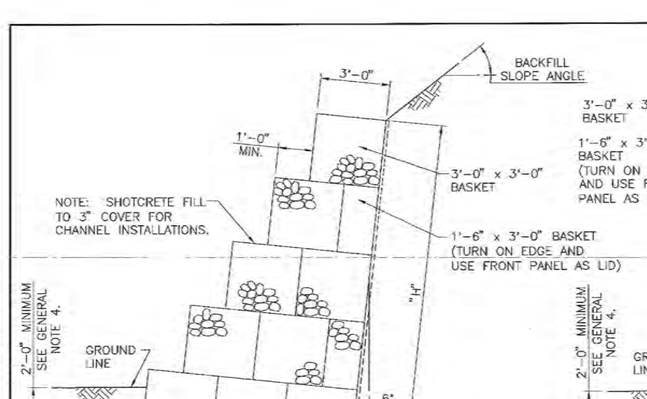
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

GABION
BASKET DETAILS

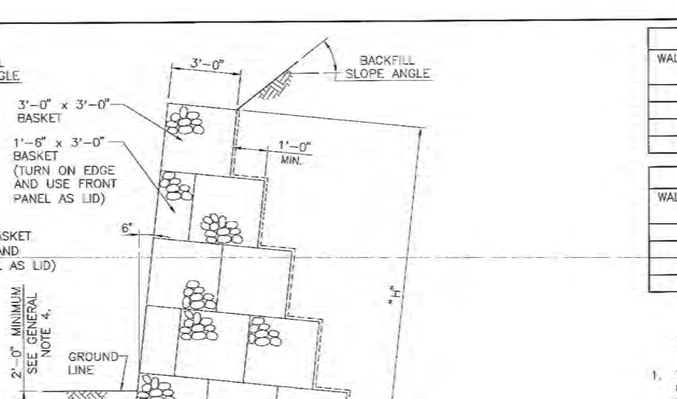
DESIGNED BY TM DRAWN BY SKL CHECKED BY YML/TM

602-05-1/2 1 of 2

Sheet 602-03



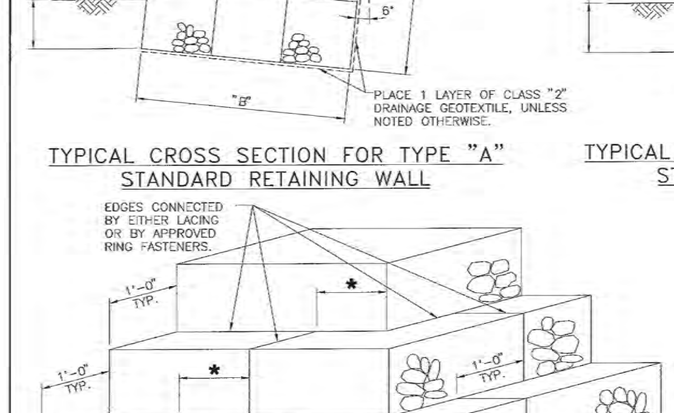
TYPICAL CROSS SECTION FOR TYPE "A" STANDARD RETAINING WALL



TYPICAL CROSS SECTION FOR TYPE "B" STANDARD RETAINING WALL

TYPE "A" GABION RETAINING WALL			
WALL HEIGHT "H"	BASE "B"	NO. OF COURSES	QTY. CU. YD. PER LIN. FT.
6'-0"	4'-6"	2	0.833
9'-0"	6'-0"	3	1.50
12'-0"	7'-6"	4	2.33
15'-0"	9'-0"	5	3.33

TYPE "B" GABION RETAINING WALL			
WALL HEIGHT "H"	BASE "B"	NO. OF COURSES	QTY. CU. YD. PER LIN. FT.
6'-0"	4'-6"	2	0.833
9'-0"	6'-0"	3	1.50
12'-0"	7'-6"	4	2.33
15'-0"	9'-0"	5	3.33



TYPICAL VIEW OF GABION RETAINING WALL

★ NOTE: STAGGER JOINTS AT 3'-0" WHEN PRACTICAL.

BACKFILL TABLE

BACKFILL SLOPE ANGLE	FRICTION ANGLE OF BACKFILL
0°	33°
9.5°	33°
18.4°	33°
26.6°	33°
33.7°	34°

DESIGN DATA

SOIL BEARING PRESSURE	3000 PSF
WALL FRICTION ANGLE	0 DEGREES
SOIL FRICTION ANGLE	SEE BACKFILL TABLE ABOVE
WALL BATTER	NEGATIVE 6 DEGREES
BACKFILL SLOPE ANGLE	SEE BACKFILL TABLE ABOVE
SOIL DENSITY	120 LBS./ CU. FT.
GABION FILL DENSITY	80% OF SOIL DENSITY
SAFETY FACTOR AGAINST OVERTURNING	2.0
SAFETY FACTOR AGAINST SLIDING	1.5
SURCHARGE PRESSURE (LEVEL BACKFILL)	2 FT. x 120 LBS./CU. FT. x 1.25 = 300 LBS./SQ. FT.

TIMOTHY A. MARES NEW MEXICO 14072 REGISTERED PROFESSIONAL ENGINEER 1-9-13

DATE	BY	DESCRIPTION
		REVISIONS (OR CHANGE NOTICES)

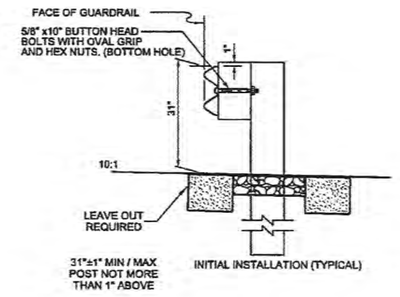
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

GABION
RETAINING WALL
DETAILS

DESIGNED BY TM DRAWN BY SKL CHECKED BY YML/TM

602-05-2/2 2 of 2

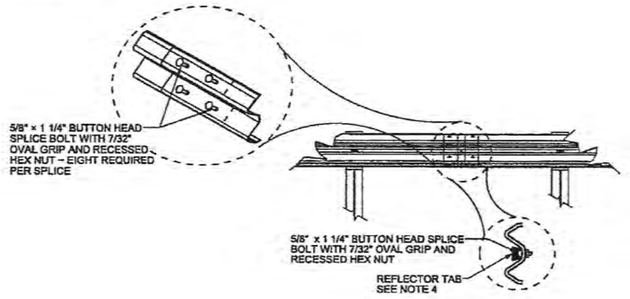
Sheet 602-04



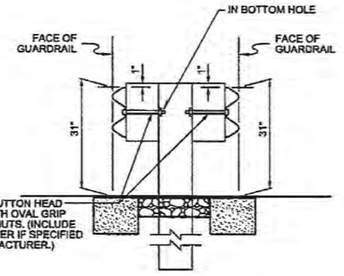
SINGLE FACE W-BEAM GUARDRAIL

NOTES

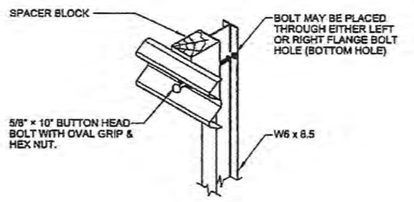
1. SINGLE AND DOUBLE FACE W-BEAM GUARDRAIL POST SPACING SHALL BE 6'-3" ON CENTER.
2. SINGLE AND DOUBLE FACE W-BEAM GUARDRAIL SHALL USE W6 x 8.5 STEEL POSTS FOR SPACER BLOCK DETAILS.
3. EXISTING POSTS SHALL NOT BE RAISED. REPLACE POSTS AS NECESSARY TO ACHIEVE REQUIRED GUARDRAIL HEIGHT.
4. REFLECTOR TABS SHALL BE PLACED AT 25' INTERVALS (EVERY 25' AT SPLICE) ON ALL GUARDRAIL INSTALLATIONS (12'-6" ON 2 LANE HIGHWAY). THE COLOR OF THE REFLECTIVE SHEETING ON THE REFLECTOR TABS SHALL BE THE SAME AS THE COLOR OF THE SHOULDER LINE PAVEMENT MARKING IN FRONT OF THE BARRIER. TABS SHALL HAVE A MINIMUM OF 8.75 SQ. IN. OF TYPE VIII OR BETTER REFLECTIVE SHEETING ON BOTH SIDES AND SHALL ATTACH SECURELY UNDER HEAD OF 5/8" BUTTON HEAD BOLT.
5. SPLICES SHALL BE LAPPED SO THE FREE END DOES NOT FACE TRAFFIC FLOW.
6. CONSTRUCTION TOLERANCE SHALL BE ± 1" FOR GUARDRAIL HEIGHT FOR SINGLE OR DOUBLE FACE.
7. GUARDRAIL FACE MAY BE PLACED AT EDGE OF SHOULDER ONLY WHEN SLOPES BEHIND GUARDRAIL WILL NOT ALLOW FOR 2' TYPICAL SETBACK.
8. CONSTRUCT POST LEAVE OUT FOR EVERY W-BEAMS INSTALLATION.
9. LEAVE OUT SHALL BE USED IN CONCRETE AT ALL TIMES REGARDLESS OF POST FOR W-BEAM OR THRIE BEAM. LEAVE OUT SHALL BE REQUIRED ON ALL GUARDRAIL POSTS IN CONCRETE.



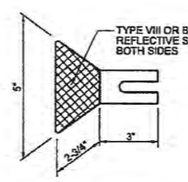
REFLECTOR TABS AT SPLICE



DOUBLE FACE W-BEAM GUARDRAIL



ASSEMBLY DETAIL W-BEAM



REFLECTORIZED WASHER

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

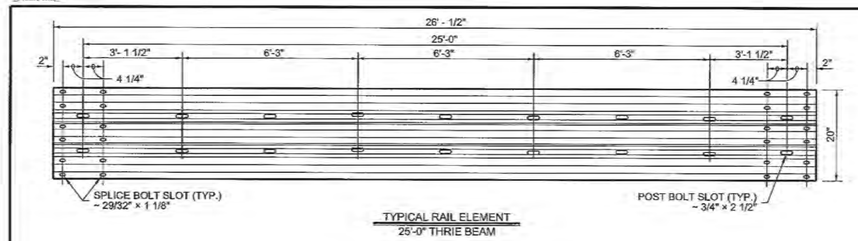
W-BEAM GUARDRAIL

APPROVED _____ DESIGN ENGINEER _____ DATE

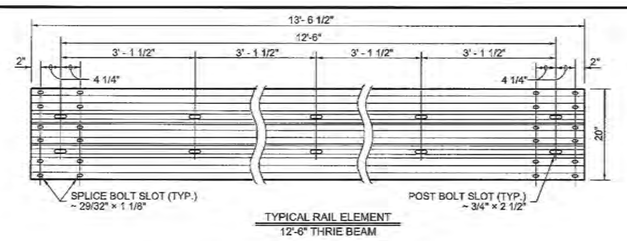
606-GR31-1/20

DRAWING SCALE = NOT TO SCALE

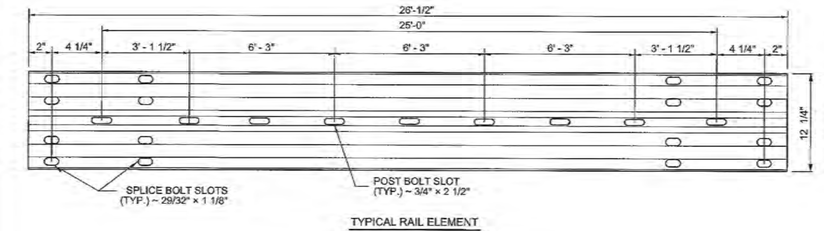
AFSHIN JAM
NEW MEXICO
18226
7-13-15
LICENSED PROFESSIONAL ENGINEER



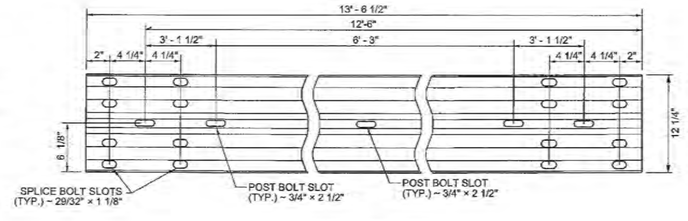
TYPICAL RAIL ELEMENT
25'-0" THRIE BEAM



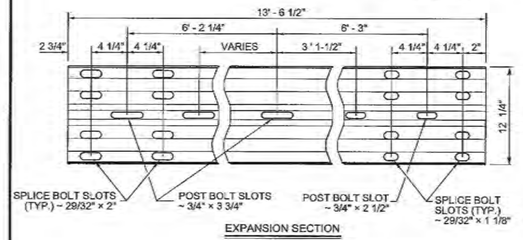
TYPICAL RAIL ELEMENT
12'-6" THRIE BEAM



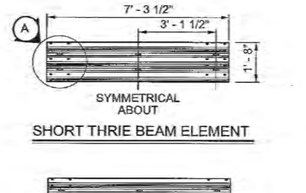
TYPICAL RAIL ELEMENT
25'-0" W-BEAM



TYPICAL RAIL ELEMENT
12'-6" W-BEAM



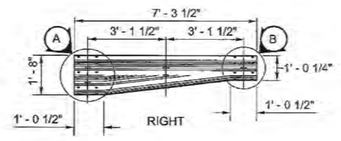
EXPANSION SECTION
W-BEAM



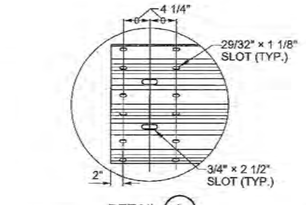
SHORT THRIE BEAM ELEMENT



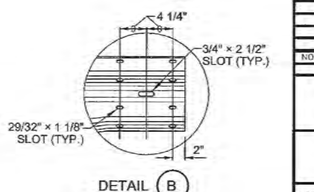
LEFT
(MIRROR OF RIGHT)



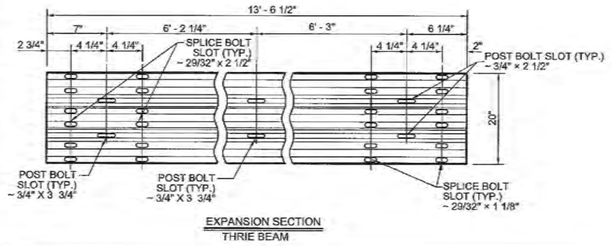
REDUCER ELEMENT
(PAID AS LIN. FT. OF THRIE BEAM)



DETAIL A



DETAIL B



EXPANSION SECTION
THRIE BEAM

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NEW MEXICO
18226
5-6-14
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DRAWING SCALE = NOT TO SCALE

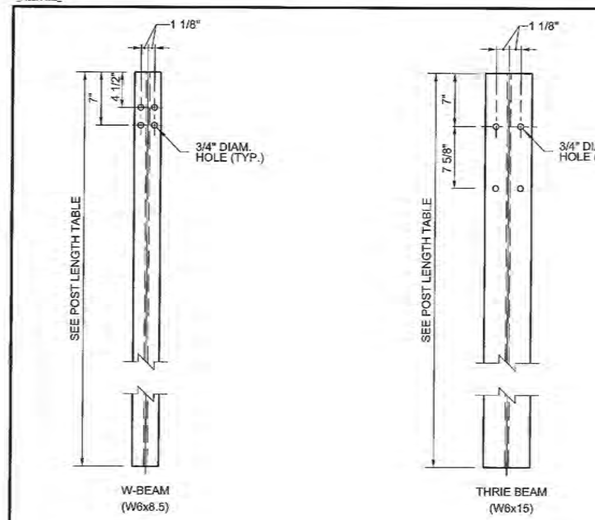
NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

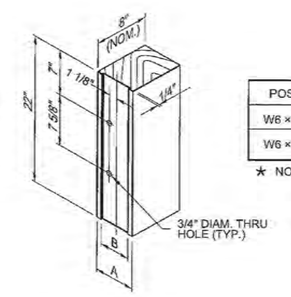
BEAM GUARDRAIL ELEMENTS

APPROVED _____ DESIGN ENGINEER _____ DATE

606-GR31- 3/20



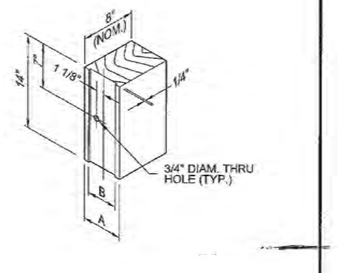
STEEL POST



THRIE BEAM SPACER BLOCK FOR STEEL POST
SEE NOTE

POST	A	B
W6 × 8.5	6"★	4 1/4"
W6 × 15	8"★	6 1/4"

★ NOMINAL (NOM.)



W-BEAM SPACER BLOCK FOR STEEL POST
SEE NOTE

POST LENGTH TABLE	
DESCRIPTION	STEEL
SINGLE FACE W-BEAM	6' - 0"
DOUBLE FACE W-BEAM	6' - 0"
SINGLE FACE THRIE-BEAM	6' - 6"
DOUBLE FACE THRIE-BEAM	7' - 0"

NOTE:

SPACER BLOCKS MAY CONSIST OF WOOD, PLASTIC, OR COMPOSITE MATERIAL ON THE APPROVED PRODUCTS LIST.

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NO.	DATE	REV. BY	DESCRIPTION
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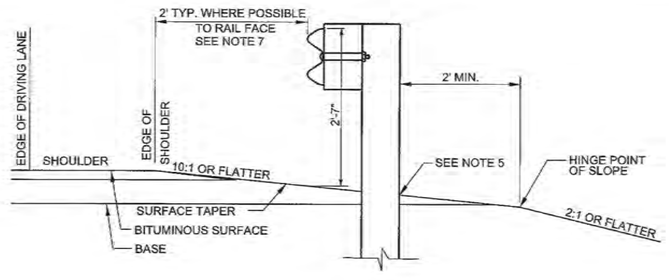
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

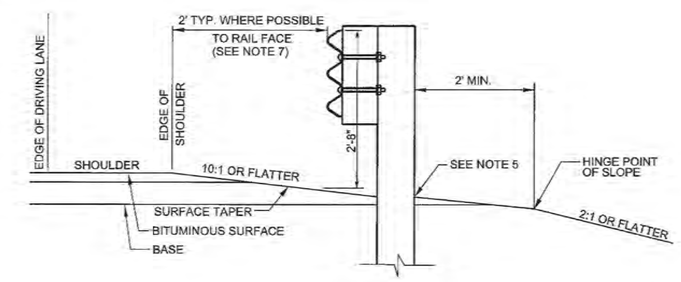
BEAM GUARDRAIL POSTS AND BLOCKS

APPROVED _____ DESIGN ENGINEER _____ DATE

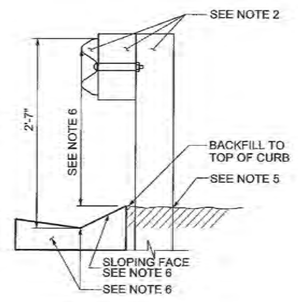
606-GR31-4/20



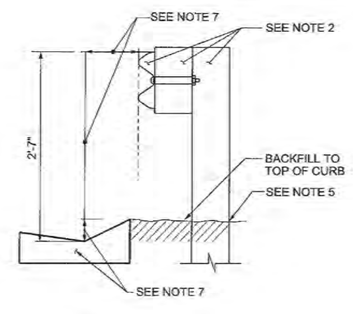
W-BEAM GUARDRAIL STANDARD
INSTALLATION AND SURFACING DETAILS



THRIE BEAM GUARDRAIL STANDARD
INSTALLATION AND SURFACING DETAILS



W-BEAM GUARDRAIL
AT FACE OF CURB
ALL DESIGN SPEEDS



W-BEAM GUARDRAIL
AWAY FROM CURB FACE
DESIGN SPEEDS LESS THAN 45 MPH AND 45 TO 50 MPH

NOTES

1. STANDARD BEAM GUARDRAIL POST SPACING FOR SINGLE AND DOUBLE FACE W-BEAM AND THRIE BEAM SHALL BE 6'-3" ON CENTER.
2. FOR POST AND BLOCK DETAILS, SEE SHEET 606-GR31-4/20.
3. CONSTRUCTION TOLERANCE SHALL BE ± 1/2" FOR GUARDRAIL HEIGHT.
4. GUARDRAIL FACE MAY BE PLACED AT EDGE OF SHOULDER WHEN SLOPES BEHIND GUARDRAIL WILL NOT ALLOW FOR 2' TYPICAL SETBACK WHILE MAINTAINING THE MINIMUM 2' DISTANCE FROM THE SLOPE HINGE POINT.
5. POST LEAVE OUT SHALL BE OBSERVED WHEN POSTS ARE RESTRAINED BY ROCK, ASPHALT OR CONCRETE. SEE SHEET 606-GR31-5/20.
6. SINGLE FACE GUARDRAIL CAN BE USED WITH ANY COMBINATION OF SLOPING FACED CURB THAT IS 6" OR SHORTER IF INSTALLED FLUSH WITH THE FACE OF THE GUARDRAIL ON ROADS WITH DESIGN SPEEDS UP TO 50 MPH. FOR DESIGN SPEEDS FROM 50 MPH TO 60 MPH A 4" OR SHORTER SLOPING CURB IS RECOMMENDED FOR INSTALLATION WHERE THE FACE OF THE CURB IS FLUSH WITH THE FACE OF THE GUARDRAIL. FOR DESIGN SPEEDS ABOVE 60 MPH THE SLOPING FACE OF THE CURB SHALL BE 1V:3H OR FLATTER AND NO TALLER THAN 4" HIGH. THE GUTTER LINE OF THE CURB SHALL BE CONSIDERED TO BE THE SAME LOCATION AS THE FACE OF THE CURB AND SHALL ALSO BE THE LOCATION FROM WHERE GUARDRAIL HEIGHT IS MEASURED.
7. SINGLE FACE GUARDRAIL MAY BE USED WITH 8" HIGH OR SHORTER SLOPING FACED CURB AS LONG AS THE FACE OF THE GUARDRAIL IS LOCATED AT LEAST 8 FT, BEHIND THE FACE OF THE CURB ON ROADS WHERE THE DESIGN SPEED IS UP TO 45 MPH. FOR DESIGN SPEEDS FROM 45 TO 50 MPH GUARDRAILS MAY BE USED WITH 4" HIGH OR SHORTER SLOPING CURBS AS LONG AS THE FACE OF THE METAL BARRIER IS LOCATED AT LEAST 13 FT. BEHIND THE CURB. THE GUTTER LINE OF THE CURB SHALL BE WHERE OFFSET TO RAIL FACE AND RAIL HEIGHT IS MEASURED.

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5-6-14
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NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

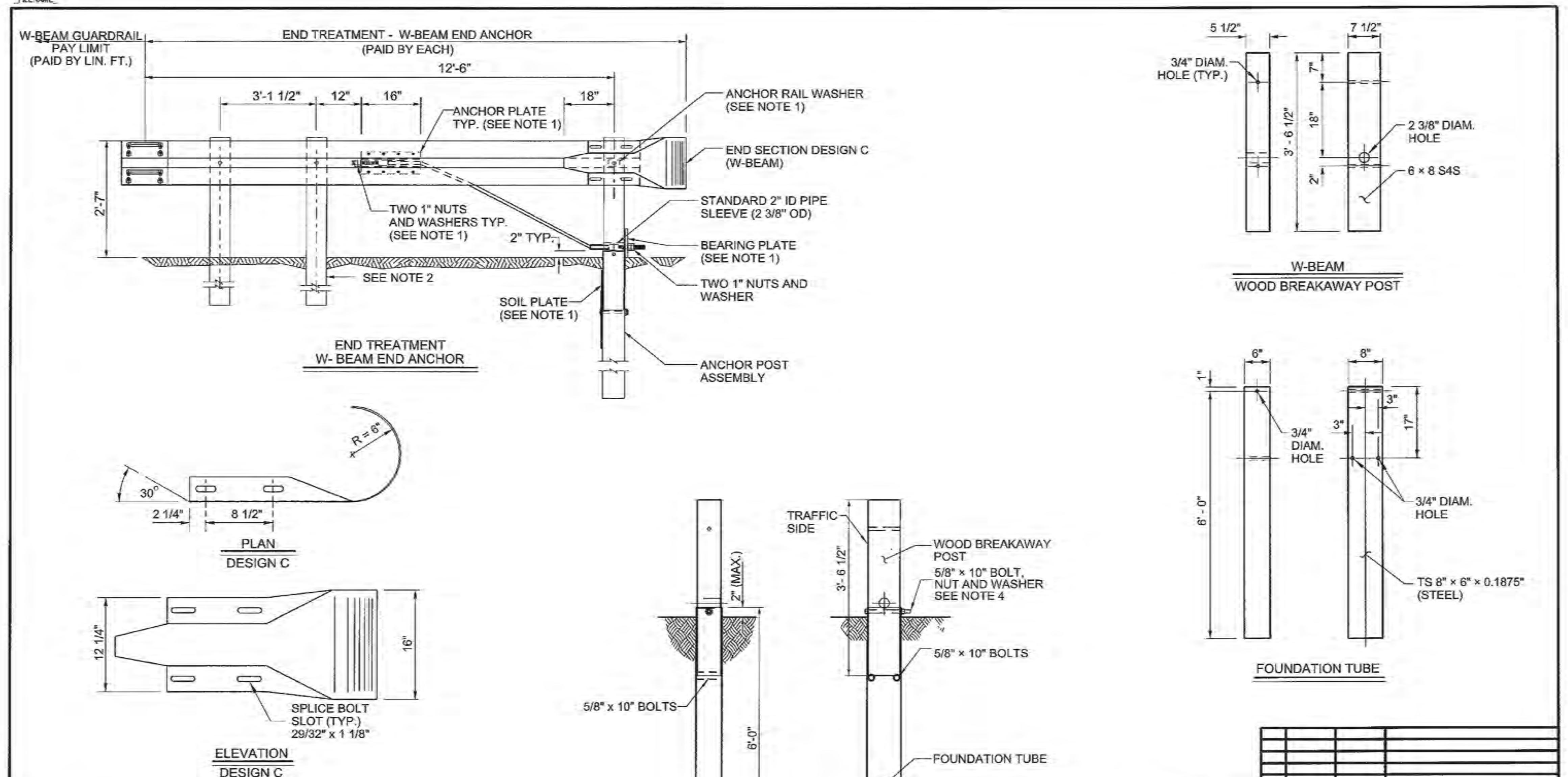
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

TYPICAL
INSTALLATION AND SURFACING DETAILS

APPROVED _____ DESIGN ENGINEER _____ DATE

606-GR31- 6/20

Sheet 606-12



NOTES:

1. FOR DETAILS NOT SHOWN, SEE SHEET 606-GR31-13/20.
2. POST AND BLOCK SHALL MATCH BEAM GUARDRAIL POSTS.
3. THE WOOD, BREAKAWAY POSTS SHALL BE S4S TIMBER WITH A STRESS GRADE MARKED OR CERTIFIED BY A RECOGNIZED ASSOCIATION OR AGENCY WHICH IS CERTIFIED BY THE BOARD OF REVIEW. AMERICAN LUMBER STANDARDS COMMITTEE TO GRADE THE SPECIES. WOOD PRESERVATIVES SHALL COMPLY TO THE REQUIREMENTS OF AASHTO DESIGNATION M133.
4. BOLT SHALL BE INSTALLED FROM THE EMBANKMENT SIDE.

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NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

END TREATMENT
W-BEAM END ANCHOR DETAILS

APPROVED — DESIGN ENGINEER — DATE

606-GR31-11/20

DRAWING SCALE = NOT TO SCALE

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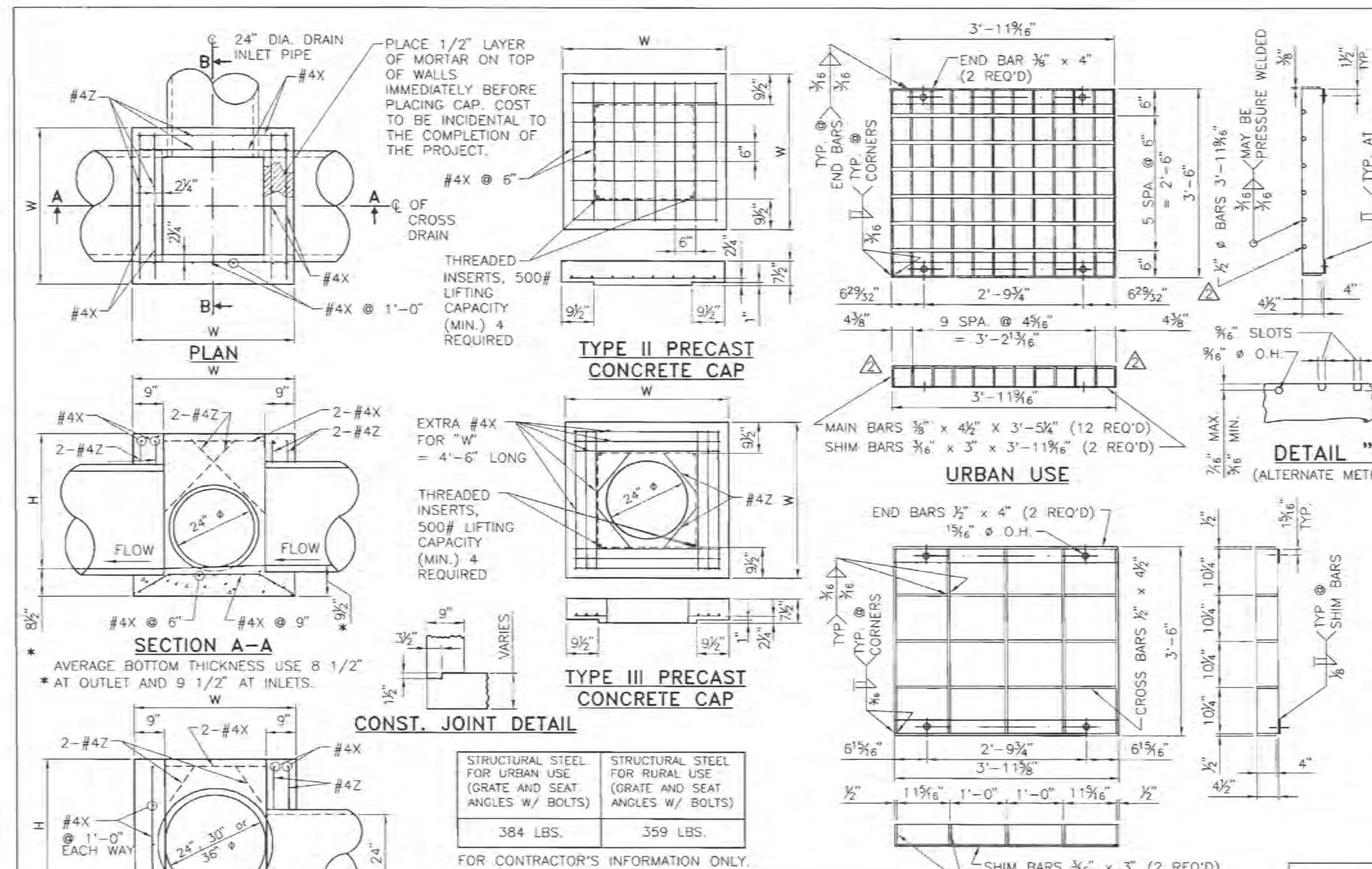
Sheet 606-12

Sheet 623-01



STRUCTURAL STEEL FOR URBAN USE (GRATE AND SEAT ANGLES W/ BOLTS)	STRUCTURAL STEEL FOR RURAL USE (GRATE AND SEAT ANGLES W/ BOLTS)
384 LBS.	359 LBS.

FOR CONTRACTOR'S INFORMATION ONLY.

CLASS "A" CONCRETE DEDUCTIONS (FOR ONE PIPE)

PIPE DIAMETER	9" WALL R.C. PIPE	9" WALL C.M. PIPE	7 1/2" PRECAST CONC. CAP R.C. PIPE	7 1/2" PRECAST CONC. CAP C.M. PIPE
24"	.136 Cu.Yd.	.087 Cu.Yd.	.113 Cu.Yd.	.073 Cu.Yd.
30"	.207 Cu.Yd.	.136 Cu.Yd.	----------	----------
36"	.293 Cu.Yd.	.196 Cu.Yd.	----------	----------

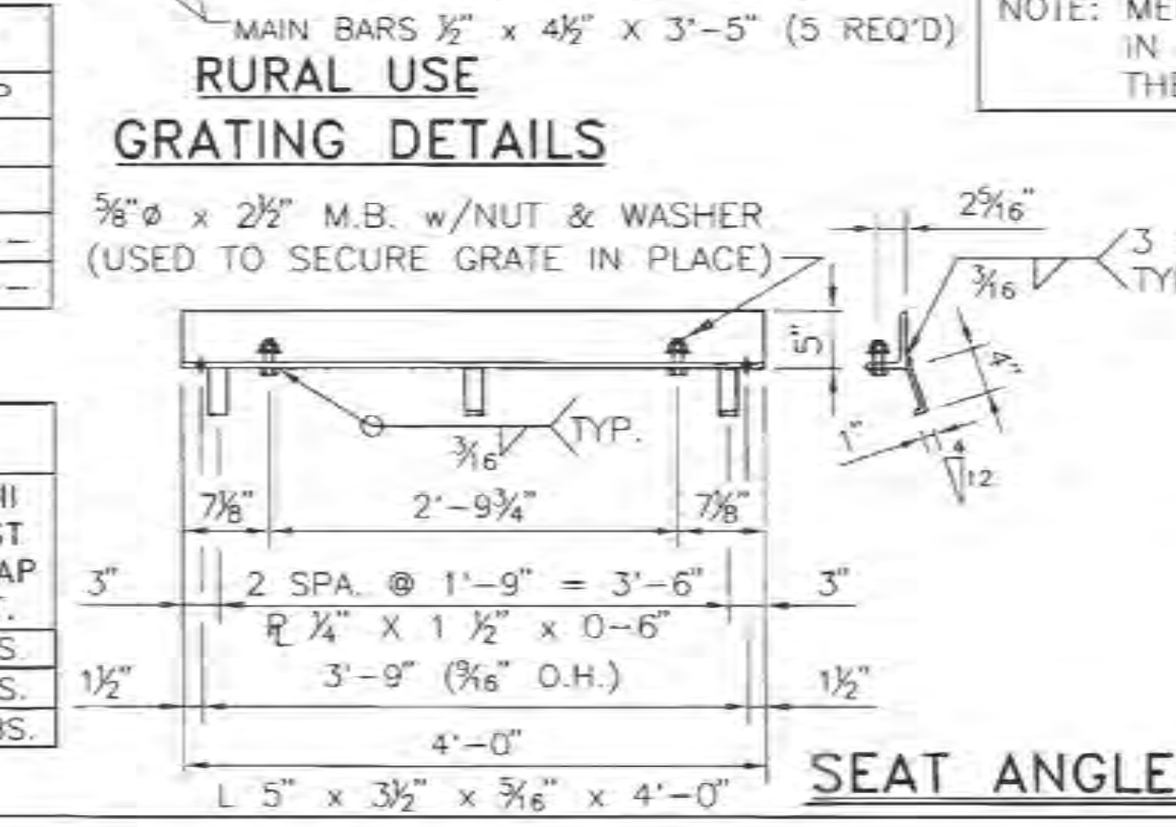
FOR PIPES SKEWED INTO WALL, MULTIPLY DEDUCTION BY THE SECANT OF THE SKEW ANGLE.

DATA FOR JUNCTION BOX (FOR CONTRACTOR'S INFORMATION ONLY, NOT A BID ITEM)

CROSS DRAIN PIPE DIAMETER	W	H	#4X NO.	#4X LENGTH	#4Z NO.	#4Z LENGTH	CLASS "A" CONCRETE R.C. PIPE	CLASS "A" CONCRETE C.M. PIPE	REINF. STEEL	TYPE II PRECAST CONC.CAP EST.WT.	TYPE III PRECAST CONC.CAP EST.WT.
24"	4'-0"	2'-11"	43	3'-9"	12	2'-3"	1.43 Cu.Yd.	1.58 Cu.Yd.	126 LBS.	1373 LBS.	914 LBS.
30"	4'-0"	3'-5"	43	3'-9"	12	2'-3"	1.47 Cu.Yd.	1.65 Cu.Yd.	126 LBS.	1373 LBS.	914 LBS.
36"	4'-6"	3'-11"	46	4'-3"	12	2'-6"	1.90 Cu.Yd.	2.15 Cu.Yd.	151 LBS.	1752 LBS.	1294 LBS.

REINFORCING STEEL QUANTITY AND LENGTH; ESTIMATED QUANTITIES

NOTE: CONCRETE AND REINFORCING STEEL QUANTITIES INCLUDE TYPE II CAP AND DEDUCTIONS FOR CONCRETE INLET PIPE AND CROSSDRAIN PIPE.



NOTE: MEDIAN DROP INLETS, COMPLETE IN PLACE, WILL BE PAID FOR AT THE UNIT PRICE BID PER EACH.

GENERAL NOTES

1. WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION, CURRENT EDITION.
2. ALL CONCRETE SHALL BE CLASS "A". CHAMFER EXPOSED EDGES OF CONCRETE 3/4" UNLESS OTHERWISE NOTED ON THE DETAILS.
3. REINFORCING BARS SHALL CONFORM TO A.A.S.H.T.O. SPECIFICATION M 31, GRADE 60. DIMENSIONS REFER TO THE CENTERLINE OF BAR UNLESS OTHERWISE NOTED ON THE DETAILS.
4. STRUCTURAL STEEL SHALL CONFORM TO A.A.S.H.T.O. SPECIFICATION M 183 AND SHALL BE GIVEN A PROTECTIVE COATING IN CONFORMANCE WITH THE SPECIFICATIONS.
5. DROP INLETS MAY BE USED WITH EITHER R.C.P. OR C.M.P. R.C.P. IS SHOWN IN THE DETAILS.
6. QUANTITIES SHOWN ARE FOR INFORMATION ONLY.
7. INSTALLATIONS SHOWN ARE FOR DROP INLETS LOCATED WHERE THE MEDIAN DITCH LINE IS ON A CONTINUOUS SLOPE. IF THE DROP INLET IS LOCATED AT A LOW POINT IN THE MEDIAN DITCH LINE, NO DIKE WILL BE REQUIRED AND DETAILS FOR SLOPES SHOULD BE SHOWN ON THE UPGRADE SIDE. THE TOP OF THE INLET GRATE FOR ALL MEDIAN DROP INLETS SHALL BE SET AT AN ELEVATION THAT WILL PERMIT THE USE OF 6:1 OR FLATTER ROADWAY SLOPES OUTSIDE THE INLET GRATE. THE MEDIAN DITCH SHALL BE GRADED TO DRAIN TO THE DROP INLET.
8. THE URBAN GRATING DETAIL SHALL BE USED IN ALL CASES UNLESS NOTED ON THE PLANS AS ALTERNATE.

DRAWINGS REQUIRED

1. SERIAL 623-01-1/1: JUNCTION BOX, GRATES, NOTES, AND QUANTITIES.
2. SERIAL 623-02-1/1: DROP INLETS TYPE I AND II.
3. SERIAL 623-03-1/1: DROP INLET TYPE III.
4. ROADWAY DESIGN DRAWINGS: FOR TYPE, LOCATION, HEIGHT, AND NUMBER REQUIRED.

DESIGN DATA

DESIGN ACCORDING TO AASHTO SPECIFICATIONS CURRENT EDITION.
DESIGN STRESSES:
REINFORCED CONCRETE; f'c= 3,000 psi, fy= 60,000 psi, n= 10
STRUCTURAL STEEL; fs= 20,000 psi, fy= 36,000 psi
EARTH PRESSURE: 36 lb./cu.ft. EQUIV. FLUID PRESSURE, 2'-0" SURCHARGE.
LIVE LOAD ON URBAN GRATING: ONE 16,000 lbs. WHEEL PLUS 30% IMPACT.
LIVE LOAD ON RURAL GRATING: ONE 16,000 lbs. WHEEL PLUS 30% IMPACT, 35% OVERSTRESS.

RAY M. TRUJILLO NEW MEXICO 13514 11/12/09 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REV.BY	DESCRIPTION
A	2/10/09	YML	MADE 1/2" DIA. BAR FROM 3'-11 3/16" TO 3'-11 9/16" & REMOVED 3/16" DIM.
	2/11/09	YML	MADE GENERAL REVISIONS
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

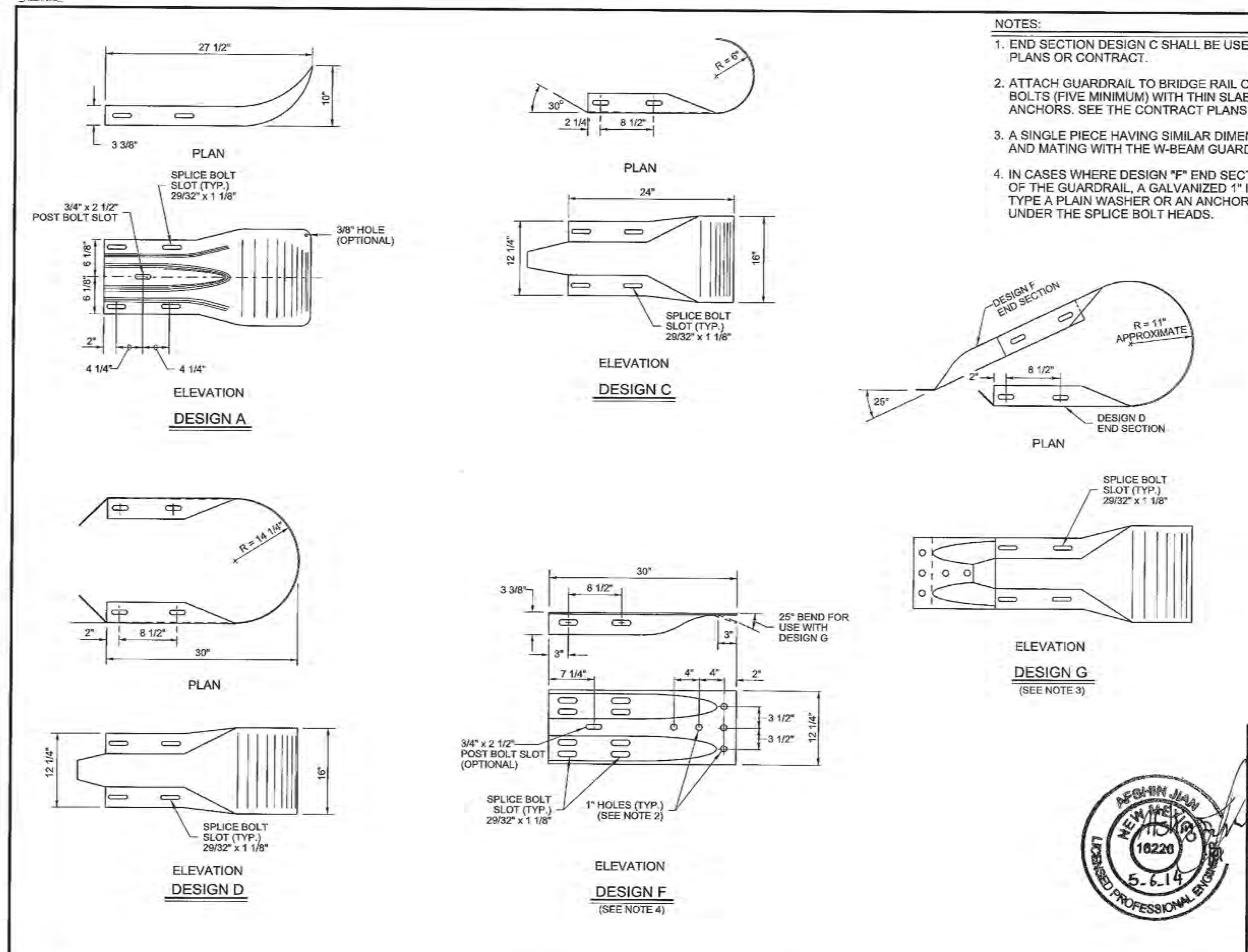
MEDIAN DROP INLET
JUNCTION BOX, GRATES, NOTES, AND QUANTITIES

DESIGNED BY ____ DRAWN BY SKL CHECKED BY YML/TM

623-01-1/1 — 1 of 1

Sheet 623-01

Sheet 606-21



NOTES:

1. END SECTION DESIGN C SHALL BE USED EXCEPT WHERE NOTED ON THE PLANS OR CONTRACT.
2. ATTACH GUARDRAIL TO BRIDGE RAIL OR CONCRETE BARRIER WITH 7/8" DIAMETER BOLTS (FIVE MINIMUM) WITH THIN SLAB FERRULE INSERTS OR RESIN BONDED ANCHORS. SEE THE CONTRACT PLANS.
3. A SINGLE PIECE HAVING SIMILAR DIMENSIONAL SHAPE TO DESIGN G AND MATING WITH THE W-BEAM GUARDRAIL IS AN ACCEPTABLE ALTERNATE.
4. IN CASES WHERE DESIGN "F" END SECTION IS LAPPED ON THE OUTSIDE OF THE GUARDRAIL, A GALVANIZED 1" ID, 2" OD, 0.134" THICK, NARROW TYPE A PLAIN WASHER OR AN ANCHOR RAIL WASHER SHALL BE PLACED UNDER THE SPLICE BOLT HEADS.

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NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

W-BEAM GUARDRAIL END SECTIONS

APPROVED — DESIGN ENGINEER — DATE

606-GR31-20/20

DRAWING SCALE = NOT TO SCALE

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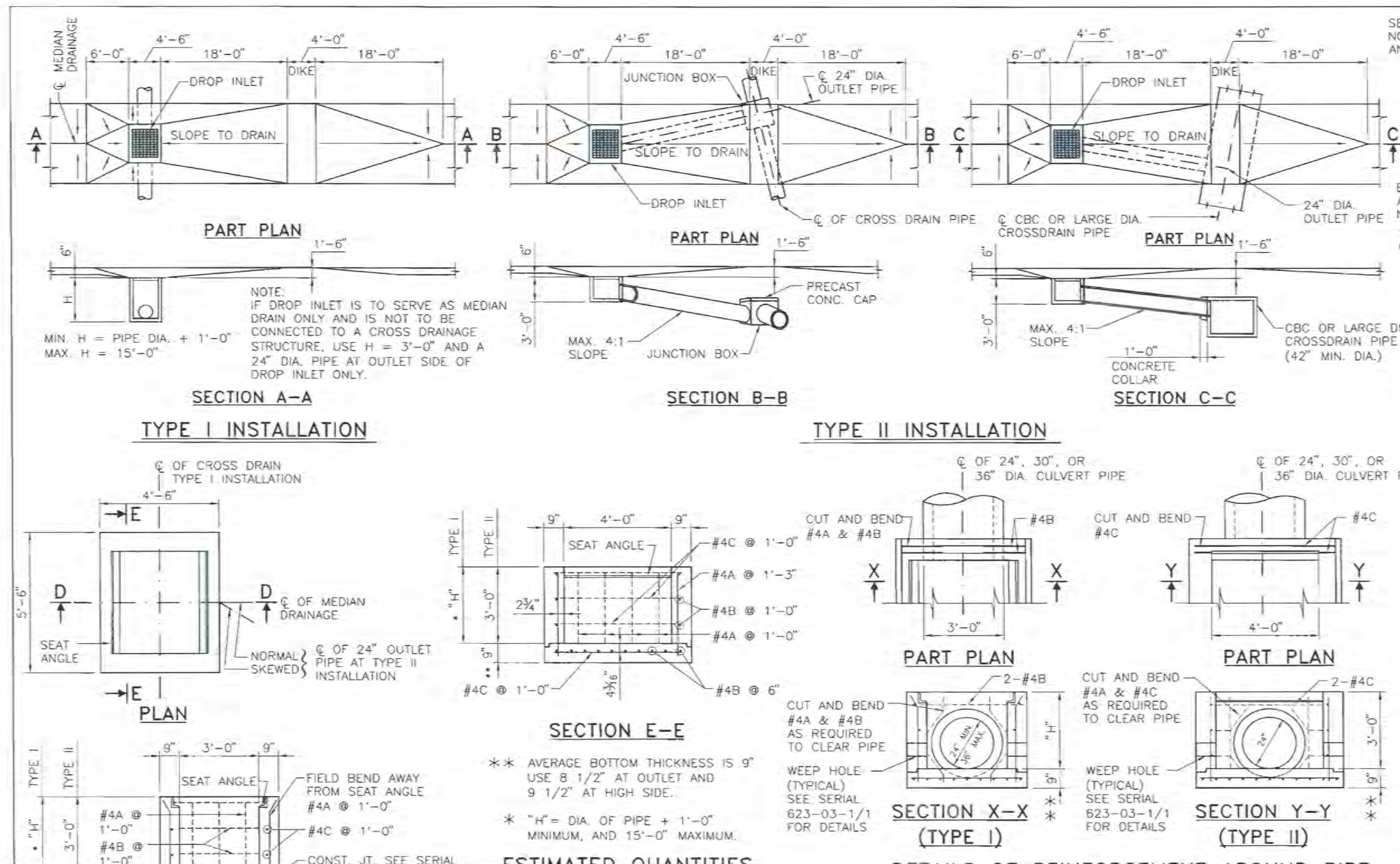
Sheet 606-21

Sheet 623-02



NOTE: WHEN THE DROP INLET IS CONSTRUCTED IN CONJUNCTION WITH A NEW BOX CULVERT, THE 24" DRAIN OUTLET PIPE SHALL BE SET IN PLACE AND THE CULVERT WALL FORMED AROUND IT. IF THE DROP INLET IS TO BE USED WITH AN EXISTING BOX CULVERT OR PIPE CULVERT, A HOLE SHALL BE BROKEN THRU THE WALL AND ALL EXPOSED REINFORCING STEEL CUT OFF. CEMENT PIPE INTO CULVERT WALL SIMILAR TO THE CONNECTION SHOWN ABOVE.

PART SECTION
CONNECTION TO LARGE CROSS DRAIN PIPE

#4A	"H" PLUS 6"	REQ'D 14
#4B	4'-3"	REQ'D 11+2H⊛
#4C	5'-3"	REQ'D 5+2H⊛

TYPE I INSTALLATION

#4A	"H" PLUS 6"	REQ'D 14
#4B	4'-3"	REQ'D 17
#4C	5'-3"	REQ'D 11

TYPE II INSTALLATION

REINFORCING STEEL DETAILS

⊛ NOTE: ROUND OFF "H" TO THE NEAREST FOOT. USE SHORTER LENGTH WHEN DIMENSION FALLS ON 6".

ESTIMATED QUANTITIES (FOR CONTRACTOR'S INFORMATION ONLY, NOT A BID ITEM)

	TYPE I	TYPE II
CLASS "A" CONCRETE	.652+.4722 "H" CU. YDS.	2.07 CU. YDS.
REINFORCING STEEL	53.44+22.04 "H" LBS.	120 LBS.
STRUCTURAL STEEL (URBAN)	384 LBS	384 LBS.
STRUCTURAL STEEL (RURAL)	359 LBS	359 LBS.

NOTE: TO OBTAIN CLASS "A" CONCRETE QUANTITY, USE VALUE TABULATED ABOVE AND DEDUCT THE AMOUNT SHOWN ON SERIAL 623-03-1/1 FOR EACH PIPE OPENING.

NOTE: MEDIAN DROP INLETS, COMPLETE IN PLACE, WILL BE PAID FOR AT THE UNIT PRICE BID PER EACH.

NOTE: SERIAL 623-01-1/1 MUST ACCOMPANY THIS SHEET.

RAY M. TRUJILLO NEW MEXICO 13514 11/10/09 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REV.BY	DESCRIPTION
A	4/13/09	YML	ADDED AND REVISED NOTE ⊛ AS SHOWN
			REVISIONS (OR CHANGE NOTICES)

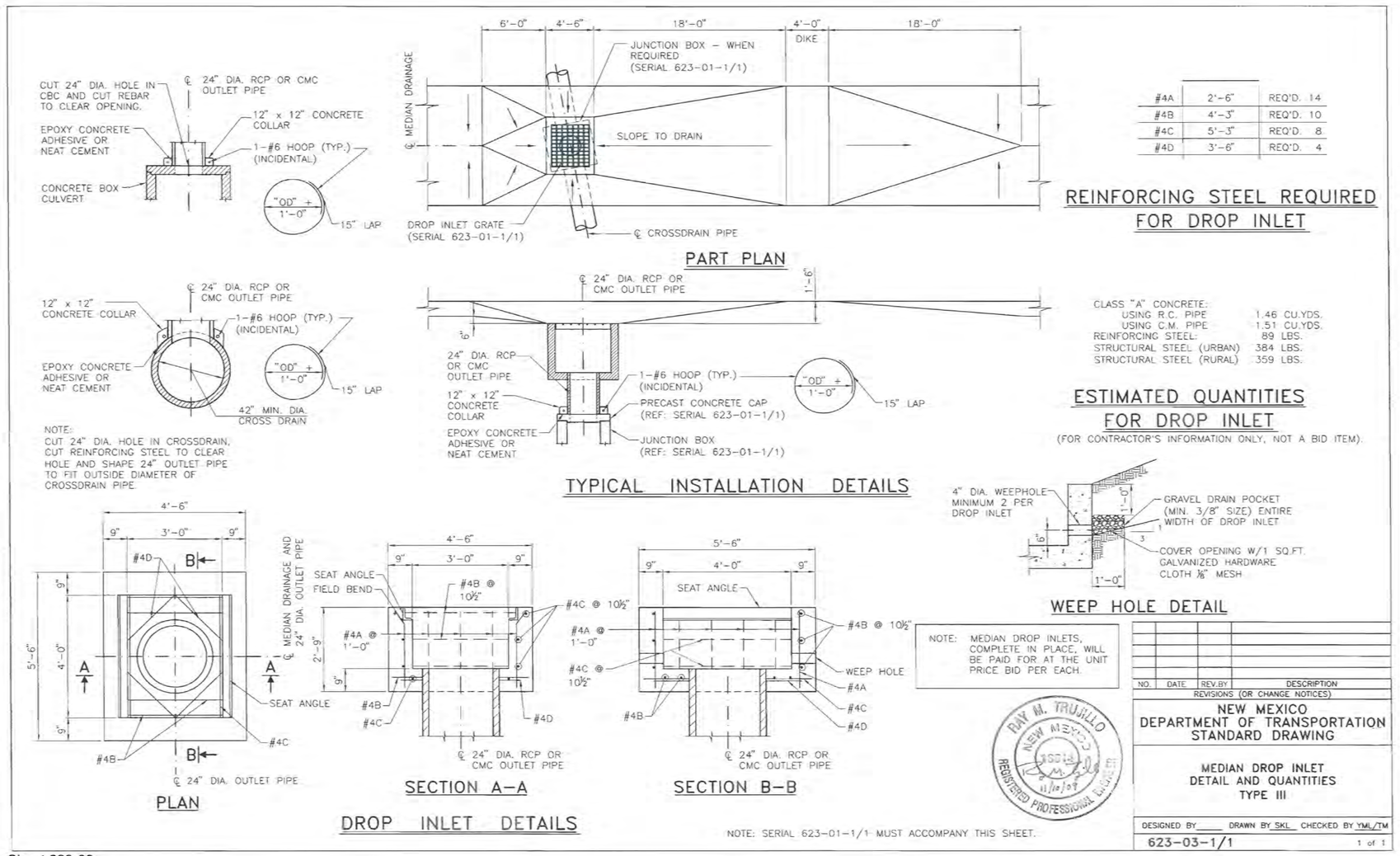
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

MEDIAN DROP INLET
DETAIL AND QUANTITIES
TYPE I AND TYPE II

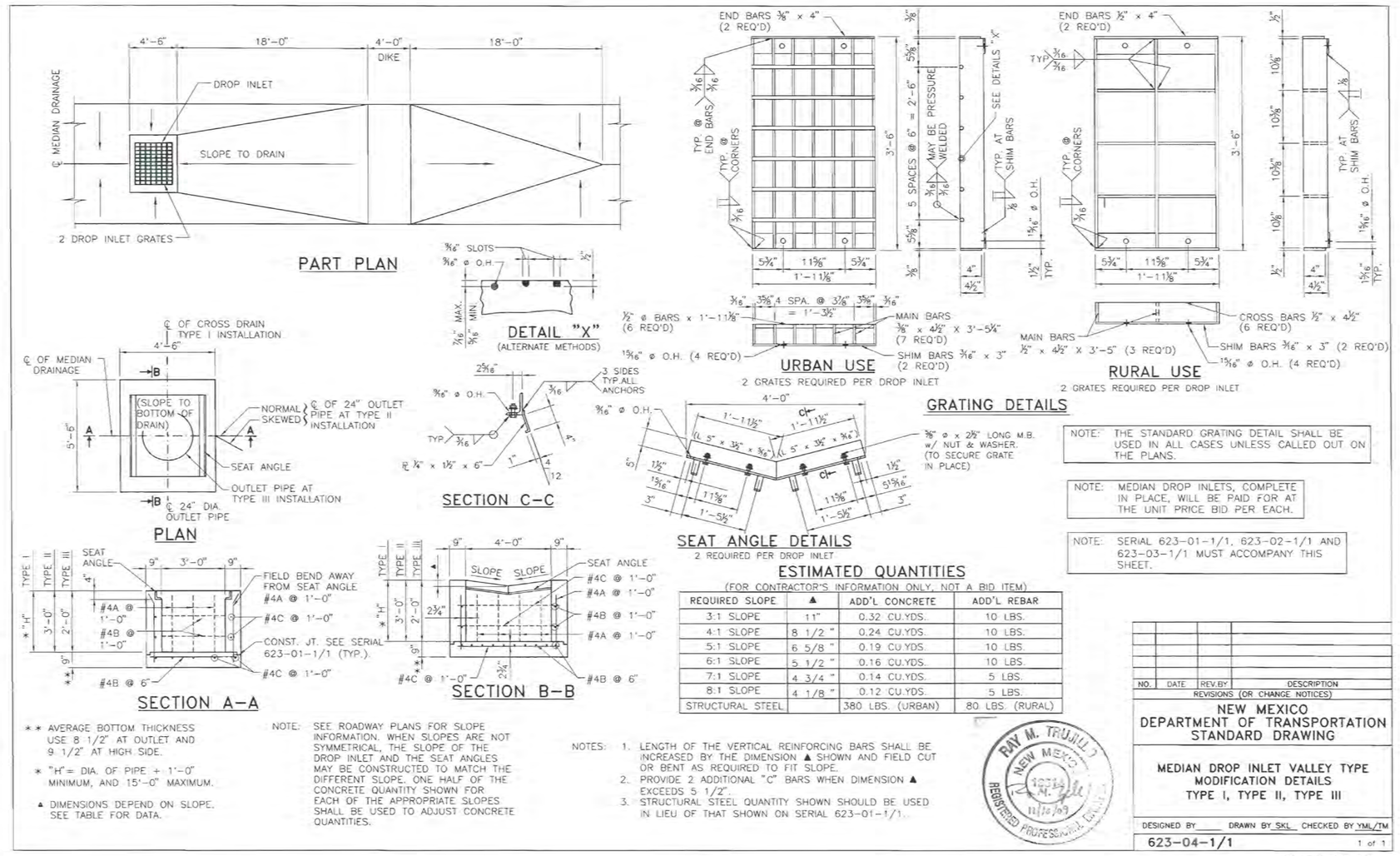
DESIGNED BY ____ DRAWN BY SKL CHECKED BY YML/TM

623-02-1/1 — 1 of 1

Sheet 623-02



Sheet 623-03



Sheet 623-04

SUMMARY
FILENAME

GENERAL NOTES:

1. NMDOT IS RECOGNIZED AS A TITLE II PUBLIC ENTITY UNDER THE AMERICANS WITH DISABILITIES ACT (ADA), OF 1990 (PUBLIC LAW 101-336). A TITLE II ENTITY IS DEFINED AS ANY STATE OR LOCAL GOVERNMENT ENTITY AND PROHIBITS DISCRIMINATION ON THE BASIS OF DISABILITY. THE ADA EXTENDS THE PRINCIPLES OF SECTION 504 OF THE REHABILITATION ACT, OF 1973, AS AMENDED, TO PROTECT PERSONS WITH DISABILITIES IN ALL PUBLIC FACILITIES AND PROGRAMS IRRESPECTIVE OF THE FUNDING SOURCE.
2. THESE DRAWINGS PROVIDE GUIDANCE FOR COMPLIANCE WITH THE **PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY (PROWAG), JULY 26, 2011, OR LATEST EDITION**. THESE GUIDELINES SHALL APPLY TO ALL NEW AND ALTERED PEDESTRIAN ACCESS ROUTES (PAR).
3. REFER TO CONSTRUCTION PLANS FOR THE DETAILED LAYOUTS AND DETAILS.
4. PEDESTRIAN ACCESS ROUTES (PAR) SHALL BE FIRM, STABLE, AND SLIP RESISTANT. PROVIDE SLIP RESISTANT TEXTURE ON SIDEWALKS AND CURB RAMPS BY BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP AND / OR PERPENDICULAR TO PEDESTRIAN TRAVEL. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING SIDE FLARES. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
5. VERTICAL SURFACE DISCONTINUITIES SHALL BE 0.5 INCHES MAXIMUM. VERTICAL DISCONTINUITIES BETWEEN 0.25 INCHES AND 0.5 INCHES SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 50 PERCENT. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE VERTICAL SURFACE DISCONTINUITY.
6. HORIZONTAL OPENINGS IN GRATINGS AND JOINTS SHALL NOT PERMIT PASSAGE OF A SPHERE MORE THAN 0.5 INCHES IN DIAMETER. ELONGATED OPENINGS IN GRATES SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
7. PROVIDE EXPANSION JOINT MATERIAL 0.5 INCHES THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.
8. SEAL ALL JOINTS WITH AN APPROVED SEALING MATERIAL.
9. INSTALL JOINTS WHERE CURB RAMPS, TURNING SPACES, FLARES, AND SIDEWALKS ABUT. ALL JOINTS AND TRANSITIONS SHALL BE FLUSH.
10. VERTICAL WALLS OR HEADER CURBS ARE PERMITTED WHEN ADJACENT TO NON-WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY CURB RAMP FLARES OR GRADING. GRADE NON-WALK AREAS AT 3:1 OR FLATTER.
11. CONSTRUCTION TOP / BOTTOM OF CURB TO BE FLUSH WITH ADJACENT SURFACES (CURB RAMPS, SIDEWALKS, AND FLARES). VERTICAL LIPS NOT PERMITTED AT THE BOTTOM OF CURB RAMP WHERE THE RAMP MEETS STREET LEVEL.

SIDEWALKS

12. SIDEWALK, AND CURB AND GUTTER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SERIAL 609-01-17.
13. SIDEWALK CROSS SLOPE IS RECOMMENDED TO BE CONSTRUCTED FOR CROSS SLOPE OF 1.5% TYPICAL, BUT SHALL NOT EXCEED 2.0% CROSS SLOPE ON THE PEDESTRIAN ACCESS ROUTE (PAR).
14. SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 5.0 FT, EXCLUSIVE OF THE WIDTH OF THE CURB RETURN.
    EXCEPTION: WHERE SIDEWALK WIDTH NEEDS TO BE REDUCED TO NO LESS 4.0 FT, PASSING SPACES SHALL BE PROVIDED AT INTERVALS OF 200 FT MAXIMUM. PASSING SPACES SHALL BE 5.0 FT MINIMUM BY 5.0 FT MINIMUM.
15. ANY SIGNS POSTS, UTILITY POLES, FIRE HYDRANTS, TRAFFIC SIGNALS, STREET FURNITURE, AND OTHER OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH TO LESS THAN 4.0 FT.
16. THE CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES (PAR) WITHIN MEDIANS AND PEDESTRIAN REFUGE ISLANDS SHALL BE 5.0 FT MINIMUM.

CURB RAMPS

17. FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE FEASIBLE. THE MAXIMUM SLOPE ALLOWABLE IS INDICATED IN NOTE 18 OF THE CURB RAMP STANDARD DETAILS. SLOPES THAT EXCEED THOSE INDICATED IN THE CURB RAMP STANDARD DETAILS, OR CONSTRUCTION PLANS, WILL NOT BE ACCEPTED AND WILL BE REMOVED AND RECONSTRUCTED.
18. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
19. CONSTRUCT THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS, AND TURNING SPACES AS TYPICAL 5.0 FT X 5.0 FT AND MINIMUM 4.0 FT X 4.0 FT CLEAR SPACE BEYOND THE CURB FACE, WITHIN THE WIDTH OF THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.
20. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE.
21. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.3%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP RUNS, TURNING SPACE OR BLENDED TRANSITION IS NOT TO EXCEED 5.0%.
22. CONSTRUCT CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE.
23. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE CURB RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF CURB RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
24. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF CURB RAMP IS NOT SOLELY DEPENDENT ON THE HEIGHT OF CURB. (FOR EXAMPLE, A 6" CURB DOES NOT NECESSARILY MEAN A RAMP LENGTH OF 6.0 FT FOR AN 8.3% SLOPE).

CROSSWALKS

25. PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED CROSSWALK. CURB RAMP LOCATIONS SHALL BE PLACED WITHIN THE WIDTH OF THE MARKED OR UNMARKED CROSSWALK AS SHOWN IN THE CONSTRUCTION PLANS.

DETECTABLE WARNING

26. DETECTABLE WARNING SURFACES (DWS) CONSISTING OF TRUNCATED DOMES SHALL BE UTILIZED WHERE CURB RAMPS, BLENDED TRANSITIONS, OR TURNING SPACE PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE STREET OR WHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CROSSES A STREET, ALLEY, TRAFFIC ISLAND, MEDIAN, OR RAILROAD. DETECTABLE WARNING SURFACES (DWS) WILL NOT BE INSTALLED AT RESIDENTIAL DRIVEWAYS. DETECTABLE WARNING SURFACE MUST BE PROVIDED AT THE JUNCTION BETWEEN THE PAR AND COMMERCIAL DRIVEWAYS THAT ARE STOP OR YIELD CONTROLLED OR ARE CONTROLLED BY A SIGNAL.
27. DETAILS OF DETECTABLE WARNING SURFACE ARE SHOWN IN CONTRACT PLANS AND SHEET 608-001-9/12 OF THE STANDARD DRAWINGS.

ACCESSIBLE PEDESTRIAN SIGNALS (APS) AND PEDESTRIAN PUSHBUTTONS

28. FOR ALTERATION PROJECTS, PROVIDE ACCESS TO EXISTING PEDESTRIAN PUSHBUTTONS TO THE MAXIMUM EXTENT PRACTICABLE. INSTALL PEDESTRIAN STUB POLES, WHERE APPLICABLE, SO AS NOT TO CREATE PEDESTRIAN OBSTRUCTIONS. REFER TO THE MUTCD FOR FURTHER GUIDANCE.
29. PEDESTRIAN SIGNAL PUSH BUTTONS SHALL COMPLY WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCATED WITHIN A HORIZONTAL REACH OF 9" TO 10" AND SHALL BE WITHIN 36" TO 46" ABOVE THE SIDEWALK SURFACE.
30. PEDESTRIAN SIGNAL SHALL HAVE 4FT-7+4FT MIN TURNING SPACE TO PROVIDE ACCESS TO PUSH BUTTONS.

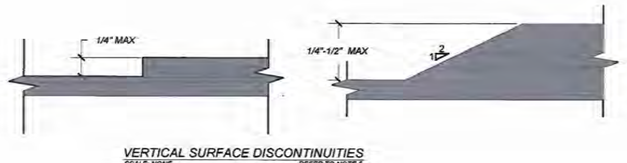
ALTERATIONS TO EXISTING FACILITIES - GENERAL NOTES:

ADDITIONS OR ALTERATIONS TO ANY FACILITY SHALL CONFORM TO THE REQUIREMENTS OF THE NEW CONSTRUCTION STANDARDS WITHIN THE NMDOT PEDESTRIAN ACCESS STANDARDS AND PROWAG 2011 OR LATEST EDITION. ANY DESIGN / CONSTRUCTION DEVIATION THAT IS DEEMED AN VARIANCE OR TECHNICALLY INFEASIBLE BY THE DEFINITION BELOW SHALL REQUIRE SUBMITTAL AND APPROVAL OF ADA DESIGN VARIANCE PROCEDURES.

31. EXCEPTION: IN ALTERATION WORK, IF COMPLIANCE IS TECHNICALLY INFEASIBLE, THE ALTERATION SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OR FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL BE MADE ACCESSIBLE WITHIN THE SCOPE OF THE ALTERATION.

32. TECHNICAL INFEASIBILITY: MEANS, WITH RESPECT TO AN ALTERATION OF A BUILDING OR A FACILITY, THAT IT HAS LITTLE LIKELIHOOD OF BEING ACCOMPLISHED BECAUSE EXISTING STRUCTURAL CONDITIONS WOULD REQUIRE REMOVING OR ALTERING A LOAD-BEARING MEMBER WHICH IS AN ESSENTIAL PART OF THE STRUCTURAL FRAME; OR BECAUSE OTHER EXISTING PHYSICAL OR SITE CONSTRAINTS PROHIBIT.

33. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.



VERTICAL SURFACE DISCONTINUITIES
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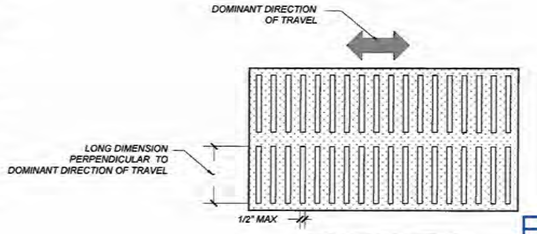

HORIZONTAL OPENINGS
SCALE: NONE REFER TO NOTE 6

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN ACCESS ROUTE
GENERAL NOTES

APPROVED: SECRETARY — DATE: 1-19-15

608-001-1

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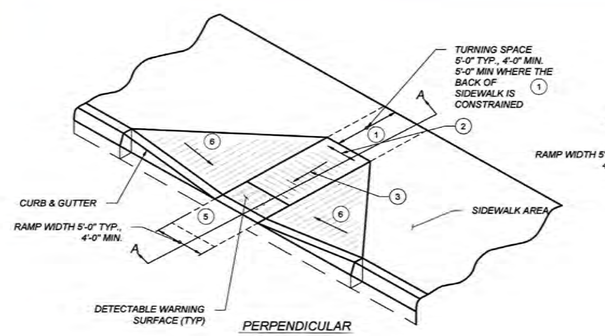
file path

DRAWING SCALE = NOT TO SCALE

SUMMARY
FILENAME



PERPENDICULAR CURB RAMP
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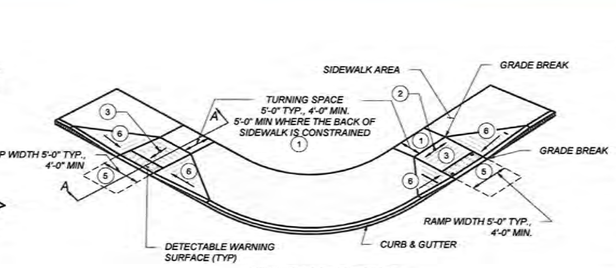

DUAL PERPENDICULAR CURB RAMP
(PREFERRED INSTALLATION)
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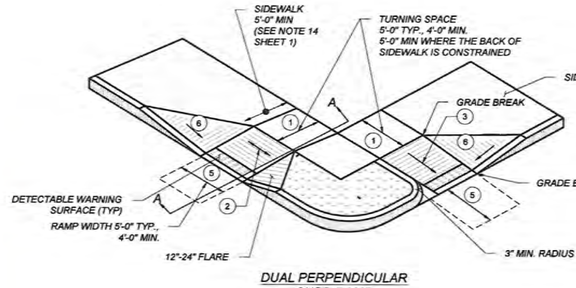

DUAL PERPENDICULAR CURB RAMP
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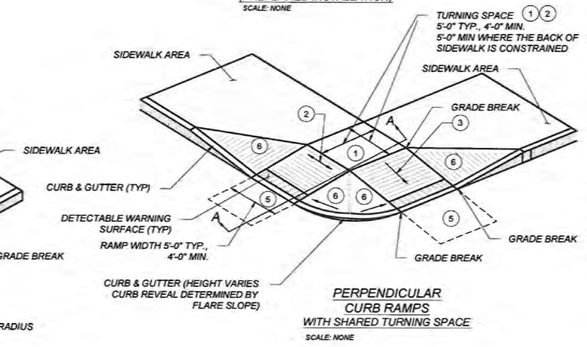

PERPENDICULAR CURB RAMPS
WITH SHARED TURNING SPACE
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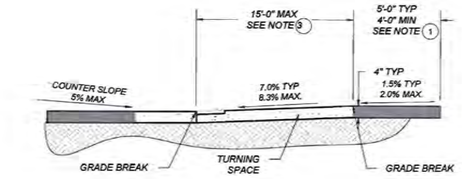

SECTION A-A
SCALE: NONE

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-9/12 OF THE STANDARD DRAWINGS.
C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PERPENDICULAR CURB RAMPS

APPROVED: SECRETARY — DATE: 1-19-15

608-001-2

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file path

DRAWING SCALE = NOT TO SCALE

SUMMARY
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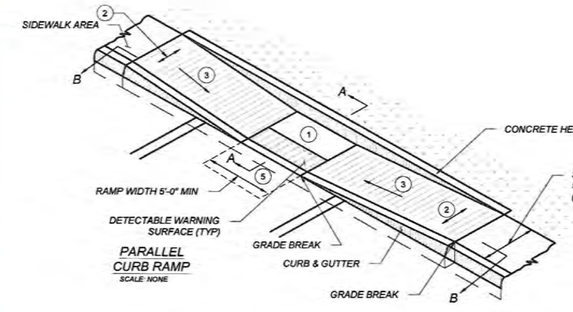

PARALLEL CURB RAMP
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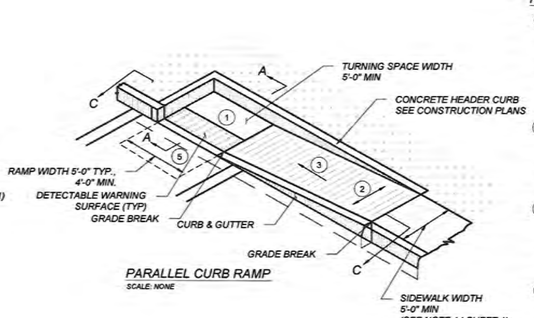

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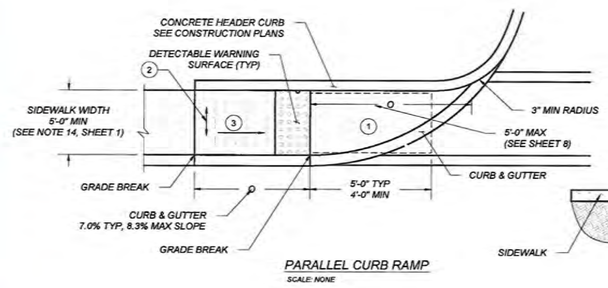

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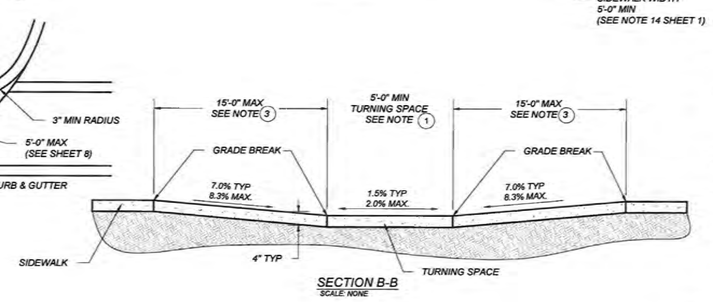

SECTION B-B
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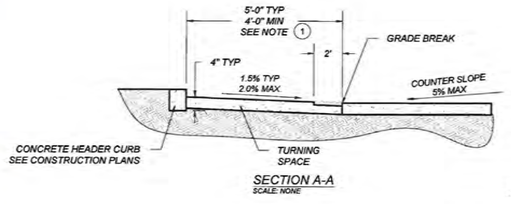

SECTION A-A
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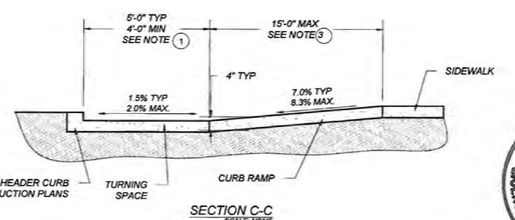

SECTION C-C
SCALE: NONE

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PARALLEL
CURB RAMPS

APPROVED: SECRETARY — DATE: 1-19-15

608-001-3

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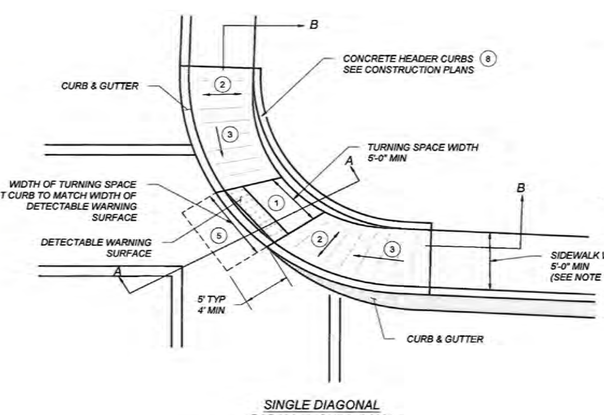
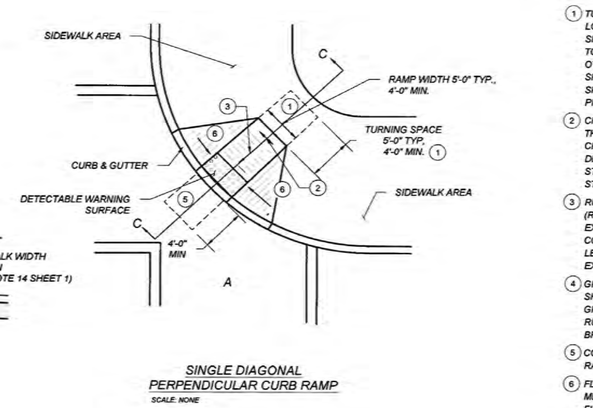
file path

DRAWING SCALE = NOT TO SCALE

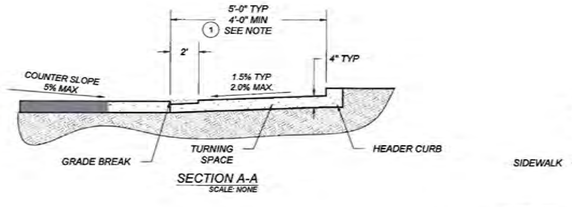
SUMMARY
FILENAME



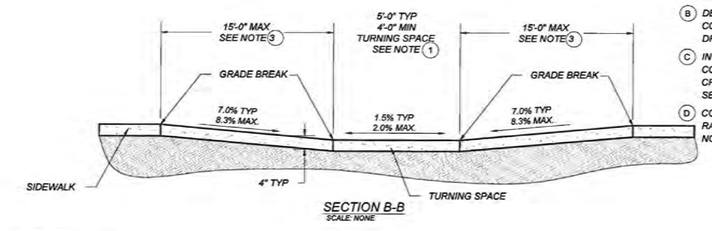
SINGLE DIAGONAL
PARALLAL CURB RAMP
SCALE: NONE



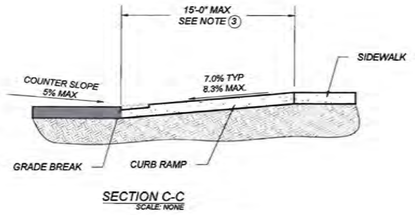
SINGLE DIAGONAL
PERPENDICULAR CURB RAMP
SCALE: NONE



SECTION A-A
SCALE: NONE



SECTION B-B
SCALE: NONE



SECTION C-C
SCALE: NONE

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
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NOTES:

A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-9/12 OF THE STANDARD DRAWINGS.
C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DIAGONAL
CURB RAMPS

APPROVED: SECRETARY — DATE: 1-19-15

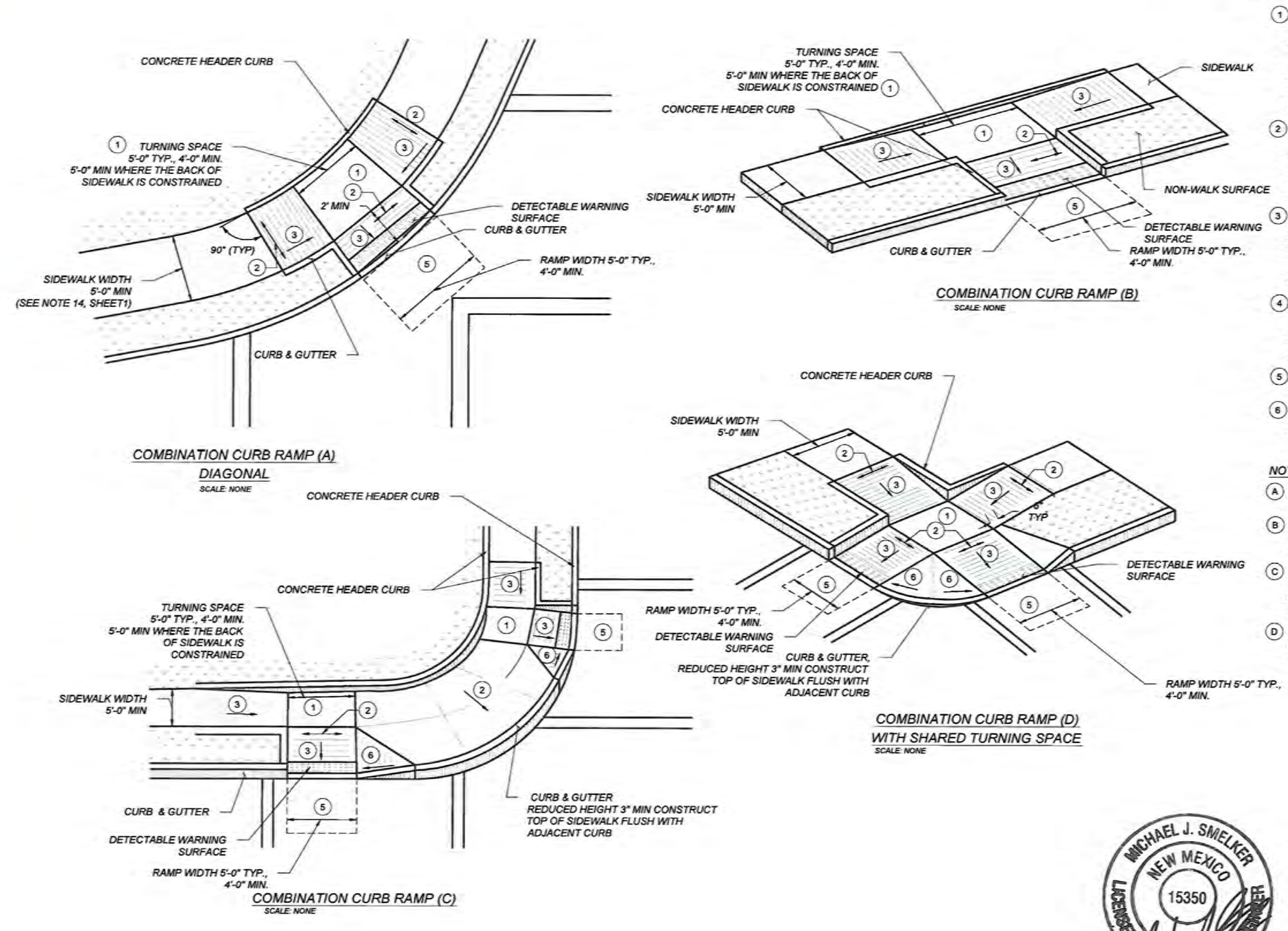
608-001-4

608- 4 of 12

file path

DRAWING SCALE = NOT TO SCALE

SHEET C-911



COMBINATION CURB RAMP (A) DIAGONAL
SCALE: NONE

COMBINATION CURB RAMP (B)
SCALE: NONE

COMBINATION CURB RAMP (C)
SCALE: NONE

COMBINATION CURB RAMP (D) WITH SHARED TURNING SPACE
SCALE: NONE

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.
C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION
	REVISIONS (OR CHANGE NOTICES)		

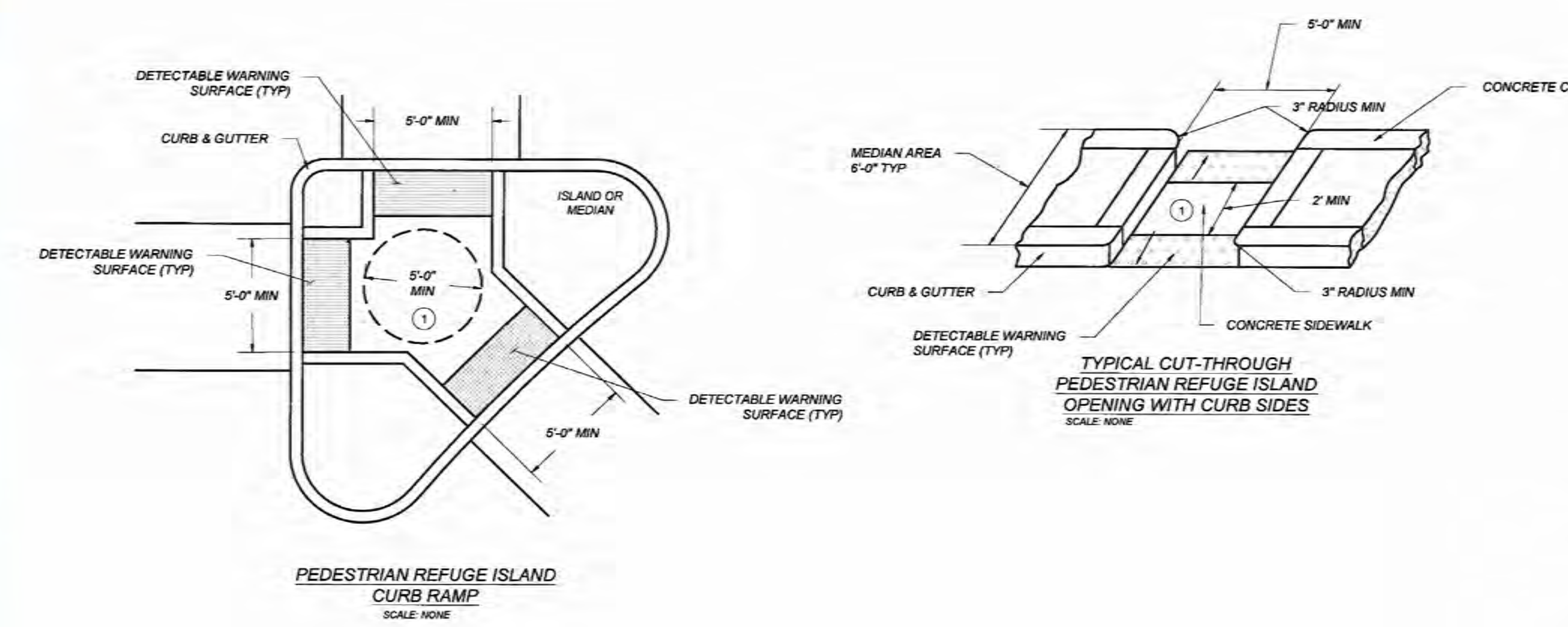
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

COMBINATION CURB RAMPS

APPROVED — DESIGN ENGINEER — 1-13-15 DATE

608-001-5 — 608- 5 of 12

DRAWING SCALE = NOT TO SCALE



PEDESTRIAN REFUGE ISLAND CURB RAMP
SCALE: NONE

TYPICAL CUT-THROUGH PEDESTRIAN REFUGE ISLAND OPENING WITH CURB SIDES
SCALE: NONE

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
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D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION
	REVISIONS (OR CHANGE NOTICES)		

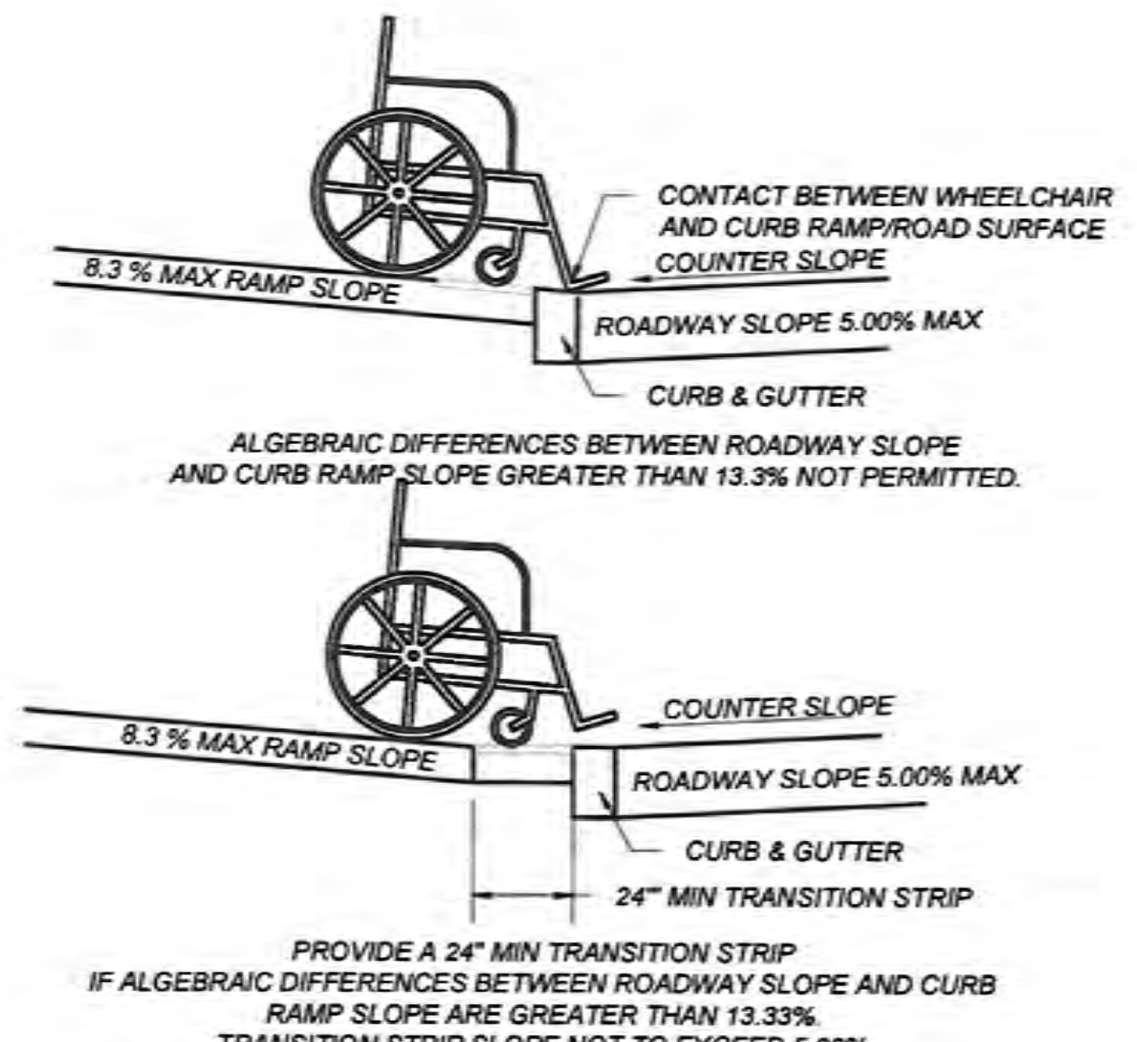
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

PEDESTRIAN REFUGE ISLAND

APPROVED — DESIGN ENGINEER — 1-13-15 DATE

608-001-6 — 608- 6 of 12

DRAWING SCALE = NOT TO SCALE



ALGEBRAIC DIFFERENCES BETWEEN ROADWAY SLOPE AND CURB RAMP SLOPE GREATER THAN 13.3% NOT PERMITTED.

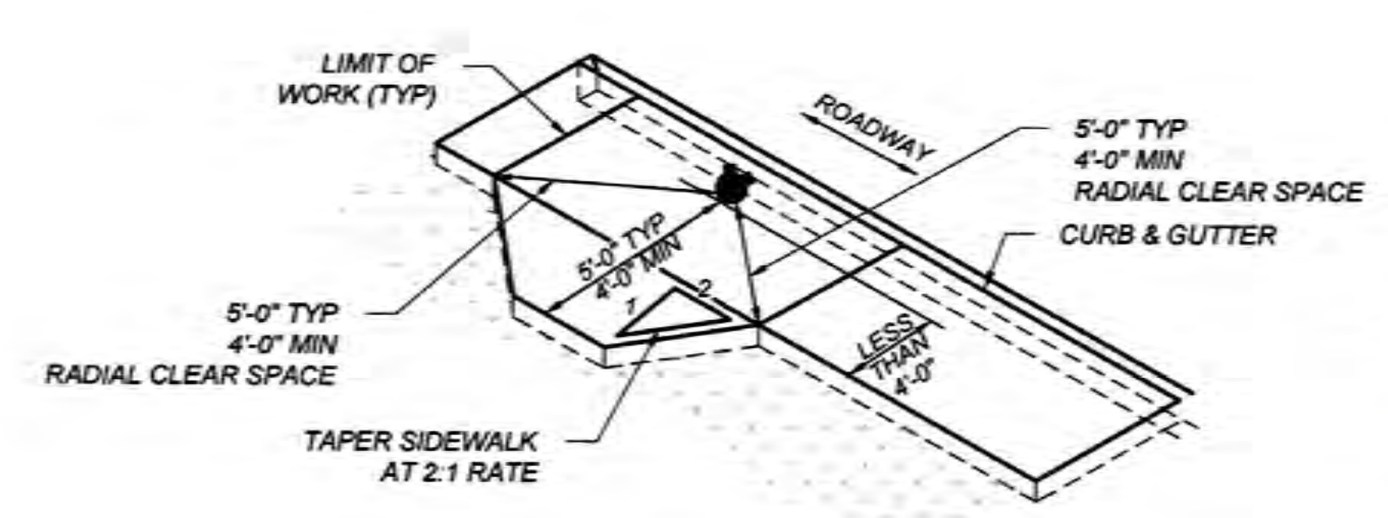
PROVIDE A 24" MIN TRANSITION STRIP IF ALGEBRAIC DIFFERENCES BETWEEN ROADWAY SLOPE AND CURB RAMP SLOPE ARE GREATER THAN 13.33% TRANSITION STRIP SLOPE NOT TO EXCEED 5.00%

CHANGE OF GRADE LIMITATIONS
SCALE: NONE

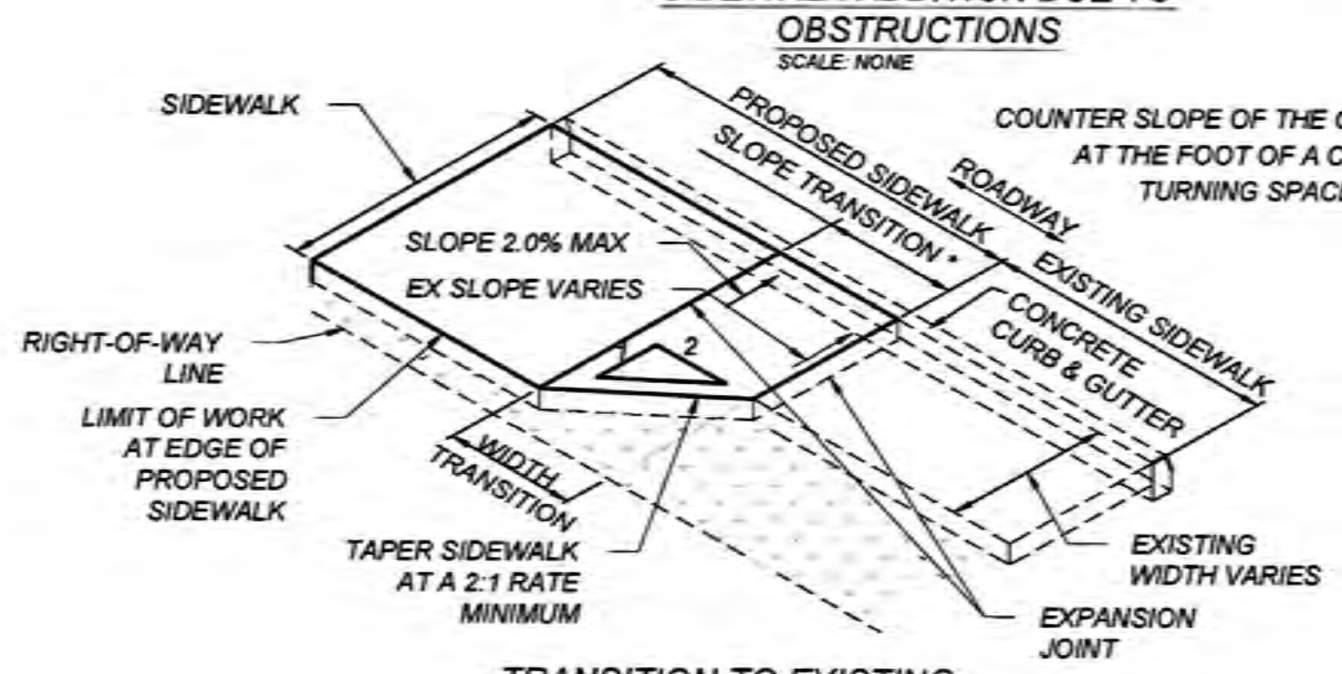


RAMP CROSS SLOPE TRANSITION TO MATCH ROADWAY PROFILE SLOPE
* SLOPES SHOWN ARE FOR ILLUSTRATION ONLY.

NOTE:
1) CROSS SLOPE OF CURB RAMP AT PEDESTRIAN STREET CROSSING WITHOUT YIELD ON STOP CONTROL, AND AT MID BLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE ARE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE.
2) CROSS SLOPE IF CURB RAMP IS AT YIELD OR STOP CONTROL REQUIRES 2% MAX CROSS SLOPE AT CURB LINE



SIDEWALK ADDITION DUE TO OBSTRUCTIONS
SCALE: NONE



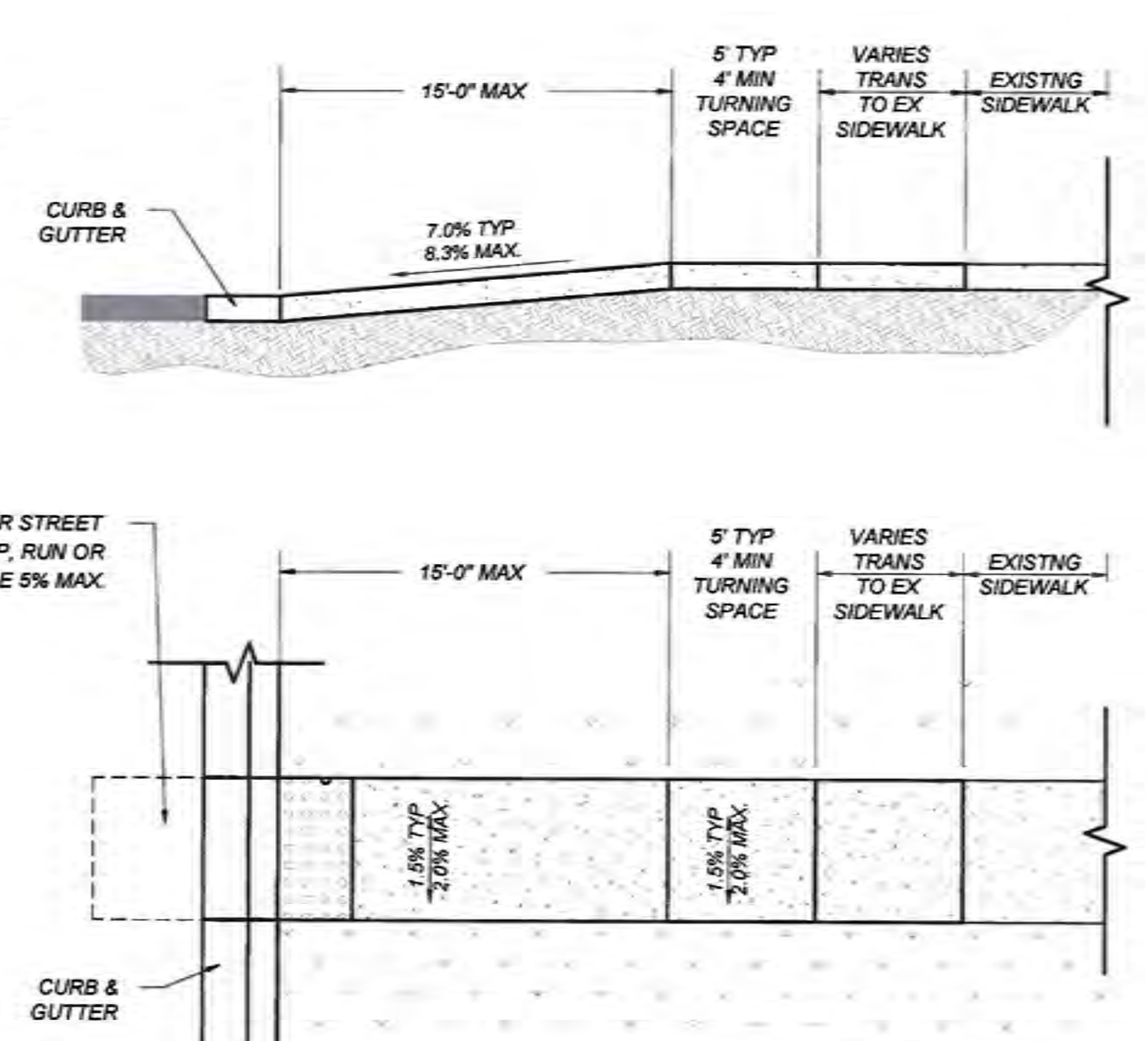
TRANSITION TO EXISTING SIDEWALK DETAIL
SCALE: NONE

MINIMUM SLOPE TRANSITION LENGTH BASED ON THE DIFFERENCE OF PROPOSED SIDEWALK CROSS SLOPE AND EXISTING SIDEWALK CROSS SLOPE AT THE LOCATION OF TIE IN. THIS MINIMUM LENGTH TO BE DETERMINED BY THE FOLLOWING FORMULA: DELTA % SLOPE X 0.5' OR MIN WIDTH OF 1 FT.

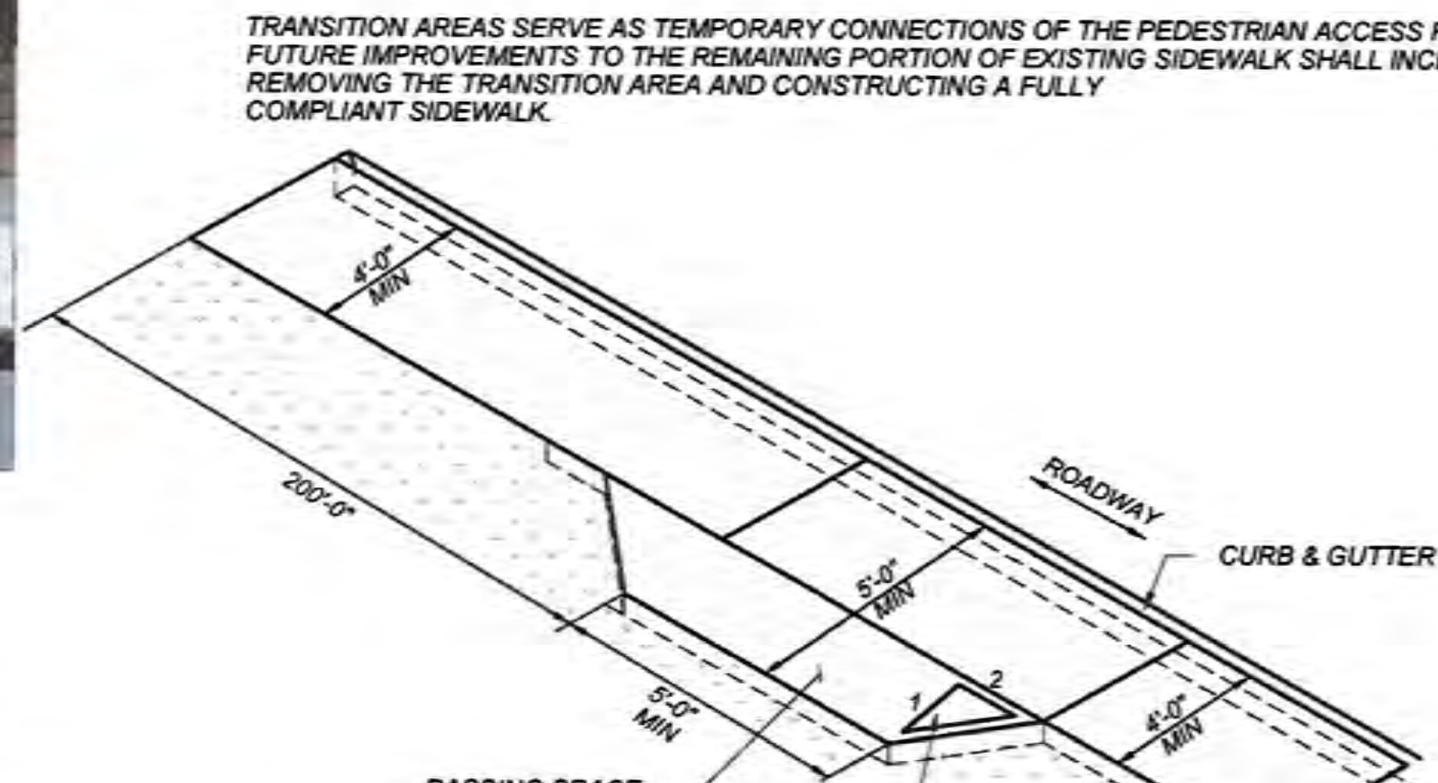
THE MINIMUM WIDTH TRANSITION SHALL BE CALCULATED USING THE FOLLOWING FORMULA:CHANGE IN WIDTH X 2.

DEPENDING ON WHICH IS LONGEST, EITHER THE SLOPE TRANSITION OR WIDTH TRANSITION WILL CONTROL THE LENGTH OF SIDEWALK TRANSITION.

TRANSITION AREAS SERVE AS TEMPORARY CONNECTIONS OF THE PEDESTRIAN ACCESS ROUTE. FUTURE IMPROVEMENTS TO THE REMAINING PORTION OF EXISTING SIDEWALK SHALL INCLUDE REMOVING THE TRANSITION AREA AND CONSTRUCTING A FULLY COMPLIANT SIDEWALK.



CURB RAMP TRANSITION TO EXISTING SIDEWALK DETAIL



PASSING SPACE DETAIL
SCALE: NONE

1. WHERE THE CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES IS GREATER THAN 4ft AND LESS THAN 5ft, PASSING SPACES SHALL BE PROVIDED AT INTERVALS 200ft MAXIMUM.
2. PASSING SPACES ARE PERMITTED TO OVERLAP PEDESTRIAN ACCESS ROUTES.

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION
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NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

CURB RAMP AND SIDEWALK TRANSITION DETAILS

APPROVED — DESIGN ENGINEER — 1-13-15 DATE

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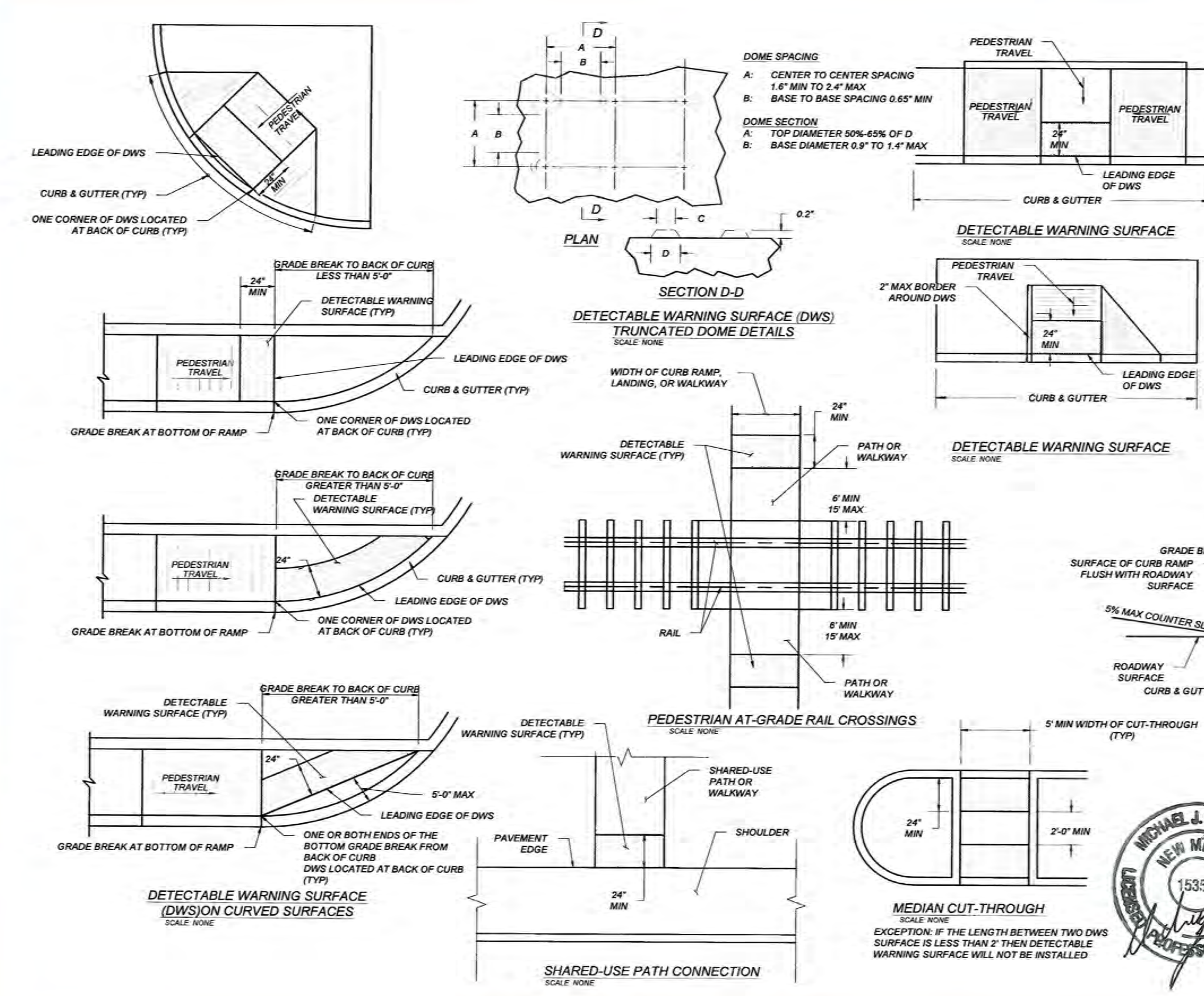
DRAWING SCALE = NOT TO SCALE



DETECTABLE WARNING SURFACE (DWS)ON CURVED SURFACES
SCALE: NONE

DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAILS
SCALE: NONE

PEDESTRIAN AT-GRADE RAIL CROSSINGS
SCALE: NONE

SHARED-USE PATH CONNECTION
SCALE: NONE

MEDIAN CUT-THROUGH
SCALE: NONE
EXCEPTION: IF THE LENGTH BETWEEN TWO DWS SURFACE IS LESS THAN 2' THEN DETECTABLE WARNING SURFACE WILL NOT BE INSTALLED

DETECTABLE WARNING SURFACE
SCALE: NONE

DETECTABLE WARNING SURFACE
SCALE: NONE

DETECTABLE WARNING SURFACE
SCALE: NONE

DETECTABLE WARING SURFACE (DWS):

A STANDARDIZED TRUNCATED DOME GRID SURFACE BUILT IN OR APPLIED TO THE PEDESTRIAN ACCESS ROUTE TO WARN VISUALLY IMPAIRED PEOPLE OF HAZARDS. THE SURFACE IS PLACED WHERE DETECTABLE WARNING SURFACE (DWS): A STANDARDIZED TRUNCATED DOME GRID SURFACE BUILT IN OR APPLIED TO THE PEDESTRIAN ACCESS ROUTE TO WARN VISUALLY IMPAIRED PEOPLE OF HAZARDS. THE SURFACE IS PLACED WHERE PEDESTRIANS WILL ENCOUNTER THE PRESENCE OF HAZARDS IN THE LINE OF TRAVEL, SUCH AS THE EDGE OF ROADWAY AND AT-GRADE RAIL CROSSINGS, INDICATING THEY SHOULD STOP AND DETERMINE THE NATURE OF THE HAZARD BEFORE PROCEEDING.

LOCATION:

1. THE DETECTABLE WARNING SURFACE (DWS) SHALL BE 2.0 FT MINIMUM WIDTH AND EXTENDED THE FULL WIDTH OF THE CURB RAMP RUN, TURNING SPACE, BLENDED TRANSITION, AN EXCLUDING ANY THE FLARED SIDES
2. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED TO BE PERPENDICULAR TO THE GRADE BREAK AT THE BACK OF THE CURB.
3. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED TO BE PARALLEL TO THE DIRECTION OF TRAVEL.
4. IF CURB AND GUTTER ARE NOT PRESENT, SUCH AS A SHARED-USE PATH CONNECTION, THE DETECTABLE WARNING SURFACE SHALL BE PLACED AT THE PAVEMENT EDGE.
5. PEDESTRIAN REFUGE ISLANDS SHALL HAVE DETECTABLE WARNINGS. DETECTABLE WARNINGS AT CUT THROUGH ISLANDS SHALL BE SEPARATED BY A 24 INCH MINIMUM LENGTH OF THE WALKWAY WITHOUT MARKINGS.

EXCEPTION: DETECTABLE WARNINGS SHALL NOT BE REQUIRED ON CUT THROUGH ISLANDS WHERE THE CROSSING IS LESS THAN 6 FT IN THE DIRECTION OF PEDESTRIAN TRAVEL

NOTES:

1. DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION OR RECONSTRUCTION OF STREETS, CURBS, OR SIDEWALKS BY ALL PUBLIC AGENCIES AND BY ALL PRIVATE ORGANIZATIONS CONSTRUCTING FACILITIES FOR PUBLIC USE.
2. DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR THE FULL WIDTH OF RAMP.
3. ALL PRODUCTS USED FOR DETECTABLE WARNING SURFACES SHALL BE ON THE DEPARTMENT'S APPROVED PRODUCT LIST.

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION
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NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

DETECTABLE WARNING SURFACE

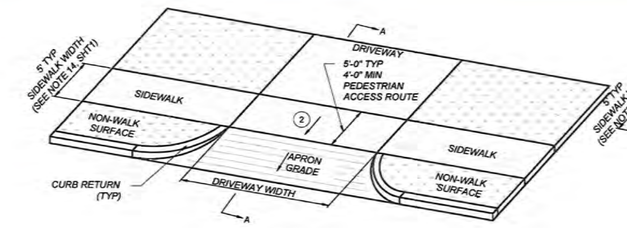
APPROVED — DESIGN ENGINEER — 1-13-15 DATE

608-001-8 — 608- 8 of 12

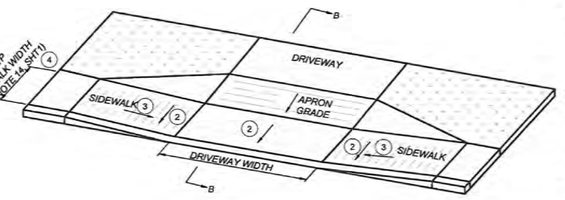
DRAWING SCALE = NOT TO SCALE

SHEET C-912

SUMMARY
FILENAME



TYPE 2
DRIVEWAY APRON
SCALE: NONE



TYPE 3A
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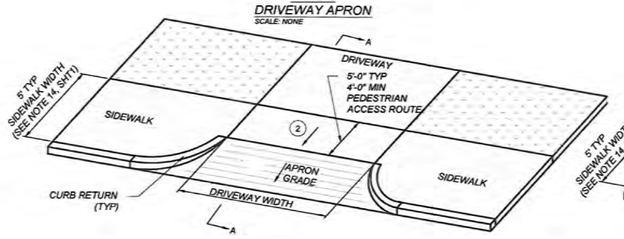
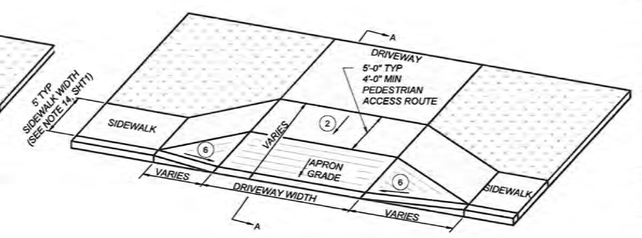
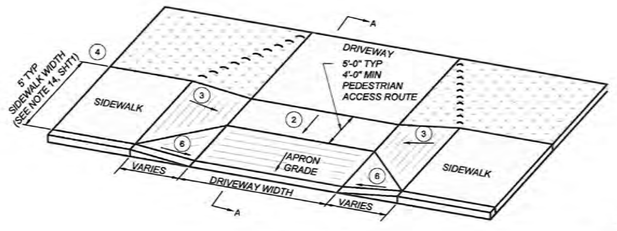
SCALE: NONE



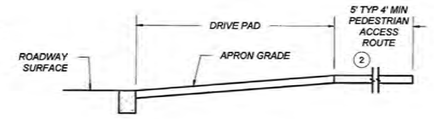
TYPE 2A
DRIVEWAY APRON
SCALE: NONE



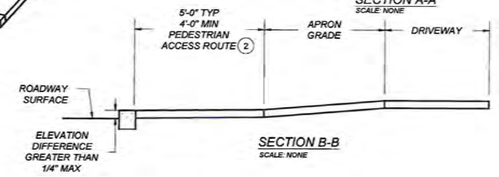
TYPE 2C
DRIVEWAY APRON
SCALE: NONE



TYPE 2B
DRIVEWAY APRON
SCALE: NONE



SECTION A-A
SCALE: NONE



SECTION B-B
SCALE: NONE

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

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D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.



NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DRIVEWAY APRONS

APPROVED _____ 7-15-15
ENGINEER DATE

608-001-9

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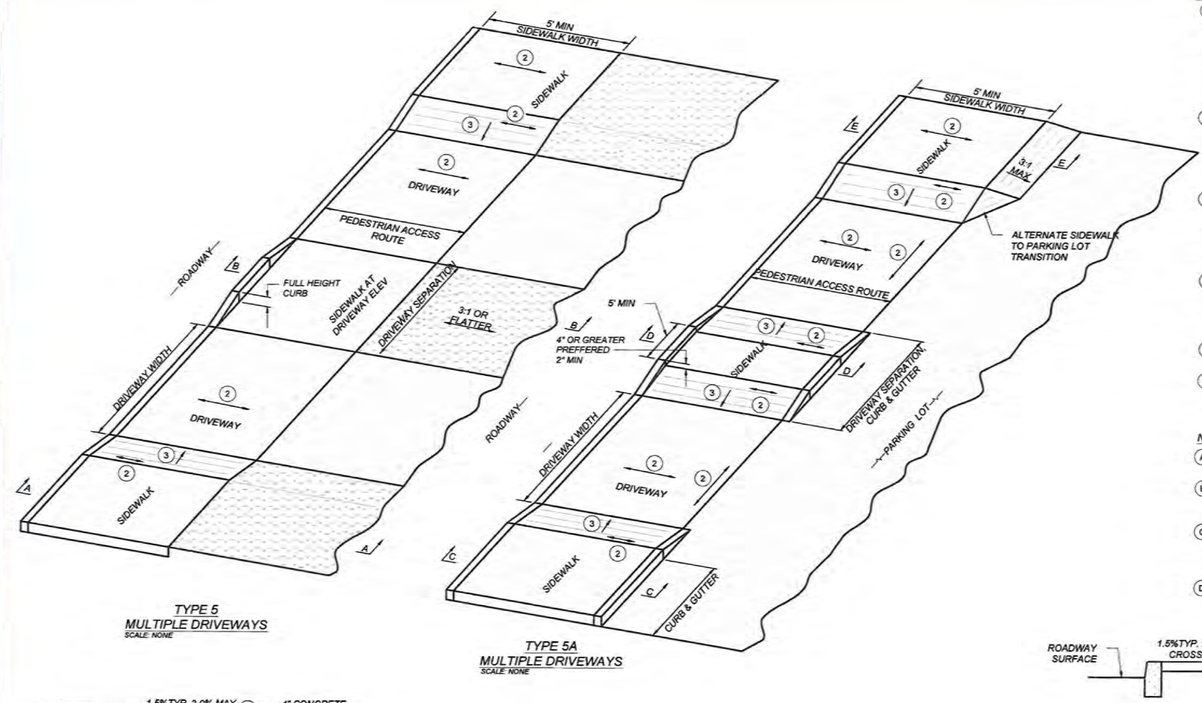
file path

DRAWING SCALE = NOT TO SCALE

SUMMARY
FILENAME



TYPE 5
MULTIPLE DRIVEWAYS
SCALE: NONE

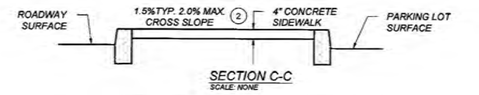
TYPE 5A
MULTIPLE DRIVEWAYS
SCALE: NONE



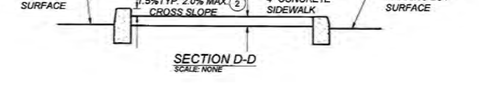
SECTION A-A
SCALE: NONE



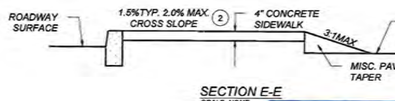
SECTION B-B
SCALE: NONE



SECTION C-C
SCALE: NONE



SECTION D-D
SCALE: NONE



SECTION E-E
SCALE: NONE

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-9/12 OF THE STANDARD DRAWINGS.
C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.



NO.	DATE	REV. BY	DESCRIPTION
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NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DRIVEWAY APRONS

APPROVED _____ 7-15-15
ENGINEER DATE

608-001-10

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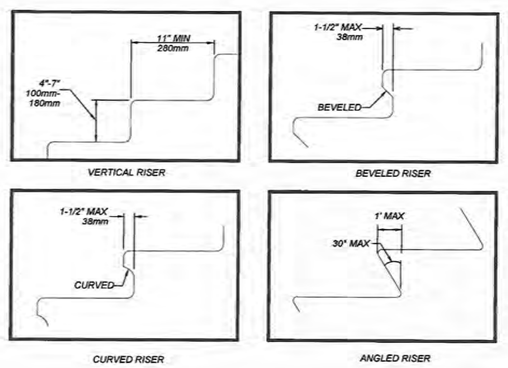
file path

DRAWING SCALE = NOT TO SCALE

SUMMARY
FILENAME

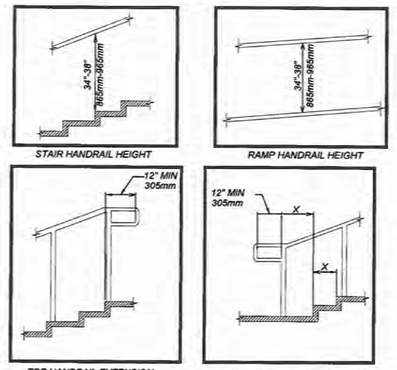
STAIRWAY REQUIREMENTS

1. STAIRWAYS SHALL BE 4 FT WIDE MINIMUM BETWEEN HANDRAILS.
2. ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTH. RISERS SHALL BE 4 INCHES (100mm) OR MINIMUM AND 7 INCHES (180mm) MAXIMUM. TREADS SHALL BE 11 INCHES (280mm) DEEP MINIMUM MEASURED FROM RISER TO RISER.
3. OPEN RISERS SHALL NOT BE PERMITTED.
4. STAIR TREADS SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
5. THE RADIUS OF CURVATURE AT THE LENDING EDGE OF THE TREAD SHALL BE ½ INCH (12mm) MAXIMUM. NOSINGS THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LANDING EDGE CURVED OR BEVELED. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEGREES MAXIMUM FROM THE VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL BE 1 INCHES (38mm) MAXIMUM BEYOND THE TREAD BELOW.
6. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS.
7. OUTDOOR STAIRS AND OUTDOOR APPROACHES TO STAIRS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.



HANDRAIL REQUIREMENTS

1. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.
2. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCH BACK OR DOGLEG STAIRS OR RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS.
3. TOP GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES (865mm) MINIMUM AND 38 INCHES (965mm) MAXIMUM VERTICALLY ABOVE STAIR NOSINGS AND RAMP SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE STAIR NOSINGS AND RAMP SURFACES.
4. CLEAR SPACE BETWEEN HANDRAIL AND WALL SHALL BE 1 INCH (38mm) MINIMUM
5. GRIPPING SURFACES SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NEW POSTS, OTHER CONSTRUCTION ELEMENTS, OR OBSTRUCTIONS.
   EXCEPTION:
   HANDRAIL BRACKETS OR BALUSTERS ATTACHED TO THE BOTTOM SURFACE OF THE HANDRAIL SHALL NOT BE CONSIDERED OBSTRUCTIONS PROVIDED THEY COMPLY WITH THE FOLLOWING CRITERIA:
   A. NOT MORE THAN 20 PERCENT OF THE HANDRAIL LENGTH IS OBSTRUCTED.
   B. HORIZONTAL PROJECTIONS BEYOND THE SIDES OF THE HANDRAIL OCCUR 2 INCHES (64mm) MINIMUM BELOW THE BOTTOM OF THE HANDRAIL AND
   C. EDGES HAVE 11 INCH (32MM) MINIMUM RADIUS.
6. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OD 1-1/4" or 1.25" INCH (32mm) MINIMUM AND 2 INCH (51mm) MAXIMUM OR SHALL PROVIDE EQUIVALENT GRASPABILITY.
   EXCEPTION: HANDRAILS WITH OTHER SHAPES SHALL BE PERMITTED PROVIDED THEY HAVE A PERIMETER DIMENSION OF 4 INCH (100mm) MINIMUM AND A 6.25 INCH(160mm) MAXIMUM AND PROVIDED THEIR LARGEST CROSS SECTION DIMENSION IS 2.25 INCH (57mm) MAXIMUM.
7. HANDRAILS AND ANY WALL OR OTHER SURFACES ADJACENT TO THEM, SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE 1 INCH (32mm) MINIMUM RADIUS.
8. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
9. HANDRAILS FOR STAIRS AND RAMPS SHALL HAVE EXTENSIONS.
   EXCEPTIONS:
   A. EXTENSIONS ARE NOT REQUIRED FOR CONTINUOUS HANDRAILS AT THE INSIDE TURN OF STAIRS AND RAMPS.
   B. IN ALTERATIONS FULL EXTENSIONS OF HANDRAILS SHALL NOT BE REQUIRED WHERE SUCH EXTENSIONS SHALL BE HAZARDOUS OR IMPOSSIBLE DUE TO PLAN CONFIGURATION.
10. RAMP HANDRAILS SHALL EXTEND HORIZONTALLY 12 INCHES (305mm) MINIMUM BEYOND OF RAMP RUNS SUCH EXTENSION SHALL RETURN TO WALL GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.
11. AT THE TOP OF A STAIR FLIGHT HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES (305mm) MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. SUCH EXTENSIONS SHALL RETURN TO A WALL, OR THE WALKING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
12. AT THE BOTTOM OF THE STAIR FLIGHT HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO ON TREAD DEPTH BEYOND THE LAST RISER NOSING. EXTENSIONS SHALL RETURN TO A WELL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.





NO.	DATE	REV. BY	DESCRIPTION
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NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN ACCESS DETAILS
STAIRWAY AND HANDRAILS

APPROVED _____ 7-15-15
ENGINEER DATE

608-001-11

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file path

DRAWING SCALE = NOT TO SCALE

SUMMARY
FILENAME

ACCESSIBLE ROUTES:

ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE OR FACILITY

ACCESSIBLE PARKING REQUIREMENTS:

1. EACH FACILITY SHALL PROVIDE ACCESSIBLE PARKING SPACES IN COMPLIANCE WITH THE FOLLOWING TABLE:

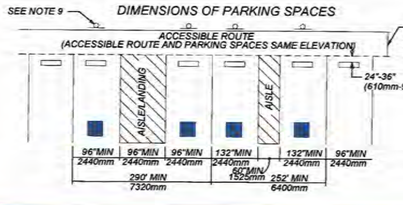
NUMBER OF ACCESSIBLE PARKING SPACES

TOTAL PARKING SPACES	TOTAL REQUIRED ACCESSIBLE PARKING SPACES	NUMBER REQUIRED TO BE VAN ACCESSIBLE
1-25	1	1
26-35	2	1
36-50	3	1
51-100	4	1
101-300	8	2
301-500	12	2
501-800	16	3
801-1000	20	4
OVER 1,000	20 SPACES PLUS 1 SPACE FOR EVERY 100 SPACES, OR FRACTION THEREOF, OVER 1,000	1 OF EVERY 6 ACCESSIBLE PARKING SPACES, OR FRACTION THEREOF

2. CAR SPACES SHALL BE 96 INCHES (2440 mm) WIDE MINIMUM AND VAN PARKING SPACES SHALL BE 132 INCHES AND SHALL HAVE AN ADJACENT ACCESS AISLE.
3. ACCESS AISLES SERVING PARKING SPACES SHALL CONNECT TO THE BUILDING OR FACILITY ENTRANCE BY AN ACCESSIBLE SIDEWALK. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE. THE VAN ACCESS AISLE SHALL BE LOCATED ON THE PASSENGER SIDE (RIGHT SIDE) OF THE PARKING SPACE. (AN ACCESSIBLE SIGN SHALL BE 60 INCHES (1525mm) MINIMUM CLEAR WIDTH, 50:1 MAXIMUM CROSS SLOPE WITH 2.0% MAXIMUM OR 20:1 MAXIMUM OR THE RUNNING SLOPE MAY FOLLOW THE ADJACENT ROAD PROFILE GRADE) PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE MINIMUM 48 INCH CLEAR WIDTH OF AN ACCESSIBLE ROUTE.
4. ACCESS AISLES SERVING CAR PARKING SPACES SHALL BE 60 INCHES (1525mm) WIDE MINIMUM. ACCESS AISLES SERVING VAN PARKING SPACES SHALL BE 96 INCHES (2440mm) WIDE MINIMUM.
5. ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACES THEY SERVE.
6. PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 50:1. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.
7. PARKING SPACES FOR VANS SHALL HAVE A VERTICAL CLEARANCE OF 98 INCHES (2490mm) MINIMUM AT THE SPACE AND ALONG THE VEHICULAR ROUTE THERETO.
8. EACH ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN ON A POST. SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE CLEARANCE TO THE BOTTOM OF THE SIGN (R7-8) SHALL BE AT LEAST 7 FEET (2100mm), LOCATED AT THE HEAD OF THE PARKING SPACE. VAN ACCESSIBLE PARKING SPACES SHALL HAVE AN ADDITIONAL SIGN (R7-8A) MOUNTED BELOW THE INTERNATIONAL SYMBOL OF ACCESS IDENTIFYING THE SPACE AS "VAN ACCESSIBLE." SIGNS MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING .
9. PARKING SPACE AND ACCESS AISLES SHALL HAVE OSHA SAFETY BLUE STRIPING. STRIPING SHALL BE 4 INCHES (100mm) WIDE. ACCESS AISLES STRIPING SHALL BE 12 INCHES (760mm) ON CENTER. ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS PAINTED ON THE SURFACE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLES REAR TIRES WOULD BE PLACED.
10. EACH ACCESSIBLE PARKING SPACE SHALL INCLUDE, CENTERED AT THE FOOT, A PAVEMENT MARKING OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY TO BE CLEARLY VISIBLE WHEN THE SPACE IS OCCUPIED .

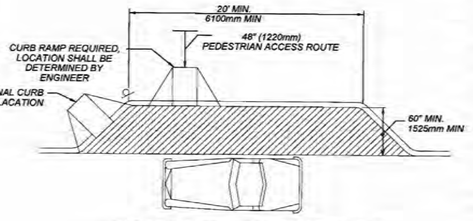
SEE NOTE 9

DIMENSIONS OF PARKING SPACES



ACCESSIBLE PASSENGER LOADING ZONE REQUIREMENTS:

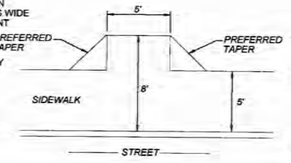
1. PASSENGER LOADING ZONES SHALL PROVIDE A 60 INCH (1525mm) WIDE ACCESS AISLE ADJACENT AND PARALLEL TO A VEHICLE PULL-UP SPACE. ACCESS AISLES SHALL BE 20 FEET (6100mm) LONG MINIMUM.
2. ACCESS AISLES SHALL BE PART OF THE ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE, AND MARKED TO DISCOURAGE PARKING.
3. VEHICLE PULL-UP SPACES IN PASSENGER LOADING ZONES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 50:1. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE.
4. VERTICAL CLEARANCE OF 114 INCHES (2894mm) MINIMUM SHALL BE PROVIDED AT PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES.
5. EACH ACCESSIBLE PASSENGER LOADING ZONE SHALL BE IDENTIFIED BY A SIGN ON A POST. SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.



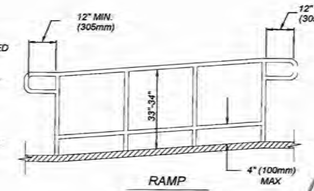
ACCESSIBLE PASSENGER LOADING ZONE
PLAN VIEW

TRANSIT STOP REQUIREMENTS

1. TRANSIT STOPS SHOULD BE LOCATED SO THAT THERE IS A LEVEL AND STABLE SURFACE FOR BOARDING VEHICLES.
2. LOCATING TRANSIT STOPS AT SIGNALIZED INTERSECTIONS INCREASE THE USABILITY FOR PEDESTRIANS WITH DISABILITIES.
3. WHERE SECURITY BOLLARDS ARE INSTALLED AT TRANSIT STOPS, THEY MUST NOT OBSTRUCT THE CLEAR SPACE AT BOARDING AND ALIGHTING AREAS OR REDUCE THE REQUIRED CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES.
4. TRANSIT STOPS SHALL COMPLY WITH PROWAG SECTION R 308 TRANSIT STOPS AND TRANSIT SHELTERS.



TRANSIT STOP
PLAN VIEW



RAMP

RAMP REQUIREMENTS:

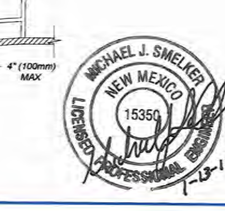
1. RAMP RUNS SHALL HAVE A RUNNING SLOPE GREATER THAN 1:20 AND NOT STEEPER THAN 1:12. THE EXCEPTION SHALL REMAIN AS SHOWN, INCLUDING THE TABLE FOR EXISTING BUILDINGS AND FACILITIES.
2. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 12:1. EXCEPTION: RAMPS IN OR ON EXISTING BUILDINGS OR FACILITIES SHALL BE PERMITTED TO HAVE SLOPES STEEPER THAN 12:1 AND SHALL COMPLY WITH THE FOLLOWING TABLE WHERE SUCH SLOPES STEEPER THAN 8:1 SHALL NOT BE PERMITTED.

TABLE FOR EXISTING SITES, BUILDINGS AND FACILITIES

SLOPE	MAXIMUM RISE
STEEPER THAN 10:1 BUT NOT STEEPER THAN 8:1	3 INCHES (75mm)
STEEPER THAN 12:1 BUT NOT STEEPER THAN 10:1	6 INCHES (150mm)

3. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 50:1.
4. FLOOR OR GROUND SURFACES OF RAMP RUN SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
5. THE CLEAR WIDTH OF A RAMP RUN SHALL BE 48 INCHES (915mm) MINIMUM MEASURED BETWEEN HANDRAILS.
6. THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES (760mm) MAXIMUM
7. RAMPS SHALL HAVE LANDINGS AT THE BOTTOM AND TOP OF EACH RUN. LANDINGS SHALL COMPLY WITH THE FOLLOWING:
   A. LANDINGS SHALL HAVE A SOPE NOT STEEPER THAN 50:1.
   B. CLEAR WIDTH OF LANDINGS SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.
   C. LANDING LENGTH SHALL BE 60 INCHES (1525mm) MINIMUM CLEAR.
   D. RAMPS THAT CHANGE DIRECTION AT LANDINGS SHALL HAVE A 60 INCH BY 60 INCH (1525mm) MINIMUM LANDING.
   E. WHERE DOORWAYS ARE ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES SHALL COMPLY WITH 2010 AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN (2010 ADA) SECTION 404.
8. RAMPS WITH A RISE GREATER THAN 6 INCHES (150mm) SHALL HAVE HANDRAILS. HANDRAILS SHALL NOT REDUCE THE REQUIRED CLEARANCES OF A RAMP RUN OR LANDINGS.
9. EDGE PROTECTION SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS.

   EXCEPTIONS:
   A. RAMPS NOT REQUIRED TO HAVE HANDRAILS WHERE SIDE FLARES ARE PROVIDED.
   B. SIDES OF RAMP LANDINGS SERVING AN ADJOINING RAMP RUN OR STAIRWAY.
   C. SIDES OF RAMP TURN SPACE HAVING A VERTICAL DROP-OFF OF 1/2 INCH (13mm) MAXIMUM WITHIN 10 INCHES (255mm) HORIZONTALLY OF THE MINIMUM LANDING AREA.
10. EDGE PROTECTION MAY BE PROVIDED BY EXTENDING A FLOOR OR GROUND SURFACE OF THE RAMP RUN OR LANDING, 12 INCHES (305mm) MINIMUM BEYOND THE INSIDE FACE OF A HANDRAIL ON AN EDGE PROTECTION CURB OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4-INCH (100mm) DIAMETER SPHERE BELOW A HEIGHT OF 4 INCHES (100mm)
11. OUTDOOR RAMPS AND APPROACHES TO RAMPS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.



NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN ACCESS DETAILS PARKING
AND PASSENGER LOADING ZONES

APPROVED _____ 7-15-15
ENGINEER DATE

608-001-12

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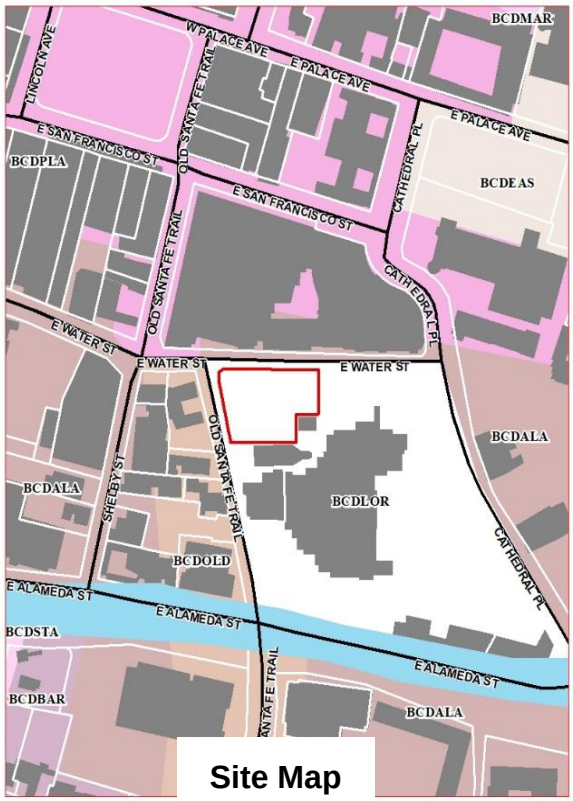
SHEET C-913

Land Use Department
Planning Commission Staff Report

Case No:	2021-4656
Hearing Date:	February 3rd, 2022
Applicant:	Kirkpatrick, LLC
Request:	Development Plan
Location:	201 Old Santa Fe Trail
Case Mgr.:	Daniel Alvarado
Zoning:	BCD – Loretto Subdistrict
Overlay:	Downtown and Eastside Historic District
Pre-app Mtg:	November 9thth, 2021
ENN Mtg:	December 7th, 2021
Proposal:	The applicants request approval of a development plan for new construction of a four-story, 19-room hotel with an underground parking structure on a .435 acre tract adjacent to the Loretto Chapel.



Site Map

Case #2021- 4656. 201 Old Santa Fe Trail Final Development Plan. Sommer Karnes & Associates LLP, Agent, for Kirkpatrick, LLC, Owner, requests approval of a development plan to establish development standards for a 19-Room Hotel located at 201 Old Santa Fe Trail. The property is zoned BCD-Loretto Subdistrict, is within the Downtown and Eastside Historic District, and is approximately .4352 acres. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

I. RECOMMENDATION:

Staff recommends **APPROVAL** of the development plan for Case #2021-4656, subject to conditions of approval and technical corrections outlined in this report.

Two motions will be required for this case:

- *Approve or deny the Final Development Plan (Case #2021-4656), 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 #2021-4656 (Exhibit A).*

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval for **the development plan** (Case #2021-4656)

#	Condition of Approval	Dept. or Division	To be completed:
1	Drainage Facilities Maintenance note and engineer's stormwater infrastructure certification shall be placed on the Plat or Development Plan (see attached).	Terrain Management	Prior to recording plat
2	Shall comply with D105 Aerial Fire Apparatus Access Roads (Shall provide site plan showing roof access points).	Fire Prevention	Prior to final plan approval
3	Either an approved water plan and Agreement to Construct and Dedicate (ACD) (for additions to water infrastructure), or a fixture count sufficient for water meter sizing and an Agreement for Metered Service (AMS) will be required from the Water Division.	Water Division	Prior to final plan approval
4	Shall obtain archeological clearance for the parcel before any construction may occur.	Historic Preservation	Prior to permit issuance
5	Shall submit a photometric plan with cut-sheet and details for shielding of wall-mounted lighting as per requirements in Chapter 14-8.9.	Land Use	Prior to recording plat

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 prior to recordation are listed in Exhibit B(1).

III. EXECUTIVE SUMMARY:

The site is currently undeveloped, but is used continuously by an outdoor market along the Old Santa Fe frontage. The remainder of the site is comprised of a concrete slab and a private parking lot used by the Loretto Inn.

The proposed project is a new 19-room, four-story hotel with an underground parking structure. The building will be comprised of four one-bedroom units on the first floor, five one-bedroom and two two-bedroom units on the second floor, six one-bedroom units and one two-bedroom unit on the third floor, and one two-room suite on the fourth floor. The hotel will total 43,428 square feet including portals and underground parking. The first floor will feature an 841 square foot retail space, a large covered portal area for an outdoor market to continue operations on the site and an approximately 2,000 square foot deck on the fourth floor for guest use and events. The project will create 24 underground parking spaces accessed by a private gate off of Water Street. Other planned site improvements include the creation of large planters to screen first floor private portals, a landscaping cistern, the reconstruction of the walkway in front of the hotel, and partial reconstruction of various retaining walls.

IV. BACKGROUND

The .435 acre subject property is located on the northwest corner of Old Santa Fe Trail and East Water Street, just north of the Loretto Chapel. The property owned by Kirkpatrick LLC, who are also the owners of the Loretto Chapel and developers of the Inn at Loretto.

The property was originally part of the Loretto Academy, whose campus once covered the entire Loretto Block. The academy operated for 115 years from 1852 to 1968. When James and Charles Kirkpatrick purchased the property, they demolished most of the main buildings except the Loretto Chapel, which they restored and reopened as a private museum.

Prior to its demolition, the subject property was the location of the “Academy Building” which was home to the Loretto Academy music program. The building was four stories high with a mansard roof. The building was demolished in 1971 in preparation for the development of the Inn at Loretto, and has sat vacant since.

After several attempts by the owners to gain City approval for development of the site, the Historic Districts Review Board approved a proposal for a four-story building with the height of 49’ in a historic district area that would have otherwise been limited to 21’ 11” (Section 14-5.2(D)(9)) on May 23rd, 2017. HDRB approval lasts 3 years, and the applicant received an extension in 2021, meaning the approval is now set to expire in May of 2022.

V. PROJECT ANALYSIS: DEVELOPMENT PLAN

Project Description

As stated above, the applicant requests approval of a development plan for new construction of a four-story, 19-room hotel with an underground parking structure on a .435 acre tract adjacent to the Loretto Chapel. The building will be comprised of 25,785 SF of heated space, 5,221 SF of covered portals, and 12,422 SF of basement parking, for a total of 43,428 SF.

Dimensional and design standards will follow the Business Capitol District Loretto Subdistrict and Downtown & Eastside Historic guidelines.

The height of the project will be 47’6”, which is below both the HDRB and Zoning Code restrictions. The floors above 36’ in height step back in accordance to BCD Zoning Code guidelines.

The site plan demonstrates a clear sight line of Loretto Chapel from the corner of Old Santa Fe Trail and E Water Street, a condition of the Historic Districts Review Board approval.

There are no are no lot coverage or setback requirements in the BCD – Loretto Subdistrict. There are also no open space requirements, except for buildings fronting Alameda Street.

The BCD-Loretto Subdistrict requires a baseline floor area ratio of 2.5:1. With a site of 18,957 SF, the project qualifies for 47,393 SF of baseline floor area. The project provides 38,858 SF, within the district limitation.

Access and Traffic

The primary pedestrian access to the hotel will be from Old Santa Fe Trail, down a walkway via an entrance lobby facing the Loretto Chapel to the south. The Café space will be accessed from Old Santa Fe Trail via a portal facing southwest. The primary vehicular access will be from the underground parking garage via E Water Street, which will allow guests to access the hotel via two sets of stairs and an elevator that stops near the lobby. The applicant has not provided plans for bicycle parking and/or access, however adequate bicycle parking has been added as a condition of approval as per Zoning Code Requirements.

According to a Traffic Impact Assessment letter submitted by Morey Walker & Associates Engineering, Inc., the proposed hotel will create approximately 9 peak hour trips in the AM, and 11 peak hour trips in the PM, which is below the NMDOT Site Threshold Assessment requirement for a Traffic Impact Analysis. City of Santa Fe Traffic Engineering contractors Wilson & Co. have concurred with the assessment of minimal traffic impact, and only recommend the addition of a stop sign and one-way sign at the exit of the parking garage.

Grading and Drainage/Terrain Management

The site slopes gently to the south east, towards the Santa Fe River. A significant portion of the proposed development is within the 100-year floodplain, however much of this area is already impervious, due to the parking lot, existing concrete slab, plaza, and sidewalks. In addition, the proposed development includes a number of drainage improvements, including 3 detention ponds, a cistern, and a number of planters. A drainage analysis by Walker Engineering estimates an increase of .37 cubic feet per second of runoff discharge, which would require 438 cubic feet of pond capacity. The new drainage ponds create 590 cubic feet of capacity, well above the required storage.

Parking, Landscaping and Lighting

The proposed Development Plan calls for an underground parking structure with 24 spaces (5 over required), including 1 ADA accessible space, accessed from East Water Street. The plan does not include bicycle parking, which has been included as a condition of approval by the MPO. The applicants will be required to include at least two bicycle parking spaces conforming with Zoning Code Requirements for design and placement.

The project landscaping plan proposes several planters featuring several new trees and shrubs along Old Santa Fe Trail and between the hotel and the Loretto Chapel, as well as small detention ponds and a cistern. Two of the planters screen the private portals associated with units 1B and 1A which are located on the ground floor facing Old Santa Fe Trail. The plan preserves the existing mature Cottonwood tree

which shades much of the southwest corner of the property.

The applicant has included a Site Lighting Plan, which depicts 2 additional light poles in the planter adjacent to the Loretto Chapel, and 11 wall mounted exterior lights along the east and north perimeter of the structure. The applicant has not included a photometric plan with cut-sheet, and has not shown details for wall mounted exterior light shielding. These items have been requested as conditions of approval as per Chapter 14-8.9.

Fire Prevention and Emergency Access
Emergency access is provided either curbside off of Old Santa Fe Trail and E Water Street, or via the below-grade parking lot access off of E Water Street. Fire hydrants that serve the development are located at the intersections of Shelby St. and E Water St., E Water St. and Cathedral Pl., and Old Santa Fe Trail and E Alameda St.

Water, Sewer, and Dry Utilities
The property is served by a 16" public water line running down E. Water St., which will be tapped by a 6" fire protection line and a 2" domestic water line near the entrance of the parking garage.

The property is also served by an 8" sanitary sewer line that runs down E. Water St, which will be tapped by a 6" domestic sanitary sewer line also near the entrance of the parking garage.

The 19 new hotel rooms with kitchenettes and small cafe space will create new water demand similar to residential uses when occupied. The applicants will be required to submit an approved water plan and Agreement to Construct and Dedicate or a fixture count and an Agreement for Metered Service to the Water Division as a condition of approval.

Impact on Schools
This project does not include any residential units, and thus there is no impact on schools.

Archaeology
The Project is located in the Historic Downtown Archaeological Review District. While the project has conducted an Archeological Inventory and Testing Report, the 201 Old Santa Fe Trail parcel has *not* received archeological clearance according to the City Historic Preservation Department. The applicant believed the subject parcel had previously been cleared when the report was drafted, however the City recently determined otherwise, and thus has not yet secured archaeological review clearance. The applicant will therefore be required to obtain archeological clearance for the subject parcel as a condition of approval for the project.

Santa Fe HOMES Program
The proposal does not include residential units, so no Santa Fe HOMES requirements are triggered.

Homeowners Association and Private Covenants
As this is a primarily commercial downtown district, there are no homeowner associations or private covenants.

VI. 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**
Santa Fe City Code (SFCC) 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 is keeping with the historic character of the Loretto property, and furthers the goals for development of the Business Capital District - Loretto Subdistrict. In doing so, the development plan accommodates existing conditions, preserves historic character, and infills a valuable property with a structure that can accommodate multiple uses for decades to come. 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 19-room hotel is compatible with abutting mixed land uses, which include hospitality, retail, recreational, municipal, institutional, office and residential. The development infills an historic property that has sat vacant in the city's most vibrant district for decades. The approval of this development plan will add another quality building to this dynamic area.	

VII. EARLY NEIGHBORHOOD NOTIFICATION

An Early Neighborhood Notification meeting was held on December 7th, 2021.One (1) neighbor or current residents attended. After the applicant's agent presented the proposed hotel in detail, the attendee inquired about the building's exact height and requested a recording of the ENN presentation, which was provided by the applicant.

VIII. EXPIRATION

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 development plan and adopt Findings of Fact and Conclusions of Law at this hearing, the expiration date would be February 3, 2025.

IX. ATTACHMENTS:

EXHIBIT A: Draft Findings of Fact and Conclusions of Law

1. Case #2021-4656 Development Plan

EXHIBIT B: Development Review Team Memoranda

1. Compiled Technical Corrections
2. ADA/Terrain Management Review
3. Fire Prevention Review
4. Water Review
5. Traffic Review
6. MPO Review
7. Historic Preservation 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. Traffic Impact Assessment Letter
3. Legal Lot of Record
4. Proposed Development Plan

EXHIBIT E: Public Comment

APPROVED BY:

Title	Name	Initials
Interim Planning and Land Use Director	Jason M. Kluck	*jmk*
Land Use Department Case Manager	Daniel Alvarado. AICP	*DA*

City of Santa Fe, New Mexico

Case #2021-4656
201 Old Santa Fe Trail
Development Plan
Planning Commission
February 3, 2022

Exhibit A

Draft Findings of Fact and Conclusions of Law

1. **Case #2021-4656 Development Plan**

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2021-4656
201 Old Santa Fe Trail Final Development Plan

Owner's/Applicant's Name- Kirkpatrick, LLC
Agent's Name- Sommer Karnes & Associates LLP

THIS MATTER came before the Planning Commission (Commission) for public hearing on February 3, 2022 (Hearing) upon the application (Application) of Sommer Karnes & Associates LLP as agent for Kirkpatrick, LLC (Applicant).

The Application pertains to 201 Old Santa Fe Trail totaling approximately .435 acres (Property). The Applicant requests approval of a development plan to build a 43,428 square foot hotel (Project). The Property is zoned BCDLOR (Business Capitol District, Loretto Subdistrict).

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 development plan to build a 43,428 square foot hotel on approximately .435 acres at 201 Old Santa Fe Trail.
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. 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)].
4. A pre-application conference was held on November 9, 2021 in accordance with SFCC 1987 Section 14-3.l(E)(1).
5. Pursuant to SFCC 1987 Section 14-3.1(H), notice of the ENN meeting was properly given.
6. Pursuant to SFCC 1987 Section 14-3.1(F), a virtual ENN meeting was held on the Application on December 7, 2021. The ENN meeting was attended by the Project team, members of City staff, and one member of the public. Discussion was limited to the height of the proposed development and a request for a recording of the meeting.
7. City staff reviewed the 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.

8. Staff recommended that the Commission approve the development plan, subject to certain conditions (the Conditions) and the technical corrections set forth in the Staff Report and exhibits.
9. Pursuant to SFCC 1987 Section 14-2.3(C)(1), the Commission has the authority to review and approve development plans.

Development Plan

10. Under SFCC 1987 Section 14-3.8(B)(3)(a), a new development with a gross floor area of thirty thousand (30,000) square feet or more requires approval of a development plan.
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 approving a development plan.
15. 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.
16. Pursuant to SFCC 1987 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 is keeping with the historic character of the Loretto property, and furthers the goals for development of the Business Capital District - Loretto Subdistrict. In doing so, the development plan accommodates existing conditions, preserves historic character, and infills a valuable property with a structure that can accommodate multiple uses for decades to come. These projected outcomes are in 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 premises under consideration. The proposed development plan for a 19-room hotel is compatible with abutting mixed land uses, which include hospitality, retail, recreational, municipal, institutional, office and residential. The development infills an historic property that has sat vacant in the city's most vibrant district for decades.
18. 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."
19. The Commission finds that the Conditions and technical corrections set forth in the Staff Report and exhibits are necessary to accomplish the proper development of the area and to implement the policies of the general plan.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

General

1. Pursuant to SFCC 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 development plan subject to the conditions and technical corrections recommended by staff because all applicable code requirements and criteria for development plan approval have been met.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF FEBRUARY, 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the development plan for the Property, as requested in the Application for Case #2021-4656, subject to the Conditions and the technical corrections set forth in the Staff Report and exhibits. The development plan shall expire three years after issuance of this final action unless actual development of the site or off-site improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6). If the 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, New Mexico

Case #2021-4656
201 Old Santa Fe Trail
Development Plan
Planning Commission
February 3, 2022

Exhibit B

Development Review Team

1. **Compiled Technical Corrections**
2. **ADA/Terrain Management Review**
3. **Fire Prevention Review**
4. **Water Review**
5. **Traffic Review**
6. **MPO Review**
7. **Historic Preservation Review**
8. **Wastewater Review**

EXHIBIT B1
Technical Corrections
Case #2021-4656
201 Old Santa Fe Trail Development Plan

TECHNICAL CORRECTIONS	Department	Staff
1. Installation of at least 2 bicycle parking spaces as described in Chapter 14 – Appendix Exhibit C and D. Suggest using the Historic Board approved Santa Fe inverted U bike racks.	MPO	Leah Yngve
1. Dust Control Note Shall be placed on the Development Plan or construction plans (see attached). 2. Gunnison's Prairie dog note shall be placed on the Development Plan or construction plans (see attached) . 3. A cistern is shown as having 50% of required volume. Volume of cistern must be shown and plan of how cistern will connect to irrigation must be shown. 4. Ponds are shown on plan, and there is a note stating they will drain through a riser but no riser information is presented. Show riser location in ponds, show riser on detail and show where the ponds will drain. 5. Drainage calculation must use 0.95 for all concrete and asphalt impervious surfaces. 6. Ponds need a layer of filter fabric below the gravel. 7. "H.C.", "Handicapped", or "Handicap" is an erroneous descriptor for (Disabled) Accessibility features. Please correct all incidences of its use in the construction documents. 8. This Development shall comply with the most current requirements of the American with Disabilities Act (ADA). Place a note on the Plan to reflect this condition. 9. Photometric plan is required. 10. Other comments will be provided on these plans at the time of the building permit and changes may be required during permitting process.	Technical Review Division/Terrain Management	Dee Beingessner
1. It is recommended that a Stop sign (R1-1) and a One Way sign (R6-1L) be added for traffic exiting the parking garage.	Traffic	Leroy Pacheco, Audra Gallegos (Contractors)

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. 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 Section D106 Multiple-Family Residential Developments. 13. Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.	Fire Prevention	Geronimo Griego
1. The new six inch (6) sewer service lateral is required to connect directly to a sewer manhole. Connection to the existing 10 inch public sewer line is not allowed.	Waste Water	Stan Holland

Development Review Team
Comment Form

Date: 1/13/22

Staff person: Dee Beingessner

Dept/Div: Land Use/Terrain Management

Case: **Case #2021-4656 201 Old Santa Fe Trail**

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 Drainage Facilities Maintenance note and engineer's stormwater infrastructure certification shall be placed on the Plat or Development Plan (see attached)	Prior to recording plat
2	
3	

Technical Corrections*:	Must be completed by:
1 Dust Control Note Shall be placed on the Development Plan or construction plans (see attached)	Prior to recordation or permitting
2 Gunnison's Prairie dog note shall be placed on the Development Plan or construction plans (see attached)	Prior to recordation or permitting
3 A cistern is shown as having 50% of required volume. Volume of cistern must be shown and plan of how cistern will connect to irrigation must be shown.	Prior to permitting
4 Ponds are shown on plan, and there is a note stating they will drain through a riser but no riser information is presented. Show riser location in ponds, show riser on detail and show where the ponds will drain.	Prior to permitting
5 Drainage calculation must use 0.95 for all concrete and asphalt impervious surfaces.	Prior to permitting
6 Ponds need a layer of filter fabric below the gravel.	Prior to permitting
7 "H.C.", "Handicapped", or "Handicap" is an erroneous descriptor for (Disabled) Accessibility features. Please correct all incidences of its use in the construction documents.	Prior to permitting

8 This Development shall comply with the most current requirements of the American with Disabilities Act (ADA). Place a note on the Plan to reflect this condition	Prior to permitting
9 Photometric plan is required.	Prior to permitting
10 Other comments will be provided on these plans at the time of the building permit and changes may be required during permitting process	

*Must made prior to recording and/or permit issuance

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). 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). Sidewalks within the development 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	Prior to Permitting

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 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)

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, the undersigned professional engineer in the State of New Mexico, do hereby certify that the record information shown hereon is based on actual field measurements and visual inspections performed by myself or under my direct supervision. I further certify that the record condition as of _____ is in substantial compliance with the approved grading and drainage plan prepared by _____, dated _____.

Signature NMPE #_____ Date

DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER OR QUALIFIED PERSON AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).

B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.

C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.

D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.

E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING

WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

GUNNISON'S PRAIRIE DOG NOTE

THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISION'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8.12).

DUST CONTROL NOTE

All on-site soil disturbing construction activities shall be addressed and provide measures to mitigate or control dust from being transported offsite and polluting neighboring properties.

Any person, owner, contractor or operator who conducts earthmoving and/or dust generating activities is responsible for implementing Best Management Practices (BMPs) in order to mitigate off-property transport of fugitive dust emissions.

A plan, or storm water prevention plan (SWPPP) when applicable, listing the Best Management Practices (BMPs), shall be provided to the City Engineer, or their designee for review and approval. The approved BMPs shall be applied to the graded and/or disturbed soil in order to stabilize the site.

The initial BMP shall address how the Contractor will minimize the amount of disturbed soil, and how the Contractor will stabilize the disturbed surface area exposed to wind or vehicle traffic during construction.

Some BMPs shall include:

- The reduction of vehicle speeds: establish a maximum speed limit or install traffic calming devices to reduce speeds to a rate to mitigate off-property transport of dust entrained by vehicles.
- The minimization of drop height: Drivers and operators shall unload truck beds and loader or excavator buckets slowly, and minimize drop height of materials to the lowest height possible, including screening operations.
- High winds restriction: temporarily halt work activities during high wind events greater than 30 mph if operations would result in off-property transport.
- Restrict access: restrict access to the work area to only authorized vehicles and personnel.

In the event the above practices are ineffective to prevent off property transport, the owner or operator shall use at one or more of the following Best Management Practices (BMPs):

- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility, or watercourse.
- Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
- Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
- Surface roughening: stabilize an active construction area during periods of inactivity or when vegetation cannot be immediately established.

- Cover: install cover materials such as tackifiers, erosion control blankets, gravel, vegetation (when appropriate), cold-millings, etc. during periods of inactivity and properly anchor the cover.
- Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 30 days or while vegetation is being established.

Development Review Team

Comment Form

Date: 01/13/2021

Staff person: Geronimo Griego

Dept/Div: Fire Prevention

Case: 2021- 4656 201 Old Santa Fe Trail 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. Shall comply with D105 Aerial Fire Apparatus Access Roads (Shall provide site plan showing roof access points)	Prior to planning commission.

Technical Corrections*:	Must be completed by:
2. Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC 2015 Section 503.2.1) 3. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4) 4. Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads. 5. Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1) 6. 507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building.	At the time of any new construction or remodel.

7. Shall have water supply that meets fire flow requirements as per IFC (Appendix B) 8. Shall comply with Section D102.1 Access and Loading (75,000 lbs). 9. Shall 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 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: January 10, 2022

Staff person: John Del Mar

Dept/Div: Public Utilities/Water Division

Case: **Case #2021- 4656. 201 Old Santa Fe Trail 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 Either an approved water plan and Agreement to Construct and Dedicate (ACD) (for additions to water infrastructure), or a fixture count sufficient for water meter sizing and an Agreement for Metered Service (AMS) will be required from the Water Division	Prior to final plan approval
2	
3	
4	

Technical Corrections*:	Must be completed by:
1	
2	
3	
4	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

City of Santa Fe Traffic Review - 201 Old Santa Fe Trail 19-Room Hotel

From: Audra Gallegos (audra.gallegos@wilsonco.com) <Audra.Gallegos@wilsonco.com>

To: engineer@leroypacheco.com <Engineer@leroypacheco.com>

Date: Monday, January 10th, 2022 at 1:52 PM

Hi Leroy,

Here are comments on the proposed hotel at 201 Old Santa Fe Trail:

Traffic Impact Assessment Letter

1. The estimated trip generation for the development is consistent with the 10th Edition of the Trip Generation Manual, as well as the recently published 11th Edition.
2. The letter is accurate in stating that a Site Traffic Analysis or Traffic Impact Analysis would not be required based on the estimated trip generation and the requirements of the NMDOT State Access Management Manual.
3. The letter's assertion that the proposed hotel will not have a significant traffic impact on the surrounding City of Santa Fe roadway network is reasonable and acceptable.

Development Drawings

1. It is recommended that a Stop sign (R1-1) and a One Way sign (R6-1L) be added for traffic exiting the parking garage.

Thanks and please let me know if you have any questions.

Confidential/Proprietary Note: The information in this email is confidential and may be legally privileged. Access to this email by anyone other than the intended addressee is unauthorized. If you are not the intended recipient of this message, any review, disclosure, copying, distribution, retention, or any action taken or omitted to be taken in reliance on it is prohibited and may be unlawful. If you are not the intended recipient, please reply to or forward a copy of this message to the sender and delete the message, any attachments, and any copies thereof from your system. Thank you.

Development Review Team

Comment Form

Date: 1/10/2022

Staff person: Leah Yngve

Dept/Div: Land Use/MPO

Case: **Case #2021- 4656. 201 Old Santa Fe Trail 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	

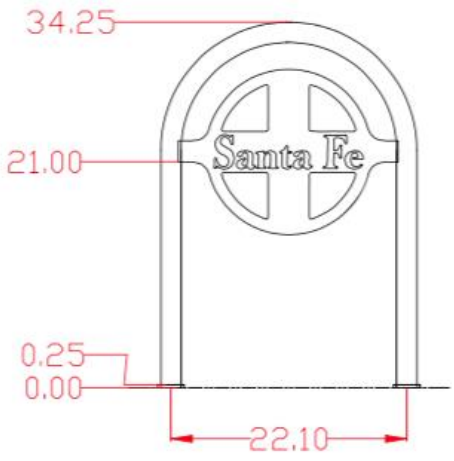
Technical Corrections*:	Must be completed by:
1 Suggest using the Historic Board approved Santa Fe inverted U bike racks	

*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):

These bike racks can be found around other parts of downtown Santa Fe and offer aesthetic and branding advantages. They are made by Dero and the MPO can be contacted for more information if needed.



Development Review Team

Comment Form

Date: 01/18/2021

Staff person: Carly Piccarello

Dept/Div: Historic Preservation

Case: 2021- 4656 201 Old Santa Fe Trail 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. Shall obtain archeological clearance for the parcel before any construction may occur.	Prior to permit issuance

Technical Corrections*:	Must be completed by:

*Must made prior to recording and/or permit issuance

Development Review Team

Comment Form

Date: January 19, 2022

Staff person: Stan Holland, Engineer

Dept/Div: Public Utilities/Wastewater

Case: **Case #2021- 4656. 201 Old Santa Fe Trail Final Development Plan.**

Case Mgr: Daniel J. Alvarado, Case Manager

The subject properties are accessible to the City public sewer system. Accessible is defined as within 200 feet of a public sewer line.

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:	Must be completed by:
1. None	Prior to Sign Off for Final Subdivision Plan.

Technical Corrections*:	Must be completed by:
1. The new six inch (6) sewer service lateral is required to connect directly to a sewer manhole. Connection to the existing 10 inch public sewer line is not allowed.	Prior to Sign Off for Final Development Plan.

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [None]

City of Santa Fe, New Mexico

Case #2021-4656
201 Old Santa Fe Trail
Development Plan
Planning Commission
February 3, 2022

Exhibit C

Maps and Photos

1. **Future Land Use**
2. **Current Zoning**
3. **Aerial Photo**
4. **Street Views**

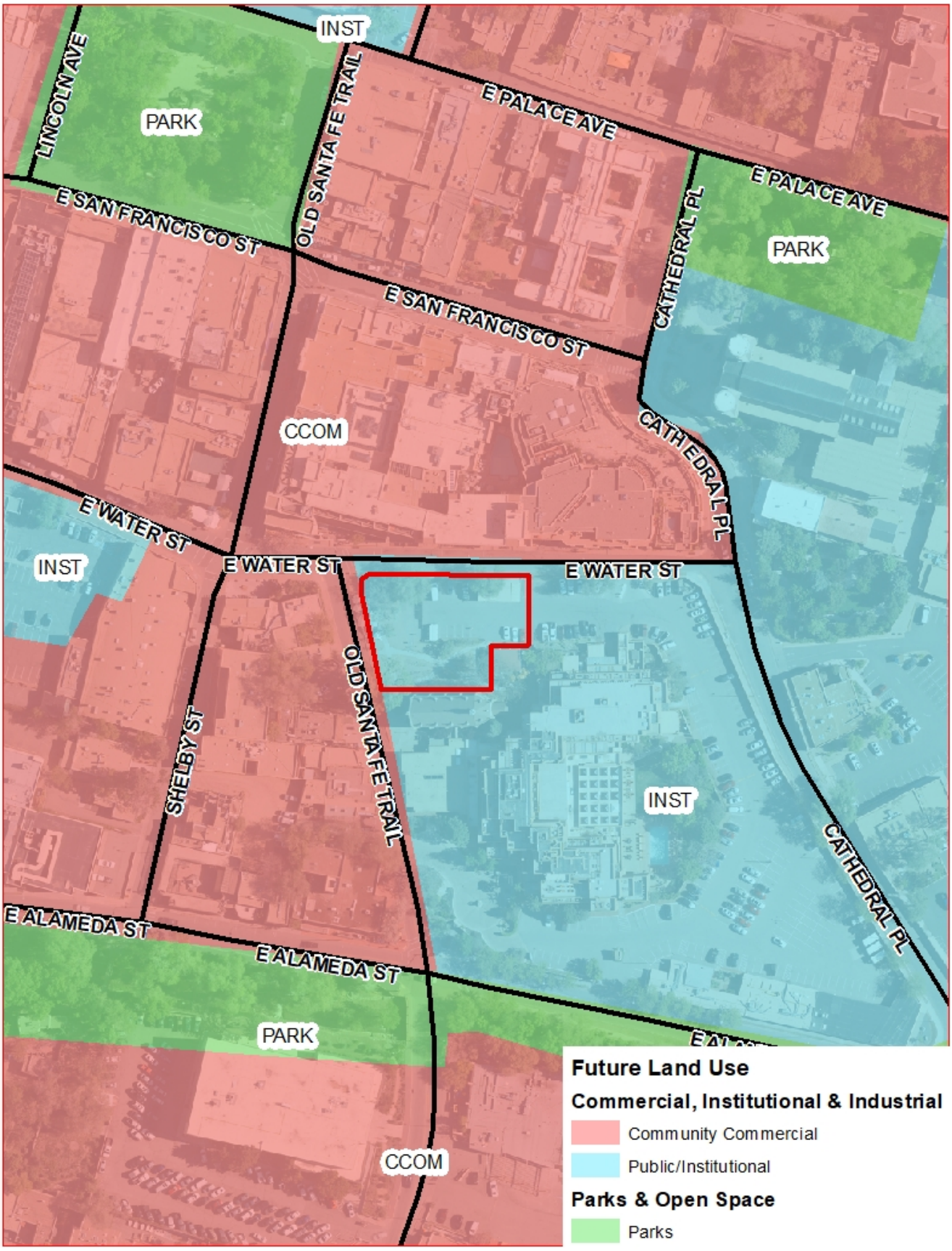

INST
LINCOLN AVE
PARK
OLD SANTA FE TRAIL
E PALACE AVE
E PALACE AVE
PARK
E SAN FRANCISCO ST
E SAN FRANCISCO ST
CATHEDRAL PL
CCOM
CATHEDRAL PL
E WATER ST
INST
E WATER ST
E WATER ST
OLD SANTA FE TRAIL
SHELBY ST
INST
CATHEDRAL PL
E ALAMEDA ST
E ALAMEDA ST
PARK
CCOM
Future Land Use
Commercial, Institutional & Industrial
Community Commercial
Public/Institutional
Parks & Open Space
Parks

Exhibit C2: Current Zoning Map

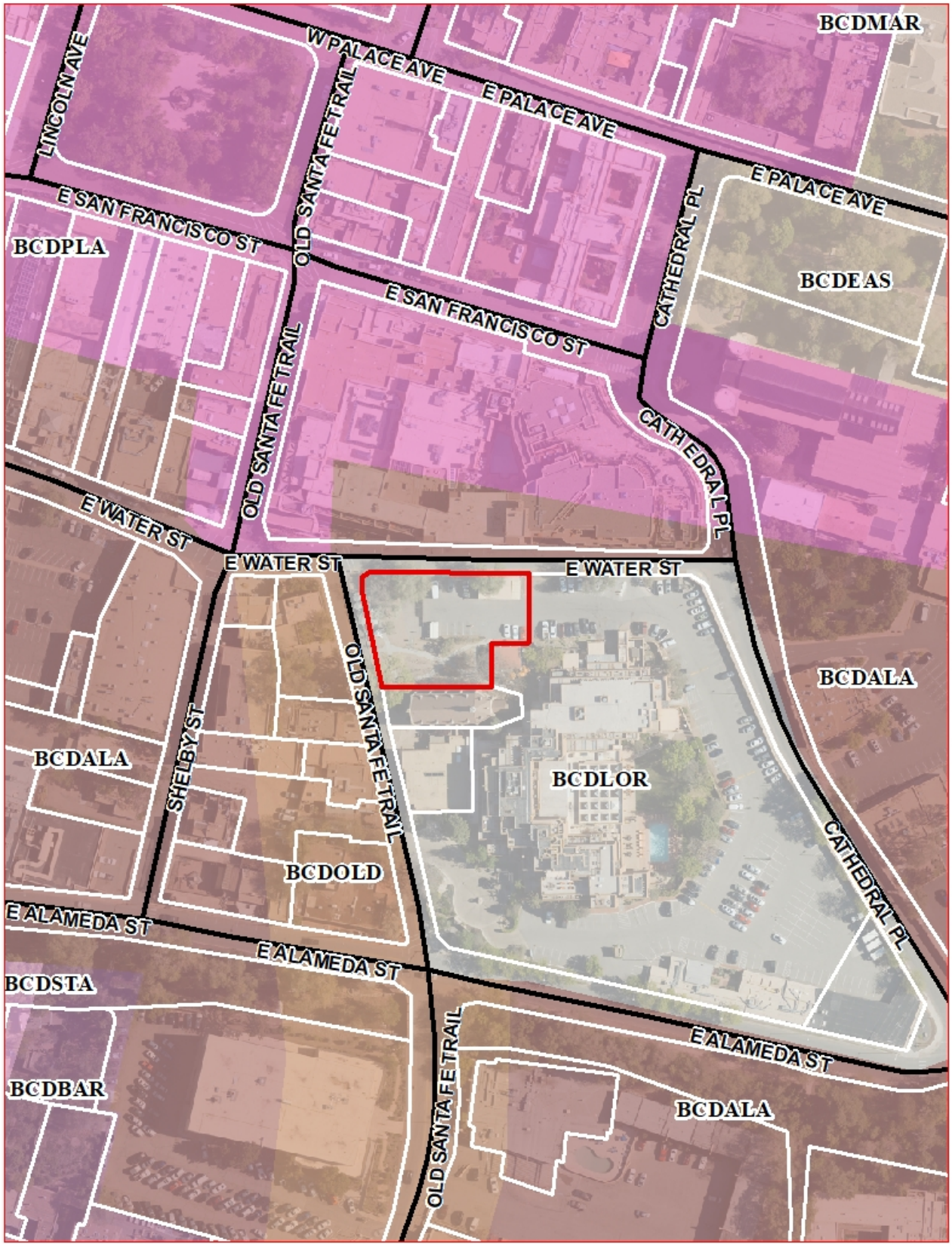


Exhibit C3: Aerial View



Exhibit C4: Google Views

View from Old Santa Fe Trail



View from East Water Street



City of Santa Fe, New Mexico

Case #2021-4656
201 Old Santa Fe Trail
Development Plan
Planning Commission
February 3, 2022

Exhibit D

Applicant Materials

1. **Project Report**
2. **Traffic Impact Assessment Letter**
3. **Legal Lot of Record**
4. **Proposed Development Plan**

SOMMER KARNES & ASSOCIATES LLP

Mailing Address
Post Office Box 2476
Santa Fe, New Mexico 87504-2476

Street Address
125 Lincoln Ave
Suite 221
Santa Fe, NM 87501

Telephone:(505) 989-3800
Facsimile:(505) 288-3601

Karl H. Sommer, Attorney at Law
khs@sommerkarnes.com
Joseph M. Karnes, Attorney at Law
jmk@sommerkarnes.com

John R. Fox Attorney at Law
johnf@sommerkarnes.com
Of Counsel

December 22, 2021

VIA EMAIL TO djalvarado@santafenm.gov

Daniel Alvorado
Senior Planner
Planning Division
Planning and Land Use Department
City of Santa Fe
200 Lincoln Ave
Santa Fe, New Mexico 87501

Re: Project: 201 Old Santa Fe Trail – 19-Room Hotel
Owner: Kirkpatrick, LLC, a New Mexico limited liability company
Application: Development Plan Approval (no variances)

Dear Mr. Alvorado:

Submitted with this letter of intent you will find Kirkpatrick, LLC's application for development plan approval. As you are aware, staff conducted a Pre-Application Meeting on November 9, 2021, and an Early Neighborhood Notification Meeting on December 7, 2021, for the proposed 19-room hotel on the property located at 201 Old Santa Fe Trail.

Kirkpatrick, LLC, ("Kirkpatrick") owns the the .4352-acre tract known as "Tract 2-A-1" (the "Property") as shown at the plat of survey entitled "Lot Split Survey Teme, Ltd., Lot 2 of the Loretto Block," approved by the City of Santa Fe on August 28, 2001, and recorded in the office of the Santa Fe County Clerk on August 31, 2001, in Plat Book 482, Page 29. The Property is currenty used for parking and as an outdoor, open market for street vendors. The property is zoned BCD – Loretto Subdistrict, which as you know contains the Inn at Loretto, the Loretto Chapel and the retail building to the south of the Loretto Chapel.

Under this application, Kirkpatrick proposes a four-story, 19-room hotel, with an underground parking structure. The Historic District Review Board ("HDRB") approved the proposed builing on May 23, 2017, in its Case No. H-04-076. The proposed building in this application conforms in all aspects to the building approved by the HDRB. The access to the property will be off of Water Street. The proposed building preserves the important view of the Loretto Chapel and maintains a distance that preserves space around the Chapel to maintain its prominence in the streetscape.

The following is a summary of the project particulars:

BUILDING SQUARE FOOTAGE:

LEVEL:	ROOM COUNT:	HEATED SF:	PORTALS SF:
1st Floor	4 Keys: (4) one-bedroom units	8,294 sf	2,139 sf
2nd Floor	7 Keys: (5) one-bedroom units (2) two-bedroom units	8,479 sf	1,628 sf
3rd Floor	7 Keys: (6) one-bedroom units (1) two-bedroom unit	6,269 sf	797 sf
4th Floor	1 Keys: (1) Suite w/ (2) rooms	2,743 sf	657 sf
	TOTAL HOTEL UNITS: 19		
TOTAL:		25,785 sf	5,221 sf
Basement Parking		12,422 sf	N/A
Footprint Square Footage		13,247 sf	
* TOTAL BUILDING SF (including portals & parking) =		43,428 sf	

We understand that this application will be heard at the February 3, 2022, Planning Commission meeting. Please let us know if you need anything further from our team, and please confirm that our understanding of the February 3, 2022, Planning Commission date is correct.

We look forward to working with you.

Sincerely,



Karl H. Sommer
Enclosures

cc: Kirkpatrick, LLC

STATEMENT ADDRESSING APPROVAL CRITERIA

December 20, 2021

DEVELOPMENT PLAN:

We are requesting development plan approval for a 19-room hotel on the property located at 201 Old Santa Fe Trail. See the responses to the Approval Criteria and Conditions below:

Section 14-3.8 (D) Development Plan Approval Criteria and Conditions and Applicant Responses

(1) Necessary Findings: To approve a *development* plan, the planning commission must make the following findings:

(a) that it is empowered to approve the plan under the section of Chapter 14 described in the *application* ;

RESPONSE: The Planning Commission is expressly provided the authority to approve the development plan under SFCC § 14-2.4(C)(1).

(b) that approving the *development* plan will not adversely affect the public interest;

RESPONSE: The proposed structure on the property and the hotel use complies with the allowable uses within the BCD (Loretto Subdistrict). The proposed structure has been approved by the Historic District Board and complies with all of the provisions of the Historic District Ordinance.

(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 use and buildings are compatible with the surrounding uses and structures, which include the Inn at Loretto Hotel and the La Fonda Hotel.

(2) Conditions: The planning 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* , including:

(a) special *yards* or *open spaces* ;

RESPONSE: The spaces that have been preserved include the view of the Loretto Chapel from the corner of Water Street and Old Santa Fe Trail (on the La Fonda side of Water Street). The building has been specially designed to preserve that view and the space surrounding the Chapel.

(b) fences, *walls* or landscape screenings;

RESPONSE: The building and hardscape around the building re-establish the stone wall at the northwest corner of the property and preserve the tall brick walls along Water Street as part of the proposal.

(c) provision and arrangement of parking and vehicular and pedestrian circulation;

RESPONSE: The proposal includes an underground parking garage to service the building, and so there is no unsightly surface parking to detract from the appearance of the project from publicly visible spaces.

(d) on-site or off-site *street* , sidewalk or utility improvements and maintenance agreements;

RESPONSE: N/A

(e) noise generation or attenuation;

RESPONSE: Sound attenuation walls will be provided through the structure for the privacy and comfort of the occupants.

(f) dedication of *rights of way* or easements or access rights;
RESPONSE: All utility easements will be maintained. No additional easements are proposed.

(g) arrangement of *buildings* and use areas on the site;
RESPONSE: See Responses to Paragraph 1B and 2A above.

(h) special hazard reduction measures, such as *slope* planting;
RESPONSE: N/A

(i) minimum site area;
RESPONSE: Site area is .4325 acres and will remain unchanged.

(j) other conditions necessary to address unusual site conditions;
RESPONSE: None

(k) limitations on the type, extent and *intensity* of uses and *development* allowed;
RESPONSE: This project complies with the type, extent and intensity of uses and development allowed.

(l) maximum numbers of *employees* or occupants permitted;
RESPONSE: The structure will comply with all allowable occupancy loads permitted by the International Fire Code.

(m) hours of operation;
RESPONSE: 24 hours a day, 7 days a week

(n) phases of *development* , if applicable;
RESPONSE: N/A

(o) establishment of an expiration date, after which the use must cease at that site;
RESPONSE: N/A

(p) establishment of a date for annual or other period review at a public hearing;
RESPONSE: N/A

(q) plans for sustainable use of energy, recycling and solid waste disposal;
RESPONSE: The infrastructure will be upgraded. The new building will comply with current building and energy codes. Recycling and waste disposal will be implemented where possible.

(r) any other appropriate conditions and safeguards, in conformity with Chapter 14 or provisions of other chapters of the Santa Fe City Code that regulate the *development* and use of land.
RESPONSE: N/A

(s) conditions may not be imposed that restrict the use to a specific *person* or group.
RESPONSE: N/A

(3) Expiration: *Development* plans expire as provided in Section 14-3.19 Expiration, Extension and Amendment of Development Approvals.

W·E Walker Engineering

Morey Walker & Associates Engineering, Inc.

905 Camino Sierra Vista
Santa Fe, NM 87505
(505) 820-7990

November 16, 2021

Mr. Noah Burke
Santa Fe Land Use Department
200 Lincoln Ave
Santa Fe, NM 87501

Re: Old Santa Fe Trail Hotel
Traffic Impact Assessment

Dear Noah,

This proposed hotel will consist of a 31,000± gross square foot of hotel and underground garage use. The purpose of this letter is to address the traffic impact of this development upon the City of Santa Fe Roadway system.

Using ITE Trip Generation Manual 10th Edition Land Use 310 Hotel, there will be approximately 9 peak hour trips in the AM and 11 peak hour trips in the PM. Please see attached calculation sheet. Base upon the NMDOT Site Threshold Assessment (attached), a traffic impact analysis will not be required if the peak hour trip generation is less than 25 total trips/hour.

Since there will be a low rate of trip generation from this development, I certified that the Old Santa Fe Trail Hotel will not have a significant traffic impact on the surrounding City of Santa Fe roadway network.

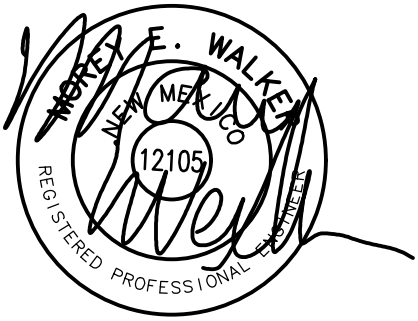
If you have any questions or need further information, please do not hesitate to contact me at 820-7990. Thank you for your time and attention in this project.

Sincerely

Walker Engineering

Morey Walker

Morey Walker, P.E.
Principal



SITE THRESHOLD ASSESSMENT (STH)

A Site Threshold Assessment (STH) is required of all developing or redeveloping properties that directly or indirectly access a state highway.

District No.: 5

Project No.:

Date: 11-16-2021

Applicant Name: Teme LLC, attn: Maggie Anderson

Business Name: Old Santa Fe Trail Hotel

Address: 201 Old Santa Fe Trail, Santa Fe, NM

SITE DESCRIPTION

- ☐ Residential
- ☐ Retail
- ☐ Office
- ☐ Industrial
- ☐ Institutional
- ■ Lodging
- ☐ Restaurant
- ☐ Convenience/Gas
- ☐ Other:

Building Size (SF) 30,988 sq ft
Parcel Size (ac) 0.435 ac
Roadway Frontage (ft) 310 feet
Parking Spaces 24 garage spaces
Employees
Other:

Dwelling Unit
Rooms 19 Hotel Rooms
Beds
Students
Seats
Fuel Pumps
Courts
Storage Units

The STH examines existing roadway volumes and anticipated site trip generation for the purpose of determining if additional analyses are required. If the site characteristics and the trip generation estimate for a proposed development do not satisfy the requirements for a STA or a TIA as determined by the District Traffic Engineer, the STH should be approved and the traffic study requirement for the proposed development will be complete. If additional analysis is required based on the results of the STH, the District Traffic Engineer should indicate to the applicant the level of analysis that is required.

TRIP GENERATION

Option A (Commercial Access)

ITE Trip Generation Land Use Category: 310

AM Peak Hour Trips	Entering: 5	Exiting: 4
PM Peak Hour Trips	Entering: 6	Exiting: 5

Option B (Residential Access)

Daily Trips	Entering:	Exiting:

FOR OFFICIAL USE ONLY

EXISTING ROADWAY DATA

Highway No.: Old Santa Fe Trail
Highway ADT:
Number of Lanes (two way):

Site Mile Post:
Count Year:
Function Class:

EXCEEDS THRESHOLD ☐ Yes ■ No ☐ STA Required ☐ TIA Required

Thresholds:

STA: 25 to 99 Peak Hour Total Trips AND more than 1,000 Vehicles per Lane per Day on adjacent Highway

TIA: 100 or more Peak Hour Total Trips

OTHER REQUIREMENT BASIS/DTE COMMENTS:

Trip Generation Summary

Alternative: Alternative 1
Phase:
Project: OSFT Hotel

Open Date: 11/9/2021
Analysis Date: 11/9/2021

ITE	Land Use		Weekday AM Peak Hour of Adjacent Street Traffic				Weekday PM Peak Hour of Adjacent Street Traffic				Weekday			
		*	Enter	Exit	Total		*	Enter	Exit	Total	*	Enter	Exit	Total
310	HOTEL 1		5	4	9			6	5	11		80	79	159
	19 Rooms													
Unadjusted Volume			5	4	9			6	5	11		80	79	159
Internal Capture Trips			0	0	0			0	0	0		0	0	0
Pass-By Trips			0	0	0			0	0	0		0	0	0
Volume Added to Adjacent Streets			5	4	9			6	5	11		80	79	159

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent
Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent
Total Weekday Internal Capture = 0 Percent

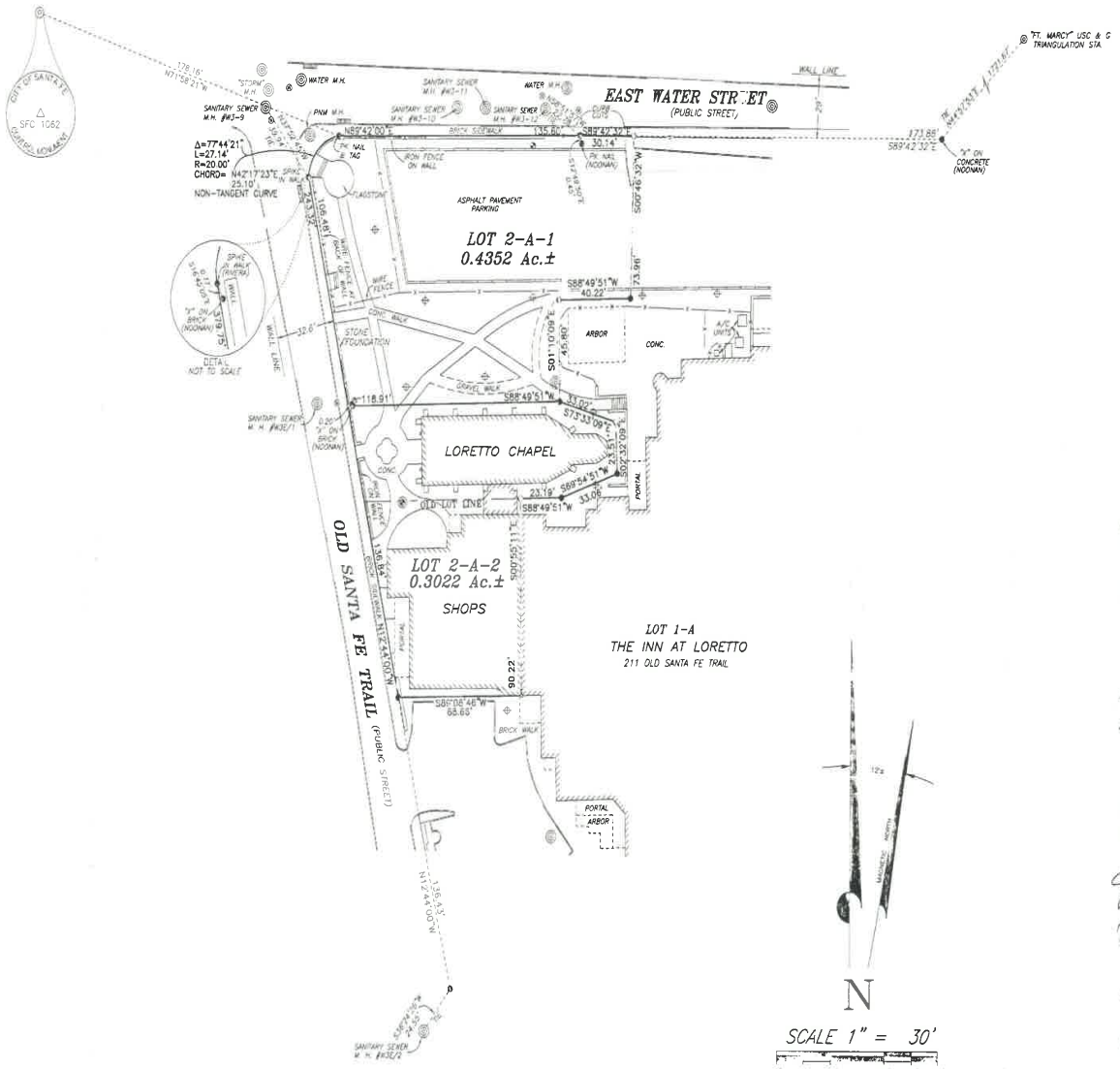
* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition
TRIP GENERATION 10, TRAFFICWARE, LLC

482029



VICINITY MAP SCALE 1"=1320'



LOT 1-A
THE INN AT LORETTO
211 OLD SANTA FE TRAIL

SCALE 1" = 30'
0' 15' 30' 60 75 90

LEGEND / PLAT REFERENCE

BEARINGS BASED ON A PLAT OF SURVEY TITLED "LOT LINE ADJUSTMENT SURVEY PREPARED FOR TEME, LTD., LOTS 1, 2, & 3 OF THE LORETTO BLOCK WITHIN THE SANTA FE GRANT CITY AND COUNTY OF SANTA FE, NEW MEXICO" BY RICHARD E. SMITH NMPS #5837 AND FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 324 AT PAGE 025 ON 1/11/96

- INDICATES POINT FOUND, SMITH AND WILLIAMSON CAPPED REBAR, UNLESS OTHERWISE NOTED.
- INDICATES BRASS CAP MONUMENT FOUND.
- INDICATES CALCULATED POINT NOT SET.
- INDICATES UTILITY MANHOLE.
- INDICATES WATER METER.
- INDICATES WATER VALVE.
- INDICATES CONCRETE CURB.
- INDICATES RAILROAD TIE CURB.
- INDICATES FENCE LINE, COYOTE FENCE, UNLESS OTHERWISE NOTED.
- INDICATES MASONRY OR STONE WALL.
- INDICATES STREET LIGHT POLE.
- INDICATES SIDEWALK LAMP.

DEDICATION / AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS:

THAT THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) HAS CAUSED TO BE REPLATTED THE LANDS SHOWN HEREON, 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(S) AND PROPRIETOR(S). THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO. MAINTENANCE OF THE ACCESS EASEMENTS AS SHOWN HEREON IS TO BE THE RESPONSIBILITY OF THE LAND OWNER(S). AN EASEMENT IS HEREBY GRANTED FOR ALL EXISTING UTILITIES.

JAMES KIRKPATRICK, GENERAL PARTNER, TEME, LTD. — DATE 31 July 01

STATE OF NEW MEXICO
COUNTY OF SANTA FE

OFFICIAL SEAL
EDITH C. COOK
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 11-20-04

ON THIS 31st DAY OF July, 2001, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE PERSON(S) WHOSE NAME(S) APPEAR ABOVE.

Edith C Cook — NOTARY PUBLIC
11/20/2004 — COMMISSION EXPIRES

CITY OF SANTA FE REVIEW

Jack B. Burks, PE — SUBDIVISION ENGINEER — DATE 8/30/01

CITY PLANNER — DATE 8/29/01

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF

8-3-00

Jarvis M. Wiggins — CHAIRMAN — 8/28/01

SECRETARY — 8/30/01

UTILITY COMPANIES

THE UNDERSIGNED UTILITY COMPANIES HEREBY ACKNOWLEDGE THE EASEMENTS DEPICTED HEREON.

EASEMENTS ARE HEREBY GRANTED FOR ALL EXISTING UTILITIES AND THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD.

Jeannette Yardman — NEW GAS — 08/22/01 DATE

Leonard Montes — NEW ELECTRIC — 08/03/01 DATE

SANGRE DE CRISTO WATER — 8/6/01 DATE

Mimi Vega — QWEST COMMUNICATIONS — 07-31-01 DATE

Qwest Communications, Inc., Disclaimer
This plat has been approved for easement purposes only. The signing of this plat does not in any way guaranteed telephone service in the subdivision.

SURVEYOR'S 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 AND THAT THE DATA SHOWN HEREON ARE TRUE AND CORRECT. 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 OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS. FIELD WORK COMPLETED ON 12/06/95 AND VERIFIED ON 4/10/00

Richard E. Smith — RICHARD E. SMITH, N.M.P.S. No. 5837 — 7/31/01 DATE

NEW MEXICO 5837 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 22nd day of Aug A.D. 20 01 at 2:22 o'clock PM and was duly recorded in book 170 page 884 of the records of Santa Fe County.

Witness my hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.

Deputy

COUNTY CLERK SEAL
COUNTY CLERK
SANTA FE COUNTY, NEW MEXICO

INDEXING INFORMATION FOR COUNTY CLERK	
TYPE OF SURVEY:	LOT SPLIT
OWNER:	TEME, LTD
SECTION:	PROJECTED SEC. 24, T 17 N, R 9 E
SUBDIVISION NAME:	LORETTO BLOCK
LOCATION:	SANTA FE GRANT

SMITH WILLIAMSON & ASSOCIATES
1210 Luisa Street, Suite 3, Santa Fe, New Mexico 87505
(505)983-5234 FAX (505)983-5391

LOT SPLIT SURVEY PREPARED FOR
TEME, LTD.
LOT 2 OF
THE LORETTO BLOCK
WITHIN THE SANTA FE GRANT
CITY & COUNTY OF SANTA FE, NEW MEXICO

SCALE	DATE	DRAWN BY	CHECKED BY	PROJECT No.
1" = 30'	APR. 2000	J.R.B.	R.E.S.	4609

Proposed New Hotel

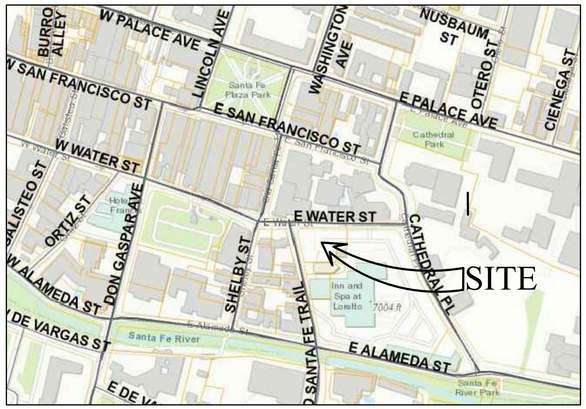
Corner of Old Santa Fe Trail & Water Street
Santa fe NM, 87501

Building Criteria

OWNER:	TEME L.L.C
SITE:	Santa Fe New Mexico
CONSTRUCTION STYLE:	Pueblo Revival style, flat roofs
UTILTIES:	Sewer: City Sewer / Water: City Water / Gas: Natural Gas Service PNM
SOILS:	Owner and Contractor to confirm

BUILDING SQUARE FOOTAGE:

LEVEL:	ROOM COUNT:	HEATED SF:	PORTALS SF:
1st Floor	4 Keys: (4) one-bedroom units	8,294 sf	2,139 sf
2nd Floor	7 Keys: (5) one-bedroom units	8,479 sf	1,628 sf
	(2) two-bedroom units		
3rd Floor	7 Keys: (6) one-bedroom units	6,269 sf	797 sf
	(1) two-bedroom unit		
4th Floor	1 Keys: (1) Suite w/ (2) rooms	2,743 sf	657 sf
	TOTAL HOTEL UNITS: 19		
TOTAL:		25,785 sf	5,221 sf
Basement Parking		12,422 sf	N/A
Footprint Square Footage		13,247 sf	
* TOTAL BUILDING SF (including portals & parking) =		43,428 sf	



Vicinity Map

NORTH
N.T.S.

Drawing Index

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C-1.2	PROPOSED SITE PLAN
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Building Code Information

2009 IBC & SANTA FE CITY LAND USE CODE

ZONING:	BCD - LORETTO
OCCUPANCY GROUP:	M & R-2
CONSTRUCTION TYPE:	V-A
HISTORIC DISTRICT:	DOWNTOWN & EASTSIDE
LOT SIZE:	0.4352 ACRES
ALLOWABLE LOT COVERAGE:	NO RESTRICTIONS
SETBACKS:	NO REQUIREMENTS
ALLOWABLE BUILDING HEIGHT:	65'-0" PER CITY CODE ZONING (No portion of a *building* shall exceed sixty-five vertical above a point at grade level at the center of the site. The part of a *building* exceeding thirty-six vertical feet above a point at grade level at the center of the site shall be set back from each abutting public *street right-of-way* line at least one foot for each two feet of *building* height above thirty-six feet.)
	21'-11" PER HISTORIC DISTRICT HEIGHT CALCULATION
FLOOR TO AREA RATIO:	ALLOWABLE PER CITY CODE: 2.5:1, Site = 18.957sf/2.5 = 47,393sf Baseline Floor Area PROVIDED = 38,858sf Baseline Floor Area

PARKING REQUIRED:

1 SPACE PER HOTEL UNIT =	19 spaces
TOTAL SPACES REQUIRED =	19 spaces

BASMENT = 24 spaces provided

Project Team

OWNER:
TEME, LLC
201 Old Santa Fe Trail,
Santa Fe, NM 87505

ARCHITECT:
ARCHITECTURAL ALLIANCE, INC.
612 OLD SANTA FE TRAIL
SANTA FE, NM 87505
(505)988-5269
eric@archallinc.com
hunter@archallinc.com

CIVIL ENGINEER:
WALKER ENGINEERING
905 CAMINO SIERRA VISTA
SANTA FE, NM 87505
(505) 820-7990
morey@walkerengineering.net

SURVEYOR:
SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST.
SANTA FE, NM 87505
(505)982-9429
mitch@swmountainsurveys.com

ARCHITECTURAL ALLIANCE INC

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NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

WEBSITE: www.archallinc.com

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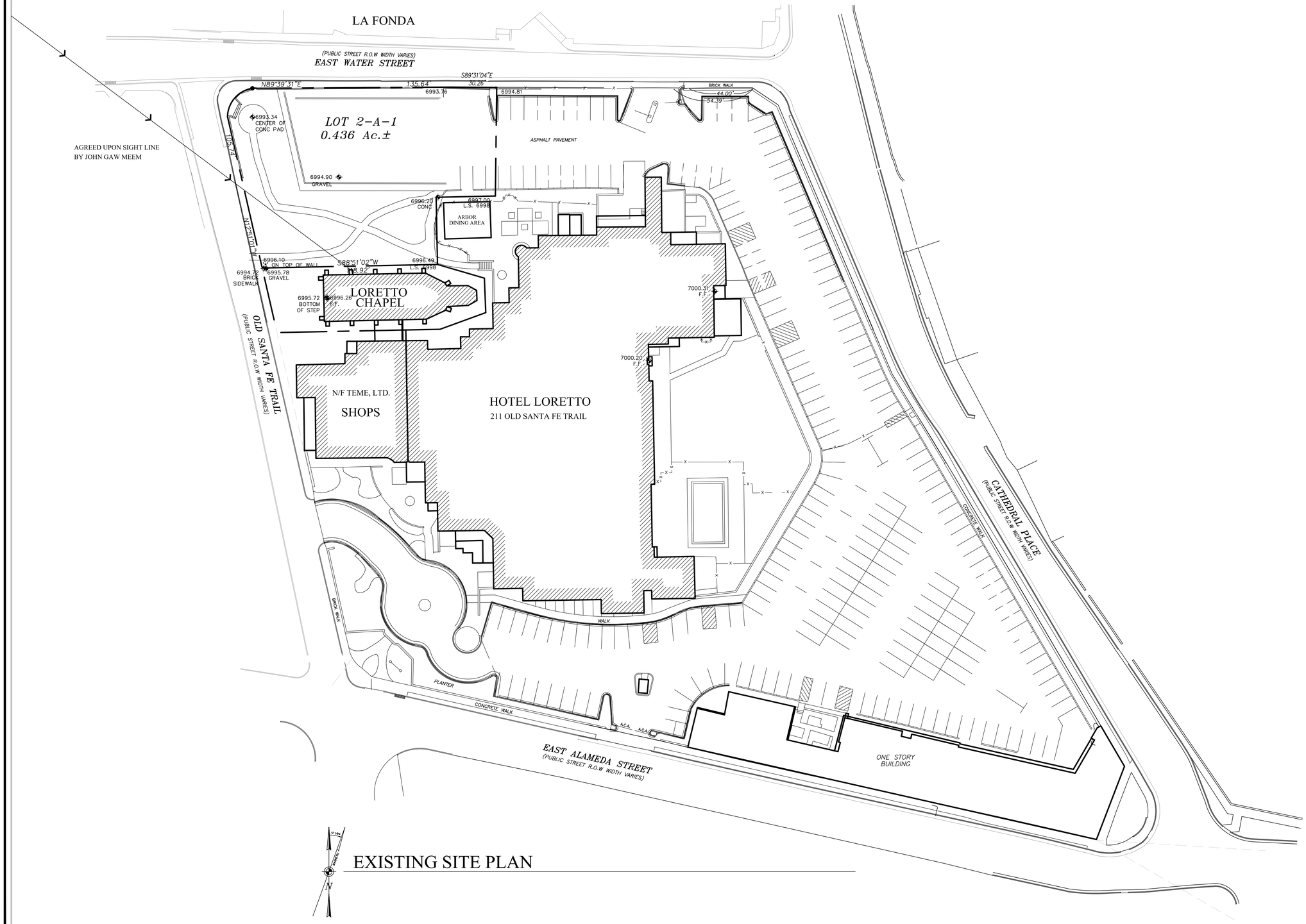
PLANNING COMMISSION DRAWINGS
HDRB SUBMITTALS: H-94-114 \ H-04-76
DRAWINGS DATED: December 20, 2021
ARCHITECT'S PROJECT NUMBER 98-06



EXISTING SITE PLAN

ARCHITECTURAL ALLIANCE INC
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NO.	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE

NEW BUILDING FOR

TEME L.L.C.

CORNER OF
OLD SANTA FE TRAIL
AND WATER STREET
SANTA FE
NEW MEXICO

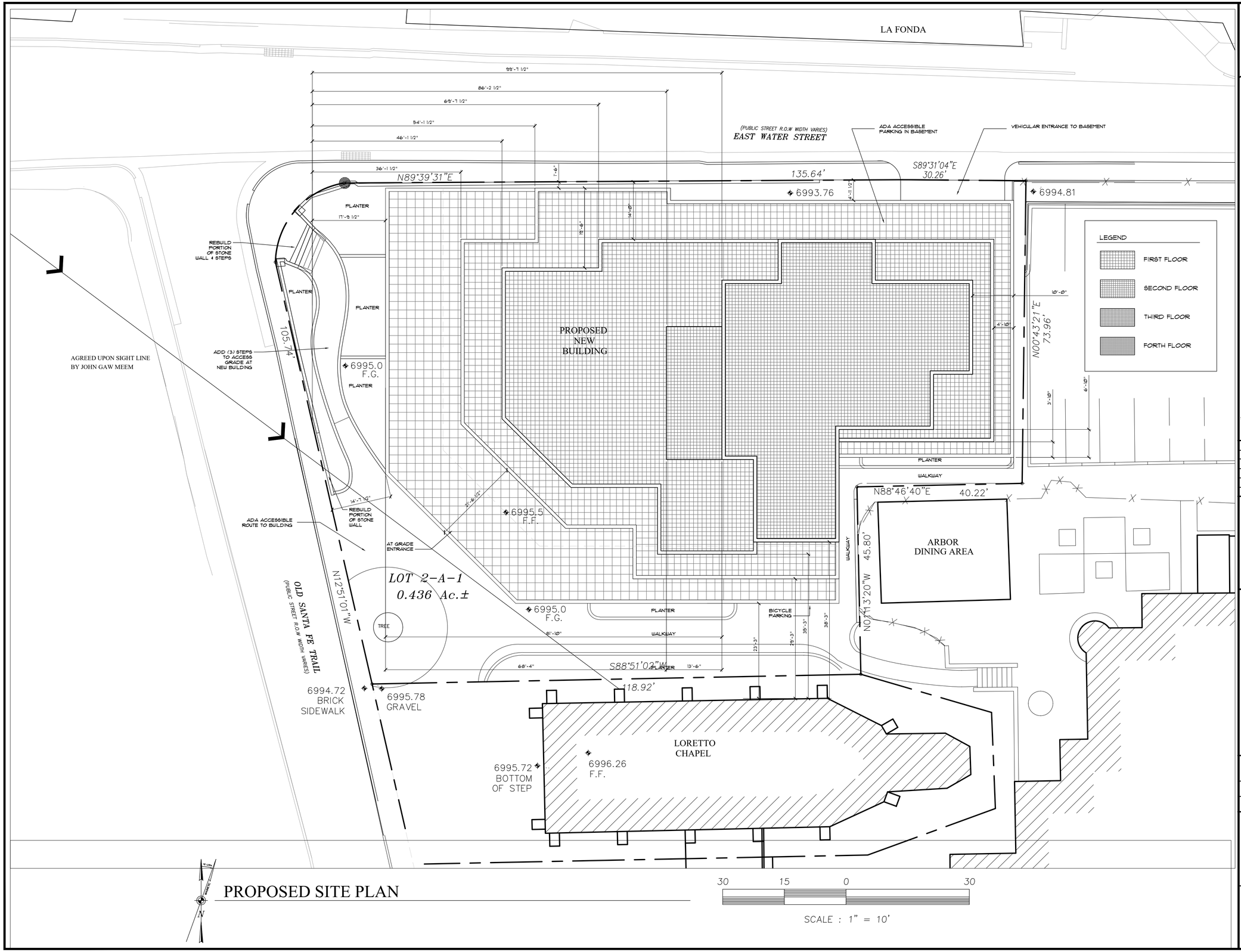
PROJECT NO.	98-06
CHECKED BY EE	DATE 2/14/17
DRAWN BY HR	DATE 2/14/17

SHEET TITLE

EXISTING
SITE PLAN

SHEET NO.

C-1.1



PROPOSED SITE PLAN

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archallinc.com

DO NOT SCALE DRAWINGS
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NO.	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE
NEW BUILDING FOR
TEME L.L.C.

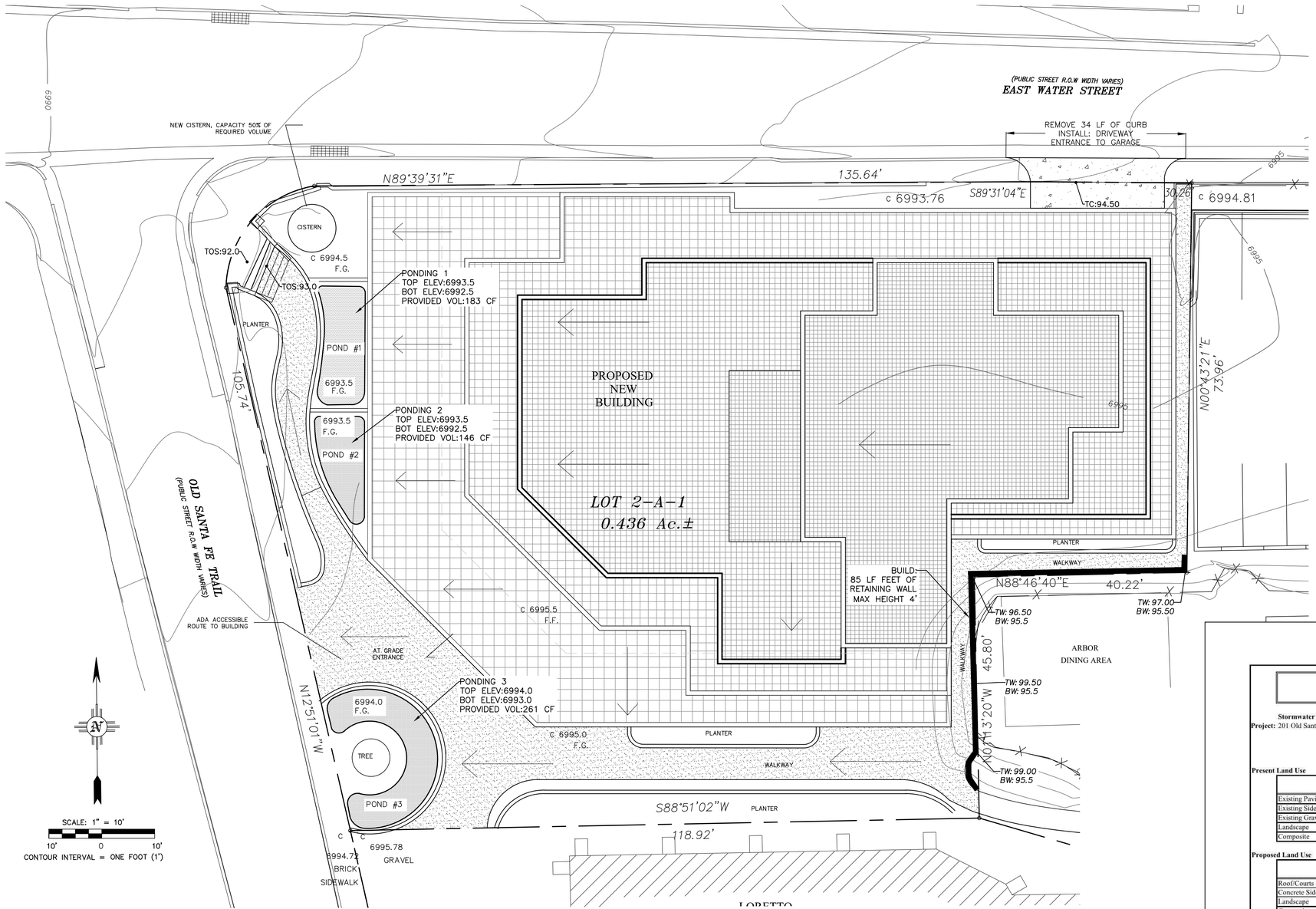
CORNER OF
OLD SANTA FE TRAIL
AND WATER STREET
SANTA FE
NEW MEXICO

PROJECT NO. 98-06

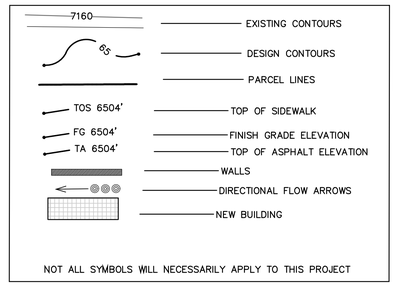
CHECKED BY	EE	DATE	12/20/21
DRAWN BY	HR	DATE	12/20/21

SHEET TITLE
PROPOSED SITE PLAN

SHEET NO.
C-1.2



LEGEND



NOT ALL SYMBOLS WILL NECESSARILY APPLY TO THIS PROJECT

STAKING NOTE

INFORMATION SHOWN IS FOR GRADING AND DRAINAGE ONLY AND IS NOT TO BE USED FOR STAKING PURPOSES. SEE SITE PLAN FOR ACTUAL LOCATION OF IMPROVEMENTS.

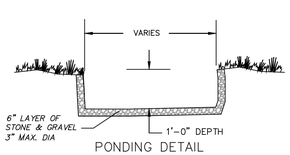
TOPOGRAPHY NOTE

ALL EXISTING TOPOGRAPHIC SURVEY DATA SHOWN ON THESE PLANS HAS BEEN OBTAINED AND CERTIFIED BY OTHERS. WALKER ENGINEERING HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS TOPOGRAPHY INFORMATION, AND MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR OF THIS TOPOGRAPHY. WALKER ENGINEERING RESPONSIBILITY IS LIMITED TO THE ENGINEERING ANALYSIS THAT UTILIZES THE TOPOGRAPHY SURVEY.

PERCOLATION NOTE

HSG SOIL TYPE: B
SATURATED HYDRAULIC CONDUCTIVITY: 0.57 INCHES/HOUR
*PERCOLATION TEST IS NOT REQUIRED DUE TO POSITIVE DRAINAGE THROUGH POND RISER WHICH DRAINS POND IN LESS THAN 24 HOURS.

STORMWATER STORAGE CAPACITY:



PONDING DETAIL
NOT TO SCALE

Walker Engineering
905 Camino Sierra Vista
Santa Fe, NM 87501

Stormwater Drainage Calculations
Project: 201 Old Santa Fe Trail Hotel
Project No: 21-264
Date: 12/19/2021

Developable Area: **0.436** Acres
18979 Sq Ft

Present Land Use

Description	Area (SF.)	Area (Ac.)	C	C*A
Existing Paving	8325	0.19	0.98	0.187
Existing Sidewalk	1708	0.04	0.95	0.04
Existing Gravel	2875	0.07	0.85	0.06
Landscape	6071	0.14	0.35	0.05
Composite	18979	0.44	0.76	0.329

Proposed Land Use

Description	Area (SF.)	Area (Ac.)	C	C*A
Roof/Courts	13244	0.30	0.98	0.30
Concrete Sidewalks	2570	0.06	0.95	0.06
Landscape	3165	0.07	0.35	0.03
Composite	18979	0.44	0.87	0.38

Discharge Calculations

Description	C*A	Rainfall (in/hr)	Discharge (cfs)
Present Land Use	0.33	7.3	2.40
Proposed Land Use	0.38	7.3	2.77
Difference	0.05	0.00	**0.37**

Pond Volume Required (100 yr Storm **438** ft³

Drainage Pond Design

	Top Elev. (ft)	Area (ft².)	Bottom Elev. (ft)	Area (ft².)	Vol. (Ft³)
Pond 1	6993.50	183	6992.50	183	**183**
Pond 2	6993.50	146	6992.50	146	**146**
Pond 3	6994.00	261	6993.00	261	**261**

Increased Pond Volume Provided = **590** ft³
(100 Year Storm Capacity)

There is adequate capacity in the ponds to control the increase in runoff from this site.

Civil Engineering • Water Resources • Traffic Engineering
W•E Walker Engineering
905 Camino Sierra Vista, • Santa Fe, NM 87505
505-820-7990
FAX 505-820-3539
E-MAIL civil@walkerengineering.net

No.	REVISION	BY	APP.	DATE

PROJECT: 21-264
FILE: 264 SITE
DATE: 12/19/2021
SCALE: AS NOTED
DESIGNED BY: J.R.D.
DRAWN BY: J.R.D.
CHECKED BY: M.E.W.



CITY REVIEW — SIGN-OFF

DEPARTMENT	DATE
WASTEWATER	
WATER ENGINEERING	
TRAFFIC	
FIRE DEPARTMENT	
SOLID WASTE	
LANDSCAPE	
TRAILS/OPEN SPACE	
SUBDIVISION REVIEW	

PROJECT: TEME LLC
201 Old Santa Fe Trail

SHEET TITLE: GRADING AND DRAINAGE PLAN

SHEET NO.
C-2

LEGEND

7160 — EXISTING CONTOURS

PARCEL LINES

6 FIRE — 6 FIRE — 6" FIRE LINE

DOMESTIC WATER

SAS — DOMESITC SEWER

WALLS

DIRECTIONAL FLOW ARROWS

EXISTING BUILDING

NOT ALL SYMBOLS WILL NECESSARILY APPLY TO THIS PROJECT

STAKING NOTE

INFORMATION SHOWN IS FOR GRADING AND DRAINAGE ONLY AND IS NOT TO BE USED FOR STAKING PURPOSES. SEE SITE PLAN FOR ACTUAL LOCATION OF IMPROVEMENTS.

TOPOGRAPHY NOTE

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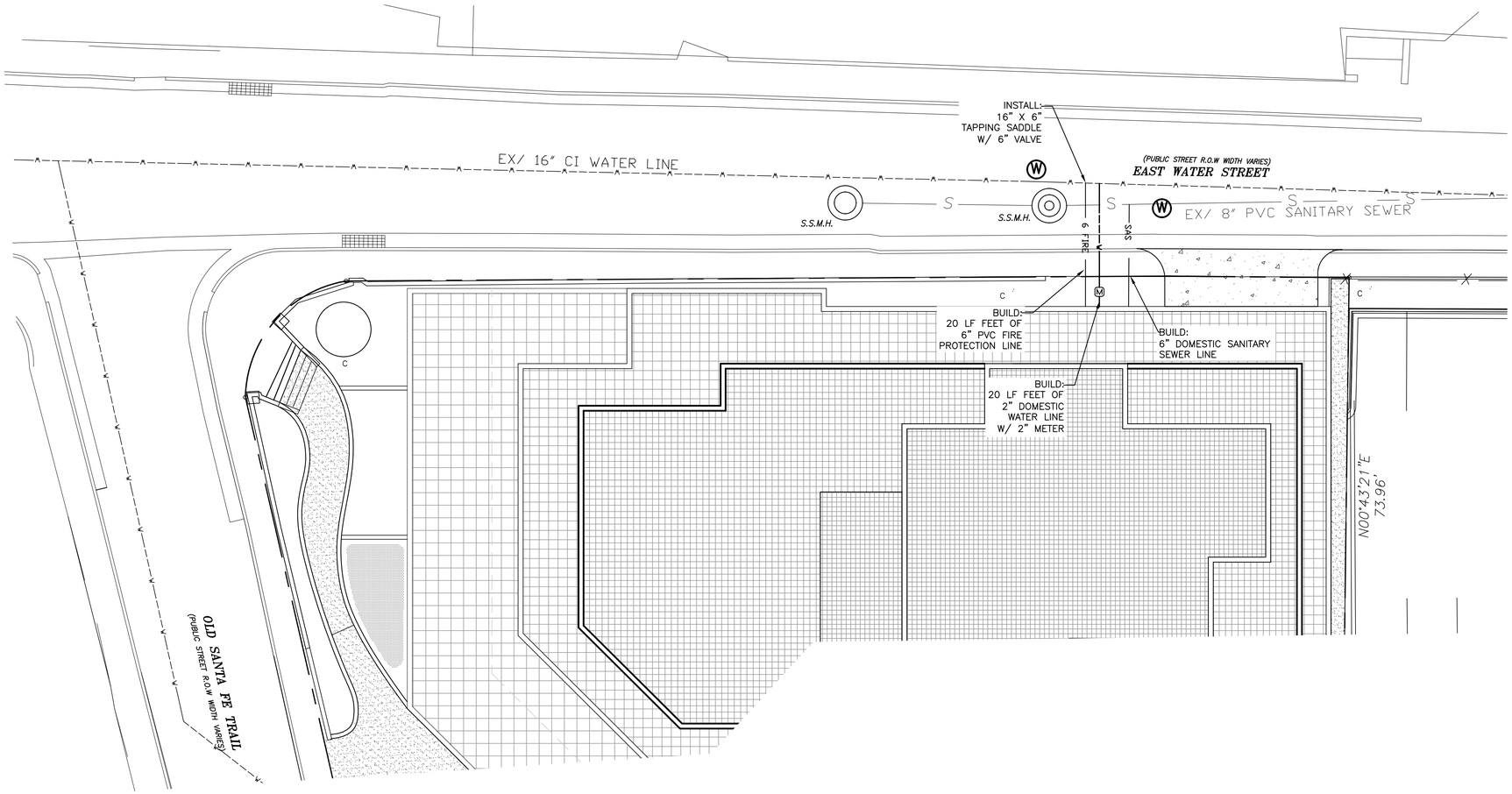


SCALE: 1" = 10'

10' 0 10'

CONTOUR INTERVAL = ONE FOOT (1')

Civil Engineering • Water Resources • Traffic Engineering

W•E Walker Engineering

905 Camino Sierra Vista, • Santa Fe, NM 87505

505-820-7990
FAX 505-820-3539
E-MAIL civil@walkerengineering.net

No.	REVISION	BY	APP.	DATE

PROJECT: 21-164 DESIGNED BY: J.R.D.
FILE: 21-264 Site DRAWN BY: J.R.D.
DATE: 12/19/21 CHECKED BY: M.E.W.
SCALE: AS NOTED

WALKER ENGINEERING 12109 NEW MEXICO REGISTERED PROFESSIONAL ENGINEER

PROJECT: TEME LLC
201 Old Santa Fe Trail

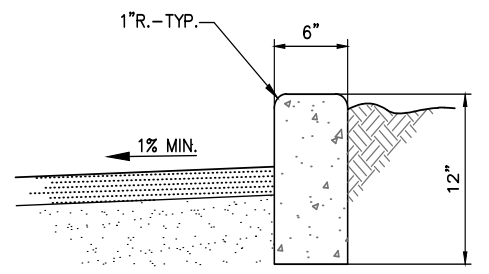
SHEET TITLE: OVERALL UTILITY PLAN

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER		
WATER ENGINEERING		
TRAFFIC		
FIRE DEPARTMENT		
SOLID WASTE		
LANDSCAPE		
TRAILS/OPEN SPACE		
SUBDIVISION REVIEW		

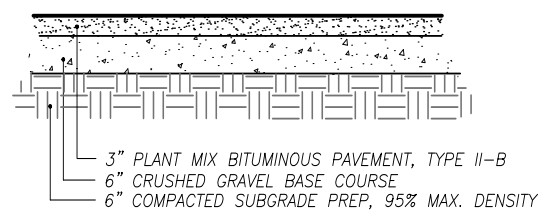
SHEET NO.

C-3



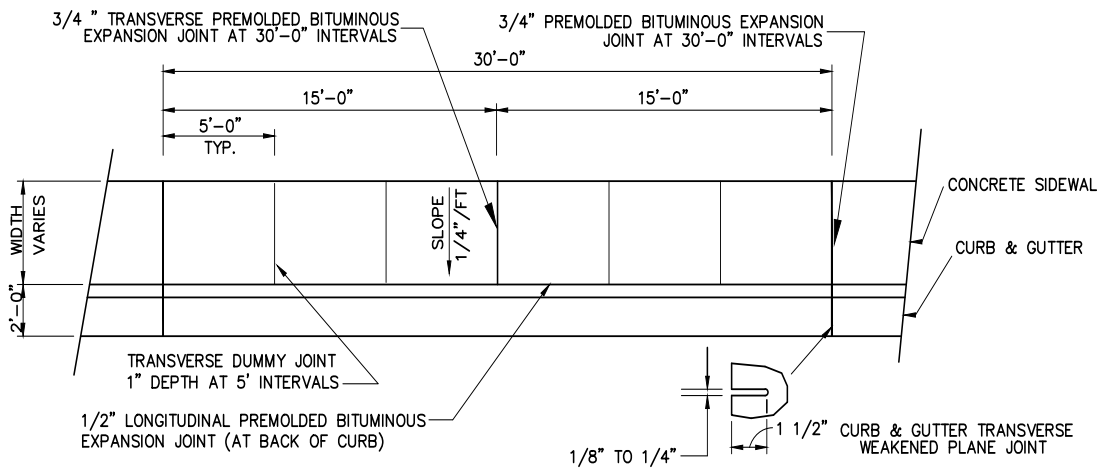
HEADER CURB

NOT TO SCALE



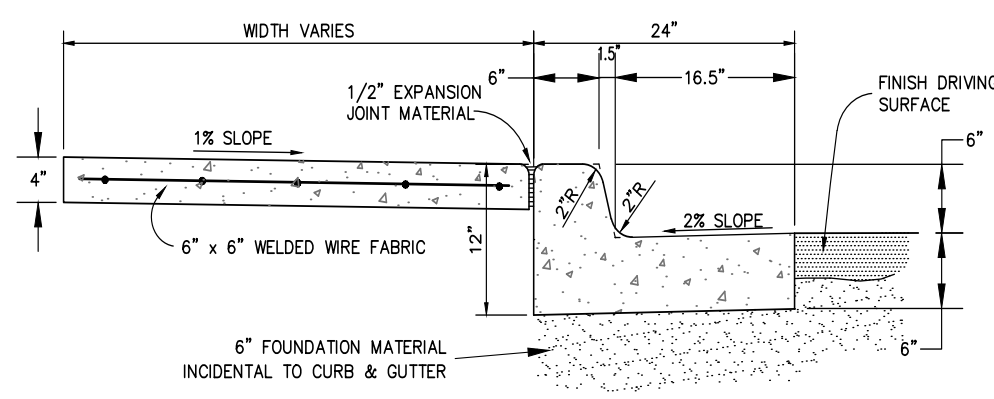
PARKING LOT SECTION

NOT TO SCALE



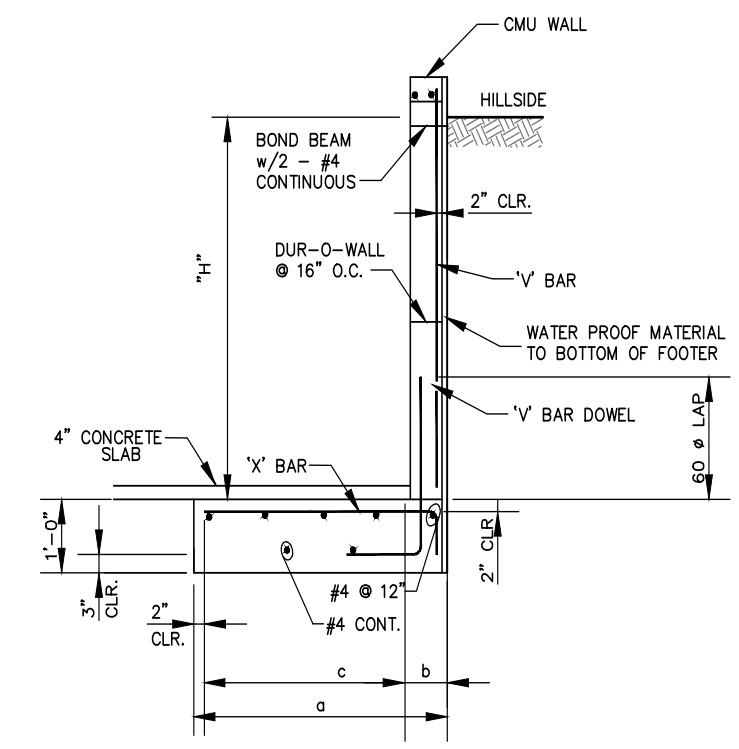
CURB & GUTTER AND SIDEWALK PLAN

NOT TO SCALE



SIDEWALK WITH CURB & GUTTER

NOT TO SCALE



CMU CANTILEVER RETAINING WALL SCHEDULE					
H	a	b	c	V	X
4'–0" to 2'–0"	3'–0"	8"	2'–4"	#4 @ 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 = 1,250psi
GROUT f'c = 2,000 psi
MORTAR TYPE M OR S

NOTE: 'V' BAR DOWELS, SAME SIZE, SPACING AND CLEARANCE AS 'V' BARS.

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, 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, 2000 Edition (SSHBC).
4. The order of precedence shall be, listed in order of highest precedence, shall be project specifications, plans, City of Santa Fe Standard Drawings, APWASS, and SSHBC.
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. 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 505–955–6585 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. 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
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.
13. 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.
14. 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 505–955–6619 for information.
15. 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.
16. 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 505–955–6948 for permit information and 505–955–6646 for inspection of each visible, connected lateral.
17. 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.
18. 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 505–955–6948 for permit information.
19. 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.
20. The Contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
21. 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.
22. 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. 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
and other communication shall carry the applicable P&DR Case and Building Permit project numbers which will be provided at the pre–construction meeting.
23. Portland cement concrete (Pcc) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer. The design shall be provided to P&DR staff for approval a minimum of 14 calendar days prior to scheduling the initial casting operation or, alternatively, the project plans shall define a specific mix having a prior approval by P&DR. Each mix shall have the following minimum properties:
a. Compressive strength of 4,000 psi in 28 calendar days
b. Seven (7.0) bags of 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 ¾"
e. Air entrainment content ranging between 4.0 and 7.0 percent at the point of concrete delivery into forms
24. 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.
25. 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 505–955–6619.
26. 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.
27. 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 muse be repaired before final inspection will be given.
28. 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.
29. ASTM, ASSHTO, or independent laboratory certificates of material compliance are to be provided to P&DR staff prior to bringing applicable material on site.
30. Aggregate base course material shall conform to the SSHBC's Section 304 using Gradation I.
31. 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.
32. 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.
33. PMBP material quality test samples (wet) shall be obtained and tested for every 500 tons or fraction thereof or one (1) sample per day.
34. 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.
35. 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.
36. 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.

Civil Engineering ● Water Resources ● Traffic Engineering
W • E Walker Engineering
905 Camino Sierra Vista, ● Santa Fe, NM 87505
505–820–7990
FAX 505–820–3539
E–MAIL civil@walkerengineering.net

No.	REVISION	BY	APP.	DATE

PROJECT:	21–164	DESIGNED BY:	J.R.D.
FILE:	21–264 Site	DRAWN BY:	J.R.D.
DATE:	12/19/21	CHECKED BY:	M.E.W.
SCALE:			AS NOTED

MOREY E. WALKER · NEW MEXICO · 12105 · REGISTERED PROFESSIONAL ENGINEER

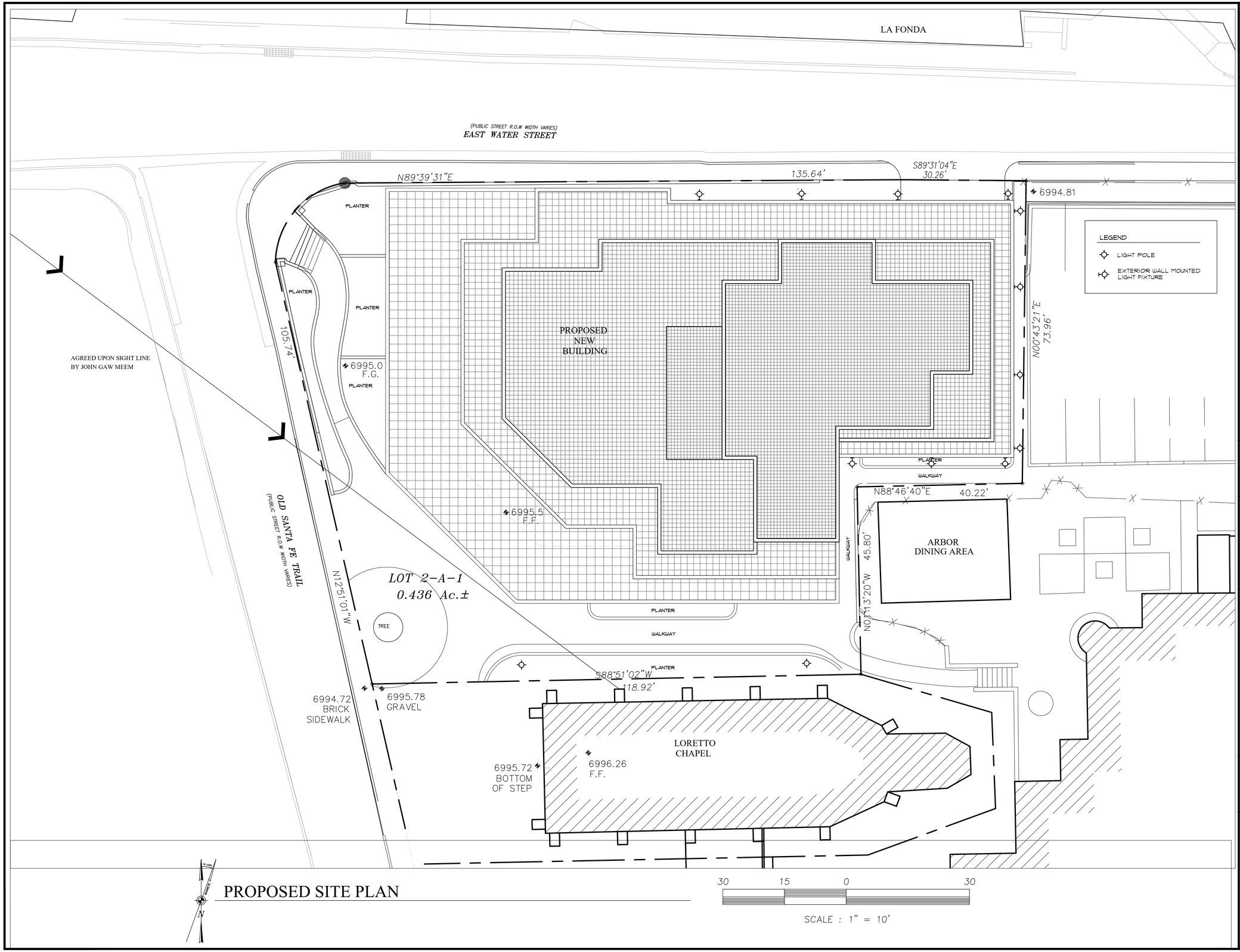
PROJECT: TEME LLC
201 Old Santa Fe Trail

SHEET TITLE: CONSTRUCTION DETIALS

CITY REVIEW		
DEPARTMENT	SIGN–OFF	DATE
WASTEWATER		
WATER		
PW ENGINEERING		
TRAFFIC		
FIRE DEPARTMENT		
SOLID WASTE		
LANDSCAPE		
TRAILS/OPEN SPACE		
SUBDIVISION REVIEW		

SHEET NO.

C–4



PROPOSED SITE PLAN

ARCHITECTURAL ALLIANCE INC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

WEBSITE www.archallinc.com

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NO.	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE

NEW BUILDING FOR

TEME L.L.C.

CORNER OF
OLD SANTA FE TRAIL
AND WATER STREET
SANTA FE
NEW MEXICO

PROJECT NO. 98-06

CHECKED BY EE | DATE 12/20/21

DRAWN BY HR | DATE 12/20/21

SHEET TITLE

SITE LIGHTING PLAN

SHEET NO.

C-5

LA FONDA

(PUBLIC STREET R.O.W WIDTH VARIES)
EAST WATER STREET

NEW CISTERN, CAPACITY 50% OF REQUIRED VOLUME. PROVIDE PUMP AND CONNECT TO LANDSCAPING.

VEHICULAR ENTRANCE TO BASEMENT

CISTERN

PLANTER

POND

POND

PROPOSED NEW BUILDING

6995.5 F.F.

PLANTER

WALKWAY

WALKWAY

AGREED UPON SIGHT LINE BY JOHN GAW MEEM

OLD SANTA FE TRAIL
(PUBLIC STREET R.O.W WIDTH VARIES)

POND

TREE

6994.72 BRICK SIDEWALK

6995.78 GRAVEL

PLANTER

LORETTO CHAPEL

6995.72 BOTTOM OF STEP

6996.26 F.F.

LANDSCAPING NOTES:

1) ALL DECIDUOUS TREES TO BE (2) INCH MINIMUM CALIPER.

2) ALL EVERGREEN TREES SHALL BE A MINIMUM OF (6) FEET IN HEIGHT.

3) NEW PLANT MATERIAL SHALL BE MULCHED TO A MINIMUM DEPTH OF (2) INCHES.

4) ALL NEW SHRUBS SHALL BE 5 GALLON MINIMUM EXCEPT AS NOTED ON THE CITY OF SANTA FE RECOMMENDED PLANT LIST.

5) PLANTERS AS NOTED ON PLAN TO BE PLANTED WITH WATER-WISE CITY APPROVED PLANTS.

PROPOSED NEW DECIDUOUS TREE

PROPOSED NEW EVERGREEN TREE

PROPOSED NEW SHRUB

PROPOSED NEW PLANT

N

LANDSCAPING PLAN

30 15 0 30

SCALE : 1" = 10'

ARCHITECTURAL ALLIANCE INC

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NEW BUILDING FOR

TEME L.L.C.

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AND WATER STREET
SANTA FE
NEW MEXICO

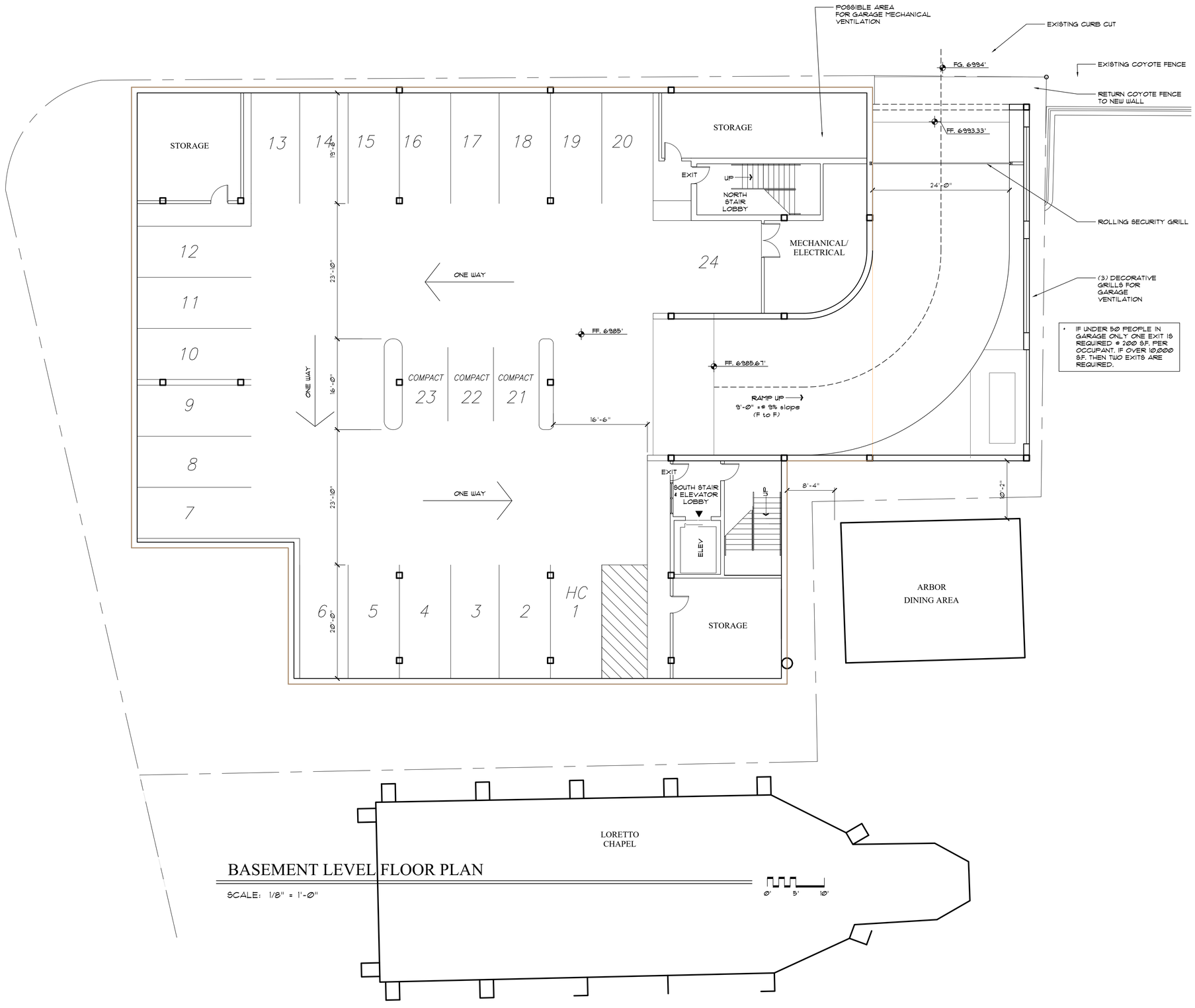
PROJECT NO.	98-06	
CHECKED BY	EE	DATE 12/20/21
DRAWN BY	HR	DATE 12/20/21

SHEET TITLE

LANDSCAPING PLAN

SHEET NO.

L-1



BASEMENT LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

ARCHITECTURAL ALLIANCE INC

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SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

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NO.	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE

NEW BUILDING FOR

TEME L.L.C.

CORNER OF
OLD SANTA FE TRAIL
AND WATER STREET
SANTA FE
NEW MEXICO

PROJECT NO. 98-06

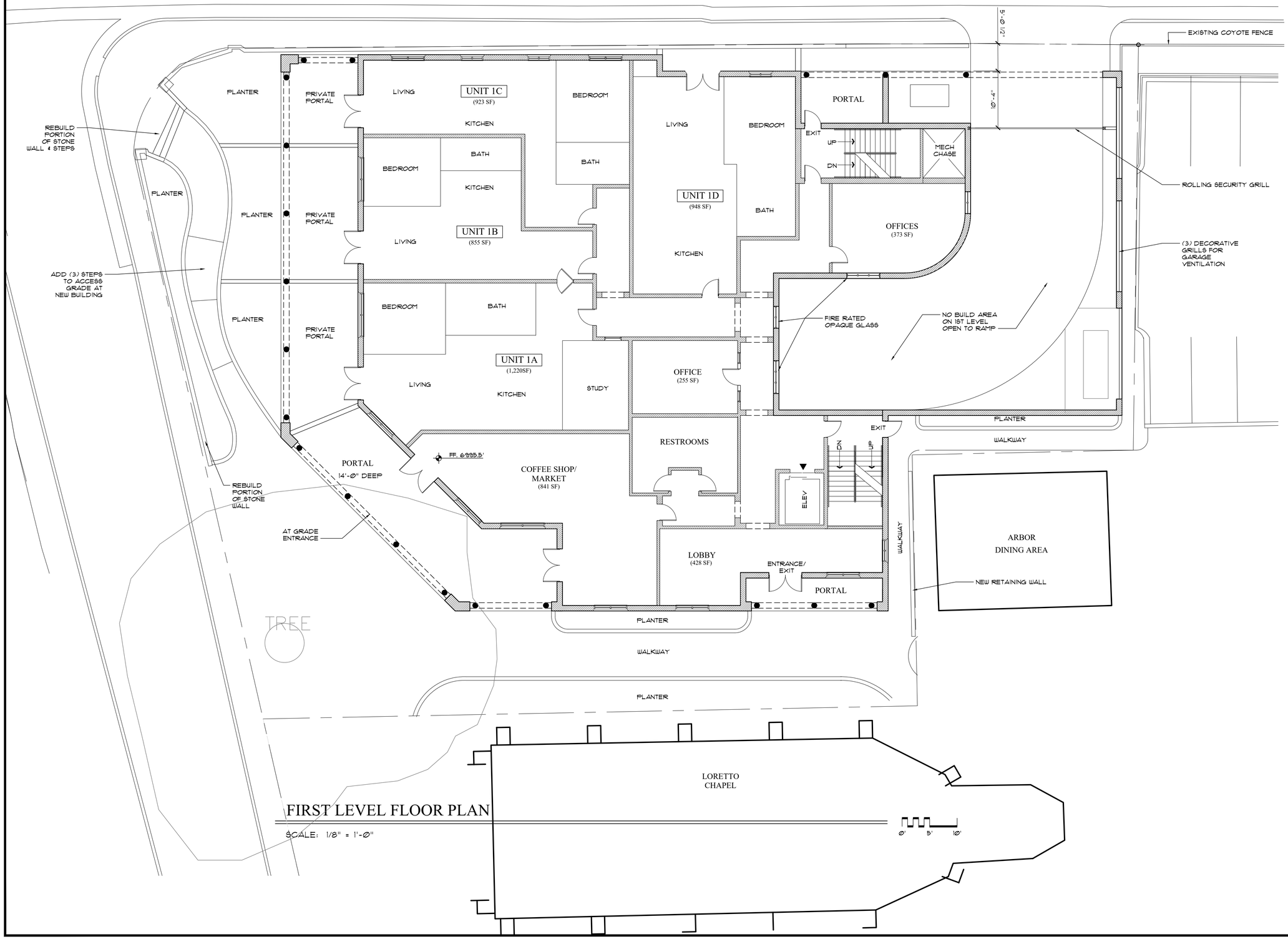
CHECKED BY EE	DATE 3/31/17
DRAWN BY HR	DATE 3/31/17

SHEET TITLE

PROPOSED BASEMENT PARKING PLAN

SHEET NO.

A-1



FIRST LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

ARCHITECTURAL ALLIANCE INC

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SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

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NO.	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE

NEW BUILDING FOR

TEME L.L.C.

CORNER OF
OLD SANTA FE TRAIL
AND WATER STREET
SANTA FE
NEW MEXICO

PROJECT NO. 98-06

CHECKED BY EE | DATE 11/08/21

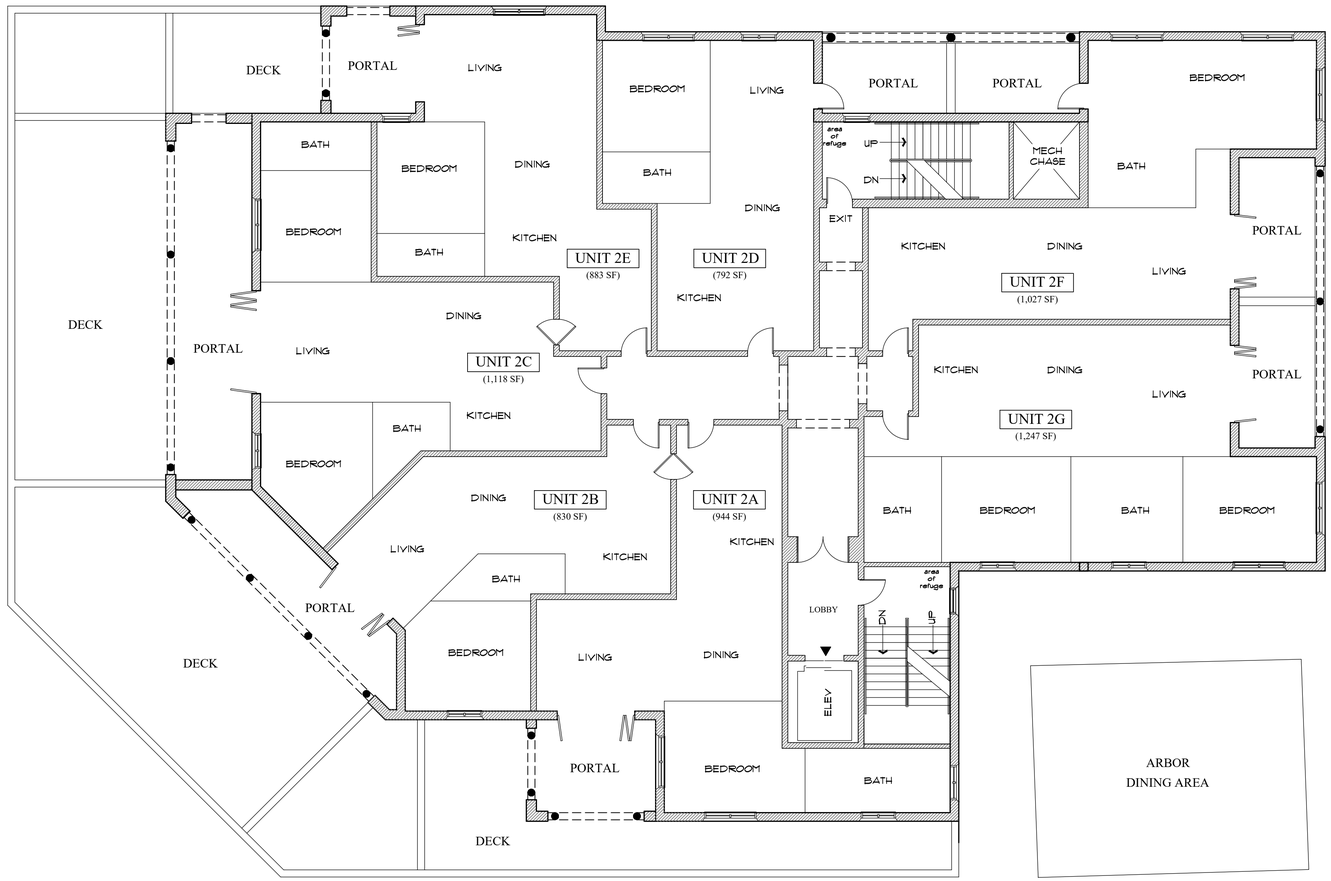
DRAWN BY HR | DATE 11/08/21

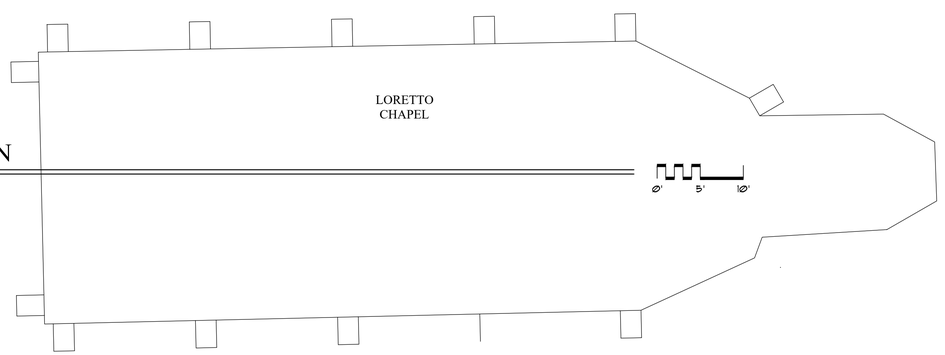
SHEET TITLE

PROPOSED FIRST FLOOR PLAN

SHEET NO.

A-2





SECOND LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

0' 5' 10'

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NO.	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE

NEW BUILDING FOR

TEME L.L.C.

CORNER OF
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AND WATER STREET
SANTA FE
NEW MEXICO

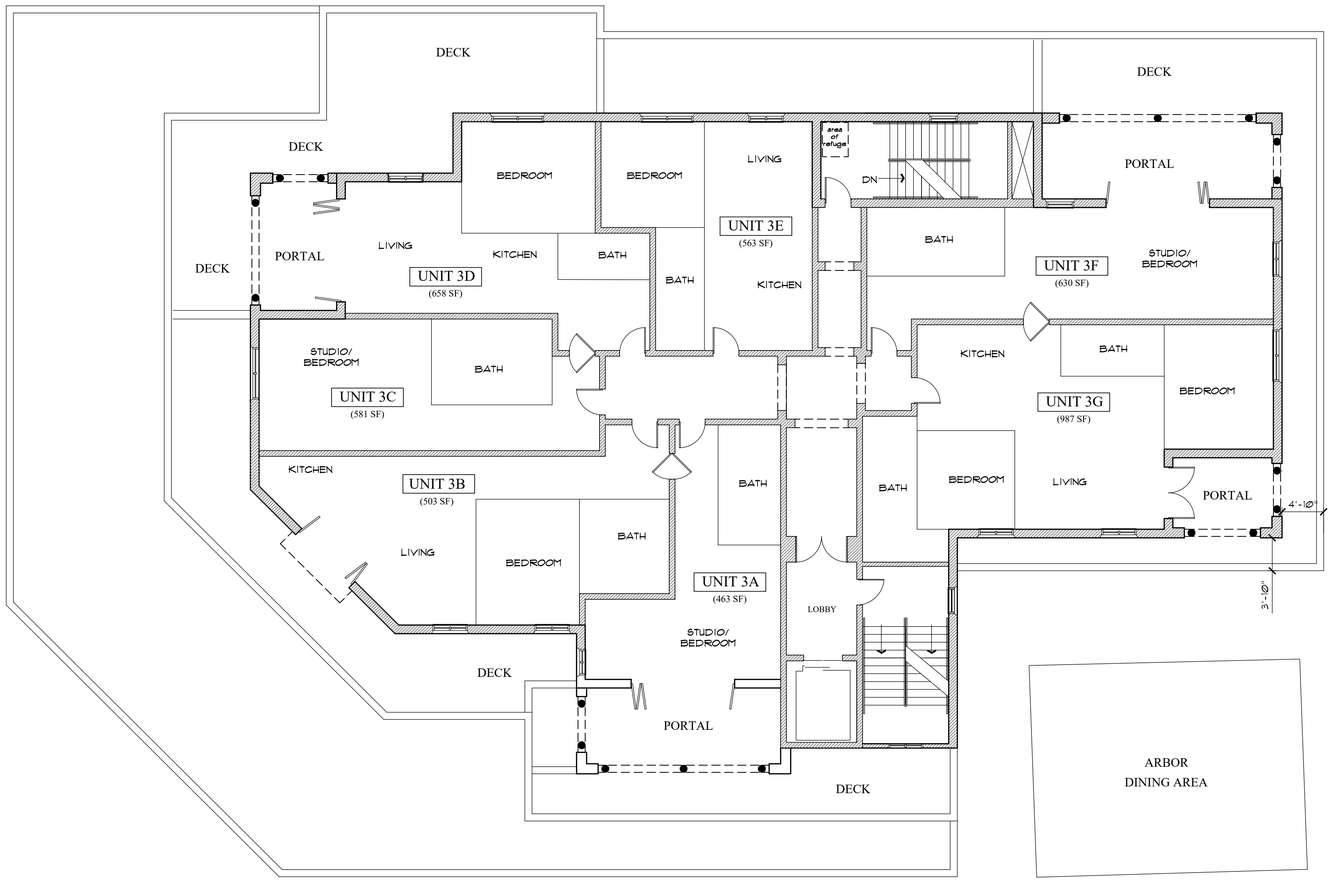
PROJECT NO. 98-06	
CHECKED BY EE	DATE 9/14/18
DRAWN BY HR	DATE 9/14/18

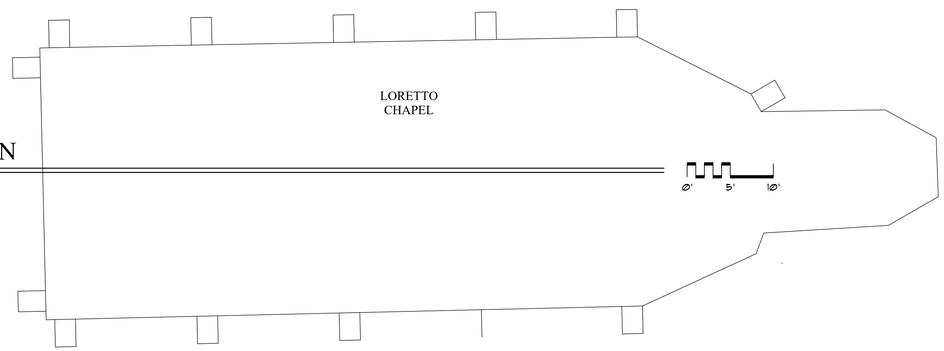
SHEET TITLE

PROPOSED SECOND FLOOR PLAN

SHEET NO.

A-3





THIRD LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

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SANTA FE NEW MEXICO 87505
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FAX 505-986-1270

WEBSITE www.archallinc.com

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STAMP

PROJECT TITLE

NEW BUILDING FOR

TEME L.L.C.

CORNER OF
OLD SANTA FE TRAIL
AND WATER STREET
SANTA FE
NEW MEXICO

PROJECT NO. 98-06

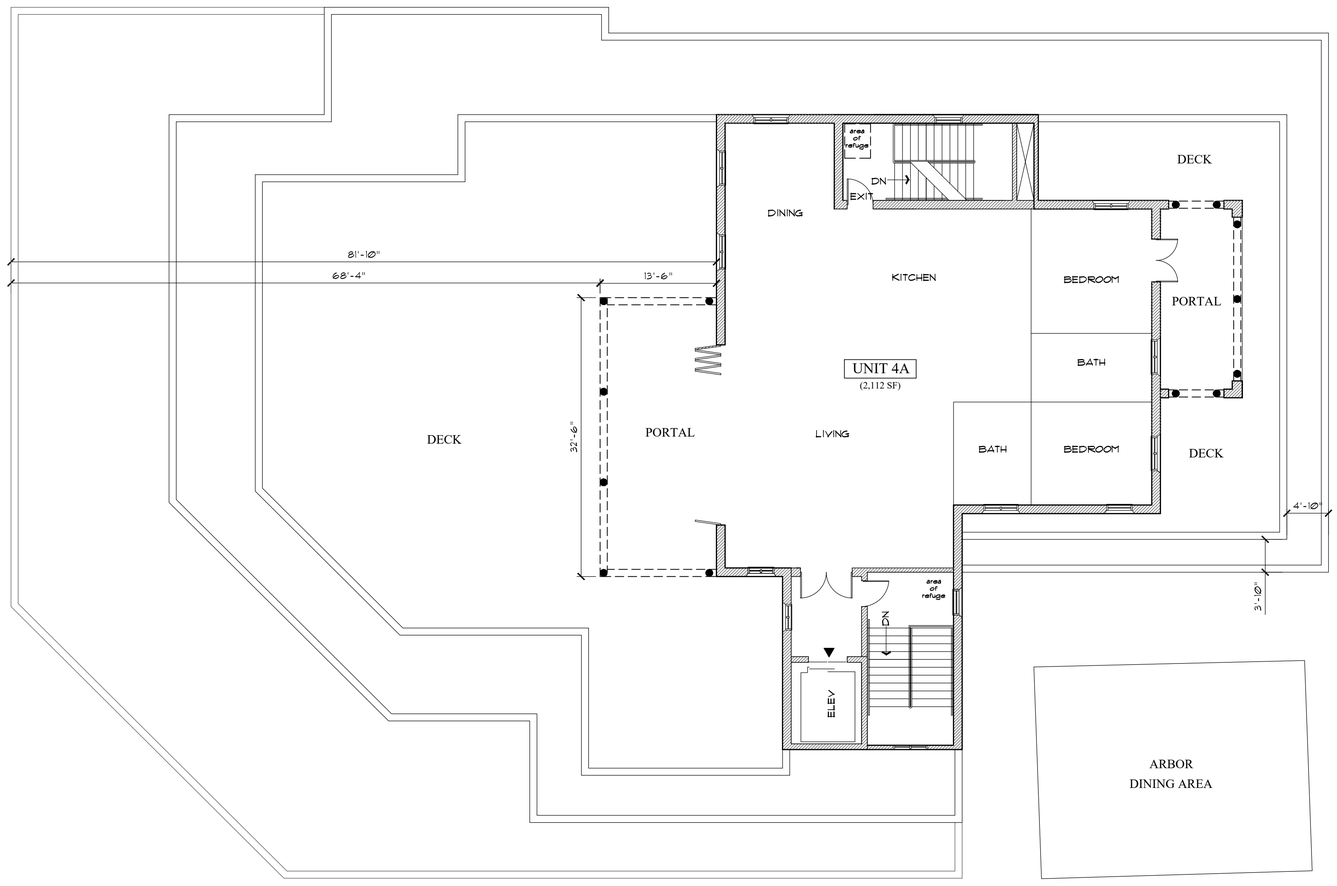
CHECKED BY EE	DATE 9/14/18
DRAWN BY HR	DATE 9/14/18

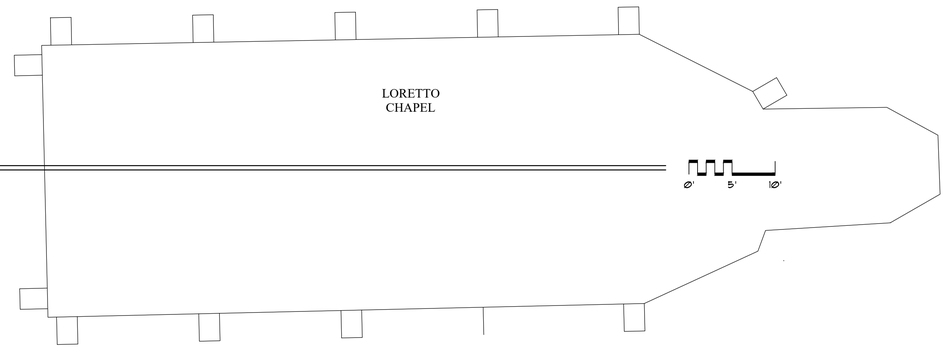
SHEET TITLE

PROPOSED THIRD FLOOR PLAN

SHEET NO.

A-4





FOURTH LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

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NO.	REVISION/SUBMISSIONS	DATE

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PROJECT TITLE

NEW BUILDING FOR

TEME L.L.C.

CORNER OF
OLD SANTA FE TRAIL
AND WATER STREET
SANTA FE
NEW MEXICO

PROJECT NO. 98-06

CHECKED BY EE — DATE 9/14/18

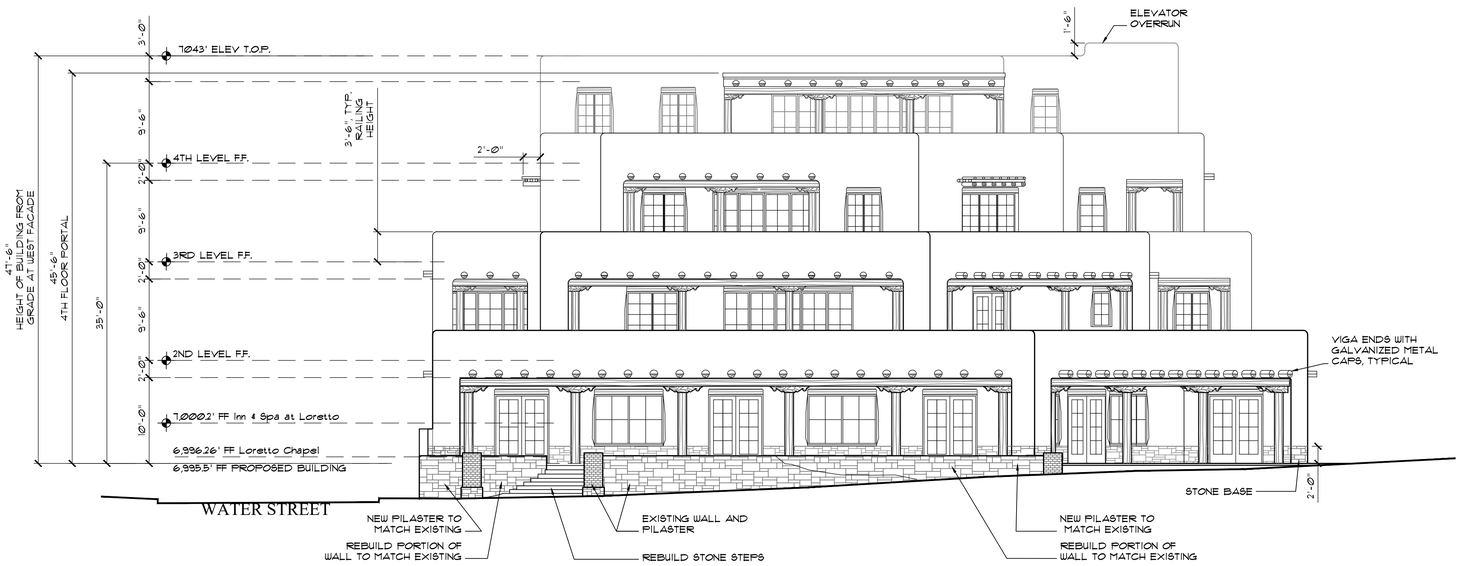
DRAWN BY HR — DATE 9/14/18

SHEET TITLE

PROPOSED FOURTH FLOOR PLAN

SHEET NO.

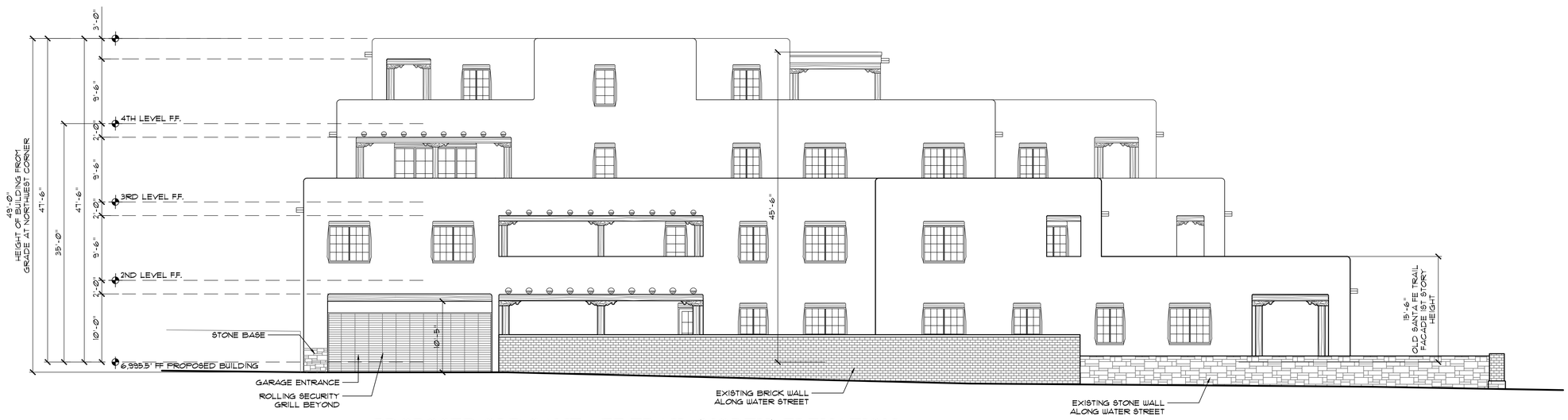
A-5



PROPOSED OLD SANTA FE TRAIL (WEST) ELEVATION

SCALE: 1/8" = 1'-0"

0' 5' 10'



PROPOSED OLD SANTA FE TRAIL (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"

0' 5' 10'

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archallinc.com

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PROJECT TITLE

NEW BUILDING FOR

TEME L.L.C.

CORNER OF
OLD SANTA FE TRAIL
AND WATER STREET
SANTA FE
NEW MEXICO

PROJECT NO. 98-06

CHECKED BY EE DATE 11/08/21

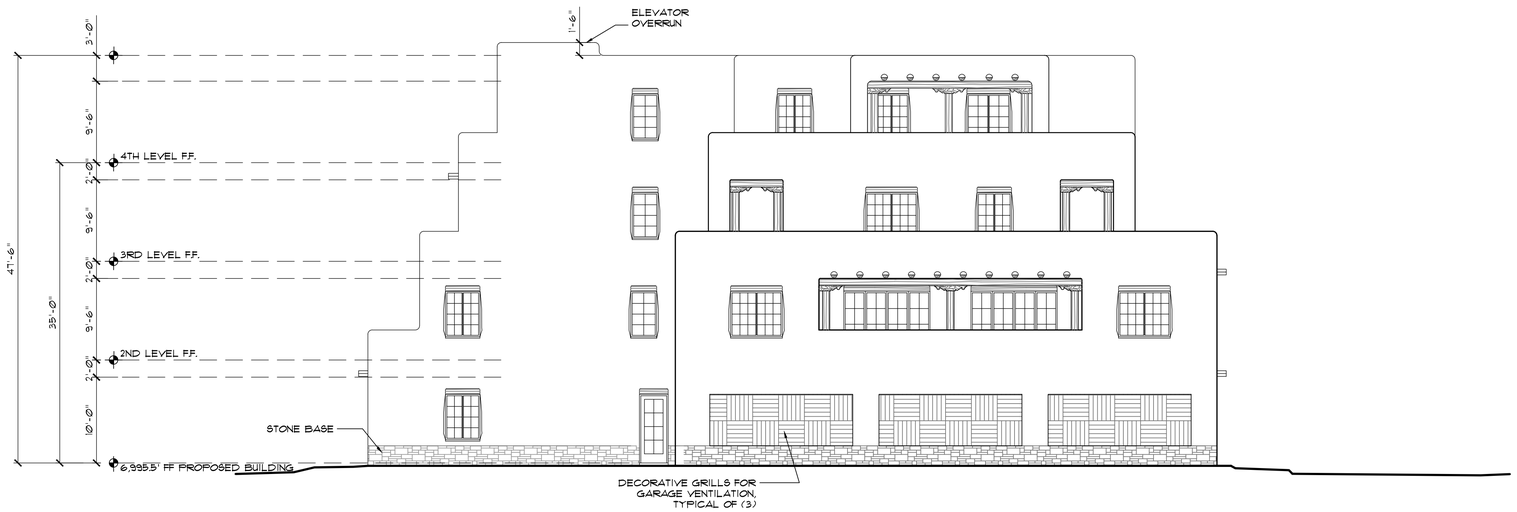
DRAWN BY HR DATE 11/08/21

SHEET TITLE

PROPOSED ELEVATIONS

SHEET NO.

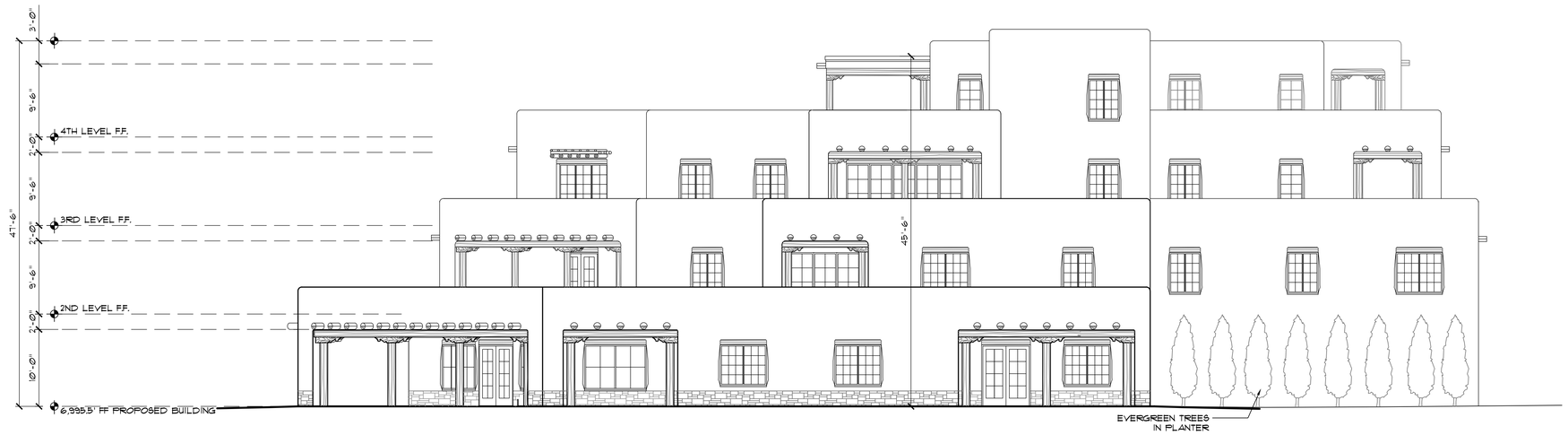
A-6



PROPOSED OLD SANTA FE TRAIL (EAST) ELEVATION

SCALE: 1/8" = 1'-0"

0' 5' 10'



PROPOSED OLD SANTA FE TRAIL (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"

0' 5' 10'

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FAX 505-986-1270

WEBSITE www.archallinc.com

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NO.	REVISION/SUBMISSIONS	DATE

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PROJECT TITLE

NEW BUILDING FOR

TEME L.L.C.

CORNER OF
OLD SANTA FE TRAIL
AND WATER STREET
SANTA FE
NEW MEXICO

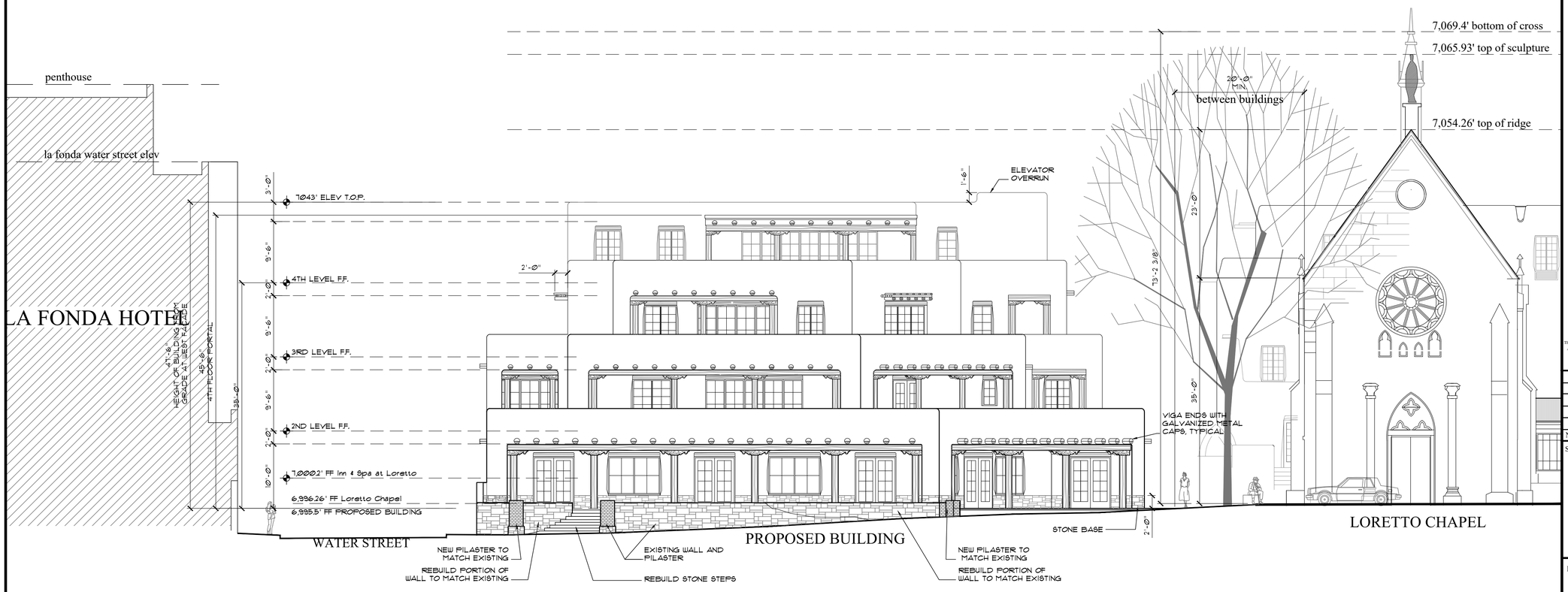
PROJECT NO.	98-06
CHECKED BY EE	DATE 11/08/21
DRAWN BY HR	DATE 11/08/21

SHEET TITLE

PROPOSED ELEVATIONS

SHEET NO.

A-7



PROPOSED OLD SANTA FE TRAIL (WEST) ELEVATION

SCALE: 1/8" = 1'-0"

0' 5' 10'

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SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

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AND WATER STREET
SANTA FE
NEW MEXICO

PROJECT NO. 98-06

CHECKED BY EE DATE 11/08/21

DRAWN BY HR DATE 11/08/21

SHEET TITLE

PROPOSED ELEVATIONS- STREETSCAPE

SHEET NO.

A-8

City of Santa Fe, New Mexico

Case #2021-4656
201 Old Santa Fe Trail
Development Plan
Planning Commission
February 3, 2022

Exhibit C

Public Comment

From: pbkomis@aol.com
To: ALVARADO, DANIEL J.
Cc: karls@sommerkarnes.com
Subject: CASE # 2021-004656--PLBD 201 OLD SANTA FE TRAIL
Date: Monday, January 24, 2022 10:46:47 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello DJ Alvarado,

I am in receipt of the Notice of Planning Commission Public Hearing from the Offices of Sommer Karnes & Associates LLP.

I own commercial property at 125 E. Water Street, within the notice requirement of the subject site.

I am in **FULL SUPPORT** of the Kirkpatrick LLC proposal of a 19-room hotel. Given the Kirkpatrick family's long history in Santa Fe, this development will provide jobs and promote Santa Fe's economy. I urge the Planning Commission to grant **APPROVAL** of this development plan.

Should you have any questions, please do not hesitate to contact me.

Thank you.

Respectfully,

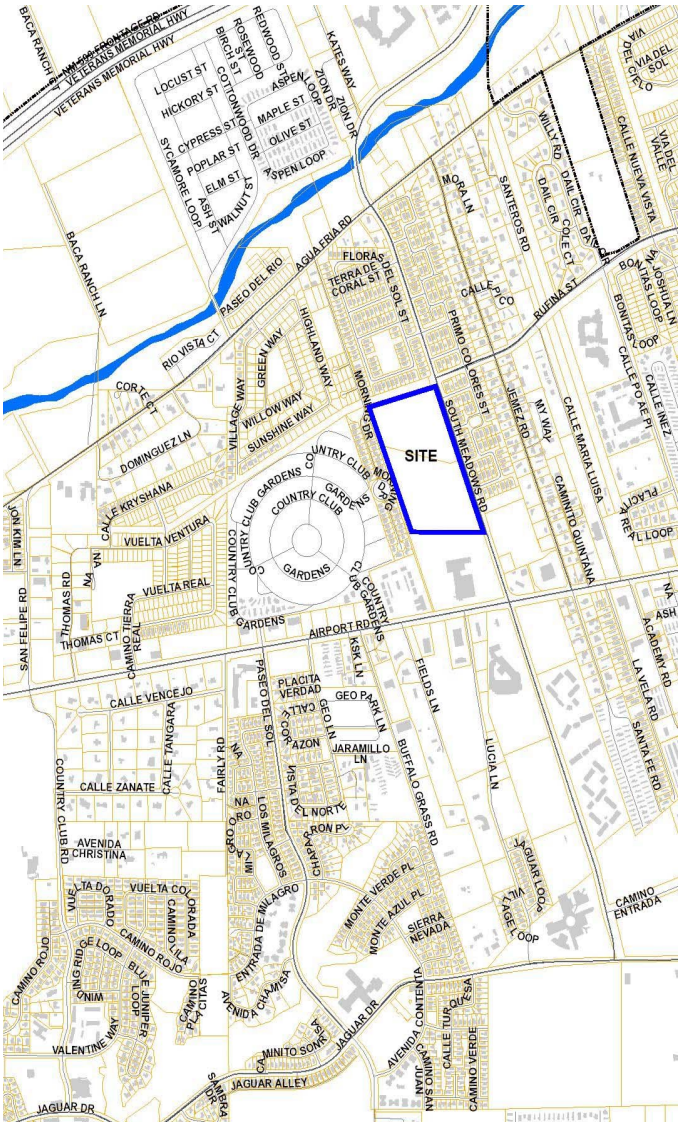
Peter B. Komis
KOMIS ENTERPRISES LLC
505-450-6361

Land Use Department
Planning Commission Staff Report

Case No's:	2021- (4648), (4649), (4650) & (4651)
Hearing Date:	February 3, 2022
Applicant:	Homewise, Inc.
Request:	General Plan Amendments and Rezonings
Location:	3600 and 3740 South Meadows
Case Mgr.:	Daniel A. Esquibel
Zoning:	R-1(Residential-five one dwelling unit per acre)
Overlay:	River and Trails and Suburban Archaeological Review Districts
Pre-app. Mtg.:	September 2, 2021
ENN Mtg.:	September 22, 2021, October 14, 2021 & December 9, 2021

Proposal:

Request General Plan Amendment from Park to Low Density Residential, and from Park to High Density and Request for rezoning from R-6 (Residential: six dwelling units per acre) and R-1 (Residential: one dwelling unit per acre), to R-21 (Residential: twenty-one dwelling unit per acre).



Case #2021-4648. 3600 and 3740 South Meadows General Plan Amendment. JenkinsGavin, Inc., Agent, for Homewise, Inc, Applicant, request a General Plan Amendment from Park to Low Density Residential. The property is approximately 19.54 acres and zoned R-1 (Residential: one dwelling unit per acre).

Case #2021-4649. 3600 and 3740 South Meadows Rezoning. JenkinsGavin, Inc., Agent, for Homewise, Inc, Applicant, requests rezoning from R-1 (Residential: one dwelling unit per acre), to R-6 (Residential: six dwelling units per acre). The property is approximately 19.54 acres and zoned R-1 (Residential: one dwelling unit per acre).

Case #2021-4650. 3600 and 3740 South Meadows General Plan Amendment. JenkinsGavin, Inc., Agent, for Homewise, Inc, Applicant, request a General Plan Amendment from Park to High Density Residential. The property is approximately 2.66 acres and zoned R-1 (Residential: one dwelling unit per acre).

Case #2021-4651. 3600 and 3740 South Meadows Rezoning. JenkinsGavin, Inc., Agent, for Homewise, Inc, Applicant, request rezoning of approximately 2.66 acres from R-1 (Residential: one dwelling unit per acre), to R-21 (Residential: twenty-one dwelling unit per acre). The property is approximately 2.66 acres and zoned R-1 (Residential: one dwelling unit per acre).

I. RECOMMENDATION

The Applicant is requesting *"postponement of the above-referenced cases* to allow for an amendment to the application and accommodate additional code requirements.

II. EXHIBITS:

EXHIBIT A: Applicant's request to postpone

APPROVED AS TO FORM:

Title	Name	Initials
Land Use Planner Senior	Dan Esquibel	DAE

Homewise/South Meadows General Plan Amendment & Rezone

Jennifer Jenkins <Jennifer@jenkinsgavin.com>

Tue 1/25/2022 11:50 AM

To: ESQUIBEL, DANIEL A. <daesquibel@santafenm.gov>

Cc: Lisa Gavioli <Lisa@jenkinsgavin.com>; Lila Pickus <lila@jenkinsgavin.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dan,

We respectfully request that the referenced case be postponed until the March 3rd Planning Commission hearing so we may have some additional time to address Code requirements in our submittal.

Please confirm.

Thank you.

Jennifer Jenkins



130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501
O: 505.820.7444
M: 505.930.6149
jennifer@jenkinsgavin.com
www.jenkinsgavin.com

G. NEW BUSINESS

4. **Case #2021-4648. 3600 and 3740 South Meadows General Plan Amendment**. JenkinsGavin, Inc., Agent, for Homewise, Inc, Applicant, request a General Plan Amendment from Park to Low Density Residential. The property is approximately 19.54 acres and zoned R-1 (Residential: one dwelling unit per acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587) ***(POSTPONED TO MARCH 3, 2022)***

Name: Becky Abbott
Comment - 01/22/2022 12:26 PM: (Against)
The South Meadows Open Space was bought by the taxpayers in a bond issue, for just that purpose, Open Space. It has served that function for at least 20 years, requiring no maintenance other than that provided by the local neighbors and is a living, breathing ecosystem. I walk there twice a day and the benefit to my health is immeasurable. The loss of space to recreate and the views of the surrounding mountains if this development were to happen is unimaginable. The wildlife and flora that would be destroyed would be devastating to the current residents who have no where else to go. I adamantly oppose the development of this for anything other than recreational space. Becky Abbott

Name: Elvia Kongsvik
Comment - 01/24/2022 03:17 PM: (Against)
Originally, this area was supposed to be a park. I remember sitting on many meetings in the early 2000s when there was a lot of discussion by county officials on how to make this a centerpiece of the Southside community. I am against both the proposal and the manner in which Homewise and other entities have acted. This plan will do more harm than good the community's desire to keep this nature park an open space for all. Most of us on the Southside do not have big yards or own acres of land. Our homes are humbly small. Yet, just because we do not have the financial resources of residents in other parts of the town does not mean we are any less worthy of an open, natural park in which we can walk, exercise, and commune a bit with mother nature. If this space goes, there is no other space like it to help the Southside have what residents in other parts of the city have.

Name: Maricia O'Keefe
Comment - 01/24/2022 05:47 PM: (Against)
Oppose the amendment to the general plan from Park to high/low density zoning.

Name: janette smith
Comment - 01/25/2022 11:53 AM: (Against)
Having a lengthy residency in this area, I am requesting that you soundly disapprove of the proposed develoment of this area. Having witnessed the growing "infill" of every available piece of property along Airport/Rufina/Agua Fria, this open space area needs to remain as Open Space.

G. NEW BUSINESS

7. **Case #2021-4651. 3600 and 3740 South Meadows Rezoning.** JenkinsGavin, Inc., Agent, for Homewise, Inc, Applicant, request rezoning of approximately 2.66 acres from R-1 (Residential: one dwelling unit per acre), to R-21 (Residential: twenty-one dwelling unit per acre). The property is approximately 2.66 acres and zoned R-1 (Residential: one dwelling unit per acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587) ***(POSTPONED TO MARCH 3, 2022)***

Name: Becky Abbott
Comment - 01/22/2022 12:26 PM: (Against)
I oppose this zoning change for many reasons. It would add massive amounts of traffic to an already overused artery. The proposed amount of dwellings, in an already overbuilt area can only add to the urban blight that is so prevalent in this area of the Southside. We are also the most underserved as far as parks and open space in relation to population is concerned. There is no comparable area of open space in this area and once it is gone, it is gone and the access to nature and fresh air is also gone. As my daily walks through the open space are what keep me sane and healthy I implore you to reject this proposal. Becky Abbott

Name: John Kongsvik
Comment - 01/24/2022 03:09 PM: (Against)
This is a short-sighted mistake. There is no more open space on the Southside that is so centrally located. The people that live on the Southside deserve to have an open space where they can hike, safely enjoy the outdoors, and connect with nature. This was the original design for this space: a community park.

It is a ruse to believe that this will address the affordable housing crisis (already being addressed by massive construction in other parts of the city). Moreover, addressing this issue should not come at the price of this community park. Residents need access to outdoor venues for physical and mental well-being. This attempted short-term fix has severe long-term consequences.

Putting houses on this property will adversely affect so many other areas. There is extreme traffic congestion on South Meadows, Airport, and Rufina. Opening this up for massive housing development will exacerbate this problem.

Please do not be fooled by the guise that this is good for the community. It is not. I cannot think of one person in this neighborhood that believes this is a good idea.

I am completely against this.

John Kongsvik

Name: Maricia O'Keefe
Comment - 01/24/2022 05:47 PM: (Against)
Oppose the request to rezone this area from park to high/low density zone.

Name: janette smith
Comment - 01/25/2022 11:53 AM: (Against)
The site is shown on the general plan to be open space/parkland. The general density of the surrounding area is from R-3 to R-7 and one MU designation. The R-21 being requested is entirely inappropriate.

G. NEW BUSINESS

6. **Case #2021-4650. 3600 and 3740 South Meadows General Plan Amendment.** JenkinsGavin, Inc., Agent, for Homewise, Inc, Applicant, request a General Plan Amendment from Park to High Density Residential. The property is approximately 2.66 acres and zoned R-1 (Residential: one dwelling unit per acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587) ***(POSTPONED TO MARCH 3, 2022)***

Name: Becky Abbott
Comment - 01/22/2022 12:26 PM: (Against)
I oppose this zoning change as we need an open space more than more and more unaffordable housing on the Southside. BeckyAbbott

Name: Sasha McGhee
Comment - 01/24/2022 01:25 PM: (Against)
I oppose the amendment of the general plan from Park to High Density Residential. This is an already highly-developed area that is in great need of open space for the current residents. This land designation should remain as Park.

Name: Maricia O'Keefe
Comment - 01/24/2022 05:47 PM: (Against)
Oppose the amendment to the general plan from park to high/low density zoning.

Name: janette smith
Comment - 01/25/2022 11:53 AM: (Against)
There are no other buildings in the vicinity that are three stories as being proposed. The increased height would significantly interfere with the enjoyment of other land in the vicinity and is not in the general public's interest.

G. NEW BUSINESS

5. **Case #2021-4649. 3600 and 3740 South Meadows Rezoning.** JenkinsGavin, Inc., Agent, for Homewise, Inc, Applicant, rezoning from R-1 (Residential: one dwelling unit per acre), to R-6 (Residential: six dwelling units per acre). The property is approximately 19.54 acres and zoned R-1 (Residential: one dwelling unit per acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587) ***(POSTPONED TO MARCH 3, 2022)***

Name: Becky Abbott
Comment - 01/22/2022 12:26 PM: (Against)
I oppose the proposed change from Open Space to R-6 residential of this 19.54 acre area. The traffic it would generate on an already overcrowded street (South Meadows) would cause problems with egress and ingress in that area. This property was bought by taxpayers as a bond issue with the purpose of creating an open space or park for all residents in the surrounding area to enjoy. Becky Abbott

Name: Sasha McGhee
Comment - 01/24/2022 01:19 PM: (Against)

I oppose the rezoning of 3600 and 3740 South Meadows. We've had multiple Early Neighborhood Notification meetings about the Homewise proposal and it is clear from those and the many comments on recent editorials that the neighbors do not support turning the open space into a housing development.

The South Meadows Open Space is designated as public park land and purchased via a bond. It is located in an area of the southside that is greatly in need of open space. Much of the Homewise proposal is requesting rezoning from 'Park' to differing levels of Residential, including 'high density'. The 22-acre space is already considered parkland - I don't understand why anyone that values the southside would request to rezone an area where the city has indicated that a park is greatly needed. To develop the majority of the land and create a small park would not be considerate of the community's mental and physical wellbeing. We should be raising funds to make this a more inviting recreation area, not using the existing fence as a reason to develop housing on public land.

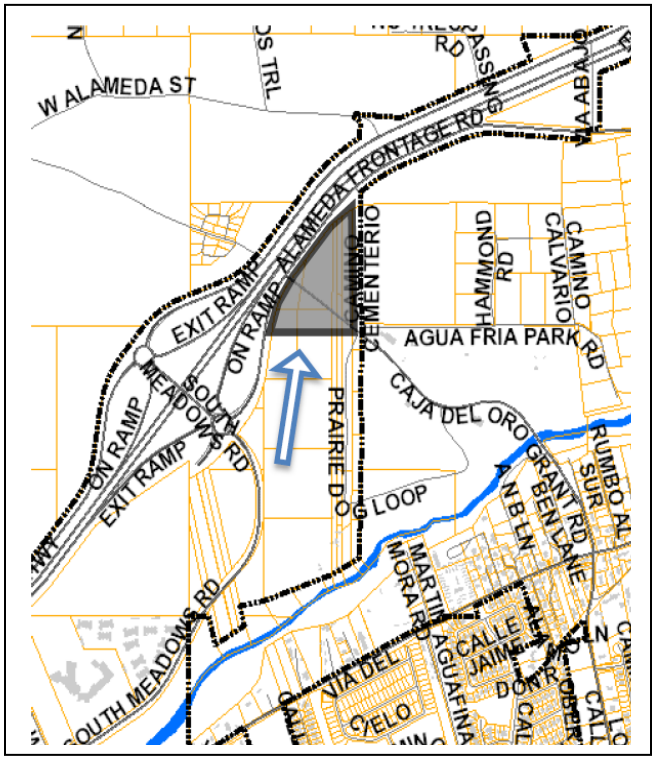
We are opposing the development of land that is designated as a park in an area of the city where very little open space exists.

Name: Maricia O'Keefe
Comment - 01/24/2022 05:47 PM: (Against)
Oppose the rezoning from park to high low density zoning.

Name: janette smith
Comment - 01/25/2022 11:53 AM: (Against)
The Community will not benefit anything if this proposal is approved. Homewise says we would get a park. We already have South Meadows Open Space. This area is better than any park development that could turn into another Las Acequias problem. We do not need slides, basketball courts, pickleball, so leave Open Space alone. What we would gain from the proposal would be: much more traffic in an already congested area; ; more asphalt resulting in water running down the road into a drainage/sewer system instead of soaking back into the earth.

Land Use Department
Planning Commission Staff Report

Case No:	2021-4377, 2021-4378, 2021-4379 and 2021-4381
Hearing Date:	February 3, 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 on approximately 16.21 acres



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).

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).

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	Consider first a roundabout at Caja del Oro Grant and the subdivision entrances	Land Use/MPO	Prior to Final Subdivision Approval
2	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
3	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
4	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:

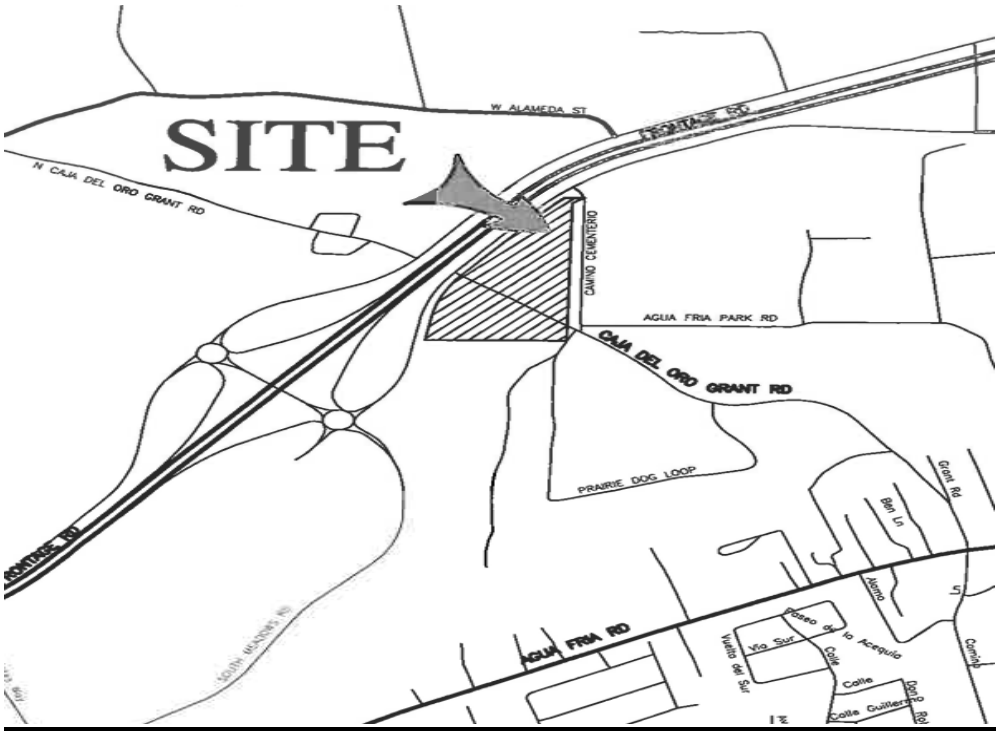
1. An amendment to the General Plan Future Land Use classification from Very Low Density Residential (1 to 3 dwelling units per acre) to Medium Density Residential (7 to 12 dwelling units per acre) and Community Commercial to Medium Density Residential (7-12 dwelling units per acre).
2. A rezoning request 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.

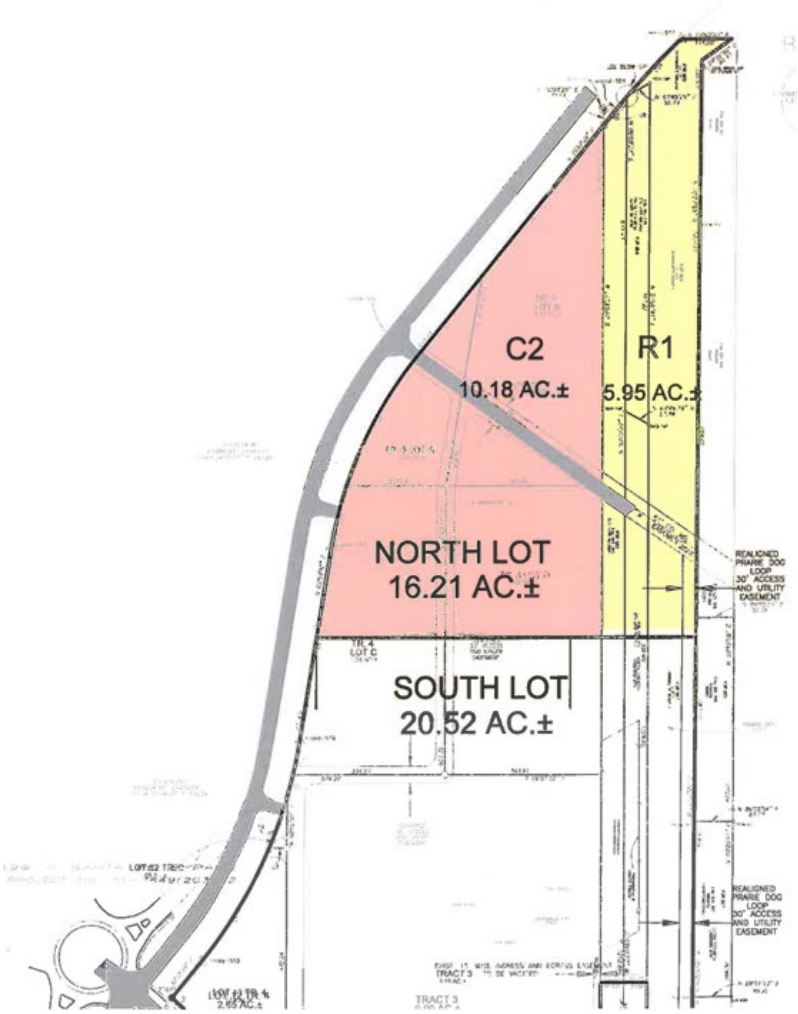
There are two parcels within this development one, south of Caja del Oro Grant Road and one north of Caja del Oro Grant Road as shown on the vicinity map below.



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.

The Southwest Area Master Plan identifies the portion of the subject site as Community Commercial on the south side of Caja del Oro and Residential Medium Density (7-12 dwelling units per acre) on the north side of Caja del Oro. The City General Plan similarly identifies the south portion of the site as Community Commercial, but designates land north of Caja del Oro as Community Commercial, with some Medium Density Residential (7-12 dwelling units per acre) along its east border. This request is 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) and from Community Commercial to Medium Density Residential (7-12 dwelling units per acre). This is further discussed in Sections V and VI below regarding the "general plan criteria" required by the City Code.

Residential development is allowed in the C-2 (General Commercial) zoning as part of a planned development. The applicant is requesting to rezone the entire 16.21 acres from C2 and R-2 to the R-10 (Residential, 10 dwelling units per acre) for 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.

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 also submitted with this Application which 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	**Criterion Met:** (Yes/No) **YES**

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.**	

(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 from or inconsistent with the prevailing use and character in the area;** **(b) affect an area of less than two acres, unless adjusting boundaries between districts;** **(c) or benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met:** (Yes/No) **YES**
(a) The 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. Development Plan
2. Preliminary Plat
3. Landscape Plan
4. Siebert Project Report
5. Caja del Oro Plan Set

EXHIBIT F: Communication from William Mee, AFVA President

APPROVED BY:

Title	Name	Initials
Interim Planning and Land Use Department Director	Jason M. Kluck	*jmk*
Land Use Department Case Manager	Donna Wynant	*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

City of Santa Fe, New Mexico

Planning Commission

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
8. Traffic Engineering Review

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.

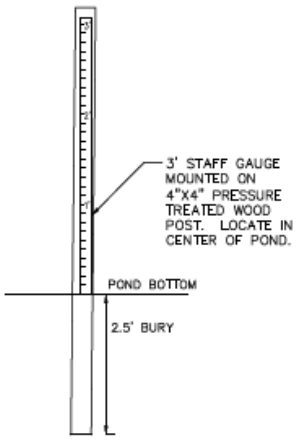
- Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
- Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
- Surface roughening: stabilize an active construction area during periods of inactivity 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: 1/27/22

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:
Consider first a roundabout at Caja del Oro Grant and the subdivision entrances*	

Technical Corrections*:	Must be completed by:

*Must made prior to recording and/or permit issuance

*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

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]

The following comments were received by Audra Gallegos from Wilson Engineering regarding the Applicant's Traffic Impact Analysis

Gallegos, Audra V. <Audra.Gallegos@wilsonco.com>
Mon 11/8/2021 11:06 AM
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Donna,

Here are the comments for the Caja del Oro TIA. Please let me know if you have any questions.

The Pulte Home development is 16.21 acres according to the site plan. The TIA shows 14.66 acres on pages 1and 5.
The data for the south Meadows Roundabout 2021 Existing Unsignalized Intersection Results and the 2024 No Build Unsignalized Intersection Results were not submitted.
The following data on Figure 3 will need to be updated to match the data in the appendix
Leg 1 to Leg 3 PM volume should be 160.
Leg 2 to Leg 1 PM should be 137.
Leg 2 to Leg 4 PM should be 125.
The following data in Table 6 will need to be updated to match the data in the appendix.
599 Overpass PM Queue should be 100, based on 25 feet per car.
Alameda Frtg. & Caja del Oro, Westbound Left & Right PM delay should be 36.3 and the V/C should be 0.65.
Caja del Oro & Site Entrance north bound left should be 14.0 and the northbound right should be 10.9.
On Figure 8, the NM 599 Ramp to Leg 1 AM volume should be 89 to match the data in the appendix.
Appendix B title references 2020, while the report references 2021 for existing conditions.
Appendix D and E title imply there is only 2024 data. I recommend either updating the title to reflect the inclusion of the 2034 data or breaking the 2024 and 2034 into separate appendixes.

From: Gallegos, Audra V. <Audra.Gallegos@wilsonco.com>
Sent: Monday, November 8, 2021 2:34 PM
To: WYNANT, DONNA J. <djwynant@santafenm.gov>
Cc: Thatcher, Trent W. <trent.thatcher@wilsonco.com>; BERKE, NOAH L. <nlberke@santafenm.gov>
Subject: RE: My uploaded cases

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Donna,
We have a few more comments on the TIA and some comments on plans. Please use these instead.

1. The Pulte Home development is 16.21 acres according to the site plan. The TIA shows 14.66 acres on pages 1and 5.

2. The data for the south Meadows Roundabout 2021 Existing Unsignalized Intersection Results and the 2024 No Build Unsignalized Intersection Results were not submitted.
3. In the reported HCS7 data, the queue lengths are defined by vehicles, not feet. Based on 25-feet per vehicle, the following will need to be updated.
    a. Table 2, Alameda Frtg. & Caja del Oro WB Left and Right, AM and PM should be 75 feet.
    b. Table 6, Alameda Frtg. & Caja del Oro WB Left and Right, AM should be 100 feet and PM should be 125 feet.
    c. Table 7, Alameda Frtg. & Caja del Oro WB Left and Right, AM should be 125 and PM should be 175.
4. The following data on Figure 3 will need to be updated to match the data in the appendix
    a. Leg 1 to Leg 3 PM volume should be 160.
    b. Leg 2 to Leg 1 PM should be 137.
    c. Leg 2 to Leg 4 PM should be 125.
5. The following data in Table 6 will need to be updated to match the data in the appendix.
    a. 599 Overpass PM Queue should be 100, based on 25 feet per car.
    b. Alameda Frtg. & Caja del Oro, Westbound Left & Right PM delay should be 36.3 and the V/C should be 0.65. The LOS should be E based on the printed report. The AM delay should be 23 and the V/C should be 0.58.
    c. Caja del Oro & Site Entrance north bound left should be 14.0 and the northbound right should be 10.9.
6. On page 19, the paragraph about the westbound left and right approaches at Alameda Frontage and Caja del Oro Grant Road Intersection will need to be updated. The data shows that the PM peak hour will operate at LOS E.
7. On Figure 8, the NM 599 Ramp to Leg 1 AM volume should be 89 to match the data in the appendix.
8. Appendix B title references 2020, while the report references 2021 for existing conditions.
9. Appendix D and E title imply there is only 2024 data. I recommend either updating the title to reflect the inclusion of the 2034 data or breaking the 2024 and 2034 into separate appendixes.

Signing and Striping Plans

1. Keyed Note 1 calls out a solid white stripe. This should be a double yellow per the MUTCD, due to the opposing traffic on the road.
2. What is the intent of the no parking signs?
    a. As shown, signs 4, 7, and 10 allow parking is along most of the length of each private driveway.
    b. As shown, signs 2 and 12 appear to be limiting parking on the neighborhood street, not the emergency accesses.
3. Striping and Paint note 3 references a crosswalk, however a crosswalk is not shown on the plans.

Thank you!

Audra V. Gallegos, PE
Civil Engineer | Wilson & Company, Inc., Engineers & Architects | 505 348 4110 (direct) | 505 250 4853 (cell)

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

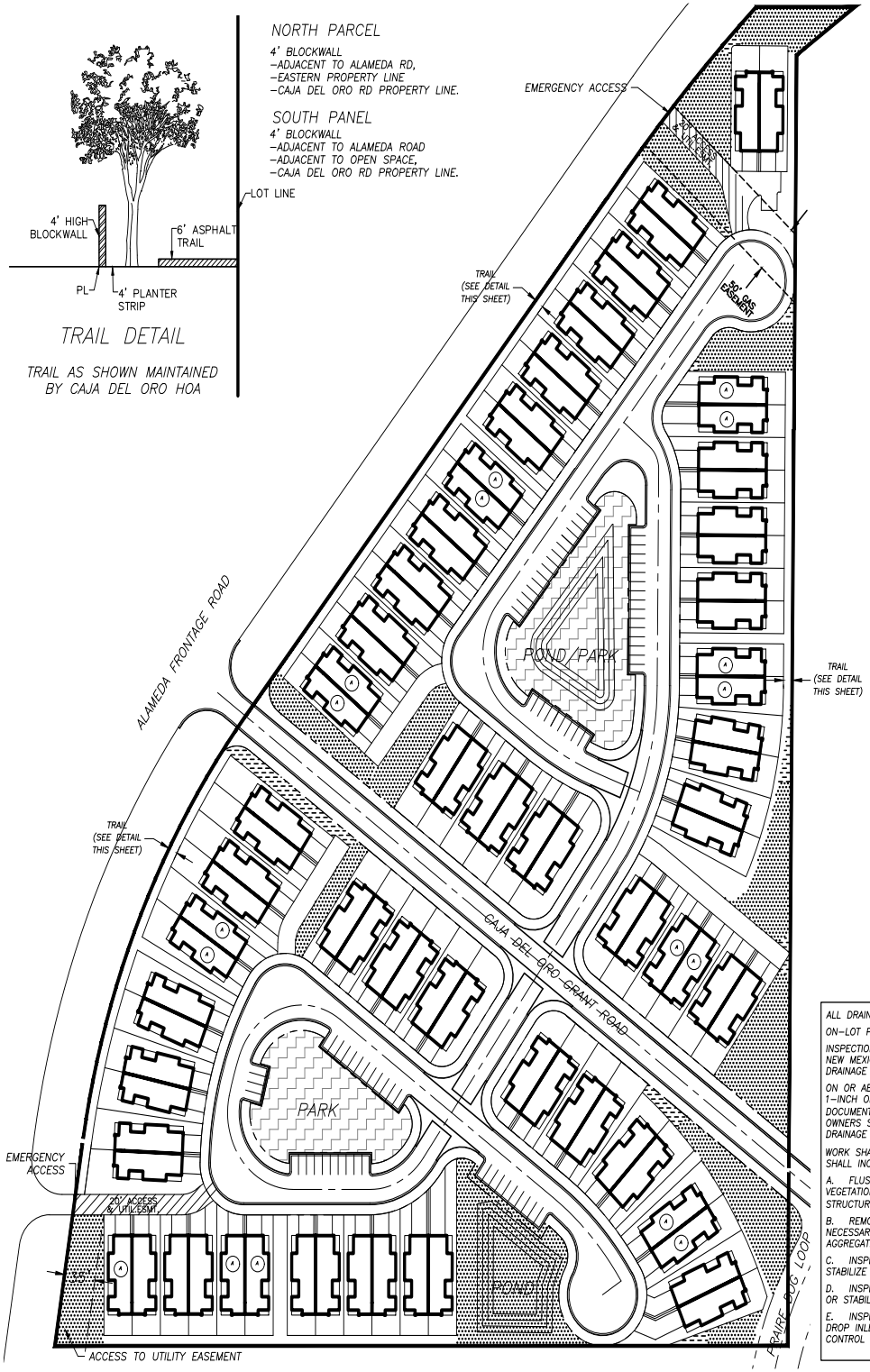
City of Santa Fe, New Mexico

Planning Commission

Exhibit E

Applicant Submittals

1. **Development Plan**
2. **Preliminary Plat**
3. **Landscape Plan**
4. **Siebert Project Report**
5. **Caja del Oro Plan Set**



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).

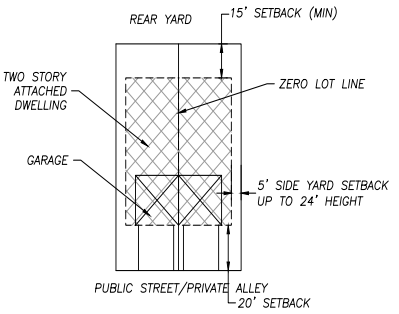
B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6–INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH AGGREGATE AS DIRECTED BY THE ENGINEER.

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



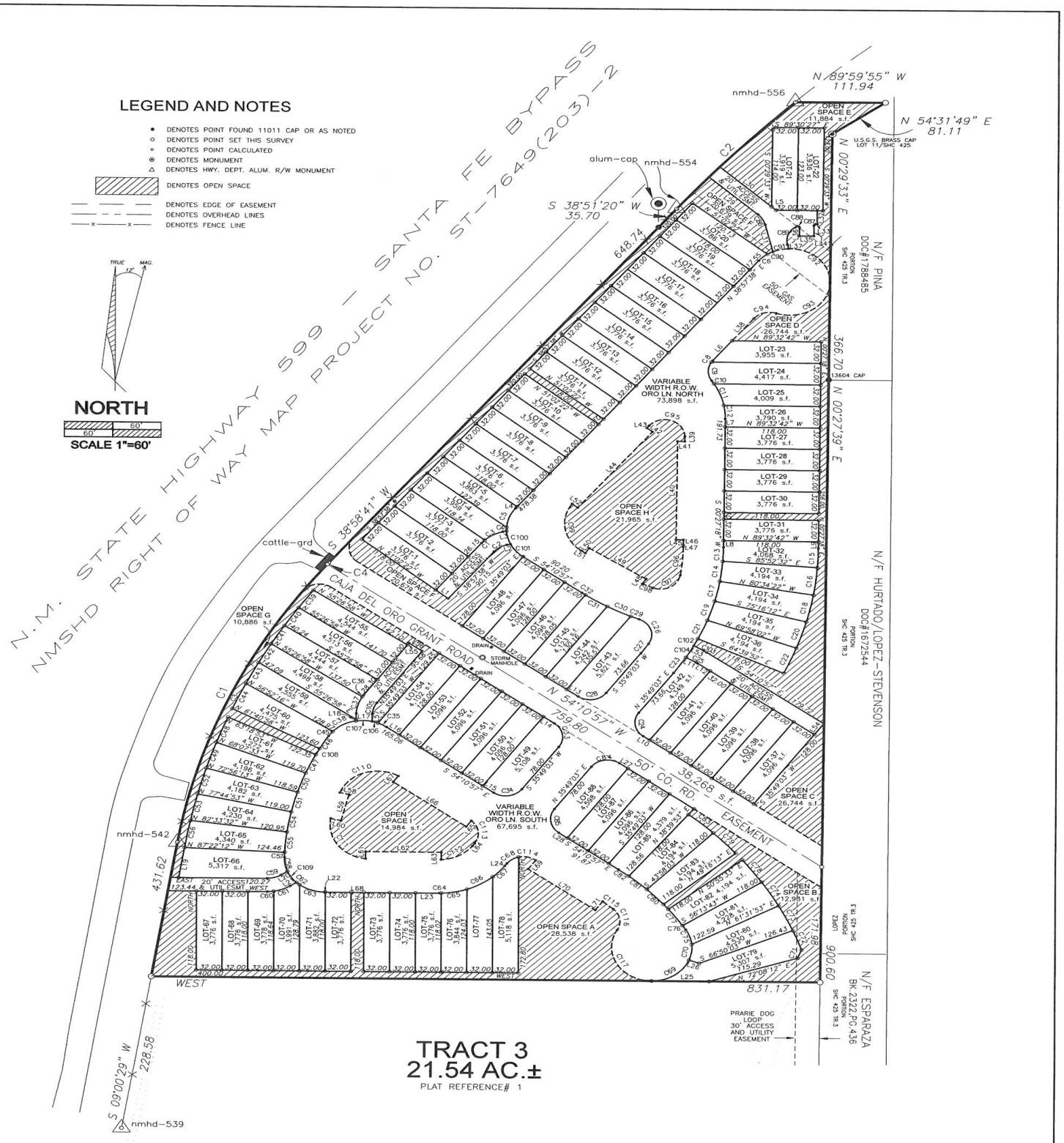
NOTE:
LOT COVERAGE: 40% BY RIGHT
LOT COVERAGE: 55% PERMITTED WITH PRIVATE OPEN SPACE ON LOT

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



CASE #2021-00 CAJA DEL ORO SUBDIVISION

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.

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

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

WATER BUDGET

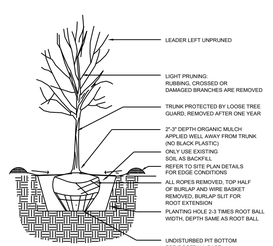
YEAR 1 AND 2
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 4 RUN TIMES PER WEEK
APPROX. 90 RUN CYCLES PER YEAR
257 TREES/1,542 GALLONS PER RUN CYCLE
595 SHRUBS/1,190 GALLONS PER RUN CYCLE
2,732 GALLONS PER RUN CYCLE X 90 RUN TIMES=245,880 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.

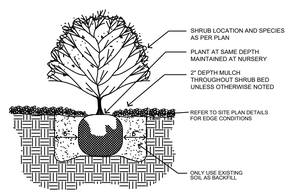


LANDSCAPE DATA

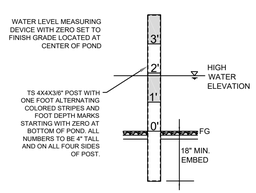
PONDING AREA	
REQUIRED TREES/PONDING AREA (8,725 sq ft)	
ONE TREE PER 500 SF OF PONDING AREA	
(19,559 SF/500 SF = 40)	40
PROPOSED TREES	40
REQUIRED SHRUBS/PONDING AREA	
THREE SHRUBS PER 500 SF OF PONDING AREA	
(19,559 SF/500 SF = 40 X3= 120)	120
PROPOSED SHRUBS	120
STREET TREE REQUIREMENTS	
ONE TREE 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

City of Santa Fe, New Mexico

Planning Commission

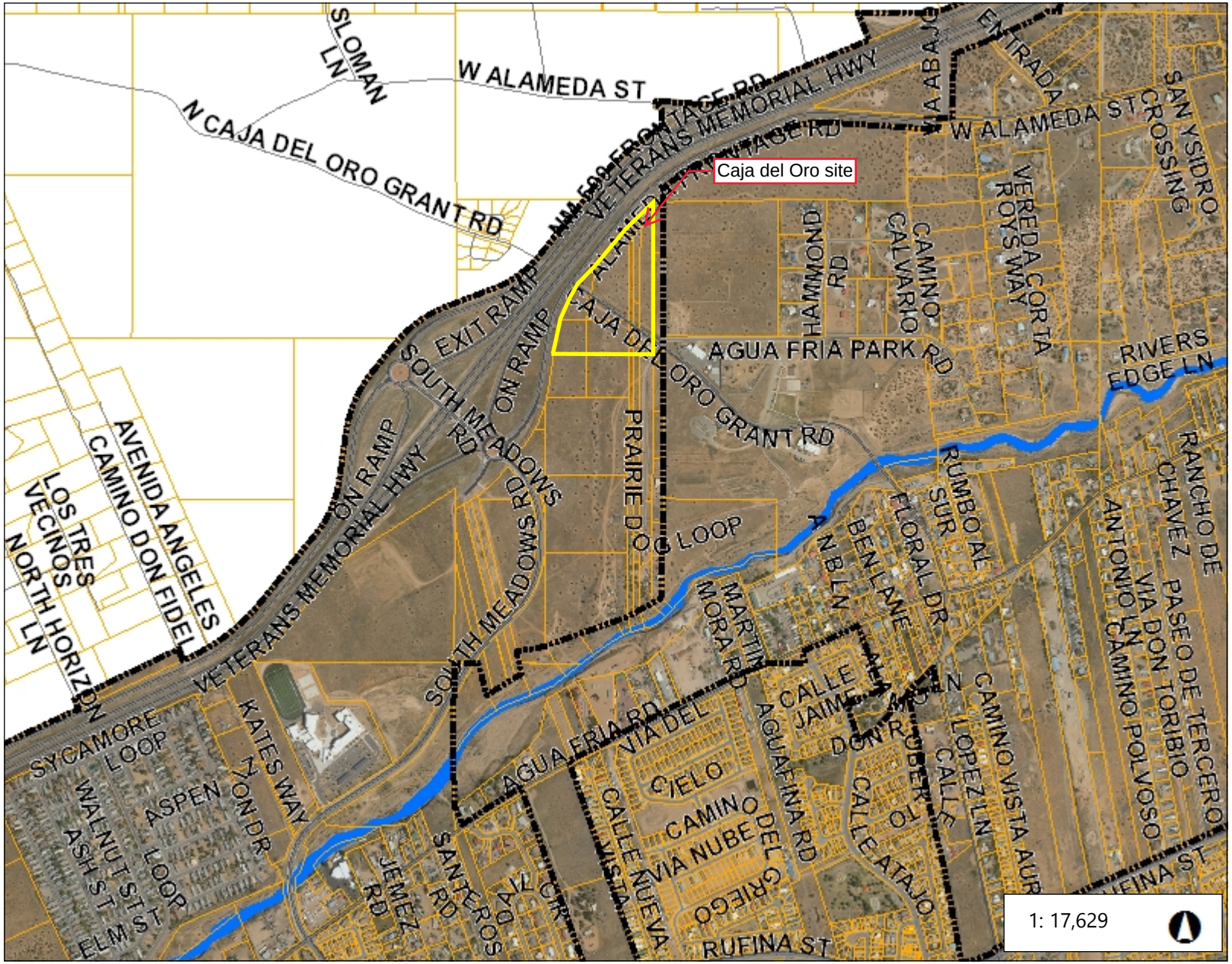
Exhibit C

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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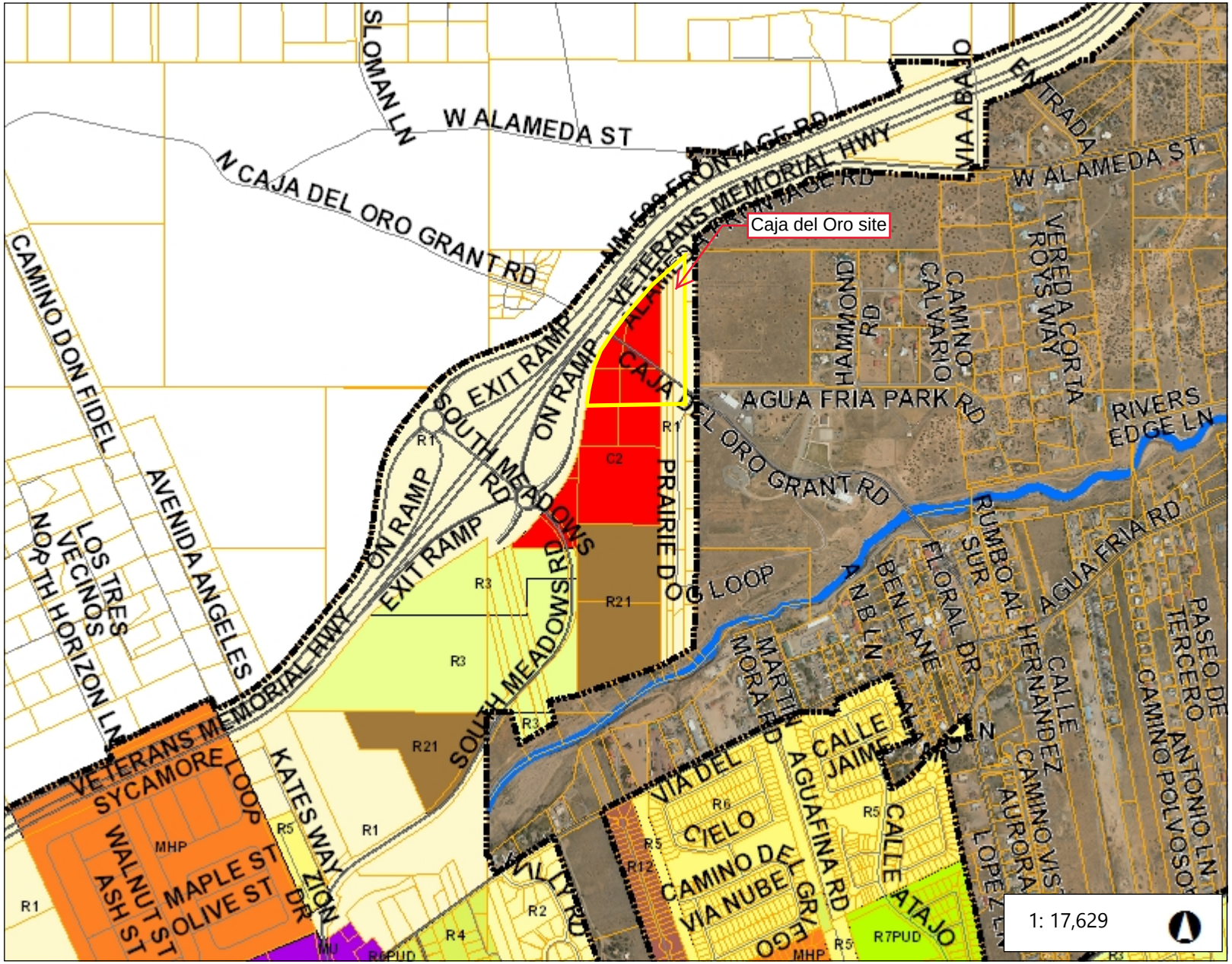
2,938.2 0 1,469.10 2,938.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

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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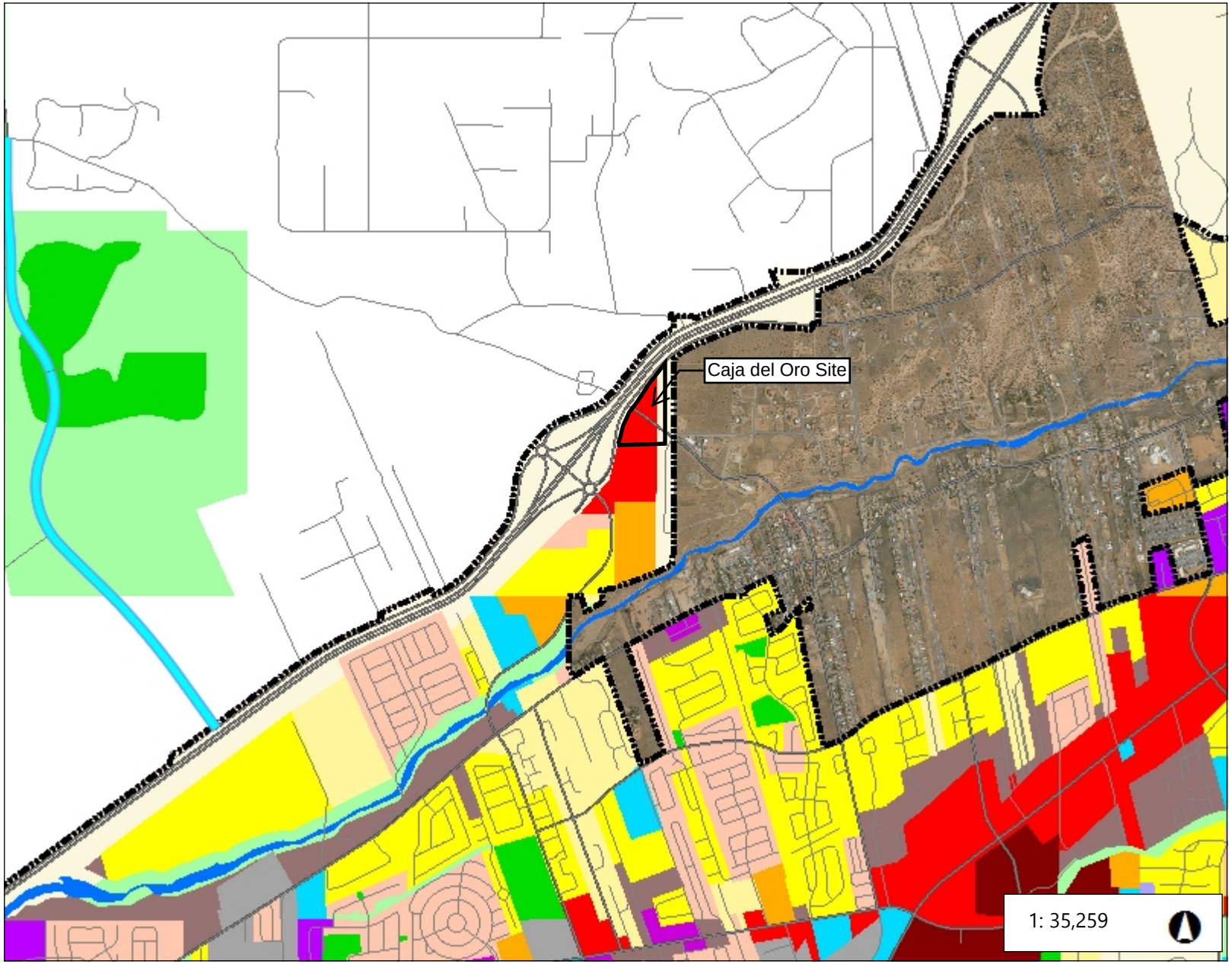
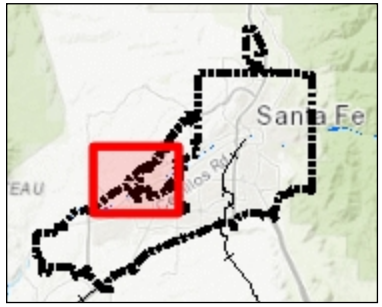
Santa Fe
Mapping the City Different

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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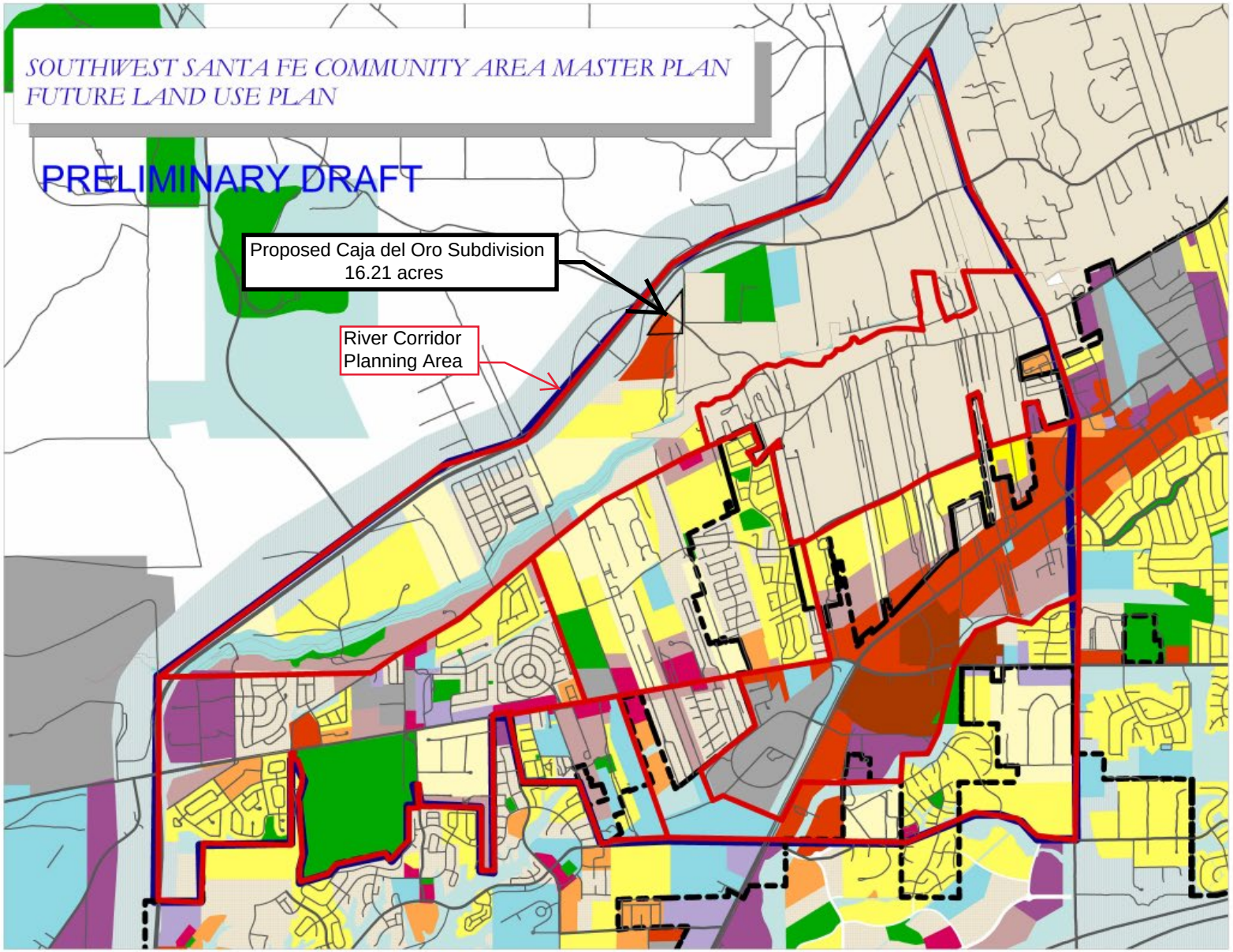
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Southwest Santa Fe Community Area Master Plan
Future Land Use Plan



SW Santa Fe Community Area Master Plan
Future Land Uses (Preliminary Draft)

Legend

Neighborhood Plan Units

Future Land Use Designations
- Mountain/Corridor (1du/10+ ac)
- Residential Very Low Density (1-3 du/ac)
- Residential Low Density (3-7du/ac)
- Residential Moderate Density (7-9 du/ac)
- Residential Medium Density (7-12 du/ac)
- Residential High Density (12-29 du/ac)
- Regional Commercial
- Community Commercial
- Neighborhood Center
- Business Park
- Office
- Industrial
- Institutional
- Parks
- Open Space
- Greater Agua Fria Area
- Agua Fria THC
- Mixed-Use/Transitional

Exhibit 4.1

City of Santa Fe
New Mexico

1000 0 1000 2000 3000 Feet

Planning and Land Use Dept.
Planning Division
Plotted 4.18.01
For Planning Purposes Only

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.

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 C-2 TO R-10 AND R-1 TO R-10

PRELIMINARY DEVELOPMENT PLAN

PRELIMINARY SUBDIVISION PLAT

PREPARED FOR

PULTE GROUP OF NEW MEXICO, INC

PREPARED BY

JAMES W. SIEBERT & ASSOCIATES, INC

OCTOBER, 2021

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Rezoning	
Preliminary Subdivision Plat	
Development Plan	
ENN Meeting Description	
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APPENDICES

Appendix A	Current Recorded Warranty Deeds
Appendix B	1905,1950 Caja del Oro & 5& 7 Hernandez Ln. Plat of Record
Appendix C	BLM-GLO Small Holding Claim Surveys
Appendix D	Archaeological and Historic Clearance
Appendix E	SFPS Letter
Appendix F	Description of North and South Lot
Appendix G	Santa Fe Homes Proposal
Appendix H	Subdivision Covenants, Articles and Bylaws

FIGURES

Figure 1: Vicinity Map

BACKGROUND INFORMATION

Relationship to Existing Zoning

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.

Relationship to the City General Plan

A request is submitted for an amendment to the City General Plan from Residential Mountain, 1 dwelling per acre to Medium Density Residential 7-12 dwellings 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.

PROJECT OWNERSHIP

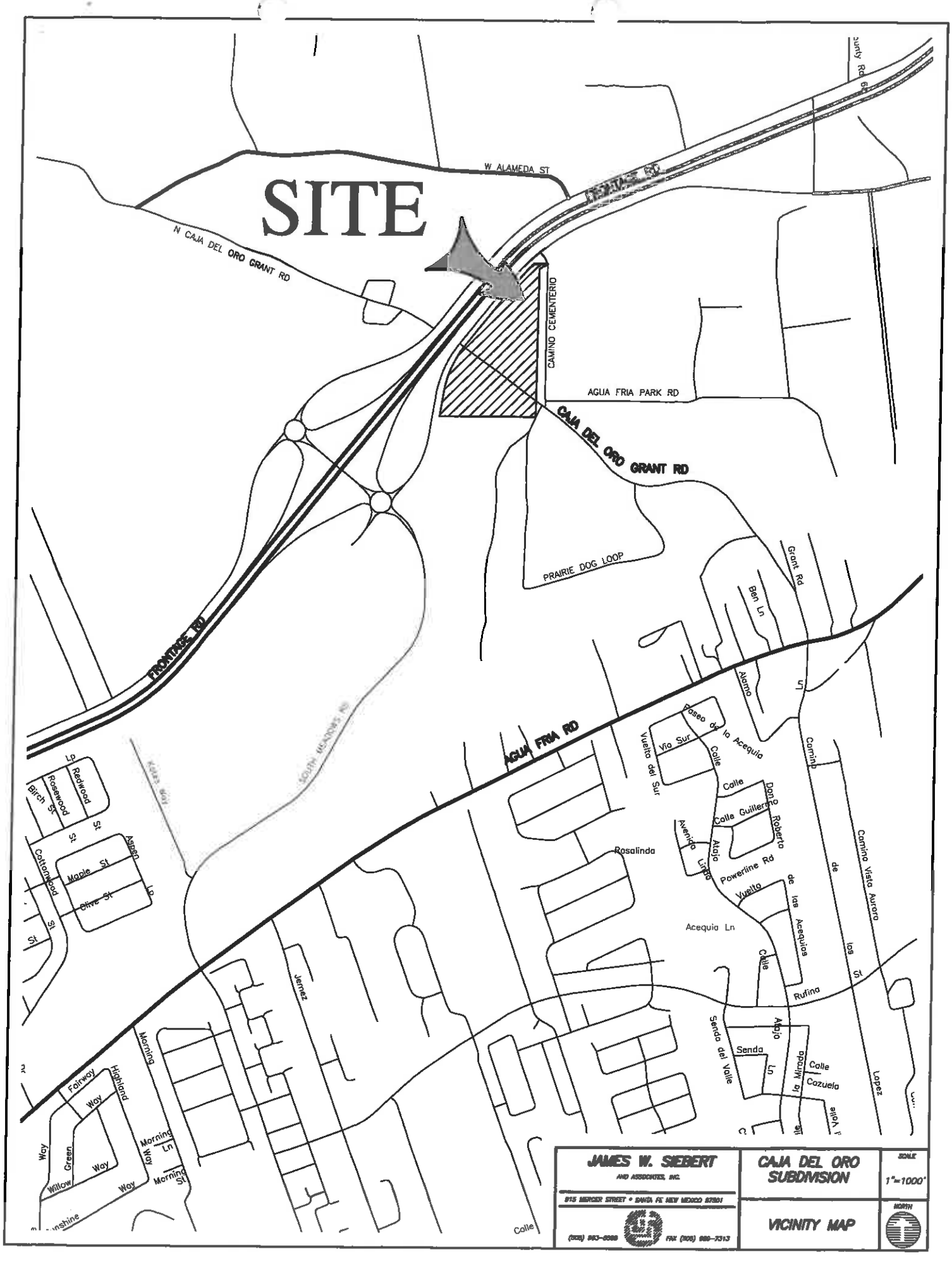
The subject site is owned by Don Juan's Land LLC, a Limited Liability Company registered in New Mexico. The recorded warranty deeds are included in the report as Appendix A. Carlos Garcia, Managing Member for Don Juan's Land LLC has signed the application form and Pulte Homes of New Mexico, Inc will perform all the processing of the development applications to the city and purchase the property subject to entitlements.

LEGAL LOT OF RECORD

The legal lot of record for 1905, 1950 Caja del Oro and 5 and 7 Hernandez Lane is established by a land division plat recorded in the office of the County Clerk in Book 264 page 030 and is included as Appendix B. The legal lot of record for the remaining small holding claim tracts is determined by the Bureau of Land Management, General Land Office Records (BLM-GLO) found in Appendix C. 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. The lot consolidation plat will be recorded concurrently with the Development Plan/Final Subdivision Plat. The Lot Consolidation plat is included in the overall plan set. The plat includes the larger parcels zoned C-2 and the strips of land zoned R-1.

PROJECT LOCATION

There are two parcels within this development one, south of Caja del Oro Grant Road and one north of Caja del Oro Grant Road. The vicinity map for the subject development requests is shown on Figure 1.


SITE
W ALAMEDA ST
N CAJA DEL ORO GRANT RD
CAMINO CEMENTERIO
AGUA FRIA PARK RD
CAJA DEL ORO GRANT RD
PRAIRIE DOG LOOP
FRONTAGE RD
AGUA FRIA RD
SOUTH MEADOWS RD
Grant Rd
Ben Ln
Alamo
Ln
Camino
Paseo de la Acequia
Via Sur
Vuelta del Sur
Calle
Calle
Don Roberto
Calle Guillermo
Avenida Linda
Atajo
Rosalinda
Powerline Rd
Vuelta
de las Acequias
Acequia Ln
Calle
Camino Vista Aurora
de
los
St
Rufina
Senda del Valle
Atajo
Senda
Ln
la Mirada
Calle
Cazuela
Lopez
Jemez
Morning
Fairway
Highland
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Green
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Willow
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Morning
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Calle
Redwood
Rosewood
Birch St
Cottonwood
Maple St
Olive St
Aspen
Lp
Lp
St
St
JAMES W. SIEBERT
AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87501
FAX (505) 989-7313
CAJA DEL ORO
SUBDIVISION
VICINITY MAP
SCALE
1"=1000'
NORTH

EXISTING CONDITIONS

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 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.

DEVELOPMENT REQUESTS

Pulte is requesting several development requests associated with the development of this property, consisting of the following.

General Plan Amendment

This is an increase in the City General Plan Future Land Use designation from Residential Mountain, one dwelling per acre to medium density residential (7-12) Dwellings per Acre). There is also a general plan amendment from Community Commercial to Medium Density Residential (7-12 du/ac)

Rezoning from C-2 General Commercial to R-10 and R-1 to R-10

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.

Preliminary Subdivision Plat

A preliminary subdivision plat for 88 lots is submitted along with the other development requests. Assuming all the development requests are approved, a final subdivision plat would be submitted for review and subsequent action by the Planning Commission.

Development Plan

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.

EARLY NEIGHBORHOOD NOTIFICATION MEETING

The city staff has prepared a synopsis of the two ENN meetings held with the public. Two meetings were held due to the increase in the number of dwellings from 80 dwellings at the first meeting to 88 dwellings at the second meeting.

ENVIRONMENTAL REVIEW

Archaeology

Ron Winters conducted an archaeological survey of the property. No historical material was found on the property considered to be significant per archaeological survey standards. Two copies of the report by Mr. Winters have been delivered to the city. The archaeological clearance issued by the City Archaeological Committee is found in Appendix D.

Flood Plain

There is no FEMA designated flood plain on this property. The closest drainage that is described as having a 100-year flood plain is the Santa Fe River which is approximately one-half mile from the eastern boundary of the property

Slopes and Terrain Conditions

There are no natural slopes on the property that exceed 30 percent or slopes of 20-30 percent that require standards for placement of the house on slopes of this category. The land is gentle with an average slope of less than five percent. The property generally slopes from the north to the south.

Drainage

The south and north parcels drain to the south. There are two drop inlets in Caja del Oro Grant Road that serve as an equalizing basin for ponding that occurs in the area of the inlets. The north parcel drains to Caja del Oro Grant Road. The storm water is carried across from the low point at the north end of the southern parcel in a pipe and through the south parcel to the pond at the southeast corner of the property. The water from this pond is released at historic rates calculated for both parcels. The drainage report is submitted under a separate cover and is included in the application.

Adjoining and Nearby Land Uses

The land in the vicinity of this project to the east is generally zoned R-1 single family residential or institutional. As mentioned previously there is a cemetery to the east of the northern parcel with a vacant lot and roadway between the project and the cemetery. Further to the east there are several properties owned by Santa Fe County. Those properties consist of the following county uses:

- Agua Fria Fire station
- County park (Romero Park)
- Health Clinic
- Community Center (Nancy Rodriguez)

The property to the south is currently vacant and is zoned C-2 General Commercial. The owner of these two parcels is also the owner of the vacant land to the south. The owner is working with Pulte to provide for the city utility extensions through the parcel to the south of this project to serve the property to be purchased by Pulte.

The property immediately to the east of the south parcel is vacant and zoned R-1 Residential. Alameda is located to the west, which is a NMDOT facility and serves as the east frontage road for NM 599. Between the Alameda frontage road and the NM 599 right-of-way and the west frontage road, the next closest private land area is 440 feet from the western boundary of the subject property.

PUBLIC SCHOOLS

The public schools that serve the district where this project is located are listed below:

El Camino Real Academy – 2500 South Meadows Road
Capital High School – 4851 Paseo del Sol

Public Schools Report

A report was submitted to the Santa Fe Public Schools as provided for in the City Code. The response from Santa Fe Public Schools is enclosed in Appendix E of this report indicating capacity to absorb the students from this project into the public school system.

PROJECT DESCRIPTION

The designation of the lots subject to the subdivision is shown on Appendix F, North Lot and South Lot. The South lot is not part of the various application requests.

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 Rd
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.

TRAFFIC AND PEDESTRIAN CIRCULATION

Traffic Circulation

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. The traffic study is submitted under a separate cover as part of the application for this project.

Pedestrian Circulation and Public Transportation

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 Mid School located on South Meadows Road.

FIRE PROTECTION

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.

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 de Oro Grant Road mentioned in the report that are currently served by on-site wells.

Sewer

There is a city sewer line on Caja de Oro Grant Road east of the development. The development will connect to the existing 8-inch sewer in Caja de 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 de Orr Grant Road.

Natural Gas

There is a supply gas line in Caja de 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 de 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 ha a 50 foot easement and residential dwellings are located outside the easement.

Electric

PNM overhead electric service is available on Caja de 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 I was unable to verify cable on 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.

OPEN SPACE AND PARK LAND

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.

COMPLIANCE WITH SANTA FE HOMES ORDINANCE

The Santa Fe Homes Ordinance requires that 20 percent of the homes within the project must be constructed and made available to qualifying families based on the mandated standards set forth in the Ordinance. A total of 17.6 dwellings are required to satisfy the affordable housing requirements of the city. 17 affordable dwellings will be provided in this project with a fee paid for the .6 remainder. The location of the affordable units is shown on the Development Plan. The Santa Fe Homes Proposal can be found in Appendix G

TERRAIN MANAGEMENT AND EROSION CONTROL

A storm water pollution protection plan (SWPPP) has been prepared as part of the Application materials for the project. A Notice of Intent (NOI) will be submitted to the Environmental Protection Agency (EPA) prior to the commencement of any grading that may occur on site.

The contractor for the project will be required to implement various measures to reduce dust leaving the site. The mitigation of dust will include, at a minimum, the watering of areas disturbed during the grading of the site.

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.

SUBDIVISION COVENANTS

Section 14-8.2(K)(1) of the City Code requires that covenants and homeowners' documents be submitted for review to assure that each lot owner understands the requirement to maintain landscape easements and storm water ponds and which remain under the ownership of the homeowners association. Restrictive covenants and HOA documents which includes the provisions to maintain commonly owned facilities is provided in Appendix H to the report.

RESPONSE TO GENERAL PLAN AMENDMENT APPROVAL CRITERIA MOUNTAIN RESIDENTIAL (1 DU/ACRE) TO MEDIUM RESIDENTIAL (7-12 DU'S/ACRE)

General Plan Amendment Approval Criteria

(1) Criteria for All Amendments to the General Plan

The planning commission and the governing body shall review all general plan amendment proposals on the basis of the following criteria, and shall make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any amendment to the general plan :

(a) consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure ;

The growth projections from the general plan are over 20 years old and are no longer relevant to Santa Fe's projected growth. The 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. The Madera Apartments consisting of 355 units was recently completed south of Agua Fria. 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.

(b) consistency with other parts of the general plan ;

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.

(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

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.

(c) an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification.

While the allowance for the proposed housing product does promote the general welfare by providing for a dwelling with a proven demand at the current price point, it is assumed that the definition of "general welfare" in this case is something that serves a higher purpose such as a health clinic for Santa Fe's immigrant population. If that is the meaning, this amendment does not satisfy that standard and does require a general plan amendment.

(d) compliance with extraterritorial zoning ordinances and extraterritorial plans;

The extraterritorial bodies that in the past heard rezoning and subdivision cases no longer applies to cases inside the city limits. City jurisdiction includes all the land within the city limits. County jurisdiction includes all the land outside the city limits.

(e) contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development ; and

This request does contribute to the coordinated and harmonious development of Santa Fe by providing for a building product that 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 fire fighting capacity for the area.

(f) consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.

No variances are requested with this application indicating compliance with the city zoning regulations. Policies regarding construction of city roads, sewer and water will be followed in the development of infrastructure for this area.

(2) Additional Criteria for Amendments to Land Use Policies

In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties . The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback , landscaping or other means, and a finding must be made that:

(a) the growth and economic projections contained within the general plan are erroneous or have changed;

The general plan included this area as phase 1 for future development. Whatever growth or economic projections were provided in the 1999 general plan would represent dated data that does not take into account the circumstances that have taken 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) no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or

There are few areas in Santa Fe with R-10 or R-12 zoning districts that would allow for a housing product proposed by Pulte. There are even fewer of these zoning districts that satisfy the existing city access standards and have the existing utility infrastructure capable of serving a project of this size.

(c) conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.

There is a surge in apartment development in Santa Fe. The zoning districts that allow for residential densities in the range or 18-21 dwellings per acre, are R-21, C-1 and C-2 zoning districts. Land zoned for these districts that would allow for higher density residential development, especially meeting the access and utility requirements, is being utilized for apartment construction. It is difficult for developers constructing single family homes at 6-10 dwellings per acre to compete against the price of land associated with apartment development.

GENERAL PLAN AMENDMENT FROM COMMUNITY COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL (7-12 DU/AC

General Plan Amendment Approval Criteria

(1) Criteria for All Amendments to the General Plan

The planning commission and the governing body shall review all general plan amendment proposals on the basis of the following criteria, and shall make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any amendment to the general plan :

(g) consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure ;

The growth projections from the general plan are over 20 years old and are no longer relevant to Santa Fe's projected growth. The 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. The Madera Apartments consisting of 355 units was recently completed south of Agua Fria. The El Camino Real middle school was placed in this area in anticipation of growth in the area. Caja del Oro Grant Road is used as a cross-town connector road from Agua Fria and roads east to NM 599. While this has not changed the physical presence of Caja del Oro it has been waiting for a water line sufficient in size to address fire requirements and domestic needs. That will happen with this project.

(h) consistency with other parts of the general plan ;

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.

(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

With the exception of institutional uses such as the County fire station, County Park and County community center, and County health 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.

(i) an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification.

While the allowance for the proposed housing product does promote the general welfare by providing for a dwelling with a proven demand at the current price point, it is assumed that the definition of "general welfare" in this case is something that serves a higher purpose such as a health clinic for Santa Fe's immigrant population. If that is the meaning, this amendment does not satisfy that standard and does require a general plan amendment.

(j) compliance with extraterritorial zoning ordinances and extraterritorial plans;

The extraterritorial bodies that in the past heard rezoning and subdivision cases no longer applies to cases inside the city limits. City jurisdiction includes all the land within the city limits. County jurisdiction includes all the land outside the city limits.

(k) contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development ; and

This request does contribute to the coordinated and harmonious development of Santa Fe by providing for a building product that 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 fire fighting capacity for the area.

(l) consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.

No variances are requested with this application indicating compliance with the city zoning regulations. Policies regarding construction of city roads, sewer and water will be followed in the development of infrastructure for this area.

(2) Additional Criteria for Amendments to Land Use Policies

In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties . The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback , landscaping or other means, and a finding must be made that:

(a) the growth and economic projections contained within the general plan are erroneous or have changed;

The general plan included this area as phase 1 for future development. Whatever growth or economic projections were provided in the 1999 general plan would represent dated data that does not take into account the circumstances that have taken 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.

(c) no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or

There are few areas in Santa Fe with R-10 or R-12 zoning districts that would allow for a housing product proposed by Pulte. There are even fewer of these zoning districts that satisfy the existing city access standards and have the existing utility infrastructure capable of serving a project of this size.

> *(c) conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.*

There is a surge in apartment development in Santa Fe. The zoning districts that allow for residential densities in the range or 18-21 dwellings per acre, are R-21, C-1 and C-2 zoning districts. Land zoned for these districts that would allow for higher density residential development, especially meeting the access and utility requirements, is being utilized for apartment construction or is encumbered for apartment use. It is difficult for developers constructing single family homes at 6-10 dwellings per acre to compete against the price of land associated with apartment development.

RESPONSE TO REZONING APPROVAL CRITERIA

The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) one or more of the following conditions exist:

(i) there was a mistake in the original zoning;

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; or

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 10.1.6 of the Santa Fe General Plan states the following:

"The most important element of planning for affordable housing is higher density. Part of what has made Santa Fe so appealing. Neighborhoods with five to nine units per acre will help achieve affordable housing goals."

It has been 24 years since that was written and the definition of what is considered affordable has changed significantly. Nonetheless a higher density does allow for a more moderately priced dwelling.

(b)all the rezoning requirements of Chapter 14 have been met;

No variances are submitted with the applications for development of this property.

(c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;

A request has been included in the application for a modification of the general plan, Future Land Use map from low density residential 1 DU/ Ac) to Medium Density (7-12 DU's/Ac). If approved by the Planning Commission, this brings the general plan recommendation into conformance with the proposed zoning application.

(d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and

The lack of housing in Santa Fe has been well documented in several of the studies prepared for the city. This is an unusual housing product that is best suited to a higher density residential zoning such as R-10. There is a limited supply of land in Santa Fe that is zoned for that residential density.

(e) the existing and proposed infrastructure , such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

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.

It takes a company like Pulte, with the financial resources, to bring a major water line to serve this development and potentially future development in the area. There is a fire station in close proximity to Caja del Oro and a county park that is also close by.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

The 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) affect an area of less than two acres, unless adjusting boundaries between districts; or

The land is greater in size than two acres.

(c) benefit one or a few landowners at the expense of the surrounding land owners.

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 of 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.

RESPONSE TO DEVELOPMENT PLAN APPROVAL CRITERIA

(1) Necessary Findings
To approve a development plan, the planning commission must make the following findings:

(a) that it is empowered to approve the plan under the section of Chapter 14 described in the application;

Under sections 14-3.8 (B)(3) and 14-2.3(C)(1) of Chapter 14 of the Land Development Code the Planning Commission is granted authority to approve or disapprove a development plan.

(b) that approving the development plan will not adversely affect the public interest; and

The public interest is served by providing for housing that is badly needed in Santa Fe. There are no infrastructure costs attributable to the city from the project since the developer pays for all costs, provides for affordable housing per the city code. There is no environmental detrimental affect caused by this project, including 100-year flood plains, steep slopes or rock outcroppings.

(c) that the use and any associated buildings are compatible with and adaptable to buildings structures and uses of the abutting property and other properties in the vicinity of the premises under

The 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.

RESPONSE TO SUBDIVISION CRITERIA

Below is the response to the five criteria set forth in 14-3.7(C) of the Santa Fe City Code.

1. *In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.*

An archaeological report has been prepared 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.

The Planning Commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, or for other uses that may increase danger to health, safety or welfare or aggravate erosion or endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection overlay District) and Section 14-8.3 (Flood Regulations.)

The various divisions of the City will comment on the plans that are submitted as part of the development review process. Conditions of approval and technical corrections must be addressed as part of the review by City staff. This land 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.

All Plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements, and Dedications Standards).

Every effort has been made to ensure that subdivision of land for each of the tracts complies with Chapter 14, Article 9. The interior roadways are designed as public roads and the city utility infrastructure is designed to comply with the standards of Article 9. 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.

2. *A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat*

This is vacant land and there are 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.

3. *A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat .*

The rezoning of the property from R-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.

APPENDIX A

WARRANTY DEEDS

GK

SPECIAL WARRANTY DEED

This Special Warranty Deed is execute by El Monte Inc. a New Mexico corporation, Rita Montoya, Charlotte M. Capling, Richard A. Montoya, and Benjamin John Montoya, all as Co-Trustees of the Marital Trust under the Richard P. and Rita B. Montoya Revocable Trust agreement dated November 20, 1996, as amended, and as all as Co-trustees of the Exemption Trust under the Richard P. and Rita B. Montoya Revocable Trust agreement dated November 20, 1996, as amended, and Rita B. Montoya (collectively "Grantors") in a favor of Don Juan's Land, LLC, a New Mexico limited liability company, ("Grantee").

For good and valuable consideration, the receipt of which is hereby acknowledged by Grantors, Grantors hereby grant, convey and sell to Grantee, the following described real property located in Santa Fe County, New Mexico (the "Property"):

West half of Tract Four of Small Holding Claim #544, Section 31, T17N, R9E, N.M.P.M. as per Patent #338440.

Less and excepting a certain tract of land situate in the Northerly portion of the Westerly half of Tract 4 of Small Holding Claim No. 544, within Section 31, T17N, R9E, N.MP.M., Santa Fe County, State of New Mexico, and being more particularly described by New Mexico Plane Grid Bearing (Central Zone) and ground distance as follows:

Beginning at the USGLO brass cap marking the Northwesterly corner of said Tract 4 of Small Holding Claim No. 544, Tract 4, distance of 57.21 feet to a 11/2" rebar at a point on curve and the Northeasterly corner of the tract herein described; thence Southwesterly, along the Southerly right-of-way line of said N.M.P. ST-7649(203) - 2, on and 3.3509 deg. curve (radius = 1709.86, chord = South 39 deg. 35' 42" West, a distance of 43.87 fee) through an arc of 01 deg. 28' 36" a distance of 43.87 feet to a point on tangency; thence South 38 deg. 51' 36" West, along said Southerly right-of-way line, a distance of 35.65 feet to a point on the Westerly boundary line of said Small Holding Claim No. 544; thence North 00 deg. 04' 07" West, along the said Westerly boundary line of Small Holding Claim No. 544, Tract 4, a distance of 34.44 feet to the point and place of beginning.

Subject to all reservation, restrictions, easements and unpaid taxes, and together with special warranty covenants.

SFC CLERK RECORDED 02/27/2018

SPECIAL WARRANTY DEED
COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
PAGES: 6

I Hereby Certify That This Instrument Was Filed for Record On The 27TH Day Of February, 2018 at 03:38:33 PM And Was Duly Recorded as Instrument # 1851011 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy _____ County Clerk, Santa Fe, NM

Grantors:

El Monte Inc.
a New Mexico corporation,

By: Rita Montoya
Its President

State of New Mexico)
County of Santa Fe) ss.

The foregoing instrument was acknowledged by Rita Montoya, as President of El Monte Inc. a New Mexico corporation, on behalf of the corporation, on this 23 day of ~~January~~ February 2018.

My commission expires: 5/23/2018

Notary Public
State of New Mexico



SFC CLERK RECORDED 02/27/2018

The following individuals as Co-Trustees of the Marital Trust under the Richard P. and Rita B. Montoya Revocable Trust agreement dated November 20, 1996, as amended, and all as Co-trustees of the Exemption Trust under the Richard P. and Rita B. Montoya Revocable Trust agreement dated November 20, 1996, as amended:

Rita B. Montoya

Rita Montoya, Co-Trustee

State of New Mexico)
County of Santa Fe) ss.

The foregoing instrument was acknowledged by Rita Montoya, Co-Trustee, on this 23 day of ~~January~~ February 2018.

My commission expires: 5/23/2018



Notary Public
State of New Mexico

SFC CLERK RECORDED 02/27/2018

Charlotte M. Capling, Co-Trustee

State of New Mexico)
County of Santa Fe) ss.

The foregoing instrument was acknowledged by Charlotte M. Capling, Co-Trustee, on this 23 day of ~~January~~ Feb 2018.

My commission expires:
1/8/21

Notary Public
State of New Mexico

OFFICIAL SEAL
Greta Kjolhede
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires:

SFC CLERK RECORDED 02/27/2018

Richard A. Montoya, Co-Trustee

State of New Mexico)
County of Santa Fe) ss.

The foregoing instrument was acknowledged by Richard A. Montoya, Co-Trustee, on this 6th day of ~~January~~ February 2018.

My commission expires:
1/8/21

Notary Public
State of New Mexico

OFFICIAL SEAL
Greta Kjolhede
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires:

SFC CLERK RECORDED 02/27/2018

Benjamin John Montoya, Co-Trustee

State of New Mexico)
County of Santa Fe) ss.

The foregoing instrument was acknowledged by Benjamin John Montoya, Co-Trustee, on this 27th day of ~~January~~ February 2018.

My commission expires: JJB

Notary Public
State of New Mexico

OFFICIAL SEAL
JODIE JONES BUTLER
Notary Public
State of New Mexico
My Commission Expires 2/27/19

SFC CLERK RECORDED 02/27/2018

e-Recorded 1916720 05/20/20 SFC

GENERAL WARRANTY DEED

This Warranty Deed is executed by GREAT WESTERN INVESTORS, LLC, a New Mexico limited liability company ("Grantors") in favor of Don Juan's Land LLC, a New Mexico limited liability company, ("Grantee").

For good and valuable consideration, the receipt of which is hereby acknowledged by Grantor, Grantors hereby grants, conveys and sells to Grantee, the real property located in Santa Fe County, New Mexico ("The Property") Parcel Number: 54104890 and UPC: 1049097125363000000 in the office of the Santa Fe County Assessor, containing 5.94 acres more or less and further described as follows:

Legal Description of the following, a portion of Government Lot 11, section 31, T.17nN., R.9E., N.M.P.M., Santa Fe County, New Mexico.

Commencing at the northwest corner of a portion of Government Lot 11 as referenced above being a NMHD ROW Rail sta.556+49.71 and lying on the eastern edge of the right of way of State Highway 599 Santa Fe Bypass as indicated on NMSHD project # ST-7649(203)-2; thence from said point and place of beginning S 89°59'33" E, 111.90' to a 5824 capped rebar; thence S 54°31'49" W, 81.11' to a USGLOS CAP marking the NW corner of SHC 425; thence S 00°27'43" W, 2053.70' to a 5/8" rebar; thence S 00°26'36" W, 341.19' to a USGLOS CAP marking AP26; thence N 89°31'49" W, 97.24' to a USGLOS CAP marking AP25; thence N 00°02'47" E, 1597.28' to a 3905 capped rebar; thence N 00°02'41" E, 747.22' to a 3905 capped rebar; thence S 60°45'25" W, 55.25' to a calculated point on the Santa Fe Bypass right of way from whence a tie to the NMHD ROW Rail sta. 554+07.63 bears 43.75' along a 1709.86' radius curve to the left having a chord of S 39°42'52" W, 43.75' and a delta of 1°27'58" along said right of way eastern edge; thence continuing from the previous calculated point and along the eastern edge of said right of way 170.21' along a 1709.86' radius curve to the right having a chord of N 43°24'39" E, 170.14' and a a delta of 5°42'23" to the point and place of beginning.

Containing 5.94 acres more or less and as created from survey field work of monuments found based on the compilation of available record documents of adjoining lots of record and NMSHD right of way maps and rail locations by me Richard A. Chatroop NMPLS#11011.

Grantor:

Great Western Investors, LLC
a New Mexico limited liability company,

By: _____
Charlotte M. Capling
Its: Mgr

COUNTY OF SANTA FE) ss
STATE OF NEW MEXICO)

GENERAL WARRANTY DEED
PAGES: 1

I Hereby Certify That This Instrument Was e-Recorded for Record On The 20TH Day Of May, A.D., 2020 at 10:41:20 AM And Was Duly Recorded as Instrument # 1916720 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy - VDURAN County Clerk, Santa Fe, NM

State of New Mexico)
County of Santa Fe) ss.

The foregoing instrument was acknowledged by Charlotte M. Capling, as Mgr, of Great Western Investors, LLC, a New Mexico limited liability company on behalf of the company, this 19 day of ~~April, 2020~~ May 2020

My commission expires: 2/17/22

_____
Notary Public
State of New Mexico

OFFICIAL SEAL
Sandra M. Griego
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: _____

e-Recorded 1957116 06/22/21 SFC

Return To:
Fidelity National Title Insurance Company
8500 Menaul Blvd NE, Suite B-150
Albuquerque, NM 87112

GF No.: SP000077716

WARRANTY DEED

Nick Maestas, a married man dealing in sole separate property for consideration paid, grant to **Don Juan's Land, LLC, A New Mexico limited liability company** whose address is PO Box 4680, Santa Fe NM 87502 the following described real estate in Santa Fe County, New Mexico:

All that tract of land as shown on plat entitled "Plat of Survey for Facundo Rodriguez, a Portion of the East Half of Tract 4, S.H.C. 544 in Section 31, T.17N., R.9E., N.M.P.M., in Santa Fe County, State of New Mexico", filed in the office of the County Clerk, Santa Fe County, New Mexico, on January 25, 2000, in Plat Book 433, page 029, as Document No. 1104090.

with warranty covenants.

SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the year 2021, and subsequent years.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: JUNE 21, 2021

Nick Maestas

State of NEW MEXICO
County of SANTA FE

This instrument was acknowledged before me on this 21 day of JUNE 2021, by Nick Maestas.

Notary Public
My Commission Expires: 2/17/22

[SEAL]

OFFICIAL SEAL
Sandra M. Griego
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires:

COUNTY OF SANTA FE }
STATE OF NEW MEXICO } ss

WARRANTY DEED
PAGES: 1

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 22ND Day Of June, A.D., 2021 at 02:25:12 PM
And Was Duly Recorded as Instrument # 1957116
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy - KVAUGHN
County Clerk, Santa Fe, NM

COUNTY OF SANTA FE } GENERAL WARRANTY DEE
STATE OF NEW MEXICO } ss PAGES: 1

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 24TH Day Of March, A.D., 2021 at 11:38:09 AM
And Was Duly Recorded as Instrument # 1947569
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy - LORMVIGIL County Clerk, Santa Fe, NM

d e d 1947569 03/24/21 S F C

GENERAL WARRANTY DEED

ISAIAS VAZQUEZ-TAPIA AND GRISELDA ORTIZ-VAZQUEZ, husband and wife, for consideration paid, grant to DON JUAN'S LAND, LLC, a New Mexico limited liability company, the real estate in Santa Fe County, New Mexico, specifically described as:

VACANT LAND : T17N R9E S31 2AC TR4 BLK1 PORT

SUBJECT TO reservations, restrictions, and easements of record,

TOGETHER WITH all rights appurtenant thereto with general warranty covenants.

WITNESS our hands and seals this 19th day of March, 2021.

ISAIAS VAZQUEZ-TAPIA

GRISELDA ORTIZ-VAZQUEZ

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

The foregoing General Warranty Deed was acknowledged before me this 19th day of March, 2021, by ISAIAS VAZQUEZ-TAPIA AND GRISELDA ORTIZ-VAZQUEZ.

Notary Public

OFFICIAL SEAL
Karl H. Sommer
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: 3-18-23

My commission expires: 3-18-23

(5)

Prima Title, LLC
file# 12-1075

SFC CLERK RECORDED 05/24/2013

SPECIAL WARRANTY DEED

El Monte Inc. a New Mexico corporation; Rita B. Montoya, Charlotte M. Capling, Richard A. Montoya and Benjamin John Montoya, Co-Trustees of the Marital Trust under the Richard P. and Rita B. Montoya Revocable Trust u/a/d November 20, 1996; Rita B. Montoya, Charlotte M. Capling, Richard A. Montoya and Benjamin John Montoya, Co-Trustees of the Exemption Trust under the Richard P. and Rita B. Montoya Revocable Trust u/a/d November 20, 1996; Rita B. Montoya, Trustee of the Survivor's Trust under the Richard P. and Rita B. Montoya Revocable Trust u/a/d November 20, 1996, for consideration paid, grant to Don Juan's Land, LLC, a New Mexico limited liability company whose address is 2829 Calle de Saiz, Santa Fe, NM 87507 the following described real estate in Santa Fe County, New Mexico:

TRACT 1; TRACT 2; TRACT 3; TR. 4 LOT C; TR. 4 LOT D; TR. 5 LOT A; TR. 5 LOT B; LOT 12 TR. 2 and LOT 12 TR. 4, all as shown and delineated on plat of survey entitled "Boundary Survey for Don Juan's Land, LLC a New Mexico limited liability company...lying within Section 31, T17N, R9E, NMPM, Santa Fe County, New Mexico", recorded May 24, 2013 in Plat Book 758, Page 016, # 1706691, records of Santa Fe County, New Mexico.

AND

Lot 12 Tract 3, as shown and delineated on plat of survey entitled "Consolidation Plat of Lot 12 Tract 3 being a portion of Lot 12 Tract 4 and a portion of Lot 12 Tract 3 lying within Section 31, T17N, R9E, N.M.P.M. Santa Fe County, New Mexico.", recorded April 4, 2013 in Plat Book 756, Page 028, # 1701444, records of Santa Fe County, New Mexico.

with special warranty covenants.

Subject to: See Exhibit "A" attached hereto and made a part thereof

Witness our hand(s) and seal(s) May 24, 2013.

El Monte, Inc., a New Mexico corporation

Rita B Montoya (Seal)
By: Rita B. Montoya, President

The Marital Trust under the Richard P. and Rita B. Montoya Revocable Trust

Rita B Montoya (Seal)
By: Rita B. Montoya, Co-Trustee

Charlotte M. Capling (Seal)
By: Charlotte M. Capling, Co-Trustee

(Seal)
By: Richard A. Montoya, Co-Trustee

(Seal)
By: Benjamin John Montoya, Co-Trustee

The Exemption Trust under the Richard P. and Rita B. Montoya Revocable Trust

Rita B Montoya (Seal)
By: Rita B. Montoya, Co-Trustee

Charlotte M Capling (Seal)
By: Charlotte M. Capling, Co-Trustee

(Seal)
By: Richard A. Montoya, Co-Trustee

(Seal)
By: Benjamin John Montoya, Co-Trustee

The Survivor's Trust under the Richard P. and Rita B. B. Montoya Revocable Trust

Rita B Montoya (Seal)
By: Rita B. Montoya, Trustee

COUNTY CLERK GERALDINE SALAZAR SANTA FE COUNTY NEW MEXICO

SPECIAL WARRANTY DEED
PAGES: 3

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

I Hereby Certify That This Instrument Was Filed for Record On The 24TH Day Of May, 2013 at 04:02:37 PM And Was Duly Recorded as Instrument # 1706797 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy _____ County Clerk, Santa Fe, NM

SFC CLERK RECORDED 05/24/2013

ACKNOWLEDMENTS

STATE OF NEW MEXICO

COUNTY OF SANTA FE

The foregoing instrument was acknowledged before me on May 24, 2013 by Rita B. Montoya, Charlotte M. Capling, Richard A. Montoya and Benjamin John Montoya, Co-Trustees of the Marital Trust under the Richard P. and Rita B. Montoya Revocable Trust u/a/d November 20, 1996; Rita B. Montoya, Charlotte M. Capling, Richard A. Montoya and Benjamin John Montoya, Co-Trustees of the Exemption Trust under the Richard P. and Rita B. Montoya Revocable Trust u/a/d November 20, 1996; Rita B. Montoya, Trustee of the Survivor's Trust under the Richard P. and Rita B. Revocable Trust u/a/d November 20, 1996.

Notary Public

OFFICIAL SEAL
Greta Kjolhede
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires:

STATE OF NEW MEXICO

COUNTY OF SANTA FE

The foregoing instrument was acknowledged before me on May 24, 2013 by Rita B. Montoya, President of El Monte, Inc., a New Mexico corporation.

Notary Public

OFFICIAL SEAL
Greta Kjolhede
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires:

SFC CLERK RECORDED 05/24/2013

EXHIBIT "A"

Taxes and assessments for the year 2013 and thereafter, not yet due and payable.

Reservations and exceptions contained in Patent from United States of America to Dick Montoya, recorded August 17, 1966 in Misc. Book 241, Page 251, records of Santa Fe County, New Mexico.

Terms and conditions contained in Agreement by and between Richard P. Montoya, Irene L. Gonzales and Miguel Gonzales, Manuel E. Romero Jr. and Elvira Romero and Nancy Hernandez and Eloy Hernandez, recorded September 23, 1987 in Misc. Book 592, Page 340, records of Santa Fe County, New Mexico.

Terms and conditions contained in Declaration of Covenants and Restrictions for Tract, recorded January 25, 1994 in Book 1016, Page 271, records of Santa Fe County, New Mexico.

Easement and rights incident thereto contained in Grant of Easement, executed by Richard P. Montoya, recorded June 15, 1995 in Book 1173 Page 260, records of Santa Fe County, New Mexico.

Terms and conditions contained in Easement in favor of New Mexico State Highway and Transportation Department, recorded September 28, 1995 in Book 1203, Page 114, records of Santa Fe County, New Mexico.

Terms and conditions contained in Easement in favor of New Mexico State Highway and Transportation Department, recorded September 28, 1995 in Book 1203, Page 116, records of Santa Fe County, New Mexico.

Terms and conditions contained in Deed of Easement and Right of Way in favor of the County of Santa Fe, recorded May 5, 2010 as Instrument # 1597980, records of Santa Fe County, New Mexico.

Terms and conditions contained in Consent to Easement and right of Way on behalf of Santa Fe County, recorded May 5, 2010 as Instrument # 1597981, records of Santa Fe County, New Mexico.

Easements and rights incident thereto, notes, conditions, restrictions and rights of others in and to crosshatched area showing encroachment of structures not shown on survey, as shown and delineated on plat of survey entitled "Boundary Survey of Exterior Data for Lots As Shown Lying Within Section 31, T17N, R9E, NMPM, Santa Fe County, New Mexico", recorded May 9, 1997 in Plat Book 361, Page 042, # 983042, records of Santa Fe County, New Mexico.

Easements and rights incident thereto, notes, conditions, restrictions and all other matters affecting subject property, as shown and delineated on plat of survey entitled "Right of Way Maps South Meadows Road Extension Project", recorded March 23, 2012 in Plat Book 743, Page 021, # 1664116, records of Santa Fe County, New Mexico.

Easements and rights incident thereto, notes, conditions, restrictions and all other matters affecting subject property, as shown and delineated on plat of survey entitled "Consolidation Plat of Lot 12 Tract 3 being a portion of Lot 12 Tract 4 and a portion of Lot 12 Tract 3 lying within Section 31, T17N, R9E, N.M.P.M. Santa Fe County, New Mexico.", recorded April 4, 2013 in Plat Book 756, Page 028, # 1701444, records of Santa Fe County, New Mexico.

Easements, roads, encroachments and rights of others in and to all aforementioned, notes, conditions, restrictions and all other matters affecting subject property, as shown and delineated on plat of survey entitled "Boundary Survey for Don Juan's Land, LLC a New Mexico limited liability company...lying within Section 31, T17N, R9E, NMPM, Santa Fe County, New Mexico", recorded May 24, 2013 in Plat Book 758, Page 016, # 1706891, records of Santa Fe County, New Mexico

Title to any portion of subject property lying within the Right of Way of NM State Highway 599 and South Meadows Road and within the Santa Fe River.

The rights to oil, gas, and other minerals on, under or appurtenant to the property.

The rights of others to well and water rights in New Mexico State Engineer file no. RG-0361.

(6)

Prima Title, LLC
file# 13-0197

SFC CLERK RECORDED 05/24/2013

QUITCLAIM DEED

El Monte Inc. a New Mexico corporation; Rita B. Montoya, Charlotte M. Capling, Richard A. Montoya and Benjamin John Montoya, Co-Trustees of the Marital Trust under the Richard P. and Rita B. Montoya Revocable Trust u/a/d November 20, 1996; Rita B. Montoya, Charlotte M. Capling, Richard A. Montoya and Benjamin John Montoya, Co-Trustees of the Exemption Trust under the Richard P. and Rita B. Montoya Revocable Trust u/a/d November 20, 1996; Rita B. Montoya, Trustee of the Survivor's Trust under the Richard P. and Rita B. Montoya Revocable Trust u/a/d November 20, 1996, for consideration paid, quitclaim to Don Juan's Land, LLC, a New Mexico limited liability company whose address is 2829 Calle de Saiz, Santa Fe, NM 87507 the following described real estate in Santa Fe County, New Mexico:

> Lot 17, as shown and delineated on plat of survey entitled "Boundary Survey of Government Lot 17 lying within Section 31, T17N, R9E, N.M.P.M. Santa Fe County, New Mexico.", recorded May 18, 2012 in Plat Book 745, Page 023, # 1669787, records of Santa Fe County, New Mexico.

Witness our hand(s) and seal(s) May 24, 2013.

El Monte, Inc., a New Mexico corporation

Rita B Montoya (Seal)
By: Rita B. Montoya, President

The Marital Trust under the Richard P. and Rita B. Montoya Revocable Trust

Rita B. Montoya (Seal)
By: Rita B. Montoya, Co-Trustee

Charlotte M Capling (Seal)
By: Charlotte M. Capling, Co-Trustee

(Seal)
By: Richard A. Montoya, Co-Trustee

B. J. C (Seal)
By: Benjamin John Montoya, Co-Trustee

The Exemption Trust under the Richard P. and Rita B. Montoya Revocable Trust

Rita B. Montoya (Seal)
By: Rita B. Montoya, Co-Trustee

Charlotte M Capling (Seal)
By: Charlotte M. Capling, Co-Trustee

(Seal)
By: Richard A. Montoya, Co-Trustee

B. J. C (Seal)
By: Benjamin John Montoya, Co-Trustee

The Survivor's Trust under the Richard P. and Rita B. B. Montoya Revocable Trust

Rita B. Montoya (Seal)
By: Rita B. Montoya, Trustee

COUNTY CLERK GERALDINE SALAZAR SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

QUITCLAIM DEED
PAGES: 2

I Hereby Certify That This Instrument Was Filed for Record On The 24TH Day Of May, 2013 at 04:02:38 PM And Was Duly Recorded as Instrument # 1706798 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy Erika Romero County Clerk, Santa Fe, NM

SFC CLERK RECORDED 05/24/2013

ACKNOWLEDMENTS

STATE OF NEW MEXICO

COUNTY OF SANTA FE

The foregoing instrument was acknowledged before me on May 24, 2013 by Rita B. Montoya, Charlotte M. Capling, Richard A. Montoya and Benjamin John Montoya, Co-Trustees of the Marital Trust under the Richard P. and Rita B. Montoya Revocable Trust u/a/d November 20, 1996; Rita B. Montoya, Charlotte M. Capling, Richard A. Montoya and Benjamin John Montoya, Co-Trustees of the Exemption Trust under the Richard P. and Rita B. Montoya Revocable Trust u/a/d November 20, 1996; Rita B. Montoya, Trustee of the Survivor's Trust under the Richard P. and Rita B. Revocable Trust u/a/d November 20, 1996.

Notary Public

OFFICIAL SEAL
Greta Kjolhede
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 11813

STATE OF NEW MEXICO

COUNTY OF SANTA FE

The foregoing instrument was acknowledged before me on May 24, 2013 by Rita B. Montoya, President of El Monte, Inc., a New Mexico corporation.

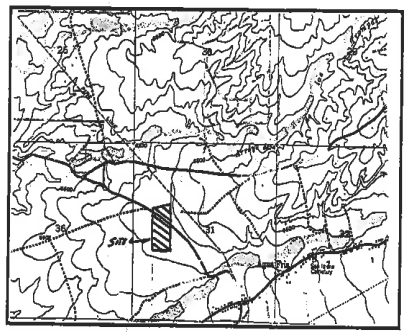
Notary Public

OFFICIAL SEAL
Greta Kjolhede
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 11813

APPENDIX B

1905, 1950 CAJA DEL ORO GRANT ROAD
&
5 & 7 HERNANDEZ LANE

LEGAL LOT OF RECORD PLAT



VICINITY MAP

DESCRIPTIONS

A PARCEL OF LAND LYING WITHIN SMALL HOLDING CLAIM 5874, TRACT 2, SECTION 31, T17N, R9E, NMPM, SANTA FE COUNTY, NEW MEXICO. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL HEREON DESCRIBED SAID CORNER BEING A 1914 U.S.G.L.O.S. BRASS CAP MARKING THE NORTHWEST CORNER OF ABOVE REFERENCED SMALL HOLDING CLAIM; THENCE FROM SAID POINT AND PLACE OF BEGINNING N89 53'37"E, 500.00'; THENCE S09 36'13"W, 755.71'; THENCE N89 58'28"W, 343.94'; THENCE N00 02'56"E, 573.08' TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 6.03 ACRES MORE OR LESS AND AS MORE FULLY SHOWN AS TRACT 5 LOT A HEREON.

A PARCEL OF LAND LYING WITHIN SMALL HOLDING CLAIM 5874, TRACT 2, SECTION 31, T17N, R9E, NMPM, SANTA FE COUNTY, NEW MEXICO. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL HEREON DESCRIBED FROM WHENCE A 1914 U.S.G.L.O.S. BRASS CAP MARKING THE NORTHWEST CORNER OF ABOVE REFERENCED SMALL HOLDING CLAIM BEARS S89 53'37"W, 500.00' DISTANT; THENCE FROM SAID POINT AND PLACE OF BEGINNING N89 53'37"E, 232.67'; THENCE S00 03'21"W, 825.32'; THENCE N89 58'28"W, 343.94'; THENCE N09 36'13"E, 755.71' TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 5.01 ACRES MORE OR LESS AND AS MORE FULLY SHOWN AS TRACT 5 LOT B HEREON.

A PARCEL OF LAND LYING WITHIN SMALL HOLDING CLAIM 5874, TRACT 2, SECTION 31, T17N, R9E, NMPM, SANTA FE COUNTY, NEW MEXICO. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

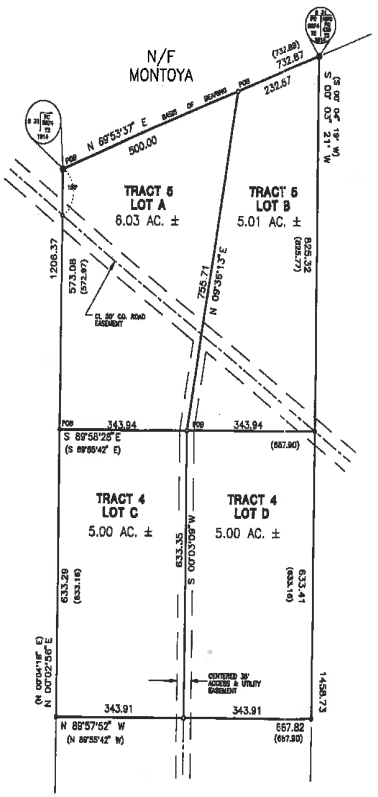
COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL HEREON DESCRIBED FROM WHENCE A 1914 U.S.G.L.O.S. BRASS CAP MARKING THE NORTHWEST CORNER OF ABOVE REFERENCED SMALL HOLDING CLAIM BEARS N00 02'56"E, 573.08' DISTANT; THENCE FROM SAID POINT AND PLACE OF BEGINNING S89 58'28"E, 343.94'; THENCE S00 03'06"W, 633.35'; THENCE N89 57'52"W, 343.91'; THENCE N00 02'56"E, 633.29' TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 5.00 ACRES MORE OR LESS AND AS MORE FULLY SHOWN AS TRACT 4 LOT C HEREON.

A PARCEL OF LAND LYING WITHIN SMALL HOLDING CLAIM 5874, TRACT 2, SECTION 31, T17N, R9E, NMPM, SANTA FE COUNTY, NEW MEXICO. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL HEREON DESCRIBED FROM WHENCE A 1914 U.S.G.L.O.S. BRASS CAP MARKING THE NORTHWEST CORNER OF ABOVE REFERENCED SMALL HOLDING CLAIM BEARS N89 58'28"W, 343.94'; THENCE N00 02'56"E, 573.08" DISTANT; THENCE FROM SAID POINT AND PLACE OF BEGINNING S89 58'28"E, 343.94'; THENCE S00 03'21"W, 633.41'; THENCE N89 57'52"W, 343.91'; THENCE N00 03'09"E, 633.35' TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 5.00 ACRES MORE OR LESS AND AS MORE FULLY SHOWN AS TRACT 4 LOT D HEREON.



NORTH

150' 150'

SCALE 1"=150'

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 JAN. 1ST, 1994, 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

STATE OF NEW MEXICO SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY RICHARD A. CHATROOP

THIS 20 DAY OF January, 1994

MY COMMISSION EXPIRES 7-26-94 NOTARY PUBLIC

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE DIVIDED THOSE LANDS SHOWN HEREON. THIS DIVISION 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.

THIS DIVISION CONTAINS 21.04 AC.+-, AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE COUNTY OF SANTA FE, NEW MEXICO.

#64030

RICHARD MONTOYA 1/21/94 DATE

STATE OF NEW MEXICO SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY Richard L. Montoya

THIS 20 DAY OF January, 1991

MY COMMISSION EXPIRES 7-26-94 NOTARY PUBLIC

LEGEND AND NOTES

- • DENOTES POINT FOUND # 11011 CAP UNLESS OTHERWISE NOTED
- o DENOTES POINT SET THIS SURVEY
- ● DENOTES U.S.G.L.O.S. CAP
- ◦ DENOTES POINT CALCULATED

1. BASIS OF BEARING IS FROM "PLAT OF SURVEY FOR RICHARD MONTOYA" BY ROBERT L. BENAVIDES NMPLS# 5624, AND BEING FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BK.92, PG. 22, ON
2. DATA IN ( ) IS FROM PLAT OF NOTE #1.
3. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND CUVENANTS OF RECORD.
4. MAINTENANCE OF PRIVATE ACCESS EASEMENTS TO BE RESPONSIBILITY OF TRACT OWNERS.
5. THIS PARCEL LIES WITHIN ZONE X AREAS OUTSIDE 500 YR. FLOOD PLAIN AS SHOWN ON F.I.R.M. PANEL #350069 227B DATED 11/04/88.
6. WATER WELL WITHDRAWL ON THESE LOTS RESTRICTED BY COVENANTS FILED IN THE OFFICE OF THE COUNTY CLERK
   RECORDED IN BOOK 1016 PAGE 271-276
   DOCUMENT NO. 847,396
7. PURSUANT TO THE SANTA FE COUNTY LAND DEVELOPMENT CODE, THE SOIL RATING ON THIS PROPERTY IS DESIGNATED AS BEING MODERATE TO SEVERE REGARDING LIMITATIONS TO SEPTIC TANKS. POTENTIAL BUYERS/SELLERS OF THIS PROPERTY SHOULD INQUIRE WITH THE NEW MEXICO ENVIRONMENT DEPARTMENT WHETHER THESE SOILS ARE SUITABLE FOR CONVENTIONAL SEPTIC SYSTEM OR IF AN ALTERNATIVE SYSTEM IS REQUIRED.

COUNTY LAND USE ADMINISTRATOR 1/25/94 DATE

93-2187
DEVELOPMENT PERMIT NO.

COUNTY OF SANTA FE } SS 847,394
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 25 day of Jan A.D. 19 94 at 4:25 o'clock PM and was duly recorded in book 264 page 030 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County,N.M.
Marcella Sanchez Deputy

LAND DIVISION FOR

RICHARD MONTOYA

OF

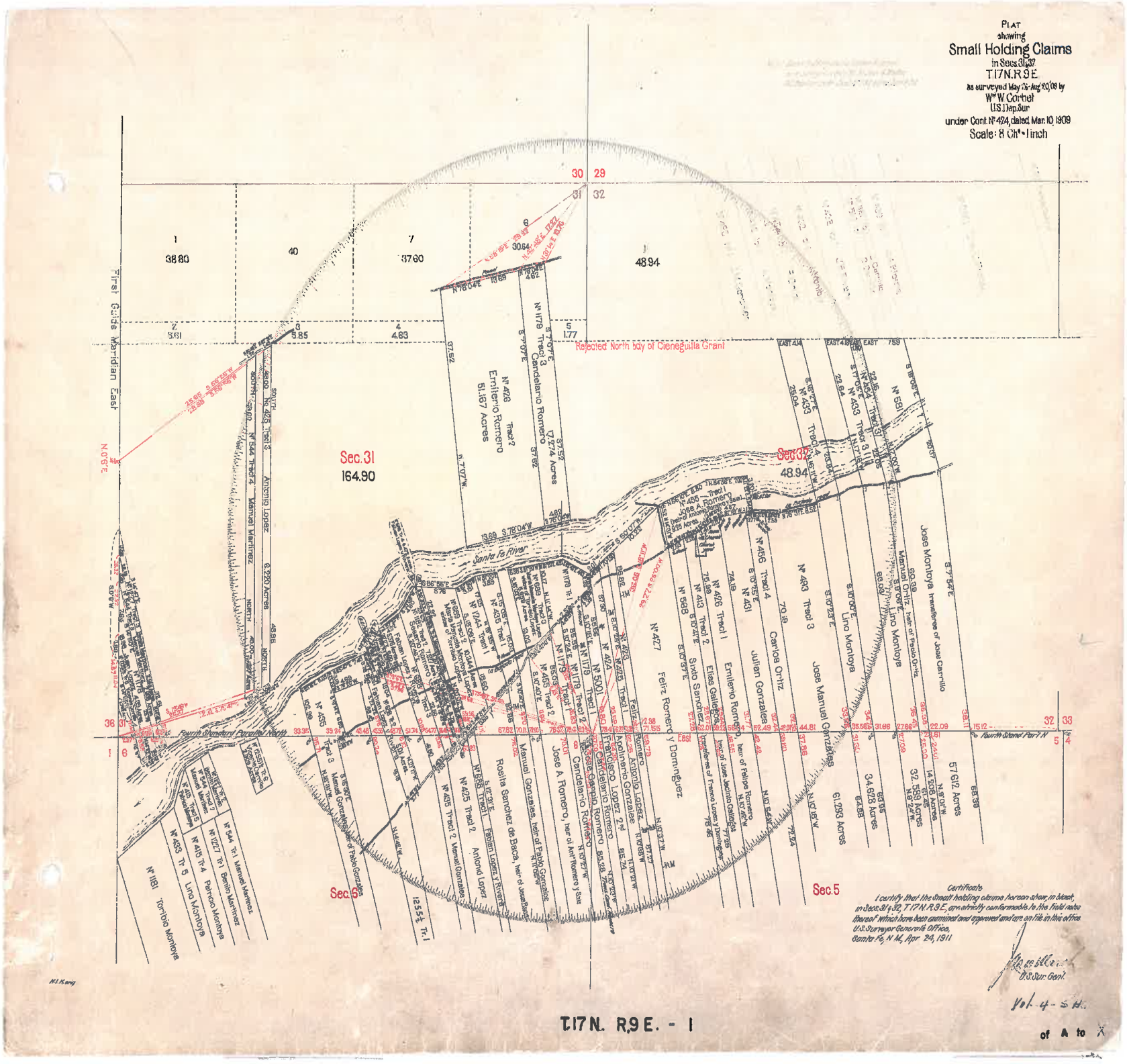
TRACTS 4 AND 5

BEING A PORTION OF SMALL HOLDING CLAIM 5874 TRACT 2, WITHIN SECTION 31, T17N, R9E, NMPM, SANTA FE COUNTY, NEW MEXICO.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 RT. 1 BOX 564 PECOS, NM 87552

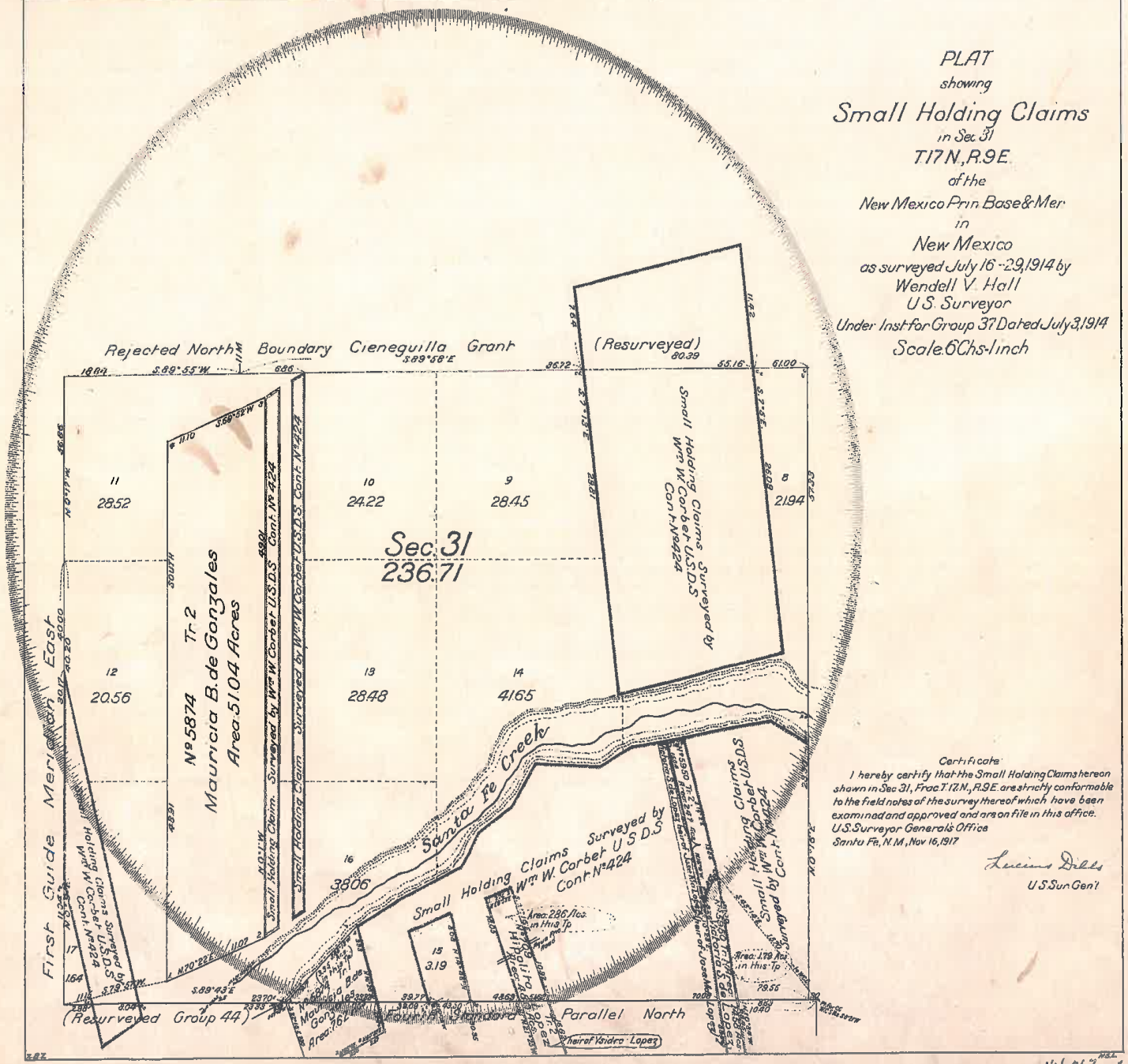
APPENDIX C

BLM-GLO SHC LOTS


PLAT
showing
Small Holding Claims
in Secs. 31 & 32
T17N. R9E.
as surveyed May 25-Aug 20 '08 by
Wm W Corthell
U.S. Dep. Sur
under Cont. N° 424, dated Mar. 10, 1909
Scale: 8 Ch's = 1 inch
Rejected North bdy of Cieneguilla Grant
First Guide Meridian East
Sec. 31
164.90
Sec. 32
48.94
Sec. 6
Sec. 5
Santa Fe River
Fourth Standard Parallel North
Fourth Stand. Par. N
Certificate
I certify that the Small holding claims hereon shown, in block, in Secs. 31 & 32, T 17 N. R 9 E., are strictly conformable to the field notes thereof which have been examined and approved and are on file in this office.
U.S. Surveyor General's Office,
Santa Fe, N M, Apr 24, 1911
U.S. Sur. Gen'l
T.17 N. R.9 E. - 1
Vol. 4 - S H.
of A to X

Survey accepted September 26, 1919, G.L.O.

PLAT
showing
Small Holding Claims
in Sec. 31
T. 17 N., R. 9 E.
of the
New Mexico Prin. Base & Mer.
in
New Mexico
as surveyed July 16 - 29, 1914 by
Wendell V. Hall
U.S. Surveyor
Under Inst. for Group 37 Dated July 3, 1914
Scale 6 Chs-Inch



Certificate
I hereby certify that the Small Holding Claims hereon shown in Sec. 31, Frac. T. 17 N., R. 9 E. are strictly conformable to the field notes of the survey thereof which have been examined and approved and are on file in this office.
U.S. Surveyor General's Office
Santa Fe, N.M., Nov. 16, 1917

Lucius Dills
U.S. Sur. Gen'l

Vol. 067 Misc. 1

T. 17 N., R. 9 E. - M

APPENDIX D

ARCHAEOLOGICAL

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Jamie Cassutt-Sanchez, District 4
JoAnne Vigil Coppler, District 4

August 12, 2021

Ron Winters
109 Calle Paula
Santa Fe, New Mexico 87505

NOTICE OF ARC ACTION

Project Location: South Meadows Road and NM 599
ARC Case Number: 2021-003867-ARC

Dear Mr. Winters

At their hearing on August 5, 2021, the City of Santa Fe Archaeological Review Committee (ARC) voted unanimously to approve the archaeological survey and inventory report as submitted with minor corrections. If you have questions or concerns, please do not hesitate to contact Nicole Ramirez Thomas at 530-680-1841 or via email at nicole@wonderstoneconsulting.com .

Sincerely,

Nicole A. Ramirez Thomas
Interim Historic Preservation Division Manager
Land Use Department, City of Santa Fe

APPENDIX E

SANTA FE PUBLIC SCHOOLS LETTER

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.

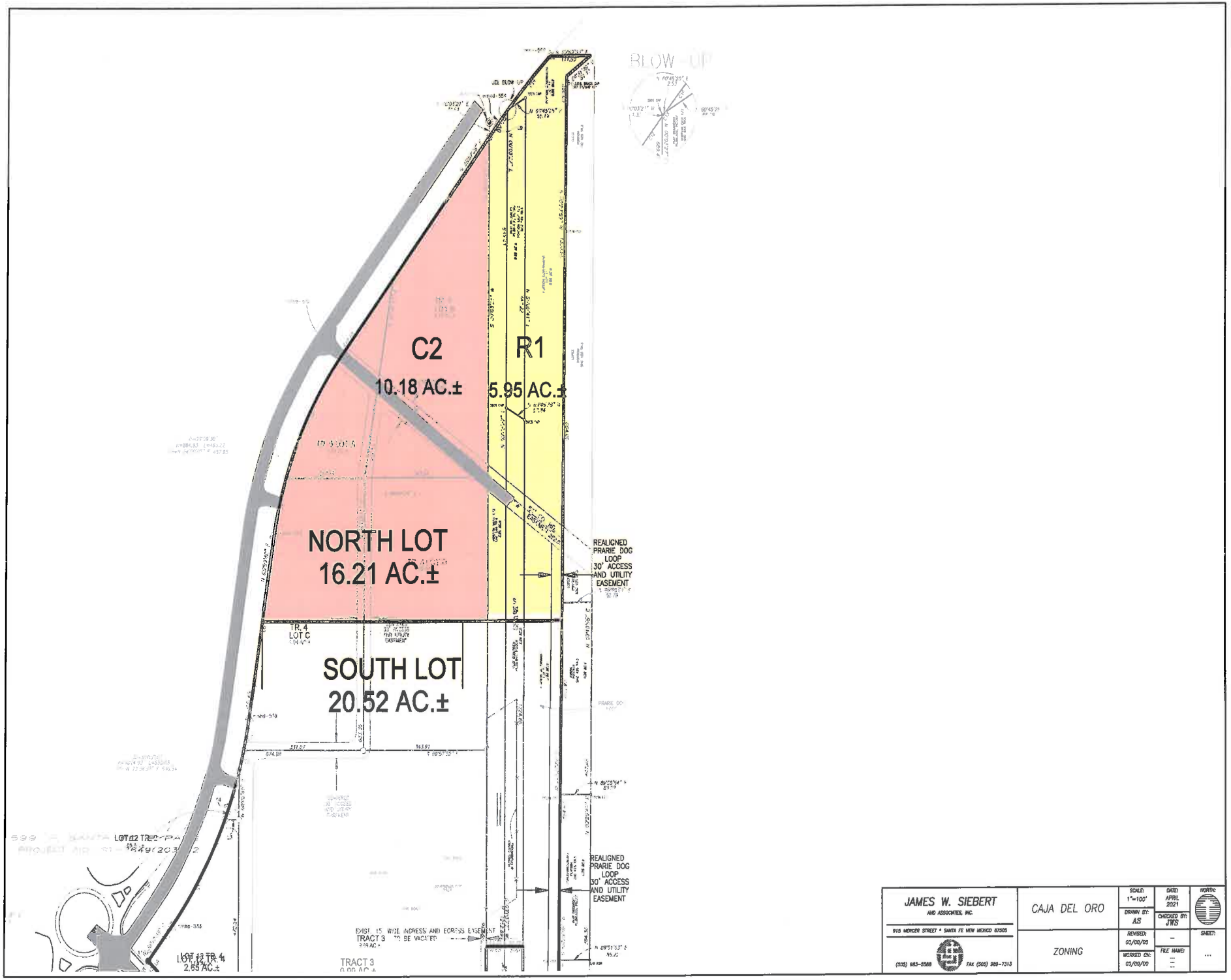
Sincerely,

Gabe D. Romero

Gabe D. Romero
Executive Director of Operations

APPENDIX F

DESCRIPTION OF NORTH AND SOUTH LOT DESIGNATION



JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE NEW MEXICO 87505 (505) 983-5588 FAX (505) 989-7313	CAJA DEL ORO ZONING	SCALE: 1"=100' DRAWN BY: AS REVISED: --/--/-- WORKED ON: --/--/--	DATE: APRIL 2021 CHECKED BY: JWS FILE NAME: ... SHEET: ...	NORTH:

APPENDIX G

SANTA FE HOMES PROPOSAL

City of Santa Fe
SANTA FE HOMES PROGRAM
P R O P O S A L
"Caja del Oro Subdivision"
4601 Rail Runner Road
Santa Fe, New Mexico

This Santa Fe Homes Program Proposal ("SFHP Proposal") is made this __ day of _____, 2021 by ***Pulte Homes of NM*** ("SFHP Developer").

RECITALS

A. SFHP Developer is the developer of the ***Caja del Oro 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 ***General Plan Amendment, Rezoning, Development Plan*** **and** ***Preliminary plat*** approval.

B. SFHP PLAN. The project has an area of approximately **16.21** acres, currently zoned **C-2** (10.18 acres) and **R-1** (5.95 acres). In order to facilitate the proposed project, the Developer seeks a rezoning to **R-10**, permitting **10** dwelling units per acres. At this density, the SFHP Developer proposes to build **88 dwelling units**. Developer agrees to comply with the Santa Fe Homes Program ordinance. SFHP which requires that 20% of these homes are affordably-priced, resulting in **17 affordable homes** and a fractional fee paid for **0.6 unit**. The SFHP Plan shall include the number of bedrooms and bathrooms, the

minimum square footage and the minimum household size, the income range to be served and the current SFHP Home price for each SFHP Home as set forth in Section 8.2 of the SFHP Administrative Procedures. If the development is constructed in phases, a SFHP Plan for each phase shall be reviewed and approved by the City and recorded at the County Clerk's office prior to issuance of a building permit by the City for that phase. The SFHP Developer agrees to make a payment of **$49.575** for the fractional portion of a SFHP Home, as calculated pursuant to SFHP. The payment shall be made to the City of Santa Fe Affordable Housing Trust Fund (AHTF) for affordable housing.

C. SUCCESSORS IN TITLE. SFHP Developer proposes to develop the Property consistent with this SFHP Proposal. In the event that SFHP Developer sells, assigns, leases, conveys, mortgages, or encumbers the Property to any third party, the third party shall be required to execute a SFHP Agreement consistent with this Proposal prior to obtaining any City approvals.

D. MONITORING. SFHP Developer proposes to provide such information and documentation as the City may reasonably require in order to ensure that the actual sales were in compliance with the SFHP Agreement.

E. DEVELOPMENT INCENTIVES. SFHP Developer requests other fee waivers and reduced fees for the affordable units as per SFCC 14.8.11(G)(2), including: Impact Fees, Wastewater UECs and Building, Electrical, Plumbing & Mechanical Permit Fees. Water UECs (not including the construction costs associated with installation) are REDUCED.

E. REVISIONS, MODIFICATIONS AND SUPPLEMENTATION OF THIS PROPOSAL. In the event that the SFHP Developer or the City make material modifications, including modifications to the number of lots or units or the area covered by the Proposal, a revised

SFHP Proposal shall be promptly submitted to the Office of Affordable Housing in order to provide a SFHP Proposal that is current and reflects the intended development.

IN WITNESS WHEREOF, this Proposal is made the day and year first written above.

SFHP ~~DEVELOPER:~~

{Signature}

{Kevin Patton, Director of Land Planning& Entitlements}

STATE OF NEW MEXICO)
)ss.
COUNTY OF ~~SANTA FE~~ Bernalillo)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 15 day of October, 2021, by Kevin Patton, the {title} Director of Land Planning & Entitlements {entity} Pulte Group

NOTARY PUBLIC

My Commission Expires:
05/11/23

Official Seal
DAWN SENA
Notary Public
State of New Mexico
My Commission Expires 5-11-23

REVIEWED BY:

Alexandra Ladd
OFFICE OF AFFORDABLE HOUSING
Alexandra Ladd, Director

10.8.21
DATE

Attach: Exhibit 1 - Subdivision layout (proposed)
Exhibit 2 - Pricing Schedule

EXHIBIT 1

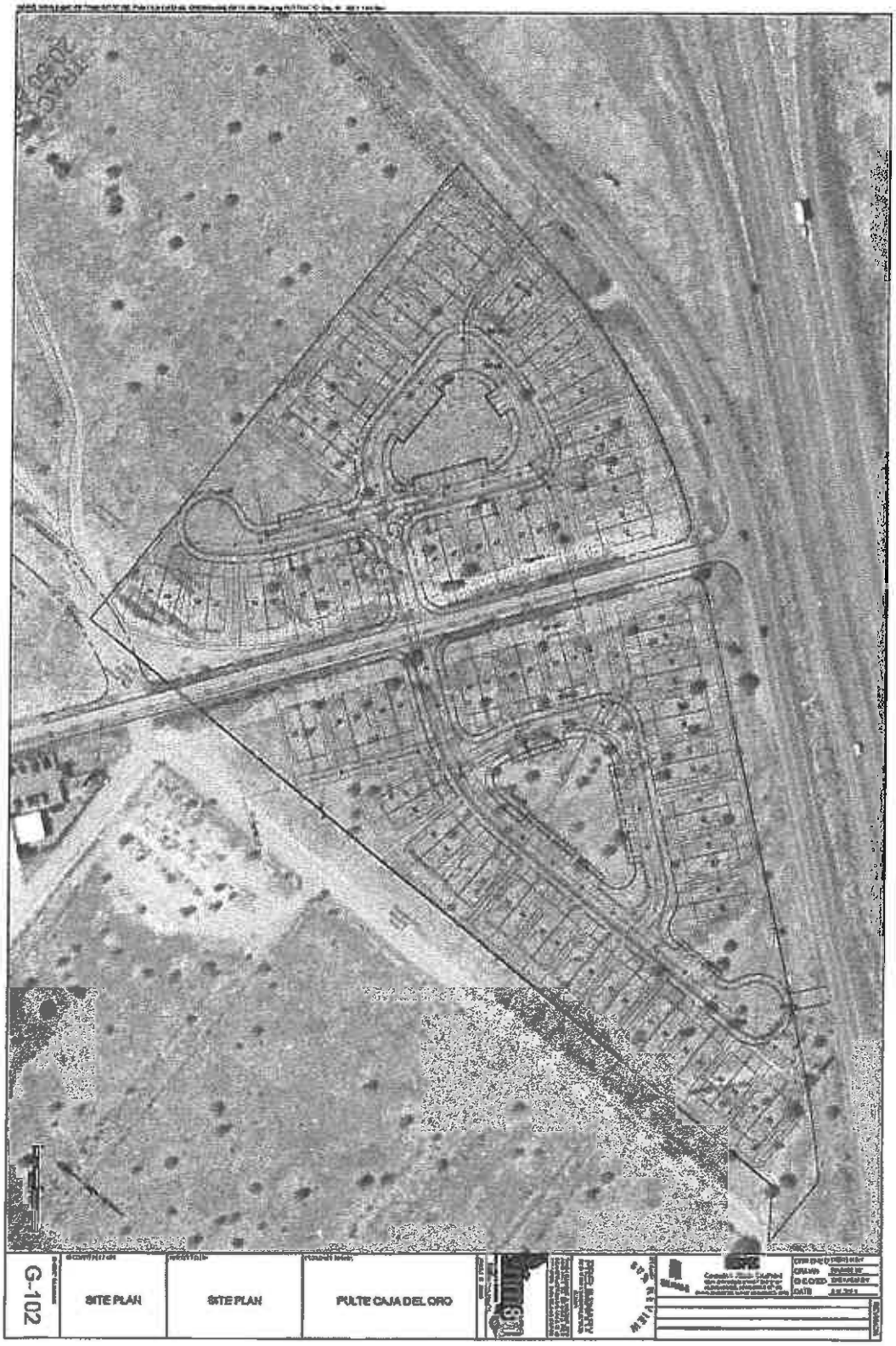


EXHIBIT 2

SANTA FE HOMES PROGRAM
SFHP PLAN AND HOME SALES PRICING SCHEDULE
Effective April 2021*

Income Range	*Two Bedrooms 1-2 person HH (900 sq min)*	*Three Bedrooms 3-4 person HH (1,150 sq ft min)*	*Four Bedrooms 4-5 person HH (1,250 sq ft min)*
2 (50-65%AMI)	Max. Price $146,750 # Units	Max. Price $165,250 3 Units	Max. Price $183,250 1 Units
3 (65-80%AMI)	Max. Price $190,750 # Units	Max. Price $214,750 6 Units	Max. Price $238,250 3 Units
4 (80-100%AMI)	Max. Price $235,000 # Units	Max. Price $264,250 3 Units	Max. Price $293,250 1 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 **16.21** acres, currently zoned **C-2** (10.18 acres) and **R-1** (5.95 acres). In order to facilitate the proposed project, the Developer seeks a rezoning to **R-10**, permitting **10** dwelling units per acre. The project proposes **88 total lots** for development as single family homes. 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.

CALCULATION for the SFHP requirement:

= Total number of units multiplied by (0.2) = # of Units Required
=**88 total** units x 0.2 = **17.6 SFHP unit**(s) are required
= **17 lots/units** delivered and a fractional fee paid for **0.6**units

CALCULATION for the Fractional Fee:

= ½ price of 3 BR, Tier 2 Home X Unit Fraction
= $82,625 X 0.6#
= **$49.575 fractional fee**

NOTE: The home prices and fractional fee schedule are modified by the City according to Section 8.7.3 of the SFHP Administrative Procedures to reflect annual changes in the median income levels. The SFHP Home prices shown in this SFHP Agreement are the prices in effect at the time this Agreement is made. The current SFHP prices that are in effect at the time the SFHP Home is made available for sale or the fractional fees are paid, determines the actual SFHP Home Price and/or amount of fractional fee. The prices are updated annually.

APPENDIX H

SUBDIVISION COVENANTS, ARTICLES AND BYLAWS

DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTION
FOR
CAJA DE ORO

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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

CAJA DE ORO, UNIT 3

This Declaration of Covenants, Conditions, and Restrictions for Caja de Oro, (the "Declaration") is made effective as of the recording of this Declaration in the Santa Fe County, New Mexico real estate records, by PULTE HOMES OF NEW MEXICO, INC., a Michigan corporation (the "Declarant").

INTRODUCTION

A. The Declarant is the Owner of fee title to the real property located in Santa Fe County, New Mexico, legally described on Exhibit A attached hereto (the "Initial Property").

C. The Declarant intends to develop the Property (as defined below) as a master planned community to be known as Caja de Oro.

D. By executing and recording this Declaration with the County Clerk of Santa Fe County, New Mexico, the Declarant intends to impose upon the Property mutually beneficial covenants, conditions, restrictions and easements to establish a flexible and reasonable procedure for the overall development, administration, maintenance, use and preservation of the Property. The Declarant intends for this Declaration to create equitable servitudes and covenants appurtenant to and running with the Property and which will be binding upon all future Owners of all or any portion of the Property and any other Person acquiring any right, title or interest in or to all of any portion of the Property.

E. The Declarant desires to provide for the creation of a nonprofit corporation under the laws of the State of New Mexico to administer and maintain, repair and replace the Areas of Association Responsibility and to provide for the levying and collecting of Assessments and other charges by the Association for the purpose, among other things, of paying all costs and expenses incurred or to be incurred by the Association in connection with the maintenance, repair and replacement and administration of the Areas of Association Responsibility and the enforcement of the covenants, conditions and restrictions contained in this Declaration. The Association also may provide community services benefiting all or a portion of the Property, promote compliance with the Community Documents through education and communications programs and develop and implement programs and services to encourage interaction and a sense of community among Owners and Residents of the Property.

ARTICLE 1
DEFINITIONS

Unless otherwise defined, the following words and phrases when used in this Declaration shall have the meanings set forth in this Article.

1.2 **"Alleys"** means the private alleys shown and described on a Plat, including Parcels --------, as shown and described on the Plat for Caja de Oro.

1.3 **"Areas of Association Responsibility"** means: (a) all Common Area; (b) all land, and the Improvements situated thereon, located within the boundaries of a Lot or a public right-of-way which the Association is obligated to maintain, repair and replace pursuant to the terms of this Declaration, a Supplemental Declaration, or other Recorded document executed by the Declarant or the Association; and (c) all land or right-of-way easements which are dedicated to the public, the City or any other governmental body or agency, but which the City or other governmental body or agency requires to be maintained by the Association, or the Association has agreed to maintain with the approval of the governmental body or agency.

1.4 **"Articles"** means the Articles of Incorporation of the Association, as amended from time to time.

1.5 **"Assessable Lot"** means a Lot which is not Exempt Property.

1.6 **"Assessment"** means a Regular Assessment, Special Assessment, Enforcement Assessment or Benefited Property Assessment.

1.7 **"Assessment Lien"** means the lien created and imposed by Article 6.

1.8 **"Assessment Period"** means the period set forth in Section 6.7.

1.9 **"Association"** means Caja de Oro Community Association, a New Mexico nonprofit corporation, and its successors and assigns.

1.10 **"Association Expenses"** means the actual and estimated expenses incurred or anticipated to be incurred by or on behalf of the Association including any allocations to reserves determined by the Board to be necessary and appropriate, and all other financial liabilities of the Association.

1.11 **"Association Rules"** means the rules adopted by the Board pursuant to Section 5.8.

1.12 **"Benefited Property Assessment"** means an assessment levied against less than all of the Lots pursuant to Section 6.5.

1.13 **"Benefited Property Assessment Area"** means a portion of Caja de Oro designated in a Supplemental Declaration as an area containing Limited Common Area or as an area in which the Association will provide Special Services.

1.14 **"Benefited Property Expenses"** means the actual or estimated expenses, including allocations to reserves, incurred or anticipated to be incurred by the Association for the maintenance, repair and replacement of Limited Common Areas or to provide Special Services to the Owners, Lessees and Residents in a Benefited Property Assessment Area.

1.15 **"Board"** means the Board of Directors of the Association.

1.16 "Bylaws" means the Bylaws of the Association, as amended from time to time.

1.17 "City" means the City of Santa Fe, a New Mexico municipal corporation.

1.18 "Collection Costs" means all costs, fees, charges and expenditures including, without limitation, attorneys' fees (whether or not a legal action is filed), court costs, filing fees and recording fees incurred by the Association in collecting and/or enforcing payment of Assessments, monetary penalties, late fees, demand fees, interest or other amounts payable to the Association pursuant to this Declaration.

1.19 "Common Area" means (a) Parcels------, constituting private open space and certain drainage easements, and Parcels ----, , constituting private alleys, all as shown and described on the Plat for Caja de Oro Unit 1, filed in the Santa Fe County, New Mexico real estate records on _____, 20--, as Instrument No. _____, (b) all real property, together with all Improvements situated thereon, which is designated as Common Area in a Supplemental Declaration recorded pursuant to Section 2.2 or a Declaration of Annexation Recorded pursuant to Section 2.7, (c) all other land, together with all Improvements situated thereon, which the Association at any time owns in fee or in which the Association has a leasehold interest for as long as the Association is the owner of the fee or leasehold interest, except that Common Area shall not include any Lot the Association acquires by the foreclosure of the Assessment Lien or any deed in lieu of foreclosure, and (d) any other land, together with all Improvements situated thereon, as to which the Association has the obligation to maintain, whether by contract or, to the extent applicable, pursuant to a Plat.

1.20 "Community Documents" means, collectively, this Declaration, the Articles, the Bylaws, the Association Rules and the Design Guidelines.

1.21 "Construction" means any (a) devegetation, excavation or grading work on a Lot, (b) the construction, erection or installation of an Improvement (including, but not limited to, swimming pools and landscaping) on a Lot, or (c) any remodeling or reconstruction of an Improvement (including, but not limited to, swimming pools and landscaping) on a Lot.

1.22 "County" means Santa Fe County, New Mexico, a political subdivision of the State of New Mexico.

1.23 "Declarant" means (a) PULTE HOMES OF NEW MEXICO, INC., a Michigan Corporation, and any Person to whom it may expressly assign any or all of its rights under this Declaration by a Recorded instrument, and (b) RPHLC and any Person to whom it may expressly assign any or all of its rights under this Declaration by a Recorded instrument, but only if the Caja de Oro Purchase Agreement is terminated and RPHLC (or its assignee) elects in its sole discretion to annex and subject any portion of the Additional Property to this Declaration which has not been purchased by Pulte pursuant to Section 2.7 below. At any time when there is more than one Declarant: (i) all obligations of Declarant shall be shared by the multiple Declarants in proportion to the number of Lots owned by each Declarant at the time the obligation accrued; (ii) all rights, exemptions, and privileges granted to Declarant that do not require affirmative action for exercise shall be available to all Declarants; (iii) all rights, exemptions, and privileges that may be exercised as to a specific Lot may be exercised only by the Declarant that owns such Lot; and (iv) all rights

and privileges that requires affirmative action and is not exercisable as to a specific Lot (e.g., annexation of Additional Property pursuant to Section 2.7 below; withdrawal of Property pursuant to Section 2.6 below; appointment of Design Review Committee pursuant to Section 3.1 below; appointment of the Board pursuant to Section 5.1 below; consent to termination of the Declaration pursuant to Section 11.2 below; and consent to amendments of the Declaration pursuant to Section 11.3 below) may be exercised solely by unanimous consent of Pulte and RPHLC and/or any Person that is assigned the rights of RPHLC and/or Pulte under this subsection (iv) by express Recorded instrument. No successor Declarant shall have any liability resulting from any actions or inactions of any preceding Declarant unless expressly assumed by the successive Declarant, in which event the preceding Declarant shall be released from liability. If there is more than one Declarant, the obligations and liabilities of each Declarant under this Declaration shall be limited to the obligations that relate to the Lots within the Project then owned by such Declarant at the time liabilities or obligations arose, such liability shall not be joint or joint and several, and a Declarant shall not be liable for the actions or inactions or another Declarant.

1.24 "Declarant Control Period" means the period commencing upon the Recording of this Declaration and ending on the earlier of (a) the date that the Declarant conveys its last Lot to a Purchaser so that the Declarant no longer owns any Lot in the Project or (b) the date on which the Declarant has notified the Association in writing that the Declarant is terminating the Declarant Control Period and records an instrument voluntarily terminating rights to Declarant control. Notwithstanding the foregoing, as long as RPHLC owns any portion of the Additional Property, Pulte may not, without the prior written consent of RPHLC, elect under (B) of the preceding sentence to terminate the Declarant Control Period; any such election without the prior written consent of RPHLC shall be deemed void and of no force and effect.

1.25 "Declaration" means this Declaration of Covenants, Conditions, and Restrictions for Caja de Oro Unit 1, as amended from time to time.

1.26 "Design Guidelines" means the procedures, standards and guidelines adopted by the Design Review Committee pursuant to Section 3.1, as amended or supplemented from time to time.

1.27 "Design Review Committee" means the Design Review Committee established pursuant to Section 3.1.

1.28 "Development Plan" or **"Site Development Plan"** means the site development plan or site plan for the Project approved from time to time by the City pursuant to the zoning of the Project.

1.29 "Eligible Votes" means the total votes in the Association, except for any votes allocated to Owners whose voting rights have been suspended by the Association.

1.30 "Enforcement Assessment" means an assessment levied pursuant to Section 6.4.

1.31 "Exempt Property" means: (a) all Lots owned by the Declarant; (b) all land and improvements owned by or dedicated to the City, County or other public or governmental agency or authority for so long as the public or governmental authority agency or authority is the owner thereof; (c) any unmanned utility substations which provide utility services to any portion of the

Property; (d) any church or church site; or (e) any Lot owned by a school district and used as a school. The term "Exempt Property" includes the Common Area.

1.32 "First Mortgage" means any mortgage or deed of trust on a Lot which has priority over all other mortgages and deeds of trust on the same Lot.

1.33 "First Mortgagee" means the holder or beneficiary of any First Mortgage.

1.34 "Improvement" means: (a) a Residence or other building; (b) a fence or wall; (c) a swimming pool, tennis court, basketball goal, backboard or apparatus or playground equipment; (d) a road, driveway or parking area; (e) a tree, plant, shrub, grass or other landscaping improvement of any type and kind; (f) a statuary, fountain, artistic work, craft work, figurine or ornamentation of any type or kind; and (g) any other structure of any type, kind or nature.

1.35 "Lessee" means the lessee or tenant under a lease, oral or written, of any Lot including an assignee of the lessee's or tenant's interest under a lease.

1.35 "Limited Common Area" means real property, and the Improvements situated thereon, which are part of the Common Area and which are designated in a Supplemental Declaration as being for the sole or primary benefit of the Owners, Lessees and Residents of a particular part of Caja de Oro. Limited Common Areas may include, without limitation, private streets, access gates, guardhouses, drainage or retention areas or landscape medians.

1.37 "Lot" means a parcel of land within Caja de Oro, whether improved or unimproved, intended for independent ownership and use and designated as a "lot" on a Plat and any Residence, building, structure or other Improvements situated thereon.

1.38 "Maintenance" means care, inspection, maintenance, operation, repair, repainting, remodeling, restoration, improvement, renovation, alteration, replacement and reconstruction.

1.39 "Maintenance Standard" means the standards for the care and Maintenance of Improvements situated on Lots established from time to time by the Board or, in the absence of any standard established by the Board, the standard of care and Maintenance of Improvements situated on Lots generally prevailing throughout Caja de Oro.

1.40 "Member" means a Person who is a member of the Association as provided in Section 5.5.

1.42 "Modification" means any addition, alteration, repair, change or other work which in any way alters the exterior appearance of any Improvement located on a Lot.

1.43 "Neighborhood Association" means any homeowners association, condominium association or similar association formed or organized pursuant to a Neighborhood Declaration.

1.44 "Neighborhood Common Area" means all real property, and all Improvements located thereon, owned or leased by a Neighborhood Association for the common use and benefit of the members of the Neighborhood Association.

1.45 "Neighborhood Declaration" means any Declaration of Covenants, Conditions and Restrictions, Condominium Declaration or similar instrument (other than this Declaration or a Supplemental Declaration) recorded against any part of Caja de Oro.

1.46 "Owner" means the record owner, whether one or more Persons, of beneficial or equitable title (and legal title if the same has merged with the beneficial or equitable title) to the fee simple interest of a Lot and a Purchaser, and not the seller, pursuant to an installment sale contract, commonly referred to as a Real Estate Contract. Owner shall not include Persons having an interest in a Lot merely as security for the performance of an obligation or a Lessee. In the case of a Lot subject to a Recorded option, the option or shall be deemed to be the Owner. Owner shall not include a purchaser under a purchase contract and receipt, escrow instructions or similar executory contracts which are intended to control the rights and obligations of the parties to the executory contracts pending the closing of a sale or purchase transaction. In the case of Lots subject to a deed of trust pursuant to 1978 NMSA §§ 48-10-1 through 48-10-21, et seq., the trustor shall be deemed to be the Owner. In the case of Lots the fee simple title to which is vested in a trustee, the beneficiary of any such trust who is entitled to possession of the trust property shall be deemed to be the Owner.

1.47 "Owner's Agent" means any employee, agent, contractor or subcontractor acting on behalf of or pursuant to a contract with an Owner.

1.48 "Person" means a natural person; corporation, business trust, estate, trust, partnership, association, joint venture, limited liability company, government, governmental subdivision or agency, or other legal or commercial entity.

1.49 "Plat" means (a) the Plat of Caja de Oro, recorded in the Santa Fe County, New Mexico real estate records on _____ 2022, as Instrument No. _____, and all amendments, supplements and corrections thereto, and (b) any subdivision plat recorded against property subjected to this Declaration by a Supplemental Declaration.

1.50 "Property" or "Project" means the Initial Property, the real property described on Exhibit A attached to this Declaration, together with all Improvements located thereon, and all real property together with all Improvements situated thereon that is annexed and subjected to this Declaration pursuant to Section 2.2 or Section 2.7 of this Declaration.

1.51 "Purchaser" means any Person (other than the Declarant) who becomes the Owner of a Lot, except for: (a) a Person who purchases a Lot and then leases it to the Declarant for use as a model in connection with the sale or lease of other Lots; or (b) a Person who, in addition to purchasing a Lot, is assigned any or all of the rights of the Declarant under this Declaration.

1.52 "Recording" means placing an instrument of public record in the office of the County Clerk of Santa Fe County, New Mexico, and "**Recorded**" means having been so placed of public record.

1.53 "Regular Assessment" means the Regular Assessments levied by the Association pursuant to Section 6.2.

1.54 "Reserve Fund Fee" means the Reserve Fund fee levied by the Association pursuant to Section 6.14.

1.55 "Residence" means any building, or portion of a building, situated upon a Lot and designed and intended for independent ownership and for use and occupancy as a residence.

1.56 "Resident" means each natural person occupying or residing in any Residence.

1.57 "Caja de Oro" means the real property described on Exhibit A attached to this Declaration, together with all Improvements located thereon, together with any real property subjected to this Declaration pursuant to a Supplemental Declaration filed in the Santa Fe County, New Mexico real estate records.

1.58 "Special Assessment" means any assessment levied and assessed pursuant to Section 6.3.

1.59 "Special Services" means services designated in a Supplemental Declaration as being for the sole or primary benefit of the Owners, Lessees and Residents of a particular part of Caja de Oro. Special Services may include, without limitation, guard services and landscape maintenance services for landscaping situated on Lots.

1.60 "Supplemental Declaration" means a Supplemental Declaration executed and Recorded pursuant to Section 2.2, including a Declaration of Annexation executed and Recorded pursuant to Section 2.7.

1.61 "Visible From Neighboring Property" means, with respect to any given Improvement, that such Improvement is or would be visible to a natural person six feet tall, standing at ground level on any part of any Lot, Common Area, Neighborhood Common Area or any public street within or adjacent to Caja de Oro; except where the Improvement is visible solely through a wrought iron fence and would not be visible if the wrought iron fence were a solid fence.

ARTICLE 2
PROPERTY AND PERSONS BOUND BY DECLARATION; ESTABLISHMENT OF GENERAL PLAN OF DEVELOPMENT

2.1 Purpose and Binding Effect.

Declarant intends by this Declaration to impose upon Caja de Oro covenants, conditions, restrictions and easements to create a general plan of development for Caja de Oro, and to provide a flexible and reasonable procedure for the administration, maintenance, preservation, use and enjoyment of Caja de Oro. The Declarant declares that all of Caja de Oro shall be held, sold, used and conveyed subject to the easements, restrictions, conditions and covenants set forth in this Declaration which are for the purpose of protecting the value, desirability and appearance of Caja de Oro. Declarant further declares that all of the easements, restrictions, conditions and covenants in this Declaration shall run with Caja de Oro and shall be binding upon and inure to the benefit of the Declarant and all Owners, Lessees and Residents and all other Persons having or acquiring any right, title or interest in Caja de Oro or any part thereof, their heirs, successors, successors in title and assigns. Each Person who acquires any right, title or interest in the Property, or any part

thereof, agrees to abide by all of the provisions of the Community Documents. This Declaration shall be binding upon and shall be for the benefit of and enforceable by the Association.

2.2 Supplemental Declarations.

The Declarant shall have the right to record one or more Supplemental Declarations for various parts of Caja de Oro or to subject additional real property to this Declaration. If the property covered by the Supplemental Declaration is not owned by the Declarant, then the Supplemental Declaration must also be signed by the owners of fee title to the property covered by the Supplemental Declaration. A Supplemental Declaration may designate Common Areas or other Areas of Association Responsibility and impose such covenants, conditions, restrictions and easements as the Declarant deems appropriate for the property to be covered by the Supplemental Declaration. A Supplemental Declaration may also designate Limited Common Areas and Special Services. If a Supplemental Declaration designates any Limited Common Areas or Special Services, the Supplemental Declaration shall also designate the Benefited Property Assessment Areas containing the Lots which will be subject to a Benefited Property Assessment. A Supplemental Declaration may only be amended by a written instrument executed by: (a) the Owners representing more than sixty-seven percent (67%) of the votes in the Association held by the Owners of all of the Lots subject to the Supplemental Declaration; (b) the Association; and (c) the Declarant so long as the Declarant owns any Lot. If an amendment to a Supplemental Declaration adds, deletes or changes any Limited Common Areas or Special Services or any Benefited Property Assessment Area, then such amendment must also be approved by at least two-thirds (2/3) of the votes held by Owners of Lots within such Benefited Property Assessment Area or by such greater percentage of votes as may be required by the Supplemental Declaration, and, if the proposed amendment will convert any Limited Common Areas to Common Areas maintained by the Association without a Benefited Property Assessment, by the Members holding more than fifty-percent (50%) of the votes allocated to Lots owned by the Members and located outside of the area formerly subject to the Benefited Property Assessment. Any amendment to a Supplemental Declaration approved in accordance with this Section shall be executed by the Association and shall be effective only upon the Recording of the Supplemental Declaration. Except in relation to the Additional Property legally described on Exhibit B attached hereto, the Association shall not accept as Common Area any (a) parking areas, (b) clubhouses or (c) tennis courts unless such Common Areas are designated as Limited Common Areas for which the benefited Lots shall be subject to a Benefited Property Assessment. Notwithstanding the foregoing, so long as RPHLC owns any portion of the Additional Property, any Supplemental Declaration which imposes any obligation upon Additional Property owned by RPHLC shall require the written consent of RPHLC, and any such Supplemental Declaration recorded without RPHLC's consent shall be deemed void and of no force and effect unless subsequently approved by a written consent signed by RPHLC and Recorded.

2.3 Disclaimer of Representations and Implied Covenants.

The Declarant makes no representation or warranty as to how Caja de Oro will be developed or whether Caja de Oro will be developed in accordance with the Development Plan as it exists as of the Recording of this Declaration. Each Owner, Lessee, Resident and other Person acquiring any Lot, or other property in Caja de Oro acknowledges that the Development Plan may be amended from time to time by the Declarant and/or the City. The Declarant, with the approval of the City but without obtaining the consent of any other Owner or Person, shall have the right to

make changes or modifications to the Development Plan with respect to any property owned by the Declarant in any way which the Declarant desires including, but not limited to, changing the density of all or any portion of the property owned by such Declarant or changing the nature or extent of the uses to which the property may be devoted. Changes to the Development Plan which affect any portion of the Additional Property owned by RPHLC shall require the prior written consent of RPHLC. The Declarant makes no warranties or representations, express or implied, as to the binding effect or enforceability of all or any portion of the Community Documents or as to the compliance of any provision of the Community Documents with public laws, ordinances, or regulations applicable to Caja de Oro. Nothing which may be represented to a purchaser by real estate brokers or salesmen shall be deemed to create any implied covenants, servitudes or restrictions with respect to the use of any property subject to this Declaration.

2.4 Further Subdivision, Property Restrictions, Rezoning and Timeshares.

Without the prior written approval of the Association, and, so long as the Declarant owns any Lot, the Declarant, no Owner other than the Declarant shall do any of the following: (a) further subdivide a Lot or separate a Lot into smaller lots ; (b) convey or transfer less than all of a Lot ; (c) replat a Lot or combine a Lot with other Lots ; (d) record covenants, conditions, restrictions or easements against any Lot; (e) file any application for zoning, rezoning, variances or use permits pertaining to any Lot with the City; or (f) subject or use a Lot for any timesharing, cooperative, weekly, monthly or any other type of revolving or periodic occupancy by multiple owners, cooperators, licensees or timesharing participants.

2.5 Obligation to Construct Common Area Improvements.

The Declarant or Owner of real property identified or designated on a Plat or any Supplemental Declaration as real property which is to be Common Area or to be an Area of Association Responsibility shall be responsible for installing and constructing improvements on such real property in accordance with plans and specifications for such real property approved by the City. The construction and installation of improvements on any such real property shall be constructed in a good and workmanlike manner and in accordance with applicable industry standards. The construction and installation of improvements on any such real property shall be completed within such time period as may be specified by the Declarant or the Design Review Committee.

2.6 Withdrawal of Property.

So long as the Declarant owns one or more Lots, the Declarant shall have the unilateral right to withdraw from this Declaration, without the consent or approval of the Association or any other Owner or Person, any real property that the Declarant determines will be conveyed to a church, a school district or other governmental body for use as a church, public school or other public purpose. The withdrawal of all or any portion of Caja de Oro from this Declaration shall be affected by the Declarant Recording a Declaration of Withdrawal setting forth the legal description of the property being withdrawn. If the Declarant does not own the property to be withdrawn, then the Declaration of Withdrawal must be signed by the owners of fee title to the property to be withdrawn. Upon the withdrawal of any property from Caja de Oro pursuant to this Section, such property shall no longer be subject to any of the covenants, conditions and restrictions set forth in the Community Documents.

2.7 Annexation of Additional Property.

So long as the Declarant owns one or more Lots or any part of the Additional Property, the Declarant shall have the right to annex and subject to this Declaration all or any portion of the Additional Property pursuant to the applicable provisions of Section 2.2 and this Section. The annexation of all or any portion of the Additional Property shall be effected by the Declarant Recording a Declaration of Annexation setting forth the legal description of the Additional Property being annexed and stating that such portion of the Additional Property is annexed and subjected to this Declaration. The Declaration of Annexation shall identify any part of the Additional Property being annexed by the Declaration of Annexation that will be Common Area.

If the portion of the Additional Property being annexed is not owned by the Declarant, the Declaration of Annexation must be signed by the Owner of fee title to the portion of the Additional Property being annexed.

Notwithstanding anything stated to the contrary above, if the Caja de Oro Purchase Agreement is terminated for any reason whatsoever, RPHLC (or its assignee) shall have the sole right to annex and subject to this Declaration all or any portion of the Additional Property. The annexation of all or any portion of the Additional Property shall be effected by RPHLC (or its assignee) Recording a Declaration of Annexation setting forth the legal description of the Additional Property being annexed and stating that such portion of the Additional Property is annexed and subjected to this Declaration. Upon the annexation by RPHLC (or its assignee) as set forth above, RPHLC (and/or its assignee) shall become a Declarant under the Declaration.

The Additional Property may be annexed as a whole, at one time or in one or more portions at different times, or it may never be annexed, and there are no limitations upon the order of annexation or the boundaries thereof. The property annexed by the Declarant pursuant to this Section need not be contiguous with other property already subject to this Declaration, and the exercise of the right of annexation as to any portion of the Additional Property shall not bar the further exercise of the right of annexation as to any other portion of the Additional Property. The Declarant makes no assurances as to which, if any, part of the Additional Property will be annexed.

2.8 Views Not Guaranteed.

Although certain Lots in the Project at any point in time may have particular views, no express or implied rights or easements exist for views or for the passage of light and air to any Lot. No representation or warranty whatsoever, express or implied, is made by Declarant or the Association concerning the view that any Lot will have whether as of the date this Declaration is Recorded or thereafter. Any view that exists at any point in time for a Lot may be impaired or obstructed by further construction within or outside the Project, including, without limitation, by construction of Improvements (including, without limitation, landscaping) by Declarant, construction by third parties (including, without limitation, other Owners and Residents) and by the natural growth of landscaping. No third party, including, without limitation, any broker or salesperson, has any right to bind Declarant or the Association with respect to the preservation of any view from any Lot or any view of a Lot from any other property.

ARTICLE 3
ARCHITECTURAL CONTROL

3.1 Design Review Committee.

So long as the Declarant owns one or more Lots, the Declarant shall have the sole right to determine the number of members on the Design Review Committee and to appoint and remove the members of the Design Review Committee Thereafter, the Board shall determine the number of members on the Design Review Committee, and the members of the Design Review Committee shall be appointed and may be removed by the Board. The Declarant may at any time voluntarily surrender its right to appoint and remove the members of the Design Review Committee, and in that event the Declarant may require, until a Residence has been constructed on every Lot, that

specified actions of the Design Review Committee, as described in a Recorded instrument executed by the Declarant, be approved by the Declarant before they become effective.

The Design Review Committee may adopt, amend and repeal architectural guidelines, standards and procedures to be used in rendering its decisions. The Design Guidelines may include, without limitation, provisions regarding: (a) the size and height of Residences, buildings or other improvements; (b) architectural style or design; (c) placement of Residences and other buildings including establishing building envelopes; (d) landscaping design, content and conformance with the character of Caja de Oro and permitted and prohibited plants; (e) requirements concerning exterior color schemes, exterior finishes and materials; (f) signage; (g) perimeter and screen wall design and appearance; (h) time periods for commencement and completion of any approved Construction or Modification; and (i) rules and regulations governing construction activities; and (j) standards and procedures for submissions and approval of plans. After the Declarant's right to appoint and remove the members of the Design Review Committee has terminated, any repeal or amendment of the Design Guidelines must be approved by the Board. Any approval by the Design Review Committee of standard plans for use by the Declarant shall apply to all Lots on which the Declarant desires to use such plans and shall not be subject to subsequent rescission or modification without the Declarant's consent.

3.2 Approval Required.

No Construction or Modification shall be made or done without the prior written approval of the Design Review Committee; provided, however, that the provisions of this Article do not apply to, and approval of the Design Review Committee shall not be required for, the Construction or Modification of any Improvements or any other work made by, or on behalf of the Declarant.

The Design Review Committee may exempt certain Construction or Modification from the application and approval requirements of this Article 3, provided such Construction or Modification is undertaken in strict compliance with the requirements of such exemption. Any Owner may remodel, paint or redecorate the interior of a Residence or other building without approval so long as such activity does not affect the exterior appearance of the Residence or building.

Any Owner desiring approval of the Design Review Committee for any Construction or Modification shall submit to the Design Review Committee a written request for approval specifying in detail the nature and extent of the Construction or Modification which the Owner desires to perform. All assessments that have been assessed against the Owners lot must be paid current prior to submitting to the Design Review Committee. The request for approval must be accompanied by plans or specifications showing the nature, kind, color, shape, height, materials and location of the Improvements and such other information as may be required by the Design Guidelines. Any Owner requesting the approval of the Design Review Committee shall also submit to the Design Review Committee any additional information, plans and specifications which the Design Review Committee may request. The Owner must be in good standing with the Association in order for the plans to be reviewed.

In the event that the Design Review Committee fails to approve or disapprove an application for approval within forty-five (45) days after the complete application, together with any fee payable pursuant to Section 3.7 and all supporting information, plans and specifications

requested by the Design Review Committee, have been submitted to the Design Review Committee, the Owner submitting such plans may deliver to the Design Review Committee a demand that the Design Review Committee act on the plans submitted by the Owner. If the Design Review Committee does not disapprove the plans within thirty (30) days after receipt of the demand from the Owner, then the plans shall be deemed disapproved. The approval by the Design Review Committee of any Construction or Modification shall not be deemed a waiver of the Design Review Committee's right to withhold approval of any Construction or Modification subsequently submitted for approval.

The Design Review Committee may delegate its authority to approve or disapprove any proposed Construction or Modification to the Association's managing agent upon such conditions and subject to such limitations as the Design Review Committee may determine to be appropriate. The Design Review Committee may establish one or more subcommittees consisting of one or more members of the Design Review Committee and may delegate to such subcommittee or subcommittees the authority and power of the Design Review Committee to approve or disapprove any Construction or Modification within Caja de Oro or within a specified portion of Caja de Oro. The Design Review Committee may also delegate to a Neighborhood Association the authority to review and approve or disapprove any Construction or Modification within the property subject to the jurisdiction of the Neighborhood Association. Any delegation by the Design Review Committee of its authority or power under this Article 3 shall be subject to such conditions and limitations as may be imposed by the Design Review Committee and may be revoked at any time by the Design Review Committee by written notice to the Person or Neighborhood Association to whom the power or authority had been delegated.

3.3 Review of Plans.

In reviewing plans and specifications for any Construction or Modification, the Design Review Committee may consider any and all factors which the Design Review Committee, in its sole and absolute discretion, determines to be relevant including, but not limited to: (a) the harmony of the proposed Improvements with existing Improvements in Caja de Oro or with Improvements previously approved by the Design Review Committee but not yet constructed; (b) the location of the proposed Improvements in relation to existing topography, finished grade elevations, roads, Common Area and other structures; (c) the exterior design, finish materials and color of the proposed Improvements; and (d) compliance of the proposed Improvements with this Declaration and the Design Guidelines. The Design Review Committee may disapprove plans and specifications for any Construction or Modification even though the plans and specifications may be in substantial compliance with this Declaration and the Design Guidelines if the Design Review Committee, in its reasonable discretion, determines that the proposed Construction or Modification, or some aspect or portion thereof, is undesirable or unattractive.

Decisions of the Design Review Committee may be based on purely aesthetic considerations. Each Owner acknowledges that determinations as to such matters are purely subjective and opinions may vary as to the desirability and attractiveness of certain Improvements. Each Owner agrees that the decision of the Design Review Committee shall be final on all matters submitted to it pursuant to this Declaration, subject to an appeal of the decision to the Board as provided in this Section.

The approval required of the Design Review Committee pursuant to this Article 3 shall be in addition to, and not in lieu of, any approvals or permits which may be required under any federal, state or local law, statute, ordinance, rule or regulation. The Owner is responsible for obtaining, at the Owner's sole cost, all approvals, permits licenses and inspections required by any federal, state or local law, statute, ordinance, rule or regulation.

All Improvements constructed on Lots shall be of new construction, and no buildings or other structures shall be removed from other locations onto any Lot.

After the Declarant's right to appoint and remove the members of the Design Review Committee has terminated, any Owner aggrieved by a decision of the Design Review Committee may appeal the Design Review Committee's decision to the Board. Any appeal to the Board shall be made in accordance with such procedures as may be adopted by the Board.

3.4 Variances.

The Design Review Committee may grant variances from compliance with any provision of the Design Guidelines in circumstances where the design meets the intent of the provision sought to be varied and where granting of the variance would enhance design innovation and excellence, or when circumstances such as topography, natural obstructions, economic or procedural hardship, or aesthetic or environmental considerations so require, and the Design Review Committee determines, in its reasonable discretion, that the objective of the particular requirement can still be achieved. No variance approved by the Design Review Committee shall be effective until the variance is set forth in a written document signed by or on behalf of the Design Review Committee. No variance shall amend or modify any provision of this Declaration or prevent the Design Review Committee from denying a variance in other circumstances. For purpose of this Section, the inability to obtain approval of any governmental agency, the issuance of any license or permit, or comply with the terms of any financing shall not constitute an economic or procedural hardship.

3.5 Construction of Improvements.

Upon receipt of approval from the Design Review Committee for any Construction or Modification, the Owner who had requested such approval shall proceed with the Construction or Modification approved by the Design Review Committee as soon as practicable and within such time as may be prescribed by the Design Review Committee. After commencement of the approved construction or modification, the Owner shall diligently pursue such Construction or Modification so that it is completed as soon as reasonably practicable and within such time as may be prescribed by the Design Review Committee.

3.6 No Changes Without Approval.

Any Construction or Modification approved by the Design Review Committee must be done or performed in accordance with the plans and specifications approved by the Design Review Committee. No change, deletion or addition to the plans and specifications approved by the Design Review Committee may be made without the prior written approval of the Design Review Committee.

3.7 Review Fee.

The Design Review Committee shall have the right to charge a fee for reviewing requests for approval of any Construction or Modification, which fee shall be payable by the Owner at the time the application for approval is submitted to the Design Review Committee. The fee charged by the Design Review Committee may include the actual or estimated fees or costs incurred or anticipated to be incurred by the Design Review Committee in processing the application and in consulting with, or having the application reviewed by, architects, engineers or other professionals. The Design Review Committee may retain architects, engineers or other persons as deemed necessary to review applications.

3.8 No Warranty; Limitation of Liability.

The approval by the Design Review Committee of any Construction or Modification shall not be deemed a warranty or representation by the Design Review Committee as to the quality of such Construction or Modification or that such Construction or Modification conforms to any applicable building codes or other federal, state or local law, statute, ordinance, rule or regulation. The Design Review Committee shall not be liable or bear any responsibility for (a) ensuring the structural integrity, quality, soundness or workmanship of any Construction or Modification approved by the Design Review Committee, (b) ensuring compliance with building codes or other governmental requirements or (c) ensuring that all Improvements are of comparable quality, value, size or similar design.

3.9 Improvements to Areas of Association Responsibility.

If plans and specifications submitted to the Design Review Committee pertain to an Improvement which is within an Area of Association Responsibility so that the Association is responsible for the maintenance, repair and replacement of such Improvement, the Design Review Committee may condition its approval of the plans and specifications for the proposed Construction or Modification on the agreement of the Owner to reimburse the Association for the future cost of the repair, maintenance or replacement of such Improvement.

3.10 Compliance Deposit.

The Design Review Committee shall have the right, on a case-by-case basis and in its sole discretion, to condition the approval by the Design Review Committee of plans submitted by an Owner, upon the receipt by Design Review Committee of a deposit (the "Compliance Deposit") to secure the performance of the Owner's obligations under Section 7.8 to clean up and/or remove equipment, building materials, dirt, debris and similar materials, and to protect from damage and

repair any damage to improvements sustained, in connection with construction activities by or for the benefit of Owner and to ensure that the Construction or Modification will be made in accordance with the plans and specifications approved by the Design Review Committee. The Compliance Deposit shall be in such amount as may reasonably be determined by the Design Review Committee. The Design Review Committee may apply the Compliance Deposit toward payment of (a) any costs incurred by the Design Review Committee or the Association with respect to any construction cleanup or removal required and/or the repair or replacement of any damaged or destroyed improvements, the cost for which the Owner is responsible under Section 7.8; (b) any costs incurred by the Association or the Design Review Committee in connection with the inspection of the Construction or Modification to ascertain whether the Construction or Modification is being made in accordance with the approved plans; and (c) any attorney fees, court costs and other costs (including, but not limited to, costs incurred to correct the violation) incurred by the Association in connection with any violation of the Community Documents related directly or indirectly with the Construction or Modification. Following receipt by the Design Review Committee of a written request from an Owner delivered subsequent to the completion of the Construction or Modification, and following confirmation by the Design Review Committee that any necessary cleanup work or damages attributable to the Owner or the Owner's Agent has been properly performed, repaired or replaced, as applicable, that all costs attributable to the Owner in connection therewith have been paid in full and that the Construction or Modification was made in accordance with the plans and specifications approved by the Design Review Committee, the Design Review Committee shall return to such Owner the unapplied portion of the Owner's Compliance Deposit. The liability of an Owner to promptly cleanup such Owner's Lot and any surrounding area of Caja de Oro and to repair or replace any improvements damaged or destroyed by an Owner or the Owner's Agent shall not be limited to the amount of such Owner's Compliance Deposit, and in no event shall the posting of a Compliance Deposit limit or prejudice the right of the Design Review Committee or the Association to pursue any available legal remedies against the Owner or any of Owner's Agents causing the need for cleanup or causing the damage or destruction.

3.11 Development Plan. All development within the Project shall conform to the Development Plan.

ARTICLE 4
EASEMENTS AND DEVELOPMENT RIGHTS

4.1 Easements for Use of Common Area.

Every Owner, Lessee and Resident and their guests shall have a right and easement of enjoyment in and to the Common Area, which right shall be appurtenant to and shall pass with the title to every Lot, subject to:

(a) The right of the Association, subject to Section 5.10, to dedicate, convey, transfer, lease or encumber the Common Area; provided, however, that if access to a Lot is over any part of the Common Area, any conveyance, lease or encumbrance of such Common Area shall be subject to an easement for ingress and egress in favor of the Owner, Lessees and Residents of the Lot and their guests and invitees.

(b) The right of the Board to adopt rules, regulations or policies regulating the use of the Common Area including rules, regulations and policies limiting the number of guests who may use the Common Area, subject to any applicable limitations addressed in a Plat or the Las Soleras Master Plan, the types of uses for the Common Area, and restricting or prohibiting access to such portions of the Common Area (such as landscaped areas) not intended for use by the Owners, Lessees or Residents.

(c) The right of the Association to suspend the right of an Owner and such Owner's family, tenants and guests to use the Common Area (other than the right of an Owner and such Owner's family, tenants and guests to use any streets which are part of the Common Area for ingress or egress to the Owner's Lot) if such Owner is more than fifteen (15) days delinquent in the payment of Assessments or other amounts due to the Association or if the Owner has violated any other provisions of the Community Documents and has failed to cure such violation within fifteen (15) days after the Association notifies the Owner of the violation.

(d) The rights and easements reserved by or granted to the Declarant by the Community Documents.

(e) The right of the Association to rent or lease any portion of the Common Area on a short-term basis to an Owner or Resident for the exclusive use of such Owner or Residents and their guests and invitees.

(f) The right of the Association to charge reasonable admission or other fees for the use of any recreational facility or amenity situated on the Common Area.

(g) The right of the Association to permit the use of any recreational facility or amenity situated on the Common Area by Persons other than Owners or Residents and their guests upon payment of such fees as may be established by the Board.

(h) The rights and easements, if any, reserved or granted to the Declarant, or any other Person in the deed conveying the Common Area to the Association.

The right of easement and enjoyment of the Common Area may not be transferred or assigned except upon the conveyance or transfer of the Lot to which such right is appurtenant.

Notwithstanding any other provision of this Section to the contrary, the right to use and enjoy any Limited Common Area shall only extend to the Owners and Residents designated in the

Supplemental Declaration establishing such Limited Common Area as the Owners and Residents solely or permanently benefited by the Limited Common Area.

4.2 Rights and Easements to Facilitate Development.

The Declarant hereby reserves to itself and its successors and assigns a non-exclusive blanket easement over and through Caja de Oro for all purposes reasonably related to the development and completion of Improvements in Caja de Oro, including without limitation: (a) easements for the temporary storage of supplies of building materials and equipment necessary to complete Improvements; and (b) easements for the construction, installation and Maintenance of such Improvements as the Declarant determines, in its reasonable discretion, to be necessary or desirable.

Subject to any applicable limitations addressed in a Plat or the Development Plan, the Declarant hereby reserves to itself, its successors and assigns the right to: (a) use any Lots owned or leased by the Declarant, any other Lot with written consent of the Owner thereof, or any portion of the Common Area, as models, management offices, sales offices, a visitors' center, construction offices, customer service offices or sales office or model home parking areas; and (b) install and maintain on the Common Area, any Lot owned or leased by the Declarant or any other Lot with the consent of the Owner thereof, such marketing or promotional flags and flag poles and such marketing, promotional, identification, direction or other signs which the Declarant deems necessary for the development, sale or lease of Lots in Caja de Oro. The Declarant shall have the right to grant and reserve easements, rights-of-way and licenses over and through the Common Area for the purposes set forth in this Section or for any other purpose necessary or desirable for the orderly development of Caja de Oro. The Declarant may make any dedications and grant any easements, rights-of-way and licenses required by any government or governmental agency over and through all or any portion of the Common Area.

Any and all conveyances made to the Association or any Owner shall be conclusively deemed to incorporate these reservations of rights and easements, whether or not set forth in such grants. The easements and rights granted or reserved to the Declarant in this Declaration shall not terminate or merge and shall continue to run with the land, notwithstanding the common law doctrine of merger and the common ownership of all of Caja de Oro by the Declarant. Upon written request of the Declarant, the Association and each Owner shall from time to time sign, acknowledge and deliver to the Declarant such further assurances of these reservations of rights and easements as may be requested.

In the event of any conflict or inconsistency between this Section and any other provision of the Community Documents, this Section shall prevail.

4.3 Easement for Maintenance and Enforcement.

The Association and its directors, officers, agents, contractors and employees, the Design Review Committee and any other Persons authorized by the Board are hereby granted the right of access over and through any Lots (excluding the interior of any Residence) for: (a) the exercise and discharge of their respective powers and responsibilities under the Community Documents; (b) making inspections in order to verify that all Improvements on the Lot have been constructed in accordance with the plans and specifications for such Improvements approved by the Design Review Committee and that all Improvements are being properly maintained as required by the Community Documents; (c) correcting any condition originating in a Lot or in any Common Area threatening another Lot , the Common Area or any Neighborhood Common Area; (d) performing installations or Maintenance of utilities, landscaping or other Improvements located on Areas of Association Responsibility situated within the boundaries of the Lots; or (e) correcting any condition which violates the Community Documents.

4.4 Easements for Encroachments.

If any Improvements on any Lot or portion of the Common Area or Neighborhood Common Area now or hereafter encroach on any other property by reason of: (a) the original construction thereof; (b) deviations within normal construction tolerances in the Maintenance of any Improvement; or (c) the settling or shifting of any land or Improvement, an easement is hereby granted to the extent of any such encroachment for the period of time the encroachment exists. The Owner of the encroaching Improvement shall also have an easement for the limited purpose of Maintenance of the encroaching Improvement. This easement does not relieve any Owner or any other Person from liability for such Owner's or other Person's gross negligence or willful misconduct.

ARTICLE 5
THE ASSOCIATION

5.1 Formation and Powers of the Association.

The Association shall be a New Mexico nonprofit corporation. The Association shall have all of the common law and statutory powers conferred upon nonprofit corporations under New Mexico law and all powers necessary or desirable: (a) to adopt and publish Rules and Regulations and to establish fines for the infraction of any provisions of the Community Documents; (b) to perform the Association's duties and obligations under the Community Documents or imposed by law; (c) to exercise the rights and powers of the Association set forth in the Community Documents; and (d) to foster and promote the common good and general welfare of Caja de Oro, the Owners, Residents and Lessees, and the surrounding community. The Association may exercise any right or privilege given to the Association expressly by the Community Documents and every other right or privilege reasonably to be implied from the existence of any right or privilege given to the Association by the Community Documents or reasonably necessary to effectuate any such right or privilege. The Association shall be managed by a Board of Directors. Except as otherwise provided in the Bylaws, the Declarant shall have the right to appoint all of the Board Members until the termination of the Declarant Control Period. The

Association shall not be dissolved unless another entity has agreed to assume the operation and maintenance responsibilities of the Association under the Community Documents.

The Association may create profit or nonprofit subsidiaries which may be tax-exempt organizations and delegate to such subsidiaries portions of the powers and authority of the Association under the Community Documents. The Association may engage in activities to benefit persons other than Owners, Lessees and Residents and may operate, manage and maintain property not owned by the Association (including, without limitation, property dedicated to public use) if the Association determines in its discretion that such action confers some benefit upon Caja de Oro or if required pursuant to a Plat or the Las Soleras Master Plan.

5.2 Authorized Community Activities, Services and Programs.

The Association may organize, fund and administer community-building activities, services and programs as the Association deems necessary, desirable or appropriate. Examples of such activities, services and programs include, but are not limited to, the following:

(a) Operation and management of the Areas of Association Responsibility;

(b) Primary and adult education programs;

(c) Recreation and social programs;

(d) Activities designed to promote compliance with the Community Documents through education and communication;

(e) Public relations activities on behalf of Caja de Oro;

(f) Cultural, arts, environmental and wellness programs;

(g) Community service activities for the benefit of Owners, Lessees or Residents of Caja de Oro and the surrounding community;

(h) Community internet and intranet sites;

(i) Charter clubs and other volunteer organizations and activities;

(j) Other services, activities and programs which enhance the sense of community in Caja de Oro.

Nothing in this Section shall be construed as a representation by the Declarant or the Association as to what, if any, activities, services and programs will be provided by the Association. In addition, the Association may modify or cancel existing activities, services and

programs in its discretion. Nonuse of any activities, services or programs offered by the Association shall not exempt any Owner from the obligation to pay Assessments.

5.3 Relationship with Other Entities.

The Association may enter into cooperative agreements and expend funds for facilities, services and activities which benefit Caja de Oro and the surrounding community. The Association may provide, or provide for, such services and facilities for all of the Owners, Lessees and Residents and their Lots, and the Association is authorized to enter into and terminate contracts or agreements with other entities, including the Declarant or its affiliate, to provide such services and facilities. The Association may charge use or service fees for any such services and facilities provided, but may also include all or a portion of the cost thereof in the Association's budget as an Association Expense and assess it as part of the Regular Assessment if the services and facilities are provided to or benefit all Lots or Caja de Oro generally or may also include all or a portion of the cost thereof in a Benefited Property Assessment if the services and facilities are provided to less than all of the Lots. In any contracts or agreements with third parties for the provision of services within Caja de Oro, the Association may assign to the service provider the right to bill Owners directly and to pursue all legal or equitable remedies otherwise available to the Association for the collection of such bills.

5.4 Oversight of Neighborhood Associations.

The Association shall have oversight authority over any action taken or proposed by a Neighborhood Association and may, in its discretion, veto any action or decision of a Neighborhood Association determined to be contrary to the general scheme of development for Caja de Oro. In addition, the Association shall have the power to take action against, or require that specific action be taken by, a Neighborhood Association, and to enforce the terms of any Neighborhood Declaration. Such actions may include requiring specific maintenance or repairs to Neighborhood Common Area.

5.5 Identity of Members.

Subject to the provisions of Section 5.6, the members of the Association shall be Owners of the Lots. All Owners of Lots shall be mandatory members of the Association. An Owner of a Lot shall automatically, upon becoming the Owner thereof, be a member of the Association and shall remain a member of the Association until such time as his ownership ceases for any reason, at which time his membership in the Association shall automatically cease.

5.6 Allocation of Memberships.

Each Lot is allocated one (1) Membership in the Association. Each Owner shall have the number of Memberships allocated to the Lots owned by such Owner.

5.7 Voting Rights.

The Association shall have one class of Membership. Each Owner, including, as to Lots owned by the Declarant, the Declarant, shall be a member of the Association. Each Member shall

be entitled to one (1) vote for each Lot held by such Member. No more than one (1) vote may be cast for any Lot on each matter properly coming before the Members for vote.

5.8 The Association Rules.

The Board may adopt, amend and repeal rules and regulations pertaining to: (a) the management, operation and use of the Areas of Association Responsibility including, but not limited to, any recreational facilities situated upon the Areas of Association Responsibility; and (b) minimum standards for the Maintenance of Lots. In the event of any conflict or inconsistency between the provisions of this Declaration and the Association Rules, the provisions of this Declaration shall prevail. The Association Rules shall be enforceable in the same manner and to the same extent as the covenants, conditions and restrictions set forth in this Declaration.

5.9 Personal Liability.

No director, officer, employee or agent of the Association or the Design Review Committee or of any committee of the Association or the Design Review Committee, and no other Person acting on behalf of the Association or the Design Review Committee shall be personally liable to any Person for any damage, loss or prejudice suffered or claimed on account of any act, omission, error, or negligence in the discharge of such Person's duties and responsibilities under the Community Documents provided such Person acted in good faith.

5.10 Conveyance, Lease or Encumbrance of Common Area.

The Association may dedicate parts of the Common Area to the City or any public agency, authority or utility for such purposes and subject to such conditions as the Board may determine to be in the best interests of Caja de Oro, subject to any applicable limitations imposed pursuant to a Plat. The Association may convey portions of the Common Area for the purpose of adjusting the boundary lines between the Common Area, Limited Common Area and adjoining Lots or dedicated rights-of-way. The Association may grant permits, licenses and easements on, over, under and through the Common Area for utilities, roads and other purposes reasonably necessary or useful for the proper maintenance and operation of Caja de Oro, subject to any applicable limitations imposed pursuant to a Plat. The Association may lease all or any part of the Common Area for such purposes and on such terms and conditions as the Board determines to be necessary or desirable; provided, however, that any lease entered into after the Declarant no longer owns any Lot must be approved by Owners entitled to cast more than fifty percent (50%) of the Eligible Votes. Except as otherwise expressly provided in this Declaration, the Common Area shall not be mortgaged or conveyed without the prior written consent or affirmative vote of Members holding at least two-thirds (2/3) of the Eligible Votes and by the Declarant so long as the Declarant owns any Lot.

ARTICLE 6
COVENANT FOR ASSESSMENTS AND CREATION OF LIEN

6.1 Creation of Lien and Personal Obligation of Assessments.

Each Owner, by becoming the Owner of a Lot , is deemed to covenant and agree to pay to the Association all Assessments, Collection Costs and all other fees and costs which may become

payable by the Owner to the Association under the Community Documents. All Assessments shall be established and collected as provided in this Declaration. Each Assessment, together with all interest thereon, shall also be the personal obligation of the Person who was the Owner of the Lot at the time when the Assessment became due. The personal obligation for delinquent Assessments shall not pass to the successors in title of the Owner unless expressly assumed by them. No Owner shall be exempt from liability for Assessments because of such Owner's non-use of the Common Area, abandonment of such Owner's Lot or other circumstance. The obligation to pay Assessments is a separate and independent obligation on the part of each Owner. No diminution or abatement of Assessments or off-set shall be claimed or allowed for any alleged failure of the Association, the Board or the Design Review Committee to take some action or perform some function required of them.

6.2 Regular Assessments.

At least thirty (30) days prior to the commencement of each Assessment Period, the Board shall prepare and adopt a budget (the "Budget") of the estimated Association Expenses for the next Assessment Period, including any contribution to be made to a reserve fund. Within thirty (30) calendar days after the adoption of the budget the board must provide a summary of the budget to all owners. The Budget shall also reflect the sources and estimated amount of funds required to pay such Association Expenses, which sources may include any surplus to be applied from prior years, any income expected from sources other than Assessments and the amount to be generated through Assessments against the Lots. The Budget shall separately reflect any Benefited Property Expenses.

Concurrently with the adoption of the Budget, the Board shall determine the amount of the Regular Assessment for each Assessable Lot. The Regular Assessment for each Assessable Lot shall be the amount obtained by dividing the amount of Association Expenses to be assessed by the total number of Assessable Lots. The amount of increase, if any, in the Regular Assessment from one Assessment Period to the next Assessment Period shall be subject to such limitations as may be imposed by New Mexico law, if any.

The Board shall give notice of the Regular Assessment to each Owner of an Assessable Lot at least thirty (30) days prior to the beginning of each Assessment Period, but the failure to give such notice shall not affect the validity of the Regular Assessment established by the Board nor relieve any Owner of an Assessable Lot from its obligation to pay the Regular Assessment. If the Board fails to adopt a Budget for any Assessment Period, then until and unless such Budget is adopted and a Regular Assessment is levied by the Board for such Assessment Period, the amount of the Regular Assessment for the immediately preceding Assessment Period shall remain in effect.

If the Board determines during any Assessment Period that the funds budgeted for that Assessment Period are, or will, become inadequate to meet all Association Expenses for any reason, including, without limitation, nonpayment of Assessment, the Board may amend the Budget and increase the Regular Assessment to Owners of Assessable Lots for that Assessment Period and the revised Regular Assessment shall commence on the date designated by the Board.

6.3 Special Assessments.

The Association may levy against each Assessable Lot a Special Assessment for the purpose of (a) obtaining funds to pay the cost of any construction, reconstruction, repair or replacement of an Improvement upon the Common Area (including fixtures and personal property related thereto), or (b) to pay unbudgeted expenses or expenses in excess of the amount budgeted. The Association shall not levy any Special Assessment unless the Special Assessment is approved by Members holding two-thirds (2/3) of the votes cast with respect to the Special Assessment. No Special Assessment shall be levied during the Declarant Control Period unless the Special Assessment is approved in writing by the Declarant. The Special Assessment for each Assessable Lot shall be the amount obtained by dividing the total Special Assessment by the total number of Assessable Lots.

6.4 Enforcement Assessment.

The Association may impose against an Owner as an Enforcement Assessment the following expenses: (a) any Collection Costs incurred by the Association in attempting to collect Assessments or other amounts payable to the Association by the Owner; and (b) any monetary penalties levied against the Owner. The Enforcement Assessment shall be automatically imposed against an Owner at such time as the Collection Cost or other amounts are incurred by the Association or, in the case of a monetary penalty, the date the monetary penalty is imposed on the Owner by the Board.

6.5 Fines.

The Association may impose against an Owner a fine for the infraction of any provision of these Declaration as set forth in Section 6.1. The fines shall become a lien against the Lot from the date that the fine becomes due.

6.6 Benefited Property Assessments.

All Association Expenses pertaining to the Maintenance of Limited Common Areas or pertaining to the providing of Special Services shall be shown separately in the budget adopted by the Board. The Association Expenses pertaining to the Maintenance of a Limited Common Area or to the providing of Special Services shall be assessed solely against the Assessable Lots within the Benefited Property Assessment Area as established by the Supplemental Declaration designating the Benefited Property Assessment Area. No Association Expenses pertaining to the Maintenance of Limited Common Area or pertaining to providing Special Services shall be used in computing the Regular Assessments to be levied pursuant to Section 6.2. Unless otherwise provided for in the applicable Supplemental Declaration, Benefited Property Assessments shall be levied against the Assessable Lots and within the Benefited Property Assessment Area at a uniform amount per such Lot. If the Board determines during any Assessment Period that any Benefited Property Assessment is, or will, become inadequate to pay all Association Expenses to be paid by the Benefited Property Assessment for any reason, including, without limitation, nonpayment of Benefited Property Assessments by Owners of Assessable Lots, the Board may increase the Benefited Property Assessment for that Assessment Period and the revised Benefited Property Assessment shall commence on the date designated by the Board.

6.7 Obligation of Declarant for Deficiencies.

The Declarant shall pay to the Association such funds as may be necessary, when added to the Regular Assessments levied by the Association, to pay all Association Expenses of the Association as they become due. Notwithstanding the foregoing, Declarant shall not have any obligation to pay any amounts during any calendar year in excess of the amount that Declarant would have paid if it were paying full assessments. Any payments made by the Declarant to fund the estimated amounts due under this Section in excess of Declarant's actual funding obligation under this Section shall, at Declarant's option, be credited toward payment of Declarant's next due assessment payment or refunded to the payors thereof; for example, if Declarant pays $25,000 to the Association in the middle of a calendar year to fund an estimated budget shortfall of the Association and the actual shortfall as of the end of the year would have been only $20,000 in the absence of such payment, Declarant shall be entitled to a $5,000 credit toward its next due assessment payment or a refund of $5,000.

6.8 Assessment Period.

The period for which the Regular Assessment and Benefited Property Assessments shall be levied shall be the calendar year, except that the first Assessment Period shall commence on the first day of the first month after the conveyance of the first Lot to a Purchaser or such later date as may be selected by the Board of Directors and terminate on December 31 of such year. The Board in its sole discretion from time to time may change the Assessment Period.

6.9 Rules Regarding Billing and Collection Procedures.

Regular Assessments and Benefited Property Assessments shall be collected on a quarterly basis or such other basis as may be selected by the Board. Special Assessments may be collected as specified by the Board. The Board shall have the right to adopt rules and regulations setting forth procedures for the purpose of making Assessments and for the billing and collection of the Assessments provided that the procedures are not inconsistent with the provisions of this Declaration. The failure of the Association to send a bill to an Owner shall not relieve any Owner of such Owner's liability for any Assessment or charge under this Declaration. The Association shall be under no duty to refund any payments received by it even though the ownership of a Lot changes during an Assessment Period, but successor Owners of Lots shall be given credit for prepayments, on a prorated basis, made by prior Owners.

6.10 Effect of Nonpayment of Assessments; Remedies of the Association.

Any Assessment, or any installment of an Assessment, not paid within fifteen (15) days after the Assessment, or the installment of the Assessment, first became due may bear interest from the due date at the rate of interest set from time to time by the Board. In addition, the Board may establish a late fee to be charged to any Owner who has not paid any Assessment, or any installment of an Assessment, within fifteen (15) days after such payment was due.

The Association shall have a lien on each Lot for any Assessment levied against that Lot from the time the Assessment becomes due and for charges for late payment of those Assessments, for reasonable collection fees and for reasonable attorney fees and costs incurred with respect to

those Assessments. The Association's lien for Assessments, for charges for late payment of those Assessments, for reasonable collection fees and for reasonable attorney fees and costs incurred with respect to those Assessments may be foreclosed in the same manner as a mortgage on real estate. If an Assessment is payable in installments, the full amount of the Assessment is a lien from the time the first installment of the Assessment becomes due. The recording of this Declaration constitutes record notice and perfection of the Association's lien for Assessments, for charges for late payment of those Assessments, for reasonable collection fees and for reasonable attorney fees and costs incurred with respect to those Assessments, and no further recordation of any claim of lien shall be required. Although not required in order to perfect the Association's lien, the Association shall have the right but not the obligation, to record a notice setting forth the amount of any delinquent Assessments, for charges for late payment of those Assessments, for reasonable collection fees and for reasonable attorney fees and costs incurred with respect to those Assessments which are secured by the Association's lien. If the Association records a notice of lien, the Association may charge the Owner of the Lot against which the Notice of Lien is recorded a lien fee in an amount established from time to time by the Board.

The Association's Lien for Assessments, for charges for late payment of those Assessments, for reasonable collection fees and for reasonable attorney fees and costs incurred with respect to those Assessments shall have priority over all liens, other interests and encumbrances except for: (a) liens and encumbrances Recorded before the recording of this Declaration; (b) liens for real estate taxes and other governmental assessments and charges; and (c) the lien of any First Mortgage or seller's interest in a first Real Estate Contract recorded prior to the Assessment Lien. Any First Mortgagee or any other Person acquiring title or coming into possession of a Lot through foreclosure of the First Mortgage, purchase at a foreclosure sale or trustee's sale, or through any equivalent proceedings, such as, but not limited to, the taking of a deed in lieu of foreclosure shall acquire title free and clear of any claims for unpaid Assessments and charges against the Lot which became payable prior to the acquisition of such Lot by the First Mortgagee or other Person. Any assessments and charges against the Lot which accrue prior to such sale or transfer shall remain the obligation of the defaulting Owner.

The Association shall have the right, at its option, to enforce collection of any delinquent Assessments together with interest, late fees, lien fees, reasonable attorneys' fees and any other sums due to the Association in any manner allowed by law including, but not limited to, (a) bringing an action at law against the Owner personally obligated to pay the delinquent Assessments and such action may be brought without waiving the Assessment Lien or (b) bringing an action to foreclose the Assessment Lien in the manner provided by law for the foreclosure of a realty mortgage. The Association shall have the power to bid at any foreclosure sale and to purchase, acquire, hold, lease, mortgage and convey any and all Lots purchased at such sale.

6.11 Purposes for which Association's Funds May Be Used.

The Association may use all funds and property collected and received by it (including the Assessments, fees, loan proceeds, surplus funds and all funds and property received by it from any other source) for the purpose of: (a) discharging and performing the Association's duties and obligations under the Community Documents or applicable law; (b) exercising the rights and powers granted to the Association by the Community Documents or applicable law; (c) providing for promotion activities and services the Board deems appropriate, necessary or desirable to foster or promote the common good and general welfare of Caja de Oro and the Owners, Lessees and

Residents; (d) contracting for services to be provided to Owners, Lessees and Residents; and (e) taking such other action as the Association deems necessary, appropriate or desirable for the management and administration of the Association or for the benefit of the Association or of Caja de Oro.

6.12 Surplus Funds.

The Association shall not be obligated to spend in any year all the Assessments and other sums received by it in such year, and may carry forward as surplus any balances remaining. The Association shall not be obligated to reduce the amount of the Regular Assessment in the succeeding year if a surplus exists from a prior year, and the Association may carry forward from year to year such surplus as the Board in its discretion may determine to be desirable for the financial security of the Association and the accomplishment of its purposes.

6.13 Reserves.

The Board shall establish reserves for the future periodic maintenance, repair or replacement of the major components of the Areas of the Association Responsibility. The reserves may be funded from Regular Assessments or any other revenue of the Association. All amounts designated as reserves shall be deposited by the Board of Directors in a separate bank account (the "Reserve Account") to be held for the purposes for which they are collected and are to be segregated from and not commingled with any other funds of the Association. To assist the Board in determining the appropriate amount of reserves, the Board shall obtain a reserve study at least once every three years, which study shall at a minimum include (a) identification of the major components of Caja de Oro which the Association is obligated to repair, replace, restore or maintain which, as of the date of the study, have a remaining useful life of less than thirty (30) years; (b) identification of the probable remaining useful life of the identified major components as of the date of the study; (c) an estimate of the cost of repair, replacement, restoration, or maintenance of the identified major components during and at the end of their useful life; (d) an estimate of the total annual contribution necessary to defray the cost to repair, replace, restore, or maintain the identified major components during and at the end of their useful life, after subtracting total reserve funds as of the date of the study.

6.14 Reserve Account Funding.

Each person (other than the Declarant) who purchases or otherwise becomes an Owner of an Assessable Lot shall pay to the Association immediately upon becoming the Owner of the Lot, a sum equal to one-fourth ($1/4^{th}$) ("Reserve Fund Fee") of the annual Assessment attributable to the Lot (determined as if the Lot was an Assessable Lot for such annual period). All amounts paid pursuant to this Section 6.14 shall be deposited by the Association into a reserve account to fund future major repairs and replacements. Declarant and the Association may take such payments into account when determining the amounts to be funded to reserves and other Association funds. Nothing in this Section 6.14 shall be constructed as prohibiting or mandating the Association making additional payments into reserve accounts from other Association funds. Payments made pursuant to this Section do not apply toward payment of annual Assessments and constitutes a separate obligation.

6.15 Working Capital Fee.

To ensure that the Association shall have adequate funds to meet its expenses or to purchase necessary equipment or services, each Person (other than the Declarant) who purchases or otherwise becomes the Owner of an Assessable Lot shall pay to the Association immediately upon becoming the Owner of the Lot, a sum equal to one-fourth (1/4) of the then current Annual Assessment attributable to the Lot (determined as if the Lot was an Assessable Lot for such annual period). Funds paid to the Association pursuant to this Section may be used by the Association for payment of operating expenses or any other purpose permitted under the Project Documents. Payments made pursuant to this Section shall be nonrefundable and shall not be considered as an advance payment of any Assessments levied by the Association pursuant to this Declaration.

6.16 Transfer Fee.

The Board, in its sole discretion, may impose a transfer fee whereby each Purchaser of an Assessable Lot shall be required to pay to the Association or the Association's managing agent immediately upon becoming the Owner of the Lot a transfer fee in such amount as is established from time to time by the Board to compensate the Association for the administrative cost resulting from the transfer of a Lot. The intent of this Section is that a transfer fee, if imposed by the Board, shall be payable on the initial sale of an Assessable Lot by the Declarant to a Person other than the Declarant that takes place after a transfer fee is in place, and on all resales of an Assessable Lot that take place after a transfer fee is in place.

ARTICLE 7
MAINTENANCE

7.1 Maintenance of Certain Exterior Components of Residential Units.

To maintain an integrated, consistent and high qualify appearance, the roof, stucco systems, painted exterior surfaces of each Residential Unit shall be maintained, repaired and replaced by the individual owners in conjunction with the adjoining lot owner that share the common building wall. The Board of Directors will determine the need to replace the stucco system and will give each owner six months to complete the required maintenance at the owners' expense. Should there be issues with the roof, the two owners as outlined above will be responsible for coordinating such repair at their expense. Each Owner shall maintain all front yard and rear yard areas located on its Lot in a neat and sanitary condition, free of any trash or unsightly materials. Any landscaping and plants located within any front yard or rear yard areas shall be kept free of weeds and watered and fertilized at such times and in such quantities as required to keep any plants alive and attractive.

7.2 Areas of Association Responsibility.

The Association shall be responsible for the management, operation and Maintenance of all Areas of Association Responsibility, and all Improvements located thereon, except for any part of the Areas of Association Responsibility which any governmental entity is maintaining or is obligated to maintain. The Board shall be the sole judge as to the appropriate Maintenance of all Areas of Association Responsibility, but the Areas of Association Responsibility, and the Improvements located thereon, shall be maintained in good condition and repair at all times. No

Owner, Resident or other Person shall construct or install any Improvements on the Areas of Association Responsibility or alter, modify or remove any Improvements situated on the Areas of Association Responsibility without the approval of the Board. No Owner, Resident or other Person shall obstruct or interfere with the Association in the performance of the Association's management, operation or Maintenance of the Areas of Association Responsibility, and the Improvements located thereon.

7.3 Lots.

Each Owner of a Lot shall be responsible for the Maintenance of his Lot, and all buildings, Residences, landscaping or other Improvements situated thereon, except for any portion of the Lot, or any Improvement situated thereon, which is an Area of Association Responsibility. All buildings, Residences, landscaping and other Improvements shall at all times be kept in good condition and repair. All grass, hedges, shrubs, vines and plants of any type on a Lot shall be irrigated, mowed, trimmed and cut at regular intervals so as to be maintained in a neat and attractive manner. Trees, shrubs, vines, plants and grass which die shall be promptly removed and replaced with living foliage of like kind, unless different foliage is approved in writing by the Design Review Committee. No yard equipment, wood piles or storage areas may be maintained so as to be Visible From Neighboring Property or streets. All Lots upon which no Residences, buildings or other structures, landscaping or Improvements have been constructed shall be maintained in a weed free and attractive manner.

7.4 Assessment of Certain Costs of Maintenance and Repair.

In the event that the need for Maintenance of an Area of Association Responsibility is caused through the willful or negligent act of any Owner, his family, tenants, guests or invitees, the cost of such Maintenance shall be paid by such Owner to the Association upon demand and payment of such amounts shall be secured by the Assessment Lien.

7.5 Improper Maintenance and Use of Lots .

In the event (a) any portion of any Lot is so maintained as to present a public or private nuisance, or as to substantially detract from the appearance or quality of the surrounding Lots or other areas of Caja de Oro, (b) any portion of a Lot is being used in a manner which violates this Declaration, or (c) the Owner of any Lot is failing to perform any of its obligations under the Community Documents, the Board may give notice to the offending Owner of the corrective action that must be taken and the date by which the corrective action must be completed. If the required corrective action is not completed by the completion date established by the Board, the Board shall be authorized and empowered to cause such action to be taken and the cost thereof shall be paid by such Owner to the Association upon demand and payment of such amounts shall be secured by the Assessment Lien.

7.6 Boundary Walls.

Each wall or fence which is located between two Lots shall constitute a boundary wall and, to the extent not inconsistent with this Section, the general rules of law regarding boundary walls shall apply. The Owners of contiguous Lots who share a boundary wall shall both equally have the right to use such wall provided that such use by one Owner does not interfere with the use and

enjoyment of same by the other Owner. Except as otherwise provided in this Section, the Owners of contiguous Lots who share a boundary wall shall each pay one-half (½) of the cost of any maintenance, repair or replacement of the boundary wall. Either of such Owners may perform any necessary repair, maintenance or replacement of the boundary wall and in such event, such Owner shall be entitled to reimbursement from the other Owner for one-half (½) of such cost. In the event that any boundary wall is damaged or destroyed through the negligence or willful act of an Owner, his agents, tenants, licensees, guests or family, it shall be the obligation of such Owner to rebuild and repair the boundary wall without cost to the other Owner or Owners who share the boundary wall. The right of any Owner to contribution from any other Owner under this Section shall be appurtenant to the land and shall pass to such Owner's successors in title. In addition to meeting the other requirements of this Declaration and of any other building code or similar regulations or ordinances, any Owner proposing to modify, make additions to or rebuild a boundary wall shall first obtain the written consent of the adjoining Owners. In the event any boundary wall encroaches upon a Lot less than one foot, a valid easement for such encroachment and for the maintenance of the boundary wall shall and does exist in favor of the Owners of the Lots which share such boundary wall for so long as the boundary wall exists. If the encroachment exceeds one foot, the Owner of the Lot on which the wall encroaches shall have the right to require the adjoining Owner to relocate the wall so that the wall does not encroach by more than one foot.

7.7 Maintenance of Walls other than Boundary Walls.

Walls (other than boundary walls) located on a Lot shall be maintained, repaired and replaced by the Owner of the Lot. Any wall which is placed on the boundary line between a Lot and an Area of Association Responsibility shall be maintained, repaired and replaced by the Owner of the Lot, except that the Association shall be responsible for the repair and maintenance of the surface of the wall which faces the Area of Association Responsibility. In the event any such wall encroaches upon the Area of Association Responsibility, an easement for such encroachment shall exist in favor of the Association or the Owner of the Lot, as the case may be, for so long as the wall exists. Any wall which is placed on the boundary line between a Lot and public right-of-way shall be maintained, repaired and replaced by the Owner of the Lot, except that the Association shall be responsible for the repair and replacement of the surface of the wall which faces the public right-of-way.

7.8 Construction Activities.

Normal construction activities and parking in connection with the construction of Improvements on a Lot shall not be considered a nuisance or otherwise prohibited by this Declaration. Lots shall be kept in a neat and tidy condition during construction periods, trash and debris shall not be permitted to accumulate and supplies of brick, block, lumber and other building materials shall be piled only in such areas as may be approved by the Design Review Committee. In addition, any construction equipment and building materials stored or kept on any Lot during construction of improvements may be kept only in areas approved by the Design Review Committee. The Design Review Committee may also require screening of said storage areas. Each Owner shall be obligated to: (a) keep such Owner's Lot , as well as surrounding areas of Caja de Oro, including, without limitation, all pedestrian and road rights-of-way and drives, reasonably clean and clear of equipment, building materials, dirt, debris and similar materials in connection with or related to construction activities by or for the benefit of such Owner; and (b) make reasonable efforts to protect from damage, and in any event to promptly repair or rebuild,

any buildings, structures, landscaping or other improvements (including without limitation any improvements that are, or are intended to be, Common Area, Neighborhood Common Area, Areas of Association Responsibility or owned and/or maintained by the City, the County or any political subdivision or utility provider, e.g., pavement, curbs, sidewalks, landscaping, drainage facilities, hydrants, grade stakes, surveyor markers, etc.) that are damaged or destroyed through the act of any Owner or an Owner's Agent in connection with or related to construction activities by or for the benefit of such Owner, whether or not such act is negligent or otherwise culpable.

7.9 Installation of Landscaping.

Within ninety (90) days after close of escrow on a Lot, landscaping must be installed and substantially completed in the front yard of the Lot. All back yard landscaping must be installed within two hundred seventy (270) days after close of escrow. All landscaping in the front yard and all landscaping in any portion of the back yard which is Visible From Neighboring Property must comply with the Design Guidelines and must be approved by the Design Review Committee, and any alterations or modifications made to the landscaping of a Lot as originally installed must be approved in advance by the Design Review Committee. All landscaping must be installed in accordance with the grading and drainage plan for Caja de Oro approved by the City. If any Owner does not install and complete approved landscaping within the applicable time required by this Section, the Association, after giving the Owner thirty (30) days written notice to cure any such default, shall have the right to cause the necessary landscaping to be installed, and in such event, the Owner shall pay the Association, upon demand, all costs incurred by the Association in connection with the installation of the landscaping, together with interest thereon at the rate of fifteen percent (15%) per annum.

ARTICLE 8
USE RESTRICTIONS ON USE OF LOTS

8.1 Residential Use.

All Lots shall be used, improved and devoted exclusively to residential use. No trade or business may be conducted on any Lot or in or from any Residence, except that the Owner, Lessee or other Resident of a Residence may conduct a business activity within the Residence so long as: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Residence; (b) the business activity is a legal activity and conforms to all applicable zoning ordinances or requirements for the Project; (c) the business activity does not involve persons coming to the Lot to purchase goods or services or the door-to-door solicitation of Owners, Lessees or Residents in the Project; (d) the use of the Residence for trade or business in no way destroys or is incompatible with the residential character of the Residence or the surrounding neighborhood; (e) the trade or business is conducted only inside the Residence, and does not involve the viewing, purchasing or taking delivery of goods or merchandise at, to, from or in any Residence; (f) the trade or business is conducted by a Resident or Residents of the Residence with no more employees than those for whom parking can be accommodated on the Resident's driveway; (g) the volume of vehicular or pedestrian traffic or parking generated by such trade or business does not result in congestion or be in excess of what is customary in a residential neighborhood; (h) the trade or business does not utilize flammable liquids or hazardous materials in quantities not customary to a residential use; and (i) the use of the Residence for a trade or business does not violate any other provision of the Community Documents.

The terms "business" and "trade" as used in this Section shall be construed to have ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation or other form of consideration, regardless of whether: (a) such activity is engaged in full or part time; (b) such activity is intended or does generate a profit; or (c) a license is required for such activity. The leasing of a Residence by the Owner thereof shall not be considered a trade or business within the meaning of this Section.

8.2 Nuisances.

No rubbish or debris of any kind shall be placed or permitted to accumulate on any Lot , and no odors or loud noises shall be permitted to arise or emit therefrom, so as to render any such property or any portion thereof, or activity thereon, unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to the Residents of such other property. No condition shall be permitted to exist or operate upon any Lot so as to be offensive or detrimental to any other property in the vicinity thereof or to its Residents. No outside clotheslines or other outside facilities for drying or airing clothes shall be erected, placed or maintained on any Lot . No Person shall permit anything or condition to exist upon any Lot which shall induce, breed or harbor infectious plant diseases or noxious insects. No Lot shall be used in any manner to explore for or to remove any water, oil or other hydrocarbons, minerals of any kind, gravel, gas, earth or any earth substance of any kind.

8.3 Animals.

No animal, bird, fowl, poultry, reptile or livestock may be kept on any Lot, except that occupants of the Lot may keep a total of three cats and/or dogs and a reasonable number of other usual and common household pets if they are kept, bred or raised thereon solely as domestic pets and not for commercial purposes. The Board shall have the authority to determine (a) whether a particular animal or bird is permitted to be kept on a Lot pursuant to this Section. All dogs, cats, birds or animals permitted under this Section shall be confined to an Owner's Lot, except that a dog may be permitted to leave an Owner's Lot if such dog is at all times kept on a leash and is not permitted to enter upon any other Lot. Any person bringing a dog onto the Common Area shall immediately remove any feces deposited on the Common Area by the dog. The Board may restrict the portions of the Common Area on which dogs are permitted.

No dog, cat, bird or animal permitted to be kept on a Lot pursuant to this Section shall be allowed to make an unreasonable amount of noise or to become a nuisance. No structure for the care, housing or confinement of any dog, cat, bird or animal permitted to be kept on a Lot pursuant to this Section shall be maintained so as to be Visible From Neighboring Property without prior written approval of the Design Review Committee. Upon the written request of any Owner, Lessee or Resident, the Board shall conclusively determine, in its sole and absolute discretion, whether, for the purposes of this Section, a particular dog, cat, bird or animal is a nuisance or making an unreasonable amount of noise. Any decision rendered by the Board shall be enforceable in the same manner as other restrictions set forth in this Declaration.

The Board may adopt rules and regulations further restricting and governing animals within Caja de Oro, which rules may include, without limitation rules providing for the removal from Caja de Oro of a domestic pet which has bitten or attacked a person or other animal, has a propensity to attack persons or other animals or otherwise constitutes a threat to the safety of persons or other animals in the Property or which because of incessant barking or other behavior constitutes an unreasonable annoyance or nuisance to Owners and Residents.

8.4 Machinery and Equipment.

No machinery or equipment of any kind shall be placed, operated or maintained upon or adjacent to any Lot, except such machinery or equipment as is usual and customary in connection with residential use of property or machinery or equipment necessary for the construction of a Residence, building, structure, or other Improvement on the Lot.

8.5 Vehicles and Parking.

As used in this Section: (a) "Motor Vehicle" means a car, van, sport utility vehicle, bus, truck, recreational vehicle, motor home, motorcycle, all-terrain vehicle, utility vehicle, pickup truck or other motor vehicle; and (b) "Streets" means the public streets shown on any Plat (including any subdivision plat for property subjected to this Declaration by a Supplemental Declaration).

Notwithstanding anything herein that may be to the contrary, parking shall not be permitted on the Alleys.

No mobile home, travel trailer, tent trailer, trailer, camper shell, boat trailer or other similar equipment or vehicle may be parked, kept or stored on the Common Area. No mobile home, travel trailer, tent trailer, trailer, camper shell, boat trailer or other similar equipment may be parked, kept or stored on any Lot so as to be Visible From Neighboring Property.

Except as permitted by this Section, no Motor Vehicle may be parked, kept or stored on any Lot or the Common Area.

No Motor Vehicle which exceeds eight feet (8') in height or exceeds twenty-two feet (22') in length or which is designed or used for carrying merchandise, supplies or equipment for commercial purposes such as ladder racks, or which includes advertisement accessories or signs of any kind, such as vehicle roof top signs, shall be parked on a Lot or on a Street or other parts of the Common Area except for: (a) the temporary parking on a Street or a driveway situated on a Lot of the Motor Vehicles of contractors, subcontractors, suppliers or vendors of an Owner, Lessee or Resident, (b) the parking for not more than seventy-two (72) hours within any thirty (30) day period of recreational vehicles, motor homes and similar vehicles owned or leased by an Owner, Lessee or Resident on a Street or on a driveway situated on a Lot for the purpose of loading, unloading or cleaning, subject to such limitations as may be established by the Board; (c) the parking of a Motor Vehicle which displays in a simple manner on the exterior of the Motor Vehicle any business name, logo, sign or other commercial information and which is owned or leased by the Owner, Lessee or Resident of the Lot in a driveway or in a garage situated on the Lot; (d) the parking of police vehicles or other public safety vehicles; and (e) the parking on the Streets or the

Common Area of Motor Vehicles of contractors, subcontractors, suppliers or vendors of the Association.

It is the intent of this Section to limit parking on the Streets. No Motor Vehicle owned or leased by an Owner, Lessee or Resident of a Lot may be parked on the Streets if space for the parking of the Motor Vehicle is available in any of the following areas: (a) the garage or carport situated on the Lot of the Owner, Lessee or Resident; (b) the driveway on the Lot constructed as part of the initial construction of Improvements on the Lot by the Declarant; or (c) a driveway expansion constructed on the Lot with the approval of the Design Review Committee.

It is also the intent of this Section to limit the parking of Motor Vehicles owned or leased by an Owner, Lessee or Resident of the Lot in the driveway and in any driveway expansion situated on the Lot. Accordingly, Motor Vehicles owned or leased by an Owner, Lessee or Resident of a Lot must be parked in the garage or carport situated on the Lot to the extent space is available in the garage for the parking of such Motor Vehicles. If space is not available in the garage, then Motor Vehicles owned or leased by an Owner, Lessee or Resident of a Lot may be parked on the driveway constructed as part of the initial construction of Improvements on the Lot by the Declarant. Parking of Motor Vehicles owned or leased by an Owner, Lessee or Resident of a Lot may only be parked on a driveway expansion constructed with the approval of the Design Review Committee if space for the parking of such Motor Vehicles is not available either in the garage or in the driveway constructed as part of the initial construction or Improvements on the Lot by the Declarant. The parking of a Motor Vehicle owned or leased by an Owner, Lessee or Resident of a Lot on a driveway expansion is also subject to such rules and regulations as may be adopted by the Board. Any vehicle parked on a driveway or driveway expansion must be completely contained on that driveway or expansion. Vehicles must not be parked in such a way that the vehicle extends over the sidewalk.

No Motor Vehicle of any kind may be stored on a Lot except in a garage, and no Motor Vehicle of any kind may be stored on the Common Area. For purposes of illustration but not of limitation, a Motor Vehicle shall be deemed stored if it is covered by a car cover, tarp or other material and if it is not used on day to day basis. Motor Vehicles owned by guests of an Owner, Lessee or other Resident may be parked in the driveway on a Lot or on the Streets or in designated parking spaces on the Common Area.

No Motor Vehicle shall be constructed, reconstructed or repaired on any Lot in such a manner as to be Visible From Neighboring Property, and no inoperable Motor Vehicle may be stored or parked on any Lot in such a manner as to be Visible From Neighboring Property. Except for emergency repairs, no Motor Vehicle shall be constructed, reconstructed or repaired on the Streets or any other part of the Common Area. No inoperable Motor Vehicle may be stored or parked on the Streets or any other part of the Common Area.

No Motor Vehicle may be parked on the Streets on a trash collection day.

The Board shall have the right and power to adopt rules and regulations governing and further restricting the parking of Motor Vehicles on Lots or the Streets and implementing the provisions of this Section. In the event of any conflict or inconsistency between the provisions of this Section and the rules and regulations adopted by the Board of Directors, the provisions of this Section shall control.

8.6 Garages.

No garage or carport shall be converted to living spaces or altered or used for purposes which would prevent the use of the garage for the parking of at least two automobiles, except that the Declarant may use a garage in one or more model homes for a sales office and/or a construction office. Garage doors shall be kept closed except when the opening of the door is necessary to permit ingress or egress.

8.7 Rooftop HVAC Equipment Prohibited.

No heating, air conditioning or evaporative cooling units or equipment related thereto may be mounted, installed or maintained on the roof of any Residence or other building so as to be Visible From Neighboring Property. All units shall be ground mounted. Window units are not permitted. This prohibition shall not be applied to prohibit the installation of solar collectors on the roofs of residences so long as the solar collectors are installed in a location which is least visible from the street upon which the Residence is located which does not impair the operation or the efficiencies of the solar collector.

8.8 Basketball Goals and Backboards.

Basketball goals and backboards, whether portable or permanent, are not permitted within the Property.

8.9 Playground Equipment.

No jungle gyms, swing sets or similar playground equipment shall be erected or installed on any Lot.

8.10 Rental of Lots.

No Owner may lease less than his entire Lot and the Residence situated thereon. All leases must be in writing and must provide that the terms of the lease are subject in all respect to the provisions of the Community Documents and that any violation of this Declaration or the Association Rules by the lessee or the other occupants shall be a default under the lease.

At least ten (10) days before commencement of the lease term, the Owner shall provide the Association with the following information: (a) the commencement date and expiration date of the lease term; (b) the names of each of the Lessees and each other person who will reside in the Residence during the lease term; (c) the address and telephone number at which the Owner can be contacted by the Association during the lease term; and (d) the name, address and telephone number of a person other than the Owner whom the Association can contact in the event of an emergency involving the Lot. Any Owner who leases his Lot and the Residence situated thereon must provide the Lessee with copies of this Declaration, the Design Guidelines and the Association Rules.

Any lease of a Lot or Residence situated thereon must be for an initial term of at least six (6) months. The Owner shall be liable for any violation of this Declaration, the Design Guidelines

or the Association Rules by the Lessees or other persons residing in the Residence and their guests or invitees and, in the event of any such violation, the Owner, upon demand of the Association, shall immediately take all necessary actions to correct any such violations; provided, however, that the Owner will be liable for any damage to the Common Area or the Lots caused by the Lessees or other persons residing in the Residence or by their guests or invitees.

8.11 Screening Materials.

All screening materials, whether fences, hedges or walls, shall be maintained and replaced from time to time on the Lots by the Owners thereof in accordance with the original construction of such Improvements by a Declarant or as approved by the Design Review Committee pursuant to Article 3.

8.12 Lights.

Except as initially installed by the Declarant, no spotlights, floodlights or other high intensity lighting shall be placed or utilized upon any Lot or any structure erected thereon which in any manner will allow light to be directed or reflected on any other property except as approved by the Design Review Committee.

8.13 Window Cover Materials.

Each Owner (other than the Declarant) of a Lot shall install drapes, shutters, blinds or other window coverings on all windows of the Residence within sixty (60) days after becoming the Owner of the Lot. All window coverings must comply with the provisions of this Section and the Design Guidelines. No reflective materials (including, but without limitation, aluminum foil, reflective screens or glass, mirrors or similar items) and no sheets, bedding or similar items shall be installed or placed upon the outside or inside of any windows of a Residence without the prior written approval of the Board. No enclosures, drapes, blinds, shades, screens or other items affecting the exterior appearance of a Residence shall be constructed or installed without the prior written consent of the Board.

8.14 Trash Containers and Collection.

No garbage or trash shall be placed or kept on any Lot except in covered containers of a type, size and style which are approved by the Design Review Committee. Garbage or trash containers and recyclable containers kept on a Lot must be kept in the garage or behind the masonry wall enclosing the rear yard of the Lot in a manner so that the containers are not Visible From Neighboring Property, except when the containers are placed on the street adjacent to the Lot to make the containers available for collection. Containers may be placed at the curb no earlier than 5:00 pm the day before collection and must be returned so as not to be Visible From Neighboring Property by 10:00 pm the day of collection.

8.16 Temporary Occupancy and Temporary Buildings.

No trailer, basement of any incomplete building, tent, shack, garage or barn, and no temporary buildings or structures of any kind, shall be used at any time for a residence, either temporary or permanent. Temporary buildings, trailers or other structures used during the

construction of Improvements approved by the Design Review Committee shall be removed immediately after the completion of construction, and in no event shall any such buildings, trailers or other structures be maintained or kept on any property for a period in excess of twelve months without the prior written approval of the Design Review Committee.

8.17 Antennas.

Except for antennas, satellite dishes and other over-the-air receiving devices covered by the FCC rules governing Over-the-Air Reception Devices; Television Broadcast Service and Multi-channel Multipoint Distribution Service (the "FCC Rule"), no antenna for the transmission or reception of television or radio signals or for access to the internet shall be installed on any Lot unless approved by the Design Review Committee. Any antenna, satellite dish or other receiving device covered by the FCC Rule may be installed on a Lot without the prior approval of the Design Review Committee provided the antenna, satellite dish or receiving device is placed inside a Residence or other Building or is placed on the portion of the Lot which is the least Visible From Neighboring Property and does not interfere with the viewer's ability to install, maintain or use the antenna, satellite dish or receiving device. The Board of Directors shall have the right to adopt rules and regulations with respect to the installation and placement of antennas, satellite dishes and other receiving devices; provided, however, that the Board of Directors shall not impose or enforce any rule or regulation which is inconsistent with or prohibited by the FCC Rule.

8.18 Utility Service.

No lines, wires, or other devices for the communication or transmission of electric current or power, including telephone, television, and radio signals, shall be erected, placed or maintained anywhere in or upon any Lot unless the same shall be contained in conduits or cables installed and maintained underground or concealed in, under or on buildings or other structures approved by the Design Review Committee. No provision of this Declaration shall be deemed to forbid the erection of temporary power or telephone structures incident to the construction of buildings or structures approved by the Design Review Committee.

8.19 Overhead Encroachments.

No tree, shrub, or planting of any kind on any Lot shall be allowed to overhang or otherwise to encroach upon any sidewalk, street, pedestrian way or other area from ground level to a height of eight (8) feet without the prior written approval of the Design Review Committee.

8.20 Signs.

No sign or emblem of any kind may be kept or placed upon any Lot or mounted, painted or attached to any Unit, wall or other improvement upon such Lot so as to be Visible from Neighboring Property or mounted on any vehicle or trailer parked or driven in the Property or carried on any person or by any other means displayed within the Property except the following: (a) One (1) "For Sale" sign, (b) signs or billboards that may be erected by the Declarant, (c) political signs may be erected upon a Lot by the Owner of such Lot advocating the election of one or more political candidates or the sponsorship of a political party, issue or proposal provided that such signs will not be erected more than 45 days in advance of the election to which they pertain and are removed within 2 days after the election, (d) emblems or bumper stickers advertising an

Owner's school or business mounted upon vehicles parked or driven within the Property, (e) such signs as may be required by legal proceedings, or prohibition of which is precluded by law, (f) such signs as may be required for traffic control and regulation of Common Areas, including street and directional signs, (g) such signs as may be approved by Declarant, and (h) security monitoring signs or security monitoring window emblems (maximum of one per window). "For Rent" and "For Lease" signs are strictly prohibited.

8.21 Drainage.

No Residence, structure, building, landscaping, fence, wall or other Improvement shall be constructed, installed, placed or maintained in any manner that would obstruct, interfere with or change the direction or flow of water in accordance with the drainage plans for Caja de Oro, or any part thereof, or for any Lot as shown on the drainage plans on file with the City.

ARTICLE 9
DISPUTE RESOLUTION

9.1 Defined Terms. As used in this Article 9, the following terms shall have the meaning set forth below:

(a) **"Alleged Defect"** means any alleged defect or deficiency in the planning, design, engineering, grading, construction or development of the of the Common Area or any Lot, or the buildings, Residences and other structures or improvements located thereon, by a Declarant Party including, without limitation, any failure to comply with applicable building codes or federal, state or local laws, ordinances or regulations or any failure to comply with any express or implied warranty or standard of workmanship.

(b) **"Declarant Party"** means: (i) the Declarant and its members, managers, officers and employees; (ii) any general contractors, subcontractors, material suppliers, labor suppliers, architects, engineers, surveyors, consultants or other Persons who furnished labor or services or supplied materials in connection with the initial design, development and/or construction of the Residences, buildings, structures and other Improvements in Caja de Oro or in connection with any addition, renovation, repair or reconstruction of any Residence, building, structure or other Improvement in Caja de Oro; or (iii) any employee or other representative of the Declarant who serves as a director or officer of the Association.

(c) **"Claim"** means: (i) any claim or cause of action by a Claimant against a Declarant Party arising out of or related in any way to an Alleged Defect, including, without limitation, any claim or cause of action for breach of express or implied warranties or that a Declarant Party was negligent in the planning, design, engineering, grading, construction or development of the Project; or (ii) any

claim or cause of action against a Declarant Party arising out of or in any way related to the development of the Project or the management or operation of the Association, including, without limitation, any claim for negligence, fraud, intentional misconduct or breach of fiduciary duty.

9.2 Agreement to Resolve Certain Disputes Without Litigation. The Association, all Owners and all Declarant Parties agree that it is in the best interests of the Association, the Owners and the Declarant Parties to encourage the amicable resolution of Claims and to resolve Claims without the emotional and financial costs of litigation. Therefore the Association, all Owners and all Declarant Parties agree that all Claims shall be resolved exclusively in accordance with the dispute resolution procedures set forth in this Article 9.

9.3 Notice of Alleged Defect. The Association or any Owner who becomes aware of any Alleged Defect which could be the basis for a Claim against any Declarant Party shall give written notice (the "Notice of Alleged Defect") promptly to each Declarant Party who could be responsible for the Alleged Defect. The Notice of Alleged Defect shall state plainly and concisely: (a) the nature and location of the Alleged Defect; (b) the date on which the Association or Owner giving the Notice of Alleged Defect first became aware of the Alleged Defect; and (c) whether the Alleged Defect has caused any damage to any persons or property. Following the receipt by a Declarant Party of a Notice of Alleged Defect, the Declarant Party and any of its employees, agents, contractors, subcontractors and consultants shall have the right, upon reasonable notice to the Association or Owner giving the Notice of Alleged Defect to enter onto or into, as applicable, the Common Area or any Lot for the purposes of inspecting and/or conducting testing to determine the existence, nature and extent of the Alleged Defect and, if deemed necessary by the Declarant Party, to correct, repair and/or replace the Alleged Defect. In conducting such inspection, testing, repairs and/or replacement, the Declarant Party shall be entitled to take any actions it deems reasonable and necessary under the circumstances. Nothing set forth in this Section 9.3 shall be construed to impose any obligation on any Declarant Party to inspect, test, repair or replace any item or Alleged Defect for which the Declarant Party is not otherwise obligated under applicable law or any warranty provided by the Declarant or any other Declarant Party. The right of a Declarant Party and its employees, agents, contractors and consultants to enter, inspect, test, repair and/or replace under this Section shall be irrevocable and may not be waived or otherwise terminated, except by written document, in recordable form, executed and recorded by the Declarant Party. In no event shall any statute of limitations be tolled during the period in which a Declarant Party conducts any inspection, testing, repair or replacement of the Alleged Defect. If the Alleged Defect is not repaired or replaced to the satisfaction of the Association or Owner giving the Notice of Alleged Defect within sixty (60) days after the Notice of Alleged Defect is given to the Declarant Party, then the Association or Owner may proceed with the preparation of the delivery of a Notice of Claim as provided in Section 9.4.

9.4 Notice of Claim. The Association or any Owner who contends or alleges to have a Claim (a "Claimant") against any Declarant Party (a "Respondent") shall notify each Respondent in writing of the Claim (the "Claim Notice"), stating plainly and concisely: (a) the nature of the Claim, including, date, time, location, Persons involved, and Respondent's role in the Claim; (b) the factual and legal basis of the Claim; and (c) what Claimant wants Respondent to do or not do to resolve the Claim. In the event the Claimant is the Association and the Claim involves an Alleged Defect, the Association must provide written notice to all Members prior to delivering a

Claim Notice to a Declarant Party or initiating any legal action, cause of action, proceeding, or arbitration against any Declarant Party which notice shall (at a minimum) include: (a) a description of the Claim; (b) a description of the attempts of Declarant or any other Declarant Party to correct such Alleged Defect and the opportunities provided to Declarant or any other Declarant Party to correct such Alleged Defect; (c) a certification from an engineer licensed in the State of New Mexico that such Alleged Defect exists along with a description of the scope of work necessary to cure such Alleged Defect and a resume of such engineer; (d) the estimated cost to repair such Alleged Defect; (e) the name and professional background of the attorney retained by the Association to pursue the Claim and a description of the relationship between such attorney and member(s) of the Board of Directors (if any); (f) a description of the fee arrangement between such attorney and the Association; (g) the estimated attorneys' fees and expert fees and costs necessary to pursue the Claim and the source of the funds which will be used to pay such fees and expenses; (h) the estimated time necessary to conclude the action; and (i) an affirmative statement from the Board of Directors that the action is in the best interests of the Association and its Members. If the Alleged Defect is alleged to be the result of an act or omission of a person licensed by the State of New Mexico under New Mexico law, including, but not limited to, Engineering and Surveying (§61-23-1 *et* seq. NMSA 1978 Comp.), Construction Industries (§60-13-1 *et* seq. NMSA 1978 Comp.) and Brokers (§61-29-1 NMSA 1978 Comp. *et* Seq.) (a "Licensed Professional"), then the Claim Notice from the Association must be accompanied by an affidavit from a Licensed Professional in the same discipline as the Licensed Professional alleged to be responsible for the Alleged Defect. The affidavit must contain a preliminary expert opinion that the acts or omissions of the Licensed Professional were the cause of the Alleged Defect.

9.5 Mediation. The Claimant and the Respondent shall negotiate in good faith in an attempt to resolve the claim. If the Parties do not resolve the Claim through negotiation within thirty (30) days after the date of the Claim Notice or within such longer period as may be agreed upon by the Parties ("Termination of Negotiations"), Claimant shall have thirty (30) additional days within which to submit the Claim to mediation by the American Arbitration Association ("AAA") or such other independent mediation service selected by mutual agreement of the Claimant and the Respondent. If Claimant does not submit the Claim to mediation within thirty (30) days after Termination of Negotiations, Claimant shall be deemed to have waived the Claim, and Respondent shall be released and discharged from any and all liability to Claimant on account of such Claim. If the Parties do not settle the Claim within thirty (30) days after submission of the matter to the mediation process, or within such time as determined reasonable or appropriate by the mediator, the mediator shall issue a notice of termination of the mediation proceedings ("Termination of Mediation Notice"). The Termination of Mediation Notice shall set forth when and where the Parties met, that the Parties are at an impasse, and the date that mediation was terminated.

9.6 Binding Arbitration. In the event a Claim is not resolved by mediation, the Claimant shall have ninety (90) days after the date of the Termination of Mediation Notice to submit the Claim to binding arbitration in accordance with this Section 9.6. If the Claimant fails to timely submit the Claim to arbitration, then the Claim shall be deemed waived and abandoned and the Respondent shall be relieved of any and all liability to Claimant arising out of the Claim. A Claimant may only submit a Claim in arbitration on its own behalf. No Claimant may submit a Claim in arbitration as a representative or member of a class, and no Claim may be arbitrated as a class action. The Association, the Owners and all Declarant Parties agree that all Claims that are not resolved by negotiation or mediation shall be resolved exclusively by arbitration conducted in

accordance with this Section 9.6. The Association, the Owners and all Declarant Parties waive their right to have a Claim resolved by a court, including, without limitation, the right to file a legal action as the representative or member of a class or in any other representative capacity. The Claimant and Respondent shall cooperate in good faith to assure that all Declarant Parties who may be liable to the Claimant or Respondent with respect to the Claim are made parties to the arbitration. If the Claimant submits the Claim to binding arbitration in accordance with this Section 9.6, the arbitration shall be conducted in accordance with the following rules:

(a) **Initiation of Arbitration**. The arbitration shall be initiated by either party delivering to the other a Notice of Intention to Arbitrate as provided for in the AAA Commercial Arbitration Rules or such other rules as the AAA may determine to be applicable (the "AAA Rules").

(b) **Governing Procedures**. The arbitration shall be conducted in accordance with the AAA Rules. In the event of a conflict between the AAA Rules and this Section 9.6, the provisions of this Section 9.6 shall govern.

(c) **Appointment of Arbitrator**. The parties shall appoint a single Arbitrator by mutual agreement. If the parties have not agreed within ten (10) days of the date of the Notice of Intention to Arbitrate on the selection of an arbitrator willing to serve, the AAA shall appoint a qualified Arbitrator to serve. Any arbitrator chosen in accordance with this Subsection (c) is referred to in this Section 9.6 as the "Arbitrator".

(d) **Qualifications of Arbitrator**. The Arbitrator shall be neutral and impartial. The Arbitrator shall be fully active in such Arbitrator's occupation or profession, knowledgeable as to the subject matter involved in the dispute, and experienced in arbitration proceedings. The foregoing shall not preclude otherwise qualified retired lawyers or judges from acting as the Arbitrator.

(e) **Disclosure**. Any candidate for the role of Arbitrator shall promptly disclose to the parties all actual or perceived conflicts of interest involving the dispute or the parties. No Arbitrator may serve if such person has a conflict of interest involving the subject matter of the dispute or the parties. If an Arbitrator resigns or becomes unwilling to continue to serve as an Arbitrator, a replacement shall be selected in accordance with the procedure set forth in Subsection 9.6 (c).

(f) **Compensation**. The Arbitrator shall be fully compensated for all time spent in connection with the arbitration proceedings in accordance with the Arbitrator's usual hourly rate unless otherwise agreed to by the parties, for all time spent by the Arbitrator in connection with the arbitration proceeding. Pending the final award, the Arbitrator's compensation and expenses shall be advanced equally by the parties.

(g) **Preliminary Hearing**. Within thirty (30) days after the Arbitrator has been appointed, a preliminary hearing among the Arbitrator and counsel for the parties shall be held for the purpose of developing a plan for the management of the arbitration, which shall then be memorialized in an appropriate order. The

matters which may be addressed include, in addition to those set forth in the AAA Rules, the following: (i) definition of issues; (ii) scope, timing and types of discovery, if any; (iii) schedule and place(s) of hearings; (iv) setting of other timetables; (v) submission of motions and briefs; (vi) whether and to what extent expert testimony will be required, whether the Arbitrator should engage one or more neutral experts, and whether, if this is done, engagement of experts by the parties can be obviated or minimized; (vii) whether and to what extent the direct testimony of witnesses will be received by affidavit or written witness statement; and (viii) any other matters which may promote the efficient, expeditious, and cost-effective conduct of the proceeding.

(h) **Management of the Arbitration**. The Arbitrator shall actively manage the proceedings as the Arbitrator deems best so as to make the proceedings expeditious, economical and less burdensome than litigation.

(i) **Confidentiality**. All papers, documents, briefs, written communication, testimony and transcripts as well as any and all arbitration decisions shall be confidential and not disclosed to anyone other than the Arbitrator, the parties or the parties' attorneys and expert witnesses (where applicable to their testimony), except that upon prior written consent of all parties, such information may be divulged to additional third parties. All third parties shall agree in writing to keep such information confidential.

(j) **Hearings**. Hearings may be held at any place within Santa Fe County, New Mexico designated by the Arbitrator and, in the case of particular witnesses not subject to subpoena at the usual hearing site, at a place where such witnesses can be compelled to attend.

(k) **Final Award**. The Arbitrator shall promptly (but, in no event later than sixty (60) days following the conclusion of the proceedings or such longer period as the parties mutually agree) determine the claims of the parties and render a final award in writing. The Arbitrator may award the prevailing party in the proceeding all or a part of such party's reasonable attorneys' fees and expert witness fees, taking into account the final result of arbitration, the conduct of the parties and their counsel in the course of the arbitration, and other relevant factors. The Arbitrator shall not award any punitive damages. The Arbitrator shall not award indirect, consequential or special damages regardless of whether the possibility of such damage or loss was disclosed to, or reasonably foreseen by the party against whom the claim is made. The Arbitrator shall assess the costs of the proceedings (including, without limitation, the fees of the Arbitrator) against the non-prevailing party.

9.7 Right to Enter, Inspect, Repair and/or Replace. Following the receipt by a Declarant Party of a Claim Notice with respect to an Alleged Defect, the Declarant Party and its employees, agents, contractors, subcontractors and consultants shall have the right, upon reasonable notice to Claimant and during normal business hours, to enter onto or into, as applicable, the Common Area and any Lot for the purposes of inspecting and/or conducting testing to determine the validity of the Claim and, if deemed necessary by the Declarant Party, to correct,

repair and/or replace the Alleged Defect. In conducting such inspection, testing, repairs and/or replacement, the Declarant Party shall be entitled to take any actions as it shall deem reasonable and necessary under the circumstances. Nothing set forth in this Section 9.7 shall be construed to impose any obligation on any Declarant Party to inspect, test, repair, or replace any item or Alleged Defect for which the Declarant Party is not otherwise obligated. The right of a Declarant Party and its employees, agents, contractors and consultants to enter, inspect, test, repair and/or replace reserved hereby shall be irrevocable and may not be waived or otherwise terminated except by a written document, in recordable form, executed and Recorded by the Declarant Party. In no event shall any statutes of limitations be tolled during the period in which a Declarant Party conducts any inspection, testing, repair or replacement of any Alleged Defects.

9.8 Use of Funds. Any judgment, award or settlement received by a Claimant in connection with a Claim involving an Alleged Defect shall first be used to correct and/or repair such Alleged Defect or to reimburse the Claimant for any costs actually incurred by such Claimant in correcting and/or repairing the Alleged Defect. If the Claimant receiving the judgment, award or settlement is the Association, any excess funds remaining after repair of such Alleged Defect shall be paid into the Association's reserve fund.

9.9 Approval of Arbitration or Litigation. The Association shall not deliver a Claim Notice to any Declarant Party or commence any legal action or arbitration proceeding or incur legal expenses (including without limitation, attorneys' fees) in connection with any Claim without the written approval of Owners entitled to cast more than seventy-five percent (75%) of the total votes in the Association, excluding the votes of any Owner who would be a defendant in such proceedings. The Association must pay for any such legal action or mediation or arbitration proceeding with monies that are specifically collected for such purposes and may not borrow money or use reserve funds or other monies collected for specific Association obligations other than legal fees. In the event that the Association commences any legal action or arbitration proceeding involving a Claim, all Owners must notify prospective purchasers of their Lot of such legal action or arbitration proceeding and must provide such prospective purchasers with a copy of the notice received from the Association in accordance with Section 9.4.

9.10 Statute of Limitations. All statutes of limitations applicable to Claims shall apply to the commencement of arbitration proceedings under Section 9.6. If the arbitration proceedings are not initiated within the time period provided by New Mexico law for the filing of a legal action with respect to the Clam, the Claim shall forever be barred.

9.11 Federal Arbitration Act. Because many of the materials and products incorporated into the Project are manufactured in other states, the development and conveyance of the Lots evidences a transaction involving interstate commerce and the Federal Arbitration Act (9 U.S.C. §1, et. seq.) now in effect or as it may be hereafter amended, will govern the interpretation and enforcement of the arbitration provisions of this Declaration.

9.12 Conflicts. In the event of any conflict between the provisions of this Article 9 and the terms of any express warranty provided to a Purchaser by the Declarant or a Builder or any third party home warranty company in connection with the purchase of a Lot from the Declarant or a Builder, the provisions of the express warranty shall control; provided, however, that if the Claim is being asserted by the Association, the approval of the members of the Association

required by Section 9.9 must be obtained prior to the Association demanding arbitration of the Claim or filing any legal action with respect to the Claim.

BY ACCEPTANCE OF A DEED OR BY ACQUIRING A LOT , EACH PERSON, FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, TRANSFEREES AND ASSIGNS, AGREES TO HAVE ANY CLAIM RESOLVED ACCORDING TO THE FEDERAL ARBITRATION ACT, THE NEW MEXICO STATUTES ANNOTATED 1978 COMP. PERTAINING TO THE ARBITRATION OF DISPUTES TO THE EXTENT NOT INCONSISTENT WITH THE FEDERAL ARBITRATION ACT AND THE PROVISIONS OF THIS ARTICLE 9 AND WAIVES THE RIGHT TO PURSUE ANY DECLARANT PARTY IN ANY MANNER OTHER THAN AS PROVIDED IN ARTICLE 9. THE ASSOCIATION, EACH OWNER AND DECLARANT ACKNOWLEDGE THAT BY AGREEING TO RESOLVE ALL CLAIMS AS PROVIDED IN THIS ARTICLE 9, THEY ARE GIVING UP THEIR RESPECTIVE RIGHTS TO HAVE SUCH CLAIM TRIED BEFORE A JURY. THE ASSOCIATION AND EACH OWNER FURTHER WAIVE THEIR RESPECTIVE RIGHTS TO AN AWARD OF PUNITIVE AND CONSEQUENTIAL DAMAGES RELATING TO A CLAIM. BY ACCEPTANCE OF A DEED OR BY ACQUIRING A LOT, EACH OWNER VOLUNTARILY ACKNOWLEDGES THAT HE IS GIVING UP ANY RIGHTS HE MAY POSSESS TO PUNITIVE AND CONSEQUENTIAL DAMAGES OR THE RIGHT TO A TRIAL BEFORE A JURY RELATING TO A CLAIM.

IF AN OWNER OR THE ASSOCIATION FILES A CIVIL ACTION ASSERTING ANY CLAIM AGAINST ANY DECLARANT PARTY INSTEAD OF COMPLYING WITH THE DISPUTE RESOLUTION PROVISIONS OF THIS ARTICLE 9 (OR THE OTHER DISPUTE RESOLUTION PROVISIONS, AS APPLICABLE), THE DECLARANT PARTY AGGRIEVED BY THE FILING MAY APPLY TO THE SANTA FE COUNTY DISTRICT COURT OR OTHER COURT OF COMPETENT JURISDICTION FOR AN ORDER DISMISSING THE CIVIL ACTION AND COMPELLING THE FILING PARTY TO SUBMIT THE CLAIM TO THE DISPUTE RESOLUTION PROVISIONS APPLICABLE THERETO. THE APPLYING PARTY SHALL BE ENTITLED TO IMMEDIATE ENTRY OF AN ORDER OF DISMISSAL AND A MANDATORY AWARD OF ATTORNEY'S FEES AND TAXABLE COSTS INCURRED IN COMPELLING COMPLIANCE WITH THE APPLICABLE DISPUTE RESOLUTION PROVISION.

IN THE EVENT THE ARBITRATION PROVISIONS OF THIS ARTICLE 9 ARE HELD NOT TO APPLY OR ARE HELD INVALID OR UNENFORCEABLE FOR ANY REASON, ALL DISPUTES SHALL BE TRIED BEFORE A JUDGE IN A COURT OF COMPETENT JURISDICTION WITHOUT A JURY. EACH OWNER AND THE ASSOCIATION HEREBY WAIVE AND COVENANT NOT TO ASSERT THEIR CONSTITUTIONAL RIGHT TO TRIAL BY JURY OF ANY DISPUTES, INCLUDING, BUT NOT LIMITED TO, DISPUTES RELATING TO CONSTRUCTION DEFECTS, MISREPRESENTATION OR FAILURE TO DISCLOSE MATERIAL FACTS. THIS MUTUAL WAIVER OF JURY TRIAL SHALL BE BINDING UPON THE RESPECTIVE SUCCESSORS AND ASSIGNS OF SUCH PARTIES AND UPON ALL PERSONS AND ENTITIES ASSERTING RIGHTS OR CLAIMS OR OTHERWISE ACTING ON BEHALF OF DECLARANT, ANY OWNER, THE ASSOCIATION OR THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

ARTICLE 10
INSURANCE

10.1 Scope of Coverage.

Commencing not later than the time of the first conveyance of a Lot to a Purchaser, the Association shall maintain, to the extent reasonably available, the following insurance coverage:

(a) Comprehensive general liability insurance, including medical payments insurance, in an amount determined by the Board, but not less than $1,000,000. Such insurance shall cover all occurrences commonly insured against for death, bodily injury and property damage arising out of or in connection with the use, ownership or maintenance of the Areas of Association Responsibility and all other portions of Caja de Oro which the Association is obligated to maintain under this Declaration, and shall also include hired automobile and non-owned automobile coverages with cost liability endorsements to cover liabilities of the Owners as a group to an Owner;

(b) Property insurance on all Areas of Association Responsibility insuring against all risk of direct physical loss, insured against in an amount equal to the maximum insurable replacement value of the Areas of Association Responsibility, as determined by the Board; provided, however, that the total amount of insurance after application of any deductibles shall not be less than one hundred percent (100%) of the current replacement cost of the insured property, exclusive of land, excavations, foundations and other items normally excluded from a property policy.

(c) Workmen's compensation insurance to the extent necessary to meet the requirements of the laws of New Mexico;

(d) Directors and officers liability insurance providing coverage in an amount determined by the Board, but not less than $1,000,000;

(e) Such other insurance as the Board shall determine from time to time to be appropriate to protect the Association or the Owners;

(f) The insurance policies purchased by the Association shall, to the extent reasonably available, contain the following provisions: (i) that there shall be no subrogation with respect to the Association, its agents, servants, and employees, with respect to Owners and members of their household; (ii) no act or omission by any Owner, unless acting within the scope of his authority on behalf

of the Association, will void the policy or be a condition to recovery on the policy; (iii) that the coverage afforded by such policy shall not be brought into contribution or proration with any insurance which may be purchased by Owners or their mortgagees or beneficiaries under deeds of trust; (iv) a "severability of interest" endorsement which shall preclude the insurer from denying the claim of an Owner because of the negligent acts of the Association or other Owners; (v) statement of the name of the insured as the Association; and (vi) for policies of hazard insurance, a standard mortgagee clause providing that the insurance carrier shall notify the first mortgagee named in the policy at least ten (10) days in advance of the effective date of any substantial modification, reduction or cancellation of the policy. The premiums for any insurance obtained by the Association pursuant to this Section 10.1 shall be included in the budget of the Association and shall be paid by the Association.

10.2 Certificates of Insurance.

An insurer that has issued an insurance policy under this Article 10 shall issue a certificate or a memorandum of insurance to the Association and, upon request, to any Owner, mortgagee or beneficiary under a deed of trust. Any insurance obtained pursuant to this Article 10 may not be cancelled until thirty (30) days after notice of the proposed cancellation has been mailed to the Association, each Owner and each mortgagee or beneficiary under a deed of trust to whom certificates of insurance have been issued.

10.3 Payment of Insurance Proceeds.

With respect to any loss to any Area of Association Responsibility covered by property insurance obtained by the Association in accordance with this Article 10, the loss shall be adjusted with the Association, and the insurance proceeds shall be payable to the Association and not to any mortgagee or beneficiary under a deed of trust. Subject to the provisions of Section 10.4, the proceeds shall be disbursed for the repair or restoration of the damage to the Area of Association Responsibility.

10.4 Repair and Replacement of Damaged or Destroyed Property.

Any portion of the Areas of Association Responsibility which is damaged or destroyed shall be repaired or replaced promptly by the Association unless repair or replacement would be illegal under any state or local health or safety statute or ordinance. The cost of repair or replacement in excess of insurance proceeds and reserves shall be paid by the Association. If all of the Areas of Association Responsibility are not repaired or replaced, insurance proceeds attributable to the damaged Areas of Association Responsibility shall be used to restore the damaged area to a condition which is not in violation of any state or local health or safety statute or ordinance.

10.5 Residence Insurance.

Each Owner shall be responsible for insuring all structures located on the Lot as well as personal contents of the Residence. The Association is not obligated to provide property insurance coverage for the individual Lots and Residences.

ARTICLE 11
GENERAL PROVISIONS

11.1 Enforcement.

The Association may enforce the Community Documents in any manner provided for in the Community Documents or by law or in equity, including, but not limited to:

(a) imposing reasonable monetary fines after notice and an opportunity to be heard by the Board is given to the Owner or other violator. An Owner shall be responsible for payment of any fine levied or imposed against a Lessee or Resident of the Owner's Lot or by any guest or invitee of the Owner or any Lessee or Resident;

(b) suspending an Owner's right to vote;

(c) suspending any Person's right to use any recreational facilities situated on the Common Area; provided, however, nothing herein shall authorize the Board to limit ingress or egress to or from a Lot;

(d) suspending any services provided by the Association to an Owner or the Owner's Lot if the Owner fails to pay any Assessment or other charge owed to the Association within fifteen (15) days after demand for payment is made;

(e) exercising self-help or taking action to abate any violation of the Community Documents;

(f) requiring an Owner, at the Owner's expense, to remove any structure or Improvement on such Owner's Lot in violation of this Declaration and to restore the Lot to its previous condition and, upon failure of the Owner to do so, the Board or its designee shall have the right to enter the property, remove the violation and restore the property to substantially the same condition as previously existed and any such action shall not be deemed a trespass;

(g) without liability to any Person, prohibiting any contractor, subcontractor, agent, employee or other invitee of an

Owner who fails to comply with the terms and provisions of this Declaration or the Design Guidelines from continuing or performing any further activities in Caja de Oro;

(h) towing vehicles which are parked on Common Area in violation of this Declaration or the Association Rules;

(i) filing a suit at law or in equity to enjoin a violation of the Community Documents, to compel compliance with the Community Documents, to recover fines or money damages or to obtain such other relief as to which the Association may be entitled;

(j) record a written notice of a violation by any Owner, Lessee or Resident of any restriction or other provision of the Community Documents. The notice shall be executed by an officer of the Association and shall contain substantially the following information: (i) the name of the Owner, Lessee or Resident violating, or responsible for the violation of, the Community Documents; (ii) the legal description of the Lot against which the notice is being Recorded; (iii) a brief description of the nature of the violation; and (iv) a statement of the specific steps which must be taken by the Owner or occupant to cure the violation. Recordation of a notice of violation shall serve as notice to the Owner and Resident, and any subsequent purchaser of the Lot, that there is such a violation. Failure by the Association to Record a notice of violation shall not constitute a waiver of any such violation, constitute any evidence that no violation exists with respect to a particular Lot or constitute a waiver of any right of the Association to enforce the Community Documents.

The Association may, but shall not be obligated to, take any enforcement action if the Board determines, in its sole discretion, that because of the strength of any possible defenses, the time and expense of litigation or other enforcement action, the likelihood of a result favorable to the Association, or other facts deemed relevant by the Board, enforcement action would not be appropriate or in the best interests of the Association. All rights and remedies of the Association under the Community Documents or at law or in equity are cumulative, and the exercise of one right or remedy shall not waive the Association's right to exercise another right or remedy.

Each Owner, the Association and the Declarant shall have the right to enforce this Declaration in any manner available at law or in equity. The failure of the Association, the Declarant or an Owner to take enforcement action with respect to a violation of the Community Documents shall not constitute or be deemed a waiver of the right of the Association, the Declarant or any Owner to enforce the Community Documents in the future. If any lawsuit is filed by the Association, the Declarant or any Owner to enforce the provisions of the Community Documents or in any other manner arising out of the Community Documents or the operations of the

Association, the prevailing party in such action shall be entitled to recover from the other party all attorney fees incurred by the prevailing party in the action.

11.2 Duration; Termination.

This Declaration, as it may be amended pursuant to Section 11.3, shall run with the land and bind Caja de Oro and be in full force and effect in perpetuity unless terminated as provided in this Section. This Declaration may be terminated at any time if such termination is approved by (a) the Declarant so long as the Declarant owns one or more Lots, and (b) by the Owners holding ninety percent (90%) or more of the Eligible Votes, and (c) RPHLC, so long as the Caja de Oro Purchase Agreement remains in effect. If the necessary votes and consents are obtained, the Board shall cause to be Recorded a Certificate of Termination, duly signed by the President or Vice President and attested by the Secretary or Assistant Secretary of the Association, with their signatures acknowledged. Following the Recording of a Certificate of Termination, this Declaration shall have no further force and effect, and the Association shall be dissolved pursuant to the terms set forth in its Articles.

11.3 Amendments.

This Declaration may be amended at any time by the affirmative vote or written consent of Owners holding not less than two-thirds (2/3) of the Eligible Votes. So long as the Declarant owns one or more Lots, any amendment to this Declaration must be approved in writing by the Declarant. No amendment to Article 9 or this Section 11.3 shall be effective unless the amendment is signed by the Declarant so long as the Declarant owns one or more Lots.

Notwithstanding any other provision of this Declaration to the contrary, this Declaration may not be amended to conflict with the City's conditions of approval of the Plat or, to the extent applicable, with the City's conditions of approval of the Las Soleras Master Plan, unless the Plat or Las Soleras Master Plan, as applicable, is vacated or amended.

Any amendment approved by the Owners pursuant to this Section shall be signed by the President or Vice President of the Association and shall be Recorded. Unless a later effective date is provided for in the amendment, any amendment to this Declaration shall be effective upon the Recording of the amendment.

Any challenge to an amendment to this Declaration for the reason that the amendment was not adopted by the required number of Owners or was not adopted in accordance with the procedures set forth in this Section must be made within one (1) year after the Recording of the amendment.

Unless approved in writing by the Declarant, no amendment of this Declaration shall modify the provisions of Section 5.1, hereof, regarding the rights of the Declarant to appoint the Board Members until the termination of the Declarant Control Period.

Notwithstanding anything to the contrary in this Declaration, so long as RPHLC owns any portion of the Additional Property, any amendment to this Declaration which affects any portion of the Additional Property owned by RPHLC shall require the prior written approval of RPHLC.

Any purported amendment without such approval shall be deemed void and of no further force and effect unless subsequently approved by a written consent signed by RPHLC and Recorded.

11.4 Interpretation.

Except for judicial construction, the Association shall have the exclusive right to construe and interpret the provisions of the Community Documents. In the absence of any adjudication to the contrary by a court of competent jurisdiction, the Board's construction or interpretation of the provisions hereof shall be final, conclusive and binding as to all Persons and property benefited or bound by this Declaration. In the event of any conflict between this Declaration and the Articles, Bylaws, Association Rules or the Design Guidelines, this Declaration shall control. In the event of any conflict between the Articles and the Bylaws, the Articles shall control. In the event of any conflict between the Bylaws and the Association Rules, the Bylaws shall control. Except for judicial construction, the Design Review Committee shall have the exclusive right to construe and interpret the Design Guidelines. In the absence of any adjudication to the contrary by a court of competent jurisdiction, the Design Review Committee's construction or interpretation of the Design Guidelines shall be final, conclusive and binding as to all Persons and property benefited or bound by this Declaration.

11.5 Severability.

Any determination by any court of competent jurisdiction that any provision of this Declaration is invalid or unenforceable shall not affect the validity or enforceability of any of the other provisions hereof.

11.6 Change of Circumstances.

Except as otherwise expressly provided in this Declaration, no change of conditions or circumstances shall operate to extinguish, terminate or modify any of the provisions of this Declaration.

11.7 Laws, Ordinances and Regulations.

The covenants, conditions and restrictions set forth in this Declaration and the provisions requiring Owners and other persons to obtain the approval of the Board or the Design Review Committee with respect to certain actions are independent of the obligation of the Owners and other persons to comply with all applicable laws, ordinances and regulations, and compliance with this Declaration shall not relieve an Owner or any other person from the obligation to also comply with all applicable laws, ordinances and regulations. Any violation of any state, municipal, or local law, ordinance or regulation pertaining to the ownership, occupation or use of any property within Caja de Oro is hereby declared to be a violation of this Declaration and subject to any or all of the enforcement procedures set forth herein.

11.8 References to this Declaration in Deeds.

Deeds to and instruments affecting any Lot or any other part of Caja de Oro may contain the covenants, conditions and restrictions herein set forth by reference to this Declaration; but regardless of whether any such reference is made in any Deed or instrument, each and all of the provisions of this Declaration shall be binding upon the grantee-Owner or other person claiming through any instrument and his heirs, executors, administrators, successors and assignees.

11.9 Gender and Number.

Wherever the context of this Declaration so requires, words used in the masculine gender shall include the feminine and neuter genders; words used in the neuter gender shall include the masculine and feminine genders; words in the singular shall include the plural; and words in the plural shall include the singular.

11.10 Captions and Titles.

All captions, titles or headings of the Articles and Sections in this Declaration are for the purpose of reference and convenience only and are not to be deemed to limit, modify or otherwise affect any of the provisions hereof or to be used in determining the intent of context thereof. Unless otherwise specified, all references in this Declaration to Articles or Sections are to Articles and Section of this Declaration.

11.11 Notices.

All notices, demands, statements or other communications required to be given or served under this Declaration shall be in writing and shall be deemed to have been duly given and served if delivered personally, sent by Federal Express or other overnight delivery service or sent by United States mail, postage prepaid, as follows: (a) if to an Owner, at the address which the Owner files with the Secretary of the Association for the purpose of notice or, if no such address is designated, at the address of the Lot of such Owner in the records of the County Assessor, or; (b) if to the Association or the Design Review Committee, at the principal place of business of the Association as shown on the records of the New Mexico Secretary of State or at such other address as shall be designated by notice in writing to the Owners pursuant to this Section. Notice given by personal delivery or overnight delivery service shall be deemed to have been received by the Person to whom the notice was addressed when the notice is actually received. A notice given by United States mail shall be deemed to have been received by the Person to whom the notice was addressed on the earlier of the date the notice is actually received or three days after the notice is mailed. If a Lot is owned by more than one Person, notice to one of the Owners shall constitute notice to all Owners of the same Lot.

SIGNATURE PAGE TO FOLLOW

PULTE HOMES OF NEW MEXICO, INC., a Michigan corporation

By: _____

Its: _____

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on _____, 2018, by _____, as _____ of PULTE HOMES OF NEW MEXICO, INC., a Michigan corporation, on behalf of the company.

_____
Notary Public

My Commission Expires:

_____

EXHIBIT A

LEGAL DESCRIPTION
Property Subject to this Declaration

Lots 1 through 88, inclusive, and Parcels A1 thru N1, inclusive, and Parcels PA1 thru PA7, Caja de Oro, as the same are shown and designated on Plat of Caja de Oro, recorded in the Santa Fe County, New Mexico real estate records on _____, 2022, as Instrument No. _____

EXHIBIT B

LEGAL DESCRIPTION
Additional Property

Phase 2 Property (as defined in the Caja de Oro Purchase Agreement):

Tract 12A-2, Caja de Oro Unit 1, as the same is shown and designated on Plat of Caja de Oro Unit 1, recorded in the Santa Fe County, New Mexico real estate records on _____, 2018, as Instrument No. _____.

Phase 3 Property (as defined in the Caja de Oro Purchase Agreement):

Tract 13, Caja de Oro Unit 1, as the same is shown and designated on Plat of Caja de Oro Unit 1, recorded in the Santa Fe County, New Mexico real estate records on _____, 2018, as Instrument No. _____.

ARTICLES OF INCORPORATION
OF
CAJA DE ORO COMMUNITY ASSOCIATION, INC.
(A New Mexico Nonprofit Corporation)

The undersigned, by these Articles of Incorporation (these "Articles"), associate themselves for the purpose of forming a nonprofit corporation under the provisions of the New Mexico Nonprofit Corporation Act, Article 8 of Chapter 53, NMSA 1978, as amended, and certify as follows:

Article 1. **Name**. The name of the corporation will be **CAJA DE ORO COMMUNITY ASSOCIATION, INC.** (the "Association").

Article 2. **Address**. The street address of the initial principal office of the Association is 1600 W. Broadway Road Suite 200, Tempe, Arizona, 85282. The initial mailing address of the Association is c/o AAM, Attn.: Vicki Sears, 1600 W. Broadway Road Suite 200, Tempe, Arizona, 85282.

Article 3. **Definitions**. All capitalized terms used in these Articles which are not defined will have the same meaning as set forth in the Declaration of Covenants, Conditions, and Restrictions for Caja de Oro recorded in the Office of the County Clerk of Santa Fe County, New Mexico, on July 26, 2016, as Instrument No. 1799797, as amended from time to time (the "Declaration").

Article 4. **Purposes**. The purposes for which the Association is organized are:

A. to be and constitute the Association to which reference is made in the Declaration, to perform all obligations and duties of the Association, and to exercise all rights and powers of the Association, as specified in these Articles, the By-Laws of the Association (the "By-Laws") and the Declaration and as provided by law; and

B. to provide an entity for the furtherance of the common interests of all owners of real property subject to the Declaration.

Article 5. **Powers**. The powers of the Association will include and be governed by the following provisions:

A. the Association will have all of the common law and statutory powers conferred on a nonprofit corporation under New Mexico law and all of the powers necessary or desirable to perform the obligations and duties and to

exercise the rights and powers set forth in these Articles, the By-Laws and the Declaration, including, without limitation, the power:

(i) to fix and to collect assessments and other charges to be levied against the Lots;

(ii) to manage, control, operate, maintain, repair, and improve property subject to the Declaration for which the Association has a right or duty to provide such services;

(iii) to enforce covenants, conditions or restrictions affecting any property to the extent the Association may be authorized to do so under the Declaration or the By-Laws;

(iv) to engage in activities which will actively foster, promote, and advance the common interests of all owners of real property subject to the Declaration;

(v) to buy or otherwise acquire, sell or otherwise dispose of, mortgage or otherwise encumber, exchange, lease, hold, use, operate and otherwise deal in and with real, personal and mixed property of all kinds and any right or interest in such property for any purpose of the Association, subject to such limitations as may be set forth in the Declaration or the By-Laws;

(vi) to borrow money for any purpose, subject to such limitations as may be contained in the By-Laws;

(vii) to enter into, make, perform or enforce contracts of every kind and description, and to do all other acts necessary, appropriate or advisable in carrying out any purpose of the Association, with, or in association with, any other association, corporation or other entity or agency, public or private;

(viii) to adopt, alter and amend or repeal the By-Laws as may be necessary or desirable for the proper management of the affairs of the Association; provided, however, the By-Laws may not be inconsistent with or contrary to any provisions of the Declaration.

The foregoing enumeration of powers will not limit or restrict in any manner the exercise of other rights and powers which may now or hereafter be permitted by law so long as the exercise of such powers is not inconsistent with the terms of the Declaration. The powers specified in each of the paragraphs of this Article 5

are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph of this Article.

B. The Association will make no distributions of income to its members, directors or officers.

Article 6. Members.

A. The Owner of each Lot, as those terms are defined in the Declaration, will be a member of the Association and will be entitled to vote in accordance with the terms of the Declaration, except there will be no vote for any Lot owned by the Association. The manner of exercising voting rights will be as set forth in the Declaration and in the By-Laws of the Association.

B. Change of membership in the Association will be established by recording in the Office of the County Clerk of Santa Fe County, New Mexico, a deed or other instrument establishing record title to real property subject to the Declaration. On such recordation, the Owner designated by such instrument will become a member of the Association and the membership of the prior owner will be terminated.

C. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance of the member's Lot.

Article 7. Term. The Association will be of perpetual duration.

Article 8. Directors.

A. The affairs of the Association will be conducted, managed and controlled by a Board of Directors. The initial Board of Directors will consist of three directors. The number of directors may be increased in accordance with the By-Laws.

B. The names and addresses of the members of the initial Board of Directors, who will hold office until their successors are elected and have qualified, or until removed, are as follows:

Kevin Patton
7601 Jefferson Street, NE, Suite 180
Albuquerque, New Mexico 87109

TBA

TBA

C. The method of election, removal and filling of vacancies on the Board of Directors and the term of office of directors will be as set forth in the By-Laws.

D. The Board of Directors may delegate its operation authority to such corporations, individuals and committees as the Board, in its discretion, may determine.

Article 9. **By-Laws**. The By-Laws of the Association will be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided in the By-Laws, provided, however, the By-Laws may not be inconsistent with or contrary to any provisions of the Declaration;.

Article 10. **Liability and Indemnification of Directors**. To the fullest extent that NMSA 1978, Section 53-8-25.3 (1994 Cum. Supp.), as it exists on the date of these Articles or as it may be amended hereafter, permits the limitation or elimination of the liability of directors, no director of the Association will be personally liable to the Association or its members for monetary damages for breach of duty of care or other duty as a director. No amendment of or repeal of this Article will apply to or have any effect on the liability or alleged liability of any director of the Association for or with respect to any acts or omissions of such directors occurring prior to such amendment or repeal. The Association will indemnify its officers and directors in accordance with (1) NMSA 1978, Sec. 53-8-26 (1994 Cum. Supp.), as it exists on the date of these Articles or as it may be amended hereafter, and (ii) general principals of law.

Article 12. **Amendments**. Amendments to these Articles may be proposed and adopted as provided in the New Mexico Nonprofit Corporation Act; provided, no amendment may be in conflict with the Declaration, and provided, further, no amendment will be effective to impair or dilute any rights of members that are governed by such Declaration. Any proposed amendment must be approved by Voting Members representing more than 50% of the total Owner Members' votes in the Association, and the consent of the Declarant Member, if such exists; provided, however, no Members will be entitled to vote on any amendment to these Articles for the sole purpose of complying with the requirements of any governmental (including, without limitation, HUD or VA) or quasi-governmental entity or institutional lender authorized to fund, insure or guarantee mortgages on individual Lots, as such requirements may exist from time to time, which amendments may be adopted by the Board of Directors.

Article 13. Dissolution. The Association may be dissolved only on a resolution duly adopted by the Board of Directors and the affirmative vote of Voting Members representing more than 90% of the Owner Memberships of the Association and the consent of the Declarant Owner. On dissolution of the Association, so long as the VA is guaranteeing and/or HUD is insuring any mortgage in the Properties, and unless otherwise agreed in writing by HUD or VA, as applicable, any remaining real property of the Association will be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that acceptance of such dedication is refused, such assets will be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes. No such restriction will exist if VA is not guaranteeing or HUD is not insuring any mortgage in the Properties; provided, however, HUD and/or VA will be notified of such dissolution.

Article 14. Merger and Consolidation. The Association may merge or consolidate only on a resolution duly adopted by the Board of Directors and the affirmative vote of Voting Members representing more than 50% of the Owner Members of the Association and the consent of the Declarant Member.

Article 15. Incorporator. The name of the incorporator of the Association is -------. The incorporator's address is 1401 Central Avenue, NW, Suite B, Albuquerque, New Mexico, 87104.

Article 16. Registered Agent and Office. The initial registered office of the Association is 1401 Central Avenue, Suite B, NW, 87104, and the initial registered agent is --------, 1401 Central Avenue, Suite B, NW, Albuquerque, New Mexico, 87104.

Dated: --------.

CAJA DE ORO, UNIT 3 COMMUNITY ASSOCIATION, INC.

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BYLAWS

OF

CAJA DE ORO, UNIT 3 COMMUNITY ASSOCIATION, INC.

ARTICLE I

GENERAL PROVISIONS

1.1. Defined Terms.

Capitalized terms used in these Bylaws without definition shall have the meanings specified for such terms in the Declaration of Covenants, Conditions and Restrictions for Caja de Oro, Unit 3 recorded in the official records of the County Clerk of Santa Fe County, New Mexico, on -------, as Instrument No. ------, and as amended from time to time (the "Declaration"), as such Declaration may be amended from time to time. As used in these Bylaws, the term "Eligible Votes" means the total number of votes entitled to be cast by the Owner Members entitled to vote at a meeting or in respect of any other lawful action including, but not limited to, action by written ballot or written consent.

1.2. Principal Office.

The principal office of the Association shall be located at the known place of business of the Association designated in the Articles or such other place as the Association may designate from time to time in accordance with the New Mexico law, but meetings of members and directors may be held at such other place within the State of New Mexico as may be designated by the Board.

1.3. Conflicting Provisions.

In the case of any conflict between the Articles and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

1.4. Designation of Fiscal Year.

The fiscal year of the Association shall begin on the 1st day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation of the Association.

1.5. Financial Records.

The annual financial report shall be prepared by a certified public accountant and shall be on an audited, reviewed or compiled basis, as the Board determines and shall be made available to lot owners within thirty (30) calendar days of its completion.

1.6. Amendment.

Until the termination of the Declarant Control Period, the Declarant shall have the sole right to amend the Bylaws. Thereafter, these Bylaws may be amended by the affirmative vote of the Owner Members holding more than fifty percent (50%) of the votes cast with respect to the amendment.

1.7. Captions and Titles.

All captions, titles or headings of the Articles and Sections in these Bylaws are for the purpose of reference and convenience only and are not to be deemed to limit, modify or otherwise affect any of the provisions hereof or to be used in determining the intent or context thereof. Unless otherwise specified, all references in these Bylaws to Articles or Sections are to Articles and Sections of these Bylaws.

ARTICLE 2

MEMBERSHIPS AND MEETINGS OF MEMBERS

2.1. Allocation of Memberships.

Each Lot shall be allocated a membership in the Association. Each Owner shall have the number of Memberships allocated to the Lots owned by such Owner. Each Lot is allocated one (1) Membership.

2.2 Classes of Members and Voting Rights.

The Association shall have the following two classes of voting membership:

Owner Members. Owner Members shall be all Owners, with the exception of the Declarant. Each Owner Member shall be entitled to one (1) vote for each Membership held by such Member.

Declarant Member. The Declarant Member shall be the Declarant. The Declarant Member shall not vote on a per Lot basis. The rights of the Declarant Member as specified in the Declaration and these By-Laws, and unless otherwise specified, shall all be exercised by the Declarant in its sole and absolute discretion. The Declarant Member shall cease and be converted to

an Owner Member upon 100% of the Lots having been conveyed to Owner Members.

2.3 Annual Meeting.

The first annual meeting of the Members of the Association shall be held within one (1) year after the conveyance of the first Lot to a Purchaser. An annual meeting of the Members of the Association shall be held at least once each year thereafter. The date, time and place of each annual meeting shall be determined by the Board.

2.4. Special Meetings.

Special meetings of the Members may be called at any time by the president or by the Board or upon written demand signed by Owner Members having at least one-fourth (1/4th) of the Eligible Votes of the Owner Members. The close of business on the thirtieth (30th) day before delivery of the demand or demands for a special meeting shall be the record date for the purpose of determining whether the demand for the special meeting has been signed by Owner Members having at least one-fourth (1/4th) of the Eligible Votes.

2.5. Notice of Meetings.

Written notice of each meeting of the Members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting by mailing a copy of each notice, postage prepaid, at least ten (10) but not more than sixty (60) days before such meeting to each Owner Member entitled to vote thereat addressed to the Owner Member's address last appearing on the books of the Association or supplied by such Owner Member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting. When a meeting is adjourned to another date, time or place, a notice of the new date, time or place is not required if the new date, time or place is announced at the meeting before adjournment. At the adjourned meeting, the Association may transact any business which might have been transacted at the original meeting. If a new record date for the adjourned meeting is or must be fixed under Section 2.6, the Association shall give notice of the adjourned meeting pursuant to this Section to persons who are Owner Members as of the new record date.

An Owner Member's attendance at a meeting waives objection to the lack of notice or defective notice of the meeting, unless the Owner Member at the beginning of the meeting objects to holding the meeting and transacting business at the meeting. In addition, a Owner Member's attendance at a meeting waives objection to consideration of a particular matter at the meeting that is not within the purpose or purposes described in the meeting notice, unless the Owner Member objects to considering the matter at the time it is presented.

2.6. Quorum.

Except as otherwise provided in the Articles, the Declaration or these Bylaws, the presence in person or by proxy of Owner Members entitled to cast one-tenth (1/10th) of the Eligible Votes shall constitute a quorum at all meetings of the Owner Members. If a quorum shall not be present at any meeting, the Owner Members entitled to vote thereat shall have the power to adjourn the meeting from time to time until a quorum shall be present.

2.7. Voting and Proxies.

If only one of the multiple Owners of a Lot is present at a meeting of the Association, he is entitled to cast all the votes allocated to that Lot. If more than one of the multiple Owners are present, the votes allocated to that Lot may be cast only in accordance with the agreement of a majority in interest of the multiple Lot Owners unless the Declaration expressly provides otherwise. There is majority agreement if any one of the multiple Owners casts the votes allocated to that Lot without protest being made promptly to the person presiding over the meeting by any of the other Owners of the Lot.

Votes allocated to a Lot may be cast pursuant to a proxy duly executed by a Lot Owner. If a Lot is owned by more than one person, each Owner of the Lot may vote or register protest to the casting of votes by the other Owners of the Lot through a duly executed proxy. An Owner may not revoke a proxy except by actual notice of revocation to the person presiding over a meeting of the Association. A proxy is void if it is not dated or purports to be revocable without notice. The proxy is revoked on presentation of a later dated proxy executed by the same Owner. A proxy is only valid for the meeting at which it is cast. A proxy is valid for the purpose of establishing quorum.

The Association shall also provide for votes to be cast in person and by absentee ballot and may provide for voting by some other form of delivery. Notwithstanding any other provision of the Community Documents any action taken at an annual, regular of special meeting of the Members shall comply with all of the following if absentee ballots are used: (a) the absentee ballot shall set forth each proposed action; (b) the absentee ballot shall provide an opportunity to vote for or against each proposed action; (c) the absentee ballot is valid for only one specified election or meeting of the Owner Members and expires automatically after the completion of the election or meeting; (d) the absentee ballot specifies the time and date by which the ballot must be delivered to the Board in order to be counted, which shall be at least seven days after the date that the Board delivers the unvoted absentee ballot to the Owner Member; and (e) the absentee ballot does not authorize another Person to cast votes on behalf of the Owner Member. Votes cast by absentee ballot or other form of delivery are valid for the purpose of establishing a quorum.

2.8. Record Date.

For any meeting of the Owner Members, the Board shall fix a date as the record date for determining the Owner Members entitled to notice of the meeting. If the Board fails to fix a record date for any meeting of the Owner Members, the record date for determining the Owner Members entitled to notice of the meeting shall be the business day before the day on which the notice of the meeting is given. The Board shall also fix a date as the record date for determining the Owner Members entitled to vote at a meeting of the Owner Members. If the Board fails to fix such a record date, the Owner Members on the date of the meeting who are otherwise eligible to vote are entitled to vote at the meeting.

A determination of Owner Members entitled to notice of or to vote at a meeting of the Owner Members is effective for any adjournment of the meeting, unless the Board fixed a new date for determining the right to notice or the right to vote. The Board shall fix a new date for determining the right to notice or the right to vote if the meeting is adjourned to a date that is more than seventy (70) days after the record date for determining Owner Members entitled to notice of the original meeting.

The Board shall fix a date as the record date for the purpose of determining the Owner Members entitled to exercise any rights in respect of any other lawful action of the Owner Members. If a different record date is not fixed by the Board or by these Bylaws, Owner Members at the close of business on the day on which the Board adopts the resolution relating to that record date, or the sixtieth (60th) day before the date of other action, whichever is later, are entitled to exercise those rights.

The record date fixed by the Board under this Section shall not be more than seventy (70) days before the meeting or action requiring a determination of Owner Members. If a court orders a meeting adjourned to another date, the original record date for notice of voting continues in effect.

2.9. Organization and Conduct of Meeting.

All Owner Members attending a meeting of the Owner Members shall register with the Secretary (or such person or persons as may be designated by the Secretary) prior to commencement of the meeting, and all proxies must be filed with the Secretary (or such person or persons as may be designated by the Secretary) prior to commencement of the meeting. After the meeting is called to order by the chair of the meeting, no further proxies or changes, substitutions or revocation of proxies shall be accepted. All meetings of the Owner Members will be called to order and chaired by the President of the Association, or if there is no President or if the President is absent or so requests, then by the Vice President. If both the President and Vice President are not present at the meeting, any other officer of the Association or such member of the Association as is appointed by the Board may call the meeting to order and chair the meeting. The chair of the meeting may appoint the Managing Agent (as defined in Section 3.11) to chair the meeting or portions thereof. The chair of the meeting may appoint any person (whether or not a Member) to act as recording secretary. The chair of the meeting shall have the authority to determine the order of business to be conducted at the meeting and to establish reasonable rules for expediting the

business of the meeting, but the rulings of the chair with respect to such matters may be overruled by Owner Members having more than fifty percent (50%) of the votes represented in person or by proxy at the meeting.

2.10. Action by Written Ballot.

Any action that the Association may take at any annual, regular or special meeting of the Owner Members may be taken without a meeting if the Association delivers a written ballot to every Owner Member entitled to vote on the matter. The written ballot shall set forth each proposed action and provide an opportunity to vote for or against each proposed action. All solicitations for votes by written ballot shall: (a) indicate the number of responses needed to meet the quorum requirements; (b) state the percentage of approvals necessary to approve each matter other than election of directors; and (c) specify the time by which a ballot must be delivered to the Association in order to be counted, which time shall not be less than three (3) days after the date that the Association delivers the ballot. Once a written ballot has been received by the Association, the ballot may not be revoked. Approval by written ballot pursuant to this Section is valid only if both the number of votes cast by ballot equals or exceeds the quorum required to be present at a meeting authorizing the action and the number of approvals equals or exceeds the number of votes which would be required to approve the matter at a meeting at which the total number of votes cast was the same as the number of votes cast by ballot. Unless a different record date is fixed by the Board, the record date for determining the Owner Members entitled to vote on matters submitted to a vote by written ballot shall be the business day before the day on which the ballots are delivered to the Owner Members.

2.11. Action by Written Consent.

The Owner Members may approve any action required or permitted by law that requires the Owner Members' approval without a meeting of the Owner Members if the action is approved by Owner Members holding at least a majority of the Eligible Votes, unless the Declaration, Articles, these Bylaws or applicable law require a different amount of Eligible Votes. The action shall be evidenced by one or more written consents describing the action taken, signed by those Owner Members representing at least the requisite amount of the Eligible Votes, and delivered to the Association for inclusion in the minutes or filing with the corporate records of the Association.

If not otherwise fixed by the Board pursuant to Section 2.6, the record date for determining Owner Members entitled to take action without a meeting is the date the first Owner Member signs the consent to the action. A consent signed under this Section has the effect of a meeting vote and may be described as such in any document. Written notice of Member approval pursuant to this Section shall be given to all Owner Members who have not signed the written consent. Unless otherwise specified in the consent or consents, the action is effective on the date that the consent or consents are signed by the last Owner Member whose signature results in the requisite amount of the Eligible Votes. Any Owner Member may revoke the Owner Member's consent by delivering a signed revocation of the consent to the President or Secretary before the date that the consent or consents are signed by the last Owner Member whose signature results in the requisite amount of the Eligible Votes.

Nothing in this Section 2.11 shall excuse the requirement of procuring the approval of the Declarant(s) when required pursuant to these By-Laws, the Articles or the Declaration.

2.12. Voting Requirements.

Unless otherwise provided in the Community Documents, or by law, if a quorum is present at a meeting of the Owner Members, the affirmative vote of a majority of the votes represented and voting is the act of the Owner Members.

ARTICLE 3

BOARD OF DIRECTORS

3.1. Number and Terms of Office.

The affairs of this Association shall be managed by a board of directors. The initial Board shall consist of three (3) directors as named in the Articles. The Declarant Member shall have the right to appoint the initial Board. Not later than sixty (60) days after conveyance of twenty-five percent (25%) of the Lots that are part of the Project and any additional Lots that may be added to the Project to Owner Members, at least one member of the Board, and not less than twenty-five percent (25%) of the members of the Board, shall be elected by the Owner Members. Not later than sixty (60) days after conveyance of fifty percent (50%) of the Lots that are a part of the Project and any additional Lots that may be added to the Project, the Owner Members, not less than thirty-three (33%) of the members of the Board, shall be elected by the Owner Members Not later than the termination of the Declarant Control Period, the Owner Members shall elect a Board of a least there (3) members a majority of whom shall be Owner Members. So long as there are Benefitted Property Assessment Areas, at least one member of the Board shall be an owner of a Lot within the Benefitted Property Area.

The Board shall elect the officers, and both the Board members and officers shall take office upon election.

The Board may increase or decrease the number of directors on the Board within the minimum number of directors prescribed by this Section, but the number of directors must always be an odd number. If the number of directors is increased by the Board, the persons appointed or elected to fill the vacancies created by the new directorships shall serve until replaced by the Declarant so long as the Declarant has the right to appoint the Board and thereafter until the next annual meeting of the Owner Members at which time the Owner Members shall determine the term of office of each new directorship and elect a successor to the person appointed by the Board.

Directors appointed by the Declarant shall hold office until their successors are elected and qualify. Directors elected by the Owner Members after the termination of the Declarant(s) Control Period shall serve staggered terms, with one (1) such director serving a term of three (3) years, one (1) such director serving a term of two (2) years, and one (1) such director

serving a term of one (1) year. The director receiving the most votes in such election shall serve an initial three (3) year term, the director receiving the next highest number of votes shall serve initial two (2) year terms, and the director receiving the least number of votes shall serve initial one (1) year terms. Each additional director shall serve an initial one (1) year term should the number of directors be increased to five (5). After expiration of each such term, each newly elected director shall serve a two-year term from the date of election. Despite the expiration of a director's term, a director shall continue to hold office until the director's successor is elected, designated or appointed and qualified, until the director's resignation or removal or until there is a decrease in the number of directors.

3.2. Appointment and Election.

Pursuant to the process outlined in Section 3.1 of this document, after the termination of the Declarant Control Period, the directors shall be elected by the Owner Members at the annual meeting of the Members. For each election of directors, the Board shall either prescribe an opening and closing date of a reasonable filing period in which each eligible person may declare their candidacy for election to the Board by giving written notice thereof to the Secretary of the Association or appoint a Nominating Committee to nominate candidates for election to the Board. The Board may also establish such other rules and regulations as it deems appropriate with respect to the nomination and election of directors. In each election of directors, the number of candidates equal to the number of positions to be filled receiving the greatest number of votes shall be deemed elected. Cumulative voting will not be permitted in the election of directors.

3.3. Resignation of Directors.

A director may resign at any time by delivering written notice to the Board, its presiding officer or the Association. A resignation is effective when the notice is delivered unless the notice specifies a later effective date or event. If a resignation is made effective at a later date, the Board may fill the pending vacancy before the effective date if the Board provides that the successor does not take office until the effective date.

3.4. Removal of Directors.

The Owner Members, by a majority vote of Owner Members entitled to vote and voting on the matter at a meeting of the Owner Members called pursuant to this Section at which a quorum is present, may remove any member of the Board, with or without cause, other than a member appointed by the Declarant. On receipt of a petition that calls for removal of a member of the Board not approved by the Declarant and that is signed by the number of Persons who are entitled to cast at least twenty-five percent (25%) of the votes in the Association or eleven (11) votes in the Association, whichever is less, the Board of Directors shall call and provide notice of a special meeting of the Association as prescribed by Section 2.3. The special meeting shall be called, noticed and held within thirty days after receipt of the petition. For purposes of a special meeting called pursuant to this Section, a quorum is present if the number of Owners to whom at least twenty percent (20%) of the votes or one thousand votes, whichever is less, are allocated is present at the meeting or as otherwise permitted by law. The Board shall retain all documents and other records relating to the proposed removal of the member of the Board for at least one year

after the date of the special meeting and shall permit Members to inspect those documents and records. A petition that calls for the removal of the same member of the Board shall not be submitted more than once during each term of office for that member. If a civil action is filed regarding the removal of a member of the Board, the prevailing party in the civil action shall be awarded its reasonable attorney fees and costs.

3.5. Compensation.

No director shall receive compensation for any service he may render to the Association, unless such compensation is approved by Owner Members holding more than fifty percent (50%) of the Eligible Votes and so long as there is a Declarant Member with the written approval of the Declarant Member. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

3.6. Action Taken Without a Meeting.

The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written consent of all the directors. Any such written consent shall be filed with the minutes of the proceedings of the Board. Any action taken by the Board pursuant to this section shall be effective when the last director signs the consent, unless the consent specifies a different effective date.

3.7. Vacancies.

Any director elected by the lot Owner Members who has three consecutive unexcused absences from Board Meetings, or who is more than thirty (30) days delinquent in the payment of any assessment or other charge due the Association or who is otherwise deemed by the Board to be in violation of the Governing Documents, may be removed by a majority of the directors present at a regular or special meeting at which a quorum is present, and the Board may appoint a successor to fill the vacancy for the reminder of the term. Any newly created directorship shall be deemed a vacancy. If by reason of death, resignation or otherwise, the Association has no directors in office, any officer or Member may call a special meeting of the Members for the purpose of electing the Board.

3.8. Meetings.

If the time and place of a meeting of the Board is fixed by the Board, the meeting is a regular meeting. All other meetings of the Board are special meetings. Regular meetings (those for which the time and place have been fixed by the Board) of the Board may be held with or without notice to the directors of the date, time, place or purpose of the meeting. Special meetings of the Board may be called by the President on two (2) business days notice to each director, given in writing, by hand delivery, mail or telegraph, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board shall be called by the President or Secretary in like manner and on like notice on the written request of at least two (2) directors. Notice of meetings of the Board shall be given to the Members of the Association within such time and in such manner as is required by law.

A director's attendance at or participation in a meeting waives any required notice to the director of the meeting, unless the director at the beginning of the meeting or promptly on the director's arrival at the meeting objects to holding the meeting or transacting business at the meeting and does not thereafter vote for or assent to action taken at the meeting. A director may participate in a regular or special meeting of the Board through the use of any means of communication by which all directors participating may simultaneously hear each other during the meeting, and a director participating in a meeting by such means is deemed to be present in person at the meeting.

3.9. Quorum and Voting.

A majority of the prescribed number of directors shall constitute a quorum for the transaction of business. If a quorum is present when a meeting is convened, the quorum shall be deemed to exist until the meeting is adjourned, notwithstanding the departure of one or more directors. If a quorum is present when a vote is taken, the affirmative vote of a majority of directors present is the act of the Board, unless the Articles or Bylaws require the vote of a greater number of directors.

A director who is present at a meeting of the Board when corporate action is taken is deemed to have assented to the action taken unless either: (a) the director objects at the beginning of the meeting or promptly on the director's arrival to holding it or transacting business at the meeting; (b) the director's dissent or abstention from the action taken is entered in the minutes of the meeting; or (c) the director delivers written notice of the director's dissent or abstention to the presiding officer of the meeting before its adjournment or to the Association before 5:00 P.M. on the next business day after the meeting. The right of dissent or abstention is not available to a director who votes in favor of the action taken.

A director may vote in person or by proxy. A director may appoint another director as a proxy to vote or otherwise act for the director by signing an appointment form, either personally or by the director's attorney-in-fact. The appointment does not relieve the director of liability for acts or omissions imposed by law on directors. An appointment of a proxy is effective when received by the Secretary. An appointment is valid for one (1) month unless a different period is expressly provided in the appointment form. An appointment of a proxy is revocable by the director. The death or incapacity of a director appointing a proxy shall not affect the right of the Association to accept the proxy's authority unless written notice of death or incapacity is received by the Secretary before the proxy exercises its authority under the appointment. Subject to any express limitation on the proxy's authority appearing on the face of the appointment form, the Association is entitled to accept the proxy's vote or other action as the vote of the director making the appointment.

3.10. Powers and Duties.

The Board shall have all of the powers and duties necessary for the administration of the Association's affairs and for performing all responsibilities and exercising all rights of the Association as set forth in the Community Documents or as provided by law. The Board may do or cause to be done any act which the Community Documents do not direct to be done by the Members.

The duties of the Board shall include, without limitation:

(a) opening bank accounts on behalf of the Association and designate the signatories thereon;

(b) making, or contracting for the making, of repairs, additions to, improvements to or alterations of the Areas of Association Responsibility, in accordance with the Community Documents, after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings;

(c) enforcing the provisions of the Community Documents by any and all means authorized by the Community Documents or by law; provided, however, that the Association shall not be obligated to take action to enforce any provision of the Community Documents if the Board determines, in its sole discretion, that because of the strength of the Association's position, possible defenses, the time and expenses of litigation or other enforcement action, the likelihood of a result favorable to the Association or other factors deemed relevant by the Board, enforcement action would not be appropriate or in the best interests of the Association;

(d) designating, hiring and dismissing the personnel necessary for the maintenance, operation, repair, replacement of the Areas of Association Responsibility and providing services for the Members, and, where appropriate, providing for the compensation of such personnel and for the purchase of equipment, supplies and material to be used by such personnel in the performance of their duties;

(e) providing for the operation, care, upkeep and maintenance of all of the Areas of Association Responsibility and borrowing money on behalf of the Association when required in connection with the operation, upkeep and maintenance for the Areas of Association Responsibility;

(f) preparing and adopting a budget for the Association prior to the commencement of each fiscal year and set the Regular Assessment for each Assessable Lot;

(g) adopting Association Rules as provided in the Declaration;

(h) declaring the office of a member of the Board to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board;

(i) employing, hiring and dismissing such employees as they deem necessary and to prescribe their duties and their compensation;

(j) causing to be kept a complete record of all its acts and corporate affairs;

(k) supervising all officers, agents and employees of the Association and seeing that their duties are properly performed;

(l) levying, collecting and enforcing the payment of Assessments in accordance with the provisions of the Declaration;

(m) procuring and maintaining adequate property, liability and other insurance as required by the Declaration; and

(n) causing all officers or employees having fiscal responsibilities to be bonded, as the Board may deem appropriate.

3.11. Managing Agent.

The Board may employ for the Association and the Project a professional manager ("Managing Agent") at a compensation established by the Board. The Board may delegate to the Managing Agent such powers as are necessary for the Managing Agent to perform the duties assigned to the Managing Agent by the Board, but the Board shall not delegate to the Managing Agent policymaking authority or the power to:

(a) adopt the annual budget, any amendment thereto or to levy Assessments;

(b) adopt, repeal or amend Association Rules:

(c) designate signatories on Association bank accounts;

(d) borrow money on behalf of the Association;

(e) acquire real property on behalf of the Association.

So long as there is a Declarant Member, any change in the Managing Agent must be approved in writing by the Declarant Member. Declarant or an affiliate of Declarant may be employed as a Managing Agent.

3.12. Suspension of Member Rights or Privileges.

The Board shall not suspend the voting rights of a Owner Member, a Owner Member's right to use the Common Area or any other right or privilege of an Owner Member pursuant to any authority to suspend such rights granted to the Board in the Community Documents without first complying with procedures set forth in this Section. Written notice of any such suspension (the "Suspension Notice") shall be given to the Member at least fifteen (15) days prior to the effective date of the suspension, and such notice shall state the reasons for such suspension. The notice shall also advise the Owner Member of the Owner Member's opportunity to submit to the Board at least five (5) days before the effective date of the suspension a written statement contesting the suspension and setting forth the Owner Member's position with respect to the suspension. Notwithstanding the submission of a written statement by the Owner Member, the suspension shall become effective on the effective date set forth in the Suspension Notice, unless the Board decides that the suspension should not become effective.

3.13. Right of Declarant(s) to Veto Actions.

So long as there is a Declarant Member, the Declarant shall have the right to veto any action, which would impair Declarant's Development Rights pursuant to the Declaration.

The Declarant shall be given written notice of all meetings and proposed actions of the members by written consent or written ballot without a meeting and of all meetings and proposed actions of the Board or any committee by written consent without a meeting at least fifteen (15) days prior to the meeting or proposed action. Such notice shall be given by United States mail, postage prepaid, or by personal delivery at the address the Declarant has/have registered with the Secretary of the Association, which notice shall, except in the case of the annual meeting of the Owner Members, set forth with reasonable particularity the agenda to be followed at such meeting.

The Declarant shall be given the opportunity at any such meeting to participate in or to have its representatives or agents participate in discussion from the floor of any prospective action, policy, or program which would be subject to the veto right set forth in this Section. No action, policy or program subject to the Declarant's veto right set forth in this Section shall become effective or be implemented until and unless the requirements of this Section have been met.

The Declarant(s), through its/their representatives or agents, may make its concerns, thoughts and suggestions known to the Board and/or the members of a committee. The

Declarant acting through any officer or director, agent or authorized representative, may exercise its/their right to disapprove at any time within ten (10) days following the meeting at which such action was taken or, in the case of any action taken by written consent or written ballot in lieu of a meeting, at any time within ten (10) days following receipt of written notice of the action taken. The Declarant may use its/their veto right to block proposed actions. The Declarant shall not use its/their veto right to reduce the level of services which the Association is obligated by the Declaration to provide, or to prevent capital repairs or any expenditure required to comply with applicable laws and regulations.

ARTICLE 4

OFFICERS AND THEIR DUTIES

4.1. Enumeration of Officers.

The principal officers of the Association shall be a President, Vice-President, Secretary and Treasurer. All officers shall be elected by the Board. After the termination of the Declarant Control Period, the president must be a member of the Board. Any other officers may, but need not, be members of the Board. The Board may elect such other officers as the Board deems desirable, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine. The same individual may simultaneously hold more than one office in the Association.

4.2. Election of Officers.

The election of officers shall take place at the first meeting of the Board following each annual meeting of the Owner Members. This meeting must be held within thirty (30) days of the election.

4.3. Term.

The officers of the Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

4.4. Resignation and Removal.

Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Association. A resignation is effective when the notice is delivered unless the notice specifies a later date or event. The acceptance of a resignation shall not be necessary to make it effective. If a resignation is made effective at a later date or event and the Board accepts the later effective date, the Board may fill the pending vacancy before the effective date if the Board provides that the successor shall not take office until the effective date.

4.5. Vacancies.

A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

4.6. Powers and Duties.

To the extent such powers and duties are not assigned or delegated to a Managing Agent pursuant to Section 3.11, the powers and duties of the officers shall be as follows:

President. The president shall be the chief executive officer of the Association; shall preside at all meetings of the Board or the Members; and have general and active management of the business of the Association;

Vice-President. The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board;

Secretary. The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the Members of the Association together with their addresses, and shall perform such other duties as required by the Board;

Treasurer. The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds for appropriate Association purposes as set forth in the Community Documents; keep proper books of account; prepare an annual budget and a statement of income and expenditures; and, in general, perform all the duties incident to the office of treasurer.

ARTICLE 5

COMMITTEES

5.1. Committees of the Board.

The Board may create one or more committees and appoint members of the Board to serve on them. Each committee shall have one or more members, and each member of a committee shall serve at the pleasure of the Board. The creation of a committee and appointment of members of the Board to the committee must be approved by the greater of: (a) a majority of all the directors in office when the action is taken; or (b) the number of directors required by Section 3.9 to take action. The provisions of these Bylaws governing meetings, action without meetings and notice, waiver of notice, quorum and voting requirements of the Board shall also apply to committees and their members.

Each committee of the Board may exercise the authority of the Board to the extent specified by the Board, except that a committee shall not take any of the following actions: (a) authorize distributions; (b) approve or recommend to the Members any action that requires the Members' approval under the Community Documents or by law; (c) fill vacancies on the Board or on any of its committees; (d) adopt, amend or repeal these Bylaws; and (e) fix the compensation of directors for serving on the Board of Directors or any committee of the Board. The Board may designate one or more directors as alternate members of any committee who may replace any absent member at any meeting of the committee.

5.2. Other Committees.

In addition to Committees of the Board, the Board may appoint committees consisting of members and/or non-members of the Board to perform such tasks as the Board deems necessary or desirable. Any such committees shall be advisory only and shall not have the power to exercise any authority of the Board.

CERTIFICATION

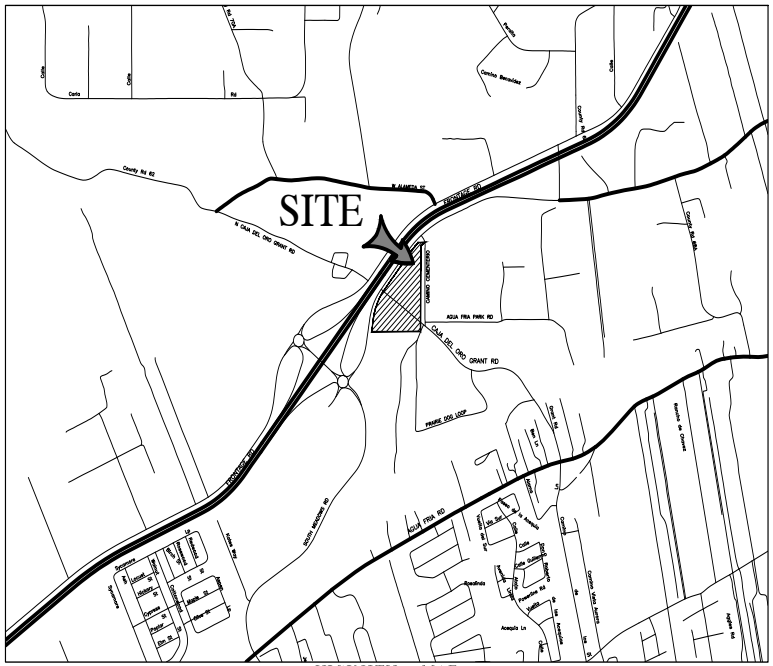
I hereby certify that I am the duly elected Secretary of the Caja de Oro, Unit 3 Community Association, Inc. and that the foregoing Bylaws constitute the original Bylaws of the Association and were duly adopted by the Board of Directors of the Association on the _____ day of --------.

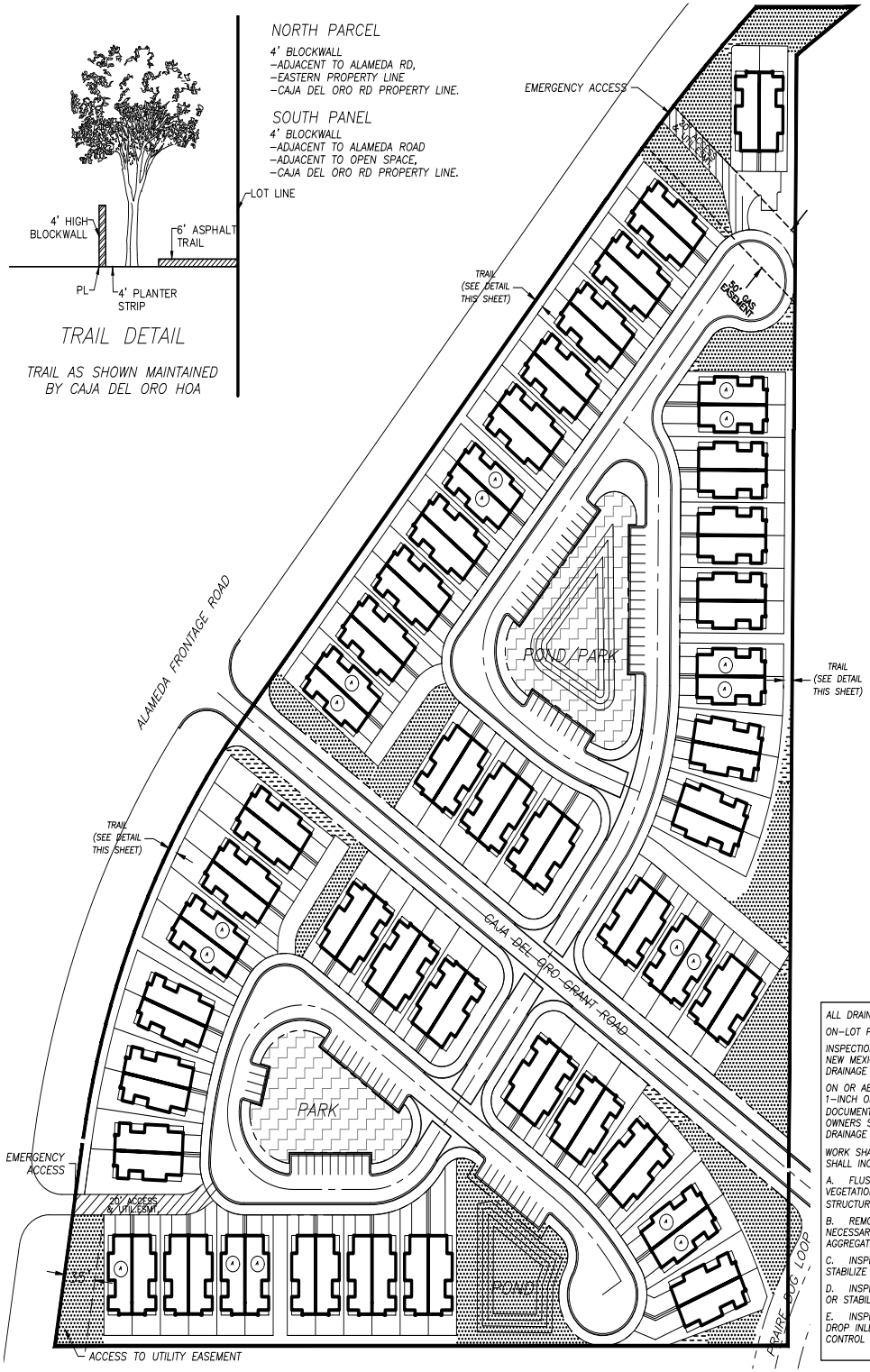
_____
TBA, President

_____
TBA, Secretary

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).

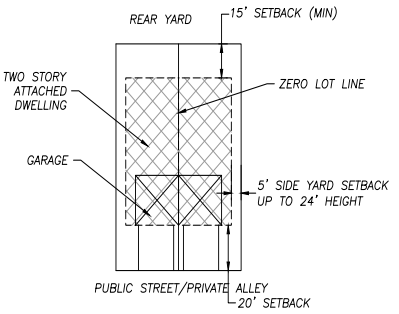
B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6–INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH AGGREGATE AS DIRECTED BY THE ENGINEER.

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

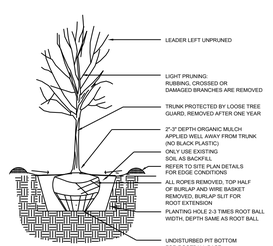
YEAR 1 AND 2
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 4 RUN TIMES PER WEEK
APPROX. 90 RUN CYCLES PER YEAR
257 TREES/1,542 GALLONS PER RUN CYCLE
595 SHRUBS/1,190 GALLONS PER RUN CYCLE
2,732 GALLONS PER RUN CYCLE X 90 RUN TIMES=245,880 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.

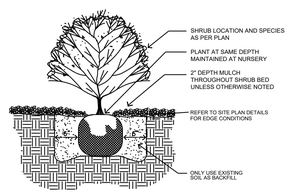


LANDSCAPE DATA

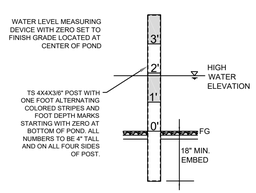
PONDING AREA	
REQUIRED TREES/PONDING AREA (8,725 sq ft)	
ONE TREE PER 500 SF OF PONDING AREA	
(19,559 SF/500 SF = 40)	40
PROPOSED TREES	40
REQUIRED SHRUBS/PONDING AREA	
THREE SHRUBS PER 500 SF OF PONDING AREA	
(19,559 SF/500 SF = 40 X3= 120)	120
PROPOSED SHRUBS	120
STREET TREE REQUIREMENTS	
ONE TREE 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

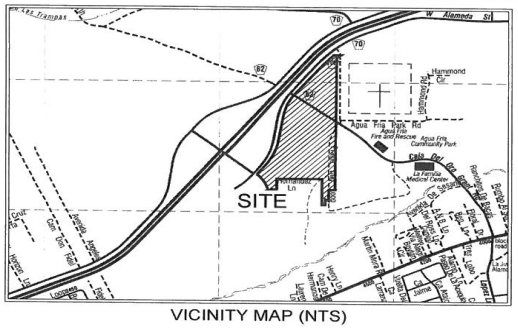
Scale: 1" = 60'

30 0 60 120

Sheet Title:
Landscape Plan

Sheet Number:
LP-01

CASE #2021-00 LOT LINE ADJUSTMENT & LOT CONSOLIDATION



VICINITY MAP (NTS)

LEGEND AND NOTES

- ● DENOTES POINT FOUND 11011 CAP OR AS NOTED
- o 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

1. BASIS OF BEARING TAKEN FROM "BOUNDARY SURVEY OF EXTERIOR DATA FOR LOTS AS SHOWN" BY RICHARD A. CHATROOP NMPLS#11011 AND FILED IN PLAT BOOK 361, PG. 042 ON MAY. 2ND, 1997. IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO. LAST AMENDED ON 3/18/02, AMENDMENT NOT RECORDED.
2. THIS PLAT IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND CONDITIONS OF RECORD.

PLAT REFERENCES

THE FOLLOWING PLATS WERE USED IN THE DETERMINATION OF LOT LINES, EASEMENTS AND RIGHT-OF-WAYS AND ARE RECORD DOCUMENTS FOR THIS PLAT.

1. "PLAT OF SURVEY FOR RICHARD MONTOYA" BY ROBERT L. BENAVIDES NMLS#5824, AND FILED IN PLAT BOOK 92, PG. 022 ON DEC. 29TH, 1980. OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
2. "PLAT OF SURVEY FOR RICHARD MONTOYA" BY ROBERT L. BENAVIDES NMLS#5824, AND FILED IN PLAT BOOK 95, PG. 020 ON DEC. 31ST, 1980. OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
3. "PLAT OF SURVEY FOR RICHARD MONTOYA" BY ROBERT L. BENAVIDES NMLS#5824, AND FILED IN PLAT BOOK 95, PG. 021 ON DEC. 31ST, 1980. OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
4. "LAND DIVISION FOR RICHARD MONTOYA" BY RICHARD A. CHATROOP NMPLS#11011, AND FILED IN PLAT BOOK 264, PG. 030 ON JAN. 25TH, 1994. OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
5. "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.
6. "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.
7. "SOUTH MEADOWS ROAD EXTENSION PROJECT" SANTA FE COUNTY PUBLIC WORKS DEPARTMENT, BY STEPHEN J. TOLER NMPLS#11599 DATED APRIL, 2007. NOT RECORDED.
8. "NEW MEXICO STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP NEW MEXICO PROJECT NO. ST-7649(203)-2 SANTA FE COUNTY" SHEETS 3 & 4 OF 13, BY THOMAS G. KLINGENHAGEN NMPLS#5978, FINAL MAP DATE APRIL 15, 1994, NOT RECORDED.
9. "CONSOLIDATION PLAT OF LOT 12 TRACT 3 BEING A PORTION OF LOT 12 TRACT 4 AND BEING A PORTION OF LOT 12 TRACT 3" BY RICHARD A. CHATROOP NMPLS #11011 AND FILED IN PLAT BOOK 756, PG. 028, OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
10. "BOUNDARY SURVEY PLAT PREPARED FOR ISAIAS VAZQUEZ & GRISELDA ORTIZ-VAZQUEZ" BY SALVADOR I. VIGIL NMPLS#10988, AND FILED IN PLAT BOOK 841, PG. 024 IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
11. "PLAT OF SURVEY FOR FACUNDO RODRIGUEZ" BY JOSEPH L. PACHECO NMPLS#3905, AND FILED IN PLAT BOOK 400, PG. 047 IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
12. "EASEMENT PLAT FOR DON JUANS LAND, LLC" BY RICHARD A. CHATROOP NMPLS#11011, AND FILED IN PLAT BOOK 874, PG. 040-042, OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.

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 JUNE 14TH, 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

NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR RICHARD A. CHATROOP 11011

LOT LINE ADJUSTMENT OWNERS CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE ADJUSTED THOSE LANDS SHOWN HEREON. THIS ADJUSTMENT AND THE GRANTING OR VACATING OF EASEMENTS AS INDICATED ARE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S).

THIS ADJUSTMENT CONTAINS 39.15 AC.±, AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

by_____
CARLOS GARCIA, MANAGING MEMBER DON JUANS LAND, LLC

STATE OF NEW MEXICO)
SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY CARLOS GARCIA, MANAGING MEMBER DON JUANS LAND, LLC

THIS_____DAY OF_____,2021_____

MY COMMISSION EXPIRES_____NOTARY PUBLIC

by_____
ELOYSA LUZ HERNANDEZ

STATE OF NEW MEXICO)
SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY ELOYSA LUZ HERNANDEZ

THIS_____DAY OF_____,2021_____

MY COMMISSION EXPIRES_____NOTARY PUBLIC

by_____
ISAIAS VAZQUEZ TRACT

STATE OF NEW MEXICO)
SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY ISAIAS VAZQUEZ

THIS_____DAY OF_____,2021_____

MY COMMISSION EXPIRES_____NOTARY PUBLIC

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:

_____ CITY ENGINEER FOR LAND USE DATE

_____ CITY PLANNER DATE

NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. WASTEWATER UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT THE TIME OF CONSTRUCTION PERMIT APPLICATION.
3. NEW DEVELOPMENT SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC OR INSTALL AN AUTOMATIC SPRINKLER SYSTEM.
4. FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION.
5. PRIOR TO ANY NEW CONSTRUCTION OR REMOLDELING ALL FIRE DEPATRMENT REQUIREMENTS MUST BE MET OR AUTOMATIC SPRINKLER SYSTEMS MAY BE REQUIRED.
6. LOTS/TRACTS/PARCELS SHOWN LIE WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER F.I.R.M. PANEL# 35049C0391D THRU 35049C0394D DATED 6/17/08.
7. CITY APPROVAL OF THIS PLAT DOES NOT ALTER OR REMOVE ANY EASEMENTS, RESTRICTIONS, OR RESERVATIONS OF RECORD PERTAINING TO THE LAND HEREIN DESCRIBED.

CONDITIONS

A. ANY NEW CONSTRUCTION, ADDITIONS, OR REMODELS ON LOTS/TRACTS/PARCELS SHOWN WILL BE REQUIRED TO SATISFY ALL CURRENT REGULATIONS OF THE LAND USE DEVELOPMENT CODE.

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

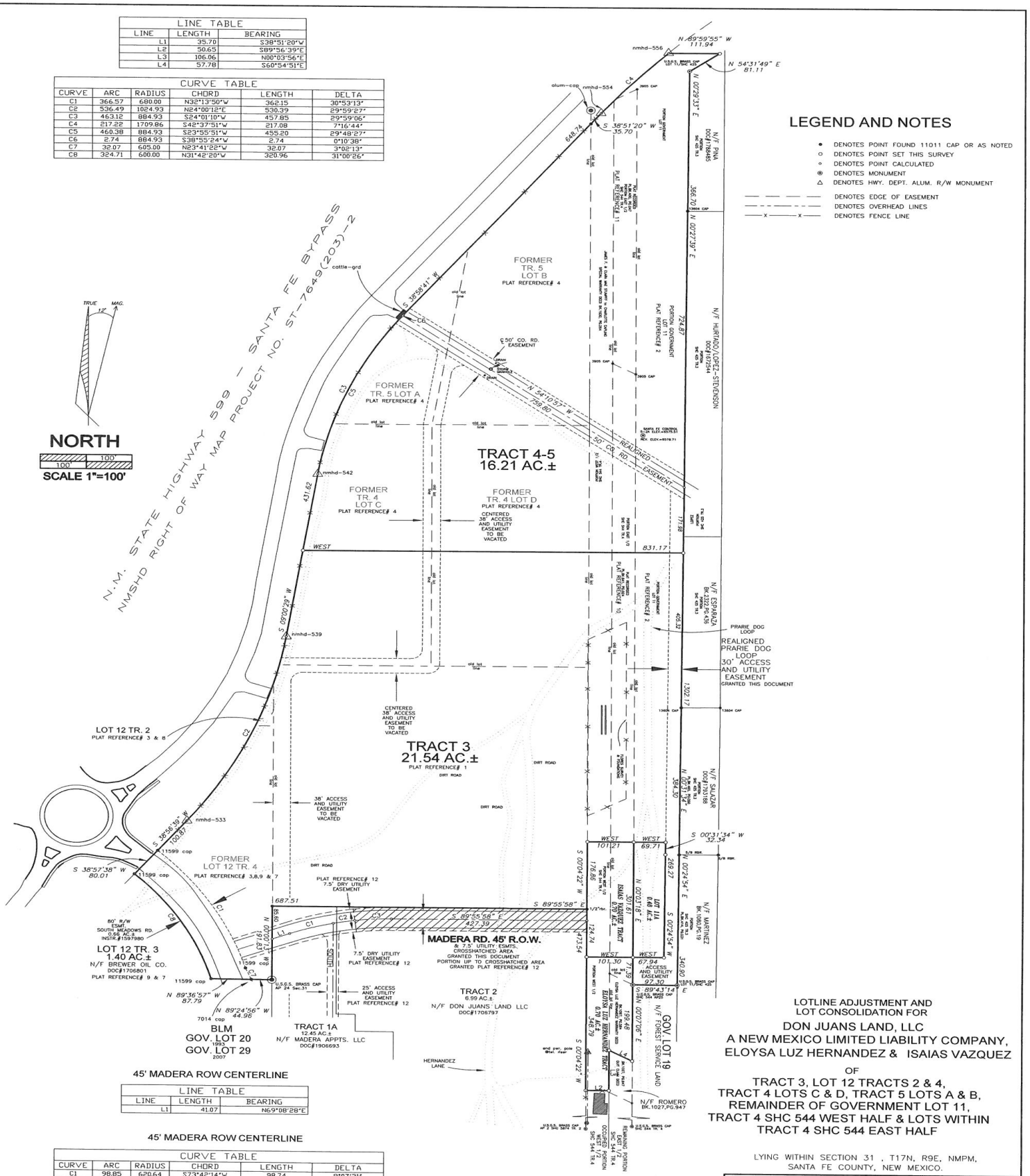
OWNER: DON JUANS LAND, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY

UPC#S: TRACT 1 1-049-097-110-060, TRACT 2 1-049-097-105-122

LOCATION: LYING WITHIN SECTION 31, T17N, R9E, NMPM

SHEET 1

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"

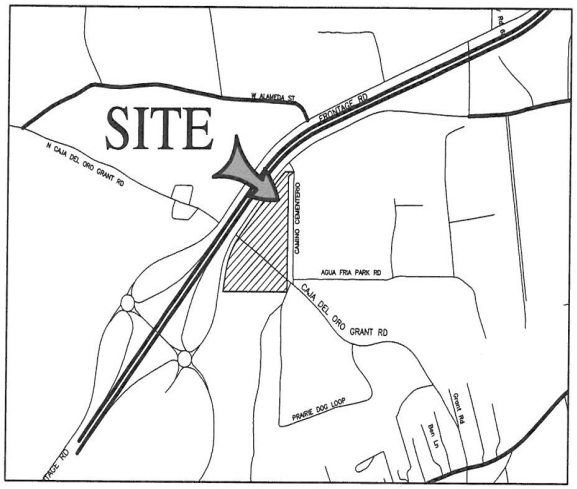
45' MADERA ROW CENTERLINE

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"

S-200



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

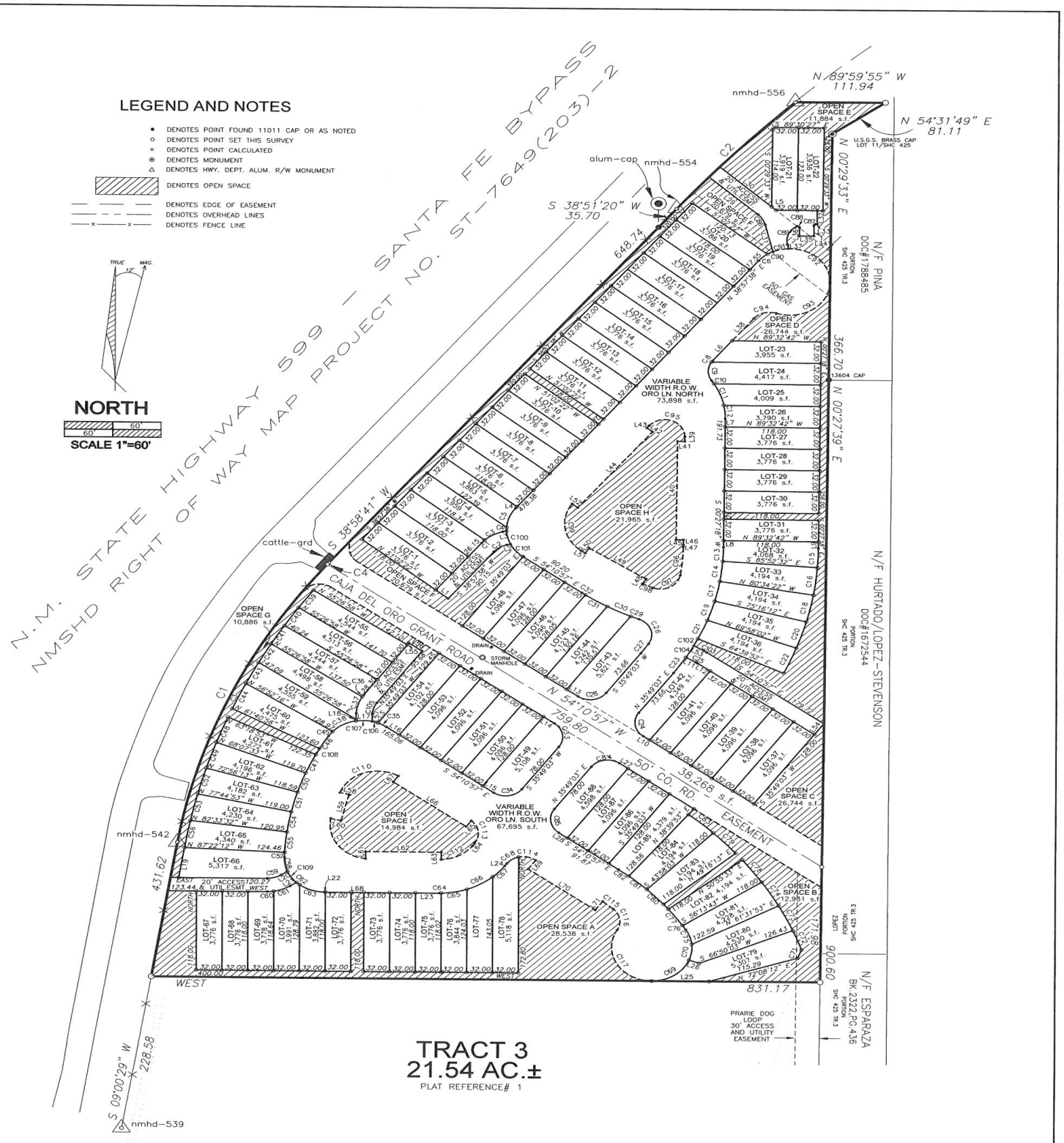
UPC:
LOT A: 1-049-097-093-306
LOT B: 1-049-097-127-311
LOT C: 1-049-097-089-243
LOT D: 1-049-097-124-244
TRACT 4 SHC 544: 1-049-097-144-213
TRACT 4 E ½ SHC 544: 1-049-097-150-316
LOT 11 SHC 5874: 1-049-097-125-630

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

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.

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

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

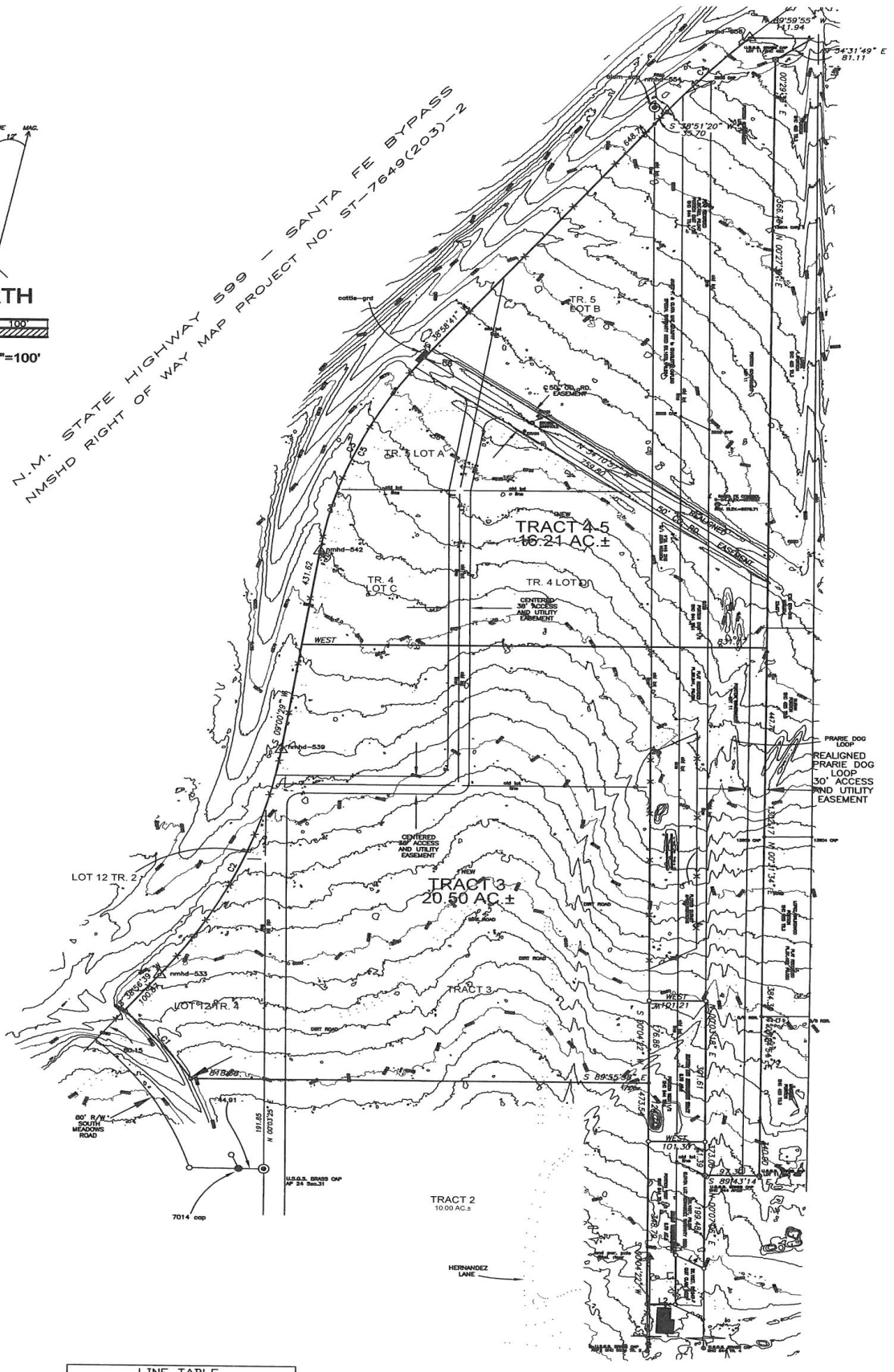
INDEXING INFORMATION FOR THE COUNTY CLERK

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



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

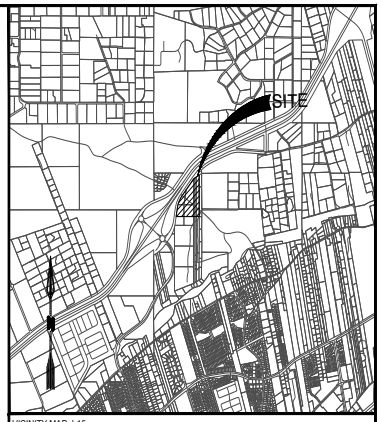
SANTA FE, NEW MEXICO

GRADING, PAVING, AND CITY UTILITIES

OCTOBER 2021

SHEET LIST TABLE

SHEET #	SHEET TITLE
	GENERAL
G-100	COVER
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
C-110	OVERALL SIGNING AND STRIPING PLAN
C-111	OVERALL SIGNING AND STRIPING PLAN
C-112	SIGN, SIGN FACE, AND STRIPING DETAILS
C-113	ROAD CROSS SECTION
C-114	OVERALL UTILITY PLAN
C-115	UTILITY SERVICE TABLES, JOINT THRUST TABLES, AND UTILITY NOTES
C-116	ROADWAY ONE SANITARY SEWER - WATER LINE PLAN & PROFILE
C-117	ROADWAY TWO SANITARY SEWER - WATER LINE PLAN & PROFILE
C-118	ROADWAY TWO SANITARY SEWER - WATER LINE PLAN & PROFILE
C-119	ROADWAY THREE SANITARY SEWER - WATER LINE PLAN & PROFILE
C-120	ROADWAY FOUR SANITARY SEWER - WATER LINE PLAN & PROFILE
C-121	OFFSITE SANITARY SEWER PLAN & PROFILE
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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PLANNING CONSULTANT

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Santa Fe, NM, 87505
(505)-983-5588

CIVIL ENGINEER

RESPEC
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SURVEYOR

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Russ Hugg
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LANDSCAPE ARCHITECT

YELLOWSTONE LANDSCAPE
John Braly, PLA
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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		

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 10.18.2021

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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

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PROJ. #: ####

PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: SITE PLAN

SUBMITTED FOR: SITE PLAN

SHEET NUMBER: G-102



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

DESIGNED	SEG
DRAWN	SEG
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DATE	10.16.2021

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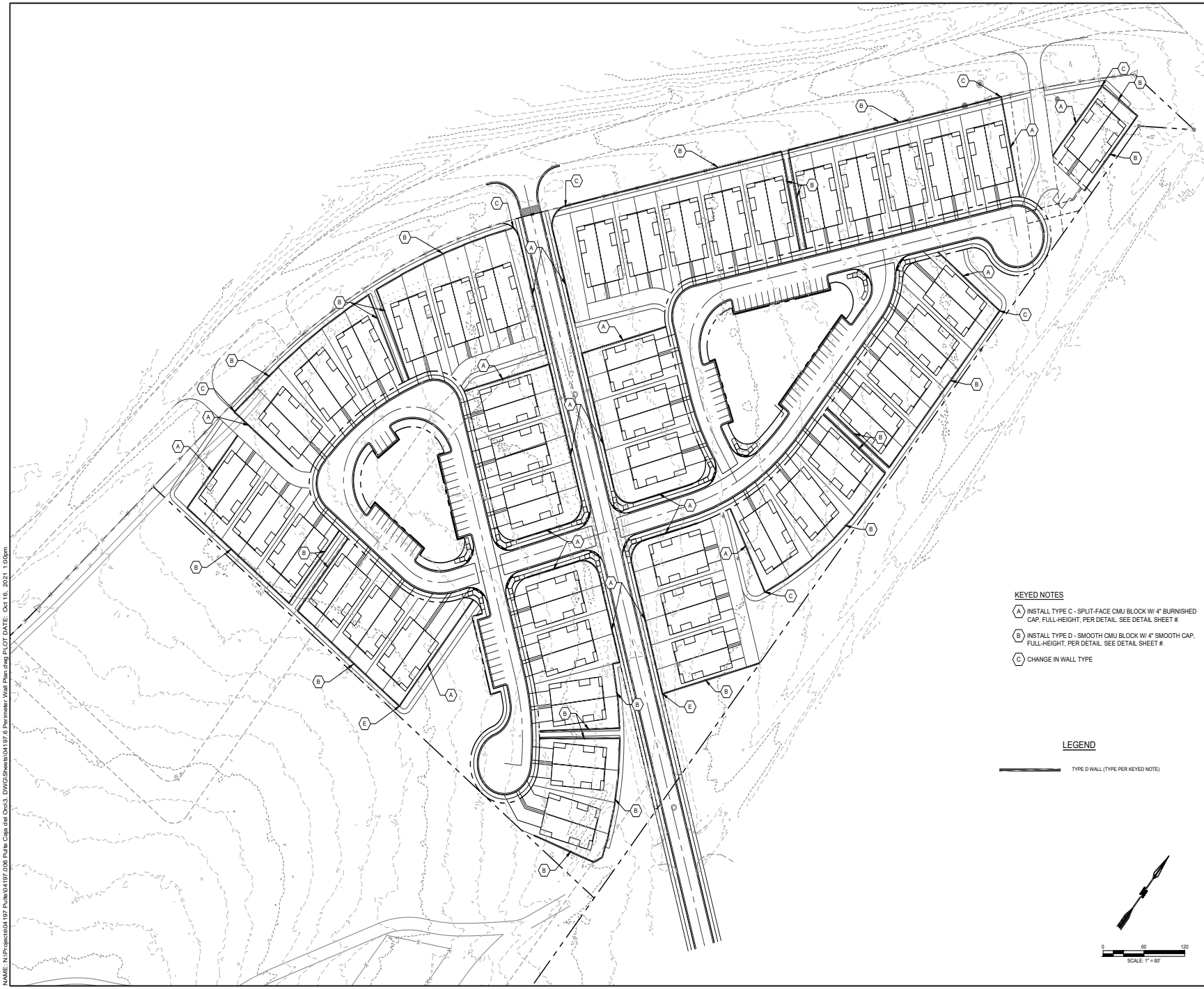
PROJ. #: ####

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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DRAWN	SEG
CHECKED	JK
DATE	10.18.2021

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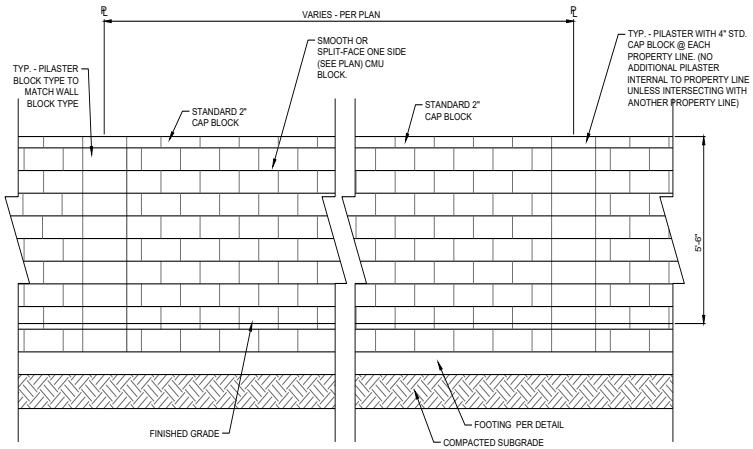
PROJ. #: ####

PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: PERIMETER WALL PLAN

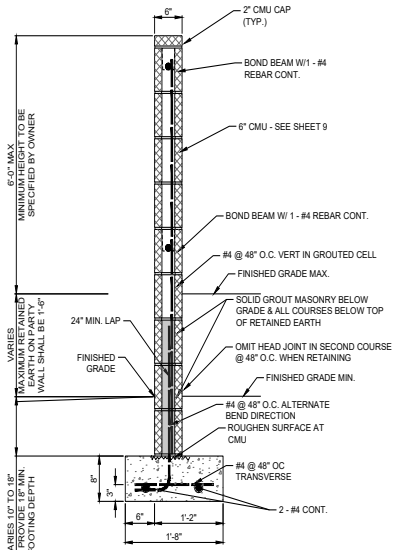
SUBMITTED FOR: PRELIMINARY

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.

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 10.18.2021

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PROJ. #: ####

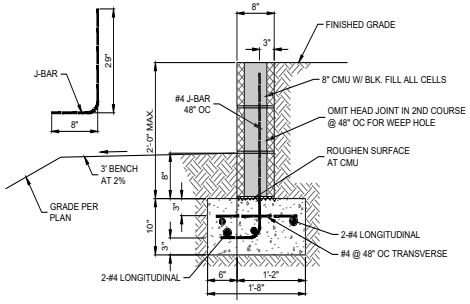
PROJECT NAME: PULTE CAJA DEL ORO

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

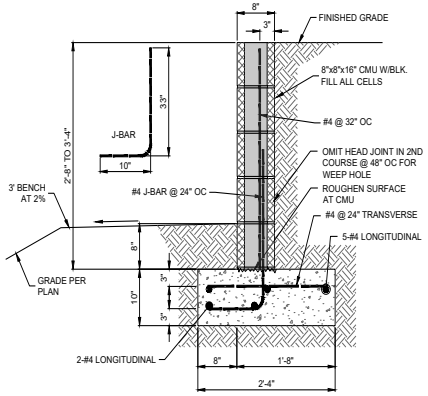


LOW RETAINING WALL - TYPE A

UP TO 2'-0"

NOTE:

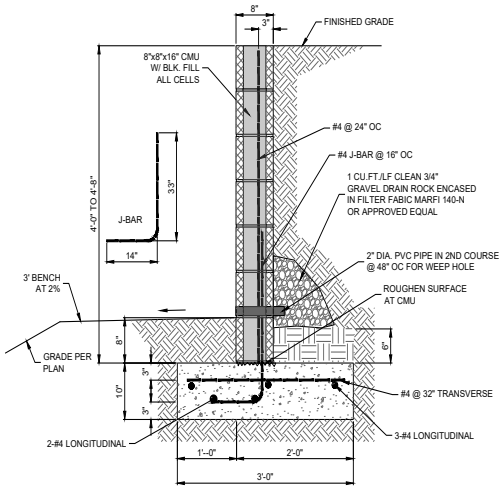
FINISHED GRADE SHALL BE LEVEL WITH OR BELOW TOP OF RETAINING PORTION OF WALL, AND NO ADDITIONAL SURFACE LOADS SHALL BE PLACED, WITHIN AN AREA FROM FACE OF WALL TO A DISTANCE EQUAL TO THE RETAINED EARTH HEIGHT.



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.

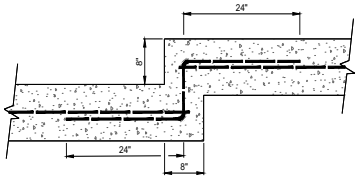


RETAINING WALL - TYPE C

4'-0" TO 4'-8"

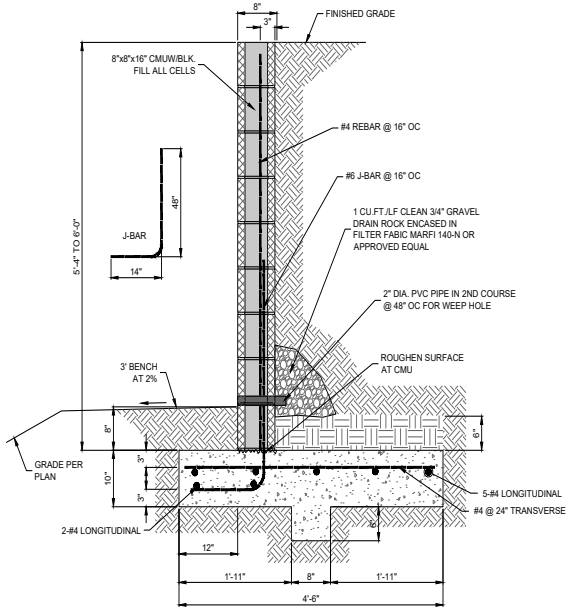
NOTE:

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

NOT TO SCALE



RETAINING WALL - TYPE D

5'-4" TO 6'-0"

NOTE:

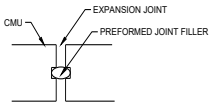
FINISHED GRADE SHALL BE LEVEL WITH OR BELOW TOP OF RETAINING PORTION OF WALL, AND NO ADDITIONAL SURFACE LOADS SHALL BE PLACE, WITHIN AN AREA FROM FACE OF WALL TO A DISTANCE EQUAL TO THE RETAINED EARTH HEIGHT.

RETAINING WALL GENERAL NOTES

1. COMPACT SUBGRADE TO 95% MIN. RELATIVE DENSITY (12" MIN. DEPTH) PER ASTM D1557. IF CLAY OR LOOSE SAND IS ENCOUNTERED, CONTACT THE ENGINEER BEFORE PROCEEDING.
2. COMPACT BACKFILL TO 90% MIN. RELATIVE DENSITY PER ASTM D1557. CONTRACTOR IS RESPONSIBLE FOR METHOD OF PLACEMENT AND COMPACTION OF BACKFILL MATERIALTO ENSURE THAT LOADS SUFFICIENT TO CAUSE DAMAGE TO WALL ARE NOT EXCEEDED.
3. MAINTAIN 2" MINIMUM CLEARANCE BETWEEN ALL REINFORCING BARS AND OUTSIDE SURFACE OF FORMED CONCRETE, 3" BETWEEN BARS AND OUTSIDE SURFACE OF CONCRETE POURED AGAINST EARTH.
4. ALL BLOCKS ARE TO BE GROUTED SOLID WITH CONCRETE BLOCK FILL. GROUT SHALL MEET OR EXCEED 2,000 P.S.I AT 28 DAYS.
5. CONCRETE FOR FOOTINGS SHALL MEET OR EXCEED 3,000 P.S.I. AT 28 DAYS, WITH 3/4" MAXIMUM SIZE AGGREGATE, AND A MAXIMUM SLUMP OF 5".
6. MASONRY MORTAR SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM C 270, TYPE M.
7. WALL BLOCKS ARE TO BE STANDARD MASONRY UNITS (8"X8"X16" OR AS OTHERWISE INDICATED) AND SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM C90.
8. ALL REINFORCING SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM A615, GRADE 40.
9. INSTALL 9 GA., GALV. DUR-O-WAL (OR APPROVED EQUAL) EVERY OTHER COURSE (16" OC), OR BOND BEAM WITH 2-#4 REBAR EVERY THIRD COURSE (24" OC, MAX.).
10. REINFORCING STEEL SPLICES SHALL HAVE 24" MIN. LAPS.
11. THE TOP COURSE OF BLOCK SHALL USE 2" SOLID MASONRY UNITS AS CAPS, UNLESS A CMU PARTY OR PERIMETER WALL IS TO BE INSTALLED ON TOP OF A RETAINING WALL.
12. DRAIN BLOCKS FOR PARTY WALLS, AT LOCATIONS SHOWN ON THE PLANS AND AS SPECIFIED BY OWNER, SHALL CONSIST OF STANDARD MASONRY UNITS TURNED FACE DOWN. THEY SHALL BE INSTALLED THROUGH THE PARTY WALL ABOVE THE RETAINING WALL SECTION AFTER THE RETAINING WALL SECTION IS COMPLETE AND BACKFILLED.
13. ALL WALLS FACING PUBLIC ROW MUST BE SPRAYED WITH ANTI-GRAFITTI COATING. USE PROSOCO DEFACER ERASER OR APPROVED EQUAL. (AT OWNERS DIRECTION).
14. IF WALL IS TO BE CONSTRUCTED WITH PILASTERS (TO BE SPECIFIED BY OWNER), THEN CONSTRUCT PILASTERS AT 16' ON CENTER (MAXIMUM), AND AS APPROPRIATE FOR CORNERS, JUNCTIONS, ANGLE POINTS AND ENDS. PILASTER BLOCKS ARE TO BE SIZED APPROPRIATELY FOR THE INTENDED APPLICATION. THE TOP OF PILASTERS SHALL HAVE 2" SOLID MASONRY UNITS OF APPROPRIATE SIZE UNLESS CMU PARTY WALL IS TO BE INSTALLED ON TOP OF RETAINING WALL.
15. ALL CMU AND MORTAR COLOR SHALL BE AT THE OWNERS DIRECTION.
16. IF NO PILASTERS ARE TO BE CONSTRUCTED THE APPROPRIATE EXPANSION / CONTRACTION JOINTS SHALL BE PROVIDED AT 12' O.C. MAXIMUM SPACING.
17. ALL WALLS SHOWN HERE ON HAVE BEEN DESIGNED TO ACCEPT A 6' (MAX.) CMU PARTY WALL.
18. FOR LOCATIONS TO INCLUDE PARTY WALLS, EXTEND #4 BARS AT 48" O.C. WITH MINIMUM INBEDMENT OF 24" IN RETENTION WALL.
19. WATERPROOFING SHALL BE HYDROCIDE LIQUID MEMBRANE HLM 5000 OR APPROVED EQUAL, AND SHALL BE APPLIED FROM FINISHED GRADE TO TOP OF FOUNDATION.
20. PARTY WALL DETAILS NOT INCLUDED, TO BE PROVIDED BY OWNER.
21. WALL, INCLUDING FOOTING, SHALL NOT EXTEND INTO ANY ADJACENT PROPERTY OWNED BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE ADJACENT PROPERTY OWNER.

RETAINING WALLS WITH PILASTERS

1. IF WALL IS TO BE CONSTRUCTED WITH PILASTERS (TO BE SPECIFIED BY OWNER), THEN CONSTRUCT PILASTER AT 16' ON CENTERS (MAXIMUM), AND AS APPROPRIATE FOR CORNERS, JUNCTIONS, ANGLE POINTS AND ENDS. PILASTER BLOCKS ARE TO BE SIZED APPROPRIATELY FOR THE INTENDED APPLICATION.
2. THE TOP OF PILASTERS SHALL HAVE 2" SOLID MASONRY UNITS OF APPROPRIATE SIZE UNLESS CMU PARTY WALL IS TO BE INSTALLED ON TOP OF RETAINING WALL.
3. ALL PILASTER CELLS ARE TO BE GROUTED SOLID WITH CONCRETE.
4. PROVIDE ONE J-BAR OF SPECIFIC SIZE FOR EACH.
5. PROVIDE ADDITIONAL BAR(S) AS SPECIFIED FOR WALL AT EACH PILASTER IF NORMAL OPENING DOES NOT DO SO.
6. PROVIDE 2-#4 BARS AT EACH PILASTER WITH MINIMUM INBEDMENT OF 24" IN RETAINING WALL FOR LOCATIONS TO INCLUDE CMU PARTY WALL.



EXPANSION JOINT DETAIL

NOT TO SCALE

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Perimeter Wall Details 02.dwg PLOT DATE: Oct 16, 2021 1:00pm

DESIGNED SEG
DRAWN SEG
CHECKED JK
DATE 10.16.2021

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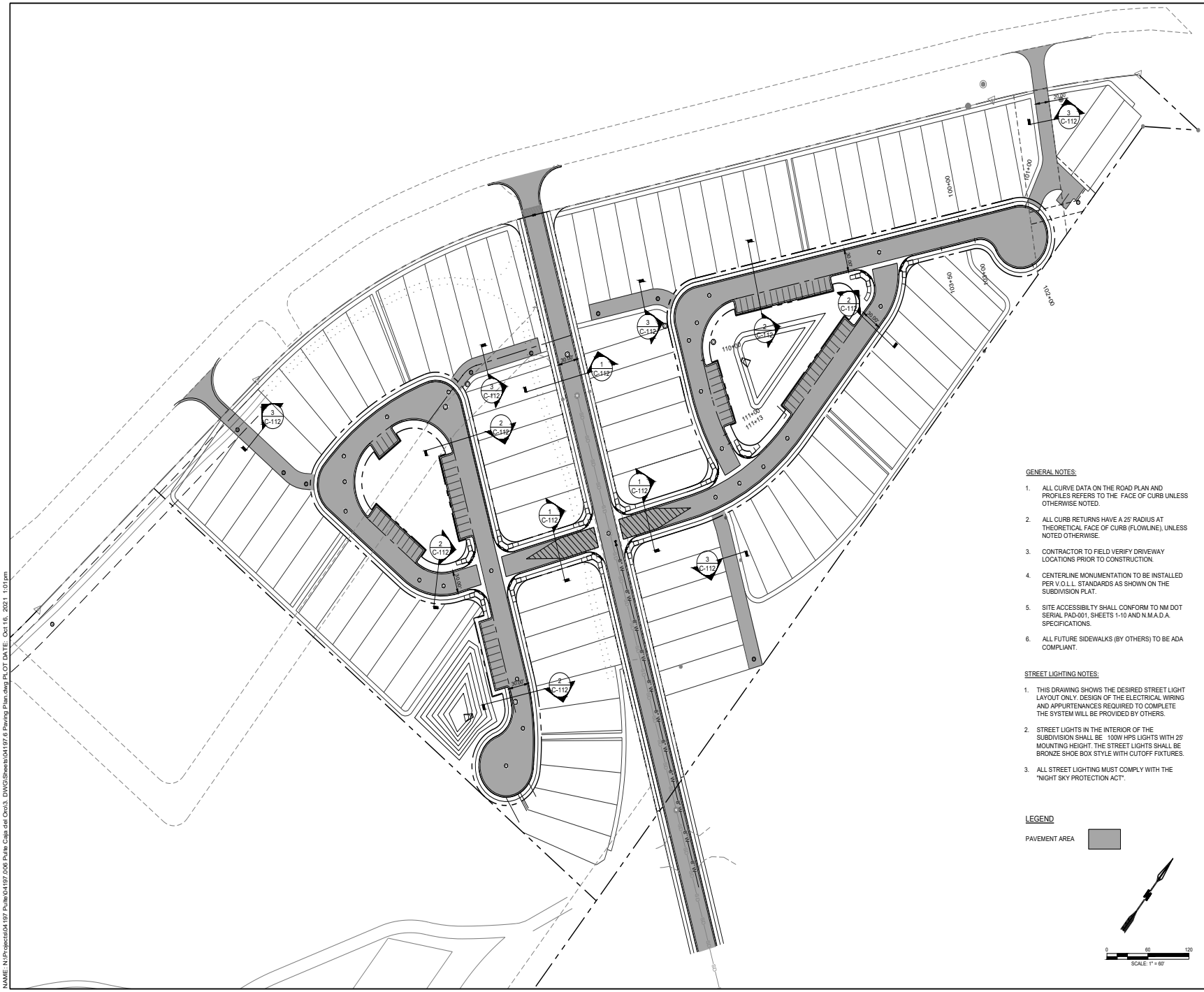
PROJ. #: ####

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

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DATE 10.18.2021

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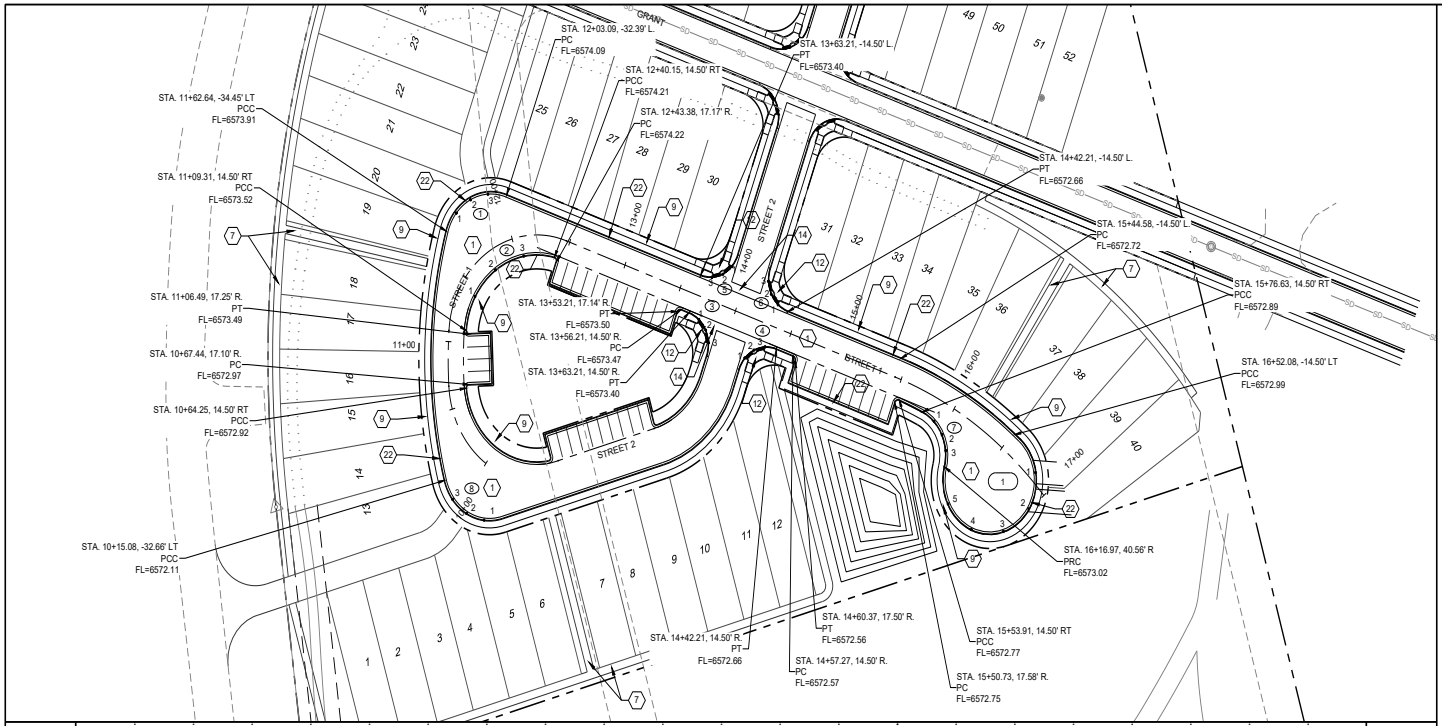
PROJ. #: ####

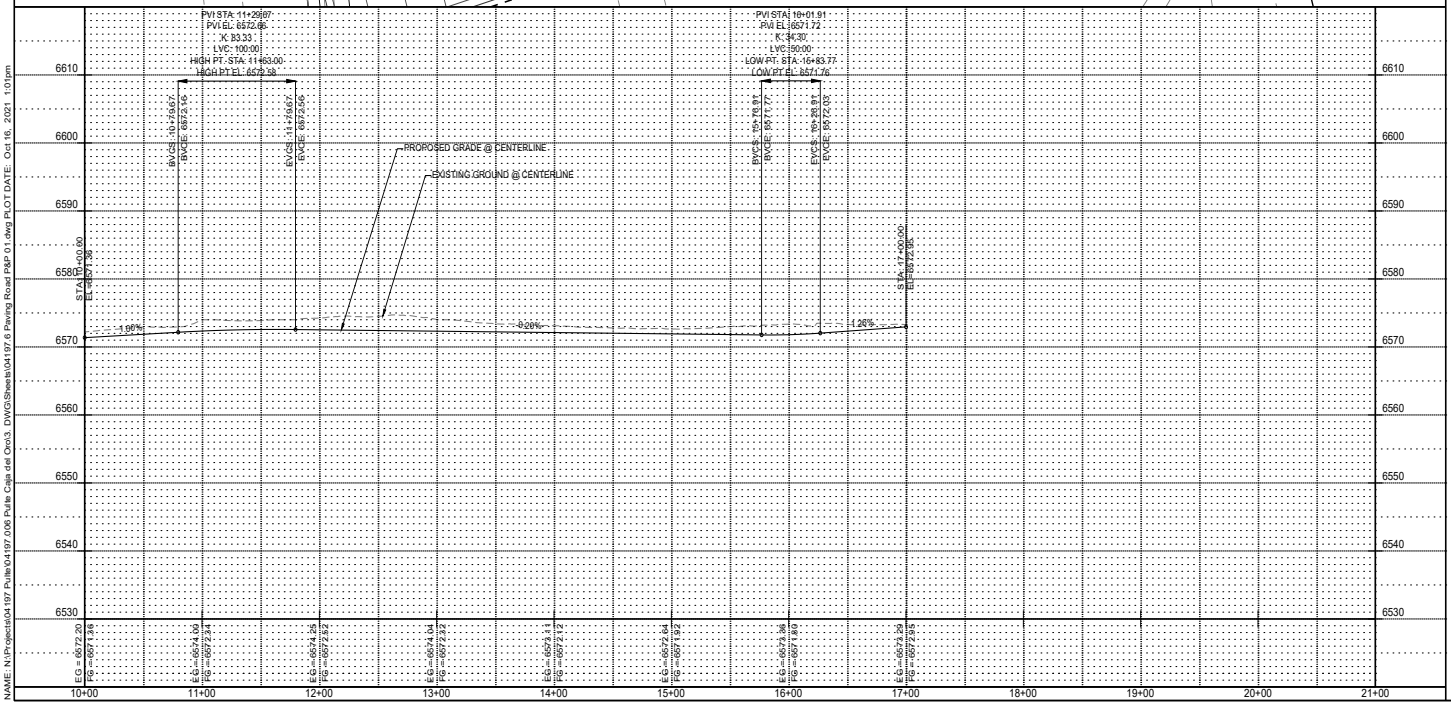
PROJECT NAME: PULTE CAJA DEL ORO

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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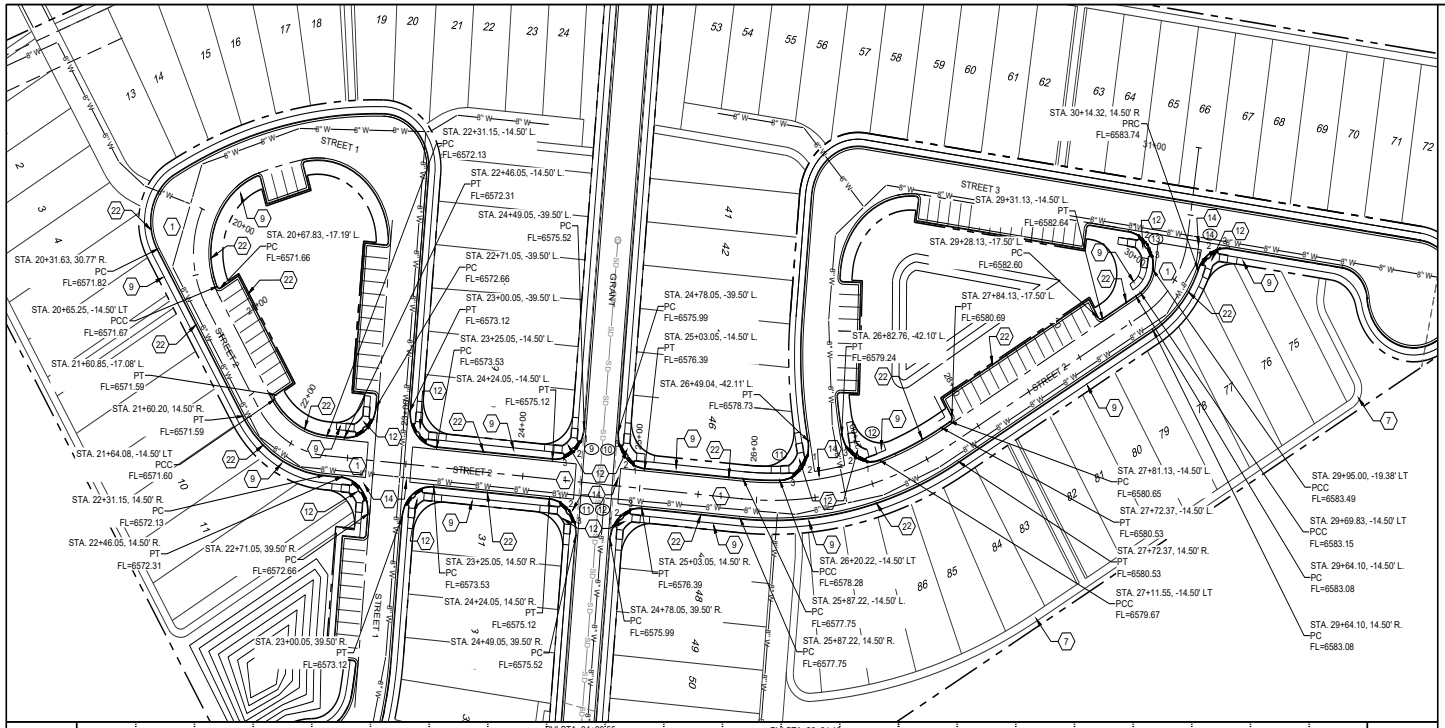
PROJECT NAME: PULTE CAJA DEL ORO

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

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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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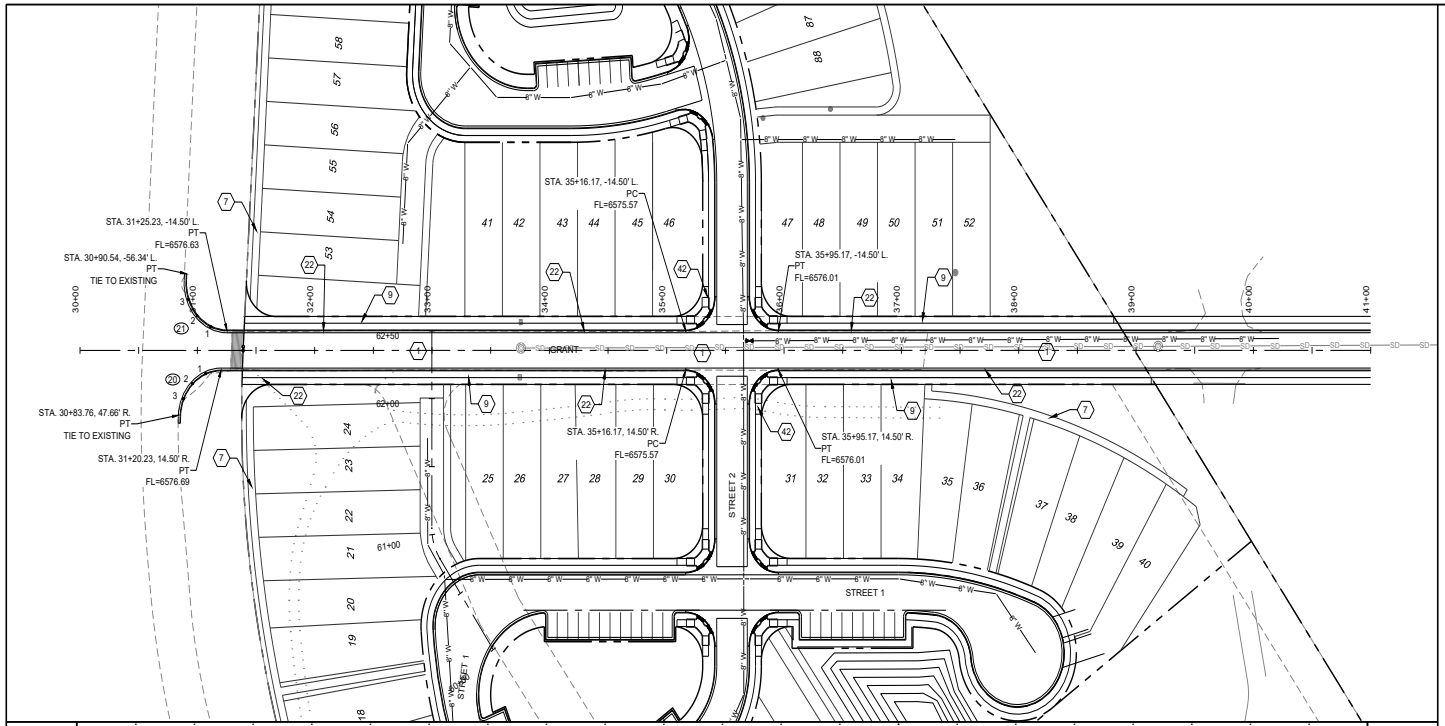
PROJECT NAME: PULTE CAJA DEL ORO

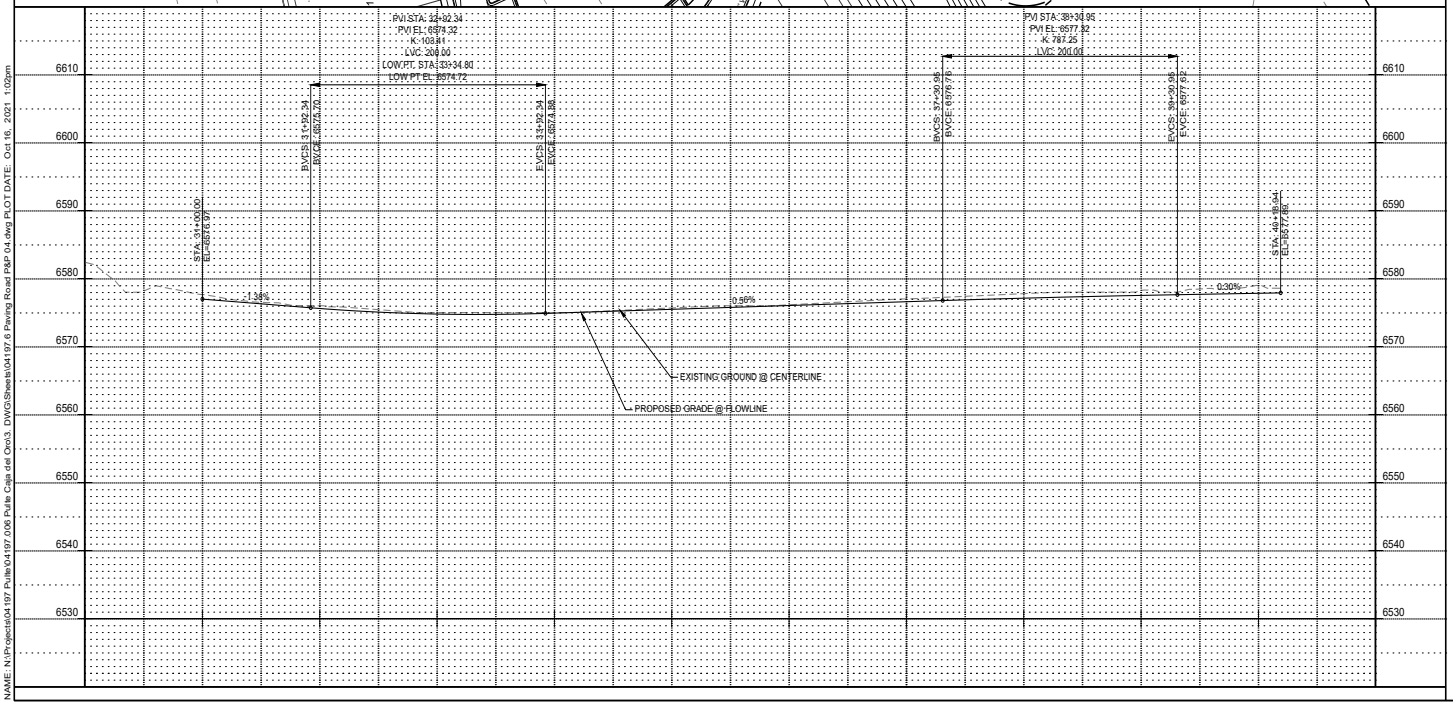
SHEET TITLE: ROADWAY TWO ROAD PLAN & PROFILE

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





PAVING CONSTRUCTION NOTES

I.D.#	DESCRIPTION
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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.

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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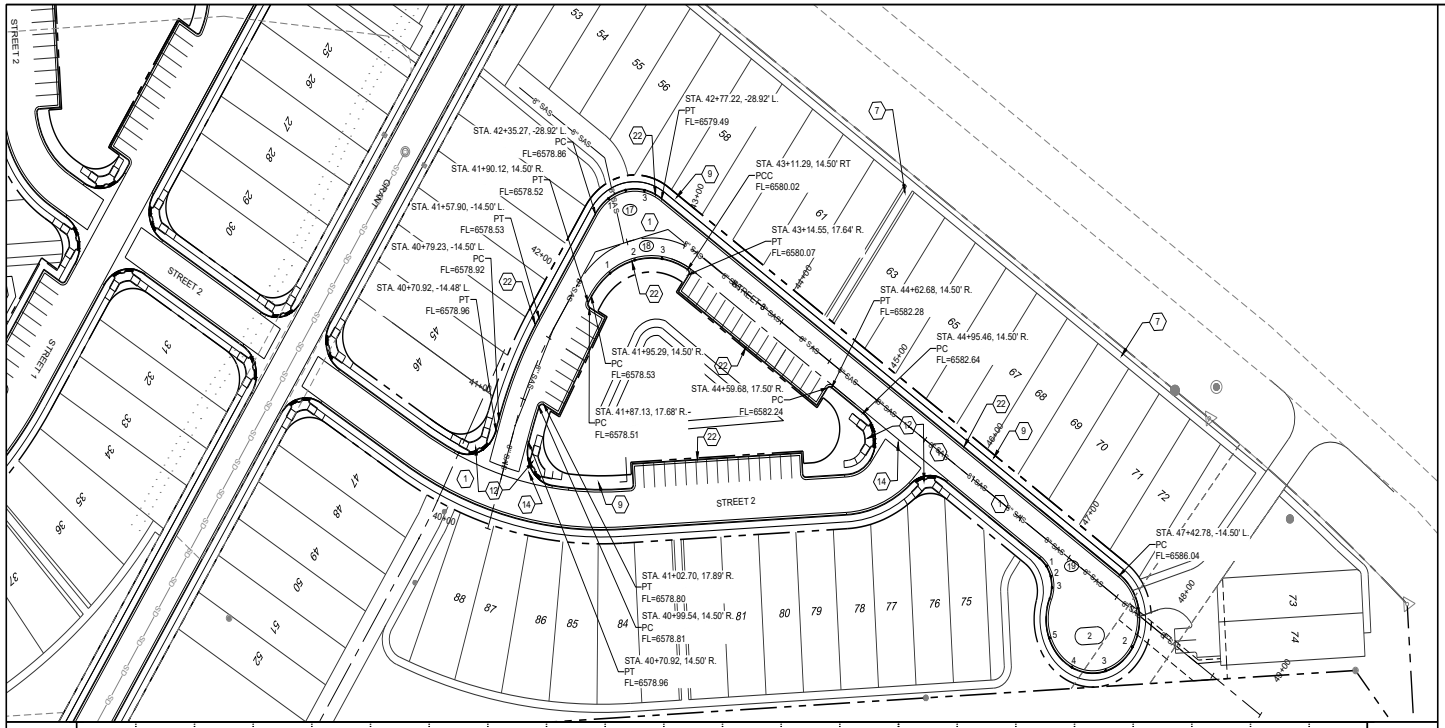
PROJECT NAME: PULTE CAJA DEL ORO

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



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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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.

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

DESIGNED BY
DRAWN BY
CHECKED BY
DATE 10.16.2021

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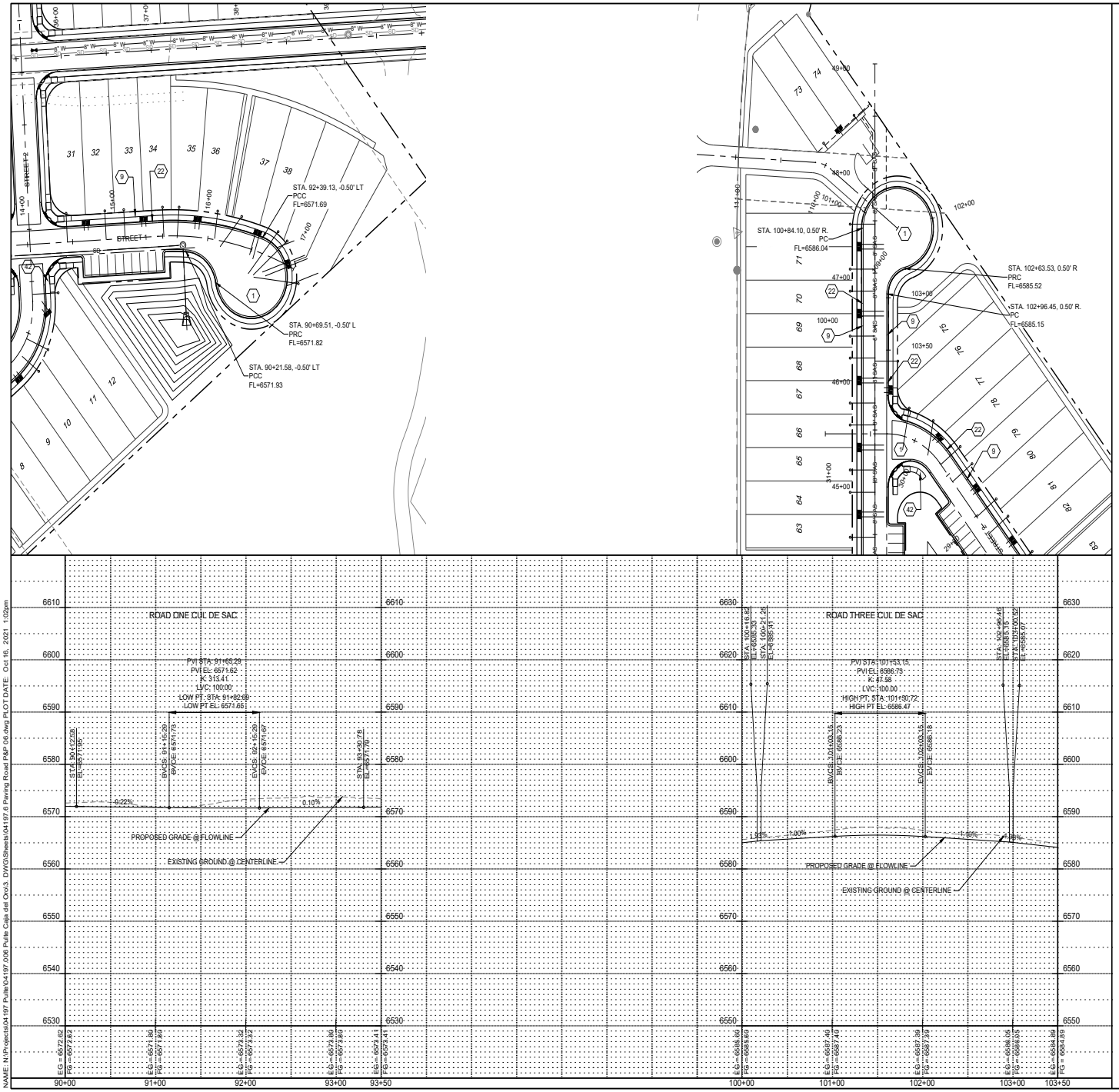
PROJECT NAME: PULTE CAJA DEL ORO

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

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.

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

REVISION

DESIGNED BY
DRAWN BY
CHECKED BY
DATE 10.16.2021

RESPEC
COMMUNITY DESIGN & SOLUTIONS
6121 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE (505)265-9719

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10/2021

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811 nm811 Know what's below. Call before you dig.

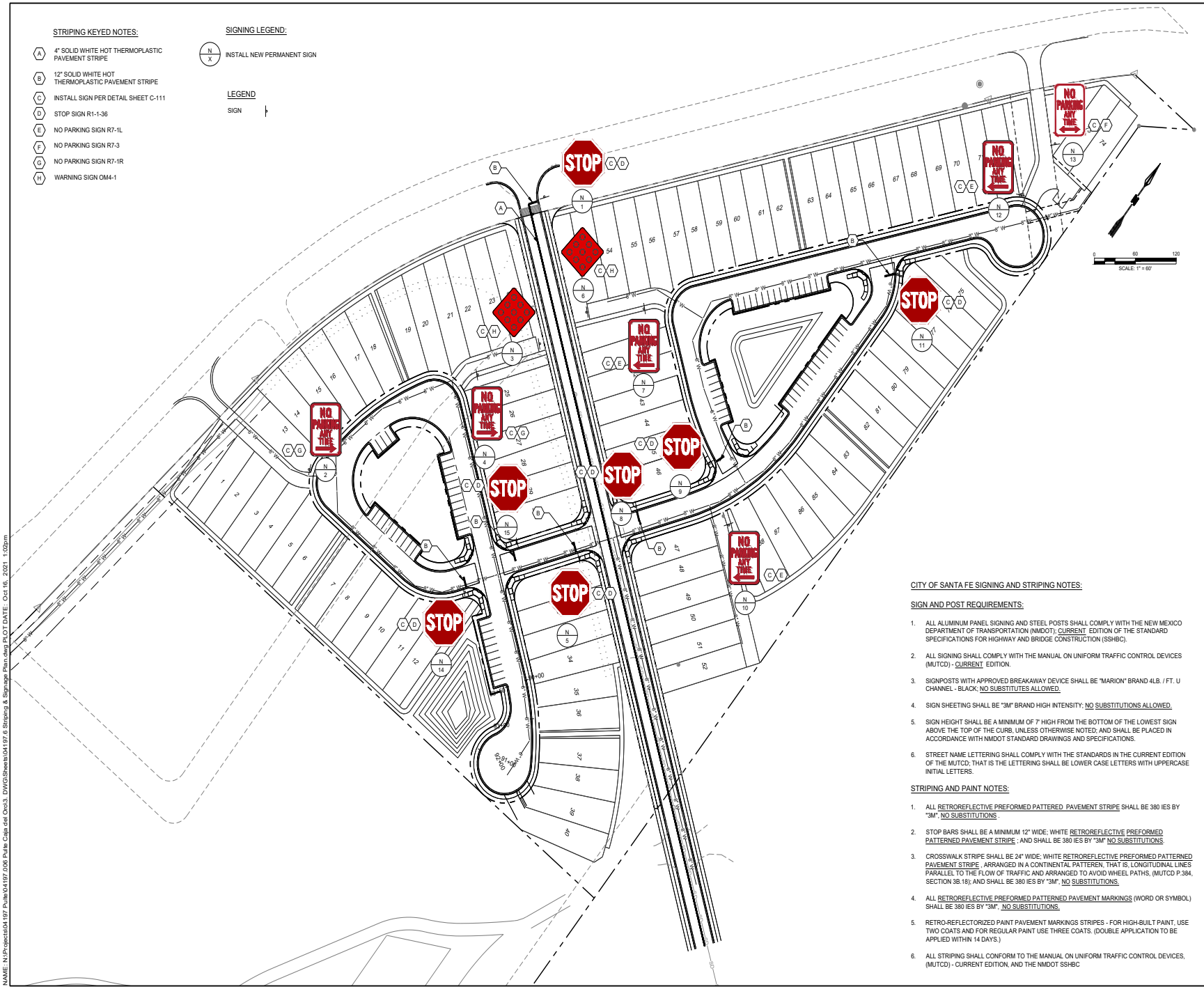
PROJECT NAME: PULTE CAJA DEL ORO

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

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Striping & Signage Plan.dwg PLOT DATE: Oct 16, 2021 1:02pm

DESIGNED SEG
DRAWN SEG
CHECKED JK
DATE 10.18.2021

REVISION

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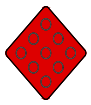
PROJ. #: ####

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"



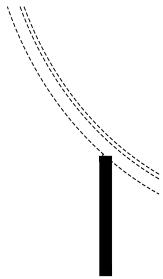
R1-1-36
W/R
36"x36"



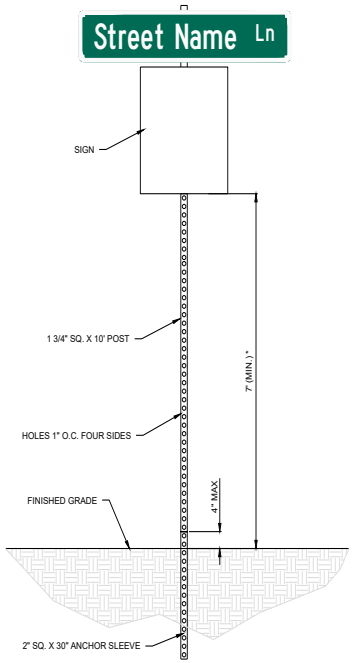
R7-3
R/W
12"x18"



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.

REVISION

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 10.16.2021

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COMMUNITY DESIGN SOLUTIONS
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PROJ. #: ####

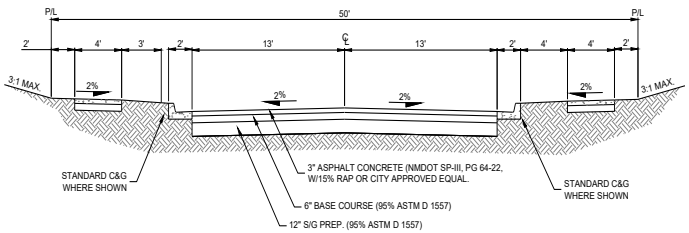
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: SIGN, SIGN FACE, AND STRIPING DETAILS

SUBMITTED FOR: PRELIMINARY

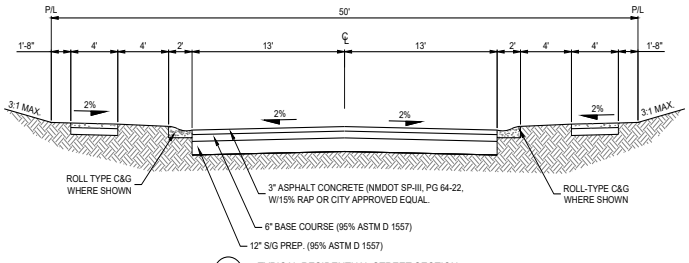
SHEET NUMBER: C-111

NAME: N:\Projects\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Signing & Striping Details.dwg PLOT DATE: Oct 16, 2021 1:03pm



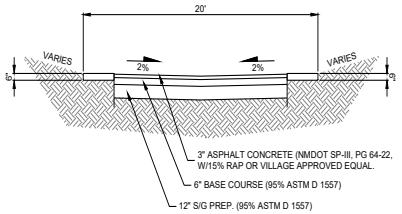
1 C-104 TYPICAL CAJA DEL ORO GRANT ROAD STREET SECTION

NOT TO SCALE



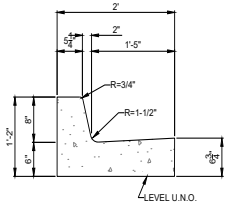
2 C-104 TYPICAL RESIDENTUAL STREET SECTION

NOT TO SCALE



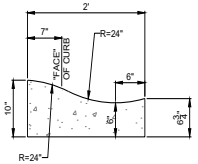
3 C-104 ALLEY CROSS SECTION

NOT TO SCALE



STANDARD CURB & GUTTER

NO SCALE



ROLL-TYPE CURB & GUTTER

NO SCALE

REVISION

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: 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
CHECKED JL
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

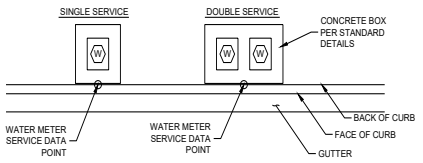
SAS Point Table				
Lot #	Station	Offset	Surface Elevation	Invert
23	12+01.24	121.53	6575.540	6570.54
24	12+09.18	158.08	6575.963	6570.96
25	12+06.83	44.10	6573.769	6568.77
26	12+34.11	29.03	6573.466	6568.47
27	12+50.21	27.42	6573.349	6568.35
28	12+93.21	27.50	6573.059	6568.06
29	13+14.21	27.42	6572.790	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. #: ####

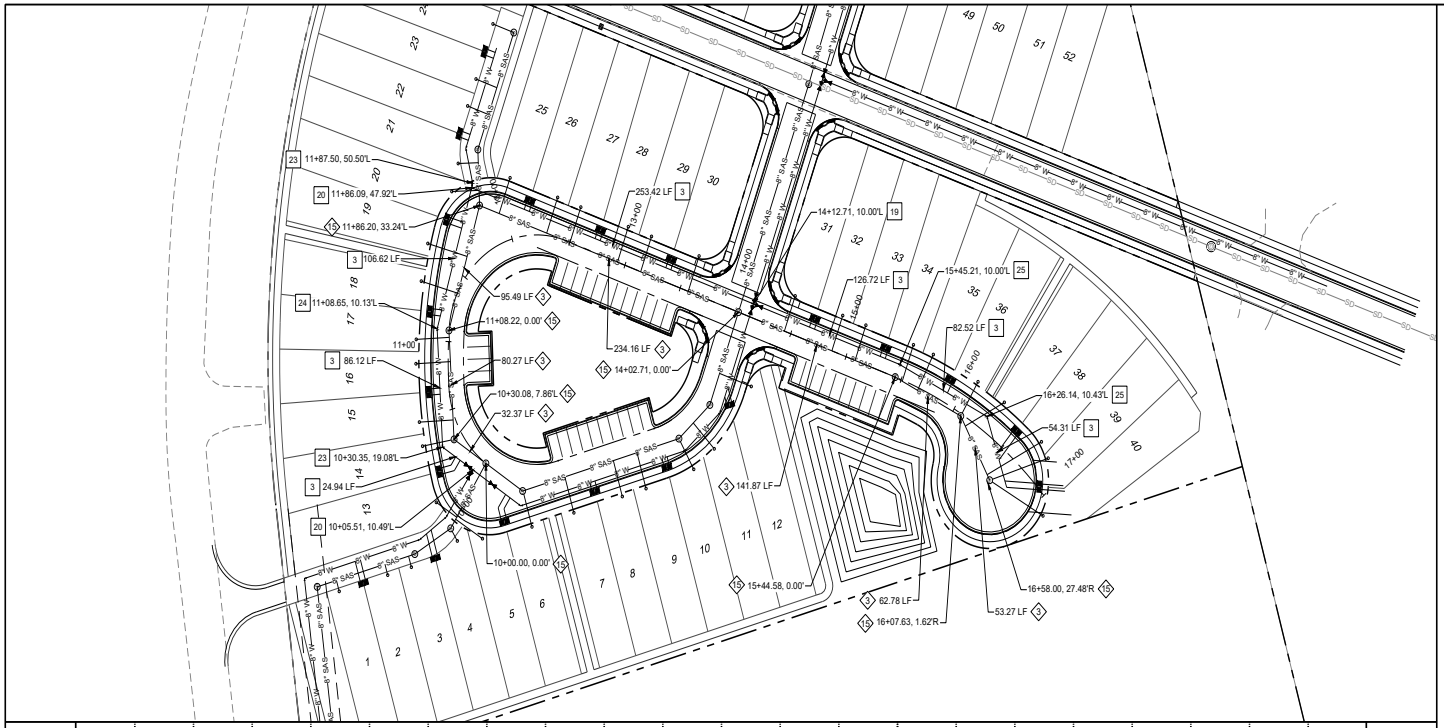
PROJECT NAME: PULTE CAJA DEL ORO

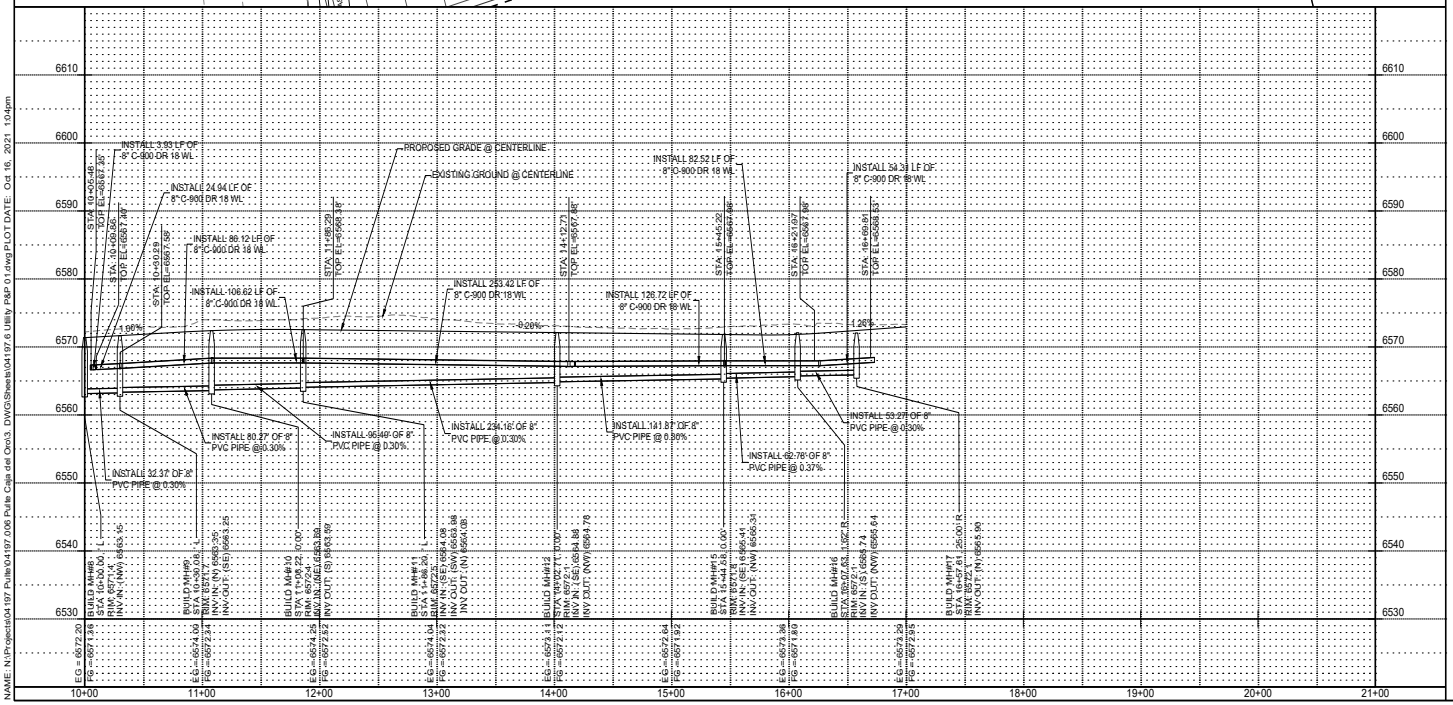
SHEET TITLE: UTILITY SERVICE TABLES, JOINT THRUST TABLES, AND UTILITY NOTES

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'

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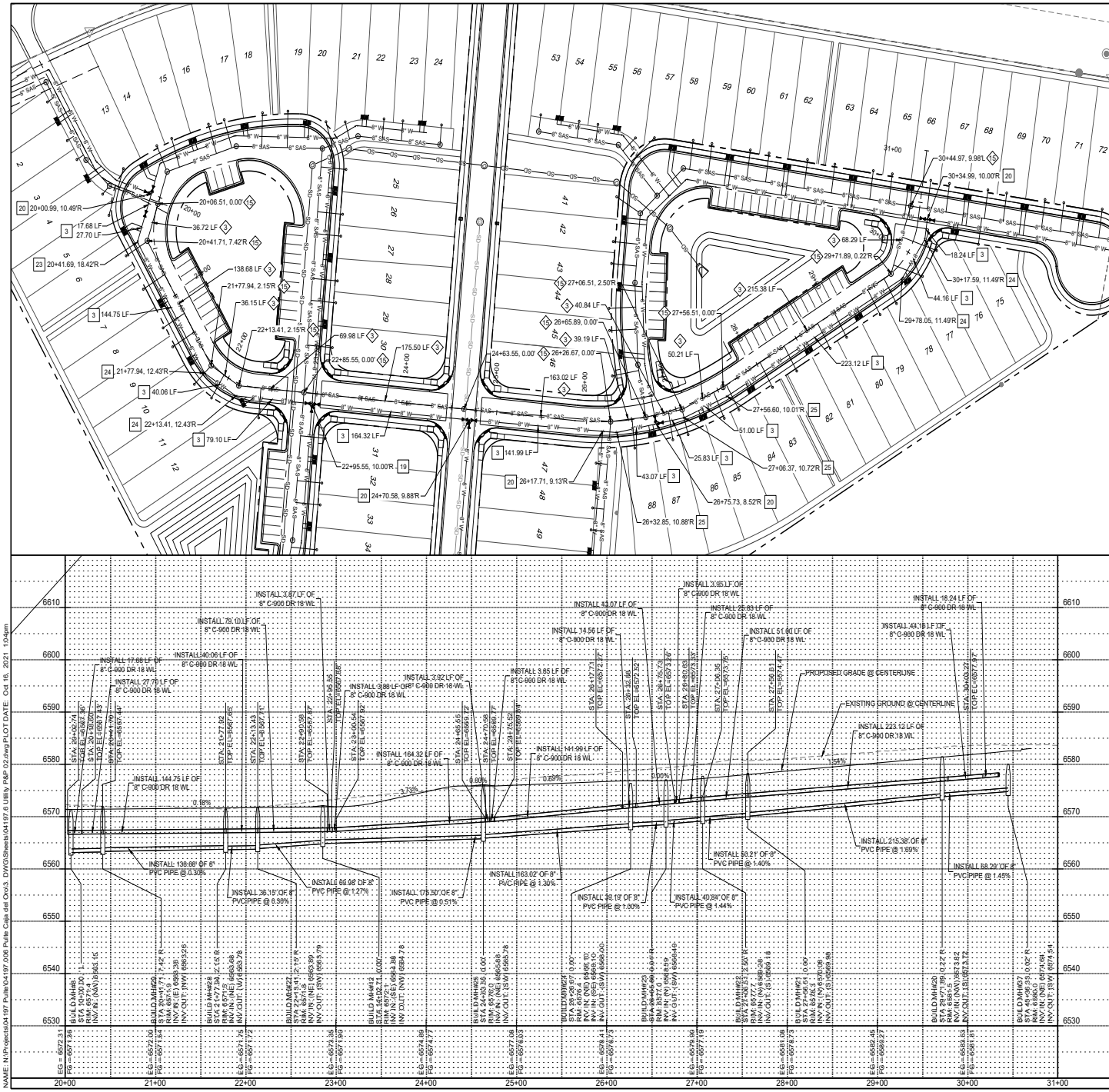
PROJECT NAME: PULTE CAJA DEL ORO

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
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) 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	
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

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CHECKED CHECKED BY
DATE 10.16.2021

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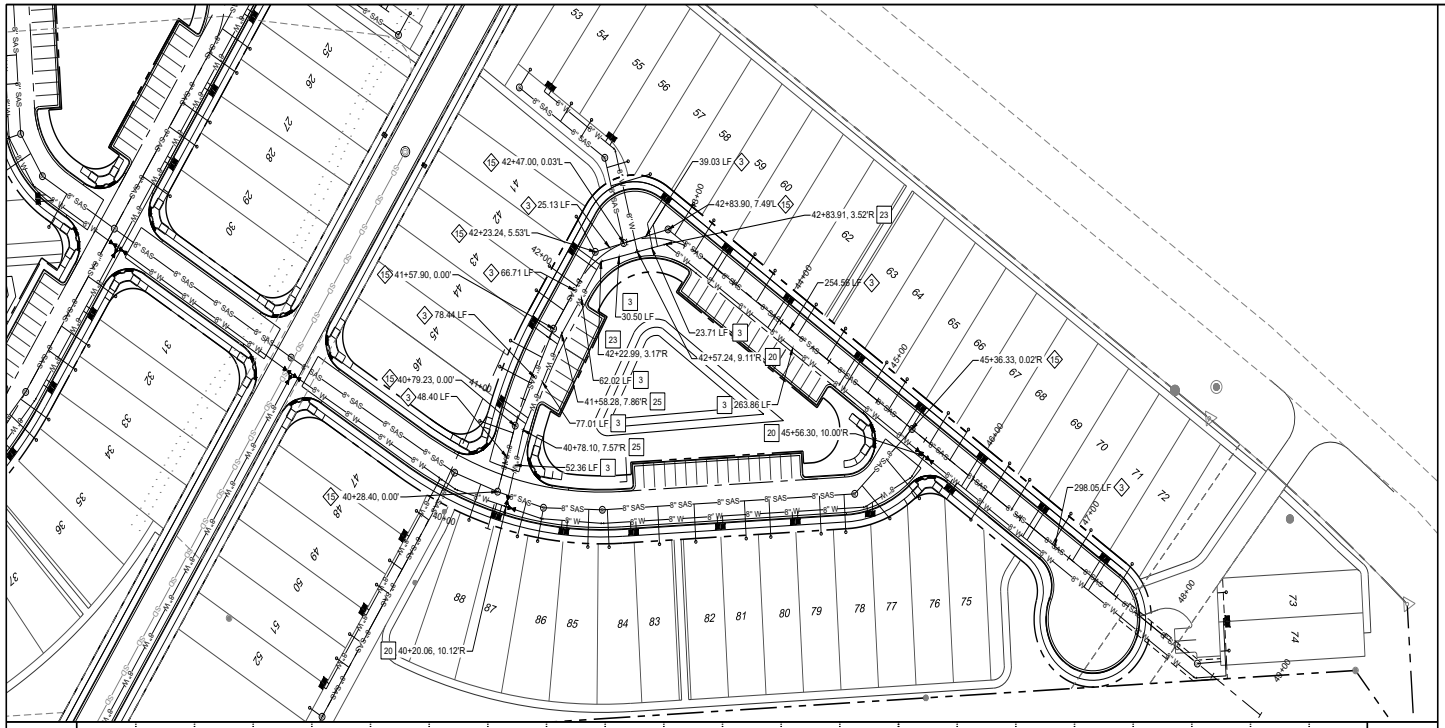
PROJECT NAME: PULTE CAJA DEL ORO

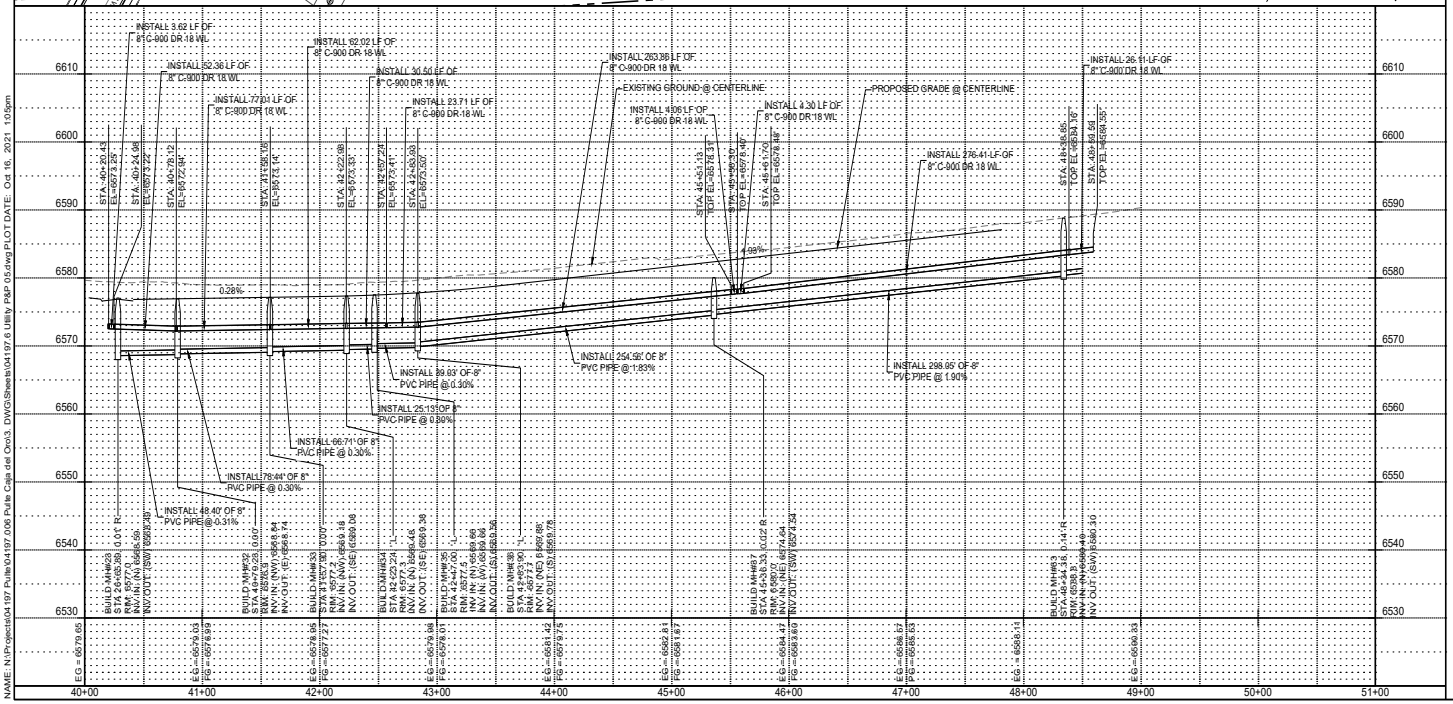
SHEET TITLE: ROADWAY TWO SANITARY SEWER & WATER LINE PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-116

NAME: N:\Projects\04197 Pulte\04197.006 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
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21	INSTALL 8" x 6" TEE
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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:
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VERTICAL: 1" = 10'

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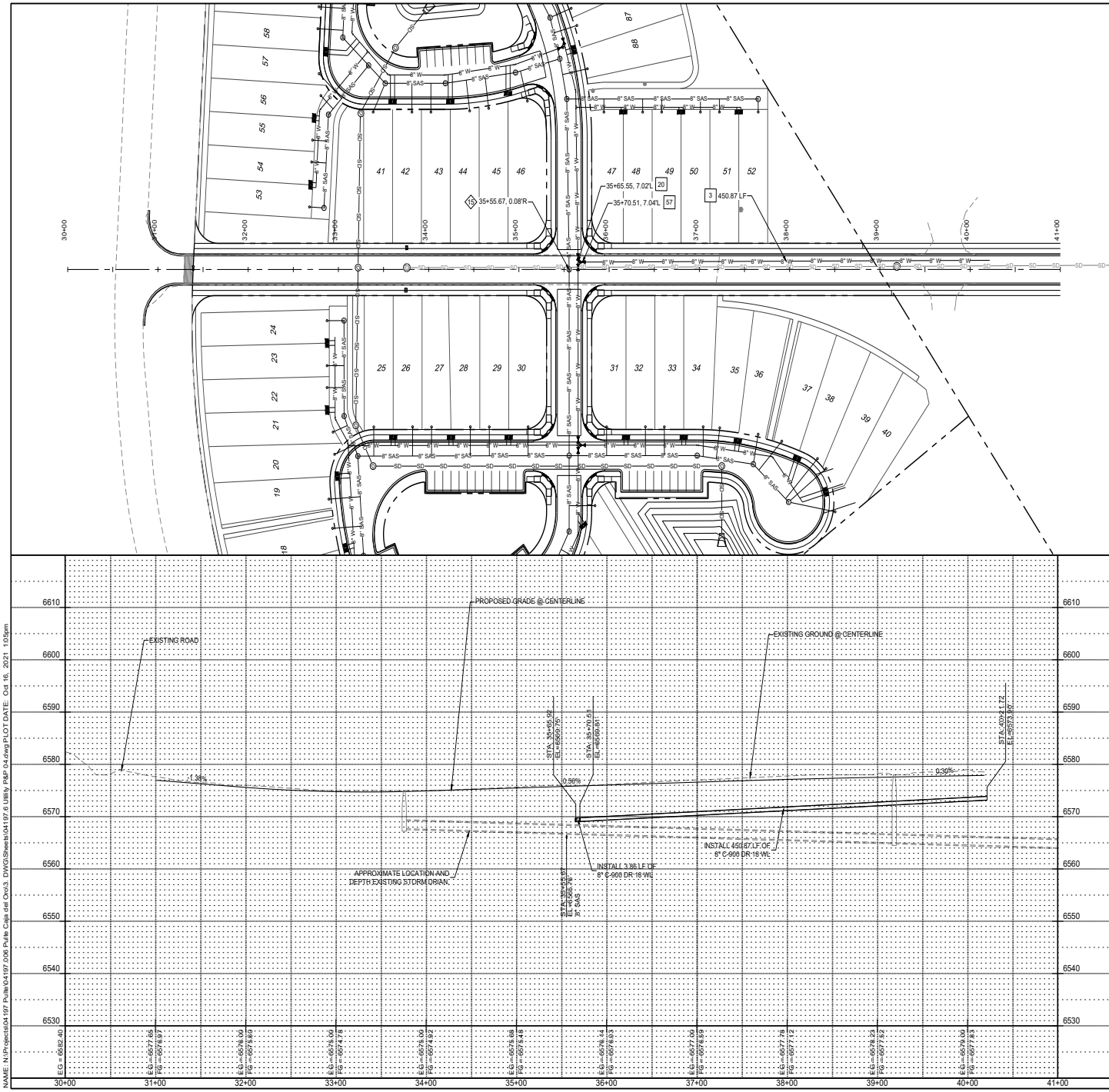
PROJECT NAME: PULTE CAJA DEL ORO

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
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) 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	
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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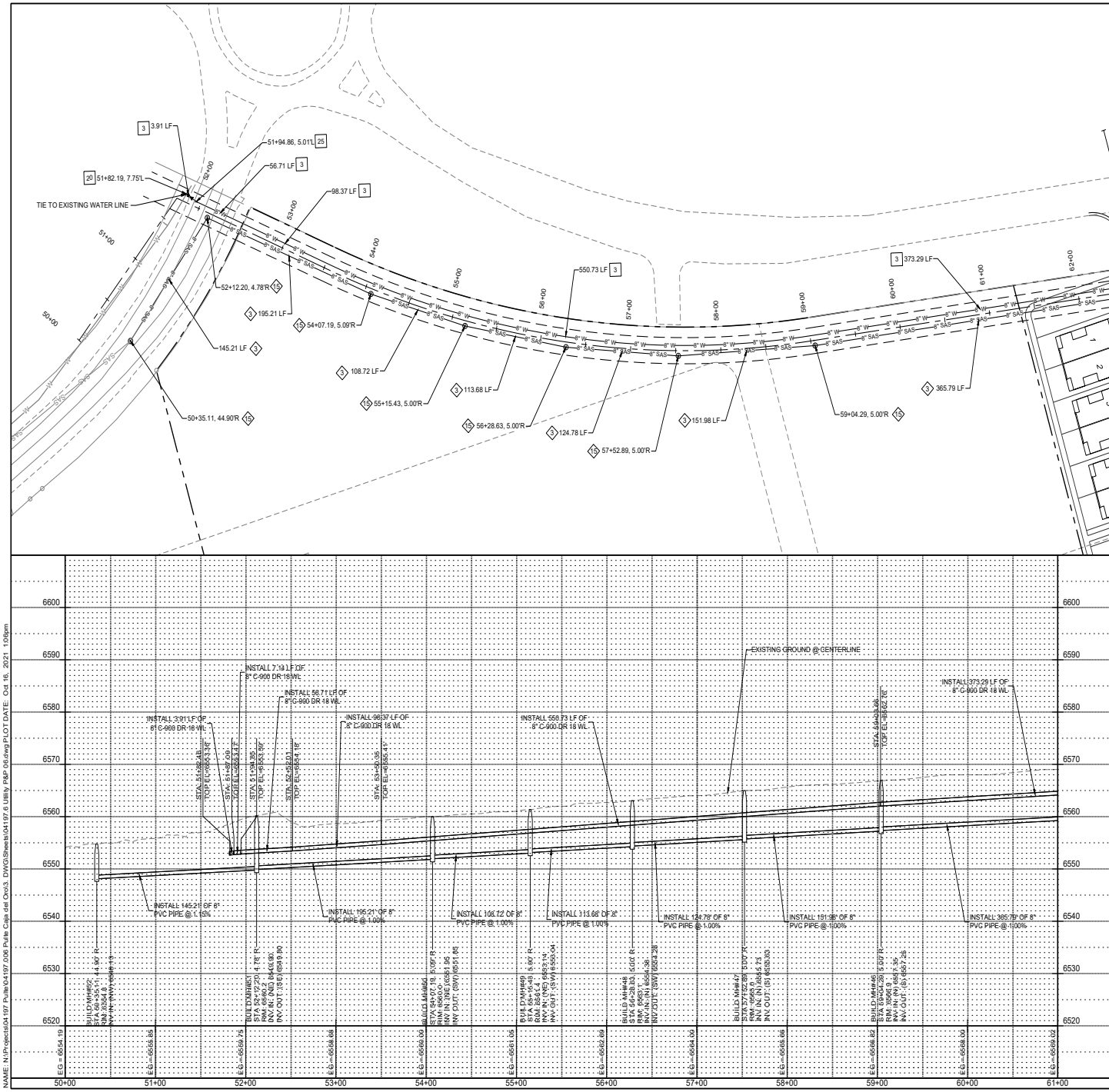
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: CAJA DEL ORO GRANT ROAD WATER LINE PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-118

NAME: N:\Projects\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Utility P&P 04.dwg PLOT DATE: Oct 16, 2021 1:05pm



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

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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DATE 10.16.2021

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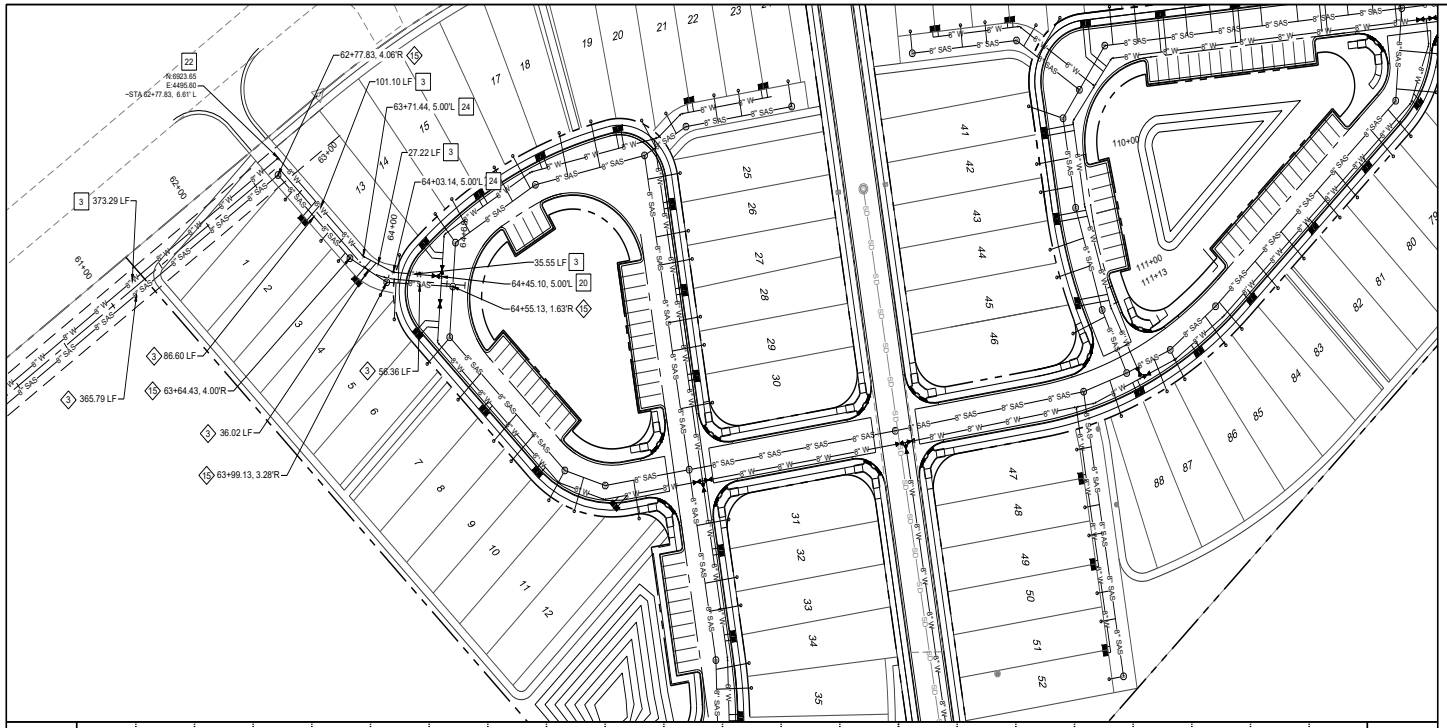
PROJECT NAME: PULTE CAJA DEL ORO

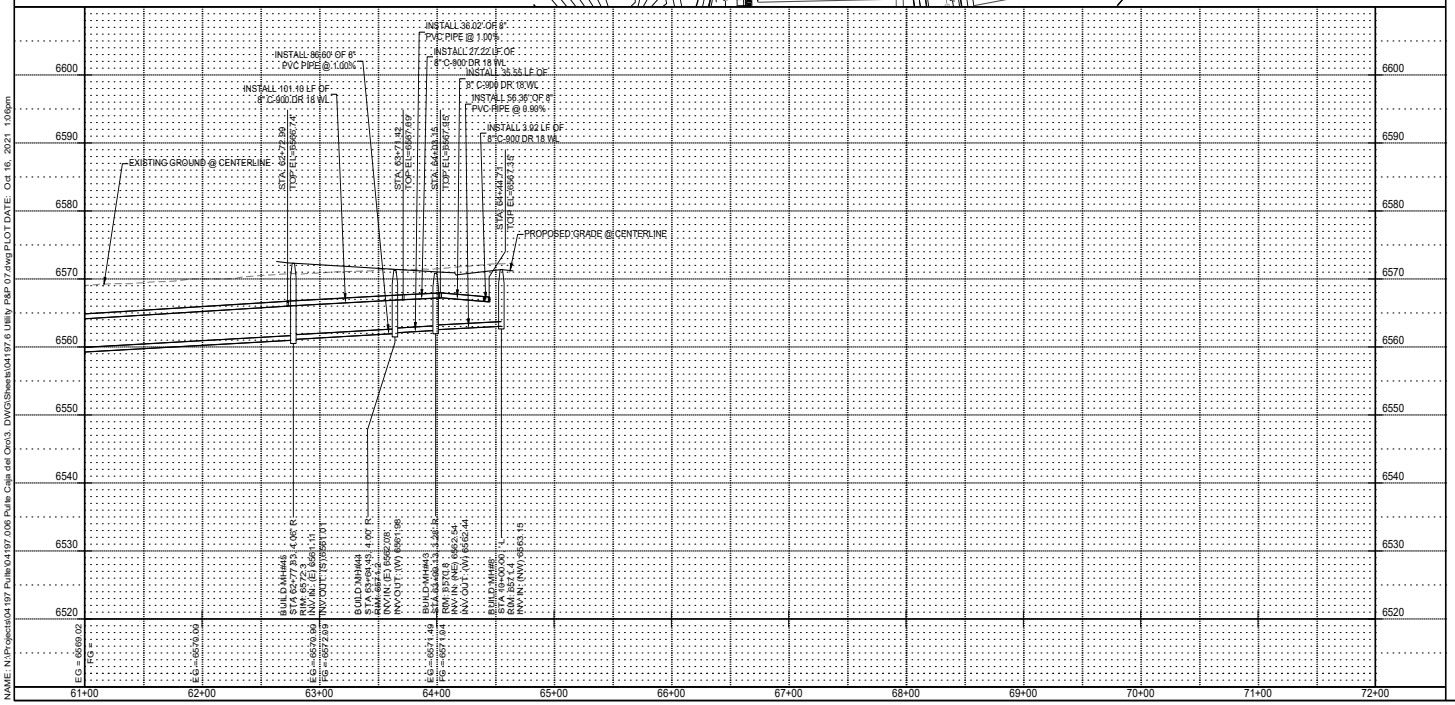
SHEET TITLE: OFFSITE SANITARY SEWER & WATER LINE PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-119

NAME: N:\Projects\04197 Pulte\04197.006 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'

DESIGNED BY
DRAWN BY
CHECKED BY
DATE 10.16.2021

REVISION

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COMMUNITY DESIGN & SOLUTIONS
601 JEFFERSON STREET SUITE 101
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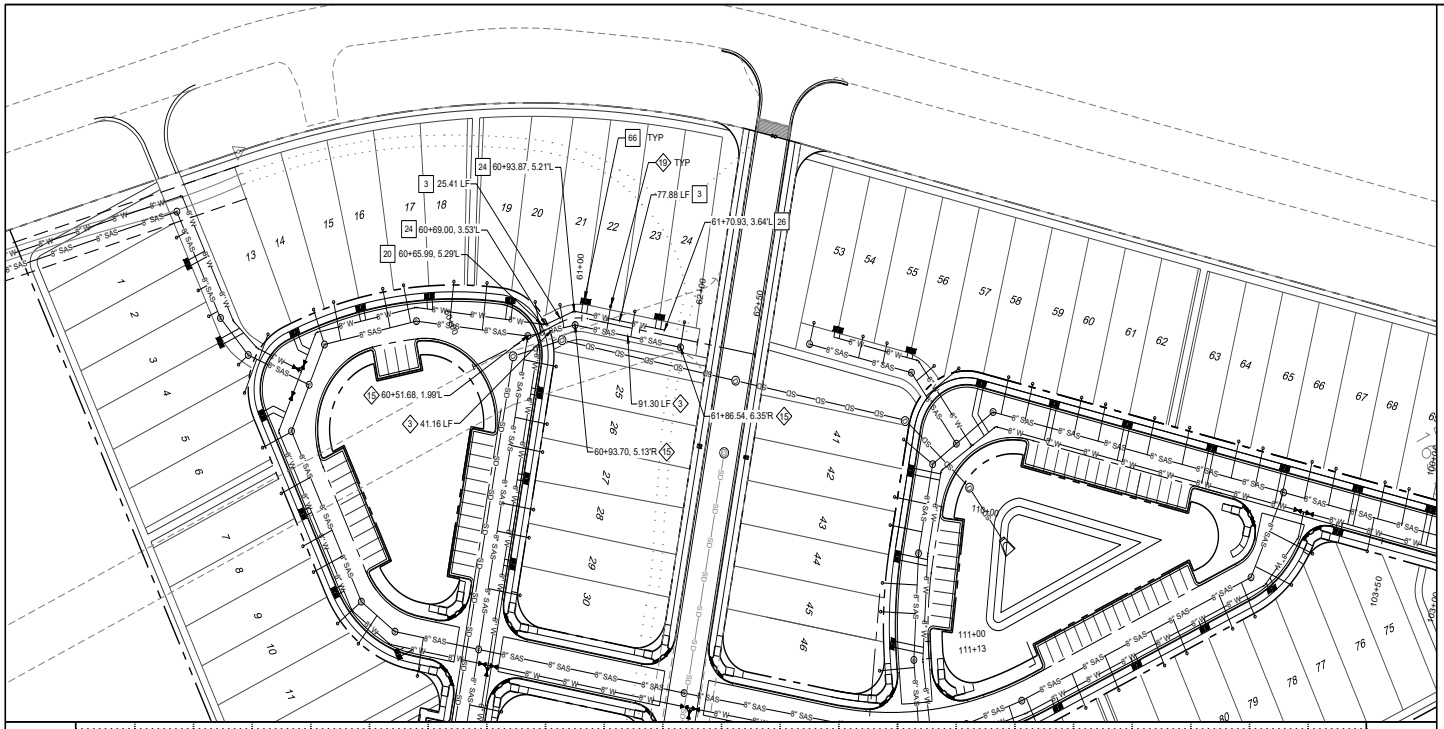
PROJECT NAME: PULTE CAJA DEL ORO

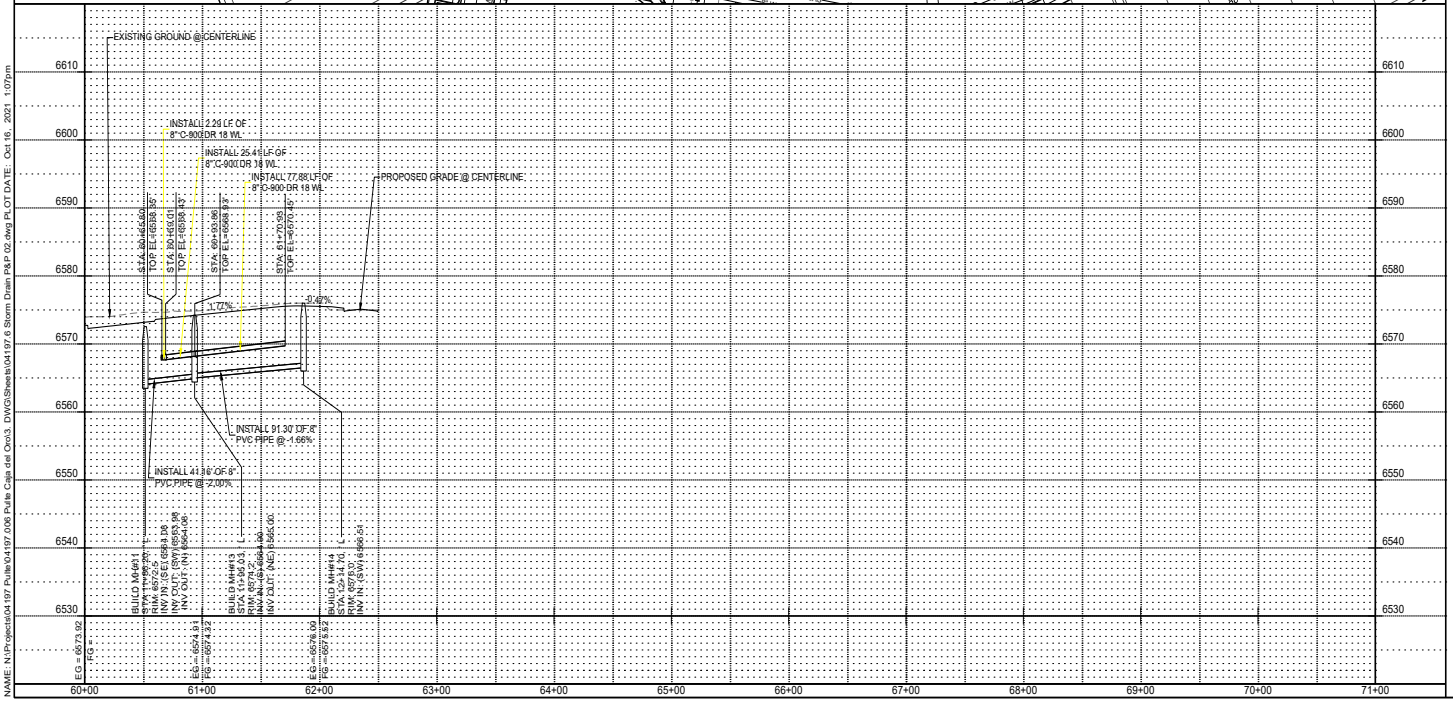
SHEET TITLE: OFFSITE SANITARY SEWER & WATER LINE PLAN & PROFILE

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





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	
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'

0 50 100

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DRAWN DRAWN BY
CHECKED CHECKED BY
DATE 10.16.2021

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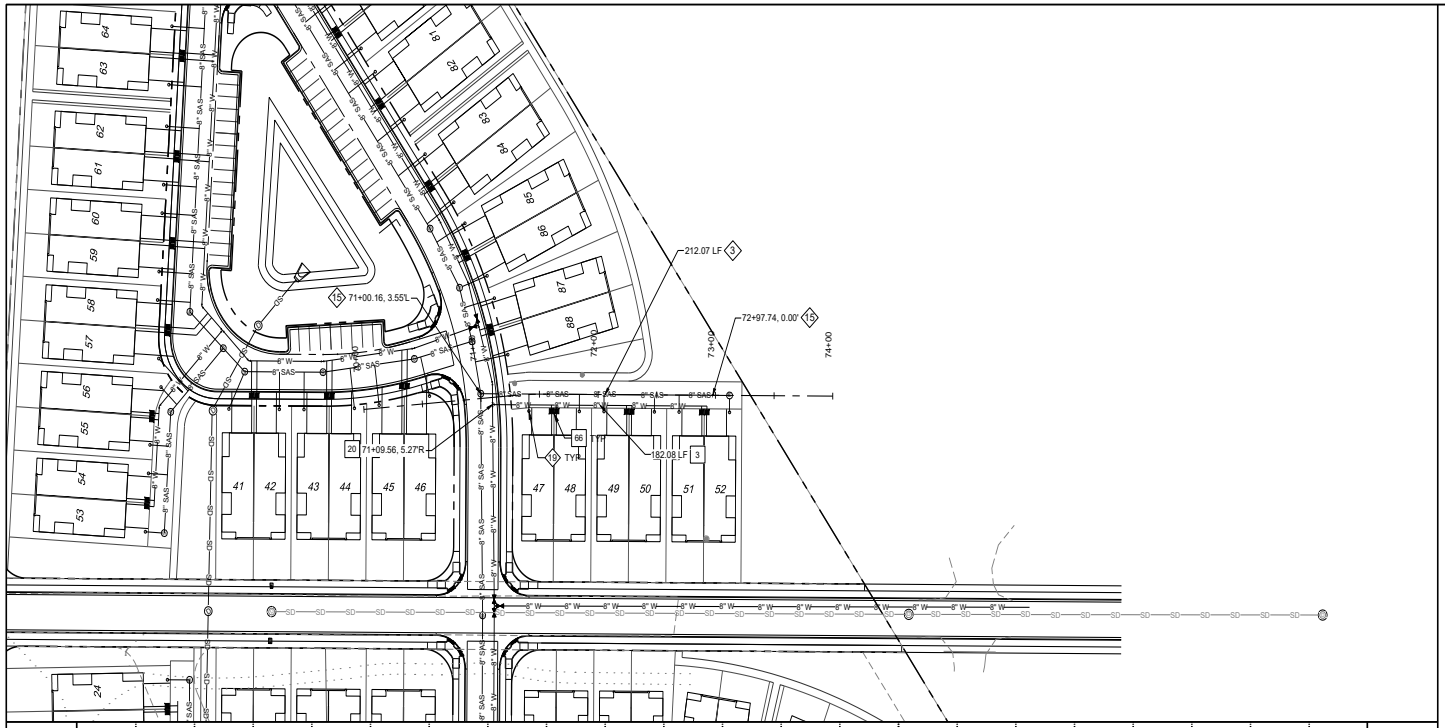
PROJECT NAME: PULTE CAJA DEL ORO

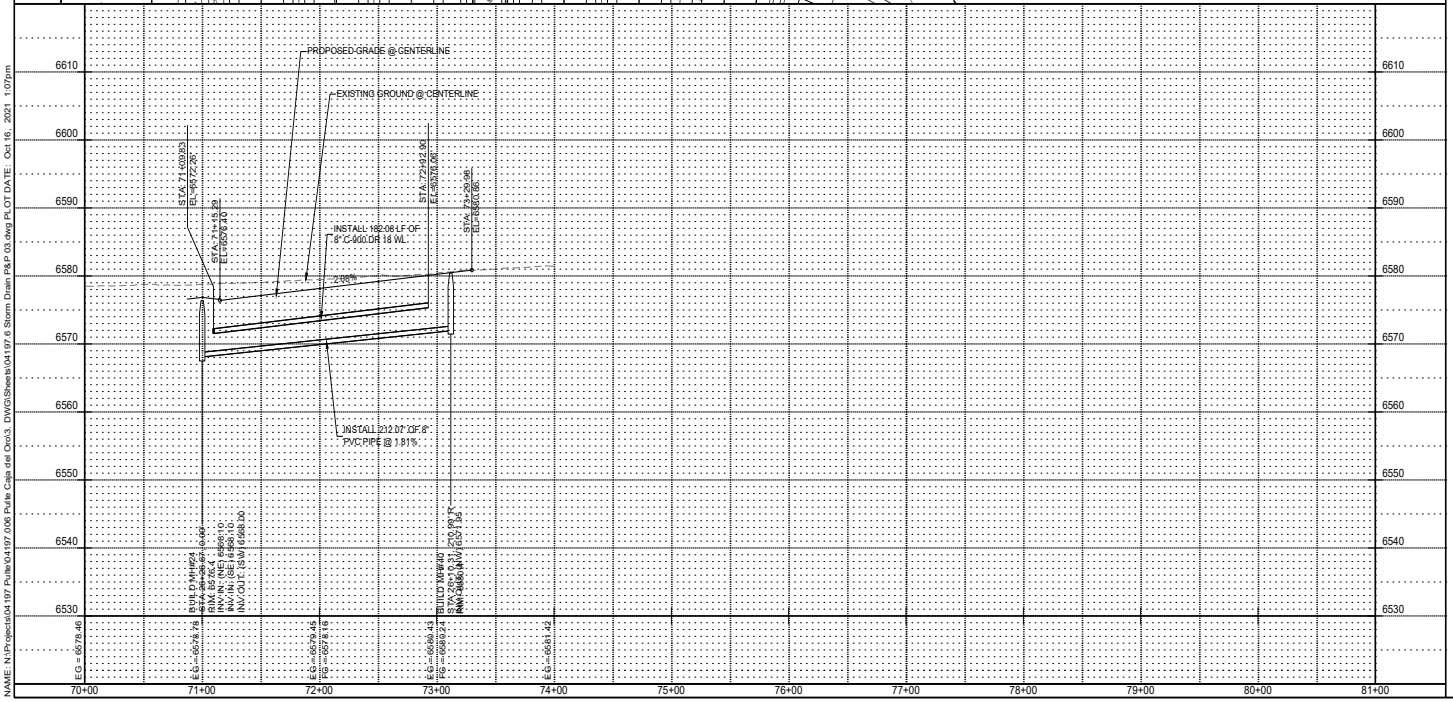
SHEET TITLE: ALLEY 1.1 SANITARY SEWER PLAN & PROFILE

SUBMITTED FOR: ALLEY 1.1 SANITARY SEWER PLAN & PROFILE

SHEET NUMBER: C-121

NAME: N:\Projects\04197 Pulte\04197.006 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
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
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64	INSTALL FIRE HYDRANT PER CITYOF SANTA FE STD DETAIL
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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

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DRAWN BY
CHECKED BY
DATE 10.16.2021

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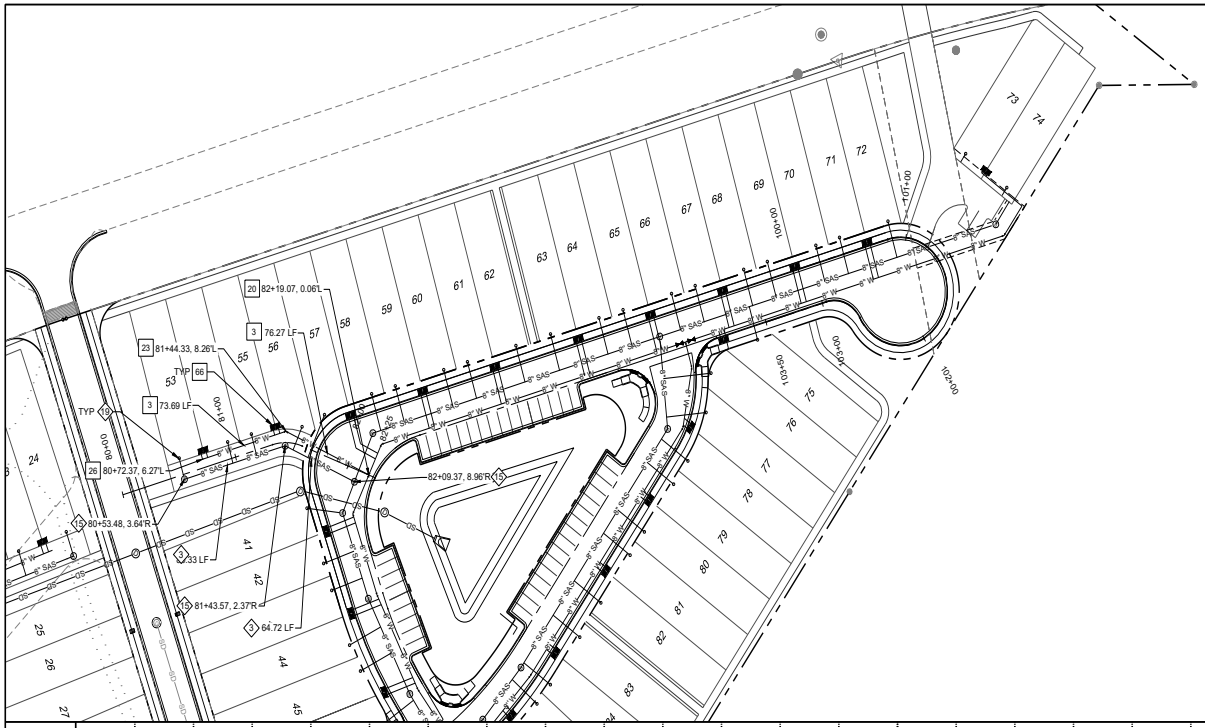
PROJECT NAME: PULTE CAJA DEL ORO

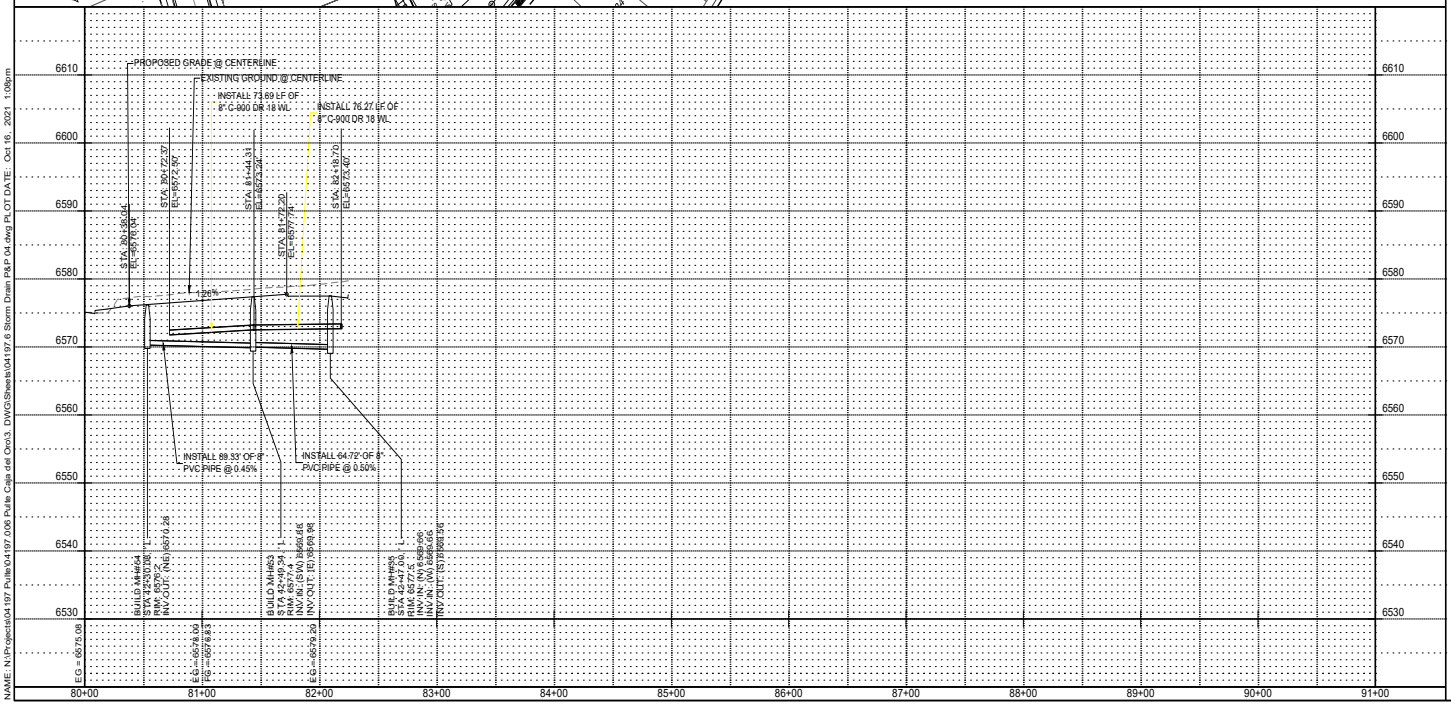
SHEET TITLE: ALLEY 2.1 SANITARY SEWER PLAN & PROFILE

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
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50	"MEG A LUG" ALL FITTINGS AND JOINTS FROM TEE TO FIRE HYDRANT
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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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601 JEFFERSON STREET SUITE 101
LAFAYETTE, LOUISIANA 70501
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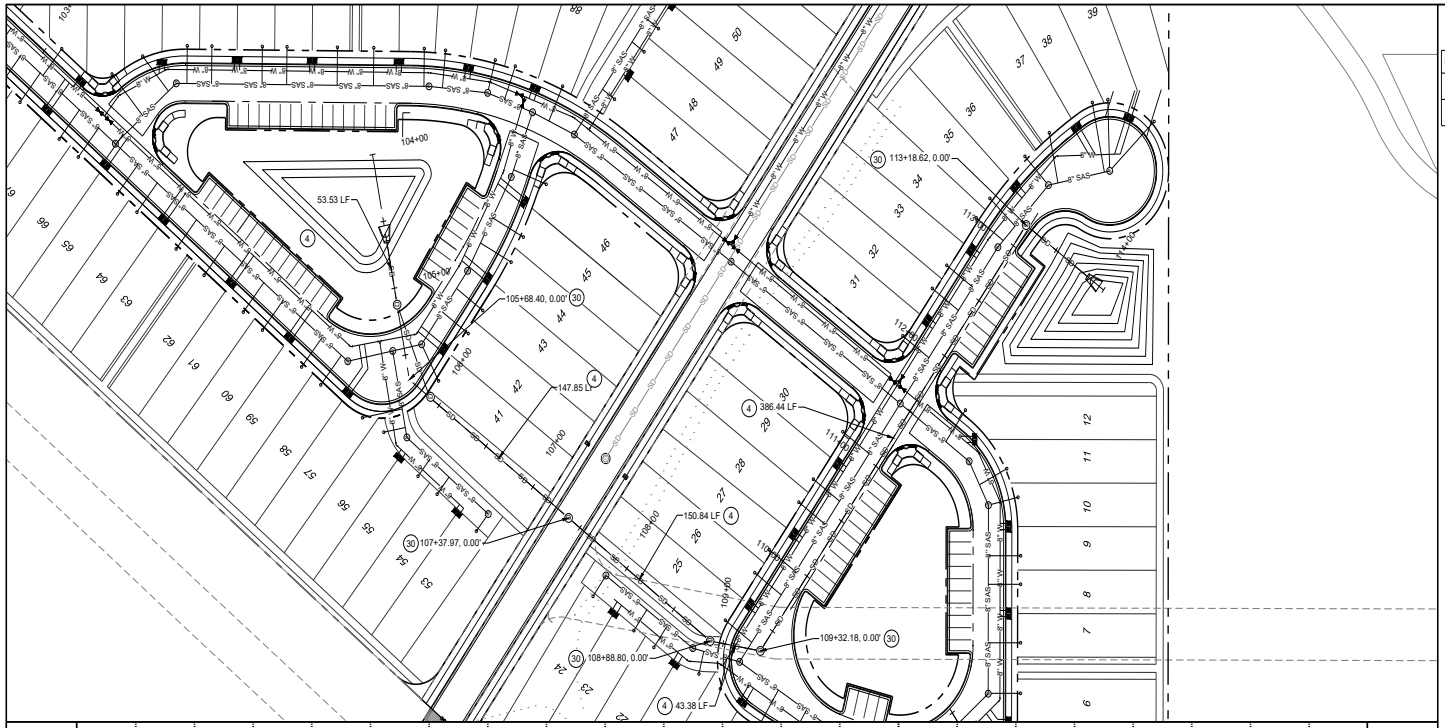
PROJECT NAME: PULTE CAJA DEL ORO

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'

REVISION

DESIGNED BY
DRAWN BY
CHECKED BY
DATE 10.18.2021

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ALBUQUERQUE, NEW MEXICO 87109
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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.

DESIGNED SEG
DRAWN SEG
CHECKED JK
DATE 10.18.2021

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PROJ. #: ####

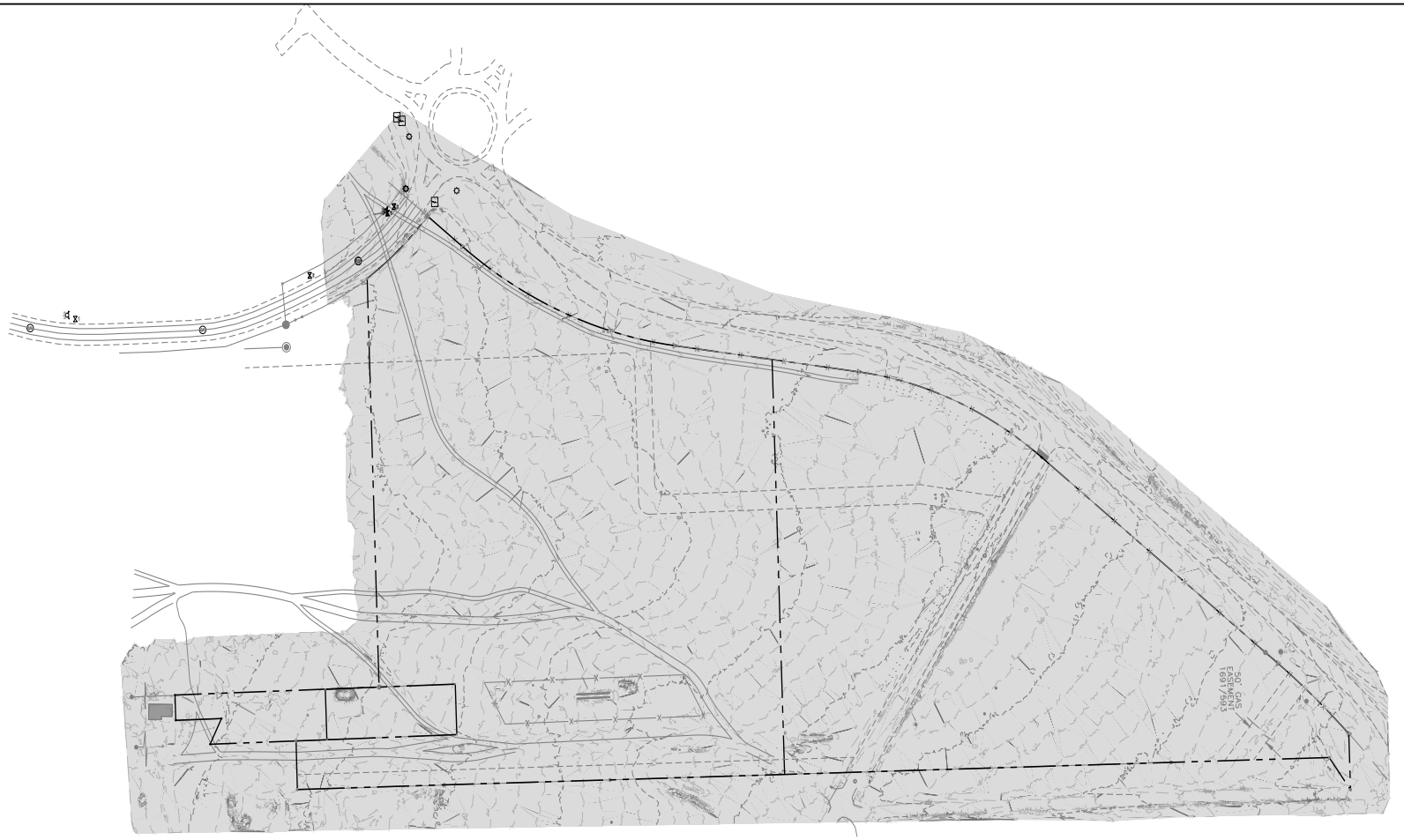
PROJECT NAME: PULTE CAJA DEL ORO

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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CHECKED JL
DATE 10.18.2021

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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

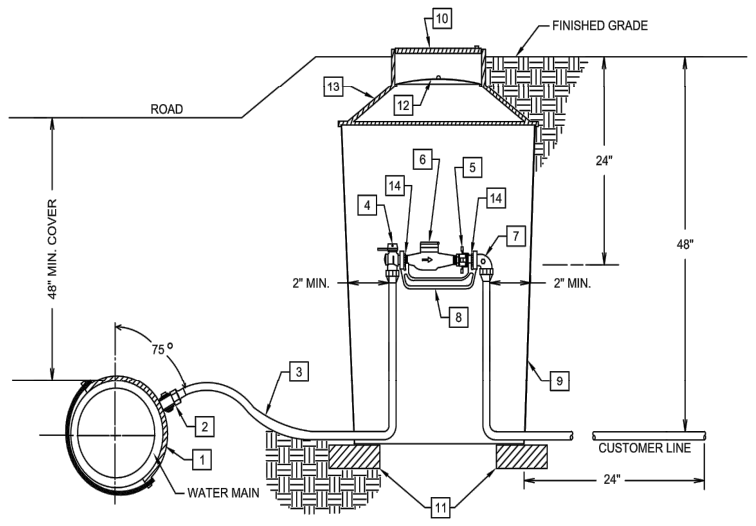
GENERAL NOTES

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. C0NTACT **NEW MEXICO ONE CALL AT 811** TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION FOR UTILITY SPOTS.
9. PRESSURE REGULATORS SHALL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
10. A MINIMUM OF 4 FEET COVER TO TOP OF PIPE SHALL BE MAINTAINED ON ALL WATER MAINS AND SERVICES.
11. CONTRACTOR SHALL SUBMIT AS-BUILT CONSTRUCTION PACKET WITHIN FIVE (5) DAYS OF COMPLETION OF CONSTRUCTION INCLUDING: VALVE TIES, AS-BUILT DRAWINGS (INCLUDING, BUT NOT LIMITED TO: FITTING-TO-FITTING MEASUREMENTS, SERVICE-TO-SERVICE MEASUREMENTS, CENTER OF MAIN TO CENTER OF SERVICE MEASUREMENTS, LENGTH OF MAIN INSTALLED, FITTINGS INSTALLED, ETC.) AND POTABILITY RESULTS.
12. ALL VALVE BOXES SHALL BE BROUGHT UP TO GRADE AFTER FIRST COURSE OF ASPHALT AND BEFORE FINAL COURSE OF ASPHALT.
13. FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE SDCW FIELD REPRESENTATIVE AT THE TIME THE NOTICE TO PROCEED (NTP) IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE ROAD. PRIOR TO INSTALLING NUMBERS, FIRE HYDRANTS SHALL BE PAINTED.
14. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING SHALL BE USED ONLY FOR SPECIAL CONDITIONS (E.G. CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) AS SPECIFICALLY APPROVED BY SDCW.
15. ANY FIELD CHANGES TO THESE PLANS REQUIRE APPROVAL OF BOTH THE DESIGN ENGINEER AND SDCW.
16. WORK ON SDCW FACILITIES SHALL NOT BEGIN UNTIL SDCW HAS ISSUED A NTP TO THE APPROVED UTILITY CONTRACTOR.

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

GENERAL NOTES

DRAWN BY: | DATE: 09/2008 | CHECKED: | SCALE: | APPROVED: | **01**



NOTE: SEE SERVICE LOCATION DETAIL FOR PLACEMENT DIMENSIONS AND DIRECTIONS.

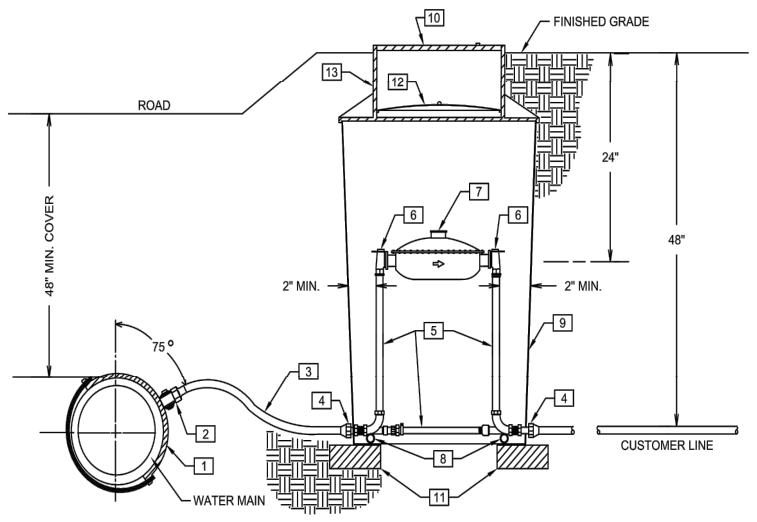
ITEM

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

DRAWN BY: | DATE: 09/2008 | CHECKED: | SCALE: N/A | APPROVED: | **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

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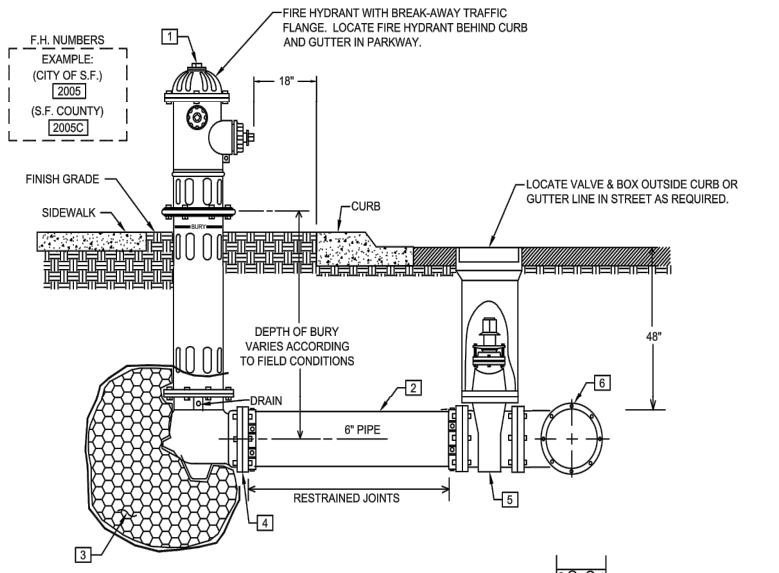

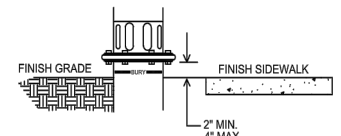

FIRE HYDRANT DETAIL

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
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FIRE HYDRANT

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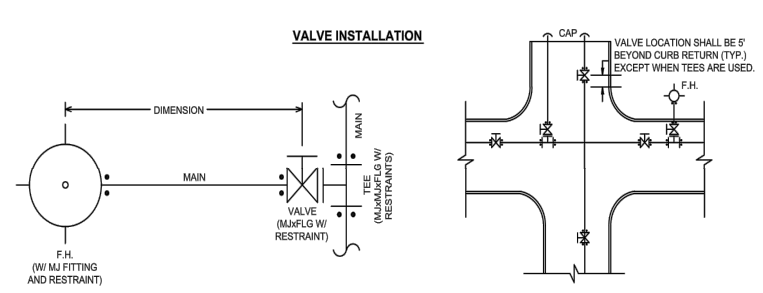
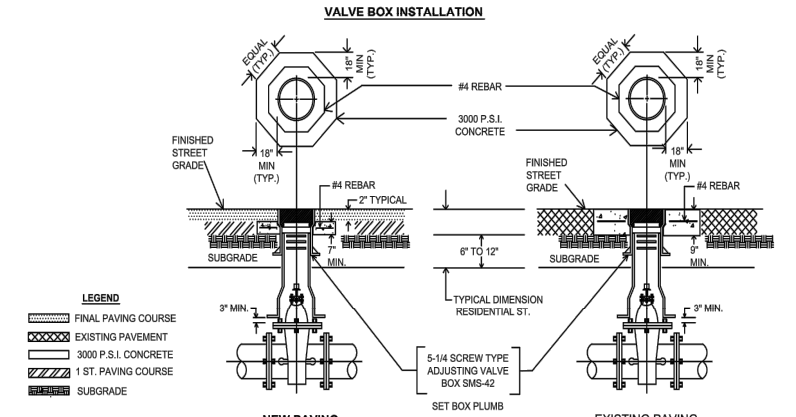
VALVE INSTALLATION



VALVES
1.) VALVES SHALL BE LOCATED AT ROAD INTERSECTIONS WITH THE INTENT OF ISOLATING THE WATER DISTRIBUTION SYSTEM, AS APPROVED BY SDCW.
2.) INLINE VALVES SHALL TYPICALLY BE INSTALLED FIVE (5) FEET BEYOND THE CURB RETURN, AS SHOWN IN THE DETAIL, AND CONSIST OF MECHANICAL JOINT FITTINGS WITH RESTRAINTS EXCEPT WHEN USING TEES, WHICH SHALL HAVE MECHANICAL JOINT x FLANGE FITTING.
3.) VALVES ON FIRE HYDRANT LEGS SHALL HAVE MECHANICAL JOINT x FLANGE FITTINGS AND SHALL CONNECT TO FIRE HYDRANT TEE WITH THE FLANGE FITTING AND THE MECHANICAL JOINT FITTING SHALL HAVE A RESTRAINT, AS SHOWN IN THE DETAIL.
4.) VALVES ON TEES SHALL HAVE VALVES AND TEES WITH MECHANICAL JOINT x FLANGE FITTINGS. THE MECHANICAL JOINT FITTING SHALL HAVE A RESTRAINT, AS SHOWN IN THE DETAIL.

VALVE BOX INSTALLATION



NEW PAVING: VALVE BOXES SHALL BE INSTALLED AND RAISED TO GRADE IN THE FOLLOWING MANNER FOR NEW PAVING:
1.) VALVE BOX SHALL BE INSTALLED OVER VALVE DURING MAIN INSTALLATION. TOP OF VALVE BOX SHALL BE LEFT BELOW THE TOP OF SUBGRADE UNTIL VALVE IS READY TO BE RAISED TO FINAL GRADE.
2.) WHEN THE VALVE BOX IS READY TO BE RAISED, AN OCTAGON SHAPE SHALL BE CUT-OUT AROUND THE VALVE BOX FROM THE FIRST PAVING LIFT (AS SHOWN IN THE DETAILS); THE VALVE BOX SHALL BE RAISED TO THE FINISHED STREET GRADE; THE SOIL AROUND THE VALVE BOX SHALL BE THOROUGHLY COMPACTED IN ACCORDANCE WITH CITY STANDARDS; THE CONCRETE COLLAR (CONSISTING OF 3,000 PSI CONCRETE AND #4 REBAR) SHALL BE POURED FLUSH WITH THE TOP OF THE FIRST PAVING COURSE (INCLUDING HAND RODDING CONCRETE TO REMOVE VOIDS); AND THE VALVE BOX SHALL BE PROTECTED FROM VEHICULAR TRAFFIC FOR 24 HOURS.

EXISTING PAVING: INSTALL VALVE BOXES PER "NEW PAVING" (SEE ABOVE) WITH THE CONCRETE COLLAR POURED FLUSH WITH THE FINISHED GRADE OF THE EXISTING PAVING WITH A SMOOTH TROWELED FINISH. NOTE: IF EXCAVATION OVER 42" SQUARE IS REQUIRED TO ADJUST VALVE BOX TO GRADE, "NEW PAVING" CONCRETE COLLAR PROCEDURE SHALL BE FOLLOWED AS WELL AS ANY NECESSARY PAVING SHALL BE COMPLETED.

UNPAVED AREAS: IN DIRT OR GRAVEL STREETS, TOP OF VALVE BOX AND CONCRETE COLLAR SHALL BE LEFT 6" BELOW THE STREET GRADE. IN OTHER UNPAVED AREAS, VALVE BOX AND CONCRETE COLLAR SHALL BE LEFT 2" ABOVE FINISHED GRADE OR AS DIRECTED BY SDCW.

PROTECTION OF VALVE BOXES: VALVE BOXES SHALL BE PROTECTED FROM DAMAGE, LOSS AND SHALL NOT BE FILLED WITH DIRT AND DEBRIS. VALVES MUST BE ACCESSIBLE DURING CONSTRUCTION WITH MINIMUM EXCAVATION. VALVES IDENTIFIED BY SDCW AS KEY SHUT OFF VLAVES SHALL REMAIN AT GRADE DURING ALL PHASES OF CONSTRUCTION.

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

VALVE & VALVE BOX INSTALLATION

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THRUST RESTRAINT TABLE
BENDS, TEES, CAPS/VALVES, & REDUCERS
(RESTRAINED JOINT LENGTHS IN FEET)

DIAMETER (IN.)	HORIZONTAL BENDS 11-1/4° L_R	22-1/2° L_R	45° L_R	90° L_R	CAPS / PLUGS / VALVES L_R
4	FJO	2	5	12	34
6	2	3	7	17	47
8	2	4	9	23	62
10	3	5	11	27	75
12	3	6	13	32	88

DIAMETER (IN.)	VERTICAL BENDS 11-1/4° L_R TOP/BOTTOM	22-1/2° L_R TOP/BOTTOM	45° L_R TOP/BOTTOM	90° L_R TOP/BOTTOM
4	3 / 2	7 / 4	14 / 9	N/A
6	5 / 3	9 / 6	20 / 12	N/A
8	6 / 4	12 / 7	26 / 15	N/A
10	7 / 4	15 / 9	31 / 18	N/A
12	9 / 5	18 / 10	37 / 21	N/A

SIZE (IN.) Lg/ Sm/ Run X Br.	TEES Run L_R	Branch L_R	Run L_R	Branch L_R	Run L_R	Branch L_R	REDUCERS L_R
4 X 4	FJO	28	5	8	10	FJO	N/A
6 X 6	FJO	42	5	21	10	FJO	N/A
6 X 4	FJO	26	5	FJO	10	FJO	24
8 X 8	FJO	57	5	36	10	10	N/A
8 X 6	FJO	40	5	13	10	FJO	26
8 X 4	FJO	23	5	FJO	10	FJO	45
10 X 10	FJO	69	5	48	10	21	N/A
10 X 8	FJO	55	5	29	10	FJO	25
10 X 6	FJO	39	5	4	10	FJO	46
10 X 4	FJO	21	5	FJO	10	FJO	61
12 X 12	FJO	83	5	61	10	34	N/A
12 X 10	FJO	68	5	42	10	10	43
12 X 8	FJO	54	5	22	10	FJO	47
12 X 6	FJO	37	5	FJO	10	FJO	64
12 X 4	FJO	18	5	FJO	10	FJO	77

Table: This table is based on the EBAA Iron Megalug joint calculations program with the following input criteria: 3.5 ft. depth of bury (conservative); trench type 4; PVC pipe material; GM soil type; 150 psi test pressure; 1.5 safety factor. Specific calculations for restrained lengths are required for conditions not covered by this table.

L_R: Length of restrained pipe, in feet, for each side of the fitting.

Minimum Restrained Length: A minimum restrained length of 5 ft. from the fitting joint is recommended. Vertical offsets shall be completely restrained between the top vertical fitting and the bottom vertical fitting.

FJO: Fitting Joint Only -- This includes at least a 1 ft. length of restrained pipe beyond the fitting joint.

Vertical Offset: Use 11-1/2° bends or 22-1/2° bends wherever possible due to the shorter restrained length requirements.

Caps/Plugs: Concrete blocking may be required by SDCW on a case-by-case basis in addition to mechanical restraint.

Pipe Lengths: Piping shall be laid out to minimize pipe joints near fittings. Wherever possible, full 20 ft. pipe lengths shall be utilized when connecting to fittings or valves. No pipe bell joints shall be used where fittings are less than 20 ft. apart.

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

JOINT RESTRAINT TABLE

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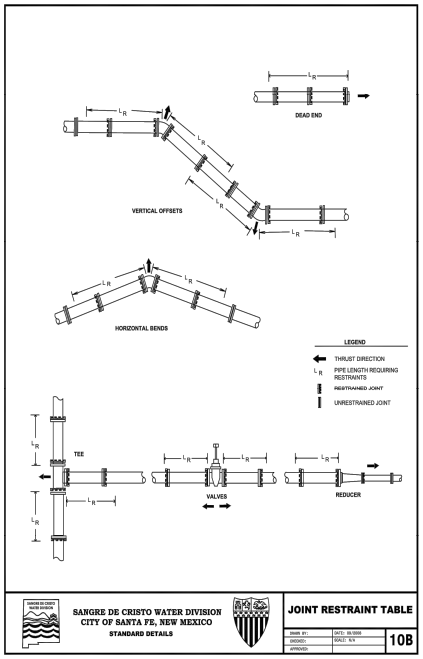
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: CITY OF SANTA FE STANDARD WATER DETAILS

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-500

NAME: N:\Projects\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Utilities Details.dwg PLOT DATE: Oct 16, 2021 1:09pm

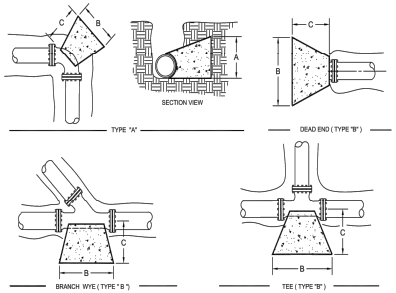


SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

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

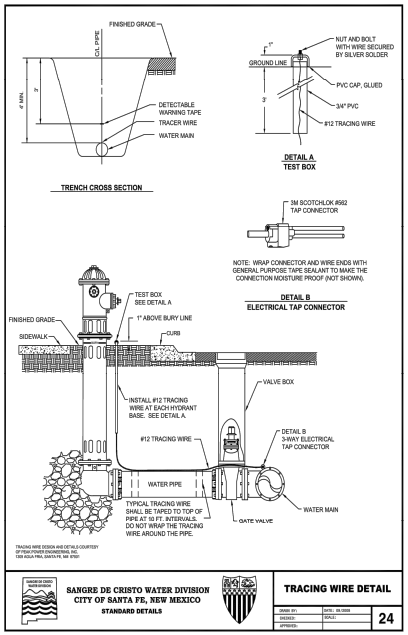
PIPE DIAMETER	TYPE "A" BENDS												TYPE"B" FITTINGS		
	11-1/4°			22-1/2°			45°			90°					
	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C
4"	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
6"	12	12	12	12	12	12	12	18	12	18	24	12	12	24	12
8"	12	12	12	12	18	12	18	24	12	24	30	18	18	30	12
10"	12	12	12	12	24	12	20	30	12	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



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CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

TRACING WIRE DETAIL

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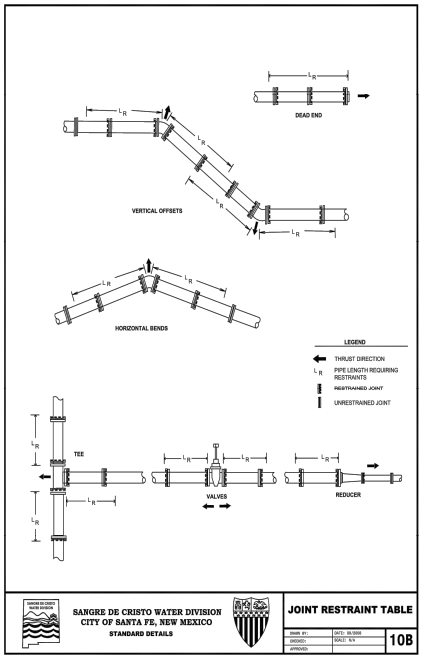
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: CITY OF SANTA FE STANDARD WATER DETAILS

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-501

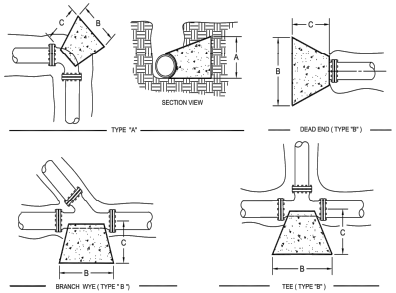


SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

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

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	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.
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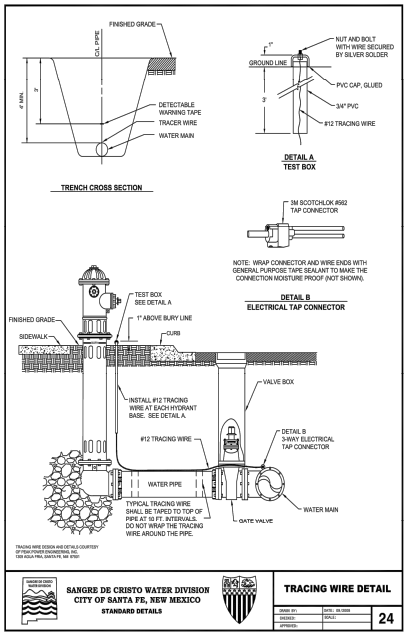
SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

CONCRETE THRUST BLOCKING

13



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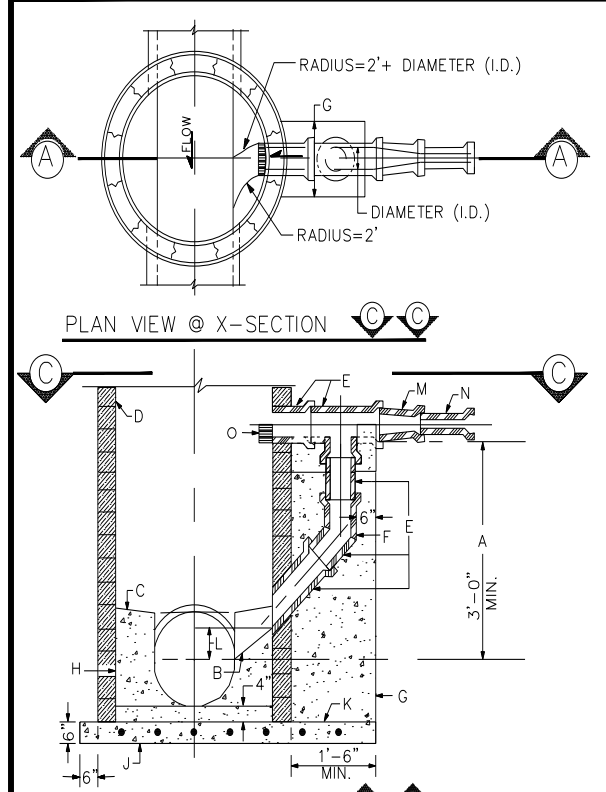
SHEET TITLE: CITY OF SANTA FE STANDARD WATER DETAILS

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



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.

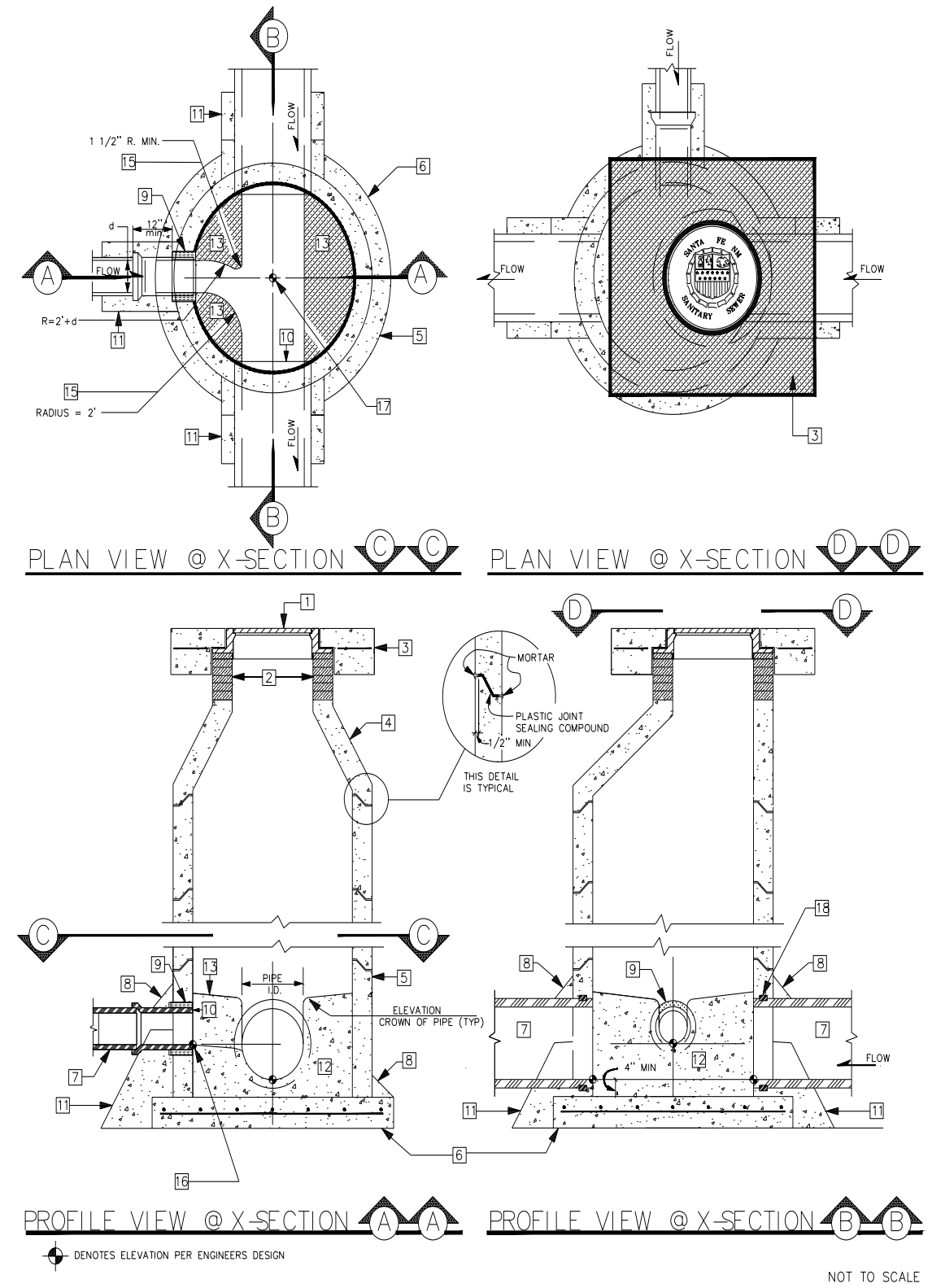
L. MINIMUM 2"(IN) ABOVE SPRINGLINE OR AS SHOWN ON PLAN.

M. REDUCER

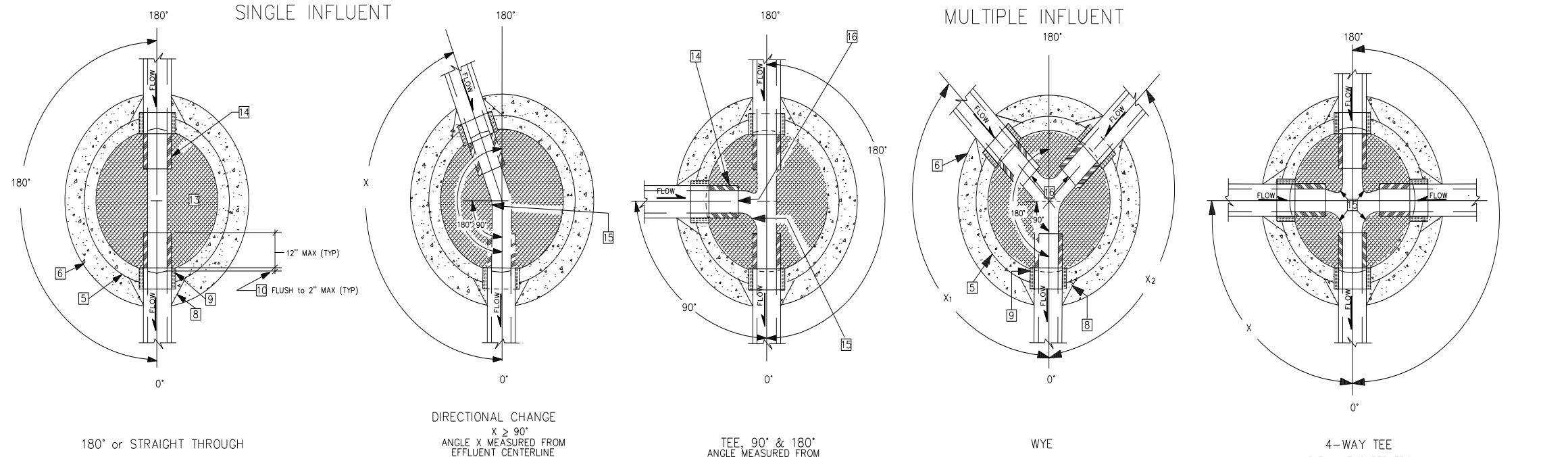
N. SERVICE LINE

O. EXTEND PIPE 3"(IN) MINIMUM 6"(IN) MAXIMUM INTO MANHOLE TOP. 1/2 PIPE REMOVED.

DROP MANHOLE DETAIL
DWG. #: SAS–1



MANHOLE TYPE "E" DETAIL/DWG # SAS–2 (See Dwg. # SAS–14 for Type "C" Flat Top)



PLAN VIEW OF MANHOLE BASE CONNECTION/DWG. # SAS–3

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 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.

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

	REVISIONS		
DATE: JULY 1992			FILE #: E:\AUTO\DWG\SCDT1–4
DRAWN BY: G. CHAVEZ	1 8–3–92		SHEET OF
CADD RENDITION BY: G. CHAVEZ	2 12–14–92		
APPROVED BY: E. BROWN	3 11–16–94		

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 10.16.2021

REVISION

RESPEC
COMMUNITY DESIGN SOLUTIONS
5971 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)253-9718

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

nm811 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

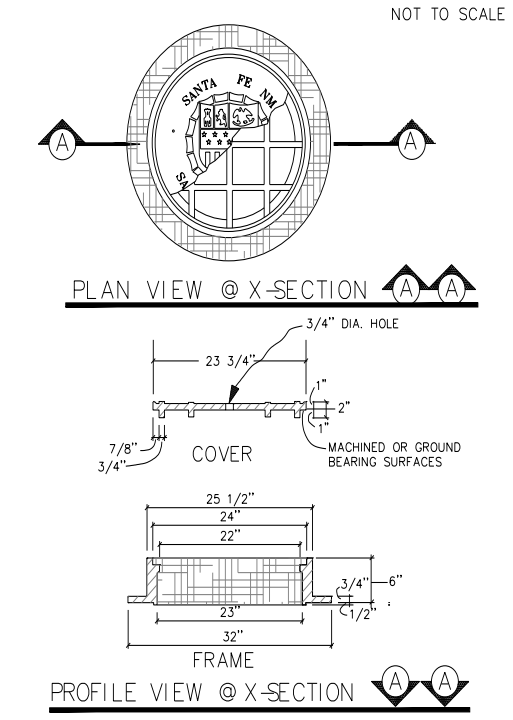
SHEET NUMBER: C-502

NAME: N:\Projects\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Sewer Details 01.dwg PLOT DATE: Oct 16, 2021 1:09pm

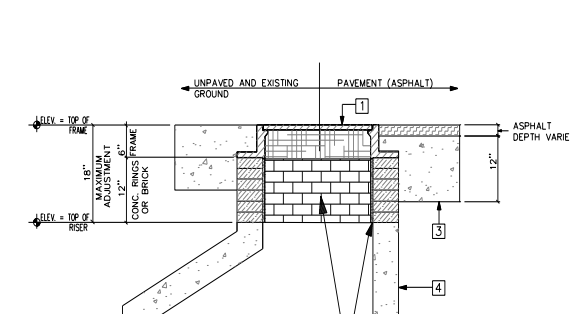
LEGEND

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



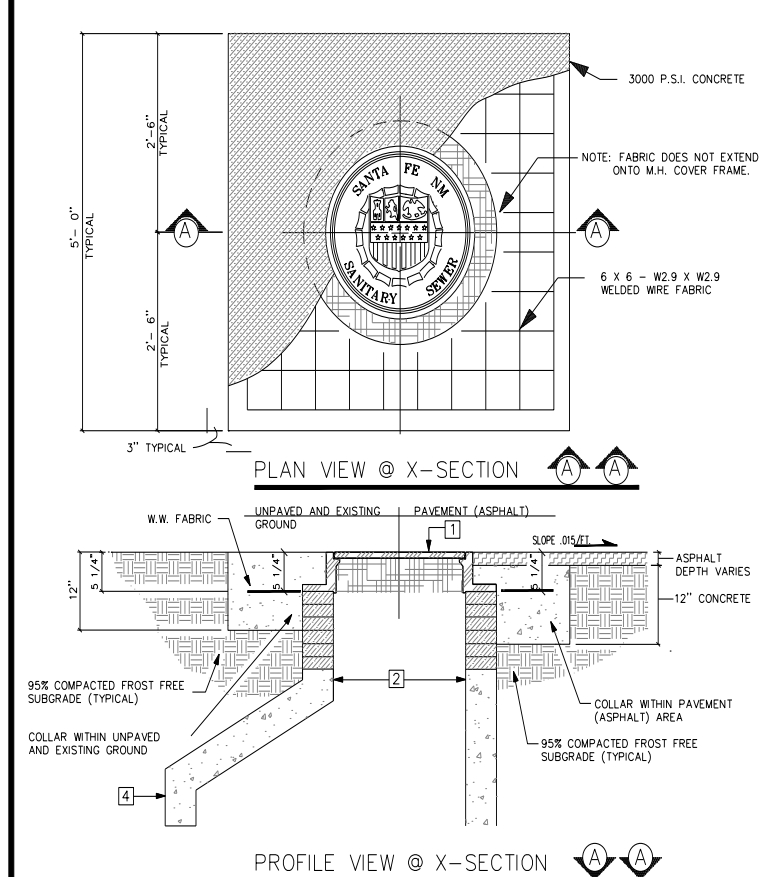
MANHOLE FRAME & COVER DETAIL/DWG # SAS-4



PROFILE VIEW

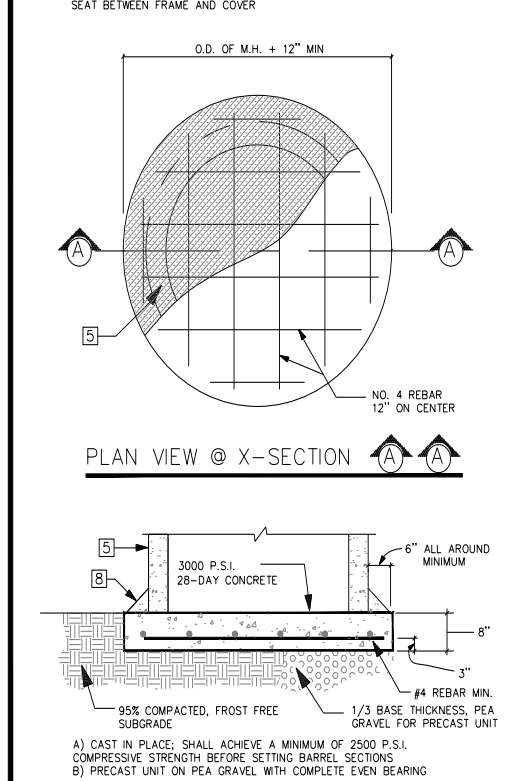
NOT TO SCALE

MANHOLE ADJUSTMENT DETAIL/DWG # SAS-5



CONCRETE COLLAR DETAIL/DWG. # SAS-6 NOT TO SCALE

- MAXIMUM COMBINED WEIGHT: 365 POUNDS ± 5%
- BEARING SURFACES SHALL BE MACHINED FOR A FIRM NON ROCKING SEAT BETWEEN FRAME AND COVER



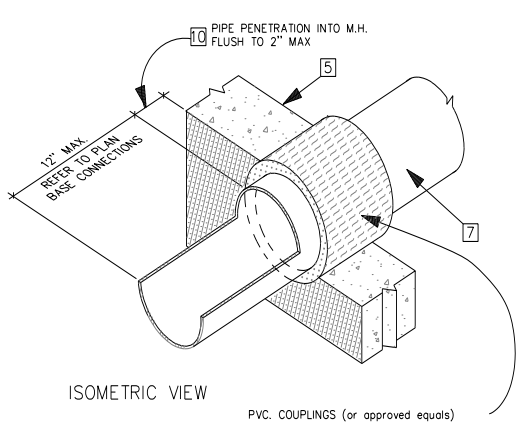
A) CAST IN PLACE; SHALL ACHIEVE A MINIMUM OF 2500 P.S.I. COMPRESSIVE STRENGTH BEFORE SETTING BARREL SECTIONS
B) PRECAST UNIT ON PEA GRAVEL WITH COMPLETE EVEN BEARING

PROFILE VIEW @ X-SECTION

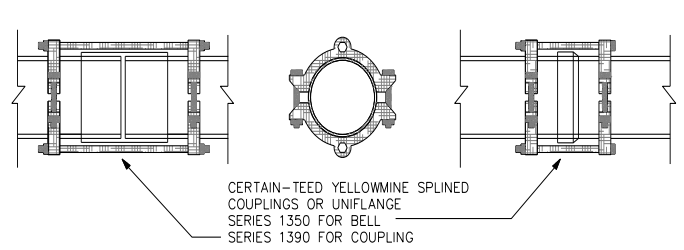
NOT TO SCALE

CONCRETE BASE DETAIL/DWG. # SAS-7

NOT TO SCALE



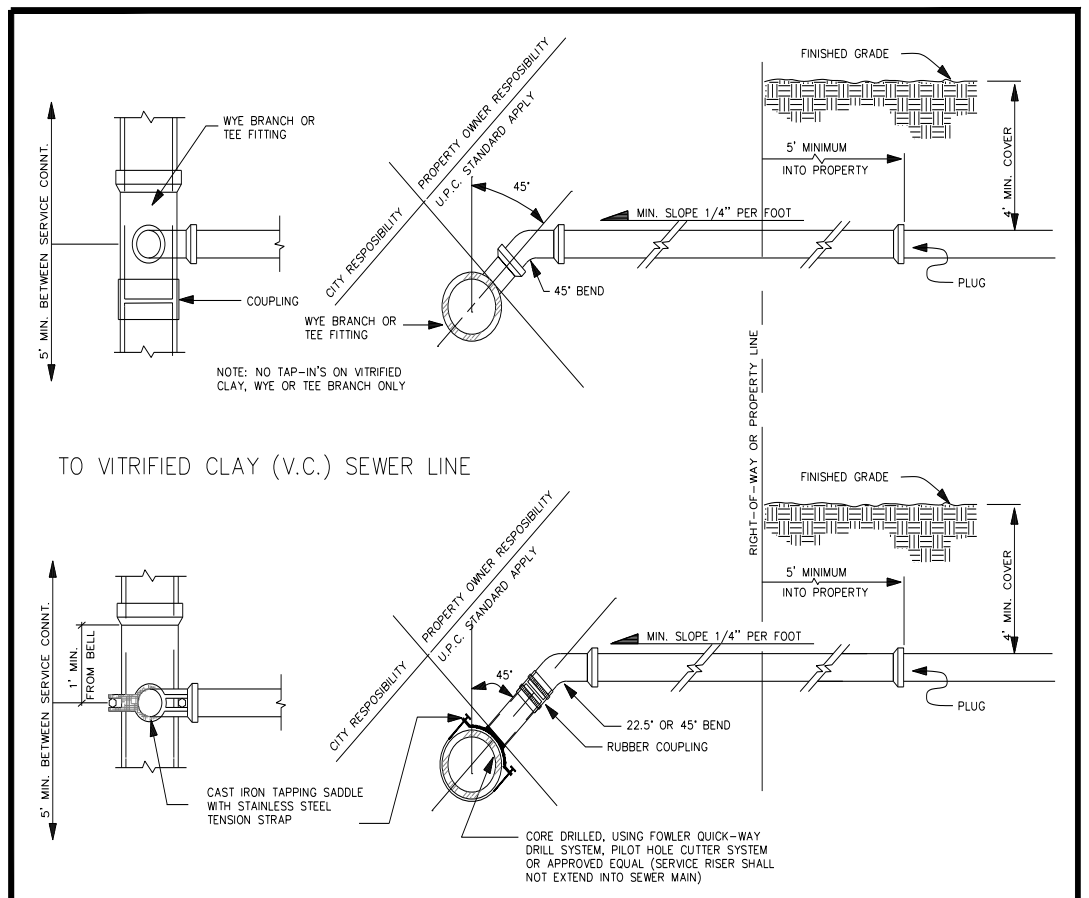
MANHOLE ADAPTER DETAIL/DWG. # SAS-8



NOTE: AT RIVER AND ARROYO CROSSINGS

NOT TO SCALE

RESTRAINED JOINT DETAIL/DWG. # SAS-9



NOT TO SCALE

SERVICE CONNECTION DETAILS/DWG. # SAS-10

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 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.

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		SHEET OF
CADD RENDITION BY: G. CHAVEZ	2 12-10-92		
APPROVED BY: E. BROWN	3 11-16-94		

REVISION

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 10.16.2021

RESPEC
COMMUNITY DESIGN SOLUTIONS
5971 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)253-9718

STAMP
90% REVIEW
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10/2021

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: ####

PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: CITY OF SANTA FE STANDARD SANITARY SEWER DETAILS

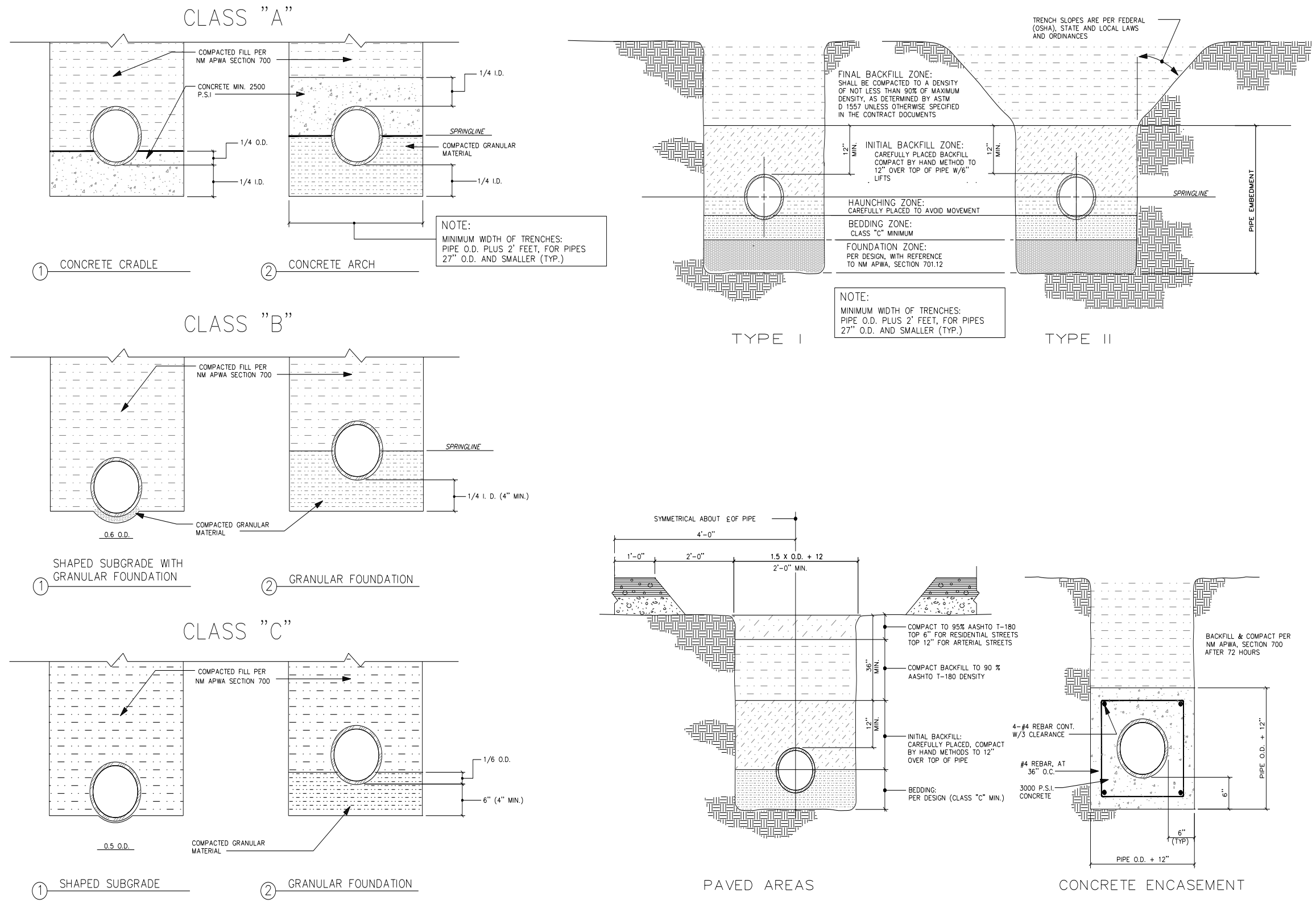
SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-503

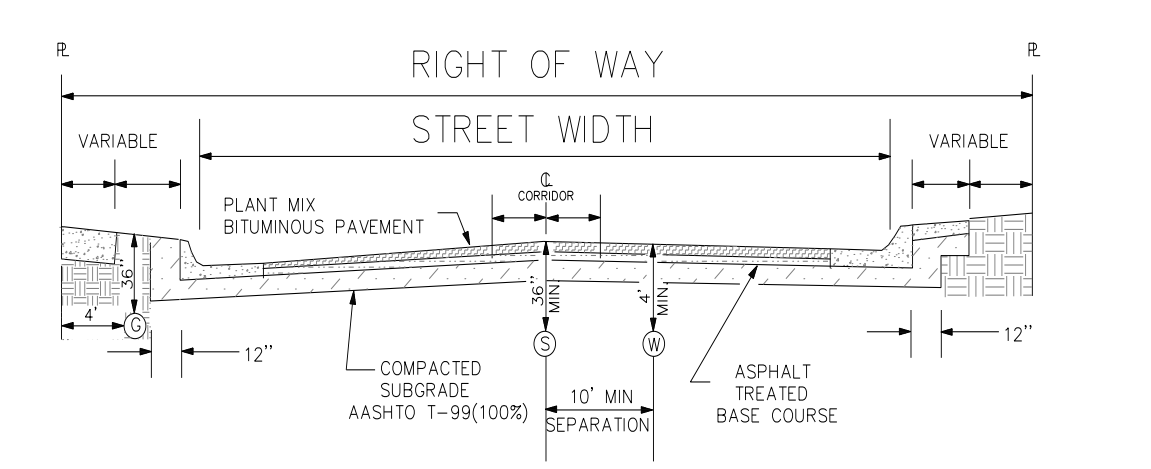
NAME: N:\Projects\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Sewer Details 02.dwg PLOT DATE: Oct 16, 2021 1:09pm

TRENCH BEDDING AND INSTALLATION DETAILS/DWG. # SAS-11

NOT TO SCALE



TYPICAL UTILITIES SEPARATION DETAIL/DWG. # SAS-12

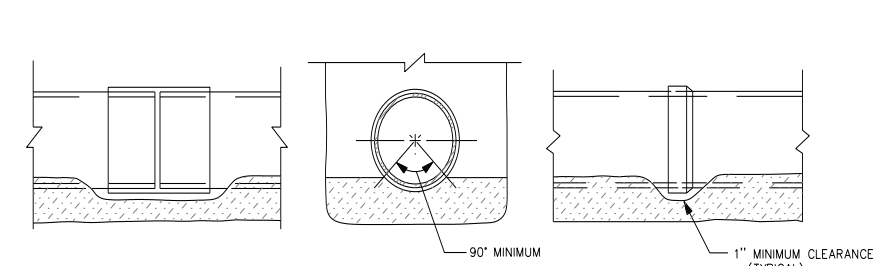


LEGEND

- Ⓢ SEWER
- Ⓖ GAS
- Ⓦ WATER
- ℔ PROPERTY LINE
- ℄ CENTER LINE

NOT TO SCALE

BELL OR COUPLING INSTALLATION DETAIL/DWG. # SAS-13



NOT TO SCALE

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 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.

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	1 8-4-92		
CADD RENDITION BY: G. CHAVEZ	2 12-14-92		SHEET OF
APPROVED BY: E. BROWN	3 11-16-94		

DESIGNED	SEG
DRAWN	SEG
CHECKED	JL
DATE	10.16.2021

REVISION

RESPEC
COMMUNITY DESIGN SOLUTIONS
5971 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)253-9718

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nm811 Know what's below. Call before you dig.

PROJ. #: ####

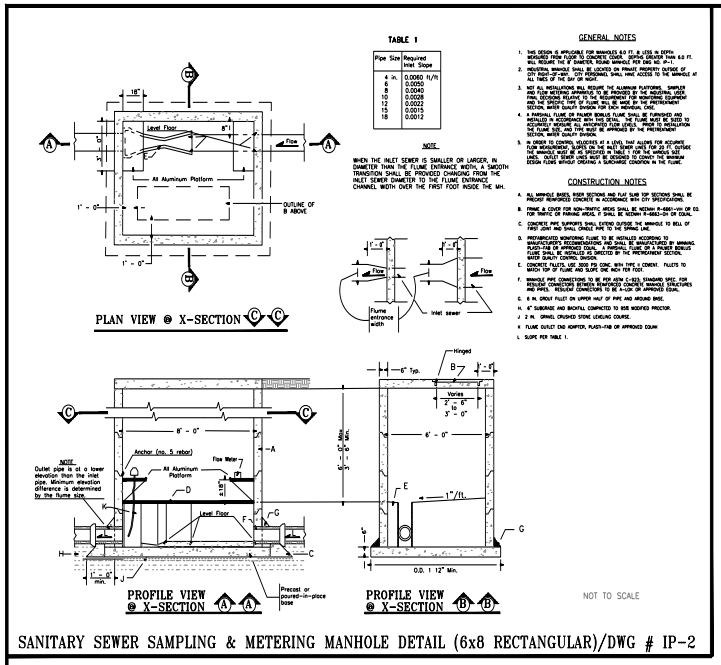
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: CITY OF SANTA FE STANDARD SANITARY SEWER DETAILS

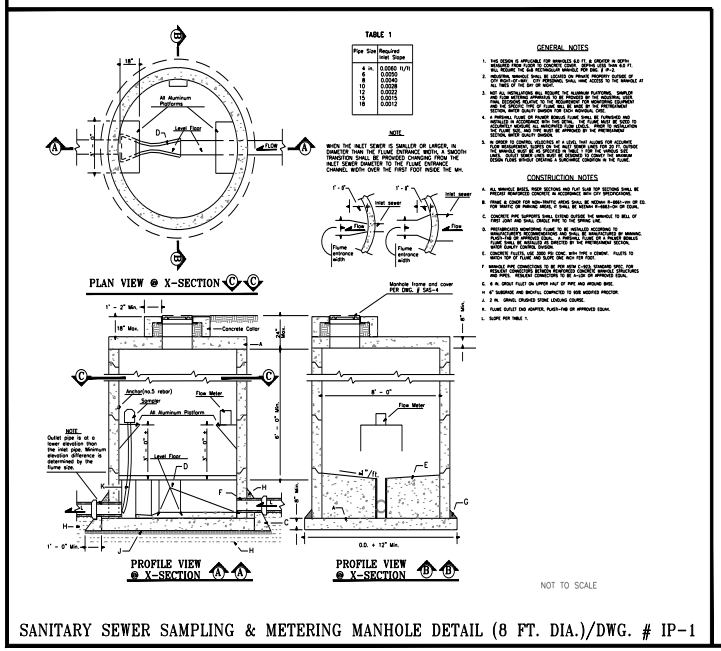
SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-504

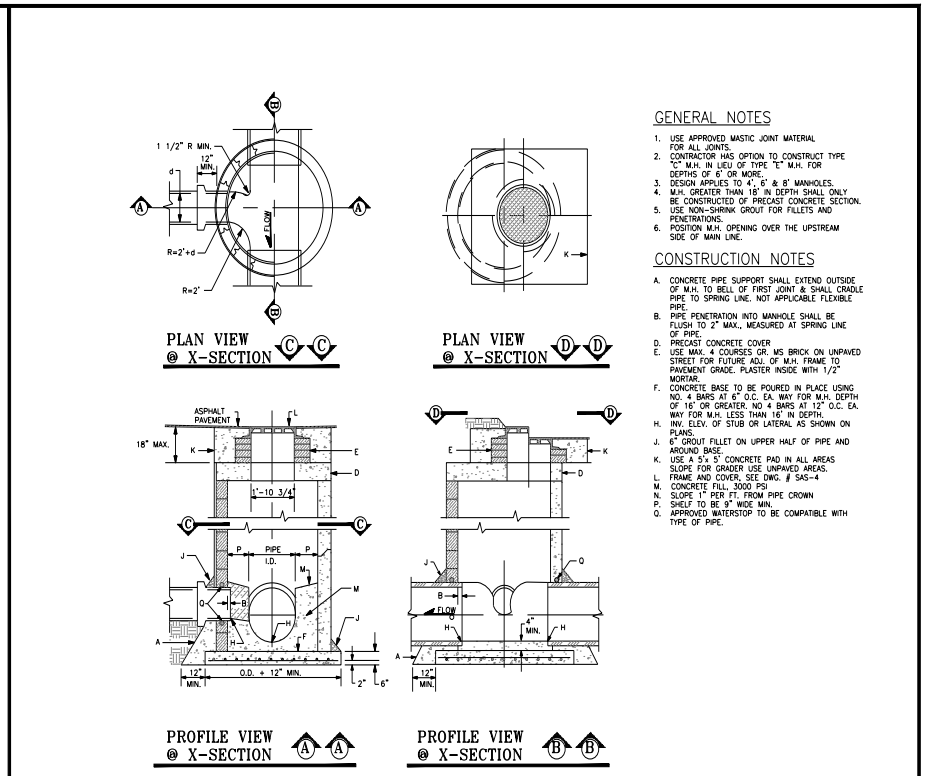
NAME: N:\Projects\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Sewer Details 03.dwg PLOT DATE: Oct 16, 2021 1:09pm



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		

DESIGNED SEG
DRAWN SEG
CHECKED JK
DATE 10.18.2021

REVISION

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501 JEFFERSON STREET SUITE 101
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PROJ. #: ####

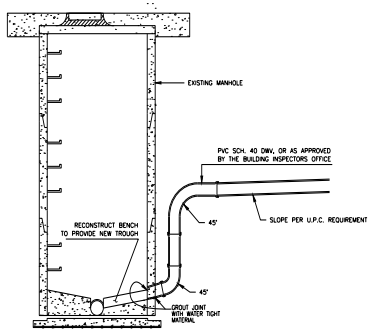
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: CITY OF SANTA FE STANDARD SANITARY SEWER DETAILS

SUBMITTED FOR: PRELIMINARY

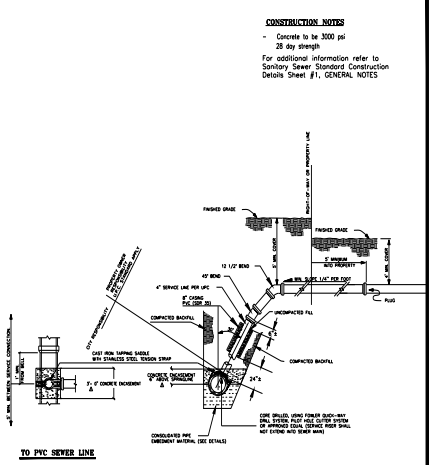
SHEET NUMBER: C-505

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



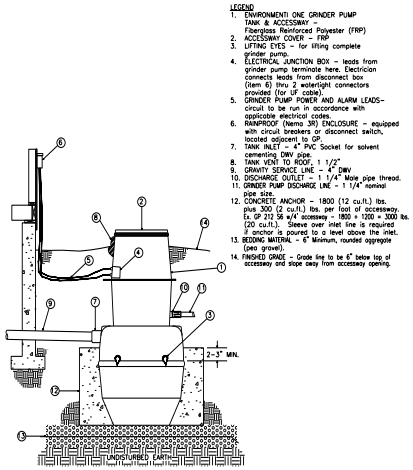
LATERAL CONNECTION TO MANHOLE
DWG. #SAS-15

NOT TO SCALE



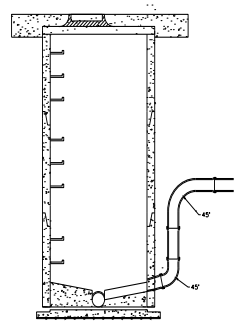
SERVICE CONNECTION DETAIL FOR SEWER MAIN DEPTHS GREATER THAN 10 FT.
DWG. #SAS-16

NOT TO SCALE



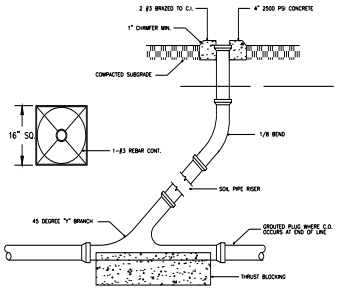
LOW PRESSURE SANITARY SEWER
GRINDER PUMP DETAIL
DWG. #LPS-1

NOT TO SCALE



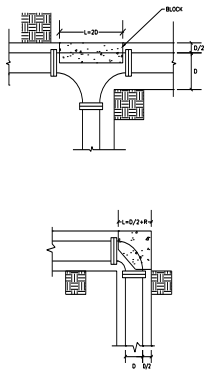
LOW PRESSURE SANITARY SEWER
DROP MANHOLE SIDE INLET DETAIL
DWG. #LPS-2

NOT TO SCALE



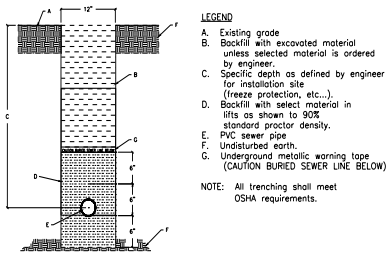
LOW PRESSURE SANITARY SEWER
CLEANOUT TO GRADE DETAIL
DWG.#LPS-3

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

RESPEC
COMMUNITY DESIGN & SOLUTIONS
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SANTA FE, NEW MEXICO 87501
WWW.RESPEC.COM PHONE (505)983-9788

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10/2021

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nm811 Know what's below. Call before you dig.

PROJ. #: ####

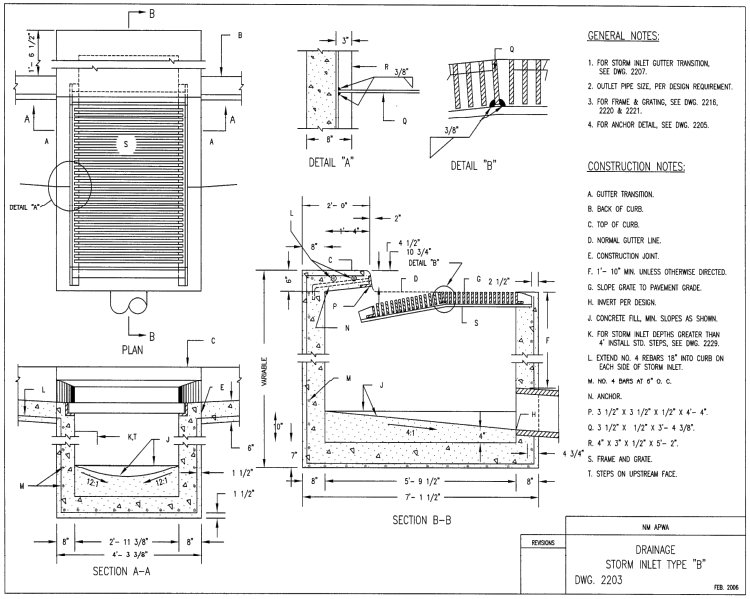
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: CITY OF SANTA FE STANDARD SANITARY SEWER DETAILS

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-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



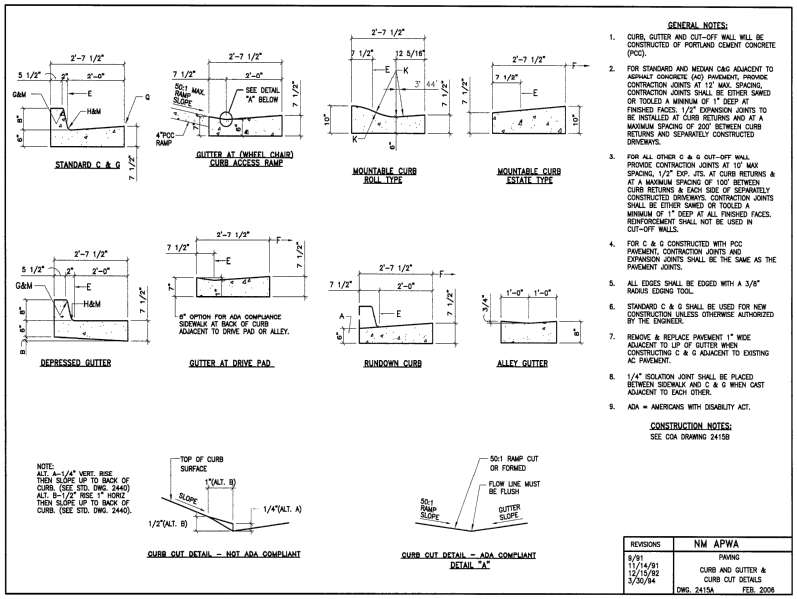
GENERAL NOTES:

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

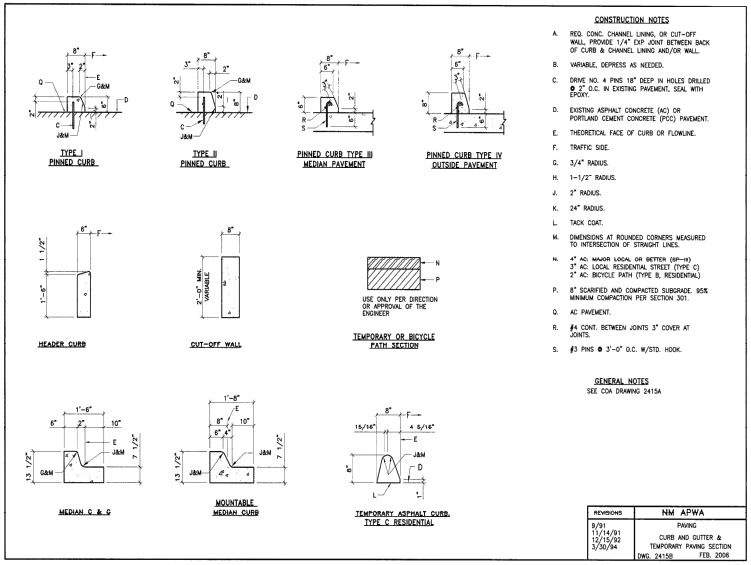


GENERAL NOTES:

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
DRAWN SEG
CHECKED JL
DATE 10.18.2021

REVISION

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nm811 Know what's below. Call before you dig.

PROJ. #: ####

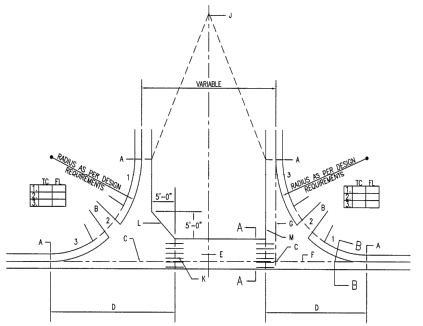
PROJECT NAME: PULTE CAJA DEL ORO

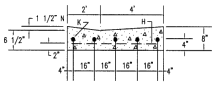
SHEET TITLE: NM APWA STANDARD DETAILS

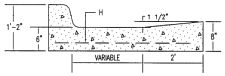
SUBMITTED FOR: PRELIMINARY

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







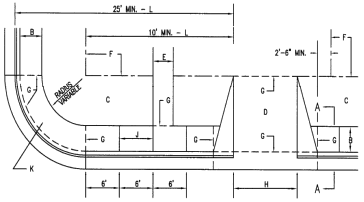
GENERAL NOTES:

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.

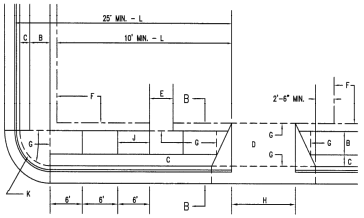
CONSTRUCTION NOTES:

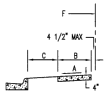
A. END OF CURB RETURN, SEE NOTE 1.
B. FOR RAMP DETAILS, SEE DWGS. 2418, 2440, 2441.
C. INTERSECTION OF FLOWLINES, SEE NOTE 1.
D. SURFACE AND CURB TO BE MONOLITHIC.
E. DIRECTION OF FLOW.
F. FLOWLINE.
G. PROJECTED FLOWLINE OF 1 1/2" INVERT, SEE NOTE 2.
H. 6" X 6" NO. 6 GA. WIRE MESH.
J. BEGIN CROWN WARP 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

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 10.18.2021

REVISION

RESPEC
COMMUNITY DESIGN & SOLUTIONS
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SHEET TITLE: NM APWA STANDARD DETAILS

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-508

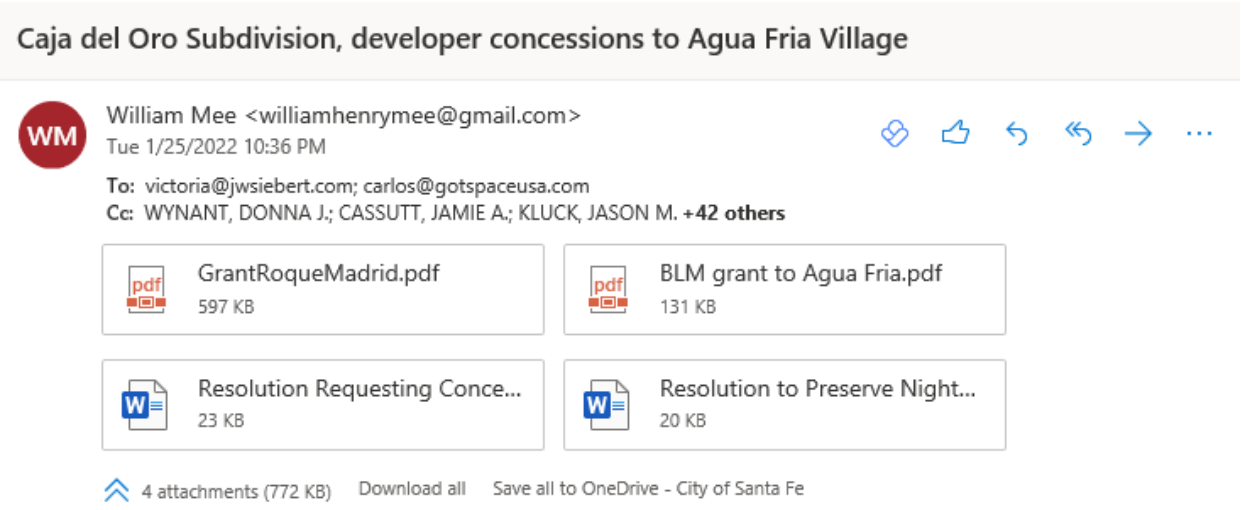
NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Street & Inlet Details 02.dwg PLOT DATE: Oct 16, 2021 1:10pm

City of Santa Fe, New Mexico

Planning Commission

Exhibit F

Communication from
William Mee, President of Agua Fria Village Association



Agua Fria Village Association

2073 Camino Samuel Montoya
Santa Fe, NM 87507

January 23, 2022

James W. Siebert and Associates, Inc.
915 Mercer Street
Santa Fe, N.M. 87505

Dear Mr. Siebert and clients:

We would like to share with you some historical information about the land that your clients are proposing to develop and it's very deep connections to the Agua Fria Village Traditional Historic Community (THC).

This land has been set-aside for quite some time for the purposes of benefiting the residents of Agua Fria.

From the time of the original Spanish Land Grant of Governor-Captain General Don Diego De Vargas to Captain Roque Madrid on September 18, 1693 in Archive #476 (attached) for lands used by his parents and grandparents prior to 1640, the lands were used for the commons of the people. The aforementioned lands were not serviced by an acequia past the present day Reunity Resources' Community Farm and were utilized as a commons grazing area.

The attached letter from W.O. Turner, Chief, Lands Adjudication Unit of the U.S. Bureau of Land Management, dated April 27, 1959 grants Lot 13 and is in answer to U.S. Senator Clinton P. Anderson on December 7, 1956 requesting 360 acres of Section 31, T17N, R9E, NMPM, New Mexico for the uses of the unincorporated village of Agua Fria. This initial request was

orchestrated by some of our elders who with County Planning Commissioner Amarante Romero (1920-2013) helped obtain a letter of petition to the U.S. Bureau of Land Management.

In the spirit of this historic usage, we offer Agua Fria Village Association (AFVA) Resolution #2021-08 *Requesting Concessions from Developers*, attached, on how the developer you represent can best contribute to the local community of Agua Fria. We are open to negotiations on this.

Another Resolution we would ask you to address is: Resolution to Preserve the Night Skies #2021-06 (attachment 4).

We would also suggest that you buy the strip of land (belonging to Guy Hurtado and Susan Lopez Stevenson; Parcel #58208277) on your eastern boundary that borders on the Cementerio de la Agua Fria and use this as a buffer between the subdivision and the THC's cemetery. Further that the central ponding area in the middle of the eastern half of the subdivision be shifted to the east to create more of a buffer. In accordance with City and County transition resolutions, and our AFVA Solar Rights Resolution, we require a 200-foot separation.

As you know, as written in your submittal, there is confusion on your part and on the part of City Staff, on who has the jurisdiction of the Caja del Oro Road (County Road 62). So this matter must come before the Settlement Annexation Agreement Committee (SAAC) to settle this and other important issues. Your ideas of narrowing the road (to include bike paths), although suitable for a neighborhood, counter those of the Agua Fria Fire Department's needs and the rating of this road as a Primary Arterial by the County Public Works Department.

The County of Santa Fe appointed their SAAC members on December 14th, 2021, by Resolution #2021-105 (https://www.santafecountynm.gov/documents/ordinances/Resolution_2021-105.pdf), that we previously supplied you, and the City passed their Resolution and members on January 12, 2022.

We are very supportive of having a Roundabout installed that would also address the traffic at the Agua Fria Park Road and Camino Cementerio. This is very much favored by the residents there. Your subdivision may prevent their ingress and egress without this improvement. Their Homeowners Association may have cause for suit if some alleviation is not provided.

If the potential 36.6 acre park at the South Meadows-Rufina Intersection is not taken over by the City of Santa Fe, the pressure on Agua Fria's Romero Park will be intensified. This is the park you are alluding to in your application. The AFVA would request the developer to make a substantial contribution to Romero Park in accordance with previously mentioned Resolution #2021-08. There are 12 phases of construction for the Park that we are only in Phase Three of.

Lastly, the access to the Santa Fe River Trail (the County Greenway Project) is just not defined in the Subdivision's application. Plus we feel that another monetary contribution to the County's Trail System is warranted.

Thank you for your thorough consideration of this matter and it's many facets.

Sincerely,

William Henry Mee, President AFVA
(505) 473-3160, WilliamHenryMee@gmail.com

Email Addresses:

DEVELOPER:
Victoria Dalton, victoria@jwsiebert.com,
Carlos Garcia, carlos@gotspaceusa.com,

CITY OF SANTA FE:
Donna Wynant, djwynant@ci.santa-fe.nm.us,
Jamie Cassutt, SAAC, jcassutt@santafenm.gov,
Jason Kluck, jmkluck@santafenm.gov,

Email CC:
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kmiller@santafecountynm.gov,
MANAGERSOFFICE@santafecountynm.gov,
clerk@santafecountynm.gov,
ahansen@santafecountynm.gov,
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rgarcia@santafecountynm.gov,
blovato@santafecountynm.gov,
hhughes@santafecountynm.gov,
orromo@santafecountynm.gov,
ggiron@santafecountynm.gov,
rward@santafecountynm.gov,
Alan.gonzalez1923@gmail.com,
melohmann@santafecountynm.gov,
pmontano@santafecountynm.gov,

AGUA FRIA ASSOCIATION MEMBERS:
Charlie Gonzales, Vice President AFVA, cdGonzales@comcast.net,
Catherine Baca, Treasurer AFVA; catsfe@msn.com,
Gilda Montaño, Secretary AFVA, gjmontano@msn.com,
Mel "Rubel" Gallegos, Community Representative AFVA, melrubel@gmail.com,
Tamara Lichtenstein, former Secretary; tamaralichtenstein@mac.com,
Lorene Mills, lcarpmills@aol.com,
County TAC, omalley@omalleyafl.com,
The Tsosie-Annon Family, istiwa@aol.com,
Hazel & Ramon Romero, former Vice President; hazeljromero@yahoo.com,
Jenifer Hackett, jeniferhackett@yahoo.com,
Lois Mee, LoisBmee@aol.com,
Angelique Maez, Angeliquemaez@gmail.com,

Erin English, djerine@gmail.com,
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UNITED COMMUNITIES OF SANTA FE:
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dmunger@cnsp.net,
vicente.roybal@gmail.com,
devin.bent@gmail.com,
susanpst@newmexico.com,
akusantafe@gmail.com,
morgmartinez@yahoo.com,
ewest@cybermesa.com,
annlacy1@gmail.com,
alissawilliams@hotmail.com,

IN REPLY REFER TO:

NM 030206
Sec. & Public Purpose

4.20b

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Land Office
P. O. Box 1251
Santa Fe, New Mexico

April 27, 1959

Board of County Commissioners
Santa Fe County
Court House
Santa Fe, New Mexico

Gentlemen:

Consideration can now be given your application New Mexico 030206, embracing Lot 13, Sec. 31, T. 17 N., R. 9 E., NMPM, New Mexico, for a public dump site for residents of the unincorporated village of Agua Fria, filed December 7, 1956.

However, at this time it will be necessary for you to furnish an excerpt from the minutes of the meeting of the Board of County Commissioners authorizing the filing of the above-mentioned application.

At the time of filing the above it will also be necessary that you furnish a statement that the proposed plans for the management of the dump grounds, including plans for sanitation and sanitary land fills and supervision of site utilization, meet the standards established by sanitary and safety engineers for such sites to protect the public health and safety, including protection of water supplies.

Sincerely yours,

For the Land Office Manager

H. O. Turner

Chief, Lands Adjudication Unit

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ARCHIVE NO. 476
1693

His Excellency the Governor and Captain General.

I, Field Marshall Roque Madrid, at present Captain at this garrison of Nuestra Senora de Guadalupe del Paso del Rio del Norte, appear before your Excellency in due legal form and state;

That your Excellency having made conquest for the benefit of the church and state of the province and districts of New Mexico, of which I am a native, I declare that my parents and ancestors had near the city of Santa Fe a tract of land for a residence and cultivation extending from the spring of water to the burnt pueblo (pueblo quemado), it being your Excellency's prerogative to give in the name of His Majesty possession of lands in that province to those who formerly held them, and also as conquerer of that province and its districts, to make other grants, and the tract aforementioned belonging to me as is well known, I ask and pray that your Excellency be pleased to make me a grant de novo to the same, giving the necessary orders for that purpose, whereby I hope to receive from the generous hand of your Excellency favor and justice &c.

Roque Madrid

Presentation

On the eighteenth day of the month of September, in the year one thousand six hundred and ninety three, Field Marshal Roque Madrid, now a captain at this garrison of Nuestra Senora del Pilar del Glorioso San Jose of this town of El Paso del Rio del Norte, presented the petition contained on the foregoing page, before me, Diego de Vargas Zapata Lujan Ponce de Leon, Governor and Captain General of this province and districts of New Mexico, its new Conqueror at his own cost, and Castillan for His Majesty of this said garrison.

And the [illegible]

RESOLUTION NO. 2021-105

Introduced by Commissioner Anna Hansen

CITY OF SANTA FE

RESOLUTION NO. 2022-___

Introduced by Councilor Signe I. Lindell and Councilor Jamie Cassutt

---

A JOINT RESOLUTION
RECOGNIZING THE EXISTENCE OF OPEN ITEMS RELATED TO ANNEXATION AND ESTABLISHING NEGOTIATING TEAMS TO DEVELOP NON-BINDING PROPOSALS TO RESOLVE THOSE ITEMS

WHEREAS, on May 19, 2008, the City of Santa Fe (City), Santa Fe County (County), and others entered into that certain Settlement Agreement and Mutual Release of Claims (Settlement Agreement), pursuant to which, among other things, the City agreed to annex certain areas of the County, the City and County established utility service areas, and the City and County established land use jurisdiction within and beyond the Presumptive City Limits; and

WHEREAS, the City and County subsequently entered into a variety of agreements to implement the Settlement Agreement, including, but not limited, to that certain Annexation Phasing Agreement between the City of Santa Fe and Santa Fe County (which was subsequently amended); County of Santa Fe and the City of Santa Fe Memorandum of Understanding for Fire Protection and EMS Service; the Roadway Improvements Memorandum of Understanding between the County of Santa Fe and the City of Santa Fe; Agreement regarding Water, Wastewater and Solid Waste Required by the Settlement Agreement and Mutual Release of Claims; County of Santa Fe and the City of Santa Fe Mutual Aid Agreement for Law Enforcement Services; and City of Santa Fe and Santa Fe County Agreement Regarding Water and Wastewater Service for Agua Fria, Hyde Park, High Summit, and Cloudstone (collectively, Implementation Agreements); and

WHEREAS, while the parties have discharged the majority of their respective obligations under the Settlement Agreement and Implementation Agreements and many of the overarching goals of the Settlement Agreement have been achieved, the Board of County Commissioners (Board) and City Council (Council) recognize that there are open items related to annexation that require resolution; and

WHEREAS, those open items include, but are not necessarily limited to, the annexation of the remainder of Area 1, North of Alameda; drainage improvements to Alameda Road; and Fire Protection and EMS services within Areas 2, 4, and 18; and

WHEREAS, the Board and Council desire to see all open items comprehensively resolved rather than addressed in piecemeal fashion; and

SFC CLERK RECORDED 12/01/2021

WHEREAS, the Board and Council wish to facilitate such comprehensive resolution by having duly appointed County Commissioners and City Councilors negotiate non-binding proposals for consideration by the Board and Council; and

WHEREAS, the Board and Council wish to acknowledge the existence of such non-binding negotiations and appoint less than a quorum of their respective members to participate in them.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AND COUNCIL AS FOLLOWS:

1. The Board hereby appoints Commissioners Anna Hansen and Hank Hughes to participate in the non-binding negotiations described herein.

2. The Council hereby appoints Councilors Signe I. Lindell and Jamie Cassutt to participate in the non-binding negotiations described herein.

3. The non-binding negotiations described herein are not subject to the Open Meetings Act, as the proposals developed through them are not binding on the Board or Council and less than a quorum of the Board and Council are participating in them.

4. As the items to be discussed relate to obligations under the Settlement Agreement and/or Implementing Agreements, the non-binding negotiations described herein constitute compromise negotiations within the meaning of Rule 11-408 NMRA. Accordingly, participants' conduct and statements made during the negotiations and proposals made are confidential and inadmissible in any future litigation between the parties except as provided in Rule 11-408.

5. The County Manager and City Manager shall designate appropriate staff to support the non-binding negotiations described herein.

6. By April 13, 2022, County and City representatives shall present principles of agreement on all open annexation items to the Board and Council, report that negotiations are at an impasse, or report that additional time is needed to complete the non-binding negotiations; provided, however, that neither the City nor the County is obligated to continue to participate in non-binding negotiations after April 13, 2022.

SFC CLERK RECORDED 12/01/2021

PASSED, APPROVED, AND ADOPTED THIS 30th DAY OF NOVEMBER, 2021.

BOARD OF COUNTY COMMISSIONERS

Henry P. Roybal, Chair

ATTEST:

Katharine E. Clark, Santa Fe County Clerk

APPROVED AS TO FORM:

11-29-21

Gregory S. Shaffer, Santa Fe County Attorney

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

BCC RESOLUTIONS
PAGES: 4

I Hereby Certify That This Instrument Was Filed for Record On The 1ST Day Of December, 2021 at 08:45:35 AM And Was Duly Recorded as Instrument # 1973159 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy Destiny Romero County Clerk, Santa Fe, NM

SFC CLERK RECORDED 12/01/2021

PASSED, APPROVED, AND ADOPTED THIS 12th DAY OF JANUARY, 2022.

GOVERNING BODY OF THE CITY OF SANTA FE

_____
Alan M. Webber, Mayor

ATTEST:

_____
Kristine Bustos-Mihelcic, City Clerk

APPROVED AS TO FORM:

_____
Erin K. McSherry, City Attorney

SFC CLERK RECORDED 12/01/2021

AGUA FRIA VILLAGE COMMUNITY ORGANIZATION

RESOLUTION #2021-08

A RESOLUTION REQUESTING CONCESSIONS FROM DEVELOPERS

WHEREAS, Agua Fria Village, New Mexico has a rich cultural and historic heritage since 1640, and possibly predates the City of Santa Fe to 1603; and

WHEREAS, this Heritage and Patrimony is an asset and invaluable legacy that belongs to each resident and landowner, and their heirs, and cannot be encroached on without just compensation; and

WHEREAS, we are the first state-designated Traditional Historic Community (THC), known as the Traditional Historic Community of Agua Fria Village, as created by Santa Fe County Ordinance #1995-08. We developed a Community Plan in 2006 as County Resolution #2006-116, and then became a *Community Organization* by County Resolution #2017-067. As such, we are a quasi-county entity that a developer must adhere to our requirements; and

WHEREAS, the increased use of land for residential, non-traditional agricultural and commercial uses has placed a great strain on the Village's historic scenic beauty and open space, making the restriction of over-development important to many community members; and

WHEREAS, due to the above-described increase of land uses and accompanying negative impact to the natural environment and the quality of life on the residents and wildlife in the Village, it is necessary for locally-based regulation of development; and

WHEREAS, the Agua Fria Village Association (hereinafter referred to as "Association") since its inception in 1993 has always believed that a new subdivision owes improvements to the surrounding community in order to be a good neighbor. Such concessions are improvements to the greater community, otherwise the new subdivision is a burden on the common good; and

WHEREAS, there have been many informal negotiations by the Association and developers, with one resulting in the transfer of $50,000 from the Branch Development Corporation to Santa Fe County for improvements to the Nancy Rodriguez Community Center; and

WHEREAS, what is needed from developers is the adherence to our Santa Fe County-designated Community Organization's adopted Solar Rights Resolution #2021-01 and our Preservation of the Night Skies (Dark Skies) Resolution #2021-06. *A Resolution Protecting the Solar and Renewable Energy Rights of the Boundaries of the Village*, which entails that no structure within 200 feet of our Traditional Historic Community state boundary, is higher than

one story, and compliance with the *A Resolution Supporting Efforts to Preserve Night Skies* states that the lighting in this comparable area is of lower intensity; and

WHEREAS, further, the Association's Resolution #21-04, *Resolution on Road and Long Range Planning*, gives the Village the authority to call for traffic control measures on the plans of the developer; and

WHEREAS, additionally, the defunct Agua Fria Development Review Committee created in 1999, a *Resolution of Developer Impact Fees* that stated that a developer should contribute 2% of the total value of their construction project to the Santa Fe Public Schools to offset the increased costs to the schools, or in this case El Camino Real Academy. Although we no longer have that policy in effect, the developer should look at how it can help the school; and

WHEREAS, that the developer must consider the Open Space and recreational needs of their future residents, and not be completely dependent on Romero Park or the Santa Fe River Greenway; and

WHEREAS, lastly, monetary contributions by the developer should be considered; and

NOW, THEREFORE, BE IT RESOLVED that we, the Elected Officers and Board of Directors of the Agua Fria Village Association of Santa Fe County, at a duly noticed monthly board meeting held in public meeting and as reflected in the minutes of the Association, be it resolved that Traditional Historic Community of Agua Fria Village adopts this Resolution calling on the developer to make improvements, concessions and contributions to the greater community in order to protect and benefit the health and well-being of the people and wildlife.

APPPROVED, ADOPTED AND PASSED THIS 6th day of December, 2021.

APPROVED AS TO FORM FOR THE BOARD OF DIRECTORS:

ATTEST:

_____ _____

William H. Mee, President Gilda Montaño, Secretary

AGUA FRIA VILLAGE COMMUNITY ORGANIZATION

RESOLUTION #2021-06

A RESOLUTION SUPPORTING EFFORTS TO PRESERVE NIGHT SKIES

WHEREAS, the Traditional Historic Community of Agua Fria Village, New Mexico residents recognize its diverse ecosystems, ethics for land stewardship, rich cultural heritage since 1640, and historic beauty; and

WHEREAS, the increased use of land for residential, non-traditional agricultural and commercial uses has placed greater focus on the Village's historic scenic beauty, wildlife and open space, making activities such as outdoor recreation important to many community members; and

WHEREAS, due to the above-described increase of land uses and accompanying light trespass from night lighting fixtures has been on the rise, negatively impacting the natural environment and the quality of life on the residents and wildlife in the Village, by, among other things, reducing night sky visibility and the enjoyment for residents and visitors alike; and

WHEREAS, Santa Fe County, New Mexico has a "*Dark Skies*" provision in its Sustainable Land Development Code, and is committed to supporting practices that limit or minimize light trespass from lighting fixtures in order to protect the beauty of the night skies and allow others the full benefit and use of their private property; and

NOW, THEREFORE, BE IT RESOLVED that we, the Elected Officers and Board of Directors of the Agua Fria Village Association of Santa Fe County, at a duly noticed monthly board meeting held in public meeting and as reflected in the minutes of the Association, be it resolved that Traditional Historic Community of Agua Fria Village will encourage outdoor lighting fixtures and practices that follow up-to-date suggested guidelines for the *Dark Skies* initiatives and use available technologies for efficient, cost effective, non-intrusive light, and will work with landowners, resident and agricultural communities, along with public entities to join this commitment to reduce energy consumption, save money, reduce lighting trespass and protect the health and well-being of the people and wildlife.

APPPROVED, ADOPTED AND PASSED THIS 8th day of November, 2021.

AGUA FRIA VILLAGE COMMUNITY ORGANIZATION

APPROVED AS TO FORM FOR THE BOARD OF DIRECTORS:

ATTEST:

_____	_____
William H. Mee, President	Gilda Montaño, Secretary

G. NEW BUSINESS

8. **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 AND JANUARY 6, 2022)**

Name: William Mee
Comment - 01/26/2022 02:16 PM: (No Vote)
January 23, 2022

James W. Siebert and Associates, Inc.
915 Mercer Street
Santa Fe, N.M. 87505

Dear Mr. Siebert and clients:

We would like to share with you some historical information about the land that your clients are proposing to develop and it's very deep connections to the Agua Fria Village Traditional Historic Community (THC).

This land has been set-aside for quite some time for the purposes of benefiting the residents of Agua Fria.

From the time of the original Spanish Land Grant of Governor-Captain General Don Diego De Vargas to Captain Roque Madrid on September 18, 1693 in Archive #476 (attached) for lands used by his parents and grandparents prior to 1640, the lands were used for the commons of the people. The aforementioned lands were not serviced by an acequia past the present day Reunity Resources' Community Farm and were utilized as a commons grazing area.

The attached letter from W.O. Turner, Chief, Lands Adjudication Unit of the U.S. Bureau of Land Management, dated April 27, 1959 grants Lot 13 and is in answer to U.S. Senator Clinton P. Anderson on December 7, 1956 requesting 360 acres of Section 31, T17N, R9E, NMPM, New Mexico for the uses of the unincorporated village of Agua Fria. This initial request was orchestrated by some of our elders who with County Planning Commissioner Amarante Romero (1920-2013) helped obtain a letter of petition to the U.S. Bureau of Land Management.

In the spirit of this historic usage, we offer Agua Fria Village Association (AFVA) Resolution #2021-08 *Requesting Concessions from Developers*, attached, on how the developer you represent can best contribute to the local community of Agua Fria. We are open to negotiations on this.

Another Resolution we would ask you to address is: Resolution to Preserve the Night Skies #2021-06 (attachment 4).

We would also suggest that you buy the strip of land (belonging to Guy Hurtado and Susan Lopez Stevenson; Parcel #58208277) on your eastern boundary that borders on the Cementerio de la Agua Fria and use this as a buffer between the subdivision and the THC's cemetery. Further that the central ponding area in the middle of the eastern half of the subdivision be shifted to the east to create more of a buffer. In accordance with City and County transition resolutions, and our AFVA Solar Rights Resolution, we require a 200-foot separation.

As you know, as written in your submittal, there is confusion on your part and on the part of City Staff, on who has the jurisdiction of the Caja del Oro Road (County Road 62). So this matter must come before the Settlement Annexation Agreement Committee (SAAC) to settle this and other important issues. Your ideas of narrowing the road (to include bike paths), although suitable for a neighborhood, counter those of the Agua Fria Fire Department's needs and the rating of this road as a Primary Arterial by the County Public Works Department.

The County of Santa Fe appointed their SAAC members on December 14th, 2021, by Resolution #2021-105 (https://www.santafecountynm.gov/documents/ordinances/Resolution_2021-105.pdf), that we previously supplied you, and the City passed their Resolution and members on January 12, 2022.

We are very supportive of having a Roundabout installed that would also address the traffic at the Agua Fria Park Road and Camino Cementerio. This is very much favored by the residents there. Your subdivision may prevent their ingress and egress without this improvement. Their Homeowners Association may have cause for suit if some alleviation is not provided.

If the potential 36.6-acre park at the South Meadows-Rufina Intersection is not taken over by the City of Santa Fe, the pressure on Agua Fria's Romero Park will be intensified. This is the park you are alluding to in your application. The AFVA would request the developer to make a substantial contribution to Romero Park in accordance with previously mentioned Resolution #2021-08. There are 12 phases of construction for the Park that we are only in Phase Three of.

Lastly, the access to the Santa Fe River Trail (the County Greenway Project) is just not defined in the Subdivision's application. Plus we feel that another monetary contribution to the County's Trail System is warranted.

Thank you for your thorough consideration of this matter and it's many facets.

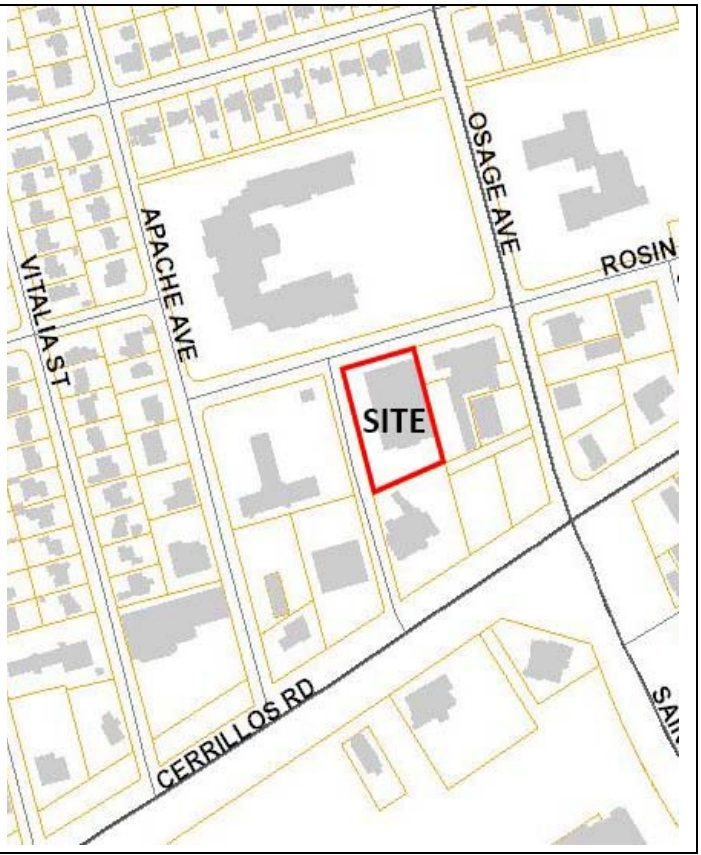
Sincerely,
William Henry Mee, President AFVA
(505) 473-3160, WilliamHenryMee@gmail.com
(RESOLUTIONS NOT ABLE TO BE PASTED HERE)

Land Use Department
Planning Commission Staff Report

Case No's:	2021-4654 & 2021-4655
Hearing Date:	February 3, 2022
Applicant:	Clueless on Rosina LLC
Request:	Development Plan and Variance
Location:	2020 Rosina Street
Case Mgr.:	Daniel A. Esquibel
Zoning:	C-2(General Commercial)
Overlay:	Suburban Archaeological Review District
Pre-app. Mtg.:	October 28, 2021
ENN Mtg.:	December 9, 2021

Proposal:

Request Development Plan approval for a 32-unit apartment building with a request for variance to exceed the maximum height limits of 45' in a C-2 (General Commercial) District and allow a 52' 4" structure.



Case #2021-4654. 2020 Rosina Development Plan. Architectural Alliance Inc., Agent for Clueless on Rosina LLC, Owner, request Development Plan approval to remodel a 15,448 square foot structure, adding 23,493 square feet of new construction for a 32-unit apartment building. The project is a .91-acre lot located at 2020 Rosina Street and zoned C-2 (General Commercial).

Case #2021-4655. 2020 Rosina Variance. Architectural Alliance Inc., Agent for Clueless on Rosina LLC, Owner, request a variance from TABLE 14-7.3-1: "Table of Dimensional Standards for Nonresidential Districts" to exceed the maximum height limits of 45' in a C-2 (General Commercial) District and allow a 52' 4" structure. The project is a .91-acre lot located at 2020 Rosina Street
and zoned C-2 (General Commercial).

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL** of the Development Plan subject to staff recommended conditions of approval listed in Section II in this report along with Technical Corrections listed in Exhibit A.

The Land Use Department recommends **DENIAL** of the variance from TABLE 14-7.3-1: "Table of Dimensional Standards for Nonresidential Districts"

Four motions will be required in the following order:

- Approve or deny Case #2021-4654: *"2020 Rosina Development Plan"* subject to the conditions of approval and technical corrections recommended by staff.
- Approve or deny Case #2021-4655: *"2020 Rosina Variance."*
- Approve or deny Findings of Fact and Conclusions of Law for Case #2021-4654 presented in Exhibit B.
- Approve or deny the Findings of Fact and Conclusions of Law for #2021-4655 presented in Exhibit B.

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval:

Table 1 Conditions of Approval

#	Condition of approval	Dept/Division	Completed By:
1	Shall address Traffic Engineers concerns.	Traffic Engineer	Prior to Recording the Development Plan
2	Either an approved water plan and Agreement to Construct and Dedicate (ACD) (for additions to water infrastructure), or a fixture count sufficient for water meter sizing and an Agreement for Metered Service (AMS) will be required from the Water Division	Water Division	Prior to Recording the Development Plan
3	The City public sewer line serving the property is a 6 inch concrete sewer line which goes down Rosina to Apache. The City plans to perform a video inspection of both the existing sewer lines in Rosina and Apache. Based upon the video inspection, the City will determine what upgrades, if any, are required to the existing sewer system in order to connect the development to the City's sewer system	Wastwater Division	
4	8 bicycle parking spaces are required, which can be achieved with 4 inverted U style racks	MPO	Prior to Signature Sheet Process
5	Upgrade sidewalk ramps at western corner		

#2021-4654: *"2020 Rosina Development Plan"* shall be subject to the conditions of approval listed above and Technical Corrections listed in Exhibit A.

There are no conditions of approval for Case #2021-4655: *"2020 Rosina Variance."*

III. EXECUTIVE SUMMARY

Clueless on Rosina LLC (Applicant) requests approval of a development plan to remodel a 15,448 square foot structure, adding 23,493 square feet of new construction for a 32-unit apartment building, with a variance to exceed the 45' height limit in the C-2 (General Commercial) District. The variance is to accommodate a stairwell and rooftop portal with photovoltaic cells.

The Applicant has complied with Subsections 14-3.1(E) *"Pre-Application Conferences,"* 14-3.1(F) "Early Neighborhood Notification Procedures," and 14-3.1(H) *"Notice Requirements."*

Staff's analysis finds that the Applicant has satisfied the approval criteria for development plans listed in Subsection 14-3.8(D) "Approval Criteria and Conditions." However, the Applicant has not satisfied the Subsection 14-3.16(C) "Approval Criteria" criteria for a variance. The Land Use Department recommends ***APPROVAL*** of Case #2021-4654 *"2020 Rosina Development Plan",* subject to conditions identified in Section II "Conditions of Approval" of this report, and Technical Corrections listed in Exhibit A. The Land Use Department recommends **DENIAL** of Case #2021-4655 *"2020 Rosina Variance."*

IV. SITE ANALYSIS

The property is approximately .91 acres, zoned C-2 (General Commercial), and within the Suburban Archaeological Review Overlay District. The existing development consists of a two-story 15,448 square foot structure.

A. Archaeological Clearance:

Subsection 14-3.13(3) *"Suburban Archaeological Review District"* requires archaeological clearance permits for final development plans approved by the Planning Commission for properties having over 10 acres. This project consists of approximately .91 acres and therefore does not require an archaeological clearance permit.

B. Adjacent Properties

Table 2 Adjacent Zoning

Direction	Zoning
North/Northwest	Public School Land (Salazar Elementary School) within an R-5 District (Residential – five dwelling units per acre). R-5 extends north, northwest, and west of the school.
South	C-2 (General Commercial) (Fist Nation Bank)
East	C-2 (General Commercial) (Small shopping/office building)
West	C-2 (General Commercial) (Calvary Baptist Church)

C. Access and Traffic

Existing and proposed access to the property is off both Rosina Street which adjoins the north property line, and a private easement that borders the property along the west property line.

Comments received from the City's contracted Traffic Engineer state:

1. *The estimated trip generation for the development is consistent with the 10 Edition of the Trip Generation Manual. Based on the recently published 11 Edition, the trip generation estimate would be lower.*

2. *The difference in trip generation of 32 apartments compared with the trip generation of the existing land use (15.4 ksf office) is negligible, with slightly fewer total peak hour trips and slightly more daily trips.*

3. *Based on the estimated trip generation, a Site Traffic Analysis or Traffic Impact Analysis would not be required according to the requirements of the NMDOT State Access Management Manual.*

Traffic Engineer Comments can be viewed in Exhibit C.

D. Parking

Chapter 14 Exhibit A – *"Table 14-8.6-1 Parking and Loading Requirements"* contains three (3) parking-related requirements that apply to this proposed multi-family development.

Table 3 Parking Requirements

Dwelling Unit Size	Parking Requirement
Attached dwelling unit (over 5 units): Less than 800 square feet of heated floor area	*1 assigned space and 0.25 unassigned space per dwelling unit*
Attached dwelling unit (over 5 units): 800-1,200 square feet of heated floor area	*1 assigned space and 0.5 unassigned space per dwelling unit*
Attached dwelling unit (over 5 units): More than 1,200 square feet of heated floor area	*1 assigned space and 1 unassigned space per dwelling unit*

Table 4 *"Parking Calculation"* identifies parking requirements for the entire development plan:

Table 4 Parking Calculation

Number of Dwelling (DU/Apartments)	Dwelling Size (Square Feet)	Parking Requirement*
6 DU/Apartments	=/< 800 square feet	7.5 Parking spaces
23 DU/Apartments	800-1200 square feet	34.5 Parking Spaces
3 DU/Apartments	>1200 square feet	6 Parking Spaces
1 fitness Room	+/-920 square feet	N/A
0ffice	None	N/A
Total Required Parking = 48 parking spaces		
Total Provided Parking = 50 Parking Spaces		

**14-8.6(B)(2)(c) Calculations of the number of spaces required shall be rounded up to the next whole number.*

The parking plan identifies standard parking for both angled and 90° parking spaces. There are three ADA parking spaces and two visitor parking spaces proposed.

Comments received from the City's contracted Traffic Engineer state:

> *It is recommended that an alternative parking concept be developed that does not have such a significant impact to the alley and in particular, the alley's intersection with Rosina Street. An alternative could be a reduction in the proposed number of apartment units in order to reduce the required number of parking spaces, which may make it easier to effectively accommodate the development's parking needs.*

Chapter 14 Exhibit C – *"Off-Street Bicycle Parking"* (Table 14-8.6-3) requires eight bicycle parking spaces for parking between 16-50 parking spaces. The development plan identifies bicycle parking location, but bicycle rack design and number of bicycle parking spaces were not identified. The Development Plan shall identify bicycle parking on the per Chapter 14 for bicycle parking numbers, design, and location.

Traffic Engineer Comments can be viewed in Exhibit C.

E. Lot Coverage

Table 14-7.3-1: *"Table of Dimensional Standards for Nonresidential Districts"* regulates lot coverage based on the total projected area on the ground of structures in relation to the lot area. The maximum lot coverage permitted in C-2 Districts is 60%. The property is approximately .91-acre acres of land totaling approximately 39,639.60 square feet. The application identifies the structures total projected area on the ground (roofed area/footprint) is 17,172 square feet or 57% lot coverage. The project complies with Chapter 14 for lot coverage.

F. Terrain Management

The property drains to the west onto the private easement and Rosina Street.

Technical Review Division Correction are included in the table in Exhibit A. Technical Review Comments can be viewed in Exhibit C.

G. Open Space and Landscaping

Subsection 14-7.5(D)(8) *"Residential Private Open Space Standards",* regulates open space for multi-family developments in C-2 Districts.

> *(a) C-2 Districts*
> *Open space is required for each ground-floor dwelling unit at a minimum of two hundred fifty (250) square feet. Dwelling units located above the ground floor are not required to provide open space.*

The proposal is to construct 32 unit, three story apartment building. The required open space for this project is 250 square feet of private open space per dwelling unit. The require open space equals 8,000 square feet of gross area or 20% open space of the property. The development plan identifies that 250 square feet of private open space has been provided for ground floor apartments. The balance consists of a 902 square foot interior courtyard and 7,308 roof deck area. The total open space proposed is 9,443 square feet. The amount of opens space proposed exceeds Chapter 14 open space requirements.

The proposed landscape plan shows vegetation planted though out the project including within the courtyard open space area. The landscape complies with the requirements of Subsection 14-8.4 "Landscape and Site Design". The Land Use Technical Review Division has provided technical corrections listed in Exhibit A to be included in the development plan. A detailed review of the landscape plan will be conducted at the time of permitting for the construction of the project.

Technical Review Division comments for landscaping can be found in Exhibit C.

H. Wet and Dry Utilities

The property is currently connected to wet and dry utilities. The proposed development will continue to be connected to city services for water and sewer.

The Applicant provided no annual water budget. As such, the City Water Resources Division has nothing to analyze. Per Chapter 14-8.7(C)(A)(2) a development water budget is required for Development plans (except preliminary development plans).

Comments from the City Water Division require a *"[e]ither an approved water plan and Agreement to Construct and Dedicate (ACD) (for additions to water infrastructure), or a fixture count sufficient for water meter sizing and an Agreement for Metered Service (AMS) will be required from the Water Division"*

No concerns or conditions were provided from the Wastewater Division.

Both City Water Wastewater Division comments can be found in Exhibit C.

I. Fire

The Applicant is proposing to sprinkler the building. Fire hydrants exist east (350' on Rosina Street), west (320' on Rosina Street), and south (320' on the private easement of the project.

The Fire Marshal has provided standard comments, which can be found in Exhibit C.

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 14-3.8(D)) (Case #2020-4654)

***§14-3.8(D)(1)(a) - that it is empowered to approve the plan under the section of Chapter 14 described in the application*;**	Criterion Met: (Yes/No) **YES**
Santa Fe City Code (SFCC) Subsection 14-2.3(D)(1) authorizes the Planning Commission to review and approve or disapprove development plans and subdivision plats. Subsection 14-3.8(B) requires approval of a development plan for projects in a "*C-1, C-2, C-4, BCD, HZ, I-1, I-2, BIP, PRRC, RS, SC or MU district and is within two hundred (200) feet, including public rights of way*". The City's Development Review Team has reviewed	

the application, which requires minor technical correction prior to filing. The application complies with City Code subject to conditions of approval and technical corrections.	
§14-3.8(D)(1)(b) - that approving the development plan will not adversely affect the public interest	Criterion Met: (Yes/No) **YES**
Applicant's Response: *"The development plan does not adversely affect the public interest as there is already an existing building and parking lot that covers the site. The site will be improved."* Staff's Response: The term *"Public Interest"* is not specifically defined in Chapter 14; however, the Governing Body has implemented the General Plan as stated in Subsection Section 14-1.3 (General Purposes). The resulting ordinances establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest from within the municipality. Staff has reviewed the proposed development plan application in accordance with these ordinances. Subject to staff recommended conditions of approval, the proposed development plan application complies with minimum standards of Chapter 14 SFCC and would not adversely affect the public interest.	
14-3.8(D)(1)(c) - that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.	Criterion Met: (Yes/No) **YES**
Applicant's response: The Applicant's response to 14-3.8(D)(1)(c) states that *"[t]he use as an apartment building will provide much needed multi-family housing in a busy commercial area."* Staff Response: The staff agrees with the Applicant's response. The surrounding uses are a mix of nonresidential developments with residential use beyond the adjacent properties (reference Table 2). The project is multi-family residential, which synergy the adjacent nonresidential uses. The remodel of the building from commercial to multi-family residential increases the available supply of housing types within the city which helps offset the current housing shortage within the municipality. The adaptive reuse of the structure is a compatible infill project located close to schools, parks, transit stops, major roadways, and commercial outlets for goods and services. The structure maintains similar styles to other structures relative to height (not including the variance request), size, range of territorial/contemporary vernacular, and use within the C-2 District. The Applicant has provided a preliminary architectural points analysis compliant with Chapter 14 SFCC 1987, TABLE 14-8.7-2: *"Architectural Design Standards and Point Allocations."*	

VI. VARIANCE APPROVAL CRITERIA

Table 5 Variance Approval Criteria– Subsection 14-3.16(C) (Case #2020-4655)

Criterion 1 (Subsection 14-3.6(C)(1)) as follows: One or more of the following special circumstances applies: **(a) unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid; or** **(b) the parcel is a legal nonconforming lot created prior to the adoption of the regulation from which the variance is sought, or that was created by government action for which no compensation was paid; or** **(c) there is an inherent conflict in applicable regulations that cannot be resolved by compliance with the more restrictive provision as provided in Section 14-1.7; or** **(d) the land or structure is nonconforming and has been designated as a landmark, contributing or significant property pursuant to Section 14-5.2 (Historic Districts).**	**Criterion Met:** (YES/NO/) **NO**
The Applicant's response to criterion 1 (Subsection 14-3.6(C)(1)(a-d)) state that the finding is *"[n]ot applicable."* Staff's Analysis: Chapter 14 SFCC, 1987, Subsection 14-3.6(C)(1-5) establishes the approval criteria required to grant a variance. Subsection 14-3.6(C)(1)(a-d) documents the bases for qualifying circumstances particular to the need of a variance. "*The unusual characteristics that distinguish the land or structure from others in the vicinity, subject to the same relevant provisions of Chapter 14"*, allow the City to grant a minimal easing of the regulation to balance strict regulation application appropriate to qualifying circumstances unanticipated within the standards. Failure to qualify all variance criteria prevents the granting of a variance. Staff's analysis identifies that the Applicant has not satisfied the variance criterion required by Subsection 14-3.6(C)(1).	
Criterion 2 (Subsection 14-3.6(C)(2)): **The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.**	**Criterion Met:** (YES/NO) **NO**

The Applicant's response states that:
"The existing site is fully developed and does not have adequate space on the ground level for the required amount of common open space for the multi-family development. The required common open space is 5,924.4 sf. The proposed building will have 2,135 sf of common open space at ground level by adding an open-air courtyard in the center of the building. The remaining common open space will be on the roof of the structure. To provide comfort and shelter from the sun to a portion of the roof deck, the rooftop elevator and stair access, which are allow per 14-7.1(C)(2) will be connected by a shade structure that is 7'-4" above the allowable height of 45'. The shade structure is also the base for photovoltaic panels to offset the electrical power requirements of the building."

Staff's Analysis:
Criterion 2 (14-3.6(C)(2)) defaults to a unique qualifying circumstance identified in criterion 1 (14-3.6(C)(1)) to which the Applicant identified as *"not applicable ."* Criterion 2 evaluates the need for a variance against compliance with the standards. The Applicant is in control of the project. While the roof deck contributes to required open space, nothing in the submittals identifies the infeasibility for the Applicant to reduce the number of floors and apartment units within the project and shade roof deck open space with the added photovoltaic panels. Thus, the extent of development measured against the required standards eliminates the need for a variance.

Staff's analysis identifies that the Applicant has not satisfied this variance criterion and that it is feasible to develop the property without a variance.

Criterion 3 (Subsection 14-3.6(C)(3)): The intensity of the development shall not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14	**Criterion Met:** (YES/NO) **NO**

The Applicant's response states that:
"The intensity of development does not exceed that which is allowed on other properties."

Staff's Analysis:
Intensity is defined in Chapter 14:

> *INTENSITY*
> *The extent of development per unit of area; or the level of use as determined by the number of employees and customers and degree of impact on surrounding properties such as noise and traffic.*

The Staff analysis identifies the project to be developed within the maximum extent of Chapter 14. With the exception of the height variance request, the extent of development does not exceed that which is allowed on other properties within the area.

Staff's analysis identifies that the variance criterion required by 14-3.6(C)(3) is not applicable.

Criterion 4 (Subsection 14-3.6(C)(4)): **The variance is the minimum variance that will make possible the reasonable use of the land or structure. The following factors shall be considered:** **(a) whether the property has been or could be used without variances for a different category or lesser intensity of use; and** **(b): consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the general plan.**	**Criterion Met:** (YES/NO) **NO**

The Applicant's response to "4a" states that:
"The common open space is a code requirement. The shade structure is not required by code but provides shelter and comfort for the residents on the roof deck in an area where our sun can be extremely intense."

The Applicant's response to "4b" states that:
"Locating the shade structure on the roof is consistent with the purpose and intent of Chapter 14. The Roof access stair and elevator structure will already be present and are allowed by code. The shade structure will connect the elevator and stair access structures making them stand out less and feel more a part of the thoughtful design."

Staff's Analysis (4a):
Reasonable use is not defined in Chapter 14, but it can be deduced that the zoning regulations are deemed to allow for reasonable use of one's property. The criterion requires the Planning Commission to find that the proposed "*variance is the minimum variance that will make possible the reasonable use of the land or structure"* using the factors of "4a" and "4b". Various uses would not trigger 8,000 square feet of open space, but open space is a requirement of Chapter 14. "*The shade structure is not required by code but provides shelter and comfort for the residents on the roof deck in an area where our sun can be extremely intense.*" Staff agrees with the Applicant's assessment of Criterion 4a.

Staff's Analysis (4b):
The findings within which a variance can be granted are supported by the general plan guiding policies:

10-1 GENERAL PLAN AND ZONING CONSISTENCY
10-1-G-1 Ensure consistency between the General Plan and the city's land development laws.

14-1.3 - GENERAL PURPOSES
The purposes of Chapter 14 are to:

(A) implement the purposes of the general plan , including guiding and accomplishing a coordinated, adjusted and harmonious development of Santa Fe that will best promote health, safety, order, convenience, prosperity and the general welfare as well as efficiency and economy in the process of development , and to ensure that the regulations adopted pursuant to this chapter are in accordance with the general plan ; and

(B) create conditions favorable to the health, safety, convenience, prosperity and general welfare of the residents of Santa Fe by coordinating streets within proposed subdivisions with existing or planned streets or other features of the general plan ; providing parks and trails; providing sewer, water and other infrastructure ; providing adequate open space for traffic, recreation, drainage, light and air; and providing for the appropriate distribution of population and traffic.

The Applicant's conditions for the requested variance are not supported by all factors within Subsection 14-3.16(C) *"Approval Criteria."*

Staff's analysis identifies that the Applicant has not satisfied this variance criterion.

Criterion 5(Subsection 14-3.6(C)(2)): The variance is not contrary to the public interest;	**Criterion Met:** (YES/NO) **NO**
The Applicant's response: "This variance is not contrary to the public interest because the stair and elevator access will already be on the roof and the shade structure will tie them together. From ground level, the 7'-4" height above the 45' maximum, will be minimally visible because the structure is set back from the edge of the building. The setbacks are 10-'6" from the west façade, 2'-8" from the south façade, 63'-2" from the east façade and 44'-10" from the north façade that is adjacent to the public street of Rosina." Staff's Analysis: The public interest is much broader than the benefit obtained by an individual or the support or opposition from an Early Neighborhood Notification meeting. The granting of the variance may conflict with the overall public interest if the variance is inconsistent with the city's land development laws. The requested variance is a request to increase the height of a structure beyond the maximum allowable height within the C-2 District. This variance request does not establish the requirements necessary to grant a variance required by Subsection 14-3.6(C). The granting of this variance is not in conjunction with the public interest. Staff's analysis identifies that the Applicant has not satisfied this variance criterion.	

VII. EARLY NEIGHBORHOOD NOTIFICATION

The Applicant conducted an ENN on December 9, 2021. The meeting was well attended. Concerns raised at the ENN by area residents focused on height of the building, parking, and traffic.

VIII. EXPIRATION

Development Plans may expire as per Subsection 14-3.19(B)(4) "Approval of a final development plan, or any development plan for which no preliminary development plan was required, shall expire three years after final action approving it unless actual development of the site or offsite improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6)."

Should the Commission approve the development plan and adopt the Findings of Fact and Conclusions of Law, the expiration date would be February 03, 2025.

IX. EXHIBITS:

EXHIBIT A: Technical Conditions

EXHIBIT B: Findings of Fact and Conclusions of Law

EXHIBIT C: Development Review Team (DRT)

1) Traffic Engineering, John Romero
2) City Subdivision Engineer (Terrain Management), Dee Beingessner
3) Technical Review Division (Landscaping), William L. Rivera,
4) Water Division, Brian Snyder
5) Wastewater Division, Stan Holland
6) Fire Department, Geronimo Griego
7) MPO, Leah Yngve

EXHIBIT D: Maps and Photos

1) Current Zoning Map
2) Aerial Photo

EXHIBIT E: Applicant Material

1) Application
2) Proposed Development Plan

APPROVED AS TO FORM:

Title	**Name**	**Initials**
Interim Planning and Land Use Department Director	Jason Kluck	*jmk*
Land Use Planner Senior	Dan Esquibel	DAE

February 03, 2022
Planning Commission
Case #2021-4654. 2020 Rosina Development Plan

Case #2021-4655. 2020 Rosina Variance

EXHIBIT A

Technical Conditions

EXHIBIT A

Technical Corrections

Cases #2021 – 4654

2020 Rosina Street Development Plan

	Technical Corrections of approval	Department	To be completed by:
1	Show accessible route from the ROW to the building.	**Land Use Technical Review Division (ADA/Terrain Management)**	**Prior to permitting**
2	"H.C.", "Handicapped", or "Handicap" is an erroneous descriptor for (Disabled) Accessibility features. Please correct all incidences of its use in the construction documents.		**Prior to permitting**
3	ADA parking must be near the main entrance with and ADA ramp. Show dimensions of ADA parking spaces and aisle. Show dimension and slope of ramp to building. Show "No Parking" paint on entrance to the access aisles.		
4	Show required bike rack.		
5	This Development shall comply with the most current requirements of the American with Disabilities Act (ADA). Place a note on the Plan to reflect this condition		
6	Include engineer's stormwater infrastructure certification below.		
7	If pet area is provided on roof, explain roof drainage protection from pet waste.		
8	Other comments will be provided on these plans at the time of the building permit and changes may be required during permitting process		
9	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.		**Prior to Recording**

	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.		
10	Provide a professional landscape design which fulfills Section 14-8.4 of the City of Santa Fe Code.	**Land Use Technical Review Division (Landscaping)**	**Prior to permitting**
11	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) All landscaping shall comply with 14-8.4		
12	Provide a professional landscape irrigation design with the POC location and 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.		
13	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.		
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. Trees, Shrubs, Native Trees, and Native trees shall all be on separate valves/zones.		
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.		
16	Provide irrigation to all revegetation native seed areas. (Per COSF Code 14-8.2 D(5)(c) Seeded areas shall be graded two inches (2") below top of concrete curbs and sidewalks. Add a heat treated compost material one inch (1") depth to all seeded areas. Disk or rototill soil and amendments 4-6" depth. Grade prepared soil level removing all stones ¾" and larger. Sowing shall be accomplished by drill seeding or by hand raking into the soil. Mulch is to be used at the rate of two tons per acre and tucked with a disk or anchored with a tackifier or by Hydro-seed, the slurry is to contain mulch and tackifier as recommended by the manufacturer. Slopes of 3:1 and greater shall be seeded by hand raking into soil or by the use of		

EXHIBIT A
Technical Corrections
Cases #2021 – 4654
2020 Rosina Street Development Plan

	a hydro-seeder. Install erosion control fabric on all slopes 3:1 and greater. All seeding shall be done between May 15 and August 15. A one-year Warrantee shall be provided by the contractor. A 70% germination rate equal to the surrounding native pristine landscape is required. Prior to permit review		
17	Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. STAFF RESERVES THE RIGHT TO REQUIRE ADDITIONAL SUBMITTALS UPON RECEIVING REVISIONS		
18	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 Prevention**	**At the time of any new construction or remodel.**
19	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)		
20	Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads.		
21	Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1)		
22	507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6.		
23	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.		
24	Shall have water supply that meets fire flow requirements as per IFC (Appendix B)		
25	Shall comply with Section D102.1 Access and Loading (75,000 lbs).		
26	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)		
27	Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.		
28	Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates.		
29	Shall comply with D105 Aerial Fire Apparatus Access Roads		
30	Shall comply with Section D106 Multiple-Family Residential Developments.		
31	Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.		
32	The identified bicycle parking location doesn't appear to have sufficient space to allow full access to the sidewalk and not be in the adjacent landscaped space. See attached bike rack installation specifications. Bike racks may not be installed on unpaved soft surfaces.	**MPO**	**Required at Development Plan DRT Signature Process**

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

Exhibit D - Bicycle Rack Standards and Dimensions
(Subsection 14-8.6(E))

Racks:

- Inverted U type bicycle racks are the required bicycle parking rack.
- Each rack must be securely anchored and accommodate a bicycle frame where one wheel can be locked to the rack with a high security, U-shaped shackle lock if both wheels are left on the bicycle.
- A space of two (2) feet by six (6) feet (12 square feet) must be provided for each required bicycle parking space so that a bicycle six (6) feet long can be securely held with two points supported so that the bicycle cannot be pushed, or fall in a way that would damage the bicycle frame, wheel, or components.
- All racks must provide two points of contact with the frame at least 6" apart horizontally.
- If a bicycle corral is sought within a public street right-of-way, all design elements shall be developed in coordination with and approved by the city of Santa Fe public works department and parking division.

	Distance to other racks: • Racks placed parallel to each other (side by side) must be at least thirty-six (36) inches apart, this includes rack units sold as multiple units attached together. • Racks aligned end to end must be at least ninety-six (96) inches apart. Distance from wall: • Racks placed perpendicular to a wall must be at least forty-eight (48) inches from the wall to the nearest vertical component of the rack. • Racks parallel to a wall must be at least thirty-six (36) inches from the wall. Distance from curb: • Racks placed perpendicular to a curb must be at least forty-eight (48) inches from the curb to the nearest vertical component of the rack. • Racks placed parallel to a curb must be at least twenty-four (24) inches from the curb to the rack. Distance from pedestrian aisle: • Rack units perpendicular to a pedestrian aisle must be at least forty-eight (48) inches from the rack to the edge of the aisle, and the pedestrian aisle should be at least sixty (60) inches wide. Parking and maneuvering areas: • Each required bicycle parking space must be accessible without needing to move another bicycle. • There must be an aisle of at least five (5) feet wide behind all required bicycle parking to allow for maneuvering of the bicycle. Where bicycle parking is next to a sidewalk, the maneuvering area may extend into the sidewalk.		

	• The area devoted to bicycle parking must be hard surfaced. Additionally, the western sidewalk/ramps are in poor condition and should be upgraded to meet ADA standards.		

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February 03, 2022
Planning Commission
Case #2021-4654. 2020 Rosina Development Plan

Case #2021-4655. 2020 Rosina Variance

EXHIBIT B

Findings of Fact and Conclusions of Law

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2021-4654

2020 Rosina Development Plan Development Plan
Applicant's Name – Clueless on Rosina LLC
Agent's Name – Architectural Alliance, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on February 3, 2022, upon the Application (Application) of Architectural Alliance, Inc., agent for Clueless on Rosina, LLC (Applicant).

The Applicant seeks the Commission's approval of a Development Plan to remodel a 15,448 square foot structure, adding 23,493 square feet of new construction for a 32-unit apartment building (Project). The property is approximately .91-acre, is zoned C-2 (General Commercial District), and is located within the Suburban Archaeological Review District (Property).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. Under the Santa Fe City Code (SFCC) 1987 Section 14-3.8(B)(3)(a), a development plan is required for proposed development with a "gross floor area of ten thousand square feet and within two hundred (200) feet of an R-5 (Residential – five dwelling units per acre) District."
2. SFCC 1987 Section14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 §1 4-3.1(F)(2)(a)(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 October 28, 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. The Applicant conducted a virtual ENN meeting on December 9, 2021. The meeting was well attended by the public.
6. 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).
7. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings (Staff Report).
8. Staff recommended that the Commission approve the Development Plan, subject to certain conditions of approval and technical corrections set forth in the Staff Report and attached exhibits.
9. The information contained in the Staff Report and exhibits is sufficient to establish that the Submittal Requirements have been met.

10. SFCC 1987 Section 14-3.8 establishes certain procedures for development plan approval including, without limitation, a public hearing by the Commission and a decision based on the criteria set out in SFCC 1987 Section 14-3.8(D).
11. At the Hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public prior to making a decision.
12. SFCC 1987 Section 14-3.8(D)(1) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before a development plan may be approved.
13. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(a), the Commission finds that it is empowered to approve the development plan under SFCC 1987 Sections 14-2.3(C)(1) and 14-3.8(B)(4).
14. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(b), the Commission finds that approving the development plan for the Project, subject to the conditions and technical corrections in the staff report, will not adversely affect the public interest.
15. Pursuant to SFCC 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 size and scale of the existing buildings are compatible with surrounding properties. The adaptive reuse of the structure is a compatible infill project located close to schools, parks, transit stops, major roadways, and commercial outlets for goods and services. The mix of architecture in the area and proposed building architecture is a range of territorial/contemporary vernacular with similar attributes found throughout the area.
16. Under SFCC 1987 Section 14-3.8(D)(2), the Commission is authorized to specify conditions of approval for a development plan that are necessary to accomplish the proper development of the area and to implement the policies of the general plan.
17. The Commission finds that the conditions and technical corrections set out in the Staff Report and exhibits are well founded and are necessary to accomplish the proper development of the area and to implement the policies of the general plan.
18. Under SFCC 1987 Section 14-3.8(A), approving the proposed Development Plan furthers the purpose and intent of providing plans for development, ensuring compliance with Chapter 14, and facilitating the documentation of future compliance with the approved plans.

CONCLUSIONS OF LAW

Under the circumstances, and given the evidence and testimony submitted during the public hearing, the Commission CONCLUDES as follows:

1. The Commission has the authority under Chapter 14 of the SFCC to review and approve the Applicant's proposed Development Plan subject to conditions.
2. The Applicant has complied with the Submittal Requirements.
3. The Applicant is able to comply with the Conditions.
4. The development plan should be approved subject to the conditions recommended by staff because all applicable code requirements and criteria for development plan approval have been met.

WHEREFORE, IT IS ORDERED ON THE 3RD DAY OF February 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

The Development Plan for the Project is approved, subject to the conditions of approval and technical corrections set forth in the Staff Report and exhibits. The Development Plan shall expire three years after issuance of this final action unless actual development of the site or off-site improvements has begun and is continued pursuant to SFCC 1987 Subsection 14-3.19(B)(6) or a time extension is granted pursuant to SFCC 1987 Section 14-3.19(C).

_____ _____
Brian Gutierrez Date
Chairperson

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Patricia Feghali Date
Assistant City Attorney

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2021-4655

2020 Rosina Street
Applicant's Name – Clueless on Rosina LLC
Agent's Name – Architectural Alliance, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on February 3, 2022, upon the Application (Application) of Architectural Alliance, Inc., agent for Clueless on Rosina, LLC (Applicant).

The Applicant seeks the Commission's approval of a variance from TABLE 14-7.3-1: "Table of Dimensional Standards for Nonresidential Districts" to exceed the maximum height limits of 45' in a C-2 (General Commercial) District and allow a 52' 4" structure (Project). The property is approximately .91-acre, is zoned C-2 (General Commercial District), and is located within the Suburban Archaeological Review District (Property).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. At the hearing, the Planning Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public.
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 October 28, 2021, in accordance with SFCC 1987 Section 14-3.1(E)(1).
4. Pursuant to SFCC 1987 Section 14-3.1(H), notice of the ENN meeting was properly given.
5. The Applicant conducted a virtual ENN meeting on December 9, 2021. The meeting was well attended by the public.
6. Pursuant to the SFCC 1987 Section 14-3.16(A), "[l]and use boards may approve variances to the provisions of Chapter 14 … regulating the size, location and appearance of structures."
7. Pursuant to SFCC 1987 Sections 14-2.3(C)(3) and 14-3.16(A), the Commission has the authority to review and approve or deny variances.
8. The Applicant is requesting the variance as part of a Development Plan.
9. City staff reviewed the Applications and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
10. Staff recommended that the Commission deny the variance requested in the Application.

11. SFCC 1987 Section 14-3.16(B) sets out procedures for variance applications and requires the Commission to hold a public hearing and approve, approve with conditions, or deny the variance application.
12. SFCC 1987 Section 14-3.16(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 granting a variance.
13. 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 in accordance with SFCC 1987 Section 14-3.16(B).

VARIANCE FROM TABLE 14-7.3-1: "TABLE OF DIMENSIONAL STANDARDS FOR NONRESIDENTIAL DISTRICTS"

1. SFCC 1987 Section 14-7.3 – "Nonresidential and Mixed-Use Districts" establishes the "Table of Dimensional Requirements for Nonresidential Districts" as "Table 14-7.3(A)-1 Table of Dimensional Requirements for Nonresidential Districts."
2. SFCC 1987 Table 14-7.3(A)-1 sets demonical design standards for the C-2 (General Commercial District) restricting maximum height of structures to 45'.
3. The Applicant's request for variance is a request to exceed SFCC 1987 Table 14-7.3(A)-1 maximum height of structures of 45' allowing for maximum height of 52' 4".
4. Pursuant to SFCC 1987 Section 14-3.16(C)(1), the Planning Commission did not find that:
    a. there are unusual physical characteristics that distinguish the Property from others in the vicinity that are subject to the same relevant provisions of Chapter 14;
    b. the parcel is a legal nonconforming lot created prior to the effective date of the Code;
    c. there is an inherent conflict in the applicable regulation that cannot be resolved by compliance with the more-restrictive provision as provided in SFCC 1987 Section 14-1.7; or
    d. the land or structure is nonconforming or has been designated as a landmark , contributing or significant property pursuant to Section 14-5.2 (Historic Districts).
5. Pursuant to SFCC 1987 Section 14-3.16(C)(2), the Commission finds that nothing in the submittals identifies the infeasibility for the Applicant to reduce the number of floors and apartment units within the project and shade roof deck open space with the added photovoltaic panels. Thus, the extent of development measured against the required standards eliminates the need for a variance.
6. Pursuant to SFCC 1987 Section 14-3.16(C)(3), the Commission finds the project to be developed within the intensity allowed by Chapter 14. With the exception of the height variance request, the extent of development does not exceed that which is allowed on other properties within the area.
7. Pursuant to SFCC 1987 Section 14-3.16(C)(4), the Commission finds that:
    a. Various uses would not trigger 8,000 square feet of open space, but open space is a requirement of Chapter 14. "The shade structure is not required by code but provides shelter and comfort for the residents on the roof deck in an area where our sun can be extremely intense," but the roof deck can be used as open space without the shade structure; and
    b. The Applicant's conditions for the requested variance are not supported by all factors within Subsection 14-3.16(C) "Approval Criteria."

8. Pursuant to SFCC 1987 Section 14-3.16(C)(5), the Commission finds that the granting of this variance is not in conjunction with the public interest.

CONCLUSIONS OF LAW

Under the circumstances, and given the evidence and testimony submitted during the public 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 Planning Commission has the power and authority at law and under the Code to review the requested variances and to approve, approve with conditions, or deny the Applications.
3. The Applicant has addressed all criterion pursuant to SFCC 1987 14-3.16(C).
4. The variance to SFCC 1987 TABLE 14-7.3-1: "Table of Dimensional Standards for Nonresidential Districts" should not be granted because the Applicant has failed to meet the approval criteria for the variance.

WHEREFORE, IT IS ORDERED ON THE 3RD DAY OF February 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission denies the variance to height from TABLE 14-7.3-1: "Table of Dimensional Standards for Nonresidential Districts", as requested in Case #2021-4655.

_____ _____
Brian Gutierrez Date
Chairperson

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Patricia Feghali Date
Assistant City Attorney

February 03, 2022
Planning Commission
Case #2021-4654. 2020 Rosina Development Plan

Case #2021-4655. 2020 Rosina Variance

EXHIBIT C

Development Review Team (DRT)

City of Santa Fe Traffic Review - 2020 Rosina Street Apartments

From: Audra Gallegos (audra.gallegos@wilsonco.com) <Audra.Gallegos@wilsonco.com>

To: engineer@leroypacheco.com <Engineer@leroypacheco.com>

Date: Monday, January 10th, 2022 at 1:53 PM

Hi Leroy,

Here are comments on the proposed apartments at 2020 Rosina Street:

Trip Generation Tables

1. The estimated trip generation for the development is consistent with the 10th Edition of the Trip Generation Manual. Based on the recently published 11th Edition, the trip generation estimate would be lower.
2. The difference in trip generation of 32 apartments compared with the trip generation of the existing land use (15.4 ksf office) is negligible, with slightly fewer total peak hour trips and slightly more daily trips.
3. Based on the estimated trip generation, a Site Traffic Analysis or Traffic Impact Analysis would not be required according to the requirements of the NMDOT State Access Management Manual.

Development Drawings

1. The angled parking area is very tight, with a drive aisle of only 13.25 feet. This could present a potential issue for larger vehicles such as pickup trucks when backing out of their parking space.
2. Even with the tightness of the parking area, it would jut a considerable distance into the alley, narrowing it significantly along the property frontage. Particularly concerning is the intersection of the alley with Rosina Street – with the proposed parking area requiring a jog in the path of vehicles in the alley just 30 feet from Rosina Street, there are likely to be conflicts between vehicles in that area. Drivers stopped in the alley waiting to turn onto Rosina Street could block drivers on Rosina Street from turning into the alley. Can the turning radii of larger vehicles such as delivery trucks and trash trucks be accommodated by the proposed design?
3. It is recommended that an alternative parking concept be developed that does not have such a significant impact to the alley and in particular, the alley's intersection with Rosina Street. An alternative could be a reduction in the proposed number of apartment units in order to reduce the required number of parking spaces, which may make it easier to effectively accommodate the development's parking needs.

Thanks and please let me know if you have any questions.

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Development Review Team
Comment Form

Date: 1/3/22

Staff person: Dee Beingessner

Dept/Div: Land Use/Terrain Management

Case: **Case #2021-4242 thru 4243 220 Otero Street**

Case Mgr: Dan Esquibel

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
1	Prior to recording plat
2	
3	

Technical Corrections*:	Must be completed by:
1 Show accessible route from the ROW to the building.	Prior to permitting
2 "H.C.", "Handicapped", or "Handicap" is an erroneous descriptor for (Disabled) Accessibility features. Please correct all incidences of its use in the construction documents.	Prior to permitting
3 ADA parking must be near the main entrance with and ADA ramp. Show dimensions of ADA parking spaces and aisle.. Show dimension and slope of ramp to building. Show "No Parking" paint on entrance to the access aisles.	Prior to permitting
4 Show required bike rack.	Prior to permitting
5 This Development shall comply with the most current requirements of the American with Disabilities Act (ADA). Place a note on the Plan to reflect this condition	Prior to permitting
6 Include engineer's stormwater infrastructure certification below.	Prior to permitting
7 If pet area is provided on roof, explain roof drainage protection from pet waste.	Prior to permitting
8 Other comments will be provided on these plans at the time of the building permit and changes may be required during permitting process	Prior to permitting

*Must made prior to recording and/or permit issuance

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 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 Recording

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.

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_____

Development Review Team

Comment Form

Date: 1/07/2022

Staff person: Lawrence Rivera

Dept/Div: Land Use/Terrain Management – Landscape/Irrigation Review

Case: #2021-4654. 2020 Rosina Development Plan

Case Mgr: Dan Esquibel, daesquibel@santafenm.gov, 955-6587

Review by this division/department of the Preliminary Development plan set has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:	Must be completed by:

Technical Corrections*:	Must be completed by:
1. Provide a professional landscape design which fulfills Section 14-8.4 of the City of Santa Fe Code.	Prior to permit review
2. 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) All landscaping shall comply with 14-8.4	Prior to permit review
3. Provide a professional landscape irrigation design with the POC location and 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.	Prior to permit review
4. 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.	Prior to permit review

5. 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. Trees, Shrubs, Native Trees, and Native trees shall all be on separate valves/zones.	Prior to permit review
6. 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
7. Provide irrigation to all revegetation native seed areas. (Per COSF Code 14-8.2 D(5)(c) Seeded areas shall be graded two inches (2") below top of concrete curbs and sidewalks. Add a heat treated compost material one inch (1") depth to all seeded areas. Disk or rototill soil and amendments 4-6" depth. Grade prepared soil level removing all stones ¾" and larger. Sowing shall be accomplished by drill seeding or by hand raking into the soil. Mulch is to be used at the rate of two tons per acre and tucked with a disk or anchored with a tackifier or by Hydro-seed, the slurry is to contain mulch and tackifier as recommended by the manufacturer. Slopes of 3:1 and greater shall be seeded by hand raking into soil or by the use of a hydro-seeder. Install erosion control fabric on all slopes 3:1 and greater. All seeding shall be done between May 15 and August 15. A one year Warrantee shall be provided by the contractor. A 70% germination rate equal to the surrounding native pristine landscape is required.	Prior to permit review
8. Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code.	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: January 10, 2022

Staff person: John Del Mar

Dept/Div: Public Utilities/Water Division

Case: **Case #2021-4654. 2020 Rosina Development Plan**

Case Mgr: Dan Esquibel

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
1 Either an approved water plan and Agreement to Construct and Dedicate (ACD) (for additions to water infrastructure), or a fixture count sufficient for water meter sizing and an Agreement for Metered Service (AMS) will be required from the Water Division	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: January 16, 2022

Staff person: Stan Holland, Engineer

Dept/Div: Public Utilities/Wastewater

Case: **<u>Case #2021-4654.</u> 2020 Rosina Development Plan**

Case Mgr: Dan Esquibel, Case Manager

The subject properties <u>are</u> accessible to the City public sewer system. Accessible is defined as within 200 feet of a public sewer line.

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:	Must be completed by:
1. The City public sewer line serving the property is a 6 inch concrete sewer line which goes down Rosina to Apache. The City plans to perform a video inspection of both the existing sewer lines in Rosina and Apache. Based upon the video inspection, the City will determine what upgrades, if any, are required to the existing sewer system in order to connect the development to the City's sewer system	Prior to Sign Off for Final Subdivision Plan.

Technical Corrections*:	Must be completed by:
1. None	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]

Development Review Team

Comment Form

Date: 01/13/2021

Staff person: Geronimo Griego

Dept/Div: Fire Prevention

Case: 2021-4654 2020 Rosina Development Plan

Case Mgr: Dan Esquibel

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:	Must be completed by:
	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: 1/10/22

Staff person: Leah Yngve

Dept/Div: Land Use/MPO

Case: **. Case #2021-4654. 2020 Rosina Development Plan.**

Case Mgr: Dan Esquibel

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
1 8 bicycle parking spaces are required, which can be achieved with 4 inverted U style racks	Prior to Signature Sheet Process
2 Upgrade sidewalk ramps at western corner	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):

The identified bicycle parking location doesn't appear to have sufficient space to allow full access to the sidewalk and not be in the adjacent landscaped space. See attached bike rack installation specifications. Bike racks may not be installed on unpaved soft surfaces.

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

Exhibit D - Bicycle Rack Standards and Dimensions
(Subsection 14-8.6(E))

Racks:
- Inverted U type bicycle racks are the required bicycle parking rack.
- Each rack must be securely anchored and accommodate a bicycle frame where one wheel can be locked to the rack with a high security, U-shaped shackle lock if both wheels are left on the bicycle.
- A space of two (2) feet by six (6) feet (12 square feet) must be provided for each required bicycle parking space so that a bicycle six (6) feet long can be securely held with two points supported so that the bicycle cannot be pushed, or fall in a way that would damage the bicycle frame, wheel, or components.
- All racks must provide two points of contact with the frame at least 6" apart horizontally.
- If a bicycle corral is sought within a public street right-of-way, all design elements shall be developed in coordination with and approved by the city of Santa Fe public works department and parking division.

Distance to other racks:
- Racks placed parallel to each other (side by side) must be at least thirty-six (36) inches apart, this includes rack units sold as multiple units attached together.
- Racks aligned end to end must be at least ninety-six (96) inches apart.

Distance from wall:
- Racks placed perpendicular to a wall must be at least forty-eight (48) inches from the wall to the nearest vertical component of the rack.
- Racks parallel to a wall must be at least thirty-six (36) inches from the wall.

Distance from curb:
- Racks placed perpendicular to a curb must be at least forty-eight (48) inches from the curb to the nearest vertical component of the rack.
- Racks placed parallel to a curb must be at least twenty-four (24) inches from the curb to the rack.

Distance from pedestrian aisle:

- Rack units perpendicular to a pedestrian aisle must be at least forty-eight (48) inches from the rack to the edge of the aisle, and the pedestrian aisle should be at least sixty (60) inches wide.

Parking and maneuvering areas:

- Each required bicycle parking space must be accessible without needing to move another bicycle.
- There must be an aisle of at least five (5) feet wide behind all required bicycle parking to allow for maneuvering of the bicycle. Where bicycle parking is next to a sidewalk, the maneuvering area may extend into the sidewalk.

- The area devoted to bicycle parking must be hard surfaced.

Additionally, the western sidewalk/ramps are in poor condition and should be upgraded to meet ADA standards.

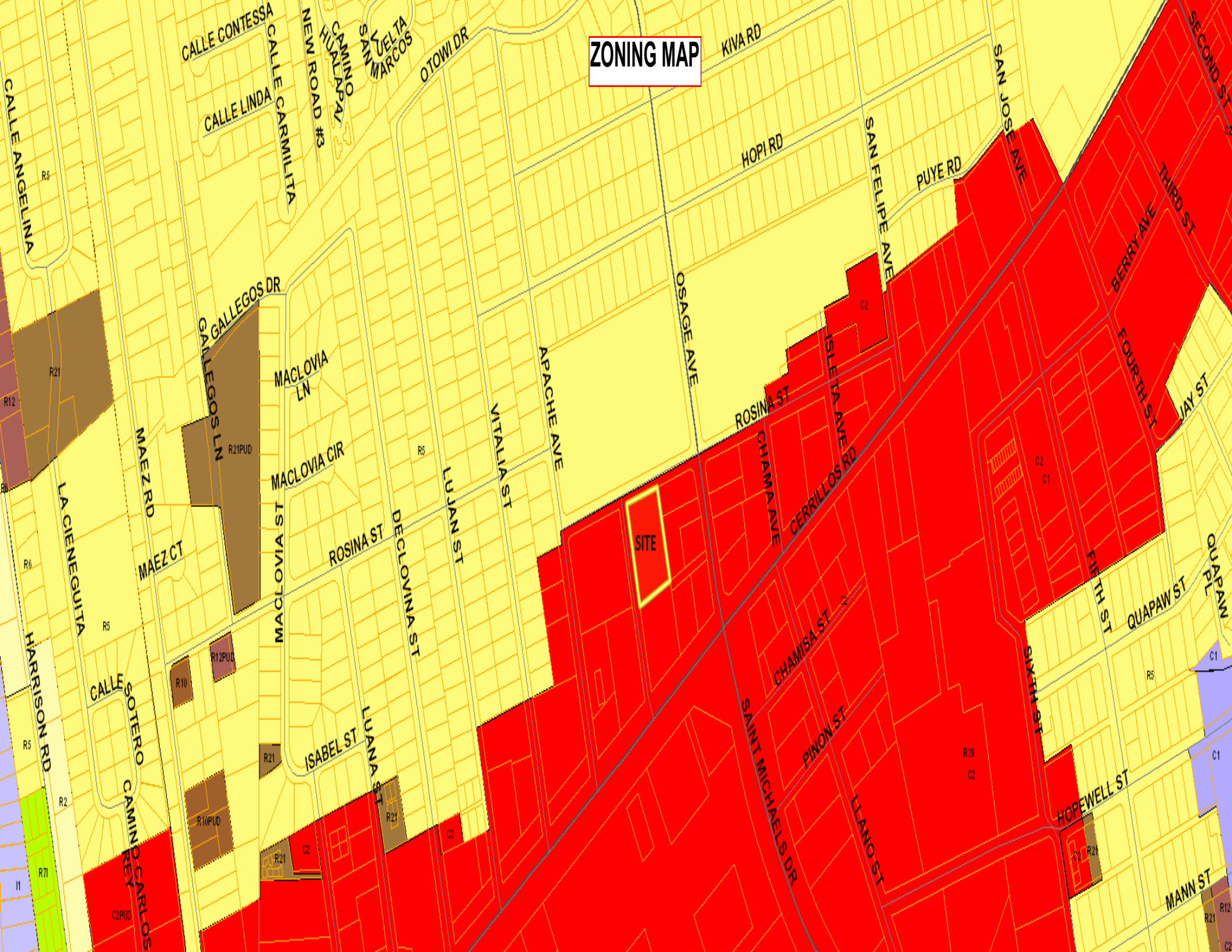


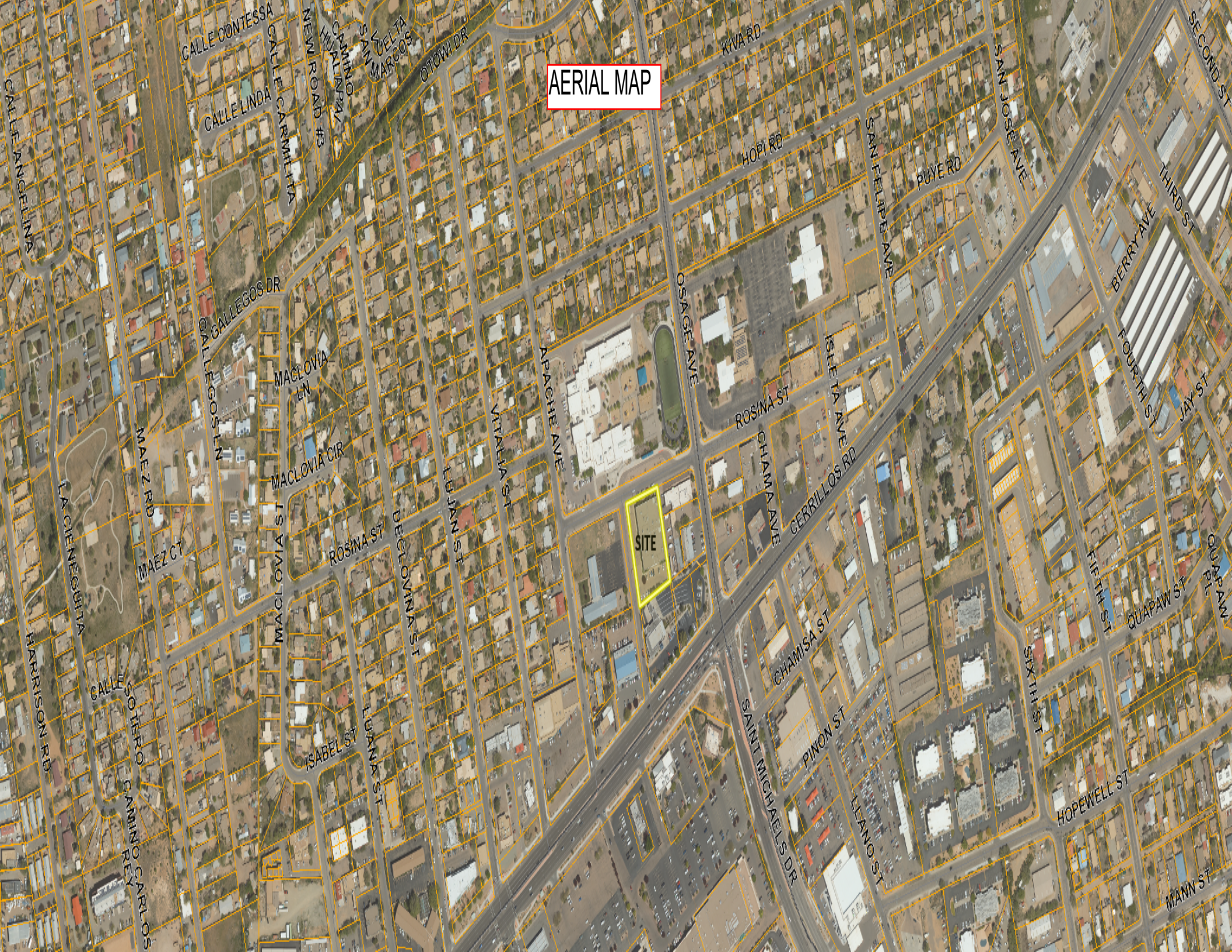
February 03, 2022
Planning Commission
Case #2021-4654. 2020 Rosina Development Plan

Case #2021-4655. 2020 Rosina Variance

EXHIBIT D

Maps and Photos


ZONING MAP
SITE
CALLE CONTESSA
CALLE LINDA
CALLE CARMILITA
NEW ROAD #3
CAMINO HUALAPAI
SAN VUELTA MARCOS
OTOWI DR
KIVA RD
HOPI RD
PUYE RD
SAN FELIPE AVE
SAN JOSE AVE
SECOND ST
THIRD ST
BERRY AVE
FOURTH ST
JAY ST
CALLE ANGELINA
GALLEGOS DR
GALLEGOS LN
MACLOVIA LN
MACLOVIA CIR
MACLOVIA ST
MAEZ RD
MAEZ CT
LA CIENEGUITA
HARRISON RD
CALLE SOTERO
CAMINO CARLOS REY
ROSINA ST
DECLOVINA ST
LUJAN ST
VITALIA ST
APACHE AVE
OSAGE AVE
ISLETA AVE
CHAMA AVE
CERRILLOS RD
CHAMISA ST
PINON ST
SAINT MICHAELS DR
LLANO ST
ISABEL ST
LUANA ST
FIFTH ST
QUAPAW ST
QUAPAW PL
SIXTH ST
HOPEWELL ST
MANN ST
R5
R21
R12
R6
R2
R7I
I1
R21PUD
R12PUD
R10
R10PUD
C2PUD
C2
C1
R29


AERIAL MAP
SITE
CALLE CONTESSA
CALLE LINDA
CALLE CARMILITA
NEW ROAD #3
CAMINO HUALAPAI
VUELTA SAN MARCOS
OTOWI DR
KIVA RD
HOPI RD
SAN FELIPE AVE
PUYE RD
SAN JOSE AVE
SECOND ST
THIRD ST
BERRY AVE
FOURTH ST
JAY ST
CALLE ANGELINA
GALLEGOS DR
GALLEGOS LN
MACLOVIA LN
MACLOVIA CIR
MAEZ RD
MAEZ CT
LA CIENEGUITA
HARRISON RD
CALLE SOTERO
CAMINO CARLOS REY
MACLOVIA ST
ROSINA ST
DECLOVINA ST
LUJAN ST
VITALIA ST
APACHE AVE
OSAGE AVE
ISLETA AVE
CHAMA AVE
CERRILLOS RD
CHAMISA ST
PINON ST
LLANO ST
SAINT MICHAELS DR
ISABEL ST
LUANA ST
FIFTH ST
QUAPAW ST
QUAPAW PL
SIXTH ST
HOPEWELL ST
MANN ST

February 03, 2022
Planning Commission
Case #2021-4654. 2020 Rosina Development Plan

Case #2021-4655. 2020 Rosina Variance

EXHIBIT E

Applicant Material

December 20, 2021

Dan Esquibel
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: Proposed Apartment Building
2020 Rosina St.
Planning Commission Submittal

Dan:

We are requesting a Planning Commission Pre-Application meeting for a new apartment building.

We propose the following additions, new construction and alterations:

- Remodel the existing single-story building. Provide new windows and doors in existing locations as well as new openings. Construct new interior layout, new yard walls for privacy, portals, and a new exterior stucco finish.
- Construct a (2) story addition to the existing single-story building. Provide portals and balconies with overhangs on the second story addition. Provide portals and patios to third story addition.
- Construct a central courtyard for existing and new stories.
- Construct elevator and stair house to roof deck.
- Redesign the existing parking lot.
- Provide new apartments and parking as follows:

UNIT COUNT				
UNIT TYPE	A	B	C	
	<800SF	800-1200 SF	>1200 SF	TOTAL
1st FLOOR	5	6	0	11
2nd FLOOR	1	11	0	12
3rd FLOOR	0	6	3	9
TOTAL UNITS	6	23	3	32

PAKING COUNT				
UNIT PARKING REQ'S	1.25	1.5	2	Total
REQUIRED PARKING	7.5	34.5	6	**48**
TOTAL PARKING PROVIDED			=	**50**
ADA PARKING SPACES			=	3

612 Old Santa Fe Trail Santa Fe, New Mexico 87505 505.988.5269 Fax 505.986.1270
: www.archallinc.com

Allowable building heights:

C-2 Zoning — 45'-0" Above finish grade (AFG)

Proposed building heights:

Proposed (3) Story Building with Roof Deck — 52'-4" maximum AFG

Proposed square footages:

BUILDING SQUARE FOOTAGE		
(EXISTING HEATED FIRST FLOOR:	15448	SF)
PROPOSED HEATED FIRST FLOOR:	14539	SF
PROPOSED HEATED SECOND FLOOR:	13394	SF
PROPOSED HEATED THIRD FLOOR:	11008	SF
TOTAL HEATED:	**38941**	**SF**

Thank you for your time and consideration. Please contact us if you have any questions.

Sincerely,



Hunter Redman, AIA
ARCHITECTURAL ALLIANCE, INC.

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TABLE 14-8.7-2: Architectural Design Standards and Point Allocations (See Note 1)		
Architectural Design Standards		**Points[1]**
WALLS		
Predominant Exterior Surface Material	Stucco, adobe	30
	Brick, natural stone, and integrally colored unit masonry	25; 30*
	Concrete and non-integrally colored unit masonry	20; 30*
	Metal siding, glass curtainwall systems, glass block, wood siding, and simulated materials	10; 30*
	Mirrored glass curtainwall systems	-10
Color of Predominant Exterior Surface Material	Earthtones, creams, and pastels of earthtone hues including but not necessarily limited to rose, peach, and terra cotta colors	30
	Pastel colors of non-earthtone hues, whites, grays, and grayish greens	15; 30*
	High-intensity colors	-10; 10*
	Metallic colors, glass and black	-10

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations (See Note 1)		
Architectural Design Standards		**Points[1]**
Exterior Surface Treatment	(A) Wall surfaces appear monolithic with at least 75 percent of the total wall area one material and one color. Differing shades of the same general hue shall not be considered different colors. Non-solar fenestration, window and door awnings, applied trim, and accent materials, colors, and decorative bands, with the exception of stucco, masonry or concrete control joints, are used in such a way that they do not give a panelized or prefabricated appearance, produce striped or checkerboard patterns, or exceed 25 percent of the surface area of any façade. Fenestration and/or accent colors on wall surfaces under portals or canopies having a horizontal depth of at least six feet shall be exempt from area calculations	10
	(B) Wall surfaces do not meet the criteria set forth in paragraph (A) above	-10
ROOFS		
Form	(A) Flat roof surfaces entirely concealed from public view by parapets	20
	(B) Flat roof surfaces not entirely concealed from public view by parapets, uniformly sloping roofs, or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with greater than or equal to four feet of vertical rise for every 12 feet of horizontal run and less than or equal to 12 feet of vertical rise for every 12 feet of horizontal run	15

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations (See Note 1)		
Architectural Design Standards		**Points[1]**
	(C) Uniformly sloping roofs or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with less than four feet of vertical rise for every 12 feet of horizontal run or having a slope with greater than 12 feet of vertical rise for every 12 feet of horizontal run	10
	(D) Any type of sloping roof having a height, from springline to peak, that exceeds the average height of the supporting walls; non-uniformly sloping roofs; or any combination of flat and non-uniformly sloping roofs	-10
Predominant Material	(A) All surfaces are concealed from public view	20
	(B) Standing, flat, or batten seam metal roofing, or membrane, asphalt or gravel surfaces exposed to public view	15
	(C) Flat tiles of clay, concrete or slate	10
	(D) Barrel tiles of clay, concrete, or slate; and asphalt shingles	5
	(E) Wood shingles or shakes and other materials including but not necessarily limited to plastic, fiberglass or metal roof tiles	-10
Predominant Color	(A) All surfaces are concealed from public view	15

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations (See Note 1)		
Architectural Design Standards		**Points[1]**
	(B) Dark reds, browns, and earthtones, and natural metals including aluminum, zinc, tin, and lead	10
	(C) Low-intensity colors other than those stated above	5
	(D) White	0
	(E) Bright, non-fading, high-intensity colors and any use of multiple colors	-15
BUILDING FORM		
Massing	(A) One-story buildings with over 10,000 square feet of gross floor area and multi-story buildings with over 20,000 square feet of gross floor area which are designed with wall plane projections or setbacks on each publicly visible façade having a depth of at least three percent of the length of the façade and extending at least 20 percent of the length of the façade	30
	(B) One-story buildings with less than or equal to 10,000 square feet of gross floor area and multi-story buildings with less than or equal to 20,000 square feet of gross floor area which are designed with either offsetting wall planes or upper story stepbacks of at least four horizontal feet, or a recessed entry space or projecting canopy or portal having a depth of at least six horizontal feet, on at least one publicly visible façade	30

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations (See Note 1)		
Architectural Design Standards		**Points[1]**
	(C) Buildings not utilizing the massing techniques described in paragraphs (A) or (B) above	0
DOORS AND WINDOWS		
Treatment	(A) More than 50 percent of doors, windows and glazed surfaces, which are not located under portales or canopies having a horizontal depth of at least six feet, have either frames recessed a minimum of two inches, are cased with trim, have divided lites, or have exposed or otherwise articulated lintels	20
	(B) More than 50 percent of doors, windows and glazed surfaces do not meet the requirements set forth in paragraph (A) above	0; 20*
Area	(A) All wall surfaces which are not located under portales or canopies having a horizontal depth of at least six feet, and which do not include solar fenestration, have less than or equal to 50 percent openings consisting of doors, windows, glazing and other penetrations	20
	(B) Wall surfaces do not meet the requirements as set forth in paragraph (A) above	0; 20*
Location	(A) All doors, windows and glazed surfaces, on structures having a gross floor area greater than 150 square feet, are located at least two feet from outside building corners	20

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations (See Note 1)		
Architectural Design Standards		**Points[1]**
	(B) All doors, windows and glazed surfaces, on structures having a gross floor area less than or equal to 150 square feet, have at least a two inch mullion at inside and outside building corners	20
Glazing	(A) All glazing is clear or tinted neutral gray	10
	(B) Any use of colored glazing	0; 10*
	(C) Any use of mirrored glazing	-10
EQUIPMENT		
Screening	(A) All roof and wall mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, are screened from public view by parapets, walls, fences, dense evergreen foliage, or by other means	10
	(B) All building mounted equipment set forth in paragraph (A) above is either screened; and/or painted to match visually adjacent surfaces	5
	(C) All building mounted equipment set forth in paragraph (A) above is not screened and/or painted to match visually adjacent surfaces	-10

TOTAL: 225 POINTS

ARCHITECTURAL ALLIANCE INC

STATEMENT ADDRESSING APPROVAL CRITERIA

December 20, 2021

DEVELOPMENT PLAN:

We are requesting approval for the remodel and additions for a proposed three-story apartment building located at 2020 Rosina Street. See the responses to the Approval Criteria and Conditions below:

Section 14-3.8 (D) Development Plan Approval Criteria and Conditions and Applicant Responses

(1) Necessary Findings: To approve a *development* plan, the planning commission must make the following findings:

(a) that it is empowered to approve the plan under the section of Chapter 14 described in the *application* ;

RESPONSE: See the attached application.

(b) that approving the *development* plan will not adversely affect the public interest;

RESPONSE: The development plan does not adversely affect the public interest as there is already an existing building and parking lot that covers the site. The site will be improved.

(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 use as an apartment building will provide much needed multi-family housing in a busy commercial area.

(2) Conditions: The planning 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* , including:

(a) special *yards* or *open spaces* ;

RESPONSE: A minimum of 250 sq.ft. of private open space is provided for each apartment on the ground floor. All apartments on the second and third floors have private open space in the form of portals, balconies and/or decks. The common open space is provided in a central courtyard within the building, a landscaped area on the north side of the site and a roof top deck and gardens.

(b) fences, *walls* or landscape screenings;

RESPONSE: A security fence and automatic gate will surround the parking lot to the west of the building. On the ground level, each unit will have private open space enclosed by a stucco wall.

(c) provision and arrangement of parking and vehicular and pedestrian circulation;

RESPONSE: The existing parking lot will be reconfigured and brought up to code. Ramps and renovated sidewalks will enhance the pedestrian circulation.

(d) on-site or off-site *street* , sidewalk or utility improvements and maintenance agreements;

RESPONSE: On-site sidewalks will be improved and will comply with accessibility codes. No new on-site street improvements will be required as existing access will be utilized.

(e) noise generation or attenuation;

RESPONSE: Sound attenuation walls will be provided through the structure for the privacy and comfort of the residents. The common open space in the center of the building and on the rooftop will not generate noise that would affect the surrounding properties.

(f) dedication of *rights of way* or easements or access rights;

RESPONSE: All utility easements will be maintained. No additional easements are proposed.

(g) arrangement of *buildings* and use areas on the site;

RESPONSE: The existing building footprint will remain. The proposed additions will be on top of the existing building and no additional square footage will be added to the site on the ground.

(h) special hazard reduction measures, such as *slope* planting;

RESPONSE: Not applicable

(i) minimum site area;

RESPONSE: Site area is .9067 acres and will remain unchanged.

(j) other conditions necessary to address unusual site conditions;

RESPONSE: The site is completely developed which leaves no room for additional common open space. So, the proposed building will have a new central courtyard and roof deck to meet the common open space requirements of the city code.

(k) limitations on the type, extent and *intensity* of uses and *development* allowed;

RESPONSE: This project complies with the type, extent and intensity of uses and development allowed.

(l) maximum numbers of *employees* or occupants permitted;

RESPONSE: 120

(m) hours of operation;

RESPONSE: 24 hours a day, 7 days a week

(n) phases of *development* , if applicable;

RESPONSE: Not applicable

(o) establishment of an expiration date, after which the use must cease at that site;

RESPONSE: Not applicable

(p) establishment of a date for annual or other period review at a public hearing;

RESPONSE: Not applicable

(q) plans for sustainable use of energy, recycling and solid waste disposal;

RESPONSE: The infrastructure will be upgraded and will increase the energy efficiency of the existing building. The new additional stories will comply with current building and energy codes. Recycling and waste disposal will be implemented where possible. Photovoltaic panels will be installed.

(r) any other appropriate conditions and safeguards, in conformity with Chapter 14 or provisions of other chapters of the Santa Fe City Code that regulate the *development* and use of land.

RESPONSE: Not applicable

(s) conditions may not be imposed that restrict the use to a specific *person* or group.

RESPONSE: The apartment building will not impose conditions that restrict the use to a specific person or group.

(3) Expiration: *Development* plans expire as provided in Section 14-3.19 Expiration, Extension and Amendment of Development Approvals.

VARIANCE REQUEST:

We are requesting a variance from TABLE 14-7.3-1: "Table of Dimensional Standards for Nonresidential Districts" to exceed the maximum height limits of 45' and allow a 52' 4" structure on the rooftop deck.

Section 14-3.16 (C) Variance Approval Criteria and Applicant Responses

(1) One or more of the following special circumstances applies:

(a) unusual physical characteristics exist that distinguish the land or *structure* from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid;

RESPONSE: Not applicable

(b) the *parcel* is a *legal nonconforming lot* created prior to the adoption of the regulation from which the variance is sought, or that was created by government action for which no compensation was paid;

RESPONSE: Not applicable

(c) there is an inherent conflict in applicable regulations that cannot be resolved by compliance with the more-restrictive provision as provided in Section 14-1.7

RESPONSE: Not applicable

(d) the land or *structure* is *nonconforming* and has been designated as a *landmark*, contributing or *significant property* pursuant to Section 14-5.2 (Historic Districts).

RESPONSE: Not applicable

(2) The special circumstances make it infeasible, for reasons other than financial cost, to develop the *property* in compliance with the standards of Chapter 14.

RESPONSE: The existing site is fully developed and does not have adequate space on the ground level for the required amount of common open space for the multi-family development. The required common open space is 5,924.4 sf. The proposed building will have 2,135 sf of common open space at ground level by adding an open-air courtyard in the center of the building. The remaining common open space will be on the roof of the structure. To provide comfort and shelter from the sun to a portion of the roof deck, the rooftop elevator and stair access, which are allow per 14-7.1(C)(2) will be connected by a shade structure that is 7'-4" above the allowable height of 45'. The shade structure is also the base for photovoltaic panels to offset the electrical power requirements of the building.

(3) The *intensity* of *development* shall not exceed that which is allowed on other *properties* in the vicinity that are subject to the same relevant provisions of Chapter 14.

RESPONSE: The intensity of development does not exceed that which is allowed on other properties.

(4) The variance is the minimum variance that will make possible the reasonable use of the land or *structure* . The following factors shall be considered:

(a) whether the *property* has been or could be used without variances for a different category or lesser *intensity* of use;

RESPONSE: The common open space is a code requirement. The shade structure is not required by code but provides shelter and comfort for the residents on the roof deck in an area where our sun can be extremely intense.

(b) consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the *general plan* .

RESPONSE: Locating the shade structure on the roof is consistent with the purpose and intent of Chapter 14. The Roof access stair and elevator structure will already be present and are allowed by code. The shade structure will connect the elevator and stair access structures making them stand out less and feel more a part of the thoughtful design.

(5) The variance is not contrary to the public interest.

RESPONSE: This variance is not contrary to the public interest because the stair and elevator access will already be on the roof and the shade structure will tie them together. From ground level, the 7'-4" height above the 45' maximum, will be minimally visible because the structure is set back from the edge of the building. The setbacks are 10-'6" from the west façade, 2'-8" from the south façade, 63'-2" from the east façade and 44'-10" from the north façade that is adjacent to the public street of Rosina.

END OF RESPONSES

PROPOSED NEW APARTMENT BUILDING

Building Criteria

SITE: 2020 Rosina St., Santa Fe New Mexico 87505

CONSTRUCTION STYLE: Transitional Territorial style with flat roofs

UTILTIES: Sewer: City Sewer / Water: City Water /
Gas: Gas Company of NM / Electrical Service / PNM

Building Code Information 2015 IBC

ZONING: C-2

LOT SIZE: .9067 ACRES (39,496 SQ FT)
BUILDING FOOTPRINT: 17,172 SQ FT

LOT COVERAGE: REQUIRED - 60% MAX
PROVIDED - 57% EXISTING LOT COVERAGE

SETBACKS: STREET= 15'-0"
SIDE= 0'-0"
REAR= 10'-0" NOTE 2: 25'-0" IF ABUT RESIDENTIAL

LANDSCAPE REQUIREMENTS: Per Santa Fe City Code 14-8.4
FLOOD PLAIN: Existing & Proposed Structures out of flood plain
ALLOWABLE CITY CODE BUILDING HEIGHT: 45'-0"

PRIVATE OPEN SPACE REQUIREMENTS: Per 14-7.5(D)(8)(c)
REQUIRED: Each ground floor dwelling unit shall have min. 250 sf
PROVIDED: >250 sf for each ground floor dwelling unit

COMMON OPEN SPACE REQUIREMENTS:
REQUIRED: 15% of lot area w/ active water harvesting
39,496 x 15% = 5,924.4 sf
PROVIDED: North Landscape Area: 1,233 sf
Interior Courtyard: 902 sf
Roof Deck: 7,308 sf
Total Provided: 9,443 sf

IBC 2015:

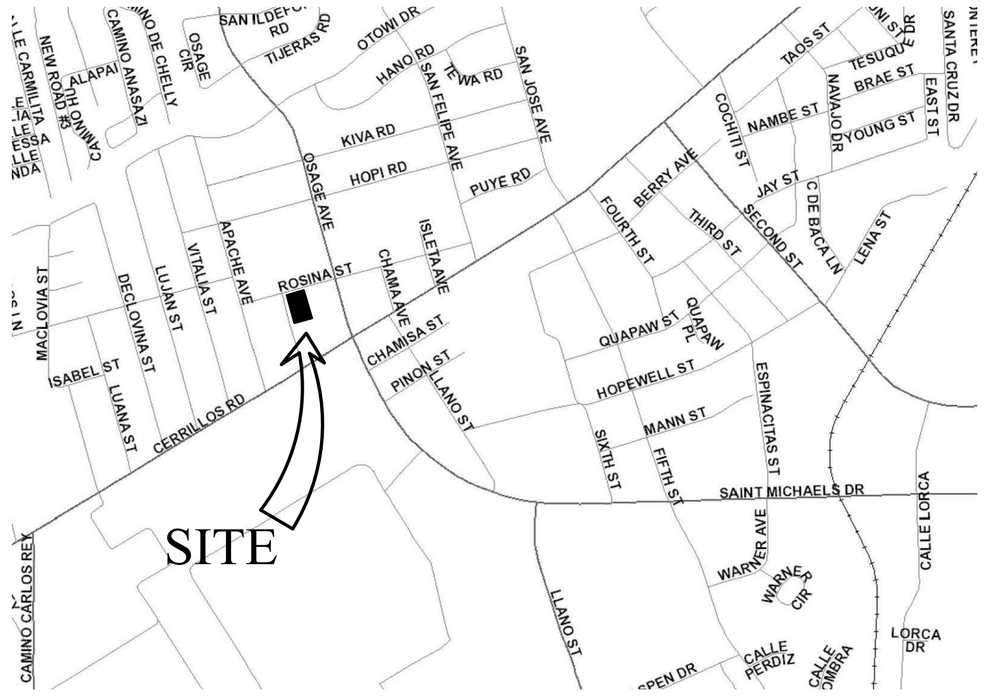
OCCUPANCY:	GROUP R-2 RESIDENTIAL - APARTMENT HOUSING
CONSTRUCTION TYPE:	III-A
AUTOMATIC SPRINKLERS:	PER 903.3.1.1
ALLOWABLE IBC BUILDING HEIGHT:	70'-0"
ALLOWABLE # OF STORIES:	3 STORIES
ALLOWABLE BUILDING AREA:	SINGLE OCCUPANCY, MULTI-STORY: SM (506.2.3) ALLOWABLE FLOOR AREA FACTOR: 36,000 sf ALLOWABLE FLOOR AREA: 108,000 sf
FIRE EXTINGUISHERS:	PER 906
ACCESSIBLE DWELLING UNITS:	PROVIDED: (1) TYPE 'A' , ALL OTHER UNITS TYPE 'B'
EGRESS EXITS PROVIDED:	(1) PER UNIT, OCC LOAD FOR ALL UNITS <10 (2) PER FLOOR

ROOM TYPE & COUNT				
UNIT TYPE	A	B	C	
	<800 SF	800-1200 SF	>1200 SF	TOTAL
1st FLOOR	5	6	0	11
2nd FLOOR	1	11	0	12
3rd FLOOR	0	6	3	9
TOTAL UNITS	6	23	3	32

PARKING COUNT				
UNIT PARKING REQ'S	1.25	1.5	2	TOTAL
UNIT TYPE # OF PARKING	7.5	34.5	6	48
TOTAL PARKING PROVIDED			=	50
ADA PARKING SPACES			=	3
VISITOR PARKING			=	2

BUILDING SQUARE FOOTAGE	
EXISTING HEATED FIRST FLOOR:	15,448 SF
PROPOSED HEATED FIRST FLOOR:	14,539 SF
PROPOSED HEATED SECOND FLOOR:	13,394 SF
PROPOSED HEATED THRIRD FLOOR:	11,008 SF
TOTAL PROPOSED HEATED	38,941 SF

2020 Rosina Street
Santa Fe NM, 87505



Vicinity Map

NORTH
N.T.S.

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2020 ROSINA STREET

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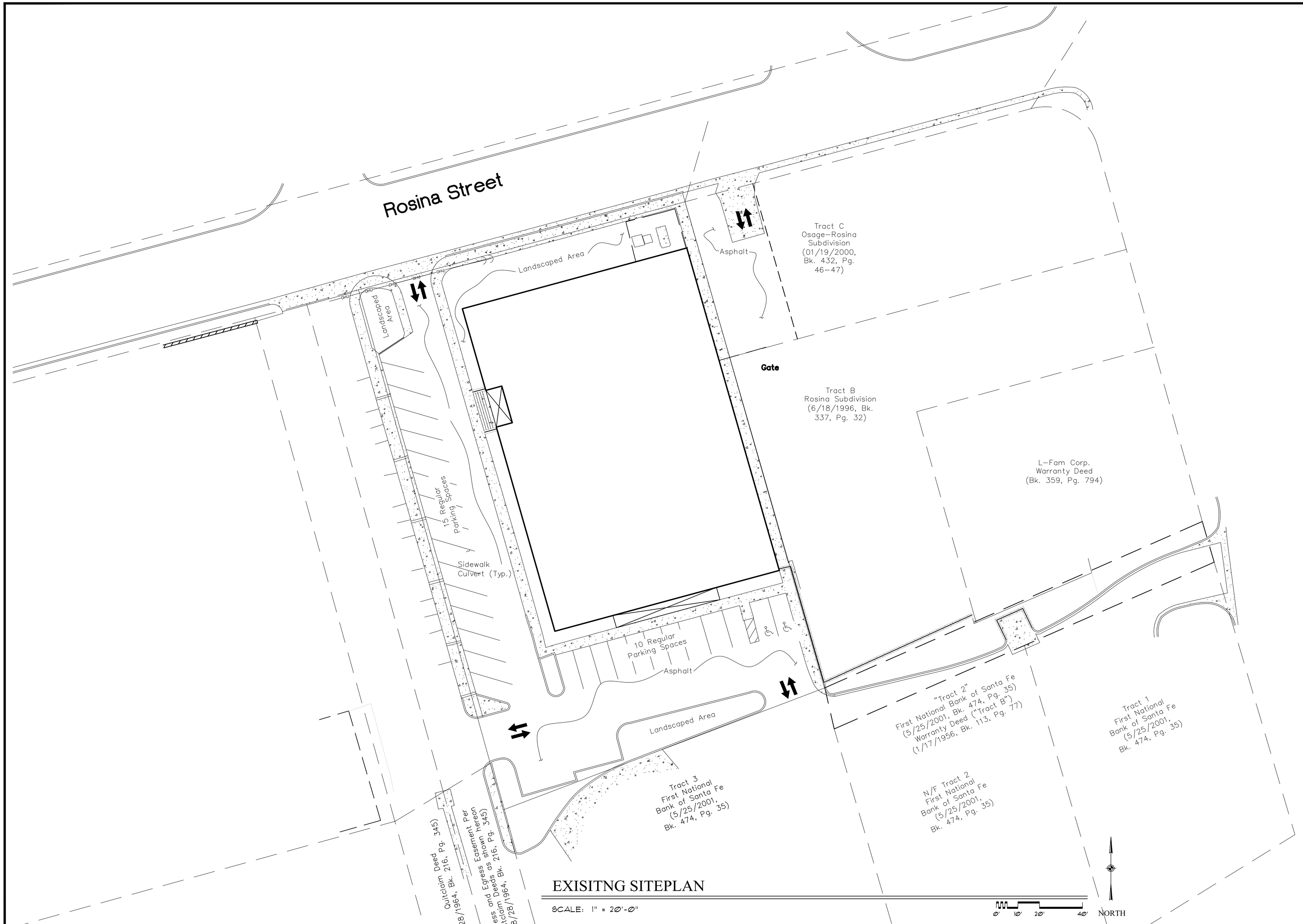
PLANNING COMMISSION DRAWINGS
DATED: DECEMBER 20, 2021
ARCHITECT'S PROJECT NUMBER 19-25



EXISITNG SITEPLAN

SCALE: 1" = 20'-0"

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NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE

New Apartment Building

2020 ROSINA STREET,
SANTA FE, NEW MEXICO
87505

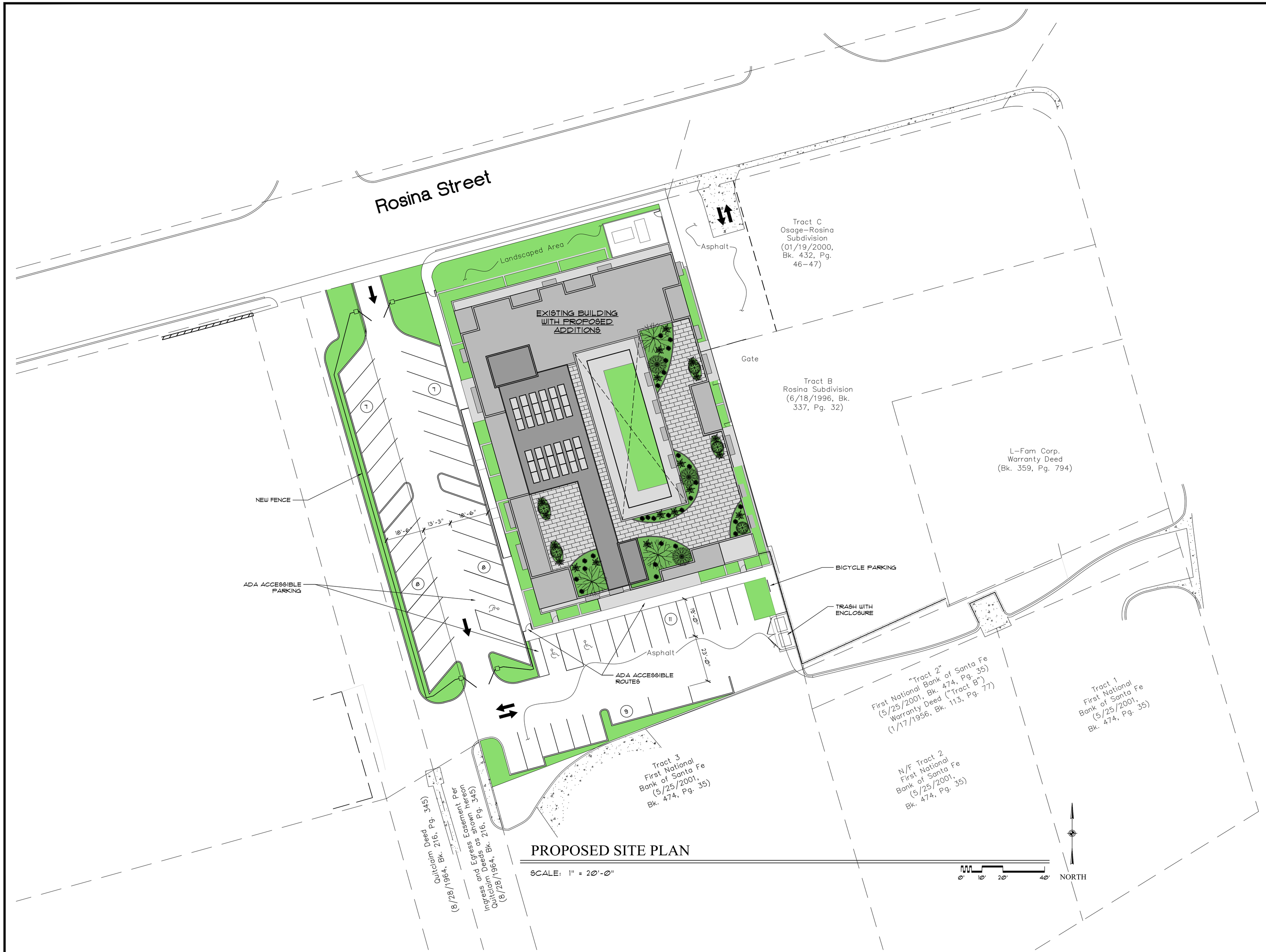
PROJECT NO.	19-25		
CHECKED BY	EE	DATE	NA
DRAWN BY	HR	DATE	03/19/21

SHEET TITLE

EXISTING
SITE PLAN

SHEET NO.

C-1



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

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NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE

New Apartment Building

2020 ROSINA STREET,
SANTA FE, NEW MEXICO
87505

PROJECT NO. 19-25

CHECKED BY	EE	DATE	12/17/21
DRAWN BY	HR	DATE	12/17/21

SHEET TITLE

PROPOSED SITE PLAN

SHEET NO.

C-2

Methodology

Discharge calculations were performed using the Rational Method as described in section 403 of the New Mexico Department of Transportation Drainage Design Manual, July 2018. Runoff was calculated using the SCS runoff curve method as described in the USDA Urban Hydrology for Small Watersheds (TR55). Rainfall intensity and precipitation data was found on the NOAA Precipitation Frequency Data Server. Soil classification was found on the USDA Web Soil Survey.

Precipitation

Discharge calculations were performed using rainfall intensity (in/hr) during the 2-, 10-, 50-, and 100-year, 24-hour duration storms. Runoff calculations were performed using rainfall (in) during the 100-year, 24-hour duration storm. All precipitation information was obtained from the NOAA Precipitation Frequency Data Server.

Present Conditions

The property is 0.9067 acres (39,496 sq ft) located near Cerillos Rd. and Osage Ave. at 2020 Rosina St. The USDA Web Soil Survey identifies the site as "urban land." The property has one existing building with a footprint of 17,127 sq. ft. Paved parking is located to the south and west of the building. Landscaped areas exist along the north and south property lines. Existing precipitation on the north flows to Rosina St. Precipitation on the south and west flows to the western access road and out to Rosina St. Stormwater system access exists at the corner of Rosina St. and Apache Ave.

Proposed Conditions

The proposed changes involve a two-story addition to the existing building and removal of 2716.4 sq. ft. of interior space, which will be replaced with an interior courtyard that contains 902 sq. ft. of landscaped area. The roof will provide an area of 14,456 sq. ft. of active rainwater harvesting. Existing ground flow pattern will not change.

Determination of Curve Number

Utilizing the USDA Urban Hydrology for Small Watersheds (TR55), curve number was assigned to each portion of the present and proposed land uses. The composite curve number was calculated using a weighted average as shown below:

$$CN_{Composite} = \frac{\text{Area (Acre)*CN}}{\text{Total Area (Acre)}}$$

Present Land Use

Description	Area (A, acre)	Area (sq ft)	CN (TR55)
Roof Area	0.3942	17,172	98
Sidewalks and Parking	0.4028	17,545	98
Landscaped Area	0.1097	4,779	70
Composite	0.9067	39,496	94.61

Proposed Land Use

Description	Area (A, acre)	Area (sq ft)	CN (TR55)
Roof Area	0.3319	14,456	98
Sidewalks and Parking	0.4193	18,264	98
Landscaped Area	0.1556	6,776	70
Composite	0.9067	39,496	93.20

Discharge Calculations

Utilizing section 403 of the NMDOT Design Manual, July 2018, discharge was calculated using the rational method. Runoff coefficients (c) were determined using the 1-hour duration for each design storm. Rainfall intensity (i) was obtained from NOAA Precipitation Frequency Data Server. Area (A) was taken as acres from the table above.

$$Q = c*i*A$$

Present Land Discharge Calculations (88% Impervious)

	Runoff coef. (c)	Rainfall intensity (i, in/hr)	Discharge (Q, cfs)
2-Year Design Storm	0.60	0.062	0.034
10-Year Design Storm	0.66	0.089	0.053
50-Year Design Storm	0.86	0.118	0.092
100-Year Design Storm	0.88	0.131	0.104

Proposed Land Discharge Calculations (83% Impervious)

	Runoff coef. (c)	Rainfall intensity (i, in/hr)	Discharge (Q, cfs)
2-Year Design Storm	0.57	0.062	0.031
10-Year Design Storm	0.63	0.089	0.049
50-Year Design Storm	0.83	0.118	0.087
100-Year Design Storm	0.85	0.131	0.099

Net Changes to Runoff

Net changes to runoff are found using the SCS runoff curve method from the USDA TR55. The composite curve number was used to compute an S-value (not shown). Rainfall was taken from NOAA Precipitation Frequency Data Server using a 24 hour, 100-year design storm. Equations used are below.

$$S = \frac{1000}{CN} - 10 \qquad Q = (P-0.2S)^2 / (P+0.8S)$$

Net Change to Runoff

	CN (TR55)	Rainfall (in)	Runoff (in)
Present Land Use	95	3.15	2.60
Proposed Land Use	94	3.15	2.40
		ΔRunoff	-0.20 in

ENGINEER'S 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 of the site as of _____ is in substantial compliance with the approved Grading and Drainage Plan prepared by _____, dated _____.

This certification is limited to on-site grading and drainage improvements and does not extend to the structural integrity of the materials used nor the workmanship of the contractor.

_____

Printed name, NMPE no. _____ DATE

Active Rainwater Harvesting

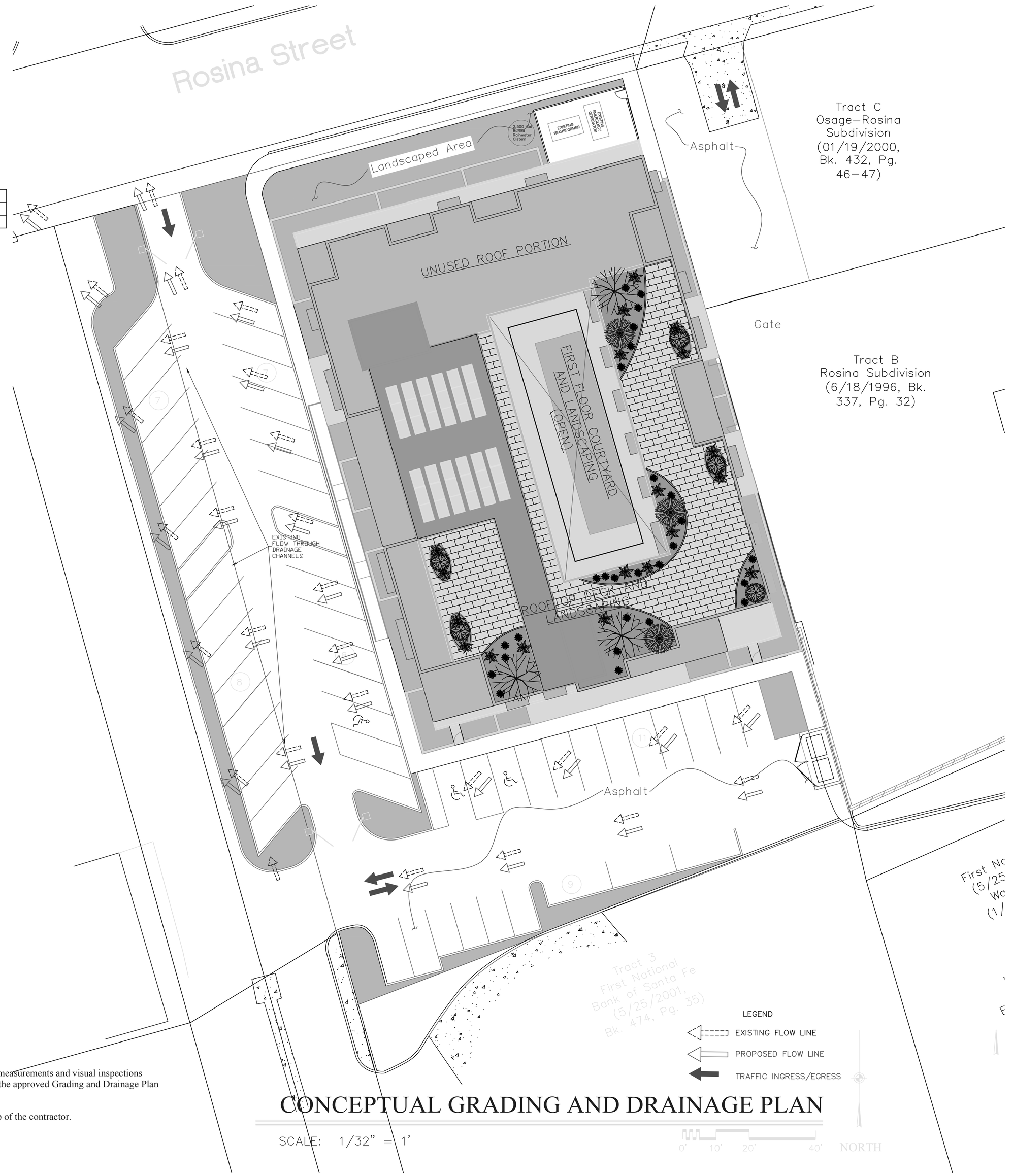
Active rainwater harvesting will collect approximately 1/4 of the runoff from the roof of the building. Rainwater will flow into one 2,500 gallon buried cistern to the north of the building. Water that infiltrates through the landscaped portion of the rooftop deck will flow through dedicated drainage lines into the rainwater collection system. Rainwater will be dedicated for consumptive use.

Runoff is calculated using the SCS runoff curve method with an assumed curve number of 98 for the roof. Rainfall was taken from NOAA Precipitation Frequency Data Server using a 24 hour, 2-year design storm. The area of the roof is 14,456 sq ft (0.3942 ac).

Roof Runoff

	CN (TR55)	Rainfall (in)	Runoff (in)
2-Year, 24-Hour Runoff	98	1.19	0.976
		Volume (gal)	8,794

Rainwater will flow into the storage tank and overflow into a rolling attenuation pond in the landscaped area. Stored water will be used to irrigate the landscaped area.



CONCEPTUAL GRADING AND DRAINAGE PLAN

SCALE: 1/32" = 1'

ACG ENGINEERING CONSTRUCTION
1625 GOLD AVE SE
ALBUQUERQUE, NEW MEXICO 87106
Telephone 505-379-3671
ACGENGINEERING@GMAIL.COM

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NO.	REVISION/SUBMISSION	DATE

STAMP

CHRISTINE C. GRACE NEW MEXICO 10861 12-17-21 PROFESSIONAL ENGINEER

PROJECT TITLE

New Apartment Building

2020 ROSINA STREET,
SANTA FE, NEW MEXICO
87505

PROJECT NO. 19-25

CHECKED BY:	EE	DATE:	12/02/21
DRAWN BY:	HR	DATE:	12/02/21

SHEET TITLE

CONCEPTUAL GRADING AND DRAINAGE PLAN

SHEET NO.

C-3

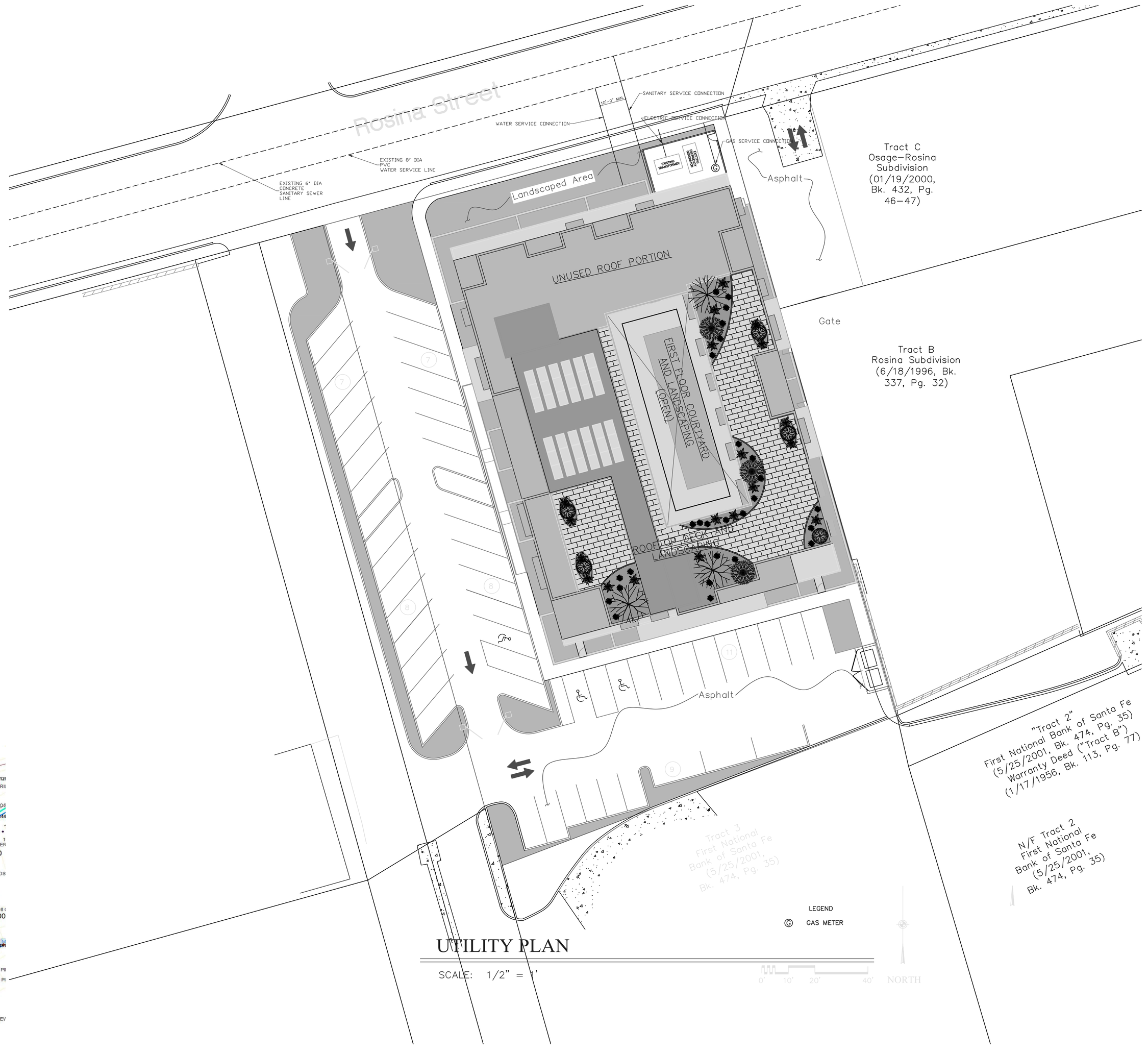
EXISTING UTILITIES

Water service exists along Rosina St. by an 8" PVC water line. City of Santa Fe utility maps show multiple water meters to the east on Osage Ave. and one to the south on Cerillos Rd. Utility maps do not show a water meter on Rosina St. The sanitary sewer is serviced by a 6" concrete sewer line. An existing sanitary sewer line connects the building to the Rosina St. line to the north of the building (shown).

Three fire hydrants exist near the site. One fire hydrant is 350 ft to the east on Rosina, one is 320 ft to the west on Rosina and one is 320 ft to the south along the private access road.

PROPOSED UTILITIES

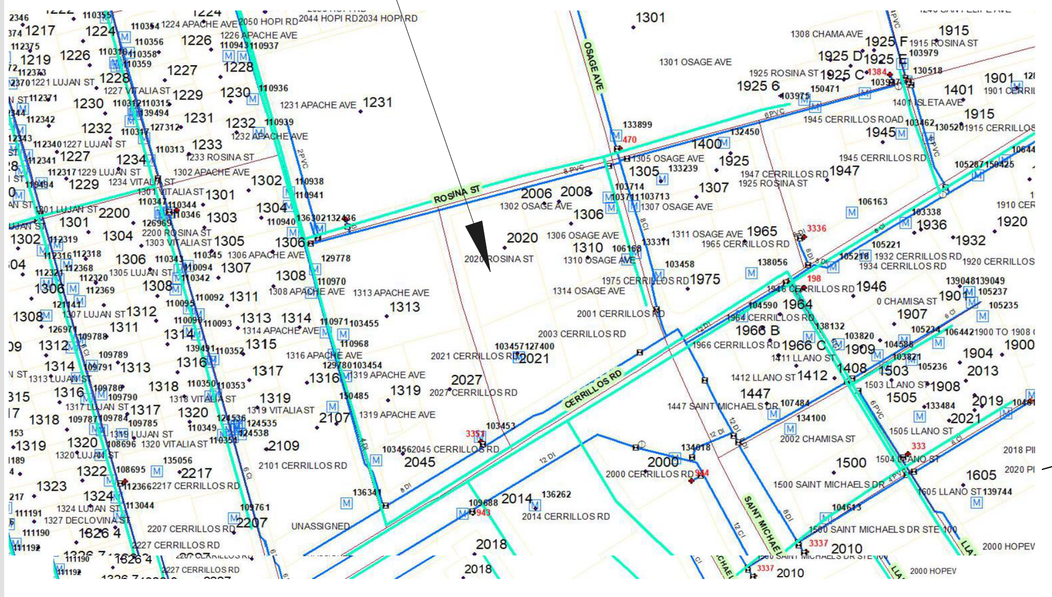
The existing water and sanitary sewer connections will be upgraded and/ or moved pending hydraulic analysis. If necessary, a new meter will be installed to the north of the building and service will be connected to Rosina St.



UTILITY PLAN

SCALE: 1/2" = 1'

SITE LOCATION



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PROJECT NO. 19-25

CHECKED BY	EE	DATE	12/02/2
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SHEET TITLE

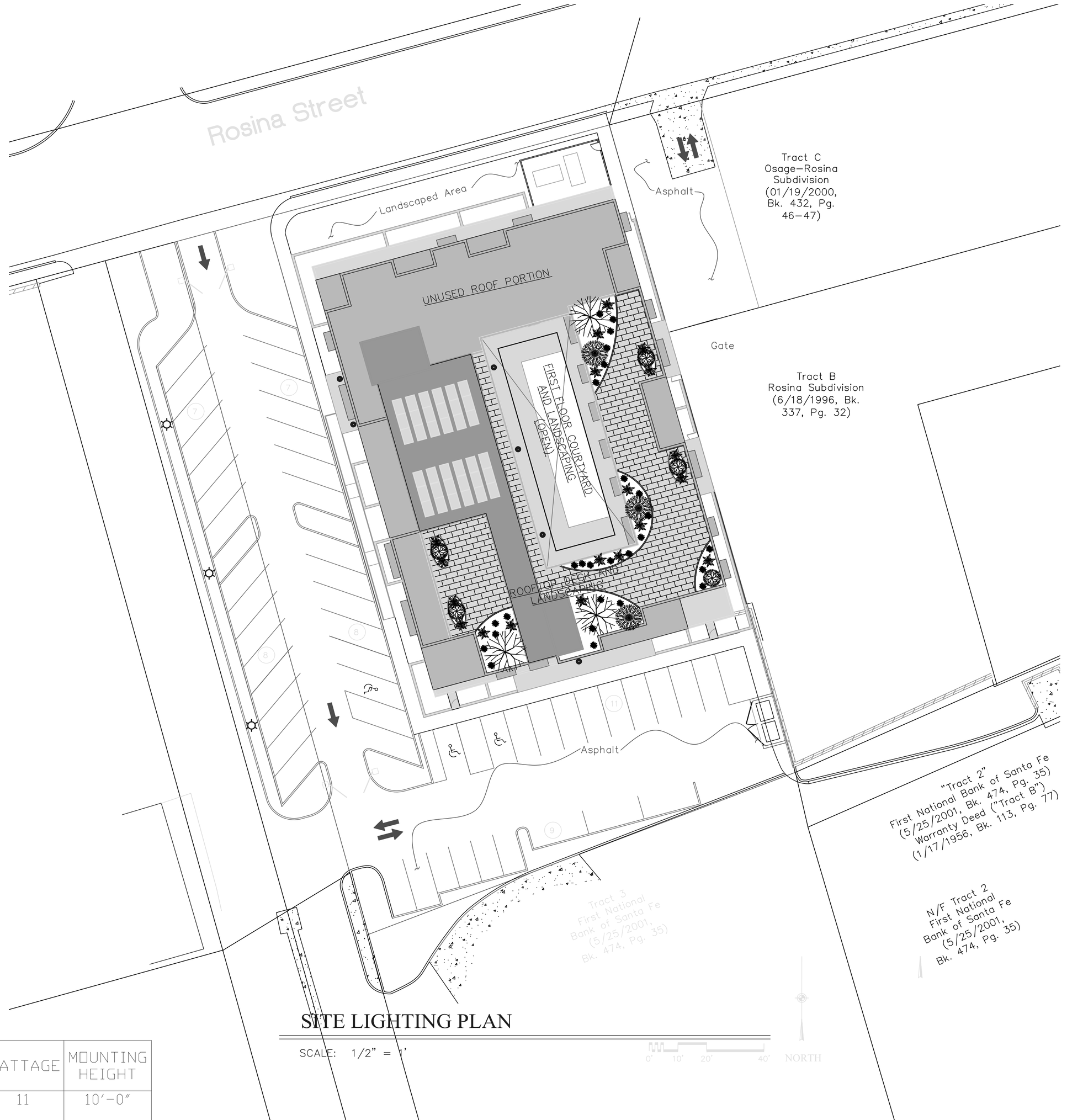
CONCEPTUAL UTILITIES PLAN

SHEET NO.

C-4

GENERAL NOTES

1. LUMINAIRES COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND ORDINANCE 14-8.9
2. ALL OUTDOOR LUMINAIRES ARE OPERATED FROM DUSK TO DAWN
3. WHERE APPROPRIATE, OUTDOOR LIGHTING NOT OPERATED FROM DUSK TO DAWN WILL BE MOTION ACTIVATED
4. GENERAL CONTRACTOR TO ENSURE LIGHT FIXTURES ARE INSTALLED PROPERLY SUCH THAT THE BOTTOM OF THE FIXTURE IS PARALLEL TO THE GROUND
5. NEW LIGHT FIXTURES SHALL BE INSTALLED TO MINIMIZE NUISANCE GLARE ON ADJACENT PROPERTIES AS MUCH AS POSSIBLE



SITE LIGHTING PLAN

SCALE: 1/2" = 1'

TYPE	SYMBOL	CUTOFF CHARACTERISTIC	MANUFACTURER	MODEL	TYPE	LUMENS	WATTAGE	MOUNTING HEIGHT
LED WALL CYLINDER	●	FULL CUTOFF	KICHLER	11250AZT30	LED	350	11	10'-0"
LED POLE-TOP	☼	FULL CUTOFF	BEGA	99 499 K3	LED	3,492	29	20'-0"

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NO	REVISION/SUBMISSION	DATE

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CHRISTINE C. GRACE NEW MEXICO 10861 12-17-21 PROFESSIONAL ENGINEER

PROJECT TITLE

New Apartment Building

2020 ROSINA STREET,
SANTA FE, NEW MEXICO
87505

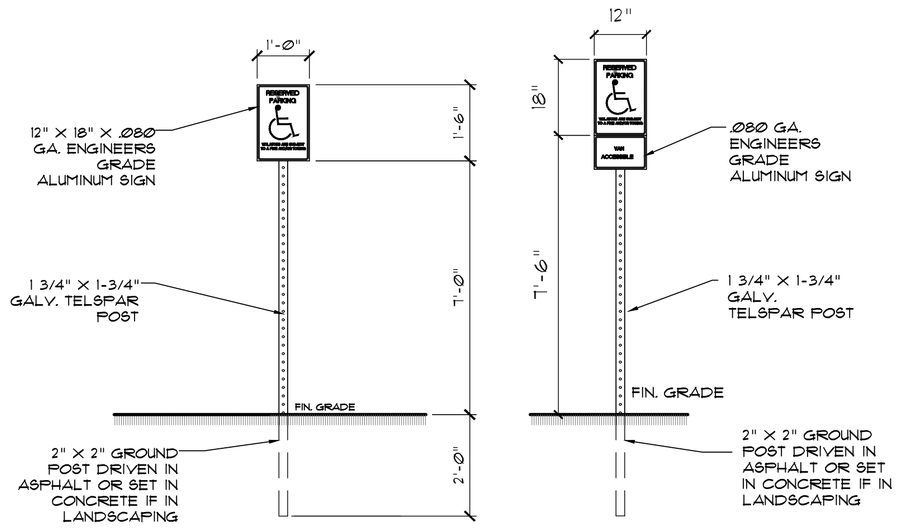
PROJECT NO. 19-25

CHECKED BY: EE DATE: 12/02/2

DRAWN BY: HR DATE: 12/02/2

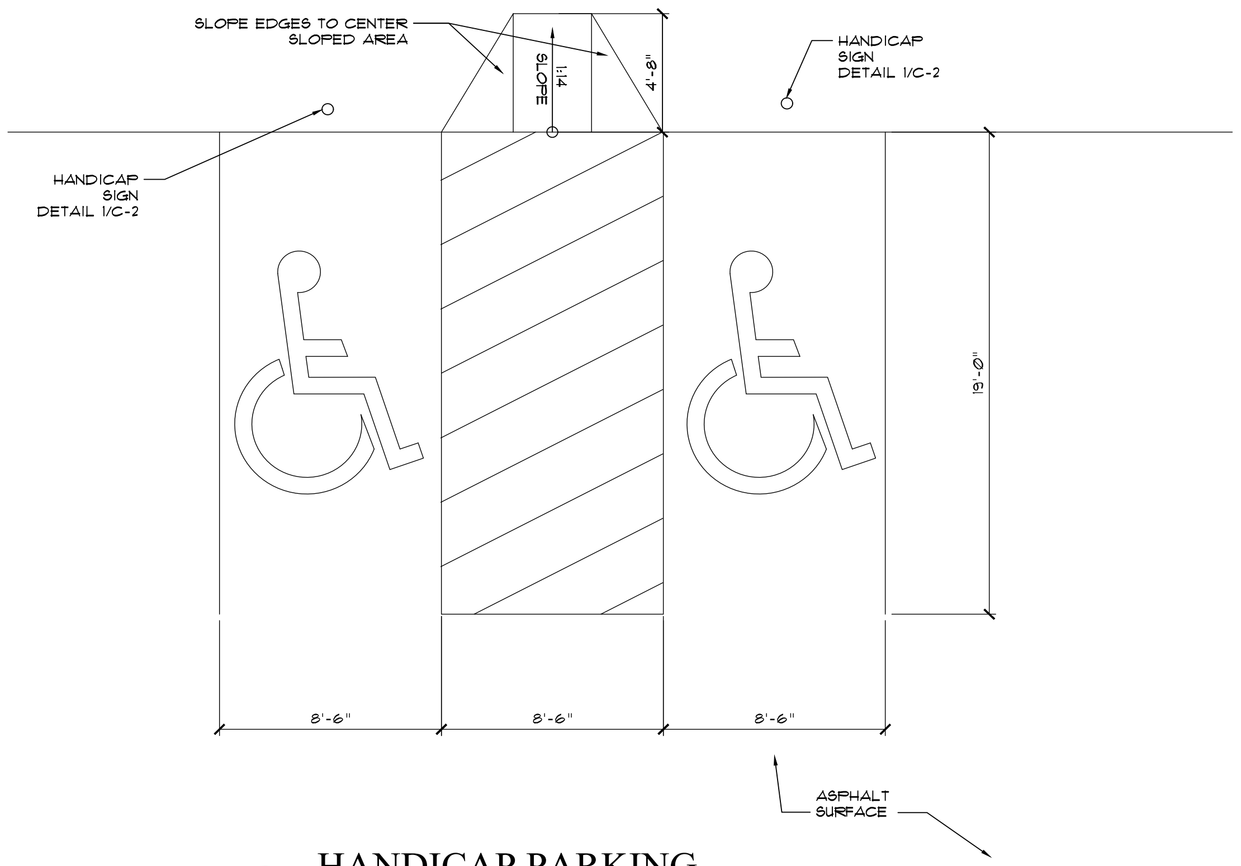
SHEET TITLE: CONCEPTUAL UTILITIES PLAN

SHEET NO. C-5



2 HANDICAP SIGN DETAIL

SCALE: 1/2" = 1'-0"



1 HANDICAP PARKING

SCALE: 1/4 = 1'-0"

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New Apartment Building

2020 ROSINA STREET,
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CHECKED BY	EE	DATE	12/02/2
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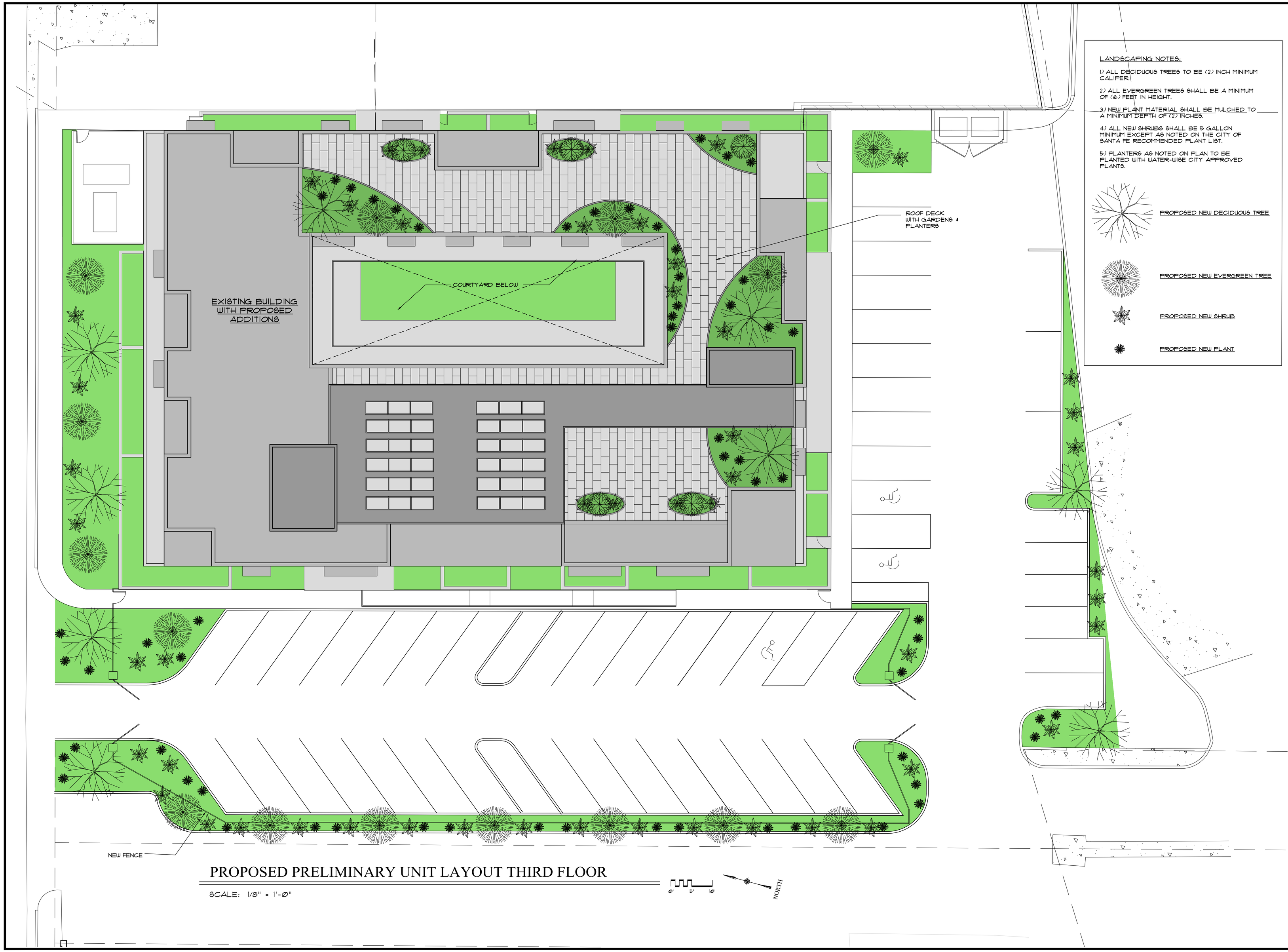
SHEET TITLE

SITE DETAILS

SHEET NO.

C-6



LANDSCAPING NOTES:

1) ALL DECIDUOUS TREES TO BE (2) INCH MINIMUM CALIPER.

2) ALL EVERGREEN TREES SHALL BE A MINIMUM OF (6) FEET IN HEIGHT.

3) NEW PLANT MATERIAL SHALL BE MULCHED TO A MINIMUM DEPTH OF (2) INCHES.

4) ALL NEW SHRUBS SHALL BE 5 GALLON MINIMUM EXCEPT AS NOTED ON THE CITY OF SANTA FE RECOMMENDED PLANT LIST.

5) PLANTERS AS NOTED ON PLAN TO BE PLANTED WITH WATER-WISE CITY APPROVED PLANTS.

PROPOSED NEW DECIDUOUS TREE

PROPOSED NEW EVERGREEN TREE

PROPOSED NEW SHRUB

PROPOSED NEW PLANT

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New Apartment Building

2020 ROSINA STREET,
SANTA FE, NEW MEXICO
87505

PROJECT NO. 19-25

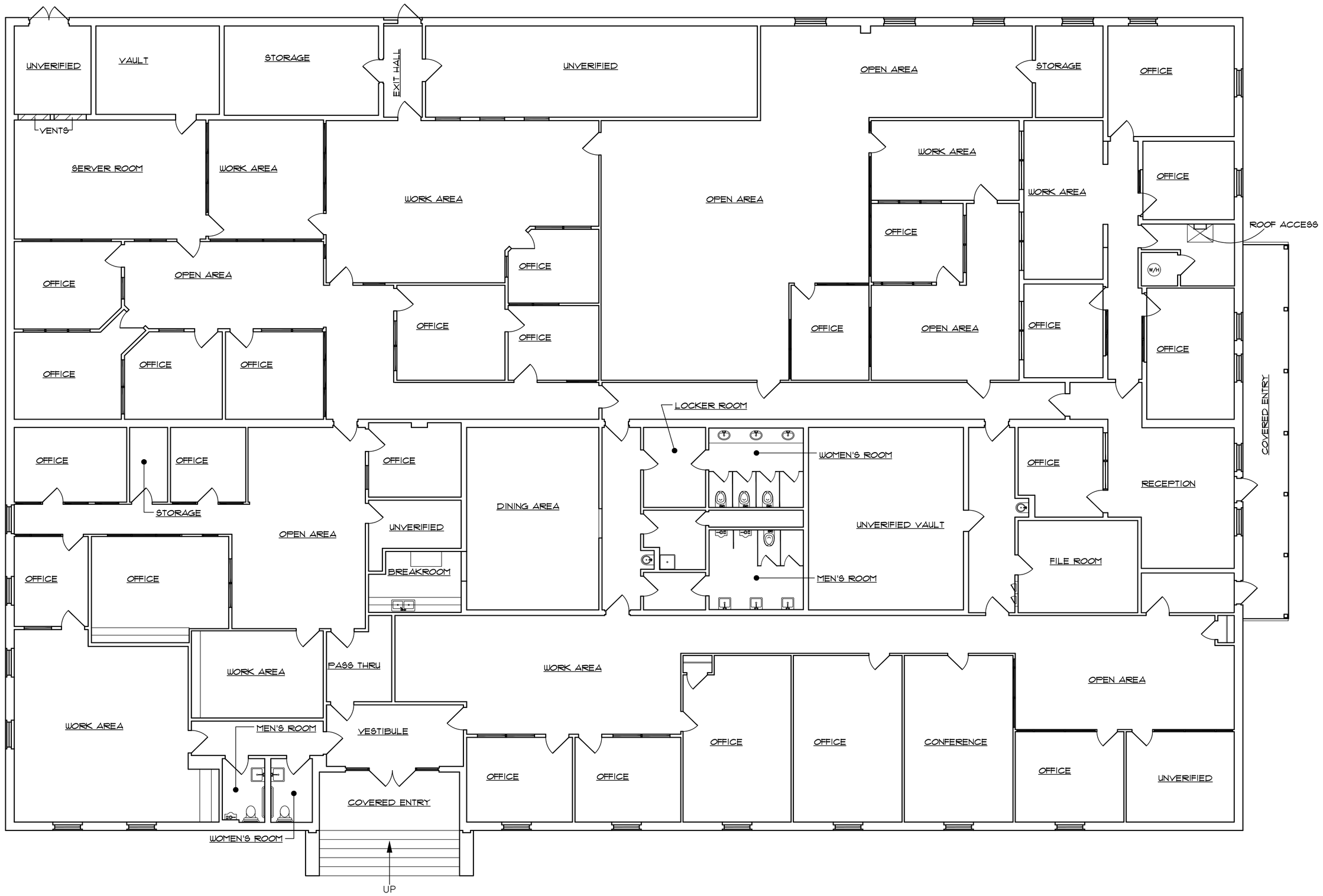
CHECKED BY	EE	DATE	12/17/21
DRAWN BY	HR	DATE	12/17/21

SHEET TITLE

LANDSCAPING PLAN

SHEET NO.

L-1



EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"

0' 5' 10'

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New Apartment Building

2020 ROSINA STREET,
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87505

PROJECT NO. 19-25

CHECKED BY EE DATE 03/10/21

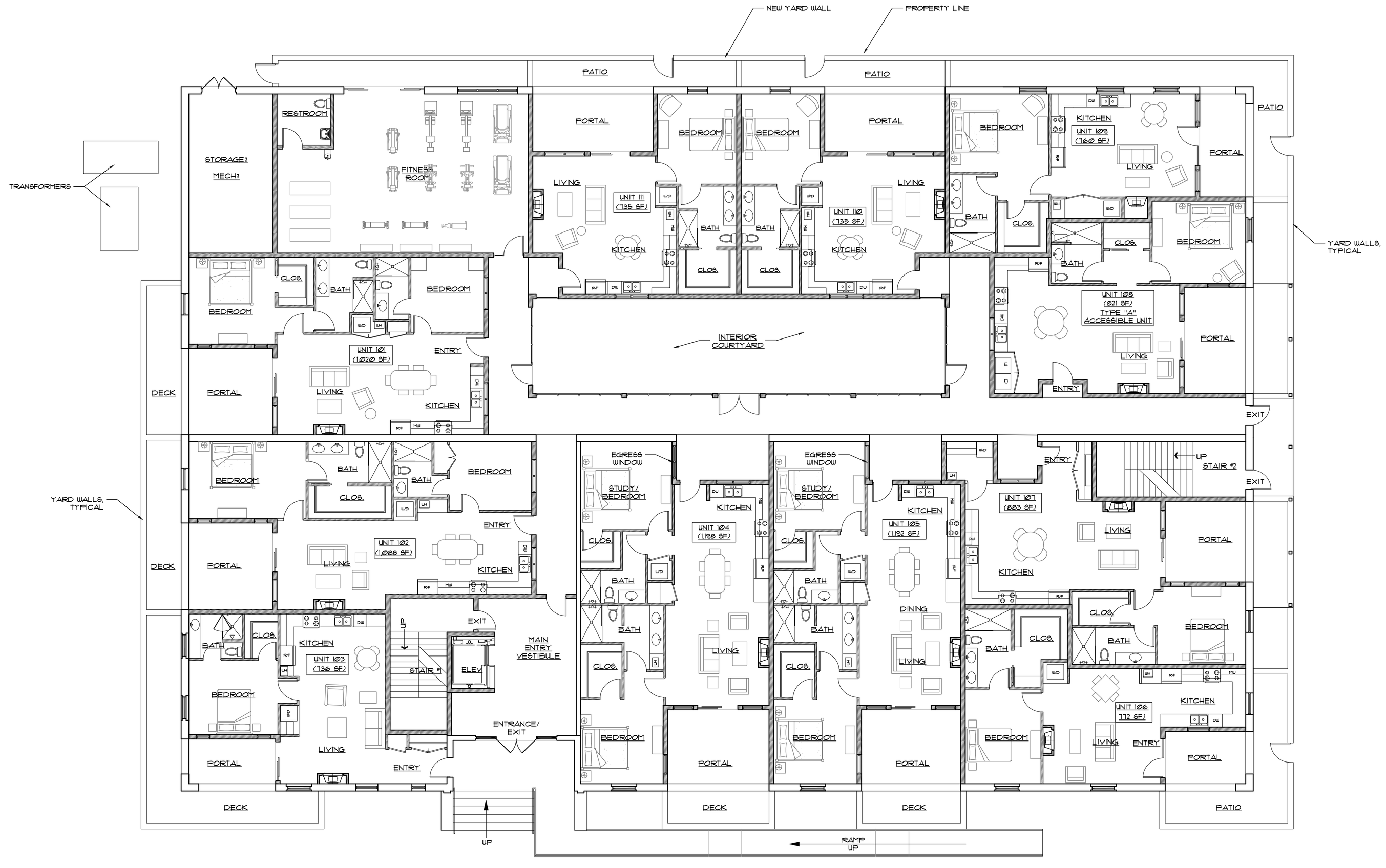
DRAWN BY HR DATE 03/10/21

SHEET TITLE

EXISTING FLOOR PLAN

SHEET NO.

A-1



PROPOSED PRELIMINARY UNIT LAYOUT FIRST FLOOR

SCALE: 1/8" = 1'-0"

0' 5' 10'

NORTH

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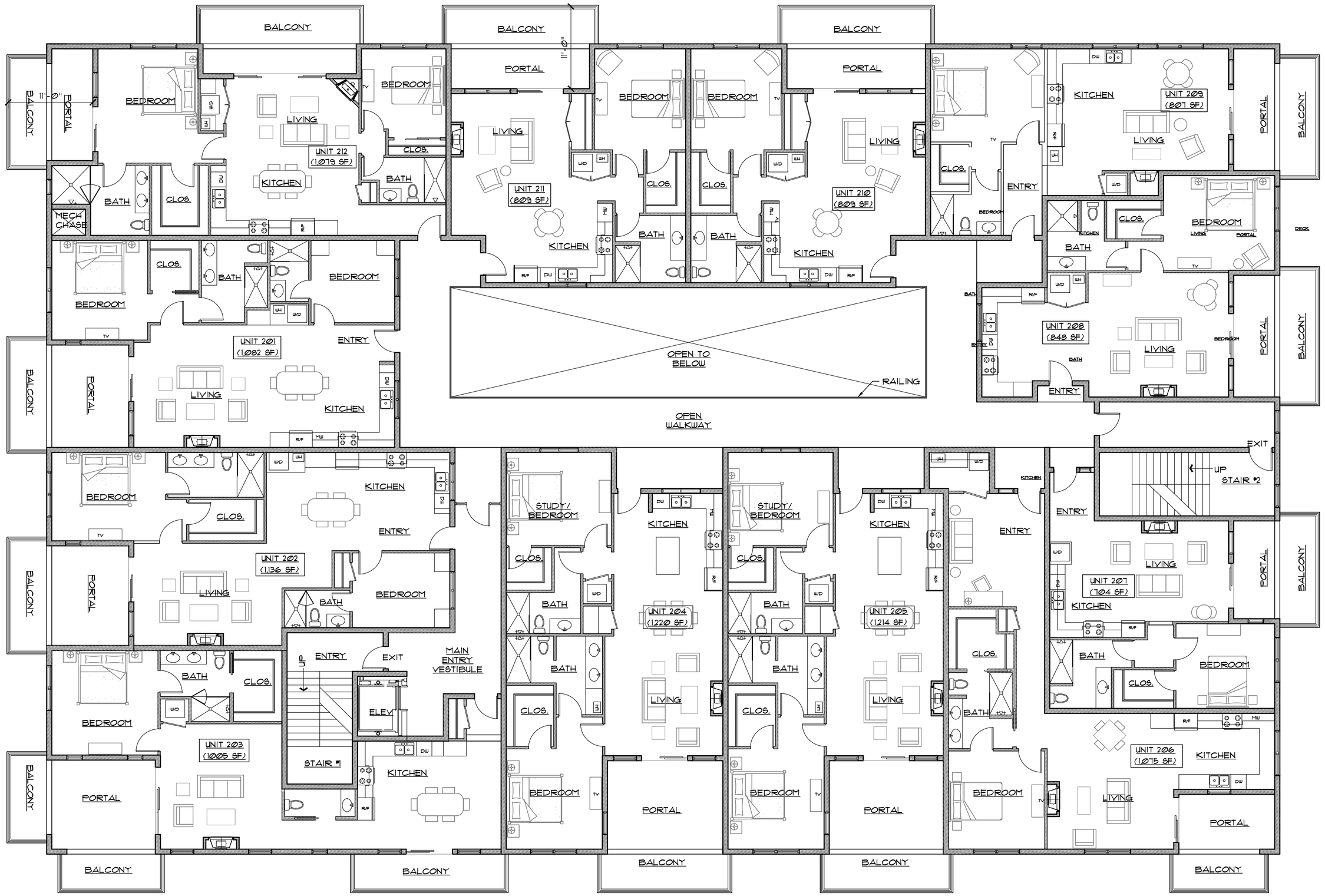
SHEET TITLE

PROPOSED FLOOR PLAN FIRST FLOOR

SHEET NO.

A-2



PROPOSED PRELIMINARY UNIT LAYOUT SECOND FLOOR

SCALE: 1/8" = 1'-0"

0' 5' 10'

NORTH

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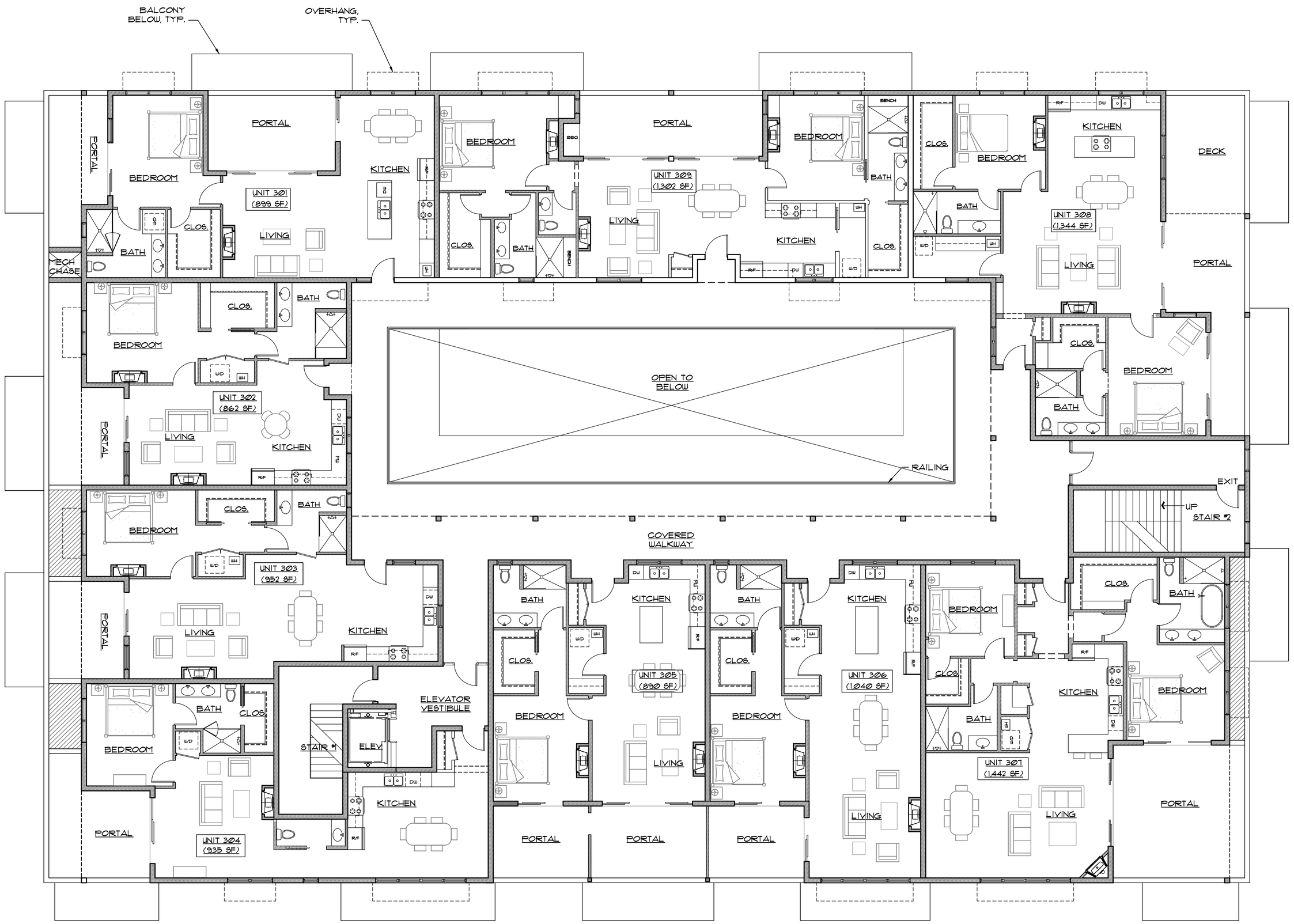
PROJECT NO.	19-25		
CHECKED BY	EE	DATE	10/14/21
DRAWN BY	HR	DATE	10/14/21

SHEET TITLE

PROPOSED FLOOR PLAN SECOND FLOOR

SHEET NO.

A-3



PROPOSED PRELIMINARY UNIT LAYOUT THIRD FLOOR

SCALE: 1/8" = 1'-0"

0' 5' 10'

NORTH

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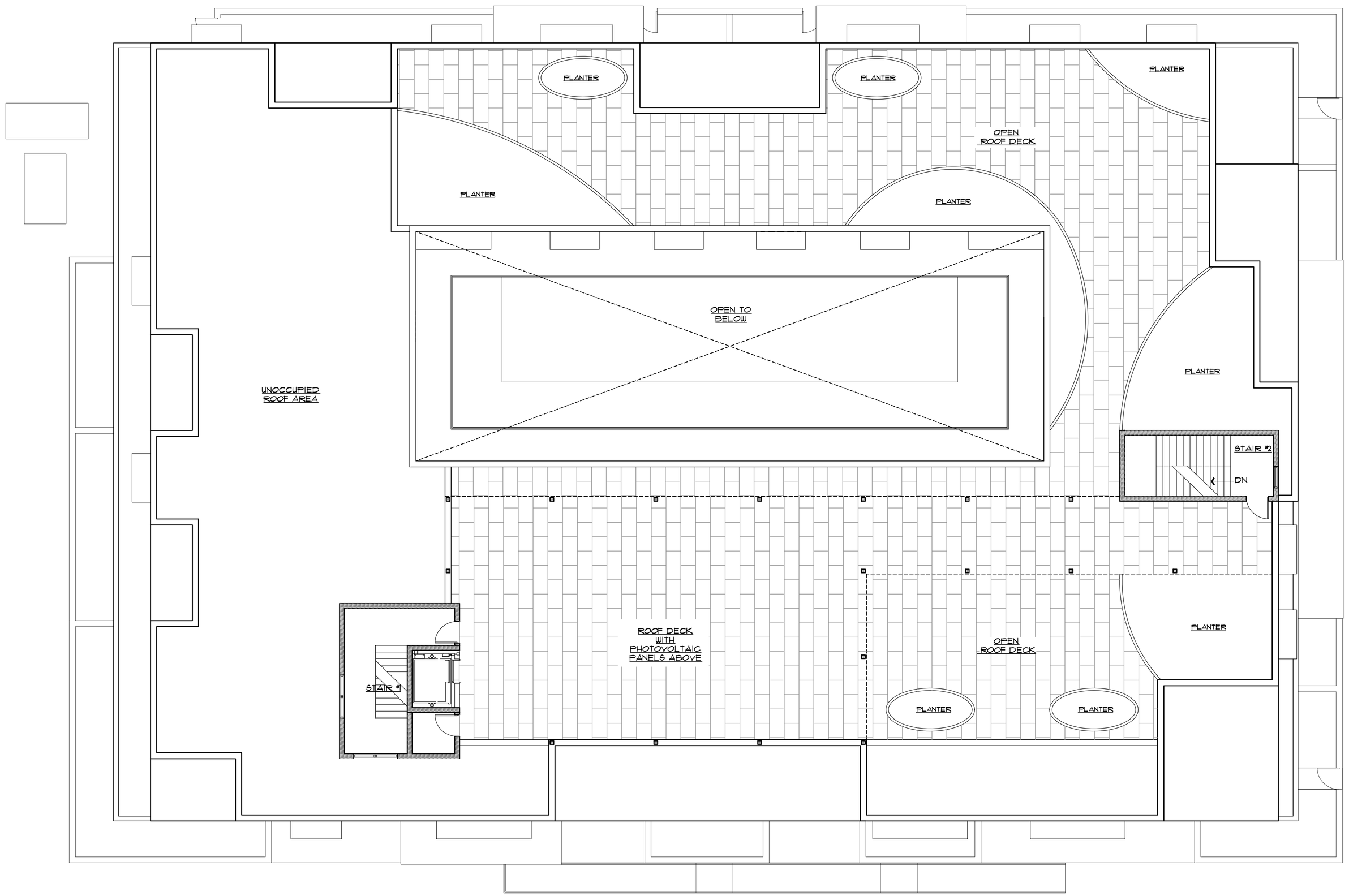
SHEET TITLE

PROPOSED FLOOR PLAN THIRD FLOOR

SHEET NO.

A-4



PROPOSED ROOF DECK PLAN

SCALE: 1/8" = 1'-0"

0' 5' 10'

NORTH

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87505

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DRAWN BY HR | DATE 12/2/21

SHEET TITLE

PROPOSED ROOF DECK PLAN

SHEET NO.

A-5



WEST ELEVATION

SCALE: 1/8" = 1'-Ø"

Ø' 5' 10'



NORTH ELEVATION

SCALE: 1/8" = 1'-Ø"

Ø' 5' 10'

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SHEET TITLE

PROPOSED ELEVATIONS

SHEET NO.

A-6



EAST ELEVATION

SCALE: 1/8" = 1'-0"

0' 5' 10'



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

0' 5' 10'

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SHEET TITLE

PROPOSED ELEVATIONS

SHEET NO.

A-7