City of Santa Fe

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION FEBRUARY 17, 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 20, 2022

E. APPROVAL OF FINDINGS/CONCLUSIONS

F. OLD BUSINESS

1. ***Case #2021-4377. Caja del Oro Subdivision General Plan Amendment.*** *James Siebert, of James W. Siebert and Associates, Inc., Agent, for the Pulte Group of New Mexico, Applicant, requests approval of a General Plan Future Land Use Map Amendment to change the Future Land Use Classification from Very Low Density Residential (1-3 dwelling units per acre) to Medium Density Residential (7-12 dwelling units per acre) and Community Commercial to Medium Density Residential (7-12 dwelling units per acre). The property is approximately 16.21 acres of land on eight individual lots (to be consolidated). The properties are located at 1905, 1950, 0, 0 and 1941 Caja del Oro Grant Road and 4, 5 & 7 Hernandez Road. (Donna Wynant, Case Manager, djwynant@santafenm.gov, 955-6325).* ***POSTPONED FROM DECEMBER 2, 2021, JANUARY 6, 2022 AND FEBRUARY 3, 2022) ALL PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE FEBRUARY 3RD MEETING AND IS NOW CLOSED***

2. ***Case #2021-4378. Caja del Oro Subdivision Rezoning.*** *James Siebert, of James W. Siebert and Associates, Inc., Agent, for the Pulte Group of New Mexico, Applicant, requests rezoning approval from R-1 (Residential-1 dwelling unit per acre) to R-10 (Residential- 10 dwelling units per acre) and C-2 (General Commercial) to R-10 (Residential-10 dwelling units per acre). The property is approximately 16.21 acres of land on eight individual*

lots (to be consolidated). The properties are located at 1905, 1950, 0, 0 and 1941 Caja del Oro Grant Road and 4, 5 & 7 Hernandez Road. (Donna Wynant, Case Manager, djwynant@santafenm.gov , 955-6325). ***(POSTPONED FROM DECEMBER 2, 2021, JANUARY 6, 2022 AND FEBRUARY 3, 2022) ALL PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE FEBRUARY 3RD MEETING AND IS NOW CLOSED***

3. ***Case #2021-4379. Caja del Oro Subdivision Preliminary Development Plan.*** *James Siebert, of James W. Siebert and Associates, Inc., Agent, for the Pulte Group of New Mexico, Applicant, requests approval of a Development Plan for an 88 single-family home development. The property is approximately 16.21 acres of land on eight individual lots (to be consolidated). The properties are located at 1905, 1950, 0, 0 and 1941 Caja del Oro Grant Road and 4, 5 & 7 Hernandez Road. (Donna Wynant, Case Manager, djwynant@santafenm.gov , 955-6325).* ***(POSTPONED FROM DECEMBER 2, 2021, JANUARY 6, 2022 AND FEBRUARY 3, 2022) ALL PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE FEBRUARY 3RD MEETING AND IS NOW CLOSED***

4. ***Case #2021-4381. Caja del Oro Subdivision Preliminary Subdivision Plat.*** *James Siebert, of James W. Siebert and Associates, Inc., Agent, for the Pulte Group of New Mexico, Applicant, requests approval of a Preliminary Subdivision Plat for 88 single-family lots. The property is approximately 16.21 acres of land on eight individual lots (to be consolidated). The properties are located at 1905, 1950, 0, 0 and 1941 Caja del Oro Grant Road and 4, 5 & 7 Hernandez Road. (Donna Wynant, Case Manager, djwynant@santafenm.gov , 955-6325).* ***(POSTPONED FROM DECEMBER 2, 2021, JANUARY 6, 2022 AND FEBRUARY 3, 2022) ALL PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE FEBRUARY 3RD MEETING AND IS NOW CLOSED***

G. NEW BUSINESS

1. **Case #2021-4647. Zia Flats Final Development Plan (Zia Station, Phase 1A).** JenkinsGavin, Inc., Agent, for Zia Flats, LLC, Owner, requests Final Development Plan Approval for a 244-unit multi-family development at the northwest corner of St. Francis Drive and Zia Road. The property is zoned C-2 PUD (General Commercial, Planned Unit Development) and is approximately 10.16 acres. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136) ***(TO BE POSTPONED TO MARCH 17, 2022)***

2. **Case # 2021-3662. Zia Station Right of Way Vacation and Dedication Plat**. JenkinsGavin, Inc., Agent, for Zia Station, LLC, Owner, requests approval of a Partial Vacation and Dedication Plat for Galisteo Road for properties located at the northwest and southwest corners of St. Francis Drive and Zia Road. The properties are zoned C-2 PUD (General Commercial- Planned Unit Development), and comprise a total of approximately 22.7 acres. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136). ***(TO BE POSTPONED TO MARCH 17, 2022)***

H. STAFF COMMUNICATIONS

I. MATTERS FROM THE COMMISSION

J. ADJOURNMENT

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

SUMMARY INDEX
PLANNING COMMISSION MINUTES
JANUARY 20, 2022

ITEM	ACTION TAKEN	PAGE(S)
A. Roll Call	Quorum Present	2
B. Pledge of Allegiance	Recited	2
C. Approval of Agenda	Approved as amended	2-3
D. Approval of Minutes	None	3
E. Findings & Conclusions	None	3
F. Old Business	None	3
G. New Business		
Case #2021-4373/4374. 5300 Las Soleras Drive Development Plan	Approved	3-9
Findings of Fact/Conclusions of Law	Approved	9-10
H. Staff Communications	Comments	10
I. Matters from the Commission	Comments	10-13
J. Adjournment	Adjourned at 7:58 pm	13

MINUTES OF THE CITY OF SANTA FE PLANNING COMMISSION
Thursday, January 20, 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 6:10 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 Jessica Lawrence
Commissioner Dan Pava
Commissioner Dominic Sategna

Members Absent
Commissioner Mark Hogan, Vice Chair (excused)
Commissioner Pilar Faulkner (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 Sategna led the pledge.

C. APPROVAL OF AGENDA

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

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

D. APPROVAL OF MINUTES

None

E. APPROVAL OF FINDINGS/CONCLUSIONS

None

F. OLD BUSINESS

None

G. NEW BUSINESS

1. **Case #2021-4373. 5300 Las Soleras Drive Village at Las Soleras Development Plan.** James W. Siebert and Associates, Inc., Agent, for Capital Advantage LLC & ETAL & RPNN Santa Fe, LLC, Owners, requests preliminary and final development plan approval for a 332-unit multi-family apartment development at 5300 Las Soleras Drive. The approximately 17.8 acre property is zoned C-2 (General Commercial) and is within the Las Soleras Master Plan area. (Lee Logston, Case Manager).

2. **Case #2021-4374. 5300 Las Soleras Drive Village at Las Soleras Lot Split.** James W. Siebert and Associates, Inc., Agent, for Capital Advantage LLC & ETAL & RPNN Santa Fe, LLC, Owners, requests administrative approval of a lot split to divide approximately 26.0 acres to create two lots (+/- 8.52 acres and +/-17.81 acres). The property (Tract 4B-1A of the Las Soleras Master Plan) at 5300 Las Soleras Drive is zoned C-2 (General Commercial) and is within the Las Soleras Master Plan area. (Lee Logston, Case Manager).

EXECUTIVE SUMMARY

The Applicant has requested an administratively approved lot split (Case #2021-4374; no Planning Commission action required) which will create two lots of 8.52 acres and 17.81 acres. The Applicant plans to develop the 17.8-acre lot as a 332-unit multi-family development. The project will provide rental product in a range of housing types including 32-two- and three-bedroom townhomes with attached garages and 300 one and two bedroom apartments.

A development plan is required for over 30,000 square feet of development in any zone per Santa Fe City Code (SFCC) Subsection 14-3.8(B)(3)(a).

The proposed development plan meets all development standards and will not create or increase any non-conformities with Chapter 14; therefore, staff recommends approval.

STAFF RECOMMENDATION

Staff recommended approval of the preliminary and final development plan (Case #2021-4373), with the conditions of approval and technical corrections outlined in this report.

APPLICANT'S PRESENTATION

James W. Siebert, 915 Mercer, was sworn in. He introduced those with him who could answer questions for the Commission. He introduced Rich Hartline, Vice President of Development and asked him to provide a description of the DeBartolo Corporation.

Rich Hartline, 190 Newport, Newport Beach, CA., was sworn. He said they are excited to show their vision for the Las Soleras Apartments. They have been developers for over 70 years for all types of development from apartments, multifamily, retail and hospitality. They have developed over 40,000 apartments of first class quality. The apartments located in the shadow of the Presbyterian Medical Center and near the community college will help large and small employers in Santa Fe. The first class team includes a lot of locals. They also have their national knowledge of apartment communities throughout the United States.

Mr. Siebert presented a PowerPoint showing the site plan and location of the Village at Las Soleras and its access points. The future development includes expansion of Presbyterian Hospital and a regional shopping center. The subject site was shown relative to its location in the Las Soleras area and regional park. He reviewed the setbacks and visibility. Andrew Manning was asked to describe the specifics on the project.

Andrew Manning, 4401 W. Kennedy Blvd., Tampa, FL, was sworn in. He highlighted the development aspects and site layout. The site has 332 units with two primary building types: a townhome that is a layout similar to traditional townhomes. Parking is on the first level with the entrance and the living space on the second floor. There are 16, two-bedroom and 16, three-bedroom units and the others are apartment flats, individual units. Those are a combination of one and two-bedroom units. A single building will have 10 one-bedroom and 10 two-bedroom units with a total of 150, one-bedroom and 150 two-bedroom apartment units. All of the units on the arroyo overlook the arroyo. Internally, the buildings face green space between the units. The total 519 parking spaces is 9% greater than Code requires. Each building has 12 enclosed garage parking spaces with a total of 228 on site. The main access driveway is off of the cul-de-sac and approaching the site you enter the hub of the activity where the clubhouse amenities, game room, business and co-working spaces are located. Exterior amenities

include a pool, barbeque and seating areas. Buildings are all connected with sidewalks and incorporate gathering areas, green space, and there is a dog park along the way. Two connections to a pedestrian trail are on the east side, which goes throughout the Las Soleras area. A resident only secondary entrance is on the west side which also provides emergency access.

Mr. Siebert indicated there were two people at the ENN. One was from the Dialysis Clinic who said it is critical that their water system not be interrupted. The other was the hospital administrator who said the project is great and they needed something close for their employees.

Mr. Siebert said they agree with the staff report and the conditions of approval and about half of the technical corrections have already been completed.

Secretary Clow asked the applicant to address the traffic rating of the two intersections during peak hours.

Mr. Siebert asked Mike Gomez, the traffic engineer to address that.

Mike Gomez, Santa Fe Engineering, 1599 St. Francis Drive, was sworn. He said the two intersections were based on the City model. This portion of the road is on the coordinated system of signals. The City maintains what is called a syncro model used to do traffic analysis. The syncro model has no *right turn on red* at the two intersections that failed. They run the City model and if changes are approved, they can change that. Wilson and Company said adding the right on red, would allow a right turn if there is a gap in traffic. Once incorporated it will correct the intersections capacity and they will no longer have a failed rating. The timing on coordinated signals on arterials such as this, should be done every 5-10 years and it has been about 15 years.

Secretary Clow asked if Wilson agrees.

Mr. Gomez said Wilson has not reviewed the calculations, but he has reviewed it with Wilson, and everyone agreed. He will revise the TIA (Traffic Impact Analysis) and resubmit it.

Secretary Clow confirmed that right hand turns are allowed.

Mr. Gomez said yes, people are turning right on red every day.

Commissioner Pava expressed gratitude to staff for their excellent staff report. Particularly, the development review comments on landscape and MPO. He said looking at the site plan if a new resident wanted to get to Presbyterian currently there are no crossings with the Arroyo Chamiso. He asked how the near-term and future connectivity will be addressed.

Mr. Siebert explained there are two points of access to the trail along the Arroyo Chamiso. The trail goes to Wellness Way which continues to the hospital that is about a quarter of a mile. There is also an underpass for pedestrians which will eventually connect to an existing pipe under Cerrillos Road taking you into Tierra Contenta. At some point, you will be able to ride a bike to downtown Santa Fe.

Commissioner Pava said there are pedestrian paths facing the arroyo in the development. He asked if residents could access the arroyo through the fence.

Mr. Hartline said there are two key-control gate accesses to the arroyo from the eastern side.

Commissioner Pava asked if this is their first apartment development in the state.

Mr. Hartline said this is their inaugural multifamily development. They are working on a number of other developments but are looking at others in the state.

Commissioner Pava asked the rent range in general for the project.

Mr. Hartline said they approached that by the fee in lieu. The apartments size and the amenities mentioned were to give more for the money. They provide a large range of unit sizes with a lower per resident price. The market determines the price. Their goal is to push the best in class rent. They do a lot of research on average median incomes and employment. He said he is not in a position to quote rent but hired a local property manager who sets the standards competitively.

Commissioner Pava said he understands in the context. He found the project interesting in light of the diversity of the housing it could address.

PUBLIC HEARING

Seeing no one wanting to comment, Chair Gutierrez closed the public hearing.

COMMISSION DISCUSSION

Commissioner Lawrence clarified that the traffic analysis initially showing the failures at some intersections, did not include an analysis of people turning right-on-red, and currently there is no signage that people cannot turn right on red, and the assumption was that people do that, and his belief is that the intersections are acceptable. She asked if correct that he plans to confirm that with the contracted City Traffic Engineer.

Mr. Gomez said she was correct, and the report is forthcoming to record the documents.

Commissioner Lawrence said this project intends to pay the fee rather than incorporating affordable units. She asked them why they chose to pay the fee.

Mr. Hartline explained the company works in many cities in the U.S and everyone is trying to balance affordable housing. There is a constant balance between the cost and delivery. The company reviewed the pros and cons in Santa Fe. When the cost benefit analysis is close, the company does not hesitate to create affordable units. In the larger open market, they choose the fee.

Mario Juarez Infante, 4405 Masthead Street, Albuquerque, was sworn in. He wanted to reassure the Commission that Mr. Gomez has contacted his office, Wilson & Company. They believe he will address the comments in the packet and resubmit. His company will be looking at the resubmittal and will keep the Commission apprised.

Commissioner Sategna addressed Mr. Kluck. He said the Commission is dealing with three story buildings and he had previously requested the Commission be provided site sections. He is more familiar and has less reservations about this project but it is important for the Commission's understanding of impact to surrounding businesses or residential environments. He asked what could be done to have that included in the packet.

Mr. Kluck said this project went through before Commissioner Sategna's comment. He suggested staff note that and encourage new developers to provide the information. He added they are also looking at a Code update and that could be a consideration.

Commissioner Sategna said he has reservations about the project putting residential in the middle of a lot of commercial. Even Staff's report shows there is not only a need for housing, but a need for commercial businesses. The future Land Use map intent for this area is commercial. He pointed out they are not seeing a lot of commercial development. That may be due to the economy, but he wanted staff to tell him how to get more commercial development in this area. Commercial development also benefits the community.

Mr. Logston said the fact is that multifamily residential is a permitted use in a C2 zone. As such, staff cannot use their own judgement. They take the projects as they come. He did not answer what he could do to encourage commercial development. He said unless the Code is changed to disallow multi family, he was not sure staff has any recourse.

Commissioner Sategna asked the applicant what the green material is on the outside of the buildings.

Mr. Manning replied the green material is wood in a board and batten pattern to accent from the rest of the building, which is stucco.

Commissioner Sategna said the building gives him a "Capital Flats" vibe. He pointed out for the record there have been serious objections to tall buildings that do not follow Santa Fe Style, and their placement in the City of Santa Fe. He assumed the

material meets the criteria with the staff review, but possibly other materials could be considered.

Chair Gutierrez agreed with the Capital Flats vibe, and that a lot of Santa Feans do not appreciate that. He asked the final disposition with Las Soleras and the school property and what the school's response is to the project.

Mr. Siebert said a site for a school was on the master plan and that was offered to the public schools. The public schools said it would not work because the topography would be too costly to develop it. Two other parcels were offered, the one on the property was determined by the school board to be too close to 1-25. It was resolved four or five years ago, and the developer paid the school money in lieu of land.

He addressed Commissioner Sategna's concern for more commercial. He said he deals with major commercial retailers who are looking for projects. The main thing that drives retailers is the number of house tops. If there are not enough houses, they leave town.

Chair Gutierrez asked the school's response to this project.

Mr. Siebert said we sent a survey to ask if the schools are adequate to accommodate the student population for this project. The answer was yes.

Chair Gutierrez said when Las Soleras was developed it was marketed as a place to live, work, play and get an education. He is disappointed with the shortcoming of the Santa Fe Public Schools and the school system by just taking the money.

Commissioner Pava agreed with Commissioner Sategna's comment on plats that are closer to town and St. Francis Dr. That is a different area of town and Tierra Contenta is developing their own identity. He said everything around has the Santa Fe color scheme, even the Dollar Store. He feels the green color palettes are in large rapidly growing area to allow some variety. He noted in considering the Code revision, they might want to put the cart before the horse and look at a new General Plan.

Commissioner Sategna said in trying to understand the economics, having more people does drive commercial business development. That is another argument for urgency in a General Plan revision/update. He asked where they will put new commercial businesses, because originally this area was for that.

Chair Gutierrez said Commissioner Sategna had mentioned changing the color scheme if this goes to Council, but this is the final stop.

Mr. Logston said that was correct. For perspective, he often said the architectural points scheme is oversimplified. You can gain points just by putting windows two feet from the corner. The intent was to create massing in an adobe structure. But there can be completely different architecture and have windows two feet from a corner.

Mr. Logston said he pointed out the concern to the applicant about reconsidering a change in the color scheme since this is their first project. However, they did meet the points criteria. Staff shares some of the same concerns as the Commission, but until the Code is updated there is not much they can do.

Commissioner Sategna said he has a background in architecture and can appreciate the design. It is easy for outsiders to propose this type of project but is also important to be mindful of the community. Posting pictures of outdoor spaces in Florida does not support their argument with Santa Fe Culture, which is very unique to the Nation. He appreciated staff's communication with the developer, and it is the developer's decision. Their choice of materials and design will bring attention. He points that out to the developer as a way to sway their decision to consider other materials that are preferences of the community of Santa Fe as a whole. That is consistent with the residents of Santa Fe who have voiced their concerns loudly about maintaining Santa Fe style.

Mr. Hartline said he applauded the discussion, and it is important to the Commission and the City. He said the whole team as well as their designers have discussed this. He agreed Santa Fe does have a style and an incredibly rich history and it was one of the more exciting places for their team to draw on that. However, the hard part is their architects, DLR, one of the largest in the United States, spent a lot of time meeting the City's criteria. They had to balance the Santa Fe style next to the hospital and were sensitive to what would be built. They felt they brought forward something that balanced the physical location and continues to celebrate the history. The textiles and art that will be applied to the project tries to honor Santa Fe.

Addressing the question of commercial versus residential, Mr. Hartline said he agrees with Mr. Siebert that retailers are not expanding now, and new commercial is lacking everywhere. It is not just a Santa Fe problem. They created a master plan because they want to see commercial space as well and those coming are excited about the hospital.

Commissioner Sategna clarified he meant to say site *sections* that cut through the property earlier to better understand the height of buildings with the surrounding area.

MOTION: Commissioner Sategna moved to approve Case #2021-4373, 5300 Las Soleras Drive Village at the Las Soleras Development Plan subject to conditions of approval and technical corrections by staff; and to approve the Findings of Fact and Conclusions of Law, Exhibit A1. Commissioner Lawrence seconded the motion.

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

H. STAFF COMMUNICATIONS

Mr. Kluck said the advertisement for Planning Commission members closed yesterday and are being reviewed for recommendations to the Mayor. The Governing Body will likely receive these at their February 23, meeting. He hoped to have them by the next Planning Commission meeting after that.

Mr. Esquibel reminded them the February 3 meeting is a full agenda.

I. MATTERS FROM THE COMMISSION

Commissioner Pava said he would withhold comments on the General Plan, but he is concerned about the Findings and Conclusions citing a 25-year-old General Plan.

Commissioner Sategna did not think it appeared there would be a requirement to do site sections, especially as more height is being proposed. He said he understood his request was before those conversations, but that could have been added after the fact. The developers could have been asked to bring that information.

Director Kluck said Dan Esquibel is working on a more systematic approach to applications and that criteria could be included without a Code change. He could start requesting that. He apologized it was not brought forward for this hearing. Also, the RFP is out for a Code hygiene update for Chapter 14. That will be in three phases, 1) Code hygiene, 2) structural issues and 3) to integrate the Code into the Growth Management Plan which will incorporate an update to the General Plan. He said he would be happy to get feedback from the Commission. The process can be integrated into the policy subcommittee in the future.

Commissioner Sategna said he wanted to keep that on the radar. He will try before a meeting to remember to request the information be included.

Mr. Esquibel added he is working on a more comprehensive manual. Variations in applications is one of the hardest things staff has to deal with. An architect or planner may have an idea what staff needs based on a generic check list. A checklist has to do two things: get the application ready for review and provide an application that enables staff to process a building permit. Staff is trying to create a process that everyone follows, and all of the conditions are in the same place. All will have the same application, and everything will be the same for every application. That will make it easier for Commissioners to go directly to a page looking for a specific item.

He said he would be happy to review the elevation portion to see what the Commission needs to help understand the elevation and architectural styles. When the applicant receives the packet, then they know how to build. He has never put that together since he started with the City. He is asking each department what they need. Then he could give the Planning Commission what they need to make an informed

decision across the board. This is a long-term project that he has to do when he has time available. The sooner he gets it done, the more efficient the process will be overall.

Commissioner Sategna commended him for his efforts. He said he would be happy to discuss this with Mr. Esquibel.

Commissioner Clow said it is important to look at the height situation, but it becomes problematic when zoning allows three stories. That makes it difficult for the Commission to say we do not want three stories because it is not harmonious with the other buildings. She agreed with Commissioner Pava they may need to look at what is allowed and whether it should remain that way. It can get into legal problems and hard to justify not allowing three stories which are allowed by Code.

Commissioner Sategna said for him this comes up in the initial phases of approving a project with criteria and other impacts to the surrounding area and is consistent. Providing a site section is just as important as providing site plans and elevations for projects of a certain size. He gave an example of a project approved next to the mall with a development below it off the parking lot. Understanding that topography and how the buildings would face, does not translate with information the Commission is provided. This is important information; it is not to deny something that Code allows. He gave a second example of the outlet mall proposing a three-story building at a major entry into the city.

Commissioner Clow said she and Commissioner Lawrence had voted against the motion disallowing the amendment and City Council reversed the decision on appeal. Rightfully so because the excuse was weak. The point that the zoning is old may be good and it is time to relook at that.

Commissioner Sategna said the applicant has every right to appeal as does Council to vote in favor. He was talking about their role as a Planning Commissioner. He asked Commissioner Clow what she thought that role is.

Commissioner Clow said it is good to have this type of conversation when possible. She sees Commissioners as not political in looking at Code and following the rules. Her view of the Planning Commission is a body that should not be arbitrary. They should not change things and should give the applicant a fair interpretation of the rules. City Council has more latitude to change the rules.

Attorney Feghali said the Governing Body can set policy, but not when hearing appeals from this Commission. It is still a quasi-judicial procedure and they have to follow Chapter 14 just as the Commission.

Commissioner Sategna pointed out that Commissioner Clow voted against the referenced project for a three story building, as well. One criterion is approving a development plan that will not adversely affect the public interest. He said with the Commission's diverse backgrounds in planning and architecture, there is room to discuss

those things as part of the quasi-judicial process. The Commission is creating policy.

Commissioner Sategna also wanted to point out that Commissioner Clow voted "no" even when City Council voted in favor in their review. The criterion requires they consider surrounding areas and site sections are important. They provide evidence that supports the Commission's decisions. He is asking for more comprehensive information to make those decisions and thought that is reasonable to ask.

Chair Gutierrez recalled that he and Commissioners Sategna and Garcia had voted in favor of the motion to deny, and Commissioner Lawrence and Secretary Clow voted against the motion. He voted no because of the criteria and agrees applicants have the right to appeal.

Commissioner Pava said he believed if they felt strongly enough, they could amend the findings as part of the Charter. That has been done before in his experience. Sometimes things come up and if the Commission finds precedent, which is an avenue to the City committing to update the General Plan. He is uncomfortable with a case on February 3, where the Findings of Fact and Conclusions site the General Plan, which is out of date. Finding facts that are no longer fact, has vulnerabilities. He said this is clearly within the Commission's purview to recommend.

Mr. Esquibel said until there is an update of the General Plan, there is the Ordinance which was based on the General Plan. That is the guiding principle. That is the only thing we can do, as Commissioner Clow identified, follow the rules. The applicant has the right to make an application within those rules. The Commission has to review the application against those rules. They have to work with this until they can amend the Ordinance and General Plan.

He noted that Director Kluck is working diligently and a lot of errors in Chapter 14 need to be corrected and it is a long process. He asked that they be patient and do the best they can with what we have.

Director Kluck said he agrees and the delay is not intentional.

Chair Gutierrez said this has been talked about since he came on and during the last time Commissioner Pava was on the Commission. This obviously needs attention.

He asked Director Kluck the status of the vacant positions in Land Use and any key positions that could help.

Director Kluck said the Planning Manager is advertised and the Assistant Director for Planning (he is the Assistant Director of *Development*) position had not been funded. The delay was mainly due to COVID, and it was not felt necessary under Director Isaacson. They now need that position, and it will be advertised within the next few weeks and will help with backlog. The Land Use Director interviews are next week, and they will have more capacity when those positions are in place.

Chair Gutierrez said the long range planning subcommittee has fallen by the wayside.

Director Kluck agreed. He thought the policy subcommittee invaluable. He said regarding long-range planning, the Mayor wants to bring planners back. They have senior planners coming on Monday and have requested the budget for another.

Chair Gutierrez thanked everyone for all of their work. He noted the full agenda for the next meeting. Three cases are set of final development first and then a hearing on South Meadows, which has had a lot of noise. He wants to be sure they have time to make a good decision. Some of the Commissioners have said they have a hard-stop time because of other commitments. The next two meetings will be heavy, depending on what can be completed in the first meeting in February.

Mr. Logston said Zia Station is the only thing currently on the February 17 agenda.

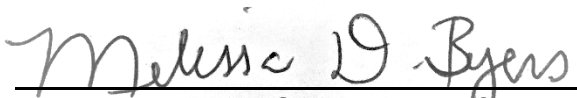
Director Kluck added there is another case.

Mr. Logston pointed out that anything postponed would be on a full and complicated agenda.

J. ADJOURNMENT

Chair Gutierrez adjourned the meeting at approximately 7:58 p.m.

Submitted by:



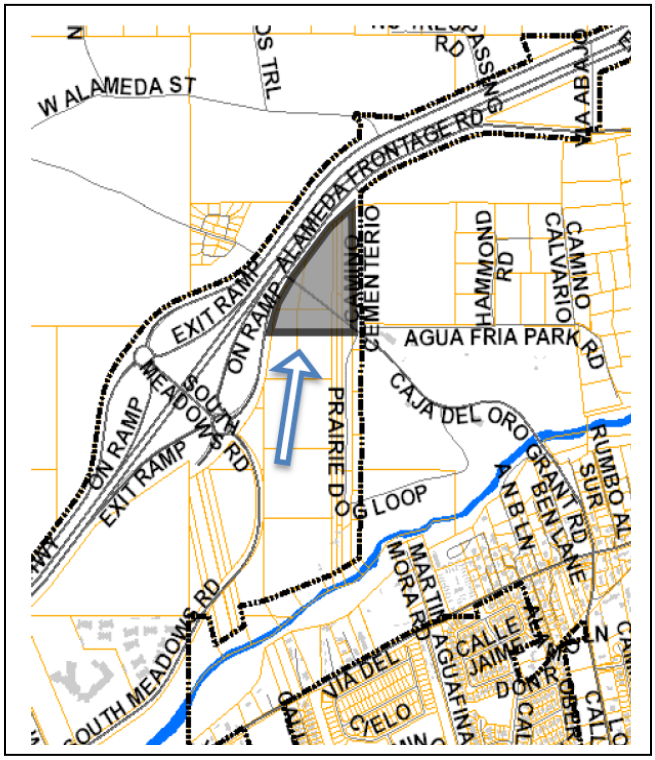
Melissa D. Byers, Stenographer for
Byers Organizational Support Services

Approved by:

Brian Gutierrez, Chair

Land Use Department
Planning Commission Staff Report

Case No:	2021-4377, 2021-4378, 2021-4379 and 2021-4381
Hearing Date:	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:

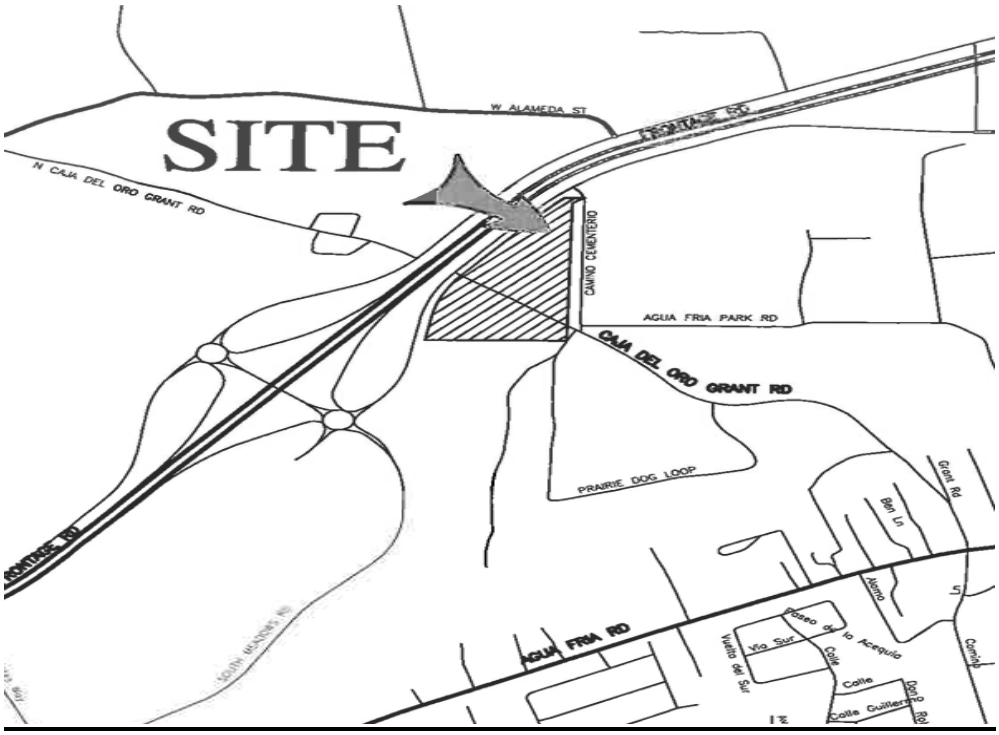
1. An amendment to the General Plan Future Land Use classification from Very Low Density Residential (1 to 3 dwelling units per acre) to Medium Density Residential (7 to 12 dwelling units per acre) and Community Commercial to Medium Density Residential (7-12 dwelling units per acre).
2. A rezoning request 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.

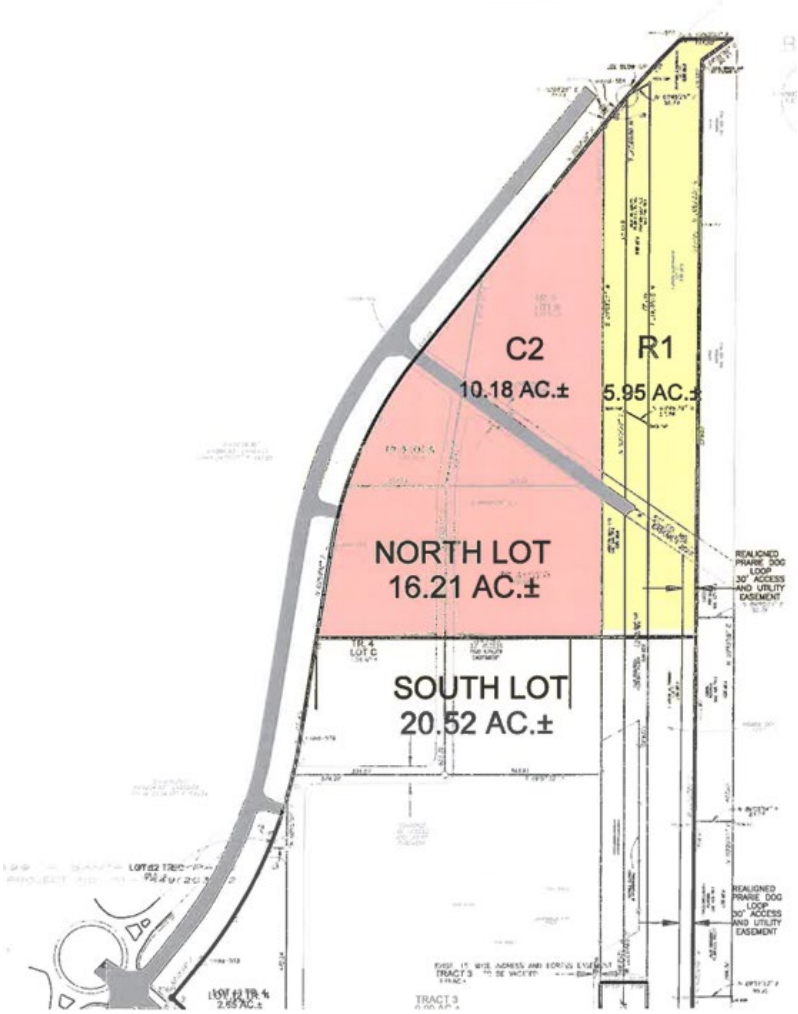
There are two parcels within this development one, south of Caja del Oro Grant Road and one north of Caja del Oro Grant Road as shown on the vicinity map below.



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.

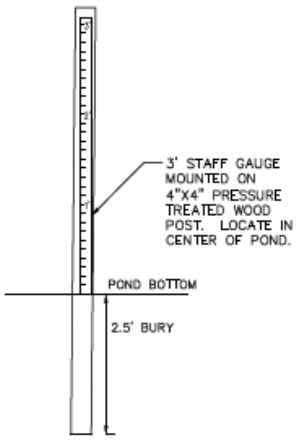
- Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
- Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
- Surface roughening: stabilize an active construction area during periods of inactivity 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

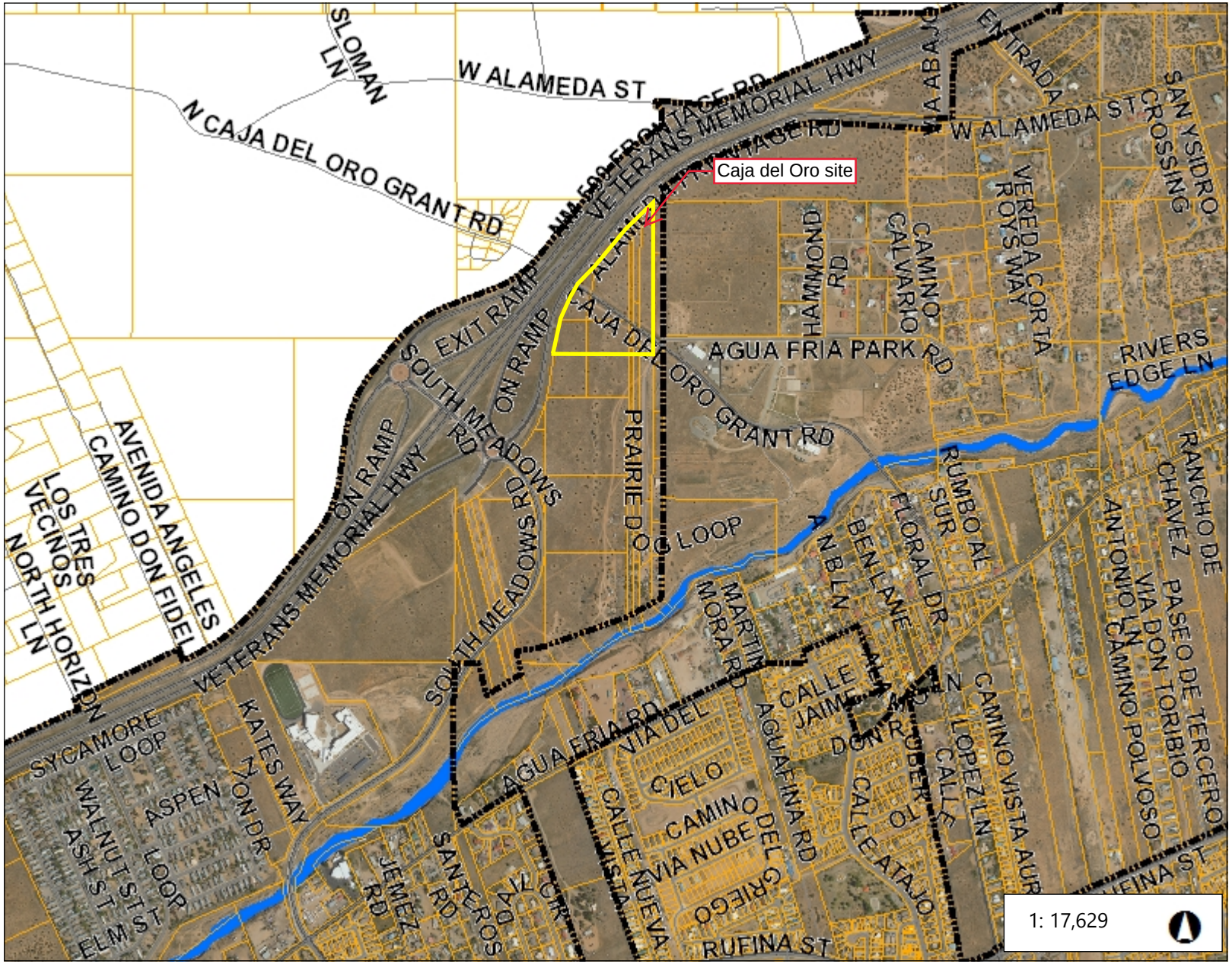
Exhibit C

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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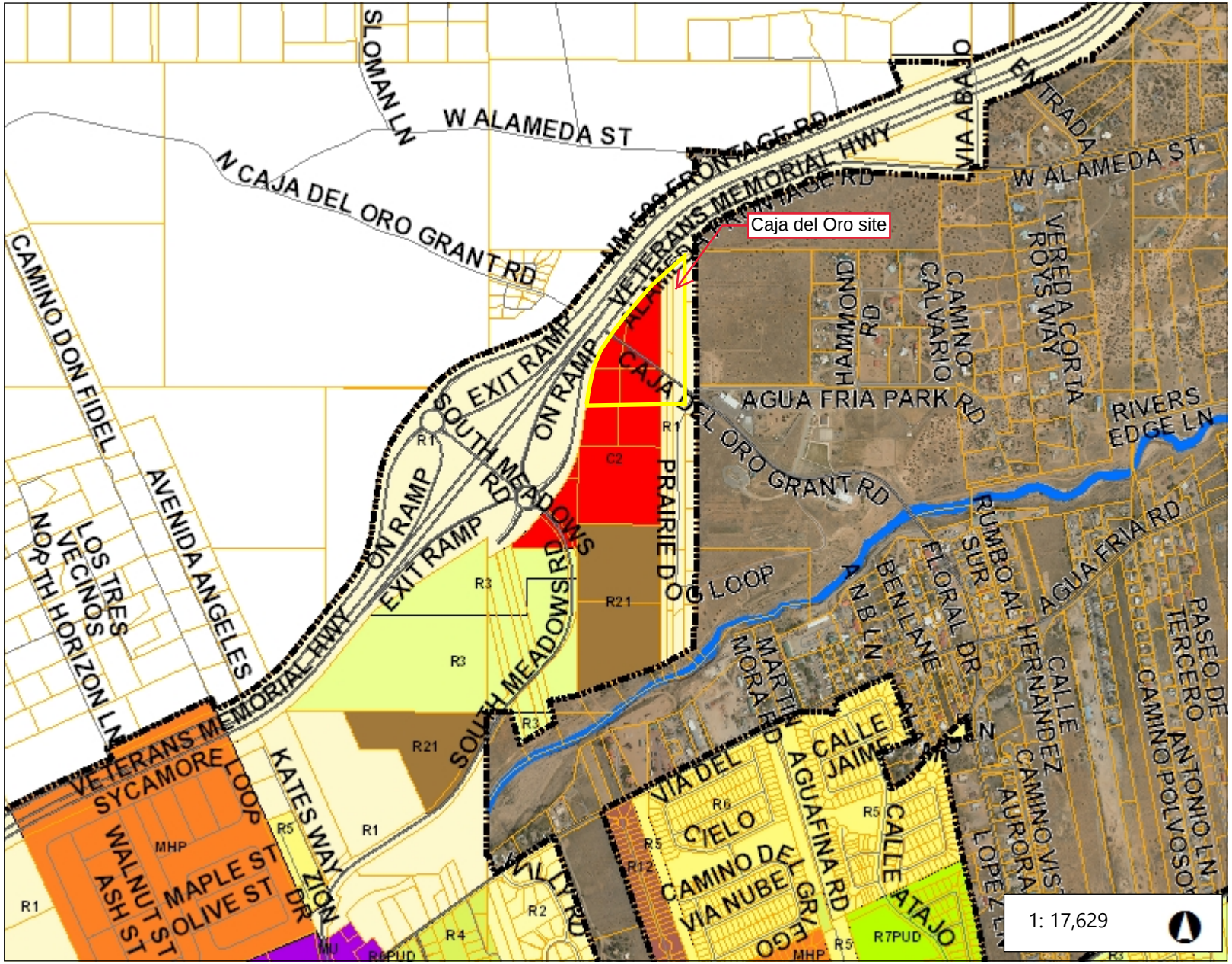
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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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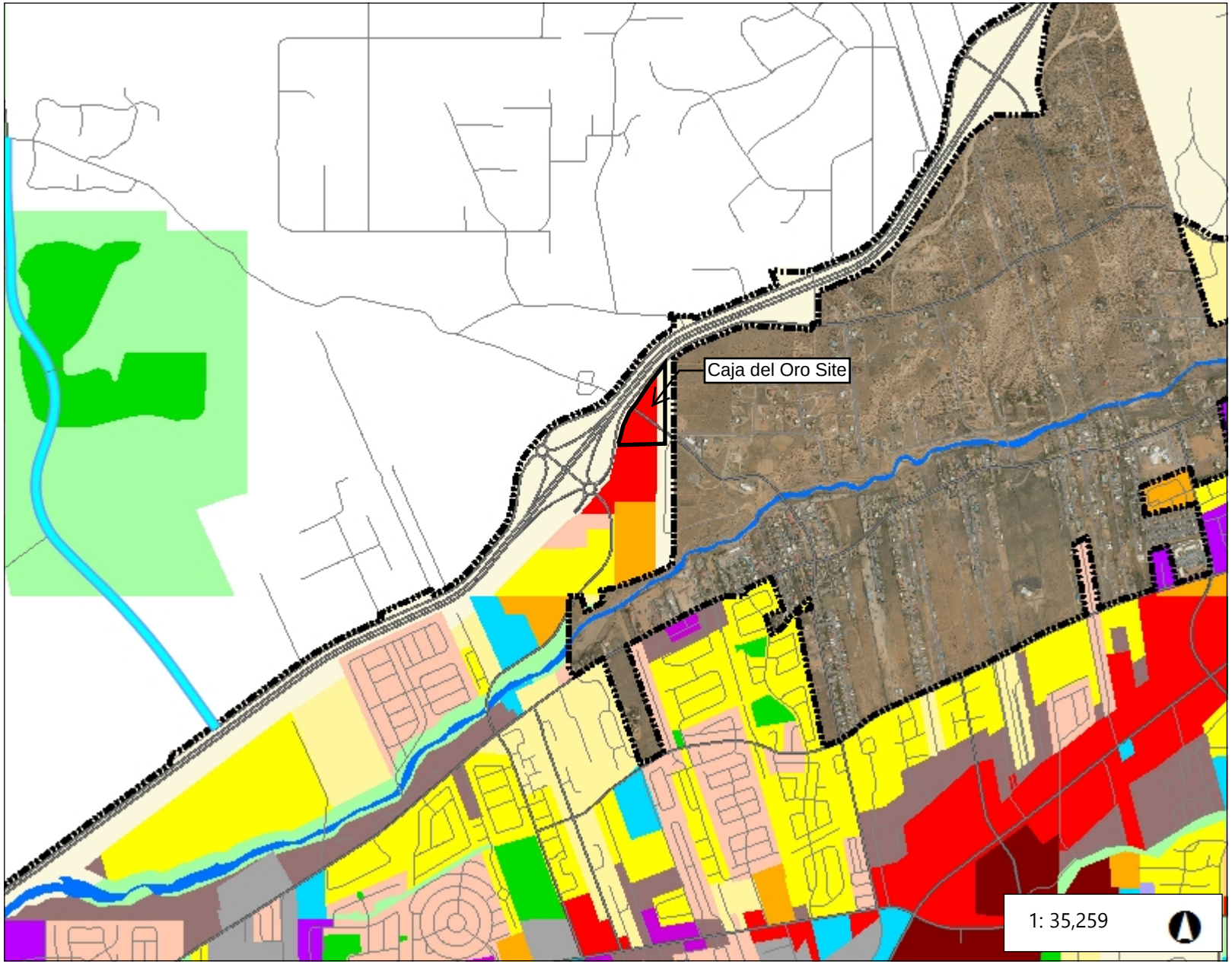
2,938.2 0 1,469.10 2,938.2 Feet

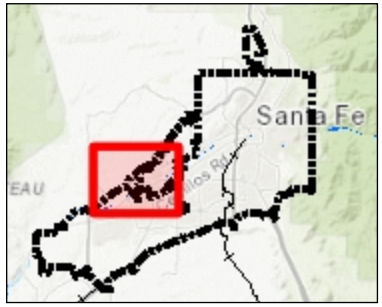
WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Santa Fe
Mapping the City Different

Caja del Oro Subdivision- 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

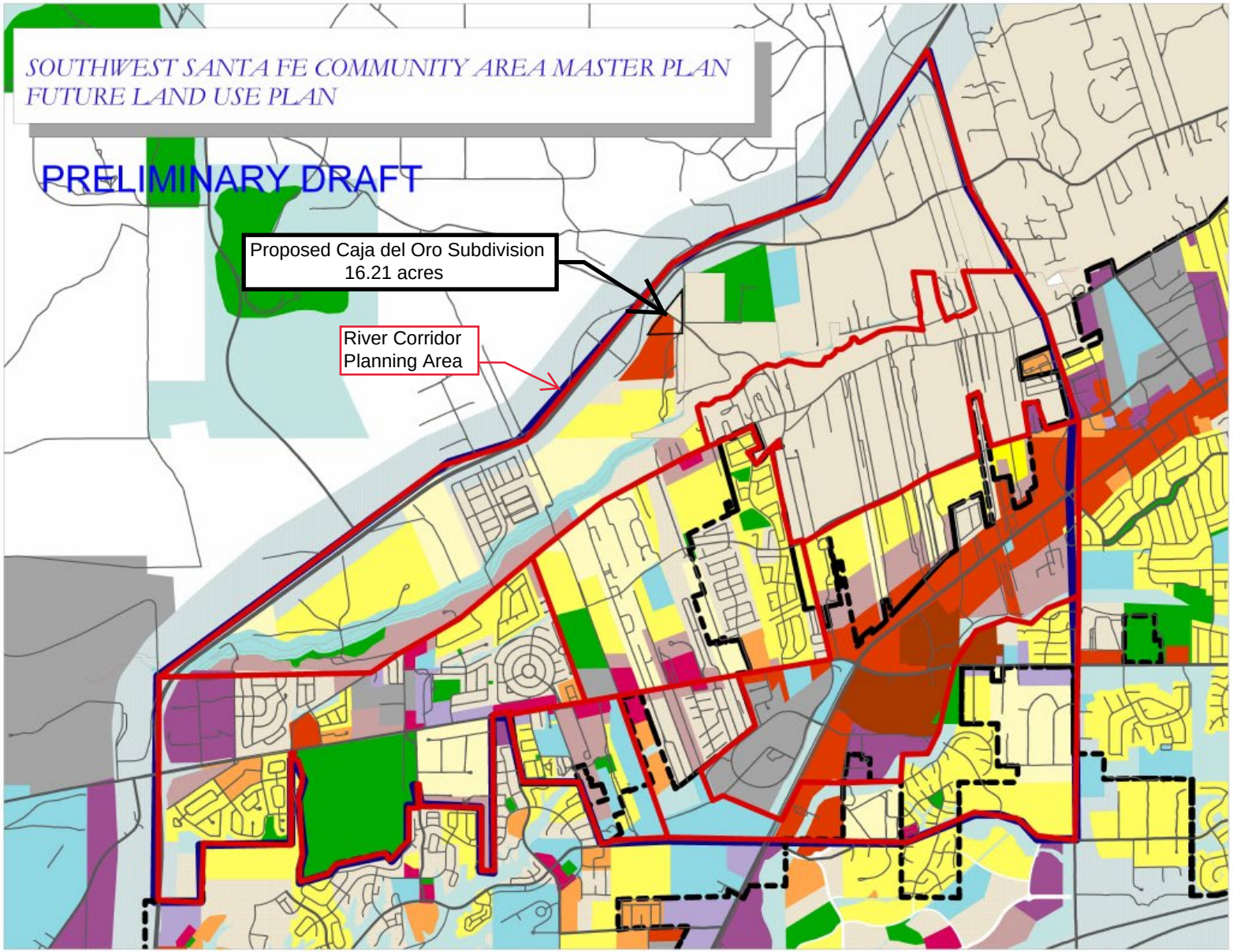
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5,876.4 0 2,938.21 5,876.4 Feet

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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.

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

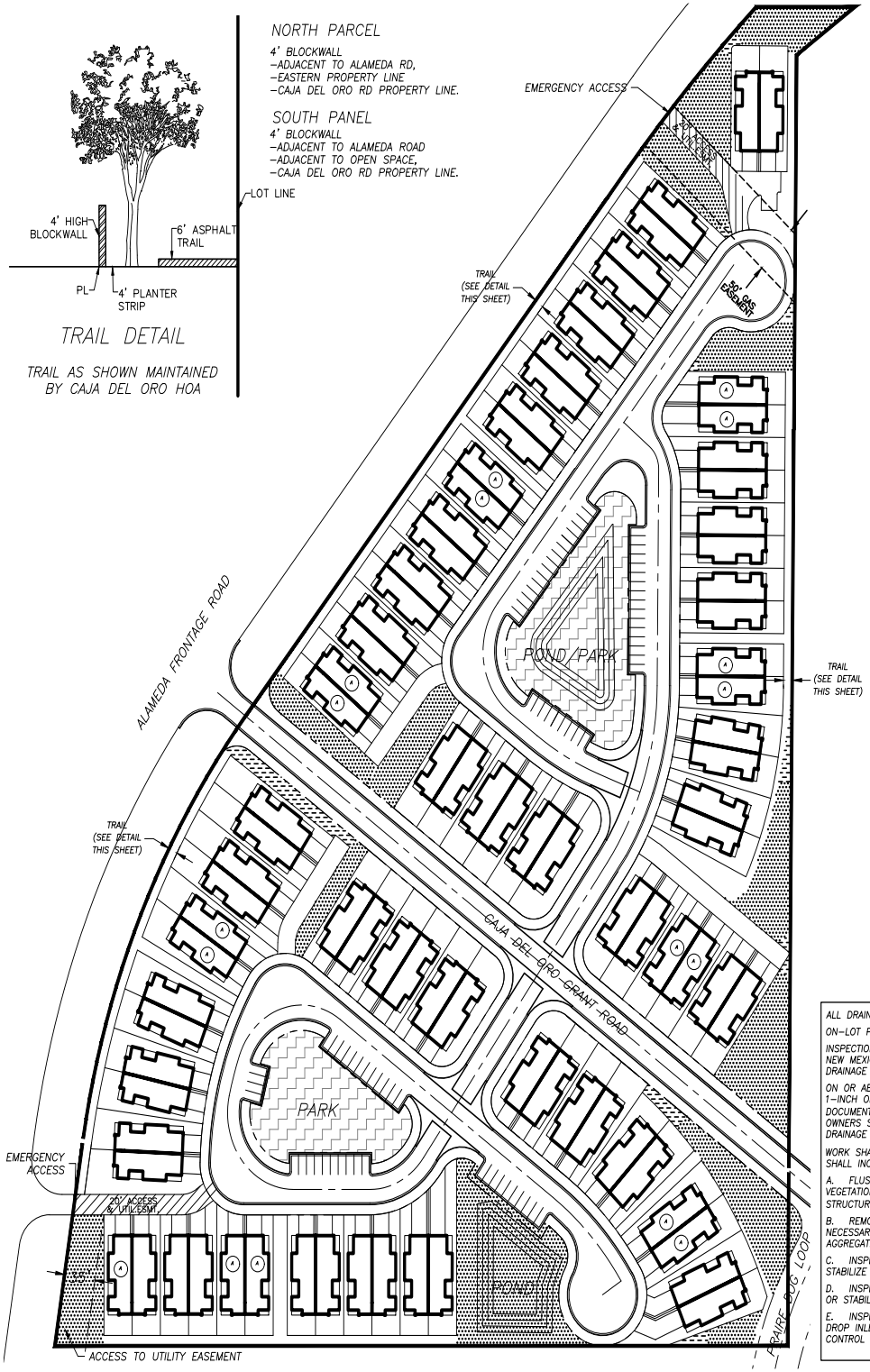
City of Santa Fe, New Mexico

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).

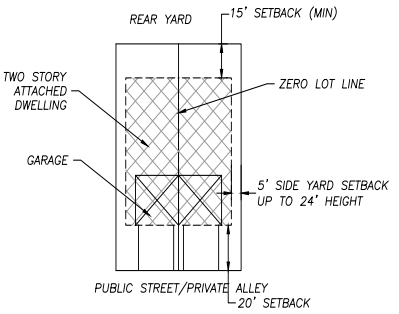
B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6–INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH AGGREGATE AS DIRECTED BY THE ENGINEER.

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



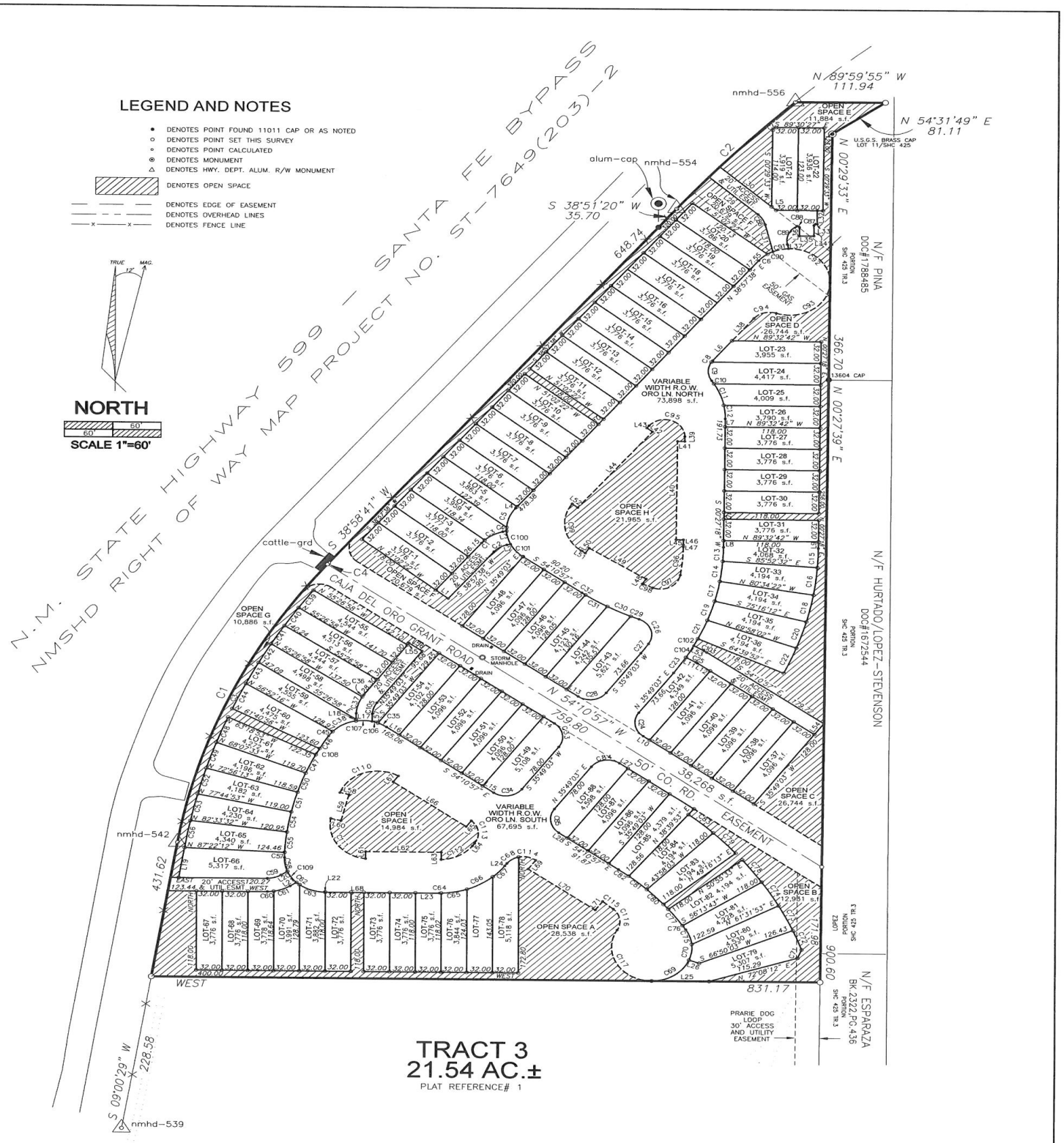
NOTE:
LOT COVERAGE: 40% BY RIGHT
LOT COVERAGE: 55% PERMITTED WITH PRIVATE OPEN SPACE ON LOT

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

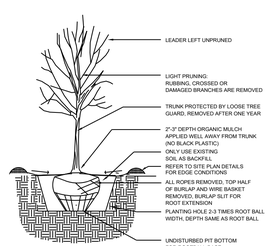
YEAR 1 AND 2
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 4 RUN TIMES PER WEEK
APPROX. 90 RUN CYCLES PER YEAR
257 TREES/1,542 GALLONS PER RUN CYCLE
595 SHRUBS/1,190 GALLONS PER RUN CYCLE
2,732 GALLONS PER RUN CYCLE X 90 RUN TIMES=245,880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

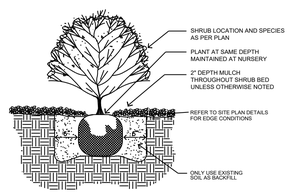


LANDSCAPE DATA

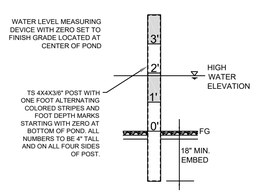
PONDING AREA	
REQUIRED TREES/PONDING AREA (8,725 sq ft)	
ONE TREE PER 500 SF OF PONDING AREA	
(19,559 SF/500 SF = 40)	40
PROPOSED TREES	40
REQUIRED SHRUBS/PONDING AREA	
THREE SHRUBS PER 500 SF OF PONDING AREA	
(19,559 SF/500 SF = 40 X3= 120)	120
PROPOSED SHRUBS	120
STREET TREE REQUIREMENTS	
ONE TREE 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

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

TABLE OF CONTENTS

Background Information	2
Relationship to Existing Zoning	2
Relationship to City General Plan	
Project Ownership	2
Legal Lot of Record	2
Project Location	2
Existing Conditions	4
Development Request	4-5
General Plan Amendment	
Rezoning	
Preliminary Subdivision Plat	
Development Plan	
ENN Meeting Description	
Environmental Review	5
Archaeology	
Flood Plain	
Slopes and Terrain Conditions	
Drainage	
Adjoining and Nearby Land Uses	6
Public Schools	6
Project Description	7
Traffic and Pedestrian Circulation	7-8
Fire Protection	8
Utilities	8-9
Water	
Sewer	
Natural Gas	
Electric	
Telephone	
Comcast	
Open Space & Park Land	9
Compliance with Santa Fe Homes Ordinance	9
Terrain Management and Erosion Control	10
Water Budget	10
Subdivision Covenants	10
Response to General Plan Amendment Approval Criteria	10-16
Response to Rezoning Approval Criteria	16-18
Response to Development Plan Criteria	18-19
Response to Subdivision Criteria	19-20

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

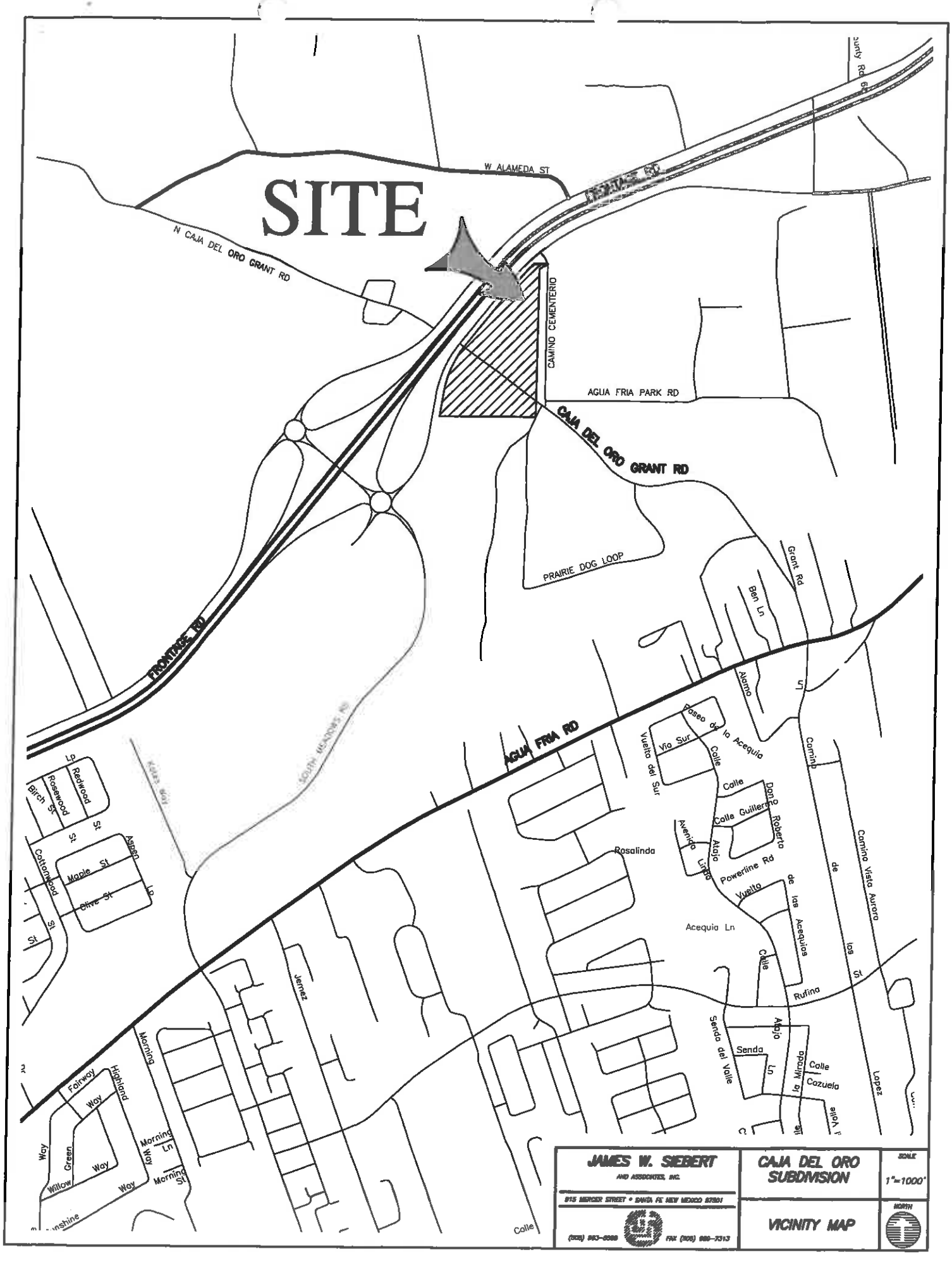
The subject site is owned by Don Juan's Land LLC, a Limited Liability Company registered in New Mexico. The recorded warranty deeds are included in the report as Appendix A. Carlos Garcia, Managing Member for Don Juan's Land LLC has signed the application form and Pulte Homes of New Mexico, Inc will 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
Paseo de la Acequia
Via Sur
Vuelta del Sur
Calle
Camino
Calle Guillermo
Donno Roberto
Avenida Alojo
Rosalinda
Powerline Rd
Vuelta de las Acequias
Acequia Ln
Camino Vista Aurora
Rufina
Senda del Valle
Senda Ln
Alojo
Calle la Miranda
Cazuela
Lopez
Jemez
Redwood St
Rosewood St
Birch St
Aspen Ln
Maple St
Olive St
Cottonwood St
Morning Ln
Morning St
Highland Way
Fairway Way
Green Way
Willow Way
Sunshine
JAMES W. SIEBERT
AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87501
(505) 983-5588
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

(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

(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

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
County Clerk, Santa Fe, NM

Deputy Tella Gomez

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.

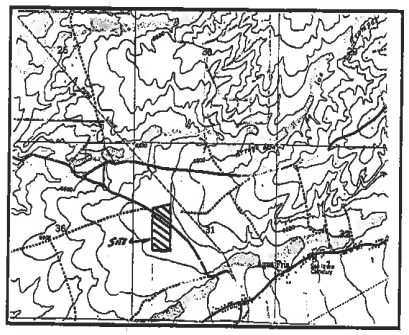
Notary Public

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;

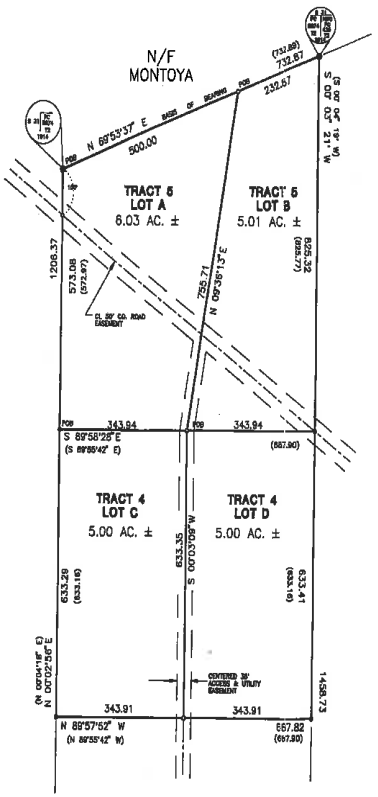
COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL HEREON DESCRIBED FROM WHENCE A 1914 U.S.G.L.O.S. BRASS CAP MARKING THE NORTHWEST CORNER OF ABOVE REFERENCED SMALL HOLDING CLAIM BEARS N00 02'56"E, 573.08' DISTANT; THENCE FROM SAID POINT AND PLACE OF BEGINNING S89 58'28"E, 343.94'; THENCE S00 03'06"W, 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

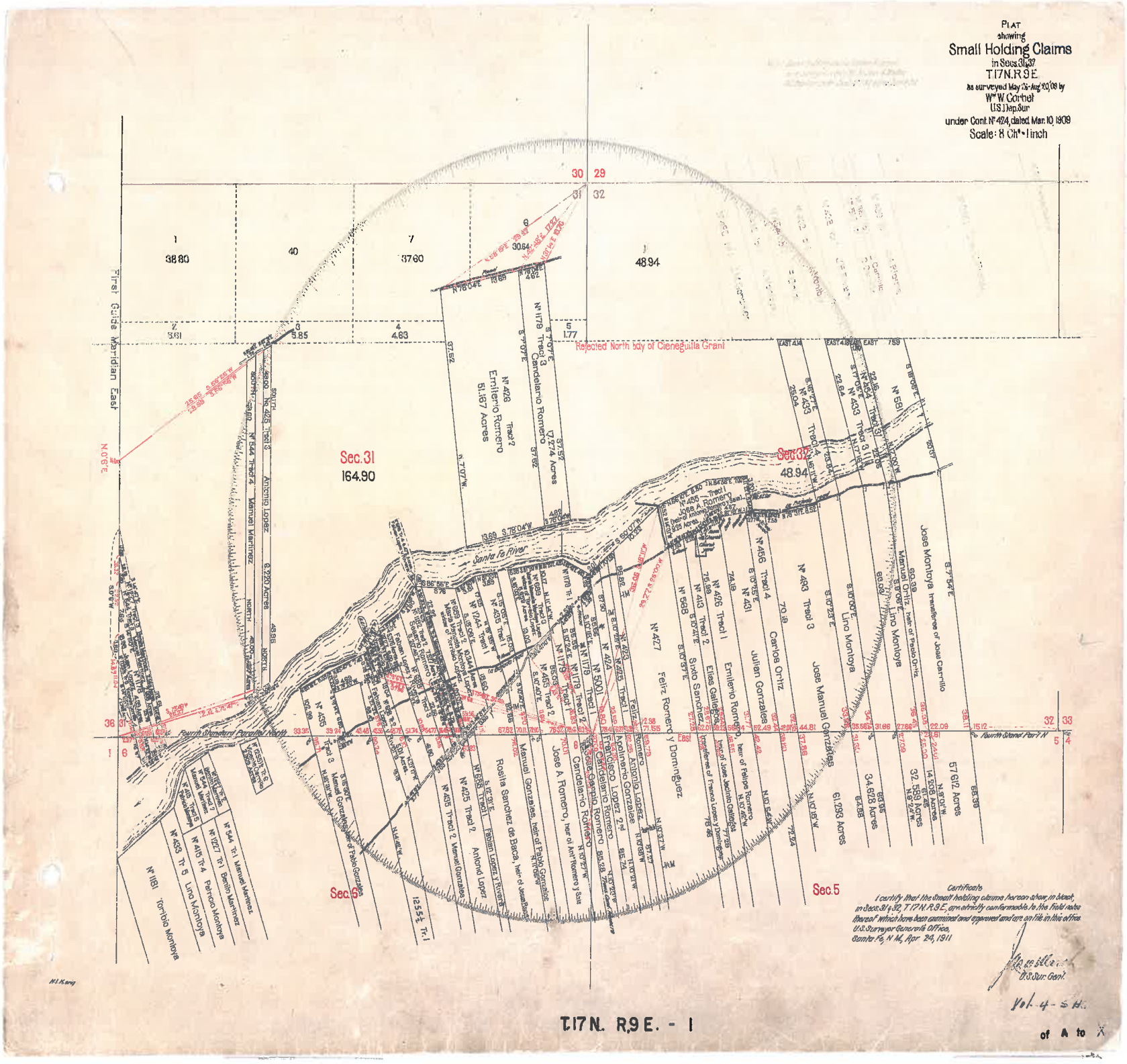
TRACTS 4 AND 5

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

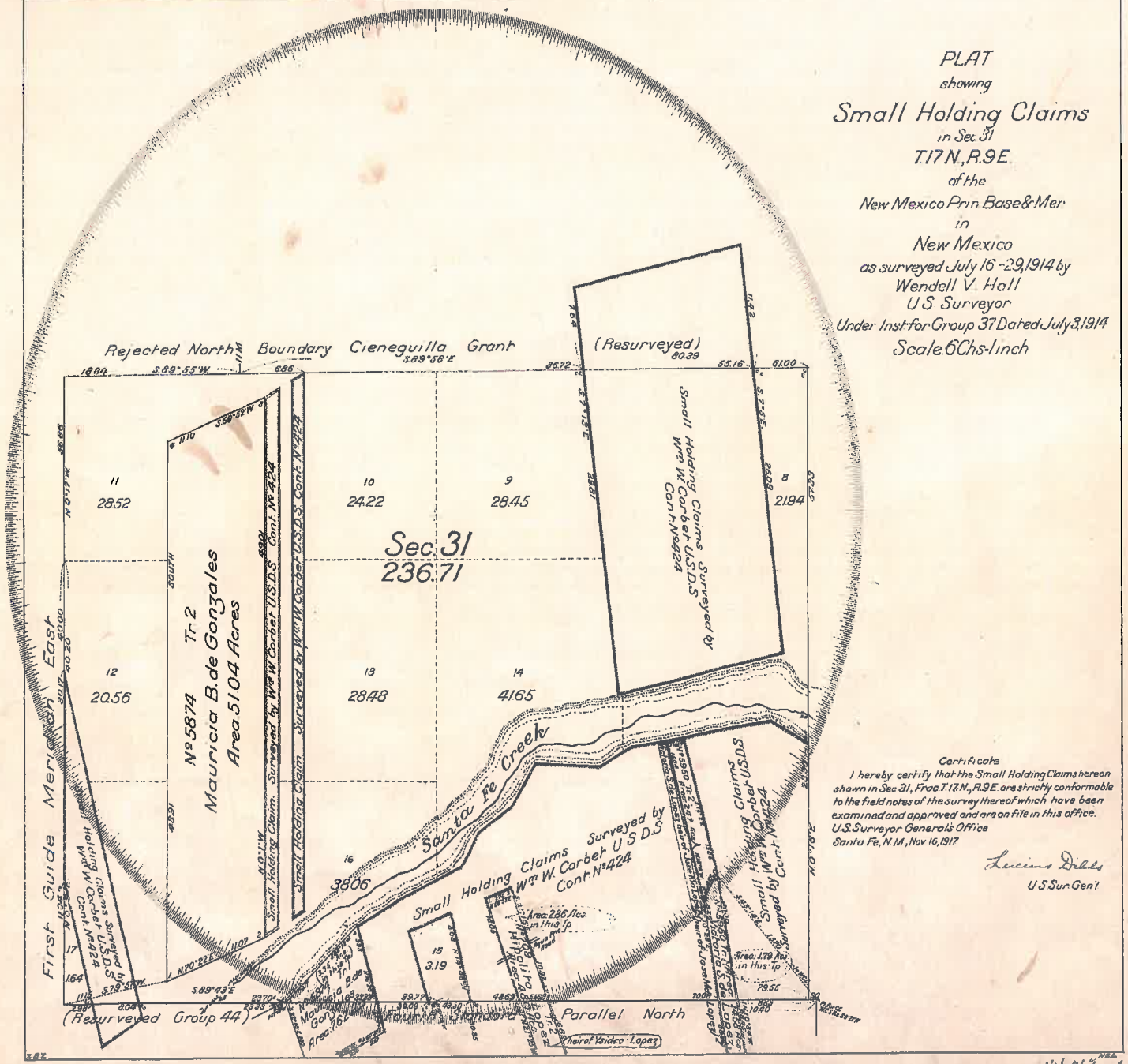
APPENDIX C

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.

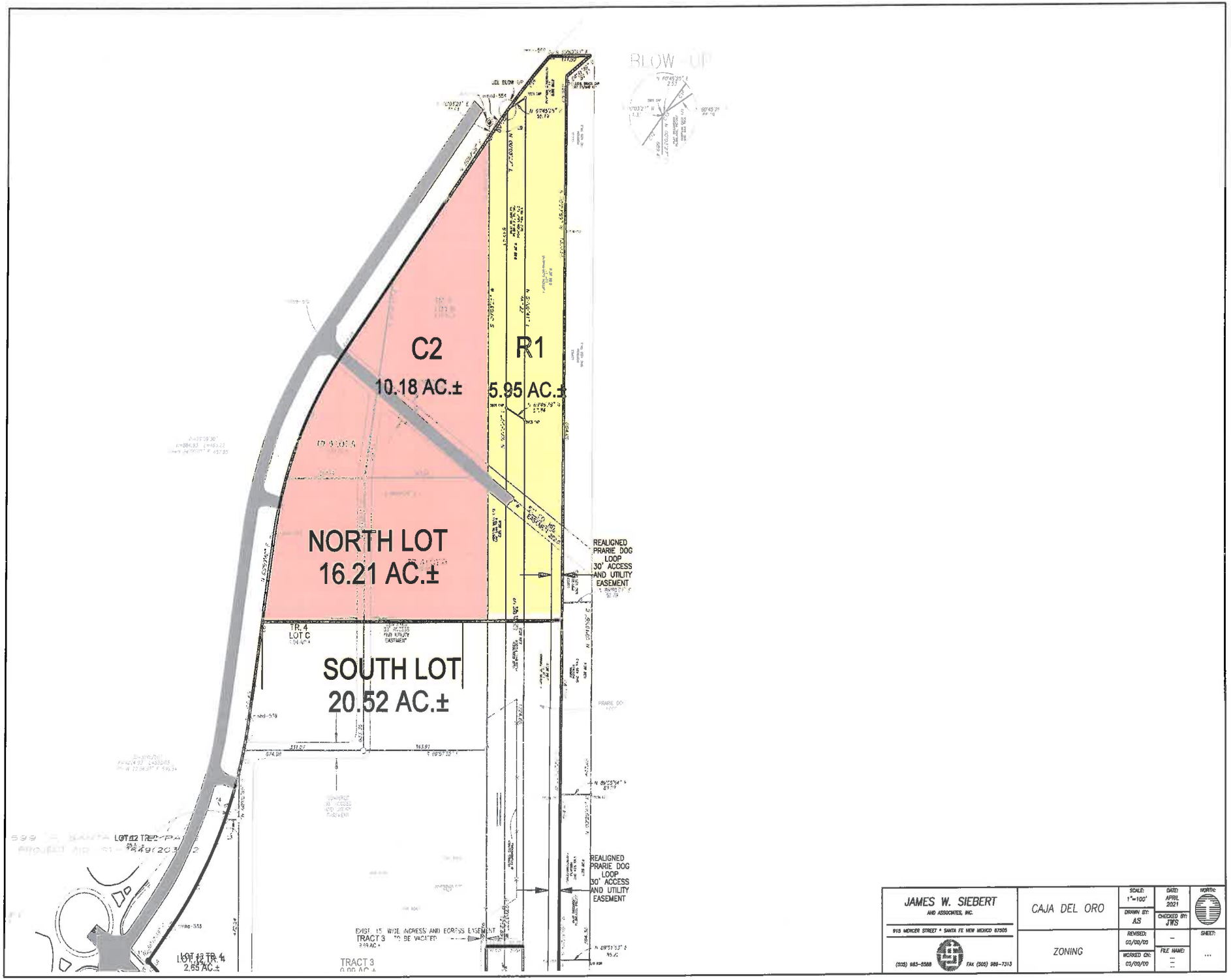
Sincerely,

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

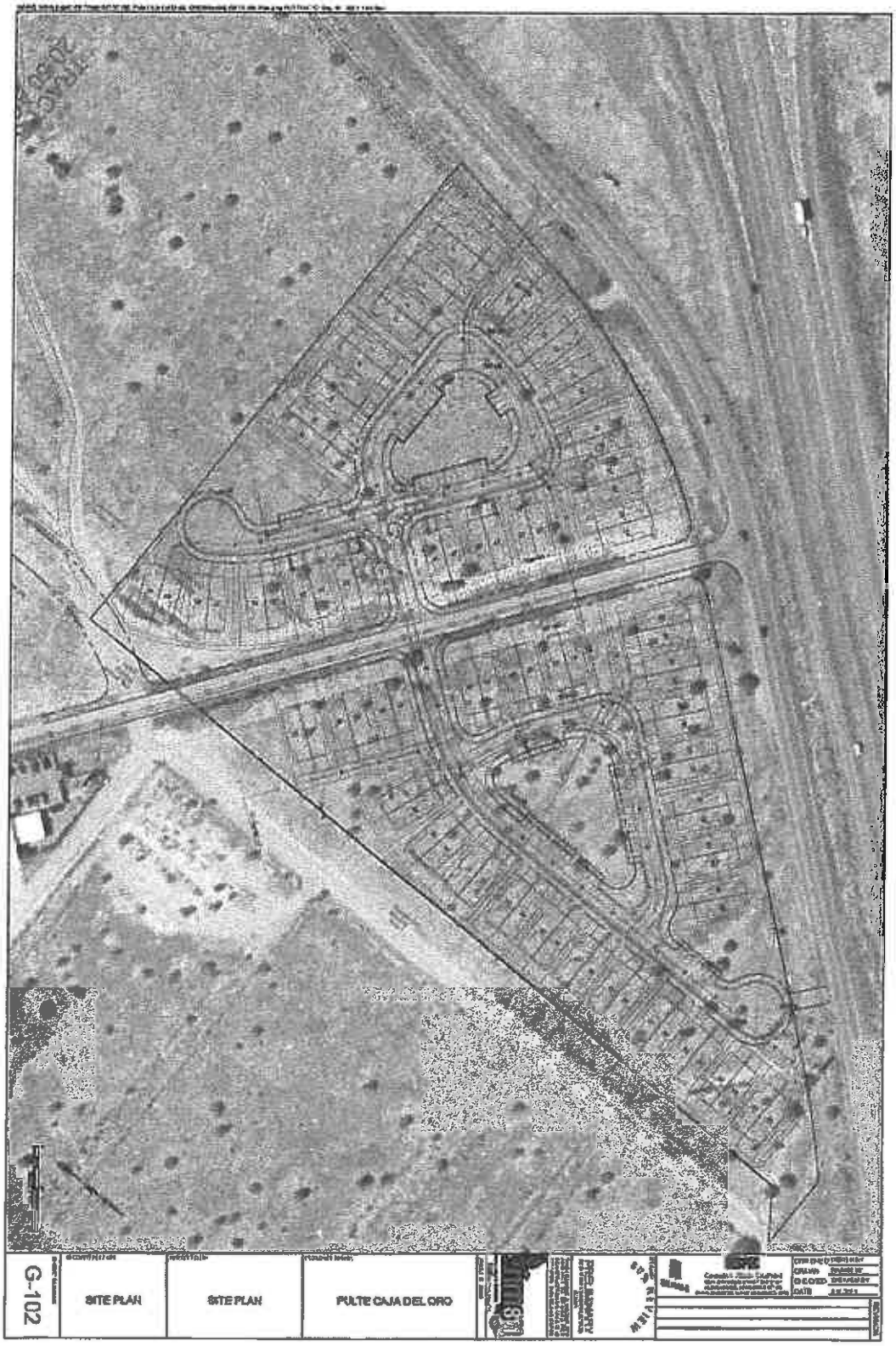


EXHIBIT 2

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

TABLE OF CONTENTS

Page

ARTICLE 1 DEFINITIONS 1

ARTICLE 2 PROPERTY AND PERSONS BOUND BY DECLARATION; ESTABLISHMENT OF GENERAL PLAN OF DEVELOPMENT 7

2.1 Purpose and Binding Effect 7
2.2 Supplemental Declarations 8
2.3 Disclaimer of Representations and Implied Covenants 8
2.4 Further Subdivision, Property Restrictions, Rezoning and Timeshares 10
2.5 Obligation to Construct Common Area Improvements 10
2.6 Withdrawal of Property 10
2.7 Annexation of Additional Property 10
2.8 Views Not Guaranteed 11

ARTICLE 3 ARCHITECTURAL CONTROL 11

3.1 Design Review Committee 11
3.2 Approval Required 12
3.3 Review of Plans 13
3.4 Variances 14
3.5 Construction of Improvements 14
3.6 No Changes Without Approval 15
3.7 Review Fee 15
3.8 No Warranty; Limitation of Liability 15
3.9 Improvements to Areas of Association Responsibility 15
3.10 Compliance Deposit 15
3.11 Site Development Plan 16

ARTICLE 4 EASEMENTS AND DEVELOPMENT RIGHTS 16

4.1 Easements for Use of Common Area 16
4.2 Rights and Easements to Facilitate Development 18
4.3 Easement for Maintenance and Enforcement 19
4.4 Easements for Encroachments 19

ARTICLE 5 THE ASSOCIATION 19

5.1 Formation and Powers of the Association 19
5.2 Authorized Community Activities, Services and Programs 20
5.3 Relationship with Other Entities 21
5.4 Oversight of Neighborhood Associations 21
5.5 Identity of Members 21
5.6 Allocation of Memberships 21
5.7 Classes of Members and Voting Rights 21
5.8 The Association Rules 22
5.9 Personal Liability 22
5.10 Conveyance, Lease or Encumbrance of Common Area 22

ARTICLE 6 COVENANT FOR ASSESSMENTS AND CREATION OF LIEN 22

6.1 Creation of Lien and Personal Obligation of Assessments 22
6.2 Regular Assessments 23
6.3 Special Assessments 24
6.4 Enforcement Assessment 24
6.5 Fines 24
6.6 Benefited Property Assessments 24
6.7 Obligation of Declarant for Deficiencies 25
6.8 Assessment Period 25
6.9 Rules Regarding Billing and Collection Procedures 25
6.10 Effect of Nonpayment of Assessments; Remedies of the Association 25
6.11 Purposes for which Association's Funds May Be Used 26
6.12 Surplus Funds 27
6.13 Reserves 27
6.14 Reserve Account Funding 27
6.15 Reserve Account Funding 28
6.16 Transfer Fee 28

ARTICLE 7 MAINTENANCE 28

7.1 Maintenance of Certain Exterior Components of Residential Units 28
7.2 Areas of Association Responsibility 28
7.3 Lots 29
7.4 Assessment of Certain Costs of Maintenance and Repair 29
7.5 Improper Maintenance and Use of Lots 29
7.6 Boundary Walls 29
7.7 Maintenance of Walls other than Boundary Walls 30
7.8 Construction Activities 30
7.9 Installation of Landscaping 31

ARTICLE 8 USE RESTRICTIONS ON USE OF LOTS 31

8.1 Residential Use 31
8.2 Nuisances 32
8.3 Animals 32
8.4 Machinery and Equipment 33
8.5 Vehicles and Parking 33
8.6 Garages 35
8.7 Rooftop HVAC Equipment Prohibited 35
8.8 Basketball Goals and Backboards 35
8.9 Playground Equipment 35
8.10 Rental of Lots 35
8.11 Screening Materials 36
8.12 Lights 36
8.13 Window Cover Materials 36
8.14 Trash Containers and Collection 36
8.16 Temporary Occupancy and Temporary Buildings 36
8.17 Antennas 37
8.18 Utility Service 37

8.19 Overhead Encroachments 37
8.20 Signs 37
8.21 Drainage 38

ARTICLE 9 DISPUTE RESOLUTION 38

9.1 Defined Terms 38
9.2 Agreement to Resolve Certain Disputes Without Litigation 39
9.3 Notice of Alleged Defect 39
9.4 Notice of Claim 39
9.5 Mediation 40
9.6 Binding Arbitration 40
9.7 Right to Enter, Inspect, Repair and/or Replace 42
9.8 Use of Funds 43
9.9 Approval of Arbitration or Litigation 43
9.10 Statute of Limitations 43
9.11 Federal Arbitration Act 43
9.12 Conflicts 43

ARTICLE 10 INSURANCE 45

10.1 Scope of Coverage 45
10.2 Certificates of Insurance 46
10.3 Payment of Insurance Proceeds 46
10.4 Repair and Replacement of Damaged or Destroyed Property 46
10.5 Residence Insurance 47

ARTICLE 11 GENERAL PROVISIONS 47

11.1 Enforcement 47
11.2 Duration; Termination 49
11.3 Amendments 49
11.4 Interpretation 50
11.5 Severability 50
11.6 Change of Circumstances 50
11.7 Laws, Ordinances and Regulations 50
11.8 References to this Declaration in Deeds 51
11.9 Gender and Number 51
11.10 Captions and Titles 51
11.11 Notices 51

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.

INDEX TO BYLAWS

Page

ARTICLE 1 GENERAL PROVISIONS 1

1.1. DEFINED TERMS 1
1.2. PRINCIPAL OFFICE 1
1.3. CONFLICTING PROVISIONS 1
1.4. DESIGNATION OF FISCAL YEAR 1
1.5. FINANCIAL RECORDS 2
1.6. AMENDMENT 2
1.7. CAPTIONS AND TITLES 2

ARTICLE 2 MEETINGS OF MEMBERS 2

5.6 ALLOCATION OF MEMBERSHIPS 2
5.7 CLASSES OF MEMBERS AND VOTING RIGHTS 2
2.1. ANNUAL MEETING 3
2.2. SPECIAL MEETINGS 3
2.3. NOTICE OF MEETINGS 3
2.4. QUORUM 3
2.5. VOTING AND PROXIES 4
2.6. RECORD DATE 5
2.7. ORGANIZATION AND CONDUCT OF MEETING 5
2.8. ACTION BY WRITTEN BALLOT 6
2.9. ACTION BY WRITTEN CONSENT 6
2.10. VOTING REQUIREMENTS 7

ARTICLE 3 BOARD OF DIRECTORS 7

3.1. NUMBER AND TERMS OF OFFICE 7
3.2. APPOINTMENT AND ELECTION 8
3.3. RESIGNATION OF DIRECTORS 8
3.4. REMOVAL OF DIRECTORS 8
3.5. COMPENSATION 9
3.6. ACTION TAKEN WITHOUT A MEETING 9
3.7. VACANCIES 9
3.8. MEETINGS 9
3.9. QUORUM AND VOTING 10
3.10. POWERS AND DUTIES 10
3.11. MANAGING AGENT 12
3.12. SUSPENSION OF MEMBER RIGHTS OR PRIVILEGES 13
3.13. RIGHT OF DECLARANT TO VETO ACTIONS 13

ARTICLE 4 OFFICERS AND THEIR DUTIES 14

4.1. ENUMERATION OF OFFICERS 14

4.2. ELECTION OF OFFICERS 14
4.3. TERM 14
4.4. RESIGNATION AND REMOVAL 15
4.5. VACANCIES 15
4.6. POWERS AND DUTIES 15
ARTICLE 5 COMMITTEES 16
5.1. COMMITTEES OF THE BOARD 16
5.2. OTHER COMMITTEES 16

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

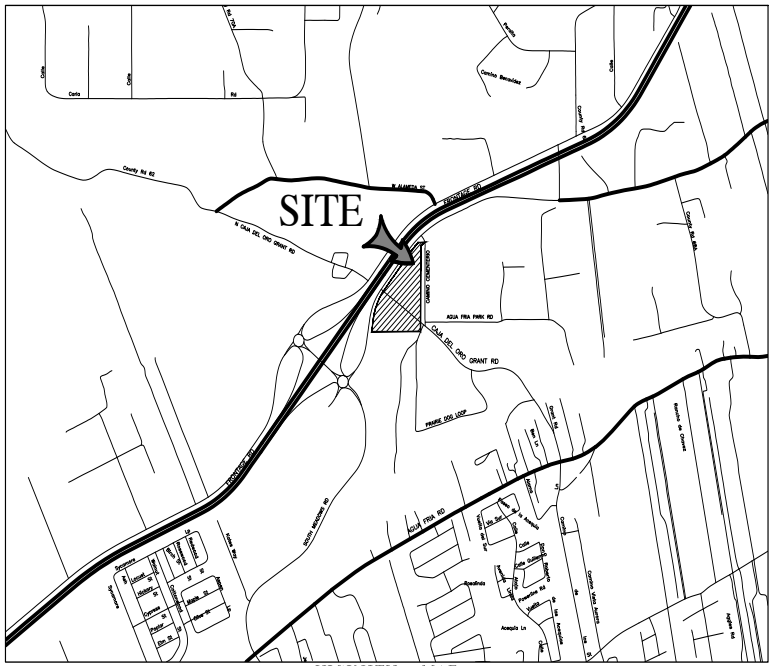
I hereby certify that I am the duly elected Secretary of the Caja de Oro, Unit 3 Community Association, Inc. and that the foregoing Bylaws constitute the original Bylaws of the Association and were duly adopted by the Board of Directors of the Association on the _____ day of --------.

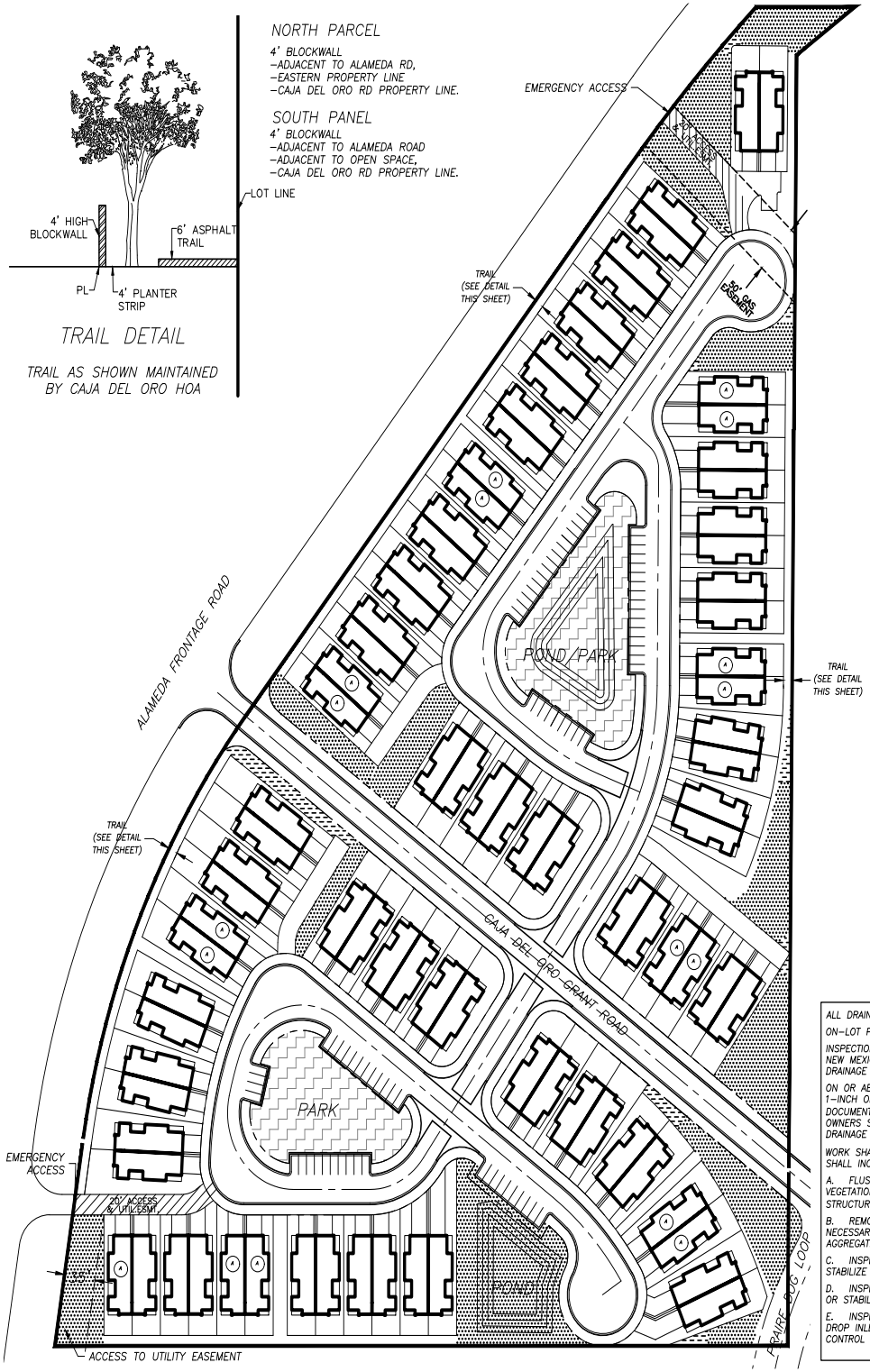
_____
TBA, President

_____
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).

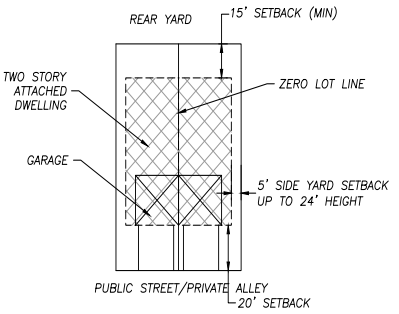
B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6–INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH AGGREGATE AS DIRECTED BY THE ENGINEER.

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

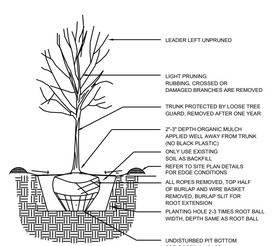
YEAR 1 AND 2
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 4 RUN TIMES PER WEEK
APPROX. 90 RUN CYCLES PER YEAR
257 TREES/1,542 GALLONS PER RUN CYCLE
595 SHRUBS/1,190 GALLONS PER RUN CYCLE
2,732 GALLONS PER RUN CYCLE X 90 RUN TIMES=245,880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

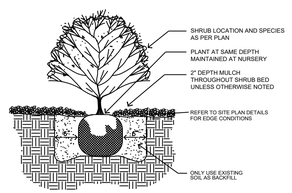


LANDSCAPE DATA

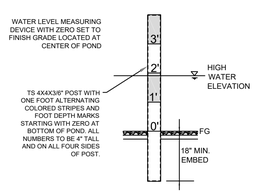
PONDING AREA	
REQUIRED TREES/PONDING AREA (8,725 sq ft)	
ONE TREE PER 500 SF OF PONDING AREA	
(19,559 SF/500 SF = 40)	40
PROPOSED TREES	40
REQUIRED SHRUBS/PONDING AREA	
THREE SHRUBS PER 500 SF OF PONDING AREA	
(19,559 SF/500 SF = 40 X3= 120)	120
PROPOSED SHRUBS	120
STREET TREE REQUIREMENTS	
ONE TREE 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

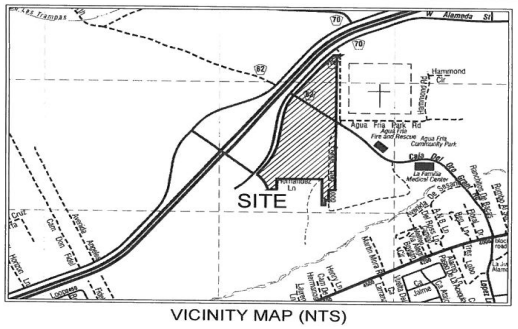
Scale: 1" = 60'

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

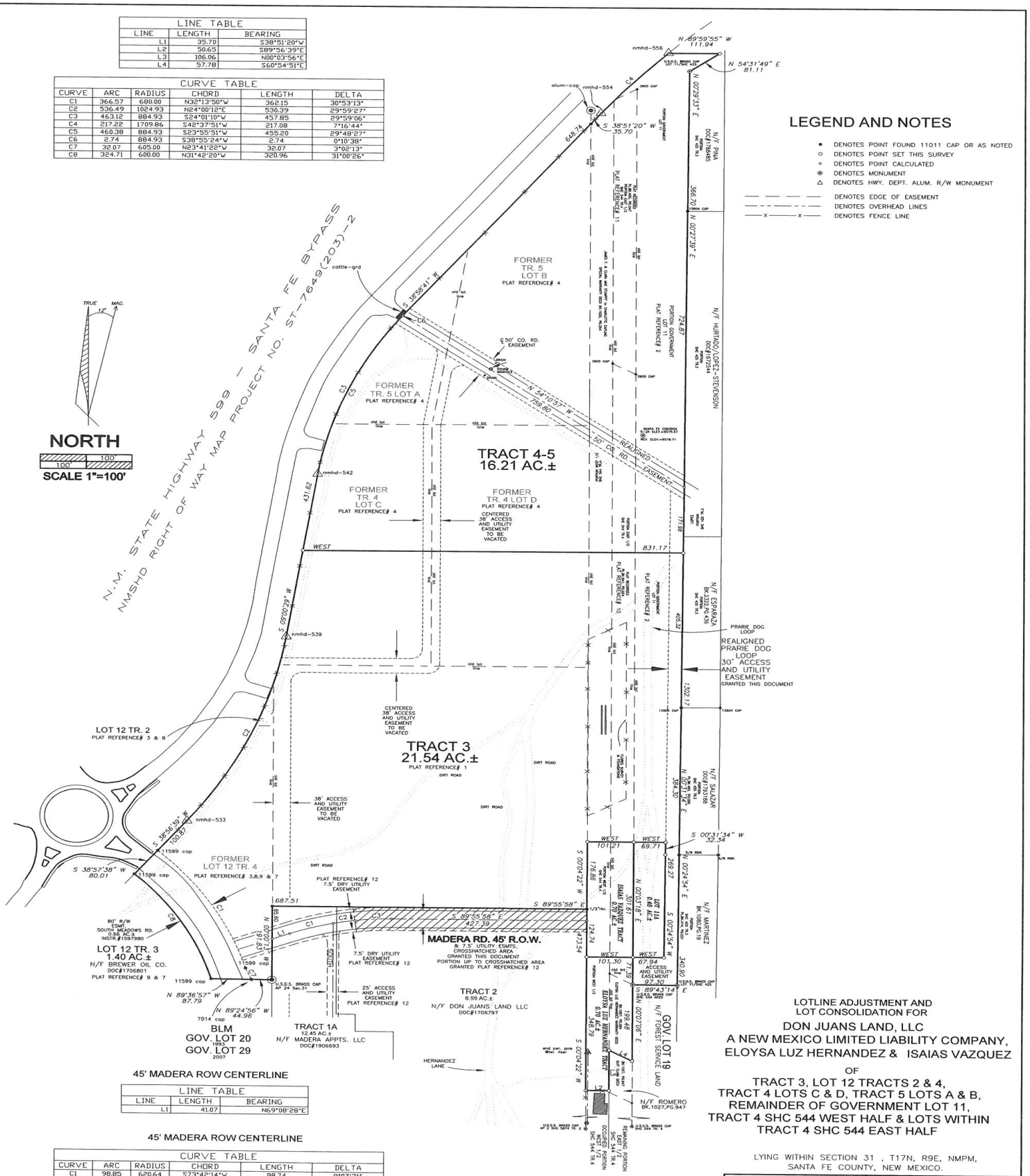
OWNER: DON JUANS LAND, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY

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"

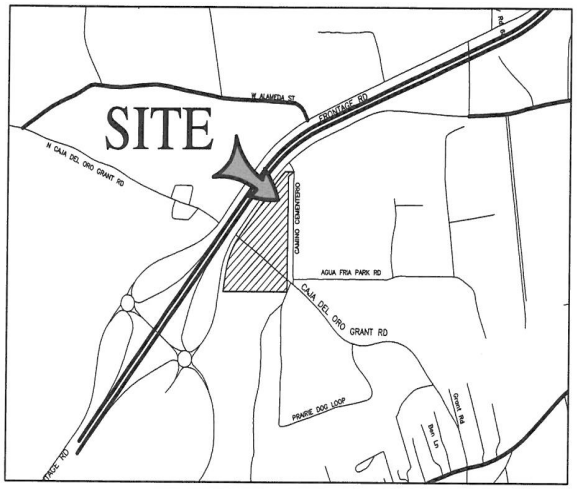
45' MADERA ROW CENTERLINE

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

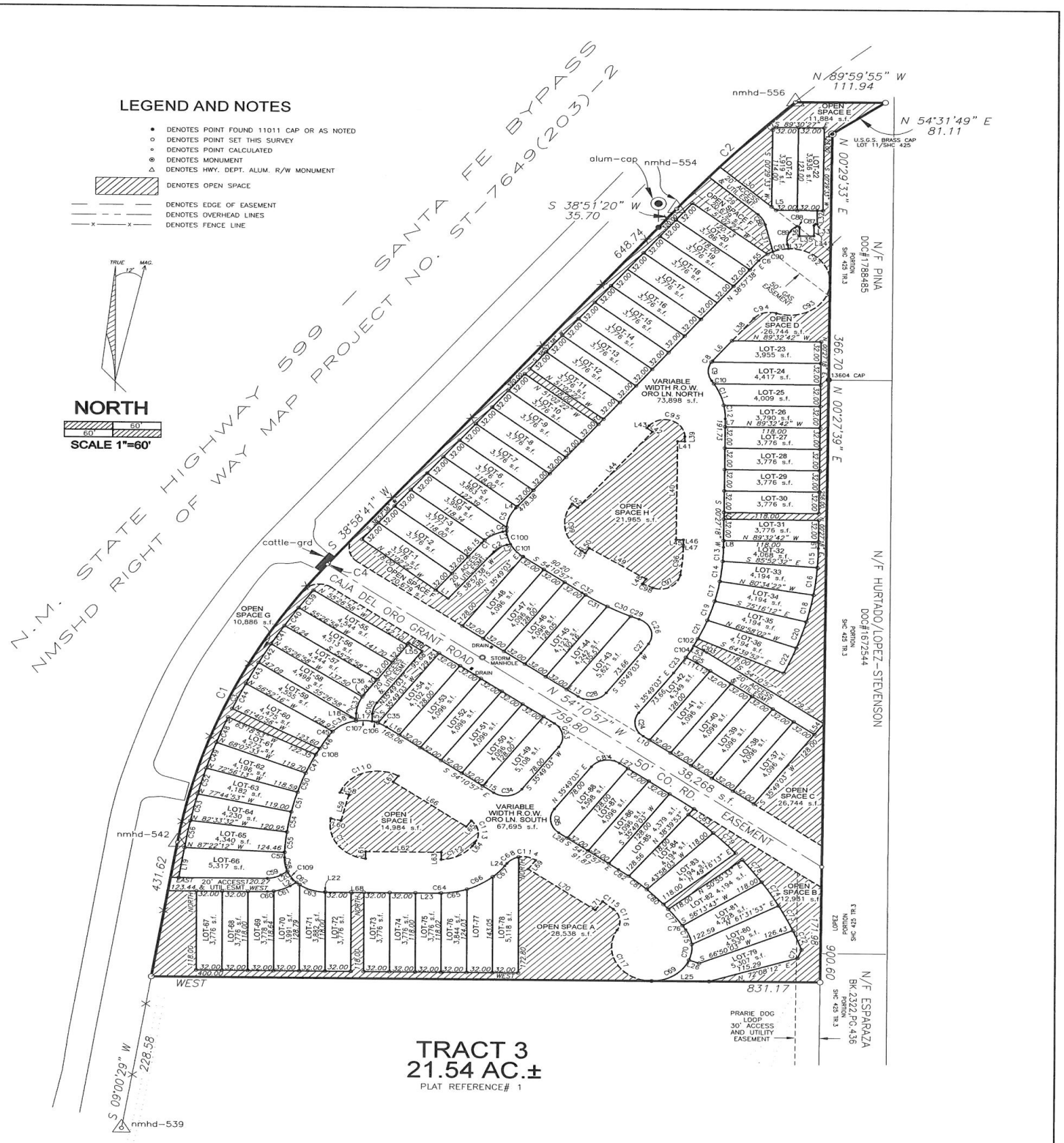
UPC:
LOT A: 1-049-097-093-306
LOT B: 1-049-097-127-311
LOT C: 1-049-097-089-243
LOT D: 1-049-097-124-244
TRACT 4 SHC 544: 1-049-097-144-213
TRACT 4 E ½ SHC 544: 1-049-097-150-316
LOT 11 SHC 5874: 1-049-097-125-630

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
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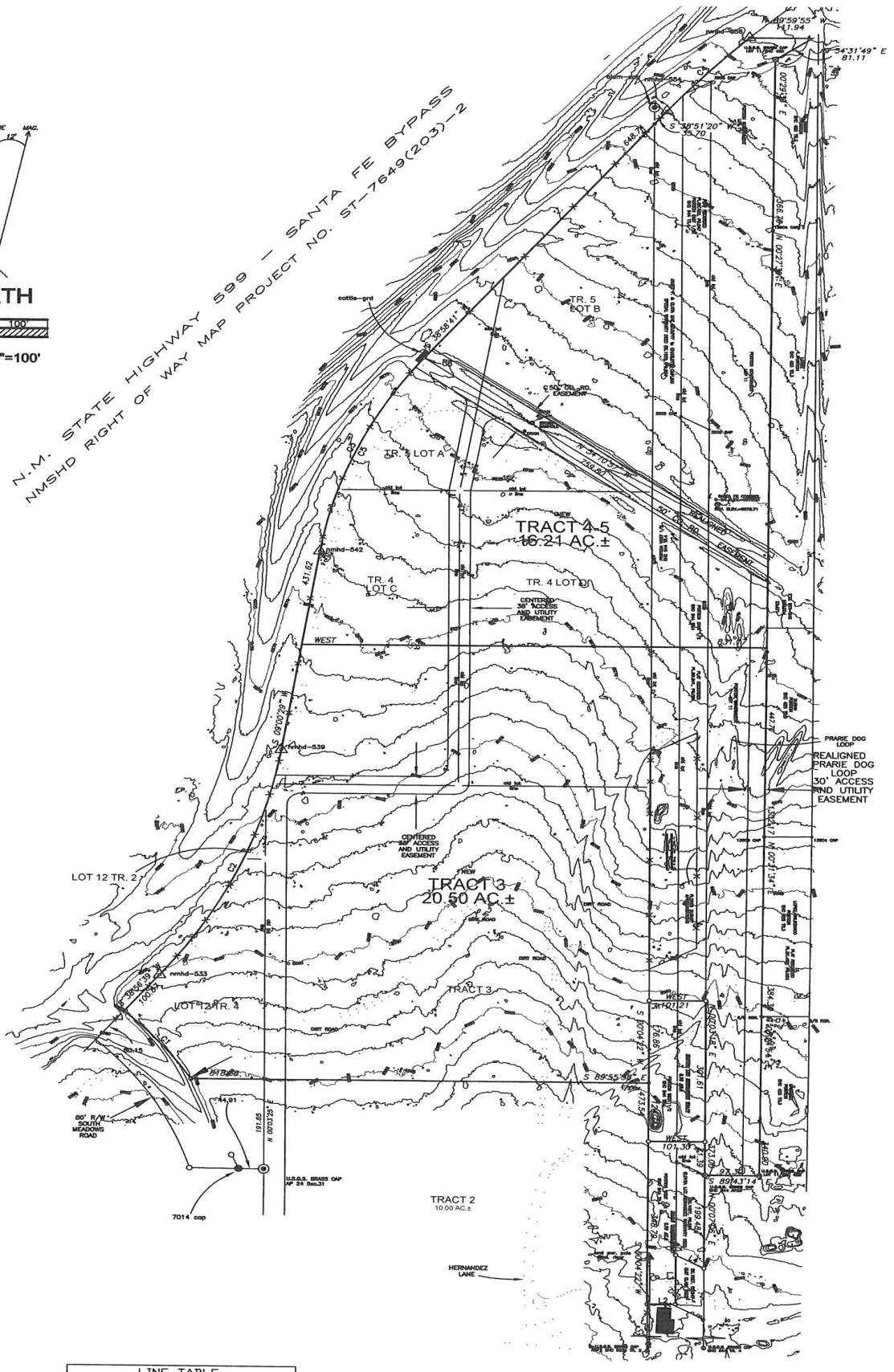
INDEXING INFORMATION FOR THE COUNTY CLERK

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

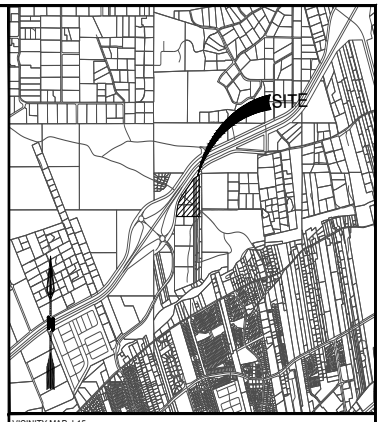
SANTA FE, NEW MEXICO

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

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Vice President - Land Development
7601 Jefferson St NE
Albuquerque, NM 87109
(505)-473-2090

PLANNING CONSULTANT

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SURV-TEK, INC.
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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		

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PROJECT NAME: PULTE CAJA DEL ORO

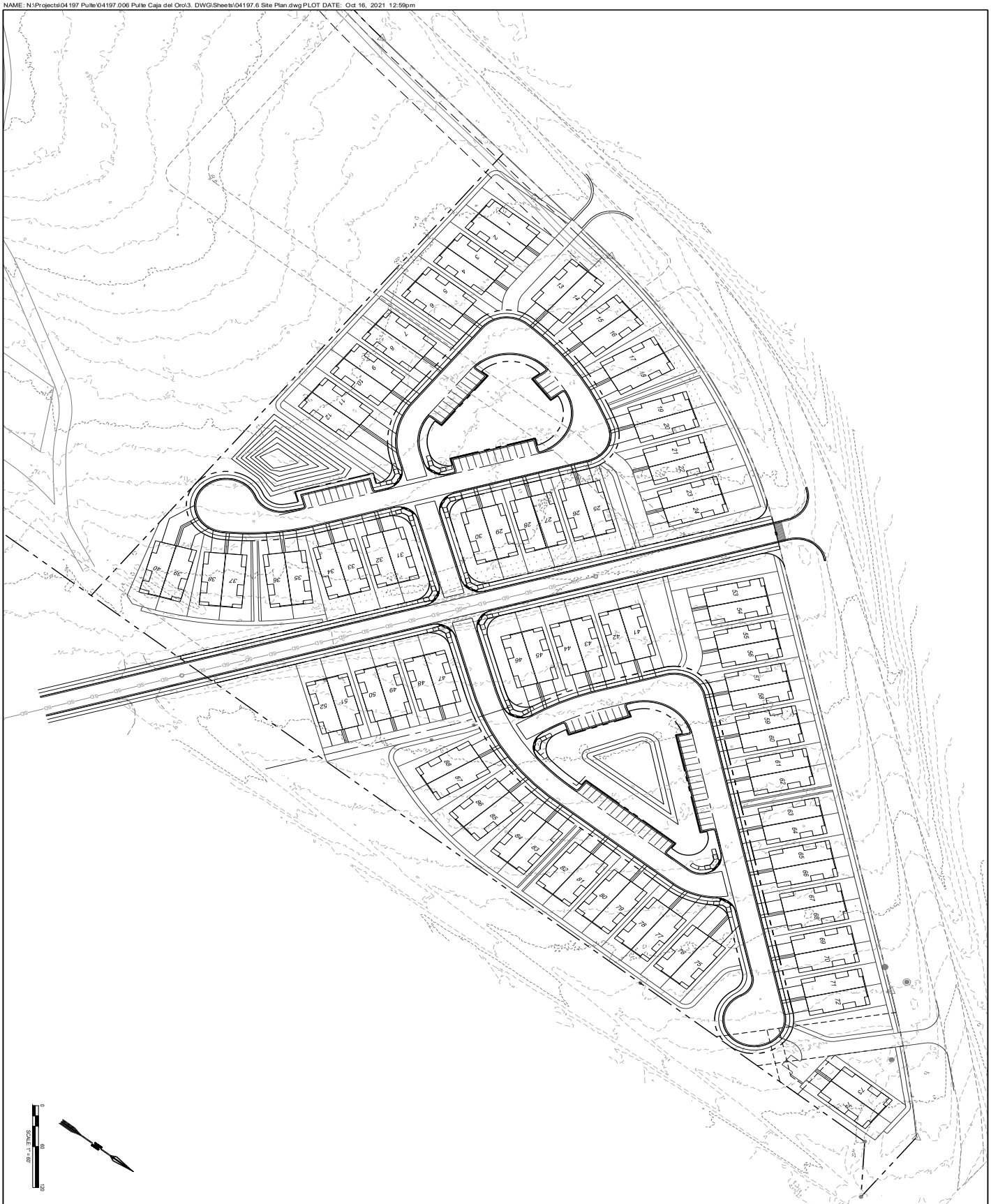
SHEET TITLE: GENERAL NOTES

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: G-101

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

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



0 60 120
SCALE: 1" = 60'

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

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CHECKED	JK
DATE	10.16.2021

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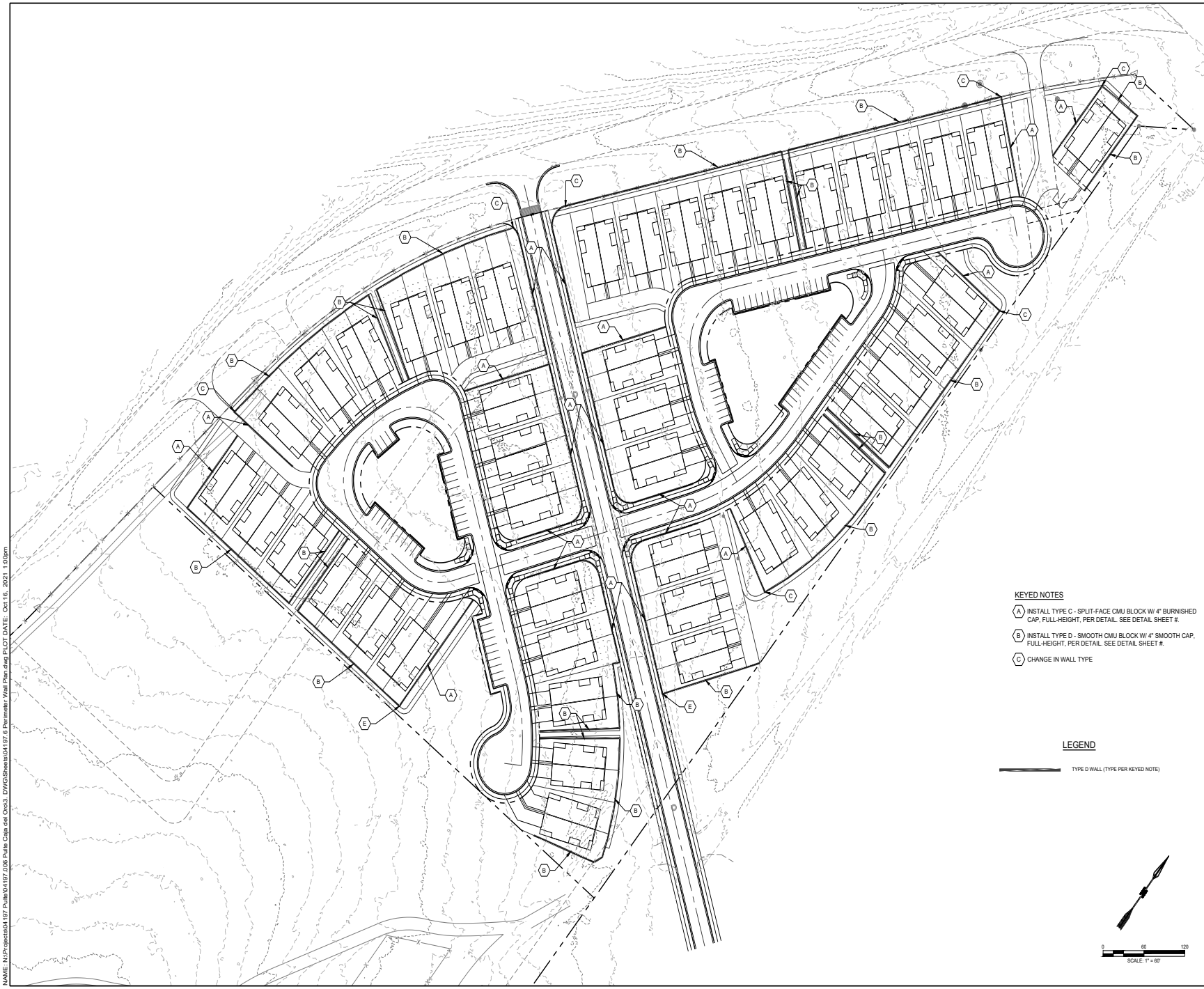
PROJ. #: ####

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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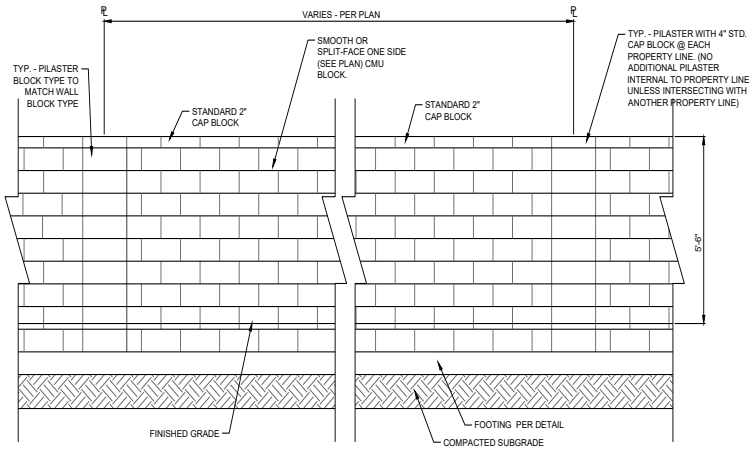
PROJ. #: ####

PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: PERIMETER WALL PLAN

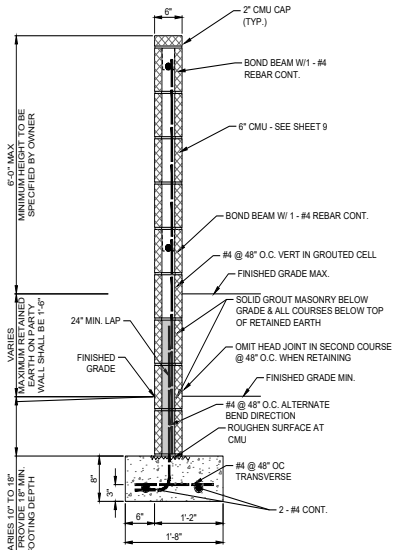
SUBMITTED FOR: PRELIMINARY

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
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CHECKED JL
DATE 10.18.2021

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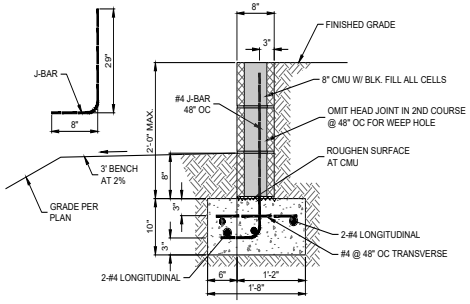
PROJECT NAME: PULTE CAJA DEL ORO

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

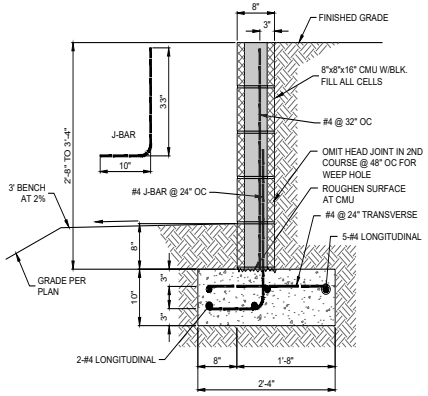


LOW RETAINING WALL - TYPE A

UP TO 2'-0"

NOTE:

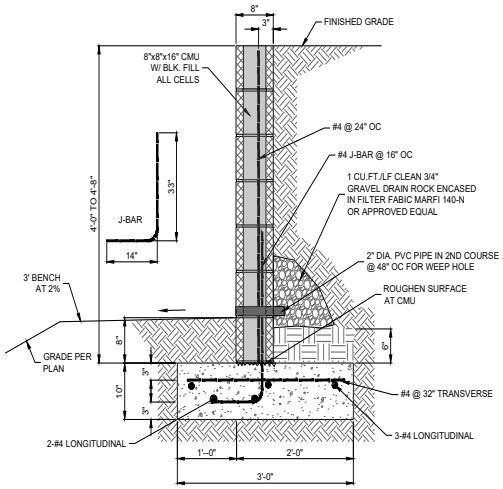
FINISHED GRADE SHALL BE LEVEL WITH OR BELOW TOP OF RETAINING PORTION OF WALL, AND NO ADDITIONAL SURFACE LOADS SHALL BE PLACED, WITHIN AN AREA FROM FACE OF WALL TO A DISTANCE EQUAL TO THE RETAINED EARTH HEIGHT.



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.

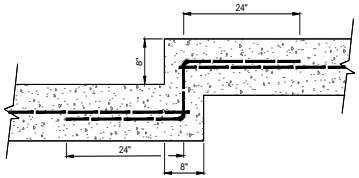


RETAINING WALL - TYPE C

4'-0" TO 4'-8"

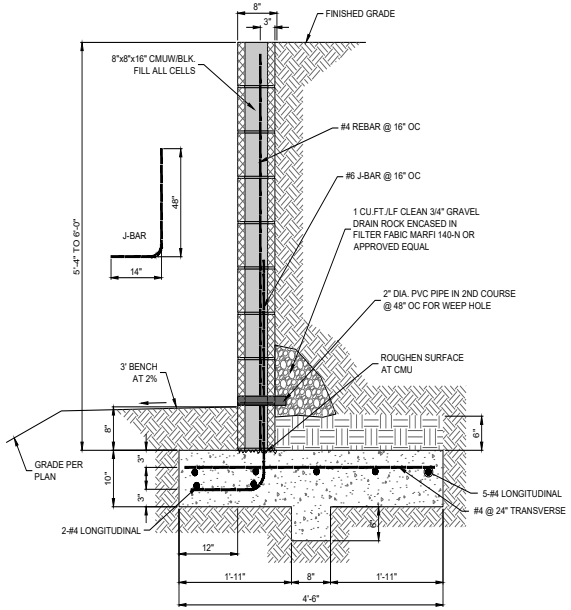
NOTE:

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:

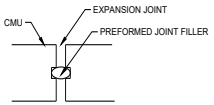
FINISHED GRADE SHALL BE LEVEL WITH OR BELOW TOP OF RETAINING PORTION OF WALL, AND NO ADDITIONAL SURFACE LOADS SHALL BE PLACE, WITHIN AN AREA FROM FACE OF WALL TO A DISTANCE EQUAL TO THE RETAINED EARTH HEIGHT.

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

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DRAWN SEG
CHECKED JK
DATE 10.16.2021

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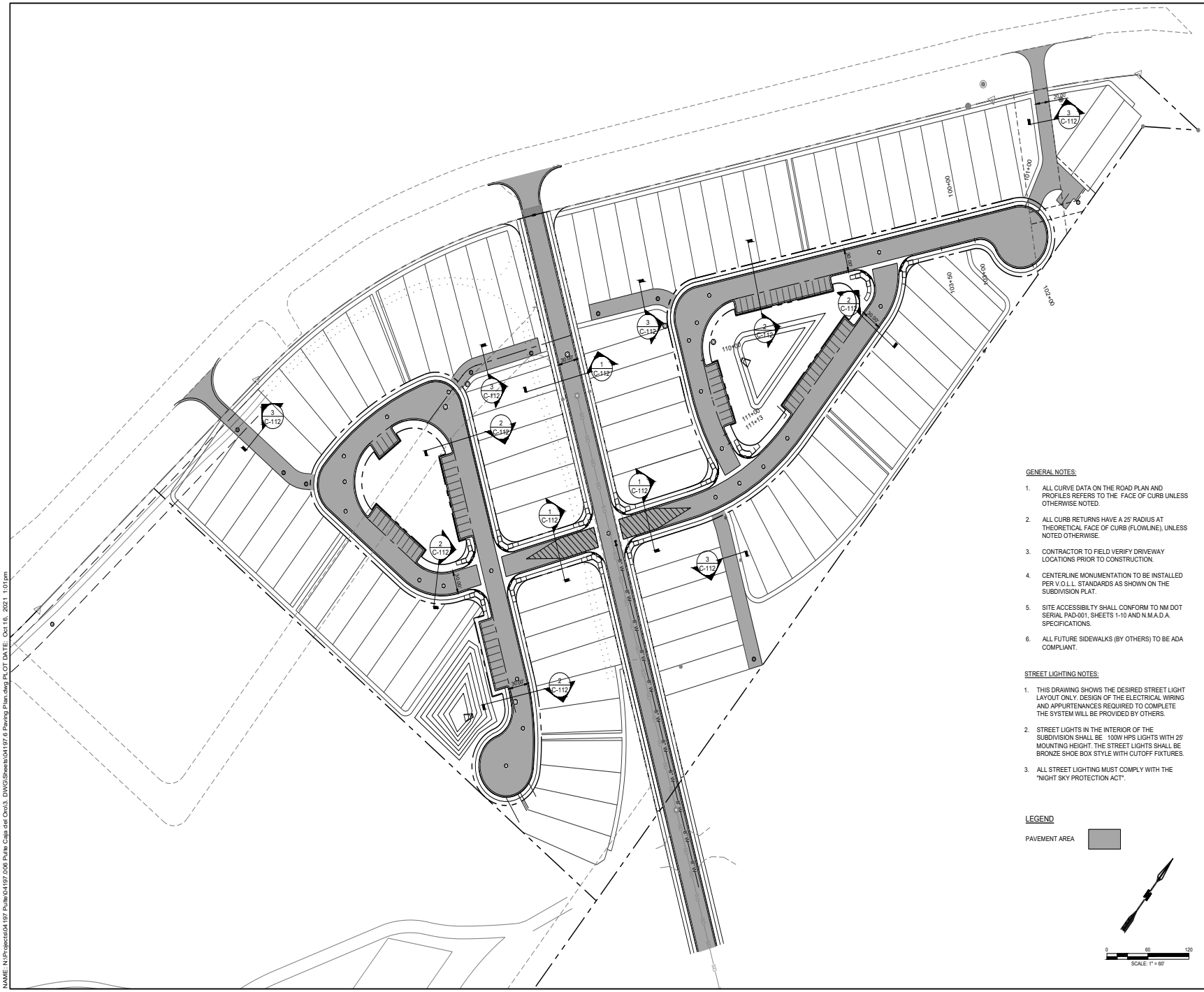
PROJ. #: ####

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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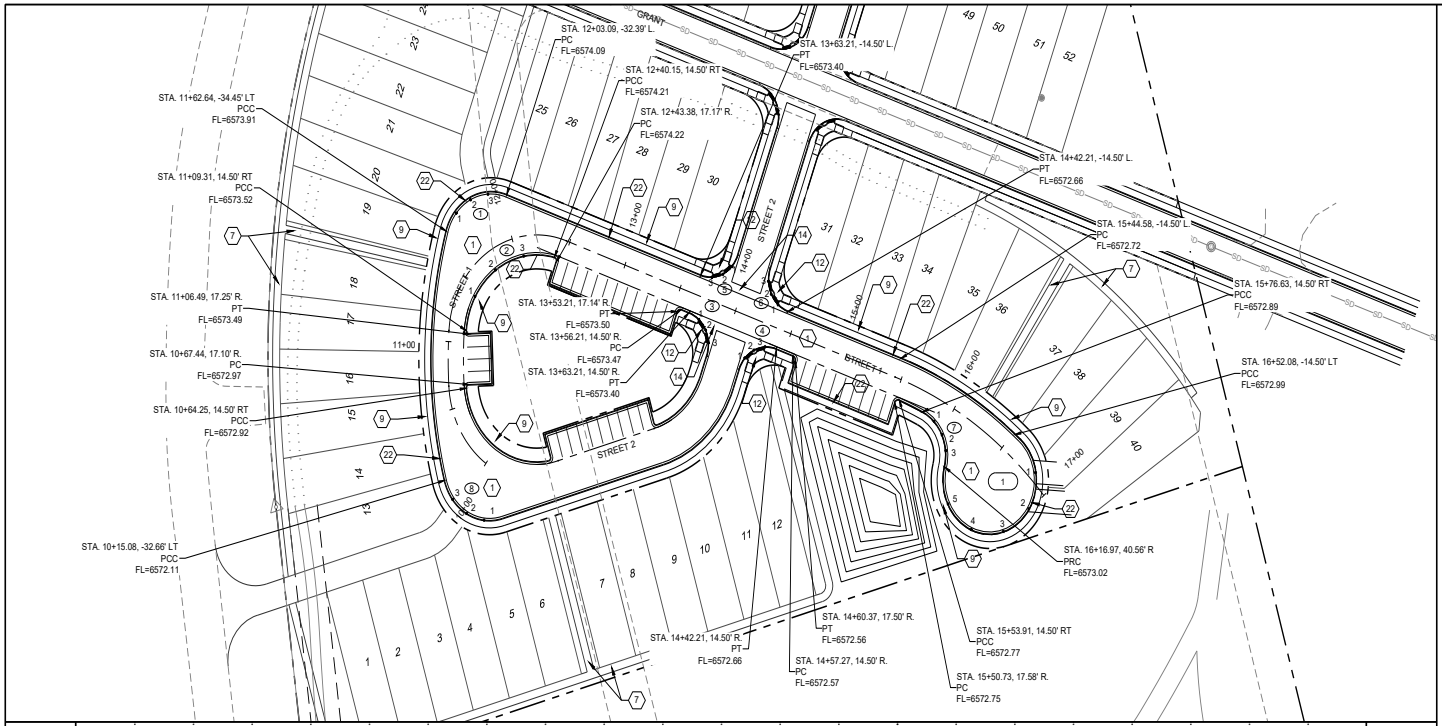
PROJ. #: ####

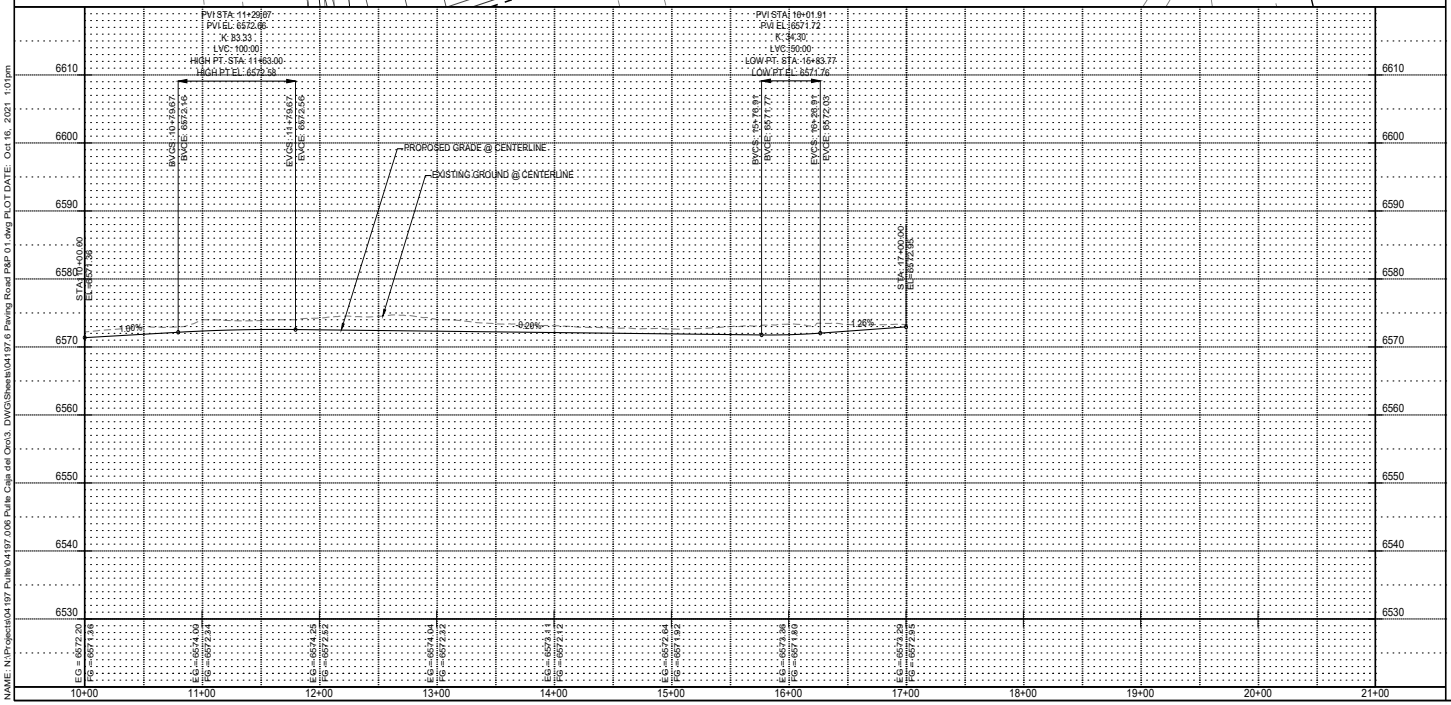
PROJECT NAME: PULTE CAJA DEL ORO

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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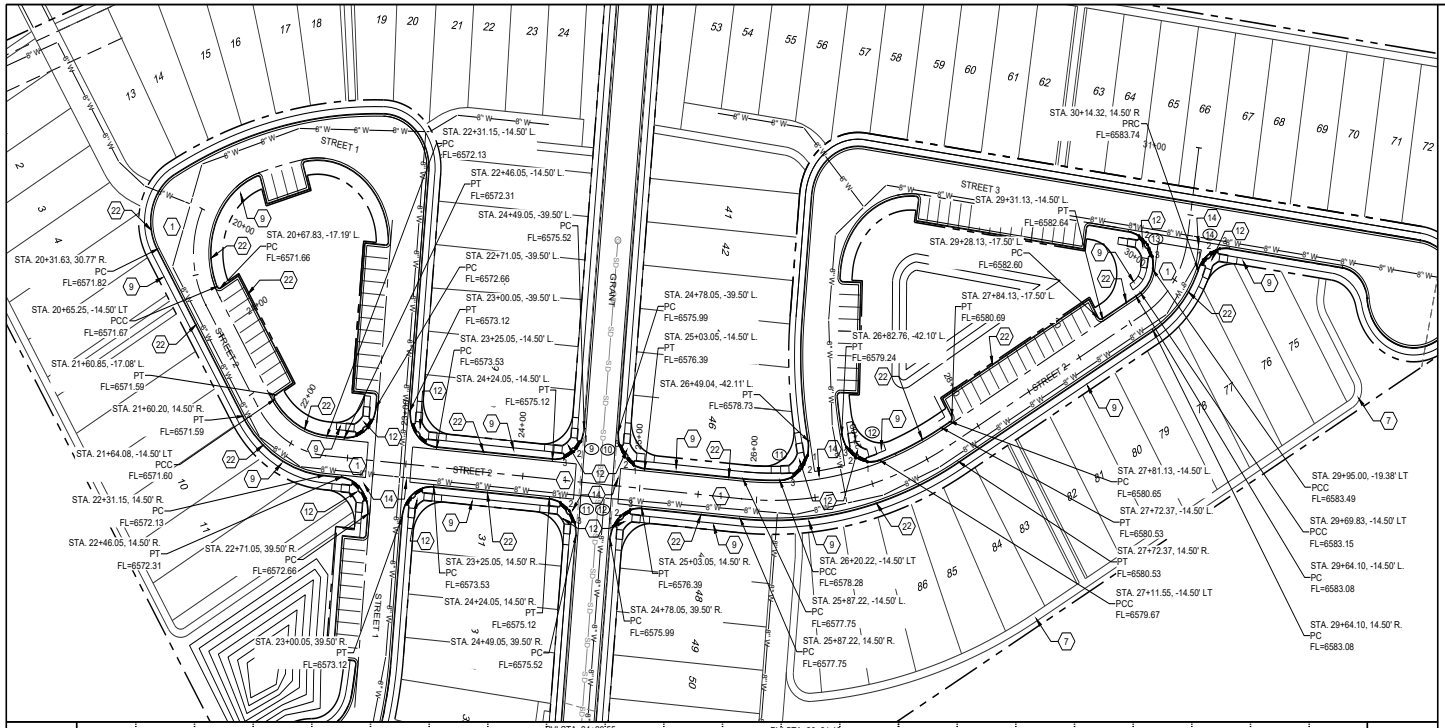
PROJECT NAME: PULTE CAJA DEL ORO

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

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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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
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(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'

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	DESIGN BY	DRAWN BY	CHECKED BY	10.16.2021

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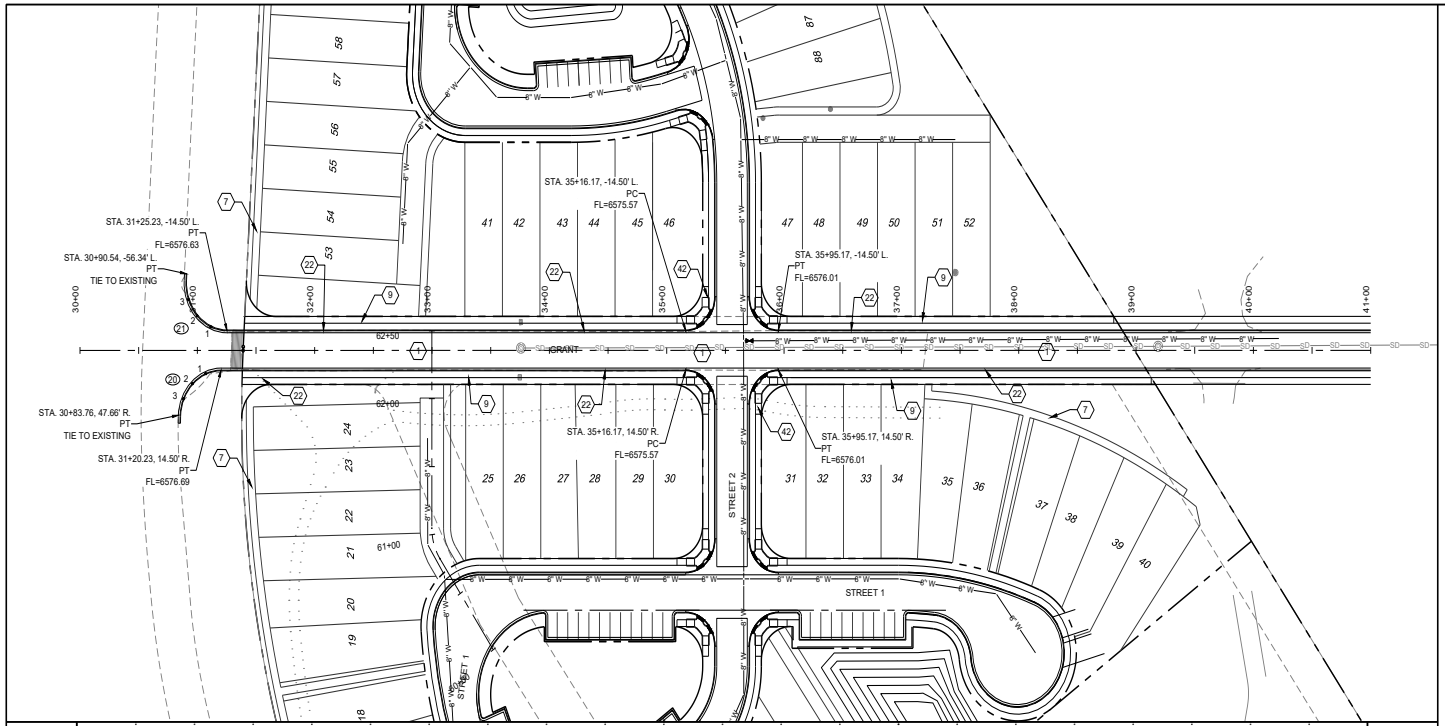
PROJECT NAME: PULTE CAJA DEL ORO

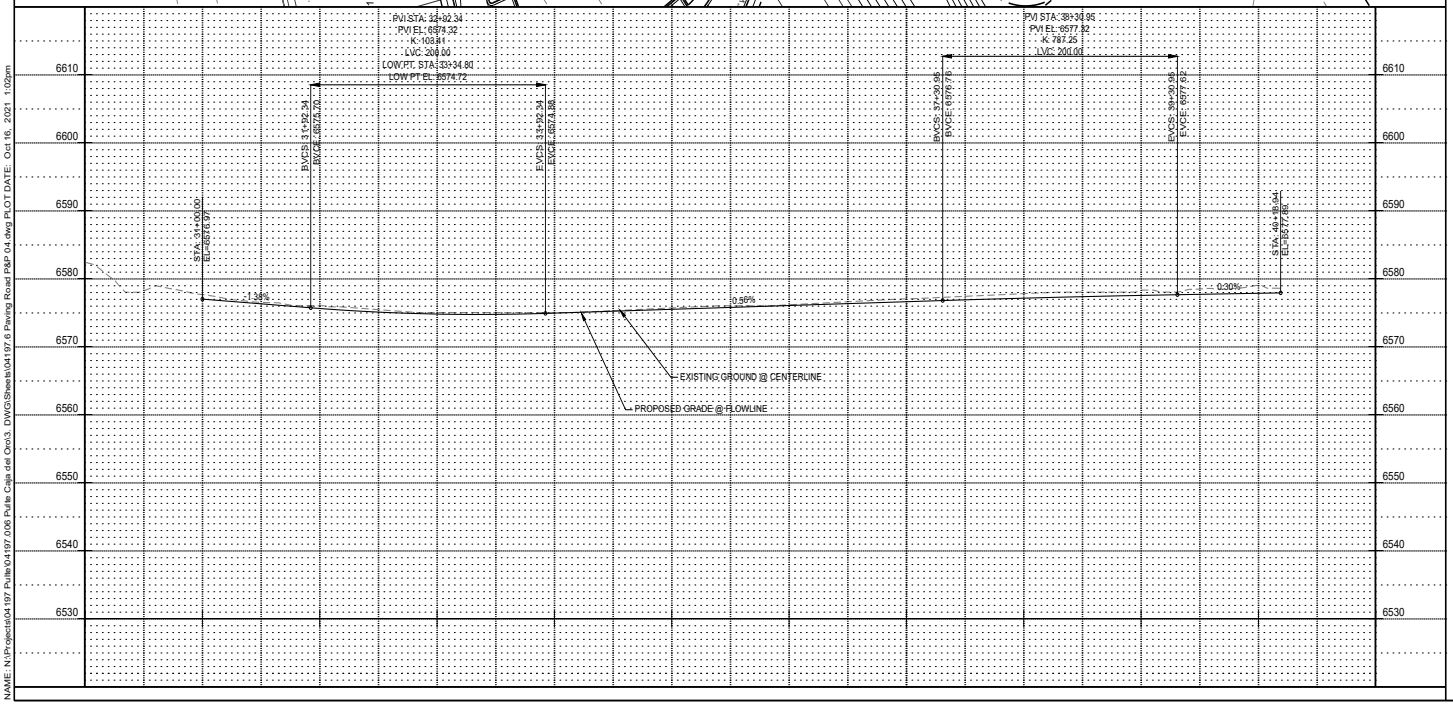
SHEET TITLE: ROADWAY TWO ROAD PLAN & PROFILE

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

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20	FL
1	X
2	X
3	X

21	FL
1	X
2	X
3	X

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

REVISION

DESIGNED BY
DRAWN BY
CHECKED BY
DATE 10.18.2021

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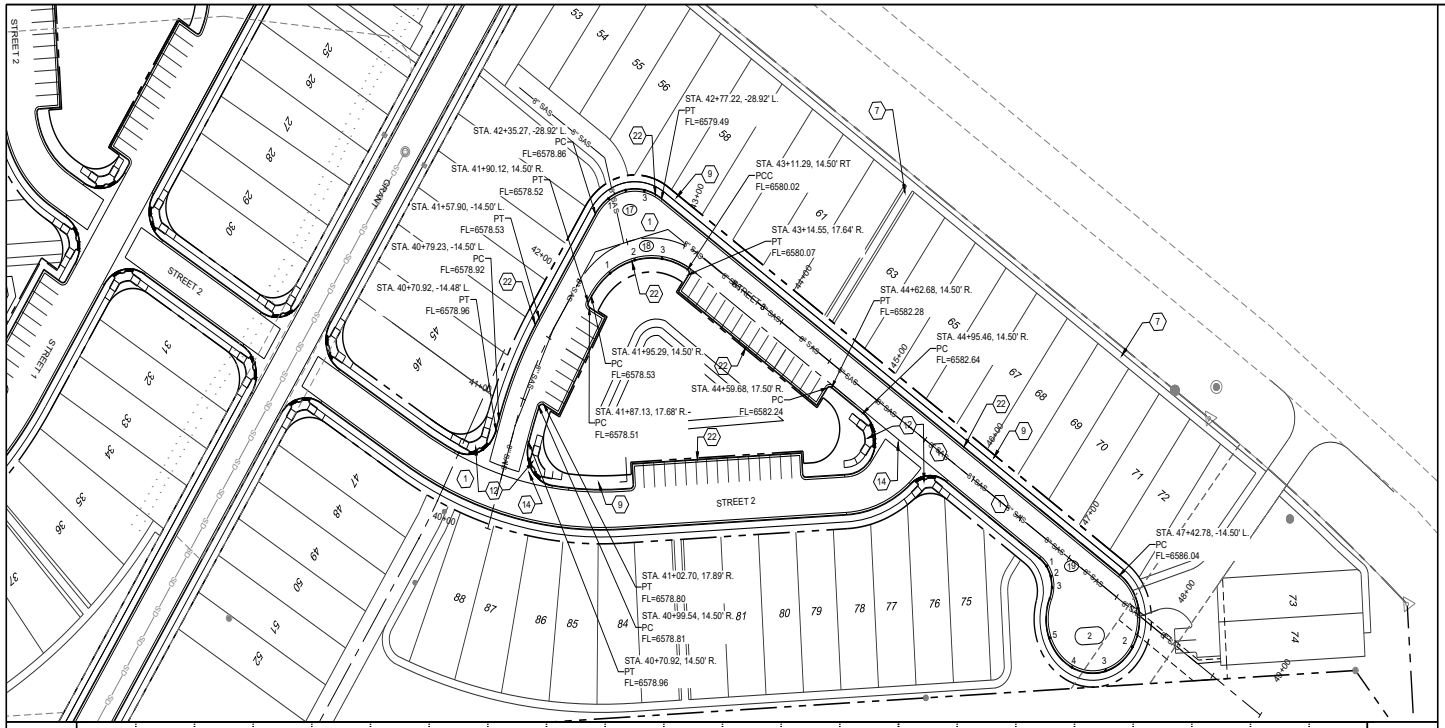
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: CAJA DEL ORO GRANT ROAD PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-107

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



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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17	FL
1	X
2	X
3	X

18	FL
1	X
2	X
3	X

19	FL
1	X
2	X
3	X

CUL DE SAC

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

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

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DRAWN BY
CHECKED BY
DATE 10.16.2021

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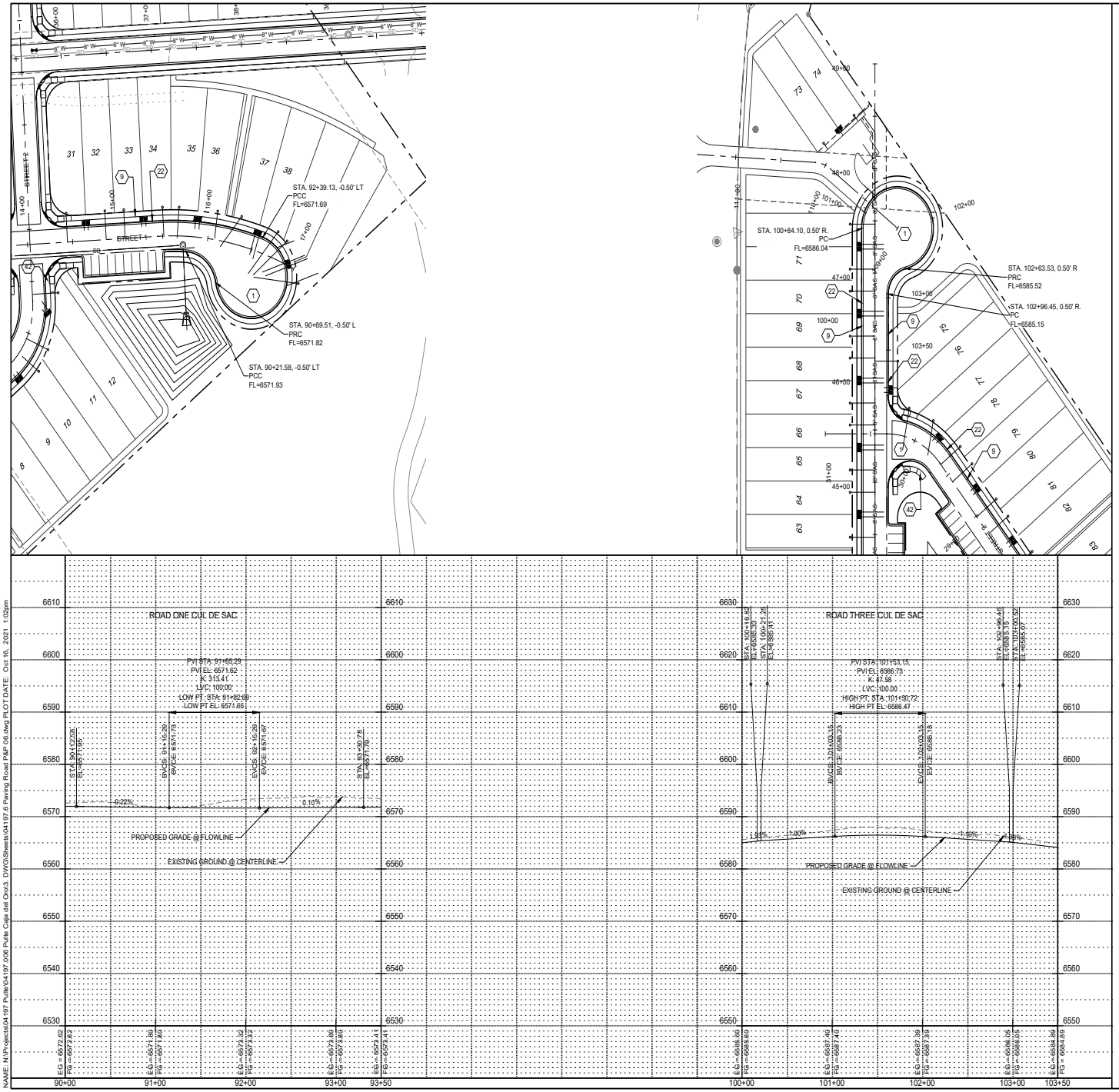
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: ROADWAY THREE ROAD PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-108

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



PAVING CONSTRUCTION NOTES

I.D.#	DESCRIPTION
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7	BUILD 6' PCC SIDEWALK PER NM APWA STANDARD DETAIL 2430
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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'

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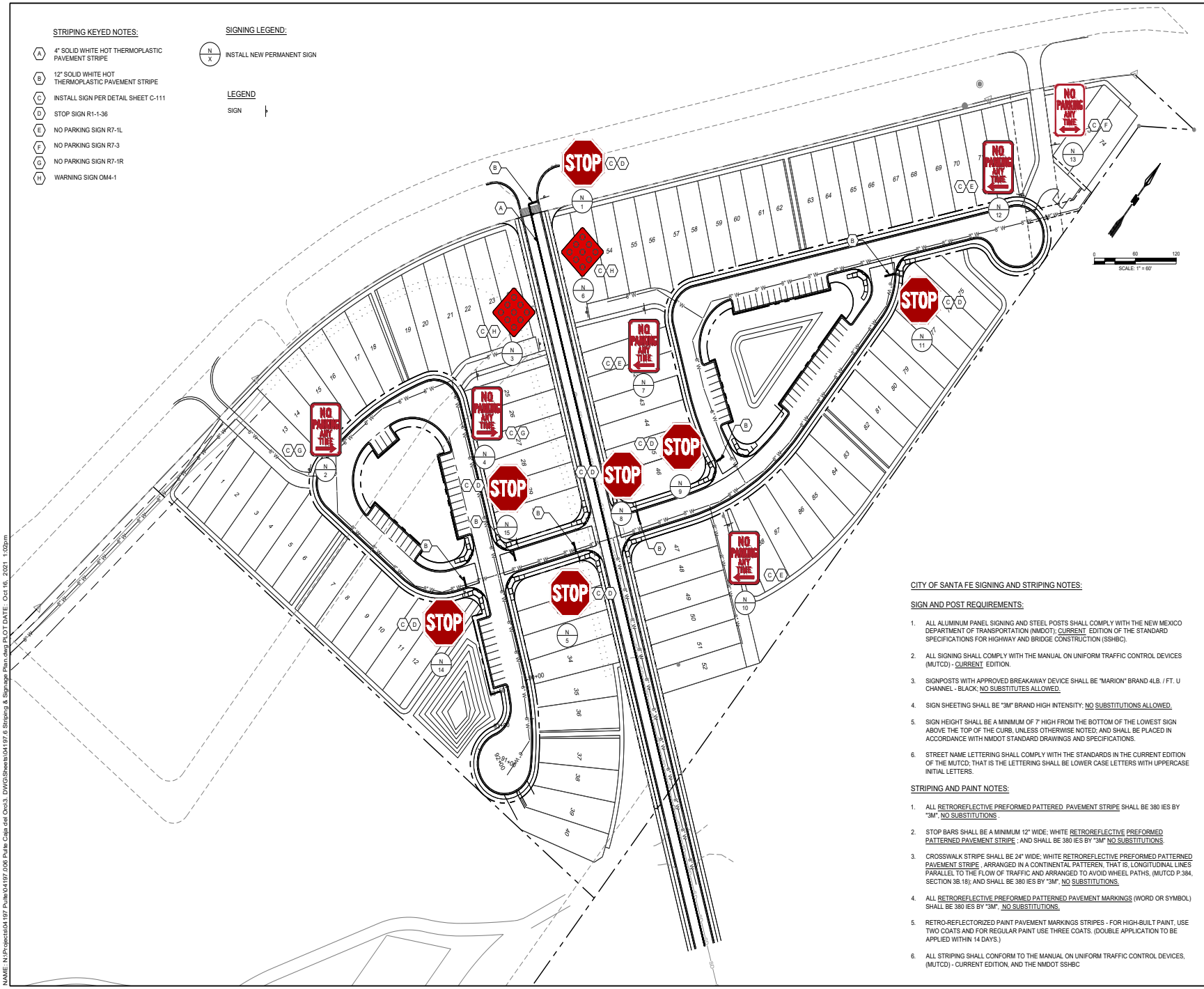
PROJECT NAME: PULTE CAJA DEL ORO

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

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-109

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



CITY OF SANTA FE SIGNING AND STRIPING NOTES:

SIGN AND POST REQUIREMENTS:

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

STRIPING AND PAINT NOTES:

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

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

RESPEC
COMMUNITY DESIGN & SOLUTIONS
6121 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPECC.COM PHONE (505)353-9719

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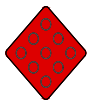
PROJ. #: ####

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"



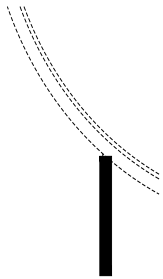
R1-1-36
W/R
36"x36"



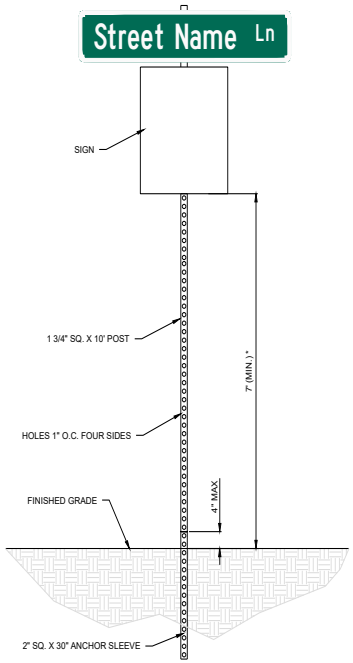
R7-3
R/W
12"x18"



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.

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

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DATE 10.18.2021

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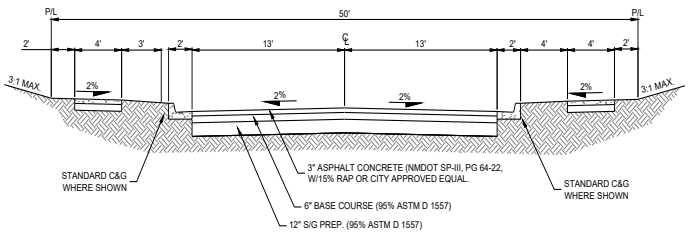
PROJ. #: ####

PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: SIGN, SIGN FACE, AND STRIPING DETAILS

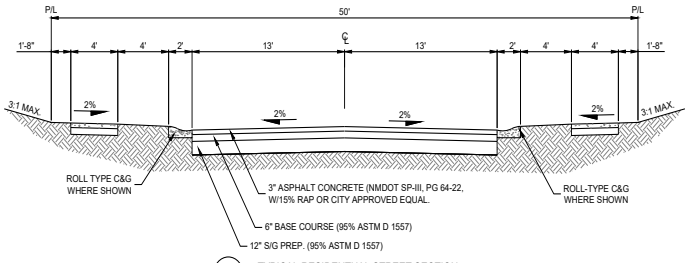
SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-111



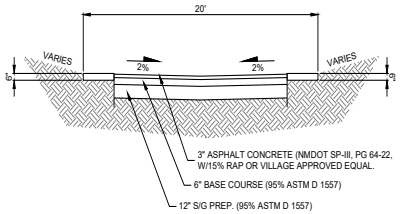
1 C-104 TYPICAL CAJA DEL ORO GRANT ROAD STREET SECTION

NOT TO SCALE



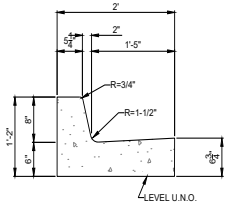
2 C-104 TYPICAL RESIDENTUAL STREET SECTION

NOT TO SCALE



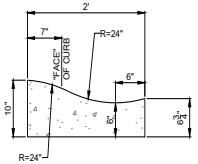
3 C-104 ALLEY CROSS SECTION

NOT TO SCALE



STANDARD CURB & GUTTER

NO SCALE



ROLL-TYPE CURB & GUTTER

NO SCALE

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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

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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

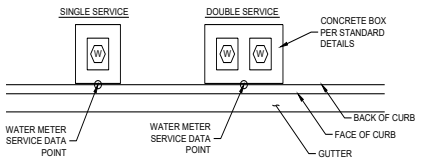
SAS Point Table				
Lot #	Station	Offset	Surface Elevation	Invert
23	12+01.24	121.53	6575.540	6570.54
24	12+09.18	158.08	6575.963	6570.96
25	12+06.83	44.10	6573.769	6568.77
26	12+34.11	29.03	6573.466	6568.47
27	12+50.21	27.42	6573.349	6568.35
28	12+93.21	27.50	6573.059	6568.06
29	13+14.21	27.42	6572.790	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. #: ####

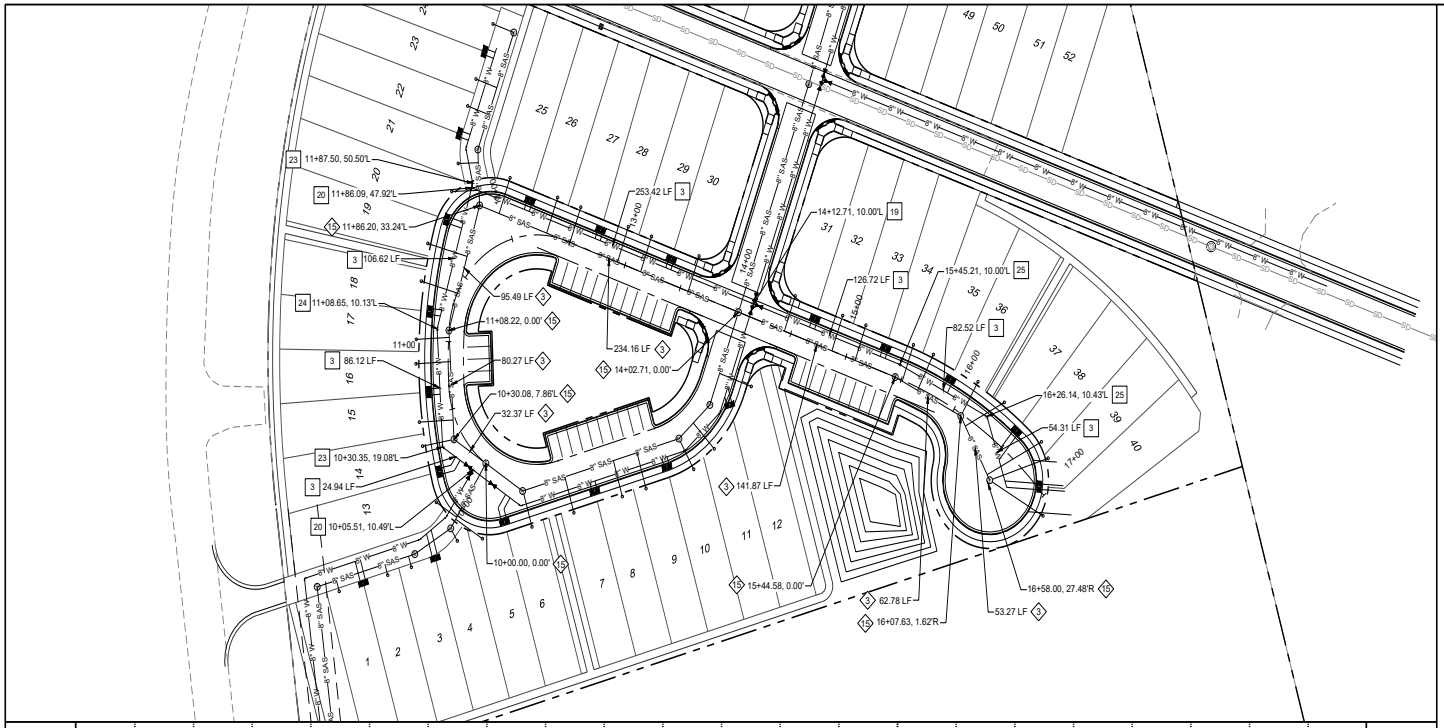
PROJECT NAME: PULTE CAJA DEL ORO

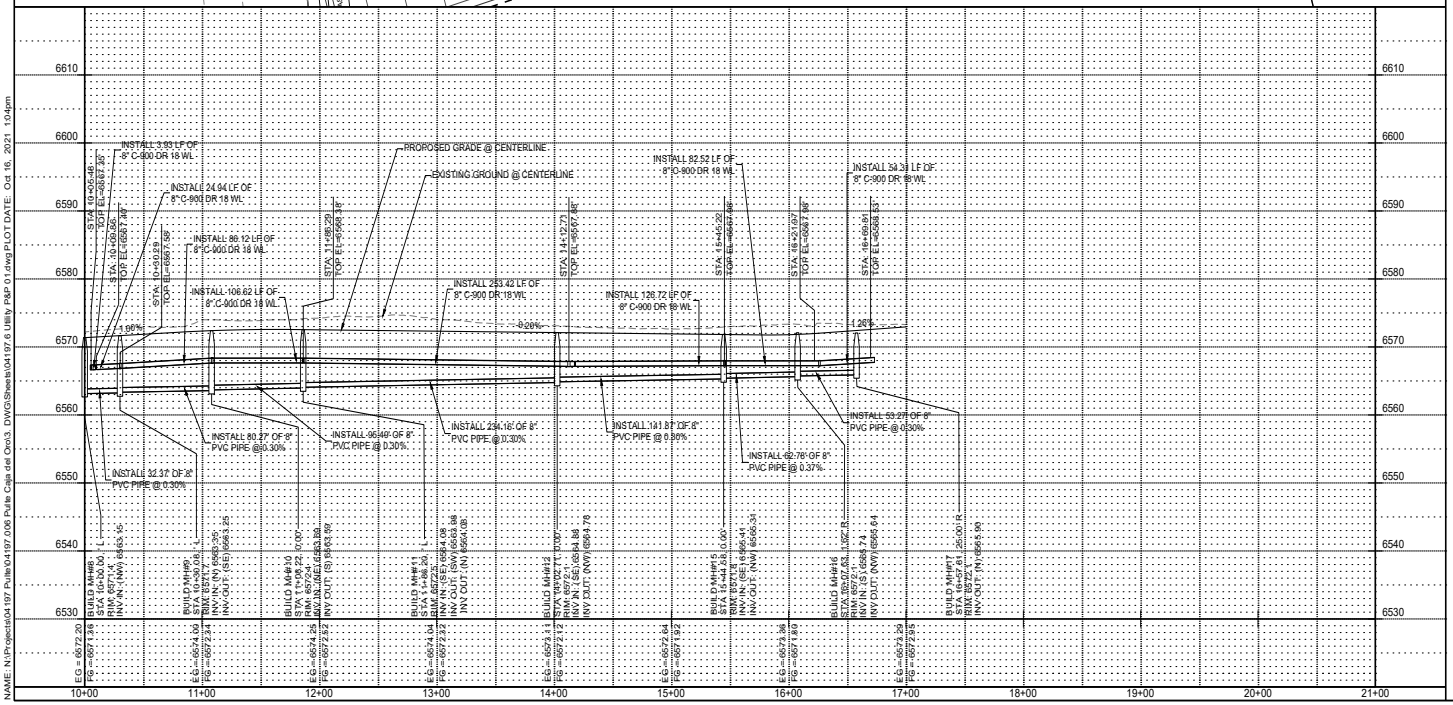
SHEET TITLE: UTILITY SERVICE TABLES, JOINT THRUST TABLES, AND UTILITY NOTES

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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CHECKED BY
DATE 10.18.2021

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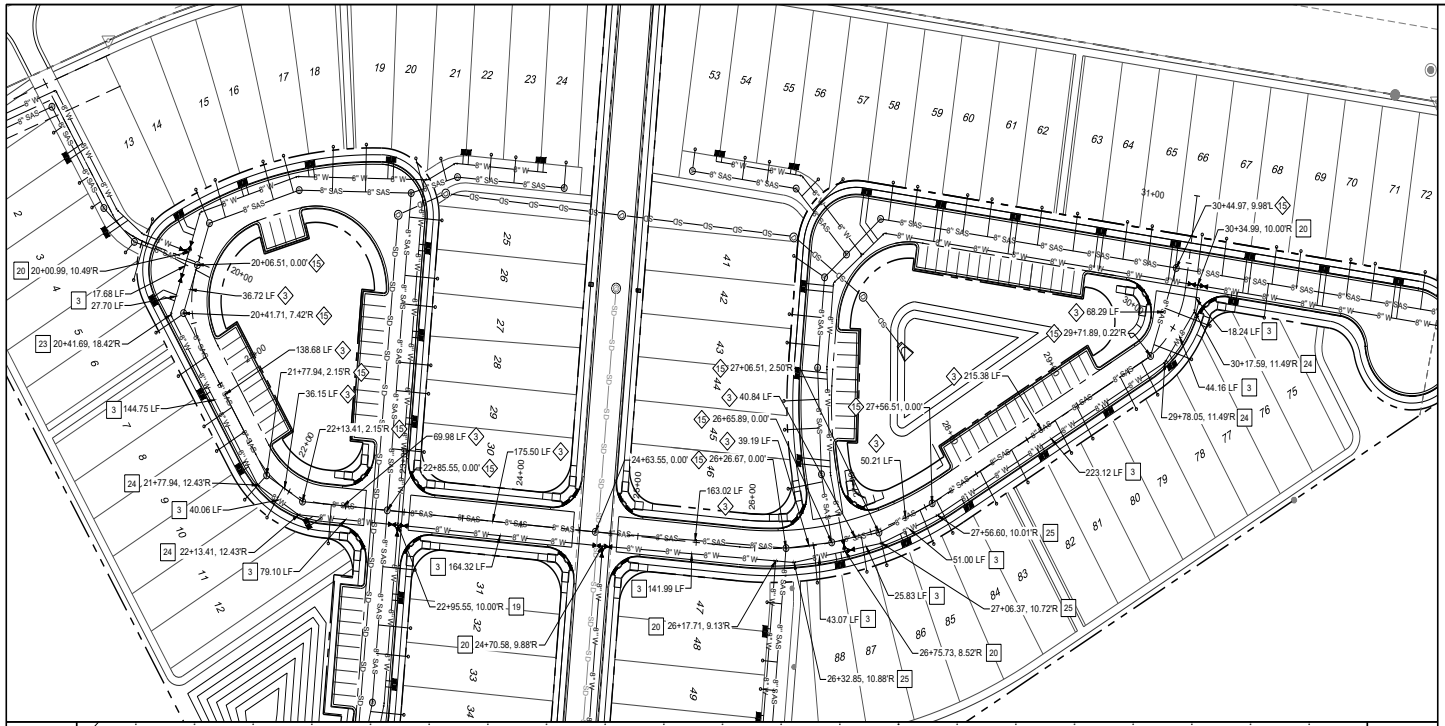
PROJECT NAME: PULTE CAJA DEL ORO

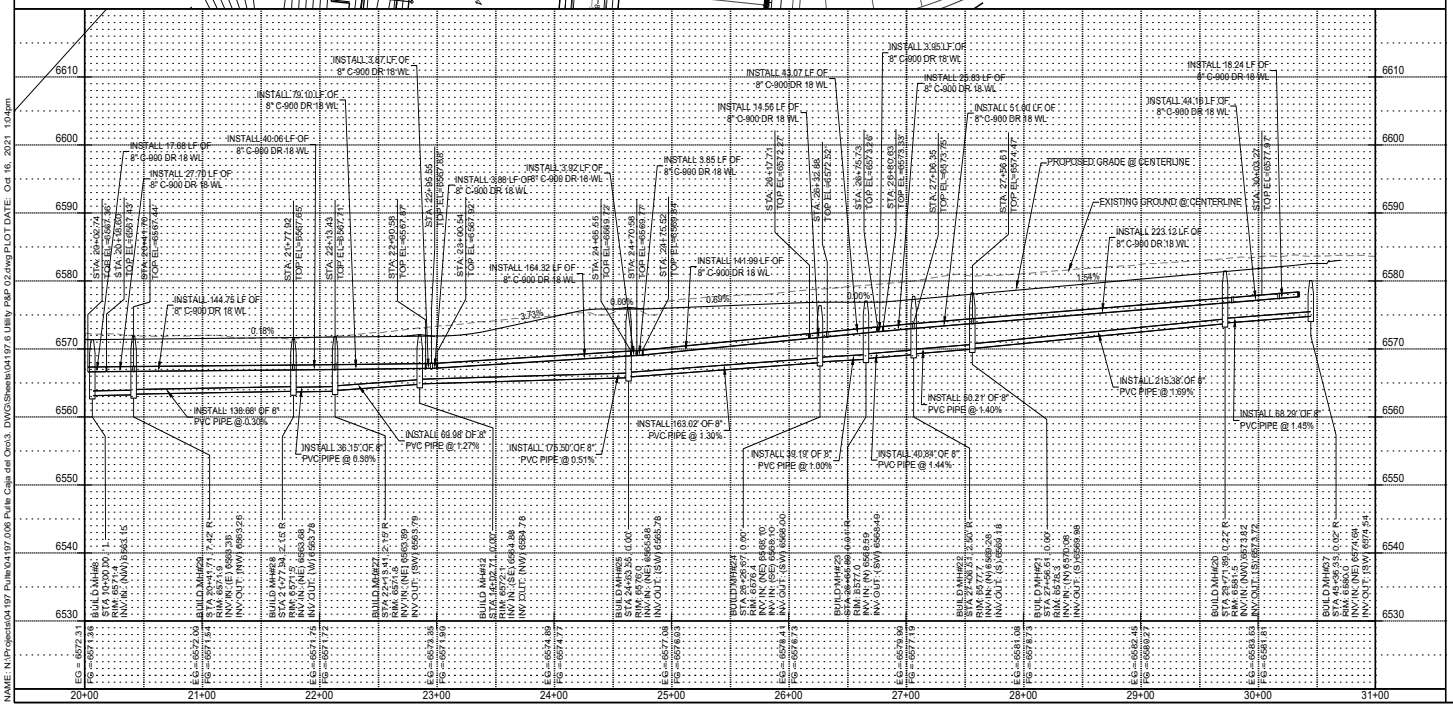
SHEET TITLE: ROADWAY ONE SANITARY SEWER & WATER LINE PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-115

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





SEWER CONSTRUCTION NOTES

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

WATER CONSTRUCTION NOTES

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

GENERAL NOTES

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

LEGEND

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

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

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DRAWN BY
CHECKED BY
DATE 10.16.2021

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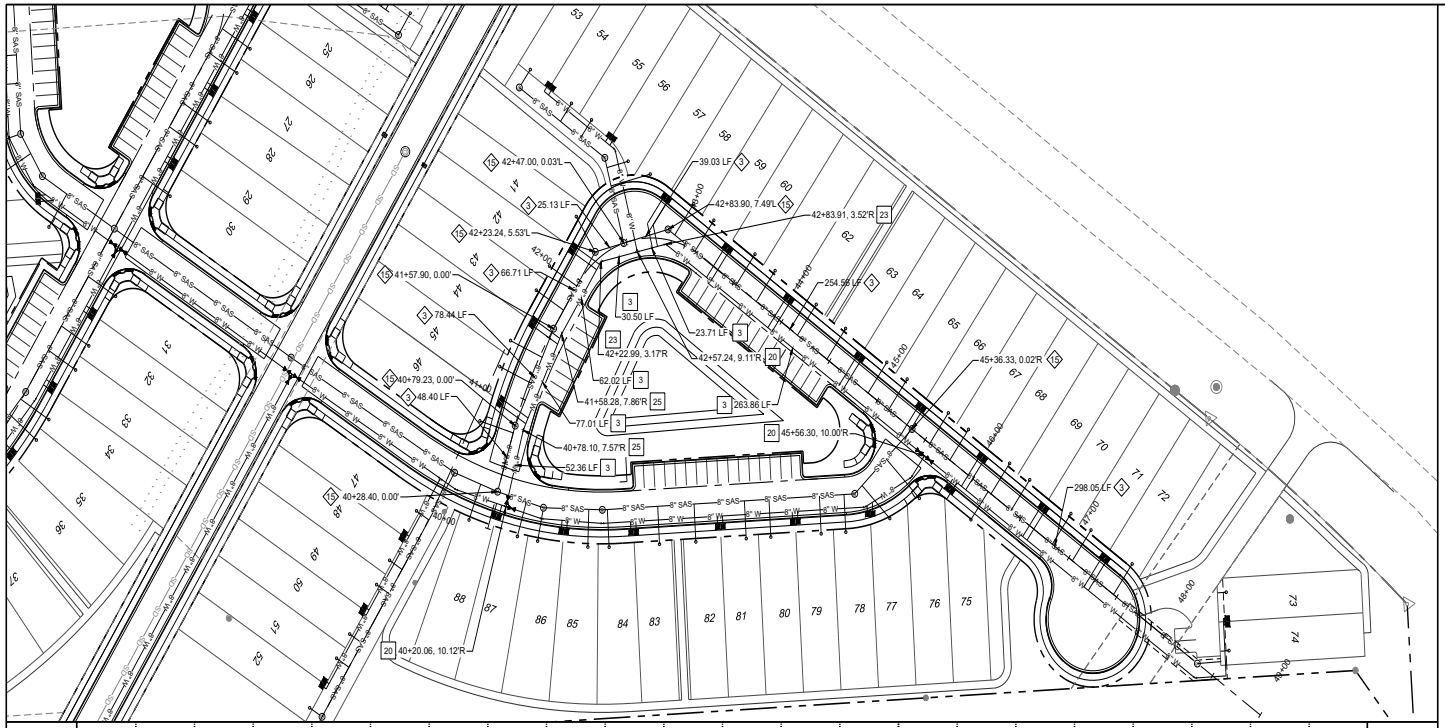
PROJECT NAME: PULTE CAJA DEL ORO

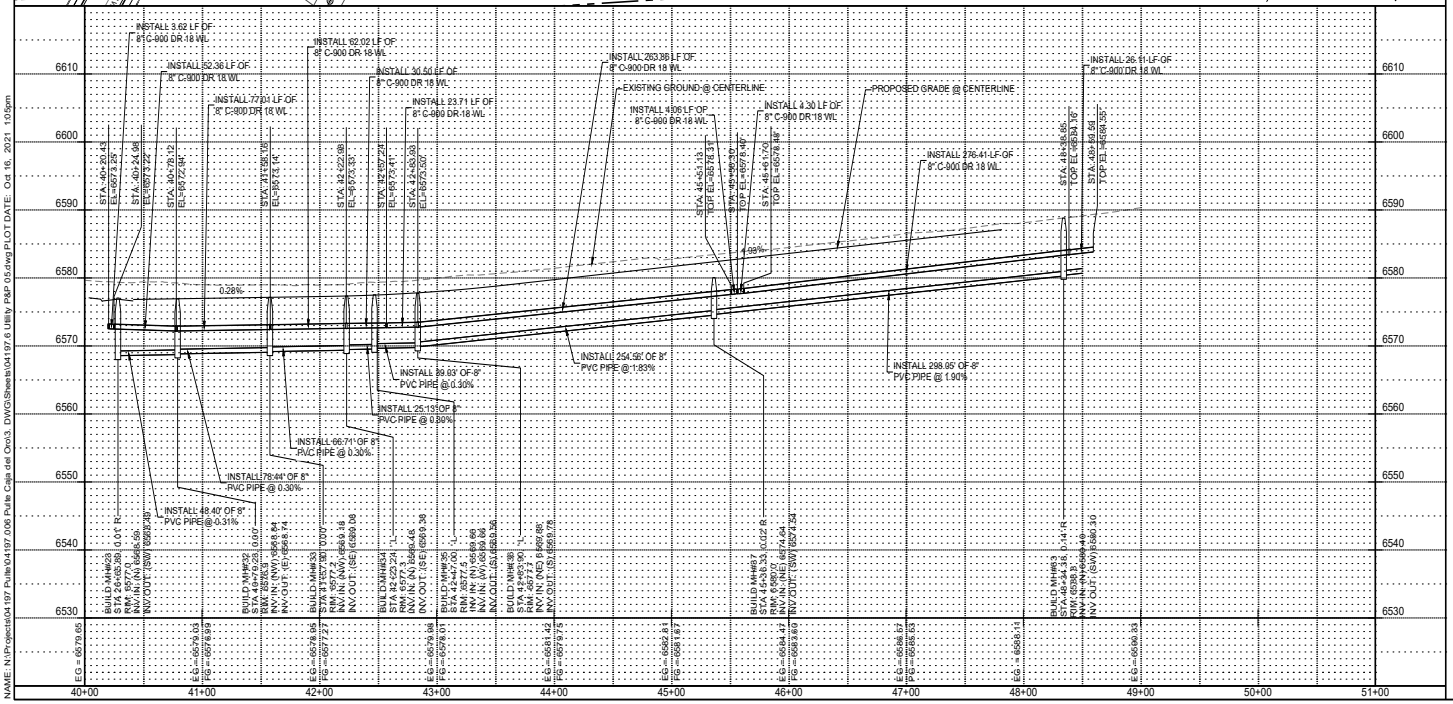
SHEET TITLE: ROADWAY TWO SANITARY SEWER & WATER LINE PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-116

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





SEWER CONSTRUCTION NOTES

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

WATER CONSTRUCTION NOTES

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

GENERAL NOTES

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

LEGEND

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

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

REVISION

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DRAWN
CHECKED
DATE 10.18.2021

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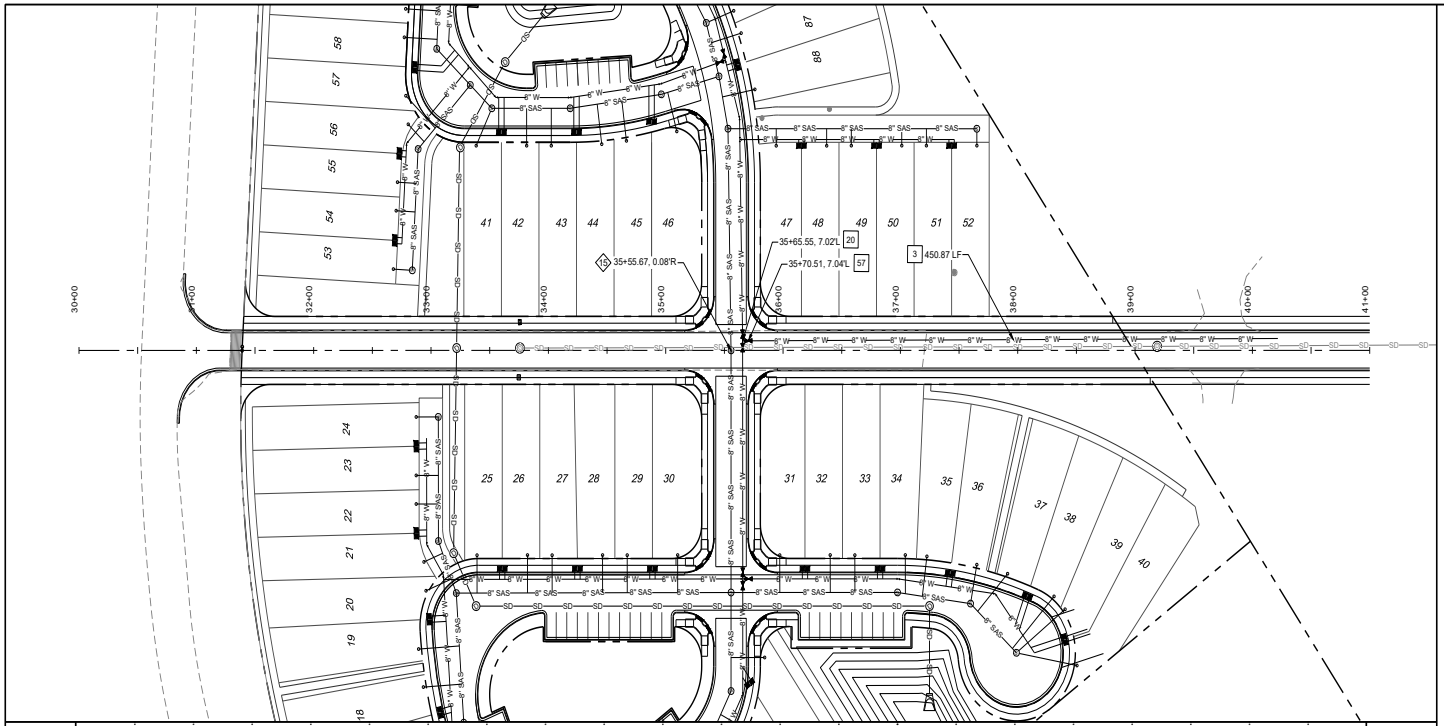
PROJECT NAME: PULTE CAJA DEL ORO

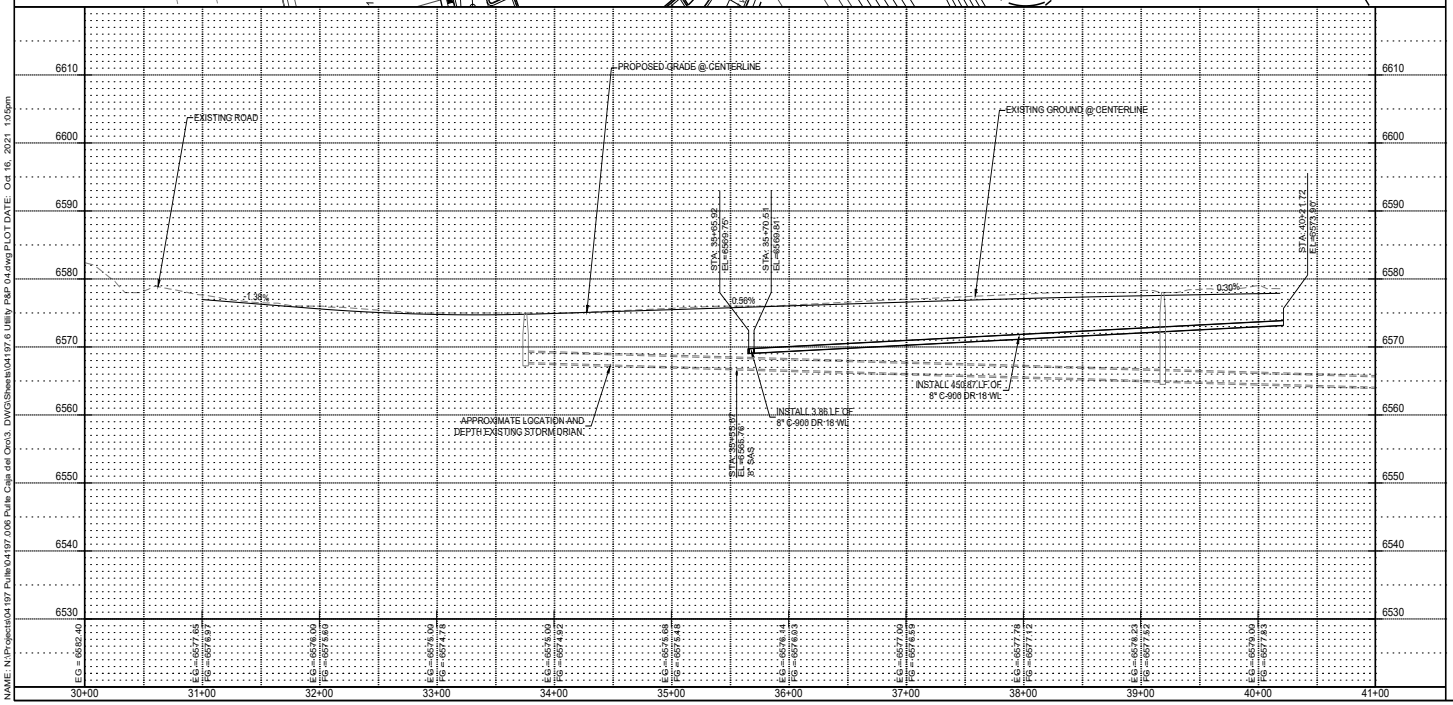
SHEET TITLE: ROADWAY THREE SANITARY SEWER & WATER LINE PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-117

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





SEWER CONSTRUCTION NOTES

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

WATER CONSTRUCTION NOTES

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

GENERAL NOTES

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

LEGEND

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

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

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DRAWN BY
CHECKED BY
DATE 10.18.2021

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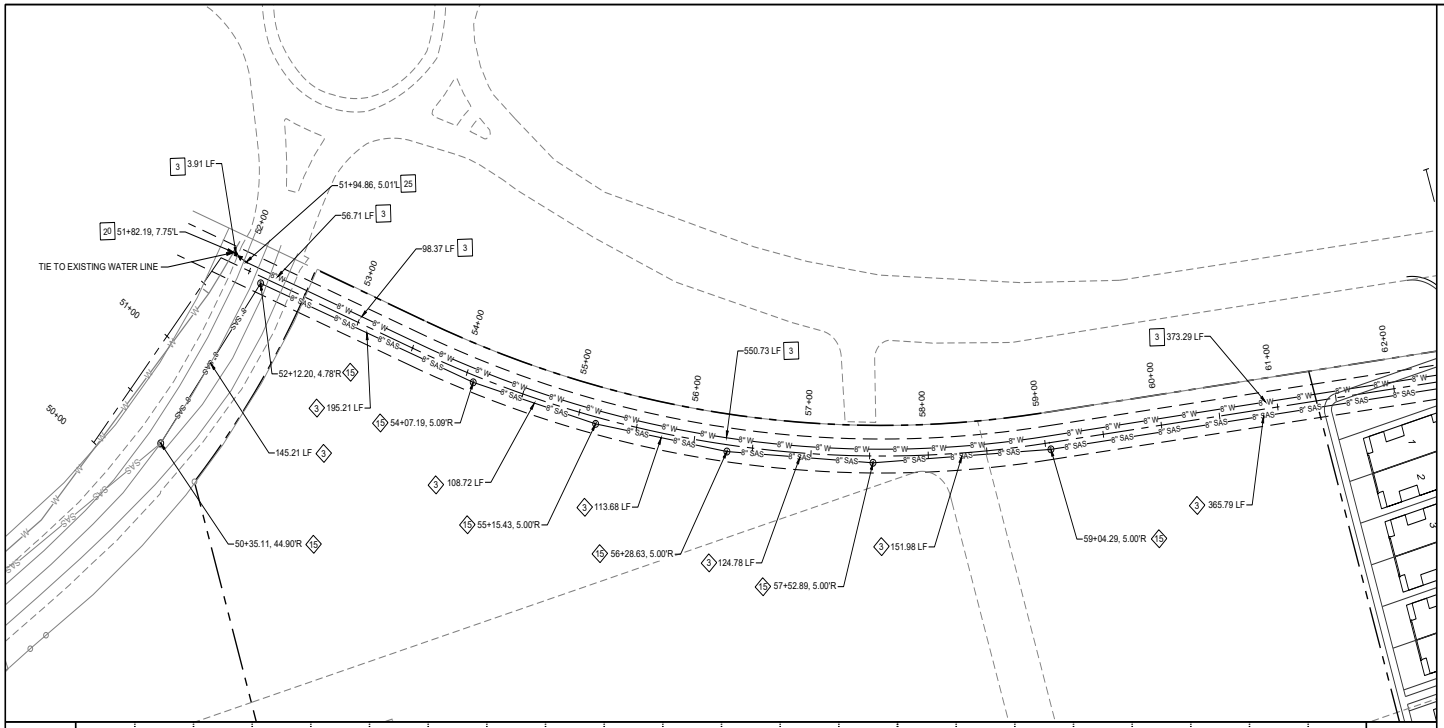
PROJECT NAME: PULTE CAJA DEL ORO

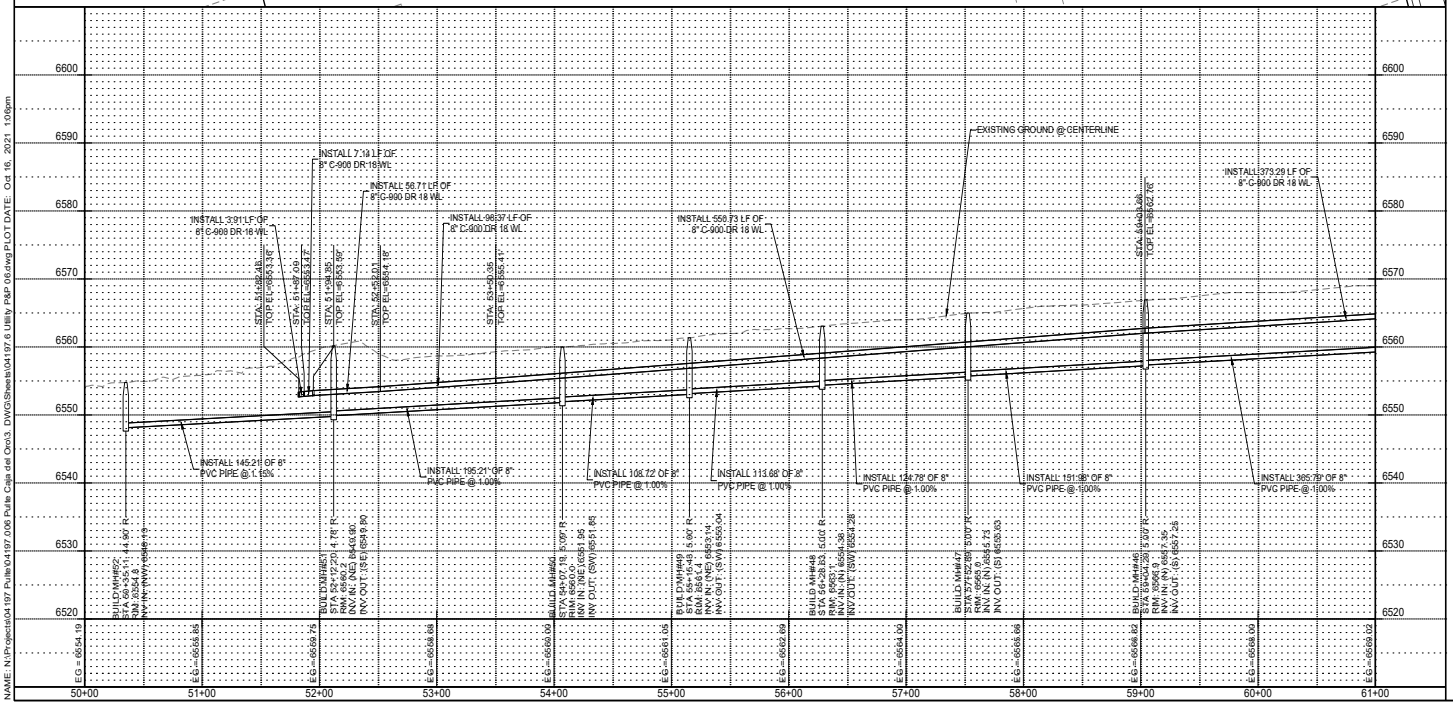
SHEET TITLE: CAJA DEL ORO GRANT ROAD WATER LINE PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-118

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





SEWER CONSTRUCTION NOTES

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

WATER CONSTRUCTION NOTES

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

NOTES:

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

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

DESIGNED
DRAWN
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DATE

DESIGN BY:
DRAWN BY:
CHECKED BY:
10.18.2021

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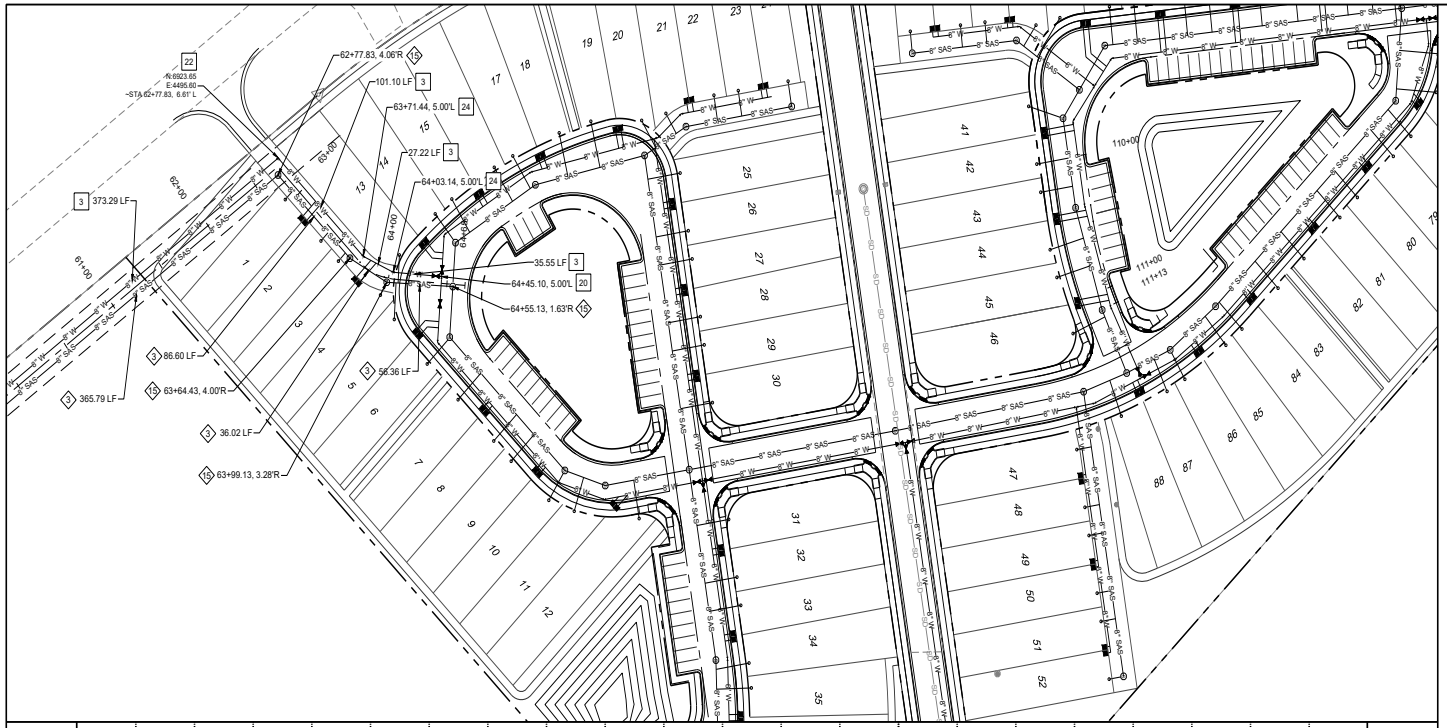
PROJECT NAME: PULTE CAJA DEL ORO

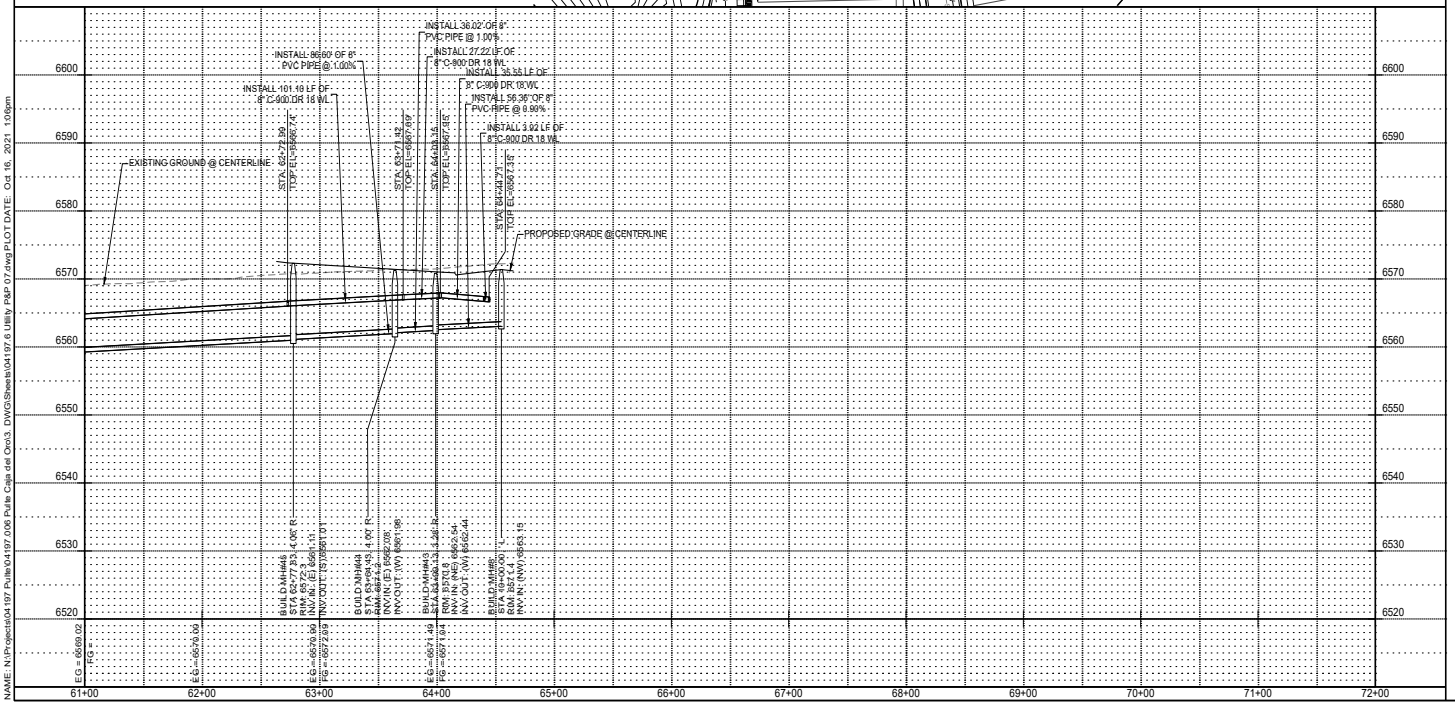
SHEET TITLE: OFFSITE SANITARY SEWER & WATER LINE PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-119

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





SEWER CONSTRUCTION NOTES

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

WATER CONSTRUCTION NOTES

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

NOTES:

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

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

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DRAWN BY
CHECKED BY
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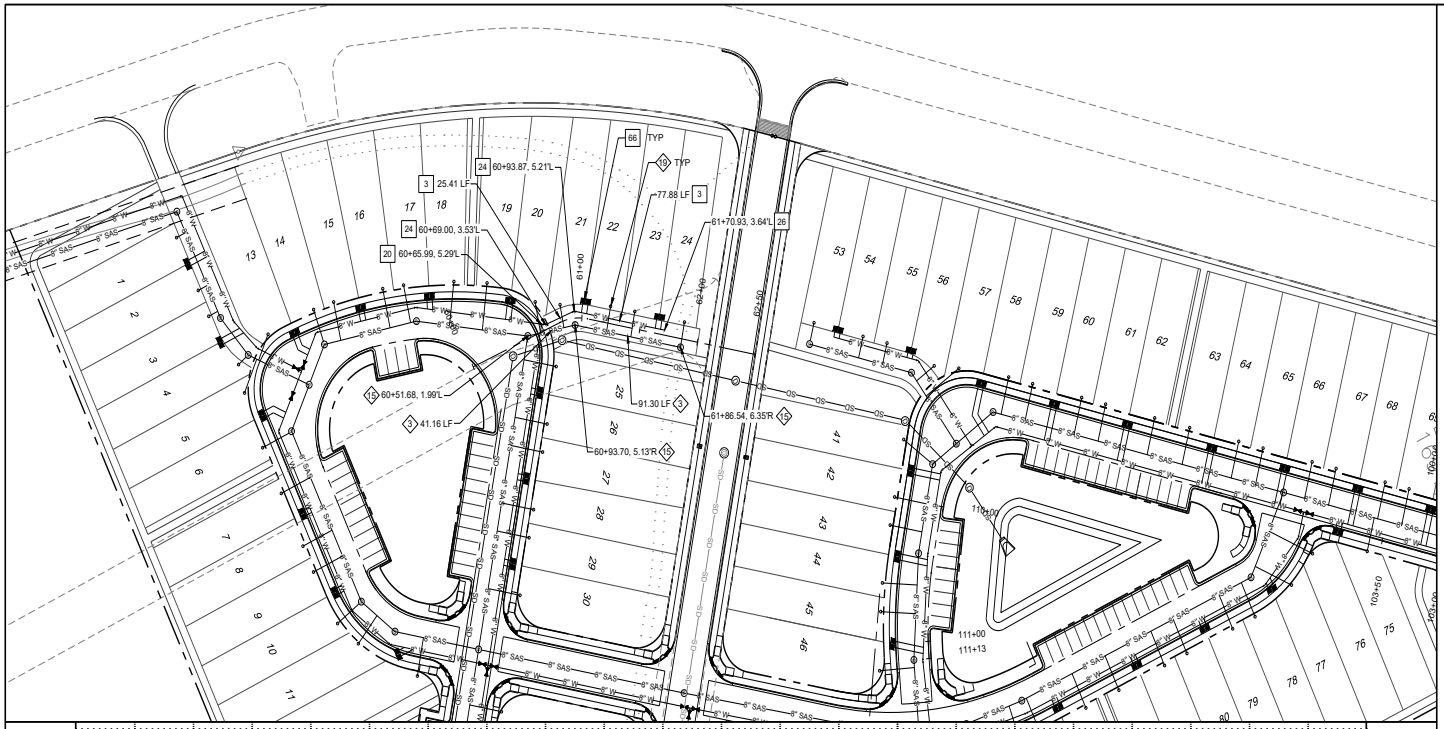
PROJECT NAME: PULTE CAJA DEL ORO

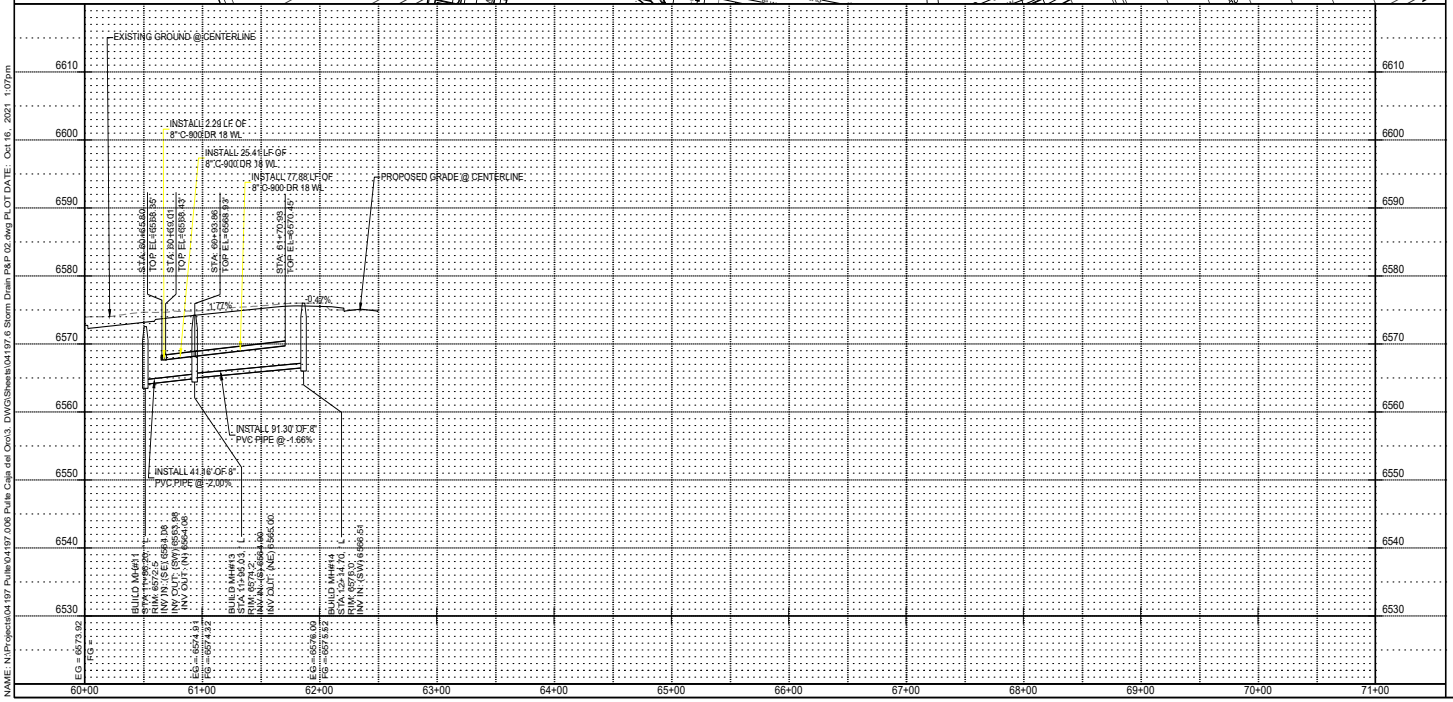
SHEET TITLE: OFFSITE SANITARY SEWER & WATER LINE PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-120

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





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

SEWER CONSTRUCTION NOTES

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

WATER CONSTRUCTION NOTES

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

GENERAL NOTES

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

LEGEND

- 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: DESIGN BY
DRAWN: DRAWN BY
CHECKED: CHECKED BY
DATE: 10.16.2021

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LAFAYETTE, LOUISIANA 70501
WWW.RESPEC.COM PHONE (800)363-9719

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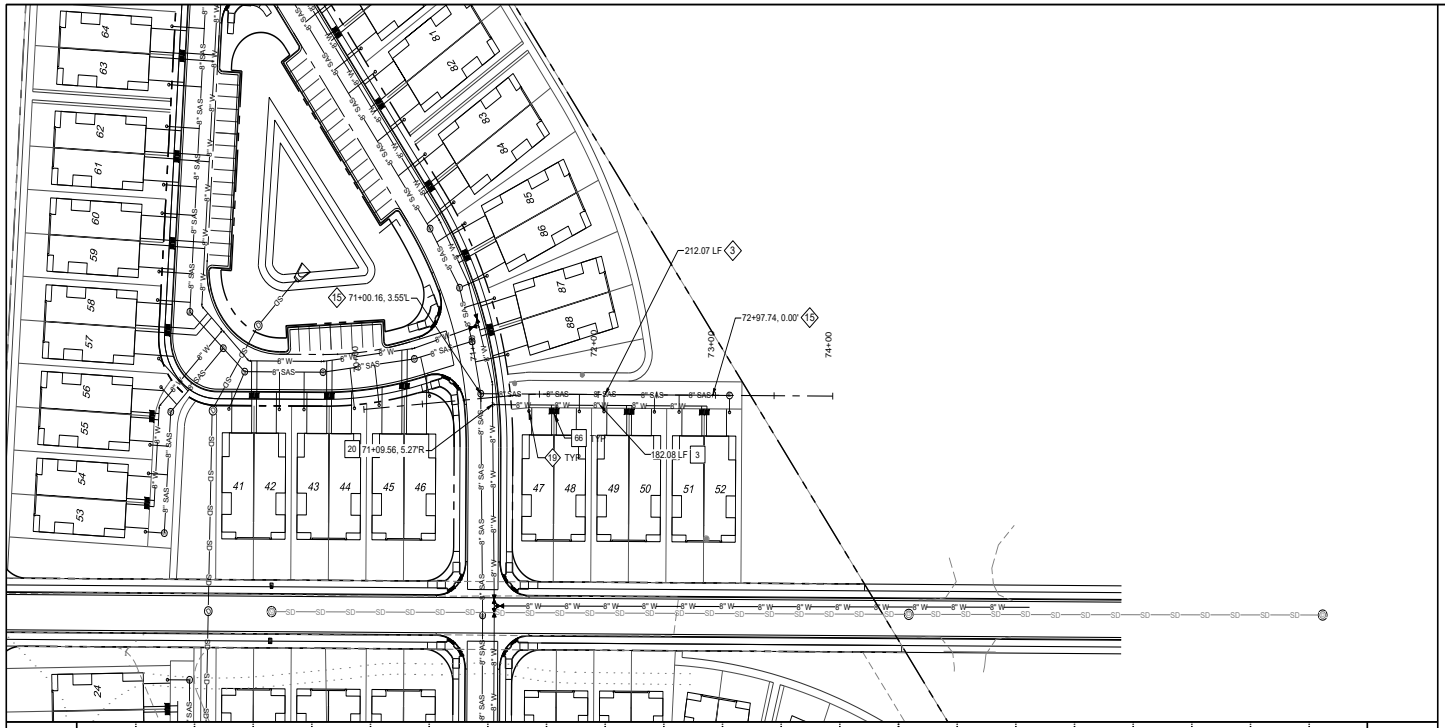
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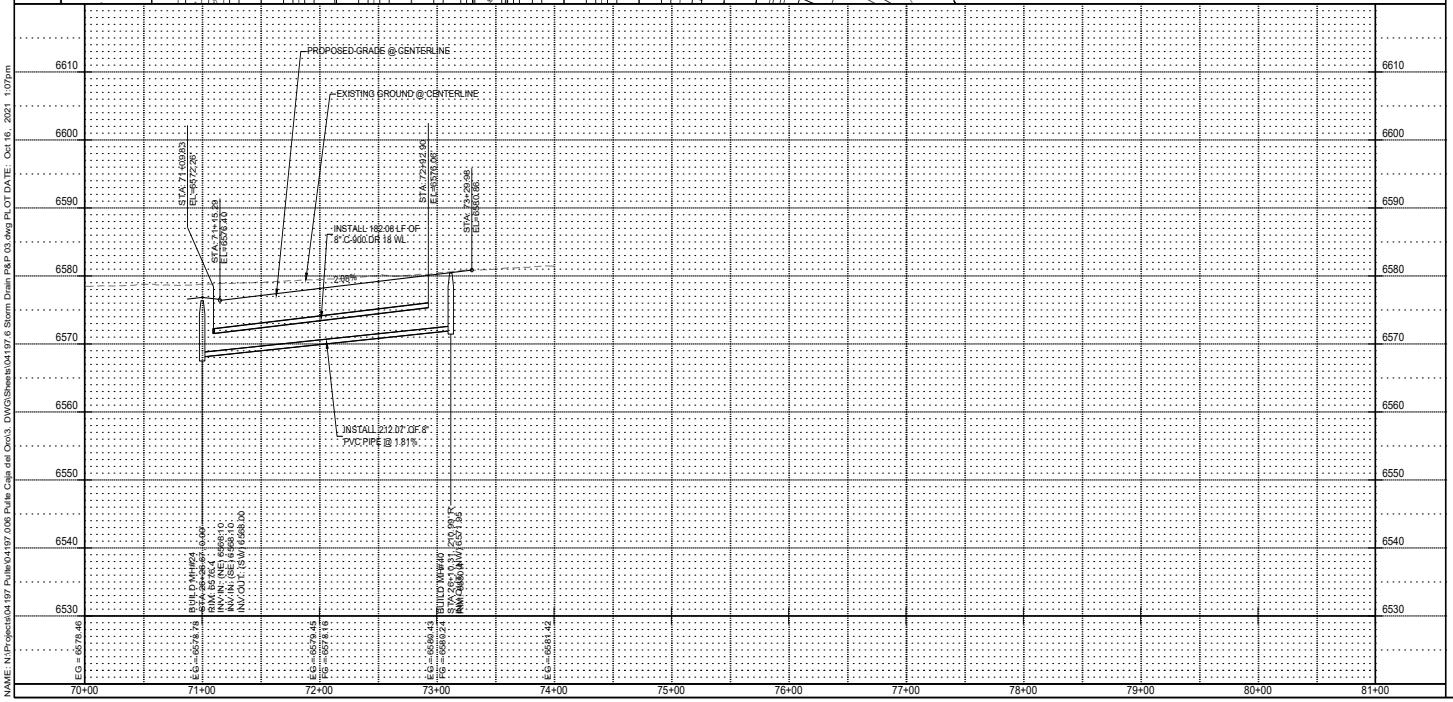
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: ALLEY 1.1 SANITARY SEWER PLAN & PROFILE

SUBMITTED FOR: ALLEY 1.1 SANITARY SEWER PLAN & PROFILE

SHEET NUMBER: C-121





SEWER CONSTRUCTION NOTES

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

WATER CONSTRUCTION NOTES

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

GENERAL NOTES

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

LEGEND

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

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

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DATE 10.16.2021

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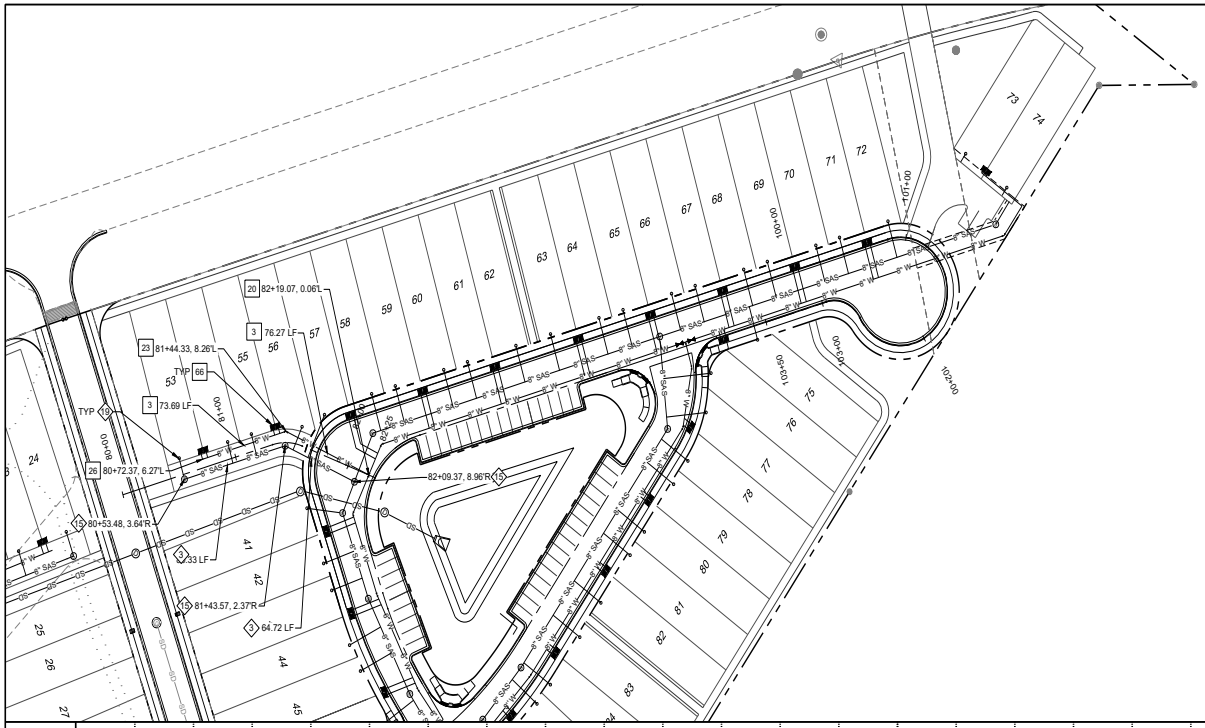
PROJECT NAME: PULTE CAJA DEL ORO

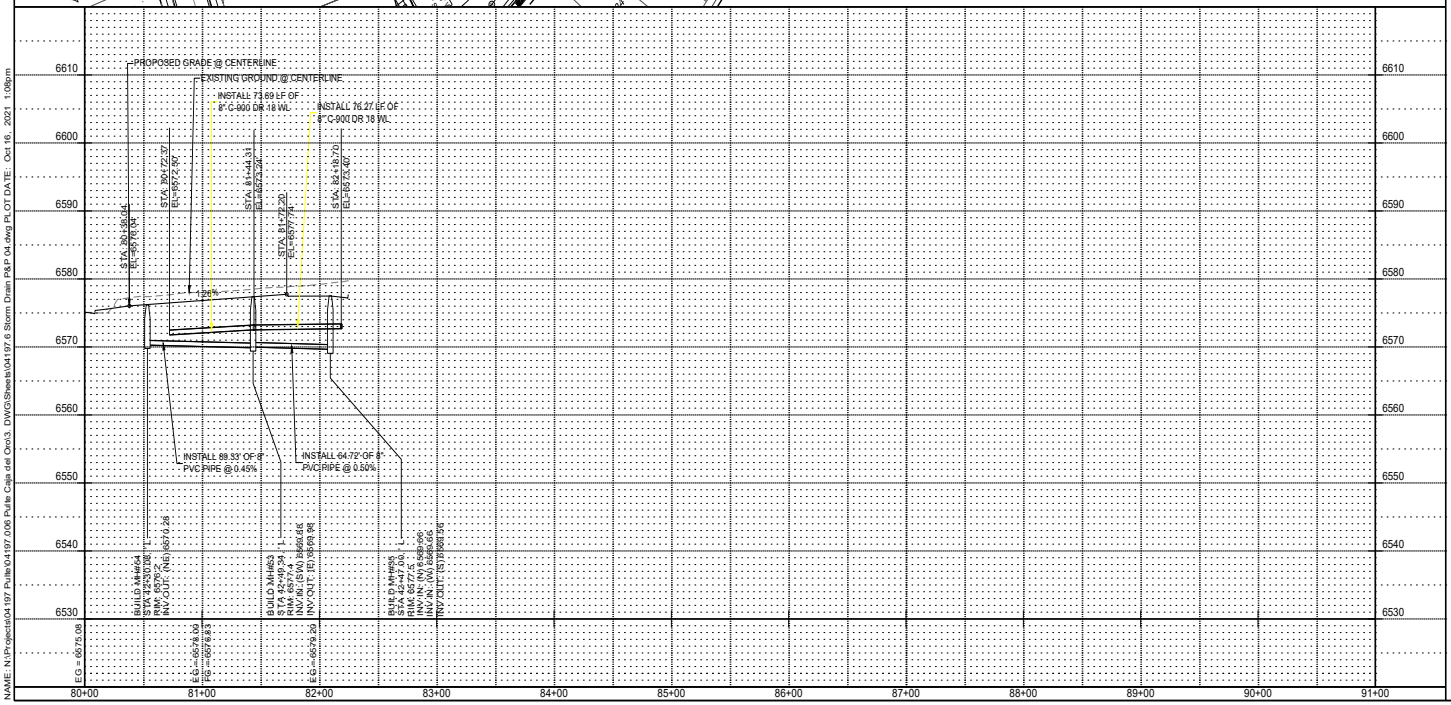
SHEET TITLE: ALLEY 2.1 SANITARY SEWER PLAN & PROFILE

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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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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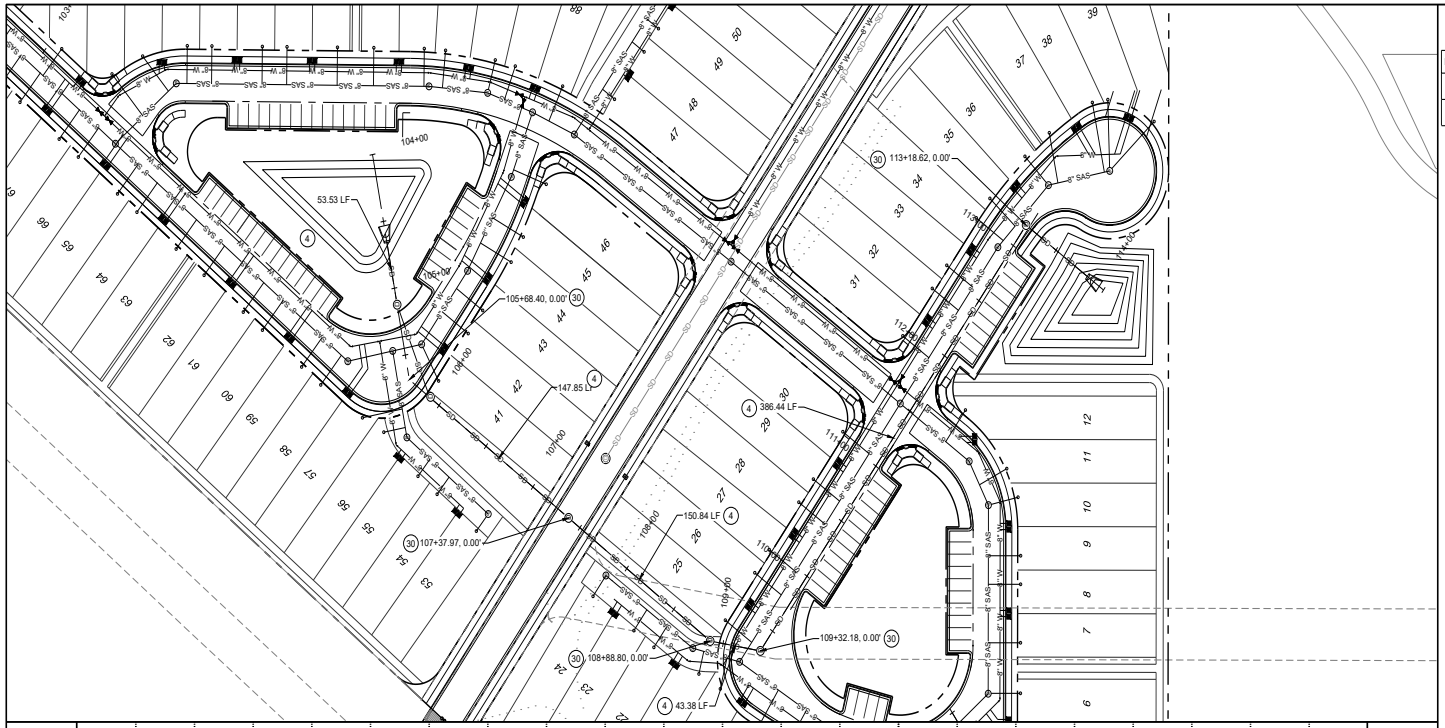
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PROJECT NAME: PULTE CAJA DEL ORO

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

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CHECKED BY
DATE 10.18.2021

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PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: ONSITE STORM DRAIN PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-124

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

STORM WATER POLLUTION PREVENTION PLAN:

CAJA DEL ORO
SANTA FE, NEW MEXICO

SITE AND PROJECT DESCRIPTION

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

LOCATION:

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

16.21 ACRES



MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

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

BMP NOTES

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

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DATE 10.18.2021

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PROJ. #: ####

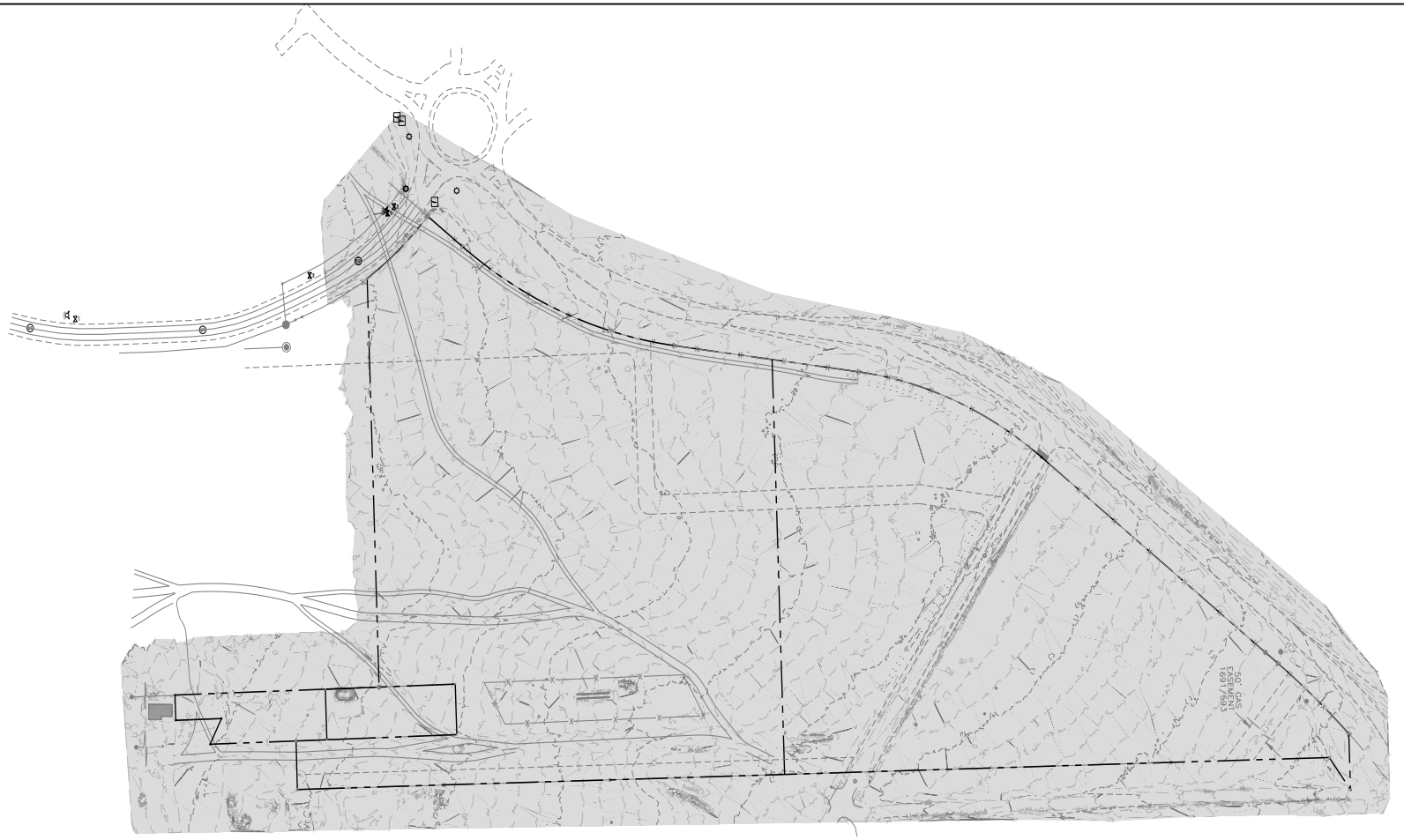
PROJECT NAME: PULTE CAJA DEL ORO

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

DESIGNED SEG
DRAWN SEG
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

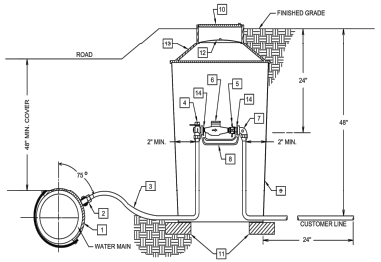
NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Caja del Oro Slope.dwg PLOT DATE: Oct 16, 2021 1:09pm

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. CONTACT **NEW MEXICO ONE CALL AT 811** TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION FOR UTILITY SPOTS.
9. PRESSURE REGULATORS SHALL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
10. A MINIMUM OF 4 FEET COVER TO TOP OF PIPE SHALL BE MAINTAINED ON ALL WATER MAINS AND SERVICES.
11. CONTRACTOR SHALL SUBMIT AS-BUILT CONSTRUCTION PACKET WITHIN FIVE (5) DAYS OF COMPLETION OF CONSTRUCTION INCLUDING: VALVE TIES, AS-BUILT DRAWINGS (INCLUDING, BUT NOT LIMITED TO: FITTING-TO-FITTING MEASUREMENTS, SERVICE-TO-SERVICE MEASUREMENTS, CENTER OF MAIN TO CENTER OF SERVICE MEASUREMENTS, LENGTH OF MAIN INSTALLED, FITTINGS INSTALLED, ETC.) AND POTABILITY RESULTS.
12. ALL VALVE BOXES SHALL BE BROUGHT UP TO GRADE AFTER FIRST COURSE OF ASPHALT AND BEFORE FINAL COURSE OF ASPHALT.
13. FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE SDCW FIELD REPRESENTATIVE AT THE TIME THE NOTICE TO PROCEED (NTP) IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE ROAD. PRIOR TO INSTALLING NUMBERS, FIRE HYDRANTS SHALL BE PAINTED.
14. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING SHALL BE USED ONLY FOR SPECIAL CONDITIONS (E.G. CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) AS SPECIFICALLY APPROVED BY SDCW.
15. ANY FIELD CHANGES TO THESE PLANS REQUIRE APPROVAL OF BOTH THE DESIGN ENGINEER AND SDCW.
16. WORK ON SDCW FACILITIES SHALL NOT BEGIN UNTIL SDCW HAS ISSUED A NTP TO THE APPROVED UTILITY CONTRACTOR.

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

GENERAL NOTES — 01



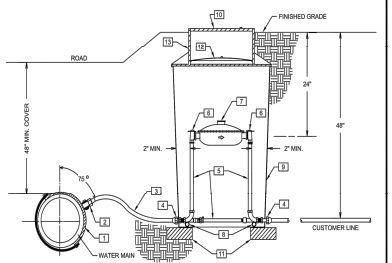
NOTE: SEE SERVICE LOCATION DETAIL FOR PLACEMENT DIMENSIONS AND DIRECTIONS.

ITEM

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

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

3/4" SINGLE SERVICE — 02A



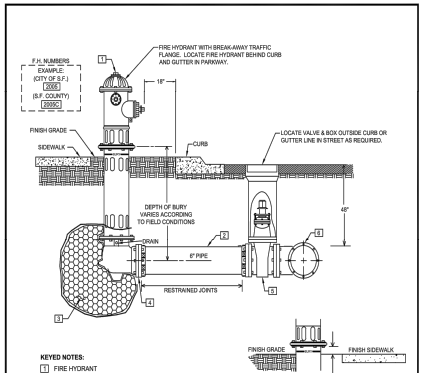
NOTE: SEE SERVICE LOCATION DETAIL FOR PLACEMENT DIMENSIONS AND DIRECTIONS.

ITEM

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

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

2" SINGLE SERVICE — 05



FIRE HYDRANT DETAIL

KEYED NOTES:

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

CONSTRUCTION NOTES:

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

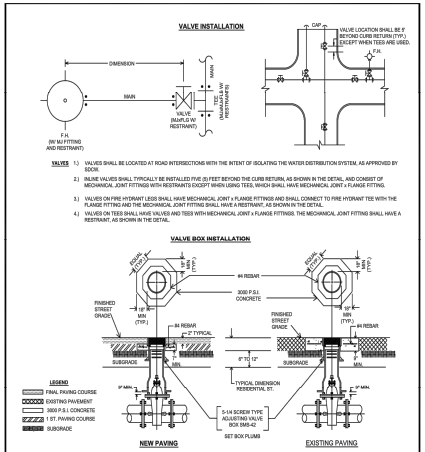
B - LOCATE HYDRANT 18" BEHIND BACK OF CURB UNLESS OTHERWISE SHOWN ON PLANS OR SPECIFICALLY DIRECTED BY S.D.C.W. HYDRANT TO BE SET PLUMB AND AT PROPER ELEVATION (ELEVATION PROVIDED BY DEVELOPER). HYDRANTS INSTALLED AS PART OF A NEW DEVELOPMENT/EXTENSION SHALL BE A STANDARD 5' BURY HYDRANT AND SHALL BE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

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

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

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

FIRE HYDRANT — 07



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

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

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

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

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

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

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

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

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

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

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

VALVE & VALVE BOX INSTALLATION — 08

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

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

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

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

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

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

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

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

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

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

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

JOINT RESTRAINT TABLE — 10A

REVISION

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 10.18.2021

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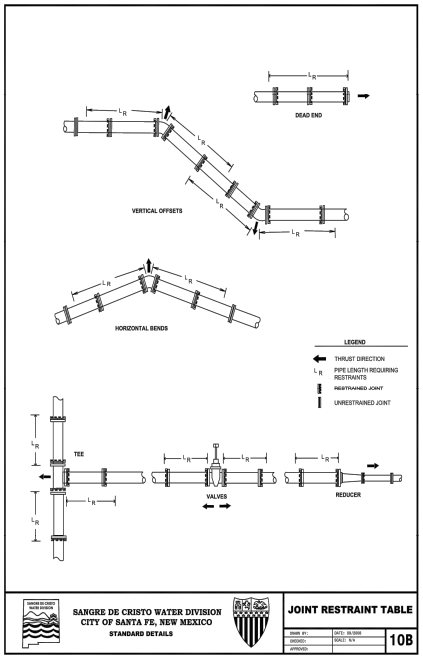
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: CITY OF SANTA FE STANDARD WATER DETAILS

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-500

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

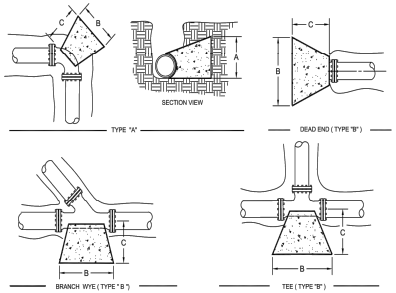


SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

JOINT RESTRAINT TABLE

10B

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



THRUST BLOCK SIZING TABLE

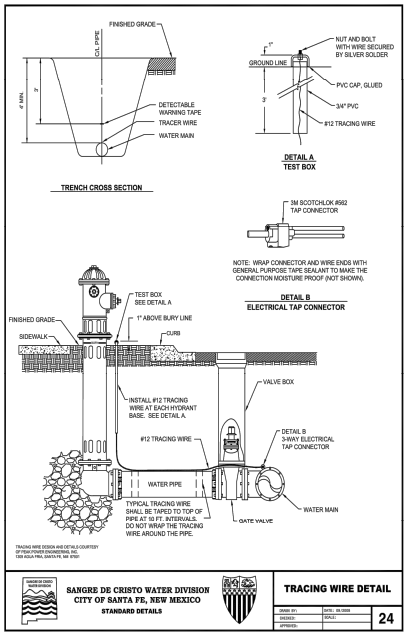
PIPE DIAMETER	TYPE "A" BENDS												TYPE"B" FITTINGS		
	11-1/4°			22-1/2°			45°			90°					
	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C
4"	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
6"	12	12	12	12	12	12	12	18	12	18	24	12	12	24	12
8"	12	12	12	12	18	12	18	24	12	24	30	18	18	30	12
10"	12	12	12	12	24	12	20	30	12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

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

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

CONCRETE THRUST BLOCKING

13



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

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

TRACING WIRE DETAIL

24

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

REVISION

DESIGNED SEG
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CHECKED JL
DATE 10.16.2021

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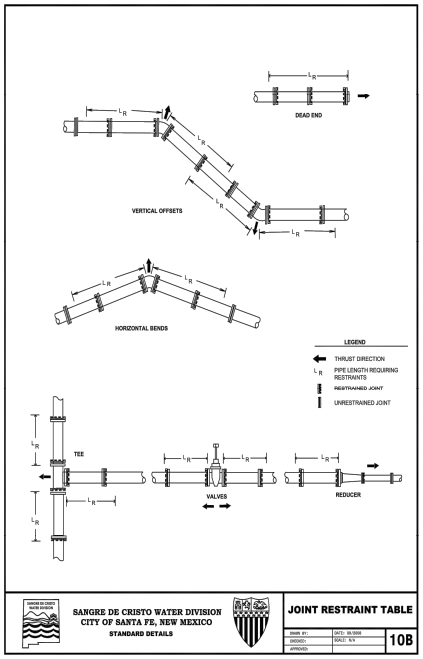
PROJ. #: ####

PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: CITY OF SANTA FE STANDARD WATER DETAILS

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-501

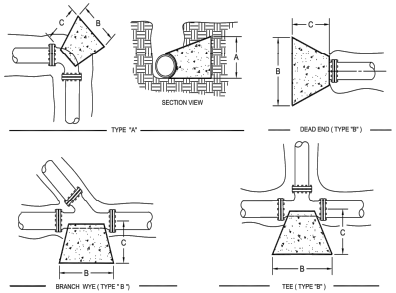


SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

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

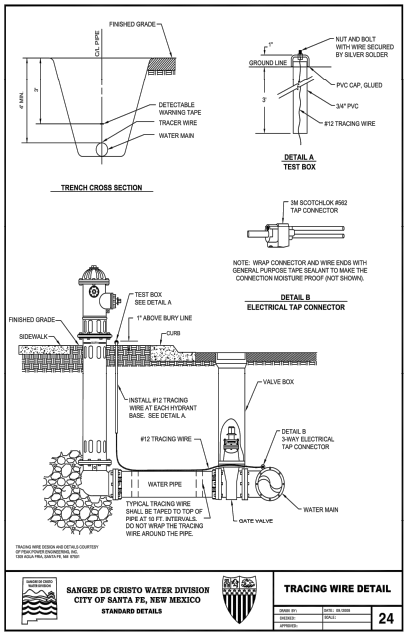
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8"	12	12	12	12	18	12	18	24	12	24	30	18	18	30	12
10"	12	12	12	12	24	12	20	30	12	24	42	18	24	36	18
12"	12	18	12	18	24	12	24	36	18	32	48	24	24	42	18
14"	12	24	12	18	36	18	30	42	24	36	60	24	30	48	24
16"	18	24	24	24	36	24	30	40	24	42	66	24	36	54	24
18"	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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CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

TRACING WIRE DETAIL

24

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

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PROJECT NAME: PULTE CAJA DEL ORO

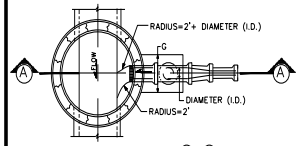
SHEET TITLE: CITY OF SANTA FE STANDARD WATER DETAILS

SUBMITTED FOR: PRELIMINARY

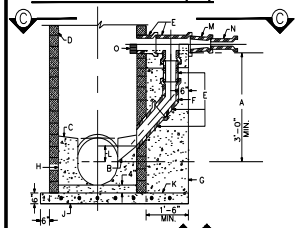
SHEET NUMBER: C-501

LEGEND

ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg. No. SAS-4
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg. No. SAS-5
3	CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS-6
4	PRECAST REINFORCED CONCRETE RISER, CONE or FLAT TOP, with 5"(in) wall thickness, refer to general note CM-2
5	PRECAST REINFORCED CONCRETE BASE RISER, with suitable sized openings, refer to general note CM-2A
6	CONCRETE BASE, refer to concrete base detail Dwg. No. SAS-7
7	SEWER PIPE, refer to general note CM-1
8	6"(in) GROUT FILLET, on upper half of pipe and around base
9	ADAPTER, MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
10	PIPE PENETRATION INTO MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
11	PIPE SUPPORT, CONCRETE, shall extend out-side of manhole a maximum of 18"(in) to bell of first joint and shall cradle pipe half pipe
12	CONCRETE FILL, 3000 p.s.i., refer to general note CR-6
13	SHELF, to be 9"(in) minimum width with 1"(in) per 1'-0" slope, from crown of pipe
14	CUT UPPER HALF OF PIPE, after manhole has been completed and inspected by engineer
15	HAND FORMED CHANNELS, shall be on a uniform radius and shall not hold water
16	INVERT ELEVATIONS OF LATERAL LINES, shall be the same as the springline elevation of the sewer main, where possible
17	CHANGE SLOPE OF PIPE, at center of manhole
18	APPROVED WATER STOP, to be with type of pipe



PLAN VIEW @ X-SECTION C C



PROFILE VIEW @ X-SECTION A A

NOT TO SCALE

CONSTRUCTION NOTES

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

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

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

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

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

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

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

H. CONCRETE FILL.

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

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

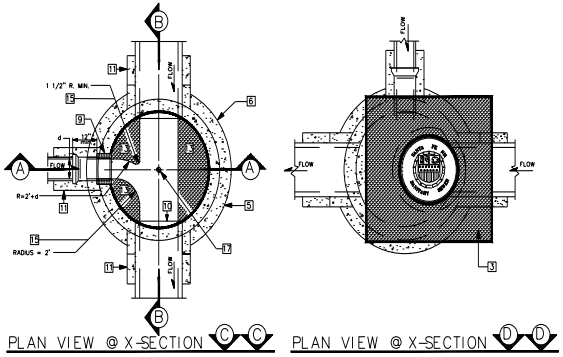
L. MINIMUM 3"(IN) ABOVE SPRINGLINE OR AS SHOWN ON PLAN.

M. REDUCER

N. SERVICE LINE

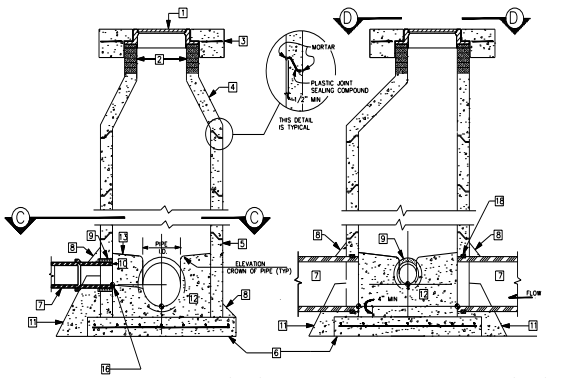
O. EXTEND PIPE 3"(IN) MINIMUM 6"(IN) MAXIMUM INTO MANHOLE TOP. 1/2 PIPE REMOVED.

DROP MANHOLE DETAIL
DWG. #: SAS-1



PLAN VIEW @ X-SECTION C C

PLAN VIEW @ X-SECTION D D



PROFILE VIEW @ X-SECTION A A

PROFILE VIEW @ X-SECTION B B

DENOTES ELEVATION PER ENGINEERS DESIGN

NOT TO SCALE

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

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

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

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

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

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

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

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

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 600, NM APWA; PIPE SHALL BE PLACED AND BEDDED IN A DRY FREE TRENCH. GASKET SHALL BE FULLY SEATED AND MOST SUITABLE PIPE SHALL BE LAID THROUGH MANY LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. TYPE I TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF NM APWA STANDARDS, SECTION 700, OR AS DEFINED ON THE CONSTRUCTION PLANS. THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH WIDTHS ARE 8'(1') OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH WIDTHS ARE 8'(1') AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE: ON UNDISTURBED FROST FREE SUBGRADE
2. PRECAST UNIT: ON PEA GRAVEL WITH COMPLETE CVN BEARING
B. PRECAST BARREL:
1. JOINTS: FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL
2. MANHOLE ADAPTOR: INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE BASES: SHALL ACHIEVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

I-3 EXCAVATION AND BACKFILL:
AS PER SECTION 700, NM APWA; SATURATION BY FLOODING OR JETTING METHODS IS NOT PERMITTED WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS. MECHANICAL OR VIBRATORY COMPACTORS SHALL NOT BE USED ON THE BEDDING AND 12"(IN.) OF INITIAL BACKFILL. COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 125, NM APWA FOR EXTRA STRENGTH VCP.
B. PLASTIC (PVC): REFER TO SECTION 121, NM APWA, AS MODIFIED BY THE CITY.
1. 4" THRU 15" (inch) DIAMETER, ASTM D-3034 OR ASTM F-789 PIPE MINIMUM PS-46 STRENGTH. SDR-35 OR EQUAL.
2. LARGER THAN 15" (in.) DIAMETER: ASTM F 679 VOL. 08.04.
C. HDPE PIPE PER ASTM D-1248 CLASS III WHEN APPROVED BY WATER QUALITY DIVISION ENGINEER.
D. PVC RESTRAINED JOINTS: SERIES 1350 OR SERIES 1300 FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOCKING COUPLINGS WITH NYLON SPLINE, MARKETED AS "FIELDLOK" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR AC/PVC ADAPTER COUPLINGS.
F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SCH. 40 DWV.
G. SERVICE CONNECTIONS:
1. VCP PIPE: FACTORY TEE FITTINGS: SECTION 125 NM APWA.
2. PVC PIPE: CAST IRON BODIES TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS: FOWLER "QUICKVIEW" DENVCO, HERSEY "PIONEER", OR APPROVED EQUAL.
H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 701.3.5 NM APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 VOL. 04.05. BASES MAY BE POURED PLACED CONCRETE OR PRECAST CONCRETE PER ASTM C 478 VOL. 04.05 (CERTIFICATES REQUIRED). CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARREL AT PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
C. MANHOLE STEPS: REFER TO SECTION 820.4.7 NM APWA POLYPROPYLENE ENCASED GRADE 60 STEEL BY M.A. INC. OR APPROVED EQUAL: 14"(IN.) WIDE, 16"(IN.) MAXIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING: SHALL CONFORM TO SECTION 180, 181 & 182, NM, APWA CLASS 300. (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 185 POUNDS
3. MINIMUM COMBINED WEIGHT: 385 POUNDS +/- 5%
4. BEARING SURFACES: SHALL BE MATCHED FOR A 70% MIN MON ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH: 7/8"(IN.)
5. COATING: NONE
6. COVER LETTERING: SANTA FE, N.M. SANITARY SEWER
7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTINGS TOLERANCE: +/- 1/16"(IN.) PER FOOT OF OVERALL DIMENSION. OUT OF ROUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED IN THE FIELD.

CM-3 CONCRETE ENCASEMENT:
A. REQUIREMENTS:
1. WHEN THE PIPE COVER IS 36" (IN.) OR LESS.
2. WHEN VITRIFIED CLAY CROSSES AN ARROYO.
3. WHEN A WATER LINE PASSES BELOW OR LESS THAN 18" (IN.) ABOVE THE EXISTING SEWER LINE.
4. WHEN A PARALLEL WATER LINE IS LESS THAN 10'(FT.) HORIZONTALLY AND LESS THAN 2'(FT.) ABOVE THE SEWER LINE.
5. THE SEWER LINE SHALL BE ENCASED IN CONCRETE AS SHOWN IN THIS AS DETAILED, AND EXTEND AT LEAST 10'(FT.) ON EACH SIDE OF THE WATER LINE.

FIELD QUALITY CONTROL

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

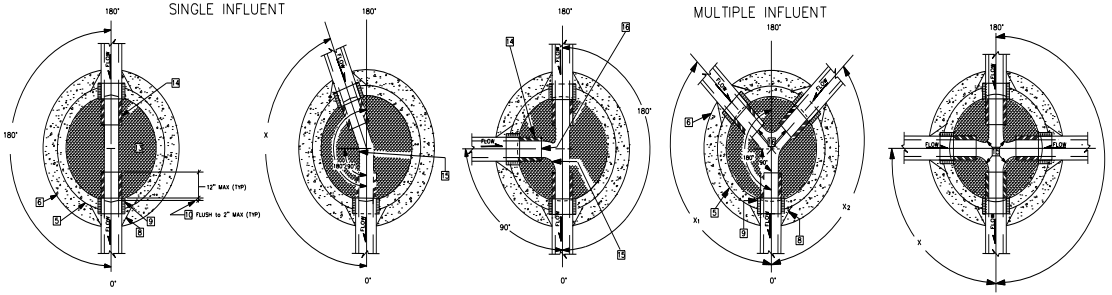
FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

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

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

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

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



180° or STRAIGHT THROUGH

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

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

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

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

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

NOT TO SCALE

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

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

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 10.18.2021

REVISION

RESPEC
COMMUNITY DESIGN & SOLUTIONS
respec
respec

STAMP 90% REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION
10/2021

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

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

PROJ. #: ####

PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: CITY OF SANTA FE STANDARD SANITARY SEWER DETAILS

SUBMITTED FOR: PRELIMINARY

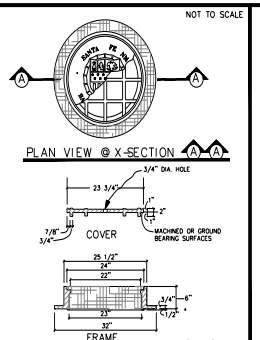
SHEET NUMBER: C-502

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

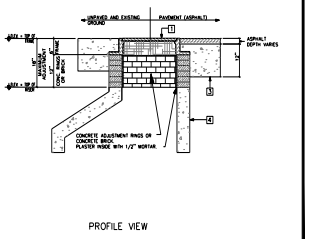
LEGEND

ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg. No. SAS-4
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg. No. SAS-5
3	CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS-6
4	PRECAST REINFORCED CONCRETE RISER, CONE or FLAT TOP, with 5"(in) wall thickness, refer to general note CM-2
5	PRECAST REINFORCED CONCRETE BASE RISER, with suitable sized openings, refer to general note CM-2A
6	CONCRETE BASE, refer to concrete base detail Dwg. No. SAS-7
7	SEWER PIPE, refer to general note CM-1
8	6"(in) GROUT FILLET, on upper half of pipe and around base
9	ADAPTER, MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
10	PIPE PENETRATION INTO MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
11	PIPE SUPPORT, CONCRETE, shall extend out-side of manhole a maximum of 18"(in) to bell of first joint and shall cradle pipe half pipe
12	CONCRETE FILL, 3000 p.s.i., refer to general note CR-6
13	SHELF, to be 9"(in) minimum width with 1"(in) per 1'-0" slope, from crown of pipe
14	CUT UPPER HALF OF PIPE, after manhole has been completed and inspected by engineer
15	HAND FORMED CHANNELS, shall be on a uniform radius and shall not hold water
16	INVERT ELEVATIONS OF LATERAL LINES, shall be the same as the springline elevation of the sewer main, where possible
17	CHANGE SLOPE OF PIPE, at center of manhole
18	APPROVED WATER STOP, to be with type of pipe

NOT TO SCALE



MANHOLE FRAME & COVER DETAIL/DWG # SAS-4



MANHOLE ADJUSTMENT DETAIL/DWG # SAS-5

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

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

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

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

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

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

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

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 600, NM APWA. PIPE SHALL BE PLACED AND BEDDED IN A FROST FREE TRENCH. GASKET SHALL BE FULLY SEATED AND NOT SLIPPED. PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. IF PVC TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF NM APWA STANDARDS, SECTION 700, OR AS DEFINED ON THE CONSTRUCTION PLANS, THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 6'(FT.) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 9'(FT.) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE: ON UNDISTURBED FROST FREE SUBGRADE
2. PRECAST UNIT: ON PEA GRAVEL WITH COMPLETE EVEN BEARING
B. PRECAST BARREL:
1. JOINTS: FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL
2. MANHOLE ADAPTOR: INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE BASES: SHALL ACHIEVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

I-3 EXCAVATION AND BACKFILL:
AS PER SECTION 700, NM APWA: SATURATION BY FLOODING OR JETTING METHODS IS NOT PERMITTED WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS. MECHANICAL OR VIBRATORY COMPACTORS SHALL NOT BE USED ON THE BEDDING AND 12"(IN.) OF INITIAL BACKFILL. COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 125, NM APWA FOR EXTRA STRENGTH VCP.
B. PLASTIC (PVC): REFER TO SECTION 121, NM APWA, AS MODIFIED BY THE CITY.
1. 4" THRU 15" (inch) DIAMETER, ASTM D-3034 OR ASTM F-789 PIPE, MINIMUM PS-46 STRENGTH. SDR-35 OR EQUAL
2. LARGER THAN 15" (IN.) DIAMETER: ASTM F 679 VOL. 08.04.
C. HDPE PIPE PER ASTM D-1248 CLASS III WHEN APPROVED BY WATER QUALITY DIVISION ENGINEER.
D. PVC RESTRAINED JOINTS: SERIES 1350 OR SERIES 1390 FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOCKING COUPLINGS WITH NYLON SPLINE, MARKETED AS "YELLOWMINE" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR AC/PVC ADAPTER COUPLINGS.
F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SCH. 40 DWV.
G. SERVICE CONNECTIONS:
1. VCP PIPE: FACTORY TEE FITTINGS; SECTION 125 NM APWA.
2. PVC PIPE: CAST IRON BODIES TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS; FOWLER "QUICKWAY"(DENSCO, HERSEY "PIONEER", OR APPROVED EQUAL.
H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 701.3.5 NM APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 VOL. 04.05. BRICKS MAY BE FIELD PLACED CONCRETE FOR PRECAST CONCRETE PER ASTM C 478 VOL. 04.05 (CERTIFICATES REQUIRED). CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARREL AT PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
C. MANHOLE STEPS: REFER TO SECTION 930.4.7 NM APWA POLYPROPYLENE ENCASED GRADE 60 STEEL BY M.A. INC. OR APPROVED EQUAL; 14"(IN.) WIDE, 16"(IN.) MAXIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING: SHALL CONFORM TO SECTION 160, 161 & 162, NM. APWA CLASS 30B. (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 165 POUNDS
3. MINIMUM COMBINED WEIGHT: 365 POUNDS +/- 5%
4. BEARING SURFACES: SHALL BE MATCHED FOR A FIRM NON ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH: 7/8"(IN.)
5. COATING: NONE
6. COVER LETTERINGS: SANTA FE, N.M. SANITARY SEWER
7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTINGS TOLERANCE: +/- 1/16"(IN.) PER FOOT OF OVERALL DIMENSION. CUT OF ROUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED IN THE FIELD.

CM-3 CONCRETE ENCASEMENT:
A. REQUIREMENTS:
1. WHEN THE PIPE COVER IS 36" (IN.) OR LESS.
2. WHEN VITRIFIED CLAY CROSSES AN ARROYO.
3. WHEN A WATER LINE PASSES BELOW OR LESS THAN 10" (IN.) ABOVE THE EXISTING SEWER LINE.
4. WHEN A PARALLEL WATER LINE IS LESS THAN 10'(FT.) HORIZONTALLY AND LESS THAN 3'(FT.) ABOVE THE SEWER LINE.
5. THE SEWER LINE SHALL BE ENCASED IN CONCRETE 6"(IN.) THICK AS DETAILED, AND EXTEND AT LEAST 10'(FT.) ON EACH SIDE OF THE WATER LINE.

FIELD QUALITY CONTROL

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

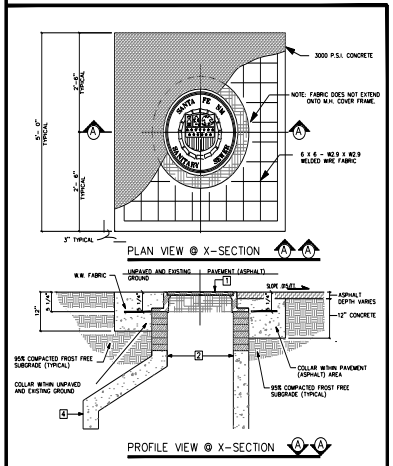
FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

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

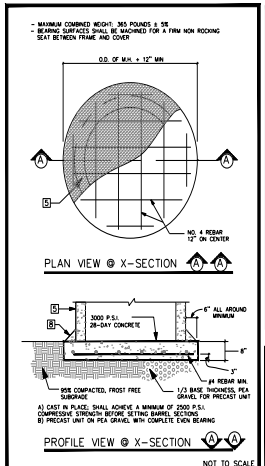
FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

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

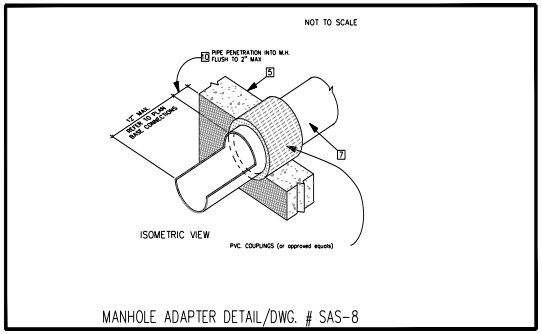
NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.



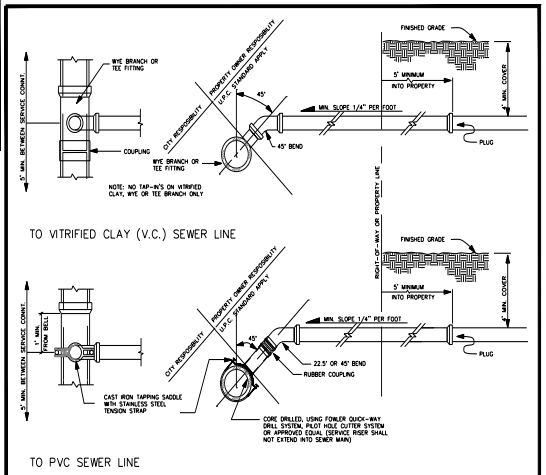
CONCRETE COLLAR DETAIL/DWG. # SAS-6 NOT TO SCALE



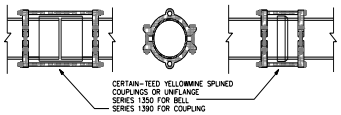
CONCRETE BASE DETAIL/DWG. # SAS-7



MANHOLE ADAPTER DETAIL/DWG. # SAS-8



SERVICE CONNECTION DETAILS/DWG. # SAS-10



NOTE: AT RIVER AND ARROYO CROSSINGS

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

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

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

DESIGNED	SEG
DRAWN	SEG
CHECKED	JL
DATE	10.18.2021

REVISION

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

STAMP
90% REVIEW

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10/2021

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

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

PROJ. #: ####

PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: CITY OF SANTA FE STANDARD SANITARY SEWER DETAILS

SUBMITTED FOR: PRELIMINARY

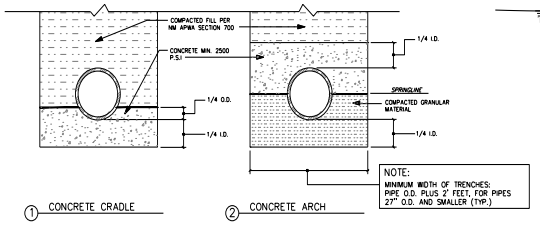
SHEET NUMBER: C-503

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

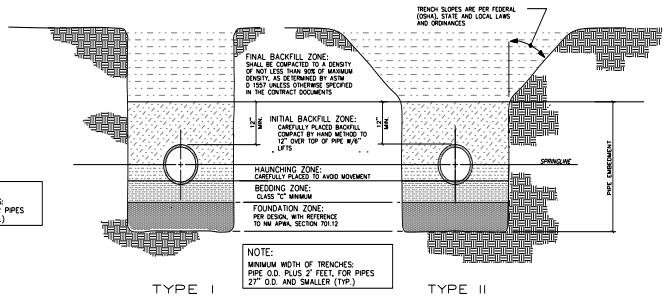
TRENCH BEDDING AND INSTALLATION DETAILS/DWG. # SAS-11

NOT TO SCALE

CLASS "A"

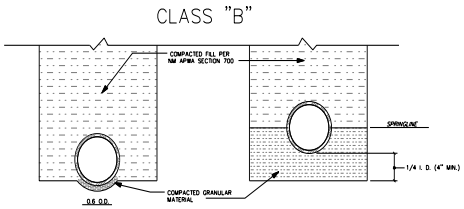


① CONCRETE CRADLE ② CONCRETE ARCH



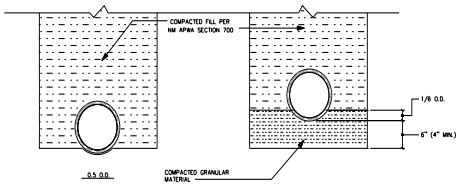
TYPE I TYPE II

CLASS "B"

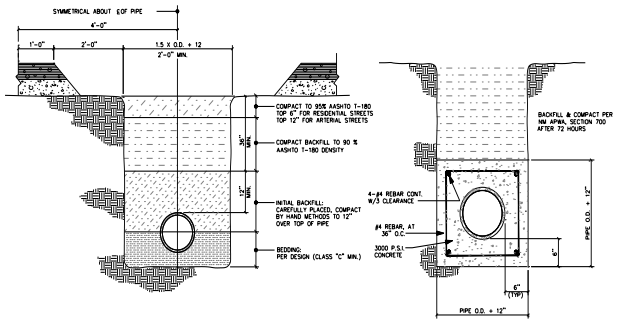


① SHAPED SUBGRADE WITH GRANULAR FOUNDATION ② GRANULAR FOUNDATION

CLASS "C"



① SHAPED SUBGRADE ② GRANULAR FOUNDATION



PAVED AREAS CONCRETE ENCASEMENT

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

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

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

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

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

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

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

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 900, NM APWA; PIPE SHALL BE PLACED AND BEDDED IN A FROST FREE TRENCH; GASKET SHALL BE FULLY SEATED AND NOT SLIPPED; PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. IF PIPE TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF NM APWA STANDARDS, SECTION 700, OR AS DEFINED ON THE CONSTRUCTION PLANS, THE SOILS ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 5'(FT.) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 5'(FT.) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE: ON UNDISTURBED FROST FREE SUBGRADE.
2. PRECAST UNIT: ON PEA GRAVEL WITH COMPLETE OVER BEARING
B. PRECAST BARREL:
1. JOINTS: FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL
2. MANHOLE ADAPTOR: INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE BASE: SHALL ACHIEVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

I-3 EXCAVATION AND BACKFILL:
AS PER SECTION 700, NM APWA; SATURATION BY FLOODING OR JETTING METHODS IS NOT PERMITTED WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS. MECHANICAL OR VIBRATORY COMPACTORS SHALL NOT BE USED ON THE BEDDING AND 12"(IN.) OF INITIAL BACKFILL. COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 125, NM APWA FOR EXTRA STRENGTH VCP.
B. PLASTIC (PVC): REFER TO SECTION 121, NM APWA, AS MODIFIED BY THE CITY.
1. 4" THRU 15" (inch) DIAMETER, ASTM D-3034 OR ASTM F-789 PIPE, MINIMUM PS-46 STRENGTH, SDR-35 OR EQUAL
2. LARGER THAN 15" (IN.) DIAMETER: ASTM F 679 VOL. 08.04.
C. HDPE PIPE PER ASTM D-1248 CLASS III WHEN APPROVED BY WATER QUALITY DIVISION ENGINEER.
D. PVC RESTRAINED JOINTS: C900 1350 OR SERIES 1390 FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOCKING COUPLINGS WITH MYLOK SPLINES, MANUFACTURED AS "MYLOKING" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTER OR APPROVED ADAPTER COUPLINGS.
F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SCH. 40 DWV.
G. SERVICE CONNECTIONS:
1. VCP PIPE: FACTORY TEE FITTINGS; SECTION 125 NM APWA.
2. PVC PIPE: CAST IRON RODDES TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS; FOWLER "QUICKWAY" JENKCO, HERSEY "PIONEER", OR APPROVED EQUAL.
H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 701.3.5 NM APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 VOL. 04.05. BASES MAY BE FIELD PLACED CONCRETE OR PRECAST CONCRETE PER ASTM C 478 VOL. 04.05 (CERTIFICATES REQUIRED). CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARREL AT PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
C. MANHOLE STEPS: REFER TO SECTION 950.4.7 NM APWA POLYPROPYLENE ENCASED GRADE 60 STEEL BY M.A. IND. OR APPROVED EQUAL; 14"(IN.) WIDE, 18"(IN.) MAXIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING: SHALL CONFORM TO SECTION 180, 181 & 182, NM APWA CLASS 30B. (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 165 POUNDS
3. MINIMUM COMBINED WEIGHT: 365 POUNDS +/- 5%
4. BEARING SURFACES: SHALL BE MATCHED FOR A FIRM NON ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH: 7/8"(IN.)
5. COATING: NONE
6. COVER LETTERINGS: SANTA FE, N.M. SANITARY SEWER
7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTINGS TOLERANCE: +/- 1/16"(IN.) PER FOOT OF OVERALL DIMENSION. OUT OF ROUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED IN THE FIELD.

CM-3 CONCRETE ENCASEMENT:
A. REQUIREMENTS:
1. WHEN THE PIPE COVER IS 36" (IN.) OR LESS.
2. WHEN VITRIFIED CLAY CROSSES AN ARROYO.
3. WHEN A WATER LINE PASSES BELOW OR LESS THAN 18" (IN.) ABOVE THE EXISTING SEWER LINE.
4. WHEN A PARALLEL WATER LINE IS LESS THAN 10'(FT.) HORIZONTALLY AND LESS THAN 2'(FT.) ABOVE THE SEWER LINE.
5. THE SEWER LINE SHALL BE ENCASED IN CONCRETE 6"(IN.) THICK AS DETAILED, AND EXTEND AT LEAST 10'(FT.) ON EACH SIDE OF THE WATER LINE.

FIELD QUALITY CONTROL

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

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

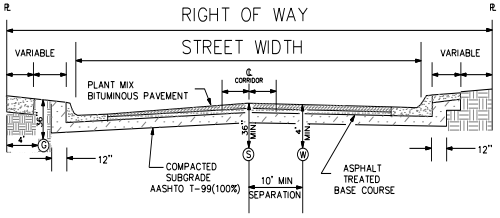
FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 801.7 NM APWA.

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

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

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

TYPICAL UTILITIES SEPARATION DETAIL/DWG. # SAS-12

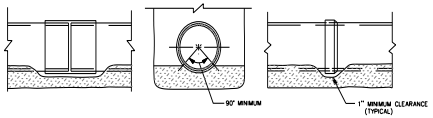


LEGEND

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

NOT TO SCALE

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



NOT TO SCALE

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

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

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 10.18.2021

REVISION

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

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PROJ. #: ####

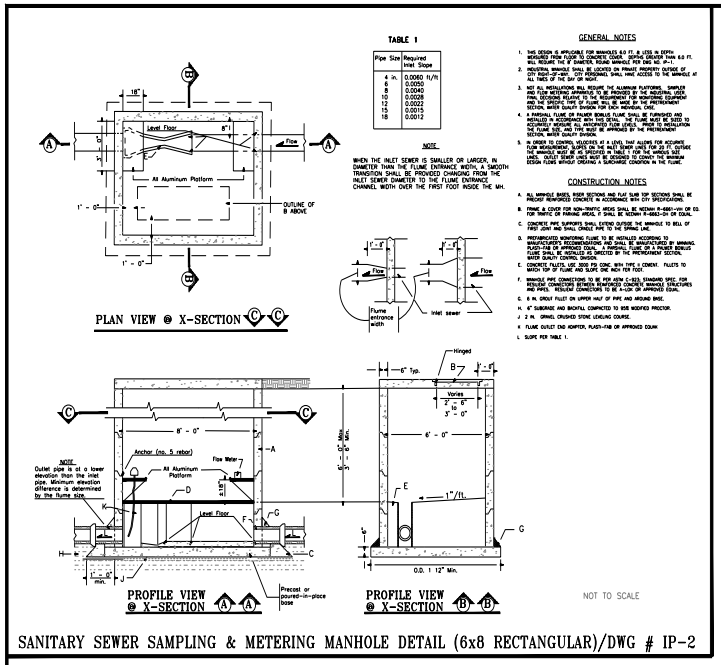
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: CITY OF SANTA FE STANDARD SANITARY SEWER DETAILS

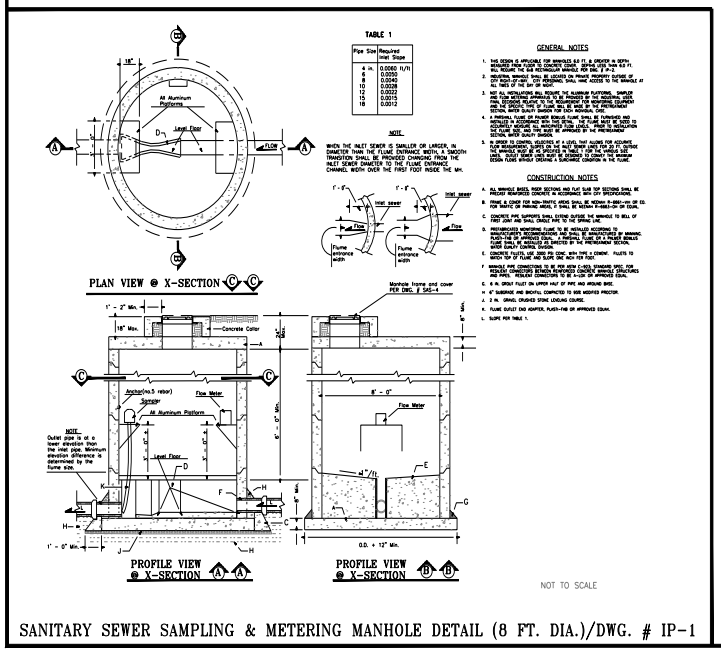
SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-504

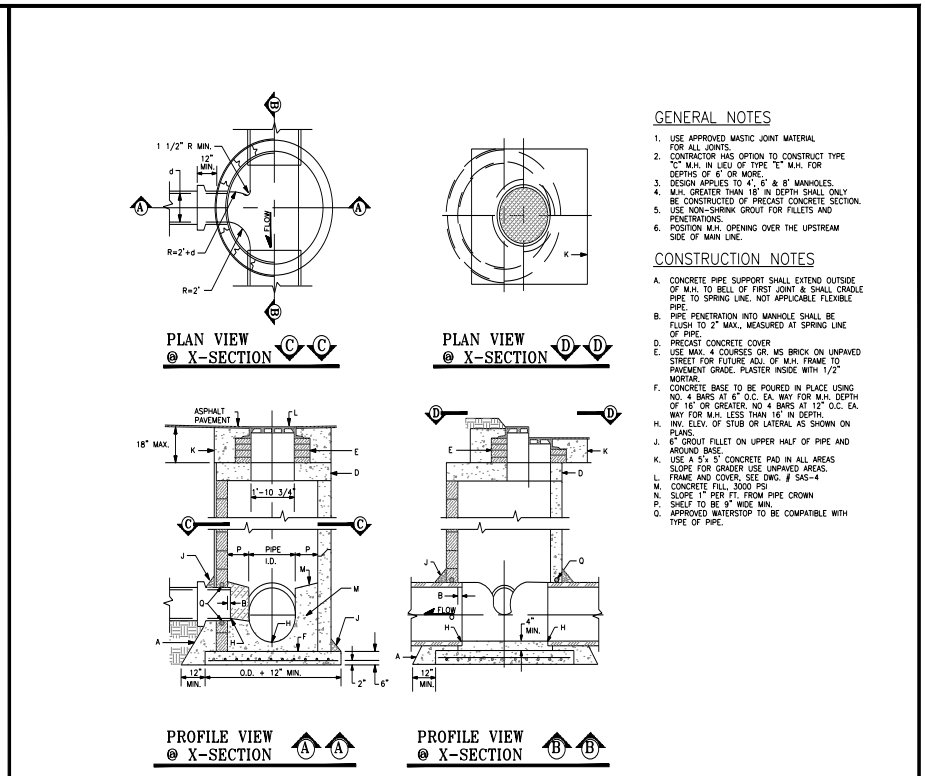
NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Sewer Details 03.dwg PLOT DATE: Oct 16, 2021 1:09pm



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



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



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

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

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

DESIGNED SEG
DRAWN SEG
CHECKED JK
DATE 10.18.2021

REVISION

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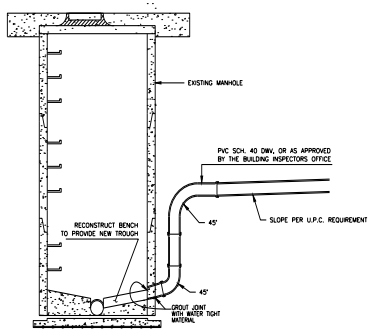
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: CITY OF SANTA FE STANDARD SANITARY SEWER DETAILS

SUBMITTED FOR: PRELIMINARY

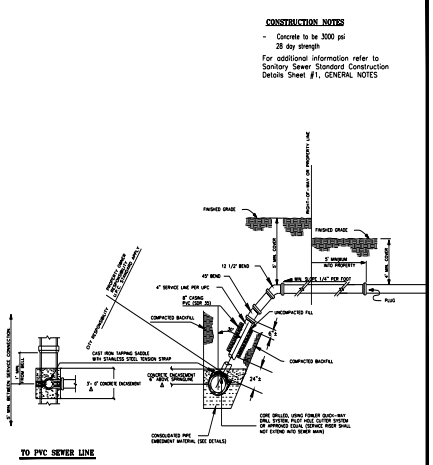
SHEET NUMBER: C-505

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



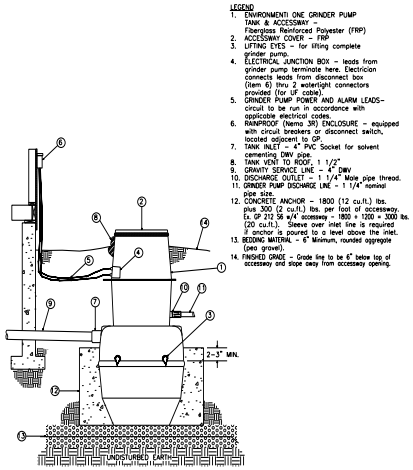
LATERAL CONNECTION TO MANHOLE
DWG. #SAS-15

NOT TO SCALE



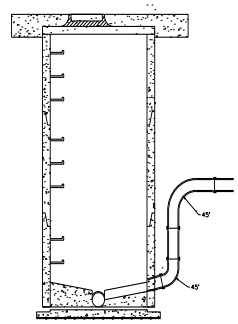
SERVICE CONNECTION DETAIL FOR SEWER MAIN DEPTHS GREATER THAN 10 FT.
DWG. #SAS-16

NOT TO SCALE



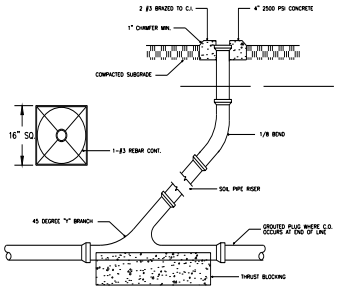
LOW PRESSURE SANITARY SEWER
GRINDER PUMP DETAIL
DWG. #LPS-1

NOT TO SCALE



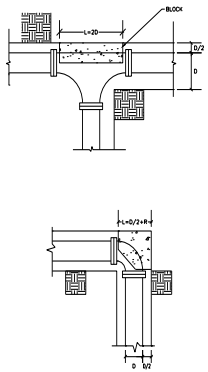
LOW PRESSURE SANITARY SEWER
DROP MANHOLE SIDE INLET DETAIL
DWG. #LPS-2

NOT TO SCALE



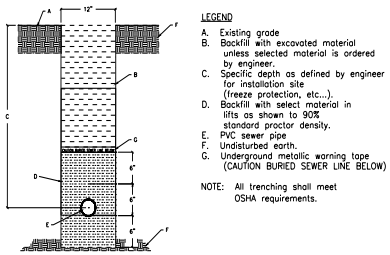
LOW PRESSURE SANITARY SEWER
CLEANOUT TO GRADE DETAIL
DWG.#LPS-3

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

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CITY OF SANTA FE
WATER QUALITY CONTROL DIVISION

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

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

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 10.18.2021

REVISION

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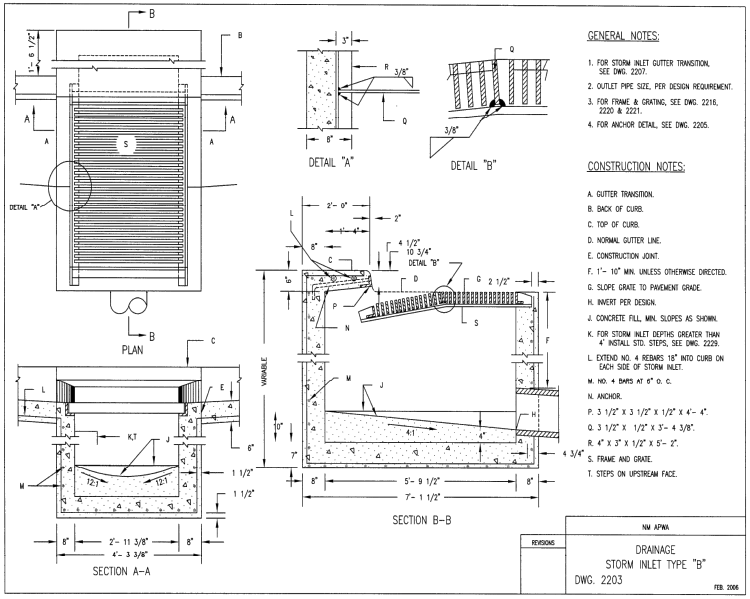
PROJECT NAME: PULTE CAJA DEL ORO

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



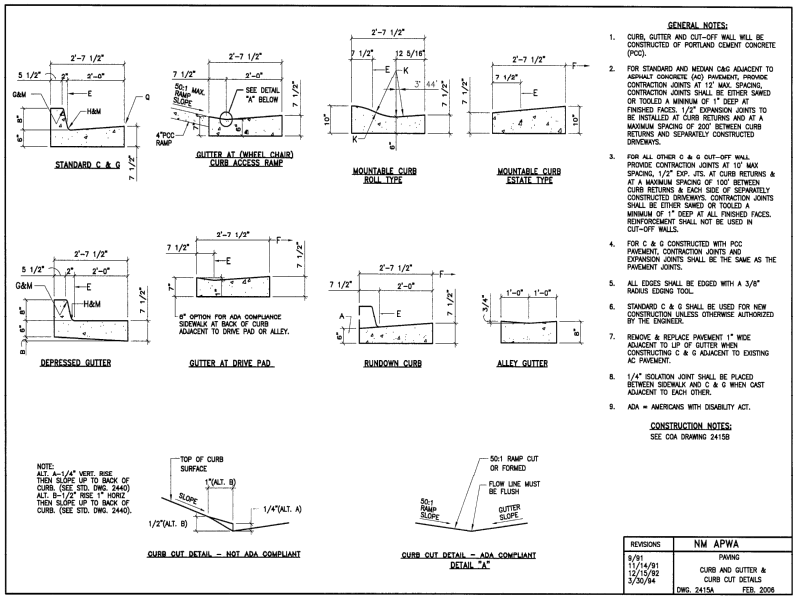
GENERAL NOTES:

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

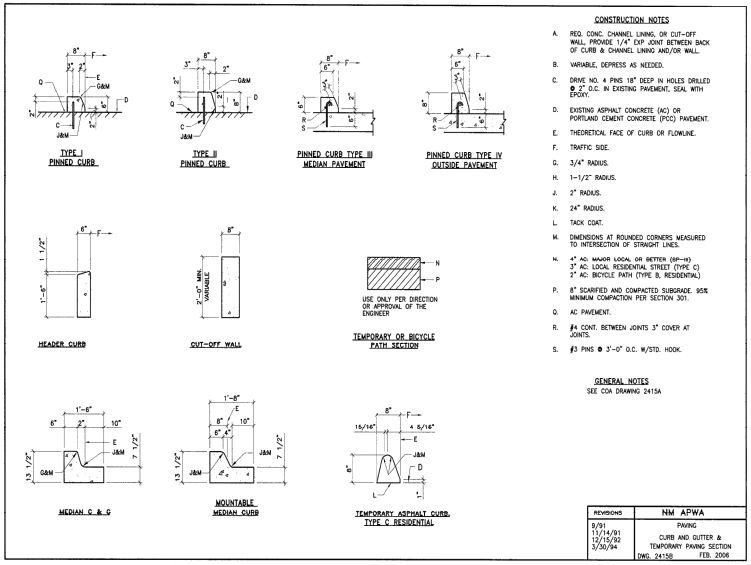


GENERAL NOTES:

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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ALBUQUERQUE, NM 87109
WWW.RESPEC.COM PHONE (505)293-9718

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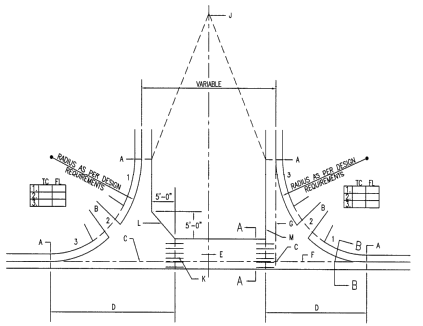
PROJECT NAME: PULTE CAJA DEL ORO

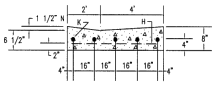
SHEET TITLE: NM APWA STANDARD DETAILS

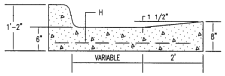
SUBMITTED FOR: PRELIMINARY

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







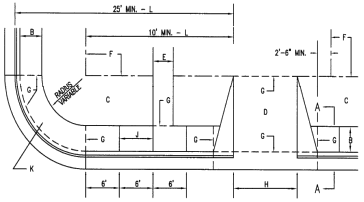
GENERAL NOTES:

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.

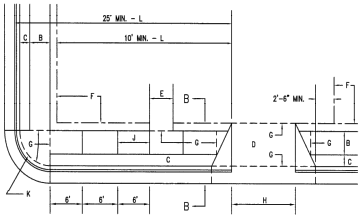
CONSTRUCTION NOTES:

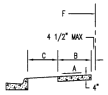
A. END OF CURB RETURN, SEE NOTE 1.
B. FOR RAMP DETAILS, SEE DWGS. 2418, 2440, 2441.
C. INTERSECTION OF FLOWLINES, SEE NOTE 1.
D. SURFACE AND CURB TO BE MONOLITHIC.
E. DIRECTION OF FLOW.
F. FLOWLINE.
G. PROJECTED FLOWLINE OF 1 1/2" INVERT, SEE NOTE 2.
H. 6" X 6" NO. 6 GA. WIRE MESH.
J. BEGIN CROWN WARP 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
6121 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE (505)293-9718

STAMP
90% REVIEW
PRELIMINARY
NOT FOR CONSTRUCTION
10/2021
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

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

PROJ. #: ####

PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: NM APWA STANDARD DETAILS

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-508

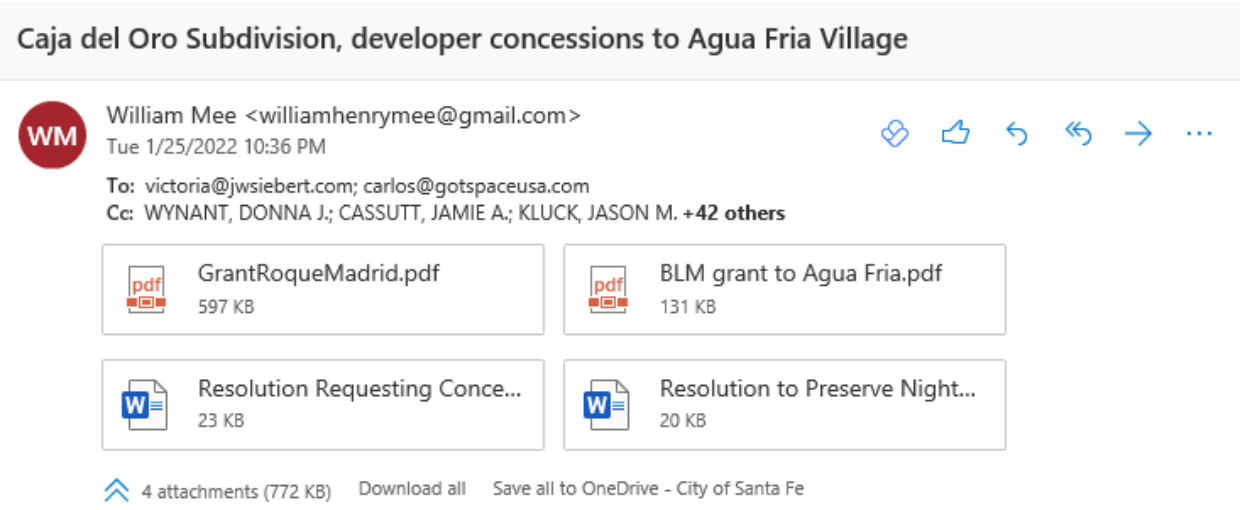
NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Street & Inlet Details 02.dwg PLOT DATE: Oct 16, 2021 1:10pm

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:
COUNTY OF SANTA FE:
kmiller@santafecountynm.gov,
MANAGERSOFFICE@santafecountynm.gov,
clerk@santafecountynm.gov,
ahansen@santafecountynm.gov,
ssmith@santafecountynm.gov,
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,
Taylor Selby, taylorselby007@gmail.com,
drpike@earthlink.net,

MEDIA:
Sean Thomas, Sthomas@sfnewmexican.com,
Julie Ann Grimm, editor@sfreporter.com,
Andy Stiny, astiny@abqjournal.com,

UNITED COMMUNITIES OF SANTA FE:
paulwhitesf@gmail.com,
aarinrichard@gmail.com,
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, JANUARY 6, 2022 AND FEBRUARY 3, 2022) ALL PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE FEBRUARY 3RD MEETING AND IS NOW CLOSED***

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)

Prepared by
James Siebert & Assoc.
February 11, 2022

Response to Issues Raised by Planning Commissioners attendees at February 3, 2022 Meeting

What is the difference between an R-6 and R-10 zoning districts and why is R-10 needed if gross density is less than 6 dwellings per acre?

R-6 requires a 5' minimum side yard for maximum 14' building height and 10' minimum side yard setback over 14' in height.
Attached zero or shared lot line dwellings are not permitted.

R-10 allows for setbacks to be determined by the Planning Commission thru a development plan process. Attached zero lot line and 5' side yard setbacks allowed up to 24' with approval of development plan by the Planning Commission.

Schools are overcrowded and this project will make the overcrowding worse.

The Santa Fe Public Schools has provided a response on this project that schools are adequate to accommodate the projected student population from the Caja del Oro development. The response was in the February 3, 2022 packet and is provided again is this paper.

The residents of Caja del Oro will use the County park.

There is a small park area within the development that serves the subdivision. Parks are generally not considered a jurisdictional matter. City residents to use County parks and County residents use City parks.

There are no bike lanes on Caja del Oro. Grant Road or Alameda Road.

Pulte is proposing to put in a 5' bike lane on either side of Caja del Oro Grant Road and an 8' trail on Alameda Road. This initiative may help to spur further development of trails and bike lane extensions in the area.

Lights will disturb the night sky.

It is assumed that the city will require a street light on either side of the intersection into the project from Caja del Oro Grant Road. These lights will be LED and have a limited spread of light beyond the intersection. A requirement for shielding of exterior light will be strengthened in the covenants to be imposed on the project.

What benefit is this project to the existing residents in the area?

Firstly, the closest residence to the east boundary of the project is over 1100 feet. The scale of the project is considerably reduced from that distance.

A 12" water line will be constructed on Caja del Oro Grant Road and as a public line will be available to residents of the area.

The bike lane and public trail on Caja del Oro and Alameda will improve non-vehicular travel in the area and hopefully encourage further development of the bike lanes and trails in the area.

The intersection of Caja del Oro and Alameda will fail at some point in the future even without the Pulte project and the right turn lane to be constructed by Pulte will address that issue.

Prepared by
James W. Siebert & Associates
February 11, 2022

Impact of Reduction in Density from R-10 to R-6

The number of units would be reduced from 88 to 55 or 60. Assuming a reduction of 28 dwellings the following would occur:

5 less affordable dwellings

The cost for the land remains the same but the land cost is divided by 60 lots instead of 88 lots.

The infrastructure cost remains the same but must be allocated to 60 lots instead of instead of 88. Estimated infrastructure and development review costs, less impact fees, is 8 million dollars. The infrastructure and development costs remains the same for an R-6 or R-10 development. The cost for an 88 lot subdivision is approximately $91,000 per lot. The cost for a 60 lot subdivision is $133,000 per lot. The $43,000 per lot cost difference is added on to the cost of the house.

Significance of the City Initiated Annexation

When the City initiated annexation of the land up to NM 599 in 2009 it was the intent that the land be incorporated into the urban area and used for residential development representative of the City General Plan (5-7 dwellings per acre) or the 2007 Southwest Community Area Master Plan at 7-12 dwellings per acre.

City water and sewer will be made available to this area, which are the essential utilities for urban densities. The land is relatively flat with an average slope of less than five percent. There are no flood plains or significant drainages that would limit the development of the property. Topographically this is land that is suitable for urban densities.

The project has multiple points of access to the city and state transportation network consisting of Caja del Oro Grant Road, Alameda to the downtown and the roundabout at NM 599 allowing for access to employment centers north and south of the roundabout at NM 599 and South Meadows Road.

PULTE CAJA DEL ORO DELOPMENT

TRAFFIC IMPACT ANALYSIS

FINAL SUBMITTAL

NOVEMBER 29, 2021



Prepared For:

Pulte Homes

7601 Jefferson St NE, Suite 320

Albuquerque, NM 87109

Prepared By:

Bohannan Huston

Engineering

Spatial Data

Advanced Technologies

PULTE CAJA DEL ORO DEVELOPMENT TIA

FINAL SUBMITTAL

Date:

November 29, 2021

Prepared by:

Bohannan Huston, Inc.
7500 Jefferson St NE
Courtyard Two
Albuquerque, NM 87109

Prepared for:

Pulte Homes
7601 Jefferson St NE, Suite 320
Albuquerque, NM 87109

Prepared By:

Eric J. Wrage 11/29/2021

Eric J. Wrage, RSP1, PE, PTOE **Date**

PROJECT:	PULTE CAJA DEL ORO TIA
PROJECT NO.:	20220085
MILESTONE:	MPO TIA REVIEW
BHI PROJECT MANAGER:	ERIC WRAGE
DATE:	11/30/2021

Dispositions
A - Accept Comments
B - Traffic Analyst to Evaluate
C -Disregard Comment
OC - Other Changes

Comment No.	Sheet No.	Comment	Response	Disposition	Response By	Date	Verified
City of Santa Fe Traffic Engineer (November 8, 2021) Comments							
1		The Pulte Home development is 16.21 acres according to the site plan. The TIA shows 14.66 acres on pages 1and 5.	BH to update	A	BH	11/19/2021	
2		The data for the south Meadows Roundabout 2021 Existing Unsignalized Intersection Results and the 2024 No Build Unsignalized Intersection Results were not submitted	BH will add statement that these results came from the Aleksander Estates TIA and add the sheets from that report to Appendix B with our results	A	BH	11/19/2021	
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.	BH to update	A	BH	11/19/2021	
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.	BH to update	A	BH	11/19/2021	
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	BH to update	A	BH	11/19/2021	
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	BH to update	A	BH	11/19/2021	
7		On Figure 8, the NM 599 Ramp to Leg 1 AM volume should be 89 to match the data in the appendix	BH to update	A	BH	11/19/2021	
8		Appendix B title references 2020, while the report references 2021 for existing conditions.	BH to update	A	BH	11/19/2021	
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.	BH to update	A	BH	11/19/2021	

TABLE OF CONTENTS

I. INTRODUCTION AND SUMMARY 1
A. Study Purpose 1
B. Executive Summary 1
1. Site Location and Study Area 1
2. Principal Findings 2
3. Recommendations 2
II. PROPOSED DEVELOPMENT 5
A. Land Use and Intensity 5
B. Development Phasing and Timing 5
III. STUDY AREA CONDITIONS 5
A. Study Area 5
B. Site Accessibility 5
C. Data Sources 6
IV. EXISTING CONDITIONS ANALYSIS 7
A. Background 7
1. Adjacent Roadways 7
2. Multi-Modal Conditions 7
B. Existing Traffic Conditions 7
1. Approved Development 8
C. Level of Service Definitions 8
D. Existing Intersection Capacity Analysis 9
V. PROJECTED TRAFFIC 11
A. Site Traffic Forecasting 11
1. Trip Generation 11
2. Trip Distribution and Assignment 12
3. Traffic Projections 12
VI. TRAFFIC AND IMPROVEMENT ANALYSIS 15
1. No Build Intersection Capacity Analysis 15
2. Build Intersection Capacity Analysis 19
VII. CONCLUSIONS AND RECOMMENDATIONS 23

A. Conclusions 23
B. Recommendations 23

FIGURES

Figure 1 | Vicinity Map 3
Figure 2 | Site Plan 4
Figure 3 | Existing Traffic Volumes 10
Figure 4 | Trip Distribution Percentages 13
Figure 5 | Trip Assignment Volumes 14
Figure 6 | 2024 No Build Traffic Volumes 17
Figure 7 | 2034 No Build Traffic Volumes 18
Figure 8 | 2024 Build Traffic Volumes 21
Figure 9 | 2034 Build Traffic Volumes 22

TABLES

Table 1 | LOS Definitions 8
Table 2 | Existing Unsignalized Intersection Results 9
Table 3 | Trip Generation 11
Table 4 | 2024 No Build Unsignalized Intersection Results 16
Table 5 | 2034 No Build Unsignalized Intersection Results 16
Table 6 | 2024 Build Unsignalized Intersection Results 19
Table 7 | 2034 Build Unsignalized Intersection Results 20

APPENDICES

Appendix A Existing Data
Appendix B 2021 Existing Intersection Capacity Analysis
Appendix C Turning Movement Development
Appendix D 2024 AND 2034 No Build Intersection Capacity Analysis
Appendix E 2024 AND 2034 Build Intersection Capacity Analysis

I. INTRODUCTION AND SUMMARY

Pulte Homes proposes to develop approximately 16.21 acres, situated east of Alameda Frontage Road and Caja del Oro Grant Road. The proposed development will include 88 single family residential units.

A. STUDY PURPOSE

The purpose of the traffic study is to determine the impacts of the proposed development on the surrounding roadway network, evaluate the operation of the proposed site entrances, and to recommend any mitigation measures that may be necessary to support additional traffic generated by the new development.

B. EXECUTIVE SUMMARY

1. SITE LOCATION AND STUDY AREA

The site is located east of Alameda Frontage Road and Caja del Oro Grant Road in Santa Fe, New Mexico. A vicinity map and site plan are shown in Figure 1 and the proposed site plan of the future development is shown in Figure 2.

The study area consists of the following intersections:

- NM 599 Roundabout/Caja del Oro Rd (existing roundabout)
- Alameda Frontage Road and Caja del Oro Grant Road (existing 3-way unsignalized intersection, Caja del Oro Grant Road is the minor stop-controlled approach)
- Caja del Oro Grant Road and site entrance (existing 2-lane undivided roadway, future 2-way stop-controlled intersection)
- North Alameda Frontage Road emergency only access (existing 2-lane undivided roadway without a driveway, future emergency only 3-approach unsignalized intersection)
- South Alameda Frontage Road emergency only access (existing emergency only 3-approach to be relocated approximately 230-ft south, future emergency only 3-approach, unsignalized intersection)

The two emergency-only access intersections, listed above, will not have any traffic assigned or require turning lanes since these can only be utilized during an emergency. Both emergency access points will require driveway permits and approval by NMDOT.

The intersection evaluations include analysis for the AM and PM peak hours for the following traffic conditions:

- Existing traffic (2021)
- 2024 Completion Year without proposed site development (2024 No Build)
- 2024 Completion Year with proposed site development (2024 Build)
- 2034 Completion Year without proposed site development (2034 No Build)
- 2034 Completion Year with proposed site development (2034 Build)

Due to approved developments within the study area, the 2024 No Build, 2024 Build, 2034 No Build and 2034 Build studies include traffic produced by the Madera multi-family residential development, Gerhart multi-family residential development, Sangre Azul single family residential development, Fire Station No. 2 and Aleksander single family residential development, located south of the South Meadows Roundabout.

2. PRINCIPAL FINDINGS

The traffic analysis found that all intersections operate overall acceptably in the 2021 Existing, 2024 No Build and 2024 Build conditions.

In the 2034 No Build and 2034 Build studies, the westbound left and right movements at Alameda Frontage Road and Caja del Oro Grant Road do not operate at acceptable conditions in the PM peak hour but have comparatively low delays. This intersection does not warrant a signal for either scenario. Future development projects in the area should continue to evaluate this intersection for signalization. Denser redevelopment in the area may necessitate signalization of this intersection in the future.

3. RECOMMENDATIONS

- All designs shall satisfy the Manual on Uniform Traffic Control Devices (MUTCD), NMDOT, and City of Santa Fe requirements.
- Based on SAMM criteria, a left turn lane is warranted on eastbound Caja del Oro Grant Road at the site entrance only for the PM peak hour. Since it is only warranted for one hour throughout the entire day, an eastbound left turn lane is not recommended.

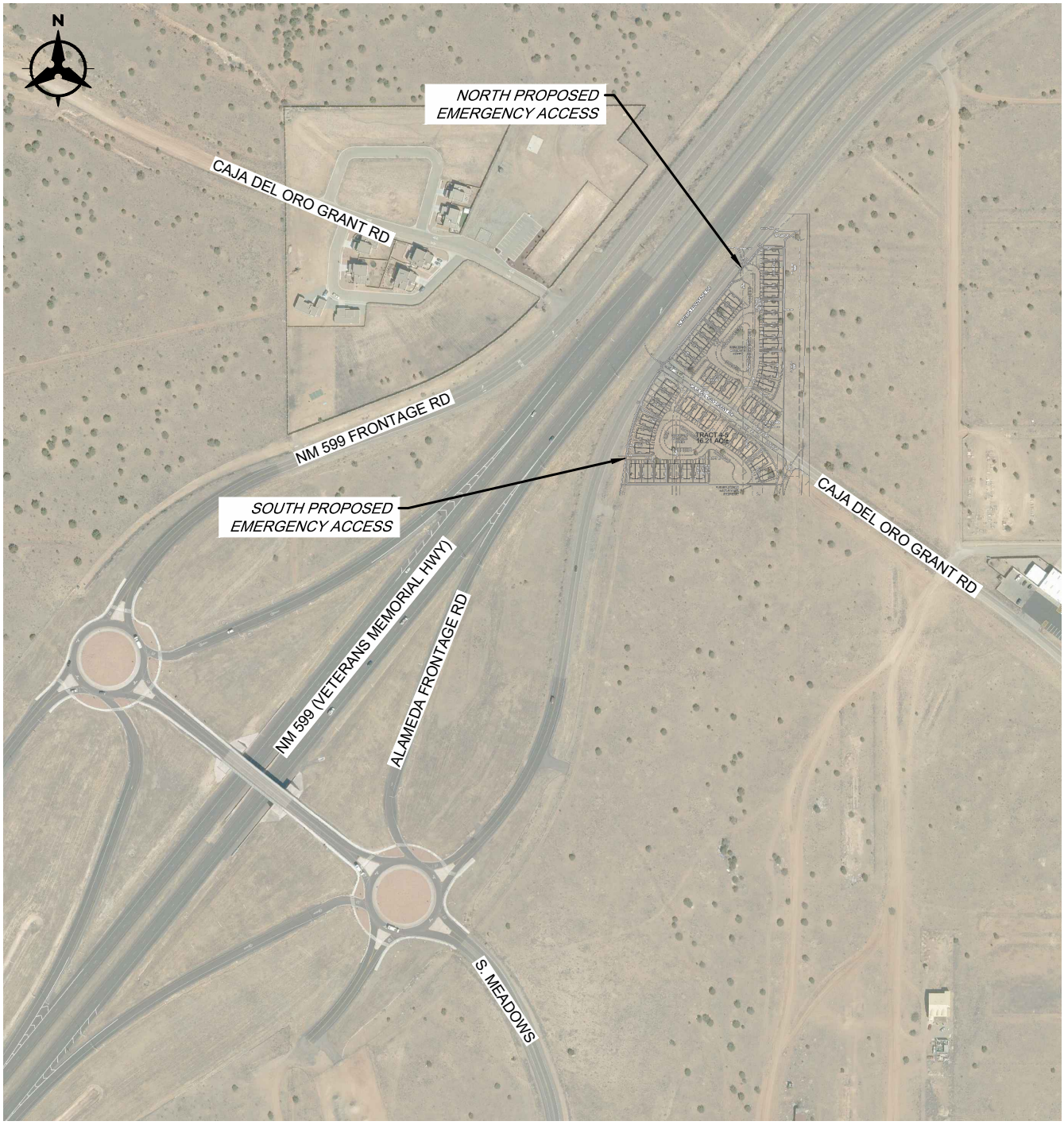


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CAJA DEL ORO DEVELOPMENT
SANTA FE, NEW MEXICO
SITE TRAFFIC ANALYSIS

FIGURE 1
VICINITY MAP



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SITE TRAFFIC ANALYSIS

FIGURE 2
SITE PLAN

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II. PROPOSED DEVELOPMENT

A. LAND USE AND INTENSITY

The proposed development is an 88-unit single family residential complex on approximately 16.21 acres.

The development is situated north and south of Caja del Oro Grant Road. The study area is undeveloped. There is an existing fire station located about 800-ft east of the development. There is also existing residential in the surrounding area. Two public parks, Romero Park and Aqua Fria Park, exist on Caja del Oro Grant Road, east of the proposed site development.

Nearby developments include the Madera multi-family residential, Gerhart multi-family residential, Sangre Azul single family residential, Fire Station No. 2 and Aleksander Estates single family residential.

B. DEVELOPMENT PHASING AND TIMING

The project is expected to be developed by 2024 and phasing of the development is not anticipated.

III. STUDY AREA CONDITIONS

A. STUDY AREA

The study area consists of the following intersections:

- Alameda Frontage Road and Caja del Oro Grant Road (existing 3-approach stop controlled intersection)
- NM 599 Roundabout/South Meadows Rd (existing 5-leg intersection, future 6-leg intersection)
- Caja del Oro Grant Road and Site entrance (existing roadway segment, future 4-apprach stop controlled intersection)

B. SITE ACCESSIBILITY

The development will have access via two future driveways located north and south of Caja del Oro Grant Road. Caja del Oro is currently a two-lane undivided roadway with 3-ft shoulders on both sides of the roadway.

C. DATA SOURCES

The data used in this report consist of the traffic volumes described below, aerial photography and mapping from Google Earth®, information provided by the Aleksander Estates Traffic Impact Study dated 2021by Bohannan Huston, the Village at 599 Traffic Impact Study by Santa Fe Engineering Consultants, LLC dated 2017 as well as information provided by Streetlight.

IV. EXISTING CONDITIONS ANALYSIS

A. BACKGROUND

Roadway federal classification is updated approximately every four years. The classification process involves local governments, the Mid Region Council of Governments (MRCOG), New Mexico Department of Transportation (NMDOT), and the Federal Highway Administration (FHWA). The 2016 MRCOG Roadway Functional Classification Map classifies roadways based on their function. Roadways are subject to design guidance based on their functional classification, design speed, or based on Comprehensive Plan corridor designations.

1. ADJACENT ROADWAYS

The following are adjacent roadways:

- Caja del Oro Grant Road is classified as a major collector with one lane in each direction and 3-ft shoulders. The posted speed limit is 25 miles per hour (MPH). Caja del Oro Grant Road provides regional connectivity within Santa Fe, serving as a river crossing east of the study area and connects to Aqua Fria Road. Curb and gutter are not present on Caja del Oro Grant Road except at the intersection with Prairie Dog Loop and Camino Cementerio. Sidewalks and bicycle lanes are not present on Caja del Oro Grant Road in this area. The Aleksander Estates development are expected to be under construction during the analysis period.
- The Alameda Frontage Road is classified as a minor arterial with one lane in each direction and undivided median. The posted speed limit is 40 miles per hour (MPH). No sidewalks or bicycle lanes are present.

2. MULTI-MODAL CONDITIONS

Sidewalks and bicycle lanes are not present on Alameda Frontage in this area. Route 1 of the Santa Fe Trails transit system is the nearest bus route to the proposed development and runs along Agua Fria. The nearest bus stop on this route is located at Agua Fria Road and Caja del Oro Grant Road, approximately 0.80 miles away.

The Santa Fe Bikeways and Trails Map indicate that Caja del Oro has a bike lane/shoulder while the Alameda Frontage Road and Caja del Oro Grant Road are shared higher traffic/speed bicycle routes.

B. EXISTING TRAFFIC CONDITIONS

The NMDOT has developed guidelines for *Alternative Means to Develop Base Turning Movements Volumes for Traffic Impact Studies During COVID-19 Times*, released

October 5, 2021. These guidelines provide three (3) methods to develop traffic counts for use in traffic studies. This analysis utilized Method 3 as turning movement count data was collected by Cleland Counts for use in Method 3 in combination with the Street Light data.

Method 3 utilizes tube counts collected prior to COVID, with adjustments using Big Data sources, such as the StreetLight Data platform. Streetlight Data collects traffic data from location-based services, such as smartphones, and has data available pre- and post-COVID. The ratio between the collected turning movement counts and the turning movement data in StreetLight is applied to the collected turning movements to estimate the pre-COVID turning movements.

Traffic data for the NM 599 Roundabout/Caja del Oro Rd was provided by the Village at 599 Traffic Impact Analysis (TIA) by Santa Fe Engineering Consultants, LLC in March of 2017. This is acceptable per NMDOT procedures.

The existing traffic counts, StreetLight source data, calculation sheet and roundabout traffic data from the Village at 599 TIA is included in Appendix A.

1. APPROVED DEVELOPMENT

The area south of NM 599 Roundabout/Caja del Oro Rd is the future Madera multi-family residential development, Gerhart multi-family residential development, Sangre Azul single family residential development, Fire Station No. 2 and Aleksander Estates single family residential development.

The total trips for the future developments were included in the No Build and Build volumes as approved development.

C. LEVEL OF SERVICE DEFINITIONS

The *Highway Capacity Manual Sixth Edition* (HCM) defines Level of Service (LOS) for un-signalized intersections in Table 1 as follows:

Table 1 | LOS Definitions

Level of Service	Definition	Signalized (sec/veh)	Unsignalized (sec/veh)
A	Most vehicles do not stop	<10	<10
B	Some vehicles stop	>10 and <20	>10 and <15
C	Significant numbers of vehicles stop	>20 and <35	>15 and <25
D	Many vehicles stop	>35 and <55	>25 and <35
E	Limit of acceptable delay	>55 and <80	>35 and <50
F	Unacceptable delay	>80	>50

The NMDOT and City of Santa Fe has established LOS D as the generally acceptable level of service in urban areas and when intersections operate below this level, improvements are considered, where feasible. Other critical movements are also desired to have LOS D or better if possible.

D. EXISTING INTERSECTION CAPACITY ANALYSIS

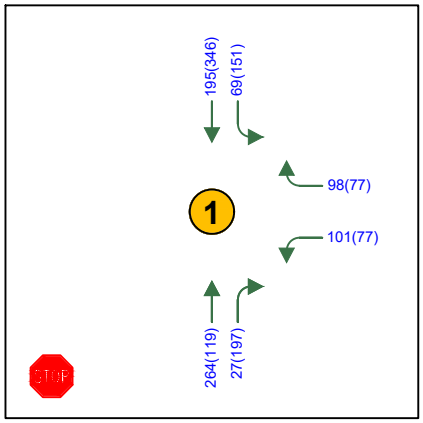
The existing intersections traffic volume were analyzed using Highway Capacity Software version 7 (HCS7), which uses the intersection methodology from the Sixth Edition of the Highway Capacity Manual (HCM). Results for the existing unsignalized South Meadows Roundabout were provided from the Aleksander Estates TIA (2021), which was approved by the City. Individual intersection output for the existing conditions analysis is included in Appendix B. The results are summarized in Table 2.

The stop-controlled intersection of Alameda Frontage and Caja del Oro Grant Road as well as the NM 599 Roundabout/Caja del Oro both operate at acceptable levels of service in the AM and PM peak hours.

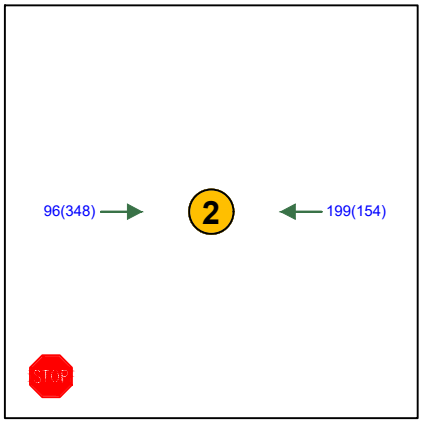
Table 2 | Existing Unsignalized Intersection Results

	2021 AM Peak				2021 PM Peak			
Intersection/Movement	**Delay (sec)**	**V/C**	**Queue* (ft)**	**LOS**	**Delay (sec)**	**V/C**	**Queue* (ft)**	**LOS**
South Meadows Roundabout	6.6	-	-	A	7.2	-	-	A
599 Off Ramp	6.1	-	25	A	6.8	-	0	A
Alameda Frontage E	6.5	-	25	A	6.7	-	25	A
Caja del Oro	7.9	-	50	A	6.6	-	25	A
599 Overpass	5.4	-	25	A	8.3	-	75	A
Alameda Frontage W	4.9	-	0	A	5.9	-	0	A
Alameda Frtg. & Caja del Oro								
Westbound Left & Right	17.0	0.42	75	C	22.3	0.45	75	C
Southbound Left	8.1	0.06	25	A	8.4	0.14	25	A

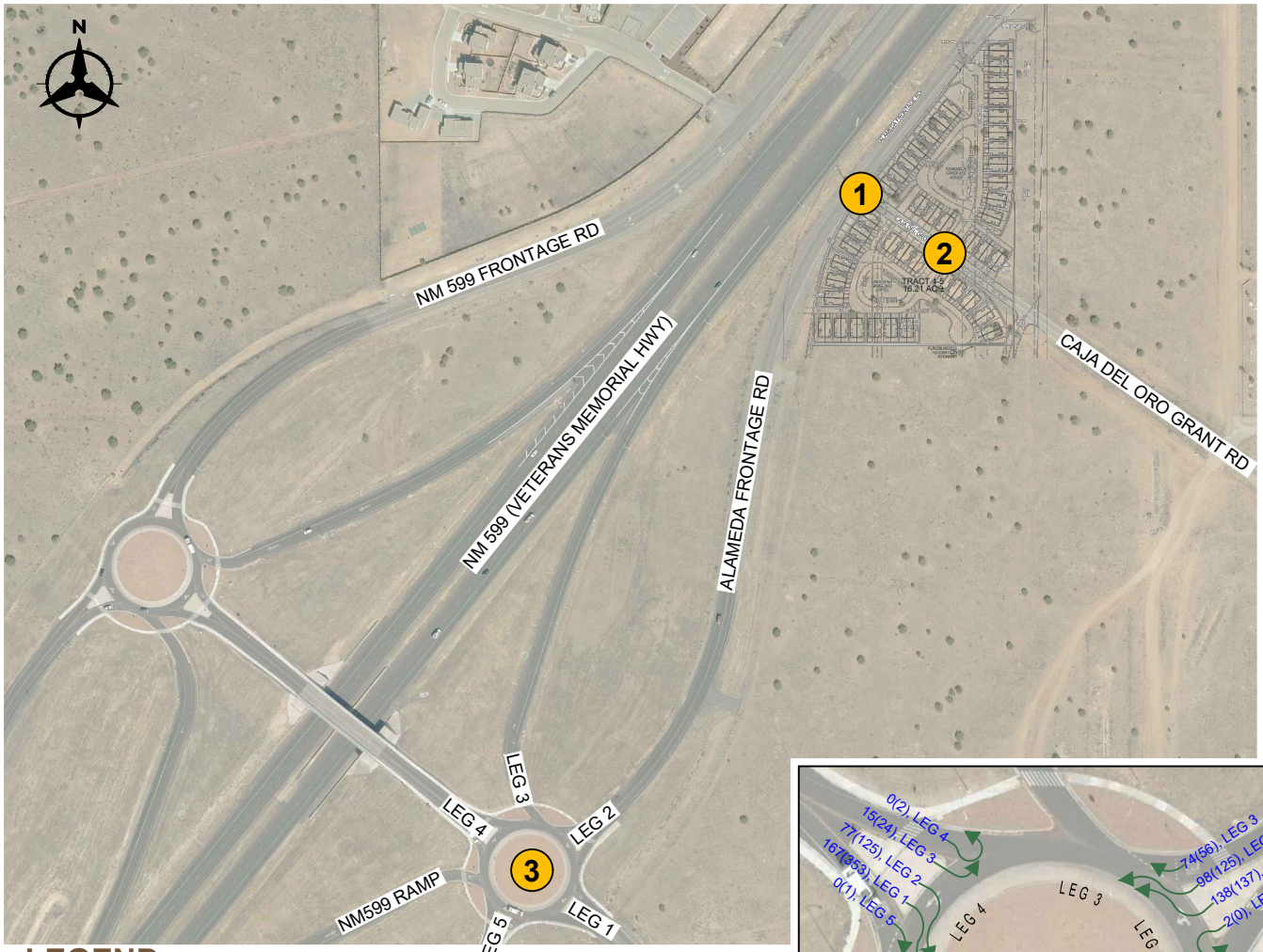
* – HCM 95th percentile queue rounded to next 25-foot increment



ALAMEDA FRONTAGE RD/CAJA DEL ORO RD



CAJA DEL ORO GRANT RD RD/SITE ENTRANCE

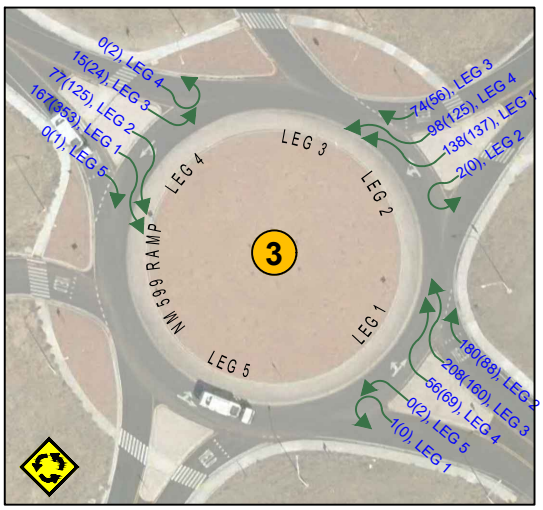


LEGEND

Thru Lanes (# as indicated)

Turning Lanes (# as indicated)

1234(1234) AM(PM) Traffic Counts



NM 599 ROUNDABOUT

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SITE TRAFFIC ANALYSIS

FIGURE 3
EXISTING TRAFFIC VOLUMES

V. PROJECTED TRAFFIC

A. SITE TRAFFIC FORECASTING

1. TRIP GENERATION

Generated trips are broken down into three types; 1) primary, 2) pass-by trips, and 3) diverted link. The Trip Generation report defines these trips as follows:

- **Primary Trips** – These trips are made for the specific purpose of visiting the generator. The stop at that generator is the primary reason for the trip. For example, a home to shopping to home combination of trips is a primary trip set.
- **Pass-by Trips** – These trips are made as intermediate stops on the way from an origin to a primary trip generation. Pass-by trips are attracted from the traffic passing the site on an adjacent street that contains direct access to the generator site. These trips do not require a diversion from another roadway. For example, stopping at the store on the way home from work is an example of a pass-by trip. No pass-by trips we used in this analysis.
- **Diverted Linked Trips –** These trips are attracted from the traffic volume on the roadway within the vicinity of the generator, but which require a diversion from that roadway to another roadway to gain access to the site. The roadways could include streets or freeways adjacent to the generator, but without access to the generator. For this study, the diverted link trips have been included in with the primary trips.

This study evaluates primary trips only.

The trip generation based on the 10th Edition of the Institute of Transportation engineer's (ITE) Trip Generation Manual is shown in Table 3 below with the following considerations. The trip generation is based on the peak hour of the adjacent street traffic.

Table 3 | Trip Generation

Land Use	ITE Code	Size	Daily	AM Enter	AM Exit	PM Enter	PM Exit
Single Family Detached	210	88	924	17	50	57	33

2. TRIP DISTRIBUTION AND ASSIGNMENT

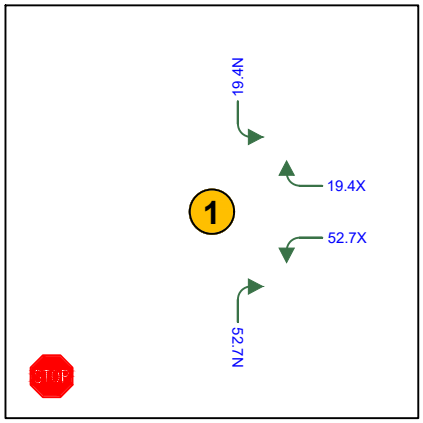
Similar to the Aleksander Estates TIA (2021), the trip distribution was based on a simplified gravity model established in the Village at 599 TIA (2017) by Santa Fe Engineering. The gravity model was based on a region-wide travel shed for employment trips. The routes were weighted to consider speed limits. This allowed the trip distribution percentage to be determined by dividing the weighted route by the total.

Figures from the Aleksander Estates TIA showing trip distribution are included in Appendix C. The trip distribution percentages and assigned traffic volumes is shown in Figure 4 and Figure 5.

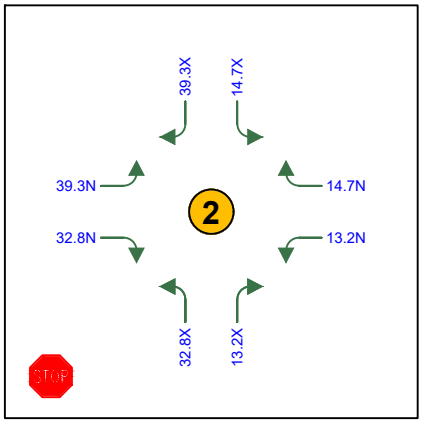
3. TRAFFIC PROJECTIONS

Data from the NMDOT Permanent Count Stations are typically used to determine an appropriate growth rate. Stations are not located within the immediate vicinity of the study area, so a growth rate of 1.0% was assumed. This is consistent with the Aleksander Estates TIA (2021) and the Village at 599 TIA (2017) which applied a 1.0% growth factor as informed by data received from the NMDOT Planning Department for years 2013-2015.

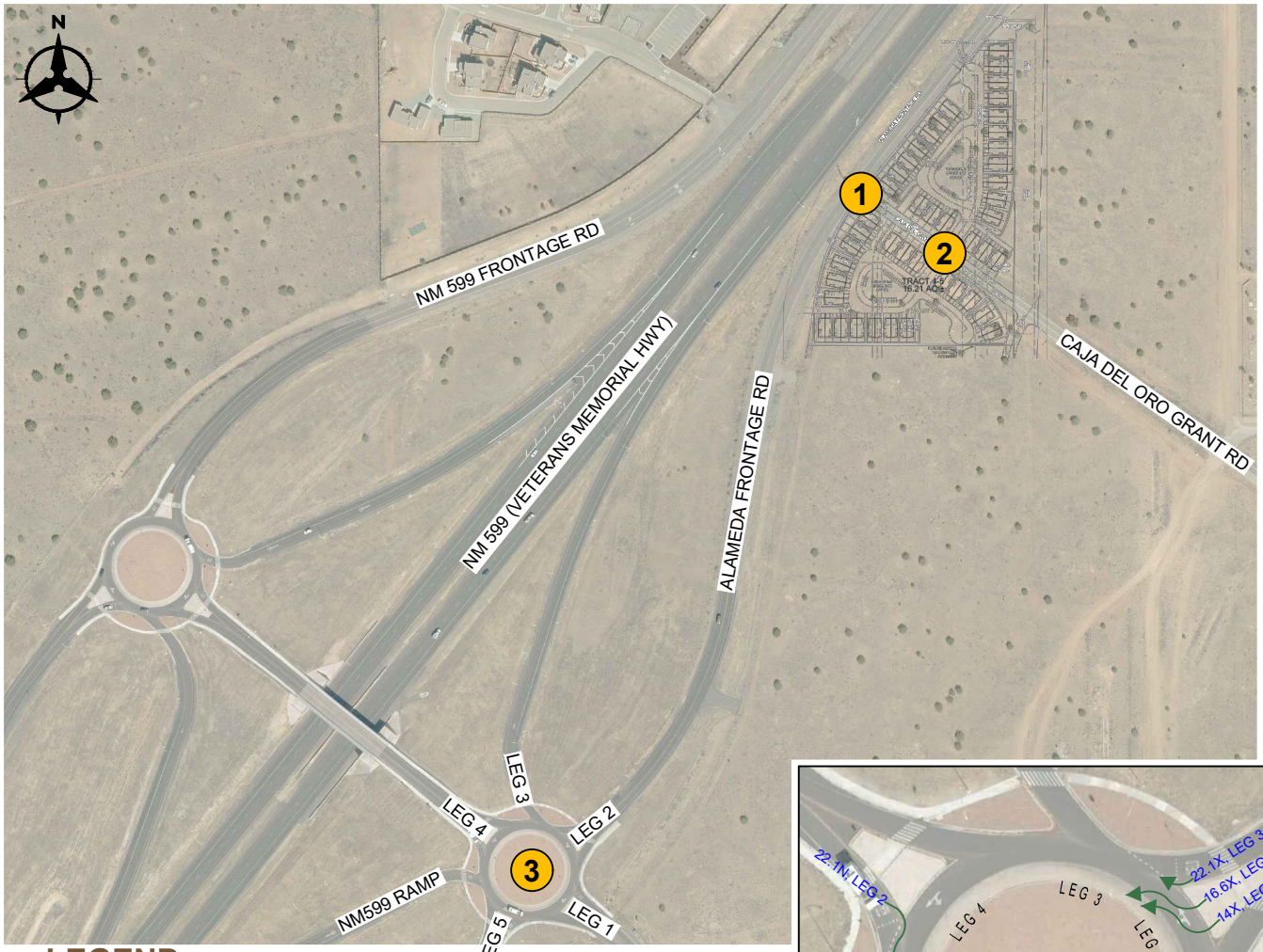
The No Build and Build analysis included traffic generated by the additional developments. The additional developments include the Madera multi-family residential, Gerhart multi-family residential, Sangre Azul single family residential, Fire Station No. 2 and Aleksander Estates single family residential.



ALAMEDA FRONTAGE RD/CAJA DEL ORO RD

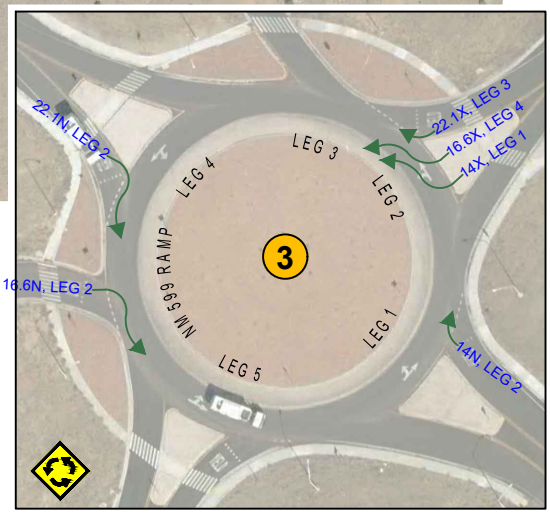


CAJA DEL ORO GRANT RD RD/SITE ENTRANCE



LEGEND

- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) Trip Assignment Percentages
- N Entering
- X Exiting



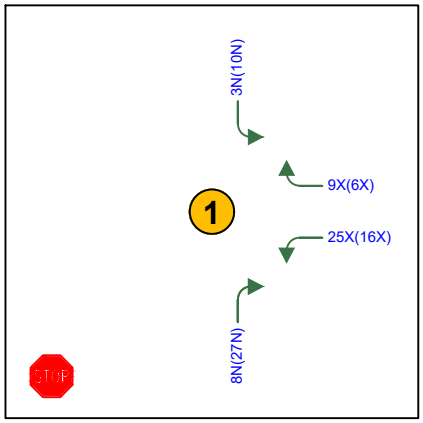
NM 599 ROUNDABOUT

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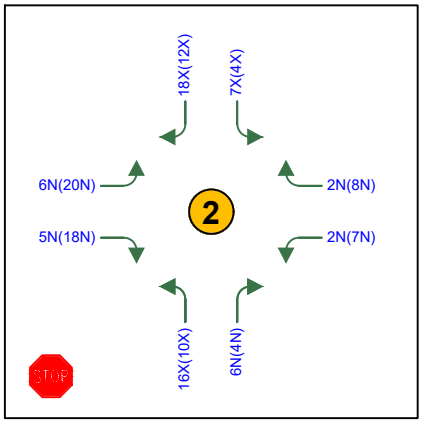
CAJA DEL ORO DEVELOPMENT
SANTA FE, NEW MEXICO
SITE TRAFFIC ANALYSIS

FIGURE 4
TRIP DISTRIBUTION PERCENTAGES

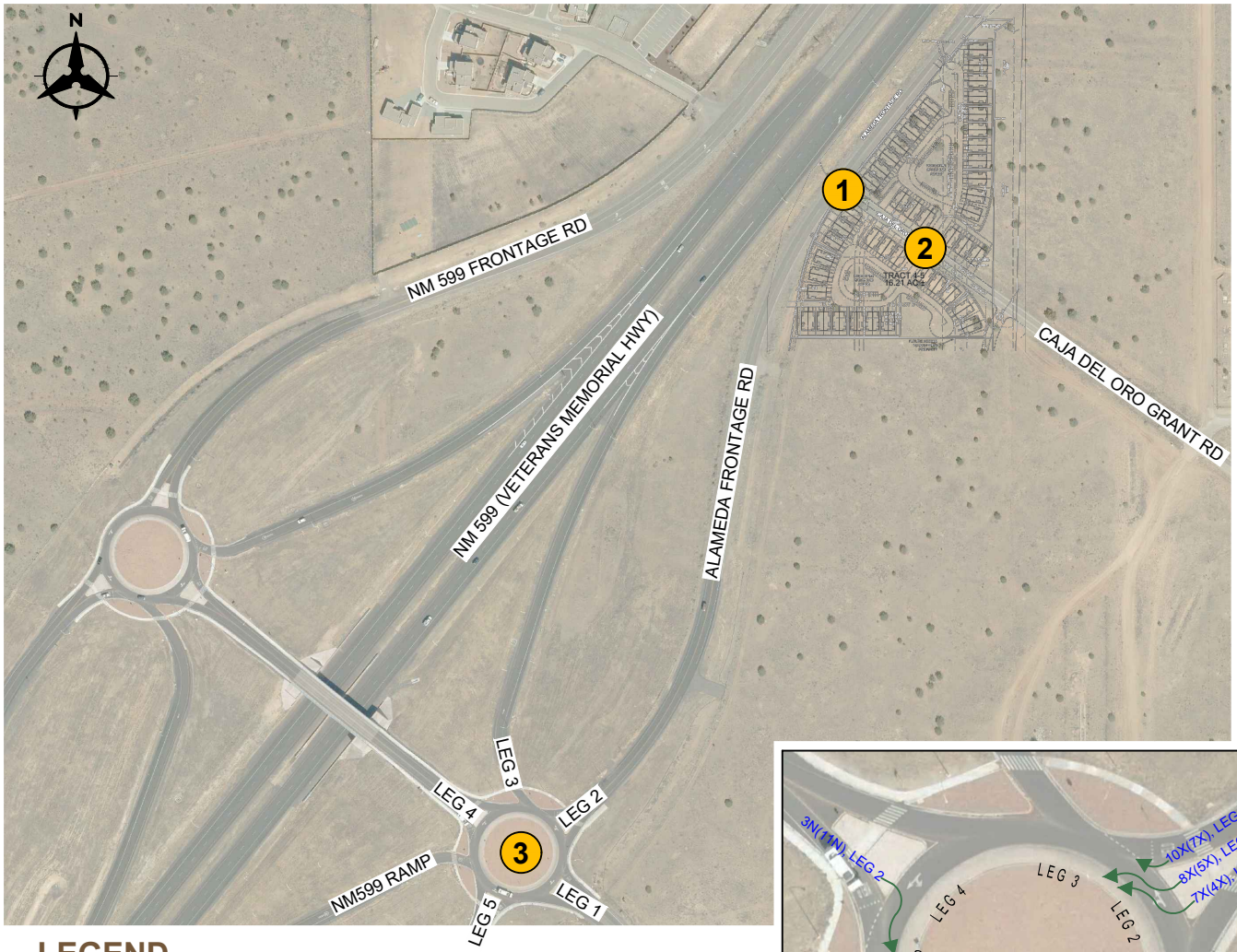
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ALAMEDA FRONTAGE RD/CAJA DEL ORO RD



CAJA DEL ORO GRANT RD RD/SITE ENTRANCE

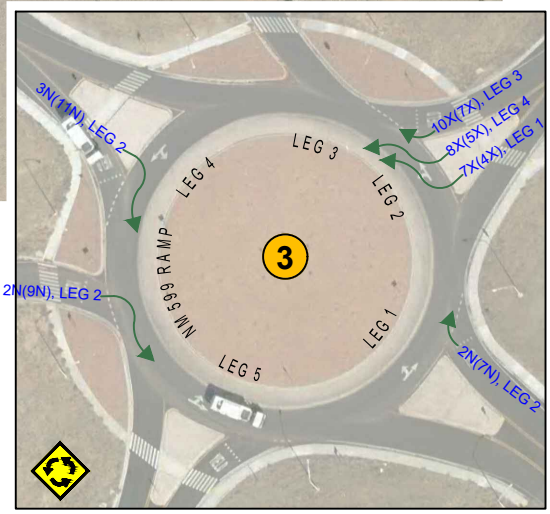


LEGEND

Thru Lanes (# as indicated)

Turning Lanes (# as indicated)

1234(1234) AM(PM) Traffic Counts



NM 599 ROUNDABOUT

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FIGURE 5
TRIP ASSIGNMENT VOLUMES

VI. TRAFFIC AND IMPROVEMENT ANALYSIS

The following section will discuss the results of the future year traffic analysis. The roundabout intersection capacity analysis was completed using Synchro 11. For all other intersections, the capacity analysis was completed using HCS7. Both Synchro and HCS7 implement the Highway Capacity Manual procedures.

1. NO BUILD INTERSECTION CAPACITY ANALYSIS

The No Build analysis assumes that the proposed development is not completed in the 2024 and 2034 time periods. Table 4 and Table 5 shows the No Build results. The Synchro and HCS outputs are included in Appendix D.

For the No build analysis, traffic generated by additional developments were included in the study. The additional developments include Madera multi-family residential, Gerhart multi-family residential, Sangre Azul single family residential, Fire Station No. 2 and Aleksander Estates single family residential.

The study found that all intersections operate at acceptable levels of service in the 2024 No Build condition.

The 2024 No Build Analysis found the Caja del Oro approach at the roundabout is expected to degrade to LOS B in the AM peak hour. The 599 Overpass approach at the roundabout is expected to degrade to LOS B in the PM peak hour. All other approaches at the roundabout operate at LOS A in both the AM and PM peak hours.

The westbound left and right approaches on Caja del Oro Grant Road and Alameda Frontage Road are expected to operate at LOS C in the AM peak hour and LOS D in the 2024 PM peak hour. The southbound left approach at the Alameda Frontage and Caja del Oro Grant intersection operates at LOS A.

The 2034 No Build analysis found the Caja del Oro and 599 Overpass approaches at the roundabout operate at LOS B in both the AM and PM peak hours. All other approaches operate at LOS A in both the AM and PM peak hours.

The westbound left and right movements at the intersection of Alameda Frontage Road and Caja del Oro Grant Road do not operate at acceptable levels of service in the 2034 PM peak hour.

Due to the poor operation in the 2034 No Build analysis, a peak hour traffic signal warrant analysis was performed for the intersection of Alameda Frontage Road and Caja del Oro Grant Road.

The peak hour traffic signal warrant analysis for the intersection of Alameda Frontage Road and Caja del Oro Grant Road in the 2034 No Build condition found this intersection does not warrant a traffic signal. A copy of the peak hour traffic signal warrant analysis is included in Appendix D.

Results from the capacity analysis are summarized below in Table 4 and Table 5. The individual intersection output for the 2024 No Build and 2034 No Build conditions are included in Appendix D. Figure 6 on page 17 shows the 2024 No Build traffic volumes. Figure 7 on page 18 shows the 2034 No Build traffic volumes.

Table 4 | 2024 No Build Unsignalized Intersection Results

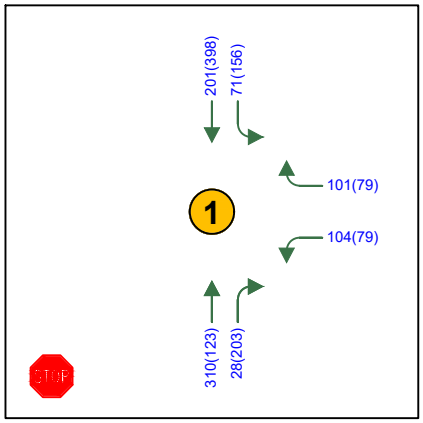
Intersection/Movement	2024 AM Peak				2024 PM Peak			
	Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
South Meadows Roundabout	7.8	-	-	A	8.6	-	-	A
599 Off Ramp	6.5	-	25	A	8.4	-	25	A
Alameda Frontage E	7.6	-	25	A	8.0	-	50	A
Caja del Oro	10.1	-	100	B	7.7	-	50	A
599 Overpass	5.7	-	25	A	10.1	-	100	B
Alameda Frontage W	5.5	-	0	A	7.1	-	0	A
Alameda Frntg. & Caja del Oro								
Westbound Left & Right	19.2	0.47	25	C	26.1	0.51	25	D
Southbound Left	8.2	0.06	25	A	8.5	0.14	25	A

* – HCM 95th percentile queue rounded to next 25-foot increment

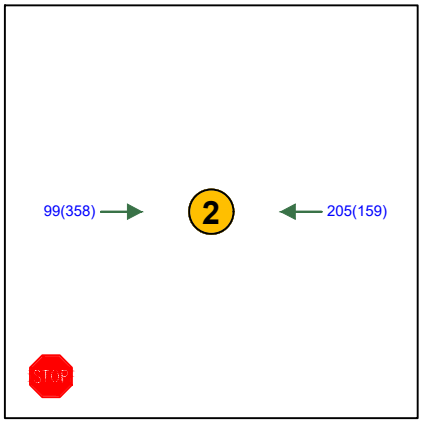
Table 5 | 2034 No Build Unsignalized Intersection Results

Intersection/Movement	2034 AM Peak				2034 PM Peak			
	Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
South Meadows Roundabout	9.1	-	-	A	10.0	-	-	A
599 Off Ramp	7.3	-	25	A	9.7	-	25	A
Alameda Frontage E	8.6	-	50	A	9.2	-	50	A
Caja del Oro	12.0	-	125	B	8.7	-	50	A
599 Overpass	6.1	-	25	A	12.1	-	125	B
Alameda Frontage W	5.9	-	0	A	7.8	-	0	A
Alameda Frntg. & Caja del Oro								
Westbound Left & Right	23.6	0.57	25	C	37.4	0.65	25	E
Southbound Left	8.4	0.07	25	A	8.7	0.16	25	A

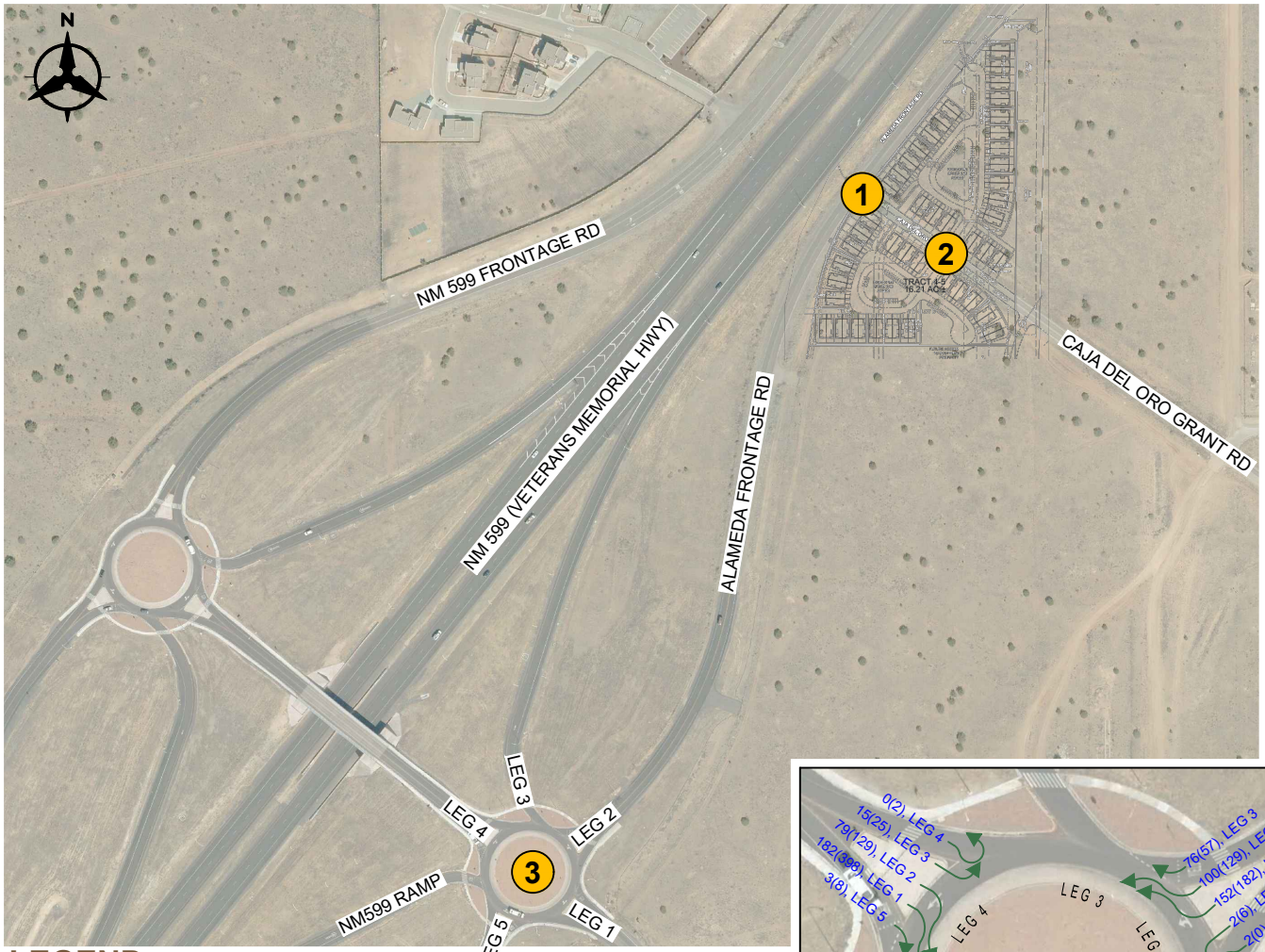
* – HCM 95th percentile queue rounded to next 25-foot increment



ALAMEDA FRONTAGE RD/CAJA DEL ORO RD

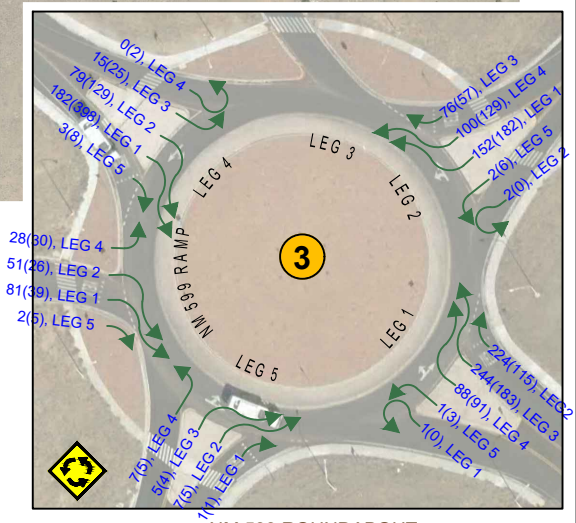


CAJA DEL ORO GRANT RD RD/SITE ENTRANCE



LEGEND

- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts
- X(X) AM(PM) Level of Service (LOS)



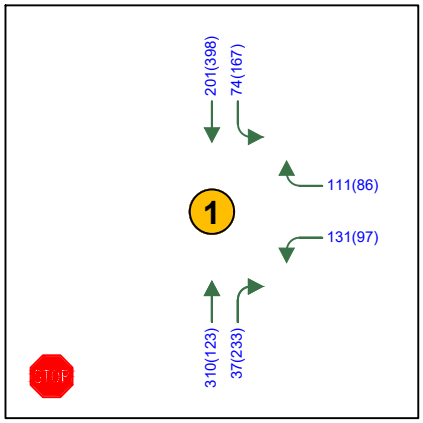
NM 599 ROUNDABOUT

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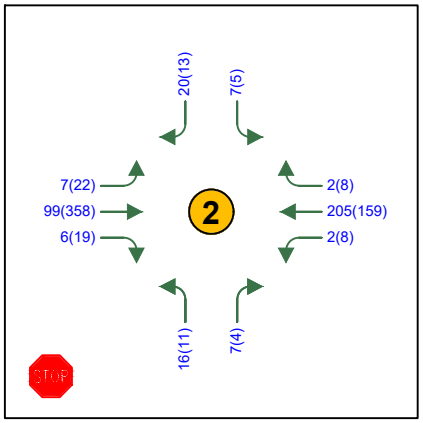
CAJA DEL ORO DEVELOPMENT
SANTA FE, NEW MEXICO
SITE TRAFFIC ANALYSIS

FIGURE 6
2024 NO BUILD TRAFFIC VOLUMES

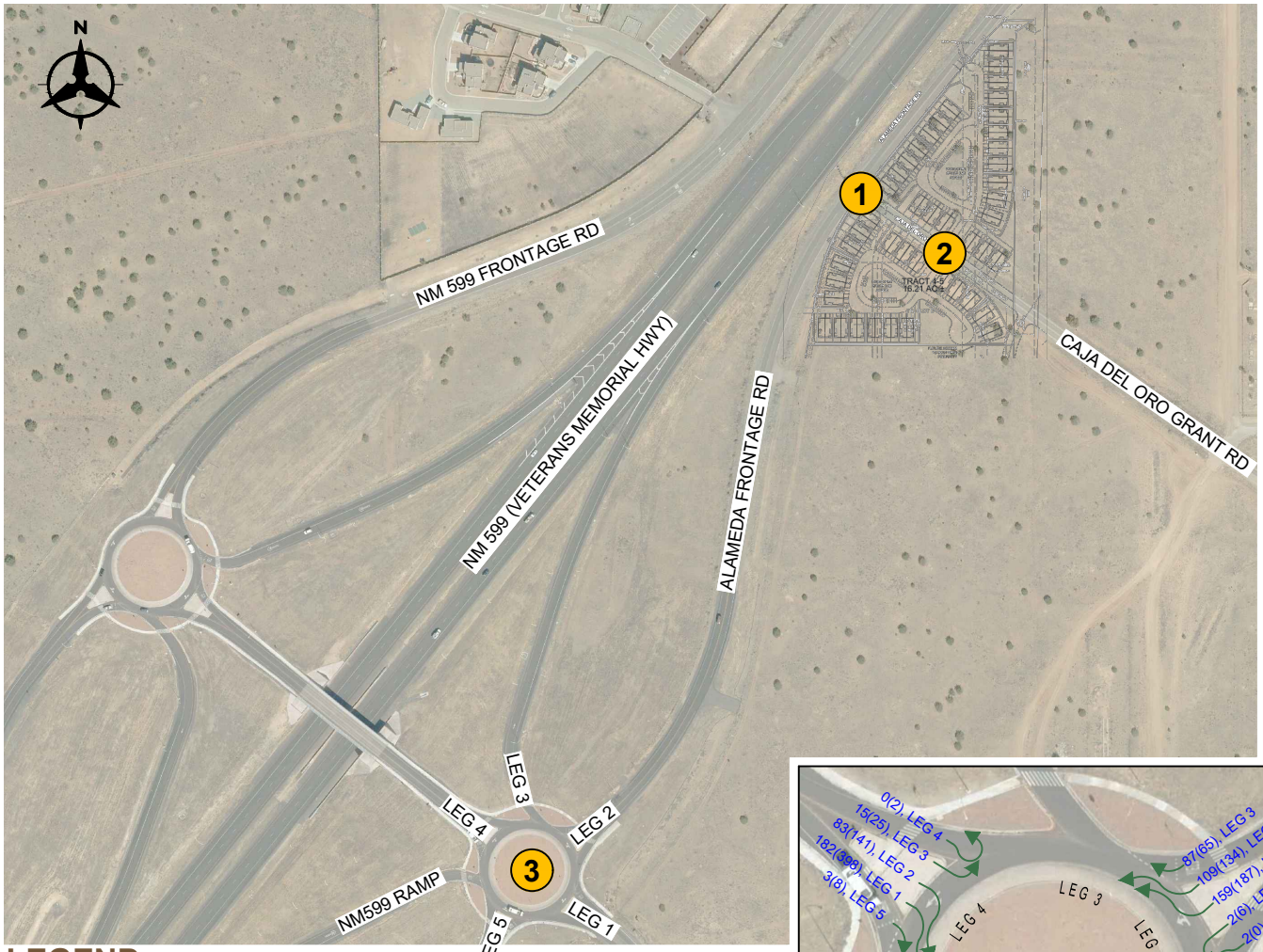
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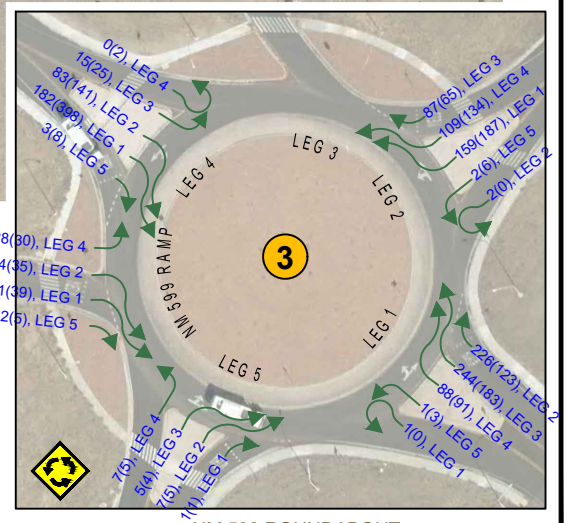


ALAMEDA FRONTAGE RD/CAJA DEL ORO RD



CAJA DEL ORO GRANT RD RD/SITE ENTRANCE





NM 599 ROUNDABOUT

LEGEND

- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts
- X(X) AM(PM) Level of Service (LOS)

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SANTA FE, NEW MEXICO
SITE TRAFFIC ANALYSIS

FIGURE 7
2024 BUILD TRAFFIC VOLUMES

2. BUILD INTERSECTION CAPACITY ANALYSIS

The trips generated by the site (Table 3) were assigned to the intersections using the trip percentages and associated volumes shown in Figure 4 and Figure 5. These trips were added to the 2024 Build and 2034 Build traffic projections shown in Appendix C. The 2024 Build and 2034 capacity analyses are shown in Table 6 and Table 7. The individual intersection output is included in Appendix E.

The analysis found that both intersections operate at acceptable levels of service in the 2024 Build condition.

The Caja del Oro approach will continue to operate at LOS B in the AM peak hour. The 599 Overpass approach at the roundabout will continue to operate at LOS B in the 2024 PM peak hour.

The westbound left and right approaches at Alameda Frontage and Caja del Oro Grant Road Intersection will continue to operate at LOS C in the 2024 AM peak hour and LOS E peak hour.

The northbound left and right approaches on Caja del Oro Grant Road operate at LOS B in both the 2024 AM and PM peak hours. The eastbound left and westbound left approaches operate at LOS A in both the 2024 AM and PM peak hour.

The 2024 Build and 2034 Build capacity analysis results are summarized below in Table 6 and Table 7. Individual intersection output for the Build condition analysis is included in Appendix E. Figure 8 on page 21 shows the 2024 Build traffic volumes. Figure 9 on page 22 shows the 2034 Build traffic volumes.

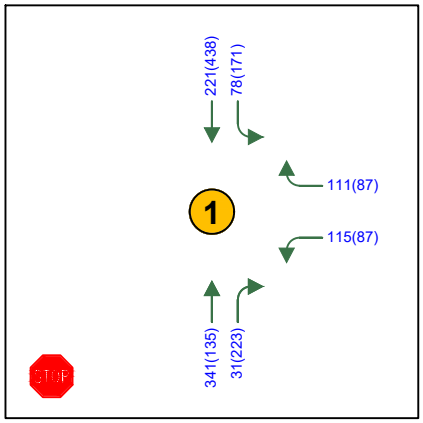
Table 6 | 2024 Build Unsignalized Intersection Results

	2024 AM Peak				2024 PM Peak			
Intersection/Movement	**Delay (sec)**	**V/C**	**Queue* (ft)**	**LOS**	**Delay (sec)**	**V/C**	**Queue* (ft)**	**LOS**
South Meadows Roundabout	8.1	-	-	A	9.0	-	-	A
599 Off Ramp	6.7	-	25	A	9.0	-	25	A
Alameda Frontage	7.9	-	25	A	8.4	-	50	A
Caja del Oro	10.3	-	100	B	8.3	-	50	A
599 Overpass	5.8	-	25	A	10.6	-	125	B
Alameda Frontage	5.5	-	0	A	7.4	-	0	A
Alameda Frtg. & Caja del Oro								
Westbound Left & Right	23	0.58	100	C	36.3	0.65	125	E
Southbound Left	8.3	0.07	25	A	8.6	0.15	25	A
Caja del Oro & Site Entrance								
Eastbound Left	7.7	0.00	0	A	7.6	0.02	0	A
Westbound Left	7.4	0.00	0	A	8.2	0.01	0	A
Northbound Left	10.8	0.04	25	B	14.0	0.04	25	B
Northbound Right	10.1	0.04	25	B	10.9	0.03	25	B

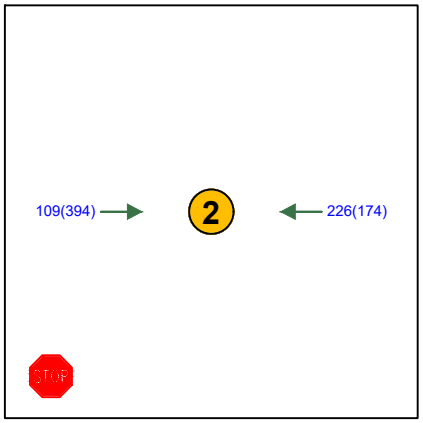
* – HCM 95th percentile queue rounded to next 25-foot increment

Table 7 | 2034 Build Unsignalized Intersection Results								
	2034 AM Peak				2034 PM Peak			
Intersection/Movement	Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
South Meadows Roundabout	9.2	-	-	A	10.4	-	-	B
599 Off Ramp	7.4	-	25	A	10.3	-	25	B
Alameda Frontage	9.0	-	50	A	9.4	-	50	A
Caja del Oro	12.3	-	125	B	9.2	-	75	A
599 Overpass	6.2	-	25	A	12.6	-	125	B
Alameda Frontage	6.0	-	0	A	8.1	-	0	A
Alameda Frtg. & Caja del Oro								
Westbound Left & Right	30.1	0.68	125	D	60.5	0.82	175	F
Southbound Left	8.4	0.08	25	A	8.8	0.17	25	A
Caja del Oro & Site Entrance								
Eastbound Left	7.7	0.01	0	A	7.7	0.02	25	A
Westbound Left	7.5	0.00	0	A	8.3	0.01	0	A
Northbound Left	11.0	0.04	25	B	14.8	0.04	25	B
Northbound Right	10.3	0.04	25	B	11.2	0.03	25	B
* – HCM 95th percentile queue rounded to next 25-foot increment								

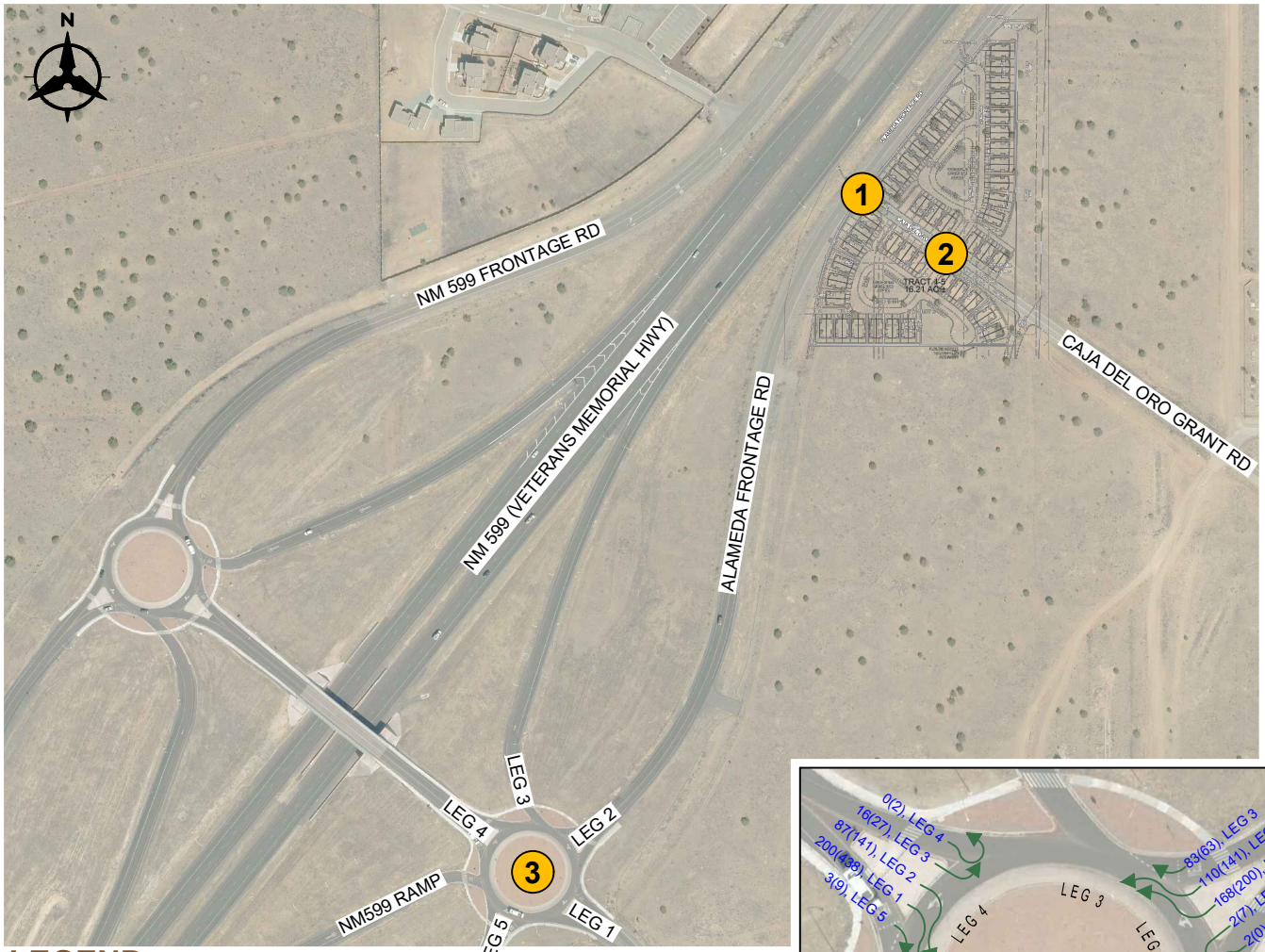
The westbound left and right movement is anticipated to operate at LOS F in the 2034 Build scenario. The intersection does not satisfy any Traffic Signal Warrant.

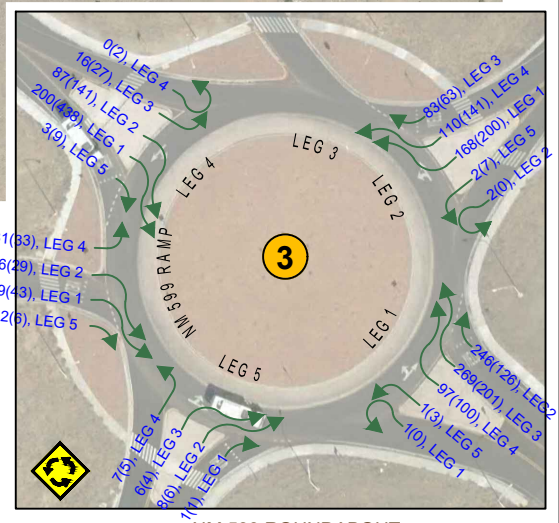


ALAMEDA FRONTAGE RD/CAJA DEL ORO RD



CAJA DEL ORO GRANT RD RD/SITE ENTRANCE





NM 599 ROUNDABOUT

LEGEND

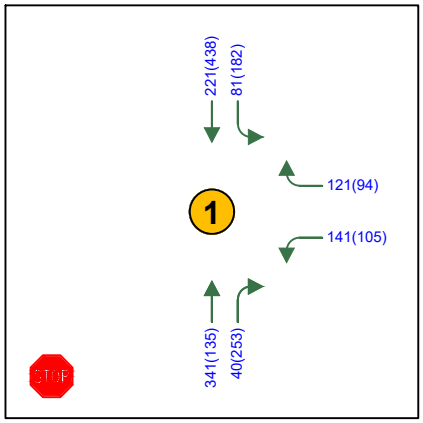
- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts
- X(X) AM(PM) Level of Service (LOS)

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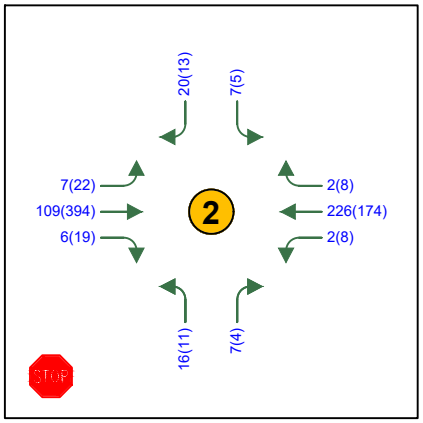
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SANTA FE, NEW MEXICO
SITE TRAFFIC ANALYSIS

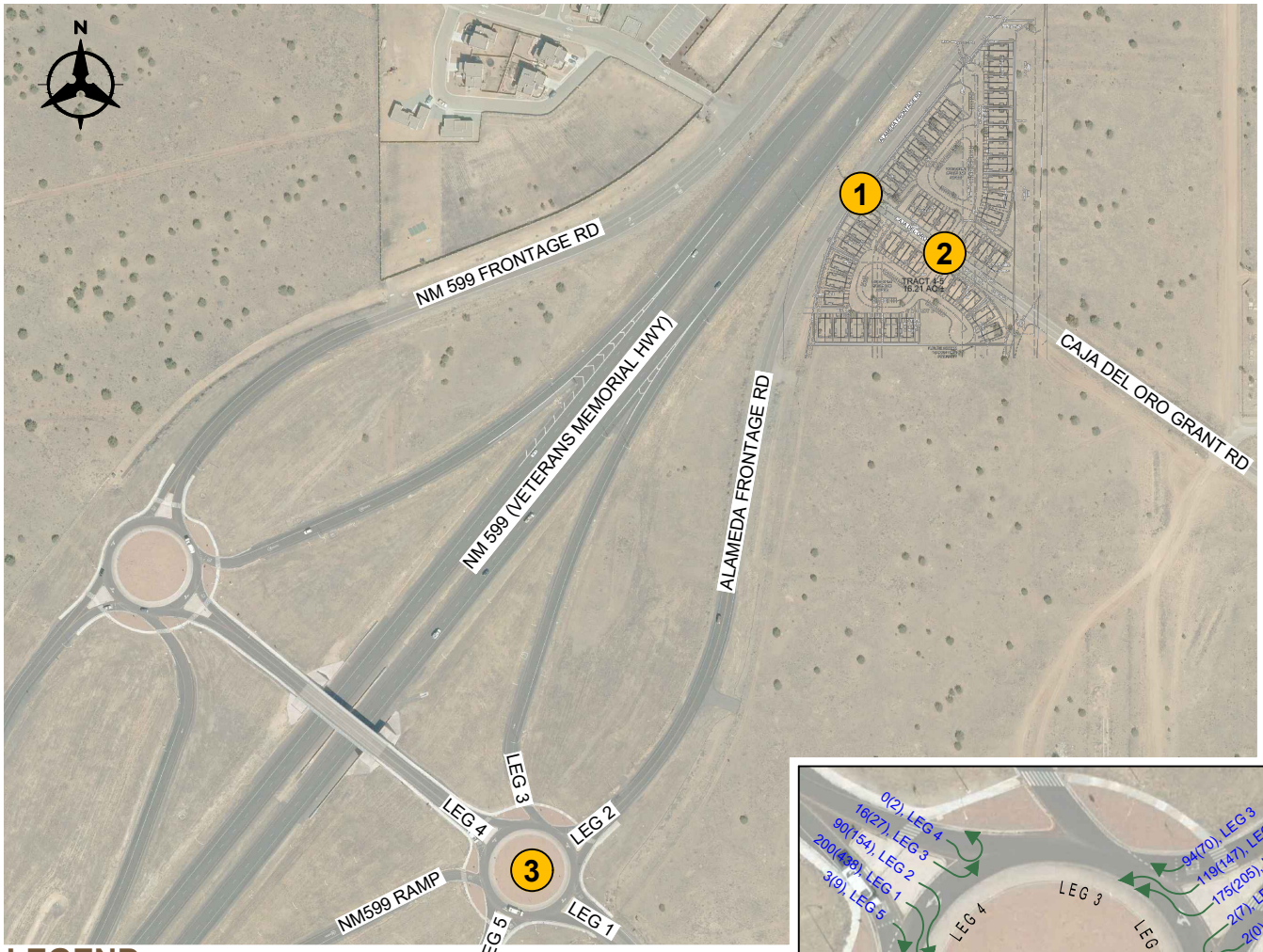
FIGURE 8
2034 NO BUILD TRAFFIC VOLUMES

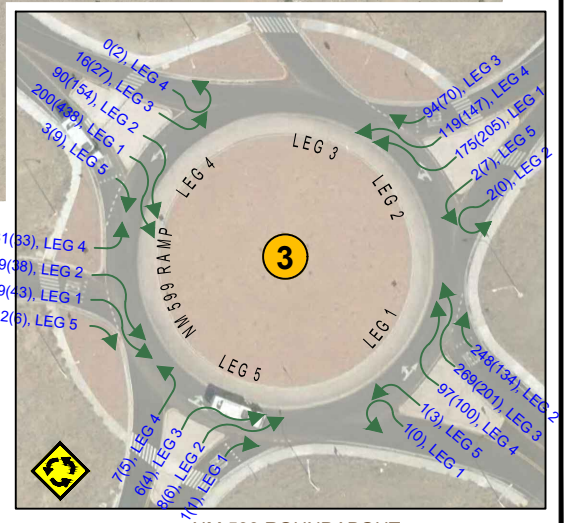


ALAMEDA FRONTAGE RD/CAJA DEL ORO RD



CAJA DEL ORO GRANT RD RD/SITE ENTRANCE





NM 599 ROUNDABOUT

LEGEND

- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts
- X(X) AM(PM) Level of Service (LOS)

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SANTA FE, NEW MEXICO
SITE TRAFFIC ANALYSIS

FIGURE 9
2034 BUILD TRAFFIC VOLUMES

VII. CONCLUSIONS AND RECOMMENDATIONS

A. CONCLUSIONS

The traffic analysis found that all intersections operate overall acceptably in the Existing, 2024 No Build and 2024 Build conditions.

In the 2034 No Build and 2034 Build studies, the westbound left and right movements at Alameda Frontage Road and Caja del Oro Grant Road do not operate at acceptable conditions in the PM peak hour but have comparatively low delays. This intersection does not warrant a signal for either scenario. Future development projects in the area should continue to evaluate this intersection for signalization. Denser redevelopment in the area may necessitate signalization of this intersection in the future.

B. RECOMMENDATIONS

- All designs shall satisfy the Manual on Uniform Traffic Control Devices (MUTCD) and City of Santa Fe requirements.
- Based on SAMM criteria, a left turn lane is warranted on eastbound Caja del Oro Grant Road at the site entrance only for the PM peak hour. Since it is only warranted for one hour throughout the entire day, an eastbound left turn lane is not recommended.

APPENDIX A
EXISTING DATA

Cleland Counts

1441 Camino Cerritos S.E.
Albuquerque, New Mexico 87123
(505) 414-0465

Counter R.C.

File Name : Alameda Frontage Rd. and Caja Del Oro Grant Rd.
Site Code : 05252021
Start Date : 5/25/2021
Page No : 1

Groups Printed- Cars - Trucks - Buses

	Eastbound					Caja Del Oro Grant Rd. Westbound						Alameda Frontage Rd. Northbound						Alameda Frontage Rd. Southbound						
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Int. Total
06:00 AM	0	0	0	0	0	7	0	0	0	0	7	0	2	3	0	0	5	3	4	0	0	0	7	19
06:15 AM	0	0	0	0	0	5	0	4	0	0	9	0	3	3	0	0	6	0	11	0	0	0	11	26
06:30 AM	0	0	0	0	0	8	0	5	0	0	13	0	13	8	0	0	21	4	7	0	0	0	11	45
06:45 AM	0	0	0	0	0	12	0	4	0	0	16	0	18	3	1	0	22	2	19	0	0	0	21	59
Total	0	0	0	0	0	32	0	13	0	0	45	0	36	17	1	0	54	9	41	0	0	0	50	149
07:00 AM	0	0	0	0	0	14	0	2	0	0	16	0	17	8	0	0	25	4	18	0	0	0	22	63
07:15 AM	0	0	0	0	0	22	0	7	0	0	29	0	35	12	0	0	47	8	20	0	0	0	28	104
07:30 AM	0	0	0	0	0	34	0	15	0	0	49	0	46	22	0	0	68	8	29	0	0	0	37	154
07:45 AM	0	0	0	0	0	29	0	17	0	0	46	0	62	37	0	0	99	12	30	0	0	0	42	187
Total	0	0	0	0	0	99	0	41	0	0	140	0	160	79	0	0	239	32	97	0	0	0	129	508
08:00 AM	0	0	0	0	0	24	0	8	0	0	32	0	36	19	0	0	55	6	25	0	0	0	31	118
08:15 AM	0	0	0	0	0	21	0	15	0	0	36	0	38	9	0	0	47	7	24	0	0	0	31	114
08:30 AM	0	0	0	0	0	19	0	17	0	0	36	0	37	7	0	0	44	9	30	0	0	0	39	119
08:45 AM	0	0	0	0	0	10	0	8	0	0	18	0	36	9	0	0	45	7	16	0	0	0	23	86
Total	0	0	0	0	0	74	0	48	0	0	122	0	147	44	0	0	191	29	95	0	0	0	124	437
*** BREAK ***																								
11:00 AM	0	0	0	0	0	13	0	9	0	0	22	0	20	6	0	0	26	10	28	0	0	0	38	86
11:15 AM	0	0	0	0	0	13	0	6	0	0	19	0	17	7	3	0	27	5	16	0	0	0	21	67
11:30 AM	0	0	0	0	0	9	0	8	0	0	17	0	17	14	1	0	32	11	16	0	0	0	27	76
11:45 AM	0	0	0	0	0	11	0	8	0	0	19	0	19	12	0	0	31	8	22	0	0	0	30	80
Total	0	0	0	0	0	46	0	31	0	0	77	0	73	39	4	0	116	34	82	0	0	0	116	309
12:00 PM	0	0	0	0	0	17	0	11	0	0	28	0	23	5	0	0	28	11	24	0	0	0	35	91
12:15 PM	0	0	0	0	0	21	0	6	0	0	27	0	19	5	0	0	24	6	17	0	0	0	23	74
12:30 PM	0	0	0	0	0	11	0	14	0	0	25	0	22	13	0	0	35	12	25	0	0	0	37	97
12:45 PM	0	0	0	0	0	12	0	6	0	0	18	0	19	18	0	0	37	9	28	0	0	0	37	92
Total	0	0	0	0	0	61	0	37	0	0	98	0	83	41	0	0	124	38	94	0	0	0	132	354
01:00 PM	0	0	0	0	0	13	0	10	0	0	23	0	16	8	0	0	24	10	23	0	0	0	33	80
01:15 PM	0	0	0	0	0	17	0	13	0	0	30	0	12	12	0	0	24	7	15	0	0	0	22	76
01:30 PM	0	0	0	0	0	9	0	5	0	0	14	0	21	10	0	0	31	13	27	0	0	0	40	85
01:45 PM	0	0	0	0	0	21	0	16	0	0	37	0	22	15	0	0	37	12	14	0	0	0	26	100
Total	0	0	0	0	0	60	0	44	0	0	104	0	71	45	0	0	116	42	79	0	0	0	121	341

*** BREAK ***

Cleland Counts

1441 Camino Cerritos S.E.
Albuquerque, New Mexico 87123
(505) 414-0465

File Name : Alameda Frontage Rd. and Caja Del Oro Grant Rd.
Site Code : 05252021
Start Date : 5/25/2021
Page No : 2

Groups Printed- Cars - Trucks - Buses

	Eastbound					Caja Del Oro Grant Rd. Westbound						Alameda Frontage Rd. Northbound						Alameda Frontage Rd. Southbound						
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Int. Total
04:30 PM	0	0	0	0	0	15	0	13	0	0	28	0	32	20	0	0	52	15	46	0	0	0	61	141
04:45 PM	0	0	0	0	0	19	0	10	0	0	29	0	31	17	0	0	48	19	41	0	0	0	60	137
Total	0	0	0	0	0	34	0	23	0	0	57	0	63	37	0	0	100	34	87	0	0	0	121	278
05:00 PM	0	0	0	0	0	31	0	15	0	0	46	0	17	20	0	0	37	9	52	0	0	0	61	144
05:15 PM	0	0	0	0	0	29	0	8	0	0	37	0	33	23	0	0	56	20	60	0	0	0	80	173
05:30 PM	0	0	0	0	0	16	0	9	0	0	25	0	18	12	0	0	30	7	40	0	0	0	47	102
05:45 PM	0	0	0	0	0	18	0	12	0	0	30	0	16	10	0	0	26	12	29	0	0	0	41	97
Total	0	0	0	0	0	94	0	44	0	0	138	0	84	65	0	0	149	48	181	0	0	0	229	516
06:00 PM	0	0	0	0	0	18	0	14	0	0	32	0	20	15	0	0	35	13	26	0	0	0	39	106
06:15 PM	0	0	0	0	0	14	0	10	0	0	24	0	18	6	0	0	24	8	29	0	0	0	37	85
06:30 PM	0	0	0	0	0	11	0	3	0	0	14	0	13	14	0	0	27	10	21	0	0	0	31	72
06:45 PM	0	0	0	0	0	8	0	5	0	0	13	0	17	10	0	0	27	7	25	0	0	0	32	72
Total	0	0	0	0	0	51	0	32	0	0	83	0	68	45	0	0	113	38	101	0	0	0	139	335
07:00 PM	0	0	0	0	0	17	0	5	0	0	22	0	19	8	0	0	27	5	27	0	0	0	32	81
07:15 PM	0	0	0	0	0	8	0	3	0	0	11	0	14	12	0	0	26	8	16	0	0	0	24	61
Grand Total	0	0	0	0	0	576	0	321	0	0	897	0	818	432	5	0	1255	317	900	0	0	0	1217	3369
Apprch %	0	0	0	0		64.2	0	35.8	0	0		0	65.2	34.4	0.4	0		26	74	0	0	0		
Total %	0	0	0	0	0	17.1	0	9.5	0	0	26.6	0	24.3	12.8	0.1	0	37.3	9.4	26.7	0	0	0	36.1	
Cars	0	0	0	0	0	572	0	321	0	0	893	0	808	430	5	0	1243	316	893	0	0	0	1209	3345
% Cars	0	0	0	0	0	99.3	0	100	0	0	99.6	0	98.8	99.5	100	0	99	99.7	99.2	0	0	0	99.3	99.3
Trucks	0	0	0	0	0	3	0	0	0	0	3	0	9	2	0	0	11	1	7	0	0	0	8	22
% Trucks	0	0	0	0	0	0.5	0	0	0	0	0.3	0	1.1	0.5	0	0	0.9	0.3	0.8	0	0	0	0.7	0.7
Buses	0	0	0	0	0	1	0	0	0	0	1	0	1	0	0	0	1	0	0	0	0	0	0	2
% Buses	0	0	0	0	0	0.2	0	0	0	0	0.1	0	0.1	0	0	0	0.1	0	0	0	0	0	0	0.1

Cleland Counts

1441 Camino Cerritos S.E.
Albuquerque, New Mexico 87123
(505) 414-0465

File Name : Alameda Frontage Rd. and Caja Del Oro Grant Rd.
Site Code : 05252021
Start Date : 5/25/2021
Page No : 3

	Eastbound				Caja Del Oro Grant Rd. Westbound				Alameda Frontage Rd. Northbound				Alameda Frontage Rd. Southbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 09:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	0	0	0	0	34	0	15	49	0	46	22	68	8	29	0	37	154
07:45 AM	0	0	0	0	29	0	17	46	0	62	37	99	12	30	0	42	187
08:00 AM	0	0	0	0	24	0	8	32	0	36	19	55	6	25	0	31	118
08:15 AM	0	0	0	0	21	0	15	36	0	38	9	47	7	24	0	31	114
Total Volume	0	0	0	0	108	0	55	163	0	182	87	269	33	108	0	141	573
% App. Total	0	0	0		66.3	0	33.7		0	67.7	32.3		23.4	76.6	0		
PHF	.000	.000	.000	.000	.794	.000	.809	.832	.000	.734	.588	.679	.688	.900	.000	.839	.766
Cars	0	0	0	0	107	0	55	162	0	179	87	266	32	108	0	140	568
% Cars	0	0	0	0	99.1	0	100	99.4	0	98.4	100	98.9	97.0	100	0	99.3	99.1
Trucks	0	0	0	0	1	0	0	1	0	3	0	3	1	0	0	1	5
% Trucks	0	0	0	0	0.9	0	0	0.6	0	1.6	0	1.1	3.0	0	0	0.7	0.9
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour Analysis From 10:00 AM to 01:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 12:00 PM																	
12:00 PM	0	0	0	0	17	0	11	28	0	23	5	28	11	24	0	35	91
12:15 PM	0	0	0	0	21	0	6	27	0	19	5	24	6	17	0	23	74
12:30 PM	0	0	0	0	11	0	14	25	0	22	13	35	12	25	0	37	97
12:45 PM	0	0	0	0	12	0	6	18	0	19	18	37	9	28	0	37	92
Total Volume	0	0	0	0	61	0	37	98	0	83	41	124	38	94	0	132	354
% App. Total	0	0	0		62.2	0	37.8		0	66.9	33.1		28.8	71.2	0		
PHF	.000	.000	.000	.000	.726	.000	.661	.875	.000	.902	.569	.838	.792	.839	.000	.892	.912
Cars	0	0	0	0	61	0	37	98	0	81	41	122	38	92	0	130	350
% Cars	0	0	0	0	100	0	100	100	0	97.6	100	98.4	100	97.9	0	98.5	98.9
Trucks	0	0	0	0	0	0	0	0	0	2	0	2	0	2	0	2	4
% Trucks	0	0	0	0	0	0	0	0	0	2.4	0	1.6	0	2.1	0	1.5	1.1
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Cleland Counts

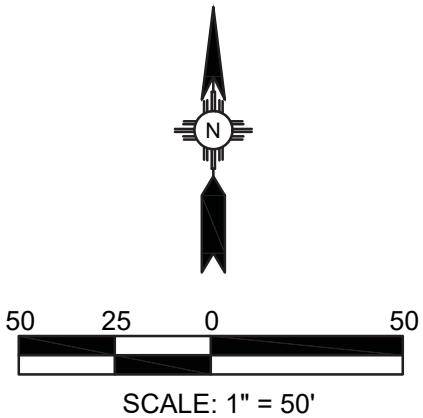
1441 Camino Cerritos S.E.
Albuquerque, New Mexico 87123
(505) 414-0465

File Name : Alameda Frontage Rd. and Caja Del Oro Grant Rd.
Site Code : 05252021
Start Date : 5/25/2021
Page No : 4

	Eastbound				Caja Del Oro Grant Rd. Westbound				Alameda Frontage Rd. Northbound				Alameda Frontage Rd. Southbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 07:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	0	0	0	0	15	0	13	28	0	32	20	52	15	46	0	61	141
04:45 PM	0	0	0	0	19	0	10	29	0	31	17	48	19	41	0	60	137
05:00 PM	0	0	0	0	31	0	15	46	0	17	20	37	9	52	0	61	144
05:15 PM	0	0	0	0	29	0	8	37	0	33	23	56	20	60	0	80	173
Total Volume	0	0	0	0	94	0	46	140	0	113	80	193	63	199	0	262	595
% App. Total	0	0	0		67.1	0	32.9		0	58.5	41.5		24	76	0		
PHF	.000	.000	.000	.000	.758	.000	.767	.761	.000	.856	.870	.862	.788	.829	.000	.819	.860
Cars	0	0	0	0	93	0	46	139	0	112	79	191	63	198	0	261	591
% Cars	0	0	0	0	98.9	0	100	99.3	0	99.1	98.8	99.0	100	99.5	0	99.6	99.3
Trucks	0	0	0	0	1	0	0	1	0	1	1	2	0	1	0	1	4
% Trucks	0	0	0	0	1.1	0	0	0.7	0	0.9	1.3	1.0	0	0.5	0	0.4	0.7
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



PEAK HOURS FOR TRAFFIC COUNT DATED September 29, 2016		
AM	NOON	PM
7:15 to 8:15 AM	1:00 to 2:00 PM	4:30 to 5:30 PM



LEGEND

DENOTES PEAK HOUR TRAFFIC VOLUME AM, NOON, PM (EXITING DIRECTION) 11, 23, 25 (E)

DENOTES MOVEMENT ←

EXISTING TRAFFIC VOLUMES
SOUTH MEADOWS ROAD & ALAMEDA FRONTAGE ROAD
FIGURE 13

New Mexico DEPARTMENT OF TRANSPORTATION

SUBJECT: Alternative methods for Traffic Counts **DATE:** October 5, 2020

To: David Quintana, Chief Engineer

From: Afshin Jian, State Traffic Engineer Afshin Jian

New Mexico Department of Transportation

Alternative Means to Develop Base Turning Movements Volumes for Traffic Impact Studies During COVID-19 Times:

Since February 2020 Governmental policies and social attitudes due to the COVID-19 crisis have impacted traffic volumes and traffic patterns during the AM, Noon, and PM Peak Hour periods. Therefore, traffic counts during this period are not representative of "normal" vehicular traffic volume or patterns. A memo was distributed for guidance on 5/1/2020. To provide more guidance to develop traffic counts and continue development within the State of New Mexico, alternative methods of generating base Turning Movements Volumes (or turning movement counts (TMC)) for Traffic Impact Studies have been developed using recent data and data generated from Big Data models. The "Big Data" models generate traffic counts from anonymized location record from smart phones and other GPS devices. Following are three alternative methods of developing base turning movements volumes based on the levels of data that might be available for any given intersection.

Method 1 – Use Recent Turning Movement Data

Recent pre-COVID19 traffic counts are the preferred data source since in most cases the data is still representative of normal traffic conditions and it provides turning movement volumes, not just approach volumes. The New Mexico Department of Transportation has allowed turning movements volumes up to four years old to be utilized as base Turning Movements Volumes for Traffic Impact Studies. Valid data collected is between September 2016 and February, 2020.

Michelle Lujan Grisham
Governor

Michael R. Sandoval
Cabinet Secretary

Commissioners

Jennifer Sandoval
Commissioner, Vice-Chairman
District 1

Bruce Ellis
Commissioner
District 2

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Commissioner
District 3

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District 4

Thomas C. Taylor
Commissioner
District 5

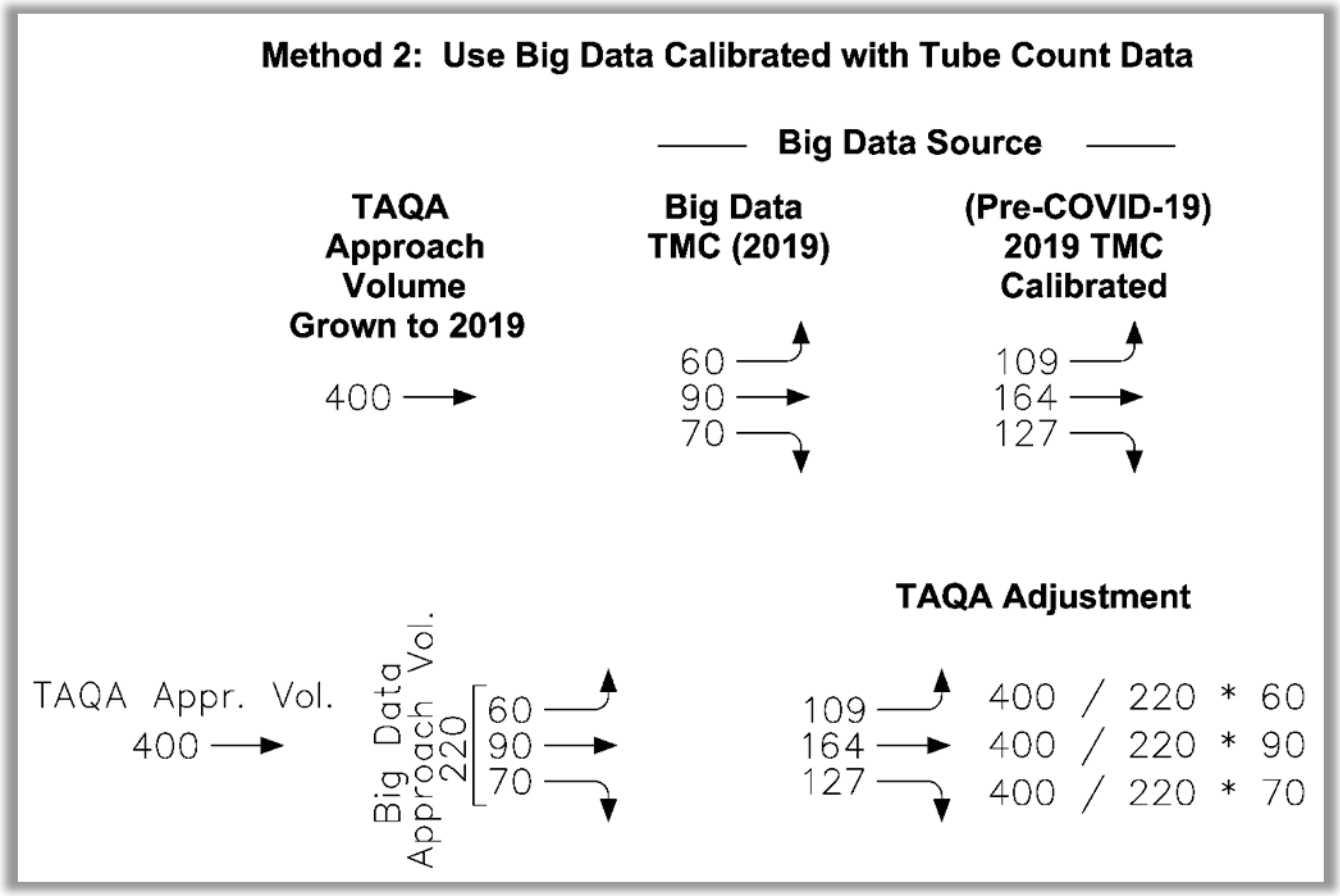
Charles Lundstrom
Commissioner, Secretary
District 6

Method 2 – Use Current Big Data Calibrated with Tube Count Data

For Intersections where there is no recent turning movements volumes data, recent tube count data may be available at most or all legs. This is the case for most of the Mid-Region Council of Governments area on major streets intersection from Mid-Region Council of Governments' (MRCOG) Transportation Analysis and Querying Application (TAQA) website. This case might not be available in rest of the state that is not under MRCOG. Tube counts provide approach volumes and departure volumes but do not provide turning movement volumes. The Big Data can be utilized to approximate raw turning movements volumes at these intersections which can be calibrated with recent TAQA data. This method calibrates the turning movements volumes at the intersection to comply with TAQA approach volumes, but does not account for the changes that may occur in traffic patterns (i.e., proportions of left, thru, and right turns) as a result of the temporarily changed traffic conditions. To adjust turning movements volumes at the intersection to account for changed traffic patterns, it is proposed to use Big Data to develop a comparative scenario to establish a turning movements volumes ratio approximating that of pre-COVID-19 turning movements volumes. The pre-COVID-19 ratio of the turning movements volumes for each approach to an intersection can be utilized to re-allocate the left / thru / right volumes at each approach of an intersection to correlate with pre-COVID-19 traffic patterns. The following page demonstrates a generic calculation for a single approach to an intersection which demonstrates the proposed methodology:

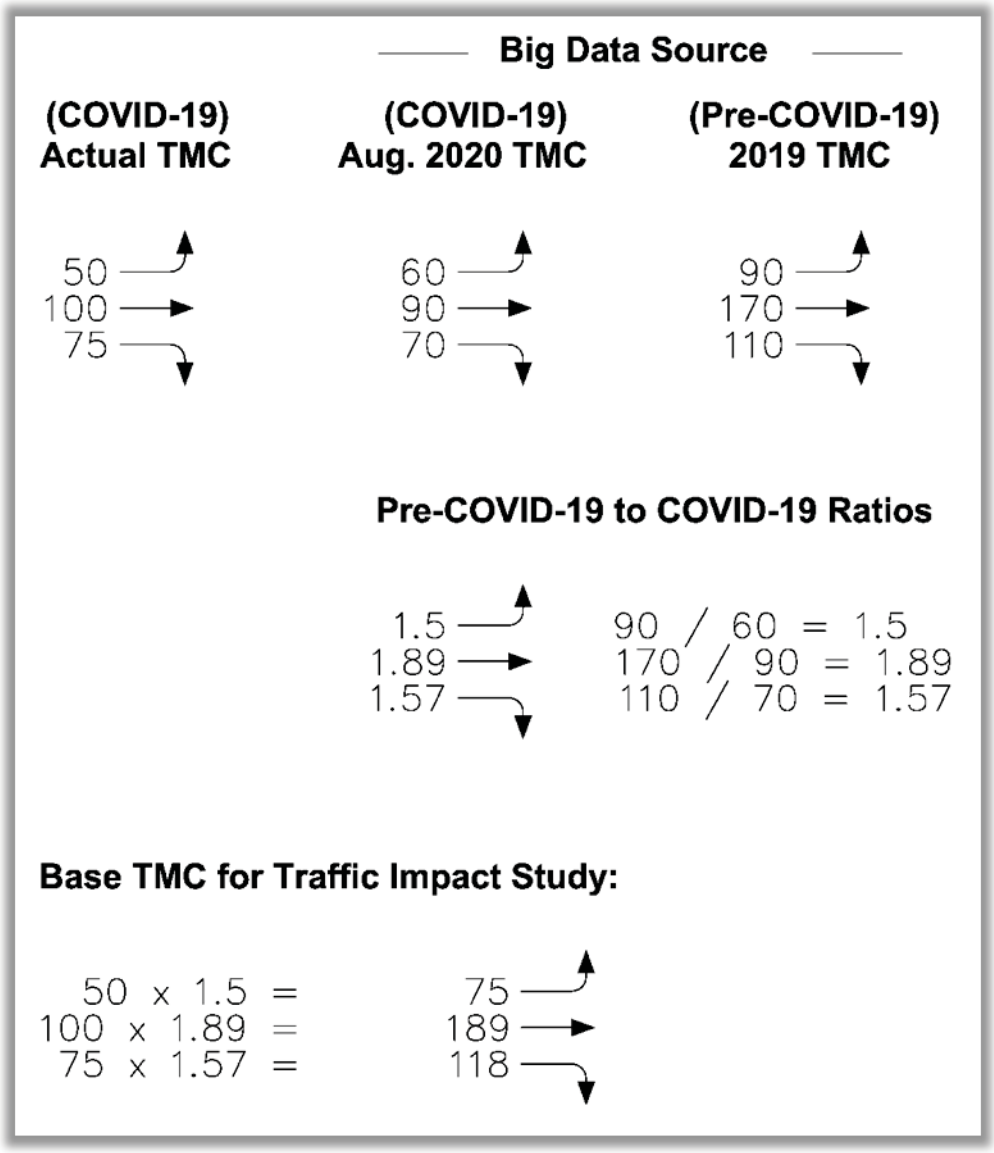
Method 2: User Pre-COVID Big Data Calibrated with Tube Count Data:

Method 2: Use Big Data Calibrated with Tube Count Data



Method 3 – Use Big Data Only and Current COVID-19 TMC Volumes

This method is used for intersections where there is no recent traffic data at all. These intersections are mostly in smaller communities in New Mexico where there is no formal data collection program such as the Mid-Region Council of Governments. In such cases, it is proposed to conduct a current turning movements volumes AM / Noon / PM count as needed to acquire current actual volumes (COVID-19 volumes). Subsequently, acquire two sets of turning movements volumes from an approved Big Data source. First, acquire COVID-19 turning movements volumes for the same month as the current actual traffic count was conducted. Next, acquire pre-COVID-19 turning movements volumes for the same intersection. Subsequently, the ratio of pre-COVID-19 to COVID-19 turning movements volumes (from Big Data) can be applied to adjust the current actual volumes to achieve base turning movements volumes for the Traffic Impact Study. The following page demonstrates a generic calculation for a single approach to an intersection which demonstrates the proposed methodology:



Method 3: Use Big Data Only and Current COVID-19 TMC Volumes:

The major concerns regarding Big Data turning movements volumes are:

1) The data is not reported in 15-minute increments. At least one company is working on developing the ability to acquire 15-minute volumes.
2) The sampling rate for Big Data is approximately 40%.
3) The data from Big Data sources is not considered to be demand volumes.

The proposed methodology addresses those issues as described below:

1) The existing current proposed field count will provide 15-minute increment volumes that will be proportioned to approximate pre-COVID-19 conditions.
2) The sampling rate becomes a non-issue because by dividing the pre-COVID-19 TMC's from Big Data by the COVID-19 TMC's from Big Data sources, the sampling rate is cancelled because it is the same for both pre-COVID and COVID conditions.
3) In cases where TAQA data is available, the TAQA adjustment should allow demand volumes to be achieved for the base turning movements volumes. In smaller communities where TAQA type of data is not available, it has been my experience that the adjustments made for demand volumes are not significant (i.e, less than 1% or 2% generally). It seems that adjustments for demand volumes is not as critical at intersections in smaller communities.

To compensate for any uncertainties in this methodology, it might be prudent to include a safety factor to be added to all of the base turning movements volumes as a general rule. That safety factor would be set and established by the New Mexico Department of Transportation.

In a recent meeting with **Streetlightdata.com** staff, I was informed that there is a four to six week period of time before data would be available on the Streetlightdata.com website application. Therefore, this method, if approved, would still incur a four to six-week delay while awaiting updating / vetting of the Streetlightdata.com data before posting to their website for use by the user.

CAJA DEL ORO
STREETLIGHT
PRE-COVID DATA
ALAMEDA FRONTAGE & CAJA DEL ORO

Day Type
1: Weekday (M-Th)

TURNING MOVEMENT COUNTS

				E - Leg - Caja del Oro - In			S - Leg - Alameda - In			N - Leg - Alameda - In			
Day Part	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	Total
00: All Day (12am-12am)	-	-	-	329	-	637	-	1,209	241	496	1,109	-	4,021
01: 5am (5am-6am)	-	-	-	1	-	3	-	1	-	3	1	-	9
02: 6am (6am-7am)	-	-	-	2	-	17	-	119	-	6	30	-	174
03: 7am (7am-8am)	-	-	-	27	-	50	-	66	24	27	104	-	298
04: 8am (8am-9am)	-	-	-	23	-	43	-	52	19	43	101	-	281
05: 9am (9am-10am)	-	-	-	14	-	26	-	44	7	37	86	-	214
06: 10am (10am-11am)	-	-	-	21	-	37	-	48	7	36	65	-	214
07: 11am (11am-12noon)	-	-	-	15	-	39	-	50	21	30	55	-	210
08: 12pm (12noon-1pm)	-	-	-	25	-	42	-	101	16	40	79	-	303
09: 1pm (1pm-2pm)	-	-	-	20	-	48	-	69	13	24	59	-	233
10: 2pm (2pm-3pm)	-	-	-	25	-	49	-	81	18	24	68	-	265
11: 3pm (3pm-4pm)	-	-	-	24	-	42	-	74	15	39	71	-	265
12: 4pm (4pm-5pm)	-	-	-	30	-	58	-	106	37	40	101	-	372
13: 5pm (5pm-6pm)	-	-	-	36	-	55	-	172	32	55	80	-	430
14: 6pm (6pm-7pm)	-	-	-	29	-	45	-	72	9	34	75	-	264
15: 7pm (7pm-8pm)	-	-	-	17	-	34	-	48	3	22	51	-	175
16: 8pm (8pm-9pm)	-	-	-	9	-	16	-	38	9	13	32	-	117
17: 9pm (9pm-10pm)	-	-	-	13	-	10	-	30	-	11	15	-	79
18: 10pm (10pm-11pm)	-	-	-	2	-	10	-	25	2	6	11	-	56
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-

TURNING MOVEMENT PERCENTAGE

				E - Leg - Caja del Oro - In			S - Leg - Alameda - In			N - Leg - Alameda - In		
Day Part	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right
00: All Day (12am-12am)	-	-	-	34%	0%	66%	0%	83%	17%	31%	69%	0%
01: 5am (5am-6am)	-	-	-	25%	0%	75%	0%	100%	0%	75%	25%	0%
02: 6am (6am-7am)	-	-	-	11%	0%	89%	0%	100%	0%	17%	83%	0%
03: 7am (7am-8am)	-	-	-	35%	0%	65%	0%	73%	27%	21%	79%	0%
04: 8am (8am-9am)	-	-	-	35%	0%	65%	0%	73%	27%	30%	70%	0%
05: 9am (9am-10am)	-	-	-	35%	0%	65%	0%	86%	14%	30%	70%	0%
06: 10am (10am-11am)	-	-	-	36%	0%	64%	0%	87%	13%	36%	64%	0%
07: 11am (11am-12noon)	-	-	-	28%	0%	72%	0%	70%	30%	35%	65%	0%
08: 12pm (12noon-1pm)	-	-	-	37%	0%	63%	0%	86%	14%	34%	66%	0%
09: 1pm (1pm-2pm)	-	-	-	29%	0%	71%	0%	84%	16%	29%	71%	0%
10: 2pm (2pm-3pm)	-	-	-	34%	0%	66%	0%	82%	18%	26%	74%	0%
11: 3pm (3pm-4pm)	-	-	-	36%	0%	64%	0%	83%	17%	35%	65%	0%
12: 4pm (4pm-5pm)	-	-	-	34%	0%	66%	0%	74%	26%	28%	72%	0%
13: 5pm (5pm-6pm)	-	-	-	40%	0%	60%	0%	84%	16%	41%	59%	0%
14: 6pm (6pm-7pm)	-	-	-	39%	0%	61%	0%	89%	11%	31%	69%	0%
15: 7pm (7pm-8pm)	-	-	-	33%	0%	67%	0%	94%	6%	30%	70%	0%
16: 8pm (8pm-9pm)	-	-	-	36%	0%	64%	0%	81%	19%	29%	71%	0%
17: 9pm (9pm-10pm)	-	-	-	57%	0%	43%	0%	100%	0%	42%	58%	0%
18: 10pm (10pm-11pm)	-	-	-	17%	0%	83%	0%	93%	7%	35%	65%	0%
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-

CAJA DEL ORO
STREETLIGHT
COVID DATA
ALAMEDA FRONTAGE CAJA DEL ORO

Day Type
1: Weekday (M-Th)

TURNING MOVEMENT COUNTS

	E - Leg - Caja del Oro - In						S - Leg - Alameda - In			N - Leg - Alameda - In			
Day Part	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	Total
00: All Day (12am-12am)	-	-	-	481	-	526	-	1,002	163	229	617	-	3,018
01: 5am (5am-6am)	-	-	-	1	-	1	-	-	-	-	4	-	6
02: 6am (6am-7am)	-	-	-	17	-	10	-	73	-	1	67	-	168
03: 7am (7am-8am)	-	-	-	36	-	28	-	52	-	13	72	-	201
04: 8am (8am-9am)	-	-	-	37	-	29	-	33	6	15	38	-	158
05: 9am (9am-10am)	-	-	-	44	-	38	-	43	2	13	30	-	170
06: 10am (10am-11am)	-	-	-	37	-	23	-	46	13	8	44	-	171
07: 11am (11am-12noon)	-	-	-	19	-	34	-	42	6	9	29	-	139
08: 12pm (12noon-1pm)	-	-	-	35	-	48	-	74	19	11	39	-	226
09: 1pm (1pm-2pm)	-	-	-	27	-	57	-	52	7	14	33	-	190
10: 2pm (2pm-3pm)	-	-	-	35	-	53	-	60	16	25	30	-	219
11: 3pm (3pm-4pm)	-	-	-	37	-	32	-	105	24	25	51	-	274
12: 4pm (4pm-5pm)	-	-	-	41	-	36	-	106	28	26	50	-	287
13: 5pm (5pm-6pm)	-	-	-	44	-	33	-	163	13	23	46	-	322
14: 6pm (6pm-7pm)	-	-	-	22	-	47	-	34	10	17	29	-	159
15: 7pm (7pm-8pm)	-	-	-	23	-	20	-	26	4	12	19	-	104
16: 8pm (8pm-9pm)	-	-	-	8	-	17	-	40	6	6	8	-	85
17: 9pm (9pm-10pm)	-	-	-	9	-	10	-	21	2	9	10	-	61
18: 10pm (10pm-11pm)	-	-	-	7	-	5	-	24	-	6	7	-	49
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-

TURNING MOVEMENT PERCENTAGE

	E - Leg - Caja del Oro - In						S - Leg - Alameda - In			N - Leg - Alameda - In		
Day Part	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right
00: All Day (12am-12am)	-	-	-	48%	0%	52%	0%	86%	14%	27%	73%	0%
01: 5am (5am-6am)	-	-	-	50%	0%	50%	-	-	-	0%	100%	0%
02: 6am (6am-7am)	-	-	-	63%	0%	37%	0%	100%	0%	1%	99%	0%
03: 7am (7am-8am)	-	-	-	56%	0%	44%	0%	100%	0%	15%	85%	0%
04: 8am (8am-9am)	-	-	-	56%	0%	44%	0%	85%	15%	28%	72%	0%
05: 9am (9am-10am)	-	-	-	54%	0%	46%	0%	96%	4%	30%	70%	0%
06: 10am (10am-11am)	-	-	-	62%	0%	38%	0%	78%	22%	15%	85%	0%
07: 11am (11am-12noon)	-	-	-	36%	0%	64%	0%	88%	13%	24%	76%	0%
08: 12pm (12noon-1pm)	-	-	-	42%	0%	58%	0%	80%	20%	22%	78%	0%
09: 1pm (1pm-2pm)	-	-	-	32%	0%	68%	0%	88%	12%	30%	70%	0%
10: 2pm (2pm-3pm)	-	-	-	40%	0%	60%	0%	79%	21%	45%	55%	0%
11: 3pm (3pm-4pm)	-	-	-	54%	0%	46%	0%	81%	19%	33%	67%	0%
12: 4pm (4pm-5pm)	-	-	-	53%	0%	47%	0%	79%	21%	34%	66%	0%
13: 5pm (5pm-6pm)	-	-	-	57%	0%	43%	0%	93%	7%	33%	67%	0%
14: 6pm (6pm-7pm)	-	-	-	32%	0%	68%	0%	77%	23%	37%	63%	0%
15: 7pm (7pm-8pm)	-	-	-	53%	0%	47%	0%	87%	13%	39%	61%	0%
16: 8pm (8pm-9pm)	-	-	-	32%	0%	68%	0%	87%	13%	43%	57%	0%
17: 9pm (9pm-10pm)	-	-	-	47%	0%	53%	0%	91%	9%	47%	53%	0%
18: 10pm (10pm-11pm)	-	-	-	58%	0%	42%	0%	100%	0%	46%	54%	0%
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-

CAJA DEL ORO
2020 COUNT ALTERNANTIVES METHOD 3

INTERSECTION: **ALAMEDA FRONTAGE RD AND CAJA DEL ORO GRANT RD**

Approach: **Caja Del Oro Rd - WB Approach**

AM Peak Hour

Actual TMC		Big Data Source (Streetlight) COVID -TMC		Pre-COVID - TMC		Pre:Post Ratio		Base TMC		Ratio to Calibrate to Alexander Counts	*Calibrated TMC	Applied TMC	
108		36		27		0.75		81		1.25	101	101	
0		0		0									
55		28		50		1.79		98				98	

PM Peak Hour

Actual TMC		Big Data Source (Streetlight) COVID -TMC		Pre-COVID - TMC		Pre:Post Ratio		Base TMC		Ratio to Calibrate to Alexander	*Calibrated TMC	Applied TMC	
94		44		36		0.82		77		1	77	77	
0		0		0									
46		33		55		1.67		77				77	

Approach: **Alameda Frontage Rd - NB Approach**

AM Peak Hour

Actual TMC		Big Data Source (Streetlight) COVID -TMC		Pre-COVID - TMC		Pre:Post Ratio		Base TMC		Ratio to Calibrate to Alexander	*Calibrated TMC	Applied TMC	
0		0		0									
182		52		66		1.27		231		1.14	264	264	
87		87		24		0.28		24		1.14	27	27	

PM Peak Hour

Actual TMC		Big Data Source (Streetlight) COVID -TMC		Pre-COVID - TMC		Pre:Post Ratio		Base TMC		Ratio to Calibrate to Alexander	*Calibrated TMC	Applied TMC	
0		0		0									
113		163		172		1.06		119		1	119	119	
80		13		32		2.46		197		1	197	197	

Approach: **Alameda Frontage Rd - SB Approach**

AM Peak Hour

Actual TMC		Big Data Source (Streetlight) COVID -TMC		Pre-COVID - TMC		Pre:Post Ratio		Base TMC		Ratio to Calibrate to Alexander	*Calibrated TMC	Applied TMC	
33		13		27		2.08		69				69	
108		72		104		1.44		156		1.25	195	195	
0		0		0									

PM Peak Hour

Actual TMC		Big Data Source (Streetlight) COVID -TMC		Pre-COVID - TMC		Pre:Post Ratio		Base TMC		Ratio to Calibrate to Alexander Counts	*Calibrated TMC	Applied TMC	
63		23		55		2.39		151				151	
199		46		80		1.74		346		1	346	346	
0		0		0									

* Note: These values are calibrated to Aleksander (NM 599 Roundabout) turning movement counts, see Aleksander Estates TIA.

APPENDIX B
2021 EXISTING INTERSECTION CAPACITY ANALYSIS

Intersection	
Intersection Delay, s/veh	6.6
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	161	339	485	284
Demand Flow Rate, veh/h	165	346	495	290
Vehicles Circulating, veh/h	444	345	191	158
Vehicles Exiting, veh/h	4	341	419	202
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	6.1	6.0	7.9	5.4
Approach LOS	A	A	A	A

Lane	Left	Bypass	Left	Bypass	Left	Left
Designated Moves	LTR	R	LR	R	LTR	LTR
Assumed Moves	LTR	R	LR	R	LTR	LTR
RT Channelized		Yield		Yield		
Lane Util	1.000		1.000		1.000	1.000
Follow-Up Headway, s	2.609		2.609		2.609	2.609
Critical Headway, s	4.976	1	4.976	82	4.976	4.976
Entry Flow, veh/h	164	1376	264	1070	495	290
Cap Entry Lane, veh/h	877	0.980	971	0.980	1136	1174
Entry HV Adj Factor	0.978	1	0.981	80	0.979	0.979
Flow Entry, veh/h	160	1349	259	1049	485	284
Cap Entry, veh/h	858	0.001	952	0.076	1112	1150
V/C Ratio	0.187	2.7	0.272	4.1	0.436	0.247
Control Delay, s/veh	6.1	A	6.5	A	7.9	5.4
LOS	A	0	A	0	A	A
95th %tile Queue, veh	1		1		2	1

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Approach	NE	SW
Entry Lanes	1	0
Conflicting Circle Lanes	1	1
Adj Approach Flow, veh/h	5	0
Demand Flow Rate, veh/h	5	0
Vehicles Circulating, veh/h	605	360
Vehicles Exiting, veh/h	3	249
Ped Vol Crossing Leg, #/h	0	0
Ped Cap Adj	1.000	1.000
Approach Delay, s/veh	4.9	0.0
Approach LOS	A	-

Lane	Left
Designated Moves	LTR
Assumed Moves	LTR
RT Channelized	
Lane Util	1.000
Follow-Up Headway, s	2.609
Critical Headway, s	4.976
Entry Flow, veh/h	5
Cap Entry Lane, veh/h	744
Entry HV Adj Factor	0.992
Flow Entry, veh/h	5
Cap Entry, veh/h	739
V/C Ratio	0.007
Control Delay, s/veh	4.9
LOS	A
95th %tile Queue, veh	0

Intersection	
Intersection Delay, s/veh	7.2
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	75	348	348	548
Demand Flow Rate, veh/h	77	355	354	560
Vehicles Circulating, veh/h	714	320	232	158
Vehicles Exiting, veh/h	4	266	559	249
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	6.7	6.2	6.6	8.3
Approach LOS	A	A	A	A

Lane	Left	Bypass	Left	Bypass	Left	Left
Designated Moves	LTR	R	LR	R	LTR	LTR
Assumed Moves	LTR	R	LR	R	LTR	LTR
RT Channelized		Yield		Yield		
Lane Util	1.000		1.000		1.000	1.000
Follow-Up Headway, s	2.609		2.609		2.609	2.609
Critical Headway, s	4.976	1	4.976	62	4.976	4.976
Entry Flow, veh/h	76	1374	293	1118	354	560
Cap Entry Lane, veh/h	666	0.980	996	0.980	1089	1174
Entry HV Adj Factor	0.984	1	0.980	61	0.982	0.980
Flow Entry, veh/h	75	1347	287	1096	347	549
Cap Entry, veh/h	656	0.001	975	0.056	1069	1151
V/C Ratio	0.114	2.7	0.294	3.8	0.325	0.477
Control Delay, s/veh	6.8	A	6.7	A	6.6	8.3
LOS	A	0	A	0	A	A
95th %tile Queue, veh	0		1		1	3

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Approach	NE	SW
Entry Lanes	1	0
Conflicting Circle Lanes	1	1
Adj Approach Flow, veh/h	5	0
Demand Flow Rate, veh/h	5	0
Vehicles Circulating, veh/h	786	407
Vehicles Exiting, veh/h	4	206
Ped Vol Crossing Leg, #/h	0	0
Ped Cap Adj	1.000	1.000
Approach Delay, s/veh	5.9	0.0
Approach LOS	A	-

Lane	Left
Designated Moves	LTR
Assumed Moves	LTR
RT Channelized	
Lane Util	1.000
Follow-Up Headway, s	2.609
Critical Headway, s	4.976
Entry Flow, veh/h	5
Cap Entry Lane, veh/h	619
Entry HV Adj Factor	0.992
Flow Entry, veh/h	5
Cap Entry, veh/h	614
V/C Ratio	0.008
Control Delay, s/veh	5.9
LOS	A
95th %tile Queue, veh	0

HCS7 Two-Way Stop-Control Report

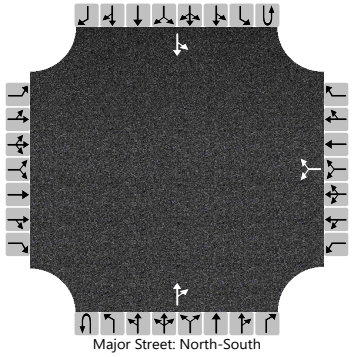
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/1/2021
Analysis Year	2021
Time Analyzed	EXIST 2021_AM PEAK
Intersection Orientation	North-South
Project Description	Caja del Oro

Site Information

Intersection	Alameda Frtg. & CDO
Jurisdiction	Santa Fe
East/West Street	Caja del Oro Grant Rd
North/South Street	Alameda Frontage Rd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						101		98			264	27		69	195	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							216							75		
Capacity, c (veh/h)							514							1244		
v/c Ratio							0.42							0.06		
95% Queue Length, Q_{95} (veh)							2.1							0.2		
Control Delay (s/veh)							17.0							8.1		
Level of Service (LOS)							C							A		
Approach Delay (s/veh)						17.0								2.5		
Approach LOS						C										

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HCS7 Two-Way Stop-Control Report

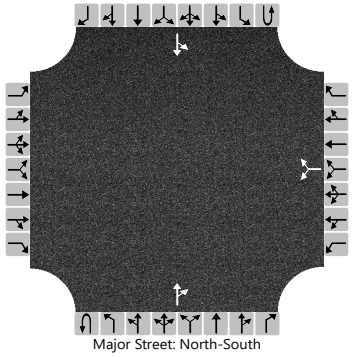
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/1/2021
Analysis Year	2021
Time Analyzed	EXIST 2021_PM PEAK
Intersection Orientation	North-South
Project Description	Caja del Oro

Site Information

Intersection	Alameda Frtg. & CDO
Jurisdiction	Santa Fe
East/West Street	Caja del Oro Grant Rd
North/South Street	Alameda Frontage Rd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						77		77			119	197		151	346	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							167							164		
Capacity, c (veh/h)							372							1216		
v/c Ratio							0.45							0.14		
95% Queue Length, Q_{95} (veh)							2.3							0.5		
Control Delay (s/veh)							22.3							8.4		
Level of Service (LOS)							C							A		
Approach Delay (s/veh)						22.3								3.6		
Approach LOS						C										

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APPENDIX C
TURNING MOVEMENT DEVELOPMENT

CAJA DEL ORO
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: ALAMEDA FRONTAGE RD & CAJA DEL ORO GRANT RD

AM Peak Hour

	Eastbound CAJA DEL ORO			Westbound CAJA DEL ORO			Northbound ALAMDEDA FRONTAGE			Southbound ALAMDEDA FRONTAGE		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2021)				**101**		**98**		**264**	**27**	**69**	**195**	
Background Growth				3		3		8	1	2	6	
Madera Apartments								18				
Gerhart Apartments								15				
Sangre Azul								2				
Fire Station No. 2												
Aleksander Estates								4				
No Build 2024				**104**		**101**		**310**	**28**	**71**	**201**	
Entering									9	3		
Exiting				26		10						
Build 2024				**131**		**111**		**310**	**37**	**74**	**201**	
Entering												
Exiting												
No Build 2034				**115**		**111**		**341**	**31**	**78**	**221**	
Entering									9	3		
Exiting				26		10						
Build 2034				**141**		**121**		**341**	**40**	**81**	**221**	
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*2*			*2*			*2*			*2*	

PM Peak Hour

	Eastbound CAJA DEL ORO			Westbound CAJA DEL ORO			Northbound ALAMDEDA FRONTAGE			Southbound ALAMDEDA FRONTAGE		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2021)				**77**		**77**		**119**	**197**	**151**	**346**	
Background Growth				2		2		4	6	5	10	
Madera Apartments											19	
Gerhart Apartments											16	
Sangre Azul											2	
Fire Station No. 2												
Aleksander Estates											5	
No Build 2024				**79**		**79**		**123**	**203**	**156**	**398**	
Entering									30	11		
Exiting				17		6						
Build 2024				**97**		**86**		**123**	**233**	**167**	**398**	
Entering												
Exiting												
No Build 2034				**87**		**87**		**135**	**223**	**171**	**438**	
Entering									30	11		
Exiting				17		6						
Build 2034				**105**		**94**		**135**	**253**	**182**	**438**	
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*2*			*2*			*2*			*2*	

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
Trip Distribution % Enter									52.7%	19.4%			Caja del Oro
Trip Distribution % Exit				52.7%		19.4%							

CAJA DEL ORO
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: CAJA DEL ORO GRANT RD & SITE ENTRANCE

AM Peak Hour

	Eastbound CAJA DEL ORO			Westbound CAJA DEL ORO			Northbound SITE ENTRANCE			Southbound SITE ENTRANCE		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2021)		**96**			**199**							
Background Growth		3			6							
2024 No Build		**99**			**205**							
Entering	7		6	2		2						
Exiting							16		7	7		20
2024 Build	**7**	**99**	**6**	**2**	**205**	**2**	**16**		**7**	**7**		**20**
Entering												
Exiting												
No Build 2034		**109**			**226**							
Entering	7		6	2		2						
Exiting							16		7	7		20
Build 2034	**7**	**109**	**6**	**2**	**226**	**2**	**16**		**7**	**7**		**20**
PHF	*0.86*			*0.86*			*0.86*			*0.86*		
HV %		*2*			*2*			*2*			*2*	

PM Peak Hour

	Eastbound CAJA DEL ORO			Westbound CAJA DEL ORO			Northbound SITE ENTRANCE			Southbound SITE ENTRANCE		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2021)		**348**			**154**							
Background Growth		10			5							
2024 No Build		**358**			**159**							
Entering	22		19	8		8						
Exiting							11		4	5		13
2024 Build	**22**	**358**	**19**	**8**	**159**	**8**	**11**		**4**	**5**		**13**
Entering												
Exiting												
No Build 2034		**394**			**174**							
Entering	22		19	8		8						
Exiting							11		4	5		13
Build 2034	**22**	**394**	**19**	**8**	**174**	**8**	**11**		**4**	**5**		**13**
PHF	*0.93*			*0.93*			*0.93*			*0.93*		
HV %		*2*			*2*			*2*			*2*	

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
Trip Distribution % Enter	39.3%		32.8%	13.2%		14.7%							Caja del Oro
Trip Distribution % Exit							32.8%		13.2%	14.7%		39.3%	

Note:
54.5% of houses are located north of Caja del Oro Grant Rd
45.5% of houses are located south of Caja del Oro Grant Rd

CAJA DEL ORO
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: ROUNDABOUT AT NM 599 & SOUTH MEADOWS

AM Peak Hour

	LEG 1 SOUTH MEADOWS					LEG 2 ALAMEDA FRONTAGE E					LEG 4 NM 599 OVERPASS					NM 599 OFF RAMP					LEG 5 ALAMEDA FRONTAGE W				
	LEG 1	LEG 2	LEG 3	LEG 4	LEG 5	LEG 1	LEG 2	LEG 3	LEG 4	LEG 5	LEG 1	LEG 2	LEG 3	LEG 4	LEG 5	LEG 1	LEG 2	LEG 3	LEG 4	LEG 5	LEG 1	LEG 2	LEG 3	LEG 4	LEG 5
Existing (2016)	1	171	198	53		131	2	70	93		159	73	14			68	47		26						
Existing (2021)	**1**	**180**	**208**	**56**		**138**	**2**	**74**	**98**		**167**	**77**	**15**			**71**	**49**		**27**						
Background Growth		5	6	2		4		2	3		5	2				2	1		1						
Madera Apartments		18	16	12		4					4					3									
Gerhart Apartments		15	10	13		5					5					3									
Sangre Azul		2	1	2		1					1				1							2	1	2	
Fire Station No. 2					1					1					1					1	1	1	1	1	
Aleksander Estates		4	3	4		1				1	1				1	1				1		4	3	4	
No Build (2024)	**1**	**224**	**244**	**88**	**1**	**152**	**2**	**76**	**100**	**2**	**182**	**79**	**15**		**3**	**81**	**51**		**28**	**2**	**1**	**7**	**5**	**7**	
Entering		2										4					3								
Exiting						7		11	8																
Build (2024)	**1**	**226**	**244**	**88**	**1**	**159**	**2**	**87**	**109**	**2**	**182**	**83**	**15**		**3**	**81**	**54**		**28**	**2**	**1**	**7**	**5**	**7**	
Entering																									
Exiting																									
No Build (2034)	**1**	**246**	**269**	**97**	**1**	**168**	**2**	**83**	**110**	**2**	**200**	**87**	**16**		**3**	**89**	**56**		**31**	**2**	**1**	**8**	**6**	**7**	
Entering		2										4					3								
Exiting						7		11	8																
Build (2034)	**1**	**248**	**269**	**97**	**1**	**175**	**2**	**94**	**119**	**2**	**200**	**90**	**16**		**3**	**89**	**59**	**0**	**31**	**2**	**1**	**8**	**6**	**7**	

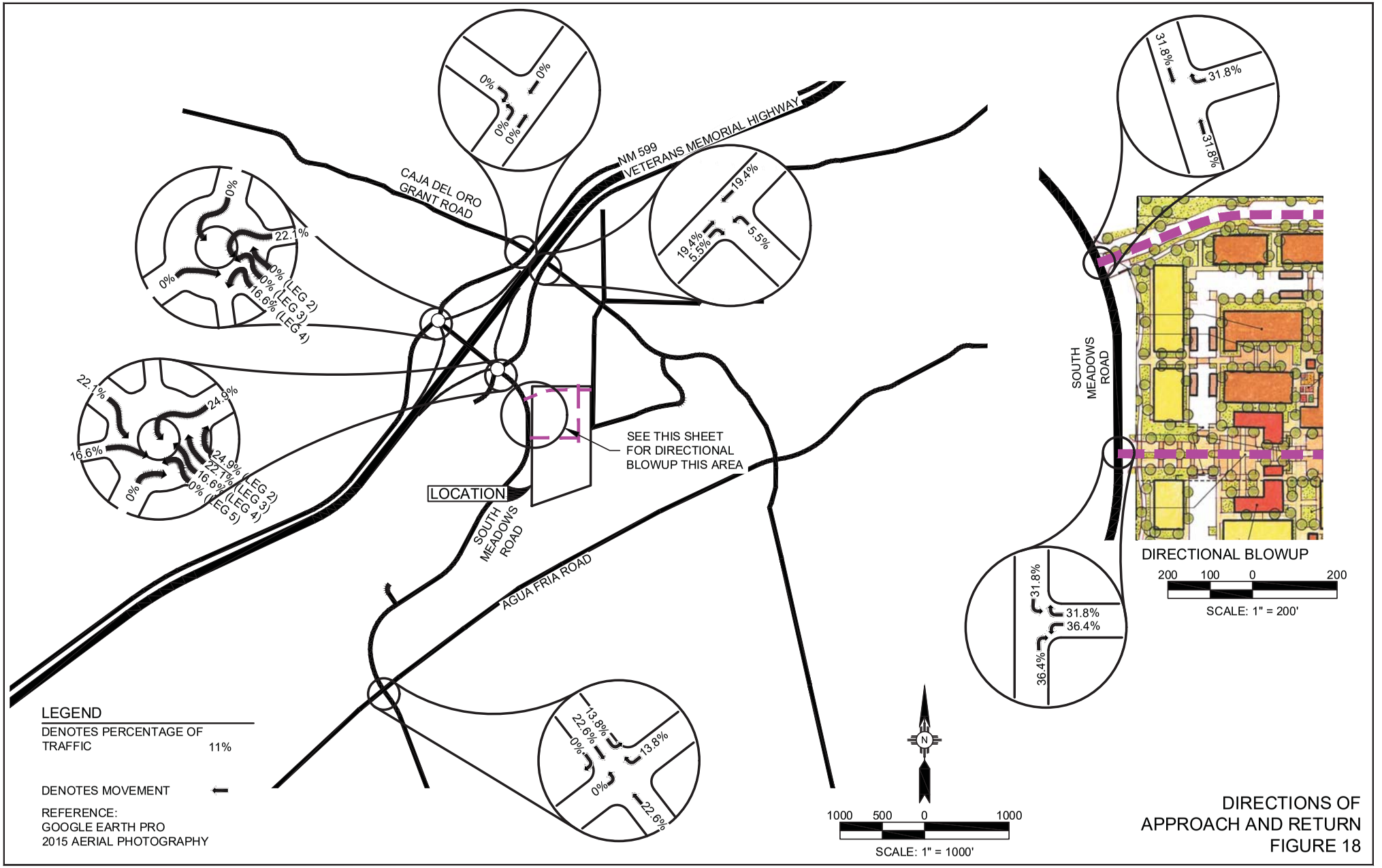
PHF *0.83*
HV % *2*

PM Peak Hour

	LEG 1 SOUTH MEADOWS					LEG 2 ALAMEDA FRONTAGE E					LEG 4 NM 599 OVERPASS					NM 599 OFF RAMP					LEG 5 ALAMEDA FRONTAGE W				
	LEG 1	LEG 2	LEG 3	LEG 4	LEG 5	LEG 1	LEG 2	LEG 3	LEG 4	LEG 5	LEG 1	LEG 2	LEG 3	LEG 4	LEG 5	LEG 1	LEG 2	LEG 3	LEG 4	LEG 5	LEG 1	LEG 2	LEG 3	LEG 4	LEG 5
Existing (2016)		84	152	66	2	130		53	119		336	119	23	2	1	12	24		28						
Existing (2021)		**88**	**160**	**69**	**2**	**137**		**56**	**125**		**353**	**125**	**24**	**2**	**1**	**13**	**25**		**29**						
Background Growth		3	5	2		4		2	4		10	4	1				1		1						
Madera Apartments		10	9	7		19					17					12									
Gerhart Apartments		10	7	9		16					14					10									
Sangre Azul		1	1	1		2									2	1				1		1	1	1	
Fire Station No. 2					1					1					1					1	1	1	1	1	
Aleksander Estates		3	2	3		5				5	4				4	3				3		3	2	3	
No Build (2024)		**115**	**183**	**91**	**3**	**182**		**57**	**129**	**6**	**398**	**129**	**25**	**2**	**8**	**39**	**26**		**30**	**5**	**1**	**5**	**4**	**5**	
Entering		8										13					9								
Exiting						5		7	5																
Build (2024)		**123**	**183**	**91**	**3**	**187**		**65**	**134**	**6**	**398**	**141**	**25**	**2**	**8**	**39**	**35**		**30**	**5**	**1**	**5**	**4**	**5**	
Entering																									
Exiting																									
No Build (2034)		**126**	**201**	**100**	**3**	**200**		**63**	**141**	**7**	**438**	**141**	**27**	**2**	**9**	**43**	**29**		**33**	**6**	**1**	**6**	**4**	**5**	
Entering		8										13					9								
Exiting						5		7	5																
Build (2034)		**134**	**201**	**100**	**3**	**205**		**70**	**147**	**7**	**438**	**154**	**27**	**2**	**9**	**43**	**38**		**33**	**6**	**1**	**6**	**4**	**5**	

PHF *0.84*
HV % *2*

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
Trip Distribution % Enter		14.0%										22.1%					16.6%									Caja del Oro
Trip Distribution % Exit						14.0%		22.1%	16.6%																	



DIRECTIONS OF
APPROACH AND RETURN
FIGURE 18

APPENDIX D
2024 AND 2034 NO BUILD INTERSECTION CAPACITY ANALYSIS

Intersection	
Intersection Delay, s/veh	7.8
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	175	358	593	302
Demand Flow Rate, veh/h	179	365	605	308
Vehicles Circulating, veh/h	477	429	221	173
Vehicles Exiting, veh/h	4	397	456	246
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	6.4	6.8	10.1	5.7
Approach LOS	A	A	B	A

Lane	Left	Bypass	Left	Bypass	Left	Left
Designated Moves	LTR	R	LR	R	LTR	LTR
Assumed Moves	LTR	R	LR	R	LTR	LTR
RT Channelized		Yield		Yield		
Lane Util	1.000		1.000		1.000	1.000
Follow-Up Headway, s	2.609		2.609		2.609	2.609
Critical Headway, s	4.976	3	4.976	84	4.976	4.976
Entry Flow, veh/h	176	1369	281	1026	605	308
Cap Entry Lane, veh/h	848	0.980	891	0.980	1101	1157
Entry HV Adj Factor	0.979	3	0.981	82	0.980	0.980
Flow Entry, veh/h	172	1342	276	1005	593	302
Cap Entry, veh/h	831	0.002	874	0.082	1080	1133
V/C Ratio	0.207	2.7	0.315	4.3	0.549	0.266
Control Delay, s/veh	6.5	A	7.6	A	10.1	5.7
LOS	A	0	A	0	B	A
95th %tile Queue, veh	1		1		3	1

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Approach	NE	SW
Entry Lanes	1	0
Conflicting Circle Lanes	1	1
Adj Approach Flow, veh/h	32	0
Demand Flow Rate, veh/h	32	0
Vehicles Circulating, veh/h	645	419
Vehicles Exiting, veh/h	8	291
Ped Vol Crossing Leg, #/h	0	0
Ped Cap Adj	1.000	1.000
Approach Delay, s/veh	5.5	0.0
Approach LOS	A	-

Lane	Left
Designated Moves	LTR
Assumed Moves	LTR
RT Channelized	
Lane Util	1.000
Follow-Up Headway, s	2.609
Critical Headway, s	4.976
Entry Flow, veh/h	32
Cap Entry Lane, veh/h	715
Entry HV Adj Factor	0.994
Flow Entry, veh/h	32
Cap Entry, veh/h	711
V/C Ratio	0.045
Control Delay, s/veh	5.5
LOS	A
95th %tile Queue, veh	0

Intersection	
Intersection Delay, s/veh	8.6
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	110	402	418	605
Demand Flow Rate, veh/h	113	410	426	618
Vehicles Circulating, veh/h	825	378	254	211
Vehicles Exiting, veh/h	4	302	675	280
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	8.1	7.4	7.7	10.1
Approach LOS	A	A	A	B

Lane	Left	Bypass	Left	Bypass	Left	Left
Designated Moves	LTR	R	LR	R	LTR	LTR
Assumed Moves	LTR	R	LR	R	LTR	LTR
RT Channelized		Yield		Yield		
Lane Util	1.000		1.000		1.000	1.000
Follow-Up Headway, s	2.609		2.609		2.609	2.609
Critical Headway, s	4.976	7	4.976	63	4.976	4.976
Entry Flow, veh/h	106	1346	347	1087	426	618
Cap Entry Lane, veh/h	595	0.980	938	0.980	1065	1113
Entry HV Adj Factor	0.979	7	0.980	62	0.981	0.980
Flow Entry, veh/h	104	1320	340	1066	418	606
Cap Entry, veh/h	582	0.005	920	0.058	1045	1091
V/C Ratio	0.178	2.8	0.370	3.9	0.400	0.555
Control Delay, s/veh	8.4	A	8.0	A	7.7	10.1
LOS	A	0	A	0	A	B
95th %tile Queue, veh	1		2		2	4

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Approach	NE	SW
Entry Lanes	1	0
Conflicting Circle Lanes	1	1
Adj Approach Flow, veh/h	22	0
Demand Flow Rate, veh/h	22	0
Vehicles Circulating, veh/h	907	491
Vehicles Exiting, veh/h	24	234
Ped Vol Crossing Leg, #/h	0	0
Ped Cap Adj	1.000	1.000
Approach Delay, s/veh	7.1	0.0
Approach LOS	A	-

Lane	Left
Designated Moves	LTR
Assumed Moves	LTR
RT Channelized	
Lane Util	1.000
Follow-Up Headway, s	2.609
Critical Headway, s	4.976
Entry Flow, veh/h	22
Cap Entry Lane, veh/h	547
Entry HV Adj Factor	0.995
Flow Entry, veh/h	22
Cap Entry, veh/h	544
V/C Ratio	0.040
Control Delay, s/veh	7.1
LOS	A
95th %tile Queue, veh	0

HCS7 Two-Way Stop-Control Report

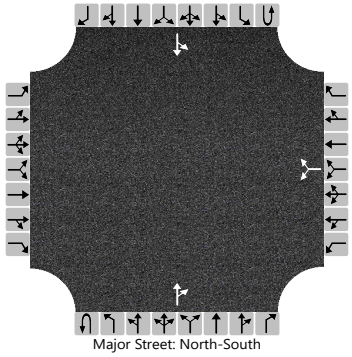
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/1/2021
Analysis Year	2024
Time Analyzed	NO BUILD 2024_AM PEAK
Intersection Orientation	North-South
Project Description	Caja del Oro

Site Information

Intersection	Alameda Frtg. & CDO
Jurisdiction	Santa Fe
East/West Street	Caja del Oro Grant Rd
North/South Street	Alameda Frontage Rd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						104		101			310	28		71	201	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							223							77		
Capacity, c (veh/h)							474							1191		
v/c Ratio							0.47							0.06		
95% Queue Length, Q_{95} (veh)							2.5							0.2		
Control Delay (s/veh)							19.2							8.2		
Level of Service (LOS)							C							A		
Approach Delay (s/veh)						19.2								2.6		
Approach LOS						C										

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HCS7 Two-Way Stop-Control Report

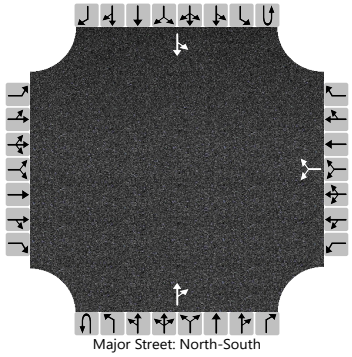
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/1/2021
Analysis Year	2024
Time Analyzed	NO BUILD 2024_PM PEAK
Intersection Orientation	North-South
Project Description	Caja del Oro

Site Information

Intersection	Alameda Frtg. & CDO
Jurisdiction	Santa Fe
East/West Street	Caja del Oro Grant Rd
North/South Street	Alameda Frontage Rd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						79		79			123	203		156	398	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							172							170		
Capacity, c (veh/h)							338							1204		
v/c Ratio							0.51							0.14		
95% Queue Length, Q_{95} (veh)							2.7							0.5		
Control Delay (s/veh)							26.1							8.5		
Level of Service (LOS)							D							A		
Approach Delay (s/veh)						26.1								3.5		
Approach LOS						D										

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HCS7 Two-Way Stop-Control Report

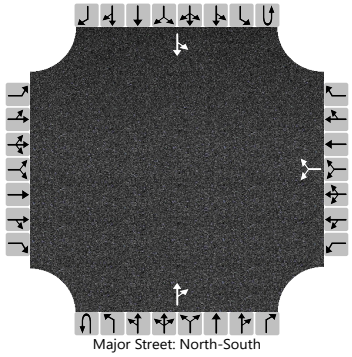
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/1/2021
Analysis Year	2034
Time Analyzed	NO BUILD 2034_AM PEAK
Intersection Orientation	North-South
Project Description	Caja del Oro

Site Information

Intersection	Alameda Frtg. & CDO
Jurisdiction	Santa Fe
East/West Street	Caja del Oro Grant Rd
North/South Street	Alameda Frontage Rd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						115		111			341	31		78	221	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							246							85		
Capacity, c (veh/h)							433							1154		
v/c Ratio							0.57							0.07		
95% Queue Length, Q_{95} (veh)							3.4							0.2		
Control Delay (s/veh)							23.6							8.4		
Level of Service (LOS)							C							A		
Approach Delay (s/veh)						23.6								2.7		
Approach LOS						C										

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HCS7 Two-Way Stop-Control Report

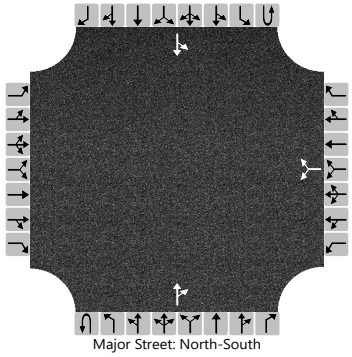
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/1/2021
Analysis Year	2034
Time Analyzed	NO BUILD 2034_PM PEAK
Intersection Orientation	North-South
Project Description	Caja del Oro

Site Information

Intersection	Alameda Frtg. & CDO
Jurisdiction	Santa Fe
East/West Street	Caja del Oro Grant Rd
North/South Street	Alameda Frontage Rd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						87		87			135	223		171	438	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized																
Median Type | Storage							Undivided									

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							189							186		
Capacity, c (veh/h)							292							1169		
v/c Ratio							0.65							0.16		
95% Queue Length, Q_{95} (veh)							4.2							0.6		
Control Delay (s/veh)							37.4							8.7		
Level of Service (LOS)							E							A		
Approach Delay (s/veh)							37.4							3.8		
Approach LOS							E									

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CAJA DEL ORO

PEAK HOUR VOLUME SIGNAL WARRANT ANALYSIS

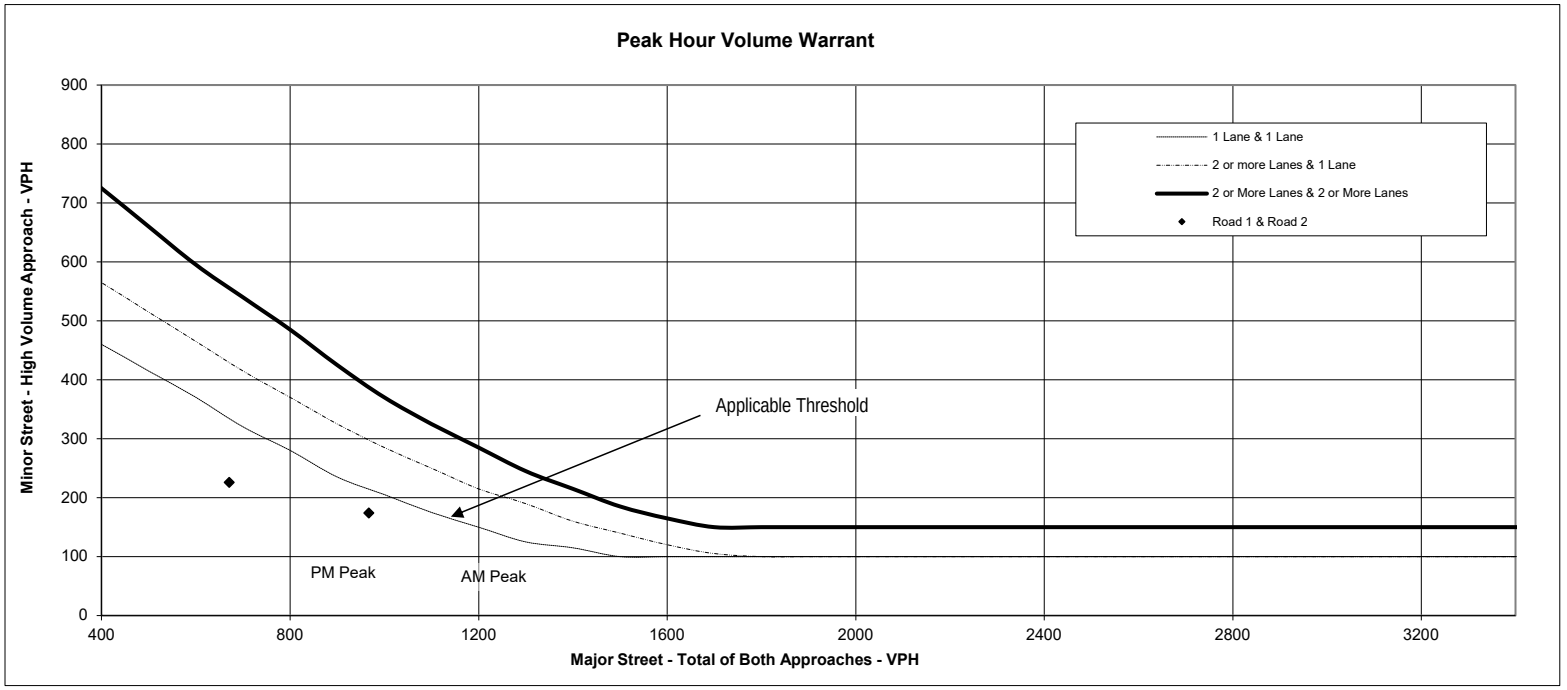
Satisfies Warrant 3A NO

Peak Hour Delay (Criteria 4 Hours)		Intersection Voume > 650	Minor Approach > 100
1.48 Hours in AM	NO	YES	YES
1.81 Hours in PM	NO	YES	YES

Scenario: 2034 No Build
Intersection: Road 1 & Road 2
Type: 1 Lane
Major Street (Orientation): Alameda Frontage (N/S)
Minor Street (Orientation): Caja del Oro (E/W)

*TCM OR HCS7

	Minor Street Approach Volume			Major Street Approach Volume			Satisfies Warrant 3B
Time	EB	WB	High Vol	NB	SB	NB + SB	
AM Peak	0	226	226	372	299	671	NO
PM Peak	0	174	174	358	609	967	NO



Note: 150 VPH applies as the lower threshold for minor street approach with 2 or more lanes & 100 VPH as the threshold for a minor street approach with one lane

Intersection	
Intersection Delay, s/veh	9.1
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	195	396	666	333
Demand Flow Rate, veh/h	199	404	679	339
Vehicles Circulating, veh/h	528	476	237	193
Vehicles Exiting, veh/h	4	440	508	272
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	7.2	7.7	12.0	6.1
Approach LOS	A	A	B	A

Lane	Left	Bypass	Left	Bypass	Left	Left
Designated Moves	LTR	R	LR	R	LTR	LTR
Assumed Moves	LTR	R	LR	R	LTR	LTR
RT Channelized		Yield		Yield		
Lane Util	1.000		1.000		1.000	1.000
Follow-Up Headway, s	2.609		2.609		2.609	2.609
Critical Headway, s	4.976	2	4.976	92	4.976	4.976
Entry Flow, veh/h	197	1371	312	993	679	339
Cap Entry Lane, veh/h	805	0.980	849	0.980	1084	1133
Entry HV Adj Factor	0.980	2	0.982	90	0.981	0.980
Flow Entry, veh/h	193	1345	306	973	666	332
Cap Entry, veh/h	789	0.001	834	0.092	1063	1111
V/C Ratio	0.245	2.7	0.367	4.5	0.627	0.299
Control Delay, s/veh	7.3	A	8.6	A	12.0	6.1
LOS	A	0	A	0	B	A
95th %tile Queue, veh	1		2		5	1

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Approach	NE	SW
Entry Lanes	1	0
Conflicting Circle Lanes	1	1
Adj Approach Flow, veh/h	26	0
Demand Flow Rate, veh/h	26	0
Vehicles Circulating, veh/h	719	465
Vehicles Exiting, veh/h	6	323
Ped Vol Crossing Leg, #/h	0	0
Ped Cap Adj	1.000	1.000
Approach Delay, s/veh	5.9	0.0
Approach LOS	A	-

Lane	Left
Designated Moves	LTR
Assumed Moves	LTR
RT Channelized	
Lane Util	1.000
Follow-Up Headway, s	2.609
Critical Headway, s	4.976
Entry Flow, veh/h	26
Cap Entry Lane, veh/h	663
Entry HV Adj Factor	0.994
Flow Entry, veh/h	26
Cap Entry, veh/h	659
V/C Ratio	0.039
Control Delay, s/veh	5.9
LOS	A
95th %tile Queue, veh	0

Intersection	
Intersection Delay, s/veh	10.0
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	123	447	468	670
Demand Flow Rate, veh/h	126	455	477	684
Vehicles Circulating, veh/h	914	415	274	235
Vehicles Exiting, veh/h	5	336	756	309
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	9.3	8.4	8.7	12.1
Approach LOS	A	A	A	B

Lane	Left	Bypass	Left	Bypass	Left	Left
Designated Moves	LTR	R	LR	R	LTR	LTR
Assumed Moves	LTR	R	LR	R	LTR	LTR
RT Channelized		Yield		Yield		
Lane Util	1.000		1.000		1.000	1.000
Follow-Up Headway, s	2.609		2.609		2.609	2.609
Critical Headway, s	4.976	7	4.976	69	4.976	4.976
Entry Flow, veh/h	119	1351	386	1062	477	684
Cap Entry Lane, veh/h	543	0.980	904	0.980	1043	1086
Entry HV Adj Factor	0.980	7	0.981	68	0.981	0.981
Flow Entry, veh/h	117	1324	379	1041	468	671
Cap Entry, veh/h	532	0.005	886	0.065	1023	1065
V/C Ratio	0.219	2.8	0.427	4.0	0.457	0.630
Control Delay, s/veh	9.7	A	9.2	A	8.7	12.1
LOS	A	0	A	0	A	B
95th %tile Queue, veh	1		2		2	5

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Approach	NE	SW
Entry Lanes	1	0
Conflicting Circle Lanes	1	1
Adj Approach Flow, veh/h	18	0
Demand Flow Rate, veh/h	18	0
Vehicles Circulating, veh/h	1012	544
Vehicles Exiting, veh/h	21	257
Ped Vol Crossing Leg, #/h	0	0
Ped Cap Adj	1.000	1.000
Approach Delay, s/veh	7.8	0.0
Approach LOS	A	-

Lane	Left
Designated Moves	LTR
Assumed Moves	LTR
RT Channelized	
Lane Util	1.000
Follow-Up Headway, s	2.609
Critical Headway, s	4.976
Entry Flow, veh/h	18
Cap Entry Lane, veh/h	492
Entry HV Adj Factor	0.995
Flow Entry, veh/h	18
Cap Entry, veh/h	489
V/C Ratio	0.037
Control Delay, s/veh	7.8
LOS	A
95th %tile Queue, veh	0

APPENDIX E
2024 AND 2034 BUILD INTERSECTION CAPACITY ANALYSIS

HCS7 Two-Way Stop-Control Report

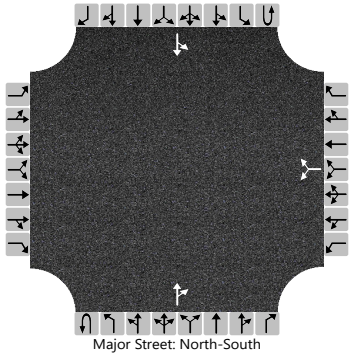
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/1/2021
Analysis Year	2024
Time Analyzed	BUILD 2024_AM PEAK
Intersection Orientation	North-South
Project Description	Caja del Oro

Site Information

Intersection	Alameda Frtg. & CDO
Jurisdiction	Santa Fe
East/West Street	Caja del Oro Grant Rd
North/South Street	Alameda Frontage Rd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						131		111			310	37		74	201	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							263							80		
Capacity, c (veh/h)							457							1181		
v/c Ratio							0.58							0.07		
95% Queue Length, Q_{95} (veh)							3.5							0.2		
Control Delay (s/veh)							23.0							8.3		
Level of Service (LOS)							C							A		
Approach Delay (s/veh)						23.0								2.7		
Approach LOS						C										

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HCS7 Two-Way Stop-Control Report

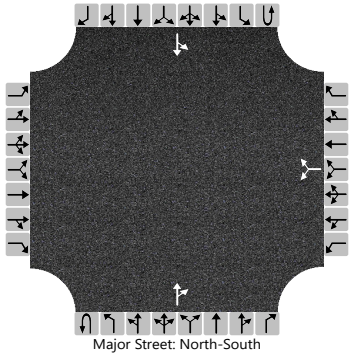
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/1/2021
Analysis Year	2024
Time Analyzed	BUILD 2024_PM PEAK
Intersection Orientation	North-South
Project Description	Caja del Oro

Site Information

Intersection	Alameda Frtg. & CDO
Jurisdiction	Santa Fe
East/West Street	Caja del Oro Grant Rd
North/South Street	Alameda Frontage Rd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						97		86			123	233		167	398	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							199							182		
Capacity, c (veh/h)							306							1172		
v/c Ratio							0.65							0.15		
95% Queue Length, Q_{95} (veh)							4.2							0.5		
Control Delay (s/veh)							36.3							8.6		
Level of Service (LOS)							E							A		
Approach Delay (s/veh)						36.3								3.8		
Approach LOS						E										

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HCS7 Two-Way Stop-Control Report

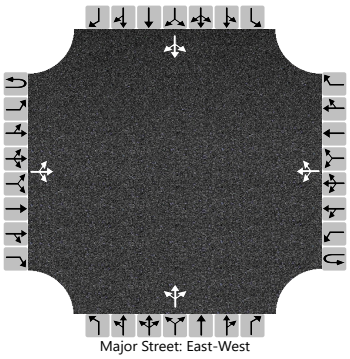
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/1/2021
Analysis Year	2024
Time Analyzed	BUILD 2024_AM PEAK
Intersection Orientation	East-West
Project Description	Caja del Oro

Site Information

Intersection	CDO & Site Entrance
Jurisdiction	Santa Fe
East/West Street	Caja del Oro Grant Rd
North/South Street	Site Entrance
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		7	99	6		2	205	2		16	0	7		7	0	20
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		8				2					25				29	
Capacity, c (veh/h)		1344				1475					649				742	
v/c Ratio		0.01				0.00					0.04				0.04	
95% Queue Length, Q_{95} (veh)		0.0				0.0					0.1				0.1	
Control Delay (s/veh)		7.7				7.4					10.8				10.1	
Level of Service (LOS)		A				A					B				B	
Approach Delay (s/veh)	0.5				0.1				10.8				10.1			
Approach LOS									B				B			

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HCS7 Two-Way Stop-Control Report

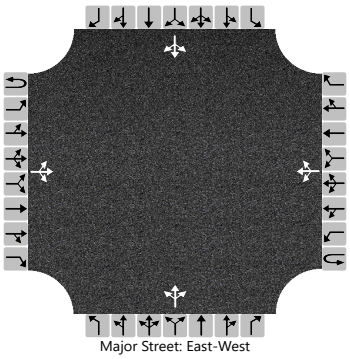
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/1/2021
Analysis Year	2024
Time Analyzed	BUILD 2024_PM PEAK
Intersection Orientation	East-West
Project Description	Caja del Oro

Site Information

Intersection	CDO & Site Entrance
Jurisdiction	Santa Fe
East/West Street	Caja del Oro Grant Rd
North/South Street	Site Entrance
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		22	358	19		8	159	8		11	0	4		5	0	13
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		24				9					16				20	
Capacity, c (veh/h)		1394				1149					416				634	
v/c Ratio		0.02				0.01					0.04				0.03	
95% Queue Length, Q_{95} (veh)		0.1				0.0					0.1				0.1	
Control Delay (s/veh)		7.6				8.2					14.0				10.9	
Level of Service (LOS)		A				A					B				B	
Approach Delay (s/veh)	0.6				0.4				14.0				10.9			
Approach LOS									B				B			

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Intersection	
Intersection Delay, s/veh	8.1
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	179	387	609	307
Demand Flow Rate, veh/h	183	394	621	313
Vehicles Circulating, veh/h	491	432	220	183
Vehicles Exiting, veh/h	5	409	469	256
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	6.6	7.1	10.3	5.8
Approach LOS	A	A	B	A

Lane	Left	Bypass	Left	Bypass	Left	Left
Designated Moves	LTR	R	LR	R	LTR	LTR
Assumed Moves	LTR	R	LR	R	LTR	LTR
RT Channelized		Yield		Yield		
Lane Util	1.000		1.000		1.000	1.000
Follow-Up Headway, s	2.609		2.609		2.609	2.609
Critical Headway, s	4.976	2	4.976	95	4.976	4.976
Entry Flow, veh/h	181	1371	299	1024	621	313
Cap Entry Lane, veh/h	836	0.980	888	0.980	1103	1145
Entry HV Adj Factor	0.979	2	0.982	93	0.981	0.980
Flow Entry, veh/h	177	1345	294	1004	609	307
Cap Entry, veh/h	819	0.001	872	0.093	1081	1122
V/C Ratio	0.216	2.7	0.337	4.4	0.563	0.273
Control Delay, s/veh	6.7	A	7.9	A	10.3	5.8
LOS	A	0	A	0	B	A
95th %tile Queue, veh	1		1		4	1

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Approach	NE	SW
Entry Lanes	1	0
Conflicting Circle Lanes	1	1
Adj Approach Flow, veh/h	23	0
Demand Flow Rate, veh/h	23	0
Vehicles Circulating, veh/h	666	439
Vehicles Exiting, veh/h	6	292
Ped Vol Crossing Leg, #/h	0	0
Ped Cap Adj	1.000	1.000
Approach Delay, s/veh	5.5	0.0
Approach LOS	A	-

Lane	Left
Designated Moves	LTR
Assumed Moves	LTR
RT Channelized	
Lane Util	1.000
Follow-Up Headway, s	2.609
Critical Headway, s	4.976
Entry Flow, veh/h	23
Cap Entry Lane, veh/h	700
Entry HV Adj Factor	0.995
Flow Entry, veh/h	23
Cap Entry, veh/h	696
V/C Ratio	0.033
Control Delay, s/veh	5.5
LOS	A
95th %tile Queue, veh	0

Intersection	
Intersection Delay, s/veh	9.0
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	120	426	435	623
Demand Flow Rate, veh/h	123	434	444	636
Vehicles Circulating, veh/h	850	384	278	219
Vehicles Exiting, veh/h	5	338	693	291
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	8.7	7.6	8.3	10.6
Approach LOS	A	A	A	B

Lane	Left	Bypass	Left	Bypass	Left	Left
Designated Moves	LTR	R	LR	R	LTR	LTR
Assumed Moves	LTR	R	LR	R	LTR	LTR
RT Channelized		Yield		Yield		
Lane Util	1.000		1.000		1.000	1.000
Follow-Up Headway, s	2.609		2.609		2.609	2.609
Critical Headway, s	4.976	5	4.976	71	4.976	4.976
Entry Flow, veh/h	118	1353	363	1084	444	636
Cap Entry Lane, veh/h	580	0.980	933	0.980	1039	1104
Entry HV Adj Factor	0.979	5	0.981	70	0.980	0.981
Flow Entry, veh/h	116	1327	356	1062	435	624
Cap Entry, veh/h	568	0.004	915	0.066	1018	1082
V/C Ratio	0.203	2.7	0.389	4.0	0.427	0.576
Control Delay, s/veh	9.0	A	8.4	A	8.3	10.6
LOS	A	0	A	0	A	B
95th %tile Queue, veh	1		2		2	4

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Approach	NE	SW
Entry Lanes	1	0
Conflicting Circle Lanes	1	1
Adj Approach Flow, veh/h	22	0
Demand Flow Rate, veh/h	22	0
Vehicles Circulating, veh/h	949	510
Vehicles Exiting, veh/h	19	237
Ped Vol Crossing Leg, #/h	0	0
Ped Cap Adj	1.000	1.000
Approach Delay, s/veh	7.4	0.0
Approach LOS	A	-

Lane	Left
Designated Moves	LTR
Assumed Moves	LTR
RT Channelized	
Lane Util	1.000
Follow-Up Headway, s	2.609
Critical Headway, s	4.976
Entry Flow, veh/h	22
Cap Entry Lane, veh/h	524
Entry HV Adj Factor	0.995
Flow Entry, veh/h	22
Cap Entry, veh/h	521
V/C Ratio	0.042
Control Delay, s/veh	7.4
LOS	A
95th %tile Queue, veh	0

HCS7 Two-Way Stop-Control Report

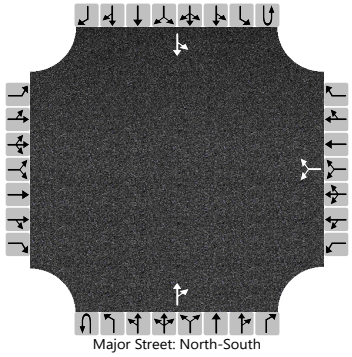
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/1/2021
Analysis Year	2034
Time Analyzed	BUILD 2034_AM PEAK
Intersection Orientation	North-South
Project Description	Caja del Oro

Site Information

Intersection	Alameda Frtg. & CDO
Jurisdiction	Santa Fe
East/West Street	Caja del Oro Grant Rd
North/South Street	Alameda Frontage Rd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						141		121			341	40		81	221	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							285							88		
Capacity, c (veh/h)							418							1145		
v/c Ratio							0.68							0.08		
95% Queue Length, Q_{95} (veh)							4.9							0.2		
Control Delay (s/veh)							30.1							8.4		
Level of Service (LOS)							D							A		
Approach Delay (s/veh)						30.1								2.8		
Approach LOS						D										

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HCS7 Two-Way Stop-Control Report

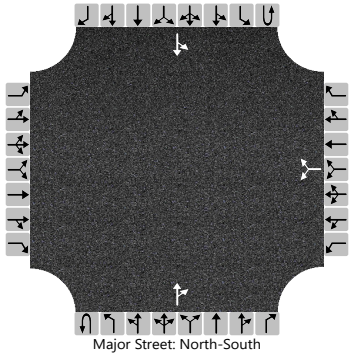
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/1/2021
Analysis Year	2034
Time Analyzed	BUILD 2034_PM PEAK
Intersection Orientation	North-South
Project Description	Caja del Oro

Site Information

Intersection	Alameda Frtg. & CDO
Jurisdiction	Santa Fe
East/West Street	Caja del Oro Grant Rd
North/South Street	Alameda Frontage Rd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						105		94			135	253		182	438	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							216							198		
Capacity, c (veh/h)							263							1137		
v/c Ratio							0.82							0.17		
95% Queue Length, Q_{95} (veh)							6.6							0.6		
Control Delay (s/veh)							60.5							8.8		
Level of Service (LOS)							F							A		
Approach Delay (s/veh)						60.5								4.1		
Approach LOS						F										

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CAJA DEL ORO

PEAK HOUR VOLUME SIGNAL WARRANT ANALYSIS

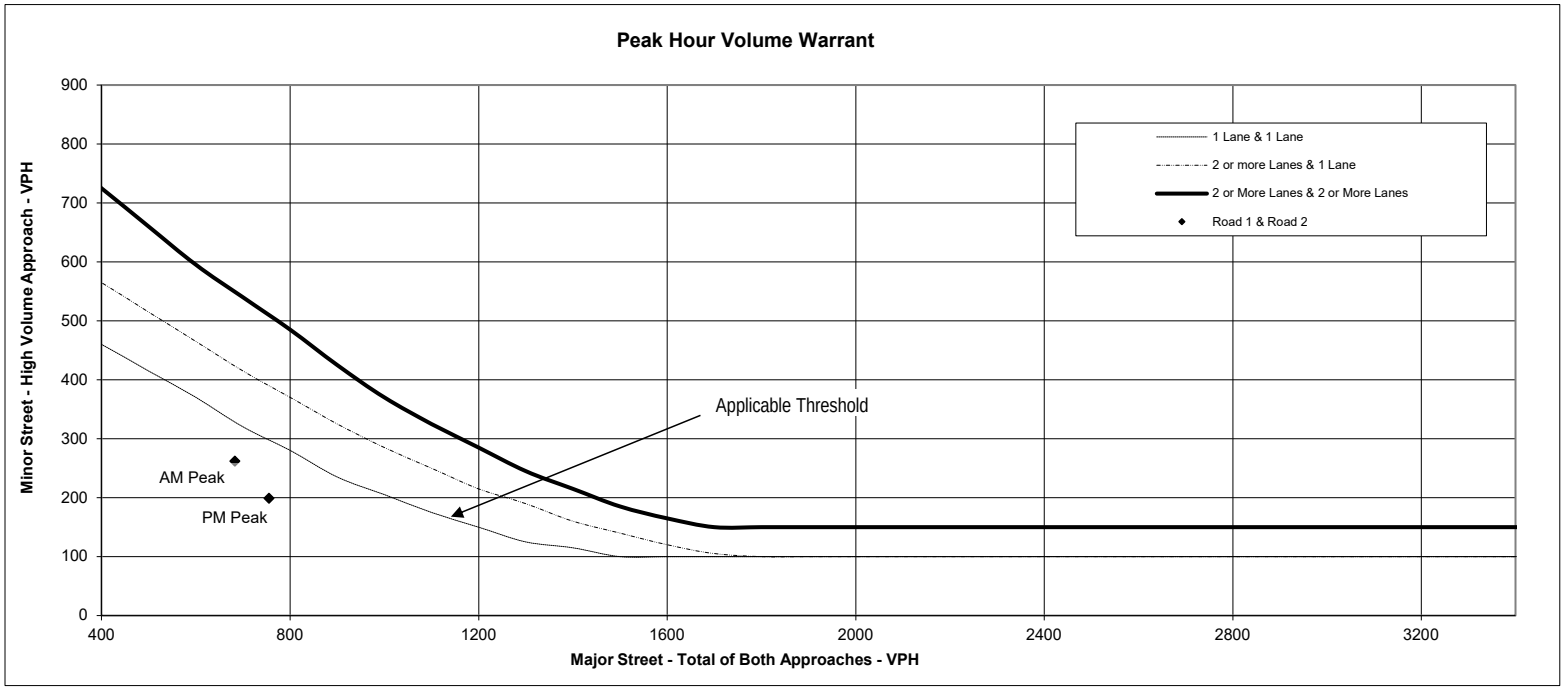
Satisfies Warrant 3A NO

Peak Hour Delay (Criteria 4 Hours)		Intersection Voume > 650	Minor Approach > 100
2.19 Hours in AM	NO	YES	YES
3.34 Hours in PM	NO	YES	YES

Scenario: 2034 Build
Intersection: Road 1 & Road 2
Type: 1 Lane
Major Street (Orientation): Alameda Frontage (N/S)
Minor Street (Orientation): Caja del Oro (E/W)

*TCM OR HCS7

	Minor Street Approach Volume			Major Street Approach Volume			Satisfies Warrant 3B
Time	EB	WB	High Vol	NB	SB	NB + SB	
AM Peak	0	262	262	381	302	683	NO
PM Peak	0	199	199	135	620	755	NO



Note: 150 VPH applies as the lower threshold for minor street approach with 2 or more lanes & 100 VPH as the threshold for a minor street approach with one lane

HCS7 Two-Way Stop-Control Report

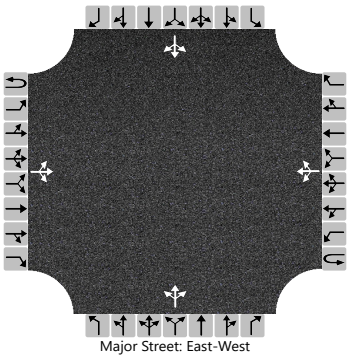
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/1/2021
Analysis Year	2034
Time Analyzed	BUILD 2034_AM PEAK
Intersection Orientation	East-West
Project Description	Caja del Oro

Site Information

Intersection	CDO & Site Entrance
Jurisdiction	Santa Fe
East/West Street	Caja del Oro Grant Rd
North/South Street	Site Entrance
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		7	109	6		2	226	2		16	0	7		7	0	20
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		8				2					25				29	
Capacity, c (veh/h)		1318				1462					621				715	
v/c Ratio		0.01				0.00					0.04				0.04	
95% Queue Length, Q_{95} (veh)		0.0				0.0					0.1				0.1	
Control Delay (s/veh)		7.7				7.5					11.0				10.3	
Level of Service (LOS)		A				A					B				B	
Approach Delay (s/veh)		0.5				0.1				11.0				10.3		
Approach LOS										B				B		

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HCS7 Two-Way Stop-Control Report

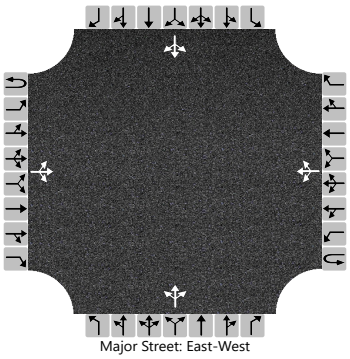
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/1/2021
Analysis Year	2034
Time Analyzed	BUILD 2034_PM PEAK
Intersection Orientation	East-West
Project Description	Caja del Oro

Site Information

Intersection	CDO & Site Entrance
Jurisdiction	Santa Fe
East/West Street	Caja del Oro Grant Rd
North/South Street	Site Entrance
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		22	394	19		8	174	8		11	0	4		5	0	13
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		24				9					16				20	
Capacity, c (veh/h)		1375				1111					384				602	
v/c Ratio		0.02				0.01					0.04				0.03	
95% Queue Length, Q_{95} (veh)		0.1				0.0					0.1				0.1	
Control Delay (s/veh)		7.7				8.3					14.8				11.2	
Level of Service (LOS)		A				A					B				B	
Approach Delay (s/veh)	0.6				0.4				14.8				11.2			
Approach LOS									B				B			

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Intersection	
Intersection Delay, s/veh	9.2
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	198	424	669	336
Demand Flow Rate, veh/h	202	433	682	342
Vehicles Circulating, veh/h	538	476	243	200
Vehicles Exiting, veh/h	4	449	515	282
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	7.4	7.9	12.3	6.2
Approach LOS	A	A	B	A

Lane	Left	Bypass	Left	Bypass	Left	Left
Designated Moves	LTR	R	LR	R	LTR	LTR
Assumed Moves	LTR	R	LR	R	LTR	LTR
RT Channelized		Yield		Yield		
Lane Util	1.000		1.000		1.000	1.000
Follow-Up Headway, s	2.609		2.609		2.609	2.609
Critical Headway, s	4.976	2	4.976	104	4.976	4.976
Entry Flow, veh/h	200	1371	329	993	682	342
Cap Entry Lane, veh/h	797	0.980	849	0.980	1077	1125
Entry HV Adj Factor	0.980	2	0.979	102	0.981	0.981
Flow Entry, veh/h	196	1345	322	973	669	335
Cap Entry, veh/h	781	0.001	832	0.105	1056	1103
V/C Ratio	0.251	2.7	0.387	4.7	0.633	0.304
Control Delay, s/veh	7.4	A	9.0	A	12.3	6.2
LOS	A	0	A	0	B	A
95th %tile Queue, veh	1		2		5	1

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Approach	NE	SW
Entry Lanes	1	0
Conflicting Circle Lanes	1	1
Adj Approach Flow, veh/h	26	0
Demand Flow Rate, veh/h	26	0
Vehicles Circulating, veh/h	732	482
Vehicles Exiting, veh/h	6	323
Ped Vol Crossing Leg, #/h	0	0
Ped Cap Adj	1.000	1.000
Approach Delay, s/veh	6.0	0.0
Approach LOS	A	-

Lane	Left
Designated Moves	LTR
Assumed Moves	LTR
RT Channelized	
Lane Util	1.000
Follow-Up Headway, s	2.609
Critical Headway, s	4.976
Entry Flow, veh/h	26
Cap Entry Lane, veh/h	654
Entry HV Adj Factor	0.994
Flow Entry, veh/h	26
Cap Entry, veh/h	650
V/C Ratio	0.040
Control Delay, s/veh	6.0
LOS	A
95th %tile Queue, veh	0

Intersection	
Intersection Delay, s/veh	10.4
Intersection LOS	B

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	132	468	477	684
Demand Flow Rate, veh/h	135	477	486	698
Vehicles Circulating, veh/h	934	415	297	241
Vehicles Exiting, veh/h	5	368	762	316
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	9.9	8.6	9.2	12.6
Approach LOS	A	A	A	B

Lane	Left	Bypass	Left	Bypass	Left	Left
Designated Moves	LTR	R	LR	R	LTR	LTR
Assumed Moves	LTR	R	LR	R	LTR	LTR
RT Channelized		Yield		Yield		
Lane Util	1.000		1.000		1.000	1.000
Follow-Up Headway, s	2.609		2.609		2.609	2.609
Critical Headway, s	4.976	7	4.976	78	4.976	4.976
Entry Flow, veh/h	128	1351	399	1062	486	698
Cap Entry Lane, veh/h	532	0.980	904	0.980	1019	1079
Entry HV Adj Factor	0.980	7	0.981	76	0.981	0.981
Flow Entry, veh/h	125	1324	392	1041	477	685
Cap Entry, veh/h	522	0.005	887	0.073	1000	1059
V/C Ratio	0.240	2.8	0.442	4.1	0.477	0.647
Control Delay, s/veh	10.3	A	9.4	A	9.2	12.6
LOS	B	0	A	0	A	B
95th %tile Queue, veh	1		2		3	5

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Approach	NE	SW
Entry Lanes	1	0
Conflicting Circle Lanes	1	1
Adj Approach Flow, veh/h	18	0
Demand Flow Rate, veh/h	18	0
Vehicles Circulating, veh/h	1041	557
Vehicles Exiting, veh/h	21	257
Ped Vol Crossing Leg, #/h	0	0
Ped Cap Adj	1.000	1.000
Approach Delay, s/veh	8.1	0.0
Approach LOS	A	-

Lane	Left
Designated Moves	LTR
Assumed Moves	LTR
RT Channelized	
Lane Util	1.000
Follow-Up Headway, s	2.609
Critical Headway, s	4.976
Entry Flow, veh/h	18
Cap Entry Lane, veh/h	477
Entry HV Adj Factor	0.995
Flow Entry, veh/h	18
Cap Entry, veh/h	475
V/C Ratio	0.038
Control Delay, s/veh	8.1
LOS	A
95th %tile Queue, veh	0

G. NEW BUSINESS

1. **Case #2021-4647. Zia Flats Final Development Plan (Zia Station, Phase 1A).** JenkinsGavin, Inc., Agent, for Zia Flats, LLC, Owner, requests Final Development Plan Approval for a 244-unit multi-family development at the northwest corner of St. Francis Drive and Zia Road. The property is zoned C-2 PUD (General Commercial, Planned Unit Development) and is approximately 10.16 acres. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136) ***(TO BE POSTPONED TO MARCH 17, 2022)***

> **Name:** Andrea Serrano
> **Comment - 02/12/2022 06:42 PM: (Against)**
> Strongly oppose this development in its entirety. This area is already too overbuilt and the roads and nearby stores are over crowded.

2. **Case # 2021-3662. Zia Station Right of Way Vacation and Dedication Plat**. JenkinsGavin, Inc., Agent, for Zia Station, LLC, Owner, requests approval of a Partial Vacation and Dedication Plat for Galisteo Road for properties located at the northwest and southwest corners of St. Francis Drive and Zia Road. The properties are zoned C-2 PUD (General Commercial- Planned Unit Development), and comprise a total of approximately 22.7 acres. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136). ***(TO BE POSTPONED TO MARCH 17, 2022)***

> **Name:** Andrea Serrano
> **Comment - 02/12/2022 06:42 PM: (Against)**
> Oppose