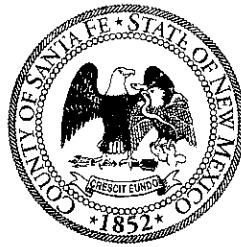


Danny Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

DATE: February 14, 2012

TO: Board of County Commissioners

FROM: Vicki Lucero, Development Review Team Leader *VL*

VIA: Penny Ellis-Green, Interim Land Use Administrator *PEG*
Shelley Cobau, Building and Development Services Manager *SC*
Wayne Dalton, Building and Development Services Supervisor *WD*

FILE REF.: CDRC CASE # DP 11-5370 Desert Academy Preliminary and Final
Development Plan Phase 2

ISSUE:

Desert Academy, Applicant, Courtenay Mathey, Agent, Request Preliminary And Final Development Plan Approval For Phase II of the existing school facility which will include 2,300 sq. ft. of office space, a 9,000 sq. ft. classroom building, a 10,000 sq. ft. gymnasium, an all-weather (synthetic) athletic field and running track, interior remodeling of existing structures, and related site improvements on 25.86 acres. The property is located off County Road 67, within Section 7, Township 16 North, Range 10 East (Commission District 4).

SUMMARY:

On January 19, 2012, the CDRC met and acted on this case. The decision of the CDRC was to recommend approval of the request (Refer to Exhibit "E").

On July 29, 1997, the EZA granted Master Plan zoning approval for the New Mexico Academy for Sciences and Mathematics which included an administration building, swimming pool, cafeteria and visual arts building, two classroom buildings, and tennis courts totaling 99,400 sq. ft. of actual building space and up to 450 students. At that time the EZA also granted Preliminary Development Plan approval for Phase I which consisted of 133 students and faculty and 54,900 sq. ft. of facilities.

On September 11, 1997, the EZC granted Final Development Plan approval for Phase IA.

On September 29, 1998, the EZA granted approval of a Master Plan Amendment to add an equestrian use, to modify the building placement and increase the total square footage to 106,700 sq. ft. for all phases and to increase the number of allowable students and faculty from 133 to 138 for Phase I.

Currently on site there is an existing administration/classroom building and pool/equipment building along with a modular classroom building totaling 13,300 sq. ft. All of these structures will continue to be utilized.

The Applicant is now requesting Preliminary and Final Development Plan approval for Phase II which will add 20,000 sq. ft. of building area and related improvements as follows:

Phase II-A (Spring/Summer 2012 with completion by July 1, 2012):

- Remodel interior of existing structure and enclose \pm 1000 sq. ft. of existing portal for new offices
- Add a new \pm 9,000 sq. ft. classroom structure
- Remodel existing 1,300 sq. ft. portable building for offices
- Additional gravel drive and parking
- Replace existing propane service with new gas line connection
- Tie the existing septic system into the public service line available along Old Las Vegas Highway
- Related improvements to utilities, lighting, and landscaping, etc.

Phase II-B (Fall 2012 –Fall 2013):

- Add new 10,000 sq. ft. gymnasium and support spaces
- Add new all-weather (synthetic) athletic field and running track
- Related improvements to utilities, lighting, landscaping etc.
- Additional gravel parking spaces

The proposed Development Plan will increase the existing permitted population to 250 students and 50 staff members for a total of 300 people.

Adjacent Properties

The subject property is bound on the north by residential lots. To the west is Harry's Road House and the Old Las Vegas Highway, on the east side is Old Santa Fe Trail, and to the south are the El Gancho and the Steaksmith.

Access and Parking

The property is currently accessed from Old Santa Fe Trail which includes a right turn deceleration lane. County Public Works has reviewed the plans and states that the amount of traffic on Old Santa Fe Trail warrants a left turn deceleration lane and required a condition that engineering plans for the left turn deceleration lane be submitted for review and approval.

At the January 19, 2012 CDRC meeting, the CDRC changed this condition to state that "Engineering Plans for the deceleration lane off of Old Santa Fe Trail or acceptable alternative to be approved by Public Works must be submitted for review and approval prior to Final Development Plan approval." The Applicant met with Public Works to discuss possible alternatives. The Applicant is currently working on a more detailed Traffic Analysis but has not submitted any additional information to the County at this time.

The County Code parking requirements for community service facilities is 1 parking per employee and 1 per 300 sq. ft. of building area. The proposed development will be required to provide 161 parking spaces, 8 of which must be handicap accessible. The applicant is proposing 157 parking spaces, 7 of which will be handicap accessible spaces. Proposed parking does not meet code requirements. The applicant shall provide 4 additional parking spaces which includes 1 handicap accessible space.

Water

The property is currently served by an on-site well that feeds a pool of water used for fire protection as well as providing for typical school water uses. Under the approved Master Plan, water usage was limited to 2.43 acre feet per year. A water budget was submitted based on water usage at the existing Desert Academy and it is estimated that at full build out of Phase 2 water uses will be 0.645 acre feet per year, which is well below the 2.43 acre-foot limitation. The County Hydrologist has reviewed this application and has determined that there is adequate water to support the proposed development.

Fire Protection

The existing main building and equipment building are equipped with a fire sprinkler system. Water for fire protection is provided by the existing pool located along the east side of the property. The pool capacity is approximately 175,000 gallons. The proposed classroom building will also be sprinklered. The Fire Prevention Division has reviewed this application and recommends Preliminary and Final Development Plan approval subject to conditions.

Liquid and Solid Waste

The property is currently served by an on-site septic system. The Applicant is proposing to connect to the existing sewer line along Old Las Vegas Highway. The existing system will serve as a collection point and pump station for the campus.

There is an existing dumpster located on the property for disposal of solid waste. The Applicant will contract with a private solid waste disposal service for pick up.

Terrain Management

The natural slope of the property is gentle across the center of the property, averaging 3% where buildings are proposed. There are some isolated occurrences of 30% slopes. No disturbance will occur in these areas.

This property does not fall within a FEMA designated floodplain. There is an existing retention pond on the property and a second pond is also proposed. There are some existing underground rainwater cisterns as well. A 6,000 gallon cistern(s) is proposed for Phase 2.

The proposed development is in compliance with Article VII, Section 3 (Terrain Management Requirements) of the Code.

Signage and Lighting

The Applicant is proposing to update the existing wall signs along Old Santa Fe Trail as well as the signage on the main building. Signage details shall be submitted for review and approval prior to Final Development Plan approval.

New exterior lighting will be provided to illuminate the new parking, walkways and buildings. A lighting plan showing locations of proposed lighting, details of light poles and cut sheets shall be submitted prior to Final Development Plan approval.

Archeology

An archaeological survey was submitted with the previous application. One significant site was detected along Old Santa Fe Trail. An archaeological easement was established to protect this area.

REQUIRED ACTION:

The BCC should review the attached material and consider the recommendation of staff and the CDRC, take action to approve, deny, approve with conditions or modifications or to table for further analysis of this request.

RECOMMENDATION:

This application is in accordance with Article III, Section 4.4 (Development Plan Requirements) of the County Land Development Code, and is consistent with the use and scope of the previously approved Master Plan. Staff recommendation as the decision of the CDRC is to grant Preliminary Development Plan approval for Phase 2 with Final Development Plan approval to be handled administratively subject to the following conditions:

1. Engineering plans for the left turn deceleration lane off of Old Santa Fe Trail or an acceptable alternative to be approved by Public Works must be submitted for review and approval prior to Final Development Plan approval. Consideration must be given to using El Gancho Way as an entrance to the property.
2. Signage details shall be submitted for review and approval prior to Final Development Plan approval.
3. A lighting plan showing locations of proposed lighting, details of light poles and cut sheets shall be submitted prior to Final Development Plan approval.

4. A detailed parking plan meeting Code requirements shall be submitted prior to Final Development Plan approval.
5. Water use for this tract shall not exceed 2.43 acre-feet per year. Any decrease in the size of this tract will require a new evaluation of water availability. This shall be noted on the Development Plan
6. Connection to the County wastewater collection system is required. If regional water comes within 200 feet of the property boundary the owner shall connect to the water system. This shall be noted on the Development Plan.
7. Monthly meter readings from well RG-66448 shall be recorded and submitted to the Santa Fe County Utilities Department. This shall be noted on the Development Plan.
8. Roadways and driveways shall meet the minimum County Standards for fire apparatus access roads within this type of proposed development. Final acceptance based upon Fire Marshal's approval.
9. The water delivery system supplying the fire hydrants and automatic sprinkler systems shall be designed to meet the minimum standards of the Santa Fe County Water utilities to allow for future required connection to such systems as they are provided.
10. Automatic Fire Protection Sprinkler systems shall be required as per submitted development plans and 1997 Uniform Fire, Article 10 Section 1003.2 in accordance with the Building Code as adopted by the State of New Mexico and/or the County of Santa Fe.
11. All gates shall be operable by means of a key or key switch, which is keyed to the Santa Fe County Emergency Access System (Knox Rapid Entry System).
12. No building permits shall be granted until such time as the fire hydrants have been tested and approved by the Santa Fe County Fire Marshal.

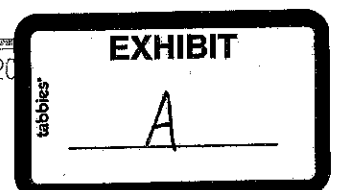
ATTACHMENTS:

- Exhibit "A" – Developer's report
- Exhibit "B" - Developer's plans
- Exhibit "C" – Vicinity Map
- Exhibit "D" – Reviewing Agency Responses
- Exhibit "E"- January 19, 2012 CDRC meeting minutes

Phase 2A/2B Development Plan Report
for
Desert Academy

7300 Old Santa Fe Trail
Santa Fe County, NM

REVISED
JANUARY 17, 2012



MAIN PROJECT PARTICIPANTS AND CONSULTANTS		
Prepared by:	Description	Contact
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JT and T Construction	Water quality testing Septic system analysis Sanitary Survey	Shannon Jones JT and T Construction 07-A North Horizon Lane Santa Fe, NM 87507 505/819-8443 m – 505/660-3059 swjones@ci.santa-fe.nm.us

Development Plan Report prepared by

Mathey and Associates, Architecture and Planning

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1- INTRODUCTION

This development plan approval request is being submitted to Santa Fe County in reference to additional development at an existing private school facility. This 25.856 acre site, currently known as the New Mexico Academy for Sciences and Mathematics (NMA) property, is located at the northwest corner of the intersection of Old Santa Fe Trail and El Gancho Way. Desert Academy is a local private school that is interested in purchasing the NMA property and adding additional improvements to the property in the near future in order to begin operation there in the Fall of 2012. The planned uses of the property are within the uses and scope of facilities in the already-approved master plan.

The purchase of the property by Desert Academy is contingent upon approval of the development plan by the county of Santa Fe.

The existing property has an approved Master Plan in place which was obtained by the original developers in 1998, with an amendment in 2000. The scope of this Master Plan includes over 85,000 sf of building improvements including administrative space, classrooms, labs, gymnasium, cafeteria, horse facilities, swimming pool, etc.. The property currently has a two-story administrative and classroom building, a portable office structure, a basketball court, a fenced water-storage pool for fire protection and a mechanical room. The Santa Fe International Elementary School currently leases the main school building.

Desert Academy proposes to add improvements that comply with the existing Master Plan as follows:

Phase 2A (Spring-Summer 2012, completion by July 1, 2012)

- Remodel interior of existing structure and enclose +/- 1000 sf of existing portal for new offices
- Add a new +/- 9000 sf classroom structure
- Remodel existing 1300 sf portable building for offices
- Additional gravel drive and parking
- Replace existing propane service with new gas line connection
- Tie the existing septic system into the public service line available along Old Las Vegas Highway
- Related improvements to utilities, lighting, landscaping etc..

Phase 2B (Fall 2012 - Fall 2013)

- Add new 10,000 sf gymnasium and support spaces
- Add new all-weather (synthetic) athletic field and running track
- Related improvements to utilities, lighting, landscaping etc..
- Additional gravel parking spaces

This development plan will increase the existing permitted 100 student population to 250 students. The existing master plan allows for a maximum of 450 students.

Desert Academy currently has about 175 students and will grow over the years to a desired population of 250 students maximum.

2- APPLICANT / PURCHASER – DESERT ACADEMY

Desert Academy is a not-for-profit, independent middle and secondary school (grades 7-12). We are an International Baccalaureate (IB) World School—one of only three in New Mexico and the only IB Middle Years program in the State. We're an economically and culturally diverse community; some 40% of our students receive financial need or merit based tuition assistance, and 70% of our students voluntarily participate in sports.

Our mission focuses on the learning experience of each individual child and we support the needs of students with mild to moderate learning differences. And along the way we've assembled a talented, passionate faculty and staff.

We've done all that in tight quarters, with few of the physical amenities that extend learning beyond the classroom and make it an immersive, holistic experience. But we've also made the community a part of our campus, through our student service programs here in Santa Fe and in the Dominican Republic.

Begun by a small group of parents and community members, Desert opened in 1994 with 34 students in the old Lamy Schoolhouse. The school's principles, from its inception to the present, value the individual, embrace diversity and promote a lifetime of community service.

Desert has continued to grow. We began this school term with 172 students and are literally bursting at the seams in our current facility.

We reached an agreement with the owners of the New Mexico Academy campus property on September 1st for the purchase of the campus. We will close that purchase by May 1, 2012, if our Development Plan is approved by the CDRC and BCC. With such approval, we plan to start school there in August 2012.

Desert will be continuing the land use plan contemplated in the original NM Academy Master Plan to operate a secondary school on the property. However, Desert plans a maximum of just 250 students, nearly one-half of the 450 anticipated in the original Master Plan by the original NM Academy.

The campus will provide a permanent home for Desert to meet the needs of our families and to continue our cooperative joint-initiatives with Santa Fe Public Schools and other private schools in Santa Fe. And we envision facilities that will allow us to nurture and sustain a center of world-class educational excellence for students in Santa Fe, the State of New Mexico, and across the US and abroad.

As a world-class educational institution with a mission-focus on community service, Desert will be a reliable and friendly neighbor. Establishing Desert's permanent home is the most ideal and fully-contemplated use of the property.

3- CURRENT PROPERTY OWNER

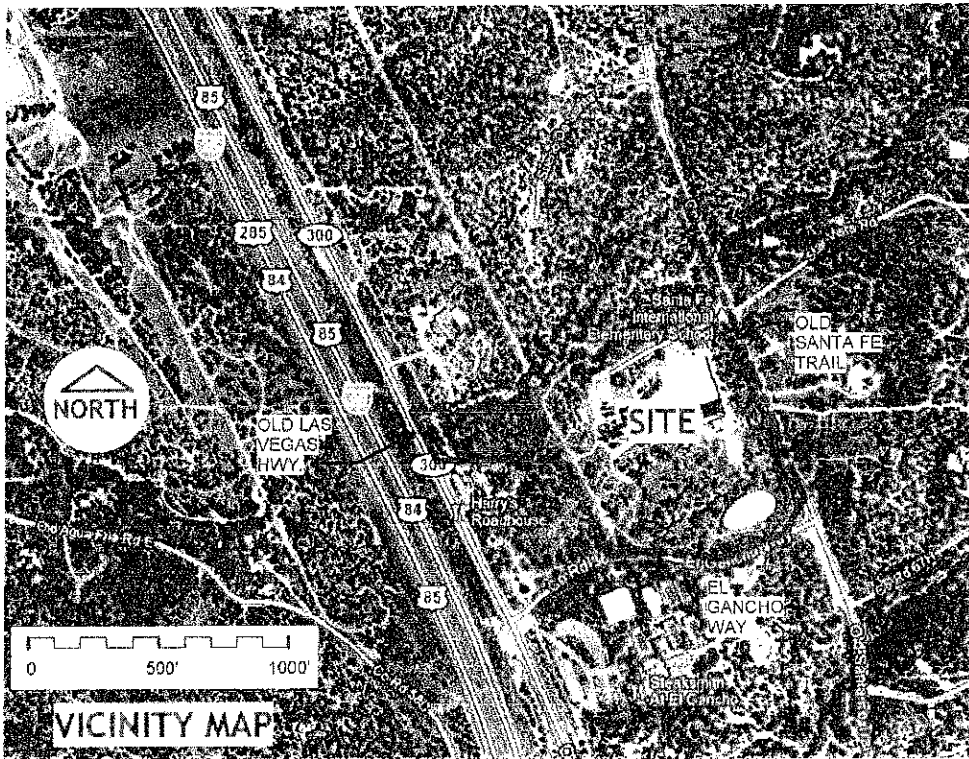
The property was acquired by members of the Mathews family of Nebraska in 1997 for the development of the private New Mexico Academy for Science and Mathematics (NMA). When NMA closed title was transferred to CavuTwo, LLC., wholly-owned by Frank Mathews of Omaha.

Mr. Mathews has subsequently leased the facilities to other schools. In September 2011 Mr. Mathews executed a Real Estate Purchase Agreement with Desert Academy.

As attested in attached correspondence, CavuTwo, LLC. and Mr. Frank Mathews are in possession of and supportive of Desert Academy's 2011 Development Plan. The property was originally a part of the Prince Family estate.

4- PURCHASE OF PROPERTY

The purchase of the property by Desert Academy is contingent upon approval of this development plan.



5- ADJOINING USES

Land to the west, between the western boundary and Old Las Vegas Hwy, consists of a residential dwelling and a restaurant (Harry's Road House). The 5 acre parcel to the northwest is owned by the American Legion. El Gancho, a private health club is located south of the property across El Gancho Way. The area east of Old Santa Fe Trail is primarily comprised of private residential lots that are 5-10 acres in size.

6 - EASEMENTS

This property currently has easements including, but not limited to:

Archaeological Easement – portion of the property along the eastern boundary, preserves part of original Santa Fe Trail

Drainage Easement – 50' wide running east-west through southern portion of property

PNM Electrical Easement - 10' Wide easement for overhead electrical service

No-Drilling Easement - +/- 200' wide area along western portion of property

A boundary survey is in progress by Dawson Surveys which will reflect the locations of these easements.

No new easements are currently proposed for this phase of work.

7 - EXISTING MASTER PLAN

The existing approved master plan created by NMA and last amended in 2000 was granted a special exception for a school. The total maximum number of students allowed by the master plan is 450. The current development plan allows for up to 50-90 students. The amended master plan requires that if the student population is to go over 100 students then approval will be required by the EZA and EZC. These entities no longer exist, and this submittal is to be reviewed through the CDRC and BCC approval process.

The planned development of the new campus complies within the existing approved master plan uses, building areas and general locations.

The following table illustrates the building uses and sizes as approved in the master plan:

TABLE 1 - SUMMARY OF EXISTING APPROVED SCHOOL BUILDINGS			
MAIN FACILITIES PER EXISTING APPROVED MASTER PLAN	BUILDING AREA PER MASTER PLAN	EXISTING BUILDING AREA (AS OF FALL 2011)	BUILDING AREA BALANCE
BUILDING FACILITIES:			
ADMINISTRATION/CLASSROOM/LABS	32,000	9200	22,800
EQUIPMENT BUILDING	2000	2000	0
POOL BUILDING	9000	0	9000
CAFETERIA, VISUAL ARTS	9400	0	9400
GYMNASIUM /SUPPORT FACILITIES	15,000	0	15,000
LIBRARY	4000	0	4000
PERFORMING ARTS	14,000	0	14,000
	85,400	11200	74,200

In addition, the site currently has a horse riding ring and basketball courts as allowed by the master plan. Additional permitted outdoor uses include an athletic field, tennis courts, a dressage area and a horse stable.

REFER TO THE EXISTING MASTER PLAN DOCUMENTS FOR FULL INFORMATION.

Year	Phase of School Construction	Grades	Gross SF of Building Facilities	Total Gross SF of Buildings	Total Number of Students	Total Number of Staff	Total School Population
1998-99	PHASE 1	7-8	5000 SF ADMIN/CLASS. 11,000 SF POOL/EQUIP. ROOM GATE HOUSE RIDING RING <u>TENNIS/BASKETBALL COURT</u> 16,000 SF	16,000	40-45	4-5	44-50
1999-00	PHASE 2	7-9	9,400 SF CAFETERIA & VISUAL ARTS	25,400	80-90	6-8	86-98
2000-01	PHASE 2	7-10	15,000 SF GYM	40,400	160-180	12-14	172-194
2001-02	PHASE 3	7-11	13,500 SF CLASSROOMS	53,900	250-280	16-20	266-300
2002-03	PHASE 3	7-12	4,000 SF LIBRARY	57,900	300-320	22-25	322-345
2003-04	PHASE 4	7-12	13,500 SF CLASSROOMS/LAB	71,400	350-370	25-28	375-398
2004-05	PHASE 5	7-12	14,000 SF AUDITORIUM AND PERFORMING ARTS	85,400	420-450	30-35	450-485

Year	Phase of School Construction	Grades	Gross SF of Building Facilities	Total Gross SF of Buildings	Total Number of Students	Total Number of Staff	Total School Population
2011	PHASE 1 EXISTING	7-8	9200 SF ADMIN/CLASS. 1300 SF PORTABLE BUILDING 2800 SF POOL/EQUIP. ROOM GATE HOUSE RIDING RING TENNIS/BASKETBALL COURT	13,300 SF	100	15	115
2012-13	PHASE 2A CURRENT REQUEST Spring-Summer 2012, completion by July 1, 2012	7-12	<u>1000 SF ADD'N TO EXIST. BLDG.</u> <u>9000 SF NEW CLASSROOM</u> 10,000 SF TOTAL	23,300 SF	250	50	350 300
2012-13	PHASE 2B CURRENT REQUEST Fall 2012 - Fall 2013	7-12	10,000 SF GYM/SUPPORT SPACES ATHLETIC FIELD	33,300 SF	250	50	300

8 - UTILITIES

WATER

The property is currently served by an on-site well. This well feeds a pool of water used for fire protection as well as providing for typical school water uses. The original master planning included a hydrogeology report which was prepared by Dennis Cooper in February 1997.

The current master plan, revised in March 2000, limits the water use to 1.98 acre feet per year without enacting emergency water restrictions or limiting additional enrollment (General Note 3A). General Note 4 states that adjustments to school population can be considered based on actual water usage.

The following table indicates the metered water usage of the existing Desert Academy campus at its current location on Camino Alire. This reflects the water usage for a normal year by students, staff and visitors and includes the landscaping irrigation of a small courtyard and surrounding vegetation. Water was completely supplied by the city of Santa Fe water service.

ACTUAL WATER USE BY DESERT ACADEMY on CAMINO ALIRE	
MONTH	ACTUAL GALLONS USED
July 2010	6000
August 2010	9200
September 2010	12800
October 2010	12500
November 2010	11500
December 2010	8000
January 2011	12000
February 2011	8500
March 2011	8400
April 2011	16400
May 2011	15800
June 2011	19200
TOTAL YEAR =	140,300 Gallons/Year

140,300 Gallons/Year = 0.43 Ac/Ft actual water usage by Desert Academy based on an actual population of 170 students and 30 staff, a total of 200 people.

This development plan is based on a population of 250 students and 50 staff, a total of 250 people. *Adjusting for the increase in population, the typical water use of the facility, including irrigation:*

300/200 x 0.43 Ac/Ft. = 0.645 Ac/Ft projected water usage by Desert Academy at complete build-out to accommodate desired 250 students and 50 staff.

This is considerably below the 1.98 acre feet usage limit.

Desert Academy is considering participating in the extension of the existing county water main service which currently terminates north of the property. At this time the development plan is based on using the well water until the extension of the regional water service is economically viable.

LIQUID WASTE

The site is currently serviced by a waste water system engineered by M&E Engineering when the original master plan was created. This system consists primarily of a gravity-fed septic tank treatment system with a pressurized outlet to an "infiltrator" type leach field located east of the main school building. The engineering plans indicate that the system is sized to serve a school of 450 students with a maximum treatment capacity of 5000 gallons per day. However the liquid waste permit for the property is for a system with a capacity of 469 gallons/day. Refer to Appendix B.

Desert Academy will need to extend the existing pressurized liquid waste line to the west and connect to the existing pressurized liquid waste line along Old Las Vegas Highway.

The condition and operation of the existing septic treatment system is currently being reviewed by Shannon Hones with JT & T Construction. This existing system would still serve as a collection point and pump station for the campus.

ELECTRICAL SERVICE

Electrical service is provided by existing overhead three-phase power lines that run diagonally through the property. Refer to the electrical easement noted above. Per the original development plan for Phase 1, this electrical service provides sufficient capacity to serve all phases of the project.

The property currently has two pad-mounted electrical transformers. One of these will most likely be relocated during phase 2A of work. Additional changes to transformer configurations may be needed for Phase 2B.

TELEPHONE SERVICE

Telephone cable is located within the Old Santa Fe Trail and Old Las Vegas Hwy right-of-way. Fiber optic cable is located along the Old Las Vegas Hwy. R.O.W. Current service to the property should be adequate for this development phase.

PROPANE / NATURAL GAS

The existing main building is currently serviced by an underground propane tank. In an effort to save operation costs, the tank will be removed during phase 2A and a new gas service connection will be made to the existing gas service along the Old Las Vegas Hwy. R.O.W.

FIRE SPRINKLER SERVICE

The existing main and equipment buildings are protected with a fire sprinkler system. Water service for the fire protection is provided by the existing water pool located adjacent to the well along the east side of the property. This fire protection system was designed to provide fire protection for the entire 85,400 square feet of buildings projected in the original master plans. The pool capacity is approximately 175,000 gallons.

The new classroom building will be sprinkled as well and will have a fire and smoke detection monitoring and warning system like the other structures.

The operation of the existing fire sprinkler safety system is currently being reviewed by Thomas Armijo with Fire Safety Sales.

SOLID WASTE

Solid waste is currently managed by the provision of a dumpster that is serviced privately. This development plan includes maintaining a dumpster for solid waste service.

9 - SITE ANALYSIS

PHASE 1 ENVIRONMENTAL REVIEW

The original master plan and the development plan for the first phase of the school did not include a Phase 1 Environmental Review. Since the implementation of the first phase of development on the property, a gas vapor treatment unit has been installed along the Old Las Vegas Hwy. R.O.W..

Phillip Goetze of Glorieta Geoscience has completed a Phase 1 Environmental Review. Refer to Appendix A for review letter.

No issues were presented by the Phase 1 Environment Review except for noting the gas treatment facility noted above, and the fact that the existing septic system could be a contamination source for the well water. These are typical comments for these types of facilities. The septic leach field will be abandoned during this phase of work anyway, which will eliminate the potential contamination of the well by the school leach field system.

NATURAL TERRAIN AND DRAINAGE

As noted in the original Development Plan Report dated January 1997, the property generally slopes downhill from the east to the west, from Old Santa Fe Trail (County Rd. 67) towards the Old Las Vegas Highway/I-25. The natural slope of the property is gentle across the center of the property, averaging three percent where buildings are proposed. The northern portion of the property roughly follows an existing arroyo. There is also an arroyo that runs east to west along the southern portion of the property. These arroyos are fed by culverts extended under Old Santa Fe Trail.

The approved master plan indicates that buildings will be located along the more gently sloped areas of the property. No slopes over 30% will be disturbed and county terrain management regulations will be adhered to.

No portion of the property is within a floodplain as defined by FEMA, Panel 0250B from the Flood Insurance Rate Maps (FIRM).

STORMWATER DETENTION AND RAIN WATER CATCHMENT

The existing improvements include a detention pond sized for the entire original development. No new detention ponding areas should be required by this development plan. The existing development includes some underground rainwater cisterns. Rainwater cistern capacity and service will be revised based on further analysis of the existing system and compliance with the county of Santa Fe rainwater catchment requirements. Rainwater collection will be used for landscaping irrigation.

EXISTING VEGETATION

Pinon-Juniper complex is the predominant vegetation community growing on the property. The pinon are well-established, averaging 12-15 in height and there is a lot of natural vegetation on the existing site. The main plants found on the site include:

Trees:	Pinon (<i>Pinus edulis</i>)	Juniper (<i>Junioerus monosperma</i>)
Shrubs:	Chamisa (<i>Chriysothamnus nauseosus</i>)	Common Cholla (<i>Opuntia sp.</i>)
Grasses:	Grama Grass (<i>Bouteloua gracilis</i>)	

NEW LANDSCAPING

New plantings at natural areas will be of similar nature as the existing indigenous vegetation. Courtyard and garden areas may have more water-intensive plantings. Refer to the Landscaping and Rainwater Harvesting Plan, Sheet A-1.

ARCHAEOLOGY

The initial development of the property included an archaeological study as performed by Kayser, Futch, Hill, Dye and Crouch. The only significant feature described in the report is a portion of the original Santa Fe Trail. An archeological easement was created on the property to protect this area.

OPEN SPACE

The current master plan indicates that +/- 7.76 acres of open space are required and that the amount of open space provided by the plan is +/- 8.74 acres. No changes to the open space are proposed with this development plan.

SOILS

As noted in the development plan for phase 1, the property has type SF (Santa Fe) soil. The typical characteristics of this type of soil are that has 6-17" of topsoil, is in Hydrologic Group D and has low shrink-swell potential.

Further testing of the soils will be performed as needed during the plan development and construction phases to assure that all structural standards are satisfied.

SIGNAGE

The existing painted wall signage along Old Santa Fe Trail (2 locations) as well as the signage on the main building will be updated with this phase. All signage will comply with county regulations. Refer to plan on Sheet A-1.

EXTERIOR LIGHTING

New exterior lighting will be provided to illuminate the new parking, walkways and buildings. All lighting will conform with Santa Fe County regulations and be night-sky compliant. Refer to plan on Sheet A-1.

10 - ROADS AND ACCESS

This property is accessed via Old Santa Fe Trail. This entrance includes a deceleration lane that was constructed during the initial phase of development.

TRAFFIC STUDY

Walker Engineering has recently completed a new traffic study for the property (Appendix A). County review of the traffic study resulted in a request for a left-turn deceleration lane. The Applicant prefers to utilize a four-way stop sign for safety reasons. The Development Plans indicate a new four-way stop at the main entry. The Applicant is studying the situation further and has attempted to set up site meetings with county staff to review.

FIRE AND EMERGENCY ACCESS

This area is served by the Arroyo Hondo Fire District. Fire and emergency access is to be provided as shown on the Development Plan and civil engineering drawings. A T-shaped fire turnaround is to be constructed at the west side of the property as shown on these plans for this phase of work. All construction shall conform to Santa Fe County Fire Dept. standards.

PARKING The site currently has 49 paved parking spaces, including four accessible spaces.

PARKING PER COMMUNITY SERVICE FACILITY STANDARDS: PARKING TO BE PROVIDED AT THE RATE OF ONE SPACE PER EMPLOYEE PLUS ONE SPACE PER 300 HEATED SF

PHASE 1 - EXISTING 2-STORY MAIN BUILDING HEATED AREA = 9200 SF
EXISTING PARKING = 49 SPACES (INCLUDING 4 ACCESSIBLE)

PHASE 2A - REMODEL EXISTING PORTABLE = 1,300 HEATED SF
NEW CLASSROOM WING, 1- STORY = 9,000 HEATED SF
NEW OFFICE ADDITION, 1-STORY = 1,000 HEATED SF
TOTAL NEW PHASE 2A = 11,300 HEATED SF

TOTAL EXISTING AND NEW HEATED SF = 20,500

20,500 HEATED SF / 300SF = 69 SPACES
OF EMPLOYEES = 50 = 50 SPACES
TOTAL PARKING REQUIRED = 119 SPACES

PARKING PROVIDED: 49 EXISTING + 70 NEW = 119 SPACES
INCLUDING 6 ACCESSIBLE SPACES

PHASE 2B - NEW GYMNASIUM/SUPPORT SPACE = 10,000 HEATED SF

TOTAL EXISTING AND NEW HEATED SF = 30,500

30,500 SF / 300 SF = 102 SPACES
OF EMPLOYEES = 50 = 50 SPACES
TOTAL PARKING REQUIRED = 152 SPACES

PARKING PROVIDED: 119 EXISTING + 33 NEW = 152 SPACES
INCLUDING 6 ACCESSIBLE SPACES

ADA ACCESSIBILITY

The site currently provides ADA accessible paths and any new development shall also comply with accessibility requirements.

All accessible spaces to have appropriate signage.

11 - ARCHITECTURAL CONCEPTS

The existing main building is 2-story and maintains a height limit of 24 feet. The proposed new structures will maintain the same height limit of 24' and will satisfy any other architectural regulations required by the county of Santa Fe zoning code.

During Phase 2A, Desert Academy will construct approximately 9000 square feet of new classroom/lab space. This will be done with a single-story building approximately 18' in height max.

An additional +/- 1000 sf of space will be added to the existing building, which will comply with all regulations as well.

Phase 2A will include a gymnasium space with a max. height of 24'.

12 - APPENDIX

A- PHASE 1 ENVIRONMENTAL REVIEW

B- LIQUID WASTE PERMIT

C- GEOHYDROLOGY STUDY

D- TRAFFIC STUDY

DESERT ACADEMY

FINAL DEVELOPMENT PLAN SET PHASE 2A/2B

VICINITY MAP



NOT TO SCALE

CONSULTANTS

<p>PLANNING</p> <p>MATHERY & ASSOCIATES ARCHITECTURAL & PLANNING 5600 W. QUINCY SUITE 100 DENVER, CO 80231 (303) 305-9854</p>	<p>ENGINEERING</p> <p>Civil Engineering • Motor Resources • Traffic Engineering W.E. Walker Engineering 2500 Camino Entrada Suite #2, N.W. 505-885-3300</p>	<p>LANDSCAPING</p> <p>RAMSON SURVEYS INC. 2500 Camino Entrada Suite #2, N.W. 505-885-3300</p>
---	---	--

DATE: 1/17/12
WITH REVISED LANDSCAPING & GARDENING HARVESTING PLAN
DATED 1/30/12

SHEET INDEX

SHEET TITLE	No.
COVER SHEET	C
LOT OF RECORD	S-1
DEVELOPMENT PLAN	D-1
LANDSCAPE AND LIGHTING/SIGNAGE PLAN	A-1
EXISTING CONDITIONS AND SLOPE ANALYSIS	C-1
GRADING AND DRAINAGE PLAN	C-2
UTILITY AND FIRE PROTECTION PLAN	C-3
CIVIL DETAILS AND CONSTRUCTION NOTES	C-4
ENTRANCE PLAN	C-5
NMOT HANDICAP RAMP DETAILS	PAD-1 TO PAD-3

DESERT ACADEMY
FINAL DEVELOPMENT PLAN

DEVELOPMENT PERMIT ADDRESS:
7300 OLD SANTA FE TRAIL

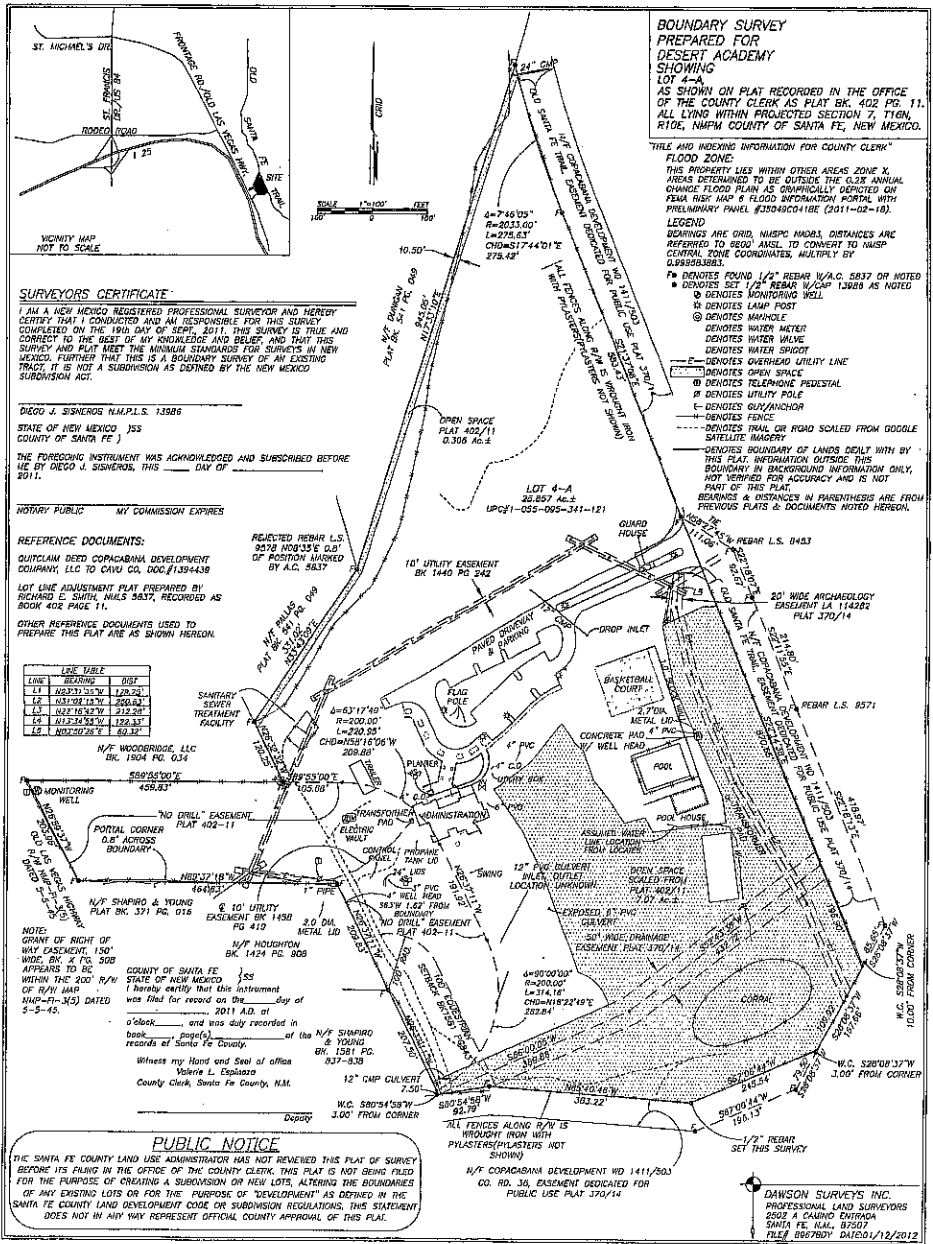
APPROVED FOR CONSTRUCTION: _____ DATE _____

SHEET NO.
C

tabbies®

EXHIBIT

 B



**BOUNDARY SURVEY
PREPARED FOR
DESERT ACADEMY
SHOWING
LOT 4-A**
AS SHOWN ON PLAT RECORDED IN THE OFFICE
OF THE COUNTY CLERK AS PLAT BK. 402 PG. 11.
ALL LINES WITHIN PROJECTED SECTION 7, T16N,
R10E, NMPM COUNTY OF SANTA FE, NEW MEXICO.

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"
FLOOD ZONE:
THIS PROPERTY LIES WITHIN OTHER AREAS ZONE X,
AREAS DETERMINED TO BE OUTSIDE THE 0.25 ANNUAL
CHANCE FLOOD PLAN AS GRAPHICALLY DEPICTED ON
FEMA RISK MAP & FLOOD INFORMATION PORTAL, WITH
PRELIMINARY PANEL #203050118E (2011-02-18).

- LEGEND**
BEARINGS ARE GRID, NAD83/ NAD83, DISTANCES ARE
REFERRED TO BOUND ANGLES, TO CONVERT TO NAD83
CENTRAL ZONE COORDINATES, MULTIPLY BY
0.9998325814
- PA DENOTES FOUND 1/2" REBAR W/C. 5837 OR NOTED
 - ⊕ DENOTES SET 1/2" REBAR W/C. 13888 AS NOTED
 - ⊙ DENOTES MONITORING WELL
 - ⊕ DENOTES LAMP POST
 - ⊙ DENOTES MANHOLE
 - ⊕ DENOTES WATER METER
 - ⊕ DENOTES WATER VALVE
 - ⊕ DENOTES WATER SPIGOT
 - ⊕ DENOTES OVERHEAD UTILITY LINE
 - ⊕ DENOTES OPEN SPACE
 - ⊕ DENOTES TELEPHONE PEDESTAL
 - ⊕ DENOTES UTILITY POLE
 - ⊕ DENOTES GUY/ANCHOR
 - ⊕ DENOTES FENCE
 - ⊕ DENOTES TRAIL OR ROAD SCALED FROM GOOGLE
SATELLITE IMAGERY
 - ⊕ DENOTES BOUNDARY OF LANDS DEALT WITH BY
THIS PLAT. INFORMATION OUTSIDE THIS
BOUNDARY IN BACKGROUND INFORMATION ONLY,
NOT VERIFIED FOR ACCURACY AND IS NOT
PART OF THIS PLAT.
 - RESOURCES & INSTANCES IN PARENTHESES ARE FROM
PREVIOUS PLATS & DOCUMENTS NOTED HEREON.

SURVEYORS CERTIFICATE
I, AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY
CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY
COMPLETED ON THE 18th DAY OF SEPT. 2011. THIS SURVEY IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS
SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYS IN NEW
MEXICO. FURTHER THAT THIS IS A BOUNDARY SURVEY OF AN EXISTING
TRACT, IT IS NOT A SUBDIVISION AS DEFINED BY THE NEW MEXICO
SUBDIVISION ACT.

DEGO J. SIVEROS N.M.P.L.S. 13988
STATE OF NEW MEXICO JSS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE
ME BY DEGO J. SIVEROS, THIS _____ DAY OF _____
2011.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

REFERENCE DOCUMENTS:
REJECTED REBAR L.S. 2832 REBAR'S END
OF POSITION MARKED BY A.C. 5837

OUTLANK DEED COPACARANA DEVELOPMENT
CORPANY, LLC TO CHU CO. 000.1394438

LOT LINE ADJUSTMENT PLAT PREPARED BY
RICHARD E. SMITH N.M.L.S. 5837, RECORDED AS
BOOK 402 PAGE 11.

**OTHER REFERENCE DOCUMENTS USED TO
PREPARE THIS PLAT ARE AS SHOWN HEREON.**

LINE	BEARING	DIST
11	S82°11'33"W	128.74
12	S01°02'12"W	200.00
13	N42°16'32"W	212.20
14	N13°12'55"W	132.87
15	N02°50'28"E	60.32

N/W WOODBRIDGE, LLC
BK. 1904 PG. 034

N/W SHAPIRO & YOUNG
PLAT BK. 371 PG. 016

N/W HOLLINGTON
BK. 1424 PG. 908

COUNTY OF SANTA FE)
STATE OF NEW MEXICO)
I hereby certify that this instrument
was filed for record on the _____ day of _____
2011 A.D. at _____
o'clock _____ and was duly recorded in
book _____ page(s) _____ of the N/W SHAPIRO
& YOUNG
BK. 1581 PG.
037-038

Witness my Hand and Seal of office
Valerie L. Espinoza
County Clerk, Santa Fe County, N.M.
Deputy

PUBLIC NOTICE
THE SANTA FE COUNTY LAND USE ADMINISTRATOR HAS NOT REVIEWED THIS PLAT OF SURVEY
BEFORE ITS FILING IN THE OFFICE OF THE COUNTY CLERK. THIS PLAT IS NOT BEING FILED
FOR THE PURPOSE OF CREATING A SUBDIVISION OR NEW LOTS, ALTERING THE BOUNDARIES
OF ANY EXISTING LOTS OR FOR THE PURPOSE OF "DEVELOPMENT" AS DEFINED IN THE
SANTA FE COUNTY LAND DEVELOPMENT CODE OR SUBDIVISION REGULATIONS. THIS STATEMENT
DOES NOT IN ANY WAY REPRESENT OFFICIAL COUNTY APPROVAL OF THIS PLAT.

N/W COPACARANA DEVELOPMENT WD 1411/203
CO. RD. 3A, EASEMENT DEDICATED FOR
PUBLIC USE PLAT 370/14

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 A CALLEO ENTRADA
SANTA FE, N.M. 87507
FILE# 88678DY DATED 01/12/2012

CITY REVIEW
 DEPARTMENT: _____
 SIGN-OFF: _____ DATE: _____
 PROJECT TITLE: _____

DEVELOPMENT PLAN
 PROJECT: 11-103
 SHEET NO. 001
 DATE: _____

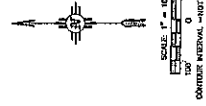
W. E. Walker Engineering
 605 Camino Breeze Vista, Suite 200, San Diego, CA 92108
 TEL: 619-594-8888 FAX: 619-594-8889
 E-MAIL: ewalker@walkereng.com

SITE DATA

LOT SIZE: 20.86 Acres
 LOT COVERAGE: 3.86 %
 ROUNDUP OPEN SPACE: 7.26 Acre
 OPEN SPACE PROVIDED BY COUNTY: 1.04 Acre
 OPEN SPACE ON PLAN: 7.26 Acre
 TOTAL OPEN SPACE PROVIDED: 8.30 Acre
 FRONT: 26 FEET
 SIDE: 26 FEET
 BACK: 26 FEET
 REQUIRED PARKING SPACES: 100 (SEE SCHEDULE)
 PROVIDED PARKING SPACES: 100
 TOTAL SPACES: 100
 NUMBER OF HANDICAP SPACES: 7

COUNTY OF SANTA FE
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS SUBMITTED FOR
 RECORDATION IN BOOK NO. _____ AT PAGE NO. _____
 AND WAS RECORDED IN BOOK NO. _____ AT PAGE NO. _____
 THE RECORDS OF SANTA FE COUNTY.
 WITNESSE MY HAND AND SEAL OF OFFICE
 THIS _____ DAY OF _____, 2012.
 COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO

COUNTY REVIEW
 DATE: _____
 PUBLIC WORKS DIRECTOR: _____



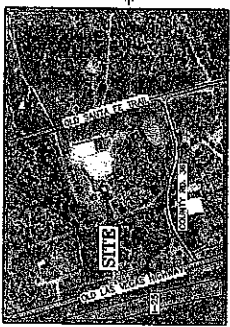
PHASING

PHASES OF CHANGES FACILITIES GROWN IN STUDENTS AND FACILITY

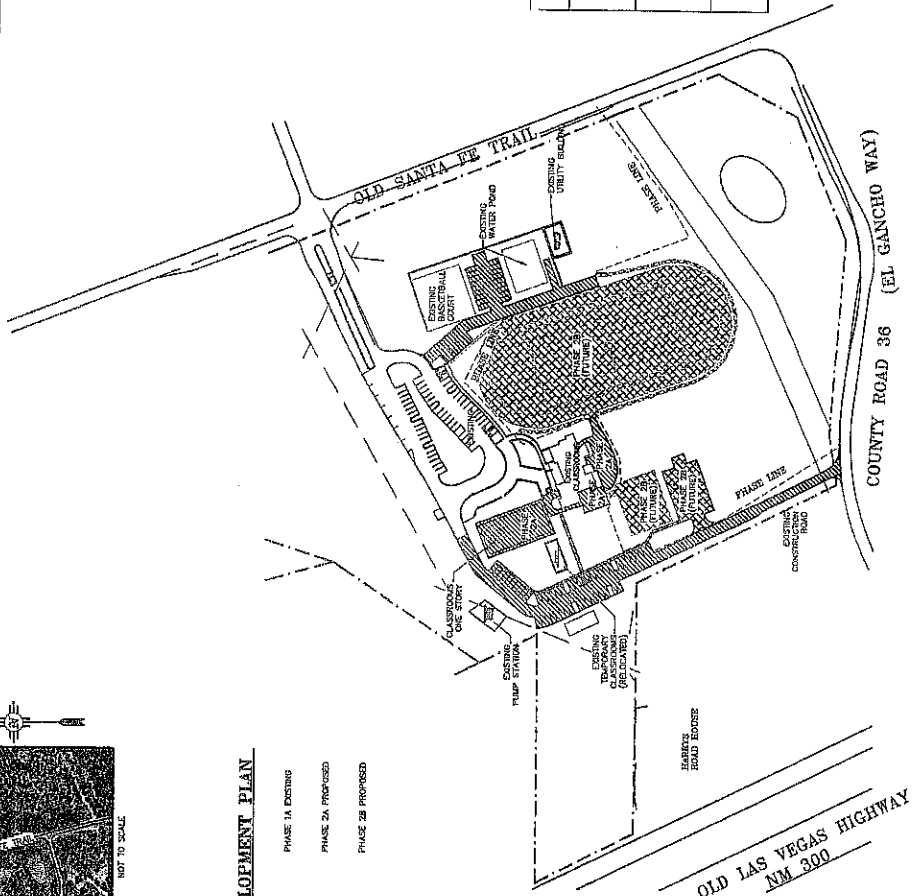
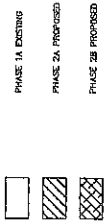
YEAR	PHASE OF SCHOOL CONSTRUCTION	GRACES	TOTAL GROSS SQUARE FEET OF BUILDINGS	NUMBER OF STUDENTS	TOTAL SCHOOL FUNDING
2012	PHASE 1A EXISTING	1-4	13,300 SF	10	110
2012-13	PHASE 2A CURRENT	7-12	23,300 SF	50	300
2013-14	PHASE 2B CURRENT	7-12	23,300 SF	50	300

GENERAL NOTES

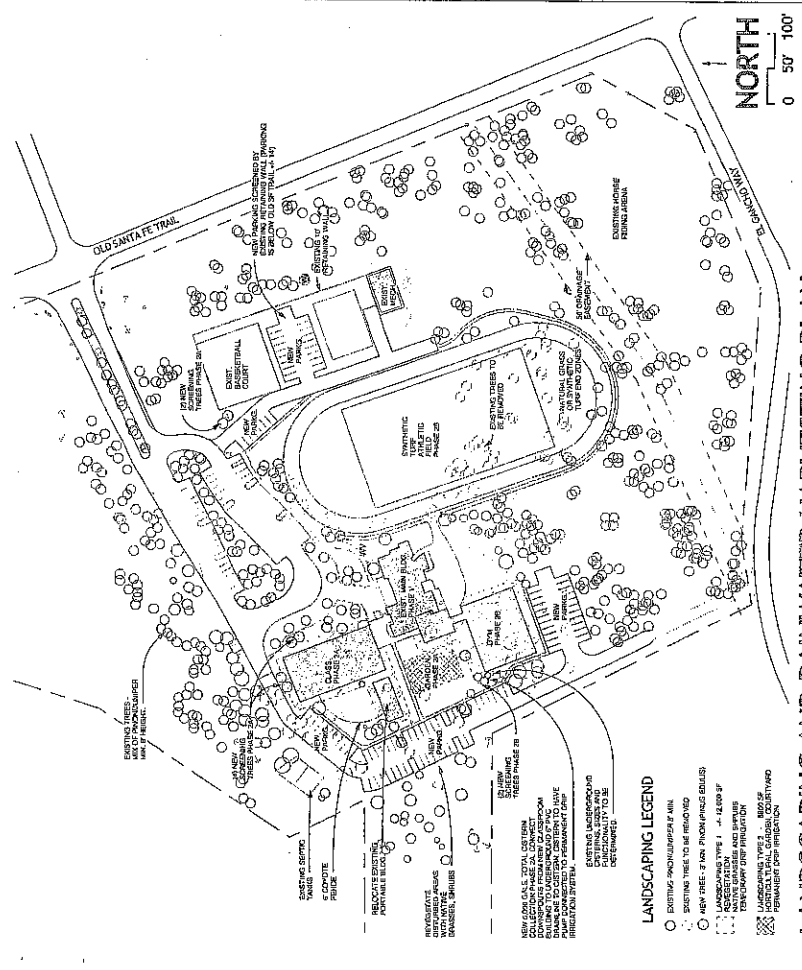
1. WATER USE FOR THIS TRACT SHALL NOT EXCEED 2.50 ACRE-FOOT PER YEAR.
 2. A NEW CHANGING OF WATER AVAILABILITY.
 3. THE COUNTY WATERWORKS COLLECTING SYSTEM IS LOCATED TO THE WEST OF THE TRACT.
 4. PROPERTY BOUNDARY THE OWNER SHALL CONNECT TO THE WATER SYSTEM.
 5. RECORDS AND SUBMITTED TO THE COUNTY CLERK'S OFFICE.



FINAL DEVELOPMENT PLAN



EL GANCHO/STAMENETH



LANDSCAPING AND RAINWATER HARVESTING PLAN

1" = 80'

LANDSCAPING NOTES
 Existing vegetation shall be protected during construction. Retain any trees if viable at new building areas. Disturbed areas are to be revegetated per Santa Fe County requirements.

LANDSCAPING WATER BUDGET
 LANDSCAPING TYPE 2A - PROTECTION - NATIVE GRASS, SHRUBS, TREES
 TEMPORARY DRIP IRRIGATION
 THIS LANDSCAPING OCCURS AROUND THE PERIMETER OF THE NEW BUILDING AND OTHER DISTURBED AREAS AND IS TO BE IRRIGATED WITH TEMPORARY IRRIGATION FOR ONE YEAR UNTIL ESTABLISHED.

LANDSCAPING TYPE 2B - HORTICULTURAL COLLECTOR GARDENS
 THESE AREAS ARE TO HAVE PERMANENT DRIP IRRIGATION SYSTEMS INSTALLED TO IRRIGATE THE COLLECTOR GARDENS. THE LANDSCAPING IRRIGATION REQUIREMENTS IN NEW AREAS OF PHASE 2A AND PHASE 2B ARE AS FOLLOWS:
 8.9 GALS/SF/YR. X 3800 SF = 33,820 GALS/YR.

COST OF REQUIRED LANDSCAPING
 PHASE 2A = 6 TREES @ \$500 = \$3,000
 12,150 SF @ \$25.50 X 30.25' = \$3,250
 TOTAL COST PHASE 2A = \$6,250
 PHASE 2B = 2 TREES @ \$500 = \$1,000
 4000 SF @ \$25.50 X 50.25' = \$10,000
 TOTAL COST PHASE 2B = \$11,000

RAINWATER HARVESTING
 PER LANDSCAPING WATER BUDGET, LANDSCAPING TYPE 2A, 3800 SF OF COLLECTOR GARDENS WILL REQUIRE 33,820 GALS/YR. (70 GALS/DAY AVERAGE TO 185 GALS/DAY MAX. DURING SUMMER MONTHS).
 AVERAGE SUMMER MONTH - 185 GALS/DAY X 30 DAYS = 5550 GALS/MO.
 CALCULATION OF REQUIRED CISTERNS:
 9,000 SF X 1.2 INCH = 13,500 GALS. COLLECTION REQUIRED
 NEW HARVESTED AREA PHASE 2B = 10,000 SF
 10,000 SF X 1.2 INCH = 12,000 GALS. COLLECTION REQUIRED
 TOTAL COLLECTION REQD. PER STANDARDS = 25,500 GALS.
 THIS AMOUNT OF COLLECTION REQUIRES THE 5550 GALS/MO. METHOD FOR PERMANENT DRIP IRRIGATION SYSTEM.
 PROPOSED METHOD TO AMOUNT OF COLLECTION REQUIRED IS TO BE IRRIGATED WITH PERMANENT DRIP SYSTEM FOR ONE MONTH.
 4000 GAL. CISTERN TO BE PROVIDED WITH PHASE 2A.
 NO ADDITIONAL RAINWATER SYSTEMS REQUIRED WITH PHASE 2B.
 PAVING AND SIGNAGE SYSTEMS MAY BE BEST TRENCHES AS PER CAPACITY IF IT IS USED FOR PAVES AND USE LETTERING. THIS INFORMATION IS TO BE INCLUDED ON PERMITTING PLANS FOR PHASES.

EXISTING SIGNAGE AT MAIN BUILDING ENTRY
 EXISTING SIGNAGE IS METAL LETTERS, DARK BRONZE FINISH, SECURED TO STUCCO. SIGN FINISH - "ADMINISTRATIVE" IS TO BE REMOVED AND NEW SIGNAGE TO BE INSTALLED. THE REMAINS "DESERT ACADEMY" TO BE CHANGED TO READ "DESERT ACADEMY" WITH SAME SIZE LETTERING (4" - 12" LOCATIONS)

EXISTING SIGNAGE AT MAIN VEHICLE ENTRY
 EXISTING SIGNAGE IS PAINTED ON STUCCO WALL APPROX. 5' HIGH. THE NEW SIGNAGE TO BE INSTALLED TO BE "DESERT ACADEMY" IN 7" HIGH LETTERS AND "7300 OLD SANTA FE TRAIL" IN 4" HIGH LETTERS (2 LOCATIONS)

EXISTING POLYCARBONATE LIGHT FIXTURES
 MANUFACTURER TYPE UNKNOWN (NOT DOCUMENTED). ORIGINAL CONSTRUCTION. NO NEW POLYCARBONATE FIXTURES.

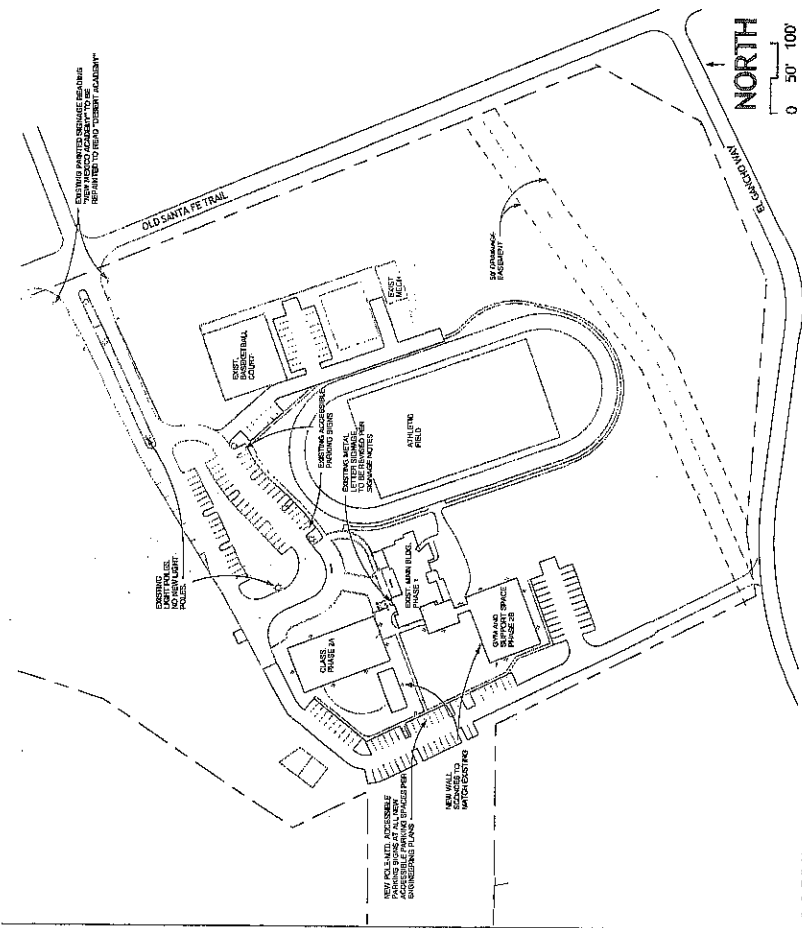
LIGHTING NOTES
 ALL EXTERIOR LIGHTING SHALL BE INSTALLED TO MEET CITY LIGHTING STANDARDS AND BE NIGHT-SKY COMPLIANT. NEW LIGHT FIXTURES SHALL MATCH EXISTING.

EXISTING WALL SCENE LIGHT FIXTURES
 CUSTOM METAL FIXTURE, NIGHT-SKY COMPLIANT. NEW SCENES TO MATCH, 14" H X 14" W.

EXISTING SIGNAGE AT MAIN VEHICLE ENTRY
 EXISTING SIGNAGE IS PAINTED ON STUCCO WALL APPROX. 5' HIGH. THE NEW SIGNAGE TO BE INSTALLED TO BE "DESERT ACADEMY" IN 7" HIGH LETTERS AND "7300 OLD SANTA FE TRAIL" IN 4" HIGH LETTERS (2 LOCATIONS)

SIGNAGE REVISIONS

PHASES 2A/2B
Desert Academy
 7300 Old Santa Fe Trail
 MATHEY AND ASSOCIATES
 ARCHITECTS
 REVISED PLAN JAN. 17, 2012
 A-1



LIGHTING AND SIGNAGE PLAN

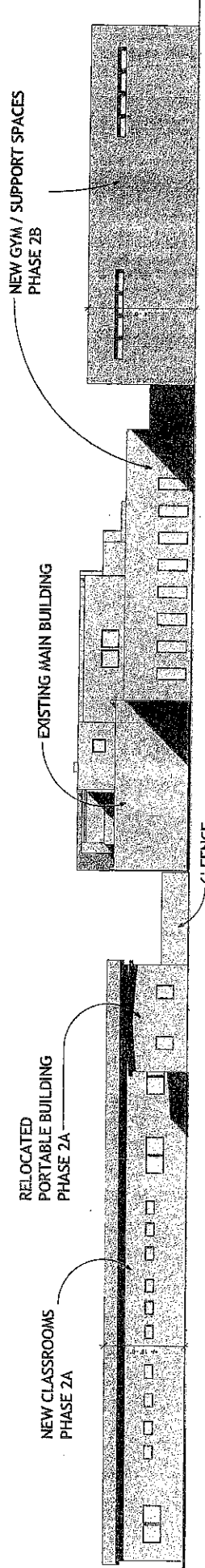
1" = 80'

EXISTING SIGNAGE AT MAIN BUILDING ENTRY
 EXISTING SIGNAGE IS METAL LETTERS, DARK BRONZE FINISH, SECURED TO STUCCO. SIGN FINISH - "ADMINISTRATIVE" IS TO BE REMOVED AND NEW SIGNAGE TO BE INSTALLED. THE REMAINS "DESERT ACADEMY" TO BE CHANGED TO READ "DESERT ACADEMY" WITH SAME SIZE LETTERING (4" - 12" LOCATIONS)

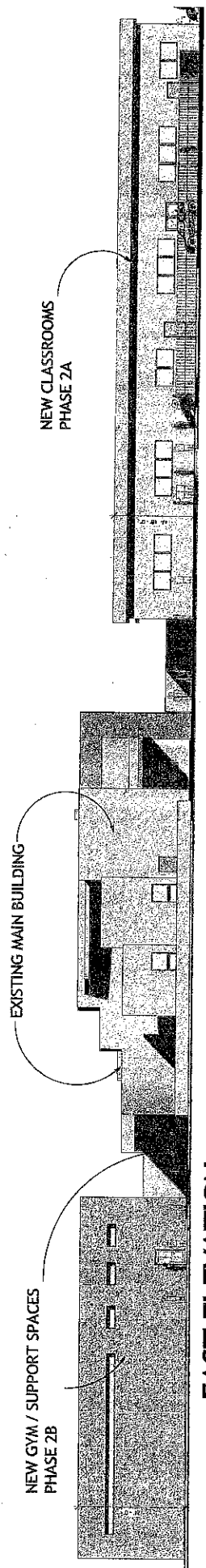
EXISTING SIGNAGE AT MAIN VEHICLE ENTRY
 EXISTING SIGNAGE IS PAINTED ON STUCCO WALL APPROX. 5' HIGH. THE NEW SIGNAGE TO BE INSTALLED TO BE "DESERT ACADEMY" IN 7" HIGH LETTERS AND "7300 OLD SANTA FE TRAIL" IN 4" HIGH LETTERS (2 LOCATIONS)

SIGNAGE REVISIONS

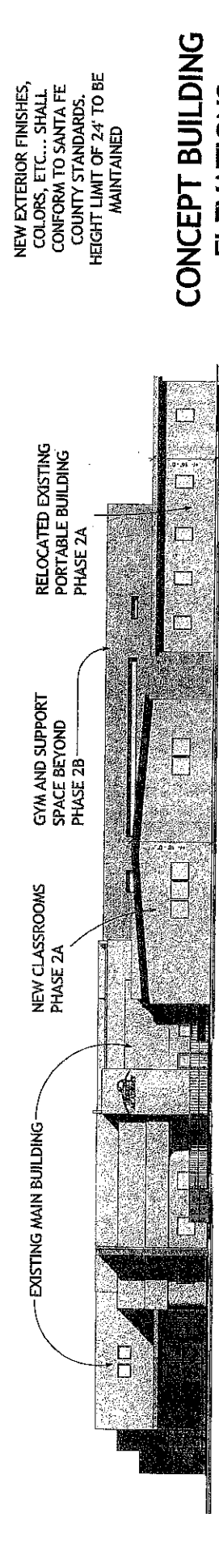
PHASES 2A/2B
Desert Academy
 7300 Old Santa Fe Trail
 MATHEY AND ASSOCIATES
 ARCHITECTS
 REVISED PLAN JAN. 17, 2012
 A-1



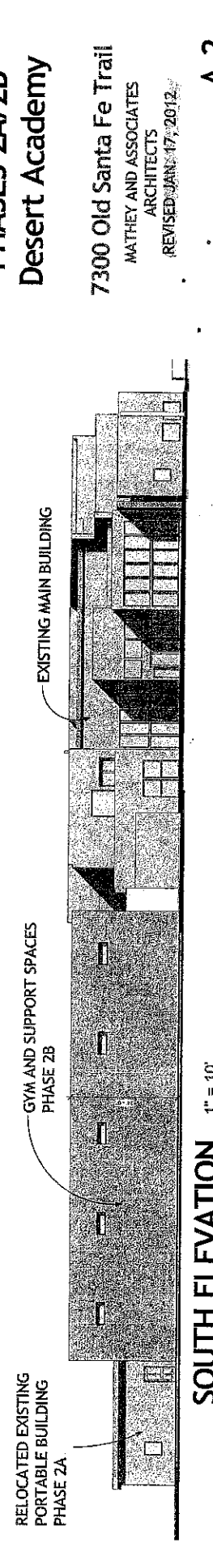
WEST ELEVATION
1" = 10'



EAST ELEVATION
1" = 10'



NORTH ELEVATION
1" = 10'



SOUTH ELEVATION
1" = 10'

NEW EXTERIOR FINISHES,
COLORS, ETC... SHALL
CONFORM TO SANTA FE
COUNTY STANDARDS.
HEIGHT LIMIT OF 24' TO BE
MAINTAINED

**CONCEPT BUILDING
ELEVATIONS
PHASES 2A/2B
Desert Academy**

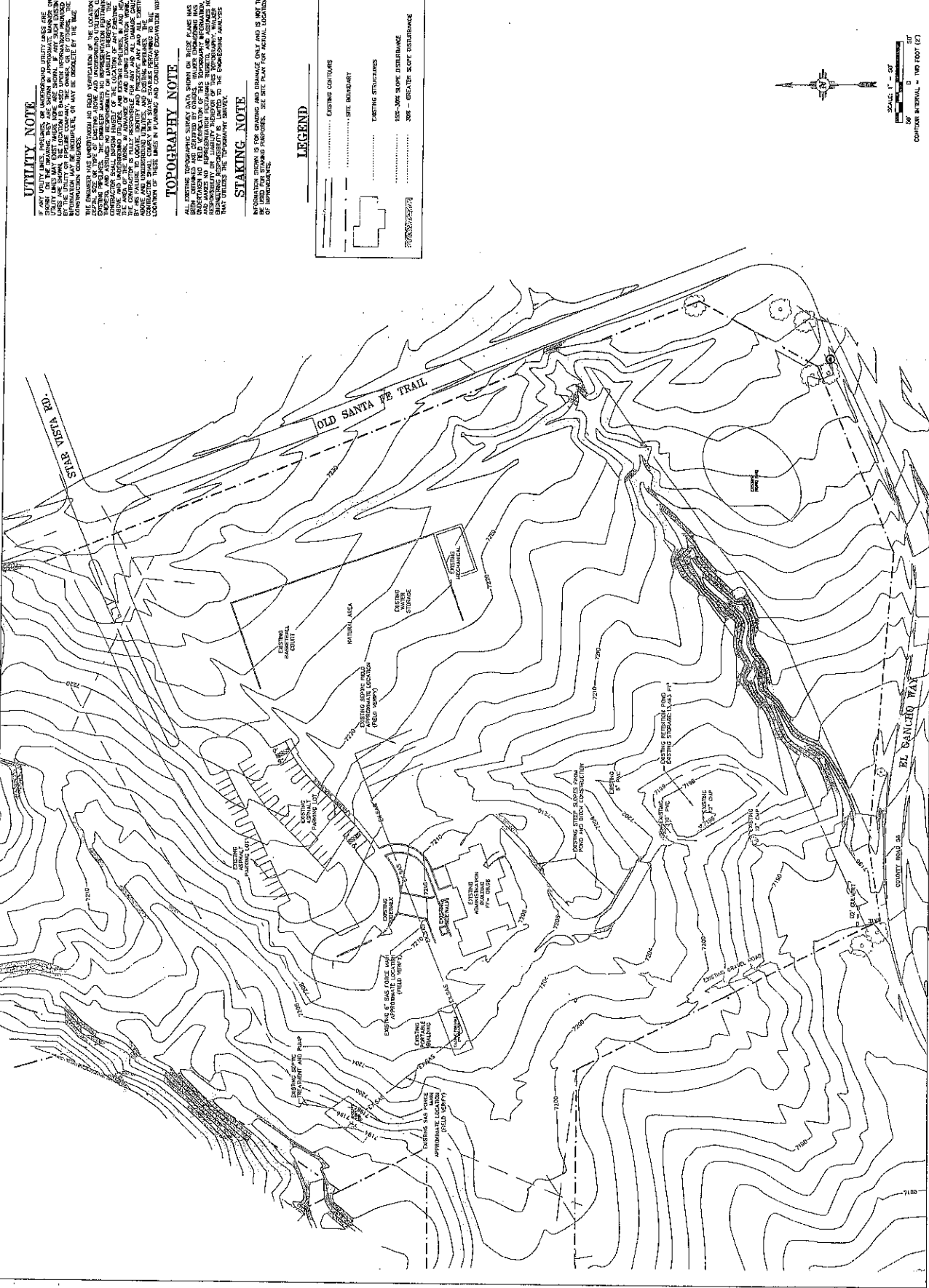
7300 Old Santa Fe Trail
MATHEY AND ASSOCIATES
ARCHITECTS
REVISED JAN. 17, 2012

PROJECT NO.	
SHEET NO.	
DATE	
SIGN-OFF	
DEPARTMENT	
CITY REVIEW	
CITY USE ONLY	

**DESERT ACADEMY
PHASE 7A
EXISTING CONDITIONS
AND SLOPE ANALYSIS**

PROJECT	11-169	RECORD NO.	
DATE	1/17/78	RECORD BY	
BY		DATE	
REVISION		BY	
DATE			

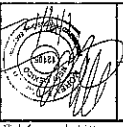
W. E. Walker Engineering
Civil Engineering & Other Resources & Traffic Engineering
808 Camino Sierra Vista, Suite 201, San Jose, CA 95128
408-290-8900
F-Mail: celt@wewalk.com



SCALE 1" = 40'
CONTOUR INTERVAL = TWO FEET (2')

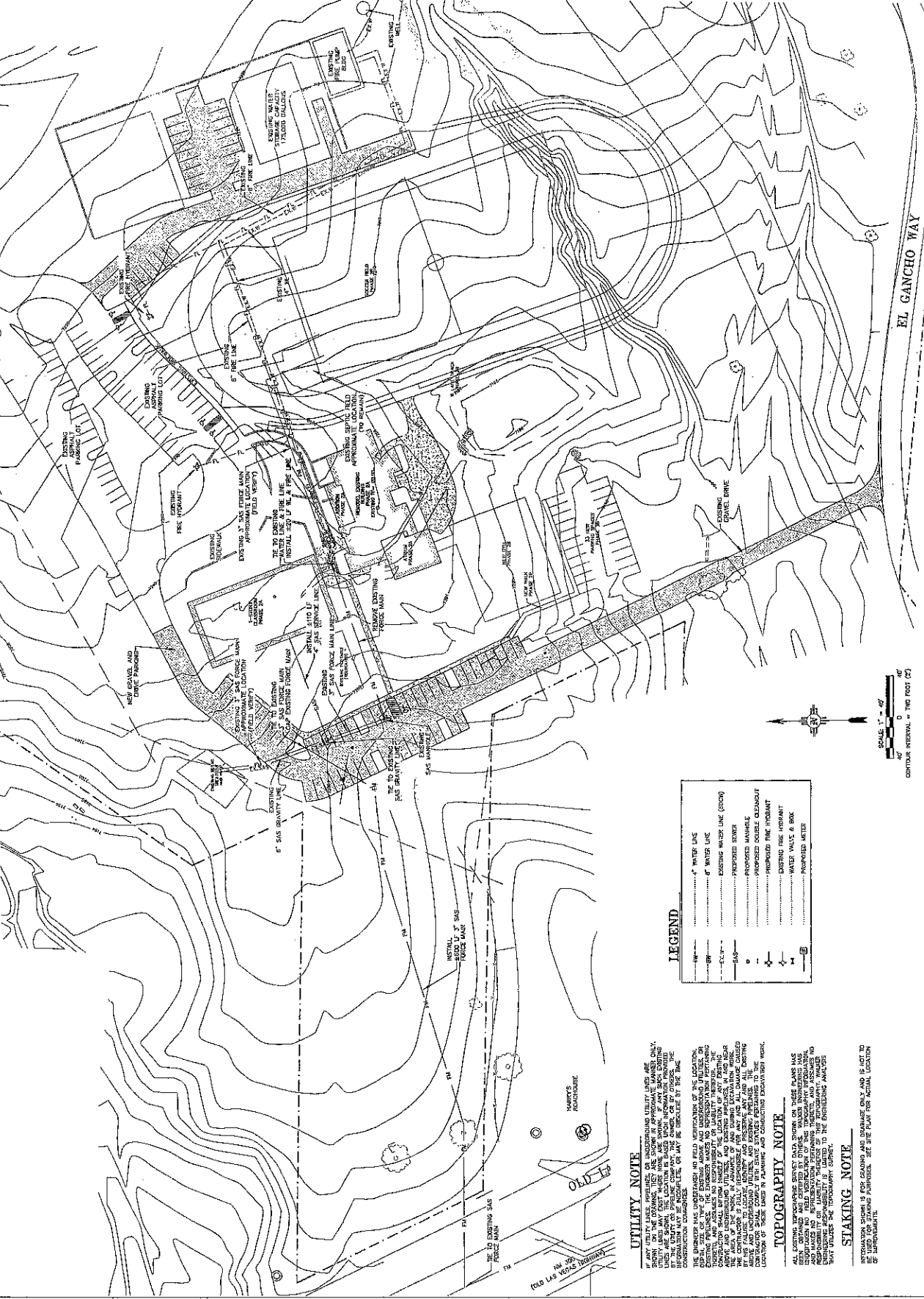
REVIEW	DATE	SIGN-OFF
DESIGN	DATE	SIGN-OFF
PROJECT	DATE	SIGN-OFF

DESERT ACADEMY
PHASE 2A
UTILITY AND
FIRE PROTECTION PLAN



PROJECT: 11-109
DESIGNED BY: M.E.M.
CHECKED BY: M.E.M.
DATE: 1/12/18
AS NOTED

W. E. Walker Engineering
Civil Engineering & Water Resources & Traffic Engineering
905 Cheshire Street, Yuba, CA 95991
TEL: 916-926-7828
FAX: 916-926-4128
E-MAIL: gw@walkereng.com



UTILITY NOTE

IF ANY UTILITY LINES, PIPES, OR UNDERGROUND UTILITY LINES ARE LOCATED AT THE SITE, THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND FIELD VERIFICATION OF THE LOCATION OF ANY EXISTING UTILITY LINES. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND FIELD VERIFICATION OF THE LOCATION OF ANY EXISTING UTILITY LINES. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND FIELD VERIFICATION OF THE LOCATION OF ANY EXISTING UTILITY LINES. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND FIELD VERIFICATION OF THE LOCATION OF ANY EXISTING UTILITY LINES.

TOPOGRAPHY NOTE

THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND FIELD VERIFICATION OF THE LOCATION OF ANY EXISTING UTILITY LINES. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND FIELD VERIFICATION OF THE LOCATION OF ANY EXISTING UTILITY LINES. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND FIELD VERIFICATION OF THE LOCATION OF ANY EXISTING UTILITY LINES.

STAKING NOTE

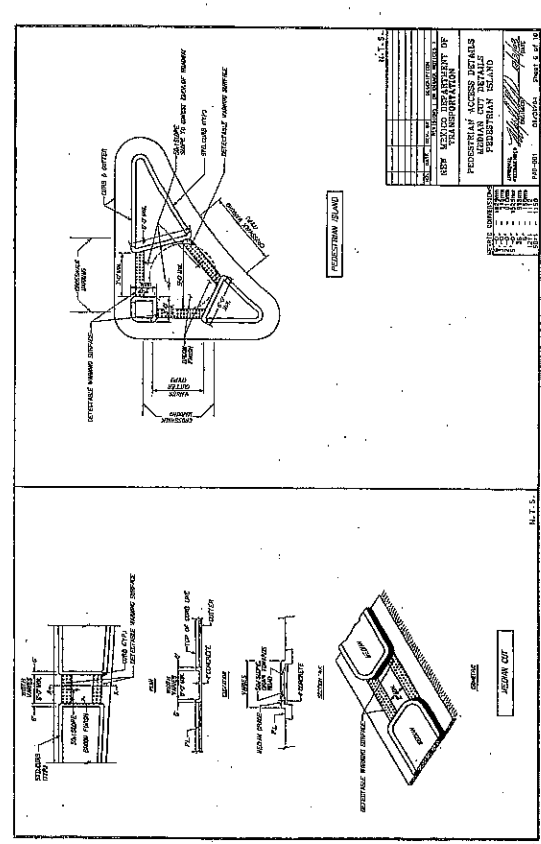
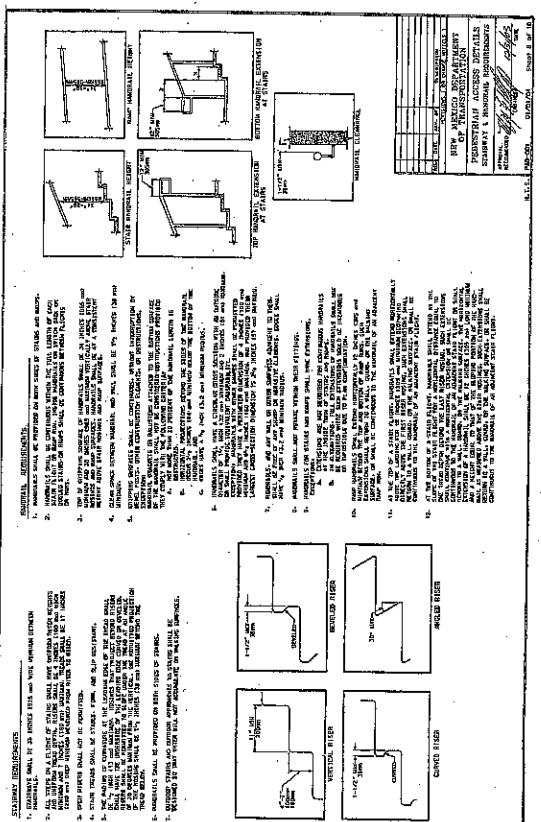
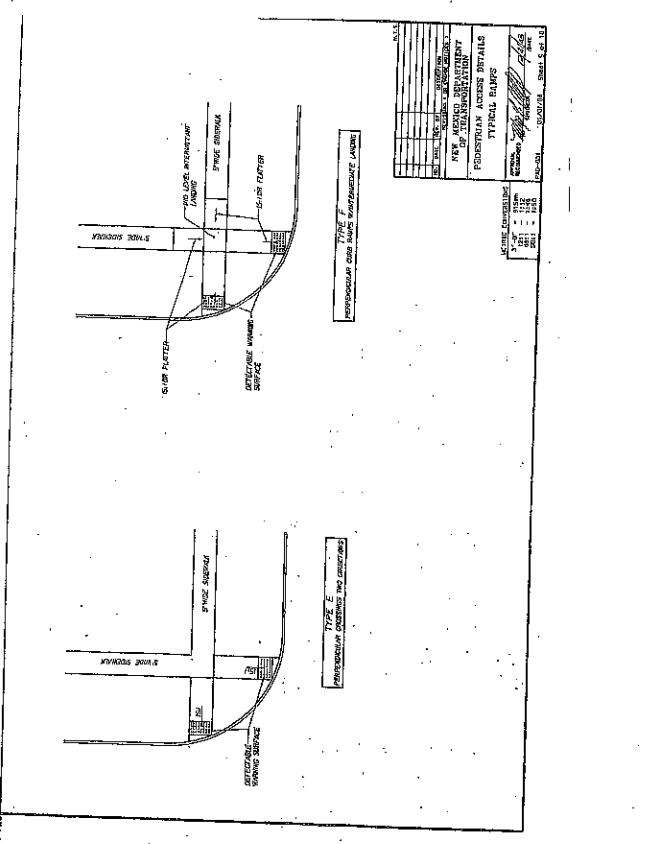
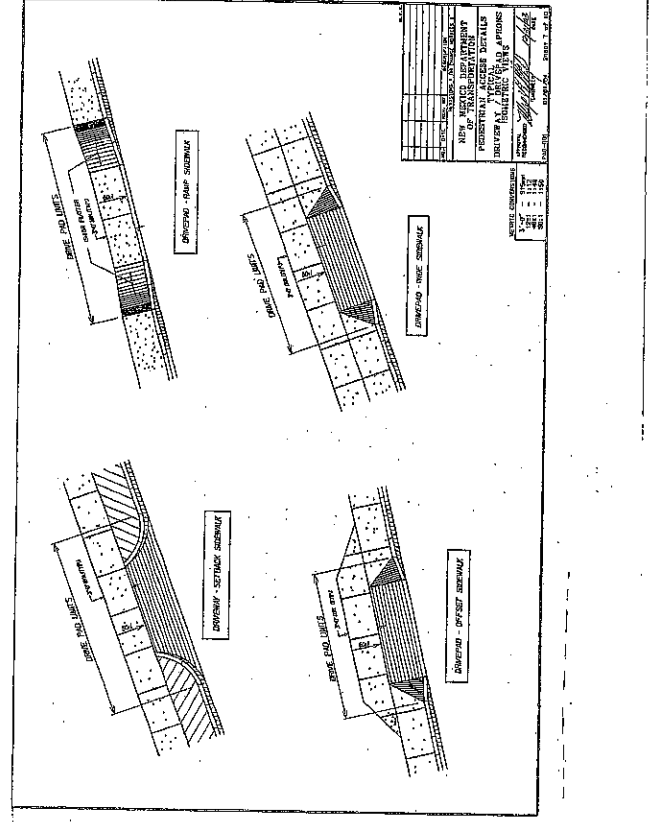
STAKING SHALL BE PROVIDED BY OTHERS. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND FIELD VERIFICATION OF THE LOCATION OF ANY EXISTING UTILITY LINES. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND FIELD VERIFICATION OF THE LOCATION OF ANY EXISTING UTILITY LINES.

LEGEND

4" WATER LINE	EXISTING WATER LINE (SIC)
6" WATER LINE	PROPOSED WATER LINE
PROPOSED WATER MAIN	PROPOSED DOUBLE CLEANLINE
PROPOSED DOUBLE CLEANLINE	EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT	PROPOSED WATER VALVE & BOX
PROPOSED WATER VALVE & BOX	PROPOSED WATER

DEPARTMENT	CITY REVIEW
DESIGN-DATE	DATE
PROJECT	PROJECT
NO. REVISION	BY APP. DATE
DESIGNED BY:	DESIGNED BY:
CHECKED BY:	CHECKED BY:
SCALE:	NOT TO SCALE

W. E. Walker Engineering
 Civil Engineers & Surveyors & Traffic Engineering
 500 Columbus Street, Suite 50, N.W. 77001
 504-480-2900
 FAX 504-480-3930
 E-MAIL: wwalker@wwalker.com



DEPARTMENT	CITY REVIEW
WATER	DATE
WASTEWATER	SIGN-OFF
SEWER	
STORM	
TRAFFIC	
LANDSCAPE	
SUBDIVISION ENGINEER	
CITY USE ONLY	

PEDESTRIAN ACCESS DETAILS

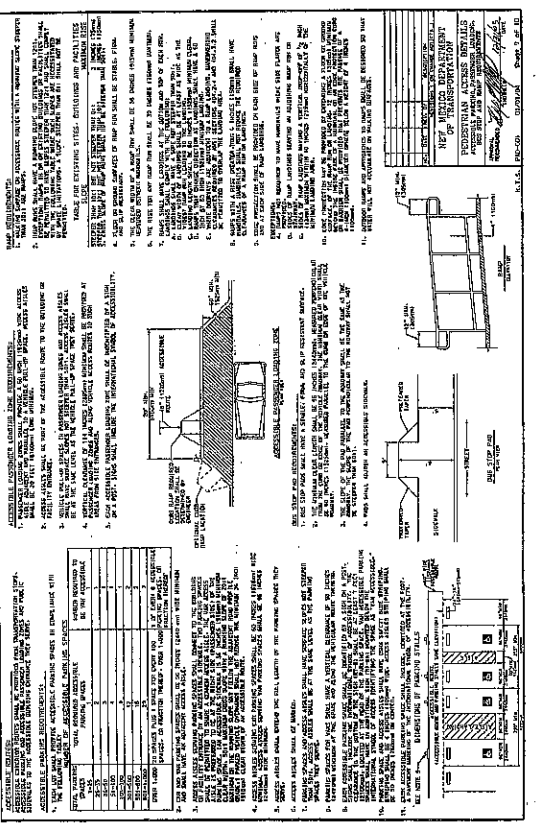
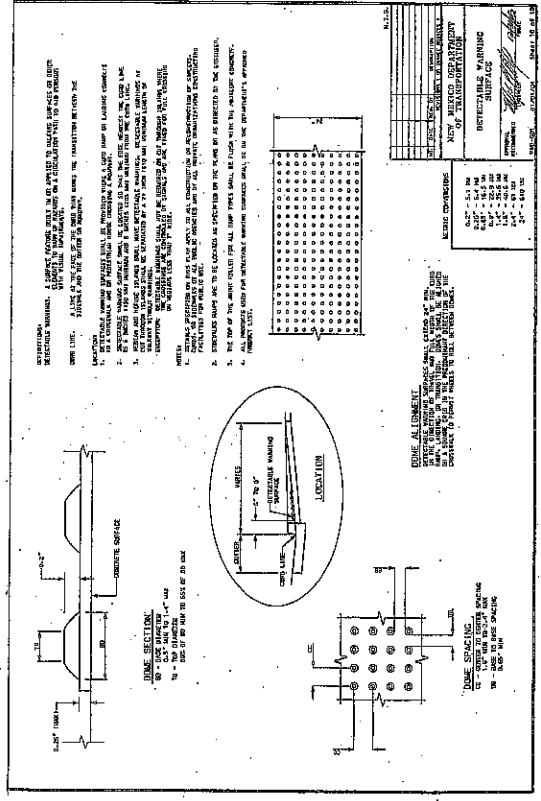
NMADOT

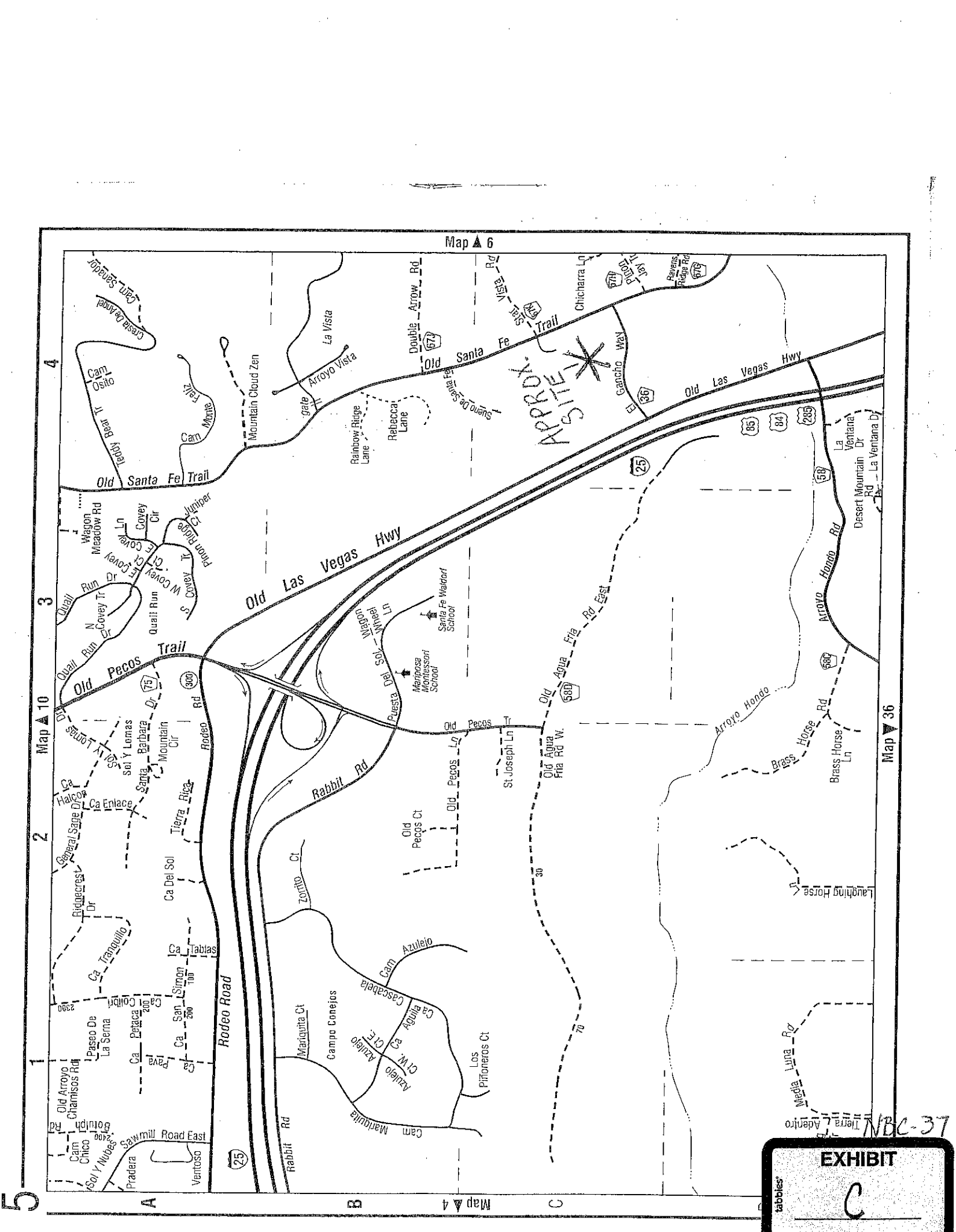
PROJECT	BY	DATE
REVISION	BY	DATE
DESIGNED BY		
CHECKED BY		
SCALE		

W. E. Walker Engineering

905 Columbia Street, Suite 200, N.W. 77001

7-Mile Office: 7700 Columbia Street, Suite 200, N.W. 77001





Map ▲ 6

4

3

2

1

5

Map ▲ 36

Map ▲ 4

Map ▲ 10

EXHIBIT

C

NBC-37

APRIL

tabbles



STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER
SANTA FE

Estevan R. López, P.E.
Acting State Engineer

December 15, 2011

CONCHA ORTIZ Y PINO BLDG.
POST OFFICE BOX 25102
130 SOUTH CAPITOL
SANTA FE, NEW MEXICO 87504-5102
(505) 827-6091
FAX: (505) 827-3806

Vicki Lucero
Development Review Team Leader
Santa Fe County
P.O. Box 276
Santa Fe, NM 87504-1985

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Reference: Desert Academy Development Plan

Dear Ms. Lucero:

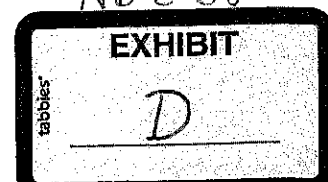
On November 16, 2011 the Office of the State Engineer (OSE) received a request to provide comments for the Desert Academy Development Plan submittal.

The proposal provides an outline for the expansion of the existing New Mexico Academy for Sciences and Mathematics (NMAASM) property. The expansion is described to consist of "building improvements including administrative space, classrooms, labs, gymnasium, cafeteria, horse facilities, swimming pool, etc". The development is located on a 25.856 acre foot parcel on the intersection of Old Santa Fe Trail and El Gancho Way within the Sebastian De Vargas Grant, Section 7, Township 16 North, Range 10 East. The water supply is provided from an existing on-site well.

This proposal was reviewed pursuant to the Santa Fe County Land Development Code (Code) and the New Mexico Subdivision Act.

When a subdivision proposal is received by the OSE, the developer's water demand analysis is reviewed to determine if it is technically correct and reasonable. The OSE also verifies that the appropriate conservation measures are reflected in the analysis. Further, data in the water demand analysis is compared with the data and statements included in the disclosure statement and in the restrictive covenants to make sure that they are consistent with each other. While recent water use statistics have been included, a standard water demand analysis was not provided with the applicant's submittal; therefore the OSE technical analysis described above was not performed.

NB C-38



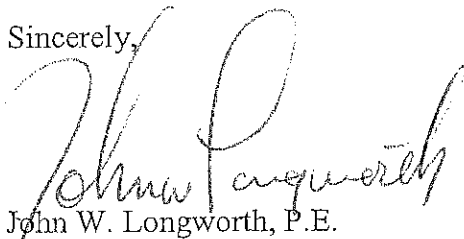
The developer provided a water demand analysis that estimates future use based on recent water use data at the Camino Alire Desert Academy facility. This facility is described as having a small courtyard with surrounding vegetation. The proposed development on Old Santa Fe Trail is described as expanding to include a swimming pool, cafeteria, and gymnasium. These improvements are not listed at the Camino Alire facility. Therefore, it is recommended that the proposed water budget be revised to include these improvements.

The developer provided a Geohydrology Report (Report) prepared in 1997 for NMASM. The OSE's Hydrology Bureau reviewed the Report and determined that the proof of water availability (for NMASM) was acceptable to the OSE and Santa Fe County in 1997. However, the report does not contain the information necessary to complete a technical review using current OSE and County standards.

Development Plans are not required by the Code to provide the level of detail that is required by the OSE for a water demand analysis. Article VII, Section 6.1 of the Code allows the Santa Fe County Land Use staff to refer development plan to state agencies for review "*if, in the opinion of the County Hydrologist and the Code Administrator, such referrals will provide information necessary to the determination of whether or not a proposed development is in conformance with provisions of this Code*". The OSE recognizes the proactive actions on behalf of the County to solicit the technical opinion of the OSE on this development plan. However, because the proposed development is not formally covered under the New Mexico Subdivision Act, the OSE declines to provide an opinion at this time. We appreciate the opportunity to review the Desert Academy Development Plan.

If you have any questions, please call Julie Valdez at 505-827-6790.

Sincerely,



John W. Longworth, P.E.

Water Use & Conservation/Subdivision Review Bureau Chief

cc: OSE Water Rights Division, Santa Fe Office

NBC-39

MEMORANDUM

DATE: December 22, 2011

TO: Desert Academy

FROM: Vicki Lucero, Development Case Manager

VIA: Jan Daniels, Design Review: Landscaping and Water Harvesting

FILE REF.: Case # PDP/DP 11-5370 Desert Academy Preliminary Development Plan Phase 1A/1B and Final Development Plan Phase 1A/1B Approval

REVIEW SUMMARY:

The Preliminary Development Plan Phase 1A/1B and Final Development Plan Phase 1A/1B Approval submittal dated 11/4/2011, prepared by Courtenay Mathey for the Desert Academy, CDRC Case 11-5370, has been reviewed for compliance to the Santa Fe County Land Development Code criteria for Landscape and Ordinance 2008-4, Rainwater Harvesting design.

Landscaping

The Applicant has not provided a landscape plan per Article III, Section 4. Due to the large amount of native plants shown on the aerial view, new plantings may be reduced significantly.

Rainwater Harvesting

The Applicant has not provided a Rainwater Harvesting plan for Final Development Plan approval per Ordinance 2008-4.

Ordinance 2008-4 requires cisterns to be sized to hold 1.5 gallons per square foot of roofed area. The proposed roofs for both phases would require the capture of 29,250 gallons.

NBC-40

Once the Applicant has provided a 'landscape water budget' to determine the landscape water demand, the size of the cistern may be reduced provided passive water harvesting methods are incorporated into the Rainwater Harvesting Plan.

The Applicant shall use standards provided by the Santa Fe County Water Harvesting Guidelines.

The existing cistern on site must be sized and tested for leakage in the plumbing and the tank.

ADDITIONAL COMMENTS:

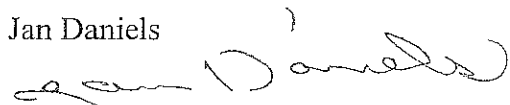
Landscaping:

Landscaping shall be installed for inspection prior to issuance of a Certificate of Occupancy or Business License unless an appropriate financial warranty has been approved by the Land Use Administrator.

A bond or letter of credit must be provided in an amount reasonably required by the Code Administrator if planting and Revegetation must be delayed for optimum results. Such delay shall be specified on the development permit.

Due to the nature of the comments contained herein, additional comments may be forthcoming upon receipt of the required information.

Jan Daniels

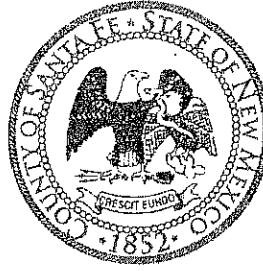


Building and Development Services
Design Review: Landscaping and Rainwater Harvesting
505-986-6343

Daniel "Danny" Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathleen Holian
Commissioner, District 4

Elizabeth Stefanics
Commissioner District 5

Katherine Miller
County Manager

MEMORANDUM

DATE: December 20, 2011

TO: Vickie Lucero, Development Review Team Leader, Growth Management Department

FROM: Colleen Baker, Program Manager, Open Space and Trails Program *CB*

VIA: Mark Hogan, Director, Projects, Facilities and Open Space Division *MH*
Adam Leigland, Director, Public Works Department *AL*

RE: CDRC CASE #DP 11-5370 Desert Academy Preliminary and Final Development Plan

The Open Space and Trails Program staff has reviewed the Desert Academy Preliminary and Final Development Plan for compliance with the Santa Fe County Land Development Code and has determined that it is in compliance with the code.

NB C-42



State of New Mexico
ENVIRONMENT DEPARTMENT
 District II - Santa Fe

2540 Camino Edward Ortiz
 Santa Fe, New Mexico 87507
 Telephone (505) 827-1840
www.nmenv.state.nm.us



SUSANA MARTINEZ
 GOVERNOR

JOHN A. SANCHEZ
 LIEUTENANT GOVERNOR

DAVE MARTIN
 SECRETARY

DEPUTY SECRETARY

FRANK FIORE
 ACTING DIVISION DIRECTOR

December 23, 2011
 Vicki Lucero
 Development Review Team Leader
 Santa Fe County Land Use Department
 PO Box 276
 Santa Fe, NM 87504-0276

RE: CDRC CASE # DP11-5370 Desert Academy Preliminary and Final Development Plan

Dear Ms. Lucero:

I have reviewed the submittal for the above-referenced project and offer the following comments.

It is evident from the proposal you plan to serve a maximum of 250 students and 50 staff. NMAC 20.7.3.8 table 201.1 line # 17 yields a total waste water design flow that exceeds 2000 gallons per day and the Liquid Waste Regulations 20.7.3 NMAC does not hold jurisdiction. See table below.

Item	Item Qty	Gpd/item	Totals (gal)	Remarks
Students	250	20	5000	
Staff	50	20	1000	
Gym	1	5	1250	gpd per student
Cafeteria	1	3	750	gpd per student
			8000	gallons per day (gpd)

"This part 20.7.3 NMAC, applies to on-site liquid waste systems, and effluent from such systems, that are designed to receive and do receive 2000 gallons or less of liquid waste per day, and that do not generate discharges that require a discharge plan pursuant to 20.6.2 NMAC or a national pollution discharge elimination system (NPDES) permit."

Therefore, the Desert Academy submittal significantly exceeds 2000 gallons per day and the Liquid Waste Regulations 20.7.3 NMAC do not hold jurisdiction. However this does fall under the jurisdiction of the Ground Water Quality Bureau. Pursuant to Section 20.6.2.1201 NMAC of the New Mexico Water Quality Control Commission (WQCC) Regulations, the proponent is required to submit a Notice of Intent to the GWQB so that a determination can be made on the Discharge Permit requirements for this lot. A copy of 20.6.2 NMAC is available at <http://www.nmenv.state.nm.us/gwb/NMED-GWQB-Regulations.htm>. For further information on how to proceed with the groundwater discharge permitting process please contact Robert George at GWQB at 505-476-3648.

Please let me know if you have any questions.

Sincerely,

Michael Broussard
 NMED Environmental Scientist & Specialist
 District 2

cc:

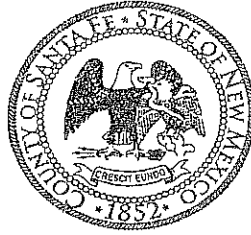
Robert Italiano, NMED, Manager, District 2
 Robert George, NMED-GWQB

NB C-43

Daniel Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Liz Stefanics
Commissioner, District 4

Kathy Holian
Commissioner, District 5

Katherine Miller
County Manager

**GROWTH MANAGEMENT DEPARTMENT
PUBLIC WORKS DIVISION
MEMORANDUM**

Date: December 5, 2011

To: Vicki Lucero, Development Review Team Leader, Land Use Department

From: Paul Kavanaugh, Engineering Associate Public Works *R*
Johnny P. Baca, Traffic Manager Public Works *JB*

Re: CDRC CASE # DP 11-5370 Desert Academy Preliminary and Final Development Plan.

The referenced project has been reviewed for compliance of the **Land Development Code**, of **Article V** (Subdivision Design Standards), **Section 8.1** (General Policy on Roads), in which the roadway/driveway needs to conform. The project is located within southwest of the Old Santa Fe Trail (County Road 67) and El Gancho Way (County Road 36) and northwest of Old Las Vegas Highway and El Gancho Way intersection, within Sections 7, Township 16 North, Range 10 East. The applicant is requesting Preliminary and Final Development Plan approval.

Access:

The applicant is proposing to access the 25.856 acre tract off Old Santa Fe Trail through an existing driveway. The existing paved driveway is an approximate 900 feet northwest of Old Santa Fe Trail intersection. The existing driveway is equipped with an approximate 400 feet of deceleration lane.

Conclusion:

Public Works has reviewed the plans submitted by your engineer Morey Walker, dated November 4, 2011, and feels that they cannot support the above mentioned project. According to the traffic study submitted by Walker Engineering forty-four (44) vehicles are entering the proposed development. According to the N.M.D.O.T. State Access Management Manual this amount of traffic warrants a left-turn deceleration lane.

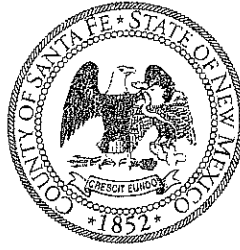
Before a favorable opinion can be given, the applicant shall resubmit engineering plans for a left-turn deceleration lane for further review and approval.

NB C-44

Danny Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4


Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

DATE: December 7, 2011

TO: Vicki Lucero, Development Review Team Leader.

FROM: John Lovato, Terrain Management 

VIA: Jack Kolkmeier, Land Use Administrator
Shelley Cobau, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF: CDRC CASE # PDP/FDP11-5370 Desert Academy

REVIEW SUMMARY

Terrain Management

The referenced project has been reviewed for compliance with Article VII Section 3 Terrain Management of the Santa Fe County Land Development Code. The request is for placement of a 9,500 square foot building for classrooms. The request also includes a 1,000 square foot existing portal to be enclosed, as well as a remodel of an existing 1,300 square foot portable building for additional offices. The plan submitted has a proposed grading and drainage plan with existing site data. There are no disturbed areas with slopes greater than 20%. The site conforms to Article VII, Section 3. (Terrain Management.)

Storm Drainage and Erosion Control:

The Applicant's proposal shows existing topography, natural drainage, and proposed drainage for existing conditions and newly proposed disturbance. The proposed drainage plan and existing show a total pond volume requirement of 14,204 ft³. The Existing ponding is 13,463ft³ and a second pond that can withhold 741ft³. Given the two ponding areas and the volume provided, there is adequate storm drainage for the proposed disturbance. The grading and Drainage plan is in conformance with the Santa Fe County Land Development Code and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance. However, **all redline** comments must be addressed prior to final approval.

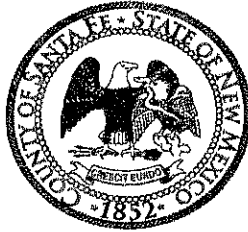
Due to the nature of the comments contained herein, additional comments may be forthcoming upon receipt of the required information

NB C-45

Danny Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

DATE: February 1, 2012

TO: Vicki Lucero, Team Leader

FROM: Amanda Romero, Senior Development Review Specialist *AUR*

VIA: Wayne Dalton, Building and Development Services Supervisor
Shelley Cobau, Building and Development Services Manager

FILE REF.: CDRC CASE # PDP/DP 11-5370 Desert Academy
Preliminary Development Plan & Final Development Plan

REVIEW SUMMARY

ARCHITECTURAL, PARKING, LIGHTING, AND SIGNAGE:

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code. The Applicant has submitted a request for Preliminary Development Plan and Final Development Plan. This Application does not conform to Article III, Section 9 (Parking Requirements). This Application does not conform to Article III, Section 4.4.4 h (Outdoor Lighting), The Applicant is in conformance with Article V, Section 7.2 (Development Plan Requirements) of the Land Development Code This Application is in conformance with Article VIII (Sign Regulations). These items have been redlined on the Master Plan/ Development Plan and are clarified herein:

ARCHITECTURAL:

The Applicant proposes to construct the following; a 9,200 sq. ft. structure to be utilized as a classroom, a 1,300 sq. ft. portable building, a 2,800 sq. ft. pool equipment room, a 1,000 sq. ft. addition, a 9,000 sq. ft. new classroom and a 10,000 sq. ft gym /support space. The architectural element of this application does comply with Article V, Section 7.2 of the Land Development Code.

PARKING:

A school is considered a Community Service Facility per Article III, Section 7 of the Land Development Code. The Applicants plan set (D1) provides for 157 parking spaces 7 of which are handicap. The Development Plan Report Parking plan provides for 152 parking spaces 6 of which are Handicap spaces. The parking requirements for a Community Service Facility are 1 per employee plus one per 300 sq. ft. as stated by Article III, Section 9. The Applicant has proposed 33,330 sq. ft. and 50 employees. The Applicant shall provide 161 parking spaces, 8 of which shall be handicap spaces with 1 van space per ADA Requirements. The Parking element of this application does not comply with requirements set forth in Article III, Section 9 of the Land Development Code.

SIGNAGE:

The Applicant proposes to utilize the existing sign areas. The Applicant will repaint the signage to read "Desert Academy" "7300 Old Santa Fe Trail". Signage for all handicap parking shall be illustrated on plan set for existing and/or proposed handicap parking spaces. The signage element of this application does comply with the requirement Article VIII (Sign Regulations).

LIGHTING:

The Applicant Proposes to utilize existing outdoor lighting which consists of seven pole mounted light fixtures and existing sconces. Approximately seventeen new sconce light fixtures are proposed. The proposed and existing light fixture types are not shielded. The Applicant shall comply with Article III, Section 4.4.4 of the Land Development Code. The lighting element of this Application is not in compliance with current Code Requirements. The Applicant must submit cut-sheets for all existing and proposed light fixtures.

Due to the nature of the comments contained herein, additional comments may be forthcoming upon receipt of the required information.

Santa Fe County Land Use Department Planning Division

Date: December 21, 2011
To: Vicki Lucero, Development Review Team Leader
Cc: Robert Griego, Planning Manager
From: Andrew Jandáček, Transportation Planner
Re: CDRC CASE # DP 11-5370 Desert Academy Preliminary and Final Development Plan

Background

The proposed development plan is an addition to an approved Master Plan for the Desert Academy and addresses additional development at an existing private school facility. The 25.856 acre site, currently known as the New Mexico Academy for Sciences and Mathematics property, is located at the northwestern corner of intersection of Old Santa Fe Trail and El Gancho Way. The scope of the existing Master Plan includes over 85,000 square feet of building improvements to be implemented over two phases. The site for the proposed project is within SDA 2 as identified in the Sustainable Growth Management Plan.

Roads and Access

The property is accessed via Old Santa Fe Trail and includes a deceleration lane that was constructed during the initial phase of development. A Traffic Impact Assessment (TIA) was conducted by Walker Engineering in November 2011 addressing the proposed addition to the Master Plan. The TIA evaluated the impact of the proposed school development to the Santa Fe County Road System. The intersections that were analyzed are the signalized intersection of Old Las Vegas Highway and El Gancho Way, the signalized intersection of Old Santa Fe Trail and El Gancho Way and the entrance to the academy. Since the PM peak for the school (3:30PM) is before the normal PM peak hours (5:00PM), only the AM peak hour was analyzed. The TIA concluded that there is no need for any road improvements with this phase.

Evaluation

The TIA findings indicate that the project will have very little impact in the traffic at the intersections analyzed and that all intersections will operate at a level of service "C" or better at the horizon year (2015). In addition, the Sustainable Growth management Plan (SGMP) identifies Old Santa Fe Trail at the proposed project location as being classified as a Major Rural Collector. Map 10-6 Future Bikeways Network of the SGMP identifies Old Santa Fe Trail as a second priority roadway recommended for future retrofits to include bike lanes through road widening.

Recommendation

Staff concurs with the proposed recommendations as listed in the TIA as follows:

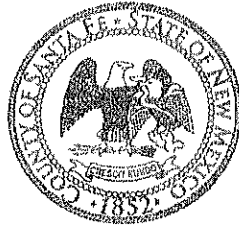
1. Install stop signs at the exit from the development
2. Provide a 25 foot return radius
3. Accommodate adequate stacking at the exit from the development

At the current time, no improvements to Santa Fe Trail are warranted to implement road widening retrofits. Staff recommends future improvements to Santa Fe Trail to include bike lanes when warranted.

Daniel "Danny" Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

January 3rd, 2012

TO: Vicki Lucero, Development Review Team Leader

FROM: Karen Torres, County Hydrologist

THRU: Rich Silva, Utilities Department
Patricio Guerrerortiz, Utilities Director

RE: CDRC Case # DP 11-5370 Desert Academy Preliminary and Final Development Plan -T16N R10E Sec 7

The subject development plan was reviewed for technical accuracy and compliance with the SFC Land Development Code. Staff concludes there is sufficient water available for the preliminary and final development plan. Amendment to the General Plat Notes is requested to clarify water restrictions and reporting requirements.

Connection to the existing sewer line along Old Las Vegas Hwy, consistent with Ordinance No. 1998-16 as amended is recommended as a condition of approval for the final development plan.

Nature of Project:

The applicant proposes to add improvements to an existing private school facility located near the intersection of Old Las Vegas Hwy and CR-36 (El Gancho Way) in the vicinity of Arroyo Hondo. An additional 1,000 square-feet of new classrooms space, 10,000 square-feet gymnasium and an athletic field will be constructed.

The source of water is an on-site domestic well which, through previous county approval, is allowed to divert 2.43 acre-feet for this development. Wastewater is currently treated on-site but the school will connect to the existing wastewater line along Old Las Vegas Hwy, as described in this submittal.

History of Review:

Water Availability for the existing development on the subject property was reviewed in 1997 by the County Hydrologist, which demonstrated 2.43 acre-feet of water at full build out of the

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project. Water availability will not be revisited in this review just the water budget for the proposed development. Several water restrictions and reporting requirements were placed in the General Notes on the plat but are not enforced.

Water Budget:

A revised water budget was submitted for the entire project, based on a student population of 300, with no breakdown of water use by phase. The applicant applied the current water use of the existing Desert Academy facility and proposed a water budget of 0.645 acre-feet for full build out of this project. As the existing facility is on a much smaller parcel of land with limited opportunity to irrigate outdoors, this may not be an appropriate comparison.

The subject property is currently leased to the Santa Fe International Elementary School and has a student population of 100. (Personal communication with project consultant Courtenay Mathey). Meter readings for the on-site well (RG-66448) were obtained from the Office of the State Engineer database available on-line. The water usage for 2011 from January to June 20th is 0.316 acre-feet or 0.103MG. Based on the current student population of 100 the daily use is estimated to be 6.02 gallons per day per person. Using the projected population of 300 at full build out the water usage is estimated to be 2.02 acre-feet for this project.

Since the proposed athletic field and running tract will use artificial turf and the considering the water available of 2.43 acre-feet there is sufficient water to support the proposed changes to the master plan.

Upon review of the existing plat notes regarding water, reporting requirements are confusing and excessive for a small project. It is recommended the plat General Notes be amended as follows:

1. Water use for this tract shall not exceed 2.43 acre-feet per year. Any decrease in the size of this tract will require a new evaluation of water availability.
2. Connection to the County wastewater collection system is required. If regional water comes within 200 feet of the property boundary the owner shall connect to the water system.
3. Monthly meter readings from well RG-66448 shall be recorded and submitted to the Santa Fe County Utilities Department.
4. Delete Plat Note 4

Water Quality

Water quality analysis of metals, PCB's, pesticides and VOC's of the raw well water and treated water for the water system were submitted for review. No exceedances to the EPA maximum contaminant level were detected.

Liquid Waste:

An existing County Utility wastewater collection system along Old Las Vegas Hwy is adjacent to the school property. In accordance with Ordinance No. 1998-16 as amended, connection to a

NBC-49

publicly owned treatment works is mandatory when a property is being developed or improved. The utilities department received a request for sewer service on November 28, 2011, which is currently under review. It is recommended that connection to the County Utility in accordance with Ordinance No. 1998-16 entitled "An Ordinance Establishing Provisions for Extension of Sewer Service; Adopting Operating and Management Procedures; Setting Rates; and Establishing Design Standards for the Santa Fe County Wastewater Utility" be required prior to final development approval.

Conclusions

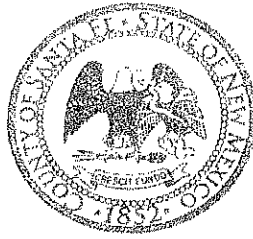
Staff concludes there is sufficient water availability for approval of the Preliminary and final Development Plan. Requirements for wastewater have not been met but recommended as a condition of approval of final development plan.

If you have any questions, please feel free to call me at 992-9871 or email at ktorres@co.santa-fe.nm.us.

Daniel "Danny" Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Ilihan
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Submittal Review

Date	Jan. 10, 2012		
Project Name	Desert Academy Phase 1A / 1B Preliminary and Final Development Plan		
Project Location	7300 Old Santa Fe Trail		
Description	Additional development at an existing private school.	Case Manager	Vickie Lucero
Applicant Name	Desert Academy / Mathey and Assoc., Architects, agent	County Case #	CDRC 11-5370
Applicant Address	7300 Old Santa Fe Trail Santa Fe, NM 87508	Fire District	Hondo
Applicant Phone	Agent / 505-986-9854		
Commercial <input checked="" type="checkbox"/>	Residential <input type="checkbox"/>	Sprinklers <input checked="" type="checkbox"/>	Wildland <input type="checkbox"/>
Hydrant Acceptance <input type="checkbox"/>			
Review Type	Master Plan <input type="checkbox"/>	Preliminary <input checked="" type="checkbox"/>	Final <input checked="" type="checkbox"/>
	Inspection <input type="checkbox"/>	Lot Split <input type="checkbox"/>	
Project Status	Approved <input type="checkbox"/>	Approved with Conditions <input checked="" type="checkbox"/>	Denial <input type="checkbox"/>

The Fire Prevention Division/Code Enforcement Bureau of the Santa Fe County Fire Department has reviewed the above submittal and requires compliance with applicable Santa Fe County fire and life safety codes, ordinances and resolutions as indicated (*Note underlined items*) :

Summary of Review

- Roadways and drives shall meet the minimum County standards for fire apparatus access roads within this type of proposed development... (*page #2*)
- The water delivery system supplying the fire hydrants and automatic sprinkler systems shall be designed to meet the minimum standards of the Santa Fe County Water utilities(*page 4 #*)
- Automatic Fire Protection Sprinkler systems shall be required as per submitted development plans...(*page #4*)

NBC-51

Fire Department Access

Shall comply with Article 9 - Fire Department Access and Water Supply of the 1997 Uniform Fire Code inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal

- **Fire Access Lanes**

Section 901.4.2 Fire Apparatus Access Roads (1997 UFC) When required by the Chief, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.

Curbs or signage adjacent to buildings, fire hydrants, entrances and landscape medians in traffic flow areas shall be appropriately marked in red with 6" white lettering reading "FIRE LANE – NO PARKING" as determined by the Fire Marshal prior to occupancy. Assistance in details and information are available through the Fire Prevention Division.

- **Roadways/Driveways**

Shall comply with Article 9, Section 902 - Fire Department Access of the 1997 Uniform Fire Code inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

Roadways and drives shall meet the minimum County standards for fire apparatus access roads within this type of proposed development. Final acceptance based upon the Fire Marshal's approval.

Per submitted drawings the turnaround indicated at the southern end of the driveway behind the facilities incorporates a hammerhead type turnaround area for emergency vehicle purposes conforming to the access and turnaround requirements and dimensions of the Santa Fe County Fire Department.

- **Street Signs/Rural Address**

Section 901.4.4 Premises Identification (1997 UFC) Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property.

Section 901.4.5 Street or Road Signs (1997 UFC) When required by the Chief, streets and roads shall be identified with approved signs.

Buildings within a commercial complex shall be assigned, post and maintain a proper and legible numbering and/or lettering systems to facilitate rapid identification for emergency responding personnel as approved by the Santa Fe County Fire Marshal.

▪ **Slope/Road Grade**

Section 902.2.2.6 Grade (1997 UFC) *The gradient for a fire apparatus access road shall not exceed the maximum approved.*

Driveway/fire access shall not exceed 11% slope and shall have a minimum 28' inside radius on curves.

▪ **Restricted Access/Gates/Security Systems**

Section 902.4 Key Boxes. (1997 UFC) *When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the chief is authorized to require a key box to be installed in an accessible location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the chief.*

Commercial developments/buildings may/will be required to install a Knox Cabinet or applicable Knox device as determined by this office for Fire Department access, Haz-Mat/MSDS data, and pre-fire planning information and for access to fire protection control rooms (automatic fire sprinklers, fire alarm panels, etc...).

All gates shall be operable by means of a key or key switch, which is keyed to the Santa Fe County Emergency Access System (Knox Rapid Entry System).

Fire Protection Systems

▪ **Hydrants**

Shall comply with Article 9, Section 903 - Water Supplies and Fire Hydrants of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

Section 903.2 Required Water Supply for Fire Protection. *An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protect is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief.*

Section 903.3 Type of Water Supply (1997 UFC) *Water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. In setting the requirements for fire flow, the chief may be guided by Appendix III-A.*

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Final placement of the fire hydrants shall be coordinated and approved by the Santa Fe County Fire Department prior to installation. An additional hydrant shall be required in the parking area west of the proposed new 2-story classrooms.

The water system and new hydrant shall be in place, operable and tested prior to the start of any and all building construction. It shall be the responsibility of the developer to notify the Fire Prevention Division when the system and hydrants are ready to be tested.

The water delivery system supplying the fire hydrants and automatic sprinkler systems shall be designed to meet the minimum standards of the Santa Fe County Water utilities to allow for future required connection to such systems as they are provided.

Water supply line sizes, which are connected to supply approved fire hydrants, shall be a minimum of eight inches in diameter.

Fire hydrants subject to possible vehicular damage shall be adequately protected with guard posts in accordance with Section 8001.11.3 of the 1997 UFC.

Fire hydrant locations shall be no further than 10 feet from the edge of the approved access roadways with the steamer connections facing towards the driving surface.

Final fire hydrant locations shall be located in full view for incoming emergency responders. Landscape vegetation, utility pedestals, walls, fences, poles and the like shall not be located within a three foot radius of the hydrant per Article 10, Sections 1001.7.1 and 1001.7.2 of the 1997 UFC.

Supply lines shall be capable of delivering a minimum of 1,000 gpm with a 20-psi residual pressure to the attached hydrants. The design of the system shall be accordingly sized and constructed to accommodate for the associated demands placed on such a system through drafting procedures by fire apparatus while producing fire flows. The system shall accommodate the operation of two pumping apparatus simultaneously from separate locations on the system. Final design shall be approved by the Fire Marshal.

All hydrants shall have NST ports.

No building permits shall be granted until such time as the fire hydrants have been tested and approved by the Santa Fe County Fire Marshal.

Automatic Fire Protection/Suppression

Automatic Fire Protection Sprinkler systems shall be required as per submitted development plans and 1997 Uniform Fire, Article 10 Section 1003.2 in accordance with the Building Code as adopted by the State of New Mexico and/or the County of Santa Fe.

All Automatic Fire Protection systems shall be developed by a firm certified to perform and design such systems. Copies of sprinkler system design shall be submitted to the Fire Prevention

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Division for review and acceptance prior to construction. Systems will not be approved unless tested by the Santa Fe County Fire Department. Fire sprinklers systems shall meet all requirements of NFPA 13 Standard for the Installation of Sprinkler Systems.

The required system riser shall meet the requirements of the NFPA 13 Standard.

Locations of all Fire Department Connections (FDC's) shall be determined and approved prior to the start of construction on the system. All FDC's shall have NST ports.

All sprinkler and alarm systems as required shall be tested and approved by the Santa Fe County Fire Department at rough-in and prior to allowing any occupancy to take place. It shall be the responsibility of the installer and/or developer to notify the Fire Prevention Division when the system is ready for testing.

Fire Alarm/Notification Systems

Automatic Fire Protection Alarm systems shall be required as per 1997 Uniform Fire Code, Article 10 Section 1007.2.1.1 and the Building Code as adopted by the State of New Mexico and/or the County of Santa Fe. Required Fire Alarm systems shall be in accordance with NFPA 72, National Fire Alarm Code, for given type of structure and/or occupancy use. Said requirements will be applied as necessary as more project information becomes available to this office during the following approval process.

▪ Fire Extinguishers

Article 10, Section 1002.1 General (1997 UFC) *Portable fire extinguishers shall be installed in occupancies and locations as set forth in this code and as required by the chief. Portable fire extinguishers shall be in accordance with UFC Standard 10-1.*

Portable fire extinguishers shall be installed in occupancies and locations as set forth in the 1997 Uniform Fire Code. Portable fire extinguishers shall be in accordance with UFC Standard 10-1.

Life Safety

Fire Protection requirements listed for this development have taken into consideration the hazard factors of potential occupancies as presented in the developer's proposed use list. Each and every individual structure of a private/commercial or public occupancy designation will be reviewed and must meet compliance with the Santa Fe County Fire Code (1997 Uniform Fire Code and applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code, which have been adopted by the State of New Mexico and/or the County of Santa Fe

General Requirements/Comments

▪ Inspections/Acceptance Tests

Shall comply with Article 1, Section 103.3.2 - New Construction and Alterations of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal

The developer shall call for and submit to a final inspection by this office prior to the approval of the Certificate of Occupancy to ensure compliance to the requirements of the Santa Fe County Fire Code (1997 UFC and applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code.

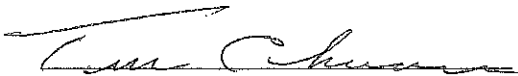
▪ Permits

As required

Final Status

Recommendation for Preliminary/Final Development Plan approval with the above conditions applied.

Tim Gilmore, Inspector




Code Enforcement Official

1-10-17
Date

Through: David Sperling, Interim Chief/Fire Marshal

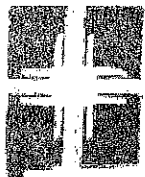
File: DevRev/H/DesertAcademy/011012

Cy: Applicant
District Chief
Buster Patty, Capt., Fire Prevention Div. 

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Official Submittal Review

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New Mexico DEPARTMENT OF
TRANSPORTATION

December 29, 2011

Vicki Lucero
Development Review Team Leader
County of Santa Fe
102 Grant Avenue
P.O. Box 276
Santa Fe, NM 87504-1985

RE: CDRC Case # DP 11-5370 Desert Academy Preliminary and Final Development Plan

Dear Ms. Lucero:

The New Mexico Department of Transportation (NMDOT) District 5 Traffic Section has reviewed the proposed school expansion development of 250 students on Old Santa Fe Trail. We have reviewed the traffic report and are in agreement with the report. This Development will not impact our transportation system and recommend approval of the development.

Please feel free to contact me at (505)476-4223 if you have any questions.

Sincerely:

Ruben Chavez Garcia, P.E.
District 5 Traffic Engineer

Cc: Phil Gallegos, Assistant District Engineer – Engineering Support
Jeremy Lujan, Property Management Unit

Susana Martinez
Governor

Alvin C. Dominguez, P.J.
Cabinet Secretary

Commissioners

Pete Rahn
Chairman
District 3

Debra Hicks
Vice Chairman
District 2

Dr. Kenneth White
Secretary
District 1

Ronald Schmeits
Commissioner
District 4

Butch Mathews
Commissioner
District 5

Jackson Gibson
Commissioner
District 6

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- C. **CDRC CASE # DP 11-5370 Desert Academy Preliminary and Final Development Plan Phase 2. Desert Academy, Applicant, Courtenay Mathey, Agent, Request Preliminary And Final Development Plan Approval For Phase II of the existing school facility which will include 2,300 square feet of office space, a 9,000 square feet classroom building, a 10,000 square feet gymnasium, an all-weather (synthetic) athletic field and running track, interior remodeling of existing structures, and related site improvements on 25.86 acres. The property is located off County Road 67, within Section 7, Township 16 North, Range 10 East (Commission District 4)**

Vicki Lucero read the case caption and gave the staff report as follows:

“On July 29, 1997, the EZA granted master plan zoning approval for the New Mexico Academy for Sciences and Mathematics which included an administration building, swimming pool, cafeteria and visual arts building, two classroom buildings, and tennis courts totaling 99,400 square feet of actual building space and up to 450 students. At that time the EZA also granted preliminary development plan approval for Phase I which consisted of 133 students and faculty and 54,900 square feet of facilities.

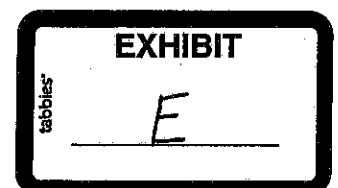
“On September 11, 1997, the EZC granted Final Development Plan approval for Phase IA.

“On September 29, 1998, the EZA granted approval of a master plan amendment to add an equestrian use, to modify the building placement and increase the total square footage to 106,700 square feet for all phases and to increase the number of allowable students and faculty from 133 to 138 for Phase I.

“Currently on site there is an existing administration/classroom building and pool/equipment building along with a modular classroom building totaling 13,300 square feet. All of these structures will continue to be utilized.

“The Applicant is now requesting Preliminary and Final Development Plan approval for Phase II which will add 20,000 square feet of building area and related improvements as follows: Phase II-A (Spring/Summer 2012 with completion by July 1, 2012):

- Remodel interior of existing structure and enclose \pm 1000 square feet of existing portal for new offices
- Add a new \pm 9,000 square feet classroom structure
- Remodel existing 1,300 square feet portable building for offices
- Additional gravel drive and parking
- Replace existing propane service with new gas line connection



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- Tie the existing septic system into the public service line available along Old Las Vegas Highway
 - Related improvements to utilities, lighting, and landscaping, etc.
- Phase II-B (Fall 2012 –Fall 2013):
- Add new 10,000 square feet gymnasium and support spaces
 - Add new all-weather – synthetic – athletic field and running track
 - Related improvements to utilities, lighting, landscaping etc.
 - Additional gravel parking spaces

“The proposed development plan will increase the existing permitted population to 250 students and 50 staff members.”

She added that the application was reviewed for access and parking, water, fire protection, liquid and solid waste, signage and lighting and archaeology.

Ms. Lucero stated this application is in accordance with Article III, Section 4.4, Development Plan Requirements, of the County Land Development Code, and is consistent with the use and scope of the previously approved Master Plan. Staff recommends preliminary development plan approval for Phase 2 with final development plan approval to be handled administratively subject to the following conditions:

1. Engineering plans for the left turn deceleration lane off of Old Santa Fe Trail must be submitted for review and approval prior to final development plan approval. [Modified at motion.]
2. Signage details shall be submitted for review and approval prior to final development plan approval.
3. A lighting plan showing locations of proposed lighting, details of light poles and cut sheets shall be submitted prior to final development plan approval.
4. A detailed parking plan shall be submitted prior to final development plan approval.
5. Water use for this tract shall not exceed 2.43 acre-feet per year. Any decrease in the size of this tract will require a new evaluation of water availability. This shall be noted on the Development Plan
6. Connection to the County wastewater collection system is required. If regional water comes within 200 feet of the property boundary the owner shall connect to the water system. This shall be noted on the development plan.
7. Monthly meter readings from well RG-66448 shall be recorded and submitted to the Santa Fe County Utilities Department. This shall be noted on the Development Plan.
8. Roadways and driveways shall meet the minimum County Standards for fire apparatus access roads within this type of proposed development. Final acceptance based upon Fire Marshal's approval.
9. The water delivery system supplying the fire hydrants and automatic sprinkler systems shall be designed to meet the minimum standards of the Santa Fe County Water utilities to allow for future required connection to such systems as they are provided.

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10. Automatic Fire Protection Sprinkler systems shall be required as per submitted development plans and 1997 Uniform Fire, Article 10 Section 1003.2 in accordance with the Building Code as adopted by the State of New Mexico and/or the County of Santa Fe.
11. All gates shall be operable by means of a key or key switch, which is keyed to the Santa Fe County Emergency Access System (Knox Rapid Entry System).
12. No building permits shall be granted until such time as the fire hydrants have been tested and approved by the Santa Fe County Fire Marshal.

Member Gonzales referred to condition 6 and asked if the County wastewater collection system was currently in place. Ms. Lucero said it was and County Hydrologist Karen Torres stated there was a short section of sewer line extended to serve Harry's Roadhouse. She was unsure whether it was entirely gravity fed.

Member Gonzales asked where the regional water system was at its closest point. Ms. Torres said the City has infrastructure nearby and extension of lines from St. John's tank has been discussed.

Member Gonzales asked if this property was subject to imminent annexation. Ms. Torres referred to Committee Member Katz, who said it is not scheduled for annexation.

Chair DeAnda asked if the parking plan included provisions for overflow parking. Ms. Lucero stated the applicant has submitted a more detailed plan for parking as well as for their water catchment system. A new cistern for capture and storage is planned and will be reviewed by staff.

Duly sworn, Arthur Burger, president of the board of trustees for the school expressed his gratitude to staff for their help. He said the current campus is "busting at the seams." The Desert Academy is a private college preparatory school serving grades 7 through 12. The students come from all over the county and beyond. Although the previous master plan called for expansion to 400 students they plan to cap enrollment at 250 students. He said they are prepared to accept all staff recommendations with one exception that Mr. Mathey would go into in detail. They have met with neighbors and he indicated there is widespread support. They plan to make their facilities available to the city schools.

In response to a question from Member Gonzales, Mr. Burger gave a history of the school and its search for another campus.

Member Anaya asked for details on the athletic program and Mr. Burger described what sports will be offered and added that the school offers an international baccalaureate curriculum.

Chair DeAnda asked if they received any government funding and Mr. Burger said they do not; the school is a private and non-profit.

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Member Katz asked if there was an entrance to the campus on El Gancho Way and Mr. Burger said the main entrance is off Old Santa Fe Trail and the entrance on El Gancho Way is for fire access only.

Under oath, Courtenay Mathey, architect for the project, explained the objections to condition 1, which calls for a deceleration lane on Old Santa Fe Trail. Using a map, he showed the layout of the area and stated the traffic on Old Santa Fe Trail in that area gets to going very fast and presents a safety hazard. He suggested a four-way stop at that intersection where Star Vista joins Old Santa Fe Trail across from the entrance to the school. He distributed a study made of 337 cars going both directions on the road at two times during the day. *[Exhibit 2]*. Although posted speed is 35 miles per hour some cars are traveling at 60 miles per hour. The neighbors in the area are in favor of stop signs. He asked that the CDRC support their request.

Ms. Cobau suggested modifying condition 1 to read as follows: “Engineering plans for the left turn deceleration lane off of Old Santa Fe Trail or an acceptable alternative to be approved by Public Works must be submitted for review and approval prior to final development plan approval.”

Member Gonzales supported the rewording but noted the letter from the Public Works Department did not seem to favor anything other than a deceleration lane. Ms. Cobau said Old Santa Fe Trail is a County-maintained road and they might consider this alternative. She said she hoped they could get it resolved before the case went before the BCC.

Morey Walker, previously sworn, indicated he conducted the traffic study. He said currently the entrance to the site is very wide and they would have to narrow it. He said they have had discussions with personnel in the Public Works Department and their issue has to do with State Highway specifications that indicate that road should be free-flowing. He said he has not met with them on the site, but he believes the stop signs would be safer and cheaper. He added that teenagers having to make left turns across speeding traffic presents a dangerous situation.

Member Katz pointed out that having the entrance off El Gancho Way would eliminate that problem given the fact that the traffic on that road is going much slower. Mr. Walker said there was a visibility issue since the entrance is right at the curve in the road. Member Katz stated it seems like that approach would be safer. Mr. Walker said the original master plan specified not using that as the main entrance, so they stopped looking at that as an option.

Member Anaya asked about emergency access and Mr. Walker said the El Gancho Way entrance serves that purpose and is gated. Chair DeAnda said that entrance might be worth a second look and Mr. Walker agreed.

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From the public, Tony Rivera, duly sworn, said he lives on Old Las Vegas Highway across from the school. He stated a deceleration lane would exacerbate the current traffic situation for people wishing to turn left.

Under oath, Lily T. Erickson, accompanied by three classmates, said she was a student at the academy and was excited to be changing the location of the campus. She supported the idea of a stop sign.

Member Anaya moved to approve CDRC Case #DP 11-5370, with the conditions and amendment to condition as recommended by staff:

1. “Engineering plans for the left turn deceleration lane off of Old Santa Fe Trail or an acceptable alternative to be approved by Public Works must be submitted for review and approval prior to final development plan approval.”

Member Katz seconded, adding a friendly amendment to the effect that consideration also be given to using El Gancho Way as an entrance. The amendment was accepted by Member Anaya. The motion carried by unanimous [7-0] voice vote.