

Worksheet 3: Time of concentration (T_c) or travel time (T_t)

Project 31 Bonzana Creek Rd By O.S Date 1/8/14

Location S.F.Co. Checked _____ Date _____

Circle one: Present Developed

Pre development

Circle one: T_c T_t through subarea

NOTES: Space for as many as two segments per flow type can be used for each worksheet.

Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to T_c only)

	Segment ID	
1. Surface description (table 3-1)	Grasses	
2. Manning's roughness coeff., n (table 3-1) ..	0.15	
3. Flow length, L (total L \leq 300 ft)	300	ft
4. Two-yr 24-hr rainfall, P_2	1.52	in
5. Land slope, s	0.014	ft/ft
6. $T_t = \frac{0.007 (nL)^{0.8} - 21.0}{P_2^{0.5} s^{0.4}}$ Compute T_t	0.66	hr

0.182

Shallow concentrated flow

	Segment ID	
7. Surface description (paved or unpaved)	Unpaved, Unpaved	
8. Flow length, L	(440) 540	ft
9. Watercourse slope, s	$\Delta 12' / 45$	ft/ft
10. Average velocity, V (figure 3-1)	2.65	ft/s
11. $T_t = \frac{L}{3600 V}$ Compute T_t	0.046	hr

0.002

Channel flow

	Segment ID	
12. Cross sectional flow area, a		ft ²
13. Wetted perimeter, p_w		ft
14. Hydraulic radius, $r = \frac{a}{p_w}$ Compute r		ft
15. Channel slope, s		ft/ft
16. Manning's roughness coeff., n		
17. $v = \frac{1.49 r^{2/3} s^{1/2}}{n}$ Compute V		ft/s
18. Flow length, L		ft
19. $T_t = \frac{L}{3600 V}$ Compute T_t		hr
20. Watershed or subarea T_c or T_t (add T_t in steps 6, 11, and 19)		hr

$q_u = 0.64$

$= 0.708$



A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Santa Fe County Area, New Mexico

31 Bonanza Creek Road



N13H-21

January 8, 2014

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://soils.usda.gov/sqi/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://soils.usda.gov/contact/state_offices/).

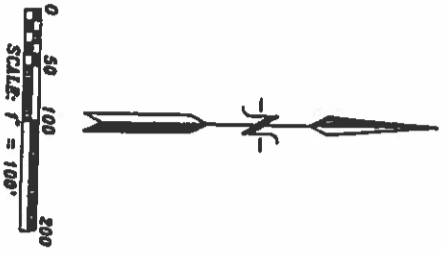
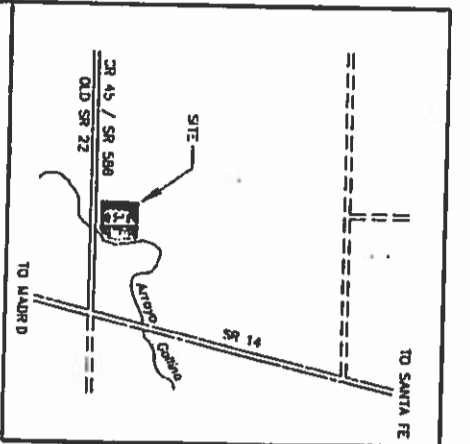
Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Soil Data Mart Web site or the NRCS Web Soil Survey. The Soil Data Mart is the data storage site for the official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means

for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.



COUNTY OF SANTA FE
STATE OF NEW MEXICO
I, County Clerk, do hereby certify that this instrument was filed for record on this 11th day of May, 1999, at 11:37 o'clock A.M. and was duly recorded in book 4256, page 117.

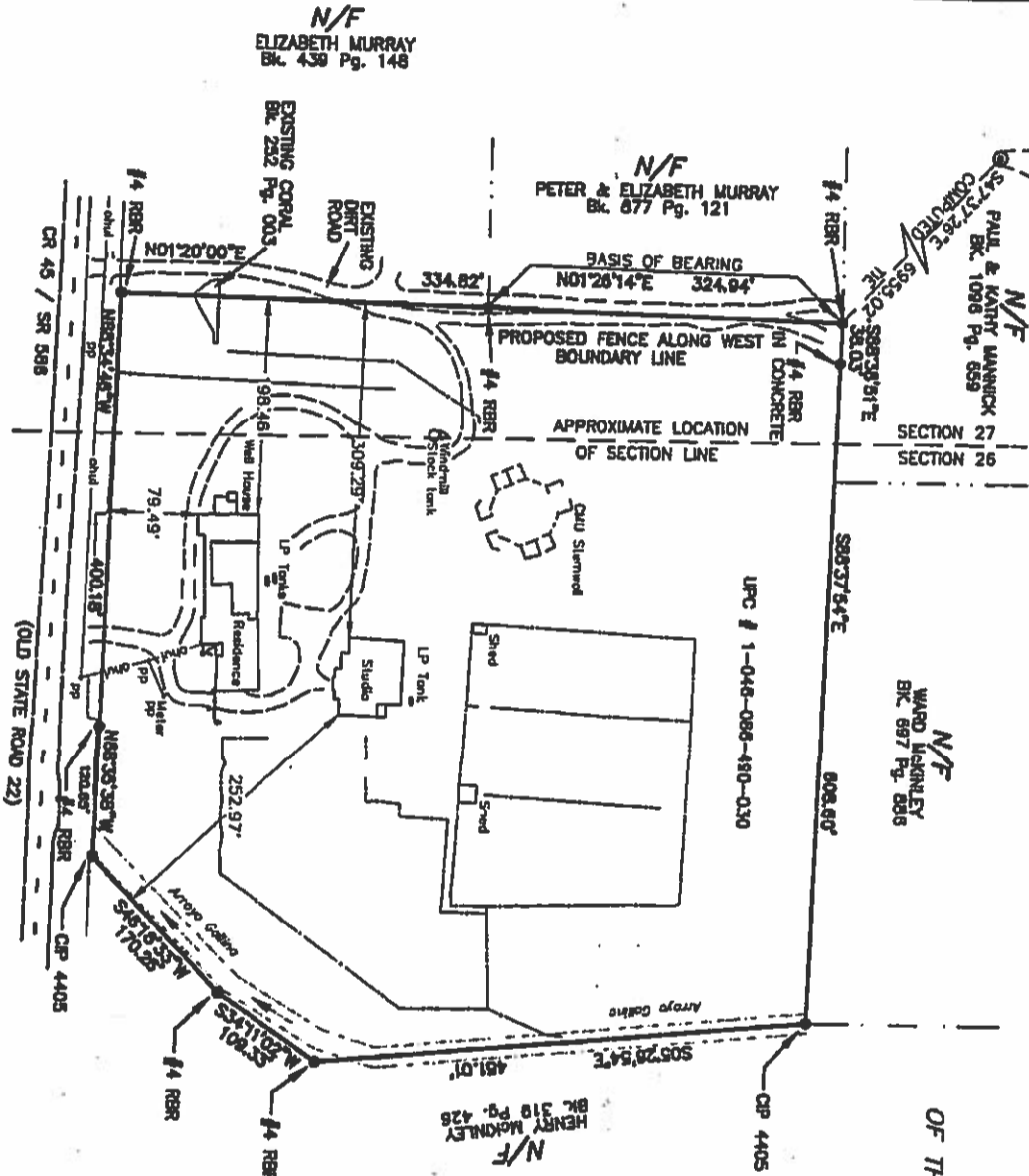
Witness my hand and Seal of Office
COUNTY CLERK SANTA FE COUNTY, N.M.
Walter K. ...
DEPUTY

Document No. 1074081



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 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, EXTRATERRITORIAL ZONING ORDINANCE OR EXTRATERRITORIAL SUBDIVISION REGULATIONS. THIS STATEMENT DOES NOT IN ANYWAY REPRESENT OFFICIAL COUNTY APPROVAL OF THIS PLAT.



BOUNDARY SURVEY

FOR
MICHAEL F. MCCAULEY

LYING AND BEING SITUATE IN A PORTION
OF THE SW 1/4 OF SECTION 26, AND IN THE SE 1/4 SE 1/4
OF SECTION 27, T15N, R8E N.M.P.M.
COUNTY OF SANTA FE, STATE OF NEW MEXICO.
TOTAL AREA = 9.945 ACRES ±

REFERENCE DOCUMENTS

- PLAT ENTITLED "PLAT OF SURVEY FOR DDDI ENTERPRISES LTD. LYING AND BEING SITUATE IN THE SW 1/4 OF SECTION 26 AND IN THE SE 1/4 SE 1/4 OF SECTION 27, T15N, R8E N.M.P.M. COUNTY OF NEW MEXICO, PREPARED BY SALVADOR E. VERA N.M.P.L.S. NO. 4405 DATED 6/29/93 AS PROJECT C1-848 AND RECORDED IN BOOK 252 PAGE 003 OF THE RECORDS OF THE SANTA FE COUNTY CLERK.
- PLAT ENTITLED "AMENDED COMPOSITE PLAT OF SURVEY REQUESTED BY MICHAEL MCCAULEY LYING AND BEING SITUATE IN THE SW 1/4 OF SECTION 26 AND THE SE 1/4 SE 1/4 OF SECTION 27, T15N, R8E N.M.P.M. COUNTY OF SANTA FE, STATE OF NEW MEXICO, CERTIFIED BY SALVADOR E. VERA REGISTERED P.L.S. NO. 4405 ON 12-2-98 AND RECORDED IN BOOK 193, PAGE 044 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

LEGEND

- DESIGNATES FOUND SECTION CORNER AS INDICATED
- DESIGNATES FOUND MONUMENT AS INDICATED
- DESIGNATES FENCE LINE
- DESIGNATES OPENED UTILITY LINE

NOTES

- BASIS OF BEARING DERIVED FROM RECORDED DOCUMENTS SHOWN HEREOF.

SURVEYORS CERTIFICATE

I, CARL E. SERVA, NEW MEXICO PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION THAT I AM RESPONSIBLE FOR THE SURVEY AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS BOUNDARY SURVEY PLAT AND THE FIELD SURVEY DATA BEING HEREON IS BASED UPON THE SURVEY STANDARDS FOR SURVEYING IN NEW MEXICO AND THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT. THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

Carl E. Serva



Indicate Information for County Clerk			
Owner	Date	Scale	Book
MICHAEL F. MCCAULEY	5/10/99	1" = 100'	
26, 27 15N 8E			
Boundary Survey			
Project No.	C1-697		

MAY 10, 1999

CARL E. SERVA, N.M.P.S. NO. 4256

LAND & AERIAL SURVEYING
BOUNDARY SURVEYS & SUBDIVISIONS
L.A.S.
1114 AVENUE ARCADE, P.O. BOX 5112
SANTA FE, NEW MEXICO 87502
(505) 471-4783
FAX 1-877-6781

PURPOSE STATEMENT

THE PURPOSE OF THIS MASTER PLAN IS TO PERMIT A BED & BREAKFAST INN AS OTHER DEVELOPMENT.

NOTES

1. WELL WITHDRAWAL IS LIMITED 0.25 ACRE PER FEET PER YEAR PER THE WATER RESTRICTIVE COVENANTS RECORDED IN THE RECORDS OF SANTA FE COUNTY IN BOOK PGS.

SITE DATA

LAND AREA: 8.94 ACRES

BUILDING SQUARE FOOTAGE/LOT COVERAGE

RESIDENCE: 4,581 S.F.

BED & BREAKFAST: 5,580 S.F.

LOT COVERAGE: 2.3%

PARKING:

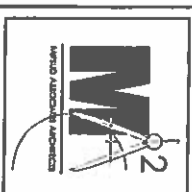
RESIDENCE: 2 SPACES PROVIDED

BED & BREAKFAST: ONE SPACE PER ROOM, 5 SPACE TOTAL

PERMITTED USES

1. RESIDENTIAL & APPURTENANT ACCESSORY STRUCTURES

2. BED & BREAKFAST INN



1700 A Paseo De Peralta
Santa Fe, NM 87501
(505) 962-4242
(505) 962-4243
www.m2engineering.com

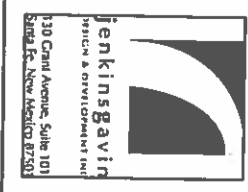


31 Bonanza Creek
Santa Fe, New Mexico

REVISIONS:

NO.	DATE
1	2-24-2014

DATE: 8-5-2014
DRAWN BY: PR
CHECKED BY: PM



MASTER PLAN



SCALE: 1" = 40'-0"

0 20' 40'

NBH-32

3

NOTES

1. WELL WITHDRAWAL IS LIMITED 0.25 ACRE PER FEET PER YEAR PER THE WATER RESTRICTIVE COVENANTS RECORDED IN THE RECORDS OF SANTA FE COUNTY IN BOOK PGS.

SITE DATA

LAND AREA: 9.94 ACRES

BUILDING SQUARE FOOTAGE/LOT COVERAGE

RESIDENCE: 4,581 S.F.

BED & BREAKFAST: 5,580 S.F.

LOT COVERAGE: 23%

PARKING: 2 SPACES PROVIDED

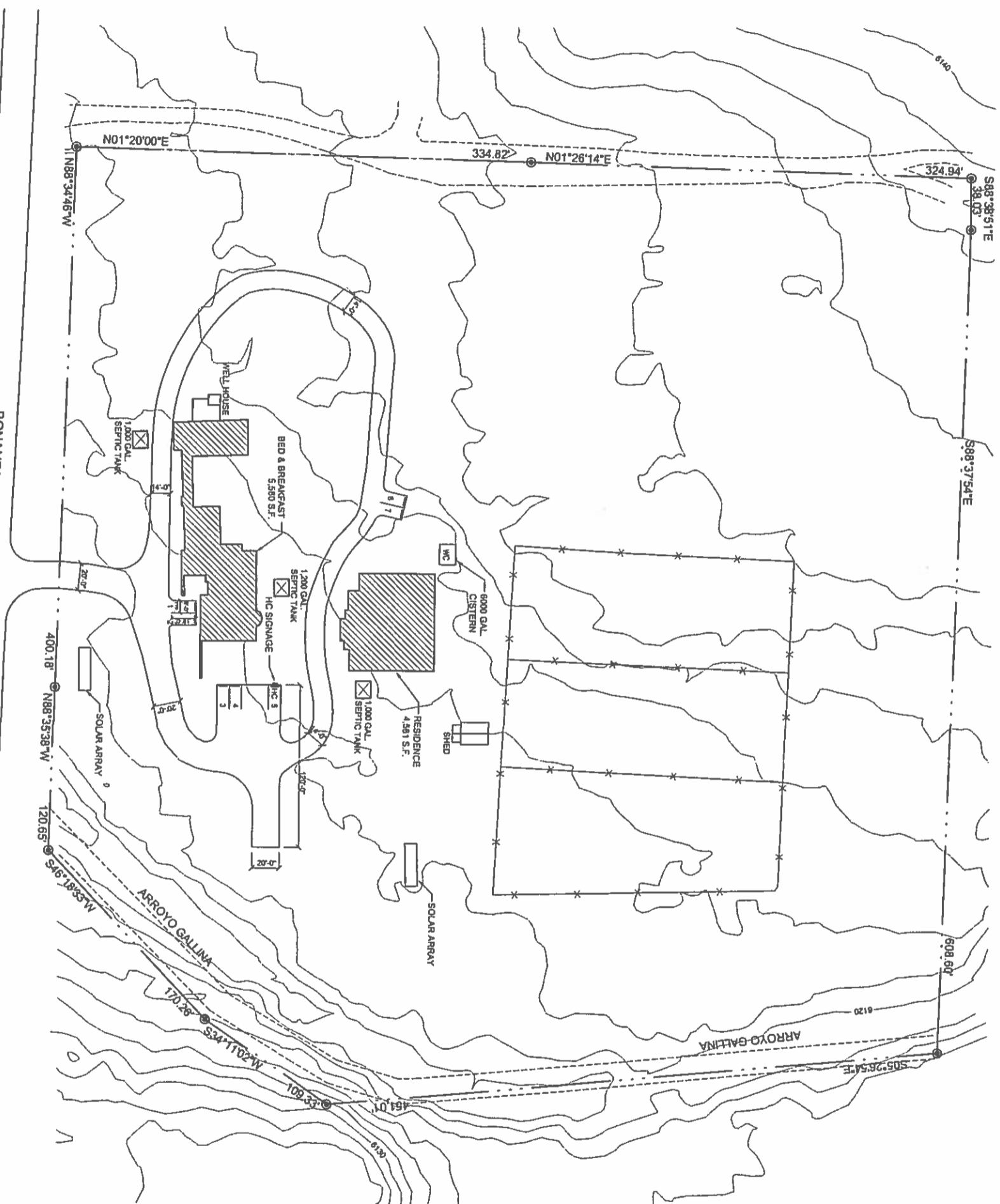
RESIDENCE & BREAKFAST: ONE SPACE PER ROOM, 5 SPACE TOTAL

BED & BREAKFAST: ONE SPACE PER ROOM, 5 SPACE TOTAL

PERMITTED USES

1. RESIDENTIAL & APPURTENANT ACCESSORY STRUCTURES

2. BED & BREAKFAST INN



PRELIMINARY / FINAL DEVELOPMENT PLAN

SCALE: 1"=40'-0"

0 20' 40'

NBH-33



1700 A Paseo De Perilla
Santa Fe, NM 87501
(505) 506-8233
(505) 506-8233
stan@hirsfeld.com
www.hirsfeld.com

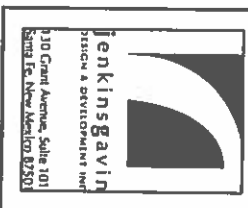
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31 Bonanza Creek
Santa Fe, New Mexico

REVISIONS:

NO.	DATE
1	2-24-2014

DATE: 8-5-2014
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4

SHEET

**31 Bonanza Creek Road
DRAINAGE CALCULATIONS SUMMARY**

Project Conditions of Project:
The project site is located at 31 Bonanza Creek Road in the Santa Fe County, New Mexico. The large building (10,414 sq ft) covered and buildings, sidewalks and paved areas on the lot. The site is 10.3 acres in size and drains generally southwest at an average grade of 2.5%. There are no existing structures on the site. The site is currently undeveloped. The drainage calculations are based on the existing topography. The drainage area is 10.3 acres. The drainage area is divided into three zones. Zone A is the largest zone and is located at the northern end of the site. Zone B is located in the middle of the site and Zone C is located at the southern end of the site.

Soils: Gravelly soils have been mapped by the US National Resources Conservation Service and the soil mapping can be found on their web site. The soils on the site are listed below:
4.25 2S The sandy loam (Aa) Hydrologic Soil Group B
4.95 Crpe-Riverwash complex (C) Hydrologic Soil Group A
5.15 Zander-Luzon complex (D) Hydrologic Soil Group B

Vegetation: The site's vegetation consists of sage brush, creosote, juniper, and cottonwood. The vegetation is generally sparse. The site is located in a semi-arid climate and the vegetation is adapted to these conditions. The site is currently undeveloped and the vegetation is in good health.

Development Conditions:
The site is currently undeveloped. The site is located in a semi-arid climate and the vegetation is adapted to these conditions. The site is currently undeveloped and the vegetation is in good health.

Using the TR-55 method the pre-development flow structures or roadways an actual peak runoff for the 24-hour, 100 year storm event is 170 CFS and the total volume of flow is expected to be 46,491 cubic feet.

Developed Conditions:
The site is currently undeveloped. The site is located in a semi-arid climate and the vegetation is adapted to these conditions. The site is currently undeveloped and the vegetation is in good health.

Structure	Area (sq ft)	% of Total	CU
5 structures building	10,414	24.0%	40
Access Road	10,414	24.0%	40
Hill Vegetated Area	5,207	12.0%	40
Non-Vegetated Area	4,173	9.6%	67
The weighted curve number for current conditions is 50.5.			

Using the TR-55 method the current peak runoff for the 24-hour, 100 year storm event is 277 CFS and the total volume of flow is expected to be 12,675 cubic feet.

Detention Pond Requirements
To return the project site to drainage conditions prior to the development of the site, a detention pond is required. The detention pond must have a volume of 12,675 cubic feet or 52,280 cubic feet.

This is recommended that a minimum of 5,250 cu ft of ponding volume be credited on the site in one or more ponds located down gradient of the existing improvements.

TERRAIN MANAGEMENT AND RE-VEGETATION WORK

1. ALL AREAS DISTURBED BY THE CONSTRUCTION ACTIVITIES OF THIS PROJECT SHALL BE RE-SEEDING IN ACCORDANCE WITH THE FOLLOWING PLAN AFTER COMPLETION OF THE CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUCCESSFUL RECOVERY OF DISTURBED AREAS FOLLOWING THE COMPLETION OF THE PROJECT. THE RE-VEGETATION SHALL BE COMPLETED WITHIN 90 DAYS OF THE COMPLETION OF THE PROJECT. THE RE-VEGETATION SHALL BE COMPLETED WITHIN 90 DAYS OF THE COMPLETION OF THE PROJECT. THE RE-VEGETATION SHALL BE COMPLETED WITHIN 90 DAYS OF THE COMPLETION OF THE PROJECT.



FEMA REFERENCE:
MAP # 35049C0650D
EFFECTIVE: JUNE 17, 2008

SCALE 1"=40'

DESIGN ENGINEER

31 BONANZA CREEK
TERRAIN MANAGEMENT PLAN

DATE: 01/09/2004

REVISIONS

DATE	BY

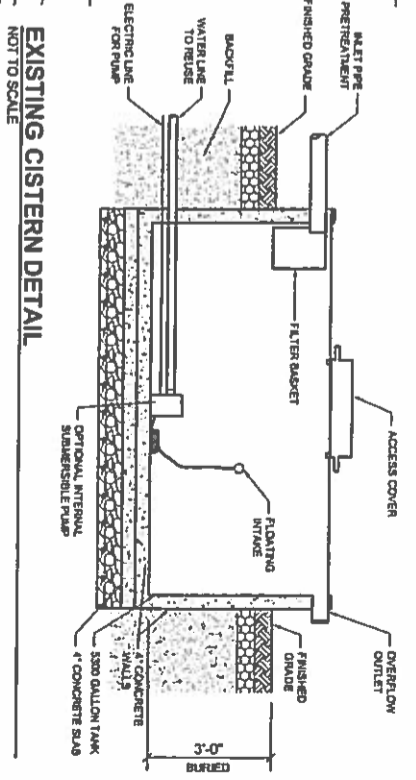
NBH-34

GENERAL NOTES
 1. ALL LANDSCAPING SHOWN HEREON IS EXISTING. NO NEW PLANTINGS ARE PROPOSED.
 2. IN ADDITION TO THE EXISTING TREES SHOWN, THE SITE IS NATURALLY VEGETATED WITH NATIVE SHRUBS AND GRASSES THROUGHOUT.



LEGEND

- C COTTONWOOD
- E SILBENAR ELT
- O OLIVE
- F FRUIT TREE
- J EVERGREEN
- HC CISTERN
- DI DRIP IRRIGATION LINES



LANDSCAPE & WATER HARVESTING PLAN / IRRIGATION PLAN



SCALE: 1" = 40'-0"

BONANZA CREEK ROAD

ARROYO GALLINA

ARROYO GALLINA

EXISTING CISTERN DETAIL
 NOT TO SCALE

31 Bonanza Creek
 Santa Fe, New Mexico



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 Santa Fe, NM 87501
 (505) 962-8253
 (505) 962-8813
 mitchell@jenskinsgavin.com
 www.jenskinsgavin.com



REVISIONS:

NO.	DATE
1	2-24-2014

DATE: 8-5-2014
 DRAWN BY: PR
 CHECKED BY: PH

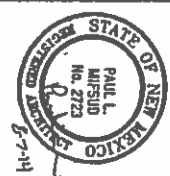
Jenkins Gavin
 ARCHITECT & DEVELOPMENT, INC.
 130 Canal Avenue, Suite 101
 Santa Fe, New Mexico 87501

NB41-35



1789 A Paseo De Peradita
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 (505) 825-8283
 (505) 825-8311
 marchetti@comcast.net
 www.santafemarchetti.com

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31 Bonanza Creek
 Santa Fe, New Mexico

NO.	REVISIONS:
1	2-24-2014

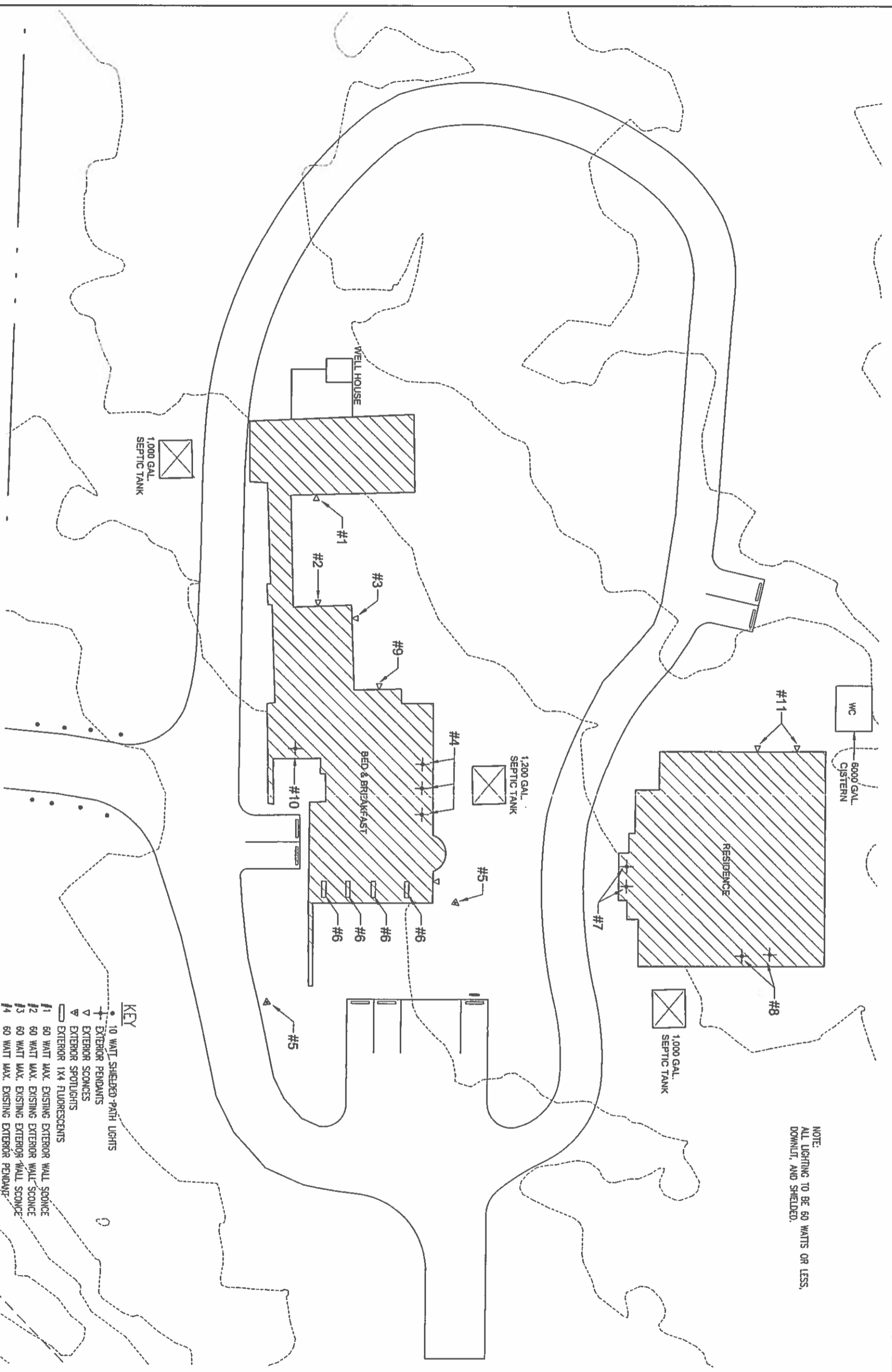
DATE:	8-5-2014
DRAWN BY:	PR
CHECKED BY:	PM

Perkins & Associates
 ARCHITECTS & DESIGNERS
 130 Grant Avenue, Suite 101
 Santa Fe, New Mexico 87501

SHEET

7

NOTE:
 ALL LIGHTING TO BE 60 WATTS OR LESS,
 DOWNLIT, AND SHIELDED.



KEY

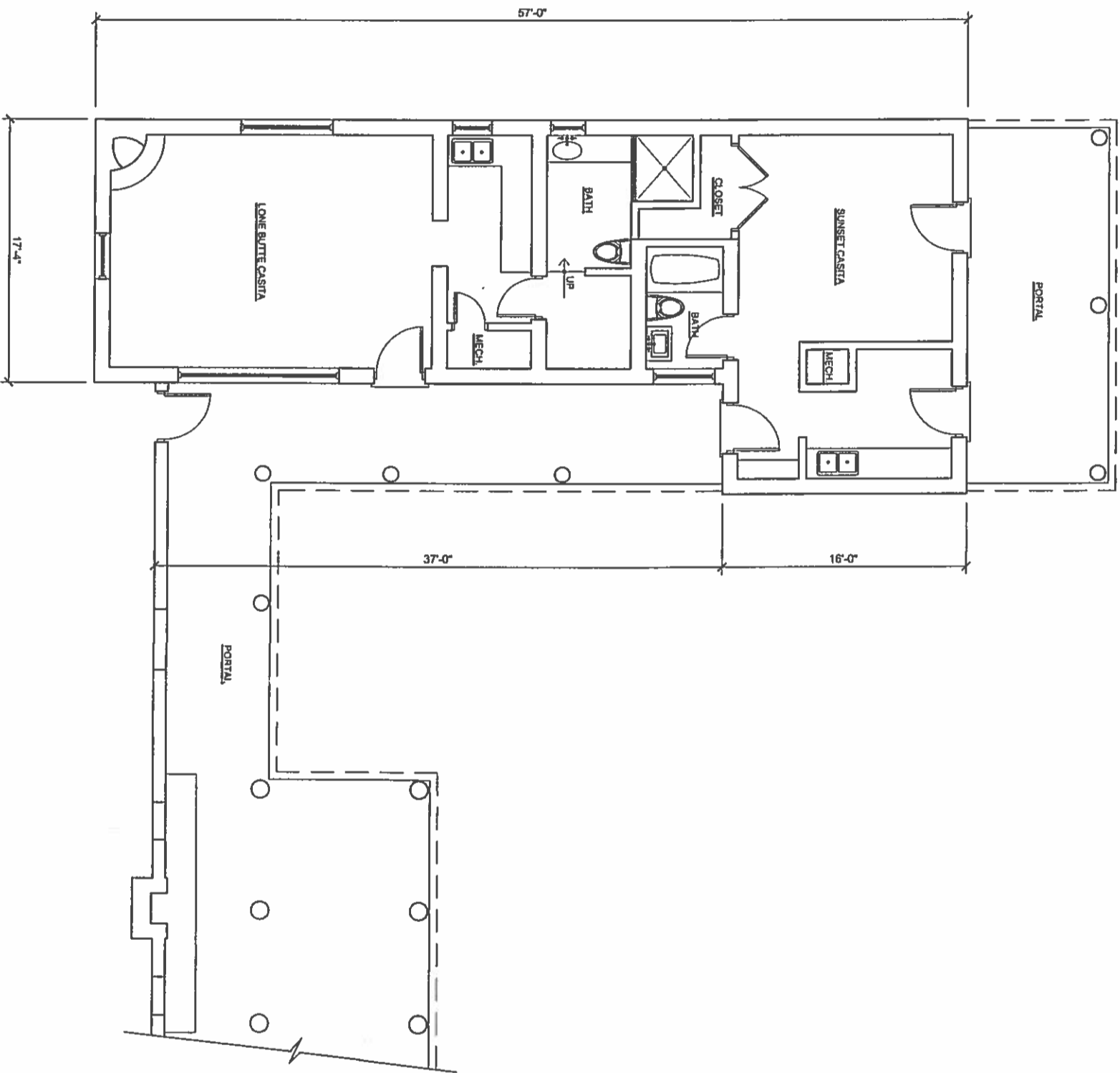
- 10 WATT SHIELDED-PATH LIGHTS
- EXTERIOR PENDANTS
- EXTERIOR SCENCES
- EXTERIOR SPOTLIGHTS
- EXTERIOR 1X4 FLUORESCENTS
- #1 60 WATT MAX. EXISTING EXTERIOR WALL SCONCE
- #2 60 WATT MAX. EXISTING EXTERIOR WALL SCONCE
- #3 60 WATT MAX. EXISTING EXTERIOR WALL SCONCE
- #4 60 WATT MAX. EXISTING EXTERIOR PENDANT
- #5 60 WATT MAX. EXISTING EXTERIOR SPOTLIGHT
- #6 60 WATT MAX. EXISTING EXTERIOR 1X4 FLUORESCENTS
- #7 60 WATT MAX. EXISTING EXTERIOR PENDANT
- #8 40 WATT MAX. EXISTING EXTERIOR PENDANT
- #9 40 WATT EQUIV. LED EXISTING EXTERIOR WALL SCONCE
- #10 11 WATT CFL EXISTING EXTERIOR PENDANT
- #11 60 WATT MAX. EXISTING EXTERIOR WALL SCONCE

EXTERIOR LIGHTING PLAN



SCALE: 1"=15'-0"

NBH-30



EXISTING FLOOR PLAN - BED & BREAKFAST (CONT'D)
SCALE: 1/4" = 1'-0"

NBH-38



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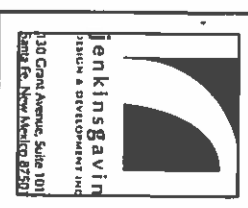


31 Bonanza Creek
Santa Fe, New Mexico

REVISIONS:

NO.	DATE

DATE: 8-5-2014
DRAWN BY: PR
CHECKED BY: PM



Jenks & Associates, Inc.
ARCHITECTS & DEVELOPERS, INC.
1310 Grant Avenue, Suite 101
Santa Fe, New Mexico 87505

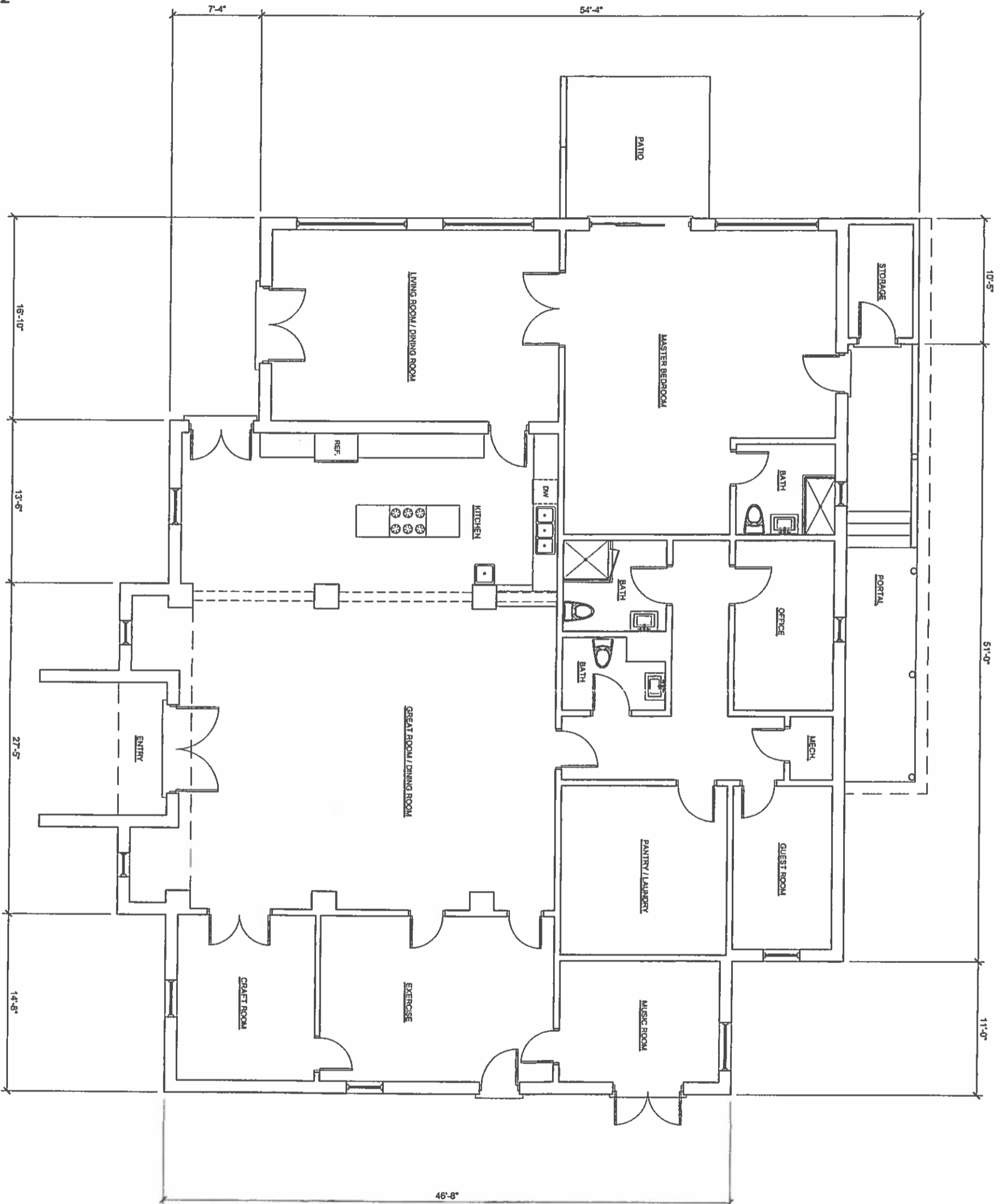
9

SHEET



EXISTING FLOOR PLAN - OWNER'S RESIDENCE

SCALE: 1/4" = 1'-0"



NSH-29

M
 ARCHITECTS
 1709 A Paseo De Peralta
 Santa Fe, NM 87501
 (tel) 505.882.8383
 (fax) 505.882.1111
 sfarchitect@comcast.net
 www.santafearchitects.com

STATE OF NEW MEXICO
 PAUL L. HARRIS
 No. 2722
 REGISTERED ARCHITECT
 8-7-14

31 Bonanza Creek
 Santa Fe, New Mexico

REVISIONS:

NO.	DATE

DATE	BY	DESCRIPTION
8-5-2014	PR	DRAWN BY

Jenkinsgavin
 ARCHITECTS
 130 Clark Avenue, Suite 101
 Santa Fe, New Mexico 87501

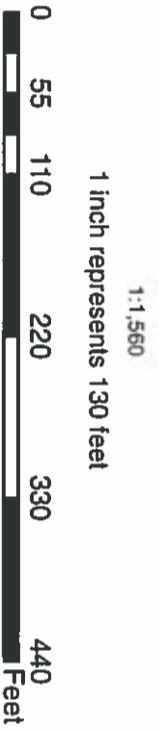
SHEET
10



Legend

-  ROADS
-  DRIVEWAYS
-  PARCELS





2008 Imagery
2 FOOT CONTOURS

This information is for reference only.
Santa Fe County assumes no liability for
errors associated with the use of these data.
User are solely responsible for
confirming data accuracy.

NP41-42



October 6, 2014



Susana Martinez
Governor

STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

BATAAN MEMORIAL BUILDING
407 GALISTEO STREET, SUITE 236
SANTA FE, NEW MEXICO 87501
PHONE (505) 827-6320 FAX (505) 827-6338

February 12, 2014

Jose E. Larrañaga
Development Review Team Leader
County of Santa Fe
102 Grant Avenue
P.O. Box 276
Santa Fe, NM 87504-0276

Re: CDRC CASE # MP/PDP/DP 31 Bonanza Creek

Dear Mr. Larrañaga:

I am writing in response to your request for review and comment on the above referenced master plan and preliminary / final development plan for a Bed and Breakfast Inn. It is my understanding that there is no new construction proposed and the approvals are requested in order to designate the property as "Other Development" under the Santa Fe County Land Use Code.

Taking the above information into consideration, I reviewed our archaeological records management database and our State Register of Cultural Properties. There are no known archaeological sites or properties listed on the State Register located on the subject property. Although there are no historic properties within the subject property, the Cerrillos Mining District (SR 273) is located south of the property and archaeological sites have been identified nearby. Despite the presence of historic properties nearby, it is the Historic Preservation Division's (HPD) opinion that the designation of the property as "Other Development" and the creation of the Bed and Breakfast will have **No Effect on Historic Properties** because there will be no new development and an archaeological survey is not necessary.

If you have any questions, please do not hesitate to contact me. I can be reached by telephone at (505) 827-4064 or by email at michelle.ensey@state.nm.us.

Sincerely,

Michelle M. Ensey
Archaeologist

Log: 98519



NBH-43



SUSANA MARTINEZ
Governor
JOHN A. SANCHEZ
Lieutenant Governor

NEW MEXICO
ENVIRONMENT DEPARTMENT

2540 Camino Edward Ortiz
Santa Fe, NM 87507
Phone (505) 827-1840 Fax (505) 827-1839
www.nmenv.state.nm.us



RYAN FLYNN
Cabinet Secretary
BUTCH TONGATE
Deputy Secretary

August 14, 2014

Hello Mr. Larrañaga:

On behalf of Bob Italiano in this office, I have reviewed the Development Plan Application you sent for the proposed development at 31 Bonanza Creek Road. My comments are strictly related to the on-site liquid waste systems (septic systems) on the property.

The package you sent us includes copies of two (2) of the existing septic system permits for this property. One of these was for the initial registration and modification of the system associated with the main house. The other was for a subsequent modification to this system to allow for additional wastewater flow. There are two other existing permits for this site that are on file with the NMED field office in Santa Fe. One of these is for the guest house (attached to the main house by a covered walkway), and the other is for the structure that is proposed to be the owner's residence.

One potential concern is for the septic system that serves the main house, specifically the kitchen. Because food will be prepared for and served to a number of guests and staff, a grease interceptor will likely need to be installed in order to keep the septic system from being overwhelmed with kitchen waste. Also, because this proposed development will be serving food to the public, they will be required to obtain a food service permit from NMED.

Please contact me with any questions or if you need additional information.

Sincerely,

Bill Brown
New Mexico Environment Department
2540 Camino Edward Ortiz
Santa Fe, NM 87507
505-827-1840 office
505-221-9227 cell

NBH-44



NEW MEXICO DEPARTMENT OF
TRANSPORTATION

April 7, 2014

Mr. Jose E. Larrañaga
Commercial Development Case Manager
P.O. Box 276
Santa Fe, NM 87504-0276

Re: CRDC Case #MP/PDP/DP 31 Bonanza Creek

Dear Mr. Larrañaga:

Traffic staff reviewed the Development Report for the above referenced project in Santa Fe County, NM. It is apparent from the Traffic Data submitted that impacts from the development will be minimal to the state roadway system. No further action is required.

If you have any questions, please feel free to call me at 505-995-7800.

Sincerely,

Javier A. Martinez, P.E.
District Traffic Engineer, District 5

Susana Martinez
Governor

Tom Church
Cabinet Secretary

Commissioners

Pete K. Rahn
Chairman
District 3

Ronald Schmeits
Vice Chairman
District 4

Dr. Kenneth White
Secretary
District 1

Robert R. Wallach
Commissioner
District 2

Butch Mathews
Commissioner
District 5

Jackson Gibson
Commissioner
District 6



STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER
SANTA FE

Scott A. Verhines, P.E.
State Engineer

August 26, 2014

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

Jose E. Larrañaga
Development Review Team Leader
Santa Fe County
P.O. Box 276
Santa Fe, NM 87504-0276

Reference: Bonanza Creek Preliminary and Final Development Plan

Dear Mr. Larrañaga:

On August 12, 2014 the Office of the State Engineer (OSE) received revised information for the Bonanza Creek Preliminary and Final Development Plan submittal for a bed and breakfast inn at 31 Bonanza Creek Road. The developer provided a revised Water Budget for indoor and outdoor water use. This office provided comments on February 24, 2014. Please refer to that letter for

The proposal provides an outline for the development of a bed and breakfast inn on 9.94 acres. There are two existing structures on the property; a 5,580 square foot, five bedroom house which will serve as the bed and breakfast inn and a 4,561 square foot private residence, which the owners occupy. No new development is proposed as part of this application. The property is located at 31 Bonanza Creek Road, 0.25 miles west of State Highway 14 on Bonanza Creek Road, in Sections 26 and 27, T15N, R8E, in Santa Fe County. Water supply is provided by existing private well RG-08039.

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

The developer has quantified the subdivision's annual water requirements as 0.24 acre-feet per year (afy). The Water Budget assumes 2 persons for the private residence (at 0.10afy) and 7.5 persons for the bed and breakfast inn (at 0.13 afy) with an occupancy rate of 45 percent or 164 days per year. The landscape irrigation requires 0.02 afy from the well, and is also supplemented by rainwater harvesting. The water budget is within the annual water requirement of 0.25 afy. This estimate is consistent with the findings presented in the City of Santa Fe's November 2009,

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Bonanza Creek Bed & Breakfast Inn
August 24, 2014
Page 2 of 2

Resolution No. 2009-116 that adopted standard formulas by water use category for calculating development water budgets.

When a development/subdivision proposal is received by the OSE, the developer's water demand analysis is reviewed (pursuant to the Code) 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 application for the Preliminary / Final Development Plan to make sure that they are consistent with each other.

Section 47-6-11.F (1) of the New Mexico Subdivision Act requires that the developer provide documents demonstrating that water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision is available. Therefore, the OSE reviews the water rights and the physical water availability.

Existing well RG-08039 is located on the property. The OSE records indicate that permit RG-08039 was approved in accordance with Section 72-12-1 NMSA 1978 for one household. It is recommended that the applicant contact the Water Rights Division of the OSE to have permit RG-08039 amended to indicate the correct use of water.

Article VII, Section 6.1 of the Code allows the Santa Fe County Land Use staff to refer development plans 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*

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 Bonanza Creek Bed and Breakfast Preliminary / Final Development Plan.

If you have any questions, please call Emily Geery at (505) 827-6664.

Sincerely,



Molly Magnuson, P.E., Acting Bureau Chief

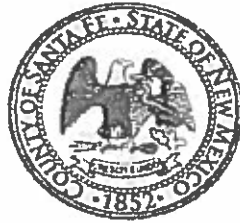
cc: OSE Water Rights Division, Santa Fe Office

NBH-47

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Hollan
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Development Review

Date	08/26/2014		
Project Name	Bed & Breakfast Inn		
Project Location	31 Bonanza Creek Road, Santa Fe, New Mexico 87508		
Description	Bed & Breakfast Inn	Case Manager	Jose Larranaga
Applicant Name	Mitchell Ackerman & Leslie Moody	County Case #	14-3010
Applicant Address	31 Bonanza Creek Road Santa Fe, New Mexico 87508	Fire District	Turquoise Trail
Applicant Phone	Jenkins Gavin 505-699-0563		

Review Type: Commercial Residential Sprinklers Hydrant Acceptance
 Master Plan Preliminary Final Inspection Lot Split

Project Status: Approved Approved with Conditions Denial

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*):

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.

No off-site parking shall be allowed and shall be marked accordingly as approved by the Fire Marshal.

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.

The driveway that circles the property shall meet the 14' wide minimum County standards for fire apparatus access road within this type of proposed development. The 14' wide driveway shall be a one-way only direction. The entry and hammerhead turnaround shall be 20' wide. Driveway and turnaround shall be County approved all-weather driving surface of minimum 6" compacted basecourse or equivalent. Minimum gate width shall be 20' and an unobstructed vertical clearance of 13'6".

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.

All access roadway identification signs leading to the approved development area(s) shall be in place prior to the required fire hydrant acceptance testing. Said signs shall remain in place in visible and viable working order for the duration of the project to facilitate emergency response for the construction phase and beyond.

Properly assigned legible rural addresses shall be posted and maintained at the entrance(s) to each individual lot or building site within 72 hours of the commencement of the development process for each building.

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 buildings may be required to install a Knox Cabinet or applicable Knox device as determined by this office for Fire Department access.

To prevent the possibility of emergency responders being locked out, all access gates should 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). Details and information are available through the Fire Prevention office.

Fire Protection Systems

Automatic fire protection system is not required as long as each sleeping room of the Bed and Breakfast has direct access door to the outside and an egress away from the building.

- **Automatic Fire Protection/Suppression**

This office highly recommends the installation of an automatic fire suppression system as per 1997 Uniform Fire Code, Article 10 Section 1003.2.1 and the Building Code as adopted by the State of New Mexico and/or County of Santa Fe. Required automatic fire suppression systems shall be in accordance with NFPA 13 and 13D Standard for automatic fire suppression systems. It is recommended that the homeowner contact their insurance carrier to find their minimum requirements.

- **Fire Alarm/Notification Systems**

Automatic Fire Protection Alarm systems are highly recommended per 1997 Uniform Fire and Building Codes 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.

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 commercial 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.

Access/Egress

Every room designated as a sleeping room shall have an exit door directly to the outside. If this is not possible than automatic fire protection system shall be required.

Urban-Wildland Interface

SFC Ordinance 2001-11, Urban Wildland Interface Code

This development's location is rated within a "Moderate Wildland-Urban Hazard Area" and shall comply with all applicable regulations within the SFC Ordinance 2001-11 / EZA 2001-04 as applicable for the Urban Wildland Interface Code governing such areas.

Building Materials

Buildings and structures located within urban wildland interface areas, not including accessory structures, shall be constructed in accordance with the Fire Code, the Building Code and the Urban Wildland Interface Code.

Location/Addressing/Access

Per SFC 2001-11/EZA 2001-04, addressing shall comply with Santa Fe County Rural addressing requirements.

Per SFC 2001-11 / EZA 2001-04 Chapter 4, Section 3.2 Roads and Driveways; *Access roads, driveways, driveway turnarounds and driveway turnouts shall be in accordance with provisions of the Fire Code and the Land Development Code.* Roads shall meet the minimum County standards for fire apparatus access roads within this type of proposed development.

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.

As required

Final Status

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

Renee Nix, Inspector
Renee Nix
Code Enforcement Official

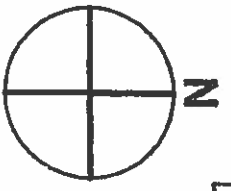
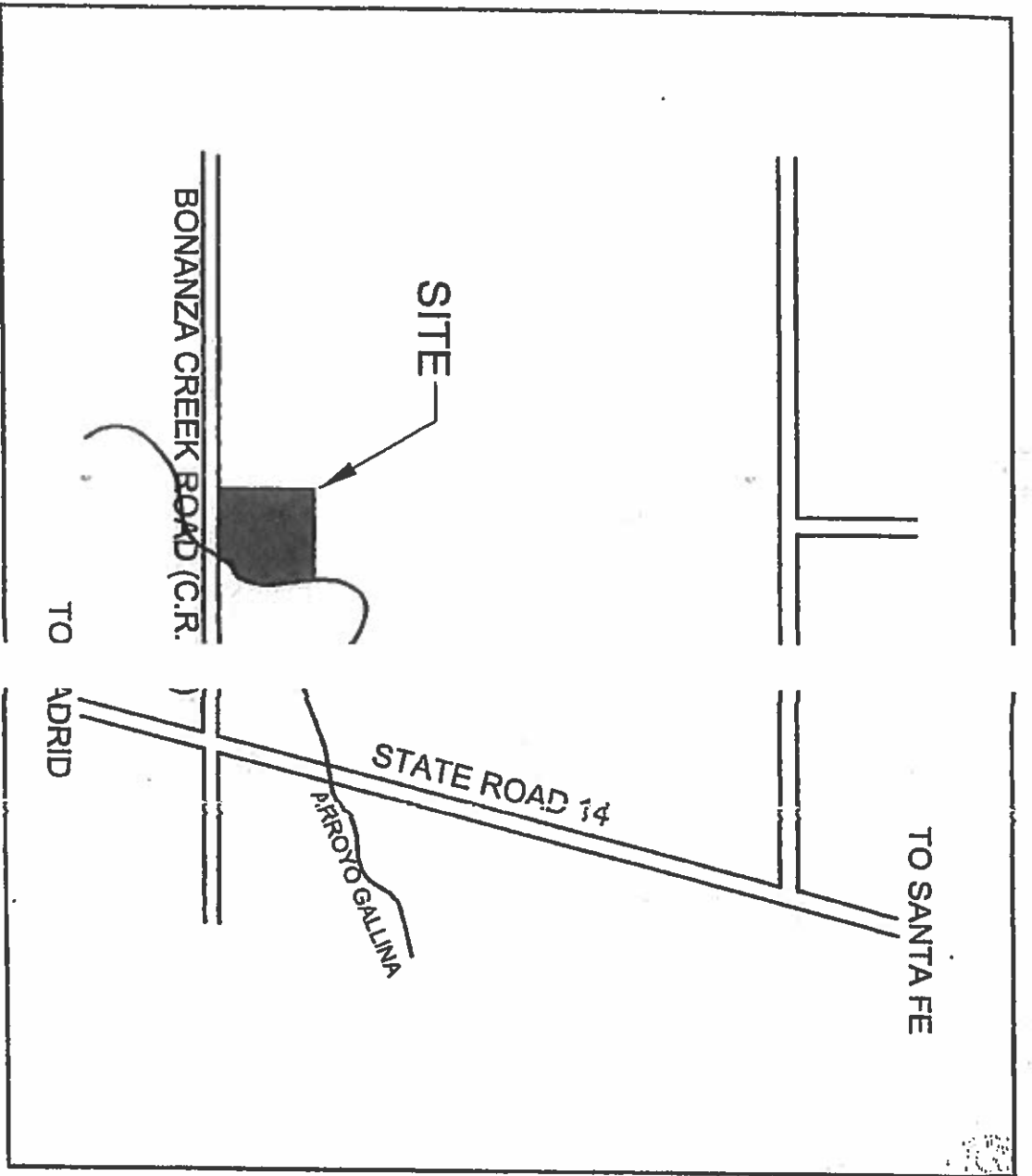
8-26-14
Date

Through: Chief Dave Sperling

File: DEV/B&B 31 BonanzaCreek/082614/TT

Cy: Buster Patty, Fire Marshal
Jose Larranaga, Land Use Applicant
District Chief Turquoise Trail
File

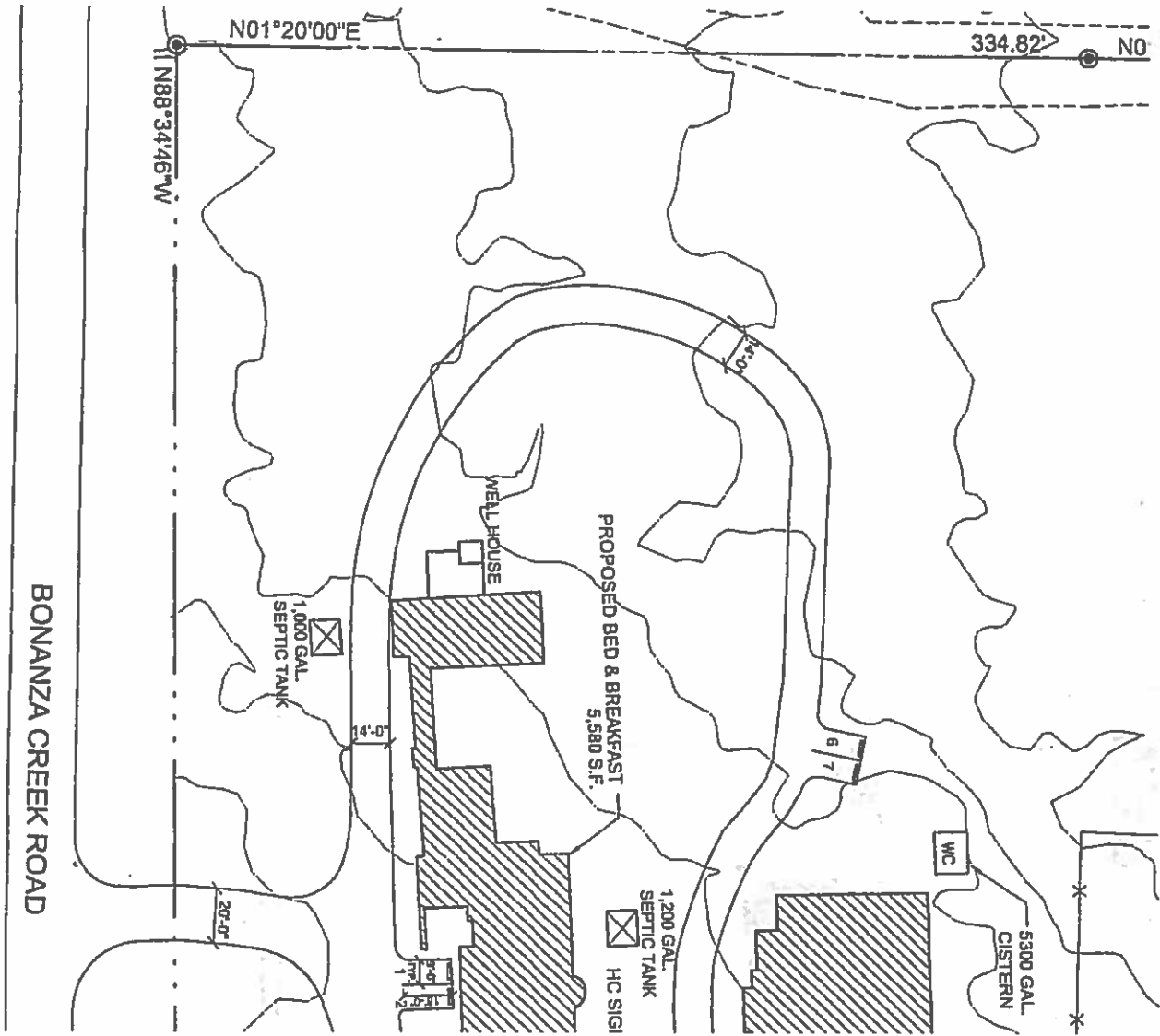
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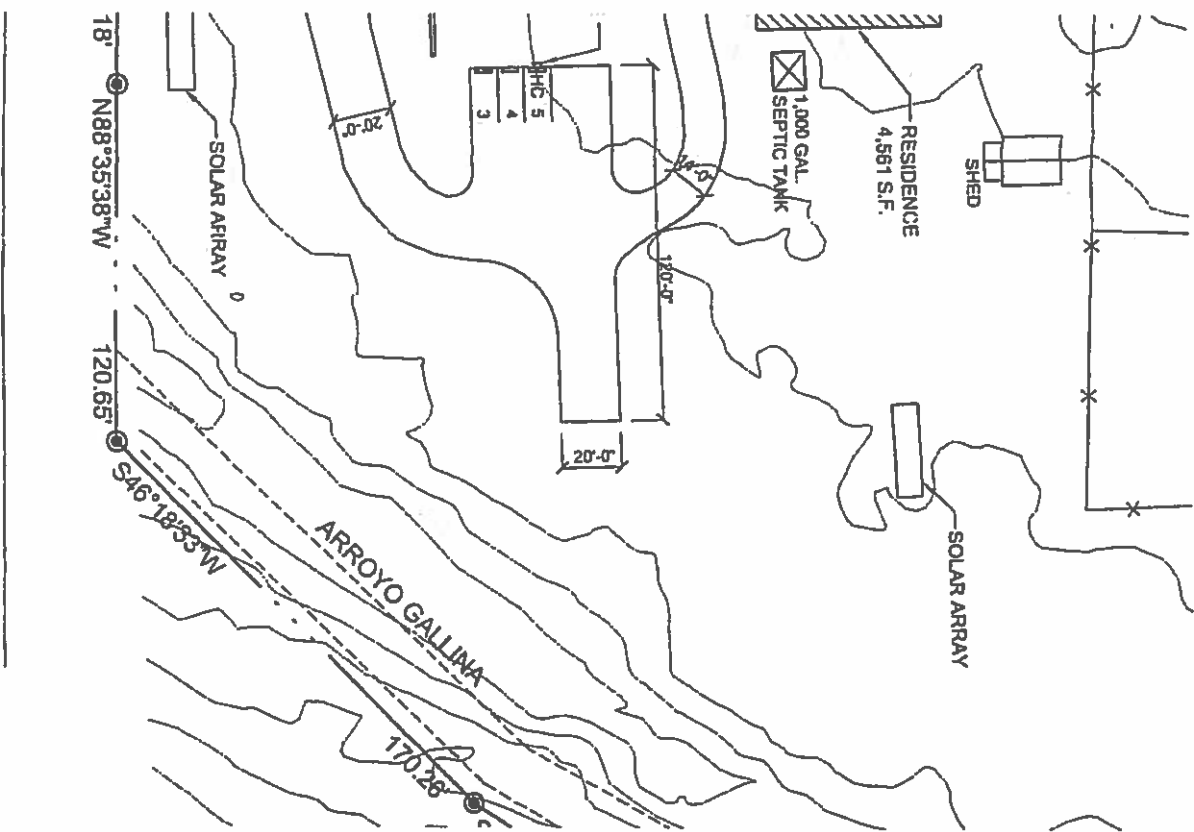
VICINITY MAP

NOT TO SCALE

NBH-52



BONANZA CREEK ROAD



NBH-53

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

September 5, 2014

Mr. Jose Larranaga
Commercial Development Case Manager
Santa Fe County Land Use Department
102 Grant Ave
Santa Fe, NM 87504

RE: CDRC CASE # 14-5011 PDP FDP 31 Bonanza Creek

Dear Jose,

This letter is in response to your request for a review of Bonanza Creek Bed and Breakfast for Preliminary and Final Development Plan dated August 8, 2014.

Please be aware that any statements made here refer solely to Bonanza Creek Bed and Breakfast Preliminary and Final Development Plan, as you have described in your written inquiry and appurtenant documentation you submitted. If the parcel location or development concept is modified, or the current field conditions are modified in the future, this letter will be automatically invalidated, unless otherwise indicated in writing by Santa Fe County Utility Division (SFCUD).

Please note that in regards to water and sewer Santa Fe County does not have utility water/wastewater services available to accommodate these connections, and it is understood that this development will be developed using an existing private well under permit #RG-08039, and regards to sewer the Bonanza Creek Bed and Breakfast will be served by the two existing 1,200 and 1,000 gallon septic tanks, and the increased leech field.

SFCUD will not be involved with the ownership, operation or maintenance of these systems, nor would the owners of these systems be customers of SFCUD.

Respectfully,

Paul Casaus
Utilities Engineering Associate
Santa Fe County Utilities Department

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Liz Stefanics
Commissioner, District 4

Kathy Holian
Commissioner, District 5

Katherine Miller
County Manager

**PUBLIC WORKS DIVISION
MEMORANDUM**

Date: August 20, 2014

To: Jose Larranaga, Land Use Department

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

Re: CDRC CASE # 14-5011 PDP/FDP 31 Bonanza Creek Preliminary
Development Plan & Final Development Plan.

The referenced project has been reviewed for compliance of the Land Development Code, and shall conform to roads and driveway requirements of **Article V (Subdivision Design Standards) and Section 8.1 (General Policy on Roads)**. The referenced project is located within the Santa Fe County Zoning Jurisdiction and is situated .25 miles of Bonanza Creek Road (C.R. 45) and State Road 14 Intersection. The applicant is requesting Preliminary Development Plan & Final Development Plan to allow for Bed and Breakfast Inn on 9.94 acres.

Access:

The applicant is proposing to utilize an existing twenty (20') foot wide base course driveway to access the development. The *Institute of Transportation Engineers Trip Generation 8th Edition*; does not have a specific designation for Bed and Breakfast Inn, however, ITE 320 Motel (5 Occupied Rooms) is used and will generate approximately 46 Total Driveway Trips for a 24 hour Two Way Volume. Therefore, no Traffic Impact Study is required.

Conclusion:

Public Works has reviewed the plans and feels that they can support the above mentioned project for Preliminary and Final Development Plan Approval.

MEMORANDUM

DATE: August 19, 2014

TO: Jose Larranaga, Commercial Development Case Manager

FROM: John Lovato, Terrain Management

VIA: Penny Ellis-Green, Growth Management Director
Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF: CDRC CASE# MP/PDP/FDP 14-5011 31 Bonanza Creek Bed and Breakfast/Master Plan /Preliminary/Final Development Plan.

REVIEW SUMMARY

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code. The request is for Master Plan Zoning, Preliminary Development Plan, and Final Development Plan approval to allow for an existing home to be utilized as a Bed and Breakfast on 9.94 Acres. Currently there is a 5,580 square foot five bedroom house which will serve as the Bed and Breakfast and an existing home which is approximately 4,561 square feet. The approval would allow for a maximum of five (5) Bedrooms. No additional square footage will be constructed.

Storm Drainage and Erosion Control:

The Applicant's proposal has 2 retention ponds located on the southwestern portion of the property and there is no new expansion to existing or proposed use. Pond (1) one is a 2,400 cubic foot pond and Pond (2) two is 2,200 cubic feet. The required retention for this project is 3,226 cubic feet. Therefore, the submittal is in conformance of Article VII, Section 3.4.6 and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

Terrain Management:

The Project contains slopes of 0-15% and slopes from the west to the east into the Arroyo Gallina. The site is located within a 100 Year Flood Zone and is located in designated Flood Hazard A. The project must be setback 75' from the Hazard Area, and the structures are setback at 88' feet. Therefore, the submittal is in conformance with Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance

NBH-56

MEMORANDUM

DATE: August 15, 2014
TO: Jose Larranaga, Commercial Development Case Manager
FROM: Miguel "Mike" Romero, Development Review Specialist Sr.
VIA: Penny Ellis-Green, Growth Management Director
Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF: Case # PDP/FDP 14-5011 31 Bonanza Creek

REVIEW SUMMARY:

The Applicant requests approval of Final Development Plan to allow a Bed and Breakfast Inn on 9.94 acres in accordance with the Land Development Code and all pertinent Ordinances. The Water Harvesting and Landscaping Plan for Bonanza Creek has been reviewed for compliance with the land Development Code 1996-10, Article III Section 4.4.4 f4 (Landscaping Plan), 4.4.4f.11 (Landscaping for Parking Lots) Article III Section 4.4.4f10 (Landscaping for Road Frontage Areas) and Ordinance 2008-4 (Water Harvesting).

Landscaping:

The Applicant has provided a general description for the landscaping concept for this project. The subject Bed and Breakfast will be screened with numerous existing mature native grasses, trees and shrubs which staff has determined to be adequate for this project. The existing landscape will be irrigated with a 6,000 gallon cistern. The Applicant has provided a Water Budget for this project which reflects the amount of water needed for irrigation. This segment of the proposed landscape does comply with Final Development.

Water Harvesting:

The Applicant has proposed to utilize a 6,000 gallon cistern to irrigate all existing landscape. The Applicant has provided a Water Budget in order to reduce the size of the cistern for this project. The Applicant has provided a cistern and pump detail for this project. The proposed Water harvesting does comply to Ordinance 2008-4.

Additional Comments

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

NBH-57

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

DATE: March 13, 2014

TO: Jose Larranaga, Development Review Team Leader

FROM: Mathew Martinez, Development Review Specialist

VIA: Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF.: CDRC CASE # / PDP/DP 14-5011 31 Bonanza Creek

REVIEW SUMMARY

ARCHITECTURAL, PARKING, LIGHTING, AND SIGNAGE:

The Referenced Project has been reviewed for compliance with the Santa Fe County Land Development Code. The request for Preliminary and Final Development Plan approval for a Bed and Breakfast Inn. The subject property is a 9.94 acre parcel located at 31 Bonanza Creek Road.

PARKING:

The Applicant has provided 7 parking spaces for the Development. The Applicant has designated 1 space for handicap use. All parking spaces shall be defined with striping, wheel stops, parking bumpers, or railroad ties. Staff has determined that the parking element of the Application complies with Article III, section 9 Parking Requirements.

ARCHITECTURAL:

The Applicant has submitted Building Elevations. No new structures are proposed within this Application. The Application meets height requirements for both existing structures. The Architectural element of the Application complies with Article III, Section 2.3.6b. of the Land Development Code.

NBH-58

SIGNAGE:

No Signage is proposed within this Application.

LIGHTING:

The Applicant proposes to utilize existing outdoor lighting on the property. The Applicant has provided a lighting plan. Staff has determined that the lighting element of this Application complies with Article III, Section 4.4.4 h.

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

NBH-59

1306023

7.1 Standards

Community service facilities are allowed anywhere in the County, provided all requirements of the Code are met, if it is determined that:

- 7.1.1 The proposed facilities are necessary in order that community services may be provided for in the County, and
- 7.1.2 The use is compatible with existing development in the area and is compatible with development permitted under the Code.

7.2 Submittals and Review

The submittals and reviews for community service facilities shall be those provided for in Article III, Section 4.5.

Compilers Note: Section 4.5 was amended by County Ordinance 1988-9, and consists of review procedures and submittals for any non-residential use requesting a zoning approval.



SECTION 8 - OTHER DEVELOPMENT

8.1 Uses Permitted

All uses not otherwise regulated by the Code are permitted anywhere in the County. Such uses specifically include, but are not limited to utilities, parking facilities, and cemeteries.

8.2 Submittals, Reviews and Standards

Uses regulated by this Section 8 shall be considered large scale if they involve the grading and clearing of 10 or more acres, contiguously or cumulatively; and small scale if less disturbance of the land is involved. Development standards and criteria and submittal requirements are set forth in Sub-sections 4.4 and 4.5.

Development permits shall not be required for, and provisions of the Code shall not apply to, utility easements, utility rights-of-way, and construction of utility line extensions.

In addition to the above requirements, any development involving a water or sewer utility must be in conformance to an adopted Community Land Use and Utility Plan, unless system capacity is limited to that needed to serve existing development.

SECTION 9 - PARKING REQUIREMENTS

9.1 The following parking requirements are established for the types of development listed:

TYPE OF USE	NUMBER OF PARKING SPACES
Wholesale	1 per 1 employee plus 1 per 500 sq. ft.
Office & Community Facilities	1 per 1 employee plus 1 per 300 sq. ft.
Medical Offices	1 per employee plus 1 per 250 sq. ft.

NBH-60



- o. Intensity of non-residential development, including lot coverages, gross floor area ratios or gross square feet of building area;
- p. A vicinity map showing the boundaries of the project, owners of record within one hundred feet of the tract including public rights-of-way and existing conditions and development, including adjacent streets and utilities, for at least two hundred feet from the project boundaries;
- q. If appropriate, the phases and approximate rates of development of the phases;
- r. The plan shall be drawn at a scale of one hundred feet (100') to the inch or such other appropriate scale as determined by the Code Administrator;
- s. Proposed community facilities and/or sites and recreational areas, if any, and proposed ownership of such;
- t. A schedule of on-site and off-site public improvements with the time of construction related to the phasing schedule;
- u. Information as required by State agencies;
- v. The preliminary subdivision plan may be submitted concurrently with the preliminary development plan, but is not required. Submittal of a schematic or sketch subdivision plat showing proposed lot layout, approximate dimensions and lot areas together with topography and natural features; and
- w. A written traffic report prepared by a licensed traffic engineer or other qualified expert as determined by the Code Administrator.
- x. Schools Impact Report. A written report which projects the effects the proposed project will have on public schools, and which includes: the proposed number, size, and price of residential units within the project; a description of the project's target market; and where applicable, any special educational needs of the project's school-aged residents. The report will also identify the schools that service the area of the proposed project and their boundaries, the transportation available to those schools, and a list of any pending or approved residential developments within those schools' boundaries. Copies of the schools impacts notice shall be submitted to the school district in which the projects located and to the Code Administrator.
- y. Water Supply Plan - Water System. As required by Article VII, Section 6 of the Code and Table 5.1, of Section 9.3 of this Article V.
- z. Solid Waste Disposal Plan. As required by Article VII, Section 7 of the Code.
- aa. Liquid Waste (Disposal) Plan. As required by Article VII, Section 2 of the Code.
- bb. Timing and Phasing of Development. Projections for 5 to 10 years.
- cc. Copies of deed restrictions and protective covenants must be submitted.

→ 7.1.3 Review

- a. A preliminary development plan may be only a phase or portion of the area covered by an approved master plan, so long as the preliminary development plan substantially conforms to the approved master plan.
- b. A preliminary development plan shall be submitted prior to or concurrent with submission of a preliminary plat.
- c. The application for preliminary development plan approval shall be presented to the County Development Review Committee for review with a staff report. The staff report shall include a description of the proposed project, an evaluation of pertinent planning issues, and a statement on the compliance of the project with the County General Plan and Code. The report may include recommended conditions of approval. The report shall include all comments from appropriate State or Federal agencies, the County Fire Marshal, the County Hydrologist, and other appropriate County personnel. Particular attention shall be given in the staff report to public



agency comments which relate to potential limitations of lot size, intensity, or character of development.

7.1.4 Criteria for development plan phase approval

- a. Conformance to the approved master plan;
- b. The plan must meet the criteria of Section 5.2.4 of this Article V.

7.2 Final Development Plan

7.2.1 Submittals

A final development plan conforming to the approved preliminary plan and approved preliminary plat, if required, and containing the same required information shall be submitted. In addition, the final development plan shall show, when applicable, and with appropriate dimensions, the locations and size of buildings, heated floor area of buildings, and minimum building setbacks from lot lines or adjoining streets. Documents to be submitted at this time are: proof of ownership including necessary title documents, articles of incorporation and by-laws of owners' association; required disclosure statements; final engineering plans and time schedule for grading, drainage, and all improvements including roads, water system, sewers, solid waste, utilities; engineering estimates for bonding requirements; development agreements; and final subdivision plats, if required.

7.2.2 Review

The final development plan shall be submitted to the County Development Review Committee accompanied by a staff report. The County Development Review Committee shall review the plan and make a determination as to its compliance with the County General Plan and Code. The County Development Review Committee may recommend changes or additions to the plan as conditions of its approval. The final development plan as approved by the County Development Review Committee shall be filed with the County Clerk. The approved final development plan becomes the basis of development permits and for acceptance of public dedications. Any changes in the plan must be approved by the County Development Review Committee.

History. 1980 Comp. 1980-6. Section 7 of Article V was amended by County Ordinance 1987-1 adding language relating to master plans.

SECTION 8 - SUBDIVISION DESIGN STANDARDS

These standards shall be binding upon the subdivider unless modifications are justified by sound engineering principles. Such modifications from these standards may be approved by the Board after a review by the County Development Review Committee upon presentation of documented justification by a licensed professional engineer.

8.1 General Policy on Roads

8.1.1 General

The arrangement, character, extent, width, grade and location of all roads shall be considered in relation to convenience and safety, and to the proposed uses of land to be served by such roads. Prior to grading or roadway cuts, all applicable permits shall be granted by the Code Administrator.

NBH-62

agency comments which relate to potential limitations of lot size, intensity, or character of development.

- 7.1.4 Criteria for development plan phase approval
 - a. Conformance to the approved master plan;
 - b. The plan must meet the criteria of Section 5.2.4 of this Article V.

➔ 7.2 Final Development Plan

7.2.1 Submittals
 A final development plan conforming to the approved preliminary plan and approved preliminary plat, if required, and containing the same required information shall be submitted. In addition, the final development plan shall show, when applicable, and with appropriate dimensions, the locations and size of buildings, heated floor area of buildings, and minimum building setbacks from lot lines or adjoining streets. Documents to be submitted at this time are: proof of ownership including necessary title documents, articles of incorporation and by-laws of owners' association; required disclosure statements; final engineering plans and time schedule for grading, drainage, and all improvements including roads, water system, sewers, solid waste, utilities; engineering estimates for bonding requirements; development agreements; and final subdivision plats, if required.

7.2.2 Review
 The final development plan shall be submitted to the County Development Review Committee accompanied by a staff report. The County Development Review Committee shall review the plan and make a determination as to its compliance with the County General Plan and Code. The County Development Review Committee may recommend changes or additions to the plan as conditions of its approval. The final development plan as approved by the County Development Review Committee shall be filed with the County Clerk. The approved final development plan becomes the basis of development permits and for acceptance of public dedications. Any changes in the plan must be approved by the County Development Review Committee.

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NBH-63

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel M Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

September 15, 2014

To: Jose E. Larrañaga, Commercial Development Case Manager

From: Karen Torres, County Hydrologist

Re: CDRC Case # 14-5011 PDP/FDP - 31 Bonanza Creek- Preliminary and Final Development Plan - T15N R8E Sections 26 and 27.

The subject development plan was reviewed for technical accuracy and compliance with the SFC Land Development Code. The submittal by the applicant is largely complete and meets the code requirements for Preliminary Development Plan. Conditional approval of final development is recommended upon submission / verification of the following:

1. Submit documentation verifying well RG-31117 has been permitted for commercial use by Office of the State Engineer Water Rights Division and meter readings have been submitted.
2. Submission of monthly meter readings to Santa Fe County for Well RG-31117.
3. Include a plat note on the final development plan that "If the total water usage exceeds 0.25 acre-foot per year submission of a geohydrologic report approved by the County

Nature of Project:

The applicant is requesting Preliminary and Final Development Plan approval to operate an existing 5 room bed and breakfast facility and maintain a private residence on a 9.945 acre parcel. A water budget of 0.25 acre-feet per year for both commercial and residential uses is proposed. The development is located in the basin fringe hydrologic zone and is considered a non-conforming legal lot of record by the Land Use Department.

The development is served by an on-site 72-12-1 well (RG-31117) currently permitted for single household use. A second well on the property (RG-8039) is permitted for both household and livestock use but is currently inactive. Sanitary sewer will be provided by three on-site septic tanks.



History of Review:

According to the Land Use Department a bed and breakfast has operated at this location in the past without zoning approval. No review of this development was found but the current request will allow the bed and breakfast to remain in business.

On February 26, 2014 this development request was reviewed for technical accuracy and compliance with the SFC Land Development Code and concerns regarding the low residential water budget for the entire project were raised with the applicant's agent.

On February 26th, 2014 a revised water budget was received via e-mail from the applicant's agent.

On September 9th, 2014 the BCC issued final order for Master Plan Zoning for this development requiring metering the total water usage for 90 days, a provision for water rights if the water usage is above 3.0 acre-feet per year and compliance with all review agency comments and conditions.

Code Requirements for Preliminary and Final Development Plan - Water Supply:

Article VII, Section 6 - Water Supply Plan

Article VII, Section 6.2 entitled General Requirements and Submittals for a Water Supply Plan sets forth requirements based on the type and scale of the development. Table 7.4, entitled Required Code Sections for Water Supply, states all non-residential development in which the project uses more than 0.25 acre-feet of water annually or in which the applicant obtains water other than through a well which is permitted under Section 71-12-1 NMSA 1978 as it may be

the following code requirements:

1. *Article VII, Section 6.4 entitled "Water Availability Assessments"*
2. *Article VII, Section 6.5 entitled "Water Quality"*
3. *Article VII, Section 6.6 entitled "Water Conservation"*
4. *Article VII, Section 6.7 entitled "Fire Protection"*

Article VII, Section 6.4 entitled "Water Availability Assessments"

Meter readings for May – July 2014 were submitted by the applicant, as required by Master Plan approval, to support a water use of less than 0.25 acre-foot per year. A summary of the water use is as follows:

Date of Reading	Reading (gals)	Usage (gals)	Month	Monthly Use (gals)
5/1/2014	120	Initial	May-14	2566
5/22/2014	2122	2002	Jun-14	4846
5/29/2014	2686	564	Jul-14	6845
6/6/2014	3944	1258		
6/12/2014	4975	1031		
6/19/2014	5779	804		
7/4/2014	7532	1753		
7/11/2014	9692	2160		
7/17/2014	11381	1689		
7/24/2014	12740	1359	Total 2014	14,257
7/31/2014	14377	1637		

Total water usage was 14,257 gallons (0.04 acre-foot) for the Bed and Bath and the residential usage. The rate of occupancy ranged from 27% to 55% with an average occupation of 40%. By projecting this usage out for 12 months an estimate of 0.174 acre-foot per year is derived. Based on this data it appears this development can operate with a water usage of less than 0.25 acre-foot per year but monthly submission of meter readings to Santa Fe County and the Office of the State Engineer is recommended. If the water usage exceeds 0.25 acre-foot submission of a geohydrologic report approved by the County Hydrologist demonstrating water availability as allowed by the code will be required.

It is also noted that the applicant will need to make any necessary changes as required by Office 31117 reflect to current commercial use of water for the well. This can be accomplished as a specific condition of approval prior to final approval.

After review of the documents submitted by the applicant code requirements for water availability for preliminary plan have been met. Conditional approval of final development is recommended upon submission / verification of the following:

4. Submit documentation verifying well RG-31117 has been permitted for commercial use by Office of the State Engineer Water Rights Division and meter readings have been submitted.
5. Submission of monthly meter readings to Santa Fe County for Well RG-31117.
6. Include a plat note on the final development plan that "If the total water usage exceeds 0.25 acre-foot per year submission of a geohydrologic report, approved by the County Hydrologist demonstrating water availability as allowed by the code, will be required."

Code Requirements for Preliminary and Final Development Plan – Liquid Waste Disposal:

Article VII, Section 2.2 (as amended by Ordinance 1999-1)

Table 7.1 of this section requires the submission of liquid waste disposal documentation package for commercial development with typical domestic waste discharging less than 2000 gallons per day into an individual liquid water disposal systems, as described in Section 2.6.

Article VII, Section 2.6 (as amended by Ordinance 1999-1)

The following items are required for a liquid water disposal package:

2.6.1- A copy of the sub divider's disclosure statement relating to liquid waste disposal

Not required for this type of development as no land is being subdivided.

2.6.2 – The location of proposed distance separation of all proposed and existing wells, sewage adsorption areas, community sewage systems and community water supply systems within the proposed subdivision or large scale residential development and existing wells and drain fields within 500 feet of the proposed subdivision or large scale residential boundary.

This code requirement has been met.

2.6.3 – A map showing the location of all arroyos, flood plains and bodies of water within the proposed subdivision or development and within 1 000 feet of the proposed subdivision or

This code requirement has been met.

2.6.4 – A soil investigation report, including a soil survey, soil borings to a minimum depth of 8 feet, soil test results and an analysis of the soil survey, soil boring and soil tests. The report shall define soil depth to bedrock, seasonal high groundwater table or other limiting soil layer and percolation rate for the soils present with the proposed development. There shall be a minimum of 1 boring and 1 percolation test per 10 lots; the locations of these borings and test shall be distributed over the site to adequately represent the site soil conditions.

NRCS Soil Report dated 1-8-2014 shows the soils are suitable for septic tanks. Further soil analysis is not recommended for this development.

This code requirement has been met.

2.6.5 - A liquid waste system feasibility map, superimposed on the subdivision plat or development plan delineating the areas suitable, limited and prohibitive soils as defined in Table

7.2 and delineating required setback distances as defined in Table 7.3. The feasibility map shall delineate slopes of 9% to 15% and slopes more than 15%.

Sheet 5 of the submittal demonstrates an average grade of 2.5 %.

This code requirement has been met.

2.6.6 – The flood frequency of areas within the proposed subdivision or development

This code requirement has been met.

2.6.7 – A detailed description of the kind of individual liquid waste disposal systems, if any, that are to be used by the occupants of the subdivision or development. Preliminary plans for individual liquid waste disposal systems if a system will serve more than one connection.

This code requirement has been met.

2.6.8 – The projected population of the subdivision or development.

Not required for this development.

2.6.9 – The direction of movement of ground water in the subdivision or development

Flow of surface water is indicated on the terrain management plan, in general, the local flow of groundwater is in the same direction of surface water unless there is significant groundwater pumping in the area altering the natural groundwater flow. The terrain management plan satisfies this code requirement.

2.6.10 – An analysis which indicates the individual liquid waste disposal systems can be used for each lot in compliance with all applicable New Mexico Environment Department regulations in effect at the time the application is made and all requirements of Section 2.4 of this Article, without need for any variance from their requirements.

Not required for this development.

2.6.11 – At the discretion of the Board, as applicant of a development permit, may be required to analyze the effect of wastewater discharges on groundwater quality over a 100 year time frame to demonstrate that potable water supplies now available to wells within one mile of the development shall not be caused to be unpotable during the 100 year period as a result of the proposed development.

Not recommended for this development.

The applicant has meet code requirements for Liquid Waste Disposal.

Conclusions

Code requirements for preliminary and final development plan for the project have been met with submission / verification of the following items:

1. Submit documentation verifying well RG-31117 has been permitted for commercial use by Office of the State Engineer Water Rights Division and meter readings have been submitted.
2. Submission of monthly meter readings to Santa Fe County for Well RG-31117.
3. Include a plat note on the final development plan that "If the total water usage exceeds 0.25 acre-foot per year submission of a geohydrologic report, approved by the County Hydrologist demonstrating water availability as allowed by the code, will be required."

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

SECTION 5 - NOISE

5.1 Application

An application for non-residential development shall be reviewed by the Code Administrator to determine if it is likely to produce unreasonably high temporary or long-term average levels of noise. Such levels may be projected or anticipated by the Code Administrator or an applicant by using any recognized method approved by the U.S. Environmental Protection Agency or the U.S. Department of Transportation.

5.2 Requirements

Any actual or projected measurement that exceeds the average conditions over a twelve (12) hour period, at the property line, of the following described limits may be considered grounds for denial of a development application, and will permit a code enforcement officer or law enforcement officer to issue a citation of code violations:

	<u>DAYTIME</u>	<u>NIGHTTIME</u>
Major Centers and Travelers Service	70 dBA or 10 dBA above ambient, whichever is less	55 dBA or 5 dBA above the ambient level, whichever is less
All Other Areas	75 dBA or 10 dBA above ambient, whichever is greater	45 dBA or 5 dBA above the ambient, whichever is less

5.3 Exceptions

The Board in its discretion may waive these requirements for uses which are seasonal or periodic in nature and which involve generation of noise on no more than twenty percent (20%) of all days of the year such as: fairgrounds, rodeo grounds, carnival grounds, drag strips, and race tracks; provided, however, that applicants for such uses shall be required to provide a buffer area between the site of noise generation and the property line, and shall take such other measures as are appropriate to reduce the generation of annoying or harmful noise.

SECTION 6 - WATER SUPPLY

6.1 General Review Procedures for Water Supply Plans

The applicant shall provide a water supply plan which consists of the submittals required below in Section 6.2. All water supply plans shall be reviewed by the Code Administrator and the County Hydrologist. All water supply plans for proposed subdivisions of six (6) lots and greater shall be submitted by the Code Administrator to the New Mexico State Engineer's Office and the New Mexico Environment Department. Water supply plans for other types of developments may be referred to appropriate state agencies if, in the opinion of the County Hydrologist and Code Administrator, such referrals will provide information necessary to the determination of whether or not a proposed development is in conformance with the provisions of this Code.

6.2 General Requirements and Submittals for a Water Supply Plan

6.2.1 The requirements and submittals associated with water supply are dependent on the type and scale of development and the amount of water use, and are set forth in the following Sections of this Article:

- Section 6.2.2 - Water Permits
- Section 6.3 - Community Water Systems

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- Section 6.4 - Water Availability Assessments
- Section 6.5 - Water Quality
- Section 6.6 - Water Conservation
- Section 6.7 - Fire Protection.

Table 7.4 indicates which Sections of this Article shall be required for different types of development:

TABLE 7.4 - REQUIRED CODE SECTIONS FOR WATER SUPPLY	
<u>Development Type</u>	<u>Required Sections</u>
Any development which includes construction or expansion of a community water system	6.3, 6.4, 6.5, 6.6, 6.7
All subdivisions containing 6 or more lots	6.2.2 as applicable, 6.4, 6.5, 6.6, 6.7
All subdivisions containing 5 or fewer lots	6.2.2 and 6.3 if applicable 6.4.7, 6.5, 6.6
All subdivisions required to have community water systems as listed on Article V, Section 9, Table 5.1	6.2.2, 6.3, 6.4, 6.6, 6.7
All large scale residential development	6.4, 6.5, 6.6, 6.7, 6.3 if applicable
All non-residential development in which the project uses more than 0.25 acre feet of water annually or in which the applicant obtains water other than through a well which is permitted under Section [72-12-1 NMSA1978 as it may be amended	6.4, 6.6, 6.7, 6.5 (depending on use)
All development in which the applicant requests a density adjustment based on water availability	6.4, 6.6, 6.7
All development in which the applicant requests a density adjustment based on water conservation.	6.4, 6.6, 6.7
All lots created in accordance with Article II, Sections 2.3.1a.ii (b), (d), (f), (g) and (h)	6.6.2

~~6.2.2 - Required Water Right Permits~~

~~6.2.2a For all subdivisions containing twenty (20) or more parcels, any one of which is two (2) acres or less in size, the subdivider shall provide proof that the person providing the water has a valid water right permit issued by the State Engineer pursuant to Sections 72-5-1, 72-5-23, 72-5-24, 72-12-3 or 72-12-7 NMSA 1978.~~

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Daniel "Danny" Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

**BCC CASE # Z 14-5010
31 BONANZA CREEK MASTER PLAN ZONING
LESLIE MOODY AND MITCHELL ACKERMAN, APPLICANTS**

ORDER

THIS MATTER came before the Board of County Commissioners (hereinafter referred to as "the BCC") for hearing on May 13, 2014, on the Application of Leslie Moody and Mitchell Ackerman (hereinafter referred to as "the Applicants"), for Master Plan Zoning approval to allow a Bed and Breakfast within an existing residence on 9.94 acres. The BCC, having reviewed the Application, supplemental materials, Staff report and having conducted a public hearing on the request, finds that the Application is well-taken and should be granted, and makes the following findings of fact and conclusions of law:

1. The Applicants request Master Plan Zoning approval to allow an existing 5,580 square foot five bedroom residence to operate as a Bed and Breakfast. There are two dwellings on the 9.94 acre site. A 4,561 square foot residence will be utilized by the Applicants as their primary residence and the second residence will be utilized as a five bedroom Bed and Breakfast.
2. The property is located on the west side of Highway 14 off Bonanza Creek Road (County Road 45), within Section 26, Township 15 North, Range 8 East
3. The two existing dwellings on the 9.94 acre parcel are non-conforming as per the density requirements of Santa Fe County Ordinance 1996-10, the Land Development Code (the Code). The Applicants propose two kitchens in the five

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bedroom residence which will operate as the Bed and Breakfast and a kitchen in the Applicants residence.

4. Ordinance No. 1998-9 (clarifying definitions for “dwelling” and “accessory structure”) defines dwelling as “any such structure, mobile home or unit that contains both a kitchen or cooking facility and a bathtub or shower shall be presumed to be a dwelling”.

5. Bed and breakfast is not a use identified in the Code, however Article III, § 8, Other Development (8.1 Uses Permitted) states: “All uses not otherwise regulated by the Code are permitted anywhere in the County”.

6. Article III, § 4.4.1.a (Design Standards and Review Criteria) states: “to zone or re-zone any parcel for a commercial or industrial non-residential district a master plan shall be submitted. Submittals and procedures for master plans are set forth in Article V, § 5.2”.

7. Article V, § 5.2.1.b (Master Plan Procedure) states: “a Master Plan is comprehensive in establishing the scope of a project, yet is less detailed than a development plan. It provides a means for the County Development Review Committee and the Board to review projects and the sub-divider to obtain concept approval for proposed development without the necessity of expending large sums of money for the submittals required for a preliminary and final plat approval”.

8. Staff correctly determined that the Application is comprehensive in establishing the scope of the project. Additionally the level of detail provided in the Application is sufficient for a review of the Master Plan.

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9. The Applicants' property is served by a well, regulated by the Office of the State Engineer.

10. The County Hydrologist has determined that the Application is sufficient for Master Plan, and that her concerns regarding the proposed water budget and the possible need for Applicants to provide water rights to the County can be resolved prior to final development plan approval.

11. The bed and breakfast is currently operated without proper zoning in an area best described as rural residential, without a County business permit. These conclusions are supported by observations of code enforcement officers during a site inspection and by on-line advertising of the bed and breakfast by Applicants.

12. Santa Fe County adopted Ordinance 2013-6, the Sustainable Land Development Code to replace the Code upon adoption of a zoning map. Under the Sustainable Land Development Code's proposed zoning map, the subject property would be zoned rural residential, and bed and breakfasts are listed as a conditional use.

13. Once the property is zoned and Applicants obtain a County business permit, Applicants will pay lodgers taxes.

14. The property is producing eighty percent (80%) of its electricity using solar panels and has a water catchment system in use.

15. The Application is consistent with the Sustainable Growth Management Plan including principles related to Economic Development: Pursue a diverse and sustainable local economy; Support mixed-use development that balances employment-generating land uses with residential land uses to attain a balance of

SFC CLERK RECORDED 09/10/2014

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jobs and housing; Small business development, enterprises, and compatible home based businesses should be supported.

16. The Application satisfies the submittal requirements set forth in the Code.

17. The review comments from State Agencies and County staff have established findings that this Application is in compliance with state requirements and Article V, § 5, Master Plan Procedures of the Land Development Code.

18. Jennifer Jenkins representing the Applicant spoke in favor of the Application.

19. The San Marcos Association supported the Application through a letter of support, noting that the bed and breakfast was in keeping with the rural residential nature of the neighborhood and was a good contribution to the community.

20. A letter from the Turquoise Trail Association supported the Application and noted that the proposed Turquoise Trail Corridor Management Plan calls for creating appropriate rural lodging in the area.

21. Mr. Walter Waite spoke in favor of the Application, noting that economic development objectives of the community and the County will be furthered by the existence of a bed and breakfast in the Turquoise Trail Corridor.

22. Staff recommended the following conditions for approval of the Application:

- a) The Applicant shall comply with all review agency comments and conditions as per Article V, § 7.1.3.c.
- b) Master Plan with appropriate signatures, shall be recorded with the County Clerk as per Article V, § 5.2.5.
- c) Only two (2) kitchens shall be allowed on the site in keeping with the non-conforming status of the site, as per Article II, § 4.5.

- d) The Preliminary and Final Development Plan shall be submitted promptly after 90 days of data collection on actual water use is obtained. The Final Development Plan shall be submitted to the County Development Review Committee accompanied by a staff report, as per Article V, § 7.
- e) The Applicant shall provide water rights if the proposed water use for the Bed and Breakfast exceeds 3 acre feet of water per year.

23. The Applicants were in agreement with staff's proposed conditions on Master Plan approval.

WHEREFORE the Board of County Commissioners of Santa Fe County hereby approves the request for Master Plan Zoning to allow a Bed and Breakfast within an existing residence on 9.94 acres subject to the conditions set forth in paragraph 22 above. The motion to approve the Application passed by a 4-0 vote, with Commissioners Anaya, Mayfield, Holian and Chavez voting in favor of the motion. Commissioner Stefanics was not present during the Public Hearing.

SFC CLERK RECORDED 09/10/2014

I certify that the Application was approved subject to conditions set forth in paragraph 22

by the Board of County Commissioners on this 9th day of September, 2014.

The Board of County Commissioners of Santa Fe County

By: D. W. Mayfield
Daniel W. Mayfield, Chairperson

ATTEST:

Geraldine Salazar
Geraldine Salazar, County Clerk 9-9-2014



APPROVED AS TO FORM:

Gregory S. Shaffer
Gregory S. Shaffer, County Attorney

COUNTY OF SANTA FE) BCC ORDER
STATE OF NEW MEXICO) ss PAGES: 6

I Hereby Certify That This Instrument Was Filed for Record On The 10TH Day Of September, 2014 at 11:10:21 AM And Was Duly Recorded as Instrument # 1745656 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Deputy M. Salazar Geraldine Salazar
County Clerk, Santa Fe, NM



SFC CLERK RECORDED 09/10/2014

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

DATE: October 16, 2014

TO: County Development Review Committee

FROM: Jose E. Larrañaga, Development Review Team Leader *JEL*

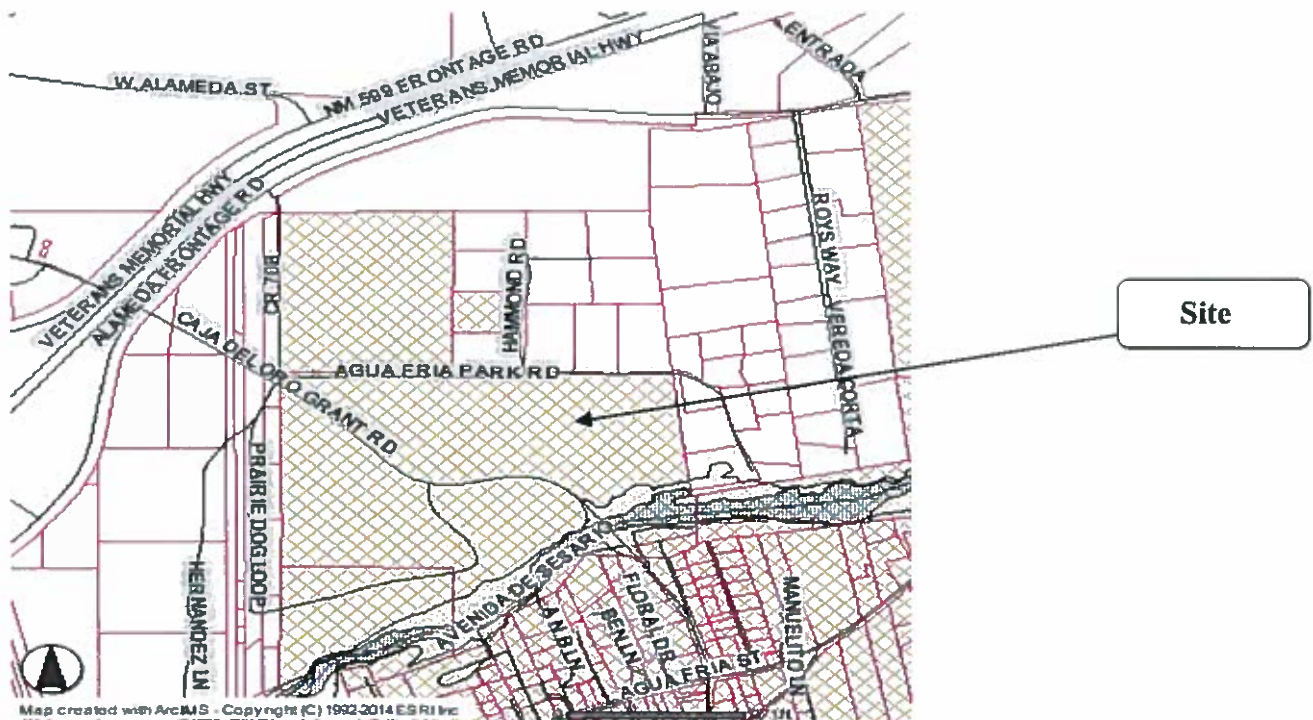
VIA: Penny Ellis-Green, Growth Management Director *PEG*
Vicki Lucero, Building and Development Services Manager *VL*
Wayne Dalton, Building and Development Services Supervisor *WD*

FILE REF.: CDRC CASE # FDP 14-5280 Romero Park Improvements Phase I

ISSUE:

Santa Fe County, Applicant, requests Final Development Plan approval to allow improvements to the existing park, formerly known as Agua Fria Park. The property is located on Caja del Rio Grant Road (County Road 62), within Section 31, Township 17 North, Range 9 East, (Commission District 2).

Vicinity Map:



NBI-1

SUMMARY:

Romero Park, formerly known as Agua Fria Park, is within the Traditional Village of Agua Fria. The Park encompasses 68 acres of Public Land along the north side of the Santa Fe River. Romero Park is identified as a Community Park in the 2000 Santa Fe County Open Land and Trails Plan. The Park serves both adjacent Agua Fria Village residents and the community at large.

The Applicant is requesting Final Development Plan to allow improvements to Romero Park (Phase I). The proposed improvements consists of: a shade structure and family picnic area (50' x 65') at the existing restroom/concession building; an expanded plaza; a play area for 3-5 year olds; a playground for 5-12 year olds; a community lawn; rearrangement of existing parking to create 30 base coarse parking spaces; new access base coarse drive and pathways (crusher fines and concrete).

Article III, § 8, Other Development (8.1 Uses Permitted) states: "All uses not otherwise regulated by the Code are permitted anywhere in the County".

Article V § 7.2 (Final Development Plan) states: "the final development plan shall be submitted to the County Development Review Committee accompanied by a staff report. The County Development Review Committee shall review the plan and make a determination as to its compliance with the County General Plan and Code. The County Development Review Committee may recommend changes or additions to the plan as conditions of its approval. The final development plan as approved by the County Development Review Committee shall be filed with the County Clerk. The approved final development plan becomes the basis of development permits and for acceptance of public dedications. Any changes in the plan must be approved by the County Development Review Committee".

This Application was submitted on August 8, 2014.

Building and Development Services staff have reviewed this project for compliance with pertinent Code requirements and have found that the facts presented support the request for Final Development Plan: the facility will provide a community service to the County; the use is compatible with existing development; the use is compatible with development permitted under the Code; the Application is in compliance with the County General Plan and Code; the Application satisfies the submittal requirements set forth in the Land Development Code.

The review comments from State Agencies and County staff have established findings that this Application, for Final Development Plan, is in compliance with state requirements, Article III, § 8, Other Development (8.1 Uses Permitted) and Article V § 7.2 Final Development Plan of the County Land Development Code.

APPROVAL SOUGHT: Final Development Plan approval to allow improvements to Romero Park (formerly known as Agua Fria Park).

NBI-2

**GROWTH MANAGEMENT
AREA:**

Traditional Community of Agua Fria

ARCHAEOLOGIC:

An archaeological study was reviewed by the Historic Preservation Division (SHPO). SHPO has determined that this phase of improvements will not impact any archeological sites. The archaeological sites, within the 68 acre Romero Park site, shall be placed in non-disturbance easements and their boundaries marked on the plat.

ACCESS AND TRAFFIC:

The site will take access via Caja Del Rio Road (County Road 62). The County Public Works Department has reviewed the Application and supports the request for Phase I. A Traffic Impact Study shall be submitted for Phase II of Romero Park.

FIRE PROTECTION:

Santa Fe County Fire Prevention Division reviewed this Application subject to the development complying 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.

WATER SUPPLY:

The County Hydrologist has reviewed this Application/water budget and recommends approval with the following conditions: seek a new well permit for the La Familia well to complete the administrative record and determine if additional water rights will be necessary; place signage at the La Familia well that clearly states "water is for irrigation purposes only"; add a note to the Final Development Plan which shall state "Santa Fe County will operate and maintain this facility to reflect water conservation practices outlined in Ordinance 2002-13".

OPEN SPACE:

Open Spaces & Trails reviewed this Application and recommends approval with the following recommendations: show existing trailhead reconfiguration on plans; show proposed internal walking paths; currently, San Ysidro River Park Trail connects to the Romero Park and ends in the phase 1 area. There is a need to show proposed connections and internal walking network.

LIQUID WASTE:

The existing restroom/concession building on the site is served by an onsite liquid waste disposal system. NMED has reviewed the Application and had no comments.

NB1-3

SOLID WASTE:

Solid waste containers will be utilized for collection of solid waste. Santa Fe County maintenance staff will be responsible for removing refuse/recycling from the site.

FLOODPLAIN & TERRAIN MANAGEMENT:

The site has slopes of 0%-15% or less and there are limited areas with slopes of 20%. The project conforms to Article VII, Section 3 Terrain Management of the Santa Fe County Land Development Code.

The Applicant's proposal shows existing topography, natural drainage, and a proposed grading and drainage plan. The proposed grading and drainage plan contains pre and post development drainage. The improvements shall not increase additional runoff. The proposal meets the requirements of Ordinance No. 2008-10 Flood Damage Prevention and Stormwater Management Ordinance and Article VII, Section 3 Terrain Management for drainage.

SIGNAGE AND LIGHTING:

The Applicant proposes to utilize a monument sign at the entrance to the park and a trail marker sign at the entrance to the parks Trail loop. Staff has determined that the Signage element of the Application complies with Article VIII (Sign Regulations).

The Applicant has submitted a site lighting plan. The Applicant proposes to utilize 7 low angle solar powered bollard path lights. Bollard path shall lights not to exceed 36" in height. Staff has determined that the lighting element of the Application complies with Article III, Section 4.4.4.h.

PARKING:

The Applicant proposes a total of 74 parking spaces for the Development. The Applicant has designated 5 spaces for handicap use. All parking spaces shall be defined with striping, wheel stops, parking bumpers, or railroad ties. Staff has determined that the parking element of the Application for Final Development Plan is complete.

EXISTING DEVELOPMENT:

Romero Park is a 68 acre parcel of public land. The existing park elements are concentrated on 18.5 acres on the northern portion of the site. The existing community amenities, in addition to park uses (basketball court, baseball field, playground, picnic area, paths & trails), include the La Familia Medical Center, Nancy Rodriguez Community Center and the Agua Fria Fire Station.

ADJACENT PROPERTY:

The site is bordered to the north, east and west by rural residential properties. The Agua Fria Cemetery borders the

NBI-4

site to the northwest. The site is bordered to the south by the Santa Fe River.

AGENCY REVIEW:

<u>Agency</u>	<u>Recommendation</u>
County Fire	Approval with Conditions
County Hydrologist	Approval with Conditions
Public Works	Approval with Conditions
OSE	No Formal Comment
SHPO	Approval with Conditions
NMED	No Formal Comment
Open Space	Approval with Conditions

STAFF RECOMMENDATION: Approval of Final Development Plan to allow improvements to Romero Park (Phase I) subject to the following staff conditions:

1. The Applicant shall comply with all review agency comments and conditions, as per **Article V, § 7.1.3.c.** Conditions shall be noted on the Final Development Plan.
2. Final Development Plan with appropriate signatures shall be recorded with the County Clerk, as per **Article V, § 7.2.2.**

EXHIBITS:

1. Final Development Plan Report
2. Proposed Plans
3. Agency Reviews and Comments
4. Aerial Photo of Site
5. Article III, § 8, Other Development
6. Article V § 7.2 (Final Development Plan)

NBI-5

ROMERO PARK - PHASE 1 IMPROVEMENTS

Agua Fria Village, Santa Fe County

DEVELOPMENT PLAN REPORT

8.August.2014



NBI-4

Prepared for Santa Fe County by :

design office

landscape · planning · urbanism

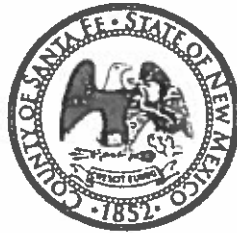
1300 lusa street · santa fe new mexico 87505 · 505 / 983 1415



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Katherine Miller
County Manager

August 8, 2014

County Development Review Committee
102 Grant Avenue
Santa Fe, NM 87501-2061

RE: Romero Park Phase I Improvements – Development Plan Submittal

Dear County Development Review Committee Members:

We are pleased to submit Phase I development plans for Santa Fe County's Romero Park for your review and approval. Romero Park is an 82- acre area of public land along the Santa Fe River in Santa Fe County. It is an existing park, formerly known as Agua Fria Park, located in the traditional Village of Agua Fria off Caja Del Oro Grant Road. In 2013, a Park Master Plan was developed to help guide future development of the land and park improvements.

The County has allocated \$1 million in construction funds to implement Romero Park Phase I improvements pending development plan approval. The following documents are submitted to Santa Fe County Staff for consideration development plan review and approval.

If you have specific questions related to Romero Park Phase 1 Improvements, please contact the County's planning consultant, Claudia Horn (design office) by email at chorn@do-designoffice.com or you may call me at 505-992-9868.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Hogan", is written over the word "Sincerely,".

Mark Hogan
Projects Division Director, Public Works Department
Santa Fe County

NB1-7

PROJECT DESCRIPTION

Romero Park, in the traditional Village of Agua Fria, is a 68-acre area of public land along the Santa Fe River in Santa Fe County (formerly known as Agua Fria Park). Identified as a Community Park in the 2000 Santa Fe County Open Land and Trails Plan, the park serves both adjacent Agua Fria Village residents and the community at large.

Accessed by Caja del Oro Grant Road, which bisects the park property, the park is conveniently located in close proximity to two major roadways: NM 599 to the northwest and Agua Fria Road to the south. A significant feature of the site is the Santa Fe River, which occupies the southern portion of the property, and will serve as a major urban trail corridor once complete.

The park is currently home to existing park elements concentrated on 18.5 acres in the northern portion of the site. Existing community amenities on the property, in addition to park uses, include the La Familia Medical Center, Nancy Rodriguez Community Center, and the Agua Fria Fire Station. An acre of land is leased and occupied by NM State law enforcement on the north edge of the property. A County maintenance facility is located between the fire station and the sheriff's residence with access off of Agua Fria Park Road.

In 2013, a Park Master Plan was commissioned by Santa Fe County in order to fulfill requirements of the County's land patent with the Bureau of Land Management (BLM) and to guide the future development of Romero Park in a logical and cohesive manner (see *Master Plan, D1-01*). Design Office (landscape architect) led the effort with Wenk Associates, Inc. and Design Enginuity (civil engineer). As part of the Master Plan process, a park needs assessment identified community park elements for Romero Park. This assessment, along with an engaged public input process and input from Santa Fe County, guided the park program development and a Master Plan for the park. The park is intended to be constructed in phases as funding is available, guided by public needs for recreational components (see *Master Plan Phasing, D1-02*).

Romero Park Phase I improvements aim to strengthen the park's central core, provide needed community amenities, and rehabilitate degraded landscape areas. Phase I improvements include the addition of a shade structure at the existing restroom / concessions building that may be used for events and family picnics. This area will also serve as a community gathering place in an expanded 'plaza' with a play area for 3-5 year olds. New recreational elements include a playground for 5-12 year olds and a community lawn for flexible use that are located in proximity to the existing basketball courts and playground (see *Development Plan, D4-01*). A new access drive, parking, and system of pathways provide easy access to park amenities. Site elements are organized around a central drainage swale that collects and infiltrates water runoff from hardscape surfaces to support new tree plantings (see *Water Harvesting Plan, D8-01*). The existing parking area serving the dog park and baseball fields is reduced and reorganized to make more efficient use of available land, allowing for remaining landscape areas to be rehabilitated with native grasses.

ACCESS

County Road 62 (Caja Del Oro Grant Road) lies within the property boundary. Phase I improvements can be accessed directly from County Road 62 (see *Plat, D2-01 for layout*).

In the Phase I area there are currently 2 driveways on the north side of Caja del Oro Grant Road that feed into a large parking lot. The parking lot will be reduced in size to a capacity to accommodate 30 cars and its west entrance will be closed. A new entrance on the north side of Caja del Oro Grant Road will be constructed directly opposite the existing Nancy Rodriguez Community Center driveway (aka Prairie Dog Loop). The entrance will be the north parks only entrance in the future, and will connect to the

Agua Fria Park Road on the park's north boundary as an emergency access. This new entrance is about 240 feet west of the existing parking lot entrance that will be closed.

The new access road will be constructed of basecourse and will have estate (2' wide) concrete curbs on either side of the roadway. The road will be super elevated towards the east to drain towards a new vegetative bioswale (see *Roadway Plan and Profiles, D10-01*). Parking areas will also be basecourse and the media will be contained by header curbs. The road will have a 3% grade with a 2% cross slope. If funding permits, the new access road will be paved. All drainage calculations were based on this road being paved.

EXISTING SITE DATA

Property Ownership

Santa Fe County owns the 68.01-acre parcel of land known as Romero Park. The Land Patent between the Bureau of Land Management and the Santa Fe County Board of County Commissioners entitles Santa Fe County to develop the parcels identified as Romero Park for recreational use (see *Exhibit A - United States Land Patent, April 29, 1971, Patent No. 30-71-0042*).

Within the site boundary, Santa Fe County holds lease agreements for approximately six acres of land with public agencies for community services. These include the La Familia Southside Clinic (3 acres), the Agua Fria Fire and Rescue station (2.15 acres), and the Sheriff's Residence (.65 acre). The Nancy Rodriguez Community Center and Santa Fe County maintenance yard are owned and operated by the County. No leased land area lies within the Phase I improvement area.

The Romero Park Master Plan outlines an approach toward developing a larger area (ca. 82 acres) for recreational use that encompasses the 68.01-acre of County-owned land and an additional 13.16-acre parcel of land owned by BLM on the southeast corner of the Romero Park site. Santa Fe County is in the process of acquiring the patent for this adjacent 13.16-acre of open space (Lot 18) along the Santa Fe River (see *Master Plan D1-01*).

Boundary Survey

An official survey recorded June 1997 (see *Plat, D2-01*) identifies existing site conditions including boundaries, structures, roads, utilities and adjacent landowners. The 68.01-acre Romero Park land consists of Lot 13 (25.880 acres) and Lot 14 (42.134 acres).

Flood Plain

Although the Santa Fe River and affiliated FEMA flood plain boundary crosses the Romero Park property, Phase I improvements do not encroach on the FEMA designated flood plain (see *Site Analysis Map, D1-03 for floodplain designated areas*).

SLOPE ANALYSIS

A slope analysis map was prepared for the 82-acre site based on topographical survey information documented in August 2013. The designated Phase I improvement area is planned on land with less than 5% slopes (see *Site Analysis Map, D1-03, for slope analysis*).

ARCHAEOLOGY REPORT

An archaeological determination was made in January 2014 by the State of New Mexico Department of Cultural Affairs Historic Preservation Division (SHPO) for archaeological sites found within the Romero

Park Master Plan area (see *Exhibit B – SHPO letter, Log: 98396, January 13, 2014 Michelle Ensey*). The basis of the determination was an Archaeological inventory of the property prepared in 2012 and 2013 by consulting archaeologist Steven S. Post, who identified four sites of interest within the 82.2-acre planning area.

The Romero Park - Phase I improvement area, located in an area of existing improvements, does not include or encroach on any archaeological sites of interest. The Phase I limit of work boundary and existing features to remain establishes a buffer between Phase I park improvement efforts in order to avoid existing sites from disturbance.

Future phase park improvements will either avoid sites eligible for listing in the National Register of Historic Places and the State Register of Cultural Properties with a reasonable buffer, or follow archeological testing and documentation procedures as outlined in the letter of determination as they encroach on these sites of interest.

TRAFFIC

An estimate of traffic impacts for Romero Park – Phase I Improvements was submitted to the Public Works Department for review (see *Exhibit C – Phase I Romero Park Traffic Impacts, February 7, 2014*) illustrating that Phase I Park improvements will not significantly add or change existing uses within the park. On August 4, 2014 Peter Kavanaugh of the Public Works Department affirmed that a TIA report for Phase I is not warranted due to the low traffic numbers near the site (see *Exhibit D - Romero Park Traffic Impact, August 4, 2014*).

Current use of the existing park is very limited. Traffic counts have not been conducted, but traffic generated by existing conditions can be estimated by procedures established by the Institute of Transportation Engineers (ITE). Standard trip generation rates published in the Trip Generation Manual (9th Edition) for a county park is 2.28 trips per day per acre for a weekday, and 12.14 trips per day per acre for a Saturday and do not change between existing and proposed conditions. Thus the 82.2-acre park could generate a total of 187 trips per day during the week and 995 trips during a Saturday. Given the existing and planned phase 1 improvements, these trip generation estimates are consider inaccurately high. Weekday peak hour traffic in the AM is estimate to be 0 and 5 trips in the PM which is consider accurate for current conditions and the Phase 1 conditions.

Given that the project peak hour traffic is estimated to be zero in the AM and only 5 trips during the peak PM hour, no roadway improvements on Caja del Oro Grant Road are warranted for Phase I of the project.

OPEN SPACE AND TRAILS

Romero Park is currently designated as Open Space on the Santa Fe County land use map. The park's proximity to the Santa Fe River and the Santa Fe River Greenway Trail (proposed and existing) makes it an important recreational destination along this corridor. In Phase I, the existing Romero Park Trailhead on the southeast corner of the site will be preserved and reconfigured to connect the park's interior trail system with existing sections of the Santa Fe River Trail.

Park internal proposed walking paths will connect to existing on- and off-site trails and paths. Existing Prescription Trails on site will be expanded to include two walking loops (0.5 mile and 0.75 mile). The park internal trail system connects to the existing striped crossing across Caja del Oro Grant Road to provide a safe point of access between the Park and the La Familia Southside Clinic (See *Site Analysis Map, D1-03*) for existing paths and regional trails.

Phase I park access for bicycles will be accommodated via Caja del Oro Grant Road, a designated bikeway on the 2012 Santa Fe Bicycle Master Plan, and through internal trails accessed from the existing River Trail.

SOLID WASTE ENCLOSURES / REMOVAL STRATEGY

In addition to existing waste and recycling bins currently located on site, new receptacles will be installed in the Phase I project area. Santa Fe County maintenance staff will be responsible for continuing a periodic collection schedule and removing collected refuse/recycling from the site.

DEVELOPMENT PLAN SET

Please refer to the Romero Park – Phase I Development Plan submittal set for additional drawings and descriptions.

DEVELOPMENT PLAN

Romero Park – Phase I improvements focus on strengthening the core area of the park and providing needed recreational amenities for local residents (*see Development Plan, D4-01*). Improvements consist of a community lawn, playground (5-12 year olds), play area (3-5 year olds), shade structure and family picnic area, expanded plaza, new access drive and parking, connector trails and walkways, planting and irrigation.

New park amenities integrate with and connect to existing park elements such as basketball courts, playground, and perimeter trails. The parking area at the southeast corner of the site is reorganized for greater efficiency, designates accessible parking stalls, and provides direct access to the existing dog park, ball field, and trails. Perimeter access control through fences and gates protects recreational areas from unwanted vehicular use. Limited pathway bollard lighting along two prescription trail loops help illuminate intersections and sections along the trail.

Phase I improvements are designed to anticipate future phases of park improvements with minimum impact to existing structures.

UTILITY PLAN

Romero Park's restroom/concession building is currently connected to a public sanitary sewer line located in Caja del Oro Grant Road (*see Utility Plan, D5-01*). The existing cleanouts on the line serving this facility will have to be adjusted to final grades but no other modifications are warranted. This same facility is fed water from the county well located to the northwest of building. A new water line will be installed from the building to the traditional hand pump to be located in the playground immediately to the west of the building. Irrigation water for the new landscaped areas of Romero Park will stem from the La Familia well which is no longer in use since Santa Fe County linked La Familia to the Agua Fria Fire Department well this year (2014). Prior to construction of the irrigation water improvements, the La Familia well will be tested to determine existing flow rates and pressures. If flow rates and pressures are inadequate for the planned irrigation system, a 5,000 to 10,000 gallon above ground tank and an inline booster pump will be constructed. The current plans show these improvements, but they will only be constructed if necessary. The restroom is connected to PNM. No natural gas, cable or telephone connections are proposed at the Park.

The La Familia well produces water with a total nitrogen level above the Federal Safe Drinking Water Act standards, but this water is well suited for irrigation purposes. The well's permit paperwork is incomplete at the Office of the State Engineer (OSE). The County Utility staff is working on correcting this oversight. The well was authorized under the State's 72-12 statutes at a time when up to 3 acre-feet of water could be permitted. Phase I of the Romero Park project has an irrigation demand of about 2 acre-feet. County staff will request authorization to withdraw 3 acre-feet annual, but if the OSE limits the existing well to less than 2 acre-feet, than the County will request to relocate some of their existing water rights to allow a 2 acre-foot per year diversion from the La Familia well.

There are no fire hydrants currently within the Park, but the Agua Fria Fire Station lies immediately to the west.

WATER SUPPLY PLAN

Water use for Phase I improvements at the park is anticipated to be approximately 2 acre-feet per year for landscape irrigation (see *Exhibit E – Water Budget, March 25, 2014* for detailed calculations). Water use is anticipated to decrease as plants are established.

Water for the park will be supplied from two sources (see *Utility Plan, D5-01*). Water for the existing restroom / concessions building and adjacent hose bibs / playground water pump is supplied by an existing well east of the Sheriff's residence. Water for landscape irrigation will be supplied from a well adjacent to the La Familia Southside Clinic. See *water description in Utility Plan text above*.

GRADING AND DRAINAGE / TERRAIN MANAGEMENT PLAN

The existing terrain of the Romero Park Phase I area has an average slope of 3% towards the south. The planned grading closely matches the natural conditions while providing for stormwater collection off the roadway and parking area and plans for the future multi-purpose field that will be located to the east of the concession building (see *Grading and Drainage Plan, D6-01*). No disturbances of 30% slopes will occur.

Project soils have been mapped by the US Natural Resource Conservation Service as 100% Panky loam, which is a well-drained loam that is an eroded fan remnant with alluvium derived from our local mountains and volcanic ash. This material is well suited for structures but makes a poor top soil.

Existing vegetation on the site is relatively sparse and includes smaller specimen junipers and deciduous trees (elm, plum) along with sparse ground cover. Vegetation basal density is less than 50%. The proposed landscaping is significantly denser and is described below in this report under "Landscape Plan".

All disturbed areas will be stabilized by native grasses or planned landscaping.

DRAINAGE REPORT

The entire site drains to the south and to the west. Existing median drop inlets take stormwater from the north side feed into a storm drain system in the roadway which discharges to the Santa Fe River. Currently a total of 19.50 cubic feet per second (cfs) are predicted to leave the Phase 1 site during the 100-year, 24-hour storm event (see *Exhibit F - Drainage Report, August 6, 2014*). With the planned improvements, runoff is anticipated to decrease to 10.44 cfs primarily due to the anticipated increase in basal vegetation density, and the extensive use of mulch in the project, which will help to retain stormwater on site. There are no defined drainages or FEMA flood zones within the Phase I limits. The drainage report has been provided under separate cover.

LANDSCAPE PLAN / SIGNAGE + LIGHTING PLAN

Landscape

Landscape areas within the park are concentrated within high use areas and help establish a comfortable environment for recreational use. A 'bioswale' with native trees and shrubs runs parallel to the park internal drive and parking area collecting stormwater runoff and providing shade, a wind buffer, and wildlife habitat. Additional trees are located adjacent to the 'plaza' area and restroom / concessions / picnic area to provide shade and establish a more comfortable microclimate. A community lawn provides a multi-purpose area for informal play and picnicking. Remaining areas will be revegetated with native grasses to help re-establish the native prairie habitat. Plant selections focus on native, drought tolerant plants that do well in this type of exposed condition and provide seasonal interest.

Planting areas are located to correspond with water harvesting areas to make best use of captured rainfall.

Signage

Signage at Romero Park includes regulatory, monument, and wayfinding signage. Traffic regulatory signage types and locations are indicated on *Striping + Traffic Signage Plan, D7-02*. Park rules (Santa Fe County) regulatory sign locations are indicated on *Landscape Plan / Signage + Lighting Plan, D7-01*. A monument sign announces entry to the park and is located north of the park entry road (see *Landscape Plan / Signage + Lighting Plan D7-01*). Wayfinding signage for the Prescription Trail loops is located at the starting point of the loops (see *Landscape Plan / Signage + Lighting Plan D7-01*).

Lighting

Lighting for Phase I of Romero Park consists of bollard pathway lights along the prescription trail routes (see *Landscape Plan / Signage + Lighting Plan D7-01 for locations and Exhibit G - Solar Path Lights, Cut Sheets*).

WATER HARVESTING PLAN

All stormwater falling on the Romero Park site will be redirected toward on-site infiltration areas to the greatest extent possible. Phase I improvements direct stormwater falling on impervious surfaces toward infiltration areas or cobble / stone swales (see *Water Harvesting Plan, D8-01*). The greatest concentration of planting is located within these infiltration areas, making use of rainfall captured on site and minimizing erosion.

The park entry drive and parking areas shed water towards the 'bioswale', which captures stormwater and allows it to infiltrate and slow down through a series of small stone check dams. Impervious concrete pathways and surfaces are sloped to drain into adjacent pervious surfaces and planting areas. Stormwater falling on pervious surfaces (planter beds, lawn, and perimeter revegetated zones) will percolate and help support vegetation passively.

The expanded shade structure roof over the existing restroom / concessions building sheds water towards the north into a cobble swale that infiltrates and helps support the trees planted in that area. Overflow from this swale is directed to the central 'bioswale'.

Anticipating future park improvements, a retention basin south of the lawn area and at the intersection of the bioswale and drainage swale north of Caja del Oro Grant Road collects additional stormwater and allows it to infiltrate on site.

VEGETATION PRESERVATION PLAN

Romero Park Phase I improvements are located within an area of sparse vegetation where there are existing park uses and no established native landscape. Trees slated for removal will be mulched and reused on site. To the greatest extent possible, construction disturbance will be limited to the area within the designated limit of work boundary. Areas within the boundary disturbed by construction will be reseeded with native grasses upon construction completion while areas outside this limit will be preserved (see *Vegetation Preservation Plan, D9-01*).

BUILDING ELEVATIONS AND SECTION

A new 65 ft x 50 ft shade structure will provide a central community gathering and covered picnic area adjacent to the existing restroom / concessions building (see *Shade Structure Section / Elevations D11-01*). The steel structure extends over the existing building and preserves the murals on the north and

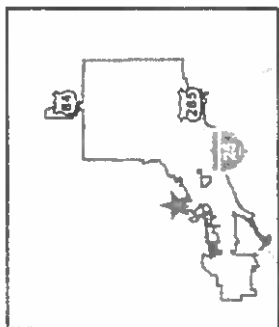
south facades of the building. A new fascia between the building and the underside of the roof will connect the two structures and provide a surface to identify and direct people to the restroom and concessions areas. As Phase I construction budget allows, solar tube lighting will be installed in the bathroom and concessions areas to bring natural daylight into these rooms.

STORMWATER POLLUTION PRESERVATION PLAN

Stormwater pollution prevention best management practices such as a cobble construction entrance, concrete washout facility, detention ponding, confined contractor storage yard, and soil containment will be instituted during project construction until such time as the landscaping has stabilized (see *Stormwater Pollution Prevention Plan, D12-01*). Silt fencing and compost waddles will be used during grading and revegetation efforts to contain soil onsite. A large detention pond will be built on the south boundary of the Phase I area to slow stormwater so that soil has time to settle out before the water enters the storm drain system. The project will require a NPDES permit prior to beginning demolition operations.

Romero Park

Geographic Information Systems
City of Santa Fe



- Legend**
- City Limits
 - Address Points
 - Parcels
 - Other Roads and Streets
 - 2011 Aerial Photography - 1 foot resolution

Figure 1
Existing
Conditions

Scale: 1:7,158

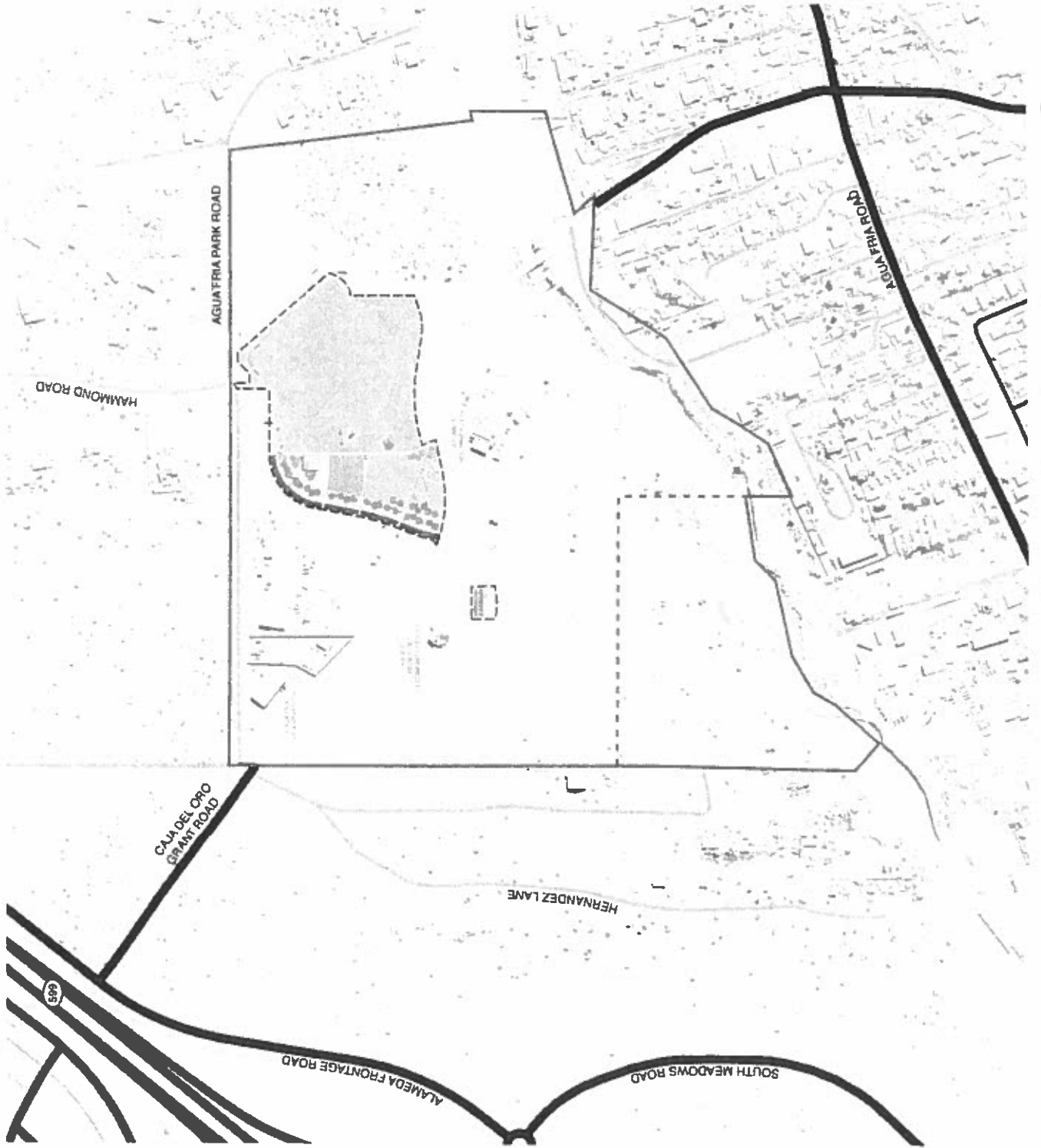
This map is a user-generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

NBI-16

**ROMERO PARK
AGUA FRIA VILLAGE
MASTER PLAN**

LEGEND

- Owner Proposed Boundary
- Building Existing
- Road, Major
- Road, Minor
- Road, DM
- Power / Gaswater
- Public / Recreation / Community
- Other / Private / Heritage



**DRAFT -
FIGURE 3: PHASE 1
DIAGRAM**

PARK MASTER PLAN



Produced for Santa Fe County
through a public-private partnership agreement

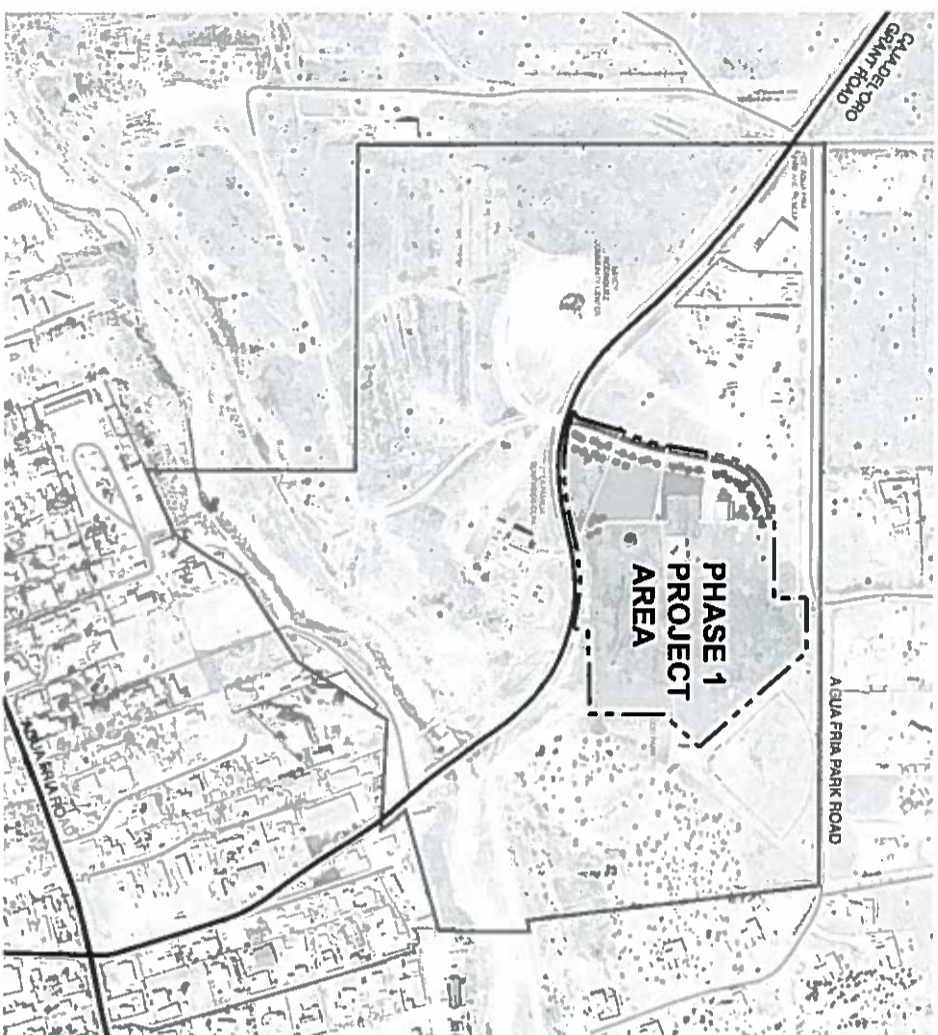
NBI-17

ROMERO PARK IMPROVEMENTS - PHASE 1

AGUA FRIA VILLAGE, NEW MEXICO

DEVELOPMENT PLAN

August 8, 2014



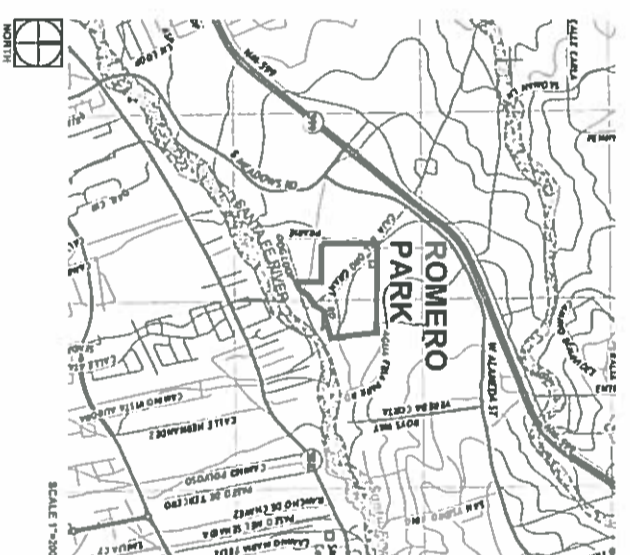
project location

Cajalero Grant Road
Village of Agua Fria, New Mexico 87507

project data

LOT INFO	LOT 13 & 14
LOT AREA	± 68.01 ACRES
PROJECT AREA	± 11.5 ACRES (501,900 SF)
ROOF AREA (NON HEATED)	3280 SF SHADE STRUCTURE ADDITION
	1193 SF EXISTING ROOF MODIFICATION
	2087 SF TOTAL

vicinity map



project description

Romero Park is an 68-acre area of public land along the Santa Fe River in Santa Fe County. Romero Park (formerly known as Agua Fria Park) is an existing park located in the traditional Village of Agua Fria, off Cajalero Grant Road in Santa Fe County. Home to existing park elements, it also provides community amenities including La Familia Medical Center, Nancy Rodriguez Community Center, and the Agua Fria Fire Station.

Romero Park, - Phase 1 Improvements consist of a community lawn, playground (5-12 year olds), play area (3.5 year olds), stands structure and family picnic area, expanded plaza, new access drive and parking, connector trails and walkways, planting and irrigation.

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sheet index

Sheet No	Sheet Title
00-00	COVERSHEET + VICINITY MAP
01-01	MASTER PLAN
01-02	MASTER PLAN PHASING
01-03	SITE ANALYSIS MAP
02-01	PLAT
03-01	SURVEY
04-01	DEVELOPMENT PLAN
05-01	UTILITY PLAN
06-01	GRADING AND DRAINAGE PLAN
06-02	LANDSCAPE PLAN / SIGNAGE + LIGHTING PLAN
07-01	STRIPING + TRAFFIC SIGNAGE + LIGHTING PLAN
08-01	LANDSCAPE PRESERVATION PLAN
09-01	ROADWAY PLAN AND PROFILES
10-01	SHADE STRUCTURE SECTION / ELEVATIONS
11-01	STORMWATER POLLUTION PREVENTION PLAN
12-01	CONSTRUCTION NOTES
13-01	SITE DETAILS
14-01	SITE DETAILS

owner

Santa Fe County
102 Grant Avenue
Santa Fe, New Mexico 87501-2061

owner representative

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contact: Amber Clark
tel: 303.980.5327
eamberc@hydrosystems-kdi.com



NBI -

ROMERO PARK AGUA FRIA VILLAGE

PARK MASTER PLAN

LEGEND

- Master Plan Project Boundary
- Master Plan Future Expansion
- City / County Boundary
- Agua Fria Village Boundary
- Building Footprint
- Topography, 2-ft Contour
- Drainage, Minor
- Open Space, Native Prairie Restoration
- Open Space, Enhanced Native / Bank Stabilization
- Open Space, Water Quality Pond
- Open Space, Enhanced Riparian Area
- Park Landscapes
- Grass, Irrigated Turf Lawn
- Tree, Evergreen - Pines + Juniper
- Tree, Deciduous - Park / Streetscaping
- Tree, Deciduous - Fruit
- Tree, Deciduous - Riparian
- 1 Gathering Plaza / Restroom
- 2 Playground
- 3 Community Lawn
- 4 Multi-purpose Sports Fields (Artificial Turf)
- 5 Softball / Baseball (Artificial Turf)
- 6 Exercise Station Circuit
- 7 Volleyball Court
- 8 Basketball Courts
- 9 Tennis Courts
- 10 Skate Park / Skate Run
- 11 Trailhead / Disc Golf
- 12 Splash Pad / Water Playground
- 13 Natural Play Area
- 14 Boulder Climbing Area
- 15 Amphitheatre
- 16 Orchard
- 17 Community Garden
- 18 Horseshoe Pits / Hoopshas
- 19 Dog Park
- 20 Future Building Site
- 21 Equestrian Area
- 22 Equestrian Event Access
- 23 Grassland Preserve



ILLUSTRATIVE MASTER PLAN D1-01

PARK MASTER PLAN NB1

OCT 2013 0 100' 200' 400'












Produced for Santa Fe County
design office . work + associates . design ergrinity

ROMERO PARK

AGUA FRIA VILLAGE

PARK MASTER PLAN

LEGEND

-  Master Plan Project Boundary
-  Building Footprint
-  Road, Major
-  Road, Minor
-  Road, DM
-  Phase 1
-  Phase 2
-  Phase 3
-  Phase 4
-  Phase 5
-  Special Interest Projects



PHASING
DIAGRAM D1-02 **NB**
PARK MASTER PLAN

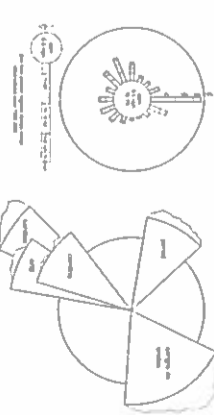
ROMERO PARK AGUA FRIA VILLAGE

PHASE 1 IMPROVEMENTS

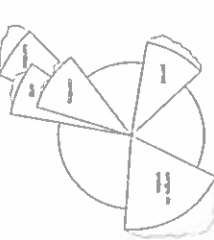
LEGEND

- Master Plan Project Boundary
- Phase 1 Project Area
- City / County Boundary
- Agua Fria Village Boundary
- Fence
- Building Footprint
- Courts, Playground, Parking Footprint
- Road, Major
- Road, Major Neighborhood
- Road, Minor Neighborhood
- Road, Un-paved
- Sidewalk
- 5-Minute Walk / Boundary Offset (0.25 mile)
- Easement
- Bicycle / Pedestrian Trail, Proposed
- Bicycle / Pedestrian Trail
- Topography, 10-ft Contour
- Topography, 2-ft Contour
- 100-year Flood Zone, Zone AE Floodway Area
- 500-year Flood Zone, Zone X
- Drainage, Major Arroyo
- Drainage, Minor
- Slope, 0% - 5%
- Slope, 5.1% - 10%
- Slope, 10.1% - 15%
- Slope, 15.1% - 30%
- Slope, < 30%
- Tree, Mature Deciduous
- Utility, Light Pole

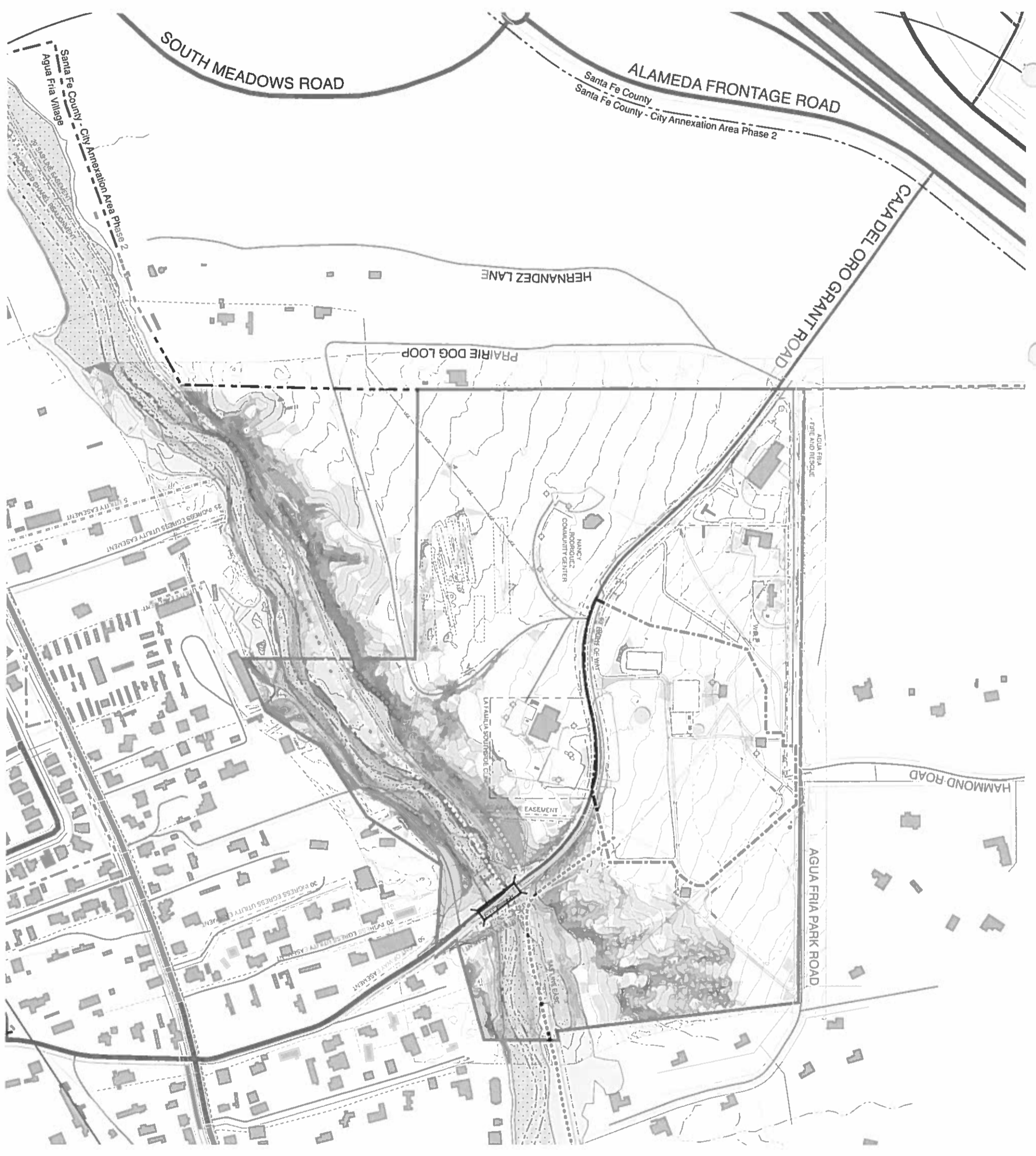
Wind Diagram



Mountain Range Viewshed Diagram



Field Data Sources:
 Topographic Data: Provided by Santa Fe County GIS Department. Contour interval is 10 feet. 2-foot contours are derived from the 10-foot contours.
 Flood Data: Provided by Santa Fe County GIS Department. Flood zones are based on the National Flood Insurance Program (NFIP) data.
 Utility Data: Provided by Santa Fe County GIS Department. Utility poles are shown as points.
 Tree Data: Provided by Santa Fe County GIS Department. Mature deciduous trees are shown as points.
 Easement Data: Provided by Santa Fe County GIS Department. Easements are shown as lines.
 Road Data: Provided by Santa Fe County GIS Department. Road types are based on the Santa Fe County GIS Department's road classification system.

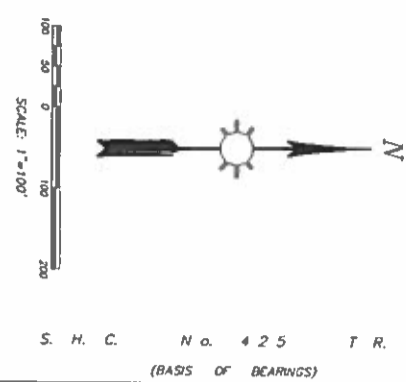


SITE ANALYSIS D1-03 NRI PHASE 1 IMPROVEMENTS



Produced for Santa Fe County
 design office . Werk + Associates . Design Integrity
 JULY 2013

SEC. 36 T. 17 N. R. 8 E.
SEC. 31 T. 17 N. R. 9 E.



- LEGEND
- MONUMENTS AND REBAR W/CAP SET THIS SURVEY
 - MONUMENTS POINTS FOUND AS NOTED
 - MONUMENTS USED TO BOUND CAP OR ALUM CAP FOUND
 - MONUMENTS CORNER NOT SET

S. H. C. No. 425 T. R. 3
(BASIS OF BEARINGS)

SURVEYOR'S CERTIFICATE

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE AND CORRECT REPRESENTATION OF THE SURVEY COMPLETED BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE LAWS AND REGULATIONS OF THE STATE OF NEW MEXICO. I FURTHER CERTIFY THAT THIS SURVEY HAS BEEN REVIEWED AND APPROVED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPING ENGINEERS OF THE STATE OF NEW MEXICO.

[Signature]
M.A.P.S. No. 5117
M.A.P.S. No. 5117



PUBLIC NOTICE

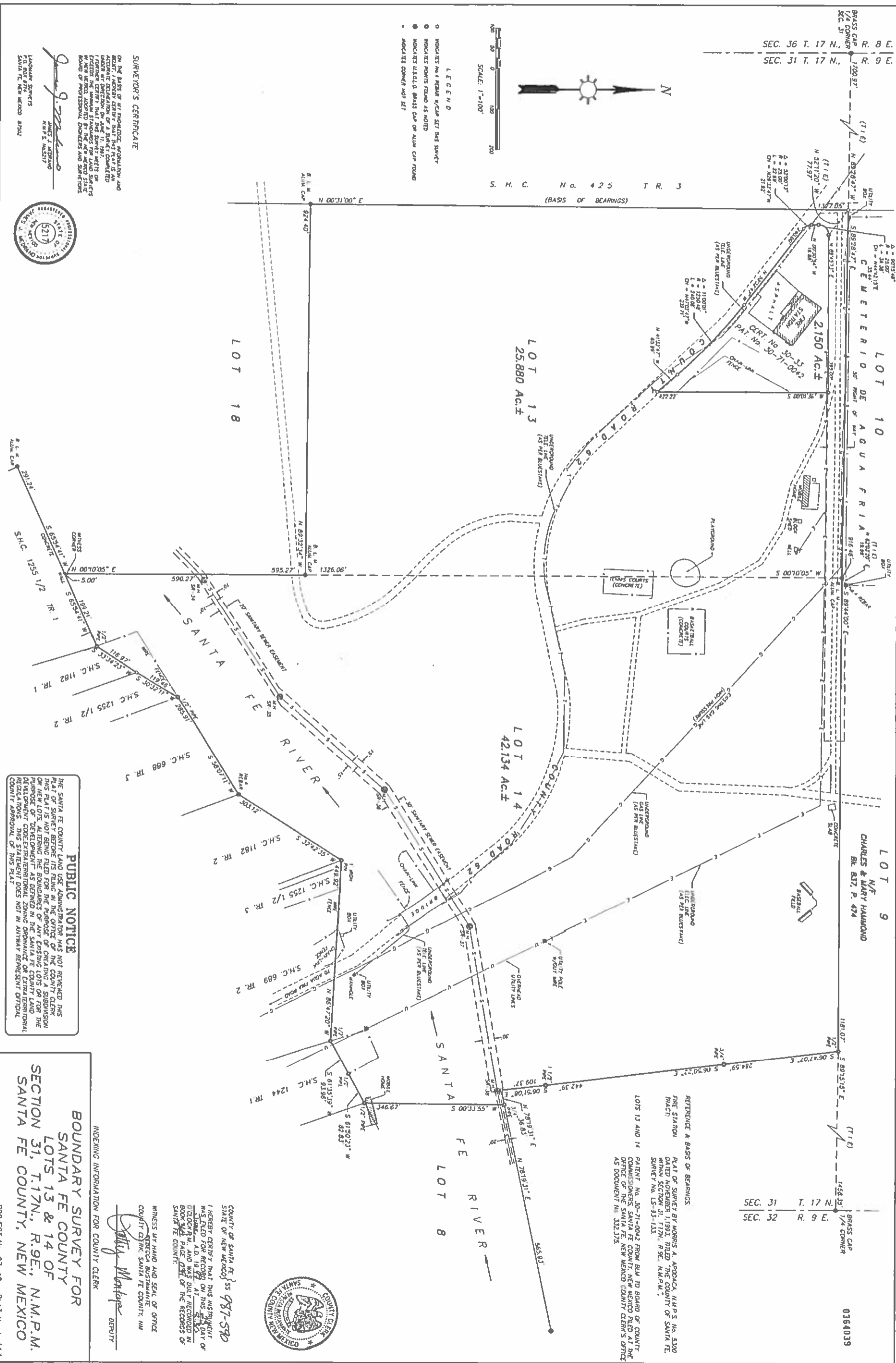
THE SANTA FE COUNTY LAND USE ADMINISTRATOR HAS NOT REVIEWED THIS PLAT OF SURVEY BEFORE ITS FILING IN THE OFFICE OF THE COUNTY CLERK. THIS PLAT IS NOT BEING FILED FOR THE PURPOSE OF CREATING A SUBDIVISION OR NEW LOTS, ALTERING THE BOUNDARIES OF ANY EXISTING LOTS OR FOR THE PURPOSE OF OBTAINING A ZONING VARIANCE. THE COUNTY CLERK'S FILING OF THIS PLAT DOES NOT CONSTITUTE AN ENDORSEMENT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE COUNTY CLERK'S OFFICE DOES NOT PROVIDE LEGAL ADVICE. THIS STATEMENT DOES NOT IN ANYWAY REPRESENT OFFICIAL COUNTY APPROVAL OF THIS PLAT.

BOUNDARY SURVEY FOR SANTA FE COUNTY LOTS 13 & 14 OF SECTION 31, T. 17N., R. 9E., N.M.P.M. SANTA FE COUNTY, NEW MEXICO

PROJECT NO. 97-42 PLAT NO. L-557

WITNESS MY HAND AND SEAL OF OFFICE
REBECCA BUSTAMANTE
COUNTY CLERK, SANTA FE COUNTY, NM

[Signature]
DEPUTY

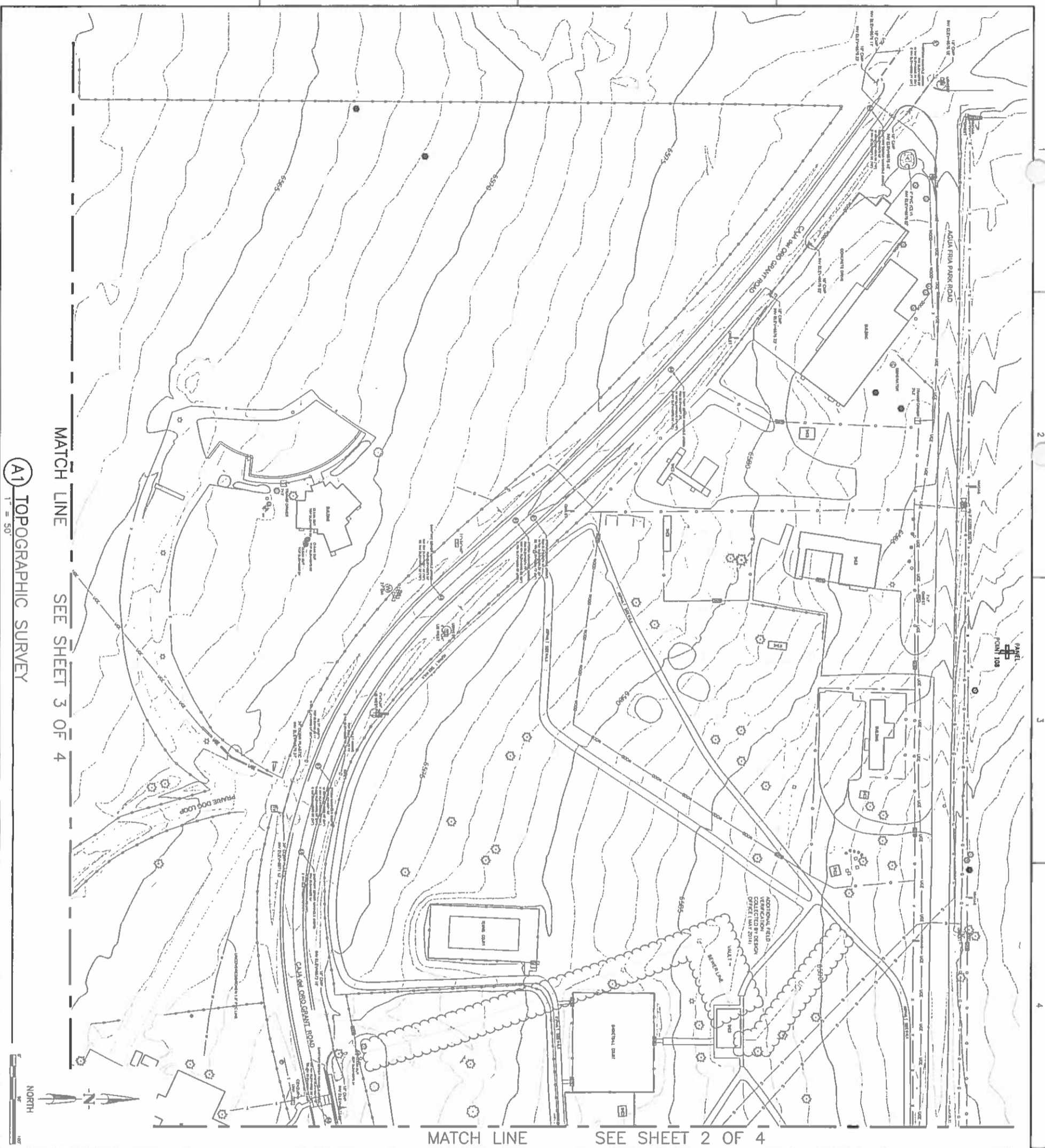


SEC. 31 T. 17 N. R. 9 E.
SEC. 32 T. 17 N. R. 9 E.

REFERENCE & BASIS OF BEARINGS:
PLAT OF SURVEY BY MORRIS A. APDOLCA, M.A.P.S. No. 2300
DATED NOVEMBER 1, 1993, FILED IN THE COUNTY OF SANTA FE,
NEW MEXICO, AS DOCUMENT NO. 15-93-11X.
PLAT NO. 97-42 FROM BLM TO BOARD OF COUNTY COMMISSIONERS, SANTA FE COUNTY, NEW MEXICO FILED AT THE OFFICE OF THE SANTA FE COUNTY CLERK'S OFFICE AS DOCUMENT NO. 97-42.

D2-01

NB1-2



GENERAL SURVEY NOTES

1. U.S. SURVEY FEET
2. COORDINATE SYSTEM: NAD 83 STATE PLANE, CENTRAL ZONE. VERTICAL DATUM: NAVD 83. GEOD. MODEL: GEOID 03.
3. PROJECT GRID AND COORDINATES ARE CALCULATED FROM ADJUSTED PRO. COORDINATES USING A PROJECT COMBINED GRID-TO-GROUND FACTOR (CGAF) OF 1.00000 IN THE NORTHING AND 1.00000 IN THE EASTING. CGDOF = 1.000000023
4. HORIZONTAL CONTROL IS BASED ON 824402. VERTICAL CONTROL IS BASED ON 558222.

PRIMARY BENCHMARK:

STATION NAME: 705 B-272
 N: 8943.70
 E: 17453.84
 ELEVATION: 6411.19 (FIELD HORIZONTAL)

STATION NAME: 524402
 N: 8902.17
 E: 8917.19
 ELEVATION: 6211.19 (FIELD VERTICAL)

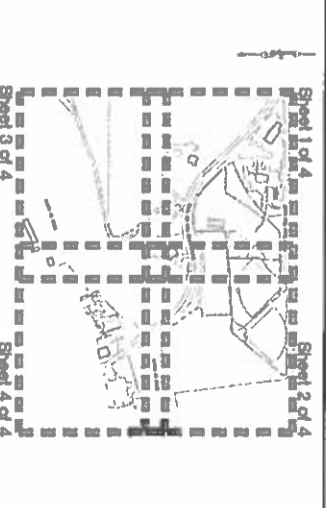
SYMBOL LEGEND:

- ① UTILITY, SANITARY SEWER MANHOLE
- ② UTILITY, STORM SEWER MANHOLE
- ③ UTILITY, TELEPHONE MANHOLE
- ④ UTILITY, TELEPHONE PEDestal
- ⑤ UTILITY, ELECTRICAL TRANSFORMER
- ⑥ UTILITY, GAS VALVE
- ⑦ UTILITY, WATER METER
- ⑧ UTILITY, POWER POLE
- ⑨ UTILITY, WATER VALVE
- ⑩ UTILITY, TELEVISION PEDestal
- ⑪ UTILITY, GUY WIRE
- ⑫ UTILITY, SANITARY SEWER CLEANOUT
- ⑬ UTILITY, VENT PIPE
- ⑭ UTILITY, LIGHT POLE
- ⑮ UTILITY, ELECTRIC BOX
- ⑯ UTILITY, UNKNOWN MANHOLE
- ⑰ UTILITY, MONITOR WELL
- ⑱ UTILITY, MANNERS
- ⑲ SITE, LANDBOX
- ⑳ SITE, GATE
- ㉑ SITE, BOLLARD
- ㉒ SITE, EVERGREEN TREE

LINE TYPE LEGEND:

- UTILITY, UNDERGROUND ELECTRIC LINE
- UTILITY, UNDERGROUND GAS LINE
- UTILITY, UNDERGROUND TELEPHONE LINE
- UTILITY, WATER LINE
- SITE, CHAINLINK FENCE
- SITE, BARBWARE FENCE
- SITE, PIPE FENCE
- SITE, WOOD PRIVACY FENCE

KEY PLAN: NOT TO SCALE



SURVEYOR'S CERTIFICATE:

I, BENJAMIN U. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15268, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE STANDARDS FOR SURVEYING IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Benjamin U. Aragon
 DATE: 8-7-13
 MAPS: 15268

WILSON & COMPANY
 4900 Lang Avenue NE
 Albuquerque, NM 87109
 Phone: (505) 348-4000

CONSULTANTS

SEAL

PROJECT NAME
ROMERO PARK
 Santa Fe, New Mexico

MARK	DATE	DESCRIPTION

SHEET TITLE
 TOPOGRAPHIC SURVEY

PROJECT NO:
 13-300-012-02

DRAWN BY: AMT

CHECKED BY: BUA

D3-01

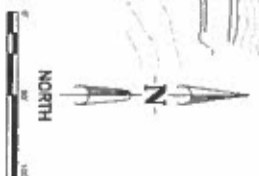
SHEET 1 OF 4


MATCH LINE SEE SHEET 1 OF 4



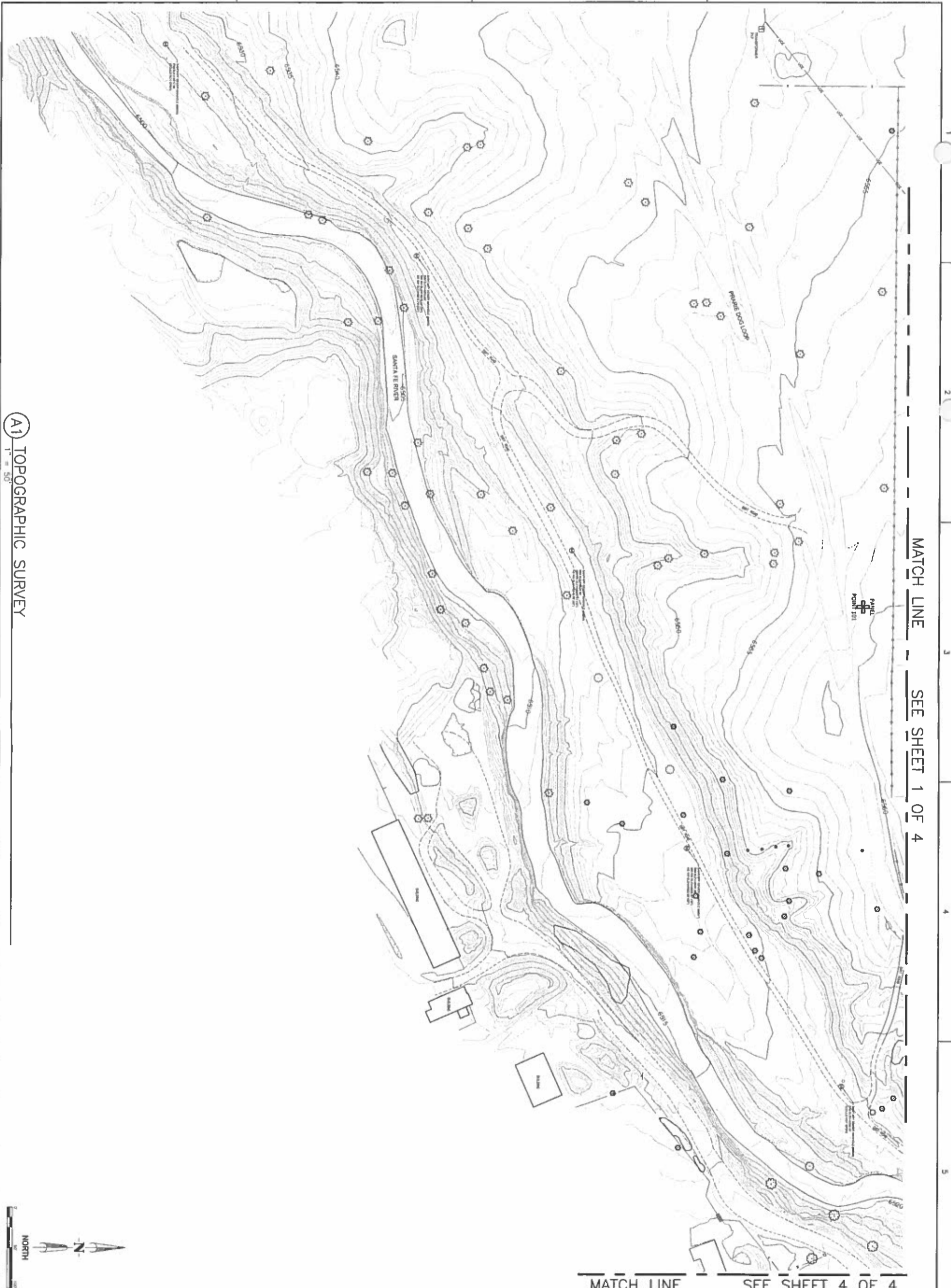
MATCH LINE SEE SHEET 4 OF 4

(A1) TOPOGRAPHIC SURVEY
1" = 50'



<p>D3-02 SHEET 2 OF 4</p>	<p>PROJECT NAME ROMERO PARK Santa Fe, New Mexico</p>	<p>SEAL </p>	<p>CONSULTANTS</p>	<p>WILSON & COMPANY 4900 Lang Avenue NE Albuquerque, NM 87109 Phone: (505) 348-4000</p>														
	<p>PROJECT NO: 13-300-012-02 DRAWN BY: AAT CHECKED BY: BVA SHEET TITLE TOPOGRAPHIC SURVEY</p>	<table border="1"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	MARK		DATE	DESCRIPTION												
MARK	DATE	DESCRIPTION																

NBI



A1 TOPOGRAPHIC SURVEY
1" = 50'



D3-03
SHEET 3 OF 4

MARK	DATE	DESCRIPTION

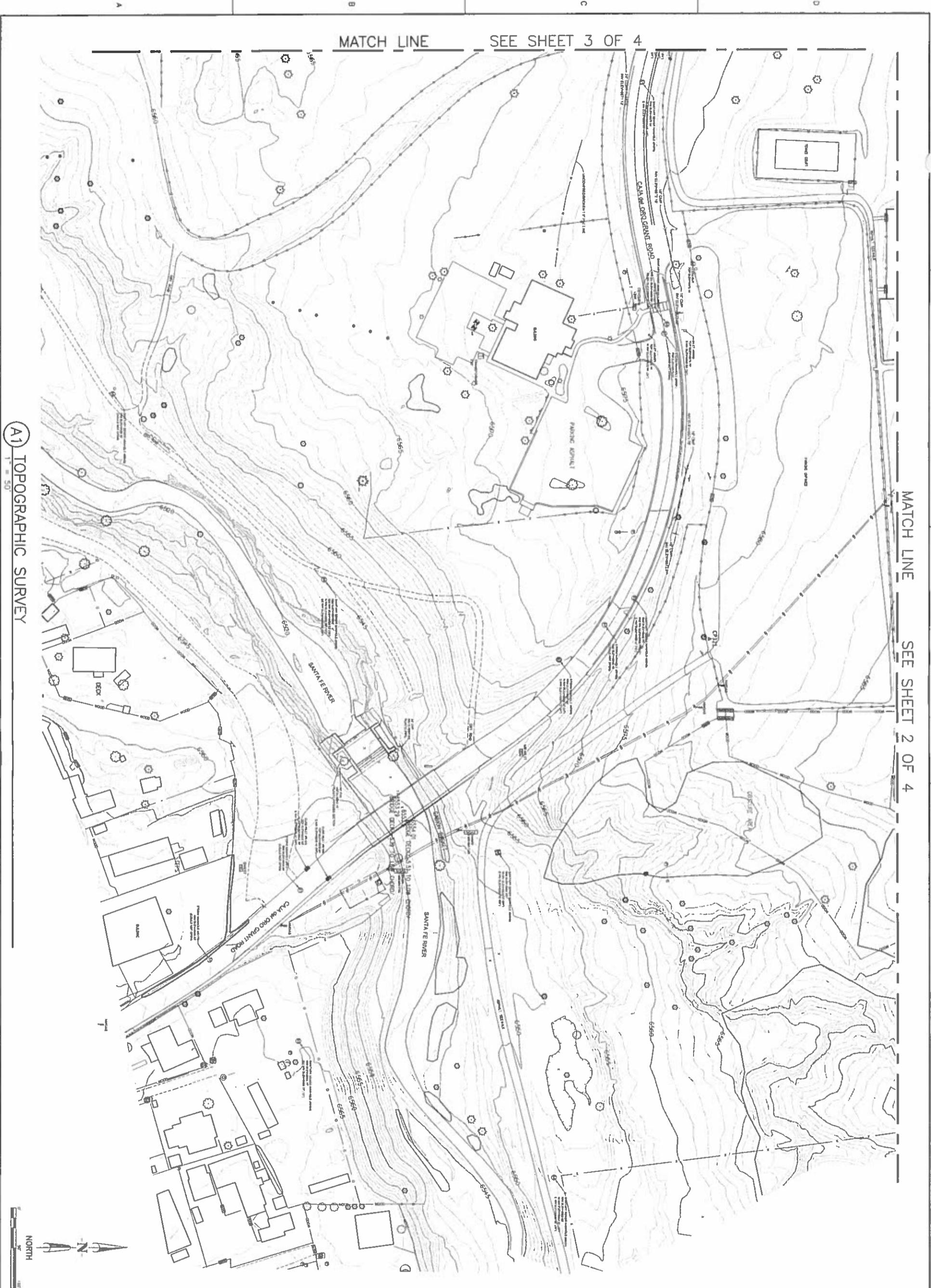
PROJECT NAME
ROMERO PARK
Santa Fe, New Mexico



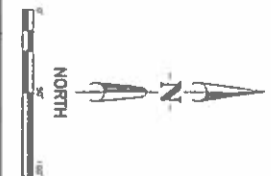
CONSULTANTS

WILSON & COMPANY
4900 Lang Avenue NE
Albuquerque, NM 87109
Phone: (505) 348-4000

NBSI



(A1) TOPOGRAPHIC SURVEY
1" = 50'



D3-04 SHEET 4 OF 4	TOPOGRAPHIC SURVEY SHEET TITLE	PROJECT NO: 13-300-012-02	PROJECT NAME ROMERO PARK Santa Fe, New Mexico	SEAL 	CONSULTANTS
		DRAWN BY: AMT CHECKED BY: BMA	MARK DATE DESCRIPTION		

NB

DEDICATION AFFIDAVIT AND PURPOSE

NOTHING IS PRESENT THAT THE UNDERSIGNED OWNER HAS CAUSED THE DEVELOPMENT TO BE CONSIDERED A PUBLIC USE OR PUBLIC PURPOSE. THE UNDERSIGNED OWNER HAS MADE THIS AFFIDAVIT AND PURPOSE STATEMENT IN FULL KNOWLEDGE AND UNDERSTANDING OF THE APPLICABLE LAWS AND REGULATIONS. THE UNDERSIGNED OWNER HAS MADE THIS AFFIDAVIT AND PURPOSE STATEMENT IN FULL KNOWLEDGE AND UNDERSTANDING OF THE APPLICABLE LAWS AND REGULATIONS. THE UNDERSIGNED OWNER HAS MADE THIS AFFIDAVIT AND PURPOSE STATEMENT IN FULL KNOWLEDGE AND UNDERSTANDING OF THE APPLICABLE LAWS AND REGULATIONS.

OWNER REPRESENTATIVE

NAME: HOGAN
 TITLE: PUBLIC WORKS DIRECTOR
 COUNTY: SANTA FE
 THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY MARK HOGAN OF SANTA FE COUNTY THIS DAY OF _____ 2014
 MY COMMISSION EXPIRES ON _____ 2014

APPROVALS

APPROVED BY THE COUNTY DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON _____

CHAIRMAN

DATE

COUNTY DEVELOPMENT REVIEW NUMBER

COUNTY LAND USE ADMINISTRATION

DATE

SANTA FE COUNTY FIRE DEPARTMENT

DATE

SANTA FE COUNTY PUBLIC WORKS DEPT

DATE

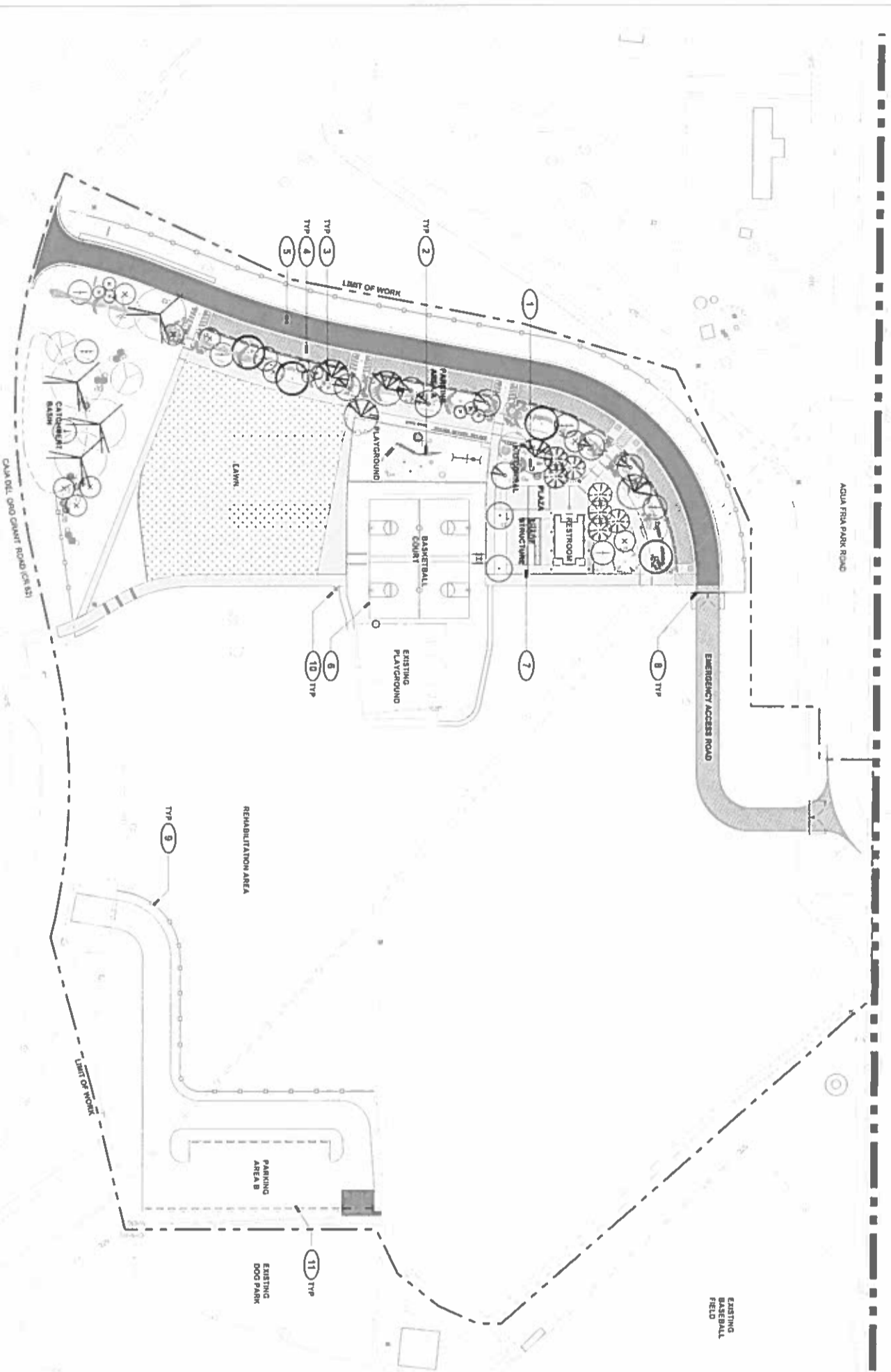
SANTA FE COUNTY RURAL ADJUDICATING

DATE

PROPOSED MODIFICATIONS

LOT SIZE: 66.01 AC
 PROJECT AREA: 11.3 AC
 ROMERO PARK PHASE 1 IMPROVEMENTS INCLUDE NEW COMMUNITY RECREATIONAL FACILITIES AND SUPPORTING INFRASTRUCTURE TO ACCESS CURRENT AND FUTURE PARK ELEMENTS. IMPROVEMENTS INCLUDE A SHADE STRUCTURE, ADDITION 1200 SF WITH A FAMILY PICNIC AREA BY THE EXISTING RESTROOM AND PLAYGROUND. A PARK PLAZA AREA NEAR THE BACKING INCLUDES PLANTING AREAS, SITE ACCESS, TRAILS, TRASH RECEPTACLES, BIKE RACKS, AND A 175 SF AND CORRAL FOR ANIMALS FOR 33 YEAR OLDS
 A 1,190 SF PLAYGROUND WILL BE INSTALLED SOUTH OF THE PLAZA. THE EXISTING 900 SF BASKETBALL COURT SURFACE WILL BE REUSED
 A 23,800 SF COMMUNITY LAWN WILL BE INSTALLED SOUTH OF THE PLAYGROUND
 THE PARK IS ACCESSIBLE BY VEHICLE AT TWO LOCATIONS OFF OF CAJA DEL ORO GRANT ROAD. ANEVIL CONNECTION AT THE END OF PARK DRIVE AND ANEVIL CONNECTION OFF OF LA FAMILIA. SITE ACCESS FROM AGUA FRIIA ROAD IS ONLY FOR EMERGENCY VEHICLES. THE NEW ACCESS ROAD (SPACES) PROVIDES ACCESS TO PARK ELEMENTS AND PROVIDES PARKING (PARKING AREA A, 48 SPACES), PARKING AREA B (17 SPACES), TRASH RECEPTACLES, BIKE RACKS, AND PROVIDES ACCESSIBLE PARKING SPACES
 A SYSTEM OF INTERNAL PATHWAYS AND TRAILS CONNECT TO PARK ELEMENTS. EXISTING TRAILS AND OFF-SITE ROADS AND TRAILS NEW TRAILS WILL BE INSTALLED ALONG THE PERIMETER OF THE VEHICULAR AREAS CONTROL ACCESS TO THE SITE
 A DRAINAGE SWALE PARALLEL TO THE NEW PARK ACCESS ROAD COLLECTS WATER FROM ADJACENT SURFACES. THE SWALE IS LANDSCAPED TO PROVIDE SHADE AT PARKING AREA A AND ALONG THE PEDESTRIAN CORRIDOR.

SANTA FE COUNTY RECORDS

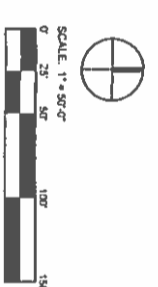


DEVELOPMENT PLAN LEGEND

- PROPERTY BOUNDARY
- LIMIT OF WORK
- MAINTENANCE
- COBBLE AND COTTER (NEW)
- EXPANSION JOINT
- CONTROL JOINT
- POST AND CABLE FENCE
- RANCH FENCE
- POST AND CABLE (EXISTING)
- CHAIN LINK FENCE (EXISTING)
- BOULDER SIGN
- TRASH RECEPTACLE
- BIKON
- BOULDER LIGHT
- GRAVEL MULCH
- PLAY SAND
- ENGINEERED WOOD FIBER
- CONCRETE PAVING
- COBBLE
- ASPHALT PAVING
- BASE COURSE

DEVELOPMENT PLAN KEYED NOTES

- 1 REPAIR PLAY AREA AND CORRAL. INSTALL SANDBOX, SEATING, PLANTING AND CRUSHER TRASH PAVING
- 2 PLAYGROUND (5-12 YEAR OLD PLAY EQUIPMENT). INSTALL PLAY STRUCTURES AND ENGINEERED WOOD FIBER SURFACE
- 3 INSTALL COBBLE DRAINAGE SWALE AND CHECK DAMS EROSION CONTROL AND SPILTATION
- 4 INSTALL BASE COURSE PAVING WITH PARKING BUMPERS
- 5 INSTALL ROADWAY WITH STATE CURB
- 6 STRIP EXISTING BASKETBALL SURFACE AND RESTRIP CONCRETE. REPLACE EXISTING BASKETBALL HOOP RIMS AND BACKBOARDS
- 7 INSTALL SHADE STRUCTURE, CONCRETE PLAZA AND PICNIC. BBQ SEATING
- 8 INSTALL ACCESS GATE AND NOX BOD FOR EMERGENCY ACCESS
- 9 INSTALL POST AND CABLE FENCE. CONNECT TO EXISTING FENCE TO SECURE PERIMETER
- 10 INSTALL BOULDER PATHWAY LIGHTING TO ILLUMINATE TRAIL
- 11 BLADE EXISTING PARKING AREA AND INSTALL PARKING BUMPERS. REUSE EXISTING PARKING BUMPERS AS DIRECTED BY LANDSCAPE ARCHITECT



ROMERO PARK PHASE 1 IMPROVEMENTS - DEVELOPMENT PLAN

SANTA FE COUNTY
 CAJA DEL ORO GRANT ROAD
 AGUA FRIIA, NEW MEXICO 87507

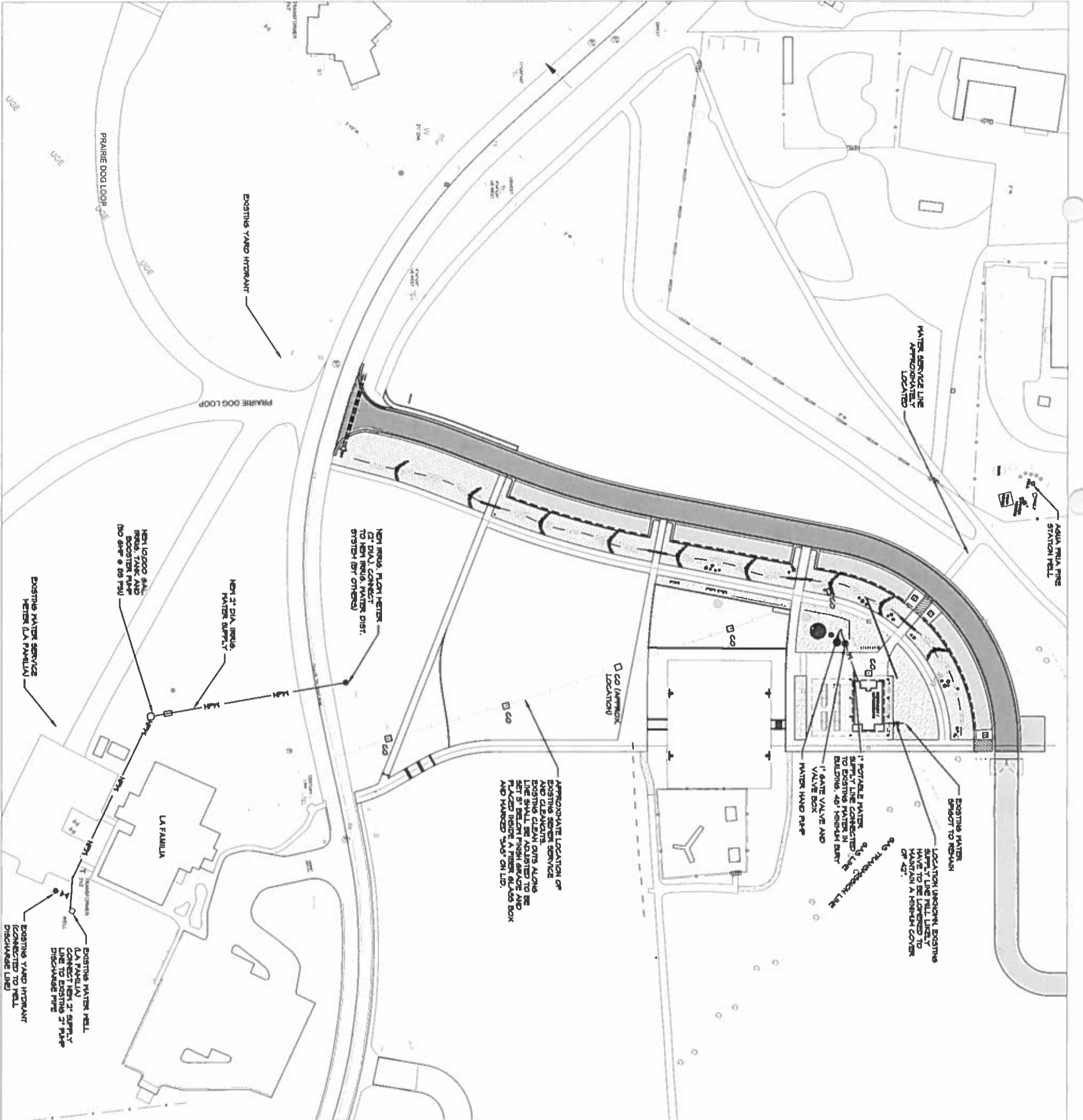


design office
 landscape planning urbanism
 DESIGN OFFICE
 1300 Lusa Street, Suite 24
 Santa Fe, NM 87505
 1.505.983.1415 www.do-designoffice.com

DESIGN ENGINEER
 PO Box 2758
 Santa Fe, NM 87504
 1.505.989.3557 www.designengineer.com
 HydroSystems KDI
 860 Labor Street, Suite 200
 Lakewood, CO 80401-5954
 1.303.980.5327 www.hydrosystems.com

DRAWN BY: [] DATE: AUGUST 08, 2014
 SHEET TITLE: DEVELOPMENT PLAN
 SHEET NUMBER: D4-01

NB



APPROXIMATE LOCATION OF EXISTING SEWER SERVICE AND CLEANOUTS. EXISTING CLEAN OUTS ALONG WITH NEW CLEAN OUTS TO BE SET 3' BELOW FINISH GRADE AND PLACED INSIDE A FIBER GLASS BOX AND MARKED 'SWS' ON LID.

LEGEND

- EXISTING GAS LINE
- EXISTING SEWER SERVICE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED NON-POTABLE WATER LINE (ACKA, IRRIGATION MAIN)
- EXISTING UNDERGROUND ELECTRIC

NOTE:
 1. NOT ALL EXISTING LINES MAY BE SHOWN. CONTRACTOR SHALL CALL NEW MEXICO ONE CALL FOR LOCATES.
 2. IRRIGATION BOOSTER PUMP AND IRRIGATION CONTROL WILL RECEIVE ELECTRICAL POWER. POWER FEED TO BE DETERMINED.



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 1300 Luisa Street, Suite 24
 Santa Fe, New Mexico 87505
 (505) 963-1415

ROMERO PARK PHASE 1 IMPROVEMENTS - DEVELOPMENT PLAN

SANTA FE COUNTY
 CAJA DEL ORO GRANT ROAD
 AGUA FRIIA, NEW MEXICO 87507



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 Santa Fe, NM 87505
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 PO Box 2758
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 1 505 969 3557 www.designenginity.com
 HydroSystems KDI
 860 Labor Street, Suite 200
 Lakewood, CO 80401-5954
 1 303 980 5327 www.hydro-systems-kdi.com

D5-01
 MASTER UTILITY PLAN
 SHEET NUMBER

NBI

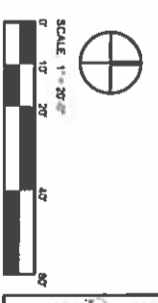


SITE PLAN LEGEND

- PROPERTY BOUNDARY
- LIMIT OF WORK
- MATCH LINE
- CURB AND GUTTER (NEW)
- EXPANSION JOINT
- CONTROL JOINT
- POST AND CABLE FENCE
- RANCH FENCE
- POST AND CABLE FENCE (EXISTING)
- CHAIN LINK FENCE (EXISTING)
- CONCRETE PAVING
- COBBLE
- COLORADO CONCRETE
- ASPHALT PAVING
- BASE COURSE
- CRUSHER FINES PAVING
- GRAVEL MULCH
- PLAY SAND
- ENGINEERED WOOD FIBER
- BOLLARD
- SIEN
- TRASH RECEPTACLE
- BENCH
- PEDESTRIAN LIGHT

LEGEND

- 74.25 TS ELEV AT TOP OF STEP
- 76.65 BS ELEV AT BOTTOM OF STEP
- X 80.04 PROPOSED SPOT ELEVATION
- TOP OF PIPE ELEVATION
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING SEWER SERVICE LINE
- PROPOSED GRADE
- DIAMETER SIZE AS NOTED.
- SWALE
- ROCK CHECK DAM
- EXISTING MEDIAN
- EXISTING DRAINAGE INLET
- 62.51 TC ELEV AT TOP OF THRESH CURB
- 62.05 BC ELEV AT BOTTOM OF THRESH CURB
- 64.05 BC GRADE BREAK



DESIGN ENGINEER

3033 LUISA STREET, SUITE 24
SANTA FE, NEW MEXICO 87505
(505) 983-1415

ROMERO PARK PHASE 1 IMPROVEMENTS - DEVELOPMENT PLAN

SANTA FE COUNTY
CAJA DEL ORO GRANT ROAD
AGUA FRIIA, NEW MEXICO 87507

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landscape planning urbanism

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Santa Fe, NM 87505
1 505 983 1415 www.do-designoffice.com

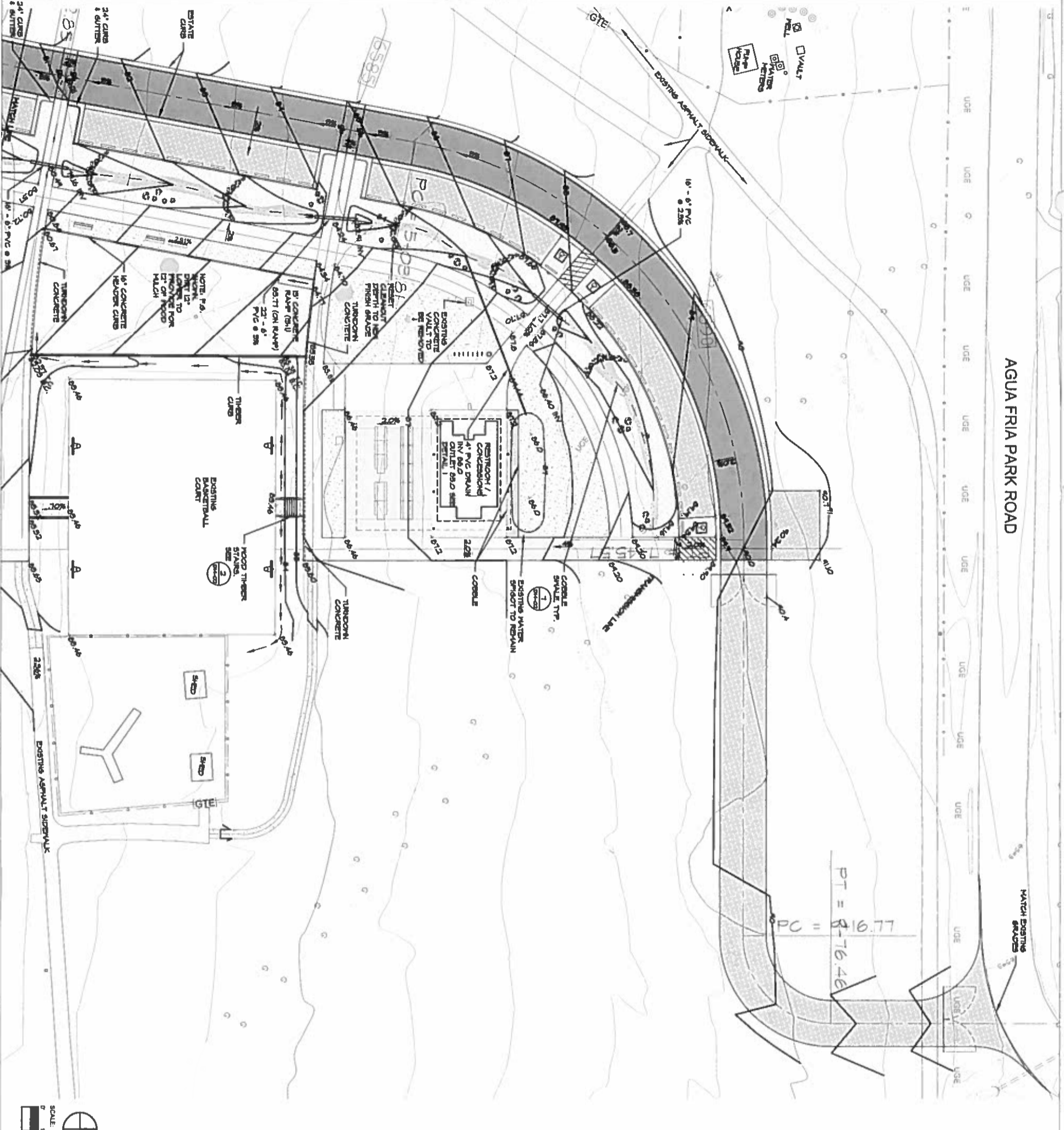
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PO Box 2758
Santa Fe, NM 87504
1 505 989 3557 www.designengineerutlyc.com

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860 Labor Street, Suite 200
Lakewood, CO 80401-5854
1 303 980 5327 www.hydrosystemsdi.com



DRAWN BY DATE
SHEET TITLE AUGUST 08, 2014
GRADING AND DRAINAGE PLAN

SHEET NUMBER
D6-01

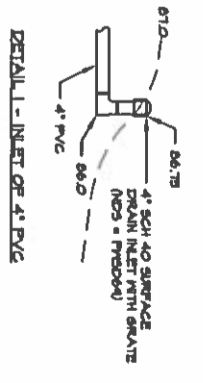


AGUA FRIA PARK ROAD

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- LIMIT OF WORK
- MATCH LINE
- CURB AND GUTTER (NEW)
- EXPANSION JOINT
- CONTROL JOINT
- POST AND RAIL FENCE
- ROCKY FENCE
- POST AND RAIL FENCE (EXISTING)
- CHAIN LINK FENCE (EXISTING)
- CONCRETE FINISH
- COBBLE
- COLORADO CONCRETE
- ASPHALT FINISH
- BASE COURSE
- ENHANCED FINISH PAVING
- GRAVEL MATCH
- PLAY SAND
- EMBEDDED WOOD FIBER
- ROLLAD
- SOON
- TRASH RECEPTACLE
- BENCH
- FEDERAL LIGHT

- LEGEND**
- 7.60 TS ELEV AT TOP OF STEP
 - 16.60 BS ELEV AT BOTTOM OF STEP
 - 80.04 PROPOSED SPOT ELEVATION
 - TOP OF PIPE ELEVATION
 - PROPOSED CONTOURS
 - EXISTING CONTOURS
 - EXISTING SERVICE LINE
 - PROPOSED GRADE
 - EXISTING GRADE
 - CLAYVERT, SIZE AS NOTED.
 - SWALE
 - ROCK CHECK DAM
 - 82.57 TC ELEV AT TOP OF THICKER CURB
 - 82.05 BC ELEV AT BOTTOM OF THICKER CURB
 - GRADE BREAK



NOTE: SEE SHEETS D4-01 AND D4-02 FOR DETAILS

DESIGN ENGINEER

301 LUNA STREET, SUITE 2
SANTA FE, NEW MEXICO 87504
(505) 983-1415



ROMERO PARK PHASE 1 IMPROVEMENTS - DEVELOPMENT PLAN

SANTA FE COUNTY
CAJA DEL ORO GRANT ROAD
AGUA FRIIA, NEW MEXICO 87507

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Santa Fe, NM 87504
1 505 983 3557 www.designengineer.com

HydroSystems KDI
860 Tabor Street, Suite 200
Lakewood, CO 80401-5954
1 303 980 5327 www.hydro-systems.com



DRAMA 01 DATE AUGUST 08, 2014
SHEET TITLE GRADING AND DRAINAGE PLAN
SHEET NUMBER D6-02

NBS

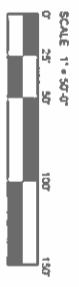


PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
AI	Acer floridanum	Baldpate	30	2.5'-3' cal	
CD	Cedrus deodara	Western Red Cedar			
CR	Celastrus scandens	Wax Leaf			
FR	Fraxinus pennsylvanica	White Ash			
PI	Populus nigra	Black Poplar			
PR	Prunella virginiana	Black Cherry			
SM	Sabal minor	Palmetto			
US	Ulmus americana	Winged Elm			

PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
AS	Asplenium platyneuron	Rock Fern	15	5 gal	
BA	Begonia rex	Polka Dot Plant			
CA	Carex acutiformis	Woolgrass			
CH	Chamaecrista nuttalliana	Parrot Pea			
CO	Cortaderia selloana	Pampas Grass			
DI	Dianella arifolia	Blue Star			
DR	Dryopteris filix-mas	Woods Fern			
ER	Erythronium americanum	Yellow Crocus Lily			
HA	Hosta plantainifolia	Plantain Lily			
IR	Impatiens	Patience			
JA	Juncus	Wormwood			
LA	Lamb's Ear				
LI	Liatris	Gay's Lily			
MA	Mammillaria	Cactus			
MO	Moss				
OR	Oreocarya	Wormwood			
PE	Peperomia	Peperomia			
PI	Pinguicula	Butterwort			
PL	Plantain				
RA	Ruellia	Wild Petunia			
SA	Saxifraga	Saxifrage			
SC	Sedum	Sedum			
SH	Shrub				
SP	Spider Plant				
VA	Vernonia	Wormwood			



- PLANTING + SIGNAGE + LIGHTING LEGEND**
- PROPERTY BOUNDARY
 - LIMIT OF WORK
 - MATCH LINE
 - EXISTING TREES
 - PROPOSED TREE
 - PROPOSED SHRUBS AND GRASSES
 - NATIVE GRASS RESEEDING
 - LAWN
 - TRAIL SIGN
 - PATHLIGHT (SQUARE)

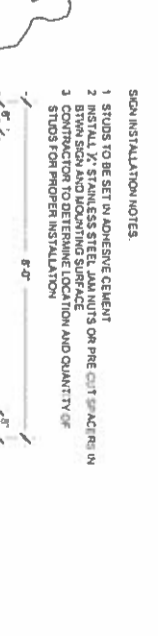
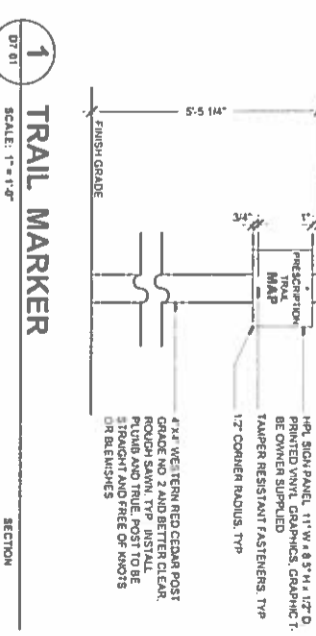
- PLANTING + SIGNAGE + LIGHTING KEYED NOTES**
- FINAL PLANT LOCATIONS TO BE APPROVED IN FIELD BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 - PROPOSED RESTORATION AREA. CONFIRM EXTENT OF RESEEDING RESTORATION WITH LANDSCAPE ARCHITECT.
 - INSTALL STOP SIGN (R1) - SEE CIVIL DRAWINGS.
 - INSTALL ADA PARKING SIGN (R1) - SEE CIVIL DRAWINGS.
 - INSTALL NO PARKING SIGN - SEE CIVIL DRAWINGS.
 - CONSTRUCTION SIGN - PRINTED SIGN GRAPHIC ON PLYWOOD. POST MOUNTED. TOP/BLANK IN LOCATION FOR DIRECTION OF CONSTRUCTION.
 - TRAIL SIGN - SEE DETAIL 107-01.
 - "CONCESSIONS" AND "RESTROOM" 11" x 17" PLANTED ON BUILDING FACADE. 1 COLOR.
 - INSTALL LOW ANGLE SOLAR POWERED ROLLAWAY PATH LIGHTS ALONG TRAIL. ROLLAWAYS NOT TO EXCEED 36" HEIGHT.

PARKING LOT - INTERIOR VEGETATION COUNT

PARKING SPACES	107-1 (ADA TOTAL)	REQUIRED	PROPOSED
TREES (NO. 11 TO SPACES)	5 TREES	5 TREES	47 TREES
SHRUBS (NO. 13 TO SPACES)	15 SHRUBS	15 SHRUBS	111 SHRUBS

LANDSCAPE WATER CALCULATIONS

TOTAL NATIVE PLANT SPREAD	ANNUAL WATER SUPPLY
137,000 SQUARE FEET (107-1)	2.8 AC FT



MONUMENT SIGN

SCALE: 1/2" = 1'-0"

ELEVATION

ROMERO PARK PHASE 1 IMPROVEMENTS - DEVELOPMENT PLAN

SANTA FE COUNTY
CAJA DEL ORO GRANT ROAD
AGUA FRIA, NEW MEXICO 87507

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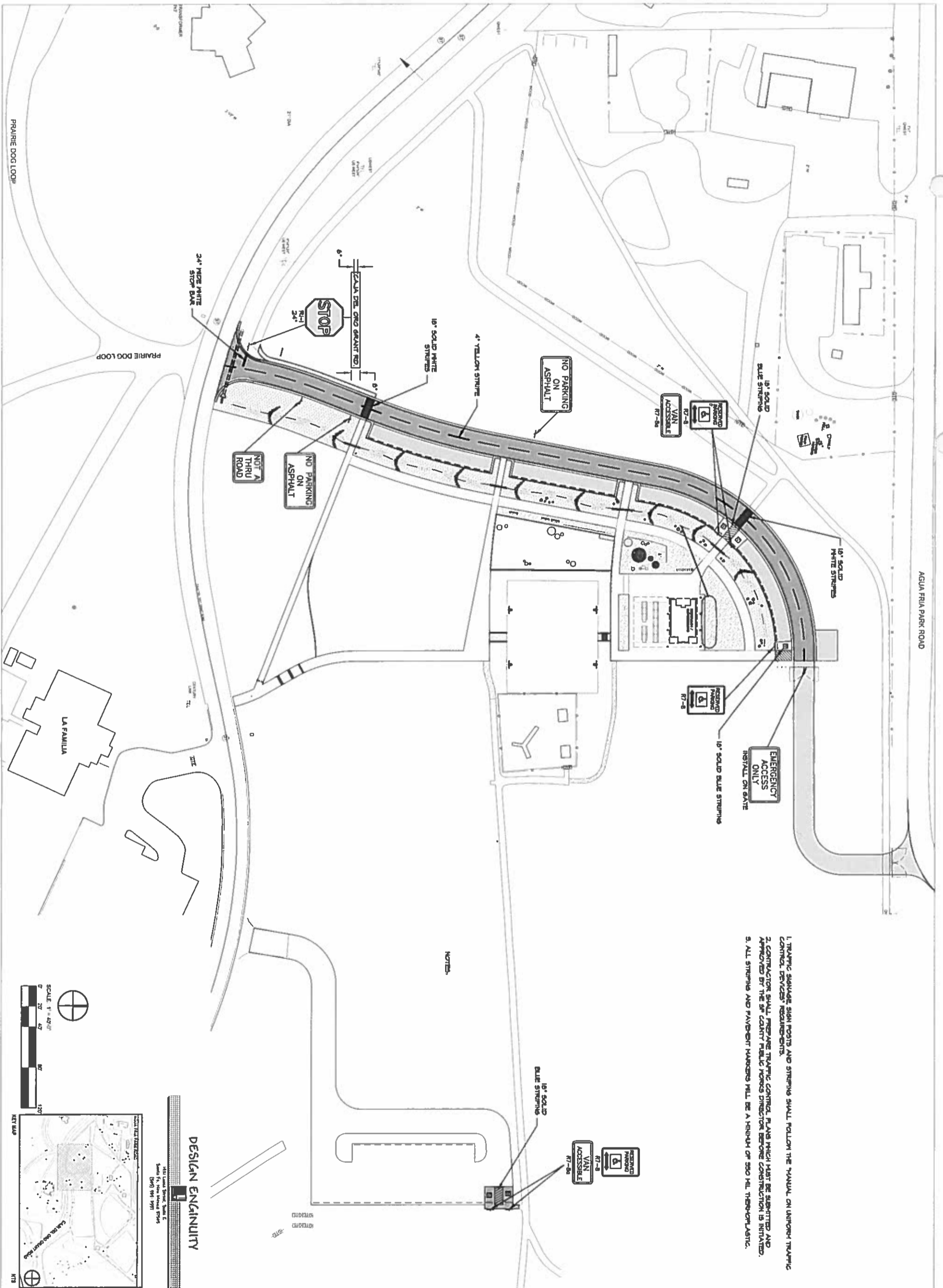
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Santa Fe, NM 87505
1 505 983 1415 www.do-designoffice.com

DESIGN ENGINEER
PO Box 2758
Santa Fe, NM 87504
1 505 989 3557 www.designengineer.com

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860 Labor Street, Suite 200
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1 303 980 5327 www.hydro-systems.com

REVIEW NOT FOR CONSTRUCTION

DRAWN BY: CH DATE: AUGUST 08, 2014 SHEET TITLE: LANDSCAPE SIGNAGE + LIGHTING PLAN SHEET NUMBER: D7-01



- NOTES:
1. TRAFFIC SIGNAGE SIGN POSTS AND STRIPING SHALL FOLLOW THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES REQUIREMENTS.
 2. CONTRACTOR SHALL PREPARE TRAFFIC CONTROL PLANS WHICH MUST BE SUBMITTED AND APPROVED BY THE SF COUNTY PUBLIC WORKS DIRECTOR BEFORE CONSTRUCTION IS INITIATED.
 3. ALL STRIPING AND PARALLEL MARKERS WILL BE A MINIMUM OF 500 MIL THERMOPLASTIC.



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 1401 LUNA STREET, SUITE 2
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 (505) 989-3557

ROMERO PARK PHASE 1 IMPROVEMENTS - DEVELOPMENT PLAN

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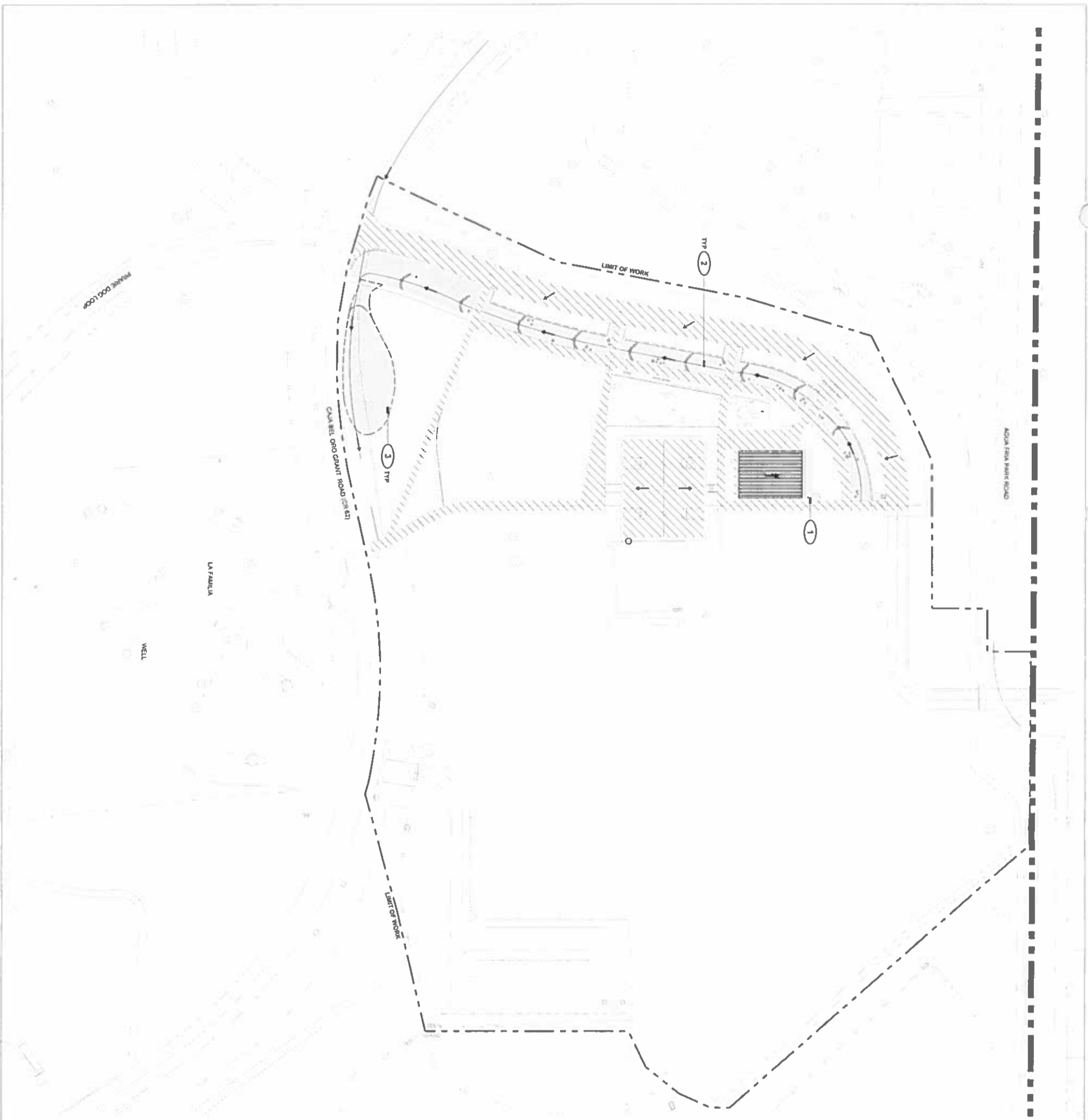
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D7-02

STRIPING & TRAFFIC
 SIGNAGE PLAN
 SHEET NUMBER

NB



WATER HARVESTING LEGEND

- IMPERIOUS SURFACE - DIRECTED SHEET FLOW
- IMPERIOUS SURFACE - DIRECTED SHEET FLOW
- PERVIOUS MATERIAL - INFILTRATION AREA - LOW
- PERVIOUS MATERIAL - INFILTRATION AREA - MEDIUM
- DRAINAGE SWALE - COLLECTION / INFILTRATION AREA
- WATER CATCHMENT BASIN
- SWALE

WATER HARVESTING KEYED NOTES

- 1 WATER CATCHMENT BASIN OVERFLOW PIPED TO DRAINAGE SWALE
- 2 COBBLE SWALE WITH ROCK CHECK DAMS
- 3 CATCHMENT BASIN

WATER HARVESTING

ALL STORMWATER FALLING ON THE ROMERO PARK SITE WILL BE REDIRECTED TOWARD ON-SITE INFILTRATION AREAS TO THE GREATEST EXTENT POSSIBLE. PHASE I IMPROVEMENTS DIRECT STORMWATER FALLING ON CONCERNED AREAS TO PERVIOUS MATERIALS LOCATED WITHIN THESE INFILTRATION AREAS, MAXIMIZING USE OF INFILTRATION CAPTURED ON-SITE AND MINIMIZING EROSION.

THE PARK ENTRY DRIVE AND PARKING AREAS SHED WATER TOWARDS THE BIOSWALE WHICH CAPTURES STORMWATER AND ALLOWS IT TO INFILTRATE AND SLOW DOWN THROUGH A SERIES OF SMALL STONE CHECK DAMS. STORMWATER CONCENTRATES IN TRENCHES AND SURFACES ARE SUPPORTED TO DRAIN INTO ADJACENT PERVIOUS AREAS. PERVIOUS MATERIALS LOCATED WITHIN THESE INFILTRATION AREAS, MAXIMIZING USE OF INFILTRATION CAPTURED ON-SITE AND MINIMIZING EROSION.

THE EXPANDED SHADE STRUCTURE ROOF OVER THE EXISTING RESTROOM / CONCESSIONS BUILDING SHEDS WATER TOWARDS THE NORTH INTO A COBBLE SWALE THAT INFILTRATES AND HELPS SUPPORT THE TREES PLANTED IN THIS AREA. OVERFLOW FROM THIS SWALE IS DIRECTED TO THE CENTRAL BIOSWALE. THE BIOSWALE IS SUPPORTED BY A SERIES OF SMALL STONE CHECK DAMS WHICH SLOW DOWN THE WATER AND DOES NOT REQUIRE COLLECTION OF RUNOFF INTO A CISTERN.

ANTICIPATING FUTURE PARK IMPROVEMENTS, A RETENTION BASIN SOUTH OF THE LAWN AREA AND AT THE INTERSECTION OF THE BIOSWALE AND DRAINAGE SWALE NORTH OF CAJA DEL ORO GRANT ROAD COLLECTS ADDITIONAL STORMWATER AND ALLOWS IT TO INFILTRATE ON-SITE.

WATER HARVESTING REQUIREMENTS

SHADE STRUCTURE	EXISTING ROOF AREA	NEW ROOF AREA	SITE AREA
3,280 SQUARE FEET	1,153 SQUARE FEET	2,082 SQUARE FEET	5,015 SQUARE FEET
INFILTRATION AREA: 481,380 SQUARE FEET (90% OF PROJECT AREA)			

ROMERO PARK PHASE 1 IMPROVEMENTS - DEVELOPMENT PLAN

SANTA FE COUNTY
CAJA DEL ORO GRANT ROAD
AGUA FRIIA, NEW MEXICO 87507



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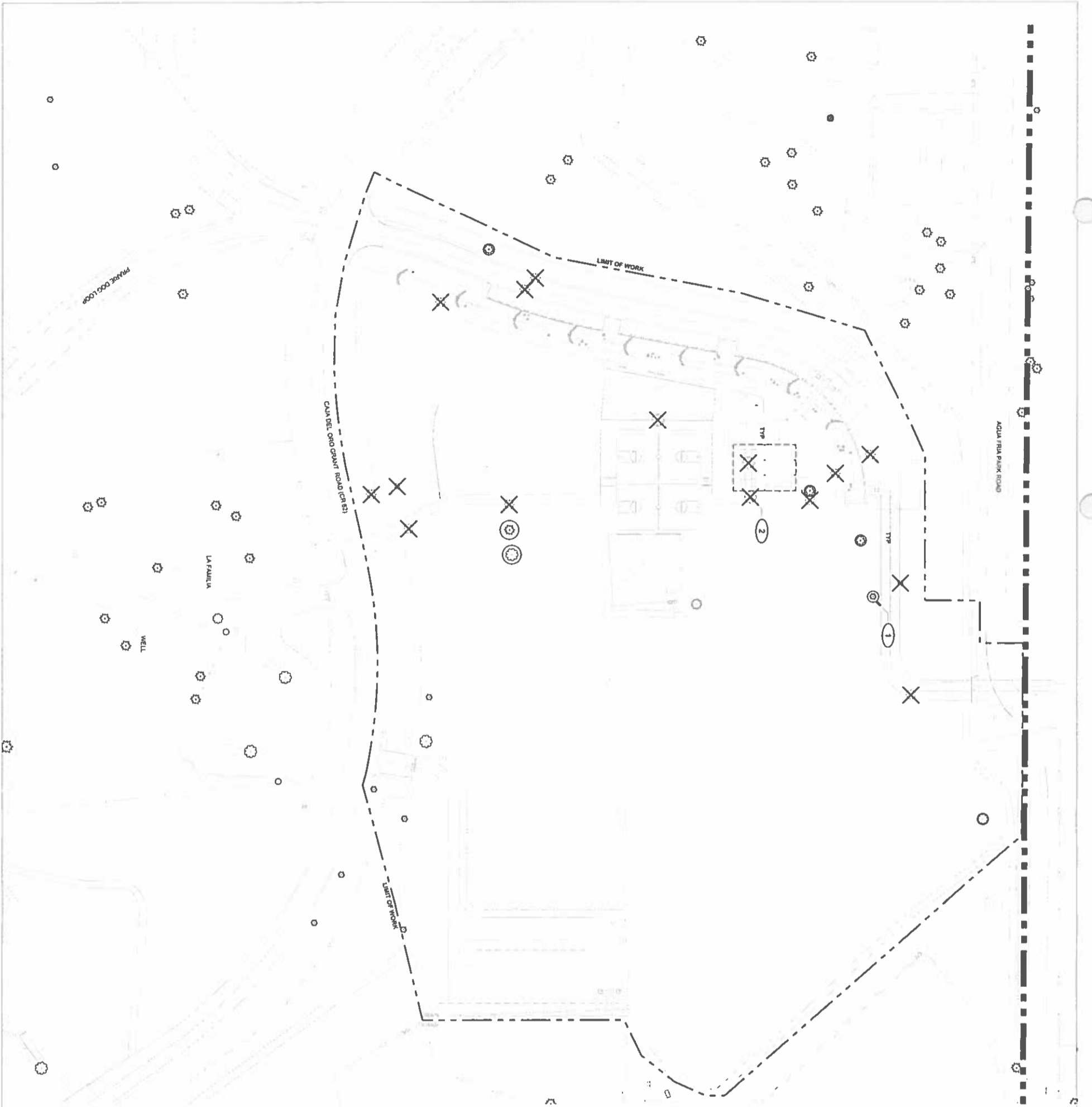
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1 505 963 1415 www.do-designoffice.com

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DATE: AUGUST 08, 2014
SHEET TITLE: WATER HARVESTING PLAN
SHEET NUMBER: D8-01

N13



VEGETATION PRESERVATION LEGEND

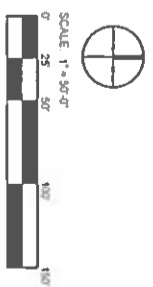
- PROPERTY LINE
- LIMIT OF WORK
- PRESERVATION FENCE
- EXISTING TREES / VEGETATION
- EXISTING TREE TO BE REMOVED

VEGETATION PRESERVATION KEYED NOTES

- PROTECTIVE FENCING 5' FROM CANOPY PERIMETER.
- EXISTING TREE TO BE REMOVED, TYP. CONTRACTOR TO CHIP TREES AND STORE WOOD CHIP MULCH ON SITE FOR FUTURE LANDSCAPE USE.

VEGETATION PRESERVATION + TREE REMOVAL

TOTAL SITE AREA	1,901,800 SF (SQ. FT.)
CONSTRUCTION AREA	1,148,000 SF
TREES REMOVED	9 JUMPER TREES & DECIDUOUS TREES



ROMERO PARK PHASE 1 IMPROVEMENTS - DEVELOPMENT PLAN

SANTA FE COUNTY
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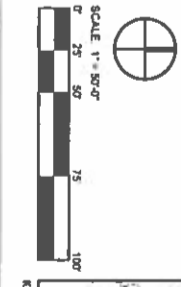
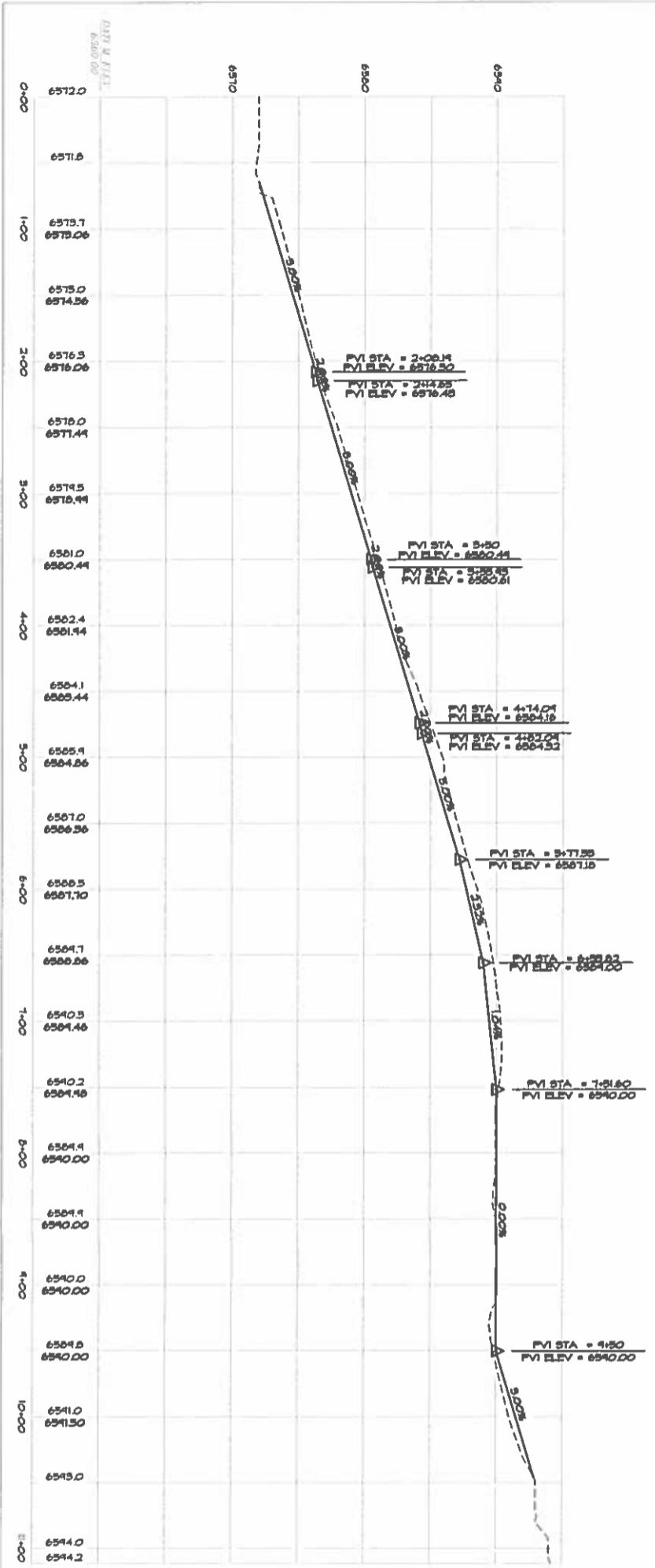
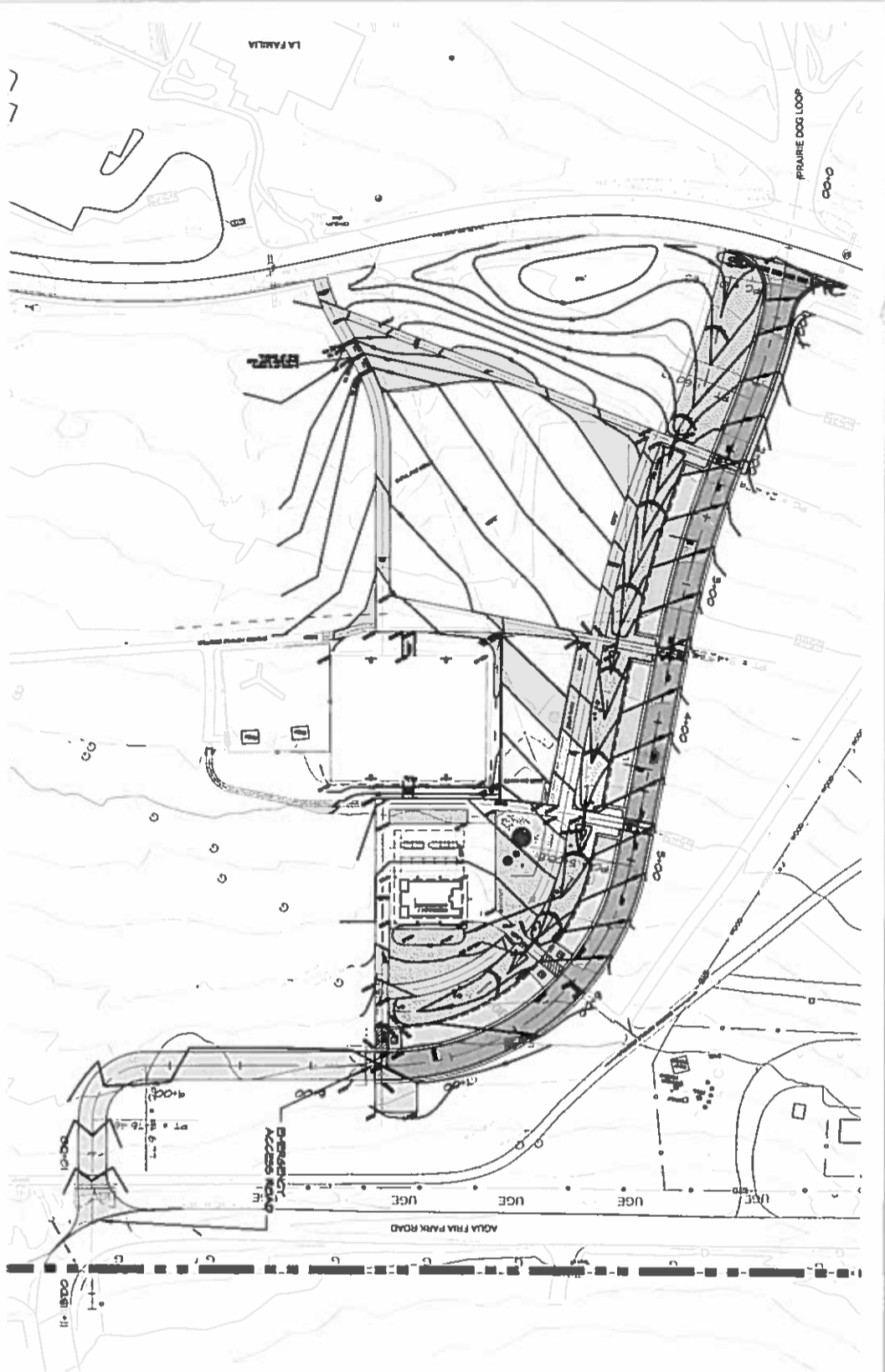
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SHEET NUMBER
D9-01
 VEGETATION PRESERVATION PLAN

DRAWN BY: [blank]
 DATE: AUGUST 08, 2014
 SHEET TITLE: VEGETATION PRESERVATION PLAN

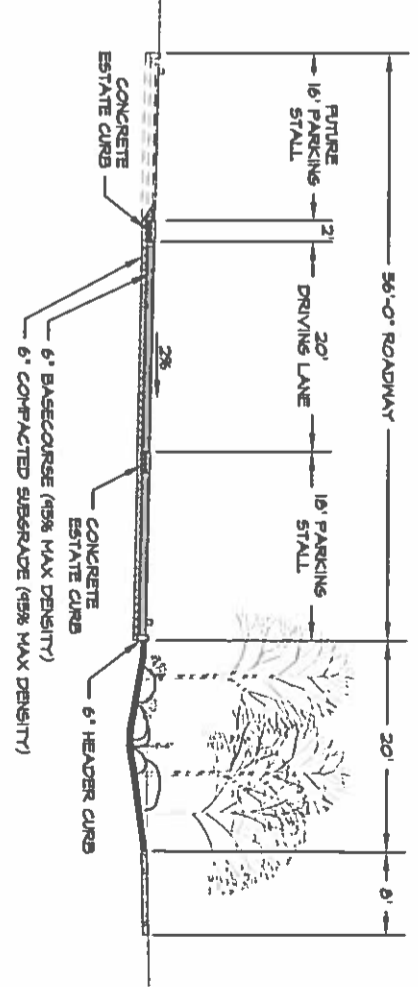
N13



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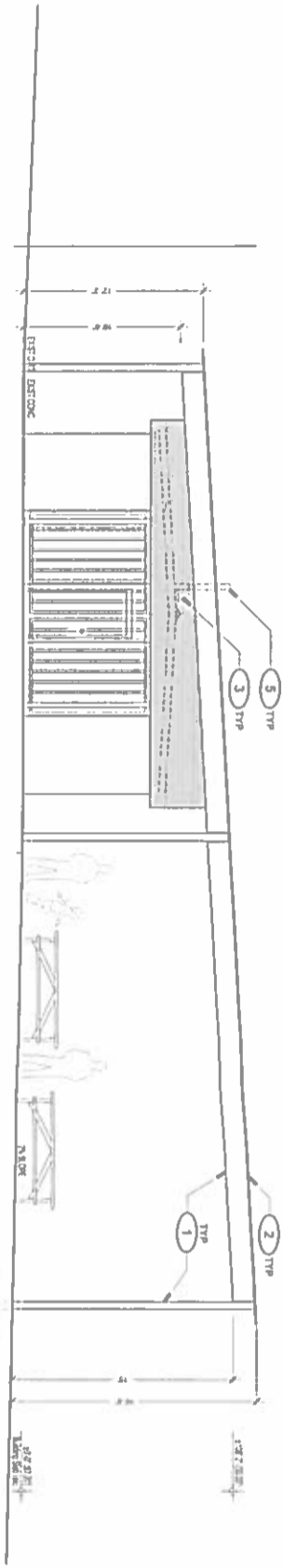
* NOTE: IF PROJECT BUDGET PERMITS, 5-INCHES OF ASPHALT WILL BE ADDED TO THE DRIVE LANE.

ACCESS ROAD AND PARKING TYPICAL SECTION
 N.T.S.

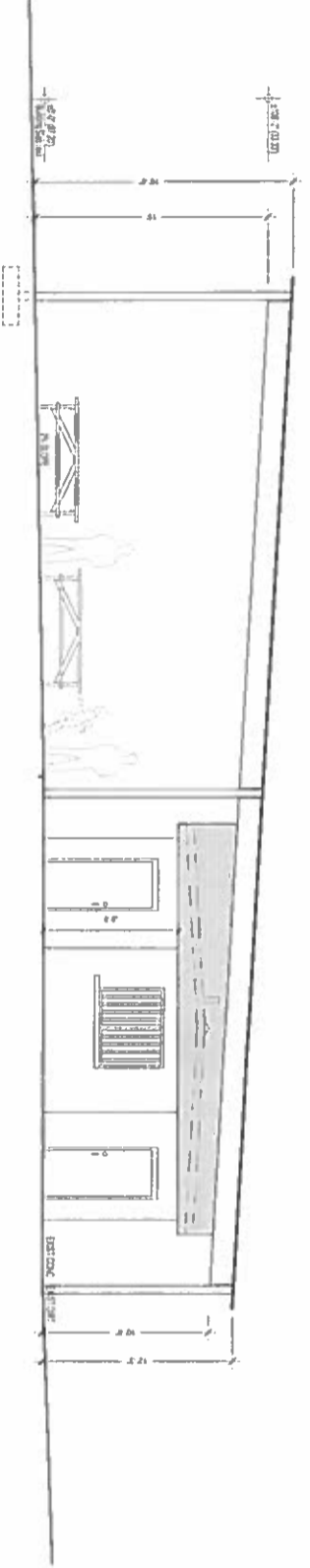


<h1>D10-01</h1>	<h2>ROMERO PARK PHASE 1 IMPROVEMENTS - DEVELOPMENT PLAN</h2>		design office <small>landscape planning urbanism</small> DESIGN OFFICE 1300 Luna street, Suite 24 Santa Fe, NM 87505 1 505 983 1415 www.do-designoffice.com	DESIGN ENGINUITY PO Box 2758 Santa Fe, NM 87504 1 505 988 3557 www.designenginity.com HydroSystems KDI 860 Tabor Street, Suite 200 Lakewood, CO 80401-5954 1 303 980 5327 www.hydrosystemsadi.com
	SANTA FE COUNTY CAJA DEL ORO GRANT ROAD AGUA FRIIA, NEW MEXICO 87507			

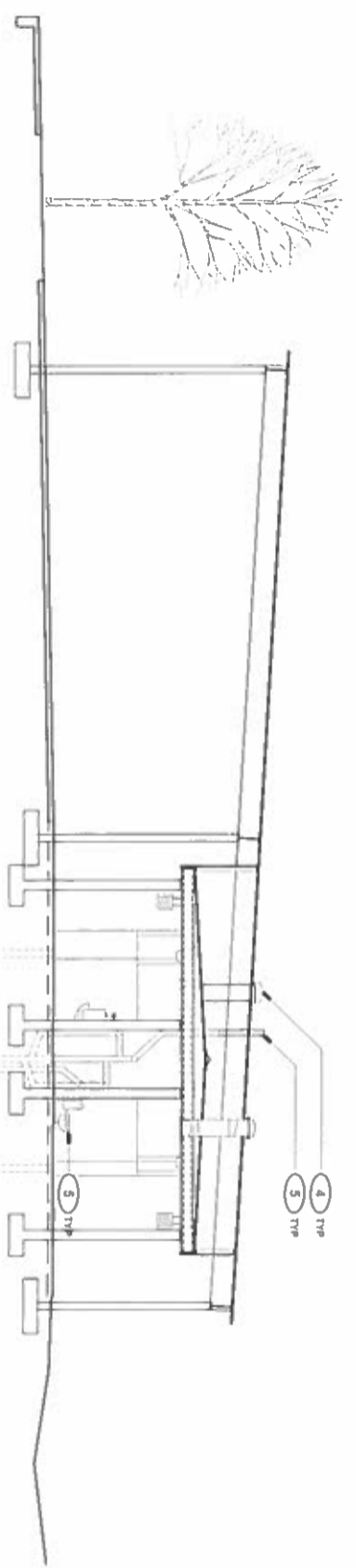
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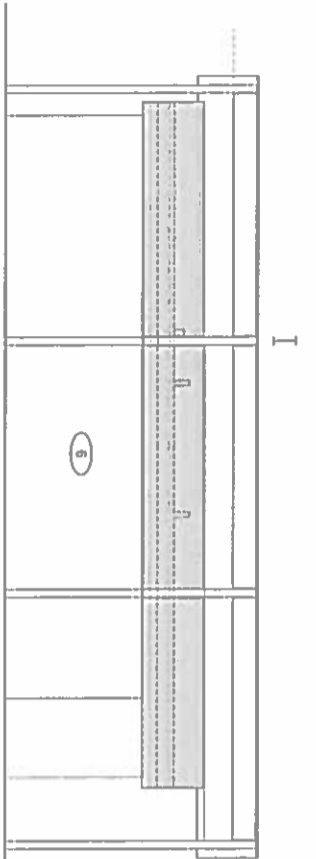
A ELEVATION - WEST
SCALE 3/16" = 1'-0"



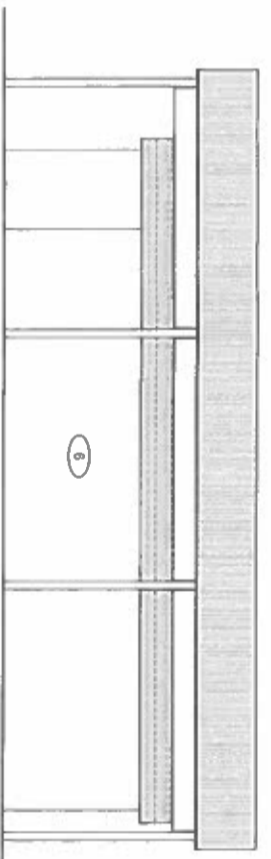
B ELEVATION - EAST
SCALE 3/16" = 1'-0"



C SECTION
SCALE 1/8" = 1'-0"

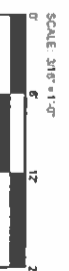


D ELEVATION - SOUTH
SCALE 3/16" = 1'-0"



E ELEVATION - NORTH
SCALE 3/16" = 1'-0"

- SHADE STRUCTURE ELEVATION KEYED NOTES**
- 1 SEAL STRUCTURE, WEATHERED STEEL FINISH, TYP
 - 2 CORRUGATED METAL DECKING, WEATHERED STEEL FINISH, TYP
 - 3 INSTALL NEW FASCA BETWEEN EXISTING POOF EDGE AND BOTTOM OF NEW SHADE STRUCTURE, FINISH MATERIAL TO MATCH ROOF DECKING, TYP
 - 4 INSTALL SPURLOCKS TO BATHROOM AND CONCESSION AREAS BETWEEN EXISTING SHADE STRUCTURE AND EXISTING ROOF, COCAINOS W/ FIELD, EXTEND THROUGH SHADE STRUCTURE AND EXISTING ROOF
 - 5 EXTEND EXISTING ROOF PENETRATIONS ABOVE NEW SHADE STRUCTURE ROOF, TYP PRESERVE AND PROTECT EXISTING FIXTURES, WALL, MIRRORS, AND SITE ELEMENTS TO REMAIN



ROMERO PARK PHASE 1 IMPROVEMENTS - DEVELOPMENT PLAN

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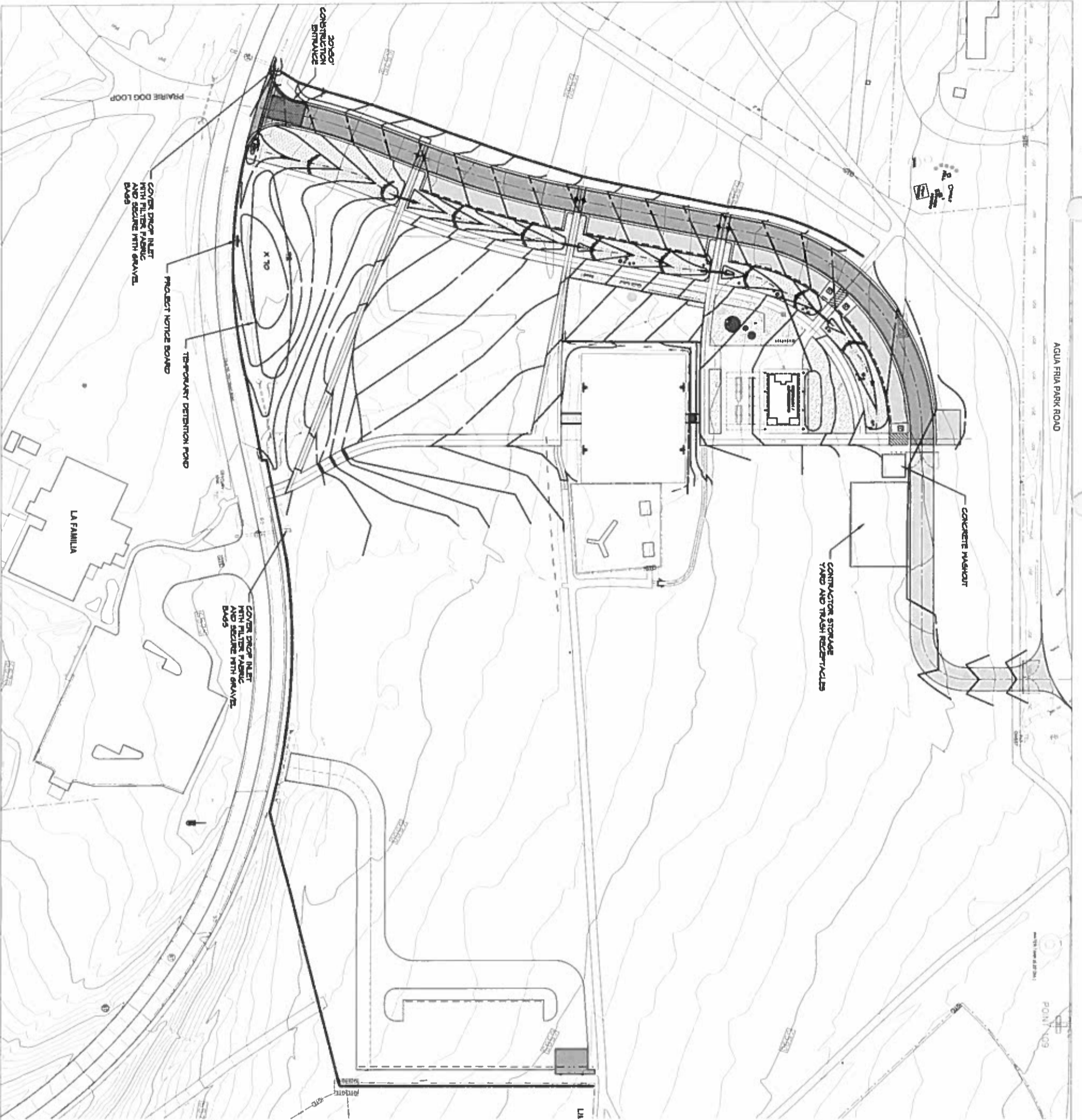
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1 303 980 5327 www.hydrossystemskdi.com

DRAWN BY CH DATE AUGUST 08, 2014
SHEET TITLE
SHADE STRUCTURE
ELEVATIONS / SECTION

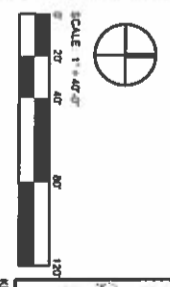
SHEET NUMBER
D11-01

NBI



NOTES:
 1. INSTALL ALL TEMPORARY EROSION CONTROL FACILITIES AS SHOWN ON THIS SHEET BEFORE ANY SITE DEMOLITION, GRADING OR CLEARING. THESE TEMPORARY EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
 2. DISTURBED AREAS SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION TO RETAIN SOIL ON-SITE. BLOWING DUST SHALL BE CONTROLLED BY WATERING OR EXPOSED SOILS.
 3. A STORMWATER IMPROVEMENT PERMIT IS REQUIRED FOR THIS PROJECT. THE NOTICE OF INTENT BY SANTA FE COUNTY AND CONTRACTOR SHALL BE FILED WITH THE EPA AT LEAST 10 DAYS PRIOR TO ANY SITE WORK. THE SWPPP PERMIT SHALL BE CLEARLY POSTED ON THE PROJECT SITE. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL BEST MANAGEMENT PRACTICES AND SWPPP REQUIRED FOR THE PROJECT.

LEGEND
 ——— SILT FENCE
 ——— 4" COMPOST SOCK MIDDLE



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 [Signature]
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ROMERO PARK PHASE 1 IMPROVEMENTS - DEVELOPMENT PLAN

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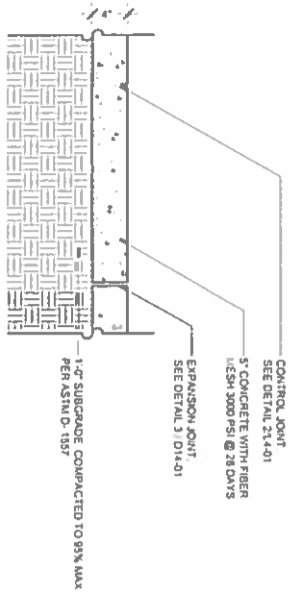
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 Lakewood, CO 80401-5954
 1 303 980 5327 www.hydro-systems.com

D12-01
 SHEET NUMBER
 STORMWATER
 POLLUTION
 PREVENTION PLAN
 DRAWN BY: [Name]
 DATE: AUGUST 08, 2014
 SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN
 SHEET NUMBER: D12-01

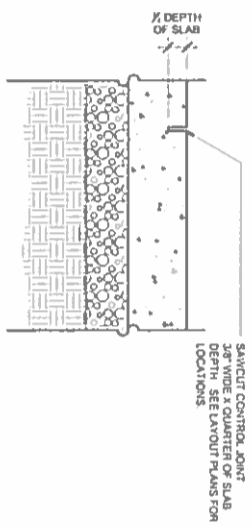
NIB

FINISH
LIGHT BROOK FINISH
CONCRETE FINISH TREATMENT FOR EACH
LOCATION PRIOR TO POURING



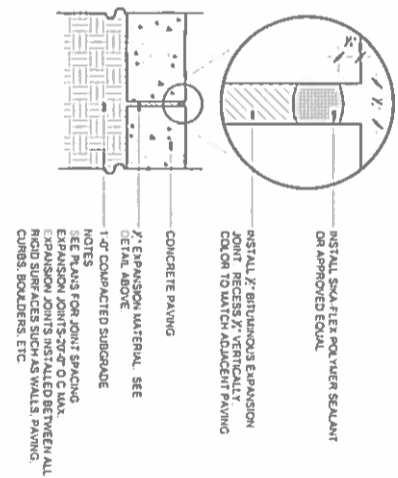
1 CONCRETE PAVING
SCALE: 1/2" = 1'-0"

SECTION



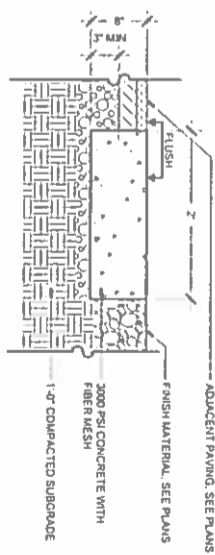
2 CONTROL JOINT
SCALE: 1/2" = 1'-0"

SECTION



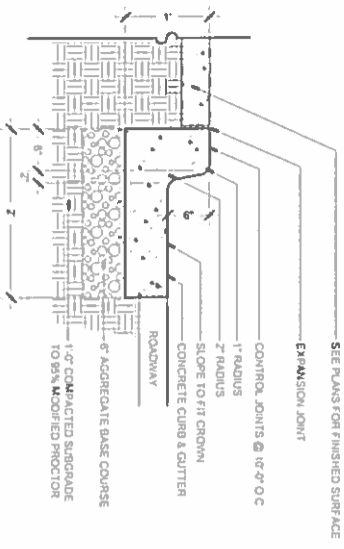
3 EXPANSION JOINT
SCALE: 1/2" = 1'-0"

SECTION



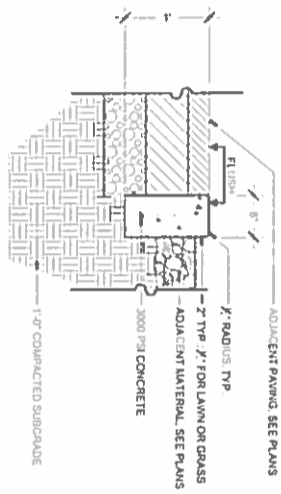
4 ESTATE CURB
SCALE: 1/2" = 1'-0"

SECTION



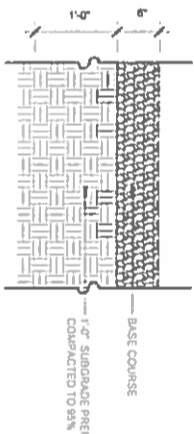
5 CONCRETE CURB + GUTTER
SCALE: 1/2" = 1'-0"

SECTION



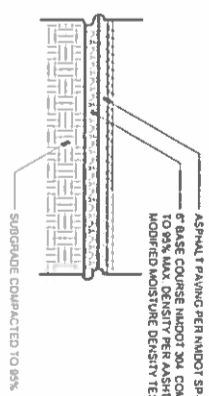
6 CONCRETE HEADER CURB
SCALE: 1/2" = 1'-0"

SECTION



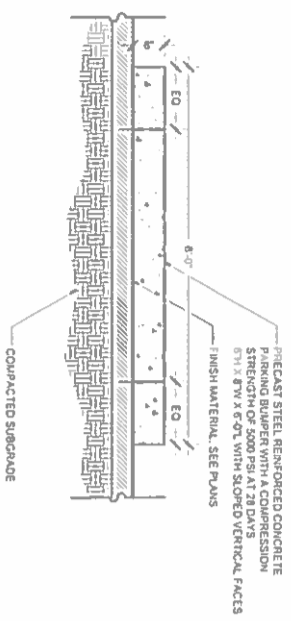
7 ROADWAY SECTION
SCALE: 1/2" = 1'-0"

SECTION



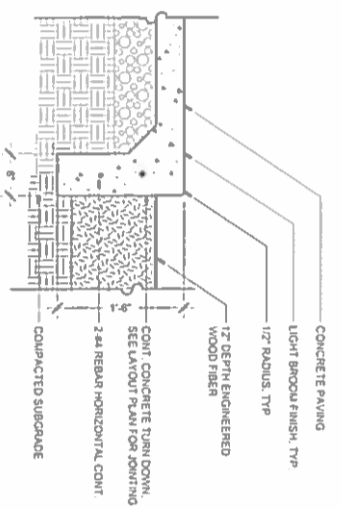
8 ASPHALT PAVING SECTION
SCALE: 1/2" = 1'-0"

SECTION



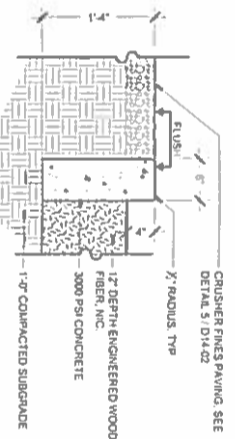
9 PARKING BUMPER
SCALE: 3/4" = 1'-0"

SECTION



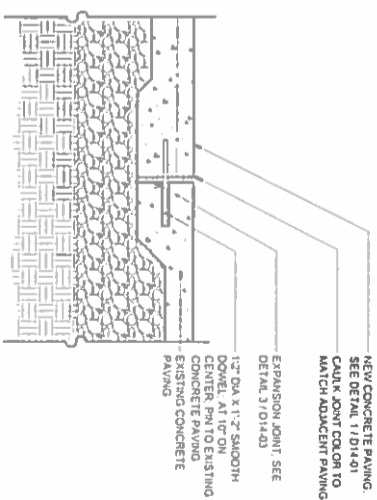
10 CONCRETE TURN-DOWN EDGE
SCALE: 1/2" = 1'-0"

SECTION



11 CONCRETE CURB AT PLAYGROUND
SCALE: 1/2" = 1'-0"

SECTION



12 CONCRETE SLAB W/ DOWEL JOINT
SCALE: 1/2" = 1'-0"

SECTION

ROMERO PARK PHASE 1 IMPROVEMENTS - DEVELOPMENT PLAN

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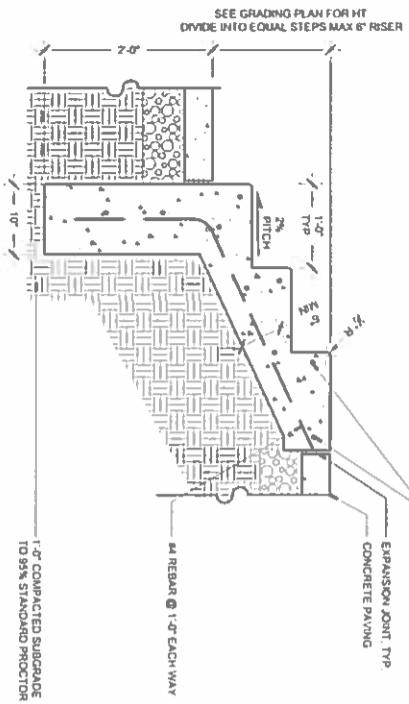
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SITE DETAILS

DRAWN BY	DATE
CH	AUGUST 08 2014
SHEET TITLE	

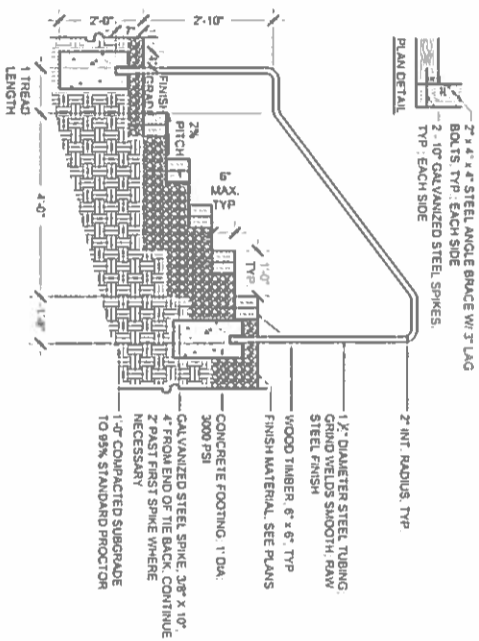
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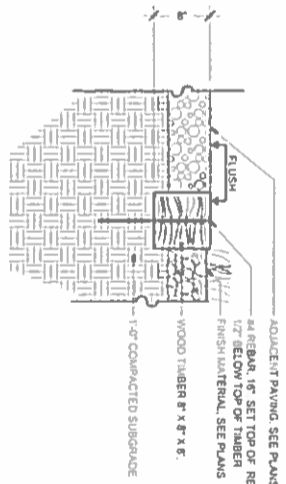
1 CONCRETE STEPS
SCALE 1/4"=1'-0"

SECTION



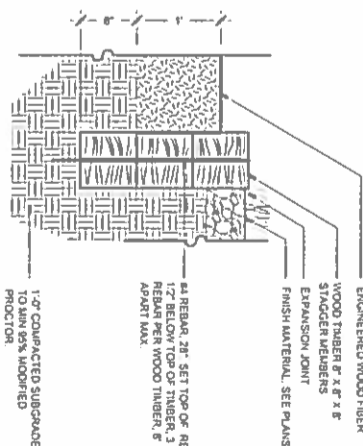
2 TIMBER STEPS W/ HANDRAIL
SCALE 1/2"=1'-0"

SECTION



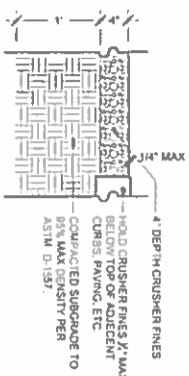
3 TIMBER CURB
SCALE 1/4"=1'-0"

SECTION



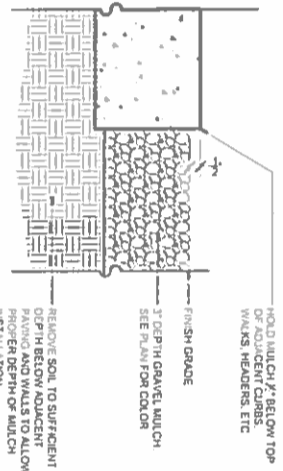
4 TIMBER EDGE AT PLAYGROUND
SCALE 1/4"=1'-0"

SECTION



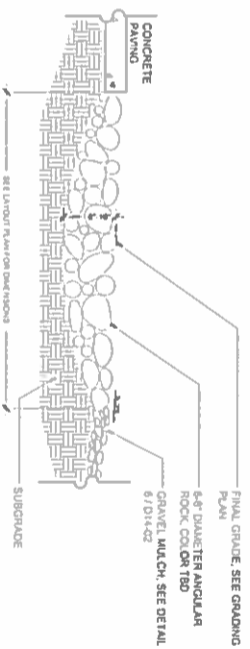
5 CRUSHER FINES PAVING
SCALE 1/4"=1'-0"

SECTION



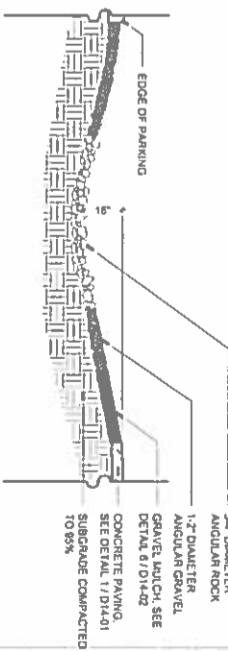
6 GRAVEL MULCH
SCALE 3/4"=1'-0"

SECTION



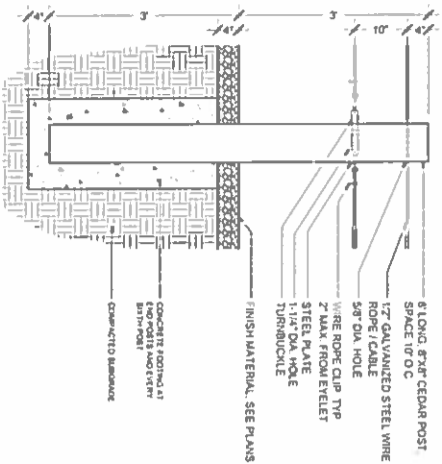
7 COBBLE SWALE
SCALE 3/4"=1'-0"

SECTION



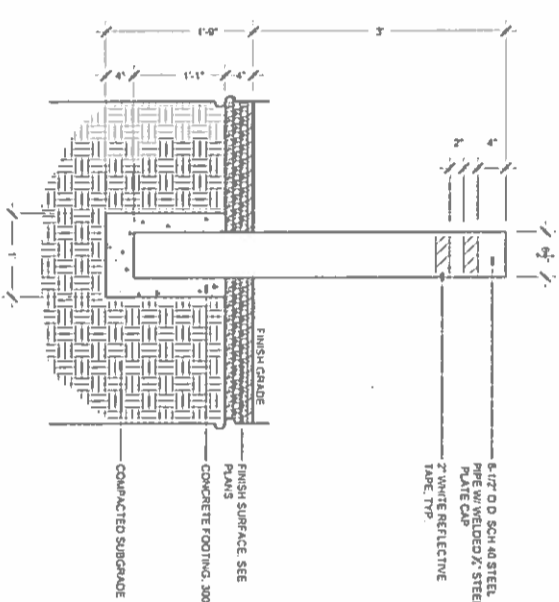
8 BIOSWALE
SCALE 1/4"=1'-0"

SECTION



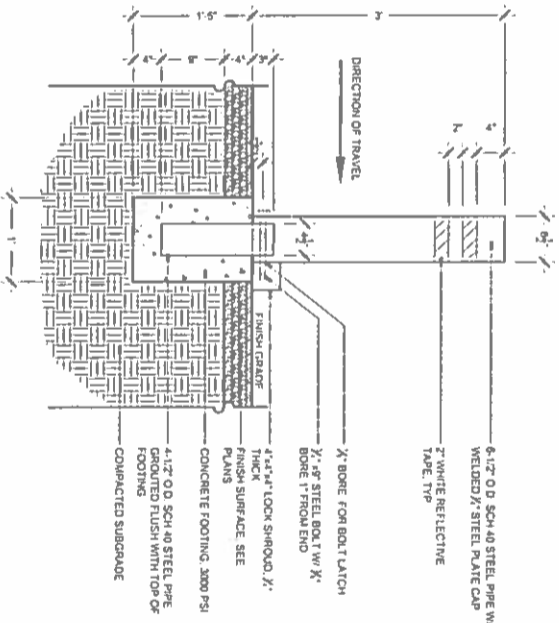
9 POST + CABLE FENCE
SCALE 3/4"=1'-0"

SECTION



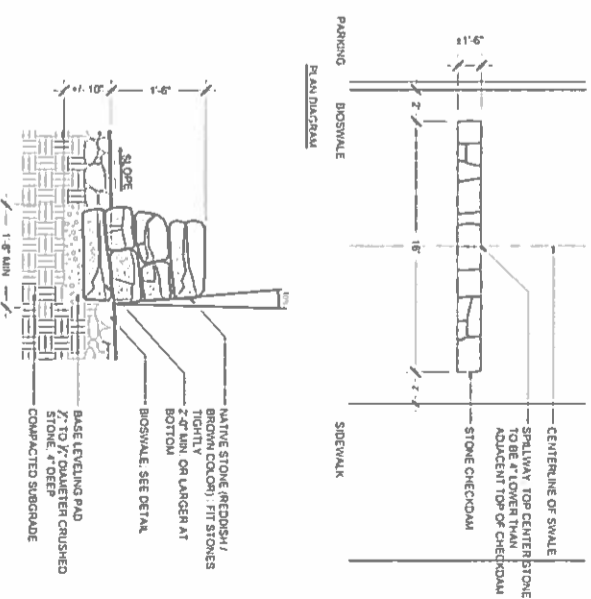
10 BOLLARD - FIXED
SCALE 1/4"=1'-0"

SECTION



11 BOLLARD - REMOVEABLE
SCALE 1/4"=1'-0"

SECTION



12 CHECK DAM
SCALE 3/4"=1'-0"

SECTION

ROMERO PARK PHASE 1 IMPROVEMENTS - DEVELOPMENT PLAN

SANTA FE COUNTY
CAJA DEL ORO GRANT ROAD
AGUA FRIA, NEW MEXICO 87507



design office
landscape planning urbanism

DESIGN OFFICE
1300 Lusa Street, Suite 24
Santa Fe, NM 87505
1 505 983 1415 www.dp-designoffice.com

DESIGN ENGINEERING
PO Box 2758
Santa Fe, NM 87504
1 505 989 3557 www.designengineeringllc.com

HydroSystems KDI
860 Tabor Street, Suite 200
Lakewood, CO 80401-5954
1 303 980 5327 www.hydro-systems.com

SHEET NUMBER
D14-02

SITE DETAILS

DRAWN BY DATE
AUGUST 7th, 2014

NBI



Susana Martinez
Governor

STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

BATAAN MEMORIAL BUILDING
407 GALISTEO STREET, SUITE 236
SANTA FE, NEW MEXICO 87501
PHONE (505) 827-6320 FAX (505) 827-6338

September 10, 2014

Jose E. Larrañaga
Development Review Team Leader
County of Santa Fe
102 Grant Avenue
P.O. Box 276
Santa Fe, NM 87504-0276

RE: CDRC CASE#FDP 14-5280, Romero Park Improvements Phase I

Dear Mr. Larrañaga:

I am writing in response to the request for review of the development plan report and plat for the proposed Phase I improvements at Romero Park. This information was received at the Historic Preservation Division (HPD) on August 12, 2013.

As noted on page 3 of the development plan report, I reviewed an archaeological survey report earlier this year and provided comments to Santa Fe County on that survey. The development plan report also states that Phase I of the Romero Park improvements will avoid the archaeological sites that were documented. HPD concurs with this assessment; however, to ensure the avoidance and protection of these archaeological sites, the archaeological sites should be placed in non-disturbance easements and their boundaries marked on the plat. The plat provided to this office for review does not show the archaeological site locations.

Please do not hesitate to contact me if you have any questions. I can be reached by telephone at (505) 827-4064 or by email at michelle.ensey@state.nm.us.

Sincerely,

Michelle M. Ensey
Archaeologist

Log: 99745



NBI-41



STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER
SANTA FE

Scott A. Verhines, P.E.
State Engineer

September 5, 2014

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

Jose E. Larrañaga
Development Review Team Leader
Santa Fe County
P.O. Box 276
Santa Fe, NM 87504-0276

Reference: Romero Park Improvements, Phase I

Dear Mr. Larrañaga:

On August 12, 2014 the Office of the State Engineer (OSE) received a request to review a proposal for the Romero Park Improvements, Phase I Development Plan. Romero Park is an 82-acre area of public land along the Santa Fe River in Santa Fe County. It is an existing park, formerly known as Agua Fria Park, located in the traditional village of Agua Fria off Caja del Oro Grant Road. Phase I improvements aim to strengthen the park's central core, provide needed community amenities, and rehabilitate degraded landscape areas. The property is located between County Road 62 (Caja del Oro Grant Road) and Agua Fria Park Road at Lots 13 and 14 in Section 31, T17N, R9E.

The developer has quantified the development's annual water requirements as approximately 2 acre-feet per year (afy) for landscape irrigation. Water use is anticipated to decrease as plants are established. This office concurs with the calculations provided in the water budget.

Water supply is provided by two sources, an existing county well (RG-24041) located to the northwest of the building and the La Familia well (RG-73108). Water for irrigation of the newly landscaped areas of the park will be from the La Familia well. This well needs to be tested to ensure that it is suitable for the planned irrigation. If the flow rate and pressures are inadequate for irrigation use (2afy), then a 5,000 to 10,000 gallon above ground tank and inline booster pump will be constructed.

The OSE Santa Fe Water Rights District Office stated that permit RG-73108 was expired for lack of a well log; and that well RG-24041 and any future use of RG-73108 needs to be metered. Santa Fe County has the option to re-permit the well as 72-12-1 Drinking and Sanitary use, which would allow for 1 afy of water. Any quantity exceeding 1 afy would require a water

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rights transfer. It is recommended that the Developer contact the Water Rights District Office to file the appropriate documents necessary to re-permit well RG-73108.

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

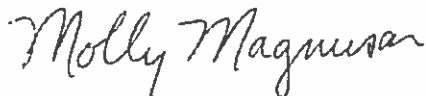
When a development/subdivision proposal is received by the OSE, the developer's water demand analysis is reviewed (pursuant to the Code) to determine if it is technically correct and reasonable. The OSE also verifies that the appropriate conservation measures are reflected in the analysis. Further, data in the water demand analysis is compared with the data and statements included in the application for the Final Development Plan to make sure that they are consistent with each other.

Section 47-6-11.F (1) of the New Mexico Subdivision Act requires that the developer provide documents demonstrating that water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision is available. Therefore, the OSE reviews the water rights and the physical water availability.

Article VII, Section 6.1 of the Code allows the Santa Fe County Land Use staff to refer development plans 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 Romero Park Improvements, Phase 1, Final Development Plan.

If you have any questions, please call Emily Geery at (505) 827-6664.

Sincerely,



Molly Magnuson, P.E., Acting Bureau Chief

cc: OSE Water Rights Division, Santa Fe Office

NBI-43



SUSANA MARTINEZ
Governor
JOHN A. SANCHEZ
Lieutenant Governor

**NEW MEXICO
ENVIRONMENT DEPARTMENT**

2540 Camino Edward Ortiz
Santa Fe, NM 87507
Phone (505) 827-1840 Fax (505) 827-1839
www.nmenv.state.nm.us



RYAN FLYNN
Cabinet Secretary
BUTCH TONGATE
Deputy Secretary

August 28, 2014

Hello Mr. Larrañaga:

On behalf of Bob Italiano in this office, I have reviewed the Development Plan Report you sent for the proposed Phase I improvements at Romero Park.

Although my comments would only relate to any on-site liquid waste systems (septic systems) on the property, I have no comments at this time.

Please contact me with any questions or if you need additional information.

Sincerely,

Bill Brown
Liquid Waste Specialist, District II
New Mexico Environment Department
2540 Camino Edward Ortiz
Santa Fe, NM 87507
505-827-1840 office
505-221-9227 cell

NBI-44

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3




Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

September 30, 2014

To: Jose E. Larrañaga, Commercial Development Case Manager

From: Karen Torres, County Hydrologist 

Re: CDRC Case # FDP 14-5280 Romero Park Improvements Phase I Final Development Plan T17N, R9E Section 31.

The subject development plan was reviewed for technical accuracy and compliance with the SFC Land Development Code. The submittal by the applicant is largely complete and conditionally meets the requirements for Final Development Plan approval. Additional information and changes are requested prior to final development plat approval as recommended:

1. Seek a new permit for the La Familia well to complete the administrative record and determine if additional water rights will be necessary.
2. Place signage at the La Familia well that clearly states the water is for irrigation purposes only.
3. Add a plat note to Sheet D4-01 stating " Santa Fe County will operate and maintain this facility to reflect water conservation practices outlined in Ordinance 2002 – 13".

Project Overview

Romero Park is located on a 68 acre parcel patented to Santa Fe County by the US Bureau of Land Management in the vicinity of Agua Fria. The park encompasses 18.5 acres and shares this parcel with La Familia Medical Center, Nancy Rodriguez Community Center and the Agua Fria Fire Station.

The existing facilities are currently served by a 72-12-1 well (RG-24041) drilled in 1973 to serve the entire property. A second 72-12-1 well (RG-73108) was drilled to serve the La Familia Medical Center but has been disconnected due to poor water quality but can be used for irrigation purposes. This phase of the park proposes a water budget of 2.0 acre-feet for irrigation purposes. Drinking water for the park is provided by well RG-24041 which is operated and maintained by the county utility.

Final Development Plan Code Requirements:

Article VII, Section 6 - Water Supply Plan

Article VII, Section 6.2 entitled General Requirements and Submittals for a Water Supply Plan sets forth requirements based on the type and scale of the development. Table 7.4, entitled Required Code Sections for Water Supply, states all non-residential development in which the project uses more than 0.25 acre-feet of water annually or in which the applicant obtains water other than through a well which is permitted under Section 71-12-1 NMSA 1978 as it may be amended, is required to submit a water supply plan which consists of submittals compliant with the following code requirements:

1. *Article VII, Section 6.4 entitled "Water Availability Assessments"*
2. *Article VII, Section 6.5 entitled "Water Quality"*
3. *Article VII, Section 6.6 entitled "Water Conservation"*
4. *Article VII, Section 6.7 entitled "Fire Protection"*

Article VII, Section 6.4 entitled "Water Availability Assessments"

A Reconnaissance Water Availability Assessment was submitted by the applicant. Since no density adjustment was requested this type of submission meets the code requirements. A Geohydrologic Report entitled "Village Plaza Commercial and Residential Development, Santa Fe County, New Mexico" dated January 2006 was used as the basis of the Reconnaissance Report. This development is located adjacent to the 68 acre parcel and is suitable for this use.

Pump Test:

Village Plaza well RG-83874 was pumped at an average of 22 gpm for 96 hours. The well was able to maintain this rate with a total drawdown of 35 feet. Due to unknown factors a well log for the La Familia well (RG-73108) is not on file with the Office of the State Engineer but using nearby logs the water level is estimated to be between 200 and 322 feet below the surface. The depth of the well is currently unknown but an NMED Sanitary Survey dated 7-31-2006 describes the well depth at 370 feet and a static water level of 257 feet and an estimated water column of 110 feet. It should be noted that county staff has searched all available records but were unable to find a well log for the well that serves La Familia. Due to this issue the well permit is currently listed as expired at the Office of the State Engineer and has to be re-permitted under the current regulations. As a result, the requirement to transfer water rights to meet the proposed irrigation demand may be required but the county holds sufficient water rights to meet this requirement if necessary.

A yield test for the La Familia well was performed on 9-16-2014 by utility staff and a flow rate of 20 gpm was measured. An attempt was made to measure the water level but the probe could not make it past 192 feet but we do know the depth to water is greater than 192 feet.

Based on the available data the pump test performed on the Village Plaza well (RG-83874) is in the same aquifer as the La Familia well and has sufficient information on the aquifer to make a determination of water availability as required by the code.

100 Year Schedule of Effects:

This modeling of the Village Plaza well estimated 24.5 feet of drawdown to the well after pumping 19 gpm for 100 years. A regional decline of 0.23 feet per year or 23 feet after 100 years was estimated based on USGS monitoring well data. A total predicted 100 year drawdown to the Village Well is estimated at 47.7 feet. Since the water demand for Romero Park is much less than what was proposed for the Village Plaza Development a lower figure for 100 year drawdown is warranted but to be conservative the same amount will be applied to the La Familia well.

Based on an estimated water column of 110 feet discussed earlier, there is sufficient water column remaining after 100 years to support the proposed development.

Lowest Practical Pumping Level:

Under the same assumption that the water column in the La Familia well is approximately 110 feet the lowest practical pumping level is 70% of the water column (77 feet) less 20 % as a contingency for seasonal fluctuations (22 feet). Based on these assumptions the lowest practical pumping level or total available drawdown is estimated to be 55 feet (77 feet – 22 feet = 55 feet). The predicted drawdown calculated in the 100 year schedule of effects is less than the total available drawdown; so the La Familia well can in theory support the proposed use as an irrigation well.

Water Availability Calculations:

Using the SFC Development Code Standard Values for Available Water for the Basin Zone of 0.1 acre-feet per acre per year and multiplying this value by the total acreage (68 acres) the standard water availability is 6.8 acre-feet per year.

Based on the review of the Reconnaissance Geohydrology Report and all available data the applicant has met the code requirements for water availability.

Article VII, Section 6.5 entitled "Water Quality"

Drinking water to the park is currently supplied by the well (RG-24041) which serves the other county facilities and is monitored by NMED under Agua Fria Fire Station and Community Center WSS # 022-26. No water quality issues were identified in the Sanitary Survey Report dated 9-10-2007.

NBI-47

The well proposed for this phase of the project is for irrigation purposes only so this portion of the code does not apply but it is recommended that signage be placed at the La Familia well that clearly states the water is for irrigation purposes only.

Article VII, Section 6.6 entitled "Water Conservation"

The water budget was reviewed for this phase of the development and appears adequate to meet the irrigation demand of the park. To assure compliance with county water conservation measures a Plat note stating " Santa Fe County will operate and maintain this facility to reflect water conservation practices outlined in Ordinance 2002 – 13" is recommended.

Article VII, Section 6.7 entitled "Fire Protection"

This portion of the code is reviewed by the fire department.

Conclusions

The submittal is substantially complete but a few items, which can be addressed administratively, are requested prior to final approval.

- 4. Seek a new permit for the La Familia well to complete the administrative record and determine if additional water rights will be necessary.
- 5. Place signage at the La Familia well that clearly states the water is for irrigation purposes only.
- 6. Add a plat note to Sheet D4-01 stating " Santa Fe County will operate and maintain this facility to reflect water conservation practices outlined in Ordinance 2002 – 13".

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



MEMORANDUM

DATE: September 16, 2014

TO: Jose Larrañaga, Development Review Team Leader

FROM: Maria Lohmann, Open Space and Trails Planner
Planning Division, Growth Management Department

VIA: Robert Griego, Planning Division Manager, Growth Management Department

RE: CDRC CASE #FDP 14-5280 Romero Park Improvements Phase I

I have reviewed the case submittal for technical accuracy and for compliance with the Land Development Code, the Sustainable Growth Management Plan (SGMP), and the Agua Fria Community Plan and Ordinance, and I have the following comments:

Background

- Romero Park is a county owned open space. The park's proximity to the Santa Fe River and the Santa Fe River Greenway Trail makes it an important recreational destination along the corridor which is also identified in the Agua Fria Community Plan.
- The existing trailhead on the southeast corner of the site will be preserved and reconfigured to connect the park's interior trail system with existing sections of the Santa Fe River Trail.

Development Plan Report states internal proposed walking paths will connect to existing on- and off-site trails and paths. The plan does not show these walking paths.

Recommendations

- Show existing trailhead reconfiguration on plans.
- Show proposed internal walking paths.
- Currently, San Ysidro River Park Trail connects to the Romero Park and ends in the phase 1 area. There is a need to show proposed connections and internal walking network.

NBI-49

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Liz Stefanics
Commissioner, District 4

Kathy Holian
Commissioner, District 5

Katherine Miller
County Manager

**PUBLIC WORKS DIVISION
MEMORANDUM**

Date: August 21, 2014

To: Jose Larranaga, Land Use Department

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

Re: CDRC CASE # FDP Romero Park Improvements, Phase I Final Development Plan.

The referenced project has been reviewed for compliance of the Land Development Code, and shall conform to roads and driveway requirements of **Article V (Subdivision Design Standards) and Section 8.1 (General Policy on Roads)**. The referenced project is located within the Santa Fe County Zoning Jurisdiction and is situated north of Agua Fria Road / Caja Del Oro Grant Road (C.R. 62) intersection and east of NM 599 and South Meadows Road Traffic circle. The applicant is requesting Final Development Plan to allow improvements on the existing 82 acre Romero Park.

Access:

Caja Del Oro Grant Road (C.R. 62) lies within the property boundary. Phase I improvements will be accessed directly from Caja Del Oro Grant Road. Currently Romero Park is served by two driveways on the north side of Caja Del Oro Grant Road (C.R. 62) that feed into a large parking lot. The applicant is proposing to reduce the existing parking lot in size to accommodate 30 cars and its west entrance will be closed. The applicant is proposing to construct a new entrance to be located directly opposite of the existing Nancy Rodriguez Community Center driveway (Prairie Dog Loop). This new entrance will be the parks only entrance in the future.

Santa Fe County Public Works agrees with the applicants engineer (Design Enginuity), that the estimated peak hour traffic to be zero in the AM and 5 trips during the peak PM hour. Therefore, no Traffic Impact Study is required for Phase I of the project.

Conclusion:

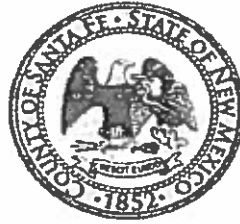
Public Works has reviewed the plans and feels that they can support the above mentioned project for Final Development Plan Approval with the following condition:

- Applicant shall submit a Traffic Impact Study for Phase II of the project.

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Development Review

Date	08/26/2014				
Project Name	Romero Park – Phase 1 improvements				
Project Location	Agua Fria Village – Caja Del Oro Grant Road. Santa Fe, New Mexico 87507				
Description	County park – Improvements on 82 acres	Case Manager	Jose Larranaga		
Applicant Name	Santa Fe County	County Case #	FDP 14-5280		
Applicant Address	102 Grant Avenue Santa Fe, New Mexico 87501	Fire District	Agua Fria		
Applicant Phone	Colleen Baker 505-992-9868				
Review Type:	Commercial <input checked="" type="checkbox"/>	Residential <input type="checkbox"/>	Sprinklers <input checked="" type="checkbox"/>	Hydrant Acceptance <input checked="" type="checkbox"/>	
	Master Plan <input type="checkbox"/>	Preliminary <input type="checkbox"/>	Final <input checked="" type="checkbox"/>	Inspection <input checked="" type="checkbox"/>	Lot Split <input type="checkbox"/>
	Wildland <input type="checkbox"/>	Variance <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*):

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

The/Any walking trail system proposed for this development shall have a trail identification number or name and be marked with a number every 1/10th of a mile (528 feet) for the purpose of expediting emergency response.

- **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.*

NB1-51
1

Curbs or signage adjacent to the building, fire hydrant, 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.

No off-site parking shall be allowed and shall be marked accordingly as approved by the Fire Marshal.

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.

Roads 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.

Cul-de-sacs shall be a minimum 50' radius. SFC Land Use Code, Article V, Section 8.2.1d, (cul-de-sacs over 250' in length).

Maximum size for an island in a cul-de-sac shall be 20' diameter, with 30' wide driving surface around the outside.

Roads shall meet the minimum County standards for fire apparatus access roads of a minimum 20' wide all-weather driving surface and an unobstructed vertical clearance of 13' 6" within this type of proposed development.

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.

All access roadway identification signs leading to the approved development area(s) shall be in place prior to the required fire hydrant acceptance testing. Said signs shall remain in place in visible and viable working order for the duration of the project to facilitate emergency response for the construction phase and beyond.

Properly assigned legible rural addresses shall be posted and maintained at the entrance(s) to each individual lot or building site within 72 hours of the commencement of the development process for each building.

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.*

This driveway/fire access does 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 buildings 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 on a public way shall be operable by means of a key or switch, which is located in a Knox Lock entry system, keyed to the Santa Fe County system. Details, information and forms are available from the Fire Prevention Division

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).

A final inspection by this office will be necessary to determine the applicability of the installation of the Knox lock access system in regards to emergency entrance into the fenced area. Should it be found suitable for such, the developer shall install the system.

Fire Protection Systems

None required for Phase 1 of improvements.

Phase 1 has no enclosed assembly structures.

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.

NBI-53

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 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 Final Development Plan approval with the above conditions applied.

Renee Nix, Inspector

Renee Nix
Code Enforcement Official

8-26-14
Date

Through: David Sperling, Chief Fire Marshal

File: DEV/RomeroPark/082614/AF

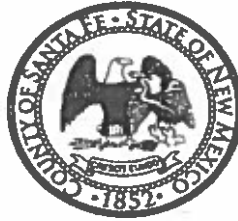
Cy: Buster Patty, Fire Prevention Captain
Jose Larranaga, Land Use
Applicant
District Chief Agua Fria
File

NBI-54

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

September 5, 2014

Mr. Jose Larranaga
Commercial Development Case Manager
Santa Fe County Land Use Department
102 Grant Ave
Santa Fe, NM 87504

RE: CDRC CASE # FDP 14-5280 Romero Park Improvements Phase I

Dear Jose,

This letter is in response to your request for a review of Romero Park Improvements Phase I for Final Development Plan dated August 8, 2014.

Please be aware that any statements made here refer solely to Romero Park Improvements Phase I Final Development Plan, as you have described in your written inquiry and appurtenant documentation you submitted. If the parcel location or development concept is modified, or the current field conditions are modified in the future, this letter will be automatically invalidated, unless otherwise indicated in writing by Santa Fe County Utility Division (SFCUD).

Please note that in regards to water services SF County is currently providing limited services to the Romero Park formerly known as Agua Fria Park. Regarding Sewer services Romero Park currently has a gravity connection to the public sewer system within Caja Del Oro Grant Road.

Also please be advised that the proposed connection to the SF County La Familia well will require review by the Santa Fe County Hydrologist to accurately determine, water rights, existing flow rates, pressures, etc.

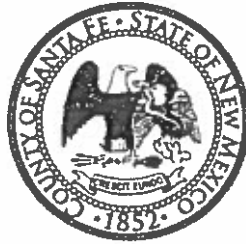
Respectfully,

Paul Casaus
Utilities Engineering Associate
Santa Fe County Utilities Department

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

DATE: September 3, 2014

TO: Jose Larranaga, Development Review Team Leader

FROM: Mathew Martinez, Development Review Specialist

VIA: Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF.: CDRC CASE # FDP14-5280

REVIEW SUMMARY

ARCHITECTURAL, PARKING, LIGHTING, AND SIGNAGE:

The Referenced Project has been reviewed for compliance with the Santa Fe County Land Development Code. The request for Final Development Plan approval for the Romero Park Improvements Phase I. The subject property is a 68 acre parcel located in the traditional Village of Agua Fria (formerly Known as Agua Fria Park).

PARKING:

The Applicant has proposed a total of 74 parking spaces for the Development. The Applicant has designated 5 spaces for handicap use. All parking spaces shall be defined with striping, wheel stops, parking bumpers, or railroad ties. Staff has determined that the parking element of the Application is complete.

N131-56

ARCHITECTURAL:

The Applicant has submitted Building Elevations. The proposed shade structure is 16' 8" in height. The proposed building meets height requirements set forth in the Land Development Code. Staff has determined that the Architectural element of the Application is complete.

SIGNAGE:

The Applicant proposes to utilize a monument sign at the entrance to the park and a trail marker sign at entrance to the parks Trail loop. Staff has determined that the Signage element of the Application is complete.

LIGHTING:

The Applicant has submitted a site lighting plan. The Applicant proposes to utilize 7 low angle solar powered bollard path lights. Bollard path lights not to exceed 36" height. Staff has determined that the lighting element of the Application is complete.

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

02.10.14

NB1-56a

MEMORANDUM

DATE: September 2, 2014

TO: Jose Larranaga, Commercial Case Manager

FROM: John Lovato, Terrain Management

VIA: Penney Ellis-Green, Growth Management Director
Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF: CDRC CASE # FDP 14-5280 Romero Park Improvements

REVIEW SUMMARY

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code. The request is for Final Development Plan approval to an existing park on 68 acres. The park which is formally known as Agua Fria Park and Improvements include a shade structure, new playground, walking paths, and new parking areas.

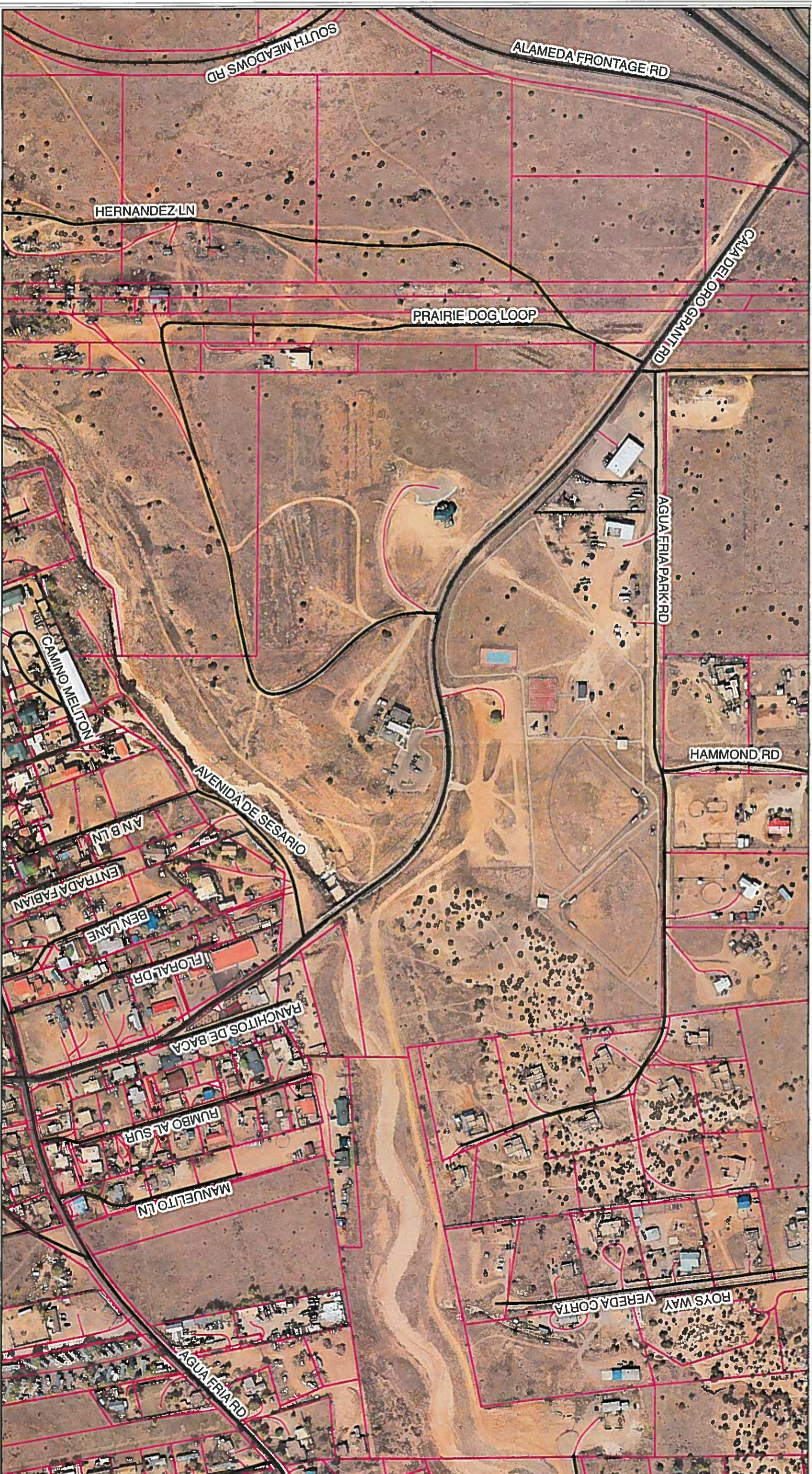
Terrain Management

The site has slopes 0%-15% or less and there a limited areas with slopes of 20%. The project conforms to Article VII, Section 3 Terrain Management of the Santa Fe County Land Development Code.

Storm Drainage and Erosion Control:

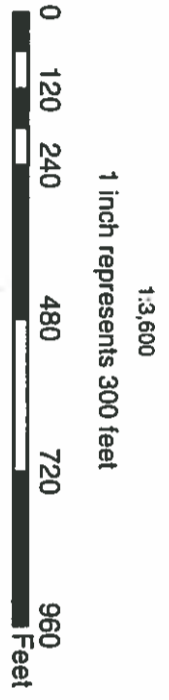
The Applicant's proposal shows existing topography, natural Drainage, and a proposed grading and drainage plan. The proposed grading and drainage plan contains pre and post development drainage. The improvements shall not increase additional runoff. The proposal meets requirements of Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance and Article VII, Section 3 Terrain Management for drainage.

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Legend

-  ROADS
-  DRIVEWAYS
-  PARCELS



2008 Imagery
2 FOOT CONTOURS

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October 6, 2014

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~~7.1 Standards~~

~~Community service facilities are allowed anywhere in the County, provided all requirements of the Code are met. It is determined that:~~

~~7.1.1 The proposed facilities are necessary in order that community services may be provided for in the County, and~~

~~7.1.2 The use is compatible with existing development in the area and is compatible with development permitted under the Code.~~

~~7.2 Submittals and Review~~

~~The submittals and reviews for community service facilities shall be those provided for in Article III, Section 4.5.~~

~~Compiler's Note: Section 4.5 was amended by County Ordinance 1988-9, and consists of review procedures and submittals for any non-residential use requesting a zoning approval.~~



SECTION 8 - OTHER DEVELOPMENT

8.1 Uses Permitted

All uses not otherwise regulated by the Code are permitted anywhere in the County. Such uses specifically include, but are not limited to utilities, parking facilities, and cemeteries.

8.2 Submittals, Reviews and Standards

Uses regulated by this Section 8 shall be considered large scale if they involve the grading and clearing of 10 or more acres, contiguously or cumulatively; and small scale if less disturbance of the land is involved. Development standards and criteria and submittal requirements are set forth in Sub-sections 4.4 and 4.5.

8.3 A development permit shall not be required for, and provisions of the Code shall not apply to, utility easements, utility rights-of-way, and construction of utility line extensions.

In addition to the above requirements, any development involving a water or sewer utility must be in conformance to an adopted Community Land Use and Utility Plan, unless system capacity is limited to that needed to serve existing development.

SECTION 9 - PARKING REQUIREMENTS

9.1 The following parking requirements are established for the types of development listed:

TYPE OF USE	NUMBER OF PARKING SPACES
Wholesale	1 per 1 employee plus 1 per 500 sq. ft.
Office & Community Facilities	1 per 1 employee plus 1 per 300 sq. ft.
Medical Offices	1 per employee plus 1 per 250 sq. ft.



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agency comments which relate to potential limitations of lot size, intensity, or character of development.

7.1.4 Criteria for development plan phase approval

- a. Conformance to the approved master plan;
- b. The plan must meet the criteria of Section 5.2.4 of this Article V.



7.2 Final Development Plan

7.2.1 Submittals

A final development plan conforming to the approved preliminary plan and approved preliminary plat, if required, and containing the same required information shall be submitted. In addition, the final development plan shall show, when applicable, and with appropriate dimensions, the locations and size of buildings, heated floor area of buildings, and minimum building setbacks from lot lines or adjoining streets. Documents to be submitted at this time are: proof of ownership including necessary title documents, articles of incorporation and by-laws of owners' association; required disclosure statements; final engineering plans and time schedule for grading, drainage, and all improvements including roads, water system, sewers, solid waste, utilities; engineering estimates for bonding requirements; development agreements; and final subdivision plats, if required.

7.2.2 Review

The final development plan shall be submitted to the County Development Review Committee accompanied by a staff report. The County Development Review Committee shall review the plan and make a determination as to its compliance with the County General Plan and Code. The County Development Review Committee may recommend changes or additions to the plan as conditions of its approval. The final development plan as approved by the County Development Review Committee shall be filed with the County Clerk. The approved final development plan becomes the basis of development permits and for acceptance of public dedications. Any changes in the plan must be approved by the County Development Review Committee.

History. 1980 Comp. 1980-6. Section 7 of Article V was amended by County Ordinance 1987-1 adding language relating to master plans.

SECTION 8 - SUBDIVISION DESIGN STANDARDS

These standards shall be binding upon the subdivider unless modifications are justified by sound engineering principles. Such modifications from these standards may be approved by the Board after a review by the County Development Review Committee upon presentation of documented justification by a licensed professional engineer.

8.1 General Policy on Roads

8.1.1 General

The arrangement, character, extent, width, grade and location of all roads shall be considered in relation to convenience and safety, and to the proposed uses of land to be served by such roads. Prior to grading or roadway cuts, all applicable permits shall be granted by the Code Administrator.

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