

City of Santa Fe, New Mexico

memo

DATE: February 19, 2015 for the March 3, 2016 Meeting

TO: Planning Commission

VIA: Lisa Martinez, Director, Land Use Department
Greg Smith, AICP, Director, Current Planning Division

FROM: Donna Wynant, AICP, Senior Planner, Current Planning Division

Case # 2016-04. Estancias de Las Soleras Unit 1C Final Subdivision Plat. James W. Siebert & Associates, agent for the Pulte Group requests approval of a Final Subdivision Plat for 67 lots located on 25.86 acres on Tract 11A in the Los Soleras Master Plan which is zoned R-6 (Residential – 6 units per acre). The plat is the final unit of Phase 1 of the overall Pulte residential development. (Donna Wynant, Case Manager)

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL** subject to the conditions of approval as outlined in this report.

II. APPLICATION OVERVIEW

The Preliminary Subdivision Plat was approved by the Planning Commission at its meeting on January 7, 2016. A variance to Subsection 14-8.2(D)(2)(b) to allow 3 separate disturbances of slope in excess of 30% was also approved as part of the preliminary subdivision. The Findings of Fact and Conclusions of Law were adopted at the subsequent meeting on February 4, 2016.

Pursuant to SFCC §14-3.7, subdivisions are subject to both Preliminary and Final approval. The Development Code further states:

Approval of a preliminary plat does not constitute approval of the final plat; rather, it is an expression of approval of the layout submitted on the preliminary plat as a guide to the preparation of the final plat. The final plat shall be submitted to the planning commission for approval and recorded when the provisions of this article and the conditions of preliminary plat approval are met.

If the Commission determines that the final plat is consistent with the preliminary plat, including conditions of approval, and meets all applicable code requirements, the subdivider will submit the plat and improvement plans for review by staff. The plat will be recorded, infrastructure improvements will be constructed, and the subdivider will proceed to build a house on each lot. Because this subdivision is within the Las Soleras Master Plan and annexation area, development must also comply with those conditions of approval.

It is not clear whether the private internal trails shown on the final plat fully comply with the intent of the Commission as provided at the preliminary plat and master plan review stages. This issue is reviewed in more detail below. With this exception, staff believes the final plat complies with applicable code requirements and conditions of approval.

The final subdivision plat proposes 67 lots on a 25.86 acre site located north of Beckner Road and east of Rail Runner Road, at a density of approximately 2.6 dwelling units per acre. The property is zoned to allow 6 dwelling units per acre. Lots will meet or exceed the minimum lot size of 4,000 square feet, with most of the lots ranging from 6,000-10,890 square feet in size. Eleven of the lots will be 10,890 square feet or greater in size. This is the third out of four phases of the Pulte Las Soleras subdivision, and is located within the “Age Targeted” segment of the Pulte product.

Access and Traffic

A secondary access is provided to Rail Runner Road from this phase of the development via Lluvia Encantada and Entrada la Lluvia. A traffic study for the preliminary plat application for phases 1, Units 1A and 1B and subsequent phases of development for approximately 300 residential dwellings has been reviewed and accepted by the City Traffic Engineering. Also included in the report is a cost-sharing estimate for the traffic impacts created by the development of Las Soleras and an amount that each development within Las Soleras would have to pay to address the cost of the off-site traffic impacts.

Utilities

Construction of off-site roads, sewer and water mains serving the various phases of the Pulte subdivision is being coordinated with the Las Soleras developers, as is relocation of the existing PNM overhead electric transmission line along Beckner Road. Financing and construction responsibilities are coordinated by private agreements between the developers, and improvement agreements with the City are reviewed and approved by staff. On-site roads and utilities are constructed by Pulte.

Landscape, Open Space and Trails

The subdivision will have public streets and sidewalks, as directed by the City Council when amendments to the Las Soleras Master Plan were approved on February 11, 2009. The Planning Commission also encouraged the subdivider to maximize connectivity within the subdivision when the preliminary plat was approved on January 7th.

The preliminary plat identified several trails across open space that will be owned by the homeowners’ association, but did not specify whether the trails would be public or private. The

final plat indicates that the trails will be private. Subsection 14-8. The Master Plan Conditions and trail dedication regulations do not specifically require that the trails be public.

The determination by the Commission of whether the internal trails will be public or private should be based on Subsection 14-8.15 Public Trail Dedication Requirements and on the Master Plan.

- Major trails along the north edge of the Pulte subdivision, and along Beckner Road, are shown on the Master Plan, and the subdivider has agreed to dedicate and construct those trails for public uses required by Subsection 14-5-8.15(D)(1)(a).
- Subsection 14-8.15(D)(1)(c) states that the Commission may require dedication “to provide access from new developments to existing or proposed parks, trails, public open spaces and roads.”
- The revised Master Plan includes the following note regarding trail dedications:
Primary and Secondary Trail Sections shall comply with the AASHTO Design Standards (American Association of State Highway and Transportation Officials- for the Development of Bicycle Facilities).
- The minutes from the January 7th Planning Commission indicated that the developer’s agent stated “*the Arroyo de los Chamisos Trail comes in at Governor Miles and through Las Soleras on the west side and parallels the east side of the Arroyo de los Chamisos. These trails are designed to connect into those trails. The Arroyo de los Chamisos Trail begins at Santa Fe Place and continues under Cerrillos Road for the trail and connects with Tierra Contenta. So these trails are designed to connect with the extensive trail system.*”

The minutes from the January 7th Planning Commission indicated “Commissioner Hogan asked for the applicant at final review to present larger graphic drawings that show the trail connections to the larger regional network so the Commission could see that in context.”

Refer to the attached memo from City trails planning staff regarding this topic (Exhibit B-7: Keith Wilson’s email)

The Planning Commission’s recommendation for a connection to the trail from the cul-de-sac at the end of Lluvia Encantada is shown on the master paving and grading and drainage plan sheets. This connection is also required to be shown on the final subdivision plat and on the landscape plan.

A homeowners association and covenants, conditions and restrictions (CC&Rs) is proposed for the maintenance of commonly owned facilities such as open space, detention ponds, walkways, private road, sidewalks and other facilities that are under the ownership and maintenance responsibility of the homeowners association. Excerpts from the covenants are- provided in the applicant’s report with a complete set to be submitted prior to the recordation of Phase 1A and 1B.

III. DISCUSSION AND ANALYSIS

Analysis regarding the specific components of the subdivision and overall subdivision design

was completed at the time of Preliminary Subdivision Plat approval. The Final Subdivision Plat is in substantial conformance with the Preliminary Subdivision Plat approved by the Planning Commission. The final plat has been reviewed by the Development Review Team (DRT) whose comments are included as Exhibit B. Any necessary corrections or deficiencies that must be corrected prior to recordation of the final plat have been addressed by the proposed Conditions of Approval (See Exhibit A).

IV. CONCLUSION AND CONDITIONS OF APPROVAL

The Land Use Department is recommending **APPROVAL** of the Final Subdivision Plat subject to the proposed conditions of approval and technical corrections identified in Exhibit A.

V. ATTACHMENTS:

EXHIBIT A: Final Subdivision Plat Conditions of Approval

EXHIBIT B: Development Review Team Memoranda

1. Traffic Engineering Memorandum, John Romero and Sandra Kassens
2. Technical Review Division Memorandum, Risana "RB" Zaxus
3. Landscaping Memorandum, Somie Ahmed
4. Fire Department Memorandum, Rey Gonzales
5. Wastewater Management Division Memorandum, Stan Holland
6. Water Division Memorandum, Dee Beingessner
7. SF Metropolitan Planning Organization, Keith Wilson

EXHIBIT C: Planning Commission Approvals

1. Findings of Fact and Conclusions of Law, approved February 4, 2016
2. Planning Commission Minutes, January 7, 2016

EXHIBIT D: Applicant Submittals

1. Overall View
2. Final Subdivision Plat
3. Subdivision Report

City of Santa Fe, New Mexico

Planning Commission

Exhibit A

**Final Subdivision Plat
Conditions of Approval**

Estancias de Las Soleras Unit 1C
Case #2016-04: Final Plat Subdivision Plat

DRT Conditions of Approval:	Dept.	Staff
<p>Review comments are based on submittals received on January 21, 2015. The comments below should be considered as Conditions of Approval to be addressed prior to <u>final signoff</u> unless otherwise noted:</p> <p>The Developer shall make the following corrections to the Final Subdivision Plat and Construction Plans for Estancias de Las Soleras – Unit 1C:</p> <ol style="list-style-type: none"> 1. <u>Sight Visibility Triangles</u> <ul style="list-style-type: none"> o On Plat Sheets 1-6 and Landscape Sheet 42: Provide corrected Sight Visibility Areas for the intersection of Rail Runner Road & Entrada La Lluvia per the drawing received by the Public Works Department via email on January 28, 2016 and subsequently approved. 2. <u>Master Roadway P&P's</u> <ul style="list-style-type: none"> o Sheet 19 <ul style="list-style-type: none"> ▪ Eliminate the following note “All sidewalks where lots are fronting shall be constructed by home builder during home construction.” <i>Explanation of removal of note: (Sidewalks will be built per the City of Santa Fe Infrastructure Completion Ordinance.)</i> ▪ General notes: Correct the sheet numbers referenced in notes 1 & 2. 3. <u>Signing and Striping Plan</u> <ul style="list-style-type: none"> o Sheet 26 - No parking signs: No Parking signs should be spaced at intervals of approximately 300’ and may contain Right, Left or double-ended arrows 4. <u>Lighting Plan</u> <ul style="list-style-type: none"> o Sheet 40: The locations of the streetlights as shown on this sheet are acceptable, however, additional details are required, including but not limited to the following as discussed with John Romero: 	<p>Traffic Engineering/ Public Works</p>	<p>John Romero (per Sandra Kassens)</p>

Estancias de Las Soleras Unit 1C
Case #2016-04: Final Plat Subdivision Plat

DRT Conditions of Approval:	Dept.	Staff
<ul style="list-style-type: none"> o Details for the Streetlight Standards and Foundations o Details for the LED luminaire o Details for Wiring and appurtenance <p>5. <u>General Comments on the overall submittal</u></p> <ul style="list-style-type: none"> o Sheet numbering skips from 24 to 26. 		
<p>The following review comment is to be considered a condition of approval: *Add a statement to the Plat indicating who is to maintain street trees.</p>	Technical Review	RB Zaxus
<p>1. Street trees must be provided along all streets that are part of the Subdivision which include the street frontage along Las Brisas and Las Plazuelas (south) as these are along the border of the tract.</p> <p><i>Applicant Response:</i> <i>Street trees for Las Brisas and Las Plazuelas are shown on plans for Units 1-A and 1-B.</i></p>	Landscape Review	Somie Ahmed,
<p>The following notes or changes shall be added to the plat:</p> <ol style="list-style-type: none"> 1. Increase the font size for the text that identifies the existing easements shown on sheet two (2) of the plat <p>The following are conditions of approval:</p> <ol style="list-style-type: none"> 1. Add the Wastewater Division General Construction Notes to the plan set. 2. A minimum 12 foot wide by 6 inch thick base course road shall be required over the length of the sewer line going thru the 25 foot easement at the end of Lluvia Encantada. Include a typical section for this road in the details. 3. Show all water and storm water line crossings of the sewer lines in the P&P sheets with clearance distances indicated. 4. Show the location and horizontal separation distances of the water, sewer and storm water in the typical street section details. 5. Add note to sewer P&P sheets that PVC pipe shall be run continuous through manholes when pipes of approximate equal slopes are entering and leaving the manholes. 6. There shall be no landscaping within the 25 foot easement at the end of Lluvia Encantada. 	Wastewater Management Division	Stan Holland

Estancias de Las Soleras Unit 1C
Case #2016-04: Final Plat Subdivision Plat

DRT Conditions of Approval:	Dept.	Staff
<p>7. Indicate the type manhole (from standard drawings) to be used in P&P sheets.</p> <p>8. Provide plan set for the off-site sewer system that the development is proposing to connect to.</p>		
<p>Prior to any new construction or remodel shall comply with the current code adopted by the governing body due to a change of use occupancy.</p> <ol style="list-style-type: none"> 1. All Fire Department access shall be no greater than a 10% grade throughout. 2. Fire Department Access shall not be less than 20 feet width. 3. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. 4. Fire Department shall have 150 feet distance to any portion of the building on any new construction. 5. Shall have water supply that meets fire flow requirements as per IFC 6. Must meet all fire protection requirements set forth by IFC 2009 edition for its classified occupancy. 	Fire Marshal	Rey Gonzales
<p>An agreement to construct and dedicate will be required to build the proposed mains for the development. A water plan must be submitted directly to the Water Division and an approved water plan will be required for the agreement to construct and dedicate to build new mains. The Water Division has provided comments on preliminary plans which the developer submitted. There are water main connections shown on these plans as existing that have not yet been built and the plans for this case are dependent upon those mains being constructed first. Fire service requirements will have to be determined by the Fire Department prior to development.</p> <p><u>Applicant Response:</u> <i>Engineering plans for the main waterline and relocation of the existing line have been approved by the Water Division and the ACD is in the process for construction of the main waterline.</i></p>	Water	Dee Beingessner

Estancias de Las Soleras Unit 1C
Case #2016-04: Final Plat Subdivision Plat

DRT Conditions of Approval:	Dept.	Staff
<ol style="list-style-type: none"> 1. Show the trail connecting the north end of Lluvia Encantada to the trail in the open space on the Final Subdivision Plat and Landscape Plan to be consistent the Master Paving Plan and other plan sheets. 2. Provide a complete set of HOA CC&Rs prior to the recordation of Phase 1A and 1B as stated in the applicant's report. 	LUD/Current Planning	Donna Wynant, Case Manager

City of Santa Fe, New Mexico

Planning Commission

Exhibit B

**Final Subdivision Plat
Development Review Team Memoranda**

City of Santa Fe, New Mexico

memo

DATE: February 10, 2016

TO: Donna Wynant, Senior Planner, Land Use

VIA: John J. Romero, Traffic Engineering Division Director *JR*

FROM: Sandra Kassens, Engineer Assistant *SKK*

SUBJECT: Estancias de Las Soleras Unit 1C Final Subdivision Plat, Case 2016-004

ISSUE:

James W. Siebert & Associates, agent for the Pulte Group, requests approval of a Final Subdivision Plat for 67 lots located on 25.86 acres on Tract 11A in the Las Soleras Master Plan which is zoned R-6 (Residential – 6 units per acre). The plat is the final unit of Phase 1 of the overall Pulte residential development.

RECOMMENDED ACTION:

Review comments are based on submittals received on January 21, 2015. The comments below should be considered as Conditions of Approval to be addressed prior to final signoff unless otherwise noted:

The Developer shall make the following corrections to the Final Subdivision Plat and Construction Plans for Estancias de Las Soleras – Unit 1C:

1. Sight Visibility Triangles

- On Plat Sheets 1-6 and Landscape Sheet 42: Provide corrected Sight Visibility Areas for the intersection of Rail Runner Road & Entrada La Lluvia per the drawing received by the Public Works Department via email on January 28, 2016 and subsequently approved.

2. Master Roadway P&P's

- Sheet 19
 - **Eliminate** the following note "All sidewalks where lots are fronting shall be constructed by home builder during home construction." *Explanation of removal of note: (Sidewalks will be built per the City of Santa Fe Infrastructure Completion Ordinance.)*
 - General notes: Correct the sheet numbers referenced in notes 1 & 2.

3. Signing and Striping Plan

- Sheet 26 - No parking signs: No Parking signs should be spaced at intervals of approximately 300' and may contain Right, Left or double-ended arrows

4. **Lighting Plan**

Sheet 40: The locations of the streetlights as shown on this sheet are acceptable, however, additional details are required, including but not limited to the following as discussed with John Romero:

- Details for the Streetlight Standards and Foundations
- Details for the LED luminaire
- Details for Wiring and appurtenance

5. **General Comments on the overall submittal**

- Sheet numbering skips from 24 to 26.

If you have any questions or need any more information, feel free to contact me at 955-6697.

City of Santa Fe, New Mexico

memo

DATE: February 9, 2016
TO: Donna Wynant
FROM: Risana B "RB" Zaxus, City Engineer
SUBJECT: Estancias de Las Soleras Unit 1C Final Subdivision Plat

The following review comment is to be considered a condition of approval:

*Add a statement to the Plat indicating who is to maintain street trees.

City of Santa Fe, New Mexico

memo

DATE: January 27, 2016
TO: Donna Wynant, Land Use Planner Senior
FROM: Somie Ahmed, Planner Technician Senior
SUBJECT: Comments for Case #2016-04, Estancia de Las Soleras Phase 1C Final Subdivision Plat

Below are staff's final comments for Estancia de Las Soleras, Phase 1C Final Subdivision Plat. Based on landscaping plans dated January 13th, 2016, the following comments are a request for additional submittals before Landscaping can be approved:

1. Street trees must be provided along all streets that are part of the Subdivision which include the street frontage along Las Brisas and Las Plazuelas(south) as these are along the border of the tract.

City of Santa Fe, New Mexico

memo

DATE: February 8, 2016

TO: Donna Wynant, Case Manager

FROM: Reynaldo Gonzales, Fire Marshal 

SUBJECT: Case #2016-04 Estancias de Las Soleras Unit 1C

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) Edition. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

Prior to any new construction or remodel shall comply with the current code adopted by the governing body due to a change of use occupancy.

1. All Fire Department access shall be no greater than a 10% grade throughout.
2. Fire Department Access shall not be less than 20 feet width.
3. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided.
4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.
5. Shall have water supply that meets fire flow requirements as per IFC
6. Must meet all fire protection requirements set forth by IFC 2009 edition for its classified occupancy.

City of Santa Fe



New Mexico

MEMO

Wastewater Management Division DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: January 26, 2016

To: Donna Wynant, Case Manager

From: Stan Holland, P.E.
Wastewater Management Division

Subject: Case 2016-04 Estancias de las Soleras Unit 1C Final Subdivision Plat

The following notes or changes shall be added to the plat:

1. Increase the font size for the text that identifies the existing easements shown on sheet two (2) of the plat

The following are conditions of approval:

1. Add the Wastewater Division General Construction Notes to the plan set.
2. A minimum 12 foot wide by 6 inch thick base course road shall be required over the length of the sewer line going thru the 25 foot easement at the end of Lluvia Encantada. Include a typical section for this road in the details.
3. Show all water and storm water line crossings of the sewer lines in the P&P sheets with clearance distances indicated.
4. Show the location and horizontal separation distances of the water, sewer and storm water in the typical street section details.
5. Add note to sewer P&P sheets that PVC pipe shall be run continuous through manholes when pipes of approximate equal slopes are entering and leaving the manholes.
6. There shall be no landscaping within the 25 foot easement at the end of Lluvia Encantada.
7. Indicate the type manhole (from standard drawings) to be used in P&P sheets.
8. Provide plan set for the off-site sewer system that the development is proposing to connect to.

SAS GENERAL NOTES

1. Prior to the Wastewater Management Division approval of the plan set, a letter will be required from the project engineer indicating they are providing the inspection and record drawing services for the project.
2. The Contractor must obtain all sewer hookup permits from the City's Building Permits Section (sewer lines) prior to commencing any sewer line construction. A copy of the permit must be kept at the construction site.
3. All manholes shall be constructed in accordance with the "Standard Manhole Detail Sheet" shown on the City Standard Drawings.
4. A copy of the approved plans shall be available at the construction site at all times during working hours.
5. All modifications to the sanitary sewer plans must be reviewed and approved by the City's Wastewater Management Division prior to construction.
6. Additional general notes are contained in the standard City detail sheets for sanitary sewer construction.
7. All public gravity sewer lines shall be a minimum 8 inch diameter with a minimum Class C bedding (2006 New Mexico American Public Works Association).
8. All 4 inch and 6 inch diameter gravity sewer pipe shall be private. No private sewer system shall use larger than a 6 inch diameter pipe. No public gravity sewer line to be accepted by the City of Santa Fe for permanent maintenance shall be less than 8 inches diameter.
9. No concrete encasement of new or existing public sewer pipe will be allowed unless approved by the City of Santa Fe Wastewater Management Division.
10. Core drilling is required for all new connections to an existing manhole.
11. No public sewer main line or manhole will be allowed under or within a storm water detention/retention pond.
12. Prior to paving over any sanitary sewer lines, submit T.V.tapes and logs, pressure tests, and the engineer's certification to the City's Wastewater Management Division. After the Wastewater Management Division reviews the above listed information, a preliminary manhole inspection will be conducted. When all the items listed above are completed to meet the standards of the Wastewater Management Division, a letter approving paving will be issued in relation to the sanitary sewer. Note: A final manhole inspection will be conducted after the final paving is completed.

*Stan Holland's memo
(D.L.)*

13. All sewer manholes with sewer lines 12 inches in diameter and larger are required to have approved vented and locking manhole covers.
14. Locate wires shall be installed for all sanitary sewers (gravity/force mains). The locate wire must be visible in the manhole or access structure. This will be verified during the preliminary manhole inspection prior to paving. The locate wire is to be a continuous, 12 gauge, solid strand insulated copper wire.
15. Off-road public sewer access will be provided for all public sewer lines and manholes. Access roads are to be a minimum 12 feet wide with a driving surface of 6 inches of compacted base course. No access road shall have a grade greater than 15%. Manholes are to be aligned with the center line of the access road. Sewer easements are to be a minimum of 20 feet in width.
16. Off road sanitary sewer - Call the Wastewater Management Division at 955-4631 for a field review of the grading of all off road sanitary sewer to ensure that the City's maintenance vehicles can access all manholes. The grades may be required to be adjusted based upon this inspection. Additional bank protection may be required based upon a final inspection by the Wastewater Management Division and the project engineer.
17. For Record Drawings, tie manhole to a City of Santa Fe survey monument as part of the final record drawings. Show corrected as-built bearing and distances, slopes, rim and invert elevations and sewer services along the horizontal alignment of the sanitary sewer. For Records Drawings, a separate summary table added to the existing plan sheets or as an additional sheet shall be required. The summary sheet shall list data for the sewer line segments between manholes showing the upstream and downstream manhole with the design segment lengths, slopes and bearings and the as-built segment lengths, slopes and bearings. The summary sheet shall indicate the total number of new public manholes constructed, the total number of connections to existing public manholes, the tie to a City control monument and the total length of as-built public sewer line constructed by size.
18. The Owner/Developer will be responsible for maintaining, repairing and locating the sewer system until City acceptance for maintenance. Damages resulting from a stoppage in any gravity and/or pressure sewer system will be the sole responsibility of the Owner/Developer until a final acceptance letter for permanent maintenance has been issued by the Wastewater Management Division.
19. Water meters will not be placed until a final acceptance letter has been issued by the Wastewater Division for all on-site sanitary sewer needed in order for the project to connect to the sanitary sewer system.
20. 20 foot wide access gates shall be provided at all fences, walls or other obstructions that cross a public sewer line. Access gates to be located within the sanitary sewer Easement.

Stan Holland's memo
(10.2)

21. The Owner/Developer will be responsible for locating each sewer service at the time each lot is ready to connect to the sewer. It is suggested that the Owner/ Developer retain a copy of the television inspection video along with the video logs. Each service shall be clearly marked for each lot at point of connection. All calls received by this Division regarding the location of service will be forwarded to the Owner/Developer.
22. The Contractor shall call the Wastewater Management Division (Douglas Flores at telephone # 955-4613) for a final manhole inspection. This inspection will be isolated to the manholes. The City's Plumbing and Mechanical Inspector's will conduct all other necessary plumbing inspections. Note: The City's Plumbing and Mechanical Inspectors will inspect the individual sewer service taps and laterals, which connect to the public sanitary sewer.
23. The existing sanitary sewer line must be T.V. taped prior to a new service connection being placed as well as taped after the services have been completed. This is to ensure that the existing sanitary sewer line is not damaged and the new service is installed correctly.
24. All costs associated with the operation, maintenance and replacement of grinder pumps for individual lots shall be the responsibility of the lot owner and/or Owners Association. For grinder pumps that connect to a pressure sewer main, the grinder pump will be a model manufactured by Environment-One or a type approved by the City of Santa Fe Wastewater Management Division. For grinder pumps that connect to a gravity main, the grinder pump shall be of a type approved by the City of Santa Fe Plumbing Code.
25. A minimum 12 inches of vertical clearance shall be provided between the sewer line and any storm drain piping.
26. All pressure sewer systems shall be air or hydrostatically pressure tested @ 120 psi for 2 hours minimum. The test is to be witnessed and certified by the project engineer. Prior to being put into service and acceptance by the City of Santa Fe, all pressure sewer system main lines will be filled with water.
27. No public pressure sewer system piping may be installed in a common trench with other utilities.
28. Sewer backflow check valves will be required for all sewer service lateral connections to sewer mains 12 inches or greater in diameter. The sewer service connection must be made at an existing or new manhole. Sewer service connections to sewer mains with pipe size diameter of 12 inches and greater will not be made without approval from the Wastewater Management Division.

*Stan Holland's memo
(D.B.)*

29. Sewer backwater check valves shall be required on private sewer service laterals per the City of Santa Fe Plumbing Code.
30. Any 8 inch public sanitary sewer main line placed with a grade of less than 0.60% shall be removed and reconstructed at the Contractor's expense. All public sanitary sewer main lines with slopes of less than 1% require a minimum Class C bedding with select granular material foundation.
31. All as-built sewer line and manhole data shall be obtained and certified by a licensed surveyor or engineer. As-built data supplied by other than a licensed surveyor or engineer shall not be valid for final as-builts.
32. All existing and new public manholes within a project shall have access for City sewer maintenance equipment. All access is subject to field verification and modification as required by the Wastewater Division prior to final project close out with the City of Santa Fe.
33. All sewer line crossings of rivers, streams, arroyos, drainage channels, etc. shall require a basis of design analysis prepared by a licensed engineer.
34. An approved backflow valve and isolation valve are required on all low pressure sewer service lines as per the City of Santa Fe Standard Sewer Specifications.
35. Terminal flushing connections and in-line flushing connections are required on all low pressure sewer systems. The maximum spacing between in-line flushing connections shall be 500 feet. Distances greater the 500 feet between low pressure sewer in-line flushing connections shall be approved by the Wastewater Division.
36. Sewer backflow check valves are required on private sewer service laterals per the City's Plumbing Code. Final determination shall be made by the City of Santa Fe Plumbing Inspection Division

*Stan Holland's memo
(D.A.)*

City of Santa Fe
memo

DATE: February 16, 2016
TO: Donna Wynant, Land Use Senior Planner, Land Use Department
FROM: Dee Beingessner, Water Division Engineer 
SUBJECT: Case # 2016-04 Estancia de Las Soleras Phase 1C Preliminary Subdivision Plat

An agreement to construct and dedicate will be required to build the proposed mains for the development. A water plan must be submitted directly to the Water Division and an approved water plan will be required for the agreement to construct and dedicate to build new mains. The Water Division has provided comments on preliminary plans which the developer submitted. There are water main connections shown on these plans as existing that have not yet been built and the plans for this case are dependent upon those mains being constructed first.

Fire service requirements will have to be determined by the Fire Department prior to development.



Santa Fe Metropolitan Planning Organization

"Promoting Interconnected Transportation Options"



MEMORANDUM

Date: February 18, 2016
From: Keith Wilson, MPO Senior Planner *KPW*
To: Donna Wynant, Planning and Land Use Department
Cc: Greg Smith, Planning and Land Use Department
John Romero, Engineering Division Director
Sandra Kassen, Traffic Engineering
Richard Thompson, Parks Division Director
Re: **Case #2016-04, Estancia de Las Soleras Unit 1C Final Subdivision Plat**

On the Preliminary Subdivision application (Case# 2015-115) the trails were noted as "10' Trail Maintained by Estancias De Las Soleras HOA". (MPO Exhibit 1)

On the Final Subdivision application the trails are noted as "Private Asphalt Trail (By Others)". (MPO Exhibit 2)

MPO and City Staff met with the Applicant on February 17 to get clarification on what their intentions were for the Trails in this subdivision. The Applicant said at the meeting and followed up with an email on February 18 (MPO Exhibit 3) that their intention for the trails is as follows:

"The trails will be designed as pedestrian walking trails and the surface of the trail will either be asphalt or crusher fines. The trails will be 6-8 feet in width and will not necessarily comply with AASHTO standards. The trails will be private maintained by the Homeowners Association along with the adjoining open space."

The Applicant also mentioned at the meeting that they are considering placing a gate where the trail connects to Rail Runner Road to limit public access to the trail.

These trails are not specifically identified in the Las Soleras Amended Trails Master Plan approved by City Council on September 9, 2015, but the following condition was approved as part of the Amendment Trails Master Plan as follows (MPO Exhibit 4):

- *Connections from Main Trail Alignments into Lots will be expected as part of Development Plans.*

Chapter 14 Section 8.15 (D) outlines the criteria for Public Trail Dedication Requirements (MPO Exhibit 5). Item 1 (c) of this section states:

"(c) Dedication may be required to provide access from new developments to existing or proposed parks, trails, public open spaces and roads."

Staff was not able to come to a resolution with the Applicant regarding the issue of ensuring public access to the trails at our meeting and it was agreed to present the options to Planning Commission.

Subsequent research after the meeting identified an existing condition on the Las Soleras Master Plan related to trails which states (MPO Exhibit 6):

“25. At the time of development for individual tracts, all trails through privately held open space shall be dedicated as public access easements to ensure permanent public access to the Las Soleras non-motorized transportation network.”

MPO Staffs interpretation of this condition is that the proposed trails within this subdivision are required to be dedicated as public access easements.

Based on the exhibits presented above the MPO Staff believes the Planning Commission has the following approval options for these trails:

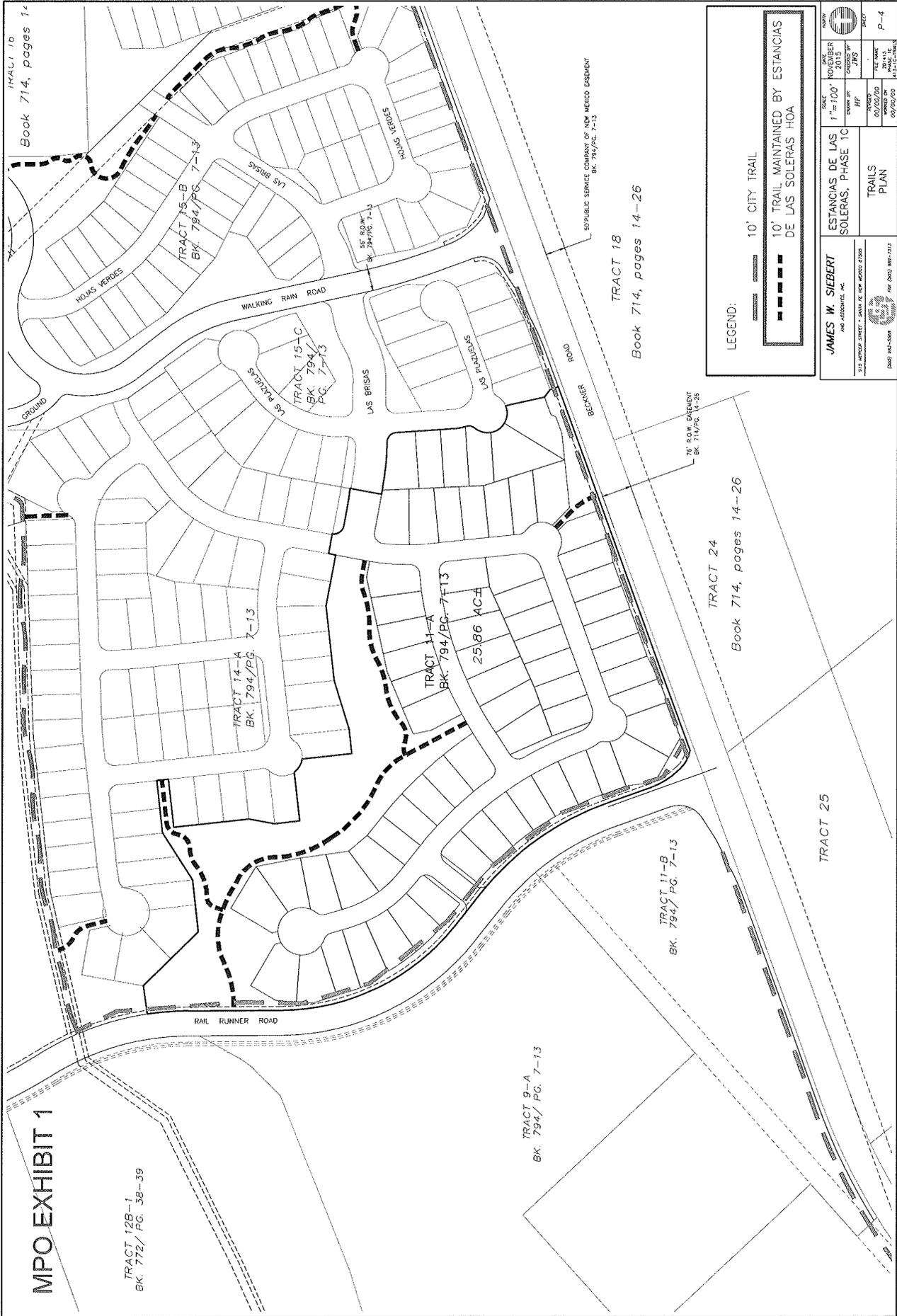
1. Approve the trail design as presented by the Applicant in their email dated February 18, 2016
“The trails will be designed as pedestrian walking trails and the surface of the trail will either be asphalt or crusher fines. The trails will be 6-8 feet in width and will not necessarily comply with AASHTO standards.”

With this option the following two conditions should be applied:

- The applicant shall dedicate to the City a public access easement for non-motorized multi-use trails through the private open space, along the alignment shown on the plat.
 - Maintenance of the trail shall be the responsibility of the Home Owners’ Association
2. Approve the trails designed to meet City Standards (i.e. 10 feet in width and paved)

With this option the following three conditions should be applied:

- The applicant shall dedicate to the City a public access easement for non-motorized multi-use trails through the private open space, along the alignment shown on the plat.
- Maintenance of the trail shall be the responsibility of the City.
- The final design and construction of the trails shall meet AASHTO, MUTCD and ADA requirements to the approval of the Public Works Director and MPO Staff.



Book 714, pages 14-26

MPO EXHIBIT 1

TRACT 12B-1
BK. 772/ PG. 38-39

TRACT 14-A
BK. 794/ PG. 7-13

TRACT 15-C
BK. 794/ PG. 7-13

TRACT 14-A
BK. 794/ PG. 7-13

TRACT 9-A
BK. 794/ PG. 7-13

TRACT 11-B
BK. 794/ PG. 7-13

TRACT 18
Book 714, pages 14-26

TRACT 24
Book 714, pages 14-26

TRACT 25

LEGEND:
 10' CITY TRAIL
 10' TRAIL MAINTAINED BY ESTANCIAS DE LAS SOLERAS HOA

JAMES W. SIEBERT AND ASSOCIATES, INC.		DATE: NOVEMBER 2015		SCALE: 1"=100'	
915 WINDSOR STREET - SANTA FE, NM 87505		PROJECT: ESTANCIAS DE LAS SOLERAS, PHASE 1C		SHEET: 18 OF 18	
TEL: (505) 467-0000		DATE: 11/12/15		SHEET: P-4	
FAX: (505) 467-0000		DATE: 11/12/15		SHEET: P-4	

*Keith Wilson's Memo
Exhibit 1*

MPO EXHIBIT 3

WILSON, KEITH P.

From: Jim Siebert <jim@jwsiebert.com>
Sent: Thursday, February 18, 2016 4:26 PM
To: WYNANT, DONNA J.
Cc: kevin.patton@pultegroup.com; 'Garret Price'; WILSON, KEITH P.
Subject: Estancias de Las Soleras, Unit 1C

Donna

There was some confusion on plan submittals regarding the interior trails shown on the landscape plan. The trails will be designed as pedestrian walking trails and the surface of the trail will either be asphalt or crusher fines. The trails will be 6-8 feet in width and will not necessarily comply with AASHTO standards. The trails will be private maintained by the Homeowners Association along with the adjoining open space.

*James W. Siebert & Associates, Inc.
915 Mercer Street
Santa Fe, New Mexico 87505
(505) 983-5588
(505) 989-7313 Fax*



Santa Fe Metropolitan Planning Organization

"Promoting Interconnected Transportation Options"



MPO EXHIBIT 4

MEMORANDUM

Date: June 18, 2015
From: Keith Wilson, MPO Senior Planner **KPW**
To: Zachary Thomas, Planning and Land Use Department
Cc: John Romero, City Traffic Engineering
Leroy Pacheco, City Trails and Watershed Engineering
Greg Smith, Planning and Land Use Department
Re: **Clarification of Conditions on the Proposed Amendment to the Trails Plan of Las Soleras Master Plan**

This Memo is to provide clarification of the conditions to be placed on the Proposed Amendment to the Trails Plan of the Las Soleras Master Plan that was submitted and included in Exhibit A of the May 14 Staff Memo.

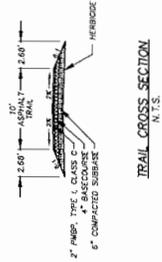
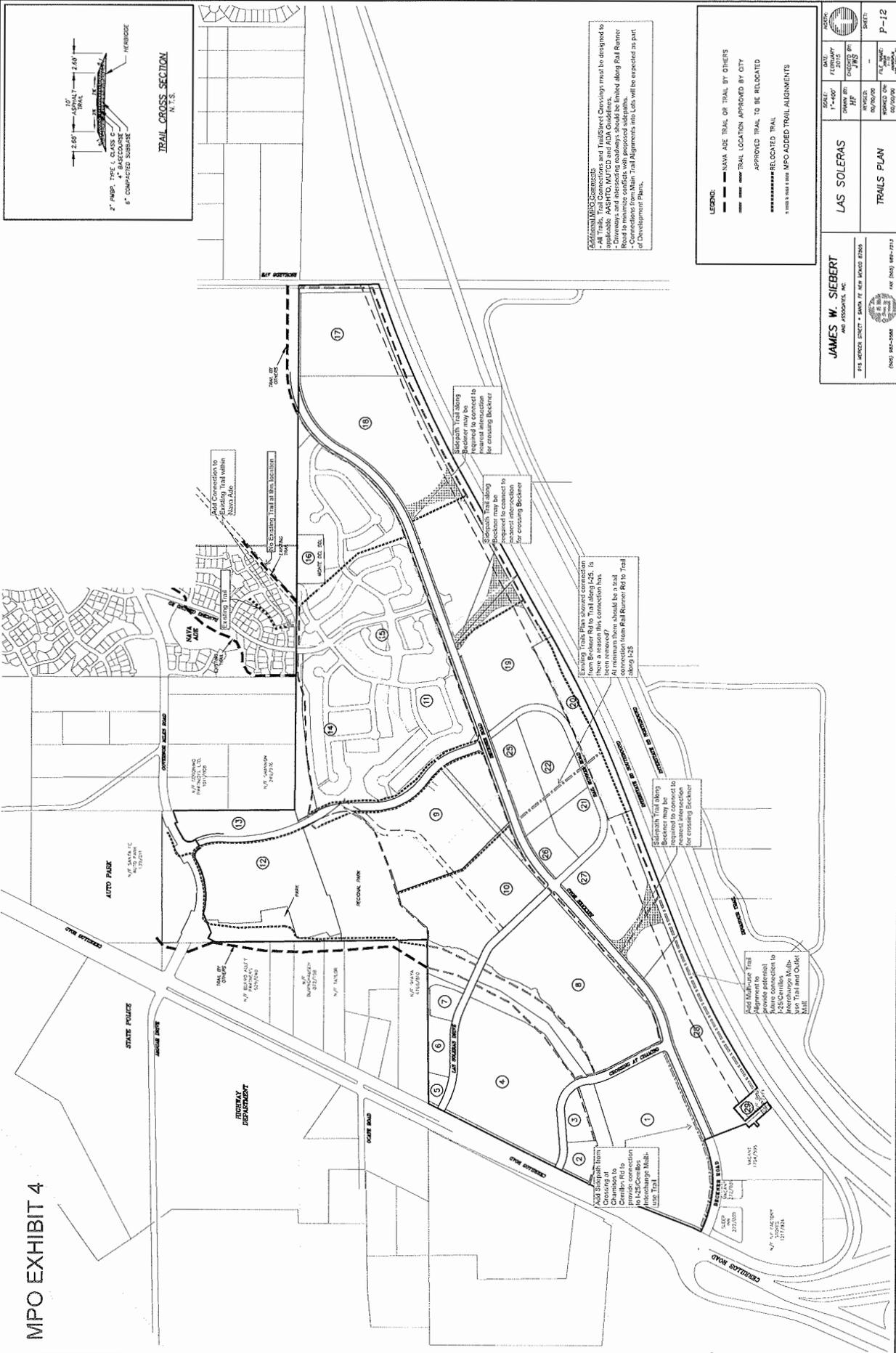
The following conditions are proposed:

- Add a Multi-use Trail ("Sidepath") on the north side of Beckner Road between the Crossing at Chamiso to Cerrillos Road to provide a connection to the I-25/Cerrillos Rd Interchange Multi-use Trail currently under construction.
- Add a Multi-use Trail parallel to I-25 along the southern side of Lots 27, 28 and 29 to provide a potential future connection to the I-25/Cerrillos Rd Interchange Multi-use Trail currently under construction.
- Add a Multi-use Trail from the Trail along I-25 through lots 22 and 25 to connect to the realigned Trail between Lots 9 and 10.
- The Multi-use Trails that intersect with the south side of Beckner Road may be required to be extended to the nearest intersection for crossing of Beckner Road.
- Add a Multi-use Trail Connection to the Existing Trail located between Howling Wolf Ln and Soaring Eagle Ln in Nava Ade.
- All Trails, Trail Connections and Trail/Street Crossings must be designed to applicable AASHTO, MUTCD and ADA Guidelines.
- Driveways and intersecting roadways should be limited along Rail Runner Road to minimize conflicts with proposed sidepaths.
- Connections from Main Trail Alignments into Lots will be expected as part of Development Plans.

Attachments

Original MPO Submittal included in May 14 Staff Memo
I-25/Cerrillos Rd Multi-Use Trail Graphic

MPO EXHIBIT 4



PROFESSIONAL ENGINEER'S COMMENTS:
 - All Trails, Trail Connections and Trail/Street Closures must be designed to comply with ADA, MUTCD and ADA Guidelines.
 - All Trail Connections must be designed to meet ADA Guidelines.
 - Connections from Main Trail Alignments into Lots will be expected as part of Development Plans.

LEGEND:
 - - - - - NAVA AIDE TRAIL OR TRAIL BY OTHERS
 - - - - - TRAIL LOCATION APPROVED BY CITY
 - - - - - APPROVED TRAIL TO BE RELOCATED
 - - - - - RELOCATED TRAIL
 - - - - - TRAIL TO BE ADDED TO MPO ADDED TRAIL ALIGNMENTS

JAMES W. SIEBERT
 AND ASSOCIATES, INC.
 815 W. 10TH STREET - SUITE 717 - WICHITA, KANSAS 67202
 (316) 262-3985

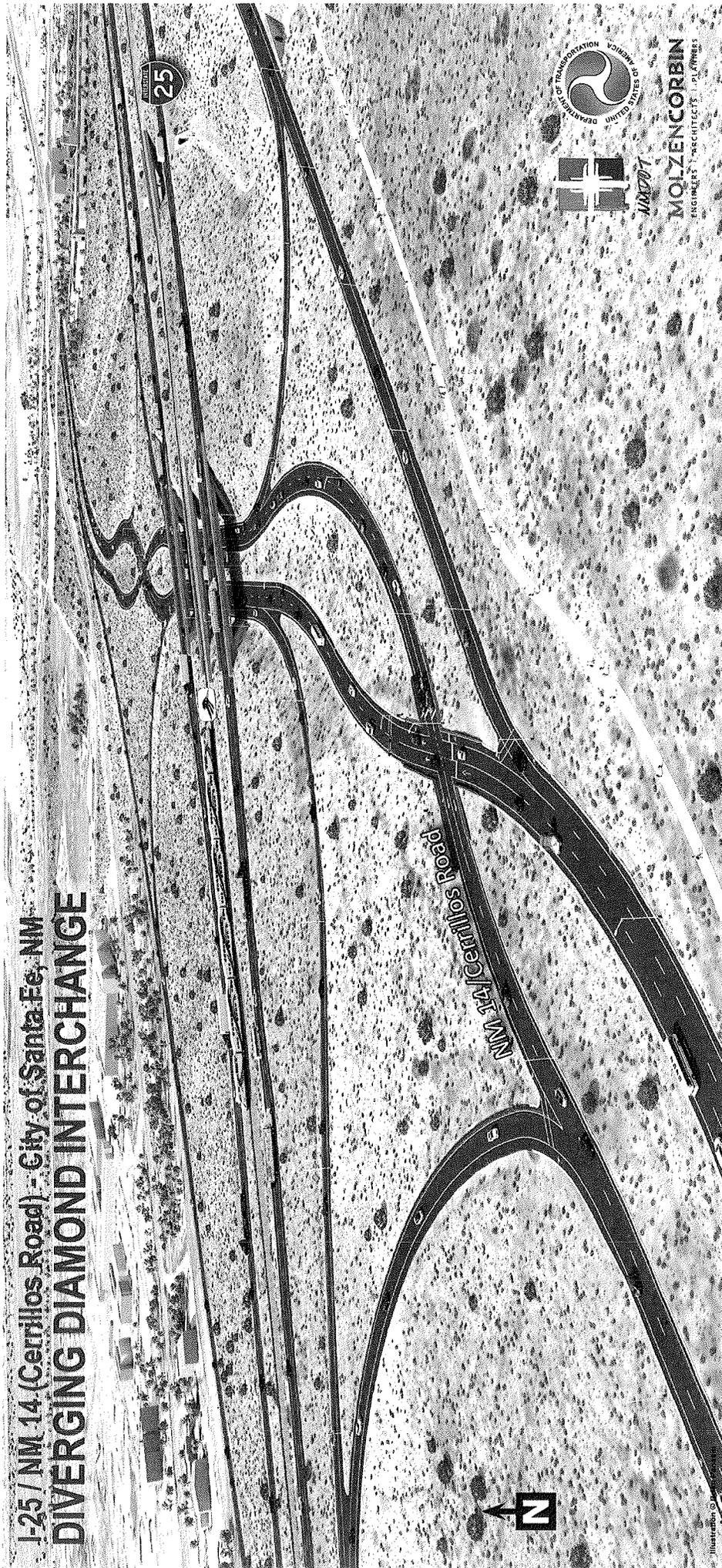
DATE	DESCRIPTION
FEBRUARY 2012	REVISED
JANUARY 2012	REVISED
NOVEMBER 2011	REVISED
SEPTEMBER 2011	REVISED
AUGUST 2011	REVISED
JULY 2011	REVISED
JUNE 2011	REVISED
MAY 2011	REVISED
APRIL 2011	REVISED
MARCH 2011	REVISED
FEBRUARY 2011	REVISED
JANUARY 2011	REVISED

PROJECT: LAS SOLERAS
 SHEET: TRAILS PLAN
 TOTAL SHEETS: P-12

Keith Wilson's memo
 Exhibit 4-2

MPO EXHIBIT 4

I-25 / NM 14 (Cerrillos Road) - City of Santa Fe, NM
DIVERGING DIAMOND INTERCHANGE



MOLZENCORBIN
ENGINEERS ARCHITECTS PLANNERS

*Keith Wilson's
memo
Exhibit 4(3)*

MPO EXHIBIT 5

14-8.15 DEDICATION AND DEVELOPMENT OF LAND FOR PARKS, OPEN SPACE, TRAILS AND RECREATION FACILITIES

(Ord. No. 2011-37 § 11)

D) Public Trail Dedication Requirements

(Ord. No. 2014-31 § 43)

(1) Dedications to the *city* for public trails are required wherever an adopted plan shows a public **trail** within or along the *property* line of a *parcel* to which this Section 14-8.15 applies.

(a) Public trails shown on an adopted plan include those indicated on the *General Plan*, the Parks, Open Space, Trails and Recreation Master Plan, the Metropolitan Bicycle Master Plan; trails shown on master plans and *development* plans adopted for specific areas of the *city*, and other plans duly adopted by the *city*.

(b) Determination of whether the dedication is by easement or by dedication of fee simple land is made by the *city* at the time of dedication.

(c) Dedication may be required to provide access from new *developments* to existing or proposed parks, trails, public *open spaces* and roads.

(d) The *city* may, at its discretion, also require **trail** dedication where it can be demonstrated that public **trail** use has occurred continuously for a period of ten years or more, as demonstrated by *city* staff through aerial photography, which may be supplemented by written testimony from affected parties.

(2) Staff shall determine the width of the required dedication based on the type of **trail**, existing topography and current *city* standards. The alignment of the **trail** may be modified by staff from that shown in an adopted plan to accommodate preservation of natural resources, address drainage and topography, improve public access or accommodate design goals of the *property owner*, as long as the connections between *public rights-of-ways*, *open space* or parks shown on the adopted plan are accomplished.

(3) The dedication for the **trail** shall be shown on the subdivision *plat* or final *development* plan. If the area dedicated for a **trail** is in partial fulfillment toward the regional park land dedication requirements, the *city* at its discretion may prorate the fee that would ordinarily be required.

(4) The developer is responsible for the design and construction of the **trail** in accordance with the *city's* non-motorized multiuse **trail** standards or other applicable standards for specialized trails, as determined by the Public Works Director. Inspection and acceptance by the *city* is required for all public **trail** improvements.

(5) The *city* is responsible for maintenance of public trails located on land dedicated to the *city*. Trails within dedicated easements may be maintained by the *city*, the *property owner* or *owners' association* as determined at the time of dedication.

Source: <http://clerkshq.com/default.ashx?clientsite=Santafe-nm>

Keith Wilson's
memo
Exhibit 5

City of Santa Fe, New Mexico

Planning Commission

Exhibit C

**Final Subdivision Plat
Planning Commission Approvals**

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

Case #2015-115

Estancia de Las Soleras Phase 1C Preliminary Subdivision Plat

Owner's Name- Pulte Group

Agent's Name- James W. Siebert and Associates

THIS MATTER came before the Planning Commission (Commission) for hearing on January 7, 2016 upon the application (Application) of James W. Siebert and Associates as agent for Pulte Group (Applicant).

The Applicant seeks the Commission's approval of the preliminary subdivision plat for 67 lots located on 25.86+/- acres, Tract 11A of the Las Soleras Master Plan. Tract 11A is zoned R-6 (Residential, 6 units per acre). The plat is the final unit of Phase 1 of the overall Pulte residential development. The request requires a variance request for the disturbance of slopes over thirty percent.

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

FINDINGS OF FACT

1. The Commission heard reports from staff and received testimony and evidence from the Applicant and there was one member of the public in attendance to speak.
2. Pursuant to Code § 14-2.3(C)(1), the Commission has the authority to review and approve or disapprove subdivision plats.
3. Pursuant to Code § 14-3.7(A)(1)(b) subdivision of land must be approved by the Commission.
4. Code § 14-3.7 (B)(1) requires applicants for preliminary plat approval to comply with the pre-application conference procedures of Code § 14-3.1(E).
5. Pursuant to Code §14-3.1(E)(1)(a)(ii), pre-application conferences are required prior to submission of applications for subdivisions unless waived.
6. A pre-application conference was held on the entire Pulte Application on October 30, 2014 in accordance with the procedures for subdivisions set out in Code § 14-3.1(E)(2)(a) and (c).
7. Code § 14-3.7(B)(2) requires compliance with the early neighborhood notification (ENN) requirements of Code § 14-3.1(F) for preliminary subdivision plats and provides for notice and conduct of public hearings pursuant to the provisions of Code §§ 14-3.1 (H), and (I) respectively.
8. Code §§ 14-3.1(F)(4) and (5) establish procedures for the ENN.
9. The Applicant conducted an ENN meeting on the entire Pulte Application on December 16, 2014 at the Genoveva Chavez Center in accordance with the notice requirement of Code § 14-3.1(F)(3)(a).

10. The ENN meeting was attended by the Applicant and City staff; there were 60-70 members of the public in attendance and concerns were raised.
11. Code § 14-3.7(C) sets out certain findings that must be made by the Commission to approve a preliminary subdivision plat.
12. The Commission finds the following facts:
 - a. *In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.* The proposed subdivision complies with this standard, subject that the applicable standards for the requested variance is met.
 - b. *The Planning Commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed.* The land to be subdivided meets applicable standards and is suited to the residential density proposed.
 - c. *All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).* The proposed plat complies with applicable standards of Chapter 14, Article 9.
 - d. *A plat shall be not approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.* The proposed plat does not create or increase any nonconformity with the applicable standards of Chapter 14, subject to approval of the requested variance.
 - e. *A plat shall be not approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with the applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.* The proposed plat will not create a nonconformity with any other chapter of the Santa Fe City Code.
13. Code § 14-8.2(D)(2) sets out certain findings that must be made by the Commission to approve a variance criteria.
14. The Commission finds the following facts:
 - (a) special circumstances exist, in that there is a drainage within Unit 1C that traverses the property with steep banks on either side of the drainage and the slopes that exceed thirty percent are located along this drainage; (b) special circumstances make it infeasible to develop the land as there are safety factors associated with the steep slopes on the banks of the drainage that prevent reasonable and safe access from the road and lots to the pedestrian trail in the linear open space area shown on the subdivision plans; (c) the proposed density and lot sizes are consistent with that of nearby Nava Ade and other phases of Las Soleras; will not exceed that is allowed on other properties in the vicinity that are subject to the Ordinance in that the size of the proposed addition and extent of proposed grading are generally consistent with the development of other nearby lots; (d) the variance is the minimum variance that will make possible the reasonable use of the Property as the variance is for seven areas of slopes ranging from 120 square feet and this represents .004 of the total area of Unit 1C; and (e) the variance is not contrary to the public interest, as providing access to open space areas and encouraging people to walk and exercise is an asset to the public interest.

15. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings (Staff Report) together with a recommendation that the preliminary subdivision plat be approved, subject to certain conditions (the Conditions) set out in such report.
16. The information contained in the Staff Report along with Exhibits B, B1 and B2 is sufficient to establish that the Applicable Requirements have been met.
17. Code § 14-3.7(B)(3)(b) requires the Applicant to submit a preliminary plat prepared by a professional land surveyor, together with improvement plans and other specified supplementary material and in conformance with the standards of Code § 14-9 (collectively, the Applicable Requirements).

CONCLUSIONS OF LAW

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

General

1. The proposed preliminary subdivision plat was properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements.
2. The Applicant has complied with the applicable pre-application conference and ENN procedure requirements of the Code.

The Preliminary Subdivision Plat & Variance

3. The Commission has the authority to review and approve the preliminary plat and variance subject to conditions.
4. The Applicable Requirements have been met.

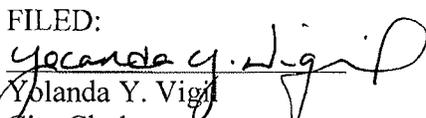
WHEREFORE, IT IS SO ORDERED ON THE 4th OF FEBRUARY 2016 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE

That the Applicant's requests for preliminary subdivision plat and variance request is approved, subject to Staff conditions.



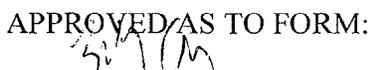
Vince Kadlubek
Chair

2-4-16
Date:

FILED:


Yolanda Y. Vigil
City Clerk

2-8-16
Date:

APPROVED AS TO FORM:


Zachary Shandler
Assistant City Attorney

2/4/16
Date:

H. OLD BUSINESS

There was no old business.

I. NEW BUSINESS

1. **Case #2015-115. Estancia de Las Soleras Phase 1C Preliminary Subdivision Plat.** James W. Siebert & Associates, agent for the Pulte Group requests approval of a Preliminary Subdivision Plat for 67 lots located on 25.86 acres on Tract 11A in the Los Soleras Master Plan which is zoned R-6 (Residential – 6 units per acre). The plat is the final unit of Phase 1 of the overall Pulte residential development. The subdivision requires a variance request for the disturbance of slopes over 30 percent. (Donna Wynant, Case Manager)

STAFF REPORT

A Memorandum dated December 29, 2015 from Ms. Donna Wynant, Senior Planner, for the January 7, 2016 Planning Commission is attached herewith to these minutes as Exhibit 4. Please refer to this exhibit for details concerning the Staff Report for this case.

Ms. Wynant apologized for including the memo from Affordable Housing which was meant for the next case instead of this one.

Ms. Wynant said she usually presents visuals for the Commission but didn't this time because the Applicant will be doing that to put things in a proper context and show the locations of various parts of the development.

QUESTIONS TO STAFF

There were no questions to Staff.

APPLICANT'S PRESENTATION

Mr. James Siebert, 915 Mercer, was sworn and asked the Commission's permission to provide an overview of Estancias de las Soleras, including how it came about and evolved, particularly for the benefit of the new Commissioners.

Chair Kadlubek gave permission.

Mr. Siebert presented the entire development details, pointing out the location and the boundaries. He pointed out the one-story and two-story homes shown in yellow part on the display board and the next

phase which is traditional family homes. The idea is that this area is not restricted. All dwellings in that phase are one-story structures and designed to accommodate people with disabilities.

The development started originally with R-21 zone density and then down-zoned after discussions with Nava Adé and they were supportive of the agreement with less density.

He showed the open space in which there are high voltage lines that are to be relocated and he pointed out Beckner Road. The circles on the display represent detention ponds whose depths would be a maximum of 3' deep. The dotted lines represent trails. Railrunner Road down to Richards Avenue. In terms of Beckner Road, it will be a four-lane roadway and continue as an extension over to Richards Avenue. Monte del Sol School has one-way in and one-way out, causing backups. By completing the road, it provides secondary access to take care of that traffic problem.

Some sewer and existing water lines will have to be replaced. The existing sewer line serves Nava Adé and Las Soleras will use that line.

QUESTIONS FROM THE COMMISSION

Commissioner Greene asked if he had a site plan of the entire development that includes the second project on this agenda.

Mr. Siebert said Ron Witherspoon will provide that description in the Affordable Housing project. For the affordable housing here, Pulte is providing for six single-family dwellings within this part and the rest will be presented later tonight. He noted that Sharron Welsh, the Santa Fé Housing Trust Director was in attendance.

Commissioner Greene noted that Las Brisas Road that connects 1 a and 1 b, somewhat connects into this phase and asked if it was specific to this case.

Chair Kadlubek asked if there were other general questions about the Las Soleras overall development to be asked first and then discuss this specific phase.

Commissioner Hogan commented that the Staff report says in September there will be substantial changes to the original Las Soleras Master Plan. He asked if Mr. Siebert could summarize those.

Mr. Siebert explained that there are two types of zoning: R-12 and R-21. The significant changes are that Walking Rain became a major roadway coming in from Monte del Sol. But the neighbors did not want a major route directly into Nava Adé There are 18 driveways onto Dancing Ground. So Pulte respected that and built the main thoroughfare to the school. The original Railrunner Road had a different alignment and Dancing Ground came into Railrunner Road. The high voltage lines there also changed the configuration.

Chair Kadlubek asked if the down zoning was primarily a market change.

Mr. Siebert agreed.

Commissioner Greene said his question was about how Las Brisas connected these three phases but that could be addressed later.

Mr. Siebert showed where Railrunner Road will be confronted. The Traffic Division looked at the primary points. He pointed out several access points. All the roads are being built to City standards. He indicated where the water line will be placed.

PUBLIC TESTIMONY

Mr. Steve Burns was sworn. He said he is resident of Nava Adé and saw the notification of this meeting and had to ask, with all due respect, if this is the public meeting where we are supposed to find out about the project but can't because it is presented only to the Commission and not to the public. And we don't have all the submissions that the Commissioners have. He would have liked to see the drawings to see where it is in relation to his house. Perhaps he was the only one who came tonight.

Chair Kadlubek said this is Phase 1 C.

Mr. Burns asked if 1A and 1B would be presented later.

Mr. Smith explained to him that they have been approved already.

Mr. Burns said he would raise the issue again. The grading and drainage plan will channel all the water through the open space and toward Nava Adé and ending at the last detention basin when it gets to his house and a pipe behind his house into the arroyo to the west. So the point of concern is that while it has been identified and designed by competent engineers and the speed of storm water has been reduced but the overall quantity channeled through the system will be exponentially increased. It is designed for a 100-year event but a 200 year or 500-year event would overwhelm this and create flooding not only in his house but on a massive number of homes. If it fails, it will be a big problem and the liability for that will be on the Commission for approving this.

There were no other speakers from the public and Chair Kadlubek closed the public hearing.

COMMISSION DISCUSSION

Commissioner Propst noted that the Commission did hear from the Applicant last time about the drainage issue but asked if he could address the comments they just heard.

Mr. Siebert said the engineer is here and he would like for Mr. Arfman to speak to it the issue again.

Mr. Fred Arfman was sworn. He said he was the designer for the engineering of the various phases as

well as of the backbone infrastructure for the master developer including Beckner, Railrunner and various drainage components. One of the tasks was to solve the hydrology issue. What Beckner Road does is bisect the property and there is a designed storm drain that will collect water generated to the south of Beckner. It is a large drainage area and the waters are intercepted by the storm drain and diverted to an arroyo to the southwest where they are discharged to an energy dissipater and goes to a natural course. That significantly decreases the amount of water that would run into the existing developments, the Monte del Sol School that has flooded in the past. The drainage pattern is to the west of that school and is the one intercepted by some storm drains but is also being diverted. Nava Adé has a drainage easement from the disrepaired channel that runs through their development. That has been neglected and it has failed. So at the ENN meetings, Pulte was asked to consider that. So Pulte has reduced the historical rate of flow from 143 cfs flood rate from down to 2 cfs. The rest of the water (43 cfs) to the south of Nava Adé and into another drainage course. It has been engineered and it is safe and will be maintained and he felt they have solved the possible flooding issue in Nava Adé and also provided for a safe discharge of waters to the site into the historical drainage patterns.

Commissioner Hogan said in the landscape plan, he appreciated the way the drainage ponds contribute to the open space and the landscape around the trails. He asked if this is all added plants for the open space portion.

Mr. Siebert agreed.

Commissioner Hogan asked how these trails connect to the outside trail system.

Mr. Siebert said first about the drainage issue that the City is in agreement with the drainage studies.

He explained that the Arroyo de los Chamisos Trail comes in at Governor Miles and through Las Soleras on the west side and parallels the east side of the Arroyo de los Chamisos. These trails are designed to connect into those trails. The Arroyo de los Chamisos Trail begins at Santa Fé Place and continues under Cerrillos Road for the trail and connects with Tierra Contenta. So these trails are designed to connect with the extensive trail system.

Commissioner Hogan reasoned that the residents of this development will be able to access those trails and the larger trail network.

Mr. Siebert agreed.

Commissioner Kapin noted regarding the trail design that it looks like the trails go over the cul de sac at the top of the project. She asked if they could consider connecting from the cul de sac directly to the trail or if there was any reason why no connecting was done there.

Mr. Siebert said that was in error. He clarified that it does connect in the plan but there is an error in the drawings. They forgot to show that connection.

Chair Kadlubek asked about the grading variance for the slopes, what the issue is there and how it affects that access to the trails.

Mr. Siebert said the issue is that they have one drainage in the open space that does have steep slopes and to prevent people walking off of them they want to shape them to prevent the danger. It is a minor variance but it is a safety standpoint. The variances affect only 800 to 1,400 square feet. So it is very minor.

Chair Kadlubek read from the topography report. He acknowledged it is recommended for approval but he got mixed messages in the staff report. So he asked how the Staff felt about the access to trails.

Mr. Smith explained that it is not clear there is an alternative to the variance. Safety on the trails is an appropriate argument for minor variances that does not cause Staff discomfort and it is a worthy justification.

Commissioner Greene pointed out that if this was a road going through the 30% slope, it would not necessarily need a variance. So regarding the traffic, the variance, the road connectivity of Las Brisas; if it connected more directly to Railrunner Road, as opposed to little neighborhood streets that will become cut-through streets, it would solve the variance and connectivity and probably relieve Nava Adé of a little traffic also. From 1 A to 1 B to 1 C, Las Brisas has three different profiles and then it dead ends into this neighborhood. Then the road snakes through and then will collect all of this neighborhood and the next phase to the north will run right through that neighborhood. So It would solve those traffic issues. He asked if there is any reason Las Brisas was not connected through and changes profile three times in three phases.

Mr. Siebert said if you run it through, you run into granite. We are trying not to create too much direct traffic through there. He indicated a point where it is fixed. A lot of thought went into the road system.

Commissioner Greene said regarding the development to the north that he thought there will be a lot of directed traffic there and it dead ends in one direction. And if it goes through, it dumps it onto Railrunner Road.

Mr. Siebert said they tried to keep that whole area open.

Commissioner Greene saw that as a main connector to keep it out of Nava Adé.

Commissioner Propst asked if Beckner is a main connector to be built out.

Mr. Kevin Patton, Pulte Director of Land Development and Professional Engineer, was sworn. He explained that Phase 1 C is age-targeted (and no longer gated) and it promotes pedestrian movement. The purpose is not to focus on a vehicle. Dancing Ground is a specific street for vehicles to be funneled into and is why they have the traffic circle at Dancing Ground and Beckner there. They don't have homes backing onto Dancing Ground and that promotes a trail network on each side. As it heads to the west, they actually do want roads to stop and don't want major traffic through there. It goes from Dancing Ground to

Beckner or down to Railrunner to prevent high speeds through those neighborhoods -- especially as it is age-targeted. It is better for security and promotes pedestrian traffic.

Commissioner Greene gave Pulte credit for the trails. That same detail could happen on the other side of Las Cazuelas to increase the connectivity and it wouldn't reduce the size of the lots very much. They are oversized lots and have less density and this could easily have additional space along Railrunner and Beckner. It would help to allow for some wider space there and could have city trails and still not interfere with a one-story house on a third of an acre.

Mr. Patton said they did provide a buffer and are not backing walls directly up to the right-of-way. The plan shows that open space maintained by the HOA. They are at 10 - 15 feet for that space and it means they can meander the trail in that open space.

Commissioner Greene asked about the height of the walls at the back side of houses.

Mr. Patton said they would be between 5 and 6 feet - probably closer to 5 feet.

Commissioner Greene said all yard walls along Roadrunner and Beckner should be no higher than 5 feet.

Commissioner Propst asked if that was in the Commission's mandate here.

Mr. Smith said the City code has a maximum of six feet; more if part of a retaining wall. But if the Commission feels it is important to restrict that more, it is the Commission's prerogative.

Commissioner Greene explained that he would like to avoid the canyon effect of Zia Road and the Commission might be able to limit it to 5 feet.

Mr. Smith added that there is a provision in the Code that has specific screening requirements. Since this is preliminary, the Commission could require them to present that in the final plan.

Commissioner Propst agreed that is a good idea.

Chair Kadlubek to staff to clarify the process for the Commission to place an additional condition when approving a case.

Mr. Smith said the Staff takes notes during the consideration regarding possible conditions that are being discussed and when a motion to approve is made, the maker can include or not include conditions at the time of the motion.

Commissioner Hogan said for counterpoint, that those privacy walls are important for the residents. There is a big difference between 5 and 6 feet. At 5 feet, people can see into back yards. They have used landscaping for buffers. It doesn't look like this would have a canyon effect. He would be reluctant to limit those walls to 5 feet. Commissioner Propst agreed.

Commissioner Kapin referred to page 2 at the bottom of the staff report and quoted from it. She asked if those conditions listed don't appear already in the list of conditions.

Mr. Smith explained that the section was copied from a previous report and he apologized for including that in this case. It was not intended.

Chair Kadlubek asked if Mr. Siebert had reviewed the conditions.

Mr. Siebert said he did and they agree with them. He understood the concern about the corridor and they will have cross-sections presented when they come back. It will be different from other developments.

Commissioner Hogan asked for the applicant at final review to present larger graphic drawings that show the trail connections to the larger regional network so the Commission could see that in context.

Chair Kadlubek agreed with Commissioner Greene in looking at the "14 a area" - to show the area above. It does seem to be congested there. Maybe the Commission could look at that specifically when it comes forward again

Chair Kadlubek recapped the discussion. The Commission would like trail connections shown at the cul de sac, cross-sections of Beckner and Railrunner areas; and large graphic drawings showing how the trails connect to the network.

ACTION OF THE COMMISSION

Commissioner Hiatt moved to approve the case, subject to the conditions of approval and technical corrections as outlined in Exhibit A, including a requested variance to permit the disturbance of slopes greater than thirty percent. Commissioner Hogan seconded the motion and it passed by unanimous voice vote.

- 2. Case #2015-116. Pulte SFHP Development Plan.** James W. Siebert & Associates, agent for the Pulte Group requests approval of a Preliminary Development Plan for the construction of an 87-unit affordable housing development on Tract 9-A-2 within the Las Soleras Master Plan. The 4.5 acre parcel is zoned R-21 (Residential – 21 units per acre) (Noah Berke, Case Manager)

STAFF REPORT

Mr. Burke presented the staff report for Case #2015-116, Pulte SFHP Development Plan. Please refer to the report incorporated herewith to these minutes as Exhibit 4 for details of his report.

Mr. Smith said the additional conditions were just distributed to the Commissioners. It is perhaps to be labeled in the record as Exhibit B-2.

City of Santa Fe, New Mexico

Planning Commission

Exhibit D

**Final Subdivision Plat
Applicant Submittals**

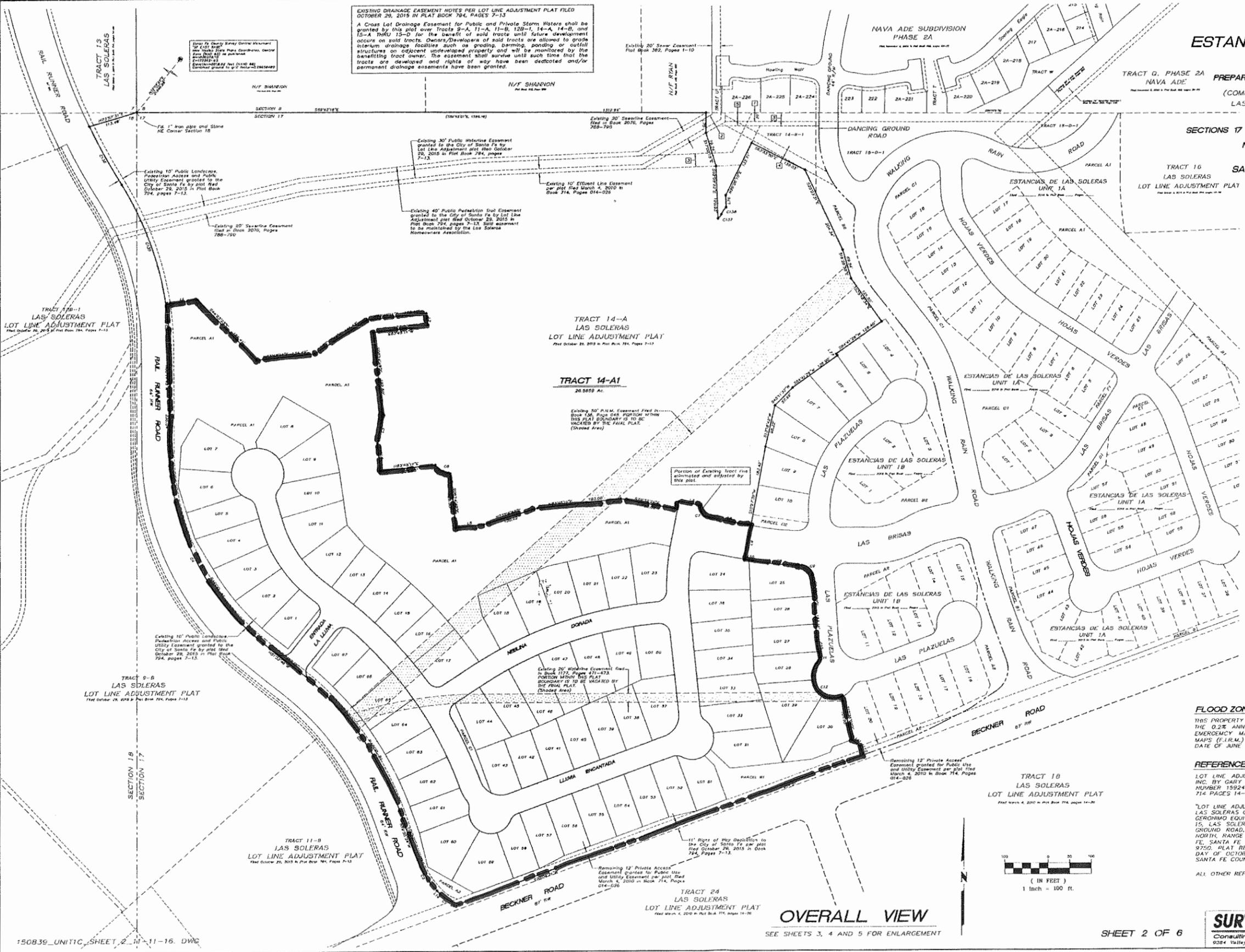
**FINAL PLAT OF
ESTANCIAS de Las SOLERAS
UNIT 1C**

PREPARED FOR PULTE GROUP OF NEW MEXICO, INC.
(COMPRISING EXISTING TRACTS 11-A AND 14-A
LAS SOLERAS LOT LINE ADJUSTMENT PLAT)

SITUATE WITHIN
SECTIONS 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO
JANUARY, 2016

**EXISTING DRAINAGE EASEMENT NOTES PER LOT LINE ADJUSTMENT PLAT FILED
OCTOBER 29, 2015 IN PLAT BOOK 794, PAGES 7-13**
A Cross Lot Drainage Easement for Public and Private Storm Waters shall be granted by this plat over Tracts 9-A, 11-A, 11-B, 12B-1, 14-A, 14-B, and 15-A THRU 15-D for the benefit of said tracts until future development occurs on said tracts. Owners/Developers of said tracts are allowed to grade interim drainage facilities such as grading, berms, ponding or outfall structures on adjacent undeveloped property and will be monitored by the benefiting tract owner. The easement shall survive until such time that the tracts are developed and rights of way have been dedicated and/or permanent drainage easements have been granted.

San Juan County Survey Control Instrument No. 1111-10-1000
San Juan State Public Commission Order No. 2010-10-1000
San Juan County Survey Control Instrument No. 1111-10-1000
San Juan State Public Commission Order No. 2010-10-1000



- EASEMENT DESCRIPTION**
- Existing 20' Public Waterline Easement granted to the City of Santa Fe by Lot Line Adjustment Plat filed October 29, 2015 in Plat Book 794, Pages 7-13.
 - Existing 30' Public Waterline Easement granted to the City of Santa Fe by Lot Line Adjustment Plat filed October 29, 2015 in Plat Book 794, Pages 7-13.
 - Existing 30' Public Pedestrian Trail Easement granted to the City of Santa Fe by Lot Line Adjustment Plat filed October 29, 2015 in Plat Book 794, Pages 7-13. Said easement to be maintained by the Las Soleras Homeowners Association.
 - Existing 20' Public Sanitary Sewer Easement granted to the City of Santa Fe by Lot Line Adjustment Plat filed October 29, 2015 in Plat Book 794, Pages 7-13.
 - Existing 10' Public Effluent Line Easement granted to by Lot Line Adjustment Plat filed October 29, 2015 in Plat Book 794, Pages 7-13.

FLOOD ZONE
THIS PROPERTY LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) # 55049C03070 AND 35049C03090, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008.

REFERENCE DOCUMENTS
LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC. BY GARY E. DAWSON, NMLS 7014, PLAT RECORDED AS INSTRUMENT NUMBER 1592455 ON THE 4TH DAY OF MARCH, 2010 AND PLAT BOOK 714 PAGES 14-26, IN THE SANTA FE COUNTY CLERKS OFFICE.
LOT LINE ADJUSTMENT PLAT PREPARED FOR LAS SOLERAS DEL SUR, LLC, LAS SOLERAS COMMUNITY DESIGN, LLC AND GROUNDWATER EQUITIES, LLC, COMPRISING EXISTING TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS AND PORTIONS OF RAIL RUNNER ROAD AND DANCING GROUND ROAD, SITUATE WITHIN SECTIONS 7, 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO PREPARED BY RUSS P. HUGG, NMLS 9750 PLAT RECORDED AS INSTRUMENT NUMBER 1776342 ON THE 29TH DAY OF OCTOBER, 2015 IN PLAT BOOK 794, PAGES 7 THRU 13, IN THE SANTA FE COUNTY CLERKS OFFICE.

ALL OTHER REFERENCE DOCUMENTS AS NOTED HEREON.

SHEET
3
OF 44

SURVTEK, INC.
Consulting Surveyors
6284 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-887-3388 Fax: 505-887-3377

OVERALL VIEW
SEE SHEETS 3, 4 AND 5 FOR ENLARGEMENT

SHEET 2 OF 6



**ESTANCIAS de LAS SOLERAS
FINAL SUBDIVISION,
UNIT 1C REPORT**

**PREPARED FOR
THE PULTE GROUP
OF NEW MEXICO**

**PREPARED BY
JAMES W. SIEBERT & ASSOC., INC**

JANUARY 15, 2016

PROJECT HISTORY

On September 9, 2015 the City Council approved various requests to allow for Pulte Homes to develop a subdivision consisting of 300 homes. The various approvals are shown below:

- Las Soleras Master Plan Amendment
- Pulte General plan amendment
- Rezoning
- lot line adjustment
- Las Soleras electrical line relocation
- Phase 1 (Units 1-A and 2-A) preliminary plat.

The final plat for Phase 1 (units 1-A and 1-B) was approved by the Planning Commission on November 5th, 2015. The preliminary plat for Unit 1-C along with a variance to disturb slopes over 30% was approved by the Planning Commission on January 7th, 2016.

OWNERSHIP AND LEGAL LOT OF RECORD

The properties which are the subject of the preliminary plat are currently under the ownership of Las Soleras Oeste Ltd. Company and Las Soleras Center LLC. Prior to recordation of the plat the land will be purchased and deeded to the Pulte Group of New Mexico. The legal lot of record is created by the Lot Line Adjustment plat, recorded on October 29, 2015, in Book 594, Pages 007-013 of the records of the Santa Fe County Clerk. A reduction of the recorded plat is found in Appendix A.

PROJECT LOCATION

The 25.8634 acres comprising Unit 1C of the Estancias de Las Soleras subdivision is located north of Beckner Road and east of the realigned Rail Runner Road. Figure 1 is a description of the boundary of Unit 1-C of the project showing its relationship to the realigned Rail Runner Road, Beckner Road and Units 1-A and 1-B of Estancia de Las Soleras.

SUMMARY DESCRIPTION

This phase of the Estancia de Las Soleras project consists of 25.8634 acres with 67 lots located within the Age Targeted segment of the Pulte product. A secondary access is provided to Rail Runner Road from this phase of the development.

Figure 1

EXISTING CONDITIONS

Existing development on the subject property is limited to major utility lines. There is a City main water line that traverses the property and will be relocated as part of the construction improvements for Units 1-A and 1-B. Located within the open space to the northwest corner of the subject property is a 10 inch sewer line that currently serves Nava Ade. There is also a PNM overhead electric transmission line that currently cuts diagonally through the property. The Pulte Group will relocate this electric transmission line paralleling the alignment of Beckner Road then turning north along the open space corridor connecting to the existing transmission line at the north end of the boundary of Estancia de Las Soleras. A separate utility permit application will be submitted to relocate the water line and electric transmission line.

ROAD ALIGNMENT CONSIDERATIONS

The connection of Lluvia Encantada and Entrada la Lluvia to Rail Runner Road offers the secondary access that is required once a development exceeds 29 dwellings. Rail Runner Road would have to be extended from Beckner Road to Entrada Lluvia to provide the necessary circulation to satisfy the secondary access requirement.

The engineering plans for Rail Runner Road and Beckner Road are submitted under a separate application. Beckner Road must be constructed to Richards Avenue as part of the improvements required for phase 1-A and 1-B.

DEVELOPMENT REQUEST

An application is submitted for final subdivision plat for a 67 lot subdivision on 25.8634 acres. Phase 1-C will commence construction prior to the home build out of Phase 1-A and 1-B. It is estimated that utilities and road construction will begin in the first quarter of 2017.

RESPONSE TO SUBDIVISION CRITERIA

Below is the response to the five criteria set forth in 14-3.7(C) of the Santa Fe City Code.

1. *In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.*

An archaeological report has been prepared for this section of Las Soleras. No sites of historical significance were found within any of the tracts that are included within the existing or future platted areas of this project. The only above ground feature associated with this subdivision is the electric transmission line for PNM. The predominant vegetation on the subject tracts is One-Seed Juniper and native grasses. There is a major drainage that is located at the far north end of Tract 14. This drainage will be maintained as part of the open space for the development. This drainage is not a designated 100 year flood plain by FEMA.

2. *The Planning Commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, or for other uses that may increase danger to health, safety or welfare or aggravate erosion or endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection overlay District) and Section 14-8.3 (Flood Regulations.)*

Tract 15 was approved at a density of 12 residential dwellings per acre. The plan for Tract 15 shows a density of approximately 3 dwellings per acre or one-quarter of the permitted density allowed by the underlying zoning. City departments have reviewed the preliminary engineering plans for 1-C in conjunction with the application for preliminary plat. Staff comments have been addressed in the application for the final plant. Flooding is not a concern in the area of the Las Soleras Master Plan. It is the opinion of the applicant that there is nothing in the development of the property that would detrimental to public health, safety or welfare or that would produce unsatisfactory living conditions.

3. *All Plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements, and Dedications Standards).*

Every effort has been made to insure that subdivision of land for Tract 15 complies with Chapter 14, Article 9. The variance from the City slope standards was approved by the Planning Commission at the time of preliminary plat review.

4. *A plat shall not be approved that creates nonconformity or increases the extent or degree of an existing nonconformity with the provision of Chapter 14 unless a variance is approved concurrently with the plat.*

A variance for the disturbance of slopes greater than 30 percent has been previously approved by the Planning Commission. The disturbance of slopes greater than 30 percent represents .004 of the land area of the subdivision. The approved variance was a minimum easing of the regulatory standards.

5. *A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.*

This plat does not create any non-conformity to the subdivision regulations or any other chapters of the City Code.

UNIT 1-C PRELIMINARY PLAT RESPONSE TO CONDITIONS OF APPROVAL

Fire Marshal: *I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) 2009 Edition. Below are the following requirements that shall be addressed prior to approval by the Planning Commission:*

- 1. Shall comply with International Fire Code (IFC) 2009 Edition.*
- 2. Fire Department access shall not be less than 20feet width thru-out the complex*
- 3. Fire Department shall have 150 feet distance to any portion of the building on any new construction*
- 4. Shall have water supply that meets fire flow requirements as per IFC, shall meet the IFC distance requirements to the nearest hydrant.*
- 5. All Fire Department access shall be no greater than a 10 % grade. Shall meet all dead end requirements as per IFC or provide emergency turn-around as per IFC.*

Response: Conditions are addressed in the final plat

Water: *An agreement to construct and dedicate will be required to build the proposed mains for the development. A water plan must be submitted directly to the Water Division and an approved water plan will be required for the agreement to construct and dedicate to build new mains. The Water Division has provided comments on preliminary plans which the developer submitted. There are water main connections shown on these plans as existing that have not yet been built and the plans for this case are dependent upon those mains being constructed first.*

Fire service requirements will have to be determined by the Fire Department prior to development.

Response: Engineering plans for the main waterline and relocation of the existing line have been approved by the Water Division and the ACD is in the process for construction of the main waterline.

Landscape: *Below are staff's final comments for Estancias de Las Soleras < Phase 1C Preliminary Subdivision Plat. Based on landscaping plans dated November 24th, 2015, the following comments are requested for additional submittals before landscaping can be approved:*

- 1. Street trees must be provided along all streets that are part of the subdivision which include the street frontage along Las Brisas and Las Plazuelas (south) as these are along the border of the tract.*

Response: Street trees for Las Brisas and Las Plazuelas are shown on plans for Units 1-A and 1-B.

- 2. Shrubs must be a minimum of 5gallons to count toward landscaping requirements for open space and/or detention pond.*

Response: Shrub size is specified as 5 gallons.

3. *As per SFCC 14-8.4 (E)(4)(g) planning beds shall be swaled, sloped or recessed below grade to prevent fugitive water.*

Response: Plans have been changed to address this condition

4. *Significant tree map (P-3) shows 6 significant Pinon Pine trees within the Tract. As per SFCC 14-8.4(F)(5)(b), at least 40% OF Significant Pinon tress shall be preserved, relocated or replaced. Preserve, relocate or replace at least 2 of the Pinon Pine trees.*

Response: Plans have been changed to address this condition.

5. *On landscape plan, identify what the shaded area signifies at Las Brisas entrance area.*

Response: Shaded area is a temporary retention pond for 1B and will not exist when 1-C starts construction.

Affordable Housing: *The Santa Fe Homes Program Agreement stipulates that the Developer will develop and deed to Habitat for Humanity two (2) affordable home lots in Phase 1 of the development. Lots 29 and 38 which are noted in Exhibit A of the Agreement and must be identified on the Preliminary Subdivision plat.*

Response: Lots 29 & 38 applies to the previous subdivision 1-A & 1-B, not 1-C.

Traffic/Public Works: *The developer shall revise the Preliminary Subdivision Plat and Construction Plans for Estancias de Las Soleras-Unit 1C:*

1. Plat sheets (1-6)
 - *Show all intersection sight distance triangles on the plat, per city code 14-7.1(F).*
 - *Rail Runner Road is classified as a collector road thereby requiring the sight distance triangle be drawn per AASHTO guidelines.*
 - *Sight triangles shall have a note that states that no object, building, wall or vegetation shall be place in the sight triangle that would block visibility between 3 to 6' in height.*

Response: Sight distance triangles are shown on the plat with visibility restrictions.

2. Landscape Plan (L-1)
 - *Show all intersection sight distance triangles on Landscaping plan. See 1 above for details.*
 - *Ensure that landscape items do not block sight distance at intersections within the subdivision following the City of Santa Fe Land Use Code Chapter 14-7.1(F).*

Response: Sight distance triangles are shown on the landscape plan with visibility restrictions.

3. Signing and Striping Plan Sheet C-9A:

- C-9A- Striping and Signing Plan
 - Show locations of 'no parking' signs
 - Sign size: For R8-3 use 24"x24" or use R8-3a 18"x24"
- Street Sign Details-Warning Signs
 - Lluvia Encantada-add locations for horizontal curve warning signs at curves located approximately at Stations 19+50.
 - Add sign detail: Horizontal alignment sign W1-1 (L or R)/size 30"x30"and advisory speed plaques, W13-1P/Size 18" x 18"/15MPH on same post as W1-1.

Response: Sign notations have been added to the engineering plans.

- General Notes:
 - First bullet-insert "be 3M brand high-intensity and" after the word shall,
 - Second bullet-insert "4 lb./ft.," after the word back

Response: Notes have been added to plat.

4. Roadway P&P's (C-9B-E)

- Include the Storm drain design items on the P&P's including D1 type, locations, pipe size and pipe material details and invert elevations.

Response: Storm drains are shown on roadway P&P's.

- Sheet C-9E: Intersection of Rail Runner Road and Entrada La Lluvia, change accessible ramps to directional rams and include ramps crossing Rail Runner Road on one side of Entrada La Lluvia.

Response: Ramps have been modified.

5. Sheet C-9 Typical Sections:

- Include a trail typical section including cut and fill slopes.

Response: Trail sections with cut and fill slopes will be shown on engineering design for Rail Runner Road and Beckner Road.

6. Standard Details

- SF5-COSF Residential Street details/do not use.
- SF6-Drainage Details/check with R.B. Zaxus Engineer for Land Use
- SF7-Speed hump details-Do not include unless there are speed humps or speed tables in the plan.
- Include the applicable NMDOT standard drawings Section 608 that pertain to accessible sidewalk ramps and 609 sidewalks and curb and gutter.
- Include applicable NMDOT standard drawings that pertain to storm water drainpipes and drop inlets.

Response: City standard detail sheets are replaced with NMDOT standard detail sheets.

7. Lighting Plan (Not Provided)

- Provide a street lighting plan that complies with City Code 14-8.9-Outdoor Lighting.
 - *Include details for the Streetlight Standards and Foundations*
 - *Include details for the LED luminaires, LED Luminaire for local streets shall provide a luminance equivalent to that of a 100-watt high pressure sodium (HPS) luminaire.*
 - *Include wiring and appurtenances on the plan.*

Response: Locations of streetlights shown on the engineering plans. Peak Power Engineering will prepare electrical plans for streetlights upon approval of streetlight locations.

TRAFFIC IMPACTS

Terry Brown PE had prepared a traffic study for the preliminary plat application for phases 1, Units 1A and 1B and subsequent phases of development for approximately 300 residential dwellings. The City Traffic Division has reviewed the report and accepted the findings of the report. Also included in the report was a cost sharing estimate for the traffic impacts created by the development of Las Soleras and an amount that each development within Las Soleras would have to pay address the cost of the off-site traffic impacts.

UTILITIES

Water and Fire Protection

There is a 16 inch water line that is located within the subject property. The line will have to be relocated as part of the Phase 1 improvements for the Estancia de Las Soleras Subdivision. The internal lines for this subdivision will be 8 inch lines. The City Water Division has approved the plans for the installation of an alternate 16 inch water line necessary to feed the southwest area of the City. Fire hydrants will be installed at locations approved by the Fire Marshal. There is adequate water pressure and water supply to accommodate this development as well as the full build-out for the future 300 lot housing development. Water plans will be submitted to the City Water Division by separate application.

Sewer

There is an existing sewer line located in the open space area at the north end of the subdivision. This public sewer line was installed to service the Nava Ade Subdivision. A sewer line will connect to this existing line within the Rail Runner right-of-way and will extend up to the cul-de-sac. All sewer lines within the subdivision will connect to the Rail Runner sewer line by gravity flow. Sewer lines within 1-C will be public lines developed to City standards and dedicated to the City for maintenance.

SIGNIFICANT TREE EVALUATION

A field investigation of the site was conducted to determine the location and number of pinon trees greater than 8 feet in height within the grading area of 1-C. The aerial photograph indicating the number of significant trees can be found in appendix B

COVENANTS

Subdivision regulations require the review of the covenants by City legal staff. The review is limited to the maintenance provisions in the covenants. Appendix C is an excerpt from the covenants inclusive of the language that provides for the maintenance of such commonly owned facilities such as open space, detention ponds, walkways, private road, sidewalks and other facilities that are under the ownership and maintenance responsibility of the Homeowners Association. Based on the City regulations the Attorney's office will review the covenants to insure that provisions have been included for the maintenance of the ponds by the homeowners association. A complete set of covenants will be submitted prior to the recordation of Phase 1-A and 1-B.