

City of Santa Fe, New Mexico

memo

DATE: November 18 for the December 3, 2015 Meeting

TO: Planning Commission

VIA: Lisa Martinez., Director, Land Use Department *LMS*
Greg Smith, Director, Current Planning Division *G/S*

FROM: Donna Wynant, AICP, Senior Planner, Current Planning Division *D.W.*

Case #2015-103. Vista Serena, Tract 49 Tierra Contenta, Prelim. Subdivision Plat.

Oralynn Guerrerortiz of Design Enginuity, LLC, agent for Homewise, Inc., requests preliminary subdivision plat approval for 50 lots on 12.7± acres. The application includes a variance to permit 16 separate disturbances of slopes in excess of 30%. The site is Tract 49 in Tierra Contenta Phase 2C, located on the south side of Plaza Central Road, east of Contenta Ridge Road. The property is zoned PRC (Planned Residential Community, 6-9 dwelling units per acre). (Donna Wynant, Case Manager)

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL WITH CONDITIONS** as outlined in this report.

If the Commission approves this preliminary subdivision plat, a separate application for approval of the final subdivision plat will be submitted for review and approval by the Commission before a plat can be recorded and lots can be sold. The plans submitted by the applicant include a development plan, which will be reviewed as a separate case with the final subdivision plat. A lot split to create Tract 49 as a separate lot of record from the remainder of Phase 2C of Tierra Contenta will also be handled as a separate case.

II. APPLICATION OVERVIEW

Homewise, Inc. requests preliminary subdivision plat approval for 50 lots ,which is a density of 4 dwelling units per acre. The property is zoned to allow 6-9 dwelling units per acre.

A variance to allow 16 separate disturbances of slope in excess of 30% is included as part of this application. The variance is to Subsection 14-8.2(D)(2)(b) of the Terrain Management

standards, which limits the disturbance of natural slopes that are 30% or steeper.

The project will be developed in 2 phases: Phase 1 with 33 lots and Phase 2 with the remaining 17 lots. Phase 2 will also include the development of a portion of the road named "Plaza Central," dedication and improvement of 4.8 acres of public open space that is a part of the Tierra Contenta Master Plan open space, and a private secondary access to be used for emergency vehicles only.

The Tierra Contenta Planned Residential Community Master Plan was first approved in 1994, and development has been proceeding in phases since then. In addition to the provisions of Chapter 14, development within the master plan area is subject to special development standards that address architecture, site design, landscape, and infrastructure. The current application is subject to the design standards for Phase 2C, which were adopted by the Planning Commission in 2011.

Seven of the proposed lots will be located within two residential compounds, one in the northeast corner and the other in the southwest corner of the subdivision, with the other 43 lots to be developed as single family homes. Lots will meet or exceed the minimum lot size of 4,000 square feet, typically 40 feet wide and 100 feet deep. All lots will have homes close to the street frontage, except for lots 22 and 23 which will be set back much further due to terrain constraints. Houses will range in size from 1,100 -1,800 square feet in size, with one or two stories. Fifteen of the 50 homes (30%) will be in compliance with the Tierra Contenta affordable housing requirements.

An Early Neighborhood Notification meeting was held on October 8, 2015. 3 members of the public attended and appeared to be support of the proposal.

On May 23, 2007, the Commission approved a preliminary development plan and preliminary subdivision plat for a 68-lot subdivision on this tract of land, which was part of Tierra Contenta Phase 2B at the time. That approval has since expired.

III. APPROVAL CRITERIA

A. SUBDIVISION APPROVAL CRITERIA

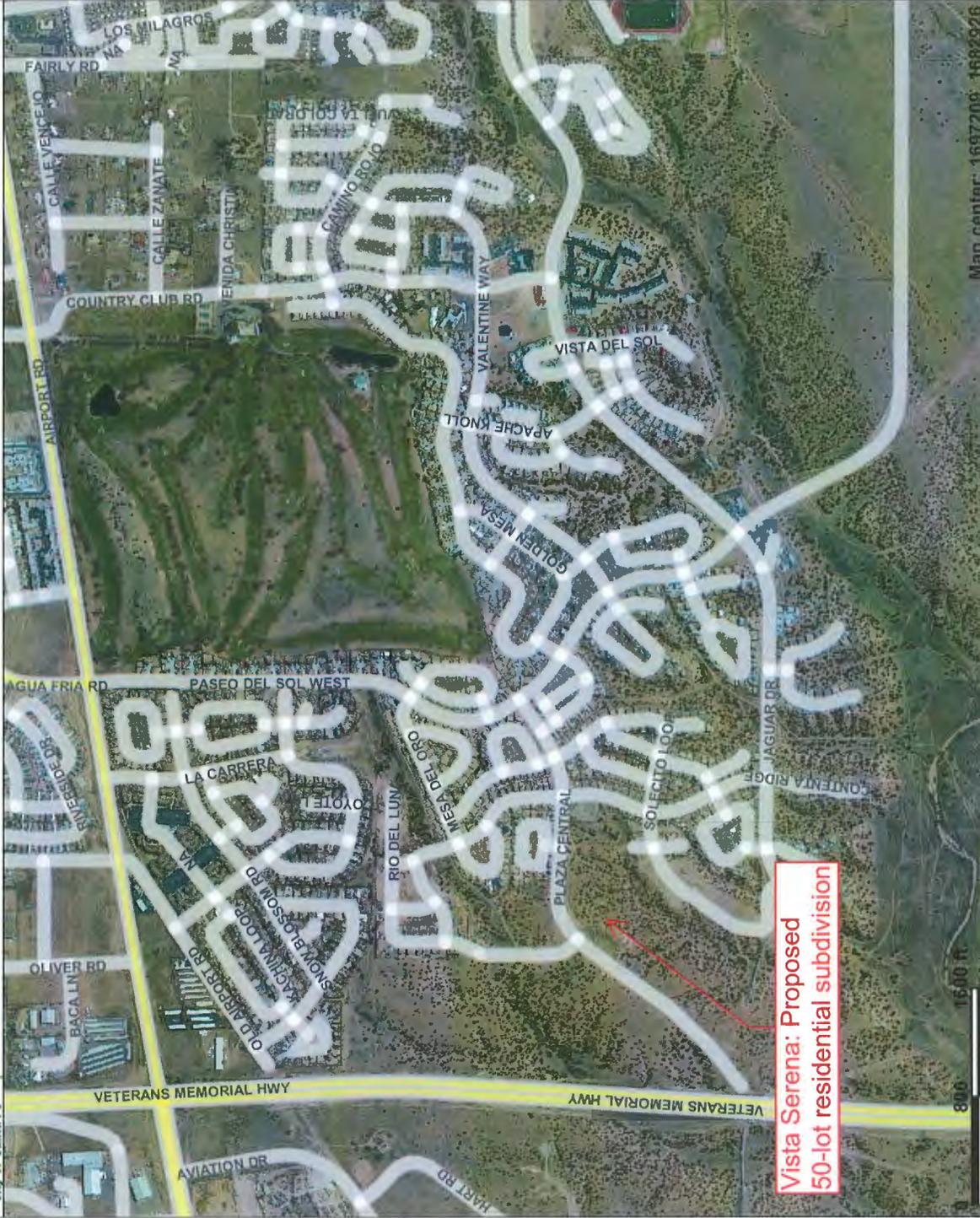
The following subdivision approval criteria from Subsection 14-3.7(C) apply to this application:

- (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.

Applicant Response: The Vista Serena Subdivision has been designed to protect much of the site's natural beauty by protecting many of the slopes, arroyo terrain and natural vegetation.



Vista Serena - Aerial



Map center: 1697209, 1692926



Scale: 1:13,763

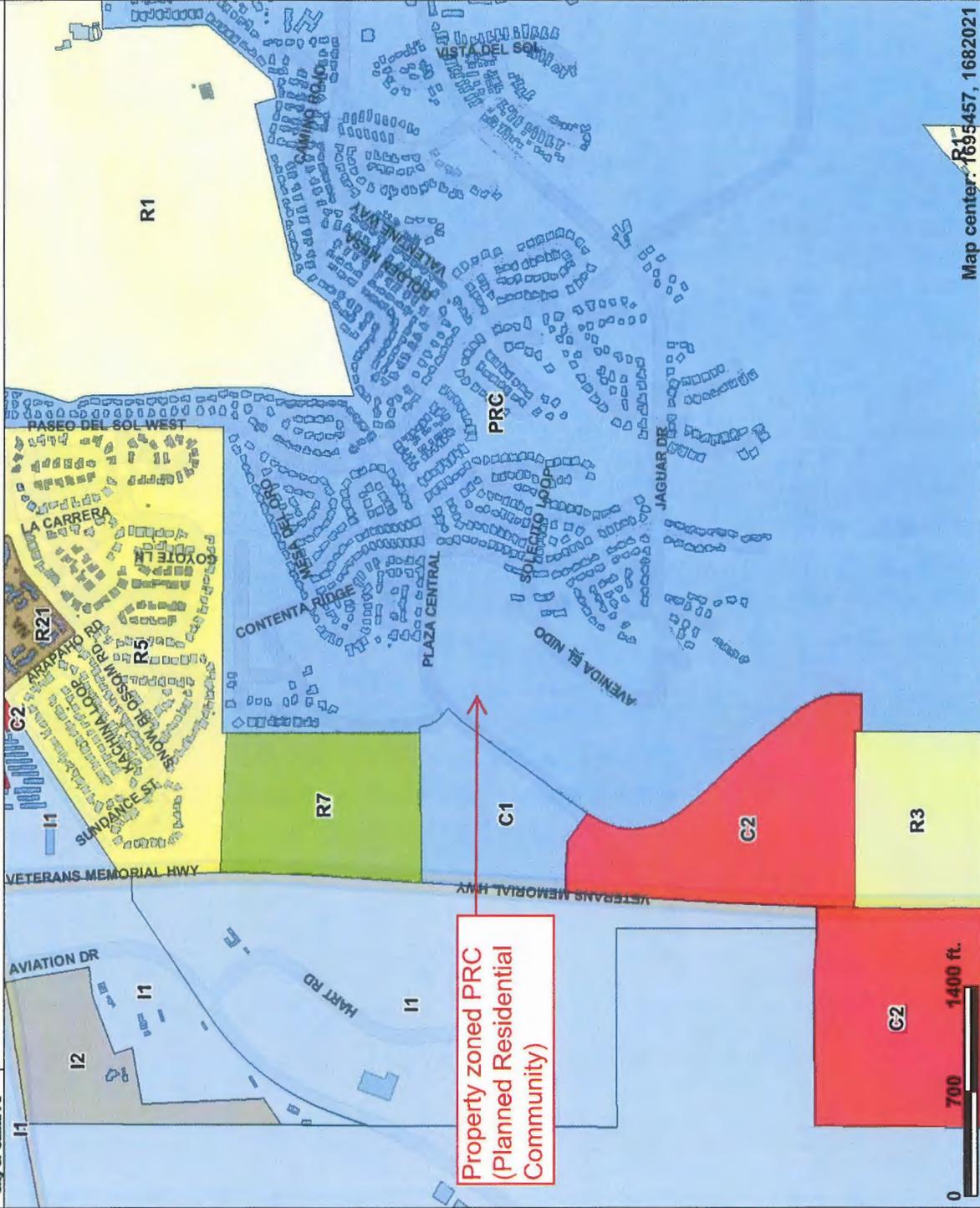
Legend

- City Limits
- Santa Fe River
- Major Roads and Highways
- Other Roads and Streets
- 2011 Aerial Photography - 1 foot resolution

Vista Serena: Proposed 50-lot residential subdivision

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

Vista Serena - Zoning Map



Map center: 1695457, 1682021

Legend

- City Limits
- Building Footprint
- Santa Fe River
- Zoning**
- RR Rural Residential
- R1, (PUD) Single-Family 1du/ac
- R2, (DT), (PUD), (AC) Single - Family 2du/ac
- R3, (PUD) Single - Family 3du/ac
- R4 Single - Family 4du/ac
- R5, (DT), (PUD), (AC), R6 Single - Family 5-8du/ac
- R7, (I), (PUD), R8 Single - Family 7-8du/ac
- RC5, RC5AC Compound 5du/ac
- RC8, RC8AC Compound 8du/ac
- R10, (PUD) Multiple - Family 10du/ac
- R12, (PUD) Multiple - Family 12du/ac
- R21, (PUD) Multiple - Family 21du/ac
- R25, (PUD),(AC) Multiple - Family 29du/ac
- RAC Residential Arts & Crafts
- MHP Mobile Home Park
- C1, (PUD) Office and Related Commercial



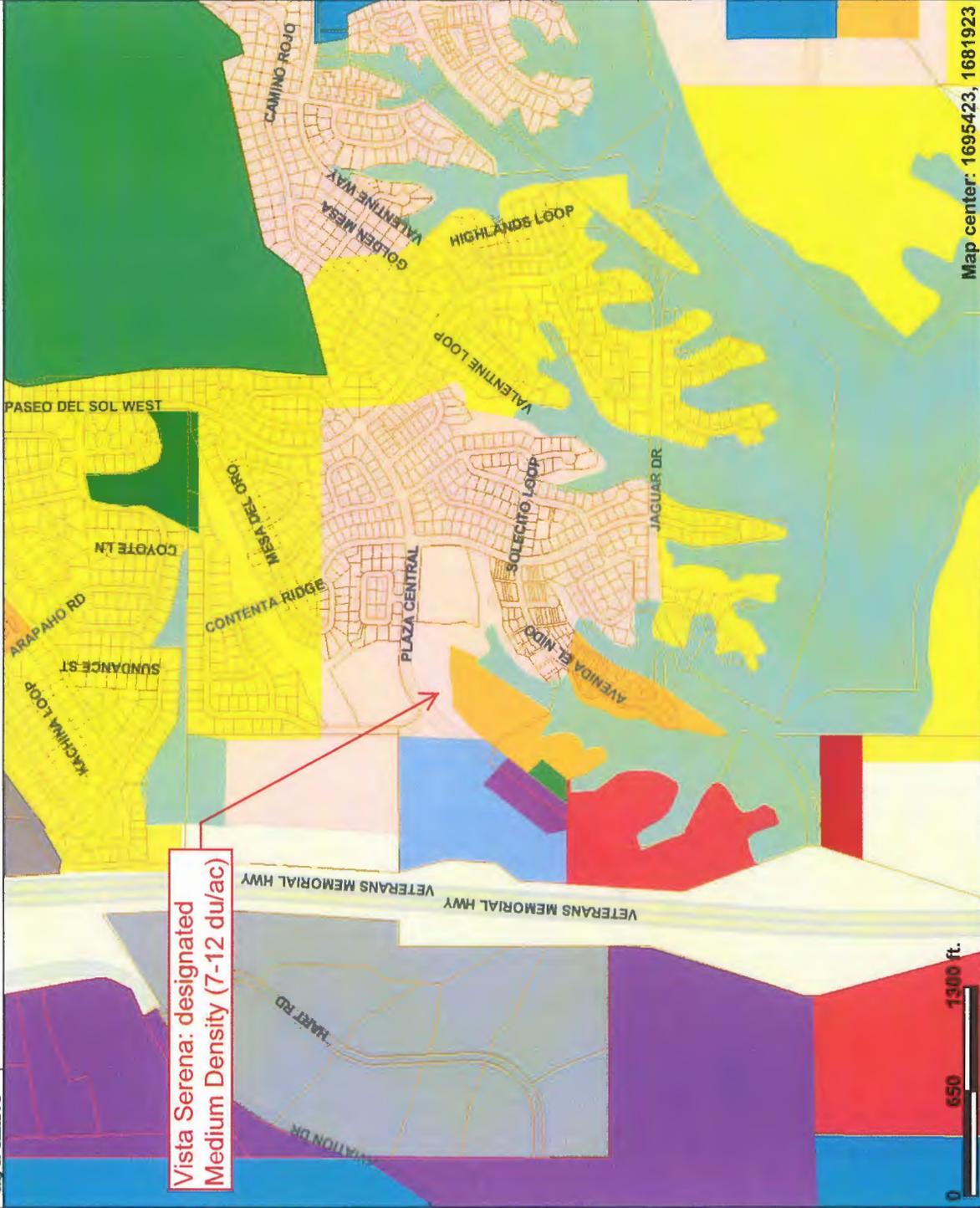
Scale: 1:12,310

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



Future Land Use

Vista Serena: designated Medium Density (7-12 du/ac)



Map center: 1695423, 1681923



Legend

- City Limits
- Parcels
- Santa Fe River
- Future Land Use
 - Mountain/Corridor (1 dwelling per 10+ acres)
 - Very Low Density (1-3 dwellings per acre)
 - Low Density (3-7 dwellings per acre)
 - Moderate Density (7-9 dwellings per acre)
 - Medium Density (7-12 dwellings per acre)
 - High Density (12-29 dwellings per acre)
 - Regional Commercial
 - Community Commercial
 - Neighborhood Center
 - Transitional Mixed Use
 - Business Park
 - Office
 - Industrial
 - Public/Institutional
 - Open Space
 - Parks



Scale: 1:11,474

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

Staff Comment: *Staff analysis has determined that the proposed subdivision complies with this standard, subject to a determination that applicable standards for the requested variance will be met.*

- (2) The planning commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate erosion or flood hazard. Such land shall be set aside within the plat for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions.

Applicant Response:

The project plans are in compliance with the Tierra Contenta Master Plan and Phase 2C Design Guide.

Staff Comment: *The land to be subdivided meets applicable standards, and is suited to the residential density proposed.*

- (3) All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).

Applicant Response: The proposed subdivision plat meets all standards of Chapter 14, Article 9.

Staff Comment: *The proposed plat complies with applicable standards of Chapter 14 and the Tierra Contenta Design Standards for access and other infrastructure.*

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

Applicant Response: The proposed plat does not create or increase a nonconformity with provisions of Chapter 14. A variance is requested to allow disturbance of some steep slopes.

Staff Comment: *The proposed plat does not create or increase any nonconformity with the applicable standards of Chapter 14, subject to approval of the requested variances.*

- (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.

Applicant Response: No exceptions are necessary for plat approval.

Staff Comment: *No nonconformity will be created with this plat relative to applicable provisions of other chapters of the Santa Fe City Code.*

(B) VARIANCE APPROVAL CRITERIA

The following approval criteria from Subsection 14-3.16(C) apply to the applicant's request for a variance to allow disturbance of naturally-occurring slopes that are steeper than 30%. The application must meet one of the approval criteria in Subsection (1), and all of the criteria in Subsections (2) through (6).

- (1) One or more of the following special circumstances applies:
- (a) unusual physical characteristics exist that distinguish the land or *structure* from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid;
 - (b) the *parcel* is a *legal nonconforming lot* created prior to the adoption of the regulation from which the variance is sought, or that was created by government action for which no compensation was paid;
 - (c) there is an inherent conflict in applicable regulations that cannot be resolved by compliance with the more-restrictive provision as provided in Section 14-1.7; or
 - (d) the land or *structure* is *nonconforming* and has been designated as a *landmark, contributing or significant property* pursuant to Section 14-5.2 (Historic Districts).

Applicant Response: The following special circumstances apply: the subject parcel has natural steep terrain with on going erosion problems, and without the requested variance, development potential of the site would be limited, a loop road could not be developed and necessary drainage facilities (drainage pipes and detention ponds) could not be installed.

Staff Comment: *Staff analysis concurs that the particular configuration of steep slopes on this property qualifies as an unusual physical characteristic.*

- (2) The special circumstances make it infeasible, for reasons other than financial cost, to develop the *property* in compliance with the standards of Chapter 14.

Applicant Response: Regular shaped lots, a looped road and installation of drainage facilities would be infeasible without the granting of this variance.

Staff Comment: *In addition to the difficulties cited by the applicant, the remedial grading proposed in the +30% areas will mitigate erosion problems that are occurring on the steeply and moderately sloped areas of the site.*

- (3) The *intensity of development* shall not exceed that which is allowed on other *properties* in the vicinity that are subject to the same relevant provisions of Chapter 14.

Applicant Response: Granting of this variance would not result in an increase in density compared with neighboring property.

Staff Comment: *The proposed density and lot sizes are would be consistent with that of nearby developments in Tierra Contenta.*

- (4) The variance is the minimum variance that will make possible the reasonable use of the land or *structure*. The following factors shall be considered:

(a) whether the *property* has been or could be used without variances for a different category or lesser *intensity* of use;

(b) consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the *general plan*.

Applicant Response: The requested variance is a minimum variance made possible by the extensive use of retaining walls and steeper than typical fill slopes which will be stabilized by extra protection measures proposed by the developer and is consistent with the purpose and intent of Chapter 14.

Staff Comment: *Without the requested variance, substantially less of the site could be developed. The purpose and intent of the terrain management regulations (Subsection 14-8.2(A)) call for minimizing erosion and sedimentation and minimizing destruction of the natural landscape, among other goals. To the extent that the grading and retaining walls proposed by the applicant protect and preserve downslope natural topography, the proposed variance is consistent with that intent.*

- (5) The variance is not contrary to the public interest.

Applicant Response: The variance is not contrary to the public interest and will help stabilize existing non stable slopes in what will be public open space.

Staff Comment: *Staff has not identified impacts from the project that would be inconsistent with any aspect of the public interest.*

- (6) There may be additional requirements and supplemental or special findings required by other provisions of Chapter 14.

Staff Comment: *There are no additional requirements or findings that apply to this variance request.*

IV. CONDITIONS OF APPROVAL

The conditions of approval for Vista Serena are generally technical in nature and can be addressed prior to the Final Plat and Final Subdivision public hearing; refer to Exhibit A:1. This will include resolving details of trail linkages between Vista Serena and the open space south of the developed lots, and compliance of driveway widths with fire prevention code standards.

The applicant notified the Santa Fe Public Schools of the proposed project, which is the only requirement regarding schools per Section 14-8.16. The school district typically does not respond to notifications on this type of project.

V. ATTACHMENTS:

EXHIBIT A: Conditions of Approval

1. Conditions of Approval

EXHIBIT B: Development Review Team Memoranda

1. Traffic Engineering Comments, John Romero
2. Technical Review Division Memorandum, Soamiya Ahmed
3. Fire Department Memorandum, Rey Gonzales
4. Technical Review Division Memorandum, Risana "RB" Zaxus
5. Wastewater Division Memorandum, Stan Holland

EXHIBIT C: Maps

1. Aerial
2. Zoning Map
3. Future Land Use Map

EXHIBIT D: ENN Materials

1. ENN Responses to Guidelines
2. Meeting Notes 10-8-15

EXHIBIT E: Applicant Submittals

1. Transmittal Letter
2. Proposed Subdivision Plat, Vista Serena, Tract 49 Tierra Contenta

City of Santa Fe, New Mexico

Exhibit A

Conditions of Approval

Vista Serena

Case #2015-103: Preliminary Subdivision Plat

DRT Conditions of Approval	Department	Staff
<p><u>The Developer shall make the following changes to the road design:</u></p> <ol style="list-style-type: none">1. Redesign the roadway so that vertical curve requirements for a design speed of 25 miles per hour, as measured along the centerline of the roadway, per the American Association of State Highway and Transportation Officials, (AASHTO) "A Policy on Geometric Design of Highways and Streets".2. Redesign the Horizontal curves on the loop road so that they meet the minimum Curve radius for a 25 mph road without super elevation or at a minimum, meet the minimum curve radius for a 15 mph road that places curve warning signs on such bends.3. Show sight distance triangles per AASHTO on the plat and on the landscape Plan Sheet4. Show the locations of accessible sidewalk ramps on the Roadway Master plan (6) and Roadway P&P sheets (8A and 8B). Reference each ramp to the appropriate NMDOT standard drawing from Sheet Set 608, latest version updated on website in Jan. 2015.)5. Revise the Street Light plan to include a streetlight at every intersection within the subdivision and at every sharp bend in the road such as angles between 75 and 90-degree bends.	Traffic Engineering/Public Works	John Romero (per Sandra Kassens)
<p>The subject property is accessible (within 200 feet) to the City public sewer system. The Applicant shall address the following design review comments;</p> <ol style="list-style-type: none">1. There are too many crossings of the water and sewer lines over top of each other within this development and there are portions where the water line is installed parallel to and directly over the sewer line.2. There are portions of the sewer line that are 20 to 25 feet deep within this development that appear not to have adequate easement width and clearances to structures in the event a repair or replacement of the sewer main line or a service line is required	Wastewater Management Division	Stan Holland

Vista Serena
Case #2015-103: Preliminary Subdivision Plat

<p>Water</p>	<ol style="list-style-type: none"> 1. The proposed development requires a water main extension to connect to a water main on Plaza Central. Each dwelling unit must either be separately metered or sub-metered with a master meter. 2. An agreement to construct and dedicate will be required to connect the existing mains through the subject lot. The water division has received an application for technical evaluation for the water main extension concept from the developer. An approved water plan will be required for the agreement to construct and dedicate the new main. 3. Fire service requirements will have to be determined by the Fire Department prior to development. 1. Lots 10, 11, 12 must meet the minimum 20 feet width driveway. 2. Access must be provided to phase II and provision of water supply (hydrants) prior to starting phase I. 	<p>Dee Beingessner</p>
<p>Fire Marshal</p>	<ol style="list-style-type: none"> 1. As per Tierra Contenta's design standards for Phase 2C, medians are to be landscaped with trees, shrubs, groundcover and other plants and aesthetic treatment as deemed appropriate by the ARC and the City. Landscaping plan does not show any landscaping on median on Plaza Central. 2. Street trees are required along Parkways, Local Streets, and Residential Lanes. Vista Serena St. does not show any landscaping on either side of the road. 3. North side of Plaza Central sidewalk not showing any landscaping – since this is undeveloped, landscaping requirements must be met at time of development of this land. 4. Erosion Control Plan notes all disturbed areas shall be revegetated per the landscape plan. However, Landscape plan does not show erosion control around all disturbed areas. 5. Provide list of shrubs being used for landscaping in the development. Tierra Contenta has had problems with Chamisas overgrowing onto the sidewalk. It is staff's recommendation to use shrubs that will not multiply and overgrow onto the sidewalk. 	<p>Reynaldo Gonzales</p>
<p>Landscape Review</p>		<p>Somie Ahmed 955-6947</p>

City of Santa Fe, New Mexico

Exhibit B

**Development Review Team
Memorandum**

City of Santa Fe, New Mexico

memo

DATE: November 2, 2015

TO: Donna Wynant, Land Use Planner Senior

FROM: Soamiya Ahmed, Planner Technician Senior

SUBJECT: Comments for Case #2015-102, Vista Serena, Tract 49 Tierra Contenta, Final Development Plan

Below are staff's final comments for Vista Serena, Tract 49 Tierra Contenta. These comments are based on documentation and plans dated October 23rd, 2015.

- As per Tierra Contenta's design standards for Phase 2C, medians are to be landscaped with trees, shrubs, groundcover and other plants and aesthetic treatment as deemed appropriate by the ARC and the City. Landscaping plan does not show any landscaping on median on Plaza Central.
- Street trees are required along Parkways, Local Streets, and Residential Lanes. Vista Serena St. does not show any landscaping on either side of the road.
- North side of Plaza Central sidewalk not showing any landscaping – since this is undeveloped, landscaping requirements must be met at time of development of this land.
- Erosion Control Plan notes all disturbed areas shall be revegetated per the landscape plan. However, Landscape plan does not show erosion control around all disturbed areas.
- Provide list of shrubs being used for landscaping in the development. Tierra Contenta has had problems with Chamisas overgrowing onto the sidewalk. It is staff's recommendation to use shrubs that will not multiply and overgrow onto the sidewalk.

WYNANT, DONNA J.

From: ZAXUS, RISANA B.
Sent: Tuesday, November 10, 2015 3:37 PM
To: WYNANT, DONNA J.
Subject: Vista Serena

Ms. Wynant –

I have no review comments on the Vista Serena Final Development Plan and Preliminary Subdivision Plat, and I do not object to the variance requested.

Risana B “RB” Zaxus, PE
City Engineer

City of Santa Fe, New Mexico

memo

DATE: November 18, 2015

TO: Donna Wynant, Land Use Division

VIA: John J. Romero, Traffic Engineering Division Director

FROM: Sandra Kassens, Engineer Assistant

SUBJECT: Vista Serena, Tract 49 Tierra Contenta, Preliminary Subdivision Plat, case #2015-103; & Vista Serena Tract 49 Tierra Contenta Development Plan, case #2015-102.

ISSUE:

Oralynn Guerrerortiz of Design Enginuity, LLC, agent for Homewise, Inc., requests Preliminary Subdivision Plat and Development Plan approval for 50 lots on 12.7± acres at a density of 7 units per acre. The application includes a variance to permit 16 separate disturbances of slopes in excess of 30%. Zero lot lines re requested on some of the lots. The site is Tract 49 in Tierra Contenta Phase 2C, located on the south side of Plaza Central Road, east of Contenta Ridge Road. The property is zoned PRC (Planned Residential Community, 6-9 dwelling units per acre).

RECOMMENDED ACTION:

Review comments are based on submittals received on October 28, 2015. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent submittals unless otherwise noted:

The Developer shall make the following changes to the road design:

- Redesign the roadway so that vertical curve requirements for a design speed of 25 miles per hour, as measured along the centerline of the roadway, per the American Association of State Highway and Transportation Officials, (AASHTO) "A Policy on Geometric Design of Highways and Streets".
- Redesign the Horizontal curves on the loop road so that they meet the minimum Curve radius for a 25 mph road without super elevation or at a minimum, meet the minimum curve radius for a 15 mph road that places curve warning signs on such bends.
- Show sight distance triangles per AASHTO on the plat and on the landscape Plan Sheet
- Show the locations of accessible sidewalk ramps on the Roadway Master plan (6) and Roadway P&P sheets (8A and 8B). Reference each ramp to the appropriate NMDOT standard drawing from Sheet Set 608, latest version updated on website in Jan. 2015.)
- Revise the Street Light plan to include a streetlight at every intersection within the subdivision and at every sharp bend in the road such as angles between 75 and 90-degree bends.

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

City of Santa Fe



New Mexico

MEMO

Wastewater Management Division DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: November 10, 2015

To: Donna Wynant, Case Manager

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

Subject: Case 2015- 102 & 103 Vista Serena Tract 49 Tierra Contenta Preliminary Subdivision
Plat and Final Development Plan

The subject property is accessible (within 200 feet) to the City public sewer system.

The Applicant shall address the following design review comments;

1. There are too many crossings of the water and sewer lines over top of each other within this development and there are portions where the water line is installed parallel to and directly over the sewer line.
2. There are portions of the sewer line that are 20 to 25 feet deep within this development that appear not to have adequate easement width and clearances to structures in the event a repair or replacement of the sewer main line or a service line is required



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:

Peter N. Ives, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Signe I. Lindell, Dist. 1
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Bill Dimas, Dist. 4

September 30, 2015

Design Enginuity, Orallynn Guerrerortiz, P.E.
P.O. Box 2758
Santa Fe, New Mexico 87504

Subject: Sewer Service for Tract 49 of the Tierra Contenta Subdivision Phase 2C – Vista Serena

Dear Ms. Guerrerortiz:

This letter is in response to your sewer service technical evaluation application request to obtain sewer service for Tract 49 of the Tierra Contenta Subdivision Phase 2C – Vista Serena. City sanitary sewer service is available to serve this property. The property is located on Plaza Central southeast of the intersection of Plaza Central and Contenta Ridge.

The Wastewater Management Division will provide sewer service to the subject property within a reasonable time, provided, however, that the owner of this property complies with the requirements of service set forth in the attached sewer service technical evaluation report and all applicable ordinances, rules and regulations now or hereinafter in effect.

Please contact the Wastewater Management Division at 955-4650, if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Stan Holland".

Stan Holland, PE
Wastewater Management Division

cc: File

Doug Flores

City of Santa Fe



New Mexico

Wastewater Management Division Sewer Service Technical
Evaluation Report

Issued Date: September 30, 2015

Applicant's Name: Homewise

Agent: Design Enginuity-Oralynn Guerrerortiz, P.E.

Location of Property: The property is located on Plaza Central southeast of the intersection of Plaza Central and Contenta Ridge.

Jurisdiction: City of Santa Fe

Use of Property: Residential

Legal Description: Tract 49 of the Tierra Contenta Subdivision Phase 2C – Vista Serena.

Surveyor: James Sanchez-Santa Fe Surveying Company

Number of Lots: 1 currently, 50 proposed

Acreage of property: Tract 49 = 12.0402 Acres +/-

Infrastructure Requirements for Sewer Service: Upon your request, the Wastewater Division has determined that City sanitary sewer service is available to serve this property. There is an existing public sewer line located in Plaza Central starting at the intersection of Plaza Central and Contenta Ridge and continuing in Plaza Central along the northwest boundary of the property. There are also City public sewer lines serving existing developments along the southern boundary of the property and there is a City public sewer line in Contenta Ridge along the eastern boundary of the property. Please note that as a condition of City sewer service, the final design of the sewer system serving this development shall be reviewed and approved by the Wastewater Division.

Please note that each lot shall be served through separate sewer service connections.

Any future lot splits or sewer service connections for the property referenced in this evaluation shall require review and approval by the Wastewater Management Division.

It is noted that the Owner/Developer is responsible for obtaining all proper sewer easements for sewer service.

Additionally it is noted that as a condition of approval, the City of Santa Fe sewer utility expansion charges (UEC) shall be paid as per City code. The UEC charges will be due at the time of building permit application.

READ THE FOLLOWING GENERAL REQUIREMENTS CAREFULLY SINCE THESE REQUIREMENTS APPLY TO PUBLIC SEWER EXTENSIONS

The general requirements for a sanitary sewer connection or main extension are as follows:

- **Financial:**
The owner/developer must be financially responsible for all design and construction costs plus applicable Sewer Impact Fees and service connection charges.
- **Inspection:**
The owner/developer shall be responsible for providing inspection by a professional engineer during the construction of the sanitary sewer. The owner/developer will provide the City with the following immediately upon completion of a sanitary sewer main extension:

Record drawings (as-built drawings) for the development, certified by an engineer registered in the State of New Mexico.
Certification by a NM professional engineer that the lines and manholes were constructed in accordance with plans and specifications and in accordance with relevant standards. The engineer will certify that he/she has conducted site inspections and reviewed test results during the installation of the sanitary sewer.
Television inspection. The owner/developer shall provide a certified copy of sewerline inspection and record tapes at his/her own expense.
- **Design and Construction:**
All lines and connections into existing lines must be designed and certified by a professional engineer registered in the State of New Mexico. The design must be performed in compliance with applicable local and state design standards and approved by the city staff prior to construction. The Wastewater Management Division's standards shall be incorporated into the completed plans. **The Wastewater Management Division must approve engineering plans for all sanitary sewer main extensions.**

Construction must be performed by a licensed utility contractor. The construction contractor must include the appropriate bonds and guarantees to ensure the facilities are completed and remain in compliance with the design for a period of one year after being accepted by the city. The owner and/or contracting agent shall be responsible for any damage during construction to the existing sewer system.

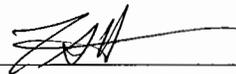
Sanitary sewer service line connections (lateral lines) constructed as part of the main extension shall not become operational until such part of the main sewer line has been accepted by the Wastewater Management Division.

- Easements:

All public sanitary sewer lines must be installed within public rights-of-way or the appropriate legally recorded sanitary sewer easements. The Owner/Developer is responsible for obtaining all sewer easements needed for service. The book and page and recording date for the easements must be provided. Easements must have adequate vehicle access from public rights-of-way and must be 20' wide for sanitary sewer only and 25' wide when other approved utilities are included within the easement. The dedication statement relating to a sewer easement shall make it clear that any obstruction that encroaches upon the easement is placed there at the owner's risk.

- Limiting Conditions:

This statement of availability applies exclusively to the property described above. This document verifies that at the time it was issued sufficient capacity was available in the receiving line. It does not guarantee capacity through the life of the sanitary sewer. Any zoning or conceptual changes made to the development area will require our re-evaluation of the sanitary sewer availability and our re-issuing of this statement. This technical evaluation report will be valid for a period of one year from the date of issue date.

Reviewed by:  _____

Date: 9-30-15

City of Santa Fe
memo

DATE: October 30, 2015
TO: Donna Wynant, Land Use Senior Planner, Land Use Department
FROM: Dee Beingessner, Water Division Engineer 
SUBJECT: Case # 2015-102 & 103 Vista Serena, Tract 49 Tierra Contenta

The proposed development requires a water main extension to connect to a water main on Plaza Central. Each dwelling unit must either be separately metered or sub-metered with a master meter.

An agreement to construct and dedicate will be required to connect the existing mains through the subject lot. The water division has received an application for technical evaluation for the water main extension concept from the developer. An approved water plan will be required for the agreement to construct and dedicate the new main.

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

WYNANT, DONNA J.

From: WILSON, KEITH P.
Sent: Monday, November 23, 2015 2:35 PM
To: WYNANT, DONNA J.
Cc: SMITH, GREGORY T.
Subject: RE: Vista Serena case 2015-102 and 2015-203

Hi Donna:

You were going to provide additional response on the pedestrian connection for Vista Serena.

Keith P. Wilson
MPO Senior Planner
Santa Fe Metropolitan Planning Organization

Mailing: P.O. Box 909
Santa Fe, NM 87504-0909
Office: 500 Market St, Suite 200 (Above REI Store)
Santa Fe, NM
Map: <http://tinyurl.com/l6kejeq>
Directions & Parking: <http://www.railyardsantafe.com/north-railyard/>
Phone: 505-955-6706
Email: kpwilson@santafenm.gov
santafemppo@santafenm.gov

Please Visit Our Website at: www.santafemppo.org



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From: WYNANT, DONNA J.
Sent: Monday, November 09, 2015 5:15 PM
To: WILSON, KEITH P.
Cc: SMITH, GREGORY T.
Subject: RE: Vista Serena case 2015-102 and 2015-203

Hi Keith

Thanks your response. I looked through the Tierra Contenta Design Standards for Phase 2C and found only standards for Street Connectivity (Chapter III- B.8: See attached). Pedestrian connectivity is mentioned in the General Plan and in the Pedestrian Master Plan.

Based on my review of these policies/standards, staff here could go either way on this connection. Oralynn is concerned about the change in grade and felt strongly about not putting in steps.

Sorry to be non-committal on this. I need to take a closer look at this overall development as to all the various connections to open space, and any possible connections to the subdivision to the east and any subdivisions further to the west, down Plaza Central.

I'll get you a better response on this by tomorrow, Tuesday.

Thanks,

Donna J. Wynant, AICP

Land Use Senior Planner
City of Santa Fe Land Use Department
200 Lincoln Ave., Box 909
Santa Fe, NM 87504-0909
(505) 955-6325
(505) 955-6829 (fax)
djwynant@santafenm.gov

From: WILSON, KEITH P.
Sent: Monday, November 09, 2015 11:39 AM
To: WYNANT, DONNA J.; SMITH, GREGORY T.
Cc: AUNE, ERICK J.; TIBBETTS, MARK S.; ROMERO, JOHN J
Subject: RE: Vista Serena case 2015-102 and 2015-203

Hi Donna:

Oralynn provide me with clarification on the Trails. In fact the lines were Phase Lines, not trail lines.

With comments due tomorrow can you provide me with a response to the following:

Oralynn is asking for me to drop the pedestrian connection to the east by lot 10 due to grade issues that she says will require steps. I am reluctant to do this due to the importance of providing good pedestrian connectivity, although would be happy with a pedestrian connection between lots 6 through 9. Based on code or the Tierra Contenta Design Criteria do I have a justification to require them to provide this pedestrian connection?

Thanks.

Keith P. Wilson
MPO Senior Planner
Santa Fe Metropolitan Planning Organization

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Please Visit Our Website at: www.santafemppo.org



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From: WILSON, KEITH P.
Sent: Tuesday, November 03, 2015 10:04 AM
To: WYNANT, DONNA J.; SMITH, GREGORY T.
Cc: AUNE, ERICK J.; TIBBETTS, MARK S. (mstibbetts@santafenm.gov); ROMERO, JOHN J
Subject: FW: Vista Serena case 2015-102 and 2015-203

Donna, Greg:

Oralynn provided me with the Tiera Contenta Master Plan showing the trails. This shows an "Existing Spine Trail" running along the southern boundary of parcel 50 and then heading north between parcel 50 and 49 (Vista Serena) and then along the frontage of parcel 49 to the intersection. Based on Google Maps aerials I do not see any evidence of the "Existing Spine Trails" in this area. Can you provide me with any guidance on what the design criteria is for the "Existing Spine Trails" and past approvals that would have removed or delayed installation of these trails?

Oralynn is asking for me to drop the pedestrian connection to the east by lot 10 due to grade issues that she says will require steps. I am reluctant to do this due to the importance of providing good pedestrian connectivity, although would be happy with a pedestrian connection between lots 6 through 9. Based on code or the Tierra Contenta Design Criteria do I have a justification to require them to provide this pedestrian connection?

Thanks

Keith P. Wilson
MPO Senior Planner
Santa Fe Metropolitan Planning Organization

Mailing: P.O. Box 909

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Office: 500 Market St, Suite 200 (Above REI Store)

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Map: <http://tinyurl.com/l6kejeq>

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Phone: 505-955-6706

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From: Oralynn Guerrerortiz [<mailto:oralynn@designengenuity.biz>]

Sent: Monday, November 02, 2015 11:55 AM

To: WILSON, KEITH P.

Cc: WYNANT, DONNA J.; oralynn@designengenuity.biz

Subject: RE: Vista Serena case 2015-102 and 2015-203

Dear Keith,

I have attached the Master Plan for Tierra Contenta which shows the planned trails in the project vicinity. There are no planned trails on the Vista Serena tract or its neighboring open space.

I can make a trail connection to Plaza Central on western end. What is the minimum width that would be permissible? I want to fit some vegetation in that area too.

At the eastern end I have a bit of a problem. There will be an elevation difference of about 3 feet and we will have a retaining wall along the north boundary of lot 10 with Plaza Central. If we made a connection to the Plaza Central we would need to add 6 steps. I would rather not do that. Would you consider dropping that request?

Oralynn

From: WYNANT, DONNA J. [<mailto:djwynant@ci.santa-fe.nm.us>]
Sent: Friday, October 30, 2015 5:02 PM
To: oralynn@designengenuity.biz
Subject: Vista Serena

Hi Oralynn

Attached are comments that have come in on Vista Serena. Keith Wilson's email (cut and pasted below) makes reference to the 2nd Pdf.

Have a great weekend!

Donna J. Wynant, AICP

Land Use Senior Planner
City of Santa Fe Land Use Department
200 Lincoln Ave., Box 909
Santa Fe, NM 87504-0909
(505) 955-6325
(505) 955-6829 (fax)
djwynant@santafenm.gov

Donna:

For Case #2015-102 and #2015-203 Vista Serena I would like to request any documents that show proposed/required trails in this area.

Additionally, I will be asking for pedestrian connections from the subdivision to Plaza Central at the east and western ends (see attached). I am not sure if this raises to the level of a request for additional submittal, but it may be helpful to provide to the applicant now to allow them to respond.

Thanks.

Keith P. Wilson
MPO Senior Planner
Santa Fe Metropolitan Planning Organization

Mailing: P.O. Box 909

Santa Fe, NM 87504-0909

Office: 500 Market St, Suite 200 (Above REI Store)

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LEGEND

- EXISTING STREET LIGHT
- NEW STREET LIGHT

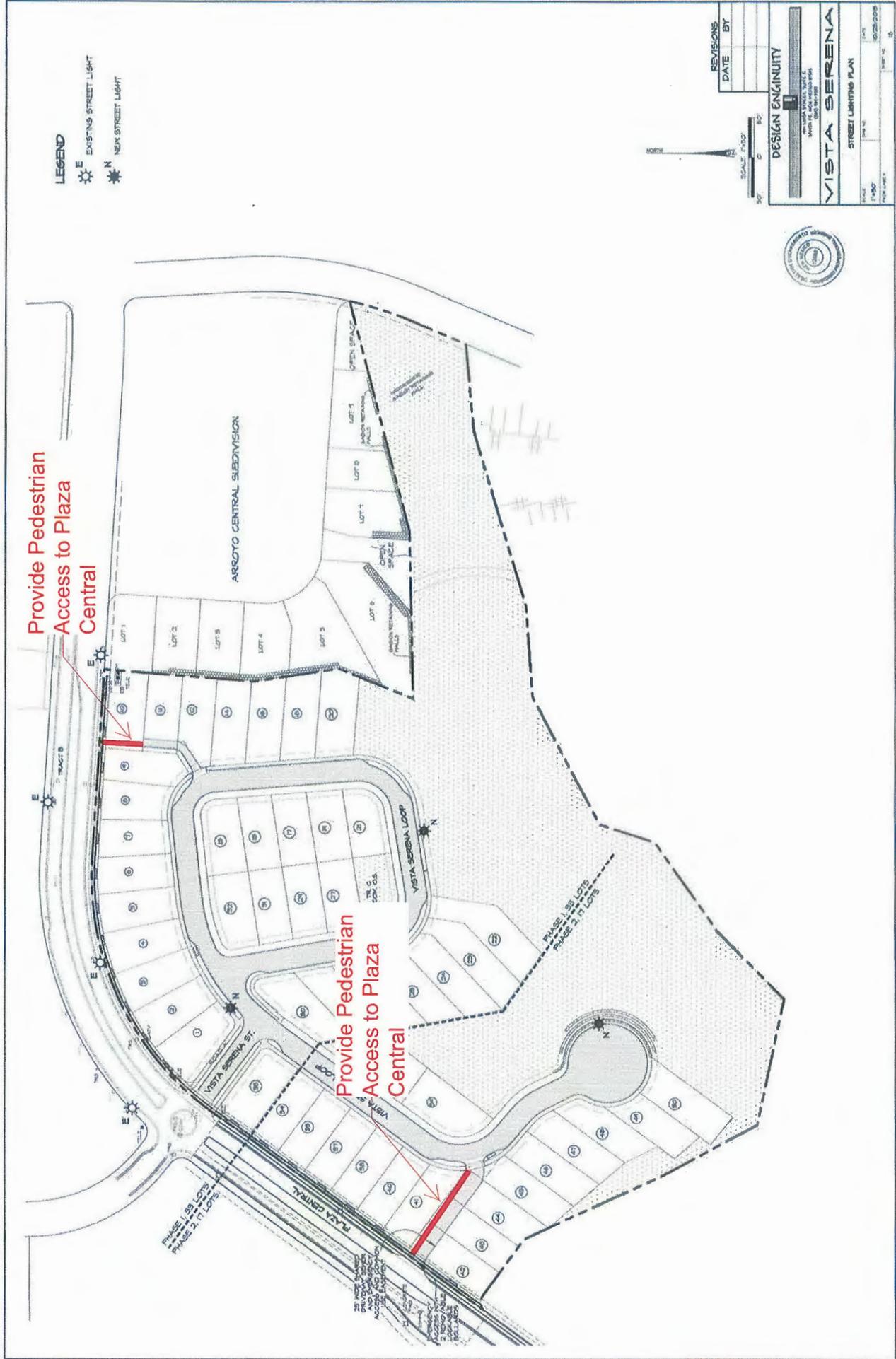
REVISIONS	DATE	BY

DESIGN ENGINEER
 VISTA SERENA
 STREET LIGHTING PLAN



Provide Pedestrian
 Access to Plaza
 Central

Provide Pedestrian
 Access to Plaza
 Central



Small vertical text at the bottom of the page, likely a disclaimer or copyright notice.

WYNANT, DONNA J.

From: WYNANT, DONNA J.
Sent: Monday, November 02, 2015 9:59 AM
To: oralynn@designengenuity.biz
Subject: FW: Case number 2015-102,103

Fire Marshal's comments below.

From: GONZALES, REYNALDO D.
Sent: Sunday, November 01, 2015 6:37 PM
To: WYNANT, DONNA J.
Subject: Case number 2015-102,103

Hello Donna,

I do have some concerns that lot 10, 11, 12 do not meet the 20 feet width driveway, I did mention it in my comments. I also address access to phase II and providing water supply (hydrants) prior to starting phase I so the property dedicated to the City of Santa Fe can be used. If you have any questions let me know. Thanks

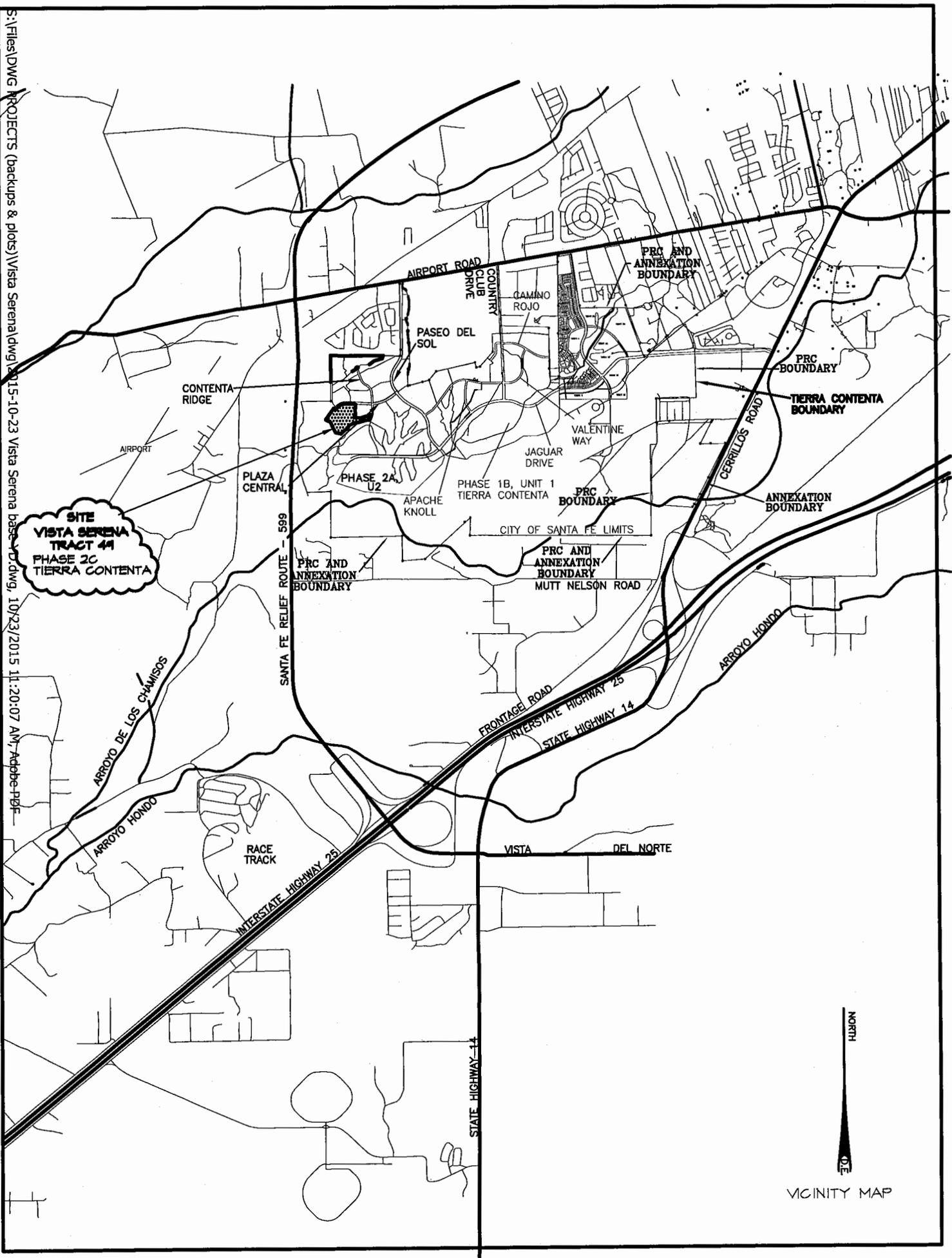
Reynaldo D Gonzales
Fire Marshal
City of Santa Fe
Office: 505-955-3316
Fax: 505-955-3320
E-mail: rdgonzales@santafenm.gov

City of Santa Fe, New Mexico

Exhibit C

Maps & Photographs

S:\Files\DWG PROJECTS (backups & plots)\Vista Serena\dwg\2015-10-23 Vista Serena base.dwg, 10/23/2015 11:20:07 AM, Adpbe-FBF



VICINITY MAP

City of Santa Fe, New Mexico

Exhibit D

ENN Materials



City of Santa Fe Land Use Department Early Neighborhood Notification Meeting Notes

<i>Project Name</i>	Vista Serena, Tract 49 Tierra Contenta
<i>Project Location</i>	South side Plaza Central Road and west of Contenta Ridge Road
<i>Project Description</i>	50 residential lots on 12.7 acres at a density of 7 du/ac
<i>Applicant / Owner</i>	Homewise, Inc.
<i>Agent</i>	Oralynn Guerrerotiz of Design Enginuity
<i>Pre-App Meeting Date</i>	September 24, 2015
<i>ENN Meeting Date</i>	October 8, 2015
<i>ENN Meeting Location</i>	Southside Library
<i>Application Type</i>	Preliminary Subdivision Plat
<i>Land Use Staff</i>	Donna Wynant
<i>Other Staff</i>	none
<i>Attendance</i>	2 members of the public; 1 City staff; 6 from applicant's team

Notes/Comments:

Meeting started at 5:30 pm. Donna Wynant gave over of the ENN process and discussed the timeline for the Planning Commission. Oralynn Guerrerotiz gave an overview of the previous approval of the project which was for a 68 lot subdivision. The project is now 50 homes. They are not doing any townhomes, just single family homes. The subdivision has an emergency access and has 4.8 acres of open space. The development will be completed in 2 phases. All of the road will be constructed in Phase 1.

Surrounding development includes Los Palomas, south of the arroyo, Plaza Central runs along the north boundary. Grading of the site will create flat lots. Density will be 7 units per acre. Rob Gibbs of Homewise said the architectural style, for the most part, will be territorial, subject to Tierra Contenta design guidelines. A shared drive will be located in the northeast corner and where the emergency access is located, making those two areas compounds.

Ms. Guerrerotiz pointed out the surrounding developments and their densities. The subdivision will be walkable to SWAN park and commercial development on Plaza Central. She pointed out the slopes and added that the thirty percent slopes will be avoided as much as possible. However, a few 30% slopes will be impacted. Check dams in the arroyo are designed to slow water flow.

Sufficient parking will be provided on the lots and along the street. Sidewalks will be on one side of the street, with additional vegetation on the other side.

Affordable housing will be designed to where it will be difficult to distinguish from the other homes. Utilities will be extended from Plaza Central. Water saving devices and low water uses fixtures will be installed in all homes.

Lots along Plaza Central will be enhanced with additional landscaping.

Meeting adjourned at 6:10 pm.

DESIGN ENGINEUITY



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VISTA SERENA SUBDIVISION

Responses to Early Neighborhood Notification Guidelines

October 8, 2015

1. EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS.

The proposed Vista Serena Subdivision is a residential single-family detached housing project which will transform a large, vacant tract of land into a 50 residential homes to be developed in 2 phases. Up to 7 homes will be developed in two residential compounds. The project is in compliance with the approved Tierra Contenta Master Plan and will have an average density of 7 dwelling units per acre and a large 4.8± acre common open space tract along an arroyo. The 12.04 acre tract is known as Tract 49 of Phase 2C of Tierra Contenta and is currently zoned as a Planned Residential Community with a designated allowable density of 6-9 dwelling units per acre. One and two story homes will be constructed. Each home will have a one or two car garage. Setbacks will be typical of the neighborhood; generally homes will be 10 to 20 feet from the front. Road facing garages will be setback 5 feet from the front of the home. In some cases, garages may be turned 90 degrees from the front and then will be set back at least 10 feet from the front property line. Zero side lot lines will be permitted and we may have abutting homes, but in all cases where there is a separation between neighboring homes it will be a minimum of 10 feet and second floors will be separated by a minimum of 15 feet. Rear setbacks will be 15 feet. Generally the homes will be 1100 to 1800 square feet.

An entryway will be developed off of the existing Plaza Central traffic circle. A 20' wide emergency access will also be constructed to access Plaza Central 320 feet to the southwest of the traffic circle. This second entrance will be locked and will only be useable by emergency vehicles. Plaza Central abutting the Vista Serena will be paved with sidewalk and street trees on either side of the roadway. All roadways will have street trees and sidewalk on at least one side of the road. Front yards will be landscaped by the developer. There will be a public access point to the neighboring open space to be dedicated by the City.

2. EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT

The project site is made up of 3 ridges with eroded channels between them and an arroyo along the southern boundary. There is a large stockpile of soil on the site currently. The ridges will be flattened and a series of retaining walls installed to create flat lots. Some natural steep slope with grades in excess of 30% will be disturbed at arroyo crossing and to develop some of the perimeter retaining walls. The developed site will be mass graded. The nearly 5 acres of open space will be left in a natural condition except where stormwater detention facilities will be constructed.

A variance permitting the disturbance of 30% slopes is requested.

3. IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL, OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN.

An archaeological study of the project site has been conducted and there are no prehistoric, historic, archaeological or cultural sites requiring protection.

4. RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH THE LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN.

Vista Serena will be developed in compliance with the existing Tierra Contenta Master Plan and the Tierra Contenta Design Guidelines for Phase 2C. The surrounding area is a mix of mostly residential uses with commercial uses permitted on tracts located on the west side of Plaza Central. The 7 dwelling units per acre project is in keeping with the permitted zoning and allowable density (6-9 du/acre permitted).

Surrounding the property is primarily residential developments. The property to the southwest (Tract 50A) is currently vacant, but has the same allowable density of 6-9 dwelling units per acre. To the west (Tract 51A) is a commercial tract designated at office/business incubator, although the developer is considering changing the use to apartments. To the north is Contenta Ridge Townhomes (Tract 51) with an allowable density of 10-20 dwelling units per acre. To the northeast is Pueblo de La Luz (Tract 52), and to the east is Arroyo Central (Tract 50), both are single family residential developments with the same allowable density as Vista Serena of 6-9 dwelling units per acre. Another Homewise project, Las Palomas lies to the south across the open space from Vista Serena. Las Palomas has an allowable density of 10-20 dwelling units per acre.

5. EFFECTS UPON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES.

Each lot will have on-site parking for 2 to 4 vehicles and there will be parking permitted on one side of the roadway. Sidewalks will be located along at least one side of the roadway and will be designed to meet ADA requirements.

6. IMPACT UPON THE ECONOMIC BASE OF SANTA FE.

The proposed project's initial construction will provide additional jobs to the community. The homes will be moderate priced and at least 13 homes will meet the Tierra Contenta requirements for affordability.

The residential subdivision should not represent any negative impact to the local resident or business owners. Additional city revenue will be generated in the form of gross receipt during construction and property taxes.

7. EFFECT UPON AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS.

At least thirteen homes will be developed in the subdivision per the Tierra Contenta requirements for affordable housing. All the homes will be single family detached homes with one or two car garages.

8. EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OF FACILITIES.

This is an infill project and is not anticipated to increase public service demands. No offsite improvements to utilities are required, although additional fire hydrants, as required by the Fire Marshal and a new public water and sewer lines extension are required.

9. IMPACTS UPON WATER SUPPLY, AVAILABILITY, AND CONSERVATION METHODS.

The project will be provided with water-conserving streetscape on drip irrigation systems. Water use for residential homes on lots less than 6000 square feet is

typically very low: 0.15 acre-feet/dwelling units per year. Low water using fixtures will be installed in the homes including 1.6 gallon per flush toilets and systems that deliver hot water within 5 seconds of a tap being opened. Low water use landscaping techniques will be utilized including the use of timed drip irrigation, mulching, and low water use grasses and plants.

10. EFFECT ON OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS.

The Tierra Contenta Master Plan incorporates design concepts that integrate residential neighborhoods with commercial and park developments via a linked trail system through the open space. Vista Serena is within walking distance of the new SWAN Park and the planned Plaza Central commercial area.

11. EFFECT UPON SANTA FE'S URBAN FORM.

The project is consistent with the City's policies regarding infill.

City of Santa Fe, New Mexico

Exhibit E

Applicant Materials

DESIGN ENGINUITY



1421 Luisa Street Suite E, Santa Fe, New Mexico 87505

PO Box 2758 Santa Fe, New Mexico 87504

(505) 989-3557 FAX (505) 989-4740

E-mail oralynn@designenginuity.biz

October 23, 2015

Santa Fe Planning Commissioners

RE: Vista Serena Development Plan and Preliminary Subdivision Plat

Dear Commissioners,

On behalf of our client, Homewise, Inc. we submit the attached application for Development Plan and Preliminary Subdivision Plat for the Vista Serena Subdivision. Vista Serena is located on Tract 49 of Tierra Contenta and is full compliance with the existing Tierra Contenta Master Plan and Phase 2C Design Guidelines. The project is located on 12.7± acres and will include 50 residential lots developed in 2 phases: Phase 1 - 33 lots and Phase 2 - 17 lots. We also request a variance to permit disturbance of slopes in excess of 30%.

The project facts are summarized below.

REQUEST

On behalf of Homewise, Inc. we request Final Development Plan (Figure 1) and Preliminary Subdivision Plat approval of Vista Serena and a variance to permit 16 separate disturbance of slopes in excess of 30%. Disturbances range from 25 to 1161 square feet. The project will be developed in two phases: Phase 1 with 32 lots and Phase 2 with 17 lots.

GENERAL DESCRIPTION

Vista Serena is a proposed 50 lot residential subdivision. Seven lots will be located within two residential compounds and 43 lots will be developed as single family homes. The houses will typically be 1100 to 1800 square feet, with one or two stories. Each home will have a single or 2-car garage and parking for 2 more cars in the driveway. The homes will be sold and built by Homewise. Paved roads with curb and gutter will serve every lot. Sidewalk meeting ADA requirements will be placed on one side of the roadway. City water and gravity sewer will serve the project. A Home Owners Association (HOA) will maintain landscaping in common open space along the Plaza Central roadway and the landscaping along the subdivision roads that are not adjacent to residential lots.

The subdivision plat includes a portion of Plaza Central roadway that will be developed with Phase 2 of the project, and 4.8 acre of public open space that is a part of the Tierra Contenta planned open space. Actual area to be developed for the subdivision is 7.21 acres. The proposed density is 7 lots/acre. The property is currently zoned to allow 6-9 dwelling units per acre. Thirty percent of the homes (15 homes) will be sold per the Tierra Contenta affordable housing program requirements. A second access to Plaza Contenta will be developed in Phase 2 that will be usable by emergency vehicles only. This access will have two removable, locking bollards preventing other traffic from using the access.

LOCATION

Vista Serena is located on Tract 49 near the western border of Tierra Contenta within Phase 2C, south of Airport Road and west of SR 599. Project access is via the split roadway Plaza Contenta at an existing roundabout. Figure 2 is the current Tierra Contenta Master Plan with the subject parcel indicated. To the east of the project is the Tierra Bonita project owned by Community Housing Trust. This project has all its subdivision infrastructure, but homes have yet to be built. To the south, on the other side of an arroyo greenspace is the Homewise project Los Palomas. Los Palomas is about 75% built out. To the southwest of the project is a planned residential tract with a 6-9 du/acre density. On the east side of Plaza Contenta a commercial and business office park development is planned. To the north is a vacant tract that is to be developed as Contenta Ridge Townhomes. And to the northwest is the existing Pueblo De La Luz development.

EXISTING CONDITIONS

The Vista Serena tract was used as a construction staging site and dirt stockpile location for the construction of earlier phases of Tierra Contenta and as a result about 2.5 acres of land near the Plaza Contenta roadway have been cleared of all vegetation. The existing large dirt pile will be used as needed fill in Vista Serena. The steeper areas of the project site have not been disturbed and have a scattering of juniper trees. Three fingers of land extend to the south, and are separated by arroyos. The project site drops towards an arroyo which tranverses the site from northeast to southwest. This arroyo has an existing earth dam and an associated stormwater detention pond to the east of Vista Serena. Water, sewer, gas, electricity, phone and cable mains lie along Plaza Central.

LEGAL LOT OF RECORD

Tract 49 is a part of Phase 2C of Tierra Contenta. The tract is being legally separated from the remainder of Phase 2C through the lot split process that is currently being reviewed by City staff under a separate application.

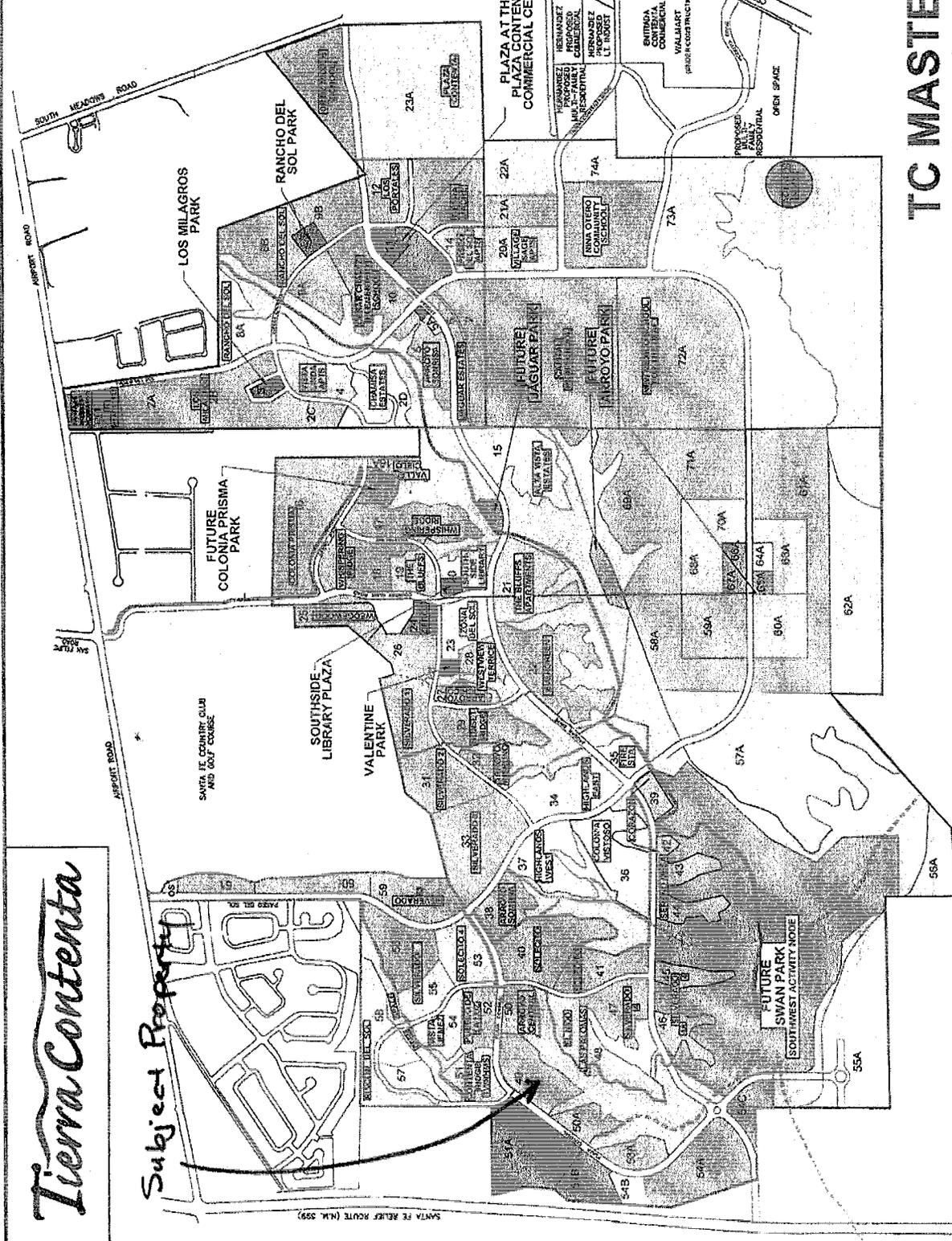
EXISTING ZONING

Tract 49 is shown in the approved Tierra Contenta Master Plan as a residential tract an allowable density of 6-9 units per acre. The current request is for 7 units per acre for a total of 50 units.

DEVELOPMENT PLAN STANDARDS

LEGEND

- RESIDENTIAL 16-20 DU/AC.
 - RESIDENTIAL 8-9 DU/AC.
 - RESIDENTIAL 1-3 DU/AC.
 - SCHOOL
 - VILLAGE COMMERCIAL
 - NEIGHBORHOOD COMMERCIAL
 - OFFICE/BUSINESS INCUBATOR
 - COMMUNITY
 - MIXED PROPERTY
- TRAILS:**
- EXISTING SPINE TRAIL
 - FUTURE SPINE TRAIL
 - EXISTING FEEDER TRAIL
 - FUTURE FEEDER TRAIL
- PARKS & OPEN SPACE:**
- DEVELOPED PARK
 - FUTURE PARK
 - OPEN SPACE



TC MASTER PLAN

December 12, 2013

Figure 2

All Vista Serena lots will be at least 4000 square feet, typically 40 feet wide and 100 feet deep. We propose to have standard front and rear setbacks of 7.5 feet in the front and 15 feet in the back. Garages facing the street will be at least setback 20 feet and will be at least 5 feet behind the front of the homes. On wider lots, side facing garages may be developed. Zero lot lines will be permitted which will allow neighboring homes to abut along the property line. All of the single family homes will be designed to have the home close to the street front, except for lots 22 and 23 which because of terrain constraints and lot geometry the front setback will be 40 to 600 feet. Two story homes will be permitted with a maximum height of 24 feet.

LANDSCAPING, LIGHTING AND SIGNAGE CONCEPTS

Street trees will be placed 40 feet apart along the subdivision roadways. Street trees will be irrigated via drip systems from the adjacent lot installed by the developer. Street trees not adjacent to residential lots will be irrigated via drip systems owned and maintained by the HOA. An articulated five foot tall stucco wall will be developed along Plaza Central. Shrubs will be planted along the wall and street trees will be placed on both sides of the sidewalk in front of the wall spaced 45 feet apart.

Three street lights will be installed within the project: one at the entry tee, one at the cul-de-sac and one along the project loop road. The standard street lights which are 24 feet tall.

A single project sign will be installed near the entrance on the Plaza Central wall.

TERRAIN MANAGEMENT

The proposed development will be designed to protect and enhance the natural beauty of the land and vegetation, while minimizing soil erosion and sediment transport during storms. The area to be developed into lots will be mass graded. Retaining walls will be installed in many locations to accommodate the variable terrain. The entire site drains to the south arroyo. A 26,700 cubic foot detention pond will be developed in this arroyo to detain excess runoff generated due to site development. All disturbed areas will be stabilized and revegetated with a native grass seed mixture.

AFFORDABLE HOUSING

Fifteen affordable homes in compliance with the Tierra Contenta affordable housing requirements will be developed in Vista Serena. This is equivalent to 30% of the homes. We have not identified the affordable lots yet, nor formalized our agreement with the Tierra Contenta Corporation, but intend to have this issue fully addressed before final plat application. It is Homewise's intention to fully intergrate the affordable homes into the project so that one will not be able to tell which homes were sold as part of the affordable housing program.

ARCHAEOLOGY

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

WATER BUDGET

The City of Santa Fe has set standards of anticipated water use based on lot size. Lots less than 6000 SF typically use 0.15 Acre-Feet per year. Lots of 6000 to 10,000 SF use 0.17 Acre-Feet per year. Based on these numbers, the Vista Serena project should use 7.52 Acre-Feet per year.

SUBDIVISION APPROVAL CRITERIA

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

- (1) The Vista Serena Subdivision has been designed to protect much of the site's natural beauty by protecting many of the slopes, arroyo terrain and natural vegetation.
- (2) The project plans are in compliance with the Tierra Contenta Master Plan and the Phase 2C Design Guidelines. The land is relatively flat with some steeper slopes mostly associated with on going arroyo erosion issues. Development plans will stabilize some of these erosion problems by placing compacted fill which will be seeded with native grasses and covered with erosion protection mats. Temporary irrigation systems will be installed to ensure that the grasses grow. The streets and sidewalks will all have grades of 5 percent or less. Areas that are subject to periodic flooding have been placed in common open space.
- (3) The proposed subdivision plat meets all standards of Chapter 14, Article 9.
- (4) The proposed plat does not create a non-conformity. A variance is requested to allow disturbance of some steep slopes.
- (5) No exceptions are necessary for plat approval.

DEVELOPMENT PLAN APPROVAL CRITERIA

We provide the following response to the Chapter 14 Development Plan Approval Criteria.

- (1) Because the proposed Development Plan is in conformance with the adopted Tierra Contenta Master Plan, the Tierra Contenta Phase 2C Design Guidelines and Chapter 14 regulations, the Planning Commission has the ability to approve the Plan.
- (2) Approving the Development Plan would not adversely affect the public interest.
- (3) The proposed Development Plan is compatible with neighboring development and other properties in the project vicinity.

VARIANCE REQUEST

To develop 50 home sites, mass grading will occur to create flat building sites. Retaining walls between lots will be constructed to step the project down the slope. To create regular, rectangular lots of at least 40 foot width and generally a depth of 100 feet there are several isolated areas of steeper slopes that will be affected. In some cases, soil will be placed in incised channels where active erosion is occurring. In these locations we request the ability to regrade the terrain to 2:1 slopes, cover the disturbed area with native grass seed and blanket them with a 3-year coconut fiber erosion mats. We would install a temporary irrigation system to ensure adequate watering of the grasses occur to create stable natural appearing slopes. A total of 16 locations of slopes in excess of 30% will be impacted. The total square footage to be disturbed is estimated to be 5848 square feet. In all cases these steep slopes will be left in a stable condition. No structures other than retaining walls or drainage facilities will be placed on these steep slopes.

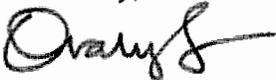
VARIANCE APPROVAL CRITERIA

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

- (1) The following special circumstances apply: the subject parcel has natural steep terrain with on going erosion problems, and without the requested variance, development potential of the site would be limited, a loop road could not be developed and necessary drainage facilities (drainage pipes and detention ponds) could not be installed.
- (2) Regular shaped lots, a looped road and installation of drainage facilities would be infeasible without the granting of this variance.
- (3) Granting of this variance would not result in an increase in density compared with neighboring property.
- (4) The requested variance is a minimum variance made possible by the extensive use of retaining walls and steeper than typical fill slopes which will be stabilized by extra protection measures proposed by the developer and is consistent with the purpose and intent of Chapter 14.
- (5) The variance is not contrary to the public interest and will help stabilize existing non stable slopes in what will be public open space.

Thank you for consideration of our request.

Sincerely,



Orallynn Guerrerortiz, PE
Agent for Homewise, Inc.

II. DESIGN REVIEW PROCEDURES

- D. The master plan allocated a 1.5 acre tract for the Village Center Plaza. Land totaling 1.5 acres must be developed for public plaza and park space from the gross area of village commercial, office and community land use.
- E. The master plan allocated 7.3 acres for residential land use with a maximum of 124 units. A maximum of 14.5 acres of property may be designated as residential use with a maximum of 124 units with the maximum density in any single tract at 9 d.u./ac.

The Phase 2C Preliminary and Final Plat illustrate the boundaries of the tracts, but not the proposed land use or residential densities. Land uses, maximum building area and maximum number of residential units entitled on each tract will be established with development plans and/or subdivision plats for the tracts created by the final plat for Phase 2C.

B.7. VARIANCES FROM DESIGN STANDARDS AND CITY CODE

Requests for variances to these design standards and/or city code may be made to the Planning Commission with the preliminary plat and/or preliminary development plan application. Variance requests will be granted or denied at the time the Planning Commission hears the preliminary plat or preliminary development plan request unless the Planning Commission allows the variance request to be deferred until the final application.

Variances to the design standards shall be evaluated based on their appropriateness in relation to the Tierra Contenta master plan, and the impact on existing development within Tierra Contenta and surrounding properties. Innovative design concepts are encouraged and recognition of an innovative concept as having a positive effect on Tierra Contenta may serve as a basis of variance approval. See Chapter 1, Section C.3 for further explanation of the evaluation of innovative concepts.

Variances to city code are considered on the same basis as established in the city development code Chapter 14-3.16.

C. CITY OF SANTA FE SUBMITTAL REQUIREMENTS

C.1. EARLY NEIGHBORHOOD NOTIFICATION

The Tierra Contenta Corporation along with its tract developers are required to follow the requirements of Early Neighborhood Notification, Early Notification Guidelines, and legal notification of area residents established by city code. Applicants are advised that these requirements are subject to periodic review and may change from time to time. TCC will assist in providing names and addresses of those needing to be informed and will attend ENN and Planning Commission meetings as required.

C.2. PLAT AND DEVELOPMENT PLAN SUBMITTALS

TCC, the City, and the builder/developers in Tierra Contenta agree that separate submittals for preliminary and final may be desirable and may be required be the city development code. Exceptions may include small subdivisions (fewer than 30 lots) or development plans that do not require subdivisions. The applicant should discuss making a request a combined preliminary/final subdivision application process at the pre-application meeting with city staff. The request must be made in writing to the City. The authority for granting such a request rests solely with the city staff where city code allows such a combined process. In general preliminary development plan applications are not required in areas zoned PRC such as Tierra Contenta.

Recognizing that most projects in Tierra Contenta will go through the separate preliminary and final processes, the level of detail provided with the preliminary application is reduced. The intent of the preliminary application is to establish that the allowable uses, project scale and residential densities allowed by the phase master plat can be obtained; that vehicle and pedestrian circulation is adequately provided and that sewer, water, and dry utility services are feasible.

II. DESIGN REVIEW PROCEDURES

C.3. PRELIMINARY SUBDIVISION PLAT APPROVAL SUBMITTAL CHECKLIST

The preliminary plat approval process is designed to establish the general feasibility of a project and identify problems that might arise during final design and construction. It is not necessary that the level of design detail in a preliminary submittal be to the level of the final submittal. For a preliminary plat submittal the applicant must include the following:

- A. City application form(s)
- B. A letter describing the intent of the request, name of the project, location, the development phase within Tierra Contenta, acreage; number of tracts; total residential units; estimated number of affordable residential units; and total non-residential acreage, with a specific description of the park and open space acreage.
- C. The residential housing type(s) proposed as defined by the TC design standards (Single Family Residential, Residential Compound, Neighborhood Townhouse and/or Neighborhood Apartment)
- D. A list, explanation and, justification of any variance(s) that are being requested.
- E. Application fees
- F. A vicinity map that shows the relationship of the plat to the entire Tierra Contenta annexation area.
- G. Sewer availability statement from the City's Water Quality Division.
- H. Six (6) copies of a preliminary plat prepared in accordance with Article 14-3 and Article 14-9 of the city development code:
- I. Six (6) copies of the preliminary engineering plans with the following information:
 - 1) Preliminary road and street plans including typical sections and plan and profile;
 - 2) Preliminary utility master plans;
 - 3) Preliminary sewer plans;
 - 4) Concept terrain management plans including grading, storm drainage, and erosion and sediment control;
 - 5) Preliminary water supply and fire protection plan;
 - 6) Concept recreational trail plan
 - 7) Other concept and preliminary level plans as required by city staff.
- J. Two (2) copies of a preliminary traffic impact analysis if required by the city traffic engineer. (Not required for development of residential tracts) .)
- K. Two (2) copies of the preliminary landscape plans.
- L. Phasing plan if applicable

One copy of the application, letter, vicinity map, preliminary plat, preliminary engineering plans, preliminary traffic impact analysis, preliminary landscaping plans, and phasing plan shall be submitted to the Tierra Contenta Corporation at the same time the submittal is made to the City.

C.4. PRELIMINARY DEVELOPMENT PLAN APPROVAL CHECKLIST

Although PRC zoning does not in general require preliminary development plan submittals such a preliminary review may sometimes be required. The decision of whether or not a preliminary development plan will be required will be determined at the pre-application meeting between the applicant and the City. If a preliminary development plan is required it shall be submitted with the preliminary subdivision plat if required. The material required for a preliminary development plan is as follows:

- A. City application form(s)*
- B. A letter describing the intent of the request, name of the project, location, the development phase within Tierra Contenta, acreage; number of tracts; total residential units; estimated number of affordable residential units; and total non-residential acreage, with a specific description of the park and open space acreage.*
- C. The residential housing type(s) proposed as defined by the TC design standards (Single Family Residential, Residential Compound, Neighborhood Townhouse and/or Neighborhood Apartment) *
- D. A list, explanation and justification of any variance(s) that are being requested.*
- E. Application fees
- F. A vicinity map that shows the relationship of the plat to the entire Tierra Contenta annexation area.*

II. DESIGN REVIEW PROCEDURES

- G. Six (6) copies of the development plan drawings with the following information:
1. North arrow
 2. Scale
 3. Name of development
 4. Development boundaries
 5. Adjacent street names and right-of-way widths
 6. Lot lines, bearings and distances*
 7. Lot areas to the nearest hundredth acre.*
 8. Locations, dimensions*, and purposes of all public sites
 9. Locations, dimensions* and purpose of all easements
 10. Minimum building setbacks
 11. Maximum lot coverage
 12. Location and arrangement of proposed buildings and their use
 13. Proposed off-street parking and loading facilities including bicycles
 14. Internal vehicular, pedestrian and non-motorized vehicle circulation including access and egress from existing streets, opens space, and recreational trail system.
 15. Existing and proposed fences and walls
 16. Areas proposed for open space dedication, private open space, common open space, and/or common use and enjoyment easements as applicable.
 17. Flood plain limits and floodway acreage
 18. Total acreage

Items with an asterisk (*) are not required if preliminary development plan is accompanied by a preliminary plat application that contains the same required information.

The developers are required to submit to the TC ARC one (1) copy of the application, letter, vicinity map, plat, engineering plans, traffic impact analysis, landscaping plans, and phasing plan at the same time formal submittal is made to the City.

C.5. FINAL SUBMITTALS

Final plat and development plan submittal requirements for projects in Tierra Contenta are the same as required for other development in the City as set by city code and by the Land Use Department. The following additional information is required:

- A. Street light plan
- B. Permanent signing and pavement marking plan

Developer/builders are required to submit to Tierra Contenta Corporation one (1) copy of the final application material including application, letter, vicinity map, plat, engineering plans, development plan, traffic impact analysis, landscaping plans, and phasing plan at the same time formal submittal the submittal is made to the City.

D. FINANCIAL GUARANTEES REQUIRED OF THE DEVELOPER FOR PLAT RECORDATION

The manner in which financial guarantees for subdivision improvements are structured has an impact on project affordability. Specific criteria have been established for projects in Tierra Contenta. Financial guarantees shall meet the following criteria for development in Tierra Contenta Phase 2C.

A financial guarantee acceptable to the City shall be provided in the amount of one hundred five percent (105%) of the estimated value of work based on the estimate prepared by a professional engineer and approved by the City. The City shall release 90% of the value of the work as it progresses based on monthly progress payments submitted by the developer and approved by the City. Upon completion of the work and acceptance by the City, a one-year warrantee period will begin. The amount held in escrow during the warrantee period

**VISTA SERENA SUBDIVISION
TIERRA CONTENTA TRACT 49
PRELIMINARY DRAINAGE CALCULATIONS SUMMARY**

Present Conditions of Area to be Developed

The project site is a vacant 12.7 ± acre tract within the Tierra Contenta master planned community. Nearly 5 acres of the tract is difficult terrain bisected by an arroyo. This land will be dedicated as open space. The remainder of the property is relatively flat land with three fingers of land separated by small arroyos. A large stockpile of dirt has been placed on the property along with a construction storage yard. Plaza Contenta roadway borders the property on the north. There are no FEMA floodzone on the project site.

The Plaza Contenta right-of-way has been removed from this analysis, as the drainage impacts for that roadway are addressed with the Phase 2C subdivision plat work prepared by others. Also areas within the open space located upstream of an existing earth dam have also been excluded from this analysis, but the designer's calculations with regards to outflow from the dam are utilized. Thus the study area of this project totals 11.08 acres.

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

22.6% Agua Fria-Paraje complex (117). These soils are classified as gravelly loams with some clay. The soil is coarser at depth where they are classified as gravelly loamy coarse sands and extremely gravelly coarse sandy loams. The soils are well drained and classified as Hydrologic Soil Group B

77.4% Golodrina-Paraje complex (118). These soils are extremely gravelly coarse sandy loams with very minor clay. They are well drained and classified as Hydrologic Soil Group C.

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

Vegetation: The site has poor (~ 30%) coverage of native grasses with scattered juniper trees and shrubs. Some of the site has been scrape clear.

Existing Curve Number: For the purpose of this analysis, a weighted curve number of 82.7 was used for existing conditions.

SOIL HYDROLOGIC GROUP	% OF PROJECT	CN	WEIGHTED CN
A	0.0%		0
B	22.6%	75	16.9
C	77.4%	85	65.8
IMPERVIOUS	0.0%	98	0

TOTAL	100.0%	82.7
-------	--------	------

Predevelopment Drainage Flows: Existing On-Site Discharges: Stormwater generally flows towards the south to the arroyo and then along the arroyo towards the southwest. The NOAA determined 100-year, 24-hour precipitation is 3.24 inches at the project site. Using the TR-55 method, prior to project development the current peak flow (Q100, 24 hour) from the property is estimated to be 21.41 cfs with a total volume of 65,297 cubic feet.

CN	Frequency	Precipitation	Runoff Q, in	Peak Discharge, cfs	Runoff volume, cu ft.
82.74	100	3.24	1.62	21.41	65,297
	50	2.42	0.98	12.94	39,465
Acreage, acres	25	2.61	1.12	14.82	45,206
11.08	10	2.2	0.82	10.83	33,050
	5	1.9	0.62	8.13	24,785
qu, cfs/ac-in	2	1.53	0.39	5.11	15,575
1.19					
Percent Ponding					
0.00%					

Post Development Conditions

The project will include 50 single family homes, a paved road network and sidewalks. For the purpose of this analysis it has been assumed that will be 75% impermeable (CN = 98) and 25% semi permeable (CN = 82.74). Most of the areas not covered by impervious material will be left in a natural condition. Impervious areas and associated Curve Numbers are summarized below:

	Square Footage	CN	%	Weighted CN
houses (50 houses assume 75% of lot impervious	173361	98	35.92%	35.20
sidewalk	9612	98	1.99%	1.95
pavement and fillets	54318	98	11.25%	11.03
curb and gutter	7941	98	1.65%	1.61
gabions	1471	98	0.30%	0.30
Natural or landscaped	235941.8	82.74	48.89%	40.45
Total	482644.8		100%	90.54

Post Development Drainage Flow: If 100% of the impervious area as noted above is installed, then the 100-year, 24-hour storm event would result in a peak discharge from the site of 43.71 cfs with a total volume of 90,665 cubic feet or 25,052 cubic feet more than current conditions

CN	Frequency	Precipitation	Runoff Q, in	Peak Discharge, cfs	Runoff volume, cu ft.
90.54	100	3.24	2.25	43.71	90,665
	50	2.42	1.50	29.12	60,397
Acreage, acres	25	2.61	1.67	32.44	67,295
11.08	10	2.2	1.31	25.32	52,525
	5	1.9	1.05	20.27	42,044
qu, cfs/ac-in	2	1.53	0.74	14.30	29,672
1.75					
Percent Ponding					
0.00%					

Recommendation: To mitigate the increased runoff a pond will be developed by installing another earth dam in the arroyo that will detain 26,700 cu. ft. The pond will be designed with a control outlet that will release 5 cfs for low flow conditions and a maximum of 21 cfs during storms that fill the pond. A concrete weir structure will release flow over the dam at a rate of ___ which will match the existing flow out of the upstream dam. (Note that we have the upstream dam design, but have not found its peak release rate yet. If this information cannot be found we will calculate the maximum capacity of the upstream structure).

Prepared by Oralynn Guerrerortiz, PE 10-21-2015



Project Name Vista Serena Subdivision
Location Site Watershed
Present or Devel Present
Time of Concentration

10/17/2015

Segment 1 - sheet flow		
Segment Name	L1a	units
surface description	range	none
mannings, n	0.13	none
flow length, L	300	feet
slope, s	0.06	feet/feet
P2	1.53	inches
$Tt=(0.007*(nL)^{0.8})/(P2^{0.5}*s^{0.4})$		
(nL)	39	
(nL) ^{0.8}	18.74354	
P2 ^{0.5}	1.236932	
s ^{0.4}	0.324534	
Tt	0.326846	hours

Segment 2 - shallow concentrated flow		
Segment Name	L1b	units
surface description	unpaved	none
flow length, L	60	feet
slope, s	0.216667	feet/feet
avg. velocity, v	7.5	fps
Tt=L/(3600*v)	0.002222	hours

Segment 3 - channel flow			Segment 4 - channel flow		
Segment Name	L1c	units	Segment Name	L1c	units
flow area, a	4	sq. ft	flow area, a	15	sq. ft
wetted perimeter, p	6	feet	wetted perimeter, p	17	feet
hydraulic radius, r	0.666667	feet	hydraulic radius, r	0.882353	feet
channel slope	0.052174	feet/feet	channel slope	0.028378	feet/feet
mannings, n	0.045	none	mannings, n	0.035	none
flow length, L	115	feet	flow length, L	740	feet
$v=1.49*r^{0.666}*s^{0.5}/n$			$v=1.49*r^{0.666}*s^{0.5}/n$		
(R) ^{2/3}	0.763163		(R) ^{2/3}	0.919952	
(S) ^{1/2}	0.228416		(S) ^{1/2}	0.168459	
V	5.77189	cfs	V	6.597467	cfs
Tt=L/(3600*v)	0.005534	hours	Tt=L/(3600*v)	0.031157	hours

Total Time	0.366
qu cfs/ac-in	1.19

TR-55

Vista Serena

PRE-DEVELOPMENT

10/17/2015

CN	Frequency	Precipitation	Runoff Q, in	Peak Discharge, cfs	Runoff volume, cu ft
82.74	100	3.24	1.62	21.41	65,297
	50	2.42	0.98	12.94	39,465
Acreage, acres	25	2.61	1.12	14.82	45,206
11.08	10	2.2	0.82	10.83	33,050
	5	1.9	0.62	8.13	24,785
qu, cfs/ac-in	2	1.53	0.39	5.11	15,575
1.19					
Percent Ponding					
0.00%					
Pond Adjustment Factor					
1					

Project Name Vista Serena Subdivision

10/17/2015

Location Site Watershed

Present or Developed Developed

Time of Concentration

Segment 1 - sheet flow

Segment Name	lot 10	units
surface description	yard	none
mannings, n	0.05	none
flow length, L	100	feet
slope, s	0.01	feet/feet
P2	1.53	inches

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

(nL)	5
(nL) ^{0.8}	3.623898
P2 ^{0.5}	1.236932
s ^{0.4}	0.158489

Tt 0.129398 hours

Segment 2 - shallow concentrated flow

Segment Name	driveway	units
surface description	paved	none
flow length, L	95	feet
slope, s	0.031579	feet/feet
avg. velocity, v	3.5	fps

Tt=L/(3600*v) 0.00754 hours

Segment 3 - shallow concentrated flow

Segment Name	road	units
surface description	paved	none
flow length, L	275	feet
slope, s	0.038182	feet/feet
avg. velocity, v	4.05	fps

Tt=L/(3600*v) 0.018861 hours

Segment 4 - shallow concentrated flow

Segment Name	roadway	units
surface description	paved	none
flow length, L	105	feet
slope, s	0.02381	feet/feet
avg. velocity, v	3.05	fps

Tt=L/(3600*v) 0.009563 hours

Segment 5 - channel flow			Segment 6 - channel flow		
Segment Name	v-ditch	units	Segment Name	natural	units
flow area, a	2.5	sq. ft	flow area, a	6	sq. ft
wetted perimeter, p	5.39	feet	wetted perimeter, p	8	feet
hydraulic radius, r	0.463822	feet	hydraulic radius, r	0.75	feet
channel slope	0.411111	feet/feet	channel slope	0.042857	feet/feet
manning's, n	0.045	none	manning's, n	0.035	none
flow length, L	45	feet	flow length, L	105	feet
v=1.49*r ^{0.666} *s ^{0.5} /n			v=1.49*r ^{0.666} *s ^{0.5} /n		
(R) ^{2/3}	0.599225		(R) ^{2/3}	0.825498	
(S) ^{1/2}	0.641179		(S) ^{1/2}	0.20702	
V	12.72164	cfs	V	7.275212	cfs
Tt=L/(3600*v) 0.000983 hours			Tt=L/(3600*v) 0.004009 hours		

Segment 7 - channel flow		
Segment Name	natura	units
flow area, a	15	sq. ft
wetted perimeter, p	17	feet
hydraulic radius, r	0.882353	feet
channel slope	0.024752	feet/feet
manning's, n	0.035	none
flow length, L	505	feet
v=1.49*r ^{0.666} *s ^{0.5} /n		
(R) ^{2/3}	0.919952	
(S) ^{1/2}	0.157329	
V	6.161589	cfs
Tt=L/(3600*v) 0.022766 hours		

Total Time 0.193
qu cfs/ac-in 1.75

TR-55

Vista Serena

POST-DEVELOPMENT

10/17/2015

CN	Frequency	Precipitation	Runoff Q, in	Peak Discharge, cfs	Runoff volume, cu ft
90.45	100	3.24	2.25	43.56	90,350
	50	2.42	1.49	28.99	60,124
Acreage, acres	25	2.61	1.67	32.31	67,011
11.08	10	2.2	1.30	25.20	52,267
	5	1.9	1.04	20.16	41,809
qu, cfs/ac-in	2	1.53	0.73	14.21	29,471
1.75					
Percent Ponding					
0.00%					
Pond Adjustment Factor					
1					

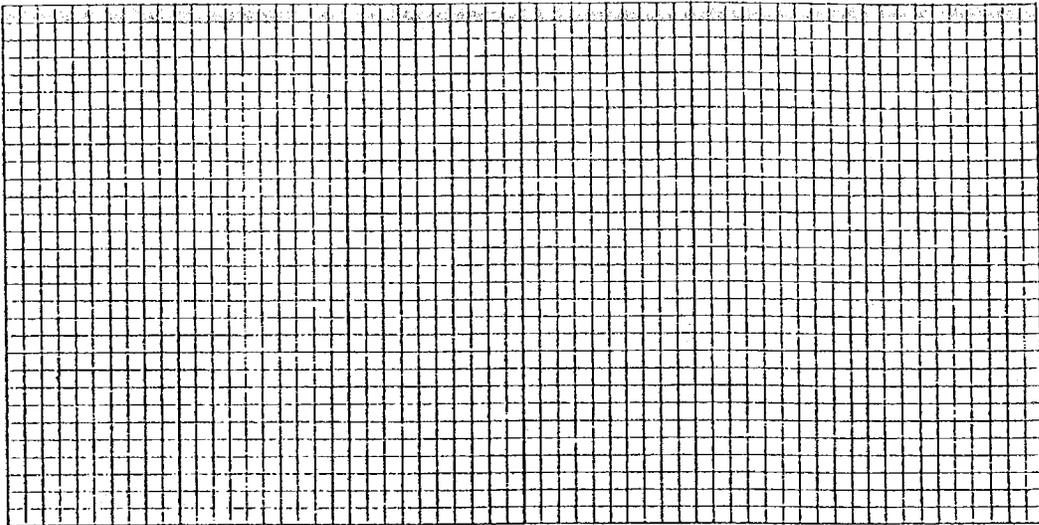
Worksheet 6a: Detention basin storage,
peak outflow discharge (q_0) known

Project Vista Serena By OG Date 10/17/15

Location main detention pond Checked _____ Date _____

Circle one: Present Developed

Elevation or stage



Detention basin storage

1. Data:
Drainage area $A_m = \frac{0.017}{\cancel{0.017}}$ mi²
Rainfall distribution
type (I, IA, II, III) = II

1st stage	2nd stage
-----------	-----------

2. Frequency yr 100

3. Peak inflow discharge, q_1 cfs 43.27 43.27
(From worksheet 4 or 5b)

4. Peak outflow discharge, q_0 cfs 21.41 5.11^{1/}

5. Compute $\frac{q_0}{q_1}$ 0.49 0.12

1/ 2nd stage q_0 includes 1st stage q_0 .

6. $\frac{V_s}{V_r}$ 0.28 0.535
(Use $\frac{q_0}{q_1}$ with figure 6-1)

7. Runoff, Q in 1.76
(From worksheet 2)

8. Runoff volume, V_r ac-ft 2.02 89.757
($V_r = QA_m 53.33$)
cu ft.

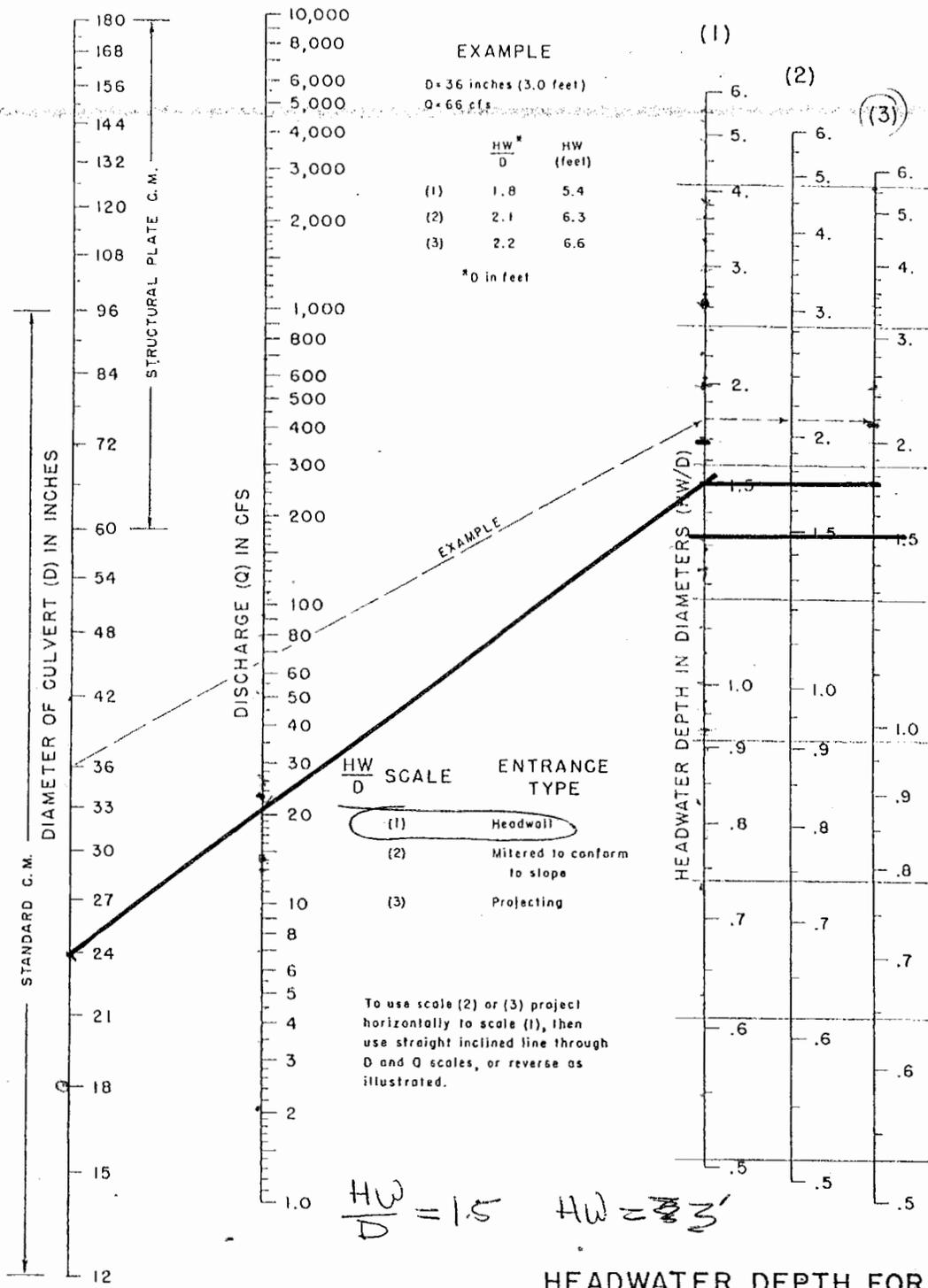
9. Storage volume, V_s ac-ft 25,131 ←
cu ft.
($V_s = V_r (\frac{V_s}{V_r})$)
48,020

10. Maximum stage, E_{max}
(From plot)

Release 21.41 cfs

Design V 25,131 cu ft.

CHART 5



HEADWATER DEPTH FOR C. M. PIPE CULVERTS WITH INLET CONTROL



Santa Fe Public Schools

Property & Asset Management

Residential Development Impact Information Form

School Notification as required by City Ordinance 14-8.18 AFCC 1987

- 1. Project Name: Vista Serena Subdivision
- 2. Location of Property: Tract 49, of Tierra Contenta off Plaza Contenta
- 3. Owner/Agent Name: Design Enginuity Agent for Homewise
Mailing Address: PO Box 2758, Santa fe NM 87504
Phone & Fax: 505-989-3557 / F 505-989-4740
- 4. Unit Matrix

PROJECT EFFECT ON STUDENT POPULATION		
Unit Type	Unit Quantity	Average Price
Single Family (detached)	50	\$300K
Single Family (attached)		
Townhome/ Apartment		
Multi-Family		
Commercial		

- 5. Elementary School Zone for Proposed Development: Cesar Chavez
- 6. Middle School Zone for Proposed Development: Ortiz Jr. High
- 7. High School Zone for Proposed Development: Capital High
- 8. Build out Rates (Year/s; #/yr): 3 years / ~ 20 homes / year

Educational Services Center
610 Alta Vista
Santa Fe, NM 87505
Telephone (505) 467-2000
www.sfps.info

For questions & submittal, contact:
Santa Fe Public Schools, Property & Asset Management,
2195 Zia Road, Santa Fe NM 87505
505 467 3400