



# City of Santa Fe, Design and Improvements Checklist Subdiv. ID No. \_\_\_\_\_

Subdivision Name: \_\_\_\_\_ Reviewer: \_\_\_\_\_ Date of Review: \_\_\_\_\_

**Key:**  = Meets intent of ordinance                       = Not Applicable  
 = To be corrected                       = Remains to be provided

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Requires action     Requires Action

- |   |   |
|---|---|
| <p><b>6.3 Streets</b></p> <p><u>6.3.1 General Requirements</u></p> <p><input type="checkbox"/> 6.3.1A(1) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> All external lots have street frontage</p> <p><input type="checkbox"/> 6.3.1A(2) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2,3</sup> All external streets are improved</p> <p><input type="checkbox"/> 6.3.1B <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2,3</sup> All internal streets are improved</p> <p><input type="checkbox"/> 6.3.1C <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2,3</sup> All streets are classified</p> <p><input type="checkbox"/> 6.3.1D(1) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Topography accommodated</p> <p><input type="checkbox"/> 6.3.1D(2) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Accommodate Comprehensive Plan</p> <p><input type="checkbox"/> 6.3.1D(3) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Accommodate special traffic generators</p> <p>6.3.1D(4) Minor street issues</p> <p><input type="checkbox"/> 6.3.1D(4)i <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Discourage through traffic</p> <p><input type="checkbox"/> 6.3.1D(4)ii <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Permits efficient drainage and utilities</p> <p><input type="checkbox"/> 6.3.1D(4)iii <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Minimize number and length of streets</p> <p><input type="checkbox"/> 6.3.1D(5) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Street layout aesthetics</p> <p><input type="checkbox"/> 6.3.1D(6) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Accommodates future street extensions</p> <p><input type="checkbox"/> 6.3.1D(7) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Commercial street considerations</p> <p><input type="checkbox"/> 6.3.1E(1) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Blocks provide 2 tier lots</p> <p>6.3.1E(2) Block criteria</p> <p><input type="checkbox"/> 6.3.1E(2) i <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Max residential length: 2200'</p> <p><input type="checkbox"/> 6.3.1E(2) ii <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> <del>Max residential length: 12 lot widths</del></p> <p><input type="checkbox"/> 6.3.1E(2) iii <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Min length: 400'</p> <p><input type="checkbox"/> 6.3.1E(2) iv <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Collectors and arterials: min. 1000'</p> <p><input type="checkbox"/> 6.3.1E(3) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Long block easement accommodation</p> <p><input type="checkbox"/> 6.3.1E(4) i <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Blocks &gt; 800': 10' pedestrian easements</p> <p><input type="checkbox"/> 6.3.1E(4) ii <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Industrial block length: per P&amp;Z</p> <p><input type="checkbox"/> 6.3.1F <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Limited access to primary arterials</p> <p><input type="checkbox"/> 6.3.1F(1)i <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Optional: lots back to arterial</p> <p><input type="checkbox"/> 6.3.1F(1)ii <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Screening</p> <p><input type="checkbox"/> 6.3.1F(2) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Optional: U-shaped off parallel</p> <p><input type="checkbox"/> 6.3.1F(3) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Parallel frontage street</p> <p><input type="checkbox"/> 6.3.1G <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Street names unique</p> <p><input type="checkbox"/> 6.3.1G <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Consistent with Master Plan</p> <p><input type="checkbox"/> 6.3.1H <input style="font-size: 1.2em;" type="checkbox"/><sup>3,4</sup> Street signs: developer responsibility</p> <p><input type="checkbox"/> 6.3.1I <input style="font-size: 1.2em;" type="checkbox"/><sup>3,4</sup> Street light design, fees paid</p> <p><input type="checkbox"/> Specified <input style="font-size: 1.2em;" type="checkbox"/><sup>3,4</sup> Lights underground</p> <p><input type="checkbox"/> Specified <input style="font-size: 1.2em;" type="checkbox"/><sup>3,4</sup> Metal decorative poles</p> <p><input type="checkbox"/> Specified <input style="font-size: 1.2em;" type="checkbox"/><sup>3,4</sup> IEEE Standard</p> <p><input type="checkbox"/> 6.3.1J <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2,4</sup> Exclusionary reserves strips prohibited</p> <p><input type="checkbox"/> 6.3.1K(1) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Street continuation and turn-around</p> | <p><input type="checkbox"/> 6.3.1K(2) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2,3</sup> Cul-de-sacs req'd. on dead-ends</p> <p><input type="checkbox"/> 6.3.1K <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Max. length: see Par 3.1.2, Pub. Works Spec</p> <p><u>6.3.2 Design Standards</u></p> <p><input type="checkbox"/> 6.3.2B <input style="font-size: 1.2em;" type="checkbox"/><sup>3,4</sup> Street construction per spec</p> <p><input type="checkbox"/> 6.3.2C <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2,3</sup> ROW widened to accommodate ditches</p> <p><input type="checkbox"/> 6.3.2D <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Railstreet and limited access rules</p> <p><input type="checkbox"/> 6.3.2D(1) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Add'l. 25' buffer &amp; reserve statement</p> <p><input type="checkbox"/> 6.3.2D(2) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Railstreet commercial lots</p> <p><input type="checkbox"/> 6.3.2D(3) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Parallel streets: 150' from RR ROW</p> <p><input type="checkbox"/> 6.3.2E(1)i <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Min. street intersections angle: 75°</p> <p><input type="checkbox"/> 6.3.2E(1)ii <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Approach curve min. 100' straight</p> <p><input type="checkbox"/> 6.3.2E(1)iii <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Limit 2 streets at intersection</p> <p><input type="checkbox"/> 6.3.2E(2) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Opposite street alignments preferred</p> <p><input type="checkbox"/> 6.3.2E(2) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Street intersection min offset: 150'</p> <p><input type="checkbox"/> 6.3.2E(2) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Major street min offset: 0.0'</p> <p><input type="checkbox"/> 6.3.2E(2) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Major street min separation: 800'</p> <p><input type="checkbox"/> 6.3.2E(3) <input style="font-size: 1.2em;" type="checkbox"/><sup>3</sup> Min curb radius local: 20'</p> <p><input type="checkbox"/> 6.3.2E(3) <input style="font-size: 1.2em;" type="checkbox"/><sup>3</sup> Min. curb radius collector: 25'</p> <p><input type="checkbox"/> 6.3.2E(4) <input style="font-size: 1.2em;" type="checkbox"/><sup>3</sup> Flat intersection grade req'd.</p> <p><input type="checkbox"/> 6.3.2E(5) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2,3</sup> Create sight-lines at intersections</p> <p><input type="checkbox"/> 6.3.2E(6) <input style="font-size: 1.2em;" type="checkbox"/><sup>3</sup> Cross slopes all streets max. 3%</p> <p><input type="checkbox"/> 6.3.2G() <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2</sup> Bridge cost sharing</p> <p><u>6.3.3 Road Dedications and Reservations</u></p> <p><input type="checkbox"/> 6.3.3A() <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2,3</sup> Perimeter street – developer's responsibility</p> <p><input type="checkbox"/> 6.3.3B() <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2,3</sup> Widening and improvement, adjoining streets - developers responsibility</p> <p><b>6.4 Drainage and Storm Sewers</b></p> <p><u>6.4.1 General Requirements</u></p> <p><input type="checkbox"/> 6.4.1 (i) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2,3</sup> Max gutter flow length: 600'</p> <p><input type="checkbox"/> 6.4.1 (ii) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2,3</sup> Show surface drainage pattern all lots</p> <p><input type="checkbox"/> 6.4.1 (iii) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2,3</sup> Detention provided</p> <p><u>6.4.2 Nature of Storm Water Facilities</u></p> <p><input type="checkbox"/> 6.4.2A <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2,3</sup> Off-site drainage provided</p> <p><input type="checkbox"/> 6.4.2B(1) <input style="font-size: 1.2em;" type="checkbox"/><sup>1,2,3</sup> Lots under 15000 SF -Underground SS provided. If no, explain: _____</p> |
|---|---|



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- 6.6.6 Design Criteria for Sanitary Sewers**
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- 6.6.6A <sup>1,2,3</sup> Are deviations appropriate?
  - 6.6.6B <sup>1,2,3</sup> < 300 acres
  - 6.6.6B <sup>1,2,3</sup> > 300 acres < 1000 acres
  - 6.6.6B <sup>1,2,3</sup> > 1000 acres
  - 6.6.6B <sup>3</sup> Design flow rate \_\_\_\_\_
  - 6.6.6C <sup>3</sup> New and old sewers not mis-matched
  - 6.6.6D <sup>1,2,3</sup> Min. sewer diameter: 8"
  - 6.6.6E <sup>3</sup> Min. flow rate: 2.0
  - 6.6.6E <sup>3</sup> Manning Formula "N"= 0.013
  - 6.6.6E <sup>3</sup> Design slopes divisible by 4
  - 6.6.6E <sup>3</sup> Min. slopes are maintained
  - 6.6.6E <sup>3</sup> Exception: upper end of laterals serving fewer than 30 houses
  - 6.6.6F  Laid with straight alignment between manholes
  - 6.6.6Gi <sup>3</sup> Manholes at ends of all lines
  - 6.6.6Gii <sup>3</sup> At all changes of grade, size and alignment
  - 6.6.6Giii <sup>3</sup> At all intersections
  - 6.6.6Giv <sup>3</sup> <15" dia.: w/ max. separation of 400'
  - 6.6.6Gv <sup>3</sup> >15" dia.: w/ max. separation of 500'
  - 6.6.6Hi <sup>3</sup> Max. drop sewer to MH invert: 12"
  - 6.6.6Hii <sup>3</sup> Drop MH's approved where? \_\_\_\_\_
  - 6.6.6Hiii <sup>3</sup> Min. MH dia.: 48"
  - 6.6.6Hiv <sup>3</sup> Smaller dia. pipe crown no lower than larger dia. pipecrown
  - 6.6.6Hv <sup>3</sup> Min. drop thru MH: 0.02 feet
  - 6.6.6Ii <sup>3</sup> All SS located in street or alley ROW's
  - 6.6.6Iii <sup>3</sup> Access provided to MH 's in easements
  - 6.6.6Iiii <sup>3</sup> Provided at ea. Street or alley crossing
  - 6.6.6Iv <sup>3</sup> End lines extended for access from street and alley ROW's
  - 6.6.6Iv <sup>3</sup> Sized for imposed loadings –all points
  - 6.6.6Ivi <sup>3</sup> Min. cover, streets & alleys: 6'
  - 6.6.6Ivii <sup>3</sup> Min. cover elsewhere: 3'
  - 6.6.6J <sup>3</sup> Clean-outs and lampholes prohibited
  - 6.6.6Ki <sup>3</sup> Public/private cross-connection prohibited
  - 6.6.6Kii <sup>3</sup> Sewers isolated from potable water

- 6.6.6L <sup>3</sup> Parallel sewer water lines: min. 10' separation
- 6.6.6 <sup>3</sup> Water sewer crossings: cast iron or 10' concrete casing 10' ea. side. Exception: water min. 2' above sewer

- 6.7 Sidewalks**
- 6.7.1 Required Improvements
- 6.7.1A <sup>3</sup> Sidewalks where curbed & guttered
  - 6.7.1B <sup>3</sup> Placed on ROW
  - 6.7.1C <sup>3</sup> Section 6.3(2)B satisfied
  - 6.7.1Di <sup>3</sup> Min. 4' wide
  - 6.7.1Dii <sup>3</sup> Generally parallel to prop. Line
  - 6.7.1Diii <sup>3</sup> 1' from property line
  - 6.7.1Div <sup>3</sup> >2' from curb, residential districts
  - 6.7.1Ei <sup>3</sup> Wheel chair ramps installed, intersections and cross walks
  - 6.7.1Eii <sup>3</sup> Mid-block crosswalks: blocks >600'
  - 6.7.1Eiii <sup>3</sup> Crosswalks: trails paths, bike lanes
  - 6.7.1G <sup>3</sup> CO prohibited until sidewalk completed in front of house

- 6.7.2 Pedestrian Accesses
- 6.7.2 <sup>1,2,3</sup> Special pedestrian access easements required to school, park, playground?

- 6.8 Utilities**
- 6.8.1 Location
- 6.8.1i <sup>1,2</sup> All internal utilities installed underground: gas, electric, telephone, CATV, communications
  - 6.8.1ii <sup>1,2</sup> All utilities shown on Prelim Plat
  - 6.8.1iii <sup>1,2,3</sup> Service connections provided by Developer
  - 6.8.1iv <sup>1,2,3</sup> Service connection waivers issued

- 6.8.2 Easements
- 6.8.2Ai <sup>1,2</sup> Rear yard easements min. 10' required
  - 6.8.2Aii <sup>1,2,3</sup> Coordinated w/ utility providers
  - 6.8.2Aiii <sup>1,2</sup> Easements shown on Plat
  - 6.8.2Bi <sup>1,2</sup> Alternative utility easements locations

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- 6.8.2Bii    <sup>1,2</sup> Approved alternative min. 10' easements @ front prop. lines
- Special    <sup>1,2,3</sup> Front easements required by WCID 8
- Special    <sup>1,2,3</sup> NOTE: See Section 6.10.2 Landscaping easement requirements.
- 6.8.2Biii    <sup>1,2</sup> Easements noted on plat

6.9.1Dii    <sup>1,2</sup> Calculation of deposited amount:  
 Tot. acres in development..... [A] = \_\_\_\_\_  
 Min. lot size (in acres)= \_\_\_\_\_  
 \_\_\_\_\_ ft. lot size ÷ 43,560 ft.. [L] = \_\_\_\_\_  
 Actual park area provided (in acres)[A<sub>p</sub>] = \_\_\_\_\_  
 Req'd park area (value from Table)[A<sub>r</sub>] = \_\_\_\_\_  
 Park Units [U] \_\_\_\_\_  
 Total "in-lieu" fee [F<sub>g</sub>] \_\_\_\_\_  
 U=A÷L;    [A]\_\_\_\_\_ ÷ [L]\_\_\_\_\_ = [U] \_\_\_\_\_  
 F<sub>g</sub>=U x \$200    [U]\_\_\_\_\_ x \$200 = [F<sub>g</sub>] \_\_\_\_\_  
 Credit: F<sub>c</sub> = (1-(A<sub>p</sub>÷A<sub>r</sub>))x F<sub>g</sub>  
 (1)..... 1.00 \_\_\_\_\_  
 (2)                      A<sub>p</sub>\_\_\_\_\_ ÷ A<sub>r</sub>\_\_\_\_\_ = \_\_\_\_\_  
 (3) Subtract Line 2 from Line 1:                      Sum: \_\_\_\_\_  
 (4)    [F<sub>g</sub>] = X \_\_\_\_\_  
 (5) Multiply Line 4 by Line 3:                      [F<sub>c</sub>] = Sum: \_\_\_\_\_  
 F<sub>n</sub>=F<sub>g</sub>-F<sub>c</sub>;    F<sub>g</sub>\_\_\_\_\_ - F<sub>c</sub>\_\_\_\_\_ = [F<sub>n</sub>] **DUE:** \_\_\_\_\_

## 6.9 Public Uses

### 6.9.1 Parks, Playgrounds and Recreation Areas

- 6.9.1Ai    <sup>1,2</sup> Park and playground provided
  - 6.9.1Aii    <sup>1,2</sup> General criteria or,
  - 6.9.1Aiii    <sup>1,2</sup> As required by Comprehensive Plan
  - 6.9.1Aiv    <sup>1,2</sup> Reserve indicated on Plat
  - 6.9.1Av    <sup>1,2</sup> Dedicated to city
  - 6.9.1A(1)    <sup>1,2</sup> Multi-fam., high density residential parks: based on unit density
  - 6.9.1B    <sup>1,2</sup> Gen. Min size: 4 acres
  - 6.9.1B    <sup>1,2</sup> If > 4 acres: place on perimeter
  - 6.9.1B    <sup>1,2</sup> Absolute min.: 2 acres, or
  - 6.9.1B    <sup>1,2</sup> Invoke: Sec 6.9.(1)D
  - 6.9.1B    <sup>1,2</sup> Table 1 %age calc.:
- | Lot size     | Acreage | X     | (%)   | =     | Park area |
|--------------|---------|-------|-------|-------|-----------|
| _____        | _____   | _____ | _____ | _____ | _____     |
| _____        | _____   | _____ | _____ | _____ | _____     |
| _____        | _____   | _____ | _____ | _____ | _____     |
| <b>Total</b> |         |       |       |       | _____     |

- 6.9.1Diii    <sup>1,2</sup> Density zoning reserves not included in above calculation
- 6.9.1E    <sup>1,2</sup> Density Averaging adjustment:  
 If density averaging is utilized provide calculation and insert reference here: \_\_\_\_\_
- 6.9.1F    <sup>1,2,3</sup> Voluntary recreation lands provided

### 6.9.2 Other Public Uses

- 6.9.1C    <sup>1,2</sup> Parks suitable for purpose?
- 6.9.1Ci    <sup>1,4</sup> Park improvements stated in Improvement Agreement and Security documentation
- 6.9.1Cii    <sup>1,2</sup> Park min. street frontage: 200'
- 6.9.1Ciii    <sup>1,2</sup> No park dim. Less than 200'
- 6.9.1Civ    <sup>1,2</sup> Park approval secured from City Council prior to plat approval
- 6.9.1Cv    <sup>1,2</sup> "Reserved for Park and/or Recreational Purposes" on plat
- 6.9.1Di    <sup>1,2</sup> Cash in lieu of parks submitted

- 6.9.2A    <sup>1,2</sup> Approval to acquire obtained : P&Z, Council, public official or public agency, when schools, extraordinary recreation facilities & other public improvements are intended to be turned over to public agencies
- 6.9.2Bi    <sup>1,2</sup> P&Z forwarded sketch plat to acquiring agency for review
- 6.9.2Bii    <sup>1,2</sup> P&Z proposed alternate site/configuration; 30 day response
- 6.9.2Ci    <sup>1,2,3</sup> Agency affirmation documents and plans received
- 6.9.2Cii    <sup>1,2,4</sup> Prelim & Final Plats identify area to be acquired by public body and deadline for execution
- 6.9.2Di    <sup>1,2,4</sup> Acquisition commenced within 12 mo. of notification by land owner in writing, of intent to develop

