

1 Plan were approved by the City on October 21, 1992; and

2 **WHEREAS**, the City and original developers of the Property entered a “Development
3 Agreement” after litigation between the parties; and

4 **WHEREAS**, the Development Agreement states “The final development plan showing the
5 infrastructure and other improvements approved for construction on the Hotel Site and Cluster
6 Housing sites to be prepared by Developer in conformity with this Agreement and the Applicable
7 Regulations”; and

8 **WHEREAS**, the Development Agreement states “Hotel: A resort hotel consisting of up
9 to; but not more than, 250 units (which units may be located in a single structure or multiple
10 structures), accessory buildings and improvements, and related resort amenities permitted under
11 the PRRC zoning district which, if constructed, shall be located on the Hotel Site”; and

12 **WHEREAS**, the Development Agreement states “Hotel Site and Cluster Site Plans:
13 Notwithstanding the approval of a Preliminary Development Plan for the Hotel Site and Cluster
14 sites as part of the Approved Plans, Developer shall have the right to make substantial changes to
15 the Hotel and Cluster Site footprints and further revise the Preliminary Development for the hotel
16 site and cluster sites shall take account of changes in the market or the needs and desires of a
17 particular hotel developer or operator. Under this circumstance, a revised preliminary development
18 plan shall be submitted to the city for processing, and it shall be approved provided in substantially
19 conformed to the applicable regulations. The hotel site may be under single or multiple ownership
20 so long as it is under common management”; and

21 **WHEREAS**, the agent for the owner of the Property has submitted an application to
22 amend the Monte Sereno Master Plan, (“Master Plan”); and

23 **WHEREAS**, future development on the Property encompassed within the amended
24 master plan requires an early neighborhood notification meeting, and an early neighborhood
25 notification meeting was held on September 9, 2021; and

1 **WHEREAS**, review of an amendment to a Master Plan by the Planning Commission is
2 required by Subsection 14-3.19(D) of the City Code, and the Planning Commission reviewed and
3 recommended approval of the amendments to the Monte Sereno Master Plan according to the
4 criteria set forth in Section 14-3.9(D) of the City Code on October 21, 2021; and

5 **WHEREAS**, the Governing Body subsequently reviewed the amendment to the Master
6 Plan of Monte Sereno and approved the amendments to the Monte Sereno Master Plan according
7 to the criteria set forth in Section 14-3.9(D) of the City Code.

8 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**
9 **CITY OF SANTA FE** that the Master Plan for a Tract of land more particularly described in
10 Exhibit A, within Section 36, T18N, R9E N.M.P.M., is amended, as attached hereto as Exhibit B,
11 subject to the conditions of approval described in Exhibit C thereon.

12 PASSED, APPROVED, and ADOPTED this 8th day of December, 2021.


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16 ALAN WEBBER, MAYOR

17 ATTEST:

18
19 
20 KRISTINE MIHELIC, CITY CLERK

21 APPROVED AS TO FORM:

22
23 
24 ERIN K. McSHERRY, CITY ATTORNEY

25 *Legislation/2021/Resolutions/2021-77 Monte Sereno Master Plan Amendment*

EXHIBIT A

A PORTION OF TRACT M WITHIN THE CITY OF SANTA FE, STATE OF NEW MEXICO, REMAINING AS A RESULT OF "REPLAT OF THE COMPOUND PHASE 2 AT MONTE SERENO PHASE 3", RECORDED AS INSTRUMENT #1953714 IN BOOK 878 PAGES 9-12 AND SUBDIVISION PLAT "THE COMPOUND PHASE 3 AT MONTE SERENO AMENDMENT #3" RECORDED AS INSTRUMENT #1953723 IN BOOK 878 PAGES 13-16, LYING WITHIN SECTION 36, T18N, R9E. SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THIS PORTION, WHICH IS MARKED BY A USGLO BRASS CAP MARKING THE COMMON CORNER OF SECTIONS 36, 35, 26 AND 25 OF TOWNSHIP 18 NORTH, RANGE 9 EAST, NMPM;

THENCE N89°42'02"E A DISTANCE OF 85.03 FEET ;

THENCE N89°46'34"E A DISTANCE OF 1137.52 FEET ;

THENCE S17°17'14"W A DISTANCE OF 159.29 FEET ;

THENCE S08°33'03"W A DISTANCE OF 88.78 FEET ;

THENCE S09°48'17"E A DISTANCE OF 112.98 FEET ;

THENCE S24°47'56"E A DISTANCE OF 165.06 FEET ;

THENCE S03°04'12"W A DISTANCE OF 297.49 FEET ;

THENCE S11°08'38"E A DISTANCE OF 129.75 FEET ;

THENCE S78°51'09"W A DISTANCE OF 118.84 FEET ;

THENCE S00°22'07"E A DISTANCE OF 301.83 FEET ;

THENCE S07°18'35"W A DISTANCE OF 98.94 FEET ;

THENCE ON A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 12°40'02", A LENGTH OF 22.00 FEET, WITH A RADIUS OF 99.50 FEET, WITH A CHORD OF S54°39'44"W, 21.95 FEET ;

THENCE S48°19'43"W A DISTANCE OF 142.20 FEET ;

THENCE ON A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 87°30'20", A LENGTH OF 27.49 FEET, WITH A RADIUS OF 18.00 FEET, WITH A CHORD OF N87°55'07"W, 24.90 FEET ;

THENCE ON A REVERSE CURVE TO THE LEFT HAVING A DELTA ANGLE OF 21°55'25", A LENGTH OF 352.79 FEET, WITH A RADIUS OF 922.00 FEET, WITH A CHORD OF N55°07'40"W, 350.65 FEET ;

THENCE ON A COMPOUND CURVE TO THE LEFT HAVING A DELTA ANGLE OF 05°29'34", A LENGTH OF 85.42 FEET, WITH A RADIUS OF 891.00 FEET, WITH A CHORD OF N68°50'09"W, 85.38 FEET ;

THENCE ON A REVERSE CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 51°37'57", A LENGTH OF 147.85 FEET, WITH A RADIUS OF 164.07 FEET, WITH A CHORD OF N45°45'58"W, 142.90 FEET ;

THENCE S70°03'01"W A DISTANCE OF 44.00 FEET ;

THENCE ON A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 85°33'20", A LENGTH OF 25.38 FEET, WITH A RADIUS OF 17.00 FEET, WITH A CHORD OF S22°49'41"W, 23.09 FEET ;

THENCE ON A COMPOUND CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 27°55'25", A LENGTH OF 102.83 FEET, WITH A RADIUS OF 211.00 FEET, WITH A CHORD OF S79°34'03"W, 101.82 FEET ;

THENCE ON A REVERSE CURVE TO THE LEFT HAVING A DELTA ANGLE OF 74°54'06", A LENGTH OF 427.48 FEET, WITH A RADIUS OF 327.00 FEET, WITH A CHORD OF S56°04'42"W, 397.68 FEET ;

THENCE N69°07'23"W A DISTANCE OF 33.12 FEET ;

THENCE N00°07'15"W A DISTANCE OF 67.04 FEET ;

THENCE N00°03'37"W A DISTANCE OF 522.55 FEET ;

THENCE N00°06'51"W A DISTANCE OF 794.09 FEET ;

TO THE POINT OF BEGINNING, MORE OR LESS, CONTAINING AN AREA OF 34.96 ACRES MORE OR LESS.

PROJECT DATA & PARKING REQUIREMENTS

THE RESORT AT MONTE SERENO INCLUDES APPROX. 36.5 AC
ZONING: PRRC (PLANNED RESORT-RESIDENTIAL COMMUNITY DISTRICT)

RESORT DEVELOPMENT PLAN (SHEET A-100)
RESORT VILLAGE PLAN (SHEET A-101)

LAND USES:	PARKINGS PROVIDED
60 RESORT CASITA LOTS (EACH CASITA INCLUDES 2 GUEST UNITS) = TOTAL OF 120 RESORT UNITS	
PARKING REQUIREMENT: 1 SP/RENTAL UNIT = 120 PARKING SP.	
NO. OF PARKING SPACES PROVIDED:	
44 CASITAS HAVE COVERED OR ENCLOSED PARKING FOR 2 CARS = 88 SP	
11 CASITAS HAVE UNCOVERED PARKING FOR 2 CARS = 22 SP	
ADDITIONAL COMMON AREA PARKING ON SITE = 10 SP	
TOTAL PROVIDED: 120 SP	

RESORT VILLAGE:	PARKING PROVIDED
FITNESS CENTER & BAR & GRILL / CLUBHOUSE FACILITY FITNESS/SPA FACILITY: 3,100 SF	
PARKING REQ.: 30% OF PERMITTED OCCUPANCY	
ASSUME TOTAL OCCUPANCY OF 40 PEOPLE	12 SP.
BAR & GRILL / CLUBHOUSE FACILITY: 4,500 SF INTERIOR PLUS 2,000 SF PORTAL AREA = 6,500 SF	
PARKING REQ.: 1 SP/200 SF OF NET LEASABLE AREA	
88 SP	
RETAIL: 1,000 SF	
PARKING REQ.: 1 SP/200 SF NET LEASABLE AREA	5 SP.
ADMINISTRATION: 1,000 SF	
PARKING REQ.: 1 SP/250 SF NET LEASABLE AREA =	4 SP.
OUTDOOR SPECIAL EVENTS: 20 PEOPLE	12 SP
TOTAL PARKING REQUIRED:	65 SP
TOTAL PARKING PROVIDED: (IN 3 PARKING AREAS), *4 PARKING SPACES ARE TO BE HANDICAP SPACES (1 IS VAN ACCESSIBLE)	77 SP*

ACTIVE RECREATION & RESORT STORAGE AREA (NE CORNER OF SITE)	PARKING PROVIDED
MAX. 6,000 SF STORAGE PLUS SPORTS FIELD 10 SP ON SITE:	10 SP
TOTAL PARKING PROVIDED: 217 SP	

PARKING LOT STANDARDS:	PARKING PROVIDED
TYP. PARKING SPACE = 9'0" X 14'0"	
TYP. DRIVING AISLE = 25'0"	
BICYCLE PARKING: 10 SPACES PROVIDED	
TOTAL RESORT BUILDINGS:	
RESORT CASITAS: 150,000 SF	
RESORT RECREATION/STORAGE AREA: 6,000 SF	
RESORT VILLAGE: 11,800 SF	
TOTAL: 167,800 SF	

LOT COVERAGE	PARKING PROVIDED
LOT COVERAGE PROPOSED: 10.5%	
BUILDING HEIGHT: 56 FT. MAXIMUM AT THE RESORT VILLAGE 24 FT. MAXIMUM AT THE RESORT CASITAS	
OPEN SPACE:	
OPEN SPACE REQUIREMENTS: NO ADDITIONAL OPEN SPACE IS REQUIRED, BUT ADDITIONAL OPEN SPACE IS BEING PROVIDED AS DESCRIBED BELOW. ALL REQUIRED OPEN SPACE IS INDICATED ON THE CITY APPROVED MASTER PLAN.	
OPEN SPACE PROVIDED FOR RESORT VILLAGE: APPROX. 1.0 AC	
OPEN SPACE PROVIDED FOR RESORT CASITAS: APPROX. 11.5 AC	
TOTAL: 12.5 AC (34%)	

LEGAL DESCRIPTION:	PARKING PROVIDED
SEE SURVEY PLATS	
HANDICAP ACCESSIBLE GUEST UNITS: 6	
120 RESORT GUEST UNITS: 6 HANDICAP ROOMS PROPOSED (3 FOR EA. PHASE)*	
HC = DESIGNATION ON DEVELOPMENT PLAN	

STORM WATER AGREEMENT	PARKING PROVIDED
THIS STORM WATER AGREEMENT ("Agreement") is entered into this day of _____ by and between the City of Santa Fe ("City") and Monte Sereno Resort Management Company ("Monte Sereno"). Monte Sereno hereby agrees that all storm water easements and any other drainage improvements on private property will be maintained and kept fully functional as originally designed and constructed within private property boundaries by the Monte Sereno and subsequent heirs, assigns, and future owners. The City is hereby granted the following: (1) access for inspection of said improvements; (2) in the event of drainage facility maintenance deficiency and after ten (10) days written notice to the respective property owner(s) ("Owner"), to enter and restore full functional capacity of the drainage improvements; and (3) to lien the property for both direct and indirect costs associated with such work. By signature affixed fixed to this instrument, Owner approves and agrees that this Agreement is binding perpetually, running with the land, on present and future owners, heirs, and assigns. The City is hereby granted the following: (1) access for inspection of said improvements; (2) in the event of drainage facility maintenance deficiency and after ten (10) days written notice to the City	
Drainage Facilities Maintenance	
All drainage facilities shall be maintained by all property owners. Owner shall also have the responsibility for maintenance of the public drainage easement as per article 14 - 5 - 2 (K) of the Santa Fe City Code.	
Inspections shall be conducted by a registered professional engineer in the state of New Mexico or other qualified person. Inspections shall be conducted on the drainage facilities in accordance with the following schedule:	
On or about March 15, on or about September 15, and after each storm event of 1-inch or greater. Maintenance of drainage facilities shall be conducted and documented by the engineer and the owner. The owner shall maintain a file of the inspections and remedial action conducted on the drainage facilities.	
Work shall be conducted in accordance with the engineer's recommendations, and shall include, but is not limited to the following:	
A. Flush all culverts, drop inlets and drainage pipes to remove sediment and vegetation that prevents or hinders the flow of storm water in the drainage structure(s);	
B. Remove sediment in ponds that is greater than 6 inches in depth, and if necessary, reseed with native grasses; and install filter fabric and 3 to 4 inch cobble as directed by the engineer;	
C. Inspect for sedimentation in all swales, ditches, drainage ponds and remove and stabilize as necessary.	
D. Inspect for soil erosion at all drainage ponds, cut and fill slopes, and repair or stabilize accordingly;	
E. Inspect the structural integrity of drainage ponds, slopes, rip-rap, gabions, drop inlets, culverts, energy dissipators, and retaining walls, rock plating, erosion control mats or blankets, and repair or stabilize accordingly; and	
F. All basins/ponds shall drain within 24 hours of a storm event as per article 14-5-2(D)(4)(G)(1).	

City of Santa Fe	PARKING PROVIDED
By: _____	
Title: _____	
Date: _____	
Monte Sereno Resort Management Company	
By: _____	
Title: _____	
Date: _____	

GENERAL NOTES:

- PROPERTY DEVELOPMENT IS TO BE IN CONFORMANCE WITH THE TERMS OF THE ANNEXATION & DEVELOPMENT AGREEMENT BETWEEN TANO SANTA FE PARTNERS AND THE CITY OF SANTA FE RECORDED JULY 20, 1998 AND IN ACCORDANCE WITH CITY ORDINANCES, REGULATIONS, AND SPECIFICATIONS IN EFFECT ON APRIL 1, 1990.
- BUILDING PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE. FINAL ARCHITECTURAL PLANS WILL BE SUBMITTED FOR BUILDING PERMITS FOR EACH TRACT OR LOT, OR IN PHASES INVOLVING MULTIPLE LOTS.
- BUILDING SETBACKS FOR RESORT CASITAS ARE TO BE 5 FT. FRONT YARD, 5 FT. SIDE YARD AND 5 FT. REAR YARD.
- METES AND BOUNDS DESCRIPTIONS OF LOTS, ROADWAYS, DRAINAGE, UTILITY AND ACCESS EASEMENTS AND RIGHT OF WAYS ARE DESCRIBED ON THE PLATS PREPARED BY DAMSON SURVEYS.
- THE DEVELOPMENT DOES NOT LIE WITHIN THE HISTORIC DISTRICT OR WITHIN THE RIVER AND TRAILS OR ARCHAEOLOGICAL REVIEW DISTRICT, OR WITHIN THE RIDGE TOP DISTRICT.
- BUILDING TYPES:
FITNESS BUILDINGS - TYPE IIB (PRE-ENGINEERED METAL BLDGS. FRAME)
BAR & GRILL - TYPE IIB (HEAVY TIMBER ROOF FRAMING)
CASITAS - TYPE VB WOOD FRAME CONSTRUCTION
- ALL ROADS ARE PRIVATE LANES AND WILL BE MAINTAINED BY THE MONTE SERENO RESORT MANAGEMENT COMPANY, LLC.
- VARIANCE REQUESTS FOR THE RESORT AT MONTE SERENO, AS PER THE TERMS OF THE ANNEXATION & DEVELOPMENT AGREEMENT, THE DEVELOPER IS REQUESTING VARIANCES BE GRANTED TO:
1) ALLOW DISTURBANCE OF 30% SLOPED LAND FOR ROAD CONSTRUCTION 2) ALLOW THE HEIGHT OF CUT AND FILL SLOPES IN EXCESS OF TERRAIN MANAGEMENT STANDARDS FOR ROAD CONSTRUCTION.
3) WAIVER FROM CURRENT LANDSCAPE REQUIREMENTS TO PERMIT THE INSTALLATION OF NATIVE TREES AND SHRUBS IN PLACE OF STREET TREES.
4) ALLOW DISTURBANCE OF SLOPES THAT EXCEED 30% FOR DRIVEWAYS TO RESORT CASITAS
5) TO EXCEED THE 15' MAXIMUM HEIGHT FOR CUTS OR FILLS FOR DRIVEWAY CONSTRUCTION FOR RESORT CASITAS
6) ALLOW A WAIVER OF THE CURB & GUTTER REQUIREMENTS AND FOR THE USE OF STABILIZED BASE COURSE (CHIP SEAL).

NOTES:

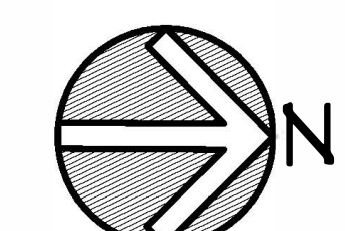
- THIS IS AN AMENDMENT TO TRACT 'A' OF THE REVISED MASTER PLAN & PHASING PLAN, SHEET #2A FOR MONTE SERENO DATED MAY 1, 2006.
- SEE DESIGN GUIDELINES DATED APPLICABLE TO THE RESORT TRACTS AND THE RESORT LOTS.



THE RESORT AT MONTE SERENO
AMENDED MASTER PLAN & DEVELOPMENT PLAN



CLUB HOLDINGS LLC



SCALE: 1"=60'

Lilly PLANNING ASSOCIATES
LAND PLANNING • LANDSCAPE ARCHITECTURE
P.O. Box 1791, Santa Fe, New Mexico 87504

EXHIBIT B

SHEET TITLE
AMENDED MASTER PLAN & DEVELOPMENT PLAN

PROJECT NAME:
THE RESORT AT MONTE SERENO
SANTA FE, NEW MEXICO 87506

REVISIONS	DATE	BY

A-100
08/18/2021

EXHIBIT C
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#	Condition of approval	Department/Division	To be completed by:
1	The Applicant will shall include bicycle parking per Chapter 14 SFCC 1987 "TABLE 14-8.6-3: General Off-Street Bicycle Parking."	Land Use Department	Prior to filing the Master Development Plan Amendment
2	A plan and profile plan set of the sewer collection system for this project is required.	Wastewater Division	Prior to Sign Off for Development Plan.
3	The Wastewater Division requires an analysis and report for the low-pressure sewer system to be performed by E-One. The analysis of the system shall include the existing off-site four (4) inch line that the Development connects to down to lift station 2		
4	Address all Wilson & Company, Inc., comments.	City Traffic Consultant	Prior to filing the Master Development Plan Amendment

	Technical Corrections of approval	Department/Division	To be completed by:
1	Include a parking detail on the Development plan sheet identifying parking size and width for all parking.	Land Use Current Planning	Prior to filing the Master Plan
2	Correct road name "Tesuuque Vista"		
3	Correct all lot lines on the development Plan		
4	Correct "High Point Lane" Text. The text is not referring to anything.		

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5	Parking shall comply with Chapter 14 SFCC 1987 "Exhibit A - Table 14-8.6-1" Parking and Loading Requirements" for Parking Space Layout and Dimensional Standards				
6	No parking shall overhang onto sidewalks or roadways				
7	The design guidelines shall include a note identifying required parking per Chapter 14 SFCC 1987 "Exhibit A - Table 14-8.6-1" Parking and Loading Requirements" for hotels.				
8	Design guidelines shall provide setbacks and building separation for swimming pools, hot tubs, sundecks at the resort village and fire pits / fire features				
9	Noise shall include minimal and maximum dBA standards pursuant to the City Code 10-2.5 - Zone district noise levels; maximum; correction for a PRRC District.				
10	A note in the guidelines identifying that the casitas are commercial structures used for a hotel use for transient occupancy only and not to be used as residential structures for residential use.				
11	Identify loading zones on the Development Plan for the project per 14-8.6(D) Loading Standards.				
12	Correct square footage values: Development Plan identifies 167,000 sq. ft, sum of buildings identifies 170,700 sq. ft., caption 170,000 sq. ft..				
13	Terrain Management Report should discuss existing stockpile and plans for the distribution of this material, or if it is to remain in place, the plans for proper compaction.			Technical Review Division Terrian Management, and ADA	Prior to recordation
14	It appears that some house pads and driveways are shown to be located on the fill slopes adjacent to the roadway. Please explain this transition for the future structures to be built.				
15	Label existing contour elevations on detailed grading and drainage plans (Sheets C-302 through C-308) Some are shown but too sporadically.				
16	Additional red line comments will be made on the plans and submitted for changes.				

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17	Development shall comply with the most current requirements of the American with Disabilities Act (ADA). Place a note on the Plan to reflect this condition.		
18	Other comments will be provided on these plans at the time of the building permit and changes may be required during permitting process.		
19	Include dimensions ADA parking spaces and aisles on the parking lot ADA details sheet. Show detectable warning installations on ramps or other areas where the path of travel will cross a vehicular path.		
20	Remove references to Handicap (or HC) for ADA.		
21	<p>Proposed project shall comply with 2015 IBC R-1 occupancy class and shall provide (4) Accessible units, (3) without roll in showers (1) with a roll in shower. All other units shall be Type B.</p> <p>All proposed units will be required to have an accessible route from the site arrival point and a pedestrian route to all resort amenities.</p> <p>At this time the proposed Development plan indicates 60 total units. In the future, if subdivision of the property into individual sellable lots is proposed, a development plan amendment would be required since this would change the requirements of 1107.6.1 For Accessible units. More than 50 units per owner would be required to meet table 1107.6.1.1 Accessible Dwelling units and sleeping units. If less than fifty, the type B requirements would be limited to units or Buildings with more than four units.</p>		
22	<p>Approval Comments:</p> <p>At time of construction, the Contractor shall ensure ADA compliance for construction of ADA accessible features and appurtenances, as detailed in, and in addition to, the approved construction permit documents as required. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOT Pedestrian Access Standards and PROWAG, NM State Statute and Administrative Code and DOJ regulations as applicable.</p>		

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<p>Accessibility feature design within the Public Right-of-Way shall comply with NMDOT Pedestrian Access Route Details (Serial 608).</p> <p>Sidewalks within the subdivision shall provide for a continuous accessible path of travel route(s). (Provide signage at closest intersection with accessible connection indicating “Accessible Route Ends Ahead” or “No Accessible Route” and provide detour at any temporary or permanent inaccessible routes.)</p> <p>Walking surfaces along the accessible path of travel route(s) shall be firm, stable and slip resistant and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps.</p> <p>Walking surfaces along the accessible path of travel shall not exceed 1:20 (5%) running slopes without handrail(s) in accordance with current ANSI 117.1 standards 505 & 2015 IBC 1014. Cross slopes shall not exceed 2% staff recommends 1% to 1.5% as a target cross slope. Walkways shall provide 5’ diameter turning space every 200 linear feet of run. It is preferred to have marked crossings where the accessible route crosses vehicular traffic lanes.</p> <p>Accessible street crossing locations provided shall be compliant with NMDOT Pedestrian Access Route Details (Serial 608) and shall be approved by the City’s Traffic Engineering Division prior to permit application. Please include documentation of this approval with the building permit submittal.</p> <p>Driveway and intersection crossings shall not exceed 2% cross slope, shall have a level maneuvering space, shall have 1/4” max. vertical deflections, and 10% max. flare slope.</p> <p>Curb ramps shall have the required 5’ clear length landing and turning space. Changes in direction shall comply with 304.3. Curb Ramps within the site shall have a target running slope of 7% or less typical and 1:12 (8.33%) maximum. Curb Ramp landing target slope is 1.5% and shall not exceed 2% running and cross slope maximum in any direction.</p> <p>At curb ramp landings and other transitions leading directly into the vehicular way along the accessible path of travel route(s), provide detectable warning surfaces immediately prior to</p>		
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	<p>entry into the vehicular way, road/drive crossings and cross walks.</p> <p>Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30" vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.</p> <p>Vertical clearance: Provide and maintain 80" of vertical clearance for the full width of all sidewalks/pedestrian routes. Rails or other barriers shall be provided where the vertical clearance is less than 80". The leading edge of such rails or barrier shall be located 27" max. above the floor. (307.4) Provide and maintain 98" vertical clearance at van parking spaces and access aisles, and accessible routes. (502.6) At Passenger Loading Zones, provide and maintain 114" min. vertical clearance at the exterior vehicular route and access aisles serving the vehicle pull-up space. (503.5)</p> <p>Off-Street parking a striped or metered on-street parking shall comply with:</p> <p style="padding-left: 40px;">2015 NM Accessible Parking Checklist</p> <p style="padding-left: 40px;">2010 ADA Standards - 208.2.3 Residential Facilities. Parking spaces provided to serve residential facilities shall comply with 208.2.3. 208.2.3.3 Parking for Guests, Employees, and Other Non-Residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with Table 208.2.</p> <p style="padding-left: 40px;">Provision for ADA parking, signage and sidewalk access at striped and/or metered on-street parking spaces is recommended and may be required for public infrastructure. See State Proposed PROWAG On-Street parking scoping requirements for details.</p>		
23	<p>Sheet V-110/1 of 5. Provide standard drainage facilities maintenance note referencing Article 14-8.2(K). Can probably use the same note on the Development Plan. Add sentence to note #3 stating ponds are to drain within 24 hours as per Article 14-8.2(D) (4) (c) (ii).</p>		

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24	Sheet L-100. Delineate limits of existing fill located on the site. Provide explanation of the status or the intent of this fill. How many trees were removed in the filled area?		
25	Sheet C-101. Delineate limits of existing fill located on the site.		
26	Sheet C-101A. Delineate limits of existing fill located on the site. Show location of proposed ponds out of 30% slopes. Remove note which states; Building pads are shown for feasibility only.		
27	Sheet C-103. Label the proposed crown and bar ditch on the typical road sections. Reference detail sheets for stone check dam, guard rail, keystone retaining wall and curb and gutter.		
28	Sheet C-104. The depth of the lip of the curb should be 6 3/4" instead of 6", unless it is going to be located in the medians. Provide total height of the concrete header curb.		
29	Sheet C-201. Label sanitary sewer manholes, sewer flushing stations, storm sewer manholes and water valves. They should not be located in fillets, valley gutters or curb and gutter. Provide plan and profile sheets for sanitary sewer and water lines.		
30	Sheet C-202. Same as item #7.		
31	Sheet C-203. Same as item #7.		
32	Sheet C-300. Provide explanation of the status or the intent of the existing fill. Does not appear to be considered in cuts and fills. Provide soils and drainage report.		
33	Sheet C-301. Label proposed curb and gutter, storm sewer manholes and culverts. Provide detail/section of each pond.		
34	Sheet C-302 through sheet C-308. Label existing contour elevations, storm sewer manholes and CMP's. Indicate grading limits and location of utility easement.		
35	Sheet C-400. Label installation of CMP's on plan and profile.		
36	Sheet C-402. Show end of proposed CMP on Arroyo Lane profile view.		
37	Sheet C-600 through sheet C-609. Label size and type of storm sewer on plan and profile. Label the construction of storm sewer structures on plan and profile.		

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38	Provide mulch material descriptions: type, size, quantity, and depth. Mulch to be 2" minimum thickness over weed barrier.	Technical Review Division	Prior to permit review
39	14-8.4(F)(2)(h) new plant material shall be mulched to a minimum depth of two (2) inches and the mulch renewed yearly or as needed. Mulch may be of organic or inorganic material.		
40	Provide a professional landscape irrigation design with details of backflow preventer in a Hotbox, controller, electric drip valve, valve box assembly, end flush cap, and emitter placement. Following COSF code in 14-8.4 (E) (4) and Landscape Irrigation Design Standards City of Santa Fe.		
41	COSF Code 3.19.1 requires landscape irrigation plans for large projects not to exceed 20 scale, 1 inch equals 20 feet.		
42	A water level measuring device with zero set at finish grade located at the center of each pond is required.		
43	A security fence around ponds three feet and deeper with a maintenance gate is required.		
44	Note on plan: "All disturbed areas shall be restored per COSF Code 14-8.2(D)(5)".		
45	Provide on native seeding plan seed mix rate, and irrigation description. Please note soil amendment and scarification, ripping, and or rototilling.		
46	Provide irrigation to all revegetation native seed areas. (Per COSF Code 14-8.2 D(5)(c) Seeded areas shall be graded two inches (2") below top of concrete curbs and sidewalks. Add a heat treated compost material one inch (1") depth to all seeded areas. Disk or rototill soil and amendments 4-6" depth. Grade prepared soil level removing all stones ¾" and larger. Sowing shall be accomplished by drill seeding, Hydro-seeding, or by hand raking into the soil. Mulch is to be used at the rate of two tons per acre and tacked with a disk or anchored with a tackifier or by Hydro-seed, the slurry is to contain mulch and tackifier as recommended by the manufacturer. Slopes of 3:1 and greater shall be seeded by hand raking into soil or by the use of a hydro-seeder. Install erosion control fabric or matts on all fill slopes greater than a 3:1. All seeding shall be done between May 15 and August 15. - A one year Warrantee shall be provided by the contractor. A 70% germination rate equal to the surrounding native pristine landscape is required.		
47	Provide lawn type and seed mix percentage, note sod or seed.		

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48	Provide a Cistern design with details including the connection to the irrigation system.		
49	Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code.		
50	Staff reserves the right to require additional submittals upon receiving revisions.		
51	Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC 2015 Section 503.2.1)		
52	Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)	Fire Prevention	At the time of any new construction or remodel
53	Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads.		
54	Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1)		
55	507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building.		
56	Shall have water supply that meets fire flow requirements as per IFC (Appendix B)		
57	Shall comply with Section D102.1 Access and Loading (75,000 lbs).		
58	Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)		
59	Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.		
60	Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates.		
61	Shall comply with Section D106 Multiple-Family Residential Developments.		
62	Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.		
63	“hotel’ use with a clubhouse bar and grill, there should be a plan for refuse collection.	Environmental	Development Plan

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		Services Division	
64	On page 2 of the Development Report, it states “there are 120 resort units located in 60 resort casitas”. Please clarify the difference between a resort unit and resort casitas and which of these was used in the sizing of the pipe for the low-pressure system.	Public Utilities/Wastewater	Prior to recording the Master Plan
65	Required to submit a water budget for their subdivision as well as a separate landscape water budget.(the landscape water budget component is calculated by averaging the 3 years usage. The amount used for year 1-2 for establishment of landscape and estimated usage for 3rd year thereafter which normally goes down. We take the average for those for the landscape water budget.	Water Resources Division	Prior to Submitting a construction permit