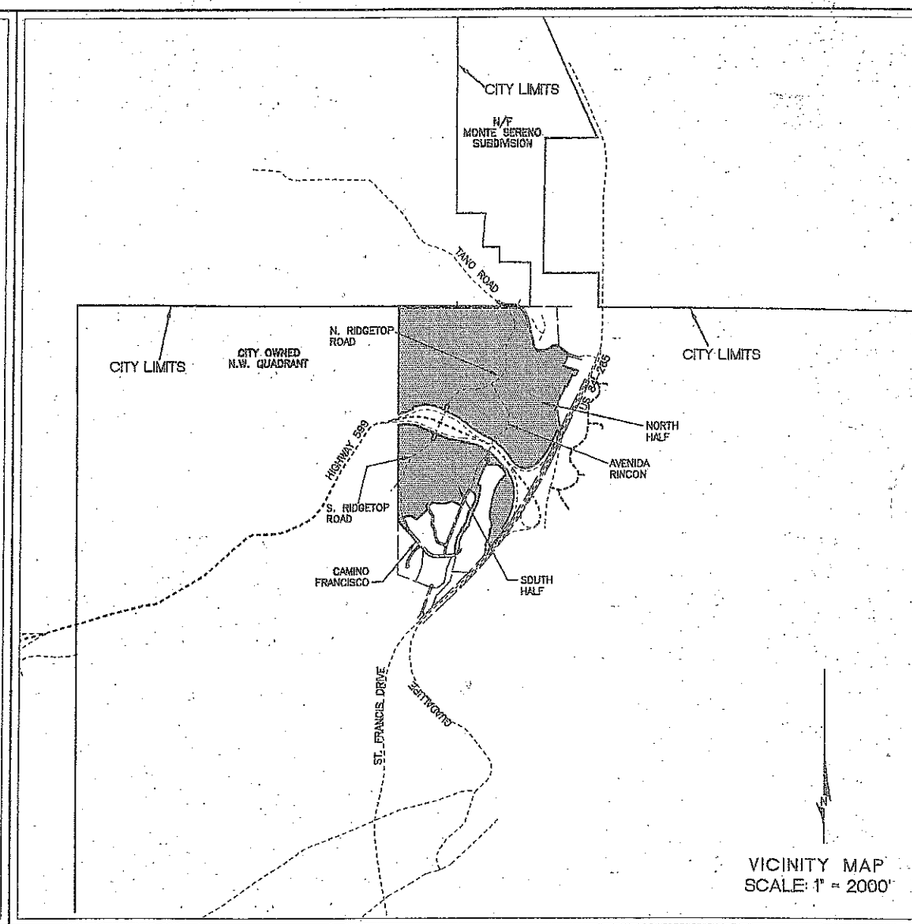

SHEET NO.	DESCRIPTION
1.	COVER SHEET
2.	AMENDED LAS ESTRELLAS MASTERPLAN
3.	AMENDED MASTER TRAIL PLAN
4.	CONDITIONS, NOTES, DATA (RECORDED)
5.	CONDITIONS, NOTES, DATA (AMENDMENTS)
6.	COMPARISON OF ORIGINAL AND AMENDED MASTERPLAN
7	CURRENT STATUS OF DEVELOPMENT
8.	MASTERPLAN - NORTH WITH TOPOGRAPHY
9.	MASTERPLAN - SOUTH WITH TOPOGRAPHY
10.	ESCARPMENT OVERLAY - NORTH
11.	ESCARPMENT OVERLAY - SOUTH
12.	PHASING PLAN
13.	30% SLOPE ANALYSIS - NORTH
14.	30% SLOPE ANALYSIS - SOUTH
15.	SLOPE ANALYSIS - NORTH
16.	SLOPE ANALYSIS - SOUTH
17.	SANITARY SEWER PLAN
18.	WATER SUPPLY PLAN
19.	DRAINAGE PLAN
20.	EXISTING TOPOGRAPHY
21.	ORIGINAL 1979 MASTERPLAN
22.	ORIGINAL 1996 MASTERPLAN

OCTOBER 8, 2004

REVISIONS	
DATE	BY
10/27/04	CRW
10/24/05	CRW
12/8/05	CRW

OWNER: SANTA FE ESTATES, INC.

PROPERTY MANAGERS: PHASE ONE REALTY, INC. SANTA FE

PLANNING CONSULTANTS: RICHARD GORMAN & ASSOCIATES, INC., SANTA FE

ENGINEERING CONSULTANTS: C.R. WALBRIDGE & ASSOCIATES, LLC., SANTA FE

C.R. WALBRIDGE JR. NEW MEXICO 6025 PROFESSIONAL ENGINEER

12/8/05

C.R. WALBRIDGE P.E. NO. 6025 DATE

2005 AMENDED LAS ESTRELLAS MASTERPLAN

PLANNED RESIDENTIAL COMMUNITY (FORMERLY SANTA FE ESTATES MASTERPLAN)

FINAL P&DR CASE # M04-44

2005 AMENDED
LAS ESTRELLAS
MASTERPLAN

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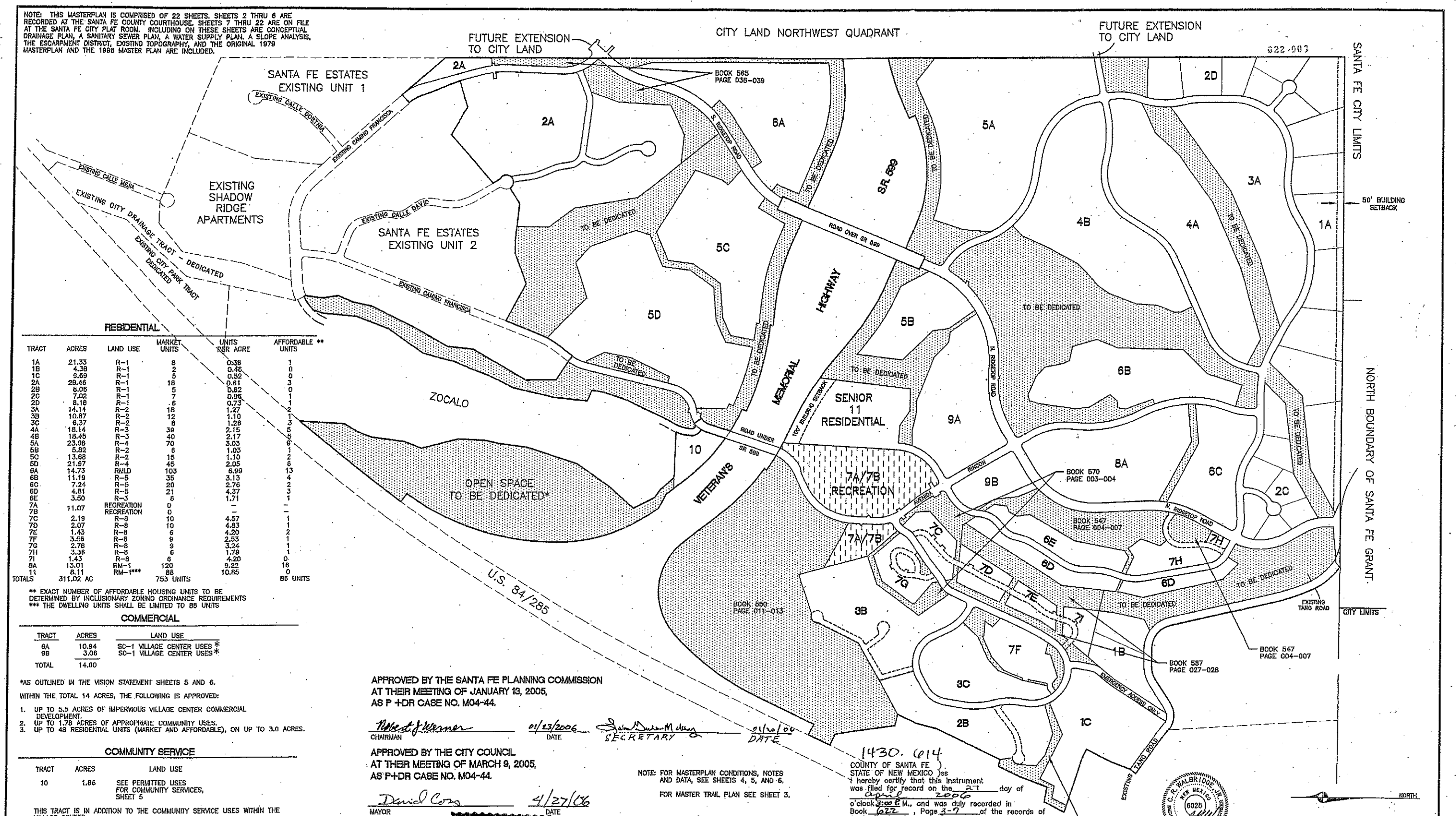
NOTE: THIS MASTERPLAN IS COMPRISED OF 22 SHEETS. SHEETS 2 THRU 6 ARE RECORDED AT THE SANTA FE COUNTY COURTHOUSE. SHEETS 7 THRU 22 ARE ON FILE AT THE SANTA FE CITY PLAT ROOM. INCLUDING ON THESE SHEETS ARE CONCEPTUAL DRAINAGE PLAN, A SANITARY SEWER PLAN, A WATER SUPPLY PLAN, A SLOPE ANALYSIS, THE ESCARPMENT DISTRICT, EXISTING TOPOGRAPHY, AND THE ORIGINAL 1979 MASTERPLAN AND THE 1998 MASTER PLAN ARE INCLUDED.



RESIDENTIAL

TRACT	ACRES	LAND USE	MARKET UNITS	UNITS PER ACRE	AFFORDABLE ** UNITS
1A	21.33	R-1	8	0.38	1
1B	4.38	R-1	2	0.46	0
1C	9.59	R-1	5	0.52	0
2A	29.46	R-1	18	0.61	3
2B	8.06	R-1	5	0.62	0
2C	7.02	R-1	7	0.96	1
2D	8.18	R-1	6	0.73	1
3A	14.14	R-2	18	1.27	2
3B	10.87	R-2	12	1.10	1
3C	6.37	R-2	8	1.26	3
4A	18.14	R-3	39	2.15	5
4B	18.45	R-3	40	2.17	5
5A	23.08	R-4	70	3.03	9
5B	5.82	R-2	6	1.03	1
5C	13.68	R-2	15	1.10	2
5D	21.97	R-4	45	2.05	6
6A	14.73	RMLD	103	6.99	13
6B	11.19	R-5	35	3.13	4
6C	7.24	R-5	20	2.76	2
6D	4.81	R-5	21	4.37	3
6E	3.50	R-3	6	1.71	1
7A	11.07	RECREATION	0	–	–
7B		RECREATION	0	–	–
7C	2.19	R-8	10	4.57	1
7D	2.07	R-8	10	4.83	1
7E	1.43	R-8	6	4.20	2
7F	3.56	R-8	9	2.53	1
7G	2.78	R-8	9	3.24	1
7H	3.36	R-8	6	1.79	1
7I	1.43	R-8	6	4.20	0
8A	13.01	RM-1	120	9.22	16
11	8.11	RM-1***	88	10.85	0
TOTALS	311.02 AC		753 UNITS		86 UNITS

** EXACT NUMBER OF AFFORDABLE HOUSING UNITS TO BE DETERMINED BY INCLUSIONARY ZONING ORDINANCE REQUIREMENTS
*** THE DWELLING UNITS SHALL BE LIMITED TO 88 UNITS

COMMERCIAL

TRACT	ACRES	LAND USE
9A	10.94	SC-1 VILLAGE CENTER USES *
9B	3.06	SC-1 VILLAGE CENTER USES *
TOTAL	14.00	

*AS OUTLINED IN THE VISION STATEMENT SHEETS 5 AND 6.

WITHIN THE TOTAL 14 ACRES, THE FOLLOWING IS APPROVED:

1. UP TO 5.5 ACRES OF IMPERVIOUS VILLAGE CENTER COMMERCIAL DEVELOPMENT.
2. UP TO 1.78 ACRES OF APPROPRIATE COMMUNITY USES.
3. UP TO 48 RESIDENTIAL UNITS (MARKET AND AFFORDABLE), ON UP TO 3.0 ACRES.

COMMUNITY SERVICE

TRACT	ACRES	LAND USE
10	1.86	SEE PERMITTED USES FOR COMMUNITY SERVICES, SHEET 5

THIS TRACT IS IN ADDITION TO THE COMMUNITY SERVICE USES WITHIN THE VILLAGE CENTER.

OPEN SPACE

ACTIVE	11.07 AC. (RECREATION – TRACT 7A/7B)
PASSIVE	160.89 AC.
RECAPTURED PASSIVE	24.25 AC.
TOTAL	196.46 AC. = 35.73%

ROADS

ACRES
37.55

TOTAL PROJECT ACREAGE = 549.82 AC.

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF JANUARY 13, 2005, AS P +DR CASE NO. M04-44.

Robert J Werner — 01/23/2006
CHAIRMAN — DATE

Laura Duran-Mclary — 01/20/06
SECRETARY — DATE

APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF MARCH 9, 2005, AS P+DR CASE NO. M04-44.

David Coss — 4/27/06
MAYOR — DATE

ATTEST

OFFICIAL SEAL
SOLEDAD O. SYKES
Notary Public
State of New Mexico
My Comm. Expires 9-6-10

for Melissa Byers — 7.06
TINA Y. DOMINQUEZ, ACTING CLERK — DATE

REVIEWED BY:

Greg Smith — 2/9/06
CITY PLANNER — DATE

Bill Blackwell — 04.27.06
PERMIT AND DEVELOPMENT REVIEW DIVISION — DATE

NOTE: FOR MASTERPLAN CONDITIONS, NOTES AND DATA, SEE SHEETS 4, 5, AND 6.

FOR MASTER TRAIL PLAN SEE SHEET 3.

LEGEND

- 1C — TRACT DESIGNATION (SEE TABLE)
- PASSIVE OPEN SPACE
- ACTIVE OPEN SPACE
- LIMITS OF THIS MASTERPLAN
- PUBLIC ROADS
- PRIVATE ROADS

* OPEN SPACE ADDED TO THE LAS ESTRELLAS MASTERPLAN

1430. 614
COUNTY OF SANTA FE
STATE OF NEW MEXICO)ss
I hereby certify that this instrument was filed for record on the 21 day of April 2006 o'clock 3:00 P M., and was duly recorded in Book 622, Page 3-7 of the records of Santa Fe County.

Witness my hand and Seal of Office
VALERIE ESPINOZA
County Clerk, Santa Fe County, NM
Marella Gallegos
Deputy

COUNTY CLERK
STATE OF NEW MEXICO
SANTA FE COUNTY MONUMENT

C.R. WALBRIDGE
NEW MEXICO
6025
PROFESSIONAL SURVEYOR
12/8/05

REVISIONS	
DATE	BY
10/27/04	CRW
10/24/05	CRW
12/8/05	CRW

2005 AMENDED LAS ESTRELLAS MASTER PLAN
(PREVIOUSLY SANTA FE ESTATES MASTER PLAN)

SCALE: 1"=300' | DATE: OCTOBER 08, 2004 | DRAWN BY: YP

C.R. WALBRIDGE & ASSOCIATES, LLC
1421 LUISA STREET SUITE E
SANTA FE NEW MEXICO
(505) 982-9711

SHEET 2 MP SHEET 1-5

06-57

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CITY LAND NORTHWEST QUADRANT

622.004

SANTA FE ESTATES EXISTING UNIT 1

EXISTING CALLE BORETHA

EXISTING CAMINO FRANCISCA

EXISTING CALLE MEJIA

EXISTING CITY DRAINAGE TRACT DEDICATED

EXISTING CITY PARK TRACT DEDICATED

EXISTING SHADOW RIDGE APARTMENTS

EXISTING CALLE DAVID

SANTA FE ESTATES EXISTING UNIT 2

EXISTING CAMINO FRANCISCA

TO CITY LAND

BOOK 565 PAGE 038-039

TO CITY LAND

TO CITY LAND

SANTA FE CITY LIMITS

50' BUILDING SETBACK

NORTH BOUNDARY OF SANTA FE GRANT

2A

2A

6A

5A

2D

3A

1A

4B

4A

TO BE DEDICATED

TO BE DEDICATED

TO BE DEDICATED

TO BE DEDICATED

TO BE DEDICATED

TO BE DEDICATED

TO BE DEDICATED

S. RIDGETOP ROAD

SR 599

ROAD OVER SR 599

5C

5D

5B

6B

VETERANS MEMORIAL HIGHWAY

N. RIDGETOP ROAD

ZOCALO

TRAIL AND ROAD UNDER SR 599

100' BUILDING SETBACK

SENIOR 11 RESIDENTIAL

9A

10

OPEN SPACE TO BE DEDICATED*

7A/7B RECREATION

9B

RINCON AVENUE

8A

6C

2C

BOOK 570 PAGE 003-004

BOOK 547 PAGE 004-007

N. RIDGETOP ROAD

7A/7B

7C

6E

7H

7H

7D

7E

6D

6D

7Q

TO BE DEDICATED

TO BE DEDICATED

EXISTING TANO ROAD

BOOK 550 PAGE 011-013

8B

7I

BOOK 587 PAGE 027-028

BOOK 547 PAGE 004-007

7F

1B

3C

EMERGENCY ACCESS ONLY

2B

1C

EXISTING TANO ROAD

BOOK 595 PAGE 021-022

U.S. 84/285

NORTH

SCALE: 1" = 300'

300 0 300

1' BASECOURSE SHOULDER

8' TO 10'

1' BASECOURSE SHOULDER

2%

3:1

1:3:1

DRAINAGE SWALE WHERE NECESSARY

3" PMBP, TYPE IB

4" BASECOURSE

COMPACTED SUBGRADE

MAIN SPINE TRAIL

1' BASECOURSE SHOULDER

1' BASECOURSE SHOULDER

6'

6'

2%

3:1

1'

DRAINAGE SWALE WHERE NECESSARY

3" PMBP, TYPE IB

4" BASECOURSE

COMPACTED SUBGRADE

HARD FEEDER TRAIL

(LIMITED TO DIRECT CONECTIONS TO THE VILLAGE CENTER)

1' BASECOURSE SHOULDER

1' BASECOURSE SHOULDER

4'

6'

2%

1'

DRAINAGE SWALE WHERE NECESSARY

4" BASECOURSE

COMPACTED SUBGRADE

SOFT FEEDER TRAIL

4'

6'

1'

DRAINAGE SWALE WHERE NECESSARY

COMPACTED EARTH (NO SHOULDER REQUIRED)

FOOT PATH

NOTES:
1. ALL TRAIL BASE COURSE TO BE TREATED WITH PRE-EMERGENT HERBICIDE CONTAINING TRI-FLOURILINE AT MANUFACTURER RECOMMENDED RATES FOR USE UNDER ASPHALT.
2. TRAIL AND FOOT PATH SECTIONS SHALL PROVIDE FOR 3:1 MAXIMUM CUT AND FILL SLOPES.
3. BASECOURSE SHALL BE DEFINED AS CONFORMING TO NMDOT STANDARD SPECIFICATES TYPE II FOR AGGREGATED BASECOURSE.

LEGEND

- SPINE TRAIL
- HARD FEEDER TRAIL
- SOFT FEEDER TRAIL
- FOOT PATH

TRAIL LOCATION SHOWN ARE CONCEPTUAL, AND ACTUAL LOCATIONS WILL BE DETERMINED IN THE FIELD WITH THE CITY OPEN SPACE PLANNER.

PASSIVE OPEN SPACE

C.R. WALBRIDGE JR. NEW MEXICO 6025 PROFESSIONAL ENGINEER 12/8/05

FINAL P&DR CASE # MD4-44

REVISIONS	
DATE	BY
10/27/04	CRW
10/24/05	CRW
11/8/05	CRW

2005 AMENDED MASTER TRAIL PLAN
AMENDED LAS ESTRELLAS MASTER PLAN
(PREVIOUSLY SANTA FE ESTATES MASTER PLAN)

SCALE: 1"=300' | DATE: OCTOBER 08, 2004 | DRAWN BY: YP

C.R. WALBRIDGE & ASSOCIATES, LLC
1421 LUISA STREET SUITE E
SANTA FE NEW MEXICO
(505) 982-9711

SHEET 3 OF SHEET 2-5

06-57

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MASTERPLAN CONDITIONAL NOTES

1. THE FOLLOWING NOTE REGARDING ALLOWABLE MAXIMUM DENSITIES SHALL BE PLACED ON THE MASTER PLAN:

   SECTION 14-31.5.C OF THE SANTA FE CITY CODE REQUIRES THAT A PRC MASTER PLAN SUBMITTAL INCLUDE A TABLE OF DENSITIES. THE DENSITIES AND SITINGS PRESENTED IN THIS MASTER PLAN ARE BASED UPON CURRENT ORDINANCES WHICH ARE APPLICABLE TO RESIDENTIAL DEVELOPMENTS IN THE PRC ZONE. THE MASTER PLAN INDICATES 753 UNITS IN TOTAL DENSITY, AS ALLOCATED AMONG THE RESIDENTIAL TRACTS IN THIS MASTER PLAN. ADDITIONAL DWELLING UNITS MAY BE APPROVED ABOVE THE GROUND FLOOR IN COMMERCIAL TRACTS. IN ORDER TO ACHIEVE THE MAXIMUM DENSITY AT THE TIME OF DEVELOPMENT PLAN AND PLAT APPROVAL, THE OWNER/DEVELOPER MUST DEMONSTRATE COMPLIANCE WITH THE THEN-CURRENT ORDINANCES PER THE PLANNING COMMISSION'S APPROVAL.

2. THE PLANNING COMMISSION SHALL REVIEW SPECIFIC REQUESTS FOR EXCEPTIONS TO PROVISIONS OF TERRAIN MANAGEMENT REGULATIONS AT THE TIME OF DEVELOPMENT PLAN APPROVAL FOR THE INDIVIDUAL TRACTS. THE COMMISSION SHALL CONSIDER THE EXTENT OF OPEN SPACE DEDICATED WITHIN THE MASTER PLAN AREA TO BE A SIGNIFICANT FACTOR IN MEETING THE INTENT OF THE REGULATIONS AS EXPRESSED IN SECTION 14-90.1 SFCC. EXCEPTIONS TO TERRAIN MANAGEMENT REGULATIONS SHALL BE CONSIDERED ON TRACTS WHOSE BOUNDARIES FALL WITHIN THE RIDGETOP OR FOOTHILLS ZONE.

3. THE REQUESTED VARIANCES TO CITY ROAD STANDARDS ARE DENIED. THE COMMISSION SHALL CONSIDER ROAD STANDARD VARIANCES ON A TRACT-BY-TRACT BASIS.

4. A LOCAL STREET SHALL BE STUBBED OUT TO THE WEST PROPERTY BOUNDARY WITHIN TRACT 5A. THE TYPE OF STREET (COLLECTOR OR SUBCOLLECTOR) SHALL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPROVAL.

5. A LOCAL STREET SHALL BE STUBBED OUT TO THE EAST PROPERTY BOUNDARY WITHIN TRACT 2B. THE TYPE OF STREET (LANE OR PLACE AND PUBLIC VS. PRIVATE OWNERSHIP) SHALL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPROVAL.

6. BOUNDARIES OF TRACTS 9A, 9B, 9C, 9D AND 9E SHALL BE MODIFIED TO CREATE ONE OR TWO NEIGHBORHOOD COMMERCIAL USE TRACTS AND ONE OR TWO AFFORDABLE HOUSING TRACTS. A VARIANCE TO THE COMMERCIAL USE AREA FORMULA IN SECTION 14-31.7.D IS HEREBY APPROVED TO ALLOW AN INCREASE IN THE ALLOWED NEIGHBORHOOD USE AREA FROM FOUR (4) ACRES TO FIVE AND ONE-HALF (5.5) ACRES OF IMPERVIOUS COMMERCIAL DEVELOPMENT, AND TO ALLOW THREE (3) ACRES OF MULTI-FAMILY DEVELOPMENT CREATING A MAXIMUM OF 48 AFFORDABLE HOUSING UNITS. APPROVAL OF THIS VARIANCE IS BASED ON A DETERMINATION OF CONSISTENCY WITH THE INTENT AND PURPOSE OF THE PLANNED RESIDENTIAL COMMUNITY REGULATIONS AND THE NEIGHBORHOOD AND COMMERCIAL POLICIES OF PLAN 83. IT ALSO ADDRESSES THE CITY'S DESIRE TO PROVIDE AFFORDABLE HOUSING.

7. APPROPRIATE COMMUNITY USES SHALL BE LOCATED IN THE VILLAGE CORE (TRACTS 9A-E); SUCH USES MAY INCLUDE A LIBRARY, A POST OFFICE, A POLICE SUBSTATION AND/OR OTHER FACILITIES THAT CONFORM TO THE CHARACTER OF THE VILLAGE CORE. 1.87 ACRES OF COMMUNITY USE AREA SHALL BE ALLOWED IN ADDITION TO THE 5.5 ACRES OF NEIGHBORHOOD COMMERCIAL AND AFFORDABLE HOUSING USES.

8. OPEN SPACE CORRIDOR ALONG THE ARROYO CAÑADA RINCON SHALL HAVE A MINIMUM WIDTH OF 150 FEET AND SHOULD INCLUDE AS A MINIMUM A 30 FOOT STRIP OF MATURE VEGETATION ON EITHER SIDE AND THE FULL LENGTH OF THE ARROYO. TRACTS 5D, 7C, 7D, 7E AND THE RECREATION ACCESS SHOULD BE ADJUSTED ACCORDINGLY BY PROVIDING OPEN SPACE WITHIN THESE TRACTS, NOT BY ALTERING THE SIZE OF THE TRACTS. THERE WILL BE NO FENCES WITHIN THE 150 FOOT OPEN SPACE CORRIDOR.

9. TRACTS 5B AND 5C SHALL BE DEVELOPED IN CONFORMANCE WITH R-2 STANDARDS.

10. TRACT 6E SHALL BE DEVELOPED IN ACCORDANCE WITH R-3 STANDARDS.

11. APPLICANT SHALL MODIFY MASTER PLAN TO ADDRESS TECHNICAL COMMENTS APPLICABLE TO PRC ORDINANCE FROM PUBLIC WORKS STAFF, INDICATED IN RED-LINED PRINTS ON FILE WITH PLUD STAFF.

12. THE CONNECTOR ROAD BETWEEN RIDGETOP INTERCHANGE AND TANO ROAD SHOULD BE DESIGNED WITH A MAXIMUM OF TWO LANES WITH A FOUR LANE RIGHT-OF-WAY FOR FUTURE STUDY.

13. TANO ROAD AND THE CONNECTION TO TANO ROAD TO SANTA FE ESTATES SHOULD NOT BE USED FOR CONSTRUCTION ACCESS (INCLUDING FOR CONSTRUCTION OF INFRASTRUCTURE) EXCEPT FOR THOSE HOMES WITHIN SANTA FE ESTATES WHOSE DRIVEWAYS DIRECTLY ACCESS TANO ROAD.

14. THE DEVELOPER SHALL PREPARE MASTER DRAINAGE PLANS FOR EACH OF THE SUBJECT TRACTS AT THE TIME OF DEVELOPMENT; AND THE CITY SHALL DEVELOP ASSESSMENT DISTRICTS, OR OTHER EQUALLY EFFECTIVE MECHANISMS TO ASSURE THE MAINTENANCE AND ENFORCEMENT OF THE MASTER DRAINAGE PLANS.

15. THE LOCATION OF A SMALL GAS STATION WITHIN THE VILLAGE CORE SHOULD BE CONSIDERED, BUT STRICT DESIGN STANDARDS ARE NECESSARY. LEGAL AND PROCEDURAL QUESTIONS REGARDING ZONING NEED TO BE ADDRESSED.

16. THE ACTUAL CONSTRUCTION OF NEW HOMES SHALL BEGIN AFTER 30 MONTHS FROM THE DATE OF FILING THE NEW MASTER PLAN OR AFTER COMPLETION OF CONSTRUCTION OF THAT SECTION OF THE RELIEF ROUTE THAT IS WITHIN THE SFE MASTERPLAN BOUNDARIES, WHICHEVER DATE IS EARLIER. INFRASTRUCTURE CONSTRUCTION MAY PROCEED IMMEDIATELY. IF THE RELIEF ROUTE IS NOT BUILT OR CONSTRUCTION OF THE RELIEF ROUTE IS NOT COMMENCED WITHIN 12 MONTHS OF THE FILING OF THE NEW MASTERPLAN, THEN SFE SHALL BE ENTITLED, BUT NOT COMPELLED, TO SUBMIT NECESSARY AMENDMENTS TO THE MASTERPLAN DESIGN TO ACCOMMODATE ACCESS FROM CAMINO LA TIERRA TO SFE'S LANDS.

17. TRACTS 1A, 1B, 1C, 2C AND 2D SHALL BE RESTRICTED TO THE DENSITIES SPELLED OUT IN THE APPROVED MASTER PLAN, AND THE USE OF THOSE TRACTS SHALL BE LIMITED TO SINGLE-FAMILY DETACHED DEVELOPMENT. THE 50-FOOT SETBACK SHALL BE PROVIDED IN TRACT 1A AS SHOWN ON THE MASTER PLAN. SANTA FE ESTATES, ITS SUCCESSORS OR ASSIGNS SHALL NOT BE PERMITTED TO REQUEST CHANGES TO THE DENSITIES, USES OR SETBACKS AS OUTLINED ABOVE.

18. THE USE OF TANO ROAD FOR CONSTRUCTION SHALL BE RESTRICTED PER CONDITION 13 ABOVE. THE EXACT LOCATION OF THE CONNECTION TO TANO ROAD HAS BEEN IDENTIFIED (PLUS OR MINUS A FEW FEET). THE SECOND ACCESS TO TANO ROAD WILL BE SPECIFICALLY MARKED ON THE REVISED MASTER PLAN AS EMERGENCY ACCESS ONLY. A PERMANENT BREAK-AWAY BARRIER SHALL B CONSTRUCTED FOR USE BY EMERGENCY VEHICLES ONLY.

19. THE "VILLAGE CENTER VISION STATEMENT" SUBMITTED BY THE APPLICANT SHALL SERVE AS THE BASIS FOR THE ULTIMATE DESIGN OF THE COMMERCIAL AREA. THE VISION STATEMENT SHALL NOT BAR INTERESTED PARTIES FROM OBJECTING TO SPECIFIC USES, HOURS OF OPERATION, SIGNAGE, OR DESIGNS AT THE TIME OF DEVELOPMENT.

VILLAGE CENTER VISION STATEMENT

THE INTENT OF THE PROPOSED VILLAGE CENTER IS TO PROVIDE AN ECONOMICALLY VIABLE, SOCIALLY LIVELY, PEDESTRIAN BASED COMMERCIAL DISTRICT WITHIN SANTA FE ESTATES. CENTRAL TO THE VILLAGE CENTER WILL BE A PUBLIC PLAZA WHERE NEARBY RESIDENTS CAN FIND GOODS AND SERVICES FOR DAILY LIVING. THE VILLAGE CENTER WILL TIE INTO THE ADJACENT ACTIVE RECREATION AREAS AND LINK THE ENTIRE SUBDIVISION WITH THE PLANNED PEDESTRIAN TRAILS AND INCORPORATE SMALL SCALE PARKING AREAS WHICH, IN THE AGGREGATE, MEET CALCULATED PARKING REQUIREMENTS. THE MARKET AREA OF THE COMMERCIAL DISTRICT WILL INCLUDE THE RESIDENTS OF THE ORIGINAL 1979 SANTA FE ESTATES MASTERPLAN, AS AMENDED, AND THE NEARBY POPULATION ALONG CAMINO LA TIERRA AND TANO ROAD.

THE VILLAGE CENTER IS VISUALIZED AS A SMALL SCALE, NEIGHBORHOOD COMMERCIAL DISTRICT, WITH DESIGN COVENANTS DICTATING BUILDINGS WHICH ARE COMPATIBLE WITH NEARBY RESIDENTIAL STRUCTURES AND LIMITED TO TWO STORY HEIGHTS. LARGE SCALE RETAIL USERS, SUCH AS WAL-MART, PRICE CLUB AND SMITH'S SUPERSTORES, WILL NOT BE PERMITTED. MIXED USE STRUCTURES WILL BE ENCOURAGED, ALLOWING THE POSSIBILITY OF OFFICE OR RESIDENTIAL DEVELOPMENT ABOVE RETAIL OR SERVICE ESTABLISHMENTS. APPROPRIATE SINGLE USE FACILITIES WILL BE ALLOWED.

THE UNDERLYING ZONING OF SC-1 INCLUDES THE FOLLOWING ANTICIPATED USES IN THE VILLAGE CENTER: FOOD STORE/DRUGSTORE/LIQUOR STORE OF A NEIGHBORHOOD SCALE, RESTAURANTS, BAKERIES, HARDWARE AND GARDENING STORES, FLORIST SHOPS, GIFT SHOPS, VIDEO AND BOOK STORES, BARBER AND BEAUTY SHOPS, DRY CLEANERS AND SHOE REPAIR SHOPS. OTHER NON-RETAIL USES THAT WE CAN ANTICIPATE ARE ARTIST STUDIOS, PROFESSIONAL OFFICES (INCLUDING MEDICAL FACILITIES), FINANCIAL SERVICES, CHURCHES, DAY CARE AND PRE-SCHOOL FACILITIES, AND HUMAN SERVICE LOCATIONS. COMMUNITY SERVICES INCLUDE A POSSIBLE POST OFFICE, LIBRARY, FIRE STATION, POLICE SUB-STATION, SOCIAL SERVICES FACILITIES, AND POSSIBLY AN EDUCATIONAL BRANCH OR SCHOOL.

DESIGN STANDARDS AND COVENANTS WILL LIMIT COMMERCIAL DEVELOPMENT TO THE NEW-OLD SANTA FE PUEBLO OR SPANISH STYLE OF ARCHITECTURE. BUILDINGS IN THE VILLAGE CENTER, WHETHER DEVELOPED BY A SINGLE ENTITY OR SEPARATE USERS/DEVELOPERS, SHALL VARY IN DESIGN, WITH A LIMIT BEING PLACED ON THE MASSING, FOOTPRINT AND HEIGHT OF THE STRUCTURES. THE FACT THAT THE PROPOSED COMMERCIAL DISTRICT INVOLVES APPROXIMATELY FIVE AND ONE-HALF (5-1/2) ACRES OF IMPERVIOUS SURFACES WITHIN A TOTAL OF FOURTEEN (14) ACRES, DICTATES THAT THE VILLAGE CENTER WILL BE CHARACTERIZED BY A CONSIDERABLE AMOUNT OF GREEN SPACE INTEGRATED WITH THE BUILDING CONSTRUCTION.

IT IS ANTICIPATED THAT THE PLAZA, AND GREEN SPACES LINKING THE PLAZA WITH NEARBY RESIDENTIAL AREA, WILL BE "PARK-LIKE" IN DESIGN. DROUGHT-TOLERANT SHADE TREES AND SHRUBS ARE INTENDED TO DOMINATE THE PLAZA AREA AND WILL SHADE SIDEWALKS AND TRAILS, VISUALLY INTERRUPT PARKING AREAS, AND WILL SCREEN SERVICE AREAS AND MECHANICAL EQUIPMENT. DESIGN COVENANTS WILL ALSO LIMIT SIGNAGE TO SIMILAR STYLES AND ALL LIGHTING SHALL BE SHIELDED AND SPILL CONTROLLED.

EXISTING COMMERCIAL DEVELOPMENTS IN SANTA FE WHICH REPRESENT THE SCALE OF THE ANTICIPATED VILLAGE CENTER INCLUDE DOS CAMINOS PLAZA (OLD SANTA FE TRAIL AND PASEO DE PERALTA), PLACITA GUADALUPE (ON GUADALUPE STREET), RODEO PLAZA SHOPPING CENTER, THE SANTA FE PLAZA, THE CANYON ROAD SUB-DISTRICT, AND SENA PLAZA. THOSE EXISTING DEVELOPMENTS WHICH DO NOT REFLECT THE SCALE OF THE PROPOSED VILLAGE CENTER INCLUDE DEVARGAS MALL, FIRST INTERSTATE PLAZA, SAM'S CLUB, WAL-MART AND THE ELDORADO HOTEL. THE ACTUAL DEVELOPMENT PLAN FOR THE VILLAGE CENTER WILL BE SUBMITTED TO A REVIEW PROCESS THAT WILL REQUIRE APPROVAL OF THE SANTA FE PLANNING COMMISSION WHICH PROVIDES FOR PUBLIC REVIEW AND COMMENTS BY ALL INTERESTED PARTIES, INCLUDING SURROUNDING NEIGHBORHOOD ASSOCIATIONS AND INDIVIDUAL PROPERTY OWNERS WITHIN 100 FEET OF THE PROPERTY. NOTHING HEREIN SHALL BAR INTERESTED PARTIES FROM OBJECTING TO SPECIFIC USES, HOURS OF OPERATION, SIGNAGE, OR DESIGNS AT THE TIME OF DEVELOPMENT.

DRAINAGE PLAN VISION STATEMENT

THE INFORMATION OUTLINED BELOW IS AT A LEVEL OF DETAIL CONSISTENT WITH MASTERPLANNING EFFORTS. IT IS NOT INTENDED TO PROVIDE EXACT PLANS BUT RATHER TO PROVIDE GUIDELINES FOR DESIGNING THE FUTURE DEVELOPMENT. ALL CONSTRUCTION PLANS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY INCLUDING THE METHODS OF ACCOMPLISHING THE OVERALL INTENT OF THE DRAINAGE PLAN.

A SUMMARY OF THE GOALS AND INTENTS OF THE DRAINAGE PLANS IS AS FOLLOWS:

1. TO DETAIN AS MUCH STORM WATER RUNOFF AS FEASIBLE WITHIN THE PROJECT, AND TO ACCOMPLISH THIS DETENTION THROUGHOUT IN THE DRAINAGE AREAS AND NOT JUST AT DRAINAGE LOW POINTS.
2. TO PROVIDE EROSION PROTECTION THROUGHOUT THE PROJECT ON DRAINAGES RANGING FROM SMALL TO LARGE.
3. TO ESTABLISH NEW VEGETATION AND TREE COVER ALONG THE EXISTING DRAINAGES.

A SUMMARY OF THE GENERAL APPROACH TO ACCOMPLISH THESE GOALS AND INTENTS IS AS FOLLOWS:

1. CENTRALIZED STORM WATER DETENTION PONDS WILL BE UTILIZED TO DETAIN INCREASED STORMWATER RUNOFF FROM THE ROAD CONSTRUCTION. IN GENERAL, THE PLAN IS TO RESTRICT THE STORM WATER FLOWS WHERE ROADS CROSS THE DRAINAGES. THE CONVEYANCE OF ROADWAY STORMWATERS TO THESE PONDS WILL BE EITHER THROUGH DITCH SYSTEMS, CURB AND GUTTERS, OR STORM SEWERS. THIS DECISION WOULD BE MADE AT THE TIME OF PRELIMINARY PLAT REVIEW BY THE CITY, AND WILL DEPEND ON A NUMBER OF ENGINEERING FACTORS.
2. CENTRALIZED STORM WATER DETENTION WILL BE UTILIZED IN 2 LOCATIONS TO DETAIN: (1) INCREASED RUNOFF FROM THE VILLAGE CENTER COMMERCIAL AREA, AND (2) ADDITIONAL STORM WATERS NOT DETAINED UPSTREAM ON THE MAIN DRAINAGE WAY FLOWING WEST.
3. ON-SITE/ON-LOT PONDING WILL BE UTILIZED WITHIN EACH TRACT TO DETAIN STORMWATERS WITHIN THE TRACTS. RUNOFF FROM LOCAL TRACT ROADS WILL ALSO NEED TO BE DETAINED WITHIN THE TRACT UNLESS A POND NOTED IN 1 ABOVE HAS SUFFICIENT CAPACITY TO PROVIDE DETENTION FOR THE LOCAL ROAD OR SECTION OF ROAD.

THE ESTIMATED LOCATIONS OF THE DETENTION AREAS FOR ITEMS 1 AND 2 ABOVE ARE SHOWN ON THE DRAINAGE PLAN, SHEET 9 OF THE FULL MASTERPLAN DRAWINGS ON FILE AT THE CITY. THE SIZE OF THE LAND AREAS TO CONTAIN THESE PONDS WOULD BE DETERMINED DURING FINAL DESIGN. THESE DETENTION AREA TRACTS WOULD BE DEEDED EITHER TO THE HOMEOWNERS ASSOCIATION AND THE MAINTENANCE THEIR RESPONSIBILITY, OR TO THE CITY WITH SPECIAL ASSESSMENT DISTRICTS.

EROSION PROTECTION

AS TRACTS ARE DEVELOPED THE SMALL AND MEDIUM SIZED DRAINAGEWAYS WILL BE PROTECTED FROM EROSION THROUGH THE USE OF CHECK DAMS AND SEEDING WITH NATIVE GRASSES, SHRUBS AND NATIVE TREE SEEDLINGS. THE TYPE OF CHECK DAMS WILL RANGE FROM HAY BALES TO TIMBER TO ROCK BASED ON SIZE OF THE WATERSHED AND FLOW VELOCITIES. THE CITY WILL HAVE APPROVAL AUTHORITY OVER THE TYPE AND NUMBER OF CHECK DAMS TO BE INSTALLED.

THERE ARE 2 LARGE DRAINAGES ON THE PROJECT. CANADA RINCON DRAINS NORTH SOUTH, WITH A WATERSHED OF 750 ACRES AT THE SOUTHERN END OF SANTA FE ESTATES. THERE IS A FEDERALLY DESIGNATED FLOOD HAZARD AREA ON CANADA RINCON EXTENDING FROM THE SOUTH END TO APPROXIMATELY 800 LINEAL FEET NORTH OF EXISTING CAMINO LA TIERRA. THE WIDTH VARIES FROM 80 FEET TO 180 FEET. ABOVE THE FLOOD PLAIN THERE ARE 3 SMALL AND 1 LARGE DETENTION PONDS SHOWN ON THE DRAINAGE PLAN. WHILE PROVIDING DETENTION, THESE PONDS WILL ALSO SLOW DOWN STORMWATER VELOCITIES. POND SIZING, DESIGN AND NUMBER OF CHECK DAMS, IF NECESSARY, WOULD BE DETERMINED AT THE PRELIMINARY DESIGN PHASE.

THE SECOND LARGE DRAINAGE, UNNAMED, DRAINS TO THE WEST, WITH A WATERSHED OF 100 ACRES ABOVE THE OUTLET ON THE WEST SIDE OF THE PROPERTY. THERE IS NO DESIGNATED FEDERAL FLOOD HAZARD AREA ON THIS DRAINAGEWAY. THERE ARE 2 SMALL AND 1 LARGE DETENTION PONDS PROPOSED ON THIS DRAINAGEWAY. AS INDICATED ABOVE, CHECK DAMS MAY ALSO BE NECESSARY TO FURTHER REDUCE VELOCITIES OF STORMWATER.

NEW VEGETATION ALONG DRAINAGEWAYS

IT IS THE INTENT OF THE MASTERPLAN TO PROVIDE ADDITIONAL VEGETATION ALONG THE DRAINAGEWAYS WITHIN THE PROJECT. THE LOW AREAS OF THE PROJECT, INCLUDING THE LARGE ARROYO, INVOLVE A PARK NETWORK LINKED BY A PEDESTRIAN TRAIL SYSTEM. LANDSCAPING PLANS FOR THE DRAINAGEWAYS WILL BE REQUIRED AT THE TIME OF FINAL PLAT REVIEW, AND SUBJECT TO CITY REVIEW AND APPROVAL. SEEDING (NATIVE GRASSES AND WILDFLOWERS), SHRUBS (CHAMISA, FOUR WING SALTBUSH, MOUNTAIN MAHOGANY, SNAKEWEED) AND TREE SEEDLINGS (COTTONWOOD, RUSSIAN OLIVE, HONEYLOCUST, NEW MEXICAN LOCUST) REPRESENT A PARTIAL LIST OF PROBABLE VEGETATION COVER.

GENERAL

THE DETENTION AREAS SHOWN ON THE DRAINAGE PLAN FOR THE ROAD NETWORK ARE INTENDED TO ESTABLISH A CONCEPT FOR OVERALL DRAINAGE CONTROL. THESE PONDS ARE GENERALLY LOCATED ABOVE ROAD CROSSINGS WHERE A CONTROLLED OUTLET STRUCTURE IS CONNECTED TO THE ROAD CULVERT. THERE ARE SOME PONDS SHOWN ON THE DRAINAGE PLAN WHERE THERE ARE NO TRUNK ROADS AND THEY ARE EITHER AT ANTICIPATED ROAD CROSSING OR AT AREAS WHERE IT IS FELT THAT A POND IS NECESSARY TO SLOW DOWN STORMWATER FLOW. THE DESIGN OF THESE PONDS WILL OCCUR ON A TRACT BY TRACT BASIS AS THE PROJECT DEVELOPS. THEY MUST BE SIZED TO HANDLE INCREASED ROAD RUNOFF AND APPROPRIATE AREA SET ASIDE TO CONTAIN THE POND. THE 32 PONDS SHOWN RELATE TO EXISTING TOPOGRAPHY AND CAN BE INCORPORATED INTO DEVELOPMENT PLANNING. THE MASTERPLAN ALLOWS FLEXIBILITY IN DESIGN OF THE TRACTS AND THE SAME FLEXIBILITY NEEDS TO EXIST WITH RESPECT TO THE DRAINAGE CONTROLS. THE CITY WILL HAVE REVIEW AND APPROVAL AUTHORITY OF THE ACTUAL DRAINAGE FACILITIES WHEN TRACTS ARE DEVELOPED. THIS DRAINAGE VISION STATEMENT PROVIDES SUFFICIENT DIRECTION FOR TRACT DEVELOPMENT WHILE ALSO GIVING THE CITY FLEXIBILITY IN THEIR REQUIREMENTS.

MASTER PLAN NOTES

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1. THE OPEN SPACE TRACTS SHOWN ON THIS MASTERPLAN ARE RESERVED FOR FUTURE DEDICATION AS ADJACENT TRACTS ARE DEVELOPED AND ARE INTENDED TO MEET THE OPEN SPACE REQUIREMENTS OF CITY CODE.

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2. ALL DEVELOPMENT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SANTA FE ESTATES. THE CITY WILL NOT ENFORCE THESE COVENANTS EXCEPT AS SPECIFIED PURSUANT TO FUTURE DEVELOPMENT PLAN APPROVALS.
3. ACCESS TO TRACTS 7C, 7D, 7E, 7I, 5C, AND 6A ARE APPROXIMATE ONLY, AS SHOWN, AND CAN SHIFT NORTH OR SOUTH BASED ON DEVELOPMENT PLANS.
4. THE WIDTH OF ROADS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT FOR EACH PHASE.
5. OPEN SPACE AND RELATED IMPROVEMENTS ADJACENT TO THE INDIVIDUAL TRACTS WILL BE DEDICATED CONTEMPORANEOUSLY AS THE DEVELOPMENT PLAN FOR EACH TRACT IS RECORDED. EASEMENTS FOR SECTIONS OF THE TRAIL NETWORK MAY BE GRANTED IN ADVANCE OF THE DEDICATION OF THE OPEN SPACE CONTAINING THE TRAIL NETWORK IF THE TRAIL CONSTRUCTION IS EMINENT.
6. AT THE TIME OF DEVELOPMENT PLAN REVIEW ON INDIVIDUAL TRACTS, MINOR TRAIL LINKAGES FROM AND THROUGH THE INDIVIDUAL TRACTS TO THE OPEN SPACE TRAIL SYSTEM SHALL BE REQUIRED.
7. THE 18' BUILDING HEIGHT LIMITATION SHOWN ON TRACTS 6A, 5A, AND 4B IS TO BE MEASURED FROM THE HIGHEST POINT OF NATURAL GROUND AT THE PERIMETER OF THE BUILDING.
8. IF UTILITIES MUST BE LOCATED OUTSIDE ROAD AREAS WITHIN THE ESCARPMENT OVERLAY DISTRICT, IMPACTS TO THE EXISTING TERRAIN MUST BE MITIGATED TO THE EXTENT FEASIBLE AND COMPLY WITH SECTION 14-90A.10 OF THE SANTA FE CITY CODE.
9. SANITARY SEWERS SHOULD NOT BE LOCATED IN ARROYO BOTTOMS EXCEPT FOR CROSSINGS. SANITARY SEWERS MAY BE LOCATED ADJACENT TO ARROYOS ON THE BANK IF ADEQUATE VEHICULAR ACCESS IS PROVIDED TO MANHOLES. ~~SANITARY SEWERS WILL NOT BE LOCATED INSIDE THE 100 YEAR PLAIN EXCEPT FOR CROSSINGS~~
10. ALL NATURAL DRAINAGE CHANNELS TO BE SHOWN AS EASEMENTS ON FINAL DEVELOPMENT PLANS AND/OR SUBDIVISION PLATS.

APPROVED BY THE CITY PLANNING COMMISSION
AT THIER MEETING OF JULY 25, 1996

SECRETARY	12/18/96 DATE
CHAIRMAN	12/18/96 DATE

APPROVED BY THE CITY COUNCIL
AT THEIR MEETING OF SEPTEMBER 25, 1996

MAYOR	2/19/96
~~CITY CLERK~~	12-19-96 DATE

REVIEWED BY:

CITY PLANNER	12/19/96 DATE
CITY SUBDIVISION ENGINEER	12-18-96 DATE

REVISIONS		
DATE	BY	
12/13/96	DRAW	

SANTA FE ESTATES MASTERPLAN
CONDITIONS, NOTES, VISION STATEMENTS

LILLY PLANNING ASSOC. P.O. BOX 1761 SANTA FE, N.M. 87501 (505) 983-1134	C.R. WALBRIDGE & ASSOCIATES 1421 LUISA STREET-SUITE J SANTA FE NEW MEXICO (505) 982-9711	SCALE: 1"=300' DATE: OCT. 11, 1996 DRAWN BY: RV SHEET 4 T.MP SHEET 3-5

~~96-143~~
06-57

2005 AMENDMENTS TO NOTES AND CONDITIONS OF 1996 MASTER PLAN

GENERAL

A. THE NAME OF THE MASTER PLAN AREA IS CHANGED FROM SANTA FE ESTATES TO LAS ESTRELLAS, AND ALL REFERENCES SHALL FOLLOW ACCORDINGLY.

B. REFERENCE TO "CAMINO LA TIERRA" IS HEREBY REPLACED WITH VETERAN'S MEMORIAL HIGHWAY.

C. REFERENCE TO "PLAN 83" IS REPLACED WITH "THE CITY OF SANTA FE GENERAL PLAN".

D. REFERENCE TO CITY CODES SHALL TRACK UPDATED VERSIONS OF THE CODE.

MASTER PLAN CONDITIONAL NOTES

E. THE FOLLOWING SENTENCE OF CONDITION #6 OF THE 1996 MASTER PLAN IS HEREBY DELETED IN ITS ENTIRETY. THE DELETED SENTENCE READ AS FOLLOWS:

BOUNDARIES OF TRACTS 9A, 9B, 9C, 9D AND 9E SHALL BE MODIFIED TO CREATE ONE OR TWO NEIGHBORHOOD COMMERCIAL USE TRACTS AND ONE OR TWO AFFORDABLE HOUSING TRACTS.

F. IN BOTH QUANTITY AND LOCATION, INCLUDING IN THE VILLAGE CENTER; AFFORDABLE HOUSING SHALL CONFORM TO THE REQUIREMENTS OF THE INCLUSIONARY ZONING ORDINANCE. THIS IS A MODIFICATION OF CONDITION #6 OF THE 1996 MASTER PLAN.

G. THE CHART ON THE REVISED MASTER PLAN REPRESENTS DEVELOPER'S ESTIMATE OF LIKELY DENSITIES BASED ON THE ACTUAL DENSITIES ACHIEVED WITHIN APPROVED / DEVELOPED TRACTS, AND THE CURRENT PLANNING FOR THE VILLAGE CENTER AND SURROUNDING AREA. DENSITY TRANSFERS OF MARKET-RATE RESIDENTIAL UNITS AMONG TRACTS SHALL BE ALLOWED BY APPROVAL OF THE PLANNING COMMISSION AS LONG AS (1) THE RESULTING DENSITY OF ANY TRACT DOES NOT EXCEED THE DENSITY ALLOWED BY THE TRACT ZONING DESIGNATION, AND (2) THE TOTAL MARKET UNITS DOES NOT EXCEED 753 UNITS. NO INCREASES OF MARKET RATE DENSITY SHALL BE ALLOWED ON TRACTS 1A,1B,1C,2C, AND 2D

H. STAFF CONDITIONS NUMBER 3 OF THE AMENDED MASTER PLAN WAS DELETED BY THE PLANNING COMMISSION. THE DELETED SENTENCE READS AS FOLLOWS: "A NOTE SHALL BE ADDED THAT ANTICIPATED VILLAGE CENTER USES NOT CORRECTLY PERMITTED IN THE SC-1 DISTRICT WOULD REQUIRE FUTURE AMENDMENTS TO CHAPTER 14."

I. RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS SHALL INCLUDE PROVISIONS WHEREBY THE ASSOCIATION SHALL SUPPLY TO THE CITY OF SANTA FE AN ANNUAL REPORT CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER VERIFYING ADEQUATE MAINTENANCE AND ENFORCEMENT OF THE CENTRALIZED STORM WATER DETENTION STRUCTURES.

MASTER PLAN NOTES

J. CONDITION #1 OF THE 1996 MASTER PLAN IS MODIFIED AS FOLLOWS: THE OPEN SPACE TRACTS SHOWN ON THIS MASTER PLAN ARE RESERVED FOR FUTURE DEDICATION AS ADJACENT TRACTS ARE DEVELOPED AND SUCH DEDICATIONS SHALL MEET THE OPEN SPACE REQUIREMENTS OF THE CITY CODE.

K. CONDITION #2 OF THE 1996 MASTER PLAN IS REPLACED ENTIRELY WITH THE FOLLOWING: ALL DEVELOPMENT IS SUBJECT TO THE LAS ESTRELLAS MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (filed); THE LAS ESTRELLAS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (filed); AND THE LAS ESTRELLAS COMMERCIAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (to be filed). THE CITY WILL NOT ENFORCE THESE COVENANTS EXCEPT AS PROVIDED BY THE VARIOUS RECORDED DECLARATIONS OR BY FUTURE DEVELOPMENT PLAN APPROVALS.

L. TRAIL STANDARDS ARE HEREBY ADOPTED (SEE SHEET 3) AS A GUIDE TO THE LOCATION AND DESIGN SPECIFICATIONS FOR VARIOUS TYPES OF TRAILS.

VILLAGE CENTER VISION STATEMENT

M. NO CHANGES.

DRAINAGE PLAN VISION

THE FOLLOWING CONDITIONS ARE ADDED TO (1) ACKNOWLEDGE THE CREATION OF A FORMAL MECHANISM FOR MAINTAINING STORM WATER DRAINAGE FACILITIES IN ACCORDANCE WITH CONDITION #14 OF THE MASTER PLAN CONDITIONAL NOTES, AND (2) TO REFLECT A CHANGE IN THE CITY'S PHILOSOPHY REGARDING STORM WATER MANAGEMENT.

O. TO ADDRESS THE GOALS AND INTENTS OF THE DRAINAGE PLAN THE DEVELOPER, BY AGREEMENT WITH THE CITY OF SANTA FE, HAS ESTABLISHED THE "LAS ESTRELLAS MASTER ASSOCIATION," AS THE CENTRAL AUTHORITY RESPONSIBLE FOR MAINTENANCE OF CONTRACTED DRAINAGE FACILITIES. THE MASTER DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FILED BY SANTA FE ESTATES, INC. (FILED INSTRUMENT NO. 1333331 AND INSTRUMENT NO. 1333332) ENCUMBERS ALL DEVELOPED LANDS WITHIN LAS ESTRELLAS AND PROVIDES A FUND TO COVER THE COST OF MAINTENANCE. EACH DEVELOPER CONTRIBUTES TO THIS FUND ACCORDING TO THE NUMBER OF RESIDENTIAL UNITS OR SQUARE FEET OF COMMERCIAL SPACE ATTRIBUTED TO THE DEVELOPED TRACT. SUBSEQUENT CONTRIBUTIONS BY THE END USERS OR OCCUPANTS OF THESE DEVELOPED TRACTS MAY BE IMPOSED BY THE MASTER ASSOCIATION AS A COMPONENT OF THE ASSOCIATION'S ANNUAL BUDGET.

P. THE CURRENT PHILOSOPHY OF STORM WATER MANAGEMENT IS TWO FOLD; (1) UTILIZE CENTRALIZED STORM WATER DETENTION PONDS FOR BOTH ROADS AND LOT IMPROVEMENTS TO THE EXTENT POSSIBLE. THE DETENTION PONDS WILL HAVE OUTLET STRUCTURES THAT CONTROL THE 2-YR., 10 YR., 50 YR., AND 100 YEAR STORMS. IT IS INCUMBENT ON THE TRACT DEVELOPERS TO TRANSMIT STORM WATER FLOWS TO THE CENTRALIZED PONDS WITH SUFFICIENT EROSION CONTROL DEVICES TO MINIMIZE EROSION. ON-LOT PONDING WILL BE UTILIZED WHEN CENTRALIZED PONDS ARE NOT FEASIBLE, AND (2) WATER HARVESTING ON THE LOTS WILL BE REQUIRED IN ACCORDANCE WITH CURRENT AND FUTURE CITY ORDINANCES RELATIVE TO WATER HARVESTING. WATER HARVESTING ON LOTS WILL BE ENCOURAGED FOR ALL LOTS.

2005 APPROVED USES IN THE VILLAGE CENTER

1. Dwelling, multiple-family;
2. Daycare/nursery (small or medium);
3. Nonprofit religious, educational and institutions, but not penal institutions;
4. Neighborhood community and municipal or other public buildings and uses in keeping with the character and requirements of the district;
5. Public parks, playgrounds, playfields in keeping with the character and requirements of the district;
6. Religious Assembly;
7. Arts and crafts studios, galleries and shops;
8. Dance studios;
9. Nonprofit theaters for production of live shows;
10. Photographers' studios;
12. Financial services;
13. Eating and drinking establishments;
14. Administrative offices and organizations which in whole or part provide medically related services;
15. Apothecary shops or pharmacies;
16. Medical and dental offices or clinics providing care and treatment for the health and welfare of human patients;
17. Offices for those licensed by the state to practice the healing art or any branch thereof pertaining to human beings; provided that offices and accessory buildings specified shall not be considered as "service establishments";
18. Offices, business & professional (all);
19. Commercial recreational uses and structures, theaters, bowling alleys, pool rooms, driving ranges, etc.;
20. Exercise, spas or gym facilities;
21. Antique store;
22. Art supply stores, retail;
23. Arts and crafts, studio workshops, with retail goods manufactured onsite;
24. Bookshops;
25. Package wine/liquor sales;
26. Custom tailors and dressmakers;
27. Florist shops;
28. Gift shops;
29. Neighborhood grocery stores and Laundromats catering to local pedestrian trade;
30. Retail establishments;
31. Retail and service uses that are intended to serve the primary uses and that do not exceed 5,000 square feet per establishment;
32. Barber shops and beauty salons;
33. Personal care facilities for the elderly;
34. Personal service establishments;
35. Broadcasting stations, but not broadcasting towers;
36. Children's play areas and play equipment;
37. Home occupations;
38. Other uses and structures customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures;
39. Farmer's Market

2005 APPROVED USE LIST FOR COMMUNITY SERVICES IN VILLAGE CENTER

1. TOWN HALL OR NEIGHBORHOOD ASSOCIATION HEADQUARTERS
2. MEETING ROOMS
3. POST OFFICE (PRIVATE OR GOVERNMENTAL)
4. RELIGIOUS ASSEMBLIES
5. CHILD DAY CARE AND NURSERIES (SMALL OR MEDIUM)
6. PERFORMING ARTS FACILITIES
7. POLICE STATION
8. FIRE STATION
9. LIBRARY (PRIVATE OR GOVERNMENTAL)

2005 APPROVED USE LIST FOR COMMUNITY SERVICES ON TRACT 10

1. POLICE STATION
2. FIRE STATION
3. LIBRARY
4. ADMINISTRATIVE OFFICES
5. RECREATIONAL USES

(OUTDOOR STORAGE OF MATERIALS, VEHICLES, OR EQUIPMENT IS PROHIBITED)

2005 APPROVED RECREATIONAL AREA USE LIST

1. SPORTS FIELDS AND COURTS
2. ASTRONOMICAL OBSERVATORY / EDUCATIONAL CENTER
3. PERFORMING ARTS FACILITIES / AMPHITHEATER
4. TRAILS
5. PICNIC AREAS
6. NATIVE AREAS

SPECIAL NOTE

THE LOCATION AND DESIGN OF THE RELIEF ROUTE, THE RIDGETOP ROAD DIAMOND INTERCHANGE AND THE CITY ROADS ARE A MATERIAL ELEMENT OF THE AGREEMENT DATED NOVEMBER 14, 1997, BY AND BETWEEN SANTA FE ESTATES, INC., THE CITY OF SANTA FE AND THE NEW MEXICO DEPARTMENT OF TRANSPORTATION REGARDING THE ACQUISITION FROM SANTA FE ESTATES, INC., OF RIGHT-OF-WAY NEEDED TO CONSTRUCT THE RELIEF THROUGH SANTA FE ESTATES LANDS, TO RESTORE ACCESS TO SANTA FE ESTATES FROM THIS "ACCESS CONTROLLED" HIGHWAY, AND TO SATISFY THE TRAFFIC NEEDS OF THE NEW DENSITIES AS APPROVED BY THE 1996 MASTER PLAN.

FINAL P&DR CASE # MD4-44

REVISIONS	
DATE	BY
10/27/04	CRW
10/24/05	CRW
12/8/05	CRW

C.R. WALBRIDGE, LLC NEW MEXICO 6025 12/8/05

CONDITIONS, NOTES, AND DATA (AMENDMENTS)
AMENDED LAS ESTRELLAS MASTER PLAN
(PREVIOUSLY SANTA FE ESTATES MASTER PLAN)

SCALE: 1"=300' | DATE: OCTOBER 08, 2004 | DRAWN BY: YP

C.R. WALBRIDGE & ASSOCIATES, LLC
1421 LUISA STREET SUITE E
SANTA FE NEW MEXICO
(505) 982-9711

SHEET 5 MP SHEET 4-5

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RESIDENTIAL

TRACTS	ORIGINAL ACRES	AMENDED ACRES	ORIGINAL LANDUSE	AMENDED LANDUSE	ORIGINAL UNITS	AMENDED MARKET UNITS	AMENDED AFFORDABLE UNITS
1A	21.70	21.33	R-1	R-1	8	8	1
1B	3.82	4.38	R-1	R-1	2	2	0
1C	10.00	9.59	R-1	R-1	4	5	0
2A	27.99	29.46	R-1	R-1	18	18	3
2B	8.24	8.06	R-1	R-1	6	5	0
2C	8.62	7.02	R-1	R-1	7	7	1
2D	8.18	8.18	R-1	R-1	6	6	1
3A	14.14	14.14	R-2	R-2	20	18	2
3B	10.88	10.87	R-2	R-2	14	12	1
3C	6.24	6.37	R-2	R-2	8	8	3
4A	18.14	18.14	R-3	R-3	43	39	5
4B	18.45	18.45	R-3	R-3	44	40	5
5A	20.70	23.08	R-4	R-4	70	70	9
5B	6.05	5.82	R-2	R-2	12	6	1
5C	12.17	13.68	R-2	R-2	23	15	2
5D	21.98	21.97	R-4	R-4	60	45	6
6A	14.72	14.73	R-5	RMLD	60	103	13
6B	11.19	11.19	R-5	R-5	40	35	4
6C	7.68	7.24	R-5	R-5	20	20	2
6D	5.15	4.81	R-5	R-5	22	21	3
6E	2.88	3.50	R-3	R-3	8	6	1
7A	2.90	11.07	RC-8	RECREATION	19	0	—
7B	1.01		RC-8	RECREATION	5	0	—
7C	2.35	2.19	RC-8	R-8	13	10	1
7D	2.14	2.07	RC-8	R-8	15	10	1
7E	1.68	1.43	RC-8	R-8	12	6	2
7F	3.38	3.56	RC-8	R-8	11	9	1
7G	2.26	2.78	RC-8	R-8	10	9	1
7H	3.05	3.36	RC-8	R-8	12	6	1
7I	1.12	1.43	RC-8	R-8	4	6	0
8A	12.99	13.01	RM-1	RM-1	157	120	16
11	10.03	8.11	RECREATION	RM-1		88	0
TOTALS	301.83	311.02			753	753	86

COMMERCIAL

TRACTS	ORIGINAL ACRES	AMENDED ACRES	ORIGINAL LANDUSE	AMENDED LANDUSE
9A	11.16	10.94	SC-1 VILLAGE CENTER USES	SC-1 PLUS ADDITIONAL USES LISTED ON SHEET 5
9B	2.84	3.06	SC-1 VILLAGE CENTER USES	SC-1 PLUS ADDITIONAL USES LISTED ON SHEET 5
TOTALS	14.00	14.00		
			1. UP TO 5.5 ACRES OF IMPERVIOUS VILLAGE CENTER COMMERCIAL DEVELOPMENT. 2. UP TO 1.78 ACRES OF APPROPRIATE COMMUNITY USES. 3. UP TO 48 AFFORDABLE HOUSING UNITS ON UP TO 3 ACRES.	1. UP TO 5.5 ACRES OF IMPERVIOUS VILLAGE CENTER COMMERCIAL DEVELOPMENT. 2. UP TO 1.78 ACRES OF APPROPRIATE COMMUNITY USES. 3. UP TO 48 RESIDENTIAL UNITS (MARKET AND AFFORDABLE), ON UP TO 3 ACRES.

COMMUNITY SERVICE

TRACT	ORIGINAL ACRES	AMENDED ACRES	ORIGINAL LANDUSE	AMENDED LANDUSE
10	1.78	1.86	RESERVED FOR A CITY PARK MAINTENANCE FACILITY AND/OR A CITY FIRE DEPARTMENT SUBSTATION.	SEE PERMITTED USES FOR COMMUNITY SERVICES, SHEET 5

OPEN SPACE

TRACT	ORIGINAL ACRES	AMENDED ACRES
ACTIVE	10.03	11.07
PASSIVE	168.80	160.89
RECAPTURED PASSIVE		24.25*
TOTALS	178.83	196.46

* OPEN SPACE RESERVED FOR FOOTHILL APARTMENTS

C.R. WALBRIDGE NEW MEXICO 6025 12/8/05

FINAL P&DR CASE # MD4-44

REVISIONS	
DATE	BY
10/27/04	CRW
10/24/05	CRW
12/8/05	CRW

COMPARISON OF ORIGINAL AND AMENDED MASTER PLAN

AMENDED LAS ESTRELLAS MASTER PLAN

(PREVIOUSLY SANTA FE ESTATES MASTER PLAN)

SCALE: — | DATE: OCTOBER 27, 2004 | DRAWN BY: YP

C.R. WALBRIDGE & ASSOCIATES, LLC
1421 LUISA STREET SUITE E
SANTA FE NEW MEXICO
(505) 982-9711

SHEET 6 MP SHEET 5-5

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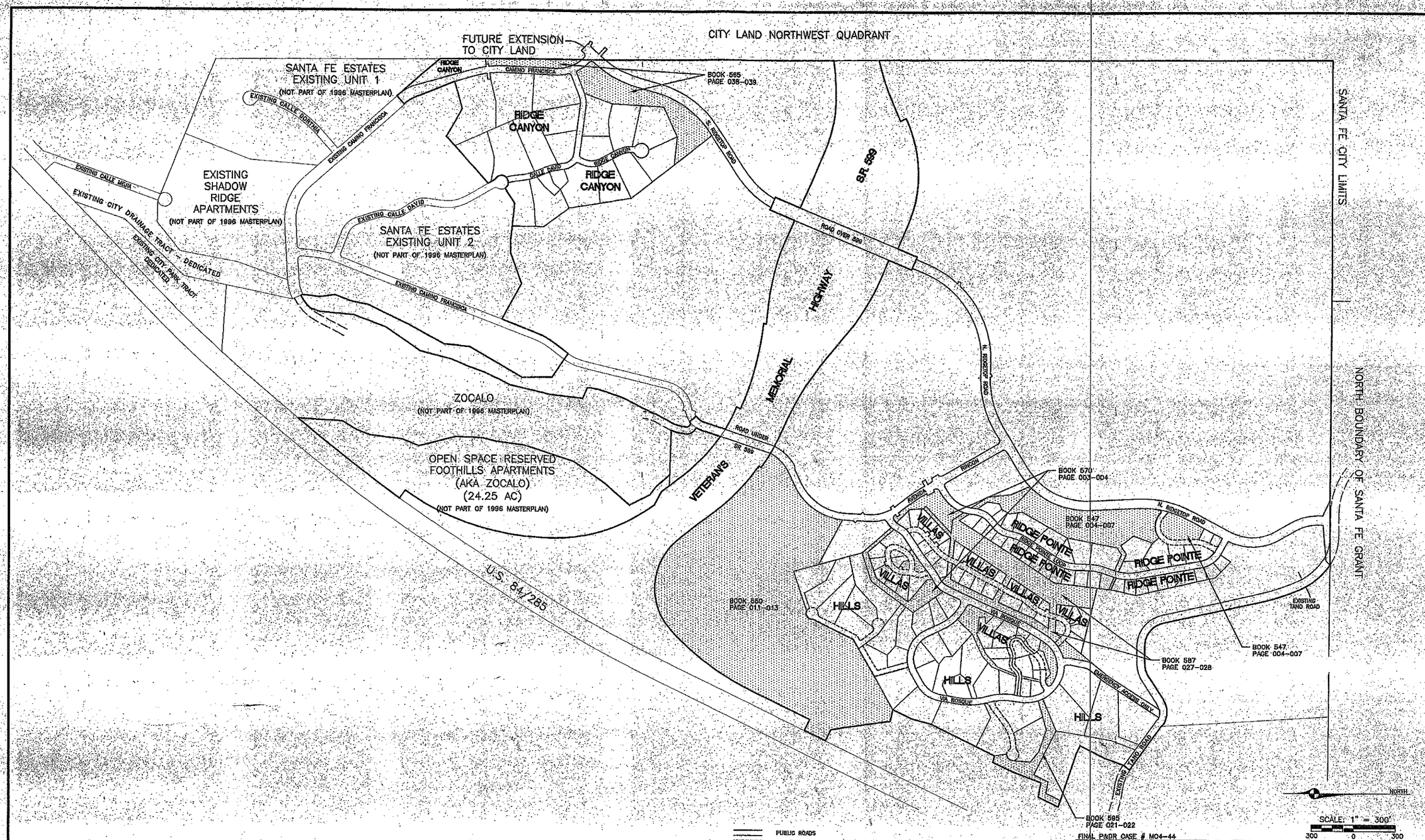

FINAL P&DR CASE # M04-44

REVISIONS	
DATE	BY
10/27/04	CRW
10/24/05	CRW
12/8/05	CRW

2005 STATUS OF DEVELOPMENT

(PREVIOUSLY SANTA FE ESTATES MASTER PLAN)

SCALE: 1"=300' | DATE: OCTOBER 08, 2004 | DRAWN BY: YP

C.R. WALBRIDGE & ASSOCIATES, LLC
1421 LUISA STREET SUITE E
SANTA FE NEW MEXICO
(505) 982-9711

SHEET 7

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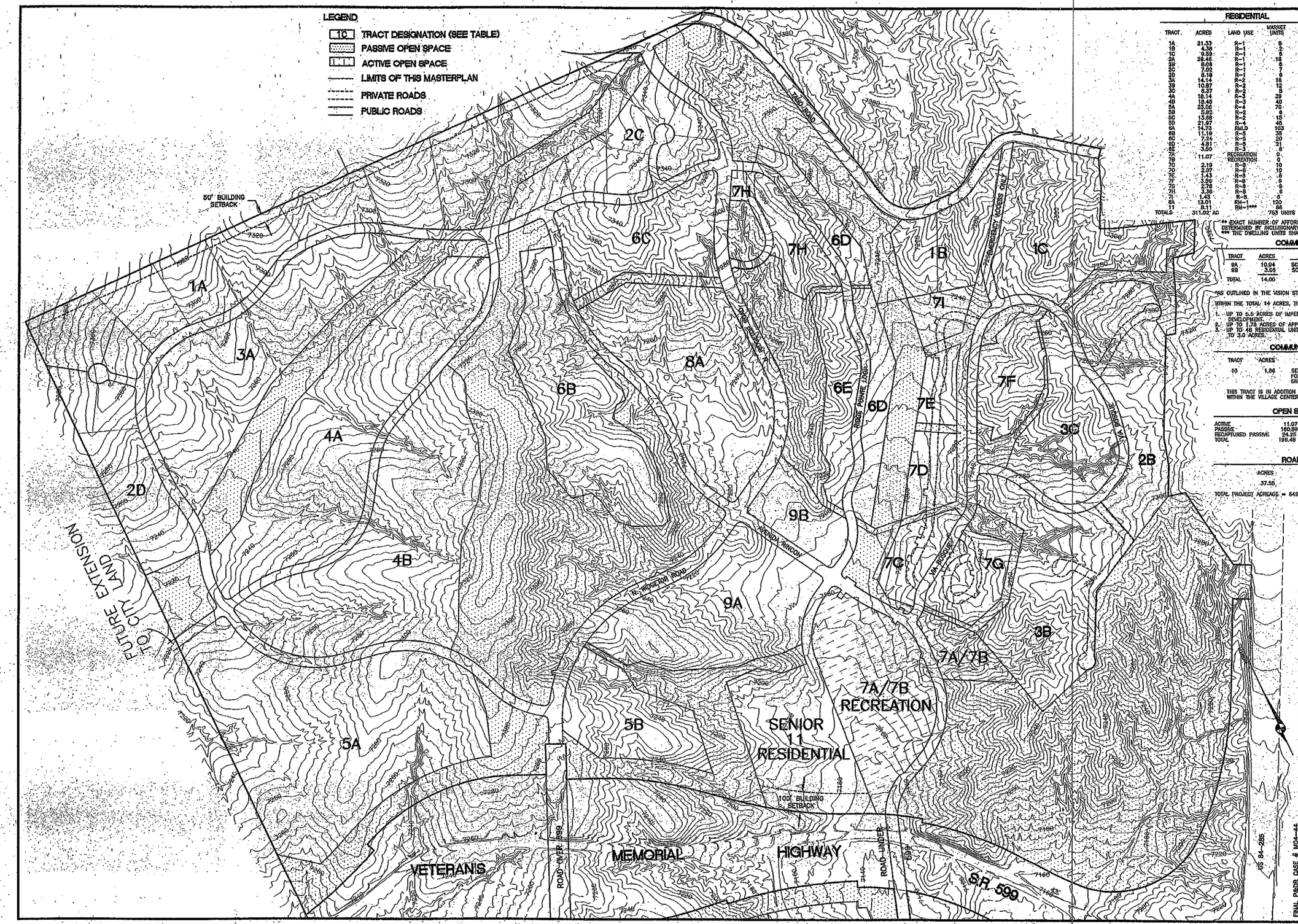

RESIDENTIAL

TRACT	ACRES	LAND USE	MARKET UNITS	UNITS PER ACRE	AFFORDABLE ** UNITS
1A	21.33	R-1	8	0.38	1
1B	4.39	R-1	2	0.46	0
1C	9.59	R-1	5	0.52	0
2A	29.46	R-1	18	0.61	3
2B	9.09	R-1	6	0.62	0
2C	7.02	R-1	7	0.88	1
2D	8.18	R-1	6	0.73	1
3A	14.14	R-2	18	1.27	2
3B	10.87	R-2	12	1.10	1
3C	8.37	R-2	8	1.28	3
4A	18.14	R-3	39	2.15	5
4B	18.45	R-3	40	2.17	5
5A	23.08	R-4	70	3.03	9
5B	5.82	R-2	6	1.03	1
5C	13.68	R-2	15	1.10	2
5D	21.97	R-4	45	2.05	6
6A	14.75	RMLD	103	6.99	13
6B	11.19	R-3	35	3.13	4
6C	7.24	R-3	20	2.79	2
6D	4.91	R-3	21	4.27	3
6E	3.50	R-3	6	1.71	1
7A	11.07	RECREATION	0	—	—
7B		RECREATION	1	—	1
7C	2.19	R-8	10	4.57	1
7D	2.07	R-8	10	4.83	1
7E	1.43	R-8	6	4.20	2
7F	3.56	R-8	9	2.53	1
7G	2.78	R-8	9	3.24	1
7H	3.36	R-8	6	1.79	1
7I	1.43	R-5	6	4.20	0
8A	13.01	RM-1	120	9.22	16
9A	9.11	RM-1***	58	10.65	0
9B					
TOTALS	311.02 AC		753 UNITS		66 UNITS

** EXACT NUMBER OF AFFORDABLE HOUSING UNITS TO BE DETERMINED BY INCLUSIONARY ZONING ORDINANCE REQUIREMENTS
*** THE DWELLING UNITS SHALL BE LIMITED TO 58 UNITS

COMMERCIAL

TRACT	ACRES	LAND USE
9A	10.94	SC-1 VILLAGE CENTER USES*
9B	3.05	SC-1 VILLAGE CENTER USES*
TOTAL	14.00	

AS OUTLINED IN THE VISION STATEMENT, SHEET 5 AND 6,

WITHIN THE TOTAL 14 ACRES, THE FOLLOWING IS APPROVED:

1. UP TO 5.5 ACRES OF IMPERVIOUS VILLAGE CENTER COMMERCIAL DEVELOPMENT.
2. UP TO 1.75 ACRES OF APPROPRIATE COMMUNITY USES.
3. UP TO 48 RESIDENTIAL UNITS (MARKET AND AFFORDABLE), ON UP TO 3.0 ACRES.

COMMUNITY SERVICE

TRACT	ACRES	LAND USE
10	1.86	SEE PERMITTED USES FOR COMMUNITY SERVICES, SHEET 9

THIS TRACT IS IN ADDITION TO THE COMMUNITY SERVICE USES WITHIN THE VILLAGE CENTER.

OPEN SPACE

ACTIVE	11.07 AC. (RECREATION – TRACT 7A/7B)
PASSIVE	160.89 AC.
RECAPTURED PASSIVE	24.25 AC.
TOTAL	196.49 AC. = 35.73%

ROADS

ACRES
37.55

TOTAL PROJECT ACREAGE = 549.82 AC.

SCALE: 1" = 200'
200 0 200
5' CONTOUR INTERVAL

FINAL P&DR CASE # MP04-44

REVISIONS		
DATE	BY	
10/27/04	CRW	
10/24/05	CRW	
12/8/05	CRW	

MASTERPLAN – NORTH HALF WITH TOPOGRAPHY
AMENDED LAS ESTRELLAS MASTER PLAN
(PREVIOUSLY SANTA FE ESTATES MASTER PLAN)

SCALE: 1"=200' | DATE: OCTOBER 08, 2004 | DRAWN BY: YP

SHEET 8

C.R. WALBRIDGE & ASSOCIATES, LLC
1421 LUISA STREET SUITE E
SANTA FE, NEW MEXICO
(505) 982-9711

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RESIDENTIAL

TRACT	ACRES	LAND USE	MARKET UNITS	UNITS PER ACRE	UNITS
1A	21.33	R-1	8	0.38	1
1B	4.36	R-1	2	0.46	0
1C	6.59	R-1	5	0.59	0
2A	29.46	R-1	18	0.61	3
2B	8.06	R-1	5	0.62	0
2C	7.02	R-1	7	0.86	1
2D	8.16	R-1	6	0.73	1
3A	14.14	R-2	18	1.27	2
3B	10.87	R-2	12	1.10	1
3C	6.37	R-2	8	1.26	3
4A	18.14	R-2	39	2.15	5
4B	18.45	R-2	40	2.17	5
5A	23.08	R-2	70	3.03	9
5B	6.82	R-2	8	1.03	1
5C	13.68	R-2	15	1.10	2
5D	21.97	R-2	45	2.05	6
6A	14.73	RULD	103	6.99	13
6B	11.19	R-5	35	3.13	4
6C	7.24	R-5	20	2.76	2
6D	4.81	R-5	21	4.37	3
6E	3.50	R-5	6	1.71	1
7A	11.07	RECREATION	0	–	–
7B		RECREATION	0		
7C	2.19	R-8	10	4.57	1
7D	2.07	R-8	10	4.83	1
7E	1.43	R-8	8	5.59	1
7F	3.55	R-8	9	2.53	1
7G	2.78	R-8	9	3.24	1
7H	3.38	R-8	6	1.78	1
7I	1.43	R-8	6	4.20	0
8A	13.01	RM-1	120	9.22	18
11	8.11	RM-1***	88	10.85	16
TOTALS	311.02 AC.		755 UNITS		86 UNITS

** EXACT NUMBER OF AFFORDABLE HOUSING UNITS TO BE DETERMINED BY INCLUSIONARY ZONING ORDINANCE REQUIREMENTS
*** THE DWELLING UNITS SHALL BE LIMITED TO 88 UNITS.

COMMERCIAL

TRACT	ACRES	LAND USE
9A	10.94	SC-1 VILLAGE CENTER USES*
9B	3.06	SC-1 VILLAGE CENTER USES*
TOTAL	14.00	

*AS OUTLINED IN THE VISION STATEMENT SHEET 5 AND 6.

WITHIN THE TOTAL 14 ACRES, THE FOLLOWING IS APPROVED:

1. UP TO 5.5 ACRES OF IMPERVIOUS VILLAGE CENTER COMMERCIAL DEVELOPMENT.
2. UP TO 1.78 ACRES OF APPROPRIATE COMMUNITY USES.
3. UP TO 48 RESIDENTIAL UNITS (MARKET AND AFFORDABLE), ON UP TO 3.0 ACRES.

COMMUNITY SERVICE

TRACT	ACRES	LAND USE
10	1.86	SEE PERMITTED USES FOR COMMUNITY SERVICES, SHEET 6.

THIS TRACT IS IN ADDITION TO THE COMMUNITY SERVICE USES WITHIN THE VILLAGE CENTER.

OPEN SPACE

ACTIVE	11.07 AC. (RECREATION – TRACT 7A/7B)
PASSIVE	180.89 AC.
RECAPTURED PASSIVE	24.25 AC.
TOTAL	216.46 AC. = 39.73%

ROADS

ACRES

37.55

TOTAL PROJECT ACREAGE = 549.82 AC.

LEGEND

- 10 TRACT DESIGNATION (SEE TABLE)
- PASSIVE OPEN SPACE
- ACTIVE OPEN SPACE
- LIMITS OF THIS MASTERPLAN
- PRIVATE ROADS
- PUBLIC ROADS

* OPEN SPACE ADDED TO THE REVISED LAS ESTRELLAS MASTERPLAN.

C.R. WALBRIDGE NEW MEXICO 6025 12/8/06

FINAL P&DR CASE # M04-44

REVISIONS	
DATE	BY
10/27/04	CRW
10/24/05	CRW
12/08/05	CRW

MASTERPLAN - SOUTH HALF WITH TOPOGRAPHY
AMENDED LAS ESTRELLAS MASTER PLAN
(PREVIOUSLY SANTA FE ESTATES MASTER PLAN)

SCALE: 1"=200' | DATE: OCTOBER 08, 2004 | DRAWN BY: YP

C.R. WALBRIDGE & ASSOCIATES, LLC
1421 LUISA STREET SUITE E
SANTA FE NEW MEXICO
(505) 982-9711

SHEET 9

06-57

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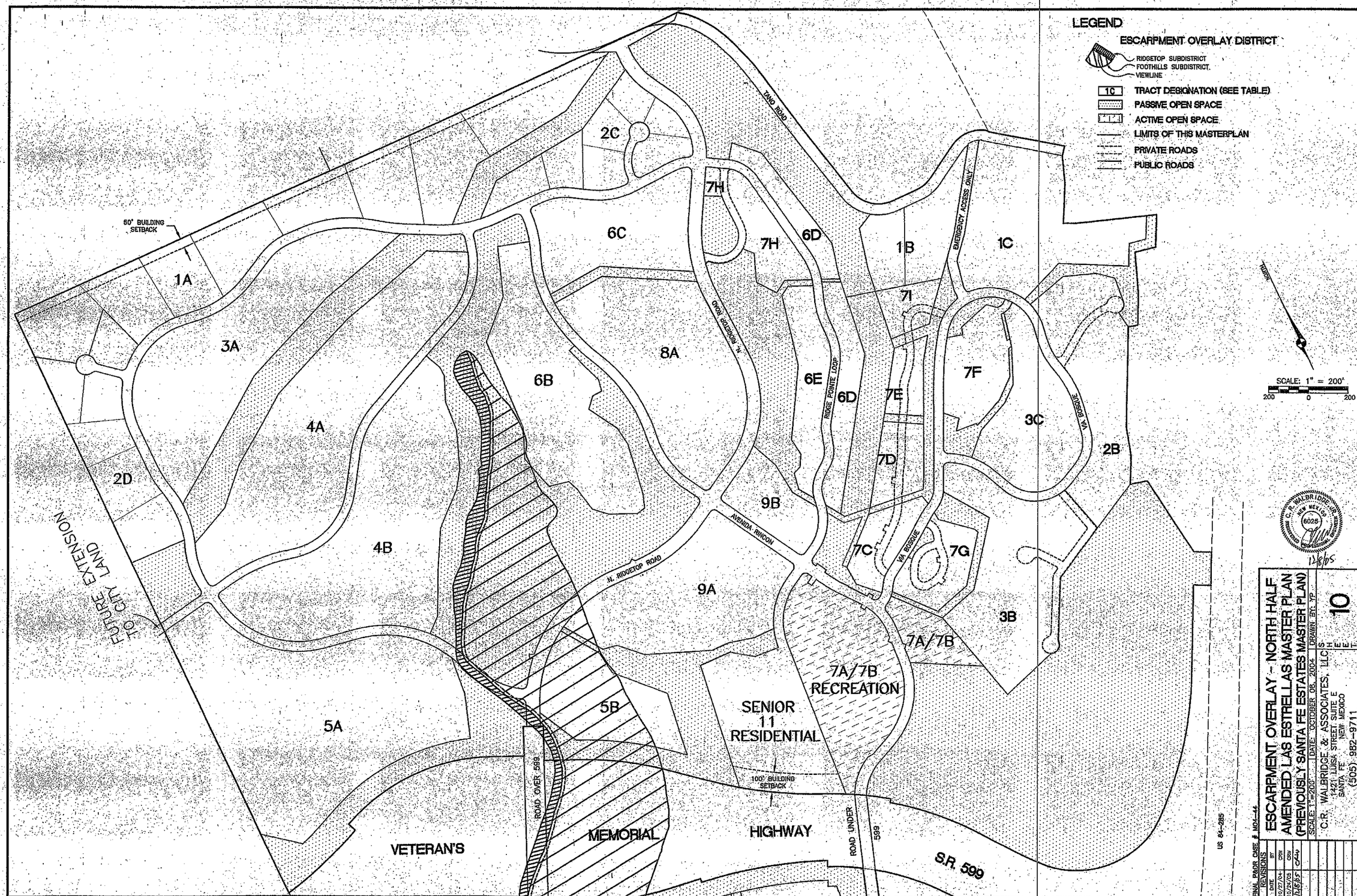
LEGEND
ESCARPMENT OVERLAY DISTRICT
RIDGETOP SUBDISTRICT
FOOTHILLS SUBDISTRICT
VIEWLINE
1C TRACT DESIGNATION (SEE TABLE)
PASSIVE OPEN SPACE
ACTIVE OPEN SPACE
LIMITS OF THIS MASTERPLAN
PRIVATE ROADS
PUBLIC ROADS
SCALE: 1" = 200'
200 0 200
NORTH
60' BUILDING SETBACK
100' BUILDING SETBACK
1A
1B
1C
2B
2C
2D
3A
3B
3C
4A
4B
5A
5B
6B
6C
6D
6E
7A/7B
7A/7B RECREATION
7C
7D
7E
7F
7G
7H
7I
8A
9A
9B
SENIOR 11 RESIDENTIAL
VETERAN'S
MEMORIAL
HIGHWAY
FUTURE EXTENSION TO CITY LAND
TANO ROAD
N. RIDGETOP ROAD
AVENIDA RINCON
RIDGE POINTE LOOP
VIA BOSQUE
EMERGENCY ACCESS ONLY
ROAD OVER 599
ROAD UNDER 599
S.R. 599
US 84-285
C.R. WALBRIDGE NEW MEXICO 6028
12/8/05
ESCARPMENT OVERLAY - NORTH HALF
AMENDED LAS ESTRELLAS MASTER PLAN
(PREVIOUSLY SANTA FE ESTATES MASTER PLAN)
SCALE: 1"=200' DATE: OCTOBER 06, 2004 DRAWN BY: YP
C.R. WALBRIDGE & ASSOCIATES, LLC
1421 LUISA STREET SUITE E
SANTA FE NEW MEXICO
(505) 982-9711
SHEET 10
REVISIONS
DATE BY
10/27/04 CRW
10/29/05 CRW
12/5/05 CAW
FINAL PLAT CASE # MP-44
06-57

VETERAN'S MEMORIAL HIGHWAY

100' BUILDING SETBACK

AVENIDA RINCON

ROAD UNDER SR 599

SR 599

6A

5C

5D

10

2A

2A

FUTURE EXTENSION TO CITY LAND

℄ RIDGETOP ROAD

OPEN SPACE TO BE DEDICATED

ZOCALO NOT PART OF 1996 MASTERPLAN

U.S. 84/285

SANTA FE ESTATES EXISTING UNIT 2 NOT PART OF 1996 MASTERPLAN

CALLE DAVID

EXISTING CAMINO FRANCISCA

SANTA FE ESTATES EXISTING UNIT 1 NOT PART OF 1996 MASTERPLAN

EXISTING CAMINO RAMONSKA

EXISTING CALLE DORTHA

EXISTING SHADOW RIDGE APARTMENTS NOT PART OF 1996 MASTERPLAN

LEGEND

ESCARPMENT OVERLAY DISTRICT

- RIDGETOP SUBDISTRICT
- FOOTHILLS SUBDISTRICT
- VIEWLINE

- 1C TRACT DESIGNATION (SEE TABLE)
- PASSIVE OPEN SPACE
- ACTIVE OPEN SPACE
- LIMITS OF THIS MASTERPLAN
- PRIVATE ROADS
- PUBLIC ROADS

NORTH

SCALE: 1" = 200'

200 0 200

FINAL P&DR CASE # M04-44

REVISIONS	
DATE	BY
10/27/04	CRW
10/24/05	CRW
12/13/05	CRW

C.R. WALBRIDGE NEW MEXICO 6025

12/8/05

ESCARPMENT OVERLAY - SOUTH HALF AMENDED LAS ESTRELLAS MASTER PLAN (PREVIOUSLY SANTA FE ESTATES MASTER PLAN)

SCALE: 1"=200' | DATE: OCTOBER 08, 2004 | DRAWN BY: YP

C.R. WALBRIDGE & ASSOCIATES, LLC
1421 LUISA STREET SUITE E
SANTA FE NEW MEXICO
(505) 982-9711

SHEET 11

06-57

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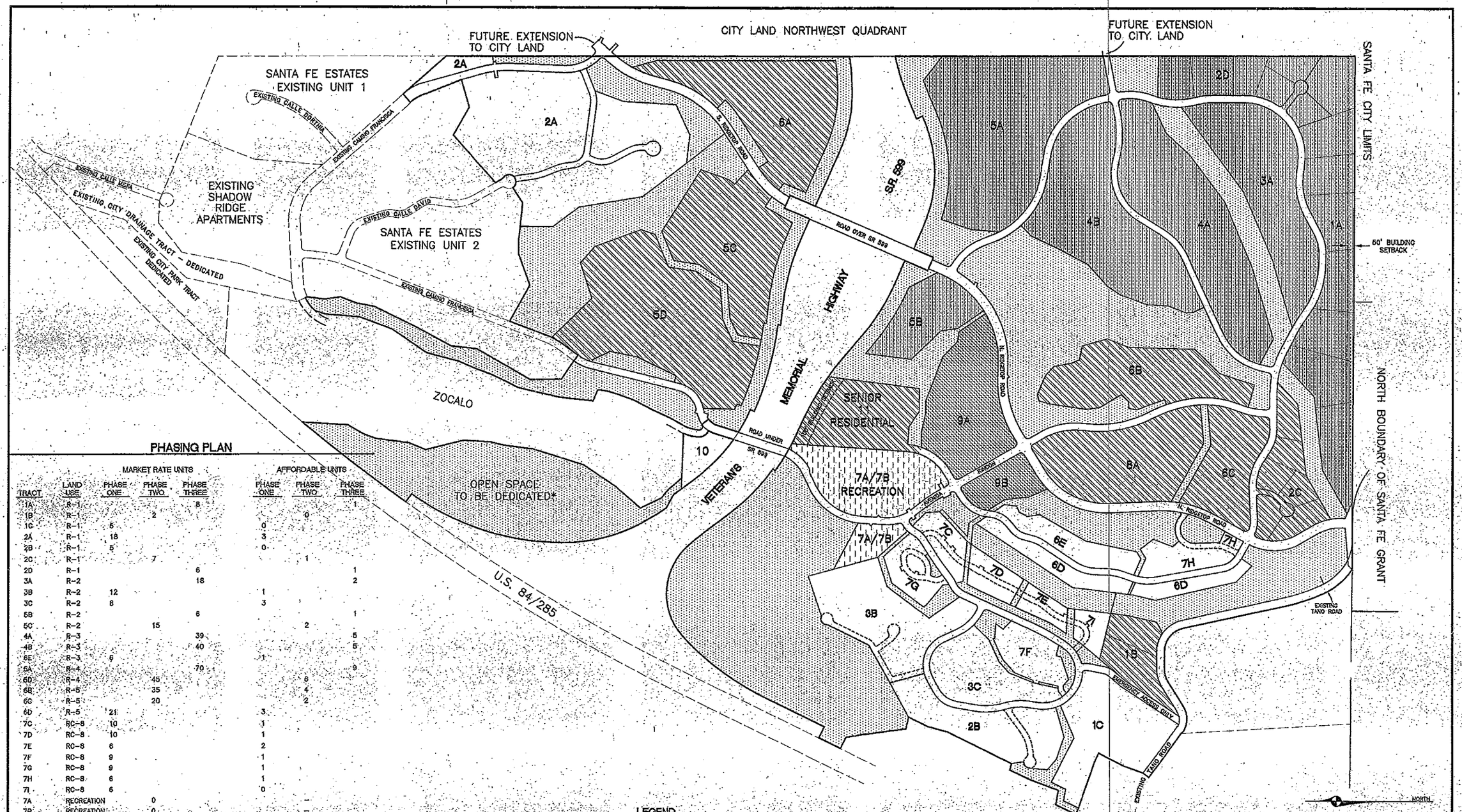


PHASING PLAN

TRACT	LAND USE	MARKET RATE UNITS PHASE ONE	MARKET RATE UNITS PHASE TWO	MARKET RATE UNITS PHASE THREE	AFFORDABLE UNITS PHASE ONE	AFFORDABLE UNITS PHASE TWO	AFFORDABLE UNITS PHASE THREE
1A	R-1			8			1
1B	R-1		2			0	
1C	R-1	5			0		
2A	R-1	18			3		
2B	R-1	5			0		
2C	R-1		7			1	
2D	R-1			6			1
3A	R-2			18			2
3B	R-2	12			1		
3C	R-2	8			3		
5B	R-2			6			1
5C	R-2		15			2	
4A	R-3			39			5
4B	R-3			40			5
6E	R-3	6			1		
5A	R-4			70			9
6D	R-4		45			6	
6B	R-5		35			4	
6C	R-5		20			2	
6D	R-5	21			3		
7C	RC-8	10			1		
7D	RC-8	10			1		
7E	RC-8	6			2		
7F	RC-8	9			1		
7G	RC-8	9			1		
7H	RC-8	6			1		
7I	RC-8	6			0		
7A	RECREATION		0			–	
7B	RECREATION		0			–	
8A	RM-1		120			16	
6A	RMLD		103			13	
11	RM-1		88			0	
		131	435	187	15	44	24

* THIS PHASING PLAN IS AN ESTIMATE OF DEVELOPMENT, WHICH MUST BE ABLE TO RESPOND TO MARKET DEMAND. CONSEQUENTLY, APPROVAL OF THIS PHASING PLAN DOES NOT LIMIT PROCEEDING WITH THE NEXT PHASE PRIOR TO FULL DEVELOPMENT OF AN EARLIER PHASE. PHASE 2 IS ANTICIPATED TO OCCUR WITHIN 2 TO 3 YEARS, AND PHASE 3 TO OCCUR WITHIN 4 TO 5 YEARS.

LEGEND

- 1C — TRACT DESIGNATION 1C (SEE TABLE)
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 2 AND 3
- OPEN SPACE
- PRIVATE ROADS
- PUBLIC ROADS

C.R. WALBRIDGE & ASSOCIATES, LLC NEW MEXICO 6025 12/8/05

FINAL P&Z CASE # M04-44

REVISIONS	
DATE	BY
10/27/04	CRW
10/24/05	CRW
12/08/05	CRW

PHASING PLAN
AMENDED LAS ESTRELLAS MASTER PLAN
(PREVIOUSLY SANTA FE ESTATES MASTER PLAN)

SCALE: 1"=300' | DATE: OCTOBER 08, 2004 | DRAWN BY: YP

C.R. WALBRIDGE & ASSOCIATES, LLC
1421 LUISA STREET SUITE E
SANTA FE NEW MEXICO
(505) 982-9711

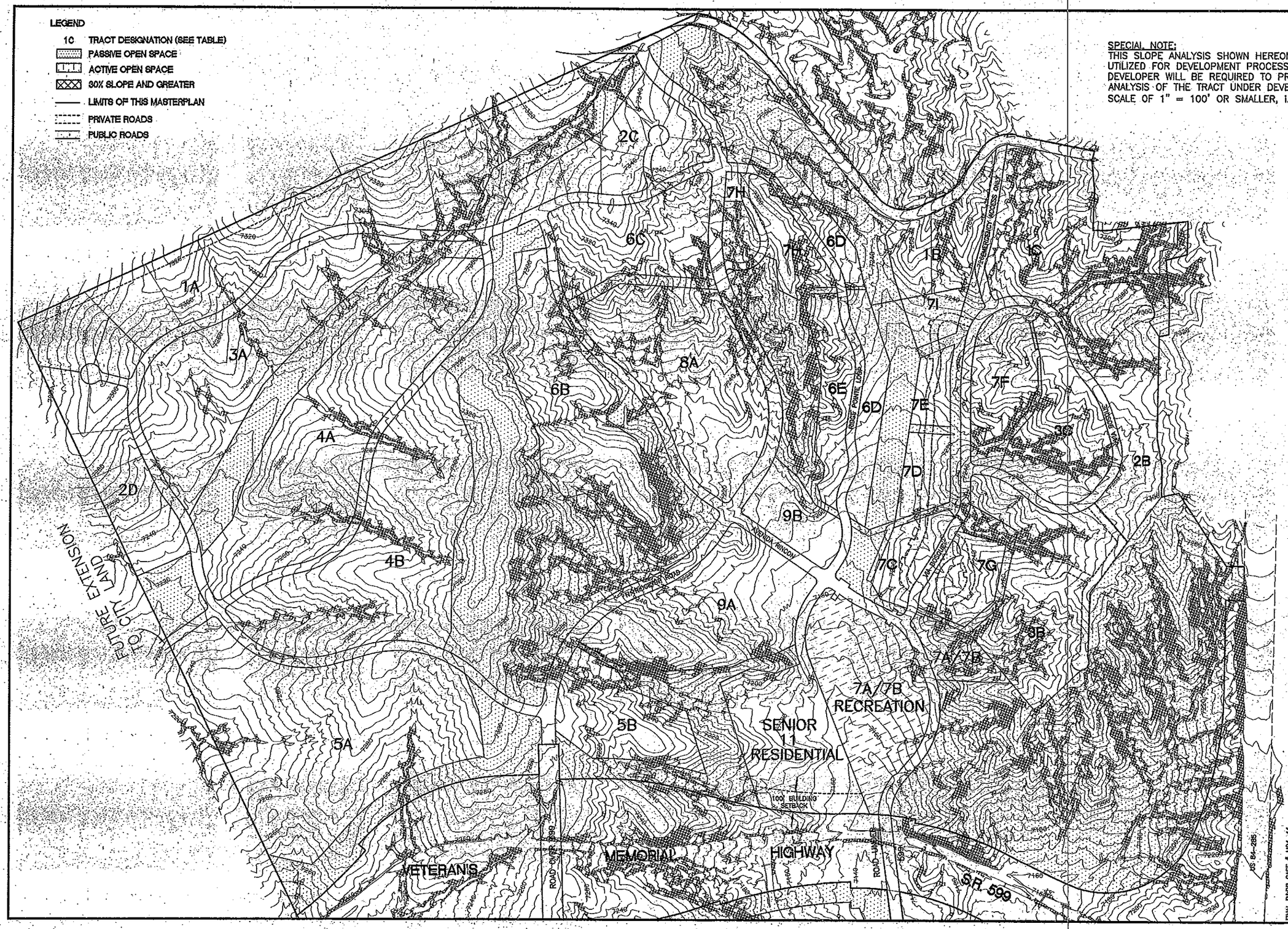
SHEET 12

06-57

LEGEND

- 1C TRACT DESIGNATION (SEE TABLE)
- PASSIVE OPEN SPACE
- ACTIVE OPEN SPACE
- 30% SLOPE AND GREATER
- LIMITS OF THIS MASTERPLAN
- PRIVATE ROADS
- PUBLIC ROADS

SPECIAL NOTE:
THIS SLOPE ANALYSIS SHOWN HEREON IS NOT TO BE UTILIZED FOR DEVELOPMENT PROCESSING. EACH TRACT DEVELOPER WILL BE REQUIRED TO PREPARE A SLOPE ANALYSIS OF THE TRACT UNDER DEVELOPMENT AT A SCALE OF 1" = 100' OR SMALLER, i.e. 1"=50'.



C.R. WALBRIDGE NEW MEXICO 6026 12/8/05

FINAL PRIOR CASE # M04-44

REVISIONS		
#	DATE	BY
	10/27/04	CRW
	10/24/05	CRW
	12/12/05	CRW

30% SLOPE ANALYSIS - NORTH HALF
AMENDED LAS ESTRELLAS MASTER PLAN
(PREVIOUSLY SANTA FE ESTATES MASTER PLAN)

SCALE: 1"=200' | DATE: OCTOBER 08, 2004 | DRAWN BY: YP

C.R. WALBRIDGE & ASSOCIATES, LLC
1421 LUISA STREET SUITE E
SANTA FE
NEW MEXICO
(505) 982-9711

SHEET 13

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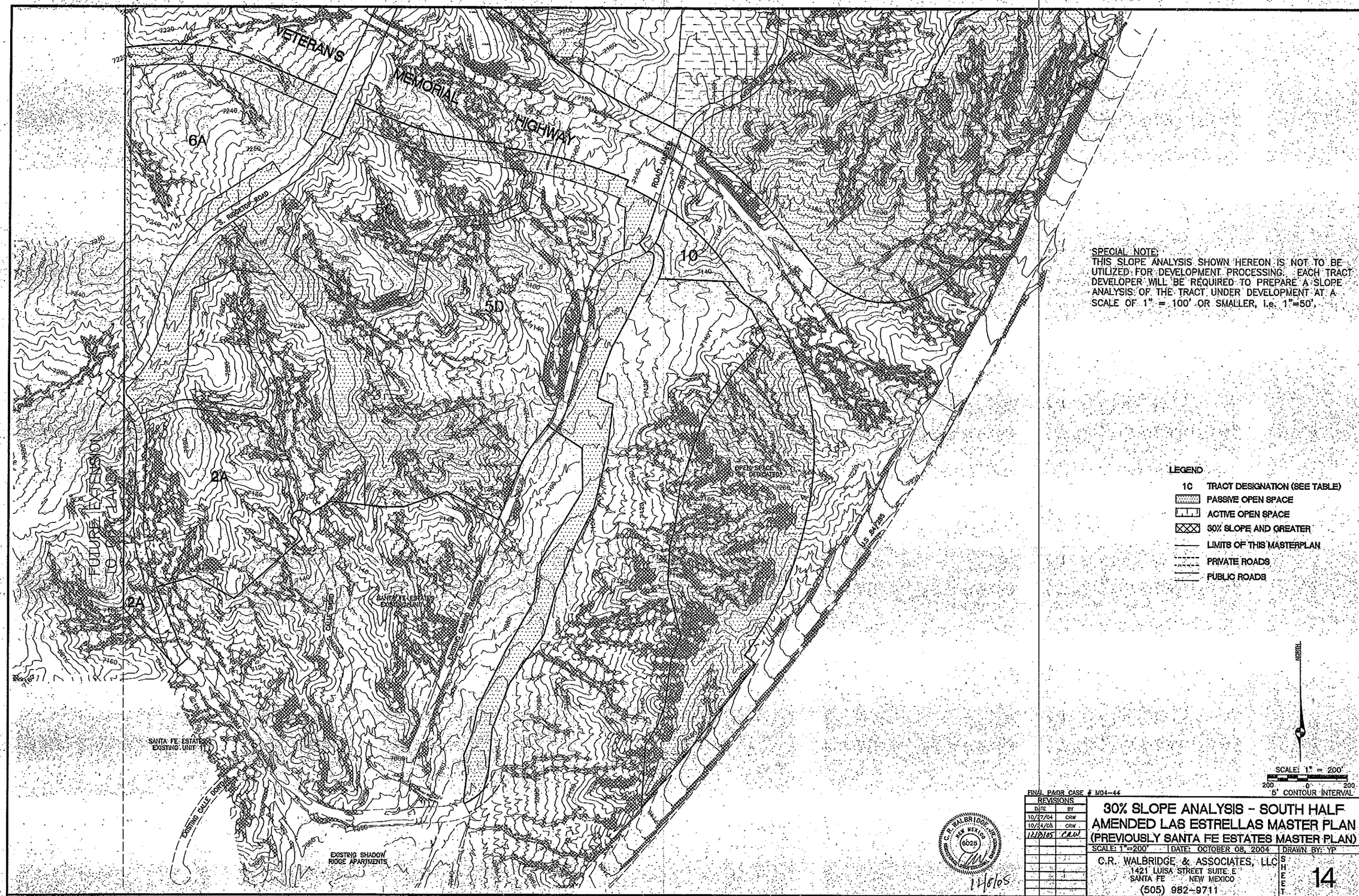


SPECIAL NOTE:
THIS SLOPE ANALYSIS SHOWN HEREON IS NOT TO BE UTILIZED FOR DEVELOPMENT PROCESSING. EACH TRACT DEVELOPER WILL BE REQUIRED TO PREPARE A SLOPE ANALYSIS OF THE TRACT UNDER DEVELOPMENT AT A SCALE OF 1" = 100' OR SMALLER, i.e. 1"=50'.

LEGEND

- 1C TRACT DESIGNATION (SEE TABLE)
- PASSIVE OPEN SPACE
- ACTIVE OPEN SPACE
- 30% SLOPE AND GREATER
- LIMITS OF THIS MASTERPLAN
- PRIVATE ROADS
- PUBLIC ROADS

NORTH

SCALE: 1" = 200'
200 0 200
5' CONTOUR INTERVAL

FINAL P&DR CASE # M04-44

REVISIONS	
DATE	BY
10/27/04	CRW
10/24/05	CRW
11/9/05	CRW

C.R. WALBRIDGE NEW MEXICO 6025
11/8/05

30% SLOPE ANALYSIS - SOUTH HALF
AMENDED LAS ESTRELLAS MASTER PLAN
(PREVIOUSLY SANTA FE ESTATES MASTER PLAN)

SCALE: 1"=200' | DATE: OCTOBER 08, 2004 | DRAWN BY: YP

C.R. WALBRIDGE & ASSOCIATES, LLC
1421 LUISA STREET SUITE E
SANTA FE NEW MEXICO
(505) 982-9711

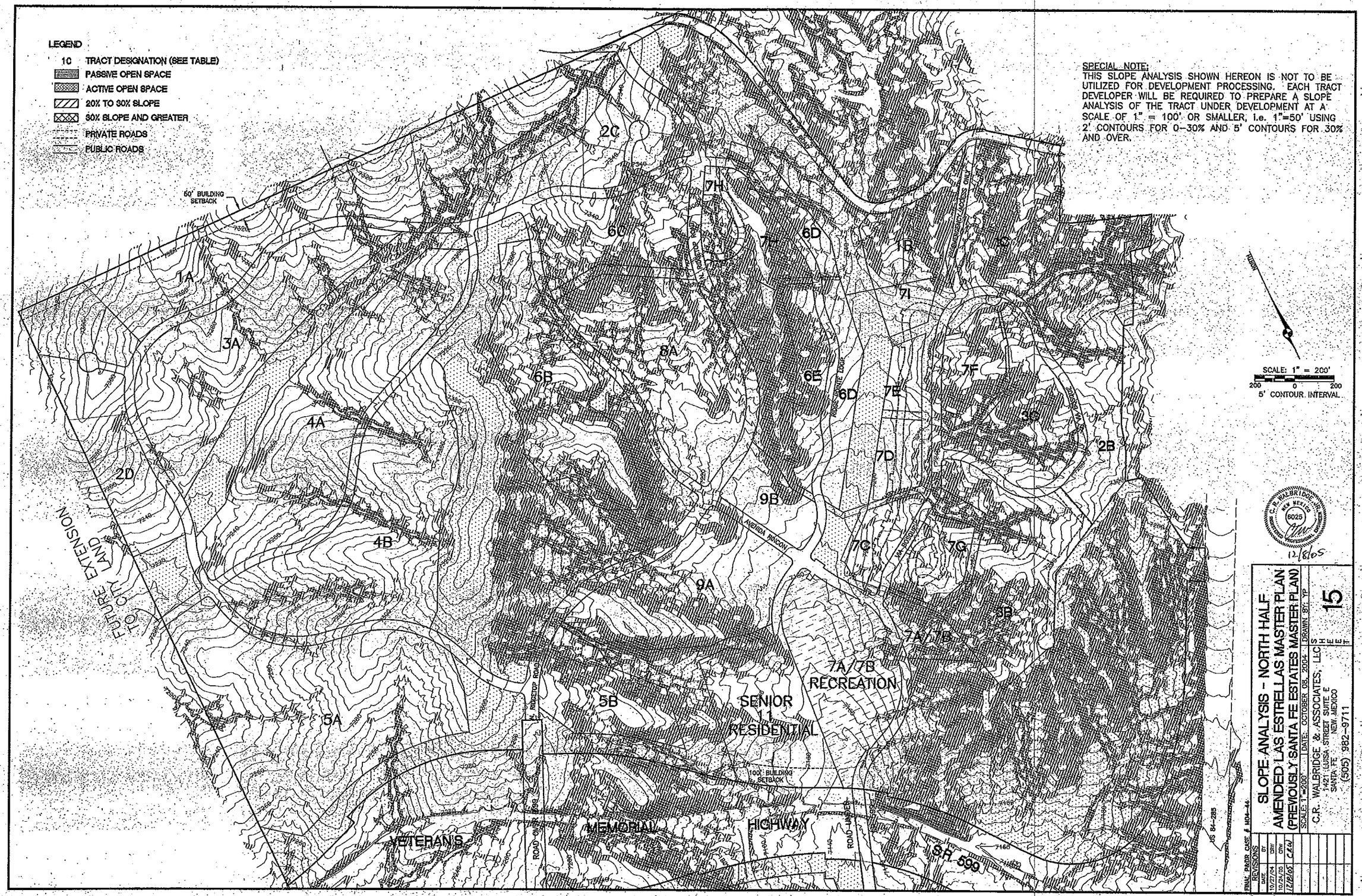
SHEET 14

06-57

LEGEND

- 1C TRACT DESIGNATION (SEE TABLE)
- PASSIVE OPEN SPACE
- ACTIVE OPEN SPACE
- 20% TO 30% SLOPE
- 30% SLOPE AND GREATER
- PRIVATE ROADS
- PUBLIC ROADS

SPECIAL NOTE:
THIS SLOPE ANALYSIS SHOWN HEREON IS NOT TO BE UTILIZED FOR DEVELOPMENT PROCESSING. EACH TRACT DEVELOPER WILL BE REQUIRED TO PREPARE A SLOPE ANALYSIS OF THE TRACT UNDER DEVELOPMENT AT A SCALE OF 1" = 100' OR SMALLER, i.e. 1"=50' USING 2' CONTOURS FOR 0–30% AND 5' CONTOURS FOR 30% AND OVER.



C.R. WALBRIDGE NEW MEXICO 6025 PROFESSIONAL ENGINEER
12/8/05

FINAL PA/DR CASE # M04-44			
REVISIONS			
DATE	BY		
10/27/04	CRW		
10/24/05	CRW		
12/8/05	CRW		

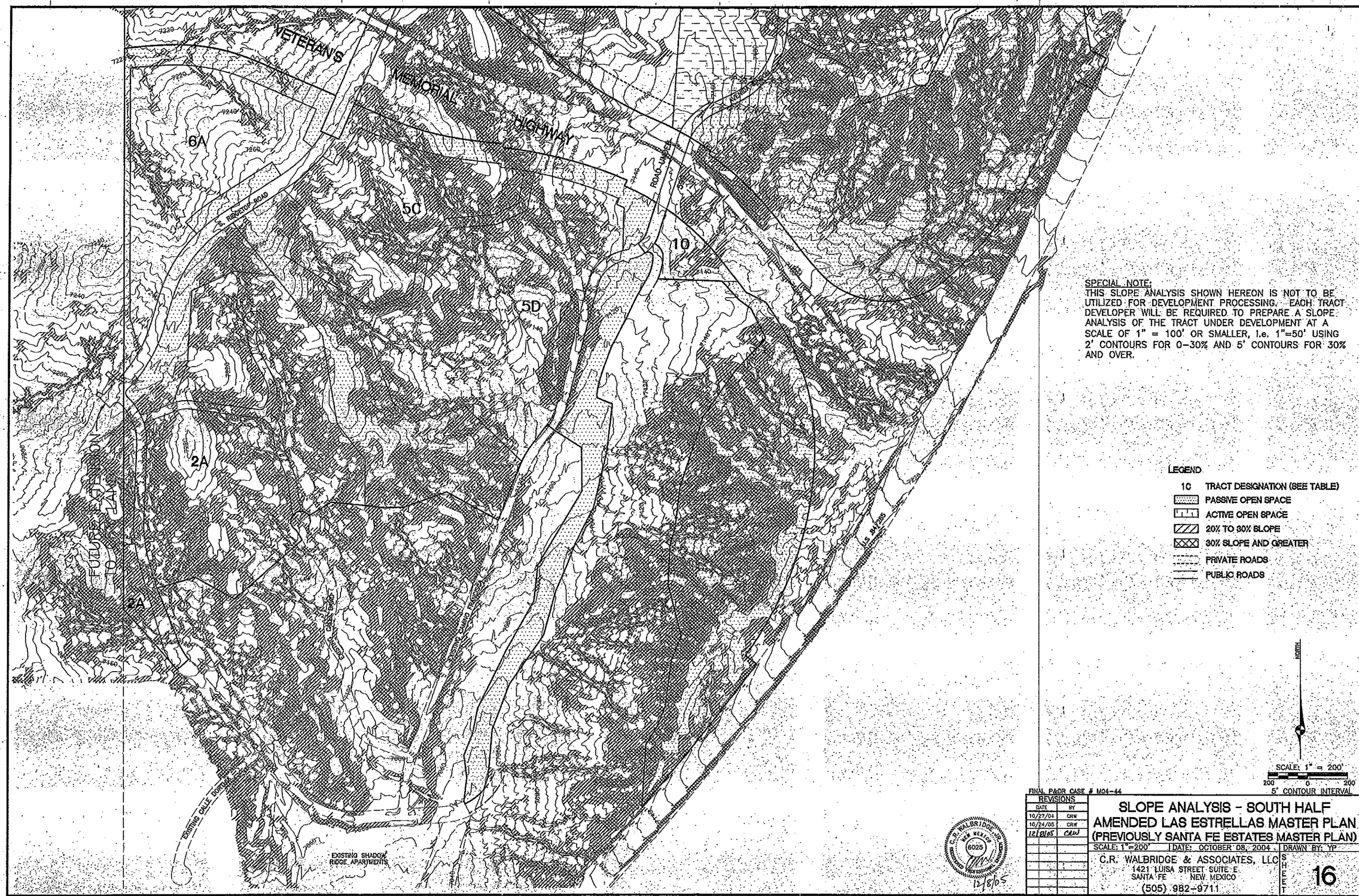
SLOPE ANALYSIS - NORTH HALF
AMENDED LAS ESTRELLAS MASTER PLAN
(PREVIOUSLY SANTA FE ESTATES MASTER PLAN)

SCALE: 1"=200' | DATE: OCTOBER 08, 2004 | DRAWN BY: YP

C.R. WALBRIDGE & ASSOCIATES, LLC
1421 LUISA STREET SUITE E
SANTA FE NEW MEXICO
(505) 982-9711

SHEET 15

06-57



SPECIAL NOTE:
THIS SLOPE ANALYSIS SHOWN HEREON IS NOT TO BE UTILIZED FOR DEVELOPMENT PROCESSING. EACH TRACT DEVELOPER WILL BE REQUIRED TO PREPARE A SLOPE ANALYSIS OF THE TRACT UNDER DEVELOPMENT AT A SCALE OF 1" = 100' OR SMALLER, i.e. 1"=50' USING 2' CONTOURS FOR 0–30% AND 5' CONTOURS FOR 30% AND OVER.

LEGEND

- 10 TRACT DESIGNATION (SEE TABLE)
- PASSIVE OPEN SPACE
- ACTIVE OPEN SPACE
- 20% TO 30% SLOPE
- 30% SLOPE AND GREATER
- PRIVATE ROADS
- PUBLIC ROADS

FINAL P&DR CASE # M04-44

REVISIONS	
DATE	BY
10/27/04	CRW
10/24/05	CRW
12/8/05	CRW

C.R. WALBRIDGE JR. NEW MEXICO 6025 12/8/05

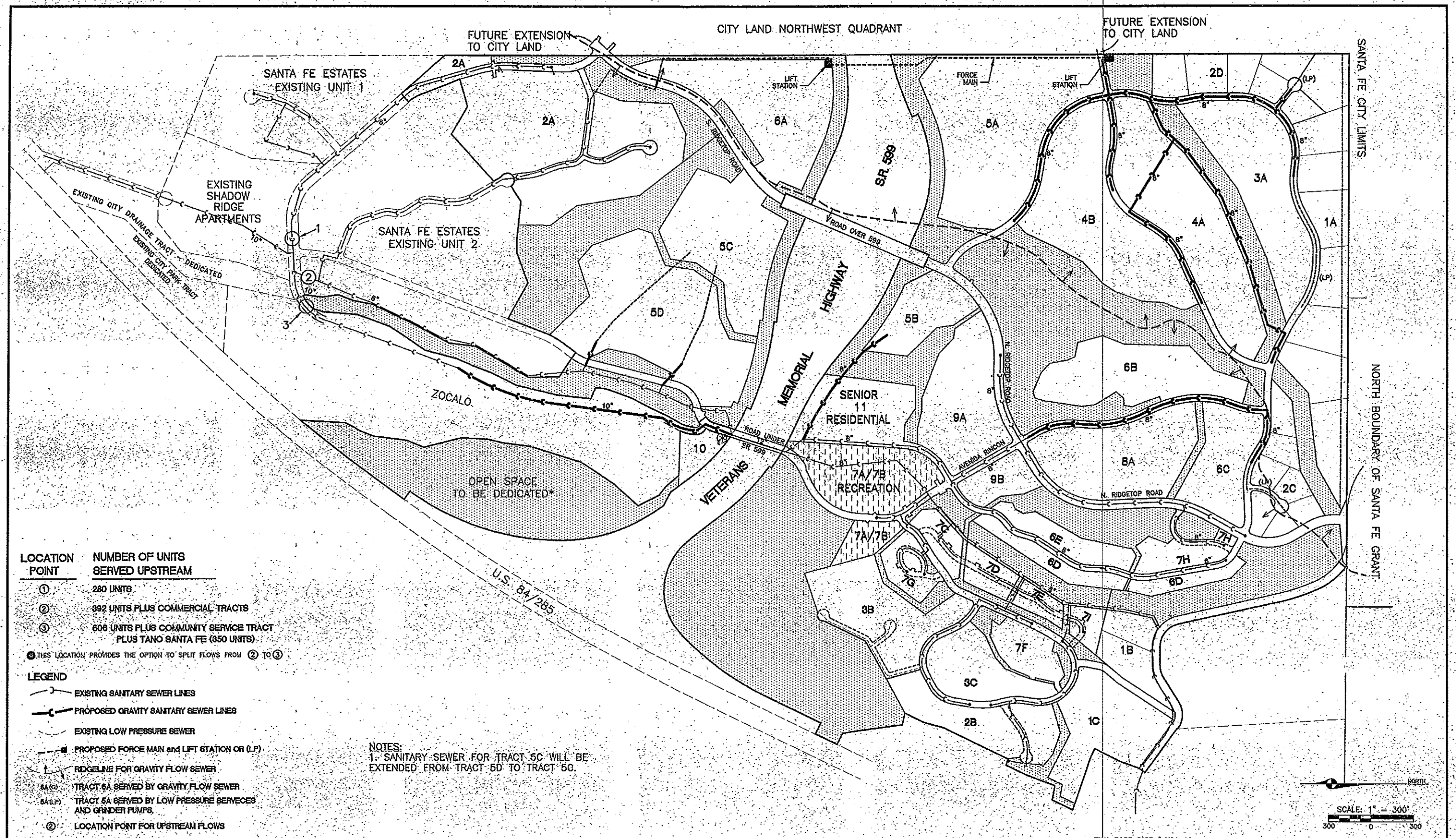
SLOPE ANALYSIS - SOUTH HALF
AMENDED LAS ESTRELLAS MASTER PLAN
(PREVIOUSLY SANTA FE ESTATES MASTER PLAN)

SCALE: 1"=200' | DATE: OCTOBER 08, 2004 | DRAWN BY: YP

C.R. WALBRIDGE & ASSOCIATES, LLC
1421 LUISA STREET SUITE E
SANTA FE NEW MEXICO
(505) 982-9711

SHEET 16

06-57



LOCATION POINT	NUMBER OF UNITS SERVED UPSTREAM
①	280 UNITS
②	392 UNITS PLUS COMMERCIAL TRACTS
③	606 UNITS PLUS COMMUNITY SERVICE TRACT PLUS TANO SANTA FE (350 UNITS)

● THIS LOCATION PROVIDES THE OPTION TO SPLIT FLOWS FROM ② TO ③

LEGEND

- EXISTING SANITARY SEWER LINES
- PROPOSED GRAVITY SANITARY SEWER LINES
- EXISTING LOW PRESSURE SEWER
- PROPOSED FORCE MAIN and LIFT STATION OR (LP)
- RIDGELINE FOR GRAVITY FLOW SEWER
- 6A (G) TRACT 6A SERVED BY GRAVITY FLOW SEWER
- 6A (LP) TRACT 6A SERVED BY LOW PRESSURE SERVECES AND GRINDER PUMPS.
- ② LOCATION POINT FOR UPSTREAM FLOWS
- PRIVATE ROADS
- PUBLIC ROADS
- 1C TRACT DESIGNATION (SEE TABLE)
- PASSIVE OPEN SPACE
- ACTIVE OPEN SPACE

NOTES:
1. SANITARY SEWER FOR TRACT 5C WILL BE EXTENDED FROM TRACT 5D TO TRACT 5C.

C.R. WALBRIDGE JR. NEW MEXICO 6025 PLANNER 12/8/05

FINAL P&DR CASE # M04-44

REVISIONS	
DATE	BY
10/27/04	CRW
10/24/05	CRW
12/8/05	CRW

CONCEPTUAL SANITARY SEWER PLAN AMENDED LAS ESTRELLAS MASTER PLAN (PREVIOUSLY SANTA FE ESTATES MASTER PLAN)

SCALE: 1"=300' | DATE: OCTOBER 08, 2004 | DRAWN BY: YP

C.R. WALBRIDGE & ASSOCIATES, LLC
1421 LUISA STREET SUITE E
SANTA FE NEW MEXICO
(505) 982-9711

SHEET 17

06-57

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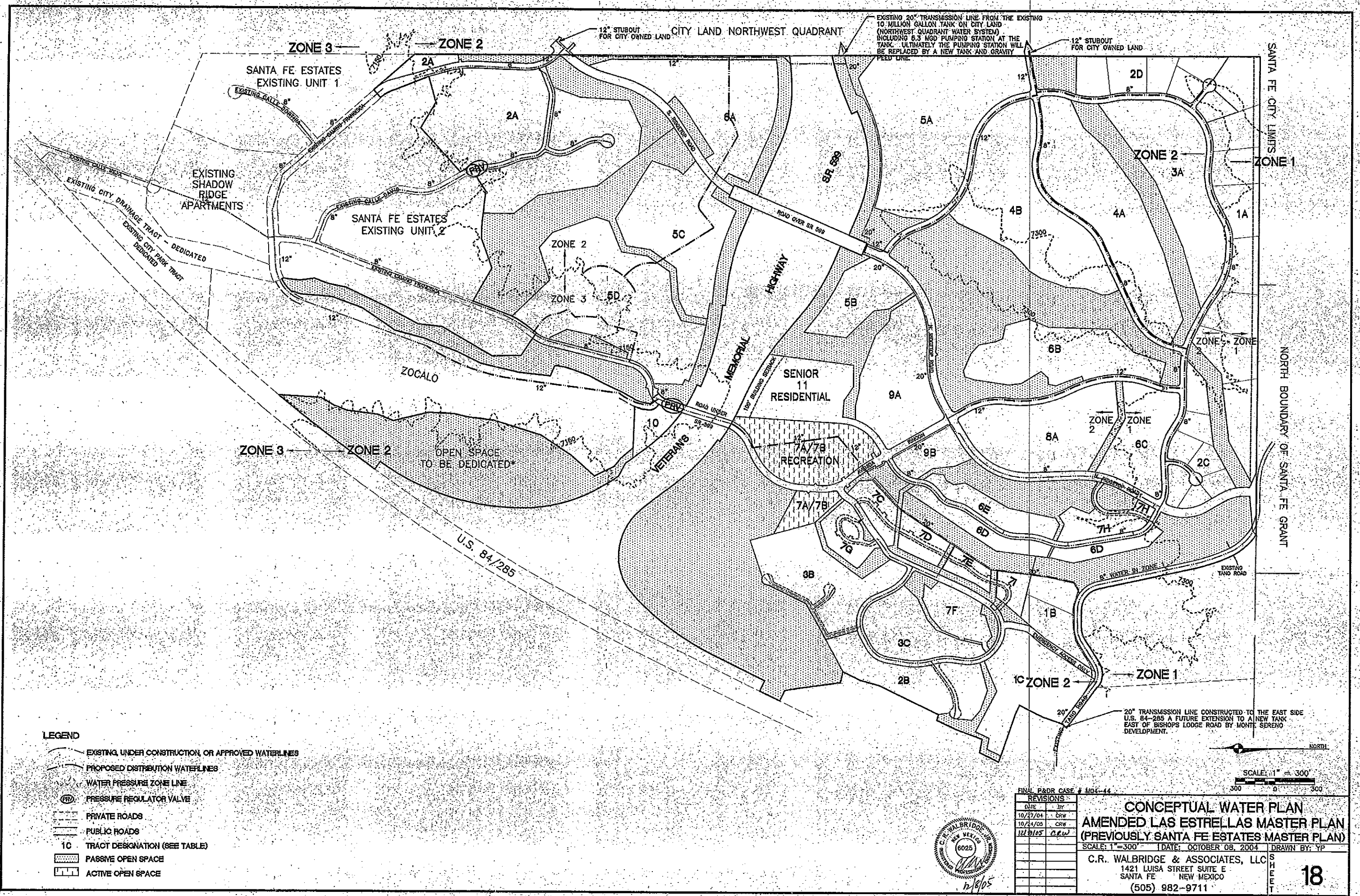
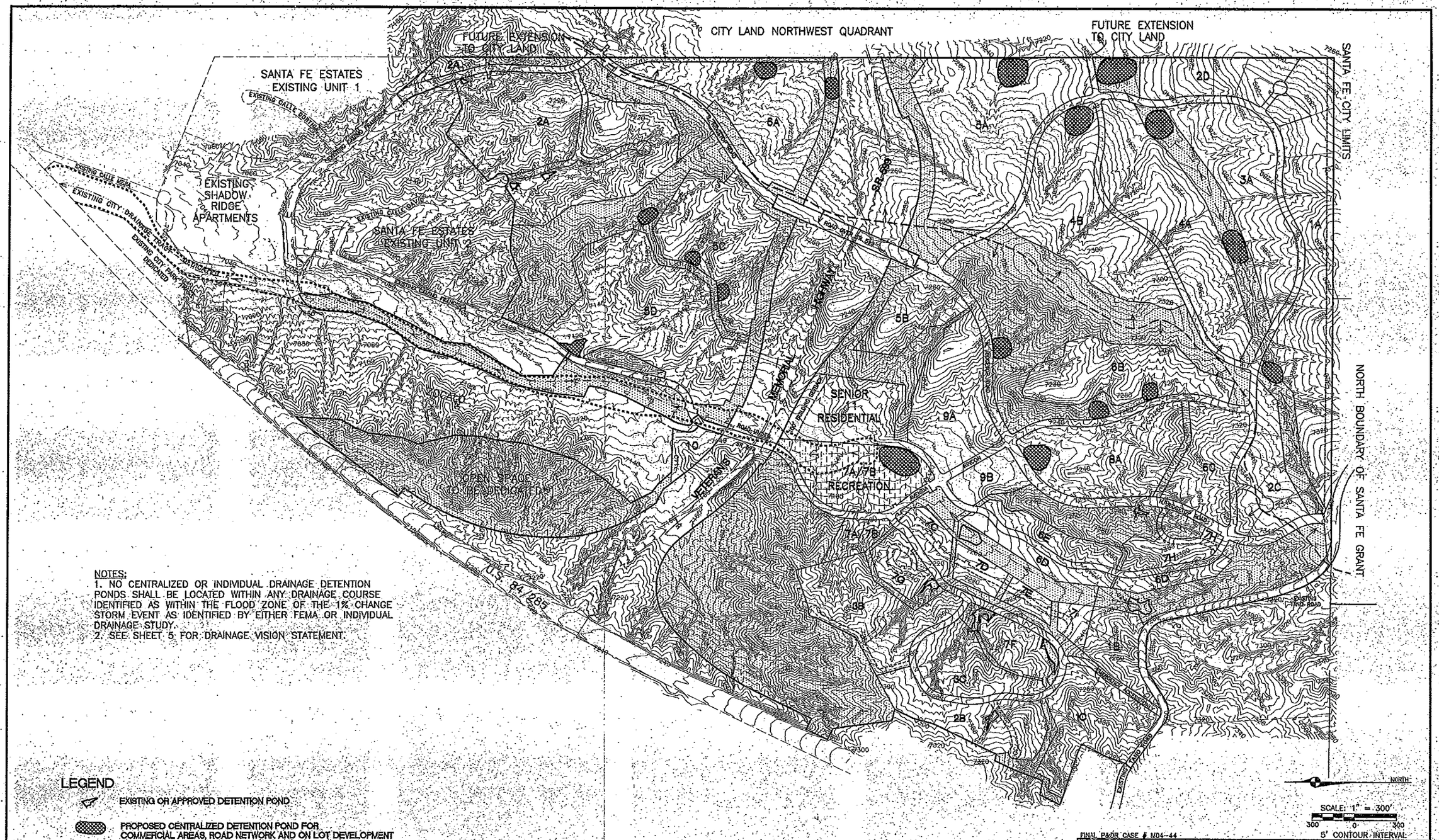

CITY LAND NORTHWEST QUADRANT
12" STUBOUT FOR CITY OWNED LAND
EXISTING 20" TRANSMISSION LINE FROM THE EXISTING 10 MILLION GALLON TANK ON CITY LAND (NORTHWEST QUADRANT WATER SYSTEM) INCLUDING 6.3 MGD PUMPING STATION AT THE TANK. ULTIMATELY THE PUMPING STATION WILL BE REPLACED BY A NEW TANK AND GRAVITY FEED LINE.
12" STUBOUT FOR CITY OWNED LAND
ZONE 3
ZONE 2
SANTA FE ESTATES EXISTING UNIT 1
EXISTING SHADOW RIDGE APARTMENTS
SANTA FE ESTATES EXISTING UNIT 2
EXISTING CITY DRAINAGE TRACT - DEDICATED
EXISTING CITY PARK TRACT DEDICATED
ZOCALO
OPEN SPACE TO BE DEDICATED*
VETERAN'S
MEMORIAL
HIGHWAY
SR 599
ROAD OVER SR 599
SENIOR 11 RESIDENTIAL
7A/7B RECREATION
U.S. 84/285
SANTA FE CITY LIMITS
NORTH BOUNDARY OF SANTA FE GRANT
ZONE 1
EXISTING TANO ROAD
8" WATER IN ZONE 1
EMERGENCY ACCESS ONLY
20" TRANSMISSION LINE CONSTRUCTED TO THE EAST SIDE U.S. 84-285 A FUTURE EXTENSION TO A NEW TANK EAST OF BISHOPS LODGE ROAD BY MONTE SERENO DEVELOPMENT.
NORTH
SCALE: 1" = 300'
300 0 300
LEGEND
EXISTING, UNDER CONSTRUCTION, OR APPROVED WATERLINES
PROPOSED DISTRIBUTION WATERLINES
WATER PRESSURE ZONE LINE
PRV PRESSURE REGULATOR VALVE
PRIVATE ROADS
PUBLIC ROADS
1C TRACT DESIGNATION (SEE TABLE)
PASSIVE OPEN SPACE
ACTIVE OPEN SPACE
C.R. WALBRIDGE NEW MEXICO 6025
12/8/05
FINAL P&DR CASE # M04-44
REVISIONS
DATE BY
10/27/04 CRW
10/24/05 CRW
12/8/05 CRW
CONCEPTUAL WATER PLAN
AMENDED LAS ESTRELLAS MASTER PLAN
(PREVIOUSLY SANTA FE ESTATES MASTER PLAN)
SCALE: 1"=300' DATE: OCTOBER 08, 2004 DRAWN BY: YP
C.R. WALBRIDGE & ASSOCIATES, LLC
1421 LUISA STREET SUITE E
SANTA FE NEW MEXICO
(505) 982-9711
SHEET 18
06-57



NOTES:
1. NO CENTRALIZED OR INDIVIDUAL DRAINAGE DETENTION PONDS SHALL BE LOCATED WITHIN ANY DRAINAGE COURSE IDENTIFIED AS WITHIN THE FLOOD ZONE OF THE 1% CHANGE STORM EVENT AS IDENTIFIED BY EITHER FEMA OR INDIVIDUAL DRAINAGE STUDY.
2. SEE SHEET 5 FOR DRAINAGE VISION STATEMENT.

LEGEND

- EXISTING OR APPROVED DETENTION POND
- PROPOSED CENTRALIZED DETENTION POND FOR COMMERCIAL AREAS, ROAD NETWORK AND ON LOT DEVELOPMENT
- DRAINAGE RIDGELINE
- EXISTING MAJOR DRAINAGE AND DIRECTION OF FLOW
- 100 YEAR FLOOD PLAIN, ARROYO RINCON (FLOOD INSURANCE MAP)

FINAL P&DR CASE # M04-44

REVISIONS	
DATE	BY
10/27/04	CRW
10/24/05	CRW
12/8/05	CRW

C.R. WALBRIDGE NEW MEXICO 6025
12/8/05

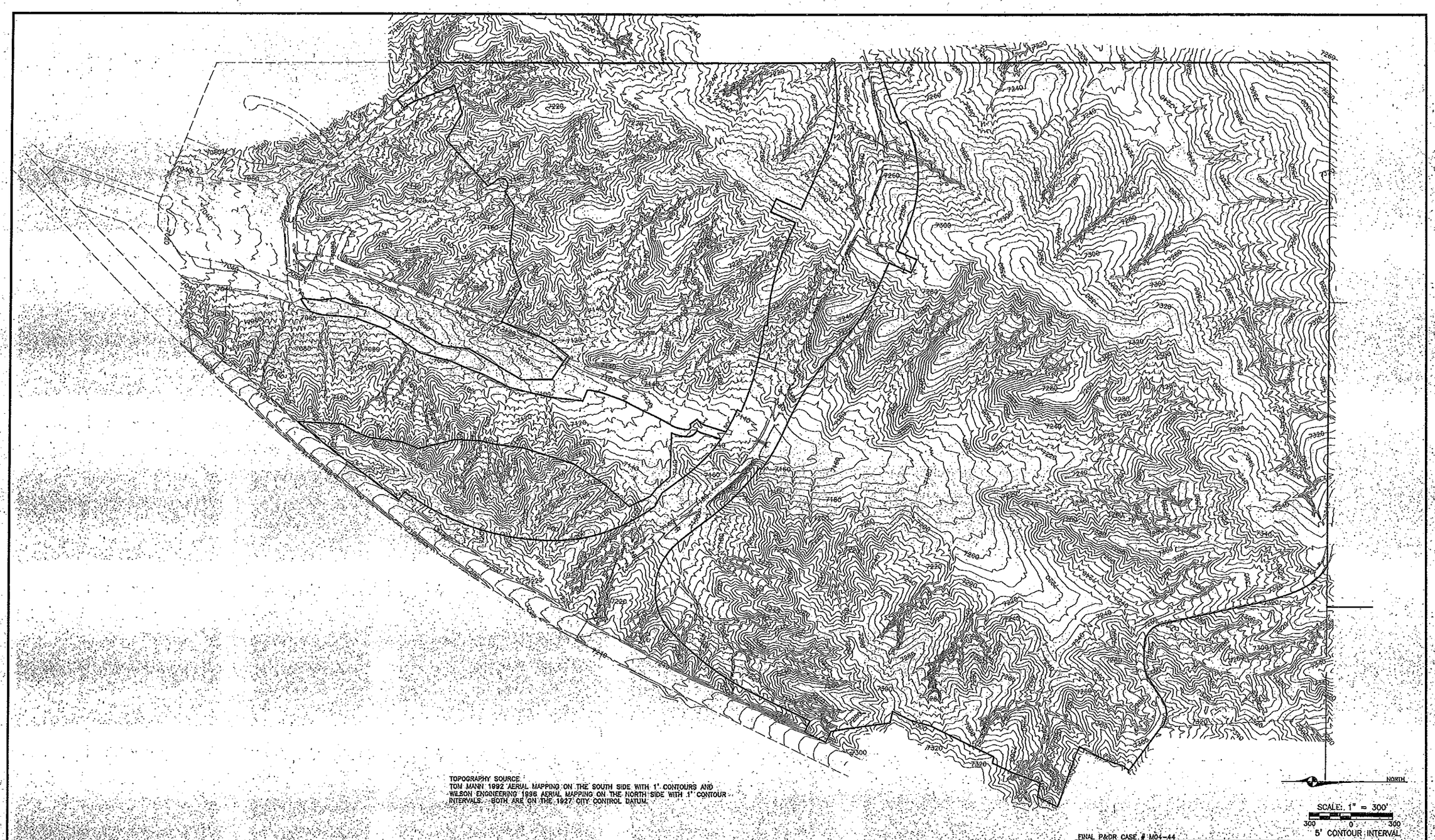
CONCEPTUAL DRAINAGE PLAN
AMENDED LAS ESTRELLAS MASTER PLAN
(PREVIOUSLY SANTA FE ESTATES MASTER PLAN)

SCALE: 1"=300' | DATE: OCTOBER 08, 2004 | DRAWN BY: YP

C.R. WALBRIDGE & ASSOCIATES, LLC
1421 LUISA STREET SUITE E
SANTA FE NEW MEXICO
(505) 982-9711

SHEET 19

06-57



TOPOGRAPHY SOURCE:
TOM MANN 1992 AERIAL MAPPING ON THE SOUTH SIDE WITH 1' CONTOURS AND WILSON ENGINEERING 1996 AERIAL MAPPING ON THE NORTH SIDE WITH 1' CONTOUR INTERVALS. BOTH ARE ON THE 1927 CITY CONTROL DATUM.

FINAL P&DR CASE # M04-44

REVISIONS	
DATE	BY
10/27/04	CRW
10/24/05	CRW
12/8/05	CRW

C.R. WALBRIDGE JR. NEW MEXICO 6025

12/8/05

EXISTING TOPOGRAPHY
AMENDED LAS ESTRELLAS MASTER PLAN
(PREVIOUSLY SANTA FE ESTATES MASTER PLAN)

SCALE: 1"=300' | DATE: OCTOBER 08, 2004 | DRAWN BY: YP

C.R. WALBRIDGE & ASSOCIATES, LLC
1421 LUISA STREET SUITE E
SANTA FE NEW MEXICO
(505) 982-9711

SHEET 20

06-57

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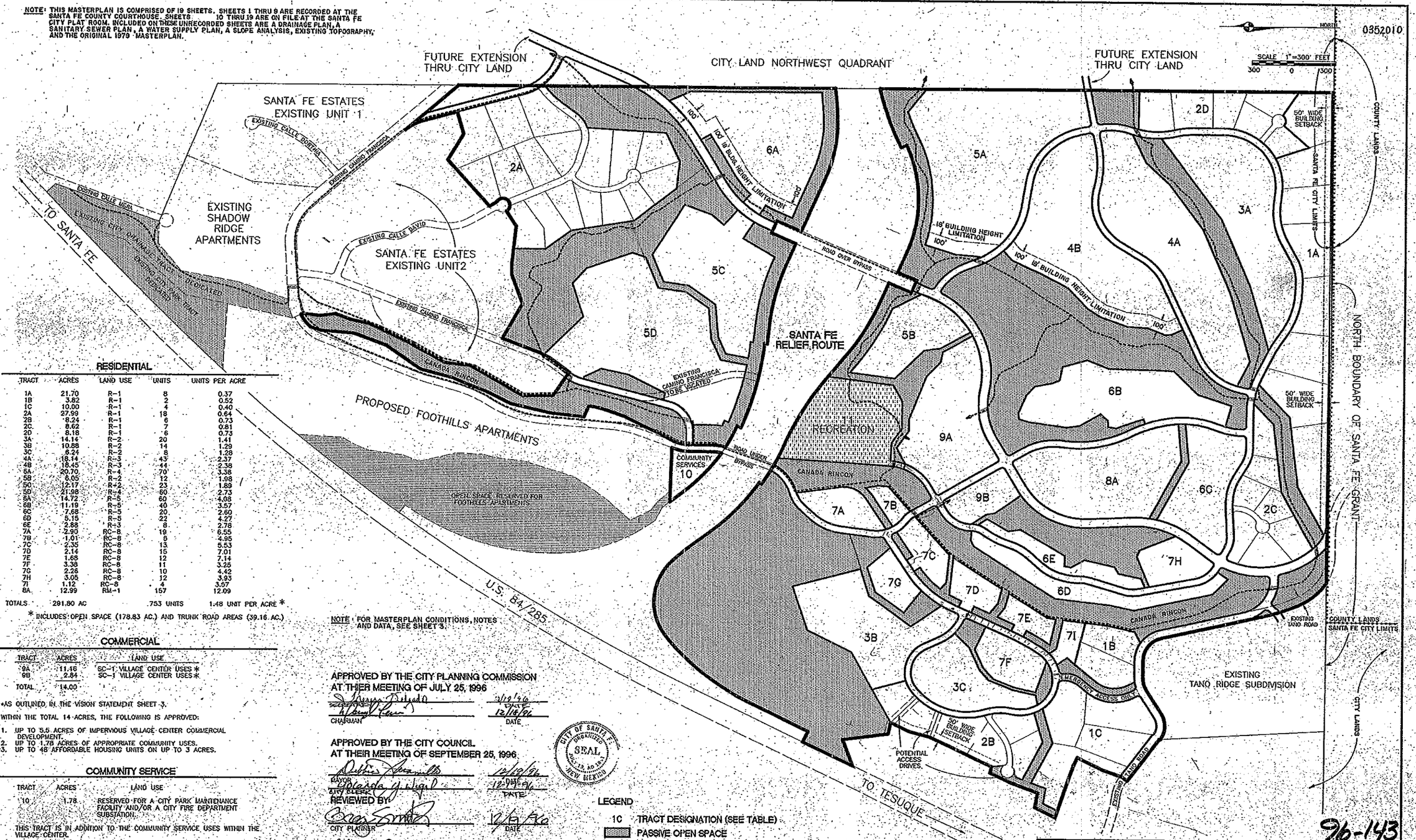
21
11/13/96 CEG

NOTE: THIS MASTERPLAN IS COMPRISED OF 19 SHEETS. SHEETS 1 THRU 9 ARE RECORDED AT THE SANTA FE COUNTY COURTHOUSE. SHEETS 10 THRU 19 ARE ON FILE AT THE SANTA FE CITY PLAT ROOM. INCLUDED ON THESE UNRECORDED SHEETS ARE A DRAINAGE PLAN, A SANITARY SEWER PLAN, A WATER SUPPLY PLAN, A SLOPE ANALYSIS, EXISTING TOPOGRAPHY, AND THE ORIGINAL 1979 MASTERPLAN.



RESIDENTIAL

TRACT	ACRES	LAND USE	UNITS	UNITS PER ACRE
1A	21.70	R-1	8	0.37
1B	3.82	R-1	2	0.52
1C	10.00	R-1	4	0.40
2A	27.99	R-1	18	0.64
2B	8.24	R-1	6	0.73
2C	8.62	R-1	7	0.81
2D	8.18	R-1	6	0.73
3A	14.14	R-2	20	1.41
3B	10.88	R-2	14	1.29
3C	6.24	R-2	8	1.28
4A	18.14	R-3	43	2.37
4B	18.45	R-3	44	2.38
5A	20.70	R-4	70	3.38
5B	6.05	R-2	12	1.98
5C	12.17	R-2	23	1.89
5D	21.98	R-4	60	2.73
6A	14.72	R-5	60	4.08
6B	11.19	R-5	40	3.57
6C	7.68	R-5	20	2.60
6D	5.15	R-5	22	4.27
6E	2.88	R-3	8	2.78
7A	2.90	RC-8	19	6.55
7B	1.01	RC-8	5	4.95
7C	2.35	RC-8	13	5.53
7D	2.14	RC-8	15	7.01
7E	1.68	RC-8	12	7.14
7F	3.38	RC-8	11	3.25
7G	2.26	RC-8	10	4.42
7H	3.05	RC-8	12	3.93
7I	1.12	RC-8	4	3.57
8A	12.99	RM-1	157	12.09
TOTALS	291.80 AC		753 UNITS	1.48 UNIT PER ACRE *

* INCLUDES OPEN SPACE (178.83 AC.) AND TRUNK ROAD AREAS (39.16 AC.)

COMMERCIAL

TRACT	ACRES	LAND USE
9A	11.16	SC-1 VILLAGE CENTER USES *
9B	2.84	SC-1 VILLAGE CENTER USES *
TOTAL	14.00	

*AS OUTLINED IN THE VISION STATEMENT SHEET 3.

WITHIN THE TOTAL 14 ACRES, THE FOLLOWING IS APPROVED:

1. UP TO 5.5 ACRES OF IMPERVIOUS VILLAGE CENTER COMMERCIAL DEVELOPMENT.
2. UP TO 1.78 ACRES OF APPROPRIATE COMMUNITY USES.
3. UP TO 48 AFFORDABLE HOUSING UNITS ON UP TO 3 ACRES.

COMMUNITY SERVICE

TRACT	ACRES	LAND USE
10	1.78	RESERVED FOR A CITY PARK MAINTENANCE FACILITY AND/OR A CITY FIRE DEPARTMENT SUBSTATION.

THIS TRACT IS IN ADDITION TO THE COMMUNITY SERVICE USES WITHIN THE VILLAGE CENTER.

OPEN SPACE

ACTIVE 10.03 AC. (RECREATION – TRACT 11)
PASSIVE 168.80 AC.
TOTAL 178.83 AC. = 34.03%

TOTAL PROJECT ACREAGE = 525.57 AC.

NOTE: FOR MASTERPLAN CONDITIONS, NOTES AND DATA, SEE SHEET 3.

APPROVED BY THE CITY PLANNING COMMISSION AT THEIR MEETING OF JULY 25, 1996

Teresa Delgado — 12/19/96 DATE
Harry Lewis — 12/18/96 DATE
CHAIRMAN

APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF SEPTEMBER 25, 1996

Debbie Romero — 12/18/96
MAYOR
Yolanda Vigil — 12-19-96 DATE
CITY CLERK

REVIEWED BY:

Ben Suazo — 12/19/96 DATE
CITY PLANNER
Robert C. Schultz — 12-18-96 DATE
CITY SUBDIVISION ENGINEER

CITY OF SANTA FE ORGANIZED JAN. 13, AD 1891 SEAL NEW MEXICO

LEGEND

1C TRACT DESIGNATION (SEE TABLE)
PASSIVE OPEN SPACE
ACTIVE OPEN SPACE
TRAIL NETWORK
LIMITS OF THIS MASTERPLAN

C.R. WALBRIDGE, JR. NEW MEXICO 6026 REGISTERED PROFESSIONAL ENGINEER

96-143

REVISIONS		
DATE	BY	DESC
12/13/96		

SANTA FE ESTATES MASTERPLAN
DECEMBER 13, 1996

SCALE: 1"=300' | DATE: OCT. 11, 1996 | DRAWN BY: RV

LILLY PLANNING ASSOC.
P.O. BOX 1761
SANTA FE, N.M. 87501
(505) 983-1134

C.R. WALBRIDGE & ASSOCIATES
1421 LUISA STREET SUITE J
SANTA FE, NEW MEXICO
(505) 982-9711

SHEET 2 OF 22