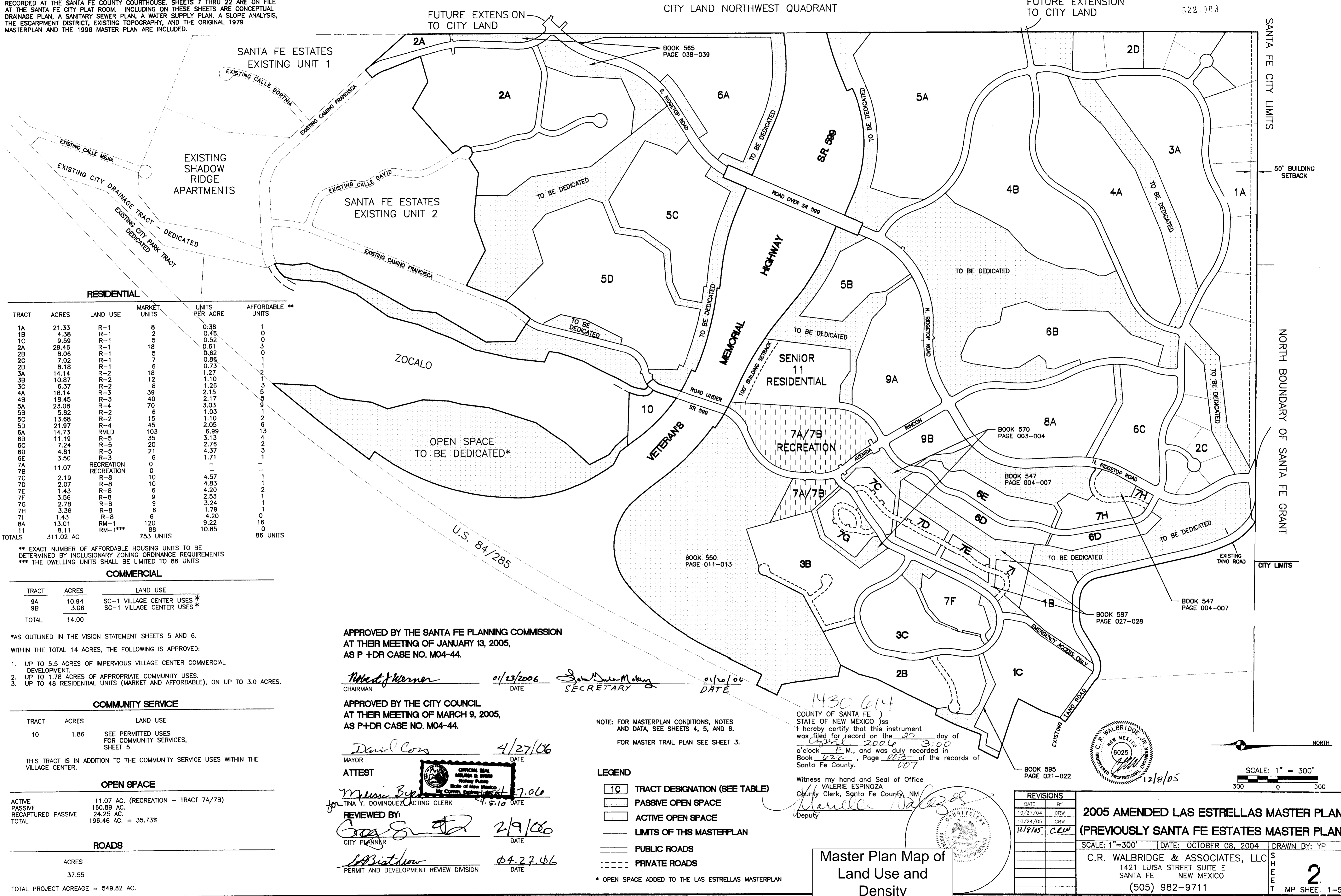


Satellite Map of
Property

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 1996 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	0.86	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	13.88	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	2.19	R-8	10	4.57	1
7C	2.07	R-8	10	4.83	1
7D	1.43	R-8	6	4.20	2
7E	3.56	R-8	9	2.53	1
7F	2.78	R-8	9	3.24	1
7G	3.36	R-8	6	1.79	1
7H	1.43	R-8	6	4.20	0
8A	13.01	RM-1	120	9.22	16
8B	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 1.76 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
John M. Moley 01/20/06
SECRETARY DATE

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

Daniel Conn 4/27/06
MAYOR DATE

ATTEST
Maria B. Buehler 4/27/06
for TINA Y. DOMINQUEZ, ACTING CLERK DATE

REVIEWED BY:
Greg Smith 2/9/06
CITY PLANNER DATE

Patricia How 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 27 day of April 2006 at 3:00 o'clock P.M., and was duly recorded in Book 622, Page 607 of the records of Santa Fe County.

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

Master Plan Map of
Land Use and
Density

REVISIONS	
DATE	BY
10/27/04	CRW
10/24/05	CRW
12/18/05	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

MASTERPLAN CONDITIONAL NOTES

- 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.
- 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.
- THE REQUESTED VARIANCES TO CITY ROAD STANDARDS ARE DENIED. THE COMMISSION SHALL CONSIDER ROAD STANDARD VARIANCES ON A TRACT-BY-TRACT BASIS.
- 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.
- 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.
- BOUNDARIES OF TRACTS 9A, 9B, 9C, 9D AND 9E SHALL BE MODIFIED TO CREATE 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.
- 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.
- 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.
- TRACTS 5B AND 5C SHALL BE DEVELOPED IN CONFORMANCE WITH R-2 STANDARDS.
- TRACT 6E SHALL BE DEVELOPED IN ACCORDANCE WITH R-3 STANDARDS.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 BE CONSTRUCTED FOR USE BY EMERGENCY VEHICLES ONLY.
- 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 DEVARAS MALL, FIRST INTERSTATE PLAZA, SAM'S CLUB, WAL-MART AND THE EL DORADO 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 MASTERPLAN 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:

- 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.
- TO PROVIDE EROSION PROTECTION THROUGHOUT THE PROJECT ON DRAINAGES RANGING FROM SMALL TO LARGE.
- 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:

- 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.
- 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.
- 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 IS 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 DECEDED EITHER TO THE HOMEOWNER AND THE MAINTENANCE AND 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 OF 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 SALT BUSH, 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

- 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.
- 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.
- 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.
- THE WIDTH OF ROADS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT FOR EACH PHASE.
- 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.
- 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.
- 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.
- 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.
- 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 10-YEAR PLAN EXCEPT FOR CROSSINGS.~~
- ALL NATURAL DRAINAGE CHANNELS TO BE SHOWN AS EASEMENTS ON FINAL DEVELOPMENT PLANS AND/OR SUBDIVISION PLATS.

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

SECRETARY Theresa Rodriguez DATE 12/18/96
CHAIRMAN Alvaro Lora DATE 12/18/96

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

MAYOR Keith Williams DATE 12/19/96
CITY CLERK W. L. Garcia DATE 12-19-96
REVIEWED BY: Craig Smith DATE 12/19/96
CITY PLANNER Robert C. Schultz DATE 12-18-96
CITY SUBDIVISION ENGINEER

REVISIONS		DATE		BY	
1	12/18/96	12/18/96	12/18/96	12/18/96	12/18/96

SANTA FE ESTATES MASTERPLAN CONDITIONS, NOTES, VISION STATEMENTS		SCALE: 1"=300' DATE: OCT. 11, 1996 DRAWN BY: RV
LULLY 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 4 T.M.P. SHEET 3-5

Master Plan
Conditions and
Vision Statement

96-143

