911 1

MASTER PLAN
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS RD



PREPARED FOR:

HOMEWISE, INC.
1301 SILER RD, BLDG D
SANTA FE, NM 87507

CITY OF SANTA FE, NEW MEXICO
SECTION 1, TOWNSHIP 16N, RANGE 8E

TABLE OF CONTENTS

1-1	COVER SHEET AND INDEX OF SHEETS
2-1	LEGAL LOT OF RECORD
3-1	MASTER PLAN
3-2	PHASING PLAN
3-3	MASTER PLAN CONDITIONS OF APPROVAL AND TECHNICAL CORRECTIONS
3-4	MASTER PLAN CONDITIONS OF APPROVAL AND TECHNICAL CORRECTIONS

NOTE:
INFRASTRUCTURE PLANS ARE FILED IN THE CITY OF SANTA FE PLAT ROOM

COUNTY OF SANTA FE
STATE OF NEW MEXICO) SS

I hereby certify that this instrument was filed for record on the 18 day of March, 2024 A.D. at 9:10 o'clock AM, and was duly recorded in book 911, page (s) 1-6 of the records of Santa Fe County.

Witness my Hand and Seal of office
Katharine E. Clark
County Clerk, Santa Fe County, N.M.

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT
130 Grant Avenue, Suite 101
Santa Fe, NM 87501
505.820.7444

by Lisa Howal
HOMEWISE INC.
STATE OF NEW MEXICO
COUNTY OF SANTA FE SS
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY

STATE OF NEW MEXICO NOTARY PUBLIC LISA HOWAL COMMISSION # 1115732 EXPIRES AUGUST 19, 2024

THIS 7 DAY OF March, 2024 Lisa Howal
MY COMMISSION EXPIRES August 19, 2024 NOTARY PUBLIC

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
110 WAGON TRAIL RD. CERRILLOS, NM. 87010
(505) 470-0037

CITY OF SANTA FE APPROVALS

GOVERNING BODY APPROVAL, CASE NO. 2022-5618
APPROVED BY THE GOVERNING BODY AT THEIR MEETING OF FEBRUARY 8, 2023.

MAYOR — DATE 3/13/2024

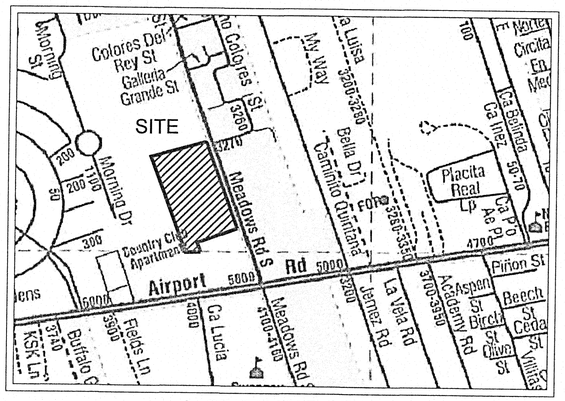
ATTEST: CITY CLERK — DATE 3/18/2024

CITY OF SANTA FE LAND USE APPROVAL
CITY PLANNER — DATE 3/12/24

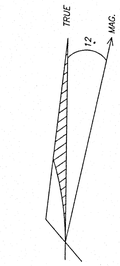
CITY ENGINEER FOR LAND USE — DATE 3/12/24

CITY OF SANTA FE ORGANIZED SEAL NEW MEXICO

SFEC Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com



VICINITY MAP (NTS)



NORTH

SCALE 1"=100'

100 100

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE DIVIDED AND DEDICATED THOSE LANDS SHOWN HEREON THIS DIVISION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S).

THE AREA DESIGNATED AS CITY OF SANTA FE PARK (5.12 AC.±) IS HEREBY DEDICATED TO THE CITY OF SANTA FE FEE SIMPLE.

THIS DIVISION AND DEDICATION CONTAINS 19.53 AC.+-, AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

EASEMENTS ARE VACATED AS SHOWN.

by Jamie Jaramillo
~~MICHAEL D. LOFTIN, EXECUTIVE DIRECTOR~~ HOMEWISE INC.

STATE OF NEW MEXICO
COUNTY OF SANTA FE SS

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY ~~MICHAEL D. LOFTIN, EXECUTIVE DIRECTOR~~ HOMEWISE INC.

THIS 1 DAY OF November, 2023 Jamie Jaramillo

MY COMMISSION EXPIRES 7/9/2024 NOTARY PUBLIC

908-15

VACATION OF EASEMENT OF WAY

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE VACATED A CERTAIN EASEMENT OF WAY FOR A 15' WIDE MAINTENANCE EASEMENT FOR SEWER INTERCEPTOR LINES GRANTED BY DEED FOR EASEMENT OF WAY IN BOOK 175 MISC., PAGE 497, AS RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON FEB. 20TH 1961. EASEMENT VACATED ONLY WITHIN THE LIMITS OF TRACTS 3, 4A & 4B SHOWN HEREON.

THIS VACATION OF EASEMENT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

STATE OF NEW MEXICO
NOTARY PUBLIC
NORMA L. CAMPOS
COMMISSION # 1129045
COMMISSION EXPIRES 07/09/2024

COUNTY OF SANTA FE REVIEW

911 2

COUNTY TREASURER — DATE Nov. 6, 2023

CITY OF SANTA FE APPROVAL,

NOTES AND CONDITIONS:

CITY ENGINEER FOR LAND USE — DATE 11/13/23

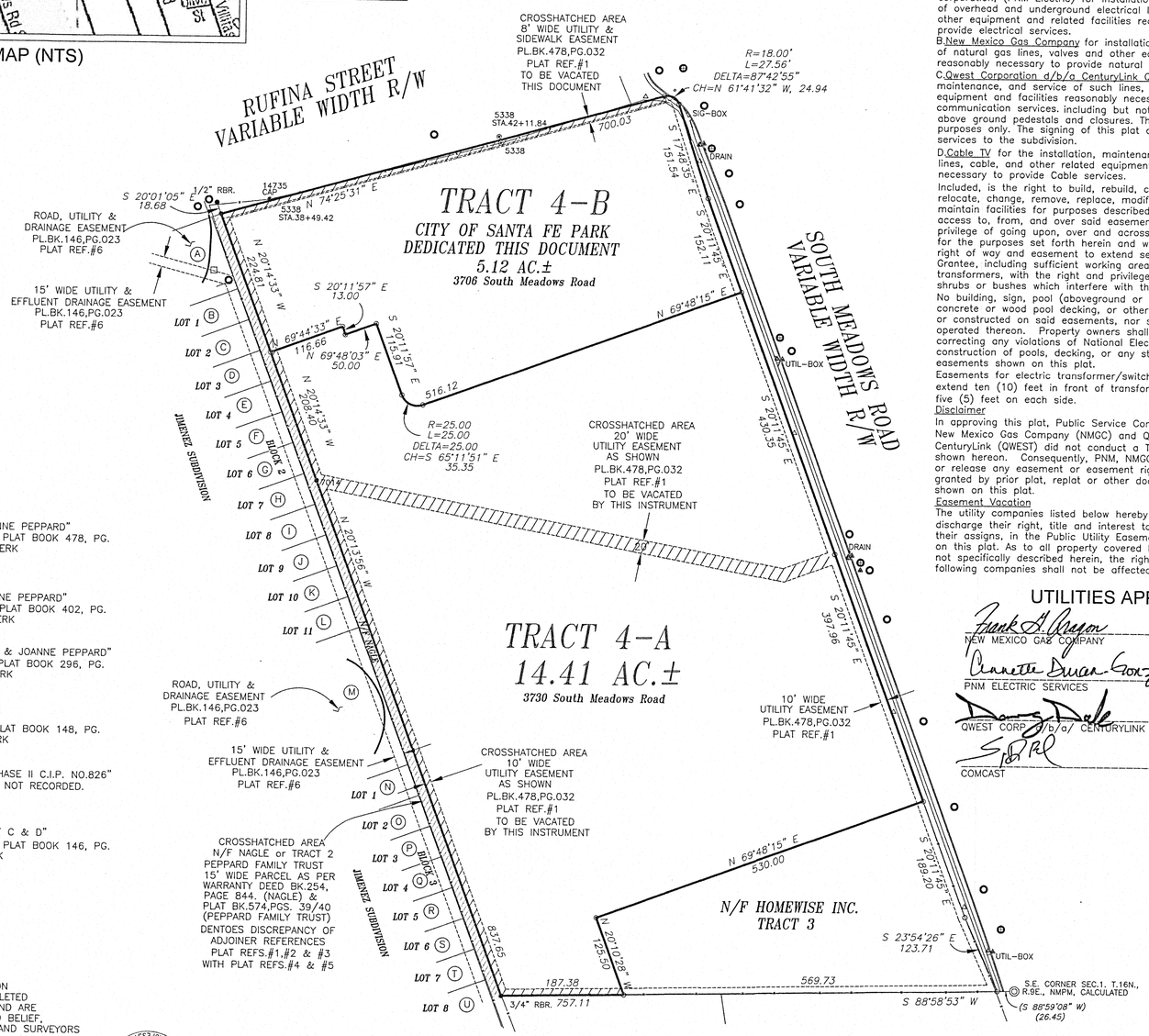
CITY PLANNER — DATE 11/16/2023

NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. WASTEWATER UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT THE TIME OF CONSTRUCTION PERMIT APPLICATION.
3. NEW DEVELOPMENT SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC OR INSTALL AN AUTOMATIC SPRINKLER SYSTEM.
4. FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION.
5. PRIOR TO ANY NEW CONSTRUCTION OR REMOLDELING ALL FIRE DEPATRMENT REQUIREMENTS MUST BE MET OR AUTOMATIC SPRINKLER SYSTEMS MAY BE REQUIRED.
6. TRACT 4 LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER F.I.R.M. PANEL# 35049C0393D DATED 6/17/08.
7. CITY APPROVAL OF THIS PLAT DOES NOT ALTER OR REMOVE ANY EASEMENTS, RESTRICTIONS, OR RESERVATIONS OF RECORD PERTAINING TO THE LAND HEREIN DESCRIBED.
8. PARCELS 4-A AND 4-B ARE BOUND BY THE MASTER PLAN CONDITIONS AS OUTLINED IN LAND USE CASE #2022-5618, TILTLED "3600 & 3740 SOUTH MEADOWS MASTER PLAN". THESE CONDITIONS WERE PROPOSED BY THE PLANNING COMMISSION TO THE GOVERNING BODY ON NOVEMBER 3, 2022 AND SUBSEQUENTLY ADOPTED AS CONDITIONS OF APPROVAL BY THE GOVERNING BODY ON FEBUARY 1, 2023
9. ANY FORMAL DRAINAGE IMPROVENMENTS ACCEPTING STORMWATER FLOWS FROM THE FUTURE DEVELOPMENT OF TRACT 4-A WILL BE PLACED IN A DRAINAGE EASEMENT DEDICATED TO THE TRACT 4-A HOMEOWNERS ASSOCIATION WHO WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH IMPROVEMENTS IN ACCORDANCE WITH THE CITY'S ADOPTED DRAINAGE MAINTENANCE REQUIREMENTS AND SCHEDULE.

ADJOINER INFORMATION

LETTER	OWNER	DOC#-BK/PG
A	SANTA FE COUNTY	
B	MORRISON	1763014
C	WUNNICKE	1292/707A
D	ALDERETE	1024/371
E	WINN	1779532
F	TORREZ	698/877
G	RUCKEL	2121/401
H	MOUTON	638/554
I	VRABEL	714/185
J	MENIKTOS	1887191
K	MONTOYA	1919071
L	RABI REV.TRUST	1518940
M	CITY OF SANTA FE	1310905
N	MICHAEL	1742279
O	MARYOL	1312187
P	OKEEFE	953/522
Q	LOPEZ	1785159
R	DEWITT	1048/350
S	ENGLERT	1851668
T	SHERRILL	1893963
U	PACHECO	1821934



PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico
corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide above ground communication services. including but not limited to above ground pedestals and closures. This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone services to the subdivision.

D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer
In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easement Vacation
The utility companies listed below hereby release, waive, quitclaim and discharge their right, title and interest to the present owner(s), and their assigns, in the Public Utility Easement as shown to be vacated on this plat. As to all property covered by such easement, which is not specifically described herein, the right, title, and interest of the following companies shall not be affected by this release.

UTILITIES APPROVAL

NEW MEXICO GAS COMPANY — DATE 10/24/2023

PNM ELECTRIC SERVICES — DATE 10/30/23

QWEST CORP. d/b/a/ CENTURYLINK QC — DATE 10-24-2023

COMCAST — DATE 10-31-23

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 16 day of November A.D. 20 23 at 10:31 o'clock A m. and was duly recorded in book 950 page 15 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Katharine Clark
County Clerk, Santa Fe County,N.M.
Deputy

LEGEND AND NOTES

- DENOTES ELEC. TRANSFORMER
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
- DENOTES WATER MARKER
- DENOTES FIRE HYDRANT
- DENOTES GAS TEST
- △ DENOTES TEL./COM. RISER
- ● DENOTES POINT FOUND (AS NOTED)
- ◉ DENOTES MONUMENT FOUND
- ○ DENOTES POINT SET THIS SURVEY
- ◦ DENOTES POINT CALCULATED
- ---------- DENOTES EDGE OF EASEMENT
- ——— X ——— X ——— DENOTES FENCE LINE

1. BASIS OF BEARING IS FROM GSP OBSERVATION WGS84
   LOT OF RECORD IS FROM
   "LOT LINE ADJUSTMENT FOR HOMEWISE, TRACTS 3 AND 4" BY RICHARD A. CHATROOP NMPLS#11011 AND FILED IN PLAT BOOK 898, PG.37, INSTR.#2004713 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

PURPOSE STATEMENT: THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 4 INTO 2 LOTS

LOT SPLIT FOR HOMEWISE, INC. OF TRACT 4

UPC# 1-048-096-450-107-TRACT 4

LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

PLAT REFERENCE

PLAT REFERENCE#1
"BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 478, PG. 32 IN THE OFFICE OF THE SANTA FE COUNTY CLERK RECORD DATA SHOWN IN ( ).

PLAT REFERENCE#2
"BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 402, PG. 14 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

PLAT REFERENCE#3
"REVISED BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 296, PG. 14 IN THE OFFICE OF THE SANTA FE COUNTY CLERK RECORD DATA SHOWN IN (( )).

PLAT REFERENCE#4
"SOUTH MEADOWS LOT SPLIT" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 148, PG. 40 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

PLAT REFERENCE#5
"CITY OF SANTA FE RUFINA STREET ROW PROJECT PHASE II C.I.P. NO.826" BY ALARID & ASSOCIATES, INC. NMPLS#5338 AND NOT RECORDED. RECORD DATA SHOWN IN ((( ))).

PLAT REFERENCE#6
"AMENDED PLAT OF THE JIMENEZ SUBDIVISION TRACT C & D" BY MORRIS A. APODACA NMPLS#5300 AND FILED IN PLAT BOOK 146, PG. 23 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON JUNE 20TH, 2023, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

RICHARD A. CHATROOP — N.M.P.L.S.#11011 — 11/07/23

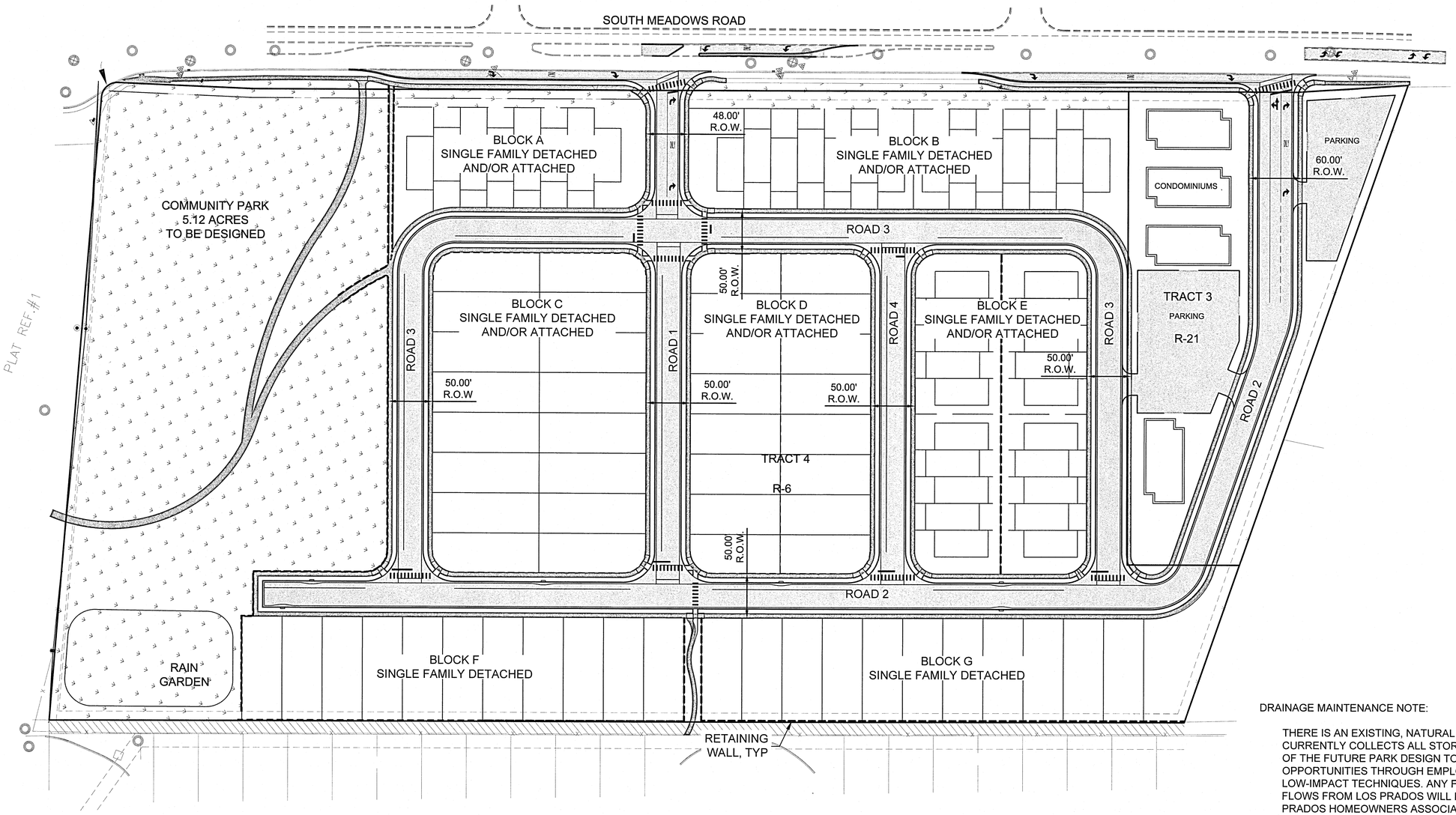
NEW MEXICO 11011 REGISTERED PROFESSIONAL SURVEYOR RICHARD A. CHATROOP

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: HOMEWISE, INC.
LOCATION: LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

CASE# 2023- HOMEWISE SOUTH MEADOWS

911 3



SITE DATA

TRACT 4	
TOTAL AREA	19.54 ACRES
PROPOSED ZONING	R-6, 6 DWELLINGS/ACRE
COMMUNITY PARK	5.12 ACRES
MAXIMUM PERMISSIBLE DWELLINGS:	97 UNITS
TRACT 3	
TOTAL AREA	2.66 ACRES
PROPOSED ZONING	R-21, 21 DWELLINGS PER ACRE
MAXIMUM PERMISSIBLE DWELLINGS:	64 UNITS (INCLUSIVE OF SFHP 15% DENSITY BONUS)

DRAINAGE MAINTENANCE NOTE:

THERE IS AN EXISTING, NATURAL DEPRESSION AT THE NORTHWEST AREA OF THE SITE THAT CURRENTLY COLLECTS ALL STORMWATER FLOWS FROM THE SITE. THEREFORE, IT IS THE INTENT OF THE FUTURE PARK DESIGN TO MAXIMIZE PASSIVE STORMWATER HARVESTING OPPORTUNITIES THROUGH EMPLOYING RAIN GARDENS, PERMACULTURE, AND OTHER SIMILAR LOW-IMPACT TECHNIQUES. ANY FORMAL DRAINAGE IMPROVEMENTS ACCEPTING STORMWATER FLOWS FROM LOS PRADOS WILL BE PLACED IN A DRAINAGE EASEMENT DEDICATED TO THE LOS PRADOS HOMEOWNERS ASSOCIATION WHO WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH IMPROVEMENTS IN ACCORDANCE WITH THE CITY'S ADOPTED DRAINAGE MAINTENANCE REQUIREMENTS AND SCHEDULE.

GENERAL NOTES

1. PROPERTY WILL BE SUBJECT TO THE WATER ALLOCATION AND/OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO. 2002-29 AND RESOLUTION 2002-55 AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST. COMPLIANCE SHALL BE ACHIEVED BY USE OF RETROFIT CREDITS OR WATER TRANSFERS, IF APPLICABLE.
2. COMPLIANCE WITH PROVISIONS OF GUNNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
3. AMERICANS WITH DISABILITIES ACT (ADA) INSPECTION SHALL BE CONDUCTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE AN INSPECTION.
4. FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
5. UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT. CONTACT THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION TO PAY THESE CHARGES.
6. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE.
7. COMPLY WITH THE CURRENT COSF WATER CONSERVATION STAGE.
8. LANDSCAPE DESIGN SHALL COMPLY WITH APPLICABLE PROVISIONS OF SFCC SECTION 14-8.4.
9. PARK DESIGN SHALL BE COORDINATED WITH THE PARKS DIVISION, AND THE PARK SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF SANTA FE. THE PARK SHALL BE CONSTRUCTED BY THE DEVELOPER AS PART OF PHASE 1.
10. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(f)(5), "PLANT MATERIAL STANDARDS," WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
11. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF COSF ORDINANCE NO. 2008-02 (IMPACT FEES).
12. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE COSF ORDINANCE NO. 2002-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
13. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
14. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO SUBMITTAL WITH BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
15. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1.
16. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE AS PER IFC 1412.1.
17. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
18. THIS DEVELOPMENT LIES OUTSIDE OF A CITY OF SANTA FE HISTORIC DISTRICT.
19. THE LAYOUT SHOWN HEREON IS CONCEPTUAL AND MAY BE MODIFIED AS PART OF THE SUBDIVISION PLATTING AND/OR DEVELOPMENT PLAN PROCESS WITHOUT THE NEED FOR MASTER PLAN AMENDMENT.
20. PROPERTY DEVELOPMENT IS ANTICIPATED TO TAKE PLACE IN THREE PHASES, PER THE APPROVED PHASING PLAN. PHASING MAY BE MODIFIED ADMINISTRATIVELY BY THE CITY OF SANTA FE LAND USE DEPARTMENT WITHOUT THE NEED FOR A MASTER PLAN AMENDMENT.

N

MASTER PLAN
SCALE: 1" = 50'

0 30 60 120
SCALE: 1" = 60'

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

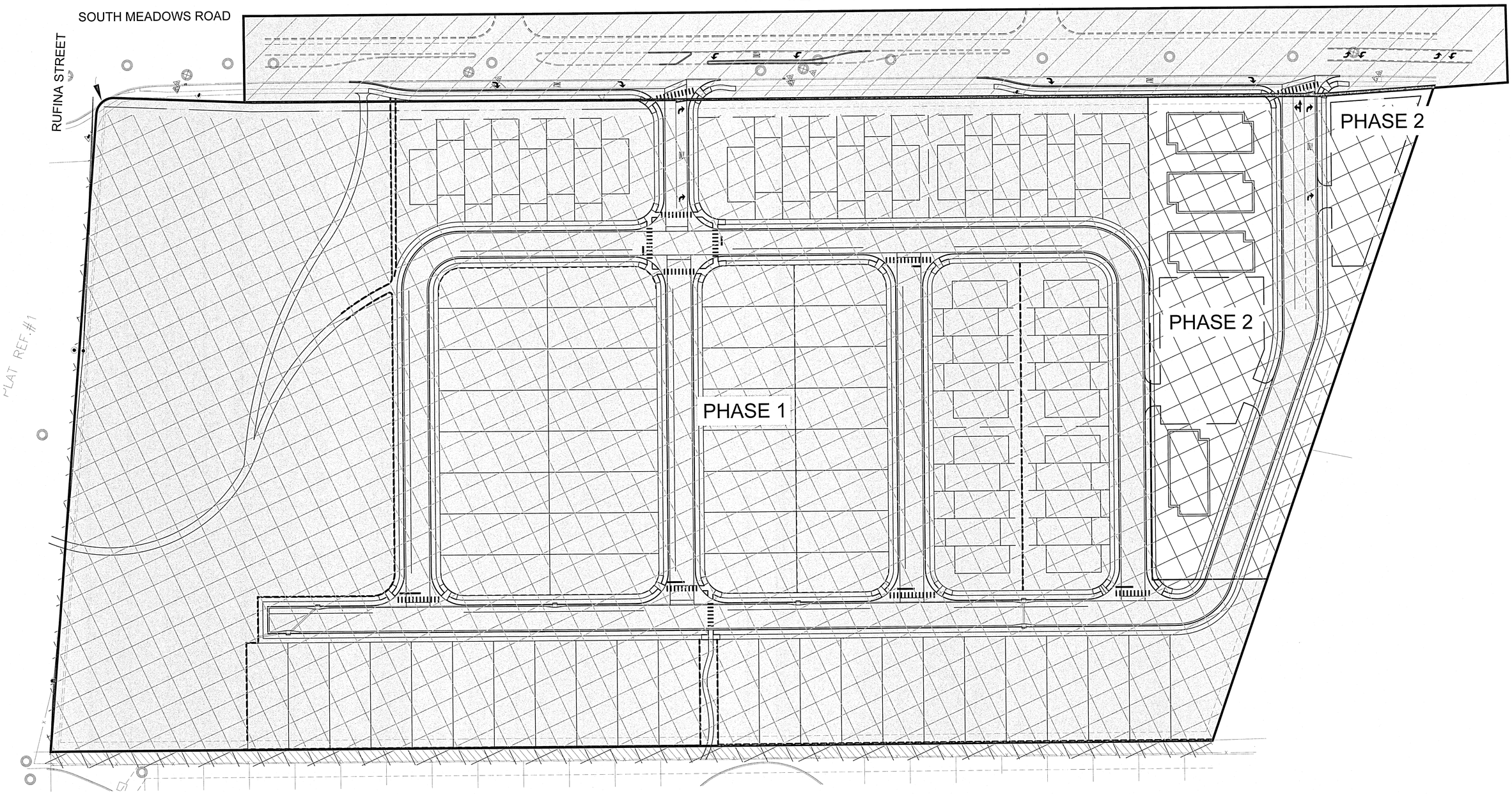
MASTER PLAN
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS RD

LOS PRADOS MASTER PLAN

DATE:	SCALE:	SHEET:
AUGUST 2022	1" = 60'	3-1

PHASE 1 - OFFSITE ROAD IMPROVEMENTS

911 4



PHASING PLAN
SCALE: 1" = 50'

0 25 50 100
SCALE: 1" = 50'

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
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MASTER PLAN
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS RD

PHASING PLAN

DATE:	SCALE:	SHEET:
AUGUST 2022	1" = 50'	3-2

911 S

CONDITIONS OF APPROVAL AND TECHNICAL CORRECTIONS

(No variances have been adopted as part of the Los Prados Master Plan)

FIRE PREVENTION [Fire Marshal conditions and Technical corrections to be completed at the time of any new construction or remodel.]

1) 503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be maintained at all times. (Verifying widths will maintain 20' width with on street parking)

2) 503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be maintained at all times. (Verifying widths will maintain 20' width with on street parking)

3) 503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be maintained at all times. (Verifying widths will maintain 20' width with on street parking)

4) 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)

5) 503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be maintained at all times.

6) 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)

7) Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1)

8) Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 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.

9) Shall have water supply that meets fire flow requirements as per IFC (Appendix B)

10) Shall comply with Section D102.1 Access and Loading (75,000 lbs).

11) 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)

12) Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

13) Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates.

14) Shall comply with D105 Aerial Fire Apparatus Access Roads. (width and proximity to building)

15) Shall comply with D105 Aerial Fire Apparatus Access Roads. (width and proximity to building)

16) D107.1 One- or two-family dwelling residential developments. Developments of one- or two- family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

17) D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the property or area to be served measured in a straight line between accesses.

18) Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.

LAND USE / Technical Review Division (Terrain Management & Landscape - Conditions and Technical Corections)

19) The grading plan states that 67,644 Cu Ft of water must be ponded. The calculations do not state how much impervious surface is assumed on each lot or if a minimum amount of water must be retained on each lot. The pond calculations do not state that roadways are included. No ponding area is shown on the grading plan. [Prior to recording plat]

20) The park should be built as part of phase 1. All required ponding for phase one should be complete with phase one. [Shown prior to planning commission for phased project review]

21) Provide a landscape, Irrigation and Outdoor lighting designs. [Shown prior to planning commission for phased project review]

22) Complete construction plans will be required as part of the development plan and prior to recordation. Comments on those drawings will be provided and corrections required to be completed. [prior to recordation]

23) Landscape plan must include the following information: Open space calculations are required by 14-7.5. Tree and shrub calculations for open space and retention pond areas as required by 14-8.4(H) & 14-8.4(F) respectively. Provide plant counts for open space, ponding, and street trees. Provide a detailed list of required and provided plant material. Provide a count of the boulders. [Prior to permit review]

24) 14-8.4(H) Open Space Planting Requirements (Ord. No. 2014-31 § 32) (1) Required open space shall be planted with a minimum of one tree and two shrubs every five hundred (500) square feet, exclusive of areas developed with patios, game courts, swimming pools or similar hardscape recreational features. (2) In addition to required trees and shrubs, open space areas shall be landscaped with ground cover plants or decorative mulch or naturally occurring ground cover plants shall be maintained. (3) Street trees and landscaping required for parking lots may be counted toward meeting the minimum planting requirements for open space. (4) At least twenty-five percent of required trees and shrubs shall be evergreen. Existing trees and shrubs shall be accepted for required landscaping if they otherwise meet the requirements of this Section 14-8.4. [Prior to permit review]

25) 14-8.4(F)(5)(c) Provide significant tree information: species and quantities of Pinon, Juniper, Siberian Elm and any other species. All significant trees to be removed shall include the removal of the root systems. [Prior to permit review]

26) 14-8.4(F)(5)(d) During Construction, existing plant material to be preserved shall be enclosed by a temporary fence at least five (5) feet outside the dripline. In no case shall vehicles be parked or materials or equipment be stored or stockpiled within the enclosed area. 14- 8.4(F)(5)(f) Destroyed vegetation shall be removed promptly to prevent insect infestation of healthy vegetation. [Prior to permit review]

27) 14-8.4(F)(5)(f) Destroyed vegetation shall be removed promptly to prevent insect infestation of healthy vegetation [Prior to permit review]

28) 14-8.4(E)(1) The landscaping plan shall include water harvesting for landscape irrigation purposes as a minimum requirement. Water harvesting that is a primary component of stormwater management may qualify for open space reduction as provided in Section 14- 7.5(D)(6). Provide strategic curb cuts at islands and planter stripes for water harvesting. 14- 8.4(E)(4)(g) planting beds shall be swaled, sloped or recessed below grade prevent fugitive water.[Prior to permit review]

29) 14-8.4 (F)(2)(f) Any plant material required by this Section 14-8.4 that fails to show healthy growth due to damage, pest, disease or neglect shall be promptly replaced with a similar plant. [Prior to permit review]

30) 14-8.4(G)(3)(d) street trees shall be located at least fifteen (15) feet from light standards, so as not to impede outdoor illumination. [Prior to permit review]

31) 14-8.4(G)(3)(e) street trees shall be located at least fifteen (15) feet from fire hydrants so as not to interfere with hydrant operation. [Prior to permit review]

32) Weed fabric under all Gravel Mulches and Cobble is requested. Weed fabric is required at all drainage ways and all planter strips next to City streets. City staff respectfully request the use of a gravel mulch that is washed and screened. [Prior to permit review]

33) Provide an irrigation design that meet Chapter 14-8.4€ Water Harvesting and Irrigation Standards and COSF Landscape Irrigation Design Standards. Provide a complete set of installation details, notes and specifications for the irrigation system. Show on the detail drawings the installation of all assemblies without any questions for size or type of materials to use for said irrigation system. COSF Code 3.19.1 requires landscape irrigation plans for large projects not to exceed 20 scale, 1 inch equals 20 feet. [Prior to permit review]

34) Provide a water budget: Irrigation system operation information including recommended monthly and seasonal irrigation schedules and water budgets based on gallons used for landscape plantings for year one and year three shall be included on the irrigation plan. Per 3.18. Design Regulations of Landscape Irrigation Design Standards City of Santa Fe. [Prior to permit review]

35) Provide a dedicated irrigation meter. [Prior to permit review]

36) Irrigation water lines shall not cross city water mains. [Prior to permit review]

37) 14-8.4(E)(4)(h) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plants with similar water use requirements shall be grouped together, i.e. native low water using trees and non-native trees shall have separate zones, native low water using shrubs and non-native shrubs shall have separate zones. Separate zones are required for permanent and temporary irrigation lines. Separate zones are required for trees and shrubs. [Prior to permit review]

38) A water level measuring device with zero set at finish grade located at the center of each pond is required. [Prior to permit review]

39) A security fence around ponds deeper than three feet with a maintenance gate is required. [Prior to permit review]

40) 14-8.4(F)(5)(d) During Construction, existing plant material to be preserved shall be enclosed by a temporary fence at least five (5) feet outside the dripline. In no case shall vehicles be parked or materials or equipment be stored or stockpiled within the enclosed area. 14- 8.4(F)(5)(f) Destroyed vegetation shall be removed promptly to prevent insect infestation of healthy vegetation. [Prior to permit review]

41) All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. Seed rate shall be 2 lbs. per 1,000 sf. [Prior to permit review]

42) Transition line between excavation and native soil shall be smoothly raked, creating a clean consistent grade. Existing grade below native trees and shrubs shall remain undisturbed throughout the dripline of the plant. [Prior to permit review]

43) 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 or by hand raking into the soil. Mulch is to be used at the rate of two tons per acre and tucked 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 on all slopes 3:1 and greater. 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. [Prior to permit review]

44) Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. [Prior to permit review]

PUBLIC WORKS/Parks Division (Conditions and Technical Corrections)

44) The developer is proposing a pedestrian network of sidewalks and trail connections and a 5.12-acre (+/-) park that will be open to the public. Typically, developed neighborhood parks include amenities such as pedestrian paths, picnic tables, benches, play equipment, fitness/gym equipment, a multi- use open field for youth soccer and baseball, sport courts or multipurpose paved areas, landscaping and irrigation. [Prior to filing the Subdivision and Development Plan]

44) The developer is required to hold a minimum of two (2) ENN public hearings to gather community feedback on the amenities proposed seeking alignment with the neighborhood needs. Parks and Open Space staff must be present at these meetings. The developer shall seek to provide community driven programming, while simultaneously seeking to increase water conservation and best management practices for weed control. [Prior to filing the Subdivision and Development Plan]

45) The developer is required to hold a minimum of two (2) ENN public hearings to gather community feedback on the amenities proposed seeking alignment with the neighborhood needs. Parks and Open Space staff must be present at these meetings. The developer shall seek to provide community driven programming, while simultaneously seeking to increase water conservation and best management practices for weed control. [Prior to filing the Subdivision and Development Plan]

46) The developer shall provide an estimate by a landscape architect or engineer detailing the costs for all amenities as part of the development plan application packet. This will be reviewed and confirmed by the Parks and Open Space Division. [Prior to filing the Subdivision and Development Plan]

47) Detailed landscaping/irrigation/lighting/stormwater-use plans shall be submitted as part of the development plan for review. The park plan shall include materials, sizing, and spacing. The project shall comply with the City of Santa Fe Landscape Irrigation Design Standards for Water Efficiency and is required to select plant species that are drought tolerant and/or native will be on an irrigation system that maximizes water conservation and a grading plan that infiltrates and/or uses stormwater throughout the park. The applicant is encouraged to utilize the City of Santa Fe Municipal Tree Board plant list and use shade trees and screen trees for the benefit of park users and neighbors. [Prior to filing the Subdivision and Development Plan]

48) Backflow-prevention devices shall be required. All such devices will be required to be insulated and have vandal-proof casing. The location of all backflow-prevention devices, ground irrigation controls, and irrigation meters shall be subject to the review and approval of the Parks and Open Space Division Director or designated staff. [Prior to filing the Subdivision and Development Plan]

49) The irrigation controller must be an IRRInet M 24 station controller or IRRInet Ace 32 with the Arad type meter or be compatible with the City's master controller system and approved by the Parks and Open Space Division Director or designated staff. [Prior to filing the Subdivision and Development Plan]

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MASTER PLAN
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS RD

MASTER PLAN CONDITIONS OF APPROVAL AND TECHNICAL CORRECTIONS

DATE:	SCALE:	SHEET:
AUGUST 2022	N.T.S.	3-3

CONDITIONS OF APPROVAL AND TECHNICAL CORRECTIONS

PUBLIC WORKS/Parks Division (Conditions and Technical Corrections Continued)

50) The developer is required to provide park amenities for all ages but must include play activities that serves children ranging from 2-yrs to 15-yrs. [Prior to filing the Subdivision and Development Plan]
51) The park shall be constructed to prevent vehicular and ATV access. Measures such as bollards, post and cable, fencing, hedges, boulders, or similar features are required to prevent access. [Prior to filing the Subdivision and Development Plan]
52) The park shall provide a shaded area for sitting with at least three (3) picnic tables. Additionally, a minimum of six (6) benches shall be sited throughout the park. [Prior to filing the Subdivision and Development Plan]
53) LED lighting is required within parking areas and along trails for easy navigation through the park. [Prior to filing the Subdivision and Development Plan]
54) One potable water fountain with water-bottle-refill option is required. [Prior to filing the Subdivision and Development Plan]
55) At least three (3) doggie pot waste-stations will be provided and minimum of five (5) garbage bins and three (3) recycling bins with a min. capacity of 32 gallons are required. Style must be approved by the Parks and Open Space Division. [Prior to filing the Subdivision and Development Plan]
56) Vehicle parking is required as per city code. [Prior to filing the Subdivision and Development Plan]
57) Bike parking/racks must be provided as per City standards found in Exhibit C Off-Street Bicycle Parking Tables 14-8.6-3, 14-8.6-4,14-8.6-5 and 14- 8.6-6. (tables are located in the Land Development Appendix following Section 14-12.) [Prior to filing the Subdivision and Development Plan]
58) All park signage shall be provided by the developer including bike and pedestrian wayfinding to nearby trails. Size and height requirement must meet city code and language approval will be required by city staff. [Prior to filing the Subdivision and Development Plan]
59) Complete construction plans will be required as part of the development plan and prior to recording. Comments on those drawings will be provided and corrections required to be completed prior to recording. [Prior to recordation]
60) Maintenance schedules and requirements must be included in the final documents. [Prior to recordation]

PUBLIC WORKS/Traffic (Conditions and Technical Corrections)

61) Road 1 to be changed to partial access (Right- in/Right-out/Left-in) in consideration of the full access points on east side of the roadway (Galleria Grande and Primo Colores). [Prior to filing the Subdivision and Development Plan]

PUBLIC UTILITIES/Water (Conditions)

62) An approved Water Plan will be required. Water Plan to be submitted to the City Water Division for review. [Prior to constructions]
63) An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure. [Prior to constructions]
64) Any re-grading of site over existing water main to maintain a minimum 4-feet cover, not to exceed 5- feet of cover. Depth of existing main to be adjusted to maintain a minimum 4-feet cover, not to exceed 5-feet of cover if site grading impacts these depth requirements. [Prior to constructions]
65) An agreement for metered service (AMS) will be required to install new service [Prior to constructions]

PUBLIC UTILITIES/Wastewater (Conditions)

66) A plan and profile sewer plan set is required for this project. The plan set shall show the items required by the Wastewater Division such as pipe material, size of pipe, elevations and slope. In addition, if the sewer system is to be constructed in phases, plan and profile plan sets for the completed project and the individual phases shall be provided. [Plans shall be part of the Preliminary Submittal and Development Plan submittal]

Land Use/Current Planning (Conditions)

67) Parking for the proposed project shall comply with Chapter 14, SFCC 1987, Table 14-8.6-1 “Parking and Loading Requirements”, for “Household Living.” [At the time of Preliminary Plat and or Development Plan submittal.]
68) Bicycle parking shall be included for the Development Plan and park use as required by. [At the time of Preliminary Plat and or Development Plan submittal.]

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