

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

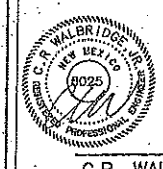
OCTOBER 8, 2004

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

2005 AMENDED  
 LAS ESTRELLAS  
 MASTERPLAN

PLANNED RESIDENTIAL COMMUNITY  
 (FORMERLY SANTA FE ESTATES MASTERPLAN)



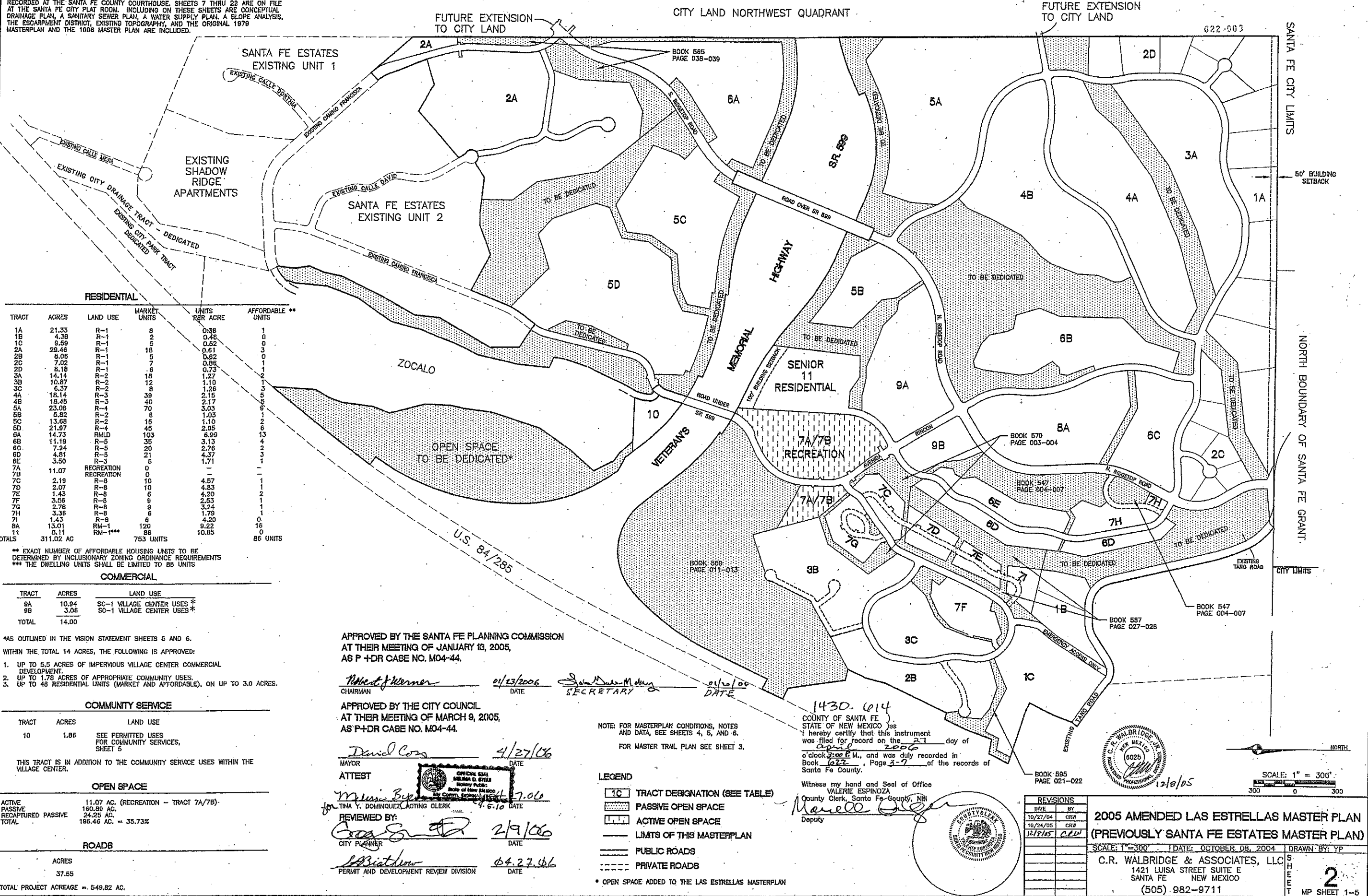
*C.R. Walbridge*  
 C.R. WALBRIDGE

P.E. NO. 6025

12/8/05  
 DATE

2005 AMENDED  
 LAS ESTRELLAS  
 MASTERPLAN

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 1988 MASTER PLAN ARE INCLUDED.



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	9.69	R-1	5	0.52	0
2A	29.46	R-1	18	0.61	3
2B	9.06	R-1	5	0.55	0
2C	7.02	R-1	7	0.86	1
2D	8.18	R-1	6	0.73	1
3A	14.14	R-2	16	1.27	2
3B	10.87	R-2	12	1.10	3
3C	6.37	R-2	8	1.28	1
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	6
5B	5.82	R-2	8	1.03	1
5C	13.68	R-4	15	1.10	2
5D	21.87	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-9	10	4.57	1
7C	2.07	R-8	10	4.83	1
7D	1.43	R-8	6	4.20	2
7E	3.58	R-8	9	2.53	1
7F	2.76	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***	86	10.65	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 86 UNITS

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

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.

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.

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF JANUARY 19, 2005, AS P +DR CASE NO. M04-44.

*Robert Werner* 01/13/2006 CHAIRMAN  
*Sandra M. May* 01/20/06 SECRETARY

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

*David Cox* 4/27/06 MAYOR

*Melissa B...* 4.5.10 OFFICIAL SEAL  
 TINA V. DOMINIQUEZ ACTING CLERK

*Craig...* 2/9/06 CITY PLANNER

*...* 04.27.06 PERMIT AND DEVELOPMENT REVIEW DIVISION

NOTE: FOR MASTERPLAN CONDITIONS, NOTES AND DATA, SEE SHEETS 4, 5, AND 6.  
 FOR MASTER TRAIL PLAN SEE SHEET 3.

- LEGEND
- 10 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

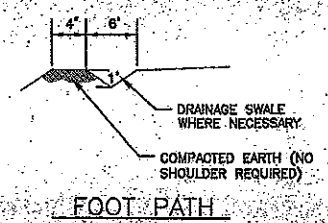
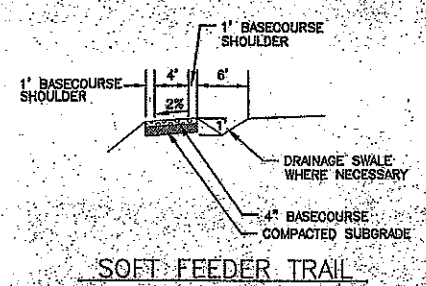
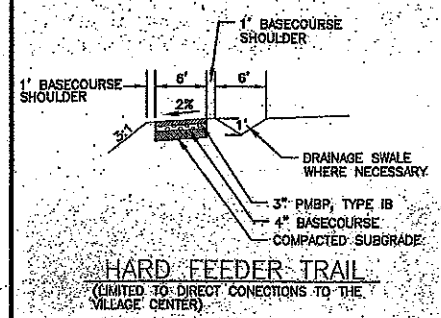
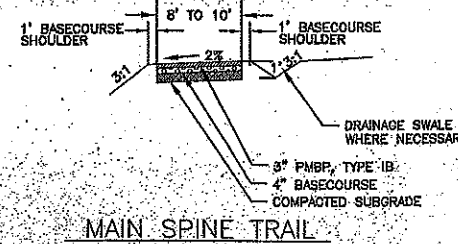
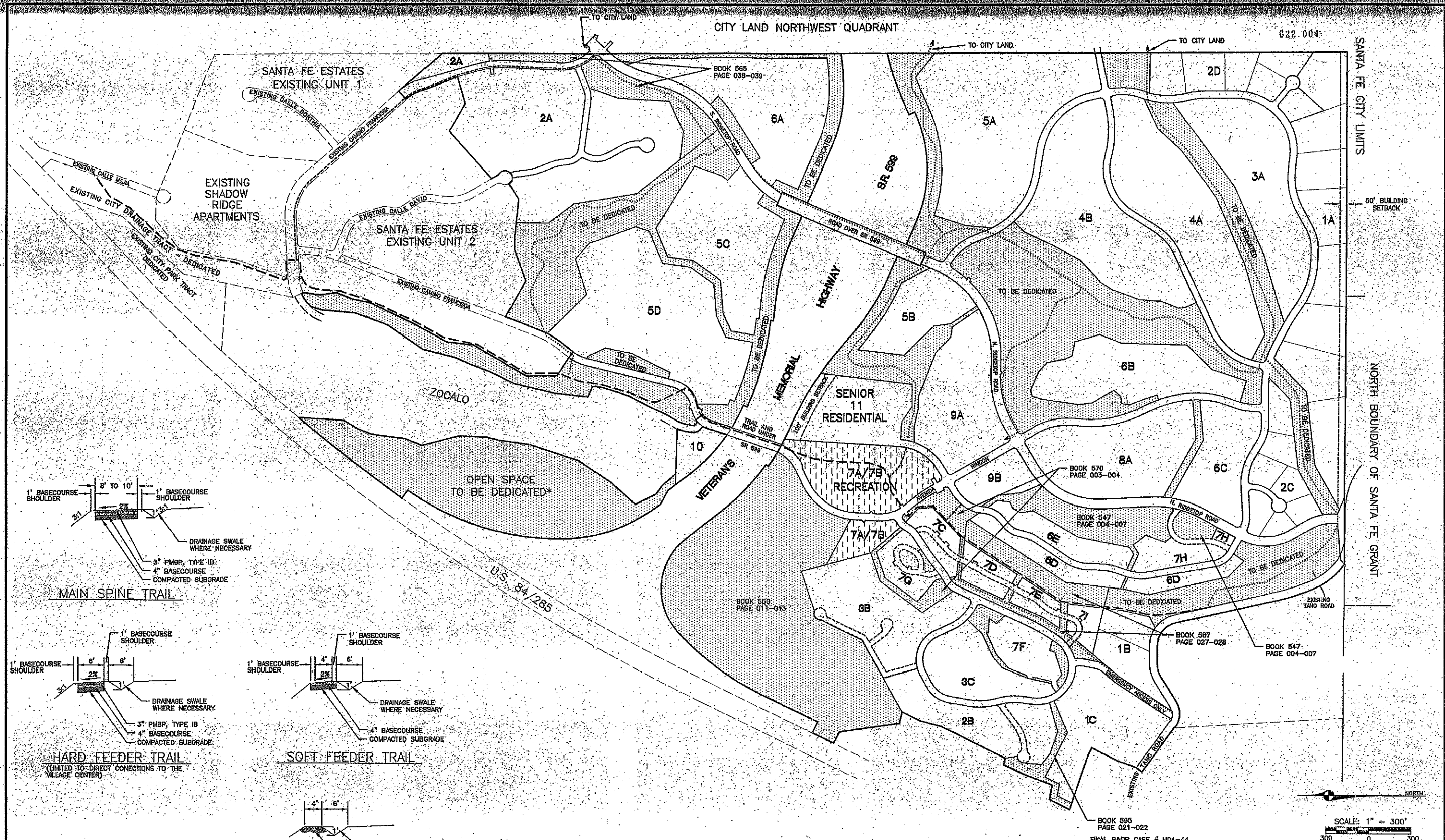
1430.014  
 COUNTY OF SANTA FE, STATE OF NEW MEXICO  
 I hereby certify that this instrument was filed for record on the 21 day of April 2006 at 2:00 P.M., and was duly recorded in Book 622, Page 3-7 of the records of Santa Fe County.

Witness my hand and Seal of Office  
 VALERIE ESPINOZA  
 County Clerk, Santa Fe County, NM  
*Manuel...* Deputy

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

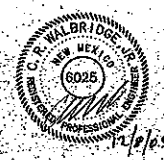
2005 AMENDED LAS ESTRELLAS MASTER PLAN (PREVIOUSLY SANTA FE ESTATES MASTER PLAN)  
 SCALE: 1"=300' | DATE: OCTOBER 08, 2004 | DRAWN BY: YP  
 C.R. WALBRIDGE & ASSOCIATES, LLC  
 1421 LUISA STREET SUITE E  
 SANTA FE NEW MEXICO  
 (505) 982-9711

2  
 MP SHEET 1-5



**NOTES:**  
 1. ALL TRAIL BASE COURSE TO BE TREATED WITH PRE-EMERGENT HERBICIDE CONTAINING TRIFLURALIN AT MANUFACTURER'S 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 SPECIFICATIONS TYPE II FOR AGGREGATED BASECOURSE.

**LEGEND**  
 - - - - - SPINE TRAIL  
 - - - - - HARD FEEDER TRAIL  
 - - - - - SOFT FEEDER TRAIL  
 - - - - - FOOT PATH  
 [Pattern] PASSIVE OPEN SPACE  
 TRAIL LOCATION SHOWN ARE CONCEPTUAL AND ACTUAL LOCATIONS WILL BE DETERMINED IN THE FIELD WITH THE CITY OPEN SPACE PLANNER.



BOOK 595 PAGE 021-022  
 FINAL P&DR CASE # MD4-44

REVISIONS	DATE	BY
1	10/27/04	CRW
2	10/24/05	CRW
3	11/05/05	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

**3**  
 SHEET  
 T MP-SHEET 2-5

06-57

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... 2. THE PLANNING COMMISSION SHALL REVIEW SPECIFIC REQUESTS FOR EXCEPTIONS TO PROVISIONS OF TERRAIN MANAGEMENT REGULATIONS... 3. THE REQUESTED VARIANCES TO CITY ROAD STANDARDS ARE DENIED... 4. A LOCAL STREET SHALL BE STUBBED OUT TO THE WEST PROPERTY BOUNDARY WITHIN TRACT 5A... 5. A LOCAL STREET SHALL BE STUBBED OUT TO THE EAST PROPERTY BOUNDARY WITHIN TRACT 2B... 6. BOUNDARIES OF TRACTS 9A, 9B, 9C, 9D AND 9E SHALL BE MODIFIED TO CREATE ONE OR TWO NEIGHBORHOOD COMMERCIAL USE TRACTS... 7. APPROPRIATE COMMUNITY USES SHALL BE LOCATED IN THE VILLAGE CORE (TRACTS 9A-E)... 8. OPEN SPACE CORRIDOR ALONG THE ARROYO CAZADA RINCON SHALL HAVE A MINIMUM WIDTH OF 150 FEET... 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... 12. THE CONNECTOR ROAD BETWEEN RIDGETOP INTERCHANGE AND TANO ROAD SHOULD BE DESIGNED WITH A MAXIMUM OF TWO LANES... 13. TANO ROAD AND THE CONNECTION TO TANO ROAD TO SANTA FE ESTATES SHOULD NOT BE USED FOR CONSTRUCTION ACCESS... 14. THE DEVELOPER SHALL PREPARE MASTER DRAINAGE PLANS FOR EACH OF THE SUBJECT TRACTS... 15. THE LOCATION OF A SMALL GAS STATION WITHIN THE VILLAGE CORE SHOULD BE CONSIDERED... 16. THE ACTUAL CONSTRUCTION OF NEW HOMES SHALL BEGIN AFTER 30 MONTHS FROM THE DATE OF FILING THE NEW MASTER PLAN... 17. TRACTS 1A, 1B, 1C, 2C AND 2D SHALL BE RESTRICTED TO THE DENSITIES SPELLED OUT IN THE APPROVED MASTER PLAN... 18. THE USE OF TANO ROAD FOR CONSTRUCTION SHALL BE RESTRICTED PER CONDITION 13 ABOVE... 19. THE "VILLAGE CENTER VISION STATEMENT" SUBMITTED BY THE APPLICANT SHALL SERVE AS THE BASIS FOR THE ULTIMATE DESIGN OF THE COMMERCIAL AREA...

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, FLOREST 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 RUSTIC 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 PASO DE PERALTA), PLAZA GUADALUPE (ON GUADALUPE STREET), RODEO PLAZA SHOPPING CENTER, THE SANTA FE PLAZA, THE CANYON ROAD SUB-DISTRICT, AND SENIA PLAZA. THOSE EXISTING DEVELOPMENTS WHICH DO NOT REFLECT THE SCALE OF THE PROPOSED VILLAGE CENTER INCLUDE: DEVAROS 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 3 OF THE MASTERPLAN DRAWINGS ON FILE AT THE CITY. THE SIZE OF THE LAND AREAS TO CONTAIN THESE PONDS WILL 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 FLOOD 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 SOUTHWEST AND THE OTHER DRAINAGE DRAINS SOUTH AND 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 160 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 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 POND DESIGN WILL 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 THEY ARE DEVELOPED. THE DRAINAGE VISION STATEMENT PROVIDES SUFFICIENT DIRECTION FOR TRACT DEVELOPMENT WHILE ALSO GIVING THE CITY FLEXIBILITY IN THEIR REQUIREMENTS.

MASTER PLAN NOTES

- 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. 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, 9C, AND 9A 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 14-30A.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 INSTALLED UNDER THE EXISTING PLAN EXCEPT FOR CROSSINGS. 10. ALL NATURAL DRAINAGE CHANNELS TO BE SHOWN AS EASEMENTS ON FINAL DEVELOPMENT PLANS AND/OR SUBDIVISION PLATS.

0352.011

622.005

APPROVED BY THE CITY PLANNING COMMISSION AT THEIR MEETING OF JULY 25, 1996. [Signature] 12/18/96 DATE [Signature] 12/14/96 DATE

APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF SEPTEMBER 25, 1996. [Signature] 12/19/96 DATE [Signature] 12/18/96 DATE [Signature] 12/19/96 DATE [Signature] 12/18/96 DATE

REVISIONS 12/18/96 [Stamp] SANTA FE ESTATES MASTERPLAN CONDITIONS, NOTES, VISION STATEMENTS 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 4 OF 4 TMP SHEET 3-5

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 763 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 SO-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 COVENANTS, CONDITIONS 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;
11. Financial services;
12. Eating and drinking establishments;
13. Administrative offices and organizations which in whole or part provide medically related services;
14. Apothecary shops or pharmacies;
15. Medical and dental offices or clinics providing care and treatment for the health and welfare of human beings; provided that offices and accessory buildings specified shall not be considered as "service establishments";
16. 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";
17. Offices, business & professional (all);
18. Commercial recreational uses and structures, theaters, bowling alleys, pool rooms, driving ranges, etc.;
19. Exercise, spas or gym facilities;
20. Antique stores;
21. Art supply stores, retail;
22. Arts and crafts, studio workshops, with retail goods manufactured onsite;
23. Bookshops;
24. Package wine/liquor sales;
25. Custom tailors and dressmakers;
26. Florist shops;
27. Gift shops;
28. Neighborhood grocery stores and Laundromats catering to local pedestrian trade;
29. Retail establishments;
30. Retail and service uses that are intended to serve the primary uses and that do not exceed 5,000 square feet per establishment;
31. Barber shops and beauty salons;
32. Personal care facilities for the elderly;
33. Personal service establishments;
34. Broadcasting stations, but not broadcasting towers;
35. Children's play areas and play equipment;
36. Home occupations;
37. Other uses and structures customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures;
38. Former'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**

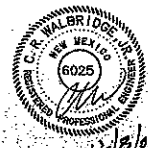
1. POLICE STATION
  2. FIRE STATION
  3. LIBRARY
  4. ADMINISTRATIVE OFFICES
  5. RECREATIONAL USES
- (OUTDOOR STORAGE OF MATERIALS, VEHICLES, OR EQUIPMENT IS PROHIBITED)

**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.



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

FINAL P&DR CASE # M04-44

**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 4-6

06-57

**RESIDENTIAL**

6220607

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	11.07	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



FINAL P&ID CASE # MD4-44

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

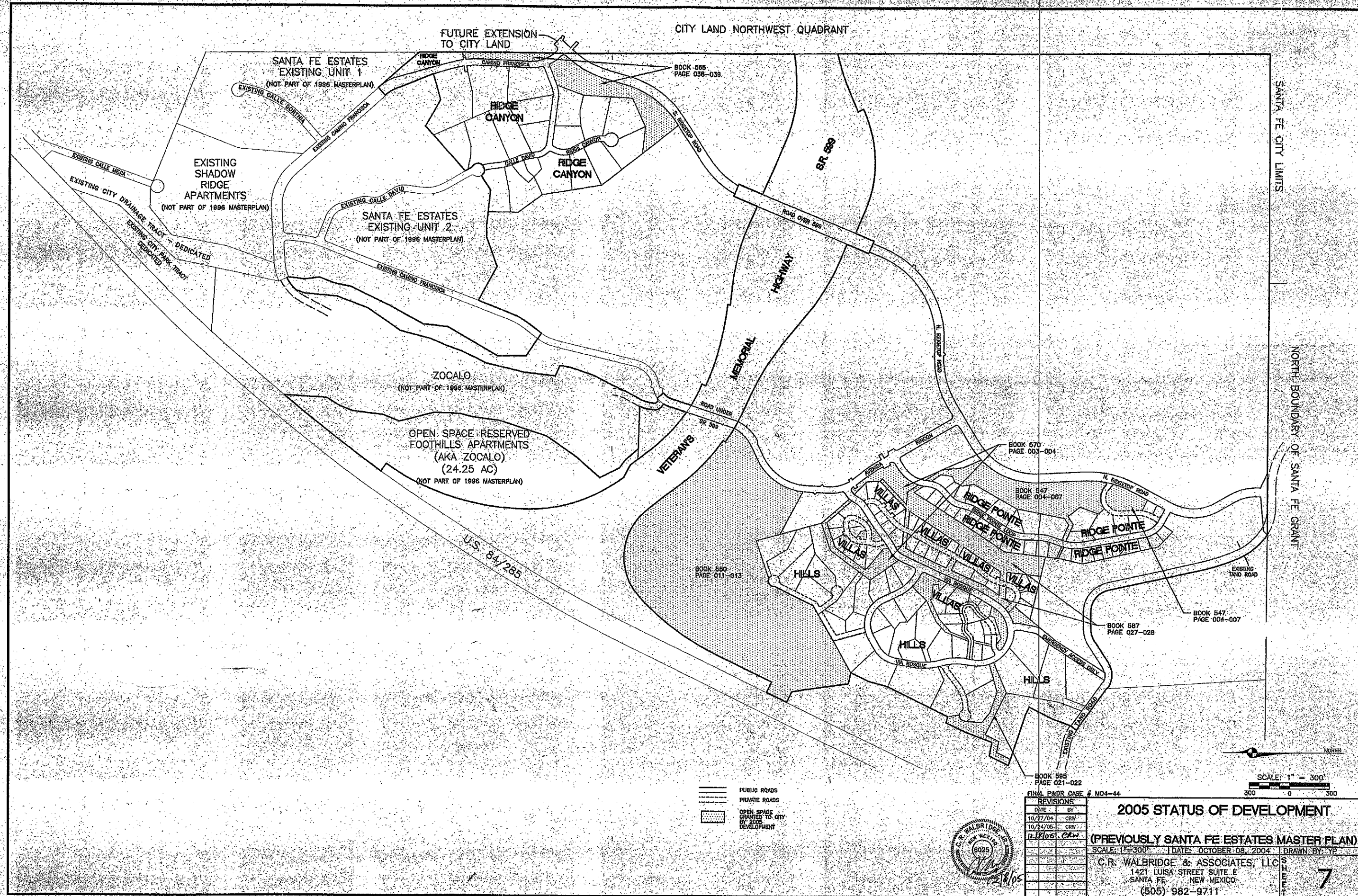
**COMPARISON OF ORIGINAL AND AMENDED MASTER PLAN  
AMENDED LAS ESTRELLAS MASTER PLAN  
(PREVIOUSLY SANTA FE ESTATES MASTER PLAN)**

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

06-57



CITY LAND NORTHWEST QUADRANT

SANTA FE CITY LIMITS  
NORTH BOUNDARY OF SANTA FE GRANT

SANTA FE ESTATES  
EXISTING UNIT 1  
(NOT PART OF 1996 MASTERPLAN)

EXISTING  
SHADOW  
RIDGE  
APARTMENTS  
(NOT PART OF 1996 MASTERPLAN)

SANTA FE ESTATES  
EXISTING UNIT 2  
(NOT PART OF 1996 MASTERPLAN)

ZOCALO  
(NOT PART OF 1996 MASTERPLAN)

OPEN SPACE RESERVED  
FOOTHILLS APARTMENTS  
(AKA ZOCALO)  
(24.25 AC)  
(NOT PART OF 1996 MASTERPLAN)

BOOK 585  
PAGE 038-039

BOOK 570  
PAGE 003-004

BOOK 547  
PAGE 004-007

BOOK 580  
PAGE 011-013

BOOK 587  
PAGE 027-028

BOOK 547  
PAGE 004-007

BOOK 585  
PAGE 021-022

- PUBLIC ROADS
- - - PRIVATE ROADS
- ▨ OPEN SPACE GRANTED TO CITY BY 2005 DEVELOPMENT



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

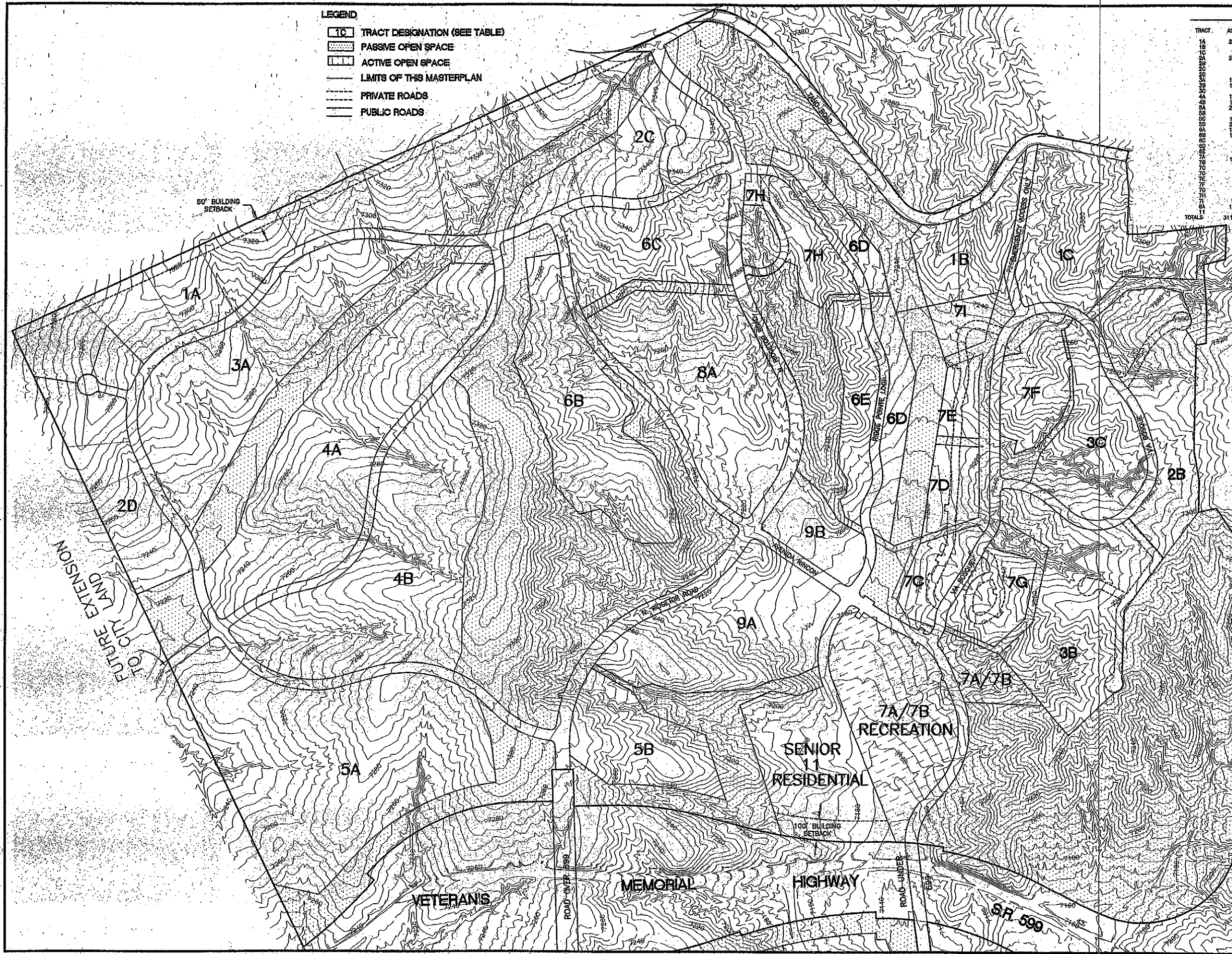
**2005 STATUS OF DEVELOPMENT**  
(PREVIOUSLY SANTA FE ESTATES MASTER PLAN)  
SCALE: 1"=300' | DATE: OCTOBER 08, 2004 | DRAWN BY: YP  
C.R. WALBRIDGE & ASSOCIATES, LLC  
1421 LUISA STREET SUITE E  
SANTA FE, NEW MEXICO  
(505) 982-9711

SCALE: 1" = 300'  
300 0 300

7

06-57

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RESIDENTIAL					
TRACT	ACRES	LAND USE	MARKET UNITS	UNITS PER ACRE	AFFORDABLE ** UNITS
1A	21.53	R-1	8	0.36	0
1B	4.38	R-1	2	0.46	0
1C	9.59	R-1	5	0.52	0
2A	28.46	R-1	16	0.56	0
2B	8.68	R-1	5	0.58	0
2C	7.02	R-1	4	0.58	0
2D	6.18	R-1	3	0.48	0
3A	14.14	R-2	18	1.27	0
3B	10.97	R-2	12	1.10	0
3C	6.37	R-2	8	1.26	0
3D	18.14	R-3	39	2.16	0
4A	18.45	R-4	40	2.17	0
4B	23.68	R-4	70	3.03	0
4C	5.92	R-4	6	1.03	0
5A	13.88	R-2	15	1.10	0
5B	21.87	R-4	48	2.23	0
6A	14.73	RMLD	103	6.99	13
6B	11.19	R-5	35	3.13	0
6C	7.34	R-5	29	3.96	0
6D	4.81	R-5	21	4.37	0
6E	3.50	R-5	6	1.71	0
7A	11.07	RECREATION	0	0	0
7B	2.19	R-8	10	4.57	1
7C	2.97	R-8	10	3.35	1
7D	1.43	R-8	6	4.20	1
7E	2.80	R-8	9	3.24	1
7F	2.78	R-8	9	3.24	1
7G	3.36	R-8	6	1.78	0
7H	1.83	R-8	6	3.33	0
8A	13.01	RH-1	120	9.22	16
8B	9.11	RH-1	88	10.65	16
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 88 UNITS

COMMERCIAL		
TRACT	ACRES	LAND USE
9A	10.94	SC-1 VILLAGE CENTER USES #
9B	3.03	SC-1 VILLAGE CENTER USES #
TOTAL	14.00	

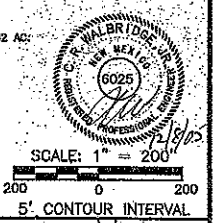
AS OUTLINED IN THE VISION STATEMENT SHEET 5 AND 6  
 WITHIN THE TOTAL 14 ACRES, THE FOLLOWING IS APPROVED:  
 1. UP TO 6.5 ACRES OF IMPERVIOUS VILLAGE CENTER COMMERCIAL DEVELOPMENT.  
 2. UP TO 1.7 ACRES OF APPROPRIATE COMMUNITY USES.  
 3. UP TO 48 RESIDENTIAL UNITS (MARKET AND AFFORDABLE), ON UP TO 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	
ACRES	RECREATION - TRACT 7A/7B
11.07	AC.
160.89	AC.
24.25	AC.
TOTAL	186.49 AC. = 36.73%

ROADS	
ACRES	TOTAL PROJECT ACREAGE = 649.82 AC.
37.55	



FINAL PADD CASE # M04-44

REVISIONS

DATE	BY	DESCRIPTION
10/27/04	CM	
10/28/05	CM	
12/8/05	CM	

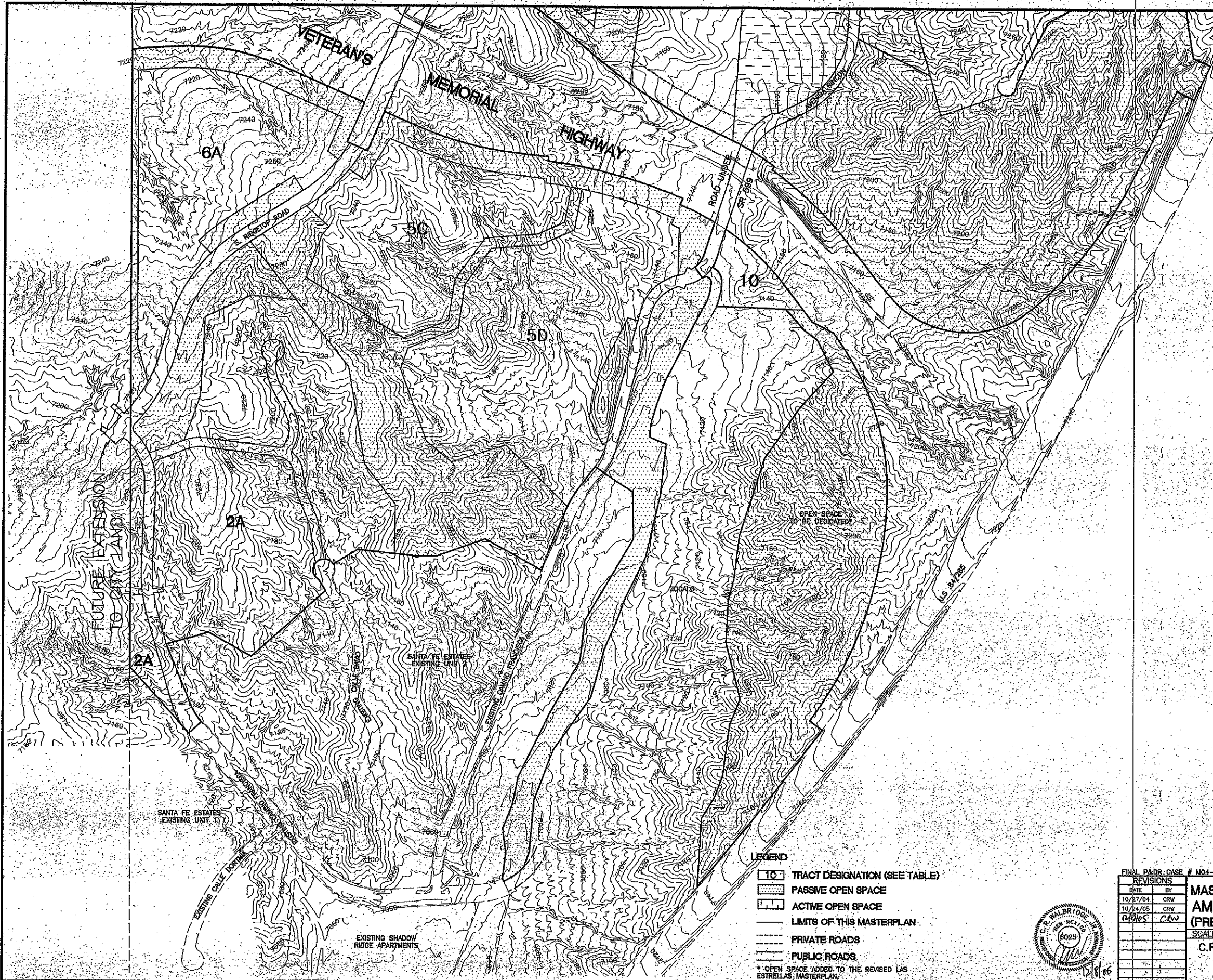
MASTERPLAN - NORTH HALF WITH TOPOGRAPHY  
 AMENDED LAS ESTRELLAS MASTER PLAN  
 (PREVIOUSLY SANTA FE ESTATES MASTER PLAN)

SCALE: 1" = 200' DATE: OCTOBER 08, 2004 DRAIN BY: TP

C.R. WALBRIDGE & ASSOCIATES, L.L.C.  
 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	4.38	R-1	2	0.46	0
1C	8.59	R-1	5	0.59	0
2A	28.46	R-1	16	0.57	0
2B	8.06	R-1	5	0.62	0
2C	7.02	R-1	4	0.57	0
2D	8.19	R-1	5	0.61	0
3A	14.14	R-2	18	1.27	2
3B	10.87	R-2	15	1.37	1
3C	8.37	R-2	8	1.26	1
4A	18.14	R-3	39	2.16	5
4B	18.46	R-3	40	2.17	6
5A	23.06	R-4	70	3.03	9
5B	8.82	R-2	8	1.03	2
5C	13.88	R-2	15	1.10	1
5D	21.97	R-4	45	2.05	6
6A	14.79	RMLD	103	6.99	13
6B	11.19	R-5	35	3.13	4
6C	7.24	R-5	20	2.78	2
6D	4.81	R-5	14	2.91	1
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	4.85	1
7D	1.43	R-8	6	4.20	0
7E	3.56	R-8	8	2.53	1
7F	2.78	R-8	6	2.34	1
7G	3.26	R-8	6	1.79	1
7H	1.43	R-8	6	4.20	0
7I	15.01	RM-1	120	8.22	16
7J	8.11	RM-1	68	10.86	11
TOTALS	311.02 AC.		753 UNITS		88 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
8A	10.94	SC-1 VILLAGE CENTER USES*
8B	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:
- UP TO 5.5 ACRES OF IMPERVIOUS VILLAGE CENTER COMMERCIAL DEVELOPMENT.
  - UP TO 178 ACRES OF APPROPRIATE COMMUNITY USES.
  - 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	ACRES	LAND USE
ACTIVE	11.07	AC. (RECREATION - TRACT 7A/7B)
PASSIVE	150.89	AC.
RECAPTURED PASSIVE	24.52	AC.
TOTAL	186.48	AC. = 35.73%

ROADS	
ACRES	LAND USE
37.59	
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



FINAL P&DR CASE # M04-44

REVISIONS	DATE	BY
1	10/27/04	CRW
2	10/24/05	CRW
3		CRW

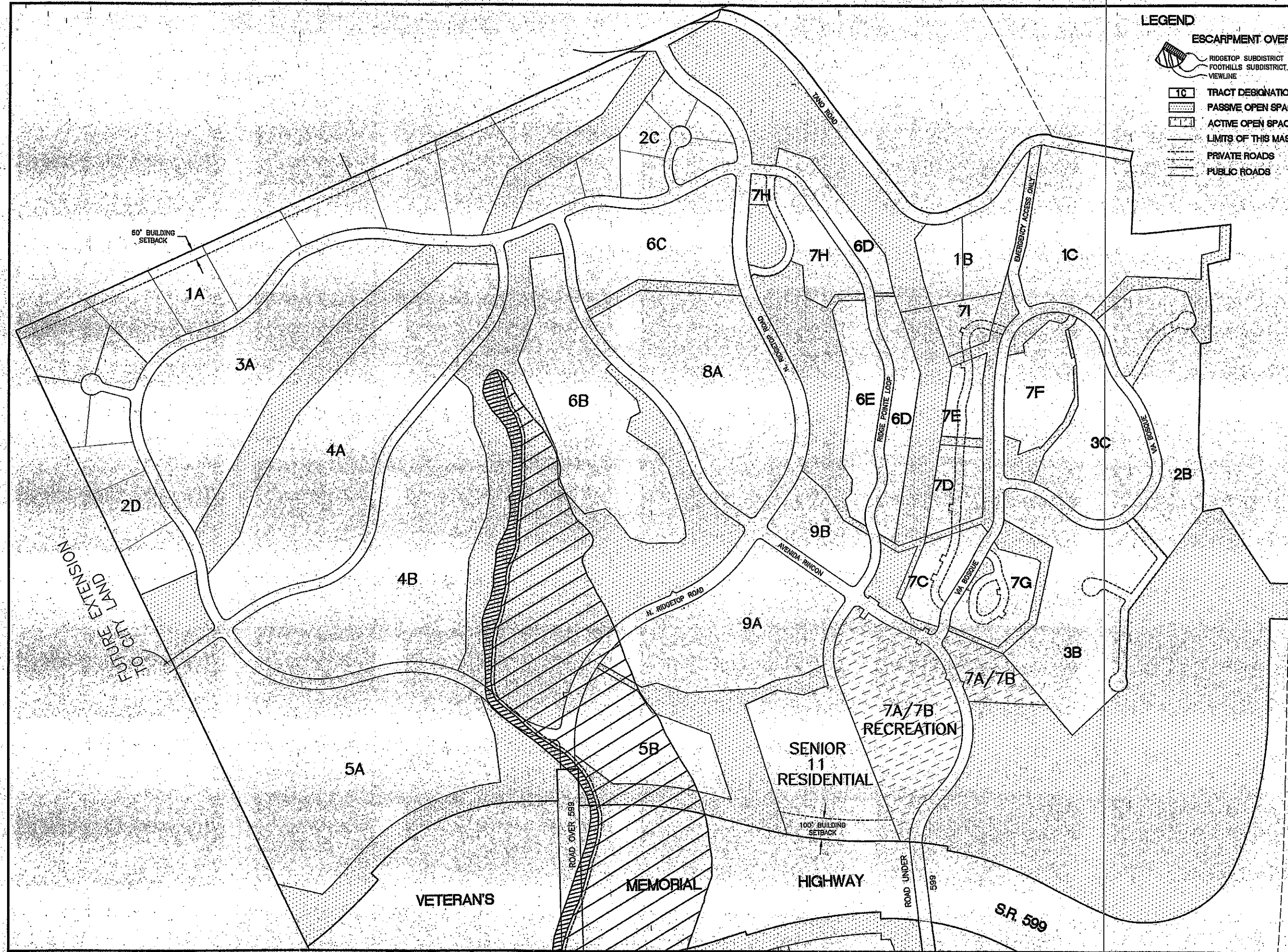
**MASTERPLAN - SOUTH HALF WITH TOPOGRAPHY AMENDED LAS ESTRELLAS MASTER PLAN (PREVIOUSLY SANTA FE ESTATES MASTER PLAN)**

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

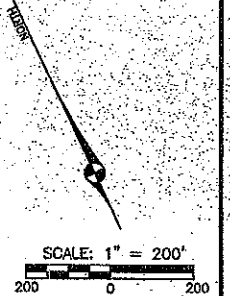
C.R. WALBRIDGE & ASSOCIATES, LLC  
 1421 LUISA STREET SUITE 'E'  
 SANTA FE, NEW MEXICO  
 (505) 982-9711

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06-57



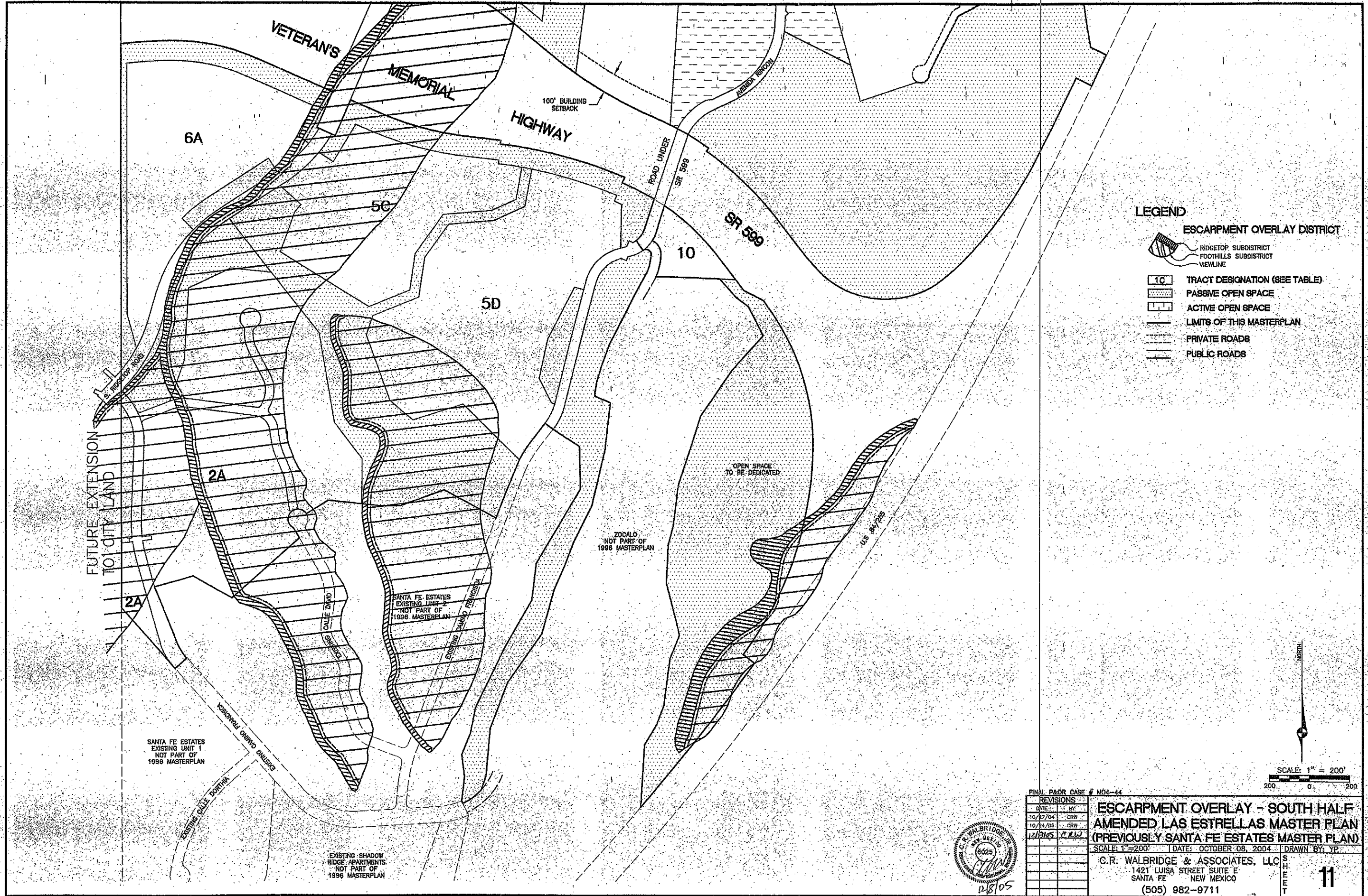
- LEGEND**
- ESCAPMENT OVERLAY DISTRICT**
- RIDGETOP SUBDISTRICT
  - FOOTHILLS SUBDISTRICT
  - VIEWLINE
  - TRACT DESIGNATION (SEE TABLE)
  - PASSIVE OPEN SPACE
  - ACTIVE OPEN SPACE
  - LIMITS OF THIS MASTERPLAN
  - PRIVATE ROADS
  - PUBLIC ROADS



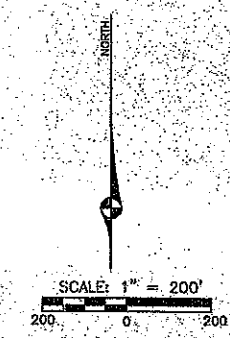
<b>ESCAPMENT OVERLAY - NORTH HALF</b> <b>AMENDED LAS ESTRELLAS MASTER PLAN</b> <b>(PREVIOUSLY SANTA FE ESTATES MASTER PLAN)</b>	
SCALE: 1"=200'	DATE: OCTOBER 08, 2004
C.R. WALBRIDGE & ASSOCIATES, LLC 1421 LUISA STREET SUITE E SANTA FE, NEW MEXICO (505) 982-9711	
<b>10</b> SHEETS	
FINAL P&ID CASE # MO-44 REVISIONS DATE BY 10/27/04 SW 10/28/04 SW 11/05/04 CAW	

US 84-285

06-57



- LEGEND**
- ESCARPMENT OVERLAY DISTRICT**
- RIDGETOP SUBDISTRICT
  - FOOTHILLS SUBDISTRICT
  - VIEWLINE
- TRACT DESIGNATION (SEE TABLE)**
- PASSIVE OPEN SPACE
  - ACTIVE OPEN SPACE
- LIMITS OF THIS MASTER PLAN**
- PRIVATE ROADS
  - PUBLIC ROADS



FINAL P&DR CASE # M04-44

REVISIONS	DATE	BY
10/27/04		CRW
10/31/05		CRW
12/21/05		CML

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

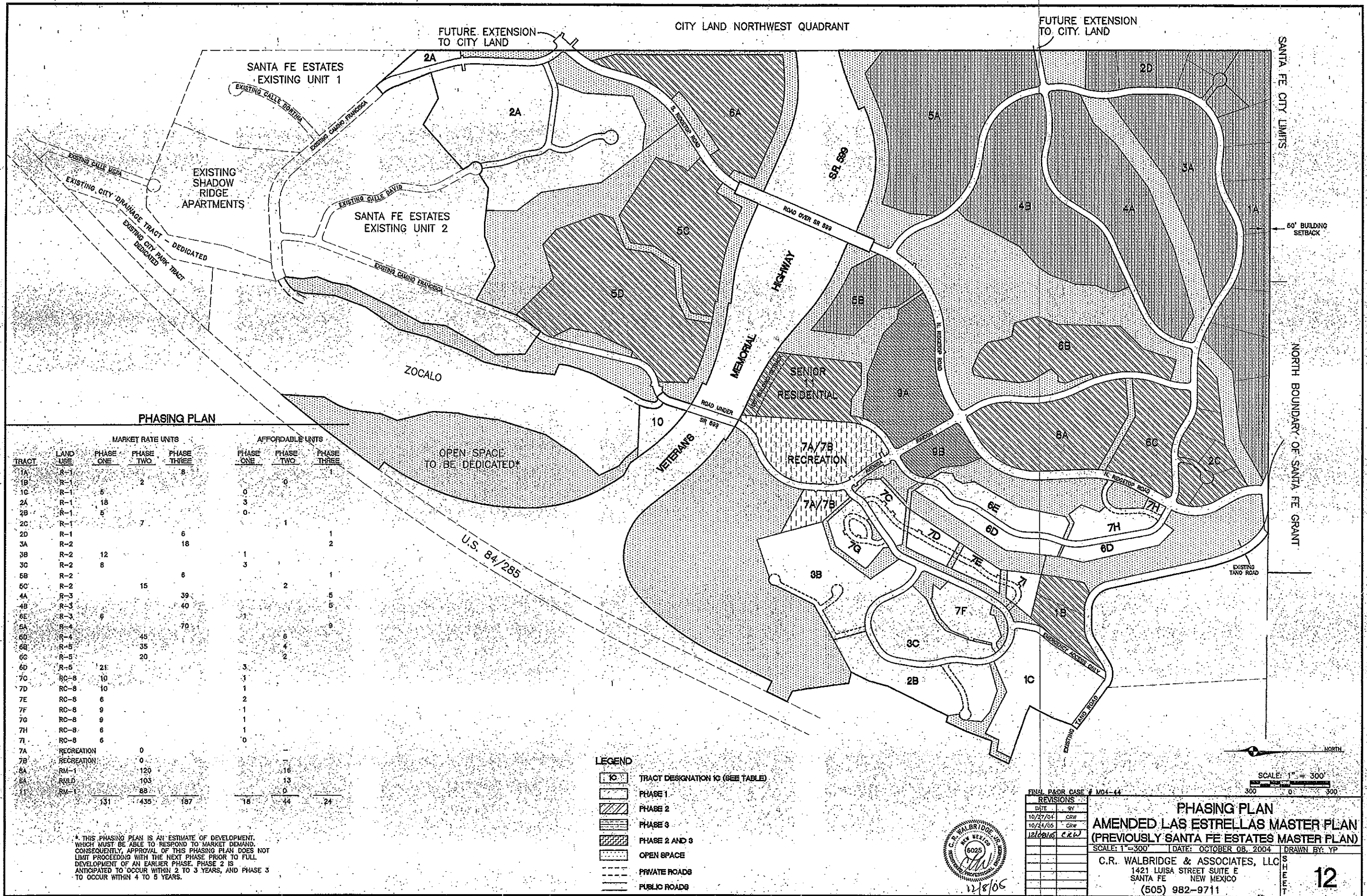
SCALE: 1" = 200' DATE: OCTOBER 08, 2004 DRAWN BY: YP

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

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06-57



**PHASING PLAN**

TRACT	LAND USE	MARKET RATE UNITS			AFFORDABLE UNITS		
		PHASE ONE	PHASE TWO	PHASE THREE	PHASE ONE	PHASE TWO	PHASE THREE
1A	R-1			8			1
1B	R-1		2			0	
1C	R-1	5			0	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	
8A	RM-1		103			13	
11	RM-1		88			0	
		131	435	187	18	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**
- 10 TRACT DESIGNATION 10 (SEE TABLE)
  - PHASE 1
  - PHASE 2
  - PHASE 3
  - PHASE 2 AND 3
  - OPEN SPACE
  - PRIVATE ROADS
  - PUBLIC ROADS







FINAL P&DR CASE # M04-14

REVISIONS	DATE	BY
10/27/04	C.R.	
10/24/05	C.R.	
12/08/05	C.R.	

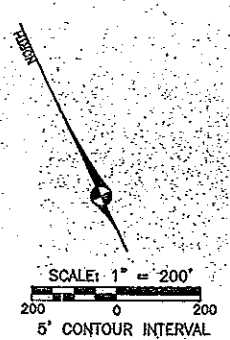
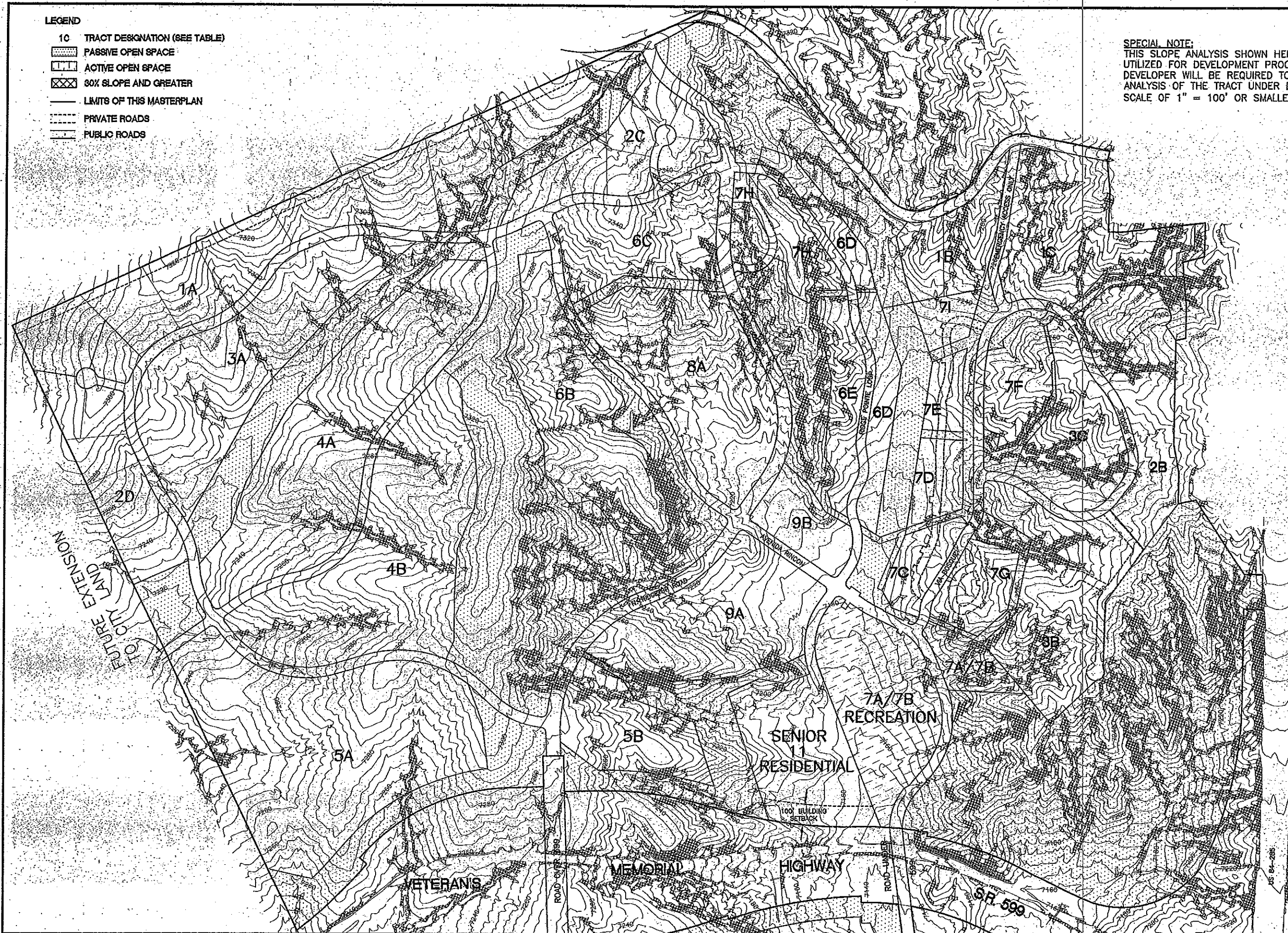
**PHASING PLAN**  
**AMENDED LAS ESTRELLAS MASTER PLAN**  
 (PREVIOUSLY SANTA FE ESTATES MASTER PLAN)  
 SCALE: 1"=300' DATE: OCTOBER 08, 2004 DRAWN BY: YP  
 C.R. WALBRIDGE & ASSOCIATES, LLC  
 1421 LUJISA STREET SUITE E  
 SANTA FE NEW MEXICO  
 (505) 982-9711



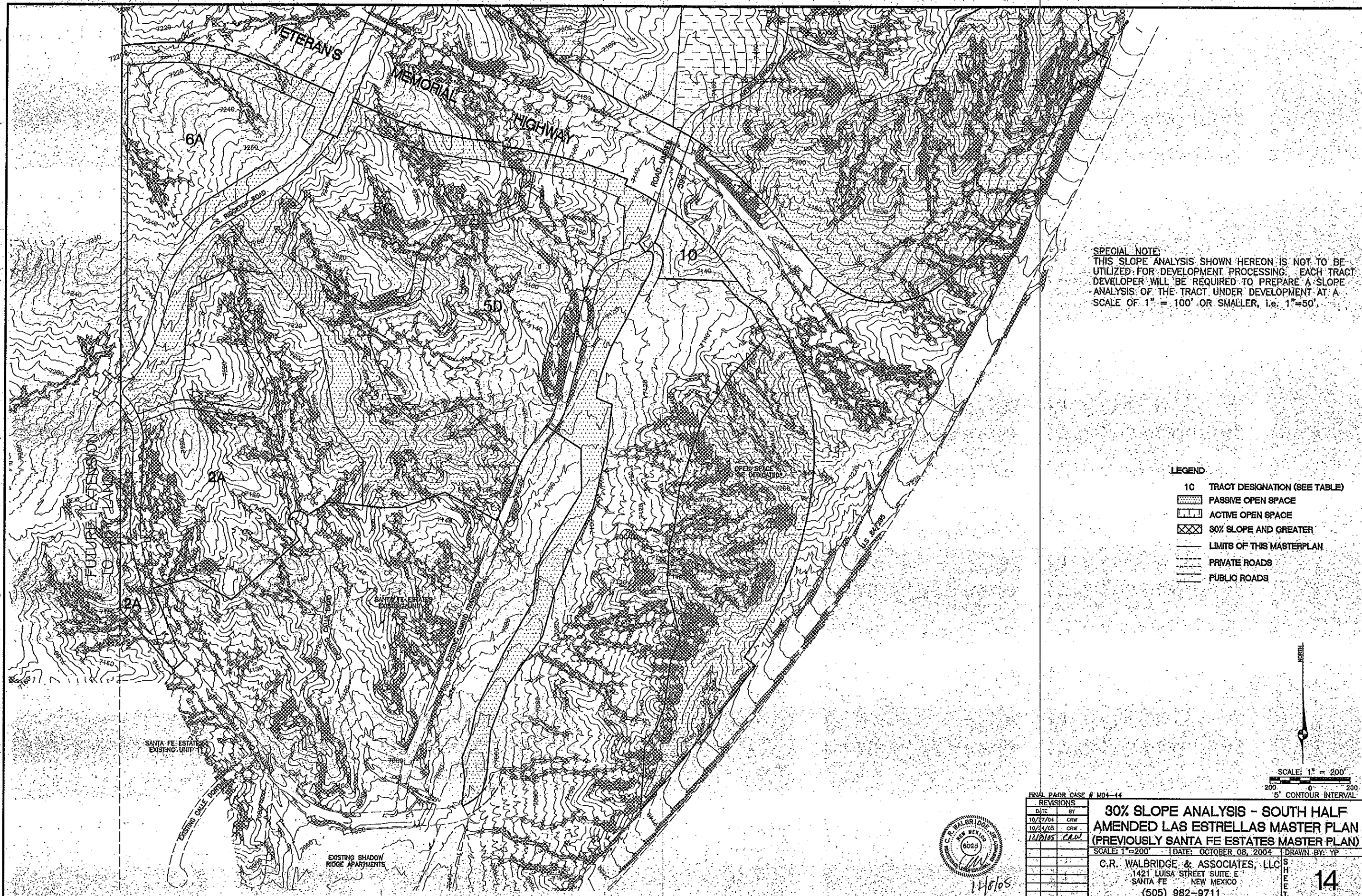
**LEGEND**

- 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'.

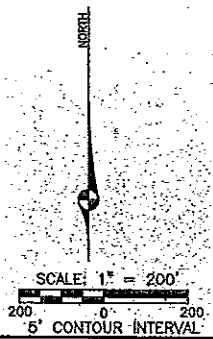


<b>30% SLOPE ANALYSIS - NORTH HALF</b>		<b>13</b>
<b>AMENDED LAS ESTRELLAS MASTER PLAN (PREVIOUSLY SANTA FE ESTATES MASTER PLAN)</b>		
FINAL PAPER CASE # MD-44	DATE: OCTOBER 08, 2004	DRAWN BY: YP
REVISIONS	SCALE: 1"=200'	C.R. WALBRIDGE & ASSOCIATES, LLC
BY: [initials]	DATE: 10/27/04	1421 LUISA STREET SUITE E
BY: [initials]	DATE: 10/29/05	SANTA FE, NEW MEXICO
BY: [initials]	DATE: 12/1/05	(505) 982-9711



**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



FINAL P&DR CASE # M04-44

REVISIONS	
DATE	BY
10/27/04	CRW
10/24/05	CRW
12/01/05	CRW



**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

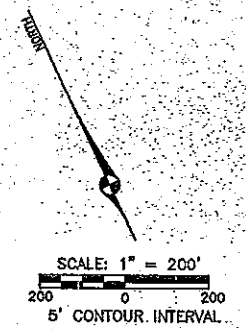
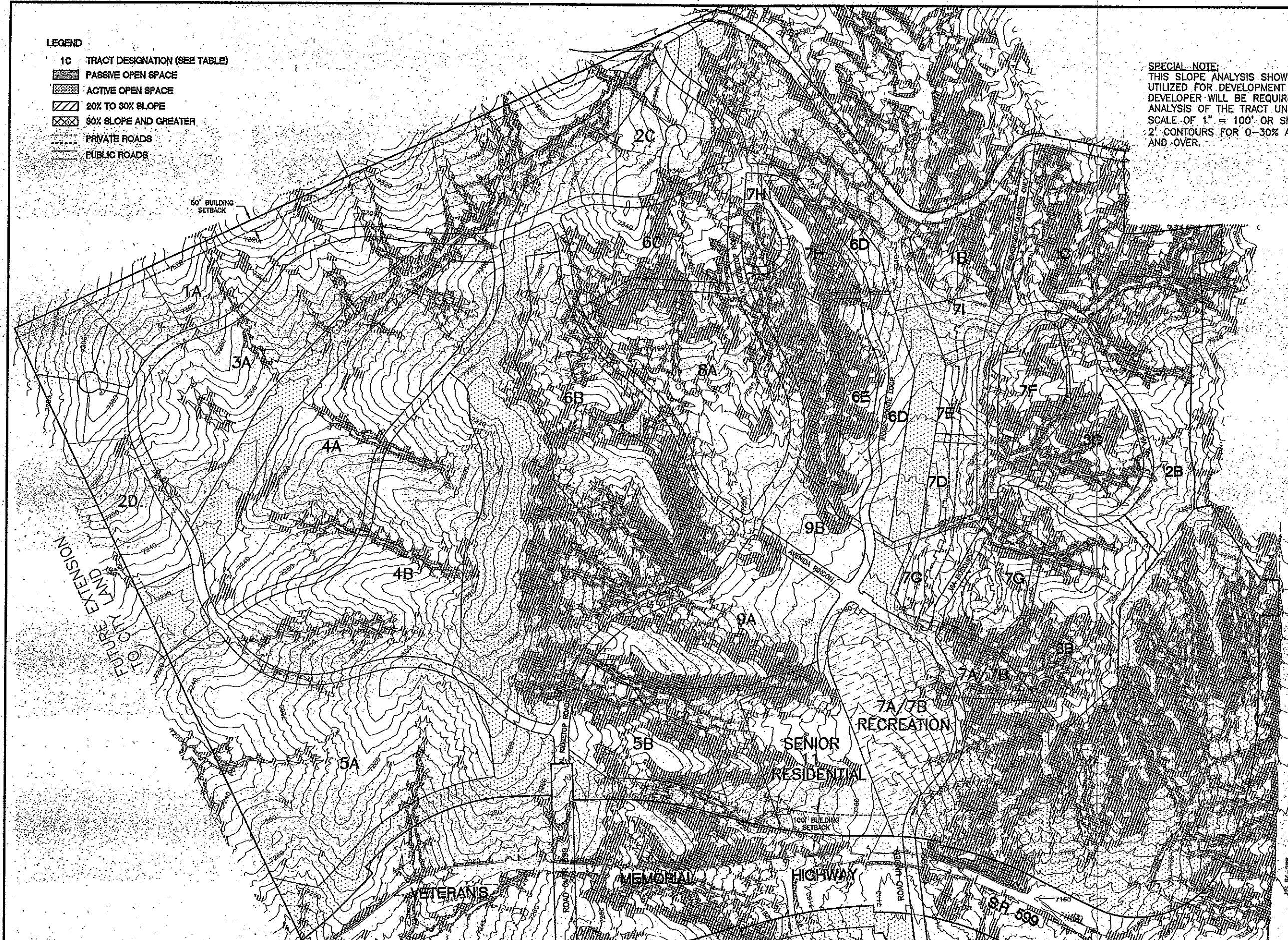
SHEET  
**14**

06-57

**LEGEND**

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

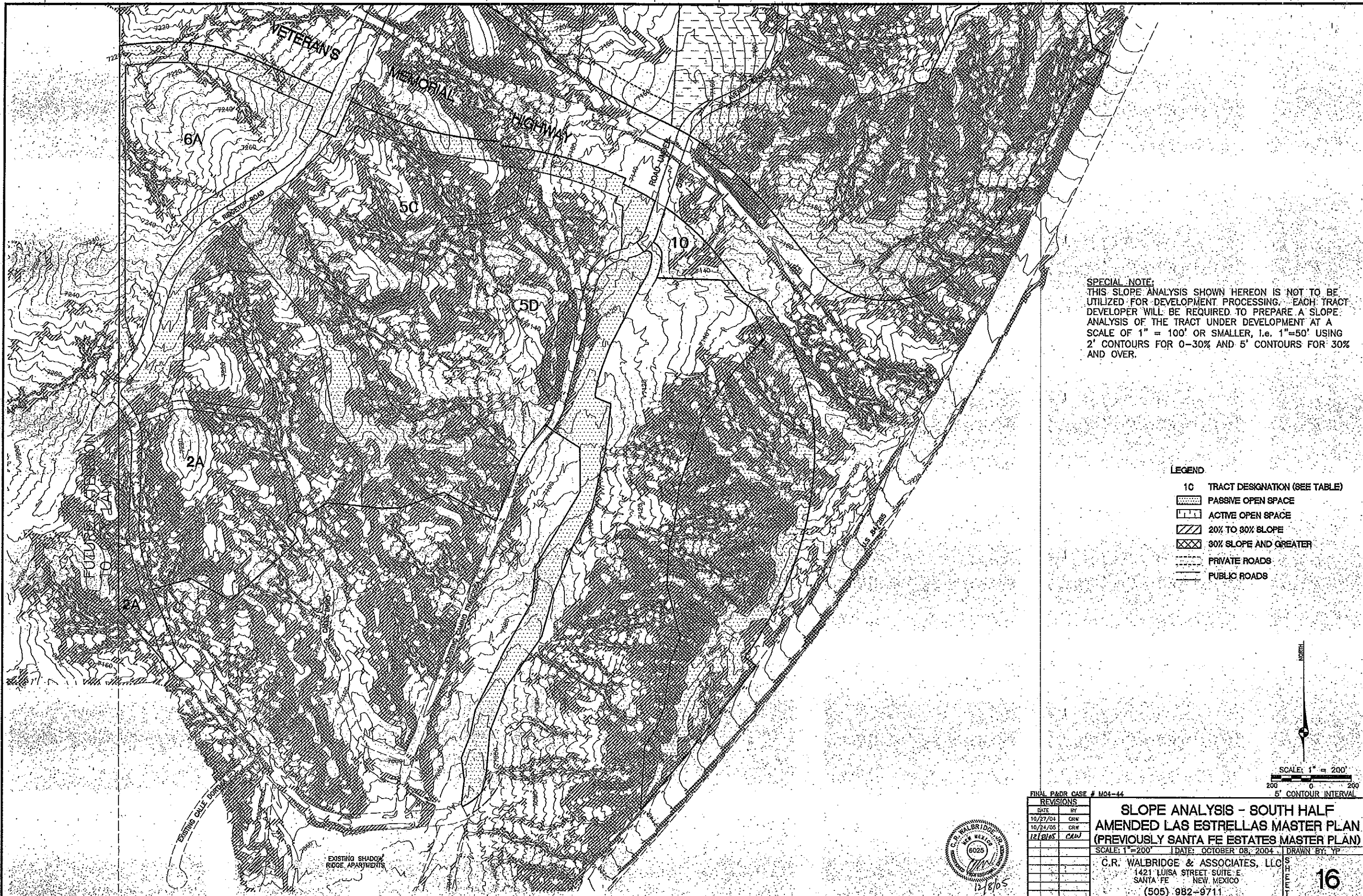
**SPECIAL NOTE:**  
 THIS SLOPE ANALYSIS SHOWN HEREON IS NOT TO BE UTILIZED FOR DEVELOPMENT PROCESSING. EACH TRACT DEVELOPER WILL BE REQUIRED TO PREPARE A SLOPE ANALYSIS OF THE TRACT UNDER DEVELOPMENT AT A SCALE OF 1" = 100' OR SMALLER, I.E. 1"=50' USING 2' CONTOURS FOR 0-30% AND 5' CONTOURS FOR 30%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



12/8/05

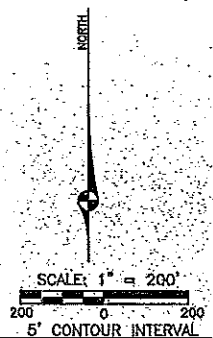
<b>SLOPE ANALYSIS - NORTH HALF</b>		<b>15</b>
<b>AMENDED LAS ESTRELLAS MASTER PLAN</b>		
<b>(PREVIOUSLY SANTA FE ESTATES MASTER PLAN)</b>		
SCALE: 1"=200'	DATE: OCTOBER 08, 2004	DRAWN BY: J.P.
C.R. WALBRIDGE & ASSOCIATES, LLC 1421 LUISA STREET SUITE E SANTA FE, NEW MEXICO (505) 982-9711		
FINAL PDR CASE # MD4-44	REVISIONS	
DATE	BY	
10/27/04	CRW	
10/29/05	CRW	
12/08/05	C.P.M.	

26 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.

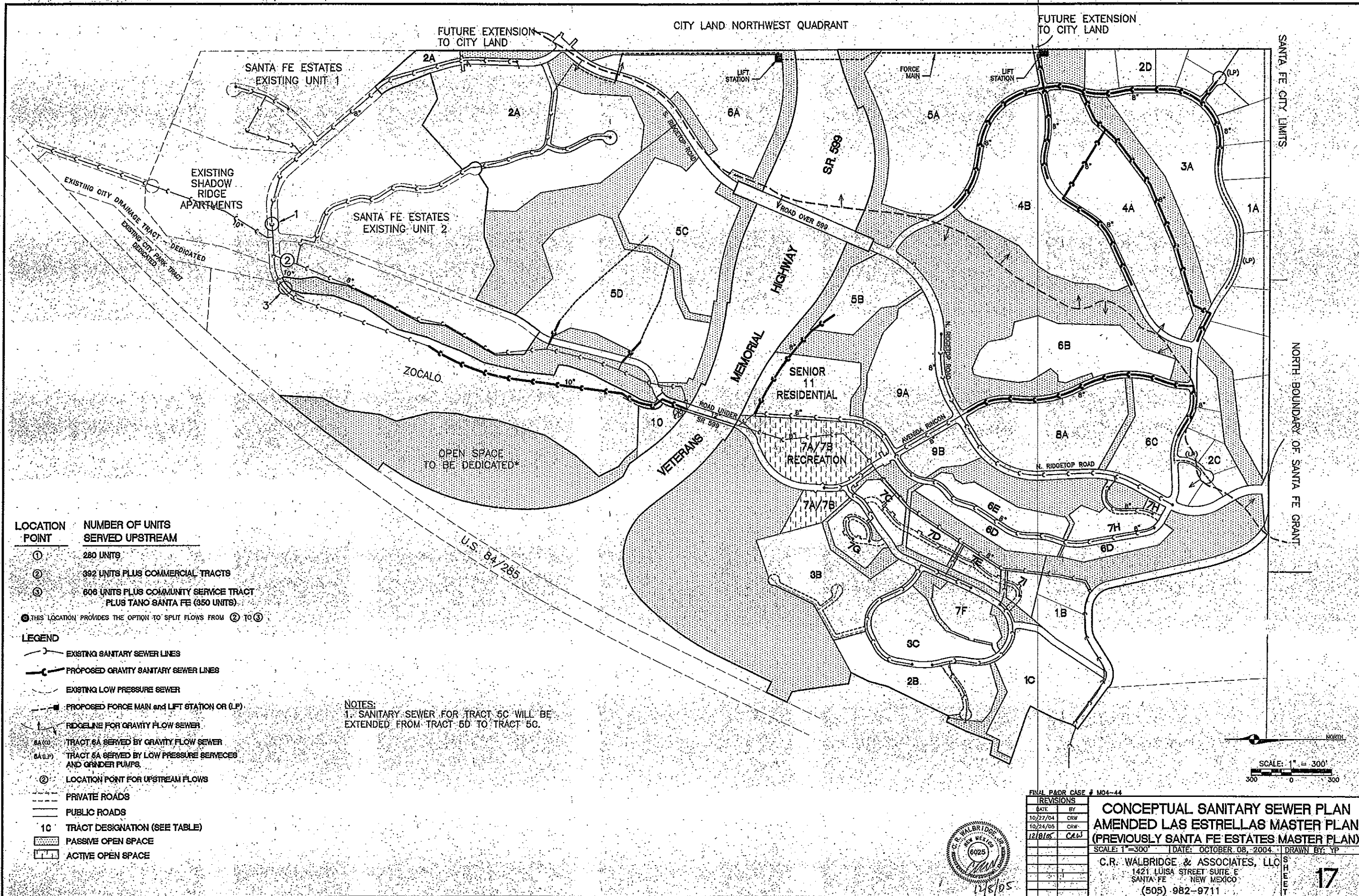
- LEGEND**
- 10 TRACT DESIGNATION (SEE TABLE)
  - [Dotted pattern] PASSIVE OPEN SPACE
  - [Horizontal line pattern] ACTIVE OPEN SPACE
  - [Diagonal line pattern /] 20% TO 30% SLOPE
  - [Diagonal line pattern \] 30% SLOPE AND GREATER
  - [Dashed line] PRIVATE ROADS
  - [Solid line] PUBLIC ROADS



FINAL P&DR CASE # M04-44		SCALE: 1"=200'		DATE: OCTOBER 08, 2004	DRAWN BY: YP
REVISIONS					
DATE	BY				
10/27/04	CRK				
10/24/05	CRK				
12/15/05	CAW				
		<b>SLOPE ANALYSIS - SOUTH HALF          AMENDED LAS ESTRELLAS MASTER PLAN          (PREVIOUSLY SANTA FE ESTATES MASTER PLAN)</b>			
		C.R. WALBRIDGE & ASSOCIATES, L.L.C. 1421 LUISA STREET SUITE E SANTA FE NEW MEXICO (505) 982-9711			
				<b>16</b> SHEET	

06-57



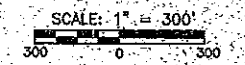


LOCATION POINT	NUMBER OF UNITS SERVED UPSTREAM
①	280 UNITS
②	392 UNITS PLUS COMMERCIAL TRACTS
③	606 UNITS PLUS COMMUNITY SERVICE TRACT PLUS TANO SANTA FE (350 UNITS)

③ 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 (L.P.)
  - RIDGELINE FOR GRAVITY FLOW SEWER
  - 6A (G) TRACT 6A SERVED BY GRAVITY FLOW SEWER
  - 6A (L.P) TRACT 6A SERVED BY LOW PRESSURE SEWER 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.



FINAL PADR CASE # M04-44

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

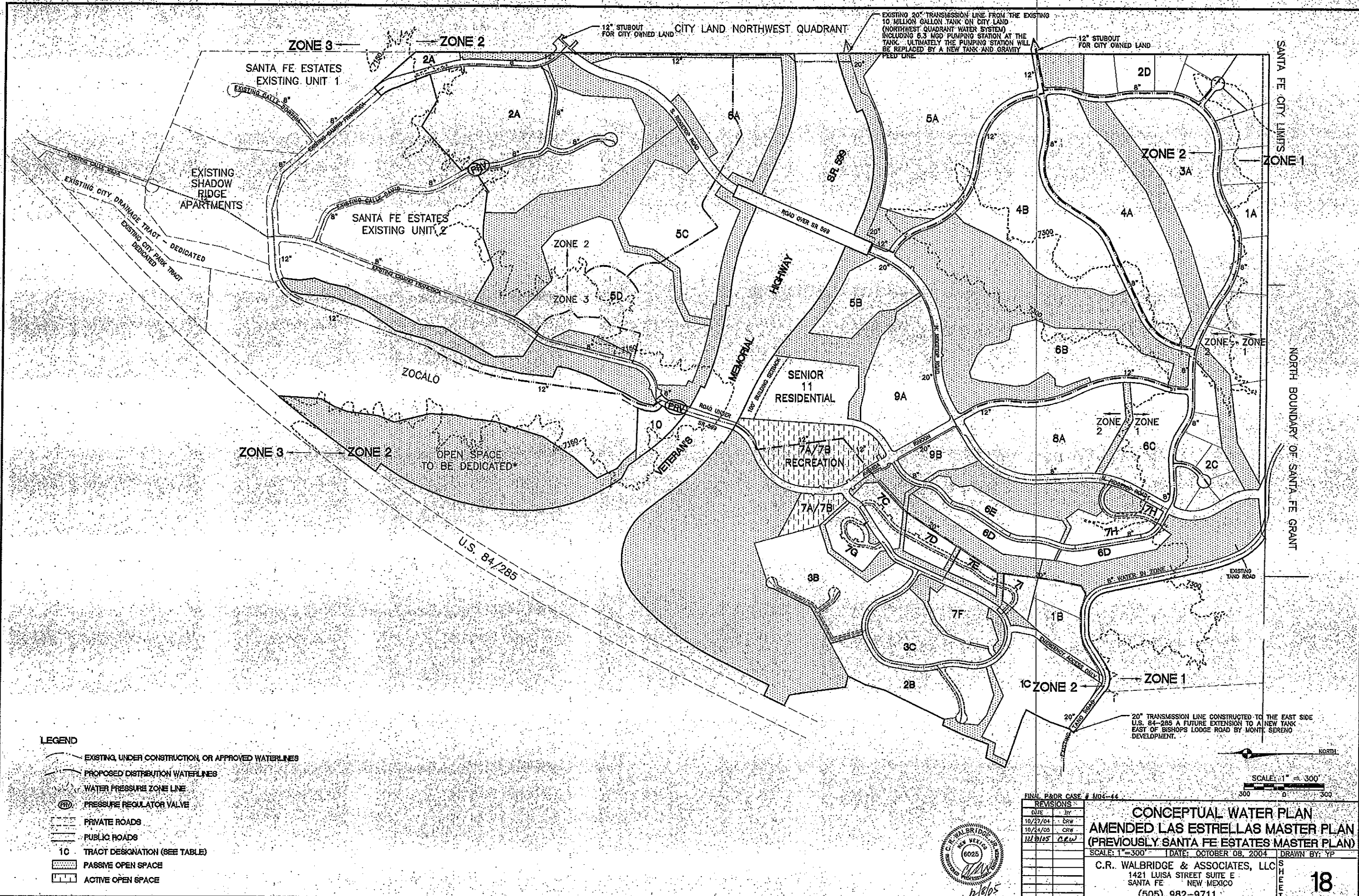
**CONCEPTUAL SANITARY SEWER PLAN**  
**AMENDED LAS ESTRELLAS MASTER PLAN**  
 (PREVIOUSLY SANTA FE ESTATES MASTER PLAN)

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

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**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 RIDGE LINE
- EXISTING MAJOR DRAINAGE AND DIRECTION OF FLOW
- 100 YEAR FLOOD PLAIN, ARROYO RINCON (FLOOD INSURANCE MAP)

FINAL PDR CASE # M04-44

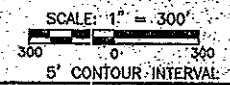
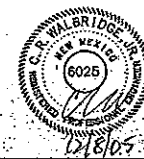
REVISIONS	
DATE	BY
10/27/04	CRW
10/24/05	CRW
12/01/05	CRW

**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.

NORTH  
 SCALE: 1" = 300'  
 300 0 300  
 5' CONTOUR INTERVAL

FINAL P&DR CASE # MD4-44

REVISIONS	
DATE	BY
10/27/04	CPK
10/24/05	CPK
12/18/05	CMW

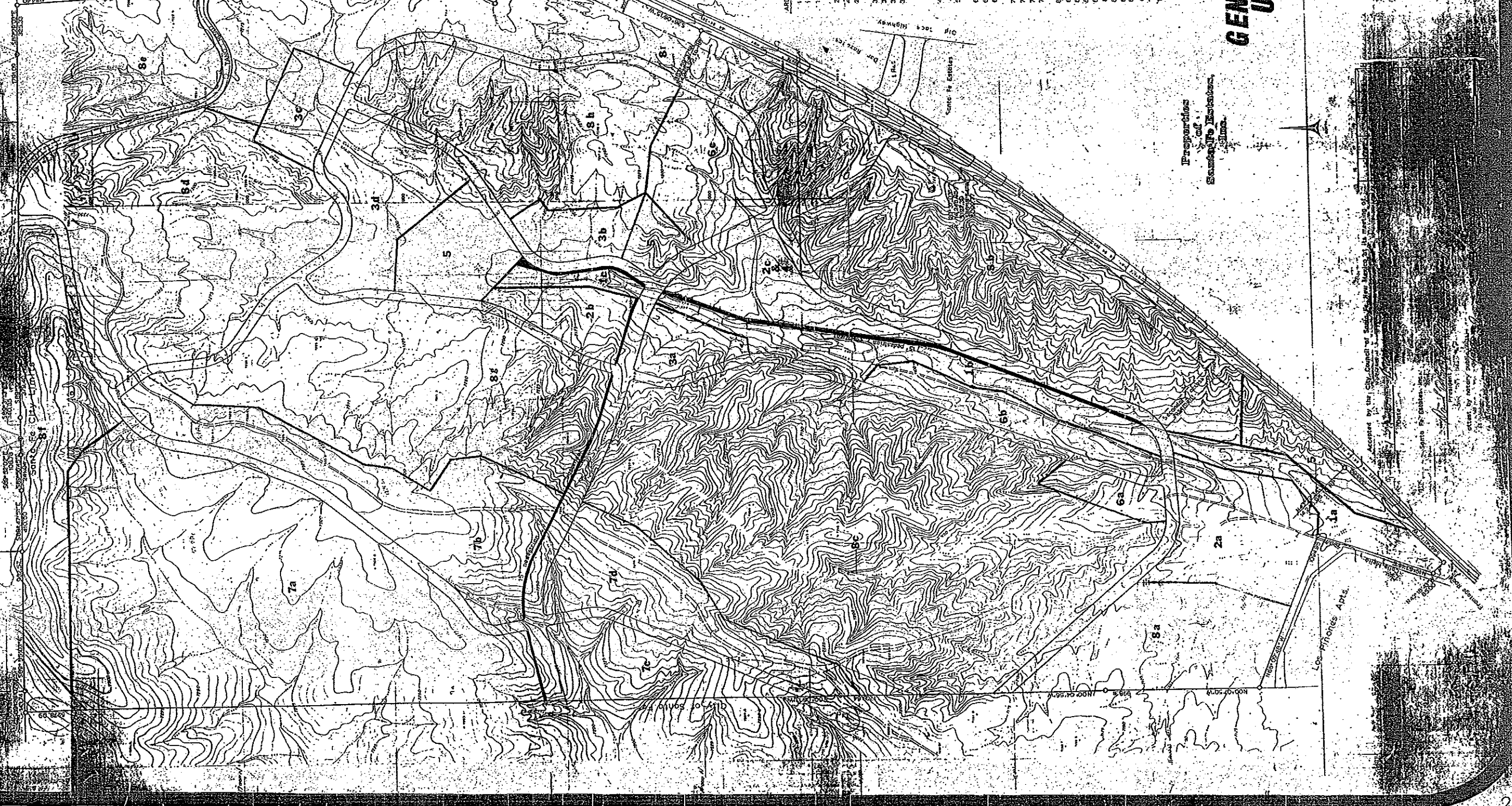


**EXISTING TOPOGRAPHY**  
**AMENDED LAS ESTRELLAS MASTER PLAN**  
 (PREVIOUSLY SANTA FE ESTATES MASTER PLAN)  
 SCALE: 1"=300' | DATE: OCTOBER 08, 2004 | DRAWN BY: YP  
 C.R. WALBRIDGE & ASSOCIATES, LLC  
 1421 LUISA STREET SUITE E  
 SANTA FE NEW MEXICO  
 (505) 982-9711

SHEET  
**20**

06-57

North Boundary  
Santa Fe Grant



AREA LAND USE ACRES UNITS DENSITY U/A

1a	Drainage	22	1	
1b		122	1	
1c		27	1	
2a	Apartment	16.3	25	15
2b		34	50	15
2c		5.0	71	14
2d	Rowhouse	0.2	20	7
2e		10	25	7
2f		4.5	40	7
2g		14.0	32	7
3	Commercial	4.0		
4	Park	19.1		
5a	1/2 acre min residential	16	7	2
5b		82	15	2
5c		125	19	13
6a	Residential & Townhouse	34.3	283	40
6b		2.5	37	
6c		181	84	
6d	1 acre min residential	24.6	14	309
6e		502	20	250
6f		1724	51	0.69
6g		55.5	27	0.50
6h		23.9	12	0.50
7a		23.5	12	0.50
7b		5.4	37	0.69
7c		34.1	23	0.69
7d		6.5	31	0.50
8	Collector streets	80.3		
Total		792.5	1402	1.77

# GENERAL LAND USE PLAN

(JAN. 1979)

Properties of  
Sampson Estates,  
Inc.

Prepared by:  
Vegetal Engineering  
January 1978

Accepted by the City Council of Santa Fe, New Mexico, on the 11th day of January, 1979, for the purpose of recording the same.

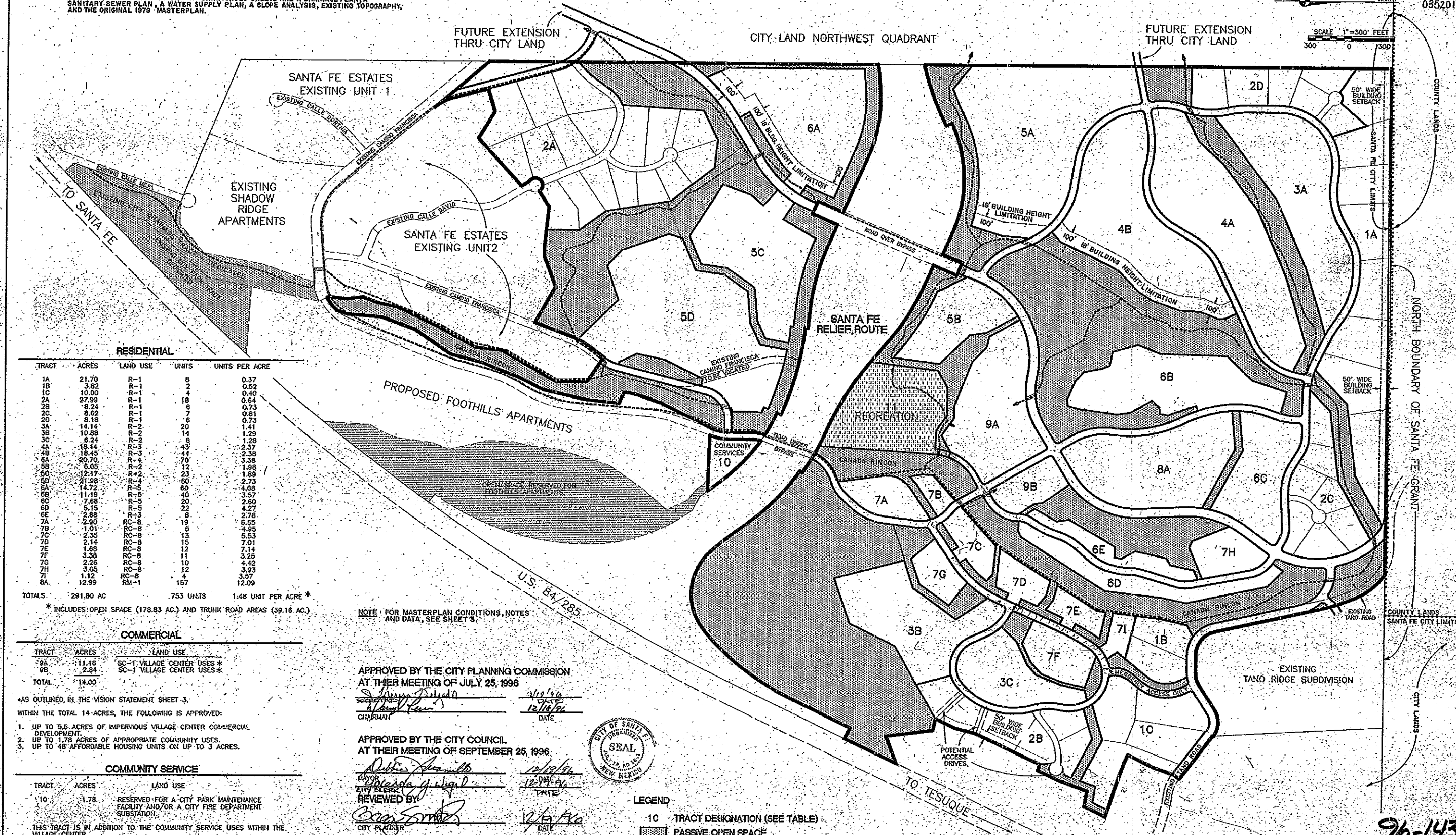
Witness my hand and the seal of the City of Santa Fe, New Mexico, this 11th day of January, 1979.

Mayor

NOTE: THIS MASTERPLAN IS COMPRISED OF 19 SHEETS. SHEETS 1 THRU 8 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.

0352010

SCALE 1"=300' FEET  
300 0 300



**RESIDENTIAL**

TRACT	ACRES	LAND USE	UNITS	UNITS PER ACRE
1A	21.70	R-1	8	0.37
1B	3.22	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	2.39
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
5E	14.72	R-5	60	4.08
6A	11.19	R-5	40	3.57
6B	7.68	R-5	20	2.60
6C	5.15	R-5	22	4.27
6D	2.88	R-3	8	2.78
6E	2.93	RC-8	19	6.55
6F	1.01	RC-8	8	6.55
6G	2.35	RC-8	13	5.53
6H	2.14	RC-8	15	7.01
6I	1.65	RC-8	12	7.14
6J	3.38	RC-8	11	3.25
6K	2.25	RC-8	10	4.42
6L	3.05	RC-8	12	3.93
6M	1.12	RC-8	4	3.57
6N	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:

- UP TO 5.6 ACRES OF IMPERVIOUS VILLAGE CENTER COMMERCIAL DEVELOPMENT
- UP TO 1.78 ACRES OF APPROPRIATE COMMUNITY USES.
- 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  
*[Signature]* 7/25/96  
 CHAIRMAN DATE

APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF SEPTEMBER 25, 1996  
*[Signature]* 9/25/96  
 MAYOR DATE

REVIEWED BY  
*[Signature]* 12/13/96  
 CITY PLANNER DATE

*[Signature]* 12/13/96  
 CITY SUBDIVISION ENGINEER DATE



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



**SANTA FE ESTATES MASTERPLAN**  
 DECEMBER 13, 1996

REVISIONS

NO.	DATE	BY	DESCRIPTION

LILLY PLANNING ASSOC. C.R. WALBRIDGE & ASSOCIATES  
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