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CITY OF SANTA FE, NEW MEXICO
RESOLUTION NO. 2023-10

A RESOLUTION

ADOPTING A MASTER PLAN FOR TWO TRACTS OF LAND LOCATED AT 3600 AND 3740 SOUTH MEADOWS ROAD, WITHIN THE CITY OF SANTA FE, AND COMPRISING AN AREA OF APPROXIMATELY 22.2 ACRES. (3600 AND 3740 SOUTH MEADOWS MASTER PLAN, CASE NO. 22-5618)

WHEREAS, the agent for the owner of two tracts of land located at 3600 and 3740 South Meadows Road, and more particularly described in Exhibit A, within Section 1, T16N, R8E N.M.P.M., comprising approximately 22.3 acres (the “Subject Properties”) submitted a Master Plan application to include subdivision, development plan, and construction of a neighborhood park for dedication to the City (“Master Plan”); and

WHEREAS, future development on the Subject Property encompassed within the Master Plan requires early neighborhood notification meetings, and an early neighborhood notification meeting was held on June 28, 2022; and

WHEREAS, Subsection 14-3.19(D) of the City Code requires the Planning Commission to review a Master Plan, and the Planning Commission reviewed and recommended approval of the

1 Master Plan on November 3, 2022.

2 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**
3 **CITY OF SANTA FE** that the Master Plan for the Subject Properties is amended and attached hereto
4 as Exhibit B, subject to the conditions of approval shown attached in Exhibit C.

5 **BE IT FURTHER RESOLVED** that the effective date of this Resolution shall be the date of
6 acceptance by the City of Los Prados Park, as described in Exhibit B.

7 PASSED, APPROVED, and ADOPTED this 8th day of February, 2023.

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10 _____
11 ALAN WEBBER, MAYOR

12 ATTEST:

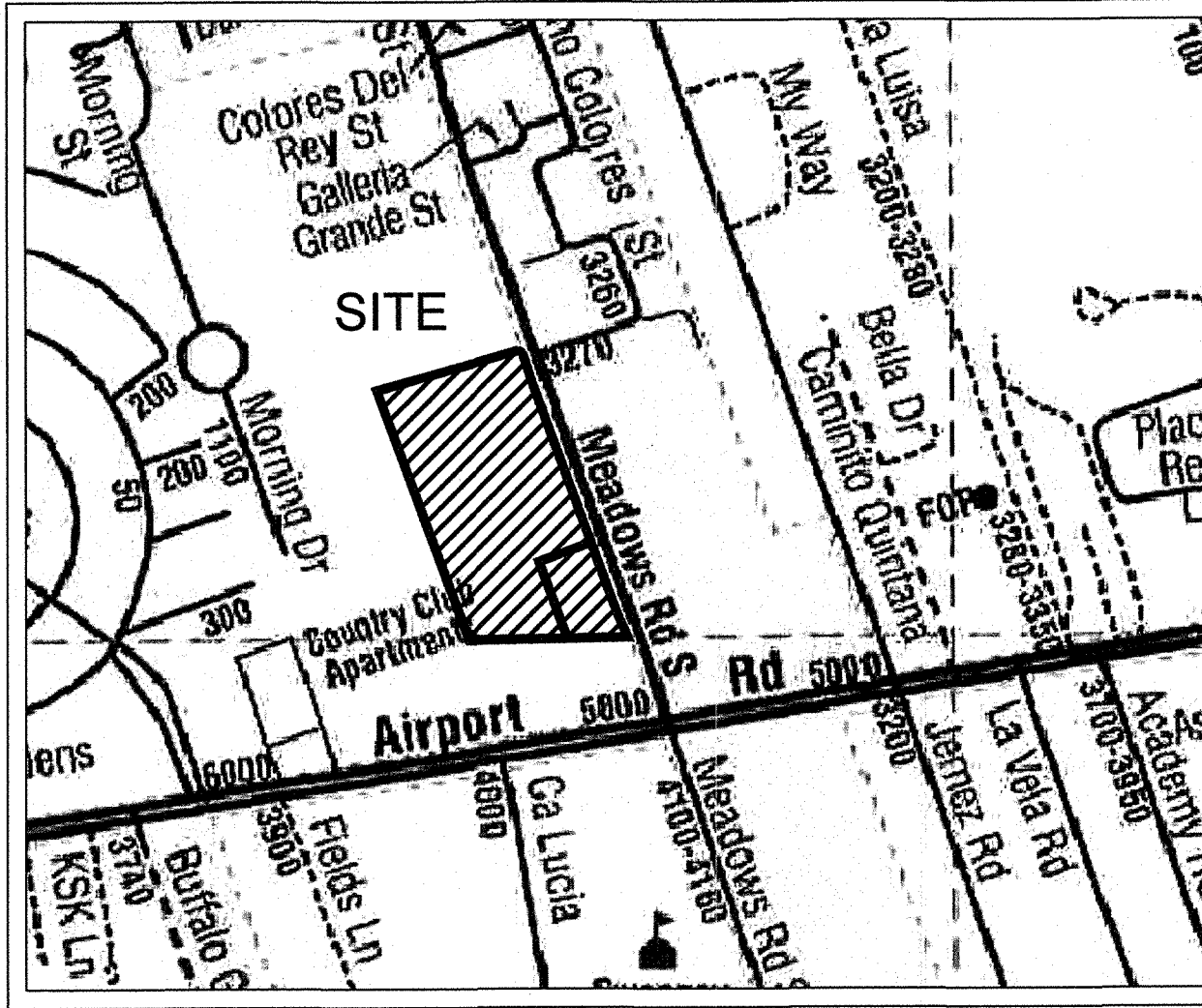
13 

14 _____
15 KRISTINE MIHELICIC, CITY CLERK

16 APPROVED AS TO FORM:

17 

18 _____
19 ERIN K. MCSHERRY, CITY ATTORNEY



VICINITY MAP (NTS)

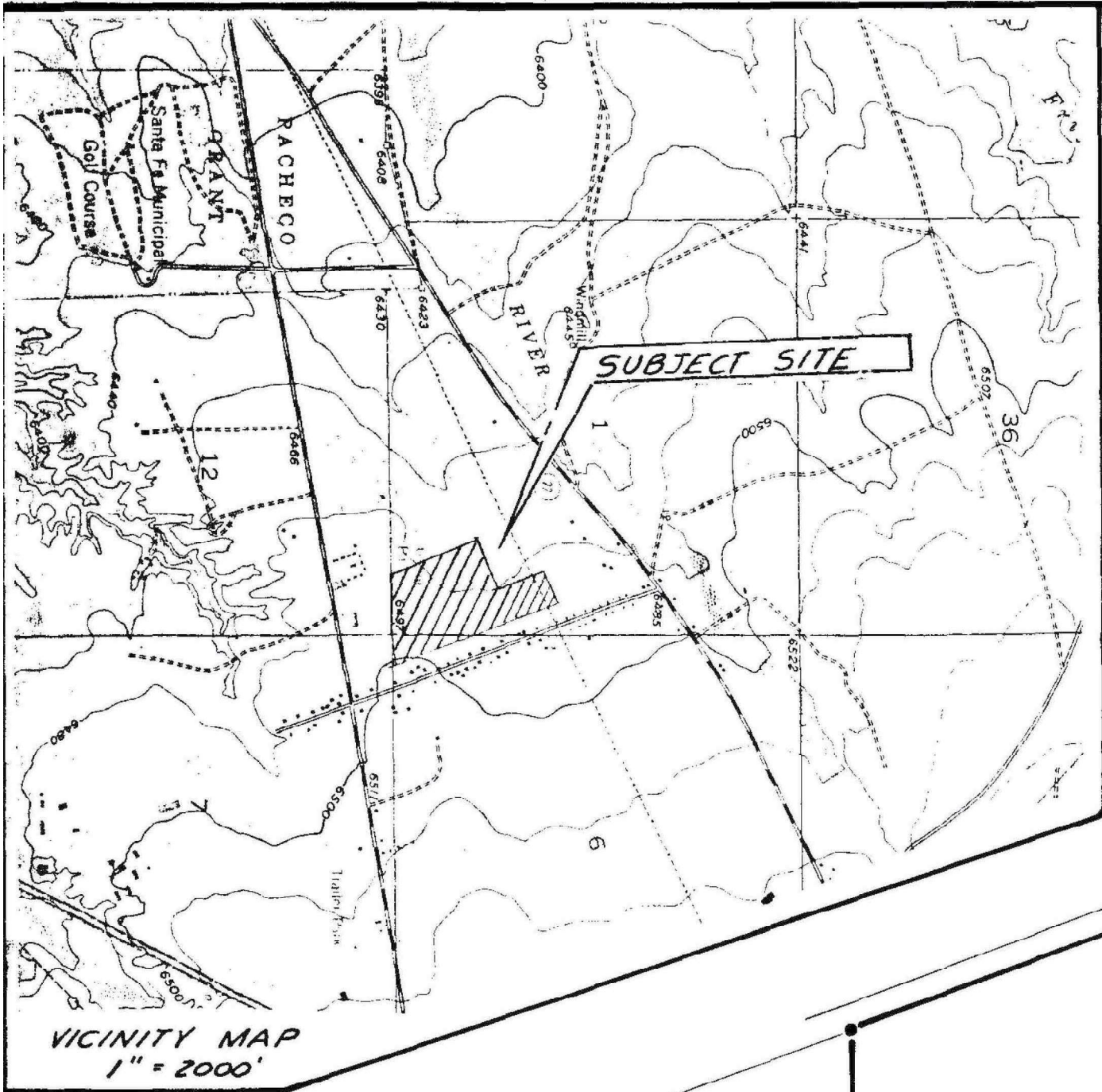
ROAD
DRAIN
PLE
PL

15'
EFFLUEN
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MASTE

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3600 AND 37



VICINITY MAP
1" = 2000'

TRACT A
 Recorded 31 Oct 83
 Bk. 135 , P. 004

**EBERLINE INSTRUMENT
 CORP.**

M 82
 15

PLAT REF. #1

COMMUNITY PARK
5.12 ACRES
TO BE DESIGNED

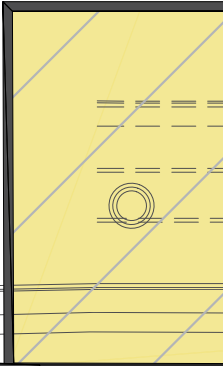


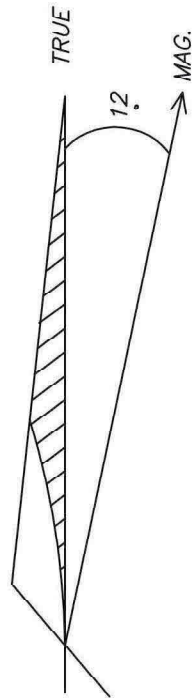
SOUTH MEADOWS ROAD

RUFINA STREET

COMMUNITY PA
PHASE 2

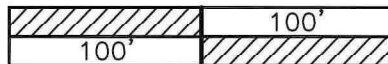
PLAT REF. #1





NORTH

SCALE 1"=100'



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 1/2" RBR.

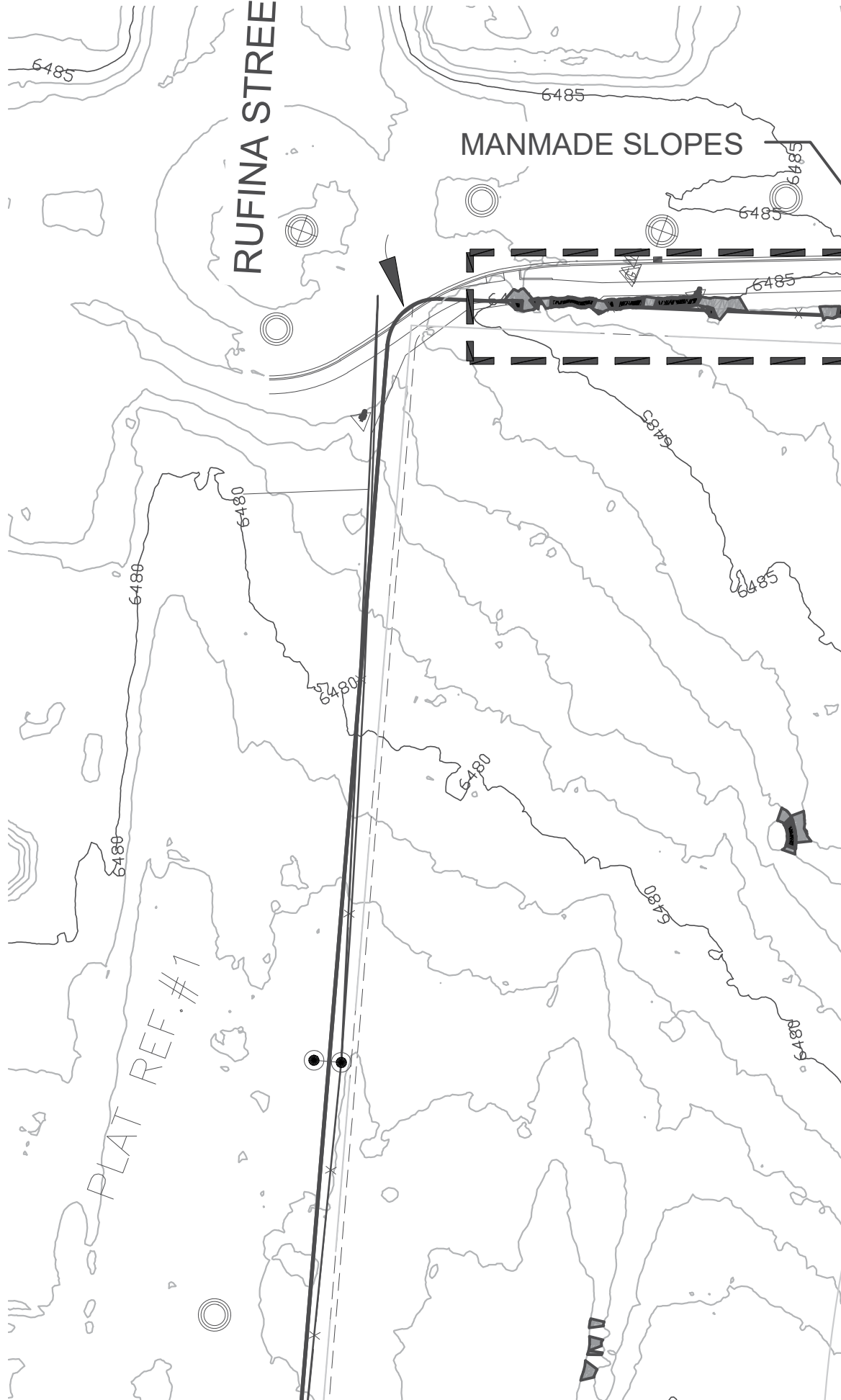
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RUFINA STREET

MANMADE SLOPES

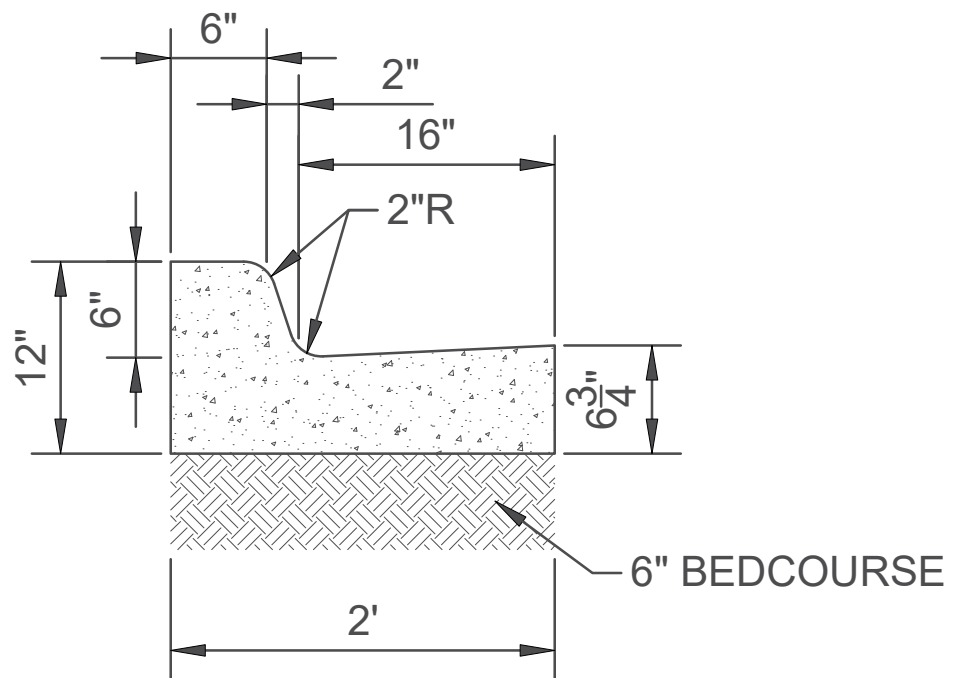
PLAT REF. #1



CITY OF SANTA FE

1. All construction shall
2. Utility construction shall conform to the 2006 edition including
3. Infrastructure construction shall conform to the 2006 edition including the Manual for Highway and Bridge
4. The order of precedence shall be: Specifications, Drawings, SSHBC, and
5. In the case of conflict between the Specifications and the Drawings, the project engineer and
6. The project plans shall
7. The construction Project shall be represented by the project engineer. The Contractor shall mobilize and maintain the mobilization of equipment and materials. The Contractor shall submit a letter providing the name and contact number(s); the Contractor shall provide 10 calendar days in advance of the
8. Attendance at the project
9. The Contractor shall maintain a 24-hour emergency telephone number
10. If an EPA Notice of Violation is received, the Contractor shall provide a copy along with a written report
11. The Contractor shall maintain a log of all activities at the location shown on the drawings. The Contractor shall locate a minimum of 100 feet from the project life.
12. The Owner shall be responsible for the design and specifications, including the final design. Upon approval, said
13. Final Record Drawings shall be submitted for approval to the Engineer. The Contractor shall be responsible and the Contractor shall not begin for any component
14. All Contractor work shall be done on the Contractor's properties, either on the Contractor's or the Engineering Supervisor's
15. Grading shall be completed in accordance with the notation of Grading, and





STANDARD 2' CURB AND GUTTER



230.00'
RIGHT TURN L

EXISTING SANITARY SEWER LINE

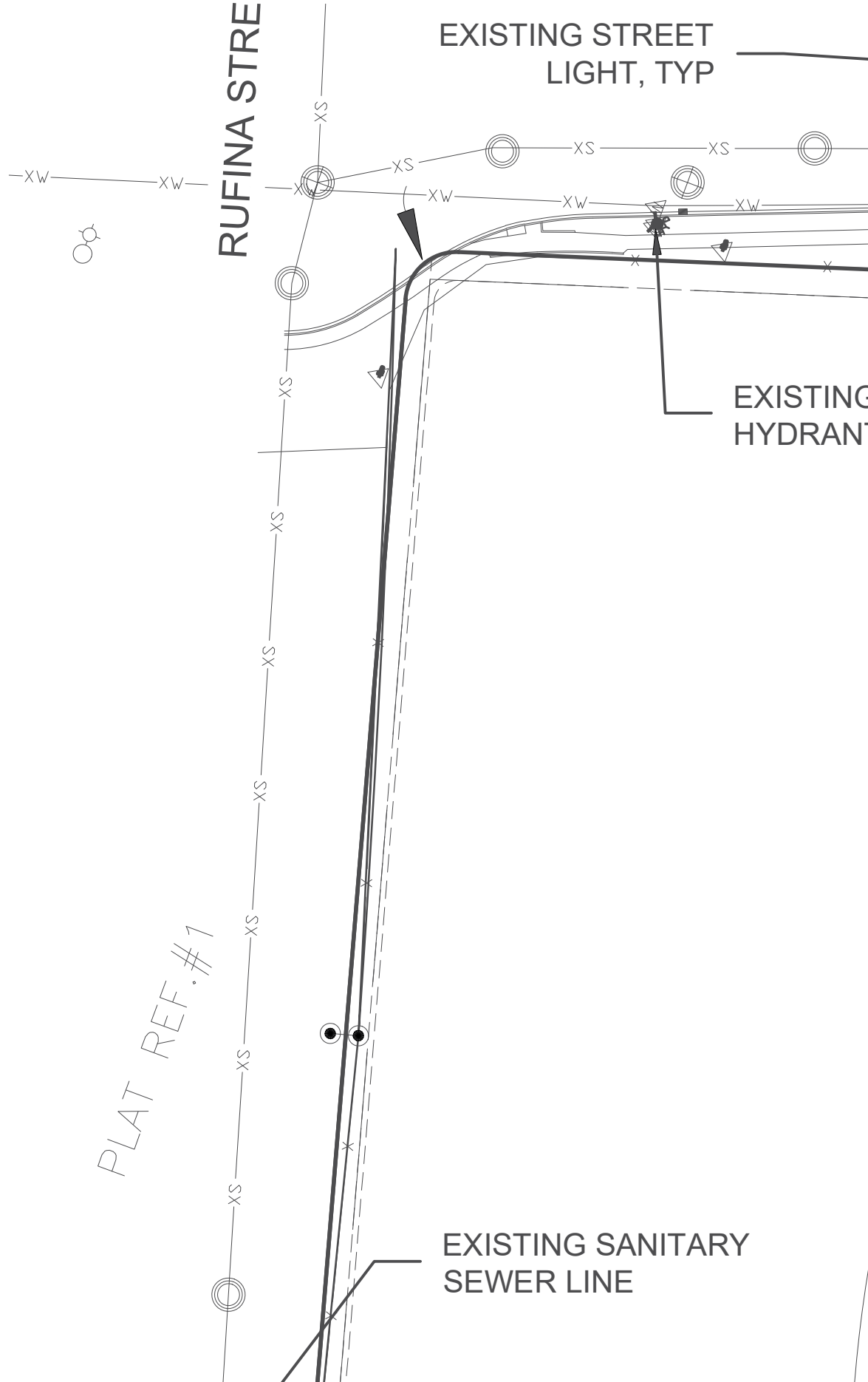
EXISTING STREET LIGHT, TYP

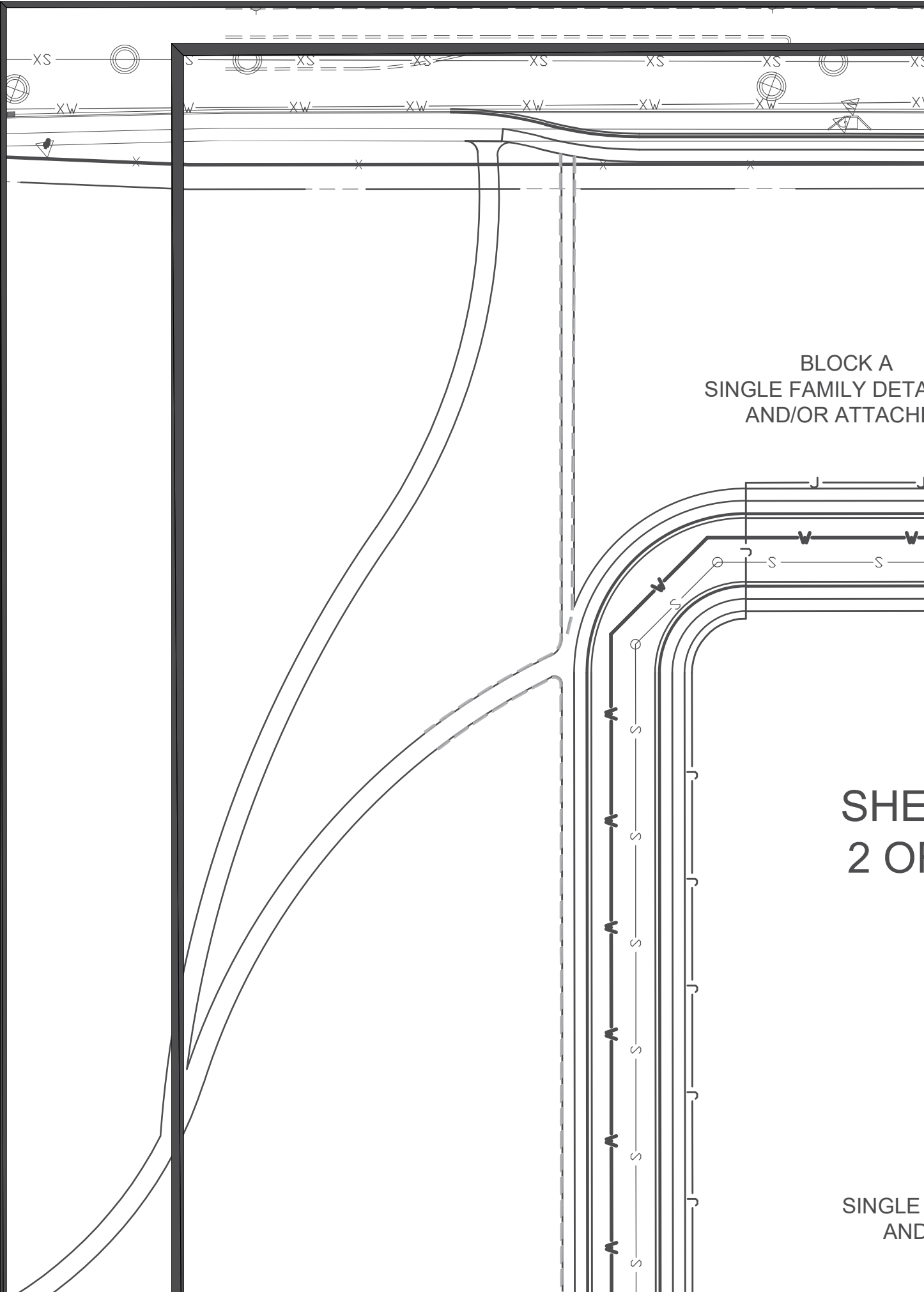
RUFINA STREET

EXISTING HYDRANT

PLAT REF. #1

EXISTING SANITARY SEWER LINE

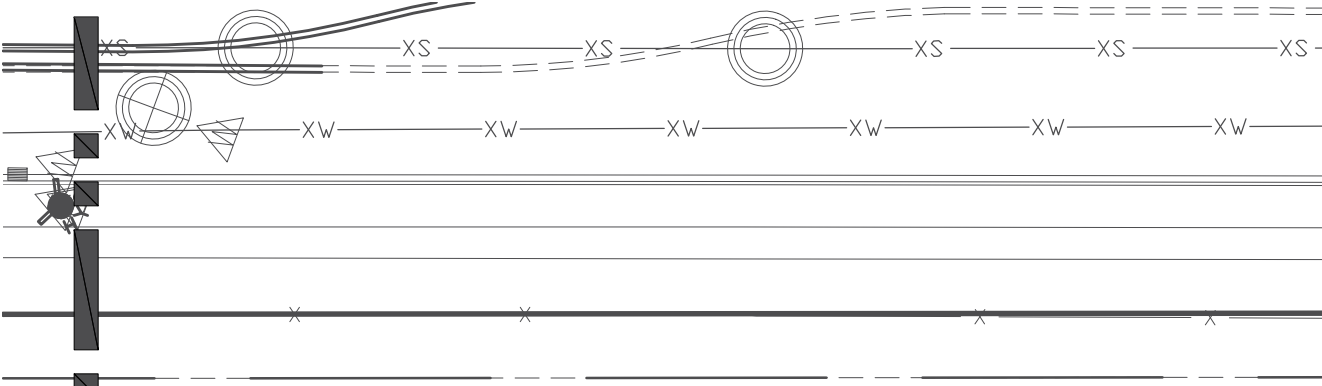




BLOCK A
SINGLE FAMILY DETAIL
AND/OR ATTACHMENT

SHEET
2 OF 2

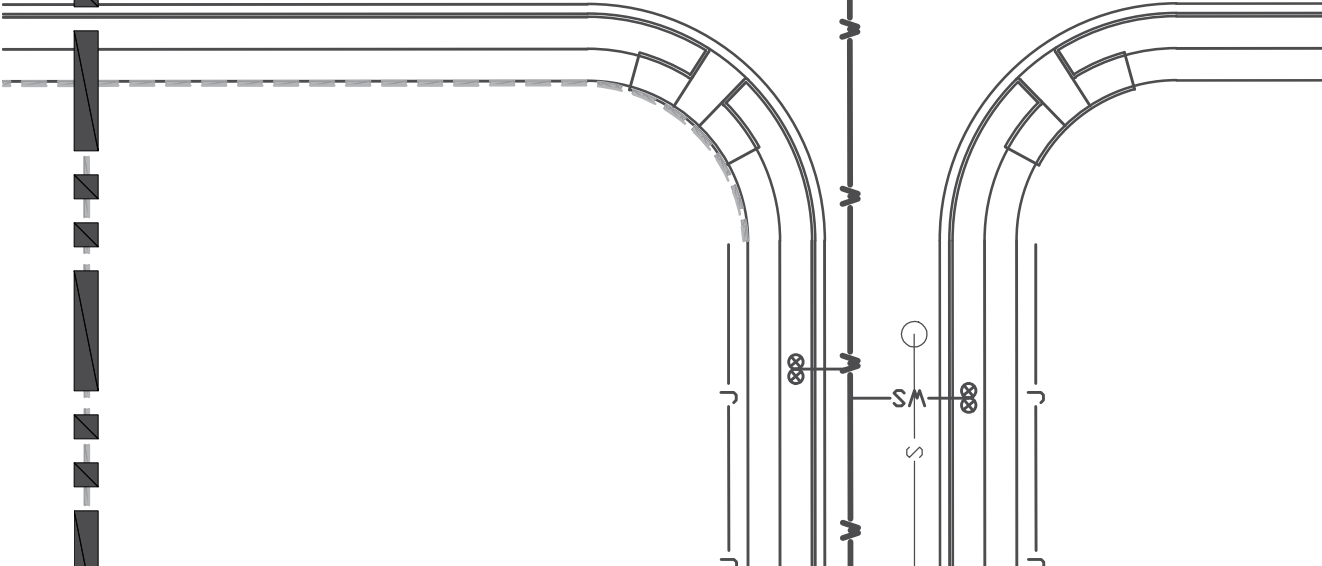
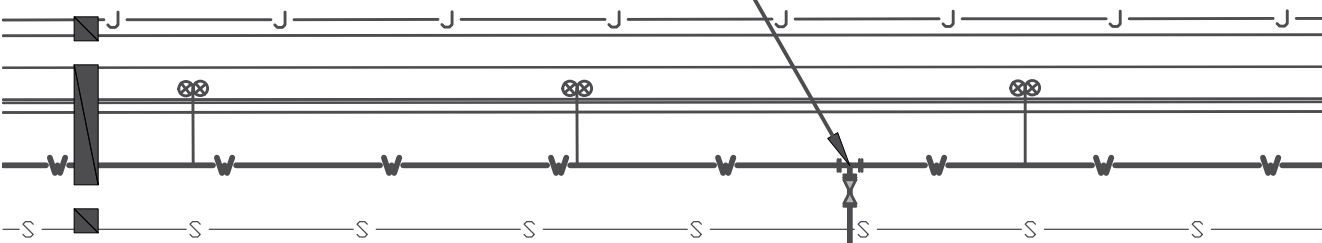
SINGLE
AND



BLOCK B
 SINGLE FAMILY DETACH
 AND/OR ATTACHED

5/8" DOUBLE SERVICE (TYPICAL)
 PER STANDARD DETAIL 06

INSTALL
 1 - 8" MJ x FLG TEE
 2 - 8" FLG VALVES
 RESTRAINED



XS XS XS XS XS XS XS XS XS XS

XW XW XW XW XW XW XW XW XW XW

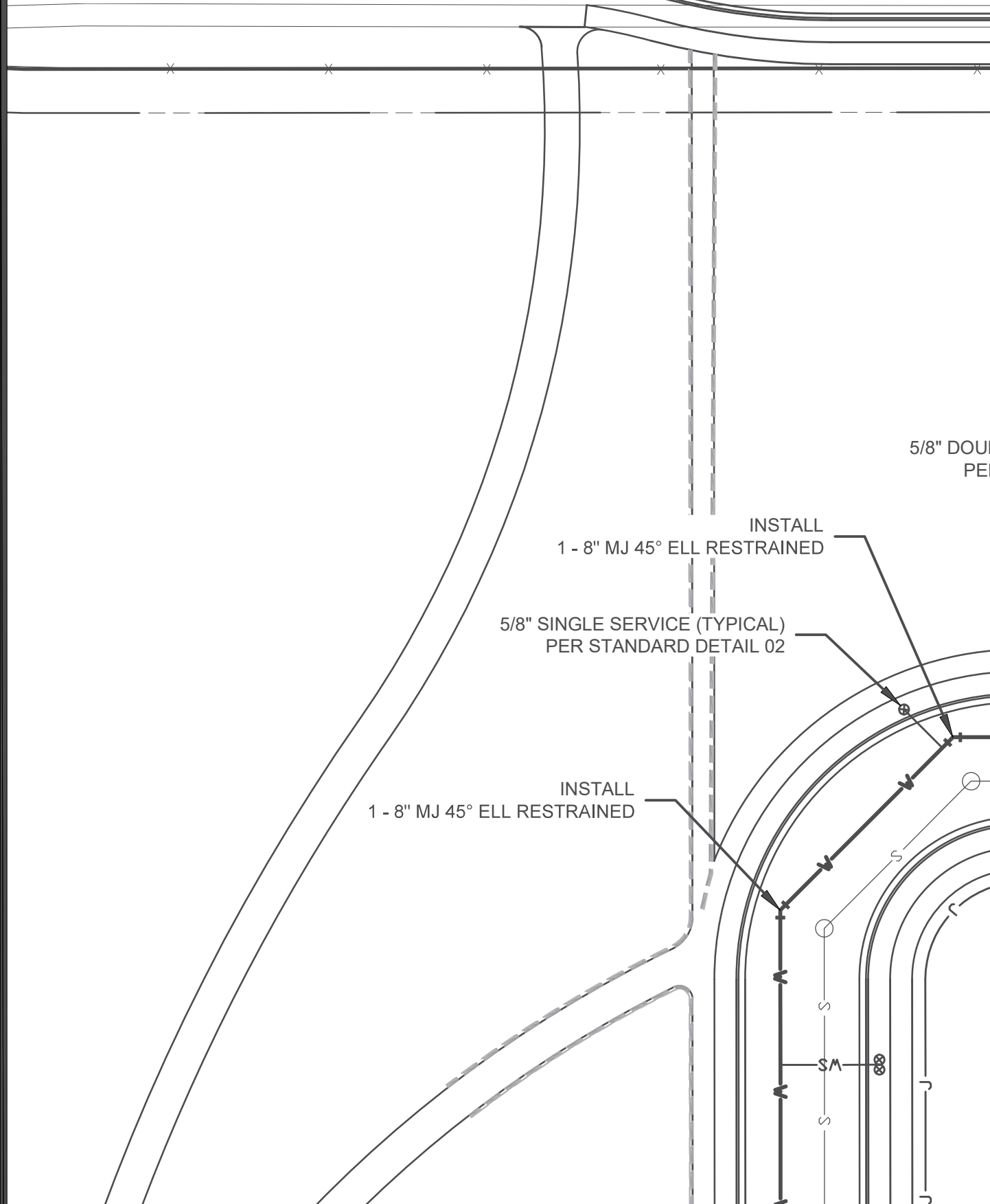
X X X X X X X X X X

5/8" DOUBLE
PER

INSTALL
1 - 8" MJ 45° ELL RESTRAINED

5/8" SINGLE SERVICE (TYPICAL)
PER STANDARD DETAIL 02

INSTALL
1 - 8" MJ 45° ELL RESTRAINED



ONSITE PONDING CALCULATIONS

THE PROPOSED DEVELOPMENT AT THE SITE CONSISTS OF THE

PROPOSED IMPERVIOUS AREAS (ROOFS, SIDEWALKS,
DRIVEWAYS, ETC.) = 537,570.18 SQ

THE CITY OF SANTA FE TERRAIN MANAGEMENT REGULATIONS
THAT PEAK DISCHARGE AFTER DEVELOPMENT MUST NOT EXCEED
EXCESS RUNOFF FROM NEW IMPERVIOUS AREAS (ROOFS, SIDEWALKS,
TEMPORARY DETENTION IN LANDSCAPED PONDING AREAS WHERE
DETERMINE VOLUMES ARE AS FOLLOWS:

ACCORDING TO THE USDA & NRCS WEB SOIL SURVEY, THE SOIL

PRIOR TO THE DEVELOPMENT AT THE SITE, THE UNDEVELOPED
ACCORDING TO TR 55, THE DIRECT RUNOFF FOR THE 100 YEAR

	CN	DIRECT RUNOFF (INCHES)
HERBACEOUS HYDROLOGIC SOIL GROUP C COVER FAIR	81	1.49

THE DIRECT RUNOFF FOR THE PROPOSED IMPERVIOUS AREAS
100 YEAR PRECIPITATION IS AS FOLLOWS:

	CN	DIRECT RUNOFF (INCHES)
ASSUMED IMPERVIOUS AREAS (ROOFS, SIDEWALKS) HYDROLOGIC SOIL GROUP C	98	3.00

TO MITIGATE THE PROPOSED IMPERVIOUS AREAS (ROOFS, SIDEWALKS,
RUNOFF FROM THE PRE-DEVELOPMENT CONDITIONS AND PONDING
THE PONDING VOLUME IS CALCULATED AS FOLLOWS:

3.00" DIRECT RUNOFF IMPERVIOUS AREAS
1.49" DIRECT RUNOFF PRE-DEVELOPMENT

RUFINA STREET

SIG-BOX

DRAIN

6481

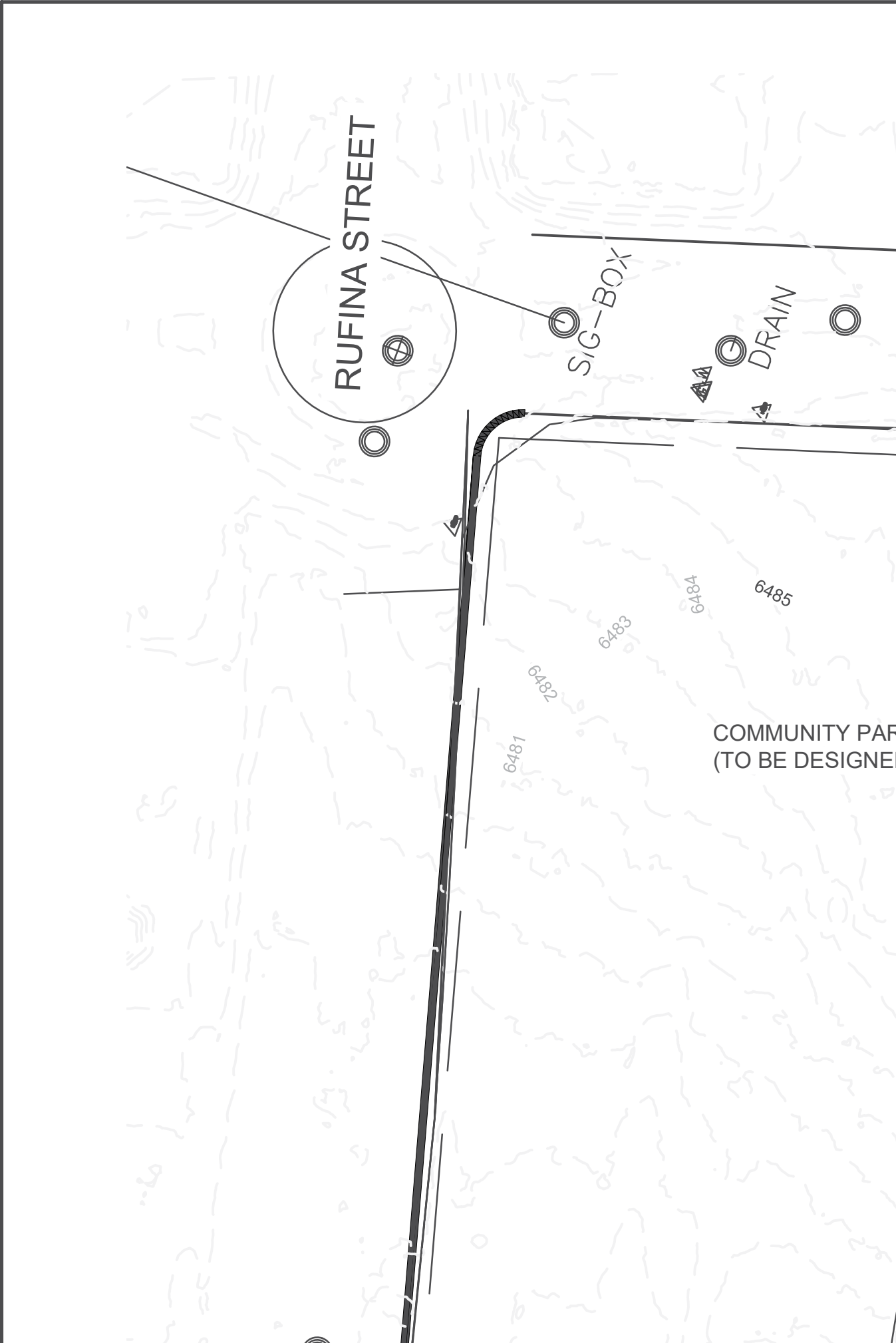
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COMMUNITY PARK
(TO BE DESIGNED)

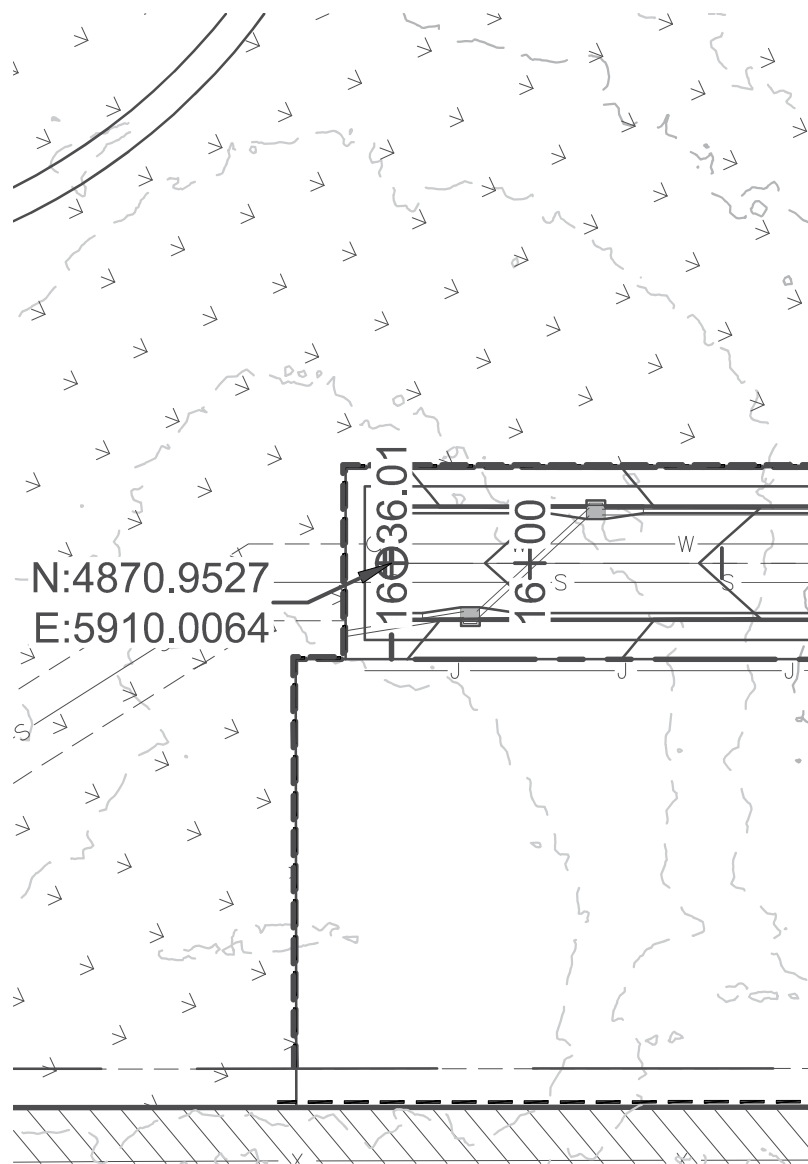




SHEET 9-3



MATCHLINE STA







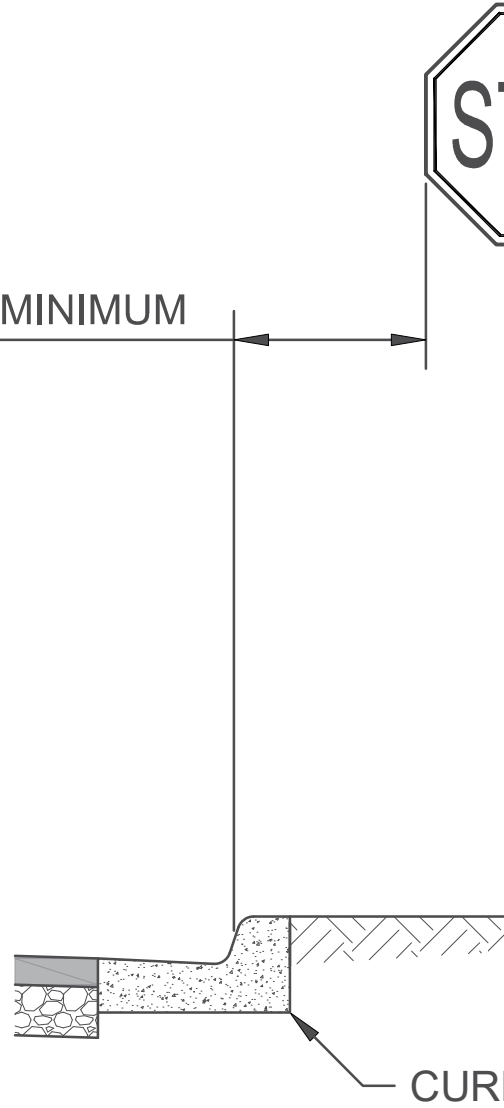
MATCH SHEET 9





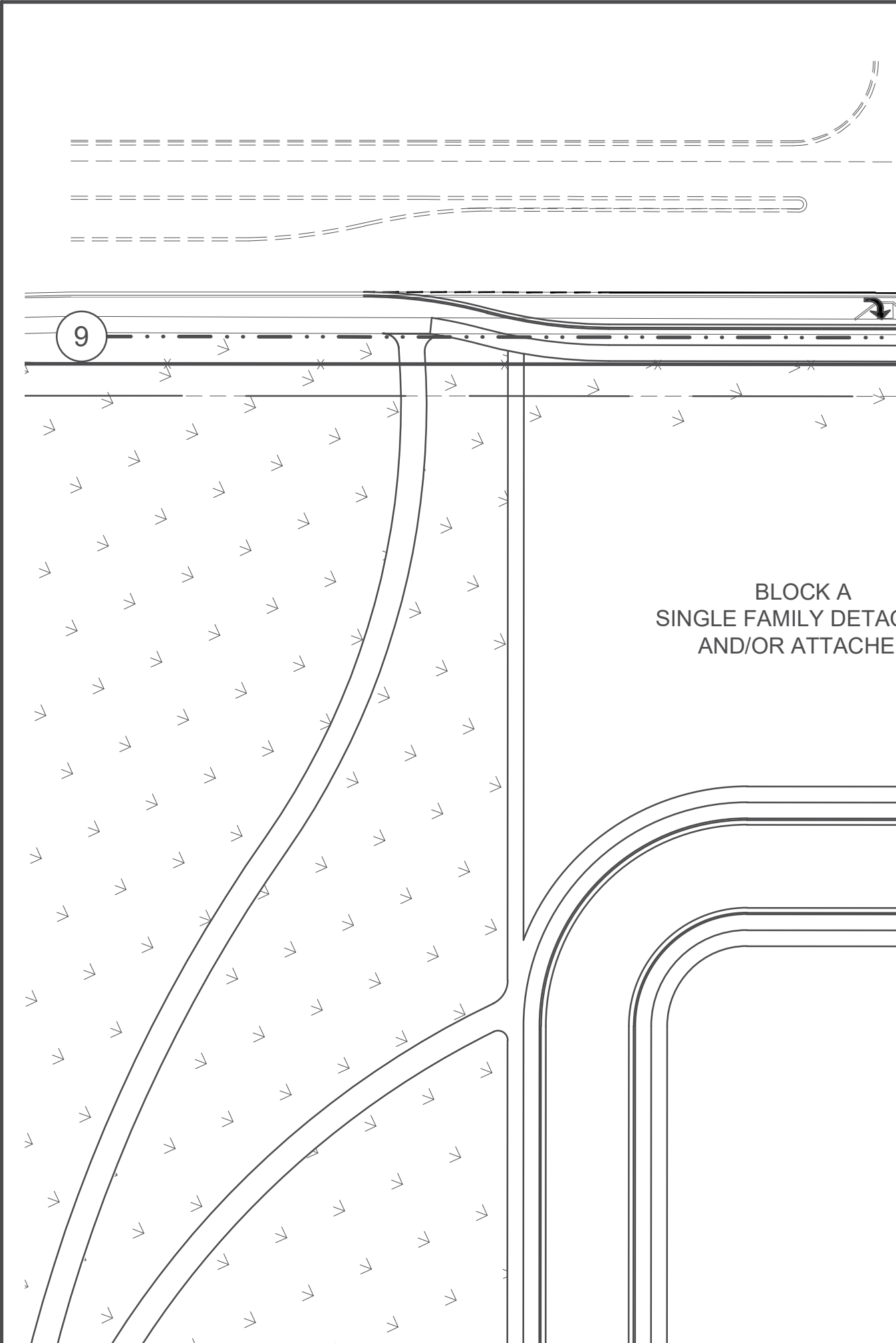


2.00' MINIMUM



CURB

TYPICAL SIGN
SCALE: N.T.S.

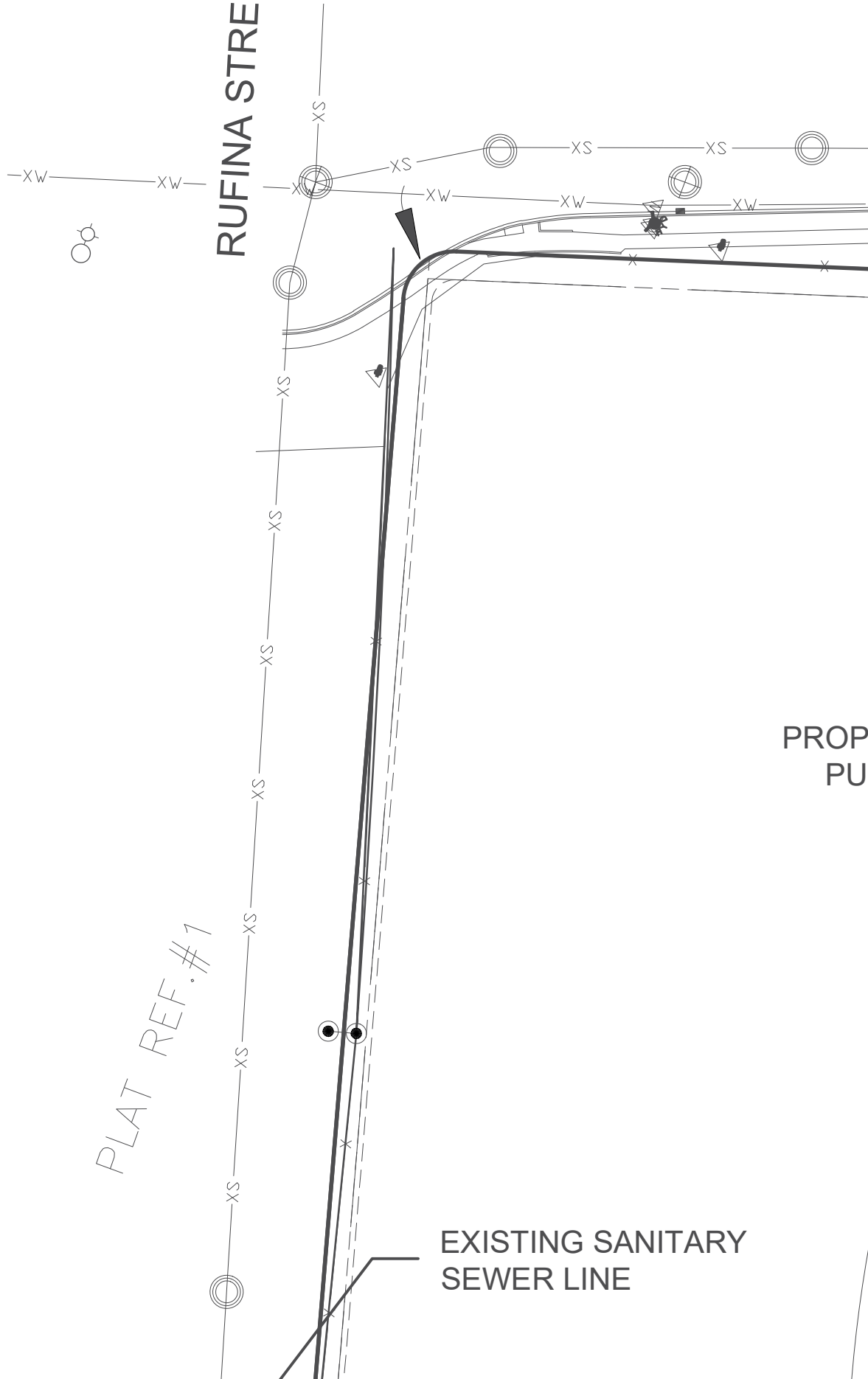


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BLOCK A
SINGLE FAMILY DETACHED
AND/OR ATTACHED

EXISTING SANITARY
SEWER LINE

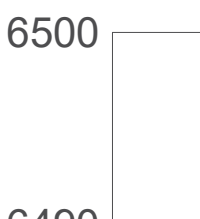
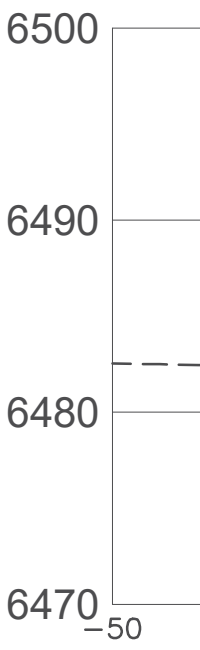
RUFINA STREET

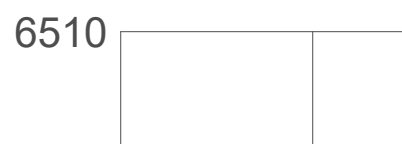
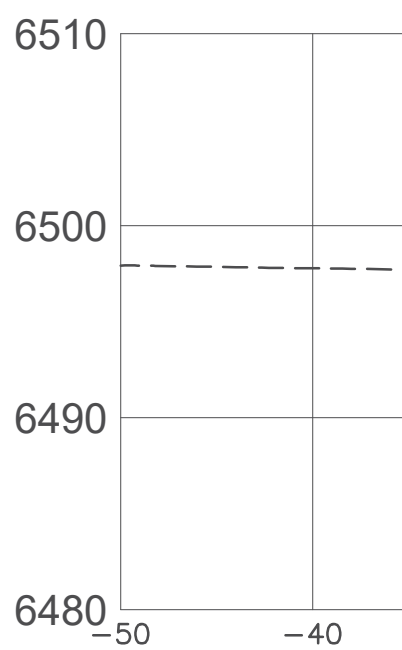


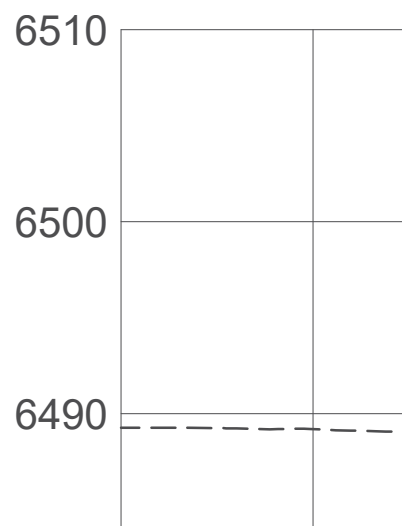
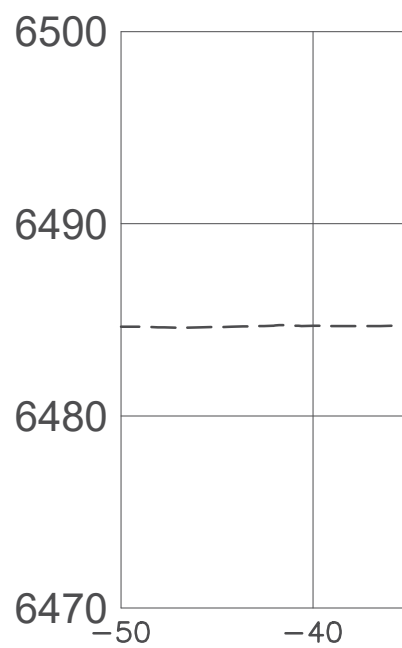
PLAT REF. #1

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EXISTING SANITARY
SEWER LINE

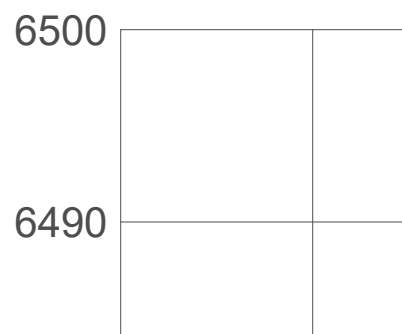
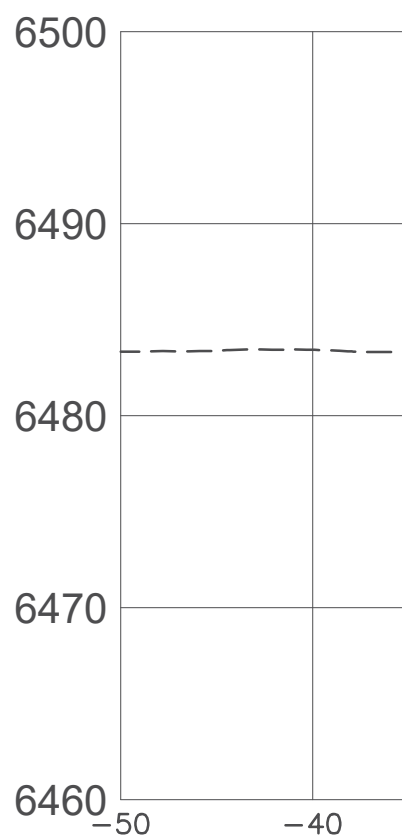


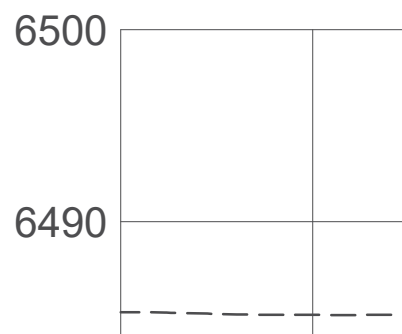
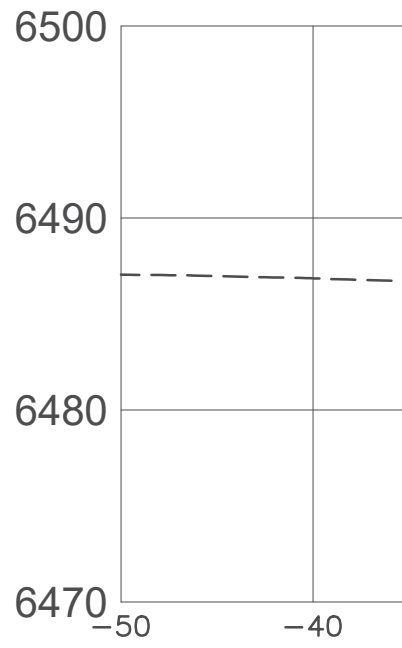


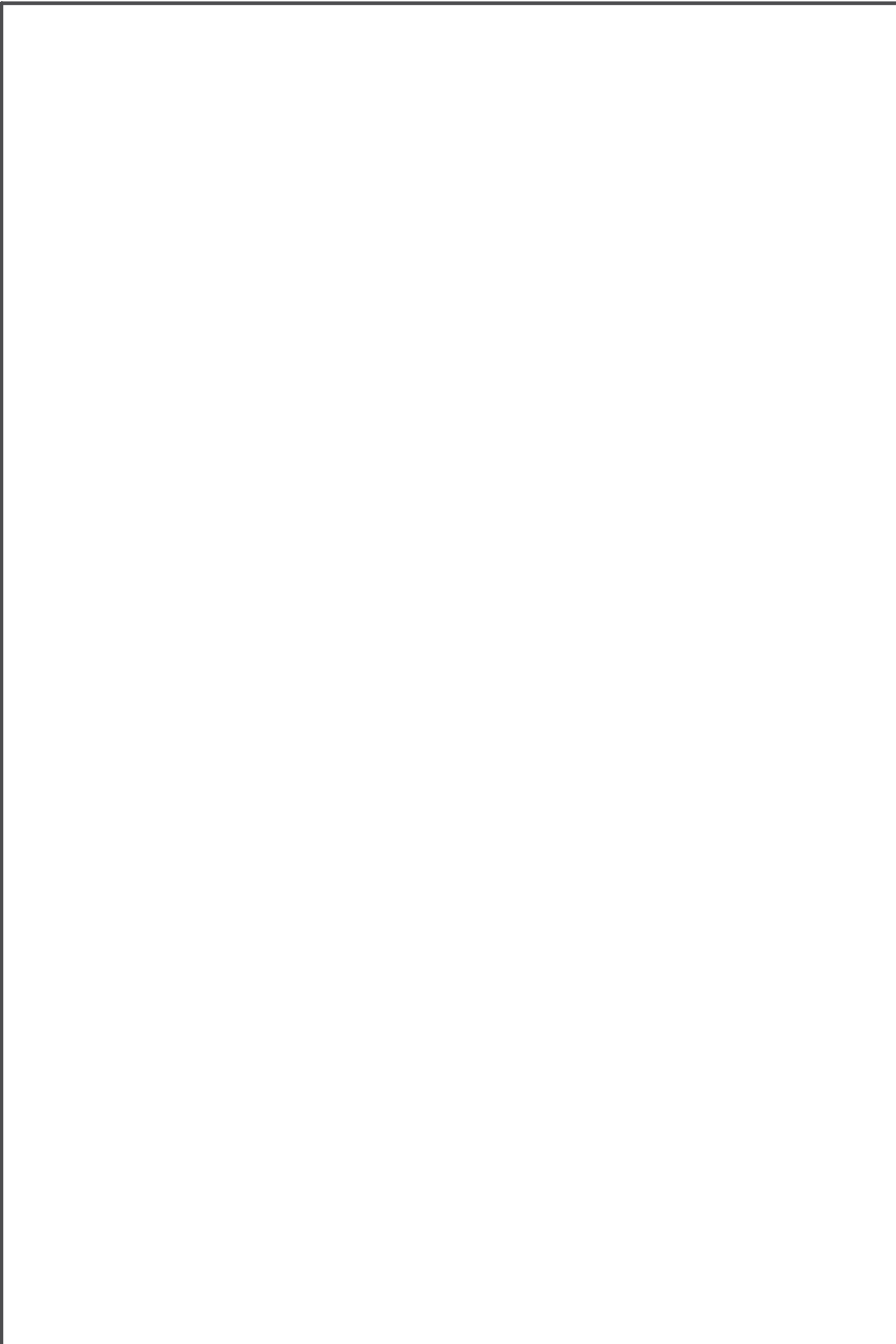


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6500

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EXHIBIT C

Conditions of Approval

	Conditions	Department	To be completed by
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)	Fire Prevention	At the time of any new construction or remodel.
2	Provide a landscape, Irrigation and Outdoor lighting designs.	Land Use/Technical Review/Landscape	Shown prior to planning commission for phased project review
3	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.		
4	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.		
5	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.		
6	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	Public Works Dept/Parks Division	Prior to filing the Development Plan

	Fe Municipal Tree Board plant list and use shade trees and screen trees for the benefit of park users and neighbors.		
7	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.		
8	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.		
9	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.		
10	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.		
11	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.		
12	LED lighting is required within parking areas and along trails for easy navigation through the park.		
13	One potable water fountain with water-bottle-refill option is required.		
	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.		
14	Vehicle parking is required as per city code.		
15	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.)		
16	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.		
17	The grading plan states that 67,644 Cu Ft of water must be ponded. The calculations do not state	Land Use/Terrain Management	Prior to recording plat

	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		
18	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
19	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).	Traffic Consultant/Wilson & Co	Prior to filing the Development Plan
20	An approved Water Plan will be required. Water Plan to be submitted to the City Water Division for review.	Public Utilities/ Water Division	Prior to Sign Off for Final Development Plan
21	An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure.		Prior to Construction
22	Any re-grading of site over existing water main to maintain a minimum 4-foot cover, not to exceed 5-feet of cover. Depth of existing main to be adjusted to maintain a minimum 4-foot cover, not to exceed 5-feet of cover if site grading impacts these depth requirements.		
23	An agreement for metered service (AMS) will be required to install new service		
24	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	Public Utilities/ Wastewater Division	Plans shall be part of the Preliminary Submittal and Development Plan submittal
25	Parking for the proposed project shall comply with Chapter 14, SFCC 1987, Table 14-8.6-1 "Parking and Loading Requirements", for "Household Living."	Land Use/Current Planning Division	At the time of Preliminary Plat and or Development Plan submittal.
26	Bicycle parking shall be included for the Development Plan and park use as required by		

EXHIBIT A
Technical Corrections
3600 and 3740 South Meadows Master Plan

	Technical Corrections of approval	Department
1	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)	Fire Prevention
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.	
3	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)	
4	Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads.	
5	Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1)	
6	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.	
7	Shall have water supply that meets fire flow requirements as per IFC (Appendix B)	
8	Shall comply with Section D102.1 Access and Loading (75,000 lbs).	
9	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)	

EXHIBIT A
Technical Corrections
3600 and 3740 South Meadows Master Plan

	Technical Corrections of approval	Department
10	Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.	Fire Prevention
11	Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates.	
12	Shall comply with D105 Aerial Fire Apparatus Access Roads. (width and proximity to building)	
13	Shall comply with Section D106 Multiple-Family Residential Developments.	
14	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.	
15	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.	
16	Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.	
17	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.	Land Use/Terrain Management
18	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.	Land Use/Terrain Management – Landscape/Irrigation Review

EXHIBIT A
Technical Corrections
3600 and 3740 South Meadows Master Plan

	Technical Corrections of approval	Department
19	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 groundcover plants or decorative mulch or naturally occurring groundcover 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.	Land Use/Terrain Management – Landscape/Irrigation Review
20	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.	
21	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.	
22	14-8.4(F)(5)(f) Destroyed vegetation shall be removed promptly to prevent insect infestation of healthy vegetation	
23	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;	

EXHIBIT A
Technical Corrections
3600 and 3740 South Meadows Master Plan

	Technical Corrections of approval	Department
24	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.	
25	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;	
26	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;	
27	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.	
28	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.	Land Use/Terrain Management – Landscape/Irrigation Review
29	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.	
30	Provide a dedicated irrigation meter.	
31	Irrigation water lines shall not cross city water mains.	

EXHIBIT A
Technical Corrections
3600 and 3740 South Meadows Master Plan

	Technical Corrections of approval	Department
32	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.	Land Use/Terrain Management – Landscape/Irrigation Review
33	A water level measuring device with zero set at finish grade located at the center of each pond is required.	
34	A security fence around ponds deeper than three feet with a maintenance gate is required.	
35	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.	
36	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.	
37	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.	

EXHIBIT A
Technical Corrections
3600 and 3740 South Meadows Master Plan

	Technical Corrections of approval	Department
38	<p>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 amendents 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.</p>	Land Use/Terrain Management – Landscape/Irrigation Review
39	<p>Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code.</p>	
	<p>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.</p>	Public Works Dept/Parks Division
	<p>Maintenance schedules and requirements must be included in the final documents.</p>	