Subdivision Survey prepared for
Plaza Del Monte, LLC of
Tract B on Camino Santiago and Camino Matias, City of Santa Fe, NM

SUBDIVISION SURVEY ON TRACT B LAST DESCRIBED ON SURVEY FILED
IN SANTA FE COUNTY CLERK PLAT BOOK 785, PAGES 023–024, INSTRUMENT NO. 1759,727
SAID TRACT B LYING AND BEING WITHIN THE SANTA FE GRANT
PROJECTED SECTION 24, T17N, R9E, NMPM
TRACT B IS LOCATED ON CAMINO SANTIAGO AND CAMINO MATIAS IN THE CITY OF SANTA FE
COUNTY OF SANTA FE, STATE OF NEW MEXICO

THE PURPOSE OF THE IS PLAT IS TO SUBDIVIDE
TRACT B INTO 30 INDIVIDUAL LOTS

OWNERS CONSENT

THE UNDERSIGNED OWNER(S) DOES HEREBY CONSENT TO THE SUBDIVISION OF LANDS AS SHOWN HEREON. THIS SURVEY AND SUBDIVISION IS BEING MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR DESIRES AND WISHES. ALL EASEMENTS ARE HEREBY GRANTED AS SHOWN. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION THE CITY OF SANTA FE, STATE OF NEW MEXICO.

PLAZA DEL MONTE, LLC — DATE 10/4/22

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON OCTOBER 4, 2022 BY E. LARRY LUJAN

NOTARY PUBLIC Colleen C. Gavin MY COMMISION EXPIRES: October 8, 2023

COLLEEN C. GAVIN
Notary Public - State of New Mexico
Commission # 1127282
My Comm. Expires October 8, 2023

SURVEYORS NOTES

1. RECORD LOT DATA SHOWN HEREON TAKEN FROM THE RECORD SURVEY ENTITLED "LOT SPLIT OF SURVEY OF THE BOARD OF PENSIONS OF THE UNITED PRESBYTERIAN CHURCH U.S.A. CITY OF SANTA FE, NEW MEXICO", BY R.E. SMITH NMPS NO. 5837 AND SMITH WILLIAMSON & ASSOC., FILED ON MARCH 16, 1990, IN SANTA FE COUNTY CLERK PLAT BOOK 207, PAGE 035, AS INSTRUMENT NO. 701,830.

1. ADDITIONAL DATA TAKEN FROM THE RECORD SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR CAUWELS & STUVE REALTY & DEVELOPMENT ADVISORS, LLC", BY PAUL A. ARMIJO NMPS NO. 13604 AND ARMIJO SURVEYS, INC., FILED IN THE RECORDS OF THE SANTA FE COUNTY CLERK, ON MARCH 17, 2015, IN PLAT BOOK 785, PAGES 023 & 024 AS INSTRUMENT NO. 1759,727.

2. THE HORIZONTAL BASIS OF BEARING FOR THIS 2021 SURVEY IS THE INVERSE BETWEEN THE LOT CORNER MONUMENTS FOUND AT THE NORTHWEST AND NORTHEAST CORNERS OF TRACT B AND REFERENCED TO THE RECORD BEARING S70°50'26"E 654.34'. MEASURED BY THIS 2021 SURVEY: S70°50'26"E 654.34'. SEE MAP FOR DETAILS.

3. DATES OF FIELD SURVEY: JUNE 14–16, 2021 AND JULY 6–9, 2021.

4. SPECIAL WARRANTY DEED. PRESBYTERIAN MEDICAL SERVICES TO PLAZA DEL MONTE LLC FILED ON MARCH 20,2015, AS INSTRUMENT NO. 1759,998.

5. SEE SHEET NO. 2 FOR SUBDIVISION SURVEY MAP.

UTILITY LOCATE DATA

1. UTILITY LOCATE: NM811 LOCATE REQUEST TICKET CONFIRMATION NO. 21JN230465. ORDER DATE: 06/23/2021.

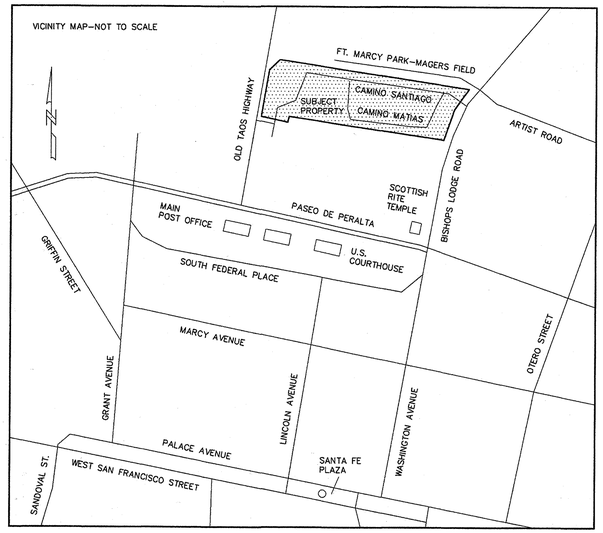
SURVEYORS CERTIFICATION

I, PAUL A. ARMIJO, CERTIFY THAT I AM NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NO. 13604, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION IN JUNE–JULY, 2021 AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.

Paul A. Armijo OCT. 4, 2022
PAUL A. ARMIJO, N.M.P.S. NO. 13604

PAUL A. ARMIJO NEW MEXICO 13604 REGISTERED PROFESSIONAL SURVEYOR

VICINITY MAP–NOT TO SCALE



UTILITY COMPANY REVIEW

CITY OF SANTA FE WASTEWATER DEPARTMENT — DATE 9-22-23

SANGRE DE CRISTO WATER COMPANY — DATE 10-13-2022
CITY OF SANTA FE WATER DIVISION

PUBLIC SERVICE COMPANY OF N.M.–ELECTRIC — DATE 09/19/2022

NEW MEXICO GAS COMPANY — DATE 9/19/2022

QWEST CORP. d/b/a/ CENTURYLINK QC — DATE 9/19/2022

XFINITY CABLE TV — DATE 9/19/2022

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 resonably necessary to provide electrical services.

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

C. Lumen Technologies for the installation, maintenance, and srevice of such lines, cable, and other related equipment and facilities resonably necessary to provide communication services.

D. Xfinity &/or Lumen Technologies for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities resonably necessary to provide Cable services.

E. City of Santa Fe (public water and private sewer) for the installation, maintenance, and service of lines and other equipment and facilities resonably necessary to provide services to Public Utility Easements. Included is the right to build, rebuild , construct, reconstruct, locate, relocate, within the easement, 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 Granter for the purpose set forth herein and with the right to utilize the right of way and easement to extend services to costumers of Grantee, including sufficent 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.

Easements for electric, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgearer doors and five (5) feet on each side.

F. QWEST CORP. d/b/a CENTURYLINK QC for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide 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.

UTILITY DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company(NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGC 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.

INDEXING INFORMATION FOR COUNTY CLERK
SFC ASSESSOR UPC NO. FOR TRACT B: 1–054–099–309–421
OWNER: PLAZA DEL MONTE LLC SPECIAL WARRANTY DEED, INSTRUMENT NO. 1759,998
LOCATION: TRACT B, PLAT BOOK 785, PAGES 023–024 LYING AND BEING SITUATE WITHIN THE SANTA FE GRANT PROJECTED SECTION 24, T17N, R9E, NMPM ADDRESS: CAMINO SANTIAGO AND CAMINO MATIAS CITY OF SANTA FE, COUNTY OF SANTA FE STATE OF NEW MEXICO

89[illegible]

ARMIJO SURVEYS INC
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502–9438
PH. (505) 471–1955 FAX. (505) 471–1925

SUBDIVISION SURVEY PREPARED FOR
PLAZA DEL MONTE, LLC
TRACT B, CAMINO SANTIAGO/CAMINO MATIAS, SANTA FE, NM

DRAWN BY P.A.A. — DATE JULY 2021
SURVEY NO. 2021158 — SHEET NO. 1 OF 3

SHEET 1 OF 3

CITY OF SANTA FE REVIEW

CITY PLANNER — DATE 11/3/22

CITY ENGINEER FOR LAND USE — DATE 11/3/22

PUBLIC WORKS DEPT. — DATE 11/30/2022

COUNTY TREASURER — DATE Dec. 6, 2022

CITY OF SANTA FE PLANNING COMMISION APPROVAL

CASE NO. 2021–4548

CASE NO. 2021–4549

APPROVED AT THEIR MEETING OF

PLANNING DIVISION CHAIR — DATE 11/3/2022

PLANNING COMMISSION SECRETARY — DATE 11/7/22

DEVELOPMENT NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

3. BUILDABLE AREA FOR VACANT PARCEL(S) WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

4. THE DEVELOPMENT SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) FOR ALL INFRASTRUCTURE IMPROVEMENTS.

5. THESE LOTS ARE SERVED BY A PRIVATE ON–SITE SEWER SYSTEM AND ARE SUBJECT TO THE AGREEMENT FOR MAINTENANCE OF SHARED PARKING, ACCESS EASEMENTS AND DRAINAGE FACILITIES RECORDED IN THE RECORDS OF SANTA FE COUNTY ON December 23, 2022, AS INSTRUMENT NO. 2003739

Document No. 2003738

COUNTY CLERKS INSTRUMENT BLOCK
COUNTY OF SANTA FE, STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 23 day of Dec A.D. 2022 at 9:30 o'clock A m, and was duly recorded in Book 898 Page 20-24 of the Records of Santa Fe County
Witness my Hand and Seal of Office
KATHERINE CLARK
County Clerk, Santa Fe County, New Mexico

DEPUTY

COUNTY CLERK SEAL

LOT	LOT AREA	ROOF AREA	COVERAGE
1	8,449 SF.	1,881 SF.	22%
2	6,946 SF.	1,664 SF.	24%
3	7,127 SF.	2,646 SF.	37%
4	7,716 SF.	2,662 SF.	34%
5	7,314 SF.	1,664 SF.	23%
6	8,719 SF.	1,650 SF.	19%
7	6,756 SF.	1,597 SF.	24%
8	6,777 SF.	1,621 SF.	24%
9	8,978 SF.	1,918 SF.	21%
10	13,549 SF.	2,002 SF.	15%
11	10,997 SF.	1,747 SF.	16%
12	12,385 SF.	1,935 SF.	16%
13	25,474 SF.	2,175 SF.	9%
14	12,915 SF.	4,463 SF.	36%
15	15,102 SF.	3,672 SF.	24%
16	8,819 SF.	1,895 SF.	21%
17	6,988 SF.	1,740 SF.	25%
18	9,337 SF.	1,781 SF.	19%
19	6,340 SF.	1,625 SF.	26%
20	8,112 SF.	1,764 SF.	22%
21	9,102 SF.	2,232 SF.	23%
22	9,552 SF.	2,678 SF.	28%
23	6,031 SF.	0 SF.	N/A
24	8,098 SF.	1,964 SF.	24%
25	8,058 SF.	2,079 SF.	26%
26	7,352 SF.	1,451 SF.	20%
27	6,658 SF.	1,435 SF.	22%
28	8,617 SF.	1,529 SF.	18%
29	9,601 SF.	1,825 SF.	19%
30	13,305 SF.	2,306 SF.	17%

BUILDING SETBACKS:

Front Yard Setback: 7 feet from edge of Access & Utility Easement.
Side Yard Setback: 5 feet from property line for Detached Homes; OR
0 feet from property line if adjacent setback is increased to 10 feet.
0 feet from property line for Attached Homes if fire-rated wall is provided.

Garage Setback: 10 feet from edge of Access & Utility Easement, for all lots
except Lot 28, where the setback shall be 8 feet from edge of Access & Utility Easement to accommodate an existing carport. If this carport is demolished, any new garage or carport shall conform to the 10-foot garage setback that applies to the Subdivision.

Rear Setback: 10 feet from property line.

8630021

SUBDIVISION PLAT
08/03/2022

ARMIJO SURVEYS INC.
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502-9438
PH. (505) 471-1955 FAX. (505) 471-1925

DRAWN BY _____ EXISTING DATA DATE MAR. 2015
JOB NO. N/A SHEET NO. N/A

SHEET 2 OF 3

NOTES:

1. DATA IN PARENTHESIS (R1-DATA) IS RECORD DATA TAKEN FROM REFERENCE DOCUMENT NO. 1 LISTED ON SHEET 1 OF THIS NEW SURVEY.
2. DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF ADJOINING PROPERTIES.

LINE TABLE		
LINE	LENGTH	BEARING
L5	105.11	N42°37'05"W
L6	15.13	N69°14'53"W
L7	13.44	N76°09'41"W
L8	23.70	N76°09'41"W
L9	7.51	N76°09'41"W
L10	54.70	N73°58'41"W
L11	21.84	N73°58'41"W
L12	88.83'	N73°58'41"W
L13	43.53'	N72°23'21"W
L14	76.94'	N73°58'41"W
L15	36.17'	N73°58'41"W
L16	52.58	N73°58'41"W
L17	25.03	N73°58'41"W
L18	27.68	N74°44'35"W
L19	11.19	N74°44'35"W
L20	19.71'	S28°51'50"W
L21	5.85'	S28°51'50"W
L22	0.45'	S28°51'50"W
L23	25.92'	S28°51'50"W
L24	27.24	S28°51'50"W
L25	3.52'	S61°12'57"E
L26	3.51'	S28°47'03"W
L27	2.93	S28°47'03"W
L28	5.44	S14°12'51"W
L29	14.22'	S19°09'34"W
L30	7.53'	S01°25'41"E
L31	37.26'	S17°10'08"W
L32	11.14'	S39°38'13"W
L33	22.51'	S12°06'44"W
L34	23.96	N17°37'56"E
L35	10.93	N45°03'46"E
L36	6.70	N25°16'31"E
L37	76.91	N16°01'19"E
L38	47.34	S66°00'14"E
L39	5.47	S39°52'26"E
L40	18.17	S17°28'11"W
L41	64.85	N20°31'51"E
L42	4.87'	N89°22'53"W

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CH. BEARING	CHORD
C5	6°42'09"	5.91	50.50	N45°58'09"W	5.90
C6	19°55'39"	17.56	50.50	N59°17'03"W	17.48
C7	6°54'48"	10.92	90.50	N72°42'17"W	10.91
C8	0°35'44"	10.39	1000.00	N74°16'33"W	10.39
C9	0°10'10"	2.96	1000.00	N74°39'30"W	2.96
C10	27°17'00"	23.81	50.00	N88°23'05"W	23.58
C11	23°04'32"	20.14	50.00	S66°26'09"W	20.00
C12	26°02'03"	22.72	50.00	S41°52'51"W	22.52
C13	26°01'12"	36.33	80.00	N41°52'26"E	36.02
C14	11°30'26"	16.07	80.00	N60°38'15"E	16.04
C15	30°16'51"	35.30	66.79	N60°12'12"E	34.89
C16	19°47'15"	29.82	86.35	N35°10'09"E	29.67
C17	0°45'19"	2.43	184.50	N24°53'51"E	2.43
C18	8°29'53"	27.37	184.50	N20°16'15"E	27.34
C19	26°07'48"	57.82	126.78	N52°56'20"W	57.32
C20	73°00'28"	105.53	82.82	S54°06'53"W	98.54
C21	24°13'38"	33.83	80.00	N78°30'18"E	33.58

EASEMENT KEY

(A) 10' WIDE WATERLINE EASEMENT MISC. BK. 176, PG. 027. CENTERLINE CALLS FROM SAID EASEMENT. EXCEPTION NO. 14.
EX. NO. 14.

(B) 10' WIDE GAS PIPELINE RIGHT OF WAY AND EASEMENT, MISC. BK. 206, PG. 429 CALLS FROM SAID EASEMENT EX. NO. 15.
EX. NO. 15.

(C) 5' WIDE UTILITY LINE EASEMENT MISC. BK. 253, PG. 647 EX. NO. 17.
EX. NO. 17.

(D) INGRESS-EGRESS ACCESS EASEMENT ACROSS TRACT A FOR TRACT B. EASEMENT FILED AS INSTRUMENT NO. 1753,281
EX. NO. 11.
EX. NO. 11.

DRIVEWAY EASEMENT LINE DATA
L1-S72°23'21"E 24.52' L5-N20°11'00"E 30.00'
L2-S52°56'40"W 35.08' L6-S69°47'37"E 6.31'
L3-S17°11'14"W 68.70' L7-N17°11'14"E 38.79'
L4-N69°47'37"W 33.18' L8-N52°56'40"E 27.35'

DRIVEWAY EASEMENT CURVE DATA
C1: Δ=35°45'26" R=20.00' L=12.48' CHL=12.28' CHB=S35°03'57"W
C2: Δ=93°01'09" R=5.00' L=8.12' CHL=7.25' CHB=S6°34'48"W
C3: Δ=93°01'09" R=10.00' L=16.23' CHL=14.51' CHB=N6°34'48"E
C4: Δ=35°45'26" R=20.00' L=12.48' CHL=12.28' CHB=N35°03'57"E

TRACT A
PLAT BOOK 207, PAGE 035
DOCUMENT NO. 701,830

NOW OR FORMER OWNER: THE BOARD OF PENSIONS OF THE UNITED PRESBYTERIAN CHURCH DEED, MISC. BOOK 167, PAGE 530 DOCUMENT NO. 241,274.

NOW OR FORMER OWNER: MONTEZUMA LODGE NO. 1; A.P. & A.M. SPECIAL WARRANTY DEED MISC. BOOK 246, PAGE 237, DOCUMENT NO. 246,234

NOW OR FORMER OWNER: MONTEZUMA LODGE NO. 1; A.P. & A.M. SPECIAL WARRANTY DEED MISC. BOOK 246, PAGE 237, DOCUMENT NO. 246,234

NOW OR FORMER OWNER: LINDA ANN PAYNE, PERSONAL REPRESENTATIVE'S DEED MISC. BOOK 805, PAGE 348, DOCUMENT NO. 769,419

RECORD SURVEY MONUMENT NOT FOUND IN THIS LOCATION NEW MONUMENT SET BY THIS NEW SURVEY

LINE DATA
L1-S40°05'42"E 24.80'
(RECORD DATA R1-S40°07'49"E 24.80')

SURVEY TIE LINE DATA:
T1: TIE-S84°20'21"E 18.39'

LEGEND

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- SURVEY MONUMENT SET 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- CACULATED POINT NOT SET
- SSMH SANITARY SEWER MANHOLE COVER
- LP STREET LAMP POLE
- UP UTILITY POLE
- UTILITY POLE WITH GUY WIRE ANCHOR
- UTILITY POLE WITH GUY WIRE ANCHOR
- EM ELECTRIC METER
- GM GAS METER
- WM WATER METER
- E ELECTRIC UTILITY MANHOLE
- T TELEPHONE UTILITY MANHOLE
- TP TELEPHONE UTILITY PEDESTAL
- E ELECTRIC JUNCTION BOX
- DI STORM DRAIN DROP INLET GRATE
- SW STUCCO WALL
- CS CRAWLSPACE ACCESS HATCH
- STOR. FREE STANDING STUCCO STORAGE BUILDING
- CARPORT ROOF CANOPY OR PORTAL ROOF CANOPY
- S70°50'26"E 654.34' NEW MEASURED DATA BY THIS NEW SURVEY
- (R1-S70°50'26"E 654.35') RECORD DATA BY OTHERS
- EX. NO. 11. NOTE TO TITLE COMMITMENT EXCEPTION NUMBER

SSMH TIE TO CENTER OF SEWER MANHOLE COVER FOUND. CITY OF S.F. SEWER MANHOLE NO. X5-5.

HORIZONTAL SCALE: 1"=30'
30 15 0 30 60

PAUL A. ARMIJO NEW MEXICO 13604 REGISTERED PROFESSIONAL SURVEYOR
10-4-22

F:\RICK\1-PROJECTS\ARMIJO\PLAZA DEL MONTE\dwg\2022-08-03 PDM PLAT.dwg, SUBDIVISION PLAT, 8/3/2022 10:17:53 PM

DESCRIPTION OVERLAY
08/03/2022

ARMIJO SURVEYS INC.
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502-9438
PH. (505) 471-1955 FAX. (505) 471-1925

DRAWN BY _____ EXISTING DATA DATE MAR. 2015
JOB NO. N/A SHEET NO. N/A

SHEET 3 OF 3

EASEMENT KEY

(A) 10' WIDE WATERLINE EASEMENT MISC. BK. 176, PG. 021. CENTERLINE CALLS FROM SAID EASEMENT. EXCEPTION NO. 14. EX. NO. 14.

(B) 10' WIDE GAS PIPELINE RIGHT OF WAY AND EASEMENT, MISC. BK. 205, PG. 429 CALLS FROM SAID EASEMENT EX. NO. 15. EX. NO. 15.

(C) 5' WIDE UTILITY LINE EASEMENT MISC. BK. 253, PG. 647 EX. NO. 17 EX. NO. 17.

(D) INGRESS-EGRESS ACCESS EASEMENT ACROSS TRACT A FOR TRACT B EASEMENT FILED AS INSTRUMENT NO. 175,281 EX. NO. 11 EX. NO. 11.

HORIZONTAL SCALE: 1"=30'
30 15 0 30 60

NOTES:

1. DATA IN PARENTHESIS (R1-DATA) IS RECORD DATA TAKEN FROM REFERENCE DOCUMENT NO. 1 LISTED ON SHEET 1 OF THIS NEW SURVEY.
2. DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF ADJOINING PROPERTIES.

LINE TABLE		
LINE	LENGTH	BEARING
L204	52.79	N28°51'50"E
L205	9.28	N28°51'50"E
L206	3.96	N72°22'04"W
L207	8.38	N72°22'04"W
L208	2.08	N33°43'06"W
L209	5.9	N33°43'06"W
L210	61.31	N63°11'34"W
L211	25.02	N28°51'50"E
L212	39.71	S63°11'34"E
L213	37.37	S49°56'25"E
L214	18.17	S17°28'11"W
L215	27.37	S63°11'34"E
L216	5.08	S33°43'06"E
L217	34.47	S72°22'04"E
L218	5.00	S16°33'15"W
L219	10.00	S16°33'15"W
L220	10.00	S16°33'15"W
L221	31.37	N72°22'04"W
L222	56.10	S72°22'04"E
L223	10.00	S17°37'56"W
L224	55.91	N72°22'04"W
L225	10.00	S17°37'56"W
L226	55.72	N72°22'04"W
L227	11.72	S14°12'51"W
L228	37.95	N72°22'04"W
L229	25.00	N17°37'56"E
L230	16.28	S72°22'04"E
L231	1.18	S15°59'24"W
L232	43.37	S17°28'35"W
L233	3.77	N68°31'49"W
L234	10.03	N68°31'49"W
L235	43.75	N17°12'31"E
L236	43.12	N17°12'31"E
L237	79.61	S17°28'35"W
L238	3.38	N72°31'25"W
L239	10.00	N72°31'25"W
L240	80.57	N17°12'31"E
L241	79.87	N17°12'31"E
L245	127.89	S17°26'39"W
L246	2.86	N72°23'21"W
L247	10.00	N72°23'21"W
L248	129.38	N17°12'31"E
L249	127.86	N17°12'31"E

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CH. BEARING	CHORD
C1	34°06'47"	11.91	20.00	N35°53'17"E	11.73
C2	26°59'48"	46.09	97.82	S43°43'36"W	45.67
C3	30°07'23"	55.90	106.32	S75°18'36"W	55.26
C4	61°45'17"	70.06	65.00	N59°44'28"E	66.72
C5	28°53'13"	32.77	65.00	S43°18'27"W	32.43
C6	17°42'02"	20.08	65.00	S66°36'04"W	20.00
C7	29°48'20"	33.81	65.00	N89°38'45"W	33.43
C8	0°45'53"	13.55	1015.00	N74°21'38"W	13.55
C9	6°54'48"	12.13	100.50	N72°42'17"W	12.12
C10	17°35'01"	18.57	60.50	N60°27'22"W	18.49
C11	9°02'47"	9.55	60.50	N47°08'28"W	9.54
C12	25°30'46"	13.59	30.52	N07°06'45"W	13.48
C13	12°06'10"	8.92	42.24	N35°49'29"W	8.91
C14	98°09'31"	40.98	23.92	S85°00'40"W	36.15
C15	8°27'31"	29.45	199.50	N20°15'04"E	29.43
C16	0°47'41"	2.77	199.50	N24°52'41"E	2.77
C17	19°47'15"	35.00	101.35	N35°10'09"E	34.83
C18	33°14'35"	47.45	81.79	N61°41'04"E	46.79
C19	1°38'27"	2.20	76.79	N79°07'35"E	2.20
C20	27°50'49"	37.32	76.79	S86°07'47"E	36.96
C21	25°33'49"	20.30	45.50	S59°25'29"E	20.13
C22	15°31'22"	13.68	50.50	S38°52'53"E	13.64
C23	17°55'34"	15.80	50.50	S22°09'25"E	15.74
C24	23°54'25"	18.99	45.50	S02°15'38"W	18.85
C25	60°05'13"	20.45	19.50	N15°49'45"W	19.53
C26	28°08'16"	12.02	24.50	N59°55'33"W	11.90
C27	0°36'23"	10.48	990.00	N74°16'53"W	10.48
C28	0°09'31"	2.74	990.00	N74°39'49"W	2.74
C29	76°23'35"	53.33	40.00	S67°03'38"W	49.47
C30	1°49'20"	2.87	90.17	N29°46'36"E	2.87
C31	24°24'39"	38.34	90.00	N42°53'42"E	38.06
C32	11°27'05"	17.99	90.00	N60°49'34"E	17.96
C33	24°04'00"	37.80	90.00	N78°35'07"E	37.53
C34	57°04'20"	72.54	72.82	S61°18'05"W	69.57
C35	27°42'39"	9.50	19.64	S07°49'03"W	9.41
C36	35°14'04"	11.99	19.50	S54°35'21"E	11.80
C37	51°11'10"	21.89	24.50	S11°22'44"E	21.17
C38	47°49'10"	20.45	24.50	S38°07'26"W	19.86
C39	34°59'11"	14.97	19.50	S84°01'40"W	14.61
C40	35°14'04"	11.99	19.50	N56°21'39"W	11.80
C41	54°45'56"	23.42	24.50	N11°21'39"W	22.54
C42	8°18'03"	25.28	174.50	N20°10'20"E	25.26
C43	0°57'09"	2.90	174.50	N24°47'56"E	2.90
C44	19°47'15"	26.37	76.35	N35°10'09"E	26.24
C45	28°47'51"	28.61	56.92	N59°29'45"E	28.31
C46	34°06'21"	30.83	51.79	S89°15'33"E	30.38

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.16	S72°23'21"E
L2	12.24	N52°56'40"E
L3	24.76	N18°49'54"E
L4	6.38	N43°44'46"E
L5	11.00	N30°13'42"E
L6	10.06	N01°06'09"E
L7	9.93	S30°28'58"E
L8	0.21	S89°22'53"E
L9	52.98	N28°51'50"E
L10	17.20	N28°51'50"E
L11	9.81	N31°08'10"W
L12	44.98	N28°51'50"E
L13	7.94	N28°51'50"E
L14	9.81	N88°51'50"E
L15	60.19	N28°51'50"E
L16	15.40	N28°51'50"E
L17	5.52	N28°51'50"E
L18	11.48	S74°44'35"E
L19	27.39	S74°44'35"E
L20	25.01	S73°58'41"E
L21	88.89	S73°58'41"E
L22	5.00	S16°30'07"W
L23	76.18	S73°58'41"E
L24	89.43	S73°58'41"E
L25	76.43	S73°58'41"E
L26	7.75	S76°09'41"E
L27	36.71	S76°09'41"E
L28	15.13	S69°14'53"E
L29	28.51	S42°37'05"E
L30	23.60	S42°37'05"E
L31	23.82	S49°44'35"E
L32	1.91	N45°14'12"E
L33	5.18	S38°16'27"E
L34	4.71	N51°43'33"E
L35	24.80	S40°05'42"E
L36	18.10	S50°07'34"W
L37	27.46	S50°07'34"W
L38	2.19	N16°36'45"W
L39	0.31	N57°55'57"E
L40	87.22	N41°52'34"W

LINE TABLE		
LINE	LENGTH	BEARING
L41	2.93	S16°01'19"W
L42	34.70	S16°01'19"W
L43	7.02	S16°01'19"W
L44	6.70	S25°16'31"W
L45	10.93	S45°03'46"W
L46	5.00	N11°41'39"W
L47	25.09	N72°12'23"W
L48	59.53	N72°12'23"W
L49	67.41	N72°12'23"W
L50	39.83	N72°12'23"W
L51	5.00	S43°21'26"W
L52	10.87	N72°12'23"W
L53	3.82	N15°59'24"E
L54	13.95	S72°12'23"E
L55	53.13	N14°12'51"E
L56	13.24	N14°12'51"E
L57	5.00	N75°47'09"W
L58	43.90	N14°12'51"E
L59	5.00	N44°07'38"E
L60	44.18	N73°58'41"W
L61	38.87	N74°44'35"W
L62	25.55	S28°51'50"W
L63	72.85	S28°51'50"W
L64	87.09	S28°51'50"W
L65	28.54	S28°51'50"W
L66	5.87	N89°26'51"W
L67	10.33	S08°37'19"E
L68	46.47	S17°36'39"W
L69	18.70	N72°23'21"W
L70	43.53	N72°23'21"W
L171	5.01	N20°12'47"E
L172	9.21	N72°12'23"W
L173	9.81	S47°47'37"W
L174	26.56	N72°12'23"W
L175	5.00	S53°01'41"W
L176	4.86	N14°12'51"E
L177	9.81	N74°12'51"E

LINE TABLE		
LINE	LENGTH	BEARING
L178	47.15	N14°12'51"E
L179	3.41	N45°47'09"W
L180	6.41	N45°47'09"W
L181	47.20	N14°12'51"E
L182	5.00	S27°57'59"E
L183	77.52	S73°58'41"E
L187	55.39	S73°58'41"E
L188	9.81	S13°58'41"E
L189	10.38	S73°58'41"E
L190	40.00	S73°58'41"E
L191	25.55	S73°58'41"E
L192	9.81	N46°01'19"E
L193	20.90	S73°58'41"E
L194	5.00	N51°15'23"E
L195	41.22	S16°01'19"W
L196	6.70	S25°16'31"W
L197	10.93	S45°03'46"W
L198	5.01	N13°34'18"W
L199	25.10	N72°12'23"W
L200	60.09	N72°12'23"W
L201	18.30	N72°12'23"W
L202	9.81	N12°12'23"W
L203	43.72	N72°12'23"W

DRIVEWAY EASEMENT LINE DATA
L1=S72°23'21"E, 24.52' L5=N20°11'00"E, 30.00'
L2=S52°56'40"W 35.08' L6=S69°47'37"E, 6.31'
L3=S17°11'14"W 68.70' L7=N17°11'14"E, 38.79'
L4=N69°47'37"W 33.18' L8=N52°56'40"E 27.35'

DRIVEWAY EASEMENT CURVE DATA
C1: Δ=-35°45'26" R=20.00' L=12.48' CHL=12.28' CHB=S35°03'57"W
C2: Δ=93°01'09" R=5.00' L=8.12' CHL=7.25' CHB=S6°41'48"W
C3: Δ=93°01'09" R=10.00' L=16.23' CHL=14.51' CHB=N6°41'48"E
C4: Δ=-35°45'26" R=20.00' L=12.48' CHL=12.28' CHB=N35°03'57"E

LINE DATA
L1- S40°05'42"E 24.80'
(RECORD DATA R1-S40°07'49"E 24.80')
SURVEY TIE LINE DATA:
T1: TIE-S84°20'21"E 18.39'

LEGEND

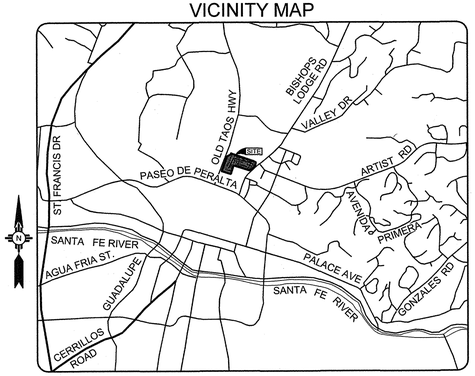
- SURVEY MONUMENT FOUND
- SURVEY MONUMENT 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- SURVEY MONUMENT SET 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- CACULATED POINT NOT SET
- SANITARY SEWER MANHOLE COVER
- STREET LAMP POLE
- UTILITY POLE
- UTILITY POLE WITH GUY WIRE ANCHOR
- UTILITY POLE WITH GUY WIRE ANCHOR
- ELECTRIC METER
- GAS METER
- WATER METER
- ELECTRIC UTILITY MANHOLE
- TELEPHONE UTILITY MANHOLE
- TELEPHONE UTILITY PEDESTAL
- ELECTRIC JUNCTION BOX
- STORM DRAIN DROP INLET GRATE
- STUCCO WALL
- CRAWLSPACE ACCESS HATCH
- FREE STANDING STUCCO STORAGE BUILDING
- CARPORT ROOF CANOPY OR PORTAL ROOF CANOPY
- NEW MEASURED DATA BY THIS NEW SURVEY
- RECORD DATA BY OTHERS
- EX. NO. 11. NOTE TO TITLE COMMITMENT EXCEPTION NUMBER

PAUL A. ARMIJO NEW MEXICO 13604 REGISTERED PROFESSIONAL SURVEYOR

10-4-22

PLAZA DEL MONTE DEVELOPMENT PLAN TRACT B ON CAMINO SANTIAGO AND CAMINO MATIAS

VICINITY MAP



2000 1000 2000 1000

SCALE: 1" = 2000'

GENERAL NOTES

1. METES AND BOUNDS DESCRIPTIONS OF LOTS, ROADWAYS, DRAINAGE, UTILITY, AND ACCESS RIGHTS-OF-WAYS AND/OR EASEMENTS ARE DESCRIBED ON THE SUBDIVISION PLAT.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. PER SFCC § 14-7.2, TABLE 14-7.2-1, BUILDING SETBACKS ARE ESTABLISHED BY THIS DEVELOPMENT PLAN AND SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
4. NEW STRUCTURES AND/OR ADDITIONS ARE NOT LIMITED TO STRUCTURES SHOWN HEREON, AND FUTURE DEVELOPMENT IS SUBJECT TO ESTABLISHED BUILDING SETBACKS, APPLICABLE PROVISIONS OF SFCC CHAPTER 14, AND BUILDING PERMIT REQUIREMENTS.
5. SITE AND INDIVIDUAL LOT FENCING LOCATIONS TO BE DETERMINED AT TIME OF BUILDING PERMIT.
6. DEVELOPMENT OF LOT 23 IS SUBJECT TO THE WATER ALLOCATION AND/OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO. 2002-29 AND RESOLUTION 2003-55 AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST.
7. ACCESSIBILITY FEATURE DESIGN WITHIN THE SITE SHALL COMPLY WITH NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) PEDESTRIAN ACCESS ROUTE DETAILS (SERIAL 608) OR MUST DEMONSTRATE COMPLIANCE WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) REGULATIONS BY OTHER MEANS AS PROVIDED IN THE PERMITTED CONSTRUCTION DOCUMENTS.
8. FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
9. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE PLANNING AND LAND USE DEPARTMENT BEFORE CONSTRUCTION.
10. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF THE COSF ORDINANCE NO. 2008-02 (IMPACT FEES).
11. 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.
12. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F)(5), "PLANT MATERIAL STANDARDS," WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
13. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1.
14. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
15. PRIVATE ROADS AND ASSOCIATED PARKING WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE PLAZA DEL MONTE HOMEOWNER'S ASSOCIATION.
16. THIS DEVELOPMENT LIES WITHIN THE DOWNTOWN AND EASTSIDE HISTORIC DISTRICT.
17. THIS DEVELOPMENT LIES WITHIN THE SUBURBAN ARCHAEOLOGICAL REVIEW DISTRICT.
18. THE PROPOSED SANITARY SEWER SYSTEM SERVING THIS DEVELOPMENT IS PRIVATE AND WILL NOT BE MAINTAINED OR OWNED BY THE CITY OF SANTA FE.

DUST CONTROL NOTES

ALL ON-SITE SOIL DISTURBING CONSTRUCTION ACTIVITIES SHALL BE ADDRESSED AND PROVIDE MEASURES TO MITIGATE OR CONTROL DUST FROM BEING TRANSPORTED OFFSITE AND POLLUTING NEIGHBORING PROPERTIES.

ANY PERSON, OWNER, CONTRACTOR OR OPERATOR WHO CONDUCTS EARTHMOVING AND/OR DUST GENERATING ACTIVITIES IS RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT PRACTICES (BMPs) IN ORDER TO MITIGATE OFF-PROPERTY TRANSPORT OF FUGITIVE DUST EMISSIONS.

A PLAN, OR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WHEN APPLICABLE, LISTING THE BEST MANAGEMENT PRACTICES SHALL BE PROVIDED TO THE CITY ENGINEER, OR HIS/HER DESIGNEE, FOR REVIEW AND APPROVAL. THE APPROVED BMPs SHALL BE APPLIED TO THE GRADED AND/OR DISTURBED SOIL IN ORDER TO STABILIZE THE SITE.

THE INITIAL BMP SHALL ADDRESS HOW THE CONTRACTOR WILL MINIMIZE THE AMOUNT OF DISTURBED SOIL AND HOW THE CONTRACTOR WILL STABILIZE THE DISTURBED SURFACE AREA EXPOSED TO WIND OR VEHICLE TRAFFIC DURING CONSTRUCTION.

SOME BMPs SHALL INCLUDE:

- THE REDUCTION OF VEHICLE SPEEDS: ESTABLISH A MAXIMUM SPEED LIMIT OR INSTALL TRAFFIC CALMING DEVICES TO REDUCE SPEEDS TO A RATE TO MITIGATE OFF-PROPERTY TRANSPORT OF DUST ENTRAINED BY VEHICLES.
- THE MINIMIZATION OF DROP HEIGHT: DRIVERS AND OPERATORS SHALL UNLOAD TRUCK BEDS AND LOADER OR EXCAVATOR BUCKETS SLOWLY AND MINIMIZE DROP HEIGHT OF MATERIALS TO THE LOWEST HEIGHT POSSIBLE, INCLUDING SCREENING OPERATIONS.
- HIGH WINDS RESTRICTION: TEMPORARILY HALT WORK ACTIVITIES DURING HIGH WIND EVENTS GREATER THAN 30 MPH IF OPERATIONS WOULD RESULT IN OFF-PROPERTY TRANSPORT.
- RESTRICT ACCESS: RESTRICT ACCESS TO THE WORK AREA TO ONLY AUTHORIZED VEHICLES AND PERSONNEL.

IN THE EVENT THE ABOVE PRACTICES ARE INEFFECTIVE TO PREVENT OFF PROPERTY TRANSPORT, THE PERSON, OWNER OR OPERATOR SHALL USE ONE OR MORE OF THE FOLLOWING BMPs:

- WET SUPPRESSION: APPLY WATER TO DISTURBED SOIL SURFACES, BACKFILL MATERIALS, SCREENINGS AND OTHER DUST GENERATING OPERATIONS AS NECESSARY AND APPROPRIATE CONSIDERING CURRENT WEATHER CONDITIONS, AND PREVENT WATER USED FOR DUST CONTROL FROM ENTERING ANY PUBLIC RIGHT-OF-WAY, STORM WATER DRAINAGE FACILITY, OR WATERCOURSE.
- WIND BARRIER: CONSTRUCT A FENCE OR OTHER TYPE OF WIND BARRIER TO PREVENT WIND EROSION OF THE GRADED OR DISTURBED SURFACE.
- VEGETATION: PLANT VEGETATION APPROPRIATE FOR RETAINING SOILS OR CREATING A WIND BREAK.
- SURFACE ROUGHENING: STABILIZE AN ACTIVE CONSTRUCTION AREA DURING PERIODS OF INACTIVITY WHEN VEGETATION CANNOT BE IMMEDIATELY ESTABLISHED.
- COVER: INSTALL COVER MATERIALS SUCH AS TACKIFIERS, EROSION CONTROL BLANKETS, GRAVEL, VEGETATION (WHEN APPROPRIATE), COLD-MILLINGS, ETC. DURING PERIODS OF INACTIVITY AND PROPERLY ANCHOR THE COVER.
- SOIL RETENTION: STABILIZE DISTURBED OR EXPOSED SOIL SURFACE AREAS THAT WILL BE INACTIVE FOR MORE THAN 30 DAYS OR WHILE VEGETATION IS BEING ESTABLISHED.

AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THIS FINAL DEVELOPMENT PLAN TO BE PREPARED. ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

8C3023 83-0838

PLAZA DEL MONTE, LLC

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY E. LARRY LUJAN THIS 25th DAY OF OCTOBER, 2022.

NOTARY PUBLIC

OCTOBER 8, 2023

MY COMMISSION EXPIRES

COLLEEN C. GAVIN
Notary Public - State of New Mexico
Commission # 1127282
My Comm. Expires October 8, 2023

STORMWATER AGREEMENT

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULL Y FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES; THE CITY HAS THE RIGHT OF ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; THE CITY HAS THE RIGHT, IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS AND TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

PLAZA DEL MONTE, LLC

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY E. Larry Lujan THIS 21st DAY OF November, 2022.

NOTARY PUBLIC

10.8.2023

MY COMMISSION EXPIRES

JENNIFER JENKINS
Notary Public - State of New Mexico
Commission # 1127284
My Comm. Expires October 8, 2023

DRAINAGE FACILITY MAINTENANCE SCHEDULE SHALL BE AS FOLLOWS:

1. ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
2. THE DRAINAGE FACILITIES MAINTENANCE SCHEDULE SHALL BE AS FOLLOWS: MARCH 15TH, SEPTEMBER 15TH AND AFTER STORMS OF ONE INCH OR GREATER.

a. FLUSH ALL CULVERTS AND DRAIN PIPES TO REMOVE SEDIMENT AND VEGETATION.
b. FLUSH STORM DRAIN MANHOLES AND DROP INLETS.
c. IF SEDIMENT IN PONDS IS DEEPER THAN 6 INCHES, REMOVE AND RESEED WITH NATIVE GRASSES.
d. CHECK POND DRAINS AND RIP-RAP INTEGRITY. REPAIR AS NECESSARY.
e. CHECK FOR SOIL EROSION WITHIN AND AROUND ALL SWALES, FILL SLOPES, CUT SLOPES AND RETAINING WALLS. UNSTABILIZED SOILS SHALL BE STABILIZED WITH VEGETATION, ROCK PLATING OR EROSION MATS.

DEVELOPMENT PLAN SIGNATURES

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING ON JANUARY 6, 2022
AS PLANNING & DEVELOPMENT REVIEW CASE # 2021-4548 & 2021-4549

PLANNING COMMISSION CHAIR — DATE 11/16/2022

PLANNING COMMISSION SECRETARY — DATE 12/2/22

REVIEWED BY THE CITY OF SANTA FE:

CITY PLANNER — DATE 11.17.22

CITY ENGINEER FOR LAND USE — DATE 11/22/22

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS ___ DAY OF _____ A.D. 20___ AT _____ O'CLOCK___M. AND WAS DULY RECORDED IN BOOK____ PAGE_____ OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
KATHARINE CLARK
COUNTY CLERK SANTA FE COUNTY NM

_____
DEPUTY

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CASE # 2021-4549 (2021-4548)

CITY USE ONLY

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

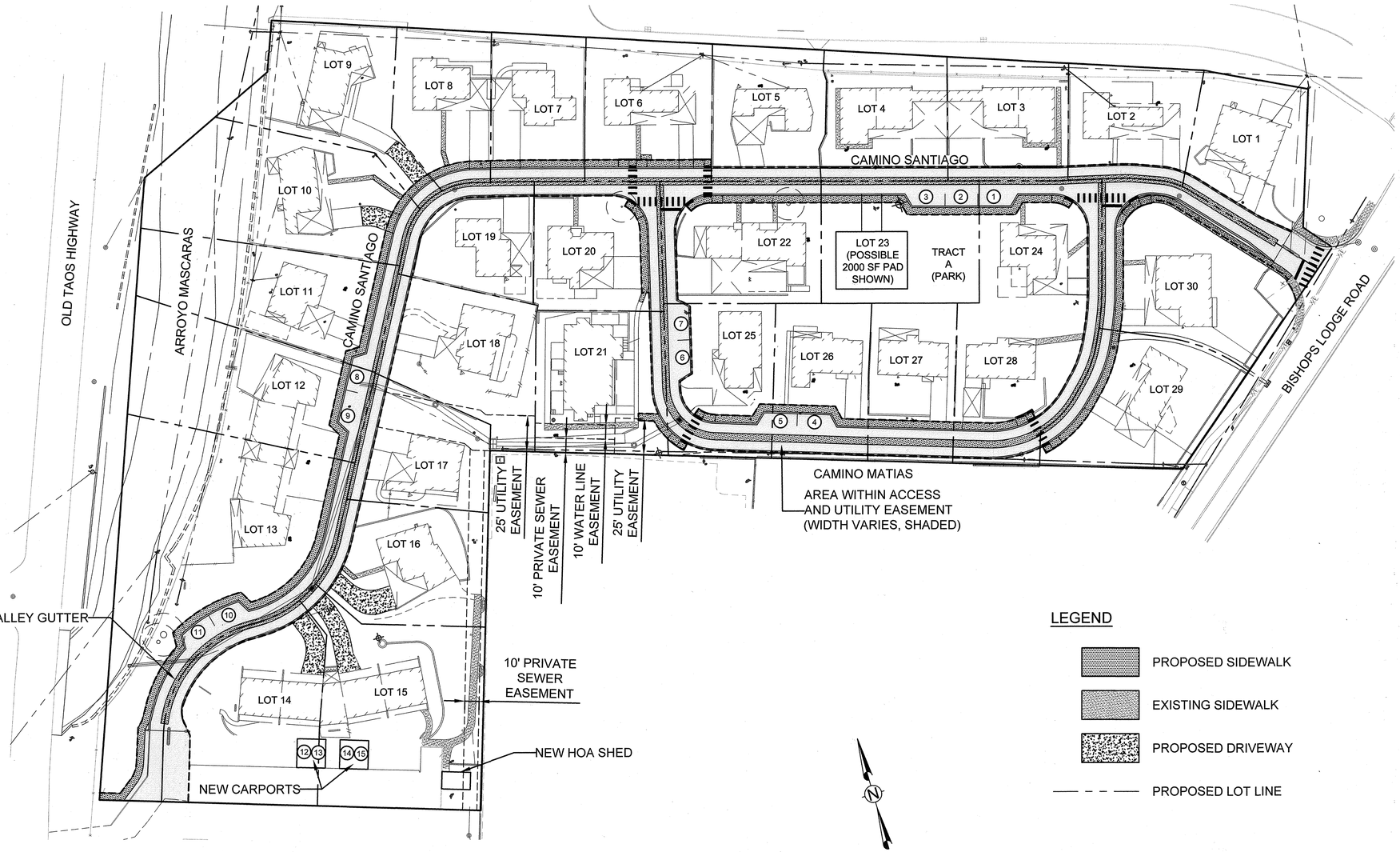
FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

DEVELOPMENT PLAN
SHEET 1 OF 2

DATE:	SCALE:	SHEET:
NOVEMBER 2021	N.T.S.	3-1

PLAZA DEL MONTE DEVELOPMENT PLAN
TRACT B ON CAMINO SANTIAGO AND CAMINO MATIAS

NOTE:
THE PROPOSED SANITARY SEWER SYSTEM SERVING THIS DEVELOPMENT IS PRIVATE AND WILL NOT BE MAINTAINED OR OWNED BY THE CITY OF SANTA FE.



DEVELOPMENT PLAN
SCALE: 1" = 40'

0 20 40 80
SCALE: 1" = 40'

LEGEND

- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED DRIVEWAY
- PROPOSED LOT LINE

PROJECT DATA

SITE AREA: 6.625 ACRES
ZONING: R-29 (RESIDENTIAL)
OVERLAY: DOWNTOWN AND EASTSIDE HISTORIC DISTRICT

DENSITY:
- Gross Lot Area = 6.625 acres
- 100-yr Floodplain = 0.452 acres (19,671 sq.ft.)
- Net Lot Area = 6.173 acres
- Maximum Allowable Density = 6.173 acres x 10 DU/acre = 61 DU
- Proposed Density = 30 DU/6.625 acres = 4.5 DU/acre

LOT COVERAGE:
- Maximum Allowable Lot Coverage = 40%, per SFCC Table 14-7.2-1
- Proposed Lot Coverage = Not to exceed 40% per lot

BUILDING SETBACKS: (As established by this Development Plan, per SFCC Table 14-7.2-1)
- Front Yard Setback: 7 feet from edge of Access & Utility Easement.
- Side Yard Setback: 5 feet from property line for Detached Homes OR 0 feet from property line if adjacent setback is increased to 10 feet. 0 feet from property line for Attached Homes if fire-rated wall is provided.
- Garage Setback: 10 feet from edge of Access & Utility Easement, for all lots except Lot 28, where the setback shall be 8 feet from edge of Access & Utility Easement to accommodate an existing carport. If this carport is demolished, any new garage or carport shall conform to the 10-foot garage setback that applies to the Subdivision.
- Rear Setback: 10 feet from property line.

PARKING:
- Total Required Parking = 2 off-street spaces per residence
- Total Provided Parking = 2 off-street spaces per residence (60 spaces)
- Total Required Guest Parking = 0.5 guest spaces per DU x 30 DU = 14 guest spaces
- Total Provided Guest Parking = 15 guest spaces

COMMON OPEN SPACE:
- Required = None required
- Provided = 3,412 sq.ft (Pocket Park – Tract A)

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CASE # 2021-4548
2021-4549
CITY USE ONLY

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

FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

DEVELOPMENT PLAN
SHEET 2 OF 2

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 50'	3-2