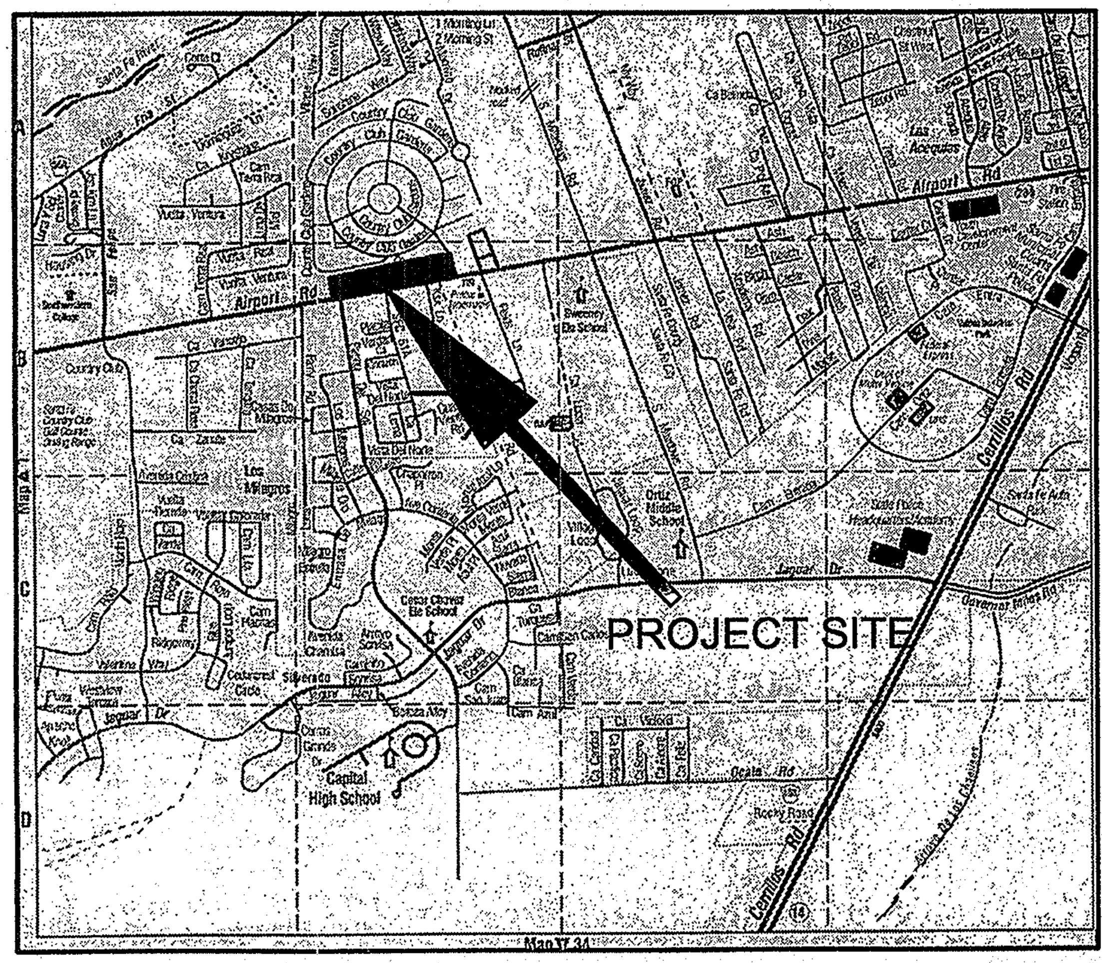


VICINITY MAP
SCALE: N.T.S.

DEVELOPMENT PLAN FOR THE ESPLANADE VILLAGE COMMERCIAL CENTER.

LOCATED ON 6.9± ACRES, LYING WITHIN SECTION 12 TOWNSHIP 16 NORTH, RANGE 8 EAST, NMPM, SANTA FE COUNTY, NEW MEXICO.

DEDICATION AND AFFIDAVIT.

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THIS 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 UNDERSIGNED OWNERS. THIS DEVELOPMENT LIES WITHIN THE PLANNING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, NEW MEXICO.

OWNERS,

[signature]

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY

THIS 3RD DAY OF MAY

NOTARY PUBLIC [signature]

MY COMMISSION EXPIRES ON April 27, 2011

SPECIAL BUILDING PERMIT CONDITIONS:

The following are conditions of approval for issuance of building permits for lots 1, 7, 8, and 9:

Lot 1:

Pond #1 (5260 CF) shall be constructed, including associated grading, piping, culverts, armoring, and railing. Construction will be in accordance with the Esplanade Village Final Plat and Development Plan approved engineering drawings.

All landscaping, revegetation, temporary and permanent erosion control, and site restoration shall be installed on lot 1 in accordance with the Esplanade Village Final Plat and Development Plan approved drawings.

As-built drawings must be submitted prior to project acceptance and shall include an Engineer's Stormwater Infrastructure Certification sealed by the design engineer or approved designee.

Lots 7, 8, and 9:

The first applicant for a building permit, whether for lot 7, lot 8, or lot 9, shall construct pond #6, pond #7, and pond #8, all in accordance with the Esplanade Village Final Plat and Development Plan approved engineering drawings. All associated grading, piping, culverts, armoring, railing, and other appurtenances shall be included in this construction.

Installation of landscaping, revegetation, temporary and permanent erosion control, and site restoration for lot 7, lot 8, and lot 9, shall be a condition of building permit issuance for lot 7, lot 8, and lot 9, respectively, and shall be done in accordance with approved Esplanade Village Final Plat and Development Plan drawings.

Water and wastewater improvements for lots 7, 8, and 9 may be required and will be evaluated at the time of building permit.

As-built drawings must be submitted prior to project acceptance and shall include an Engineer's Stormwater Infrastructure Certification sealed by the design engineer or approved designee.

Lots 1, 7, 8, and 9:

Construction of dumpster pads for each lot shall be done by the building permit applicant for each lot, respectively.

CITY APPROVALS.

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF FEB. 4, 2010, AS CASE NO. 2009-94

[signature] 5-12-10
PLANNING COMMISSION CHAIRPERSON — DATE

Angela Schackel Bordegaray 5/17/10
PLANNING COMMISSION SECRETARY — DATE

APPROVED BY THE CITY OF SANTA FE CURRENT PLANNING DIVISION

[signature] 5·19·10
CITY PLANNER — DATE

Risana Zaxus [illegible] 05/11/2010
CITY ENGINEER FOR LAND USE — DATE

LOT #	ADDRESS
1	6423 AIRPORT ROAD
2	6421 AIRPORT ROAD
3	6419 AIRPORT ROAD
4	6417 AIRPORT ROAD
5	6415 AIRPORT ROAD
6	6413 AIRPORT ROAD
7	6411 AIRPORT ROAD
8	6409 AIRPORT ROAD
9	6407 AIRPORT ROAD

SITE DATA:

ZONING: SC-1

LAND AREA: 300,133.30 SF (6.89 ACRE)

EXISTING / PERMITTED BUILDINGS:

LOT 2 / BUILDING 2	0.974 ac / 6,816.00 sf
LOT 4 / BUILDING 4	1.000 ac / 8,750.00 sf
LOT 5 / BUILDING 5	0.590 ac / 6,300.00 sf
SUBTOTAL	0.502 ac / 21,866.00 SF

FUTURE BUILDINGS:

LOT 1 / BUILDING 1	0.639 ac / 4,000 sf
LOT 3 / BUILDING 3	1.000 ac / 8,210 sf
LOT 6 / BUILDING 6	0.724 ac / 6,222 sf
LOT 7 / BUILDING 7	0.689 ac / 7,168 sf
LOT 8 / BUILDING 8	0.689 ac / 6,918 sf
LOT 9 / BUILDING 9	0.655 ac / 7,906 sf
SUBTOTAL	0.928 ac / 40,424.00 SF
TOTAL	1.430 ac / 62,290.00 SF

NET LEASABLE AREA - 55,800 SF

LOT COVERAGE 20.66%

OPEN SPACE REQUIREMENTS - 15 %, 45,085 SF (PER SECTION 14.8.4 CH)(d)

PROVIDED OPEN SPACE 49,181 SF

PARKING REQUIREMENTS
1 SPACE PER 200 SF NET LEASABLE AREA = 279 SPACES MIN.

302 PARKING SPACES PROVIDED INCLUDING
14 ADA PARKING SPACES PROVIDED (3 VAN ACCESSIBLE)

12 ADA SPACES REQUIRED

717015

STORMWATER AGREEMENT: PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE IMPROVEMENT 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 (3) 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.

Justin D. Hoech
OWNER'S PRINTED NAME

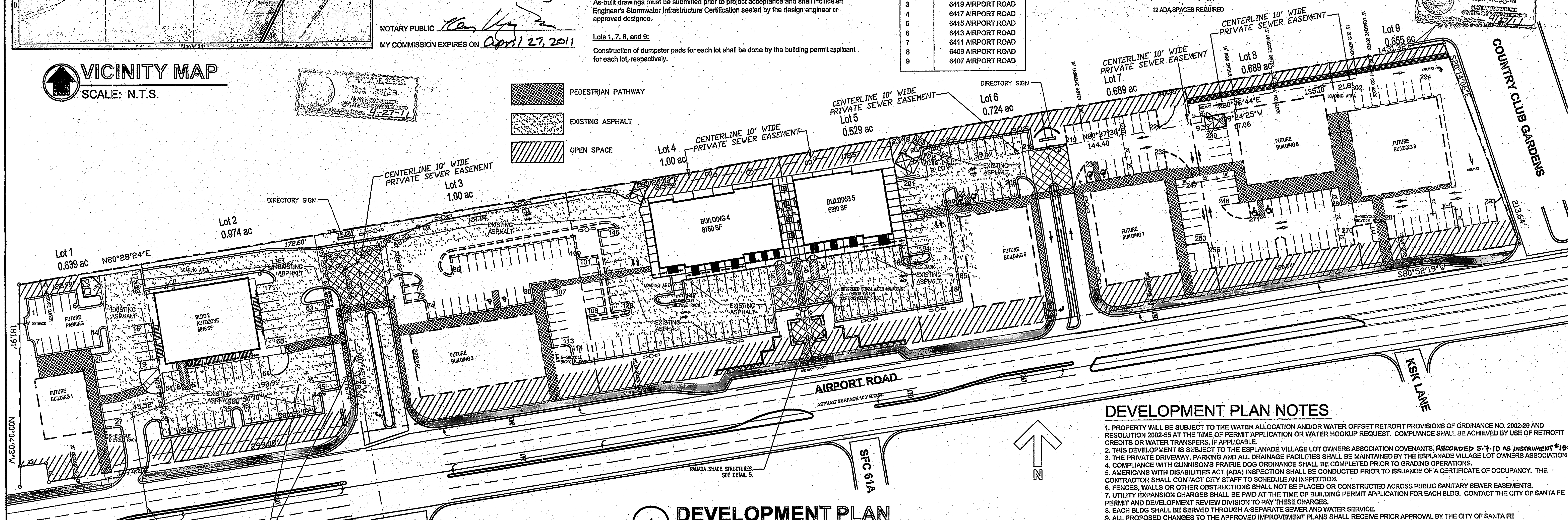
[signature]
OWNER'S SIGNATURE / DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF May, 2010 (OR EQUAL)

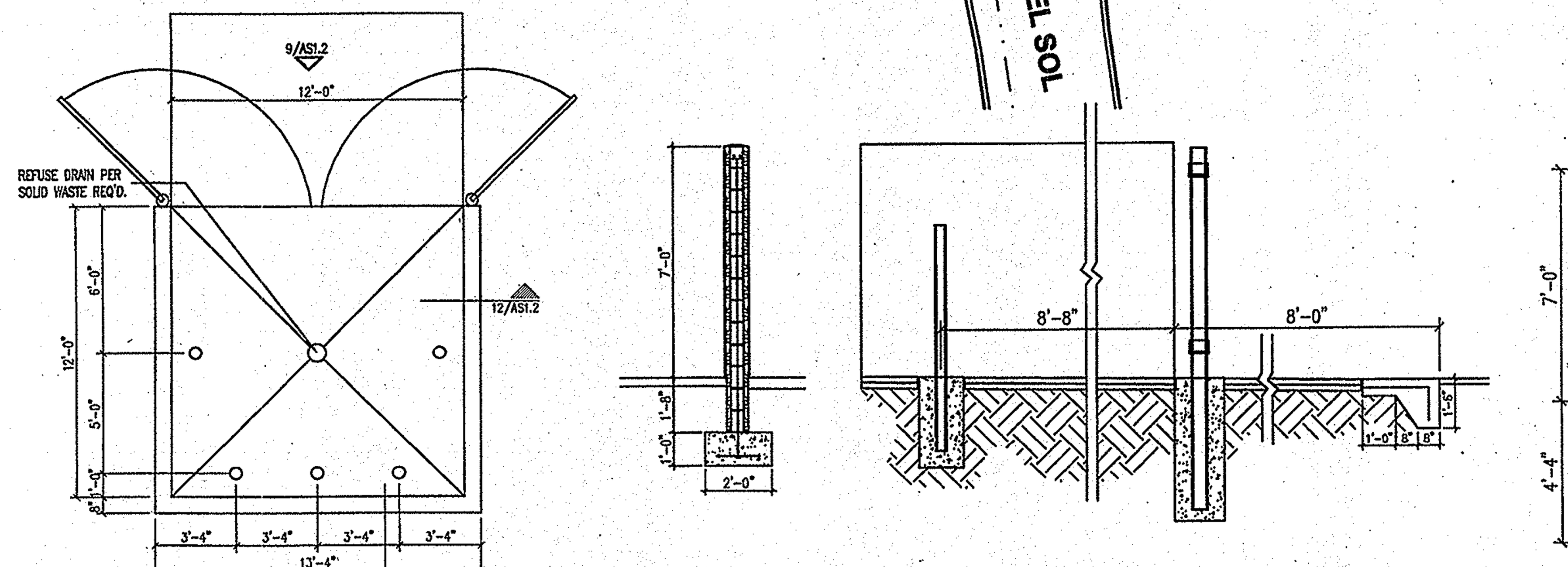
[signature] — April 27, 2011
NOTARY PUBLIC — MY COMMISSION EXPIRES

OFFICIAL SEAL Ron Vaughn NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/27/11

PEDESTRIAN PATHWAY
EXISTING ASPHALT
OPEN SPACE

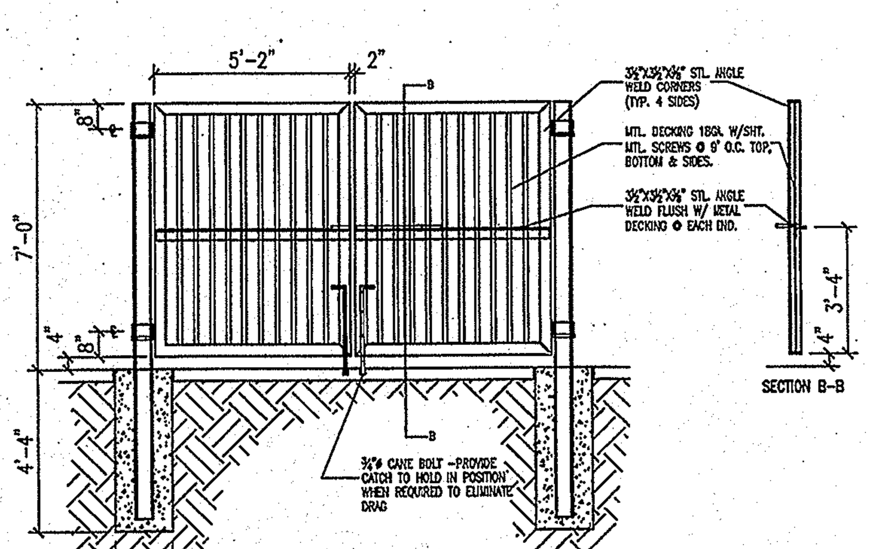


DEVELOPMENT PLAN
SCALE: 1"= 50'-0"

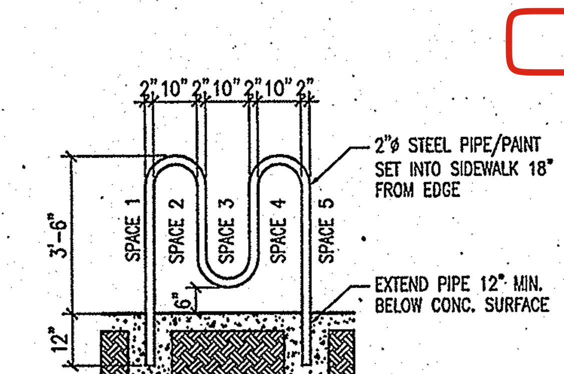


PLAN — SECTION — SECTION

DUMPSTER DETAILS
SCALE: N.T.S.



GATE ELEVATION



BIKE RACK DETAIL
SCALE: N.T.S.

DEVELOPMENT PLAN NOTES

1. PROPERTY WILL BE SUBJECT TO THE WATER ALLOCATION AND/OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO. 2002-29 AND RESOLUTION 2002-55 AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST. COMPLIANCE SHALL BE ACHIEVED BY USE OF RETROFIT CREDITS OR WATER TRANSFERS, IF APPLICABLE.
2. THIS DEVELOPMENT IS SUBJECT TO THE ESPLANADE VILLAGE LOT OWNERS ASSOCIATION COVENANTS, RECORDED 5-7-10 AS INSTRUMENT #1598208
3. THE PRIVATE DRIVEWAY, PARKING AND ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE ESPLANADE VILLAGE LOT OWNERS ASSOCIATION
4. COMPLIANCE WITH GUNNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
5. AMERICANS WITH DISABILITIES ACT (ADA) INSPECTION SHALL BE CONDUCTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE AN INSPECTION.
6. FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
7. UTILITY EXPANSION CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH BLDG. CONTACT THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION TO PAY THESE CHARGES.
8. EACH BLDG SHALL BE SERVED THROUGH A SEPARATE SEWER AND WATER SERVICE.
9. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE
10. COMPLY WITH THE CURRENT COSF WATER CONSERVATION STAGE.
11. FOR LOCATION AND TYPE OF LANDSCAPING SEE SHEET 3-1.
12. ANY CHANGES AND/OR MODIFICATIONS TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE COSF PLANNING & LAND USE DEPARTMENT.
13. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF COSF ORDINANCE NO. 2008-02 (IMPACT FEES).
14. 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.
15. BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
16. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
17. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
18. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F) (5), "PLANT MATERIAL STANDARDS", WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
19. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1
20. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE AS PER IFC 1412.1
21. BUILDING AND / OR SITE PLAN MODIFICATIONS MAY BE APPROVED ADMINISTRATIVELY TO ACCOMMODATE THE REQUIREMENTS OF INDIVIDUAL USERS / TENANTS.
22. DRAINAGE FACILITY MAINTENANCE SCHEDULE (# 30 DAYS) SHALL BE AS FOLLOWS:

MARCH 15TH, SEPTEMBER 15TH, AND AFTER STORMS OF 1-INCH OR GREATER
a. FLUSH ALL CULVERTS AND DRAINS TO REMOVE SEDIMENT AND VEGETATION.
b. IF SEDIMENT IN PONDS IS DEEPER THAN 6-INCHES, REMOVE AND RESEED WITH NATIVE GRASSES. ALL OTHER PONDS SHALL BE CLEARED OF EXCESS SEDIMENT ANNUALLY.
c. CHECK POND DRAINS AND RIP-RAP INTEGRITY. REPAIR IF NECESSARY.
d. CHECK FOR SOIL EROSION IN ALL SWALES, FILL SLOPES, CUT SLOPES. UNSTABILIZED SOILS SHALL BE STABILIZED BY VEGETATION, ROCK PLATING OR EROSION MATS.

23. SFCC 13-2 PROHIBITS THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, VEGETATION, SLURRIES, MUD, PLASTERS, CONCRETE RINSTATES AND ANY CONSTRUCTION MATERIALS, WASTES AND GARBAGE, ETC. TO THE STORM DRAIN SYSTEM. THE STORM DRAIN SYSTEM INCLUDES ROADS, STREETS, CURBS, GUTTERS, DROP INLETS, PIPED STORM DRAINS, CULVERTS, RETENTION AND DETENTION BASINS, NATURAL AND MAN-MADE DRAINAGE CHANNELS, ARROYOS, RIVERS AND ANY FACILITY AND APPURTENANCE BY WHICH STORMWATER IS COLLECTED AND/OR CONVEYED. CULVERT AND DRAIN FLUSHING SHALL BE CAREFULLY DONE. POLLUTANTS AND DEBRIS OF ANY TYPE SHALL BE CAPTURED ON-SITE SO THAT IT CANNOT ENTER THE STORM DRAIN SYSTEM. DEBRIS SHALL BE CAREFULLY REMOVED AND DISPOSED OF AT THE LANDFILL.
24. CONSTRUCTION IS SUBJECT TO THE REQUIREMENTS OF NPDES CONSTRUCTION GENERAL DISHARGE PERMIT NO. NMR100000 AND THAT A STORMWATER POLLUTION PREVENTION PLAN MUST BE PREPARED BY A QUALIFIED PROFESSIONAL AND A NOTICE OF INTENT (NOI) FOR COVERAGE MUST BE FILED WITH THE EPA. CONSTRUCTION STORMWATER DISCHARGES ARE NOT PERMITTED UNTIL A MINIMUM OF SEVEN (7) CALENDAR DAYS AFTER EPA ACKNOWLEGEMENT OF A COMPLETE NOI.
25. THE DEVELOPMENT IS SERVED BY A PRIVATE ON-SITE SEWER COLLECTION SYSTEM.
26. A SHARED SEWER SERVICE/EASEMENT AGREEMENT EXISTS FOR THIS DEVELOPMENT.

jenkinsgavin DESIGN & DEVELOPMENT INC
130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501

Santa Fe, NM

DEVELOPMENT PLAN
ESPLANADE VILLAGE SUBDVISION
6421 AIRPORT ROAD

REVISIONS:

NO.	DATE	

DATE: 10/8/2009

DRAWN BY: AMA/RMR

CHECKED BY: WA/PM

AGNEW & MIFSUD ARCHITECTS
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SHEET 2-2

10-29