

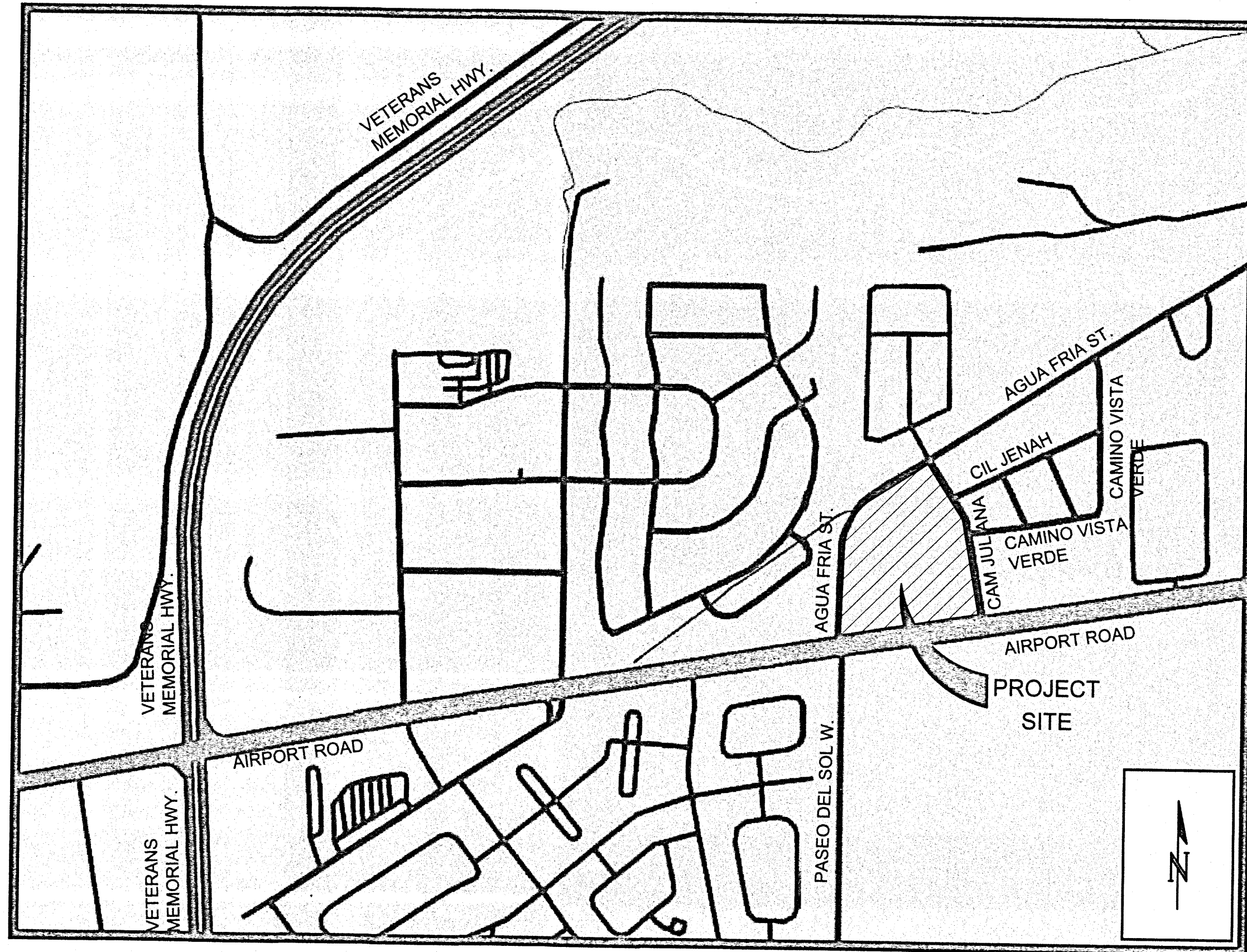
City of Santa Fe, New Mexico

Attachment D

**Recorded Development Plan
Drawings**

**DEVELOPMENT PLAN-SITE PLAN
CASA VERDE MULTIFAMILY APARTMENT PROJECT
7261 AIRPORT ROAD, SANTA FE, NM 87507
CASE# 2022-5393**

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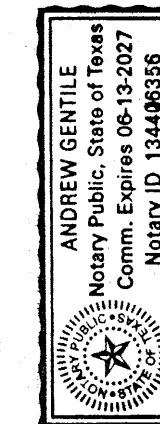


VICINITY MAP

Notes:

1. Development Construction Plan drawings such as: Elevations, Lighting, Civil, Engineering Plan ..., are filed in the Map Room with the City of Santa Fe File # _____.
2. CITY OF SANTA FE DRAINAGE:
 - a. SUBJECT TO THE APPROVAL OF CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF, STORM DRAINAGE AND EROSION/SEDIMENT CONTROL IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION WITH THE CONSTRUCTION OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS
 - b. MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER. THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.
3. No variances are approved for this Development Plan. The City code and applicable Chapters shall govern and apply to this Development Plan in its entirety.

#	CONDITION OF APPROVAL - ADMINISTRATIVE	DEPARTMENT	COMPLETED BY:
1	Contractor shall ensure ADA compliance for construction of required ADA accessible features and appurtenances, as detailed in, and as required, in addition to the approved construction permit documents. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, MUTCD, DOJ, and NM State Statute and Code such as the New Mexico Accessible Parking Checklist, latest published version.	ADA Review (Staff: Kody Keelin)	Prior to construction permit application
#	TECHNICAL CORRECTIONS OF APPROVAL	DEPARTMENT	COMPLETED BY:
1	Provide landscape and irrigation at Airport Road Median. Guidelines for design of medians and planting strips may be found in Resolution 2010-66. Landscape irrigation standards may be	Land Use Technical Review Division (Landscape Review)	Prior to permit review
2	Provide a professional landscape irrigation design with details of backflow preventer in a Hotbox with GFI and Heat Tape, master valve, controller, electric drip valve, valve box assembly, end flush cap, and emitter placement. Following COSF code in 14-8.4 (E) (4) and Landscape Irrigation Design Standards City of Santa Fe.		
3	Provide a list of zones with type of irrigation, i.e. Drip, Bubbler, and Popup etc. In addition, provide the plant materials irrigated, i.e. Tree, Shrub, Native Seeding, etc.		
4	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. Separate zones are required for permanent and temporary irrigation lines. Drought tolerant tree Desert Willow and Drought tolerant shrubs Texas Sotol and Creeping Mahonia shall be isolated on to a native shrub and tree zones that can be turned off at the controller after a three year acclimation period. Native plant irrigation zones shall be maintained for future use in drought conditions where supplemental watering is required.		
5	Separate meters shall be required for irrigation for commercial customers unless the total landscaped area on the lot is less than 1000 square feet.		
6	Irrigation lines shall not cross City of Santa Fe water mains.		
7	No stop & waste valves or automatic drain valves (King Drains) permitted per COSF Irrigation Design		
8	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.		
9	Photo metrics do not meet Code requirements. See Article 14-8.9 and revise for compliance. Outdoor lighting must not illuminate over property line.		
10	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)		
11	Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)		
12	Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads.		
13	Shall have water supply that meets fire flow requirements as per IFC (Appendix B)		
14	Shall comply with Section D102.1 Access and Loading (75,000 lbs).		
15	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)		
16	Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.		
17	Shall comply with Section D106 Multiple-Family Residential Developments.		
18	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.		
19	Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.	ADA Review (Staff: Kody Keelin)	Prior to construction permit application
20	Provide site specific detail for each curb ramp within the public right away. Uniformity with the curb ramps is encouraged.		
21	Include Engineer's Stormwater Infrastructure Certification on plat.		



CITY APPROVALS

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING ON August 4, 2022
CASE # 2022 - 5393

Jared Claus 6/6/24
PLANNING COMMISSION CHAIRPERSON DATE

Peter Smith 6/10/24
PLANNING COMMISSION SECRETARY DATE

RENEWED BY THE CITY OF SANTA FE
Maggie 6/10/24
CITY ENGINEER DATE

Dee 6/14/24
CITY ENGINEER FOR LAND USE DATE

AFFIDAVIT

KNOWN ALL MEN 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.

Peter Stickney Casa Verde SLX, LLC
OWNER'S PRINTED NAME

Peter Stickney
OWNER'S SIGNATURE

THE FOREGOING WAS SWORN, ACKNOWLEDGED, AND SUBSCRIBED BEFORE ME BY Peter Stickney THIS 29 DAY OF May, 2024

Andrew Gentile 06-13-2027
NOTARY PUBLIC MY COMMISSION EXPIRES

MODIFICATIONS

SITE PLAN MODIFICATIONS ARE SUBJECT TO APPROVAL BY THE CITY OF SANTA FE AS PART OF THE BUILDING PERMIT PROCESS.

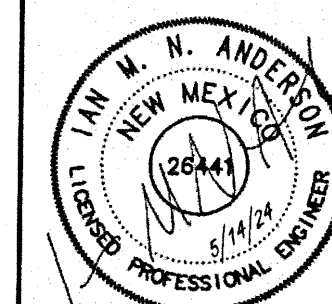
COUNTY OF SANTA FE
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 20 day of June, 2024 A.D. at 10:35 o'clock A.M. and was duly recorded in book 913 page (s) 26 of the records of Santa Fe County.

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

Katharine E. Clark

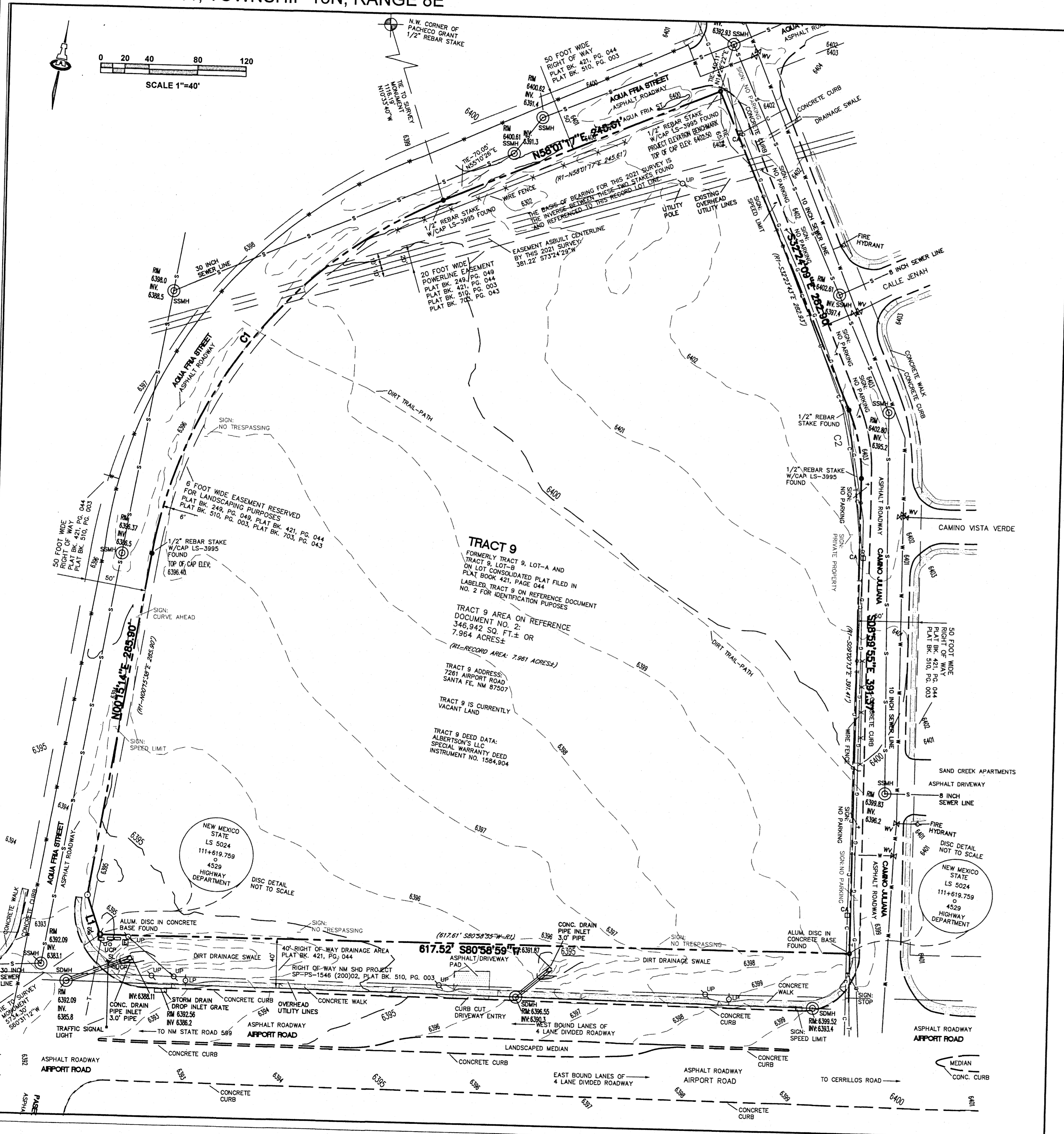
**JURISDICTION: CITY OF SANTA FE
PROJECT: CASA VERDE APARTMENTS
DRAWING TYPE: EXISTING CONDITIONS
DRAWING DATE: 4-30-2024**



EXISTING CONDITIONS

913 27

CITY OF SANTA FE JURISDICTION
 SECTION 11, TOWNSHIP 16N, RANGE 8E

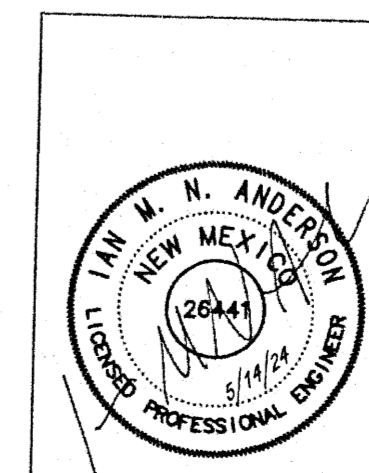


PROPERTY INFORMATION

ZONING: C-2
 OVERLAYS: Highway Corridor Protection District
 Airport Road Overlay
 HISTORICAL STATUS: N/A
 LOT(S) SIZE: 7.961 ACRES
 EXISTING STRUCTURE SQ.FT.: NONE
 EXISTING UTILITIES: NONE
 FLOOD ZONE: ZONE X
 EXISTING IMPROVEMENTS: N/A Vacant Land

LEGAL LOT INFORMATION

TRACT 9 AREA
 ON REFERENCE DOCUMENT NO 2,
 PLAT BOOK 421, PAGE 044



JURISDICTION: CITY OF SANTA FE
 PROJECT: CASA VERDE APARTMENTS
 DRAWING TYPE: EXISTING CONDITIONS
 DRAWING DATE: 4-30-2024

