

Planning Commission

Case 2024-8195: 1625 Paseo de Peralta Development Plan

ATTACHMENT A

Conditions of Approval and Technical Corrections

#	CONDITION OF APPROVAL/ TECHNICAL CORRECTION	DEPARTMENT:	TO BE COMPLETED BY:
1.	Shall comply with the 2021 International Fire Code.	Fire Protection District	Prior to Building Permit
2.	All buildings, structures, and fences/yard walls shall be in 1625 Paseo de Peralta.	Land Use: Zoning	Prior to Recordation
3.	Development plan shall follow staff red line process		Prior to Recordation
4.	City staff respectfully requests ball valves be used as isolation valves		Prior to Recordation
5.	Provide a ball valve as a manual flush valves at the ends of all irrigation laterals	Land Use: Landscaping, Irrigation, & Outdoor Lighting	Prior to Recordation
6.	Ensure warm season lawn has two hundred present irrigation coverage		Prior to Recordation
7.	Fraxinus Cuspidata, Fragrant Ash, is not on the city approved plant list. Please replace fragrant ash trees with another approved tree variety from the City of Santa Fe plant list.		Prior to Recordation
8.	Quercus Gravesii, Chisos Red Oak is not on the city approved plant list. The USDA zone rating is 8 Santa Fe is Zone 6; survival is not plausible. Please replace Chisos Red Oak trees with another approved tree variety from the City of Santa Fe plant list.		Prior to Recordation
9.	Provide the existing tree varieties on the landscape plan.		Prior to Recordation
10	For safety reasons Cottonwoods trees are not allowed in parking lot areas or near pedestrian access ways. Replace Cottonwoods with another tree from the city approved list.		Prior to Recordation
11	Reduce landscape shrub and perennial plant counts in mass planting locations by 25% and note reduction number on the landscape plan. Please review code 14-8.4(E).		Prior to Recordation
12	Irrigation systems shall be zoned by levels of water use. For the most		Prior to Recordation

	<p>efficient water use, plants with similar water use requirements shall be grouped together. Trees and shrubs shall have separate zones. Drought tolerant and very low water use trees shall have a separate zone. Native shrubs and very low water-use shrubs shall be irrigated on a separate zone. Separate zones are required for permanent and temporary irrigation lines.</p>		
13	<p>Provide the irrigation controller location on the irrigation sheet LI-101.</p>		Prior to Recordation
14	<p>Location of the irrigation meter is at different locations on the Irrigation Plan (Sheet LI-101) and Water Plan (Sheet 2 of 2).</p>		Prior to Recordation
15	<p>Provide a significant tree survey, list species, size, and quantities. Any trees to be removed shall be marked on the plan with a red X.</p>		Prior to Recordation
16	<p>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, New Mexico.</p>		Prior to Recordation
17	<p>Provide on the Plant Schedule List the water use needs for each plant as shown in the City of Santa Fe approved plant list.</p>		Prior to Recordation
18	<p>Street trees are deciduous, evergreen trees are not acceptable due to ice buildup on streets due to shading. Revise street trees Requirement notes.</p>		Prior to Recordation

19	Provide retention/detention pond required landscape calculations per code 14-8.4(F)(2)(e).		Prior to Recordation
20	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.		Prior to Recordation
21	A water level measuring device with zero set at finish grade located at the center of each pond is required.		Prior to Recordation
22	Development Plan C-301: The plan proposes a 6-inch service lateral connection to the existing 8-inch concrete sewer main on Paseo de Peralta. This connection is acceptable provided that your team coordinates with us to schedule the required sewer tap inspection. Please ensure that your contractor connects to the main strictly using a T-fitting.	Public Utilities: Wastewater Management	At time of Permit and Construction
23	At time of construction, the Contractor shall ensure ADA compliance for construction of ADA accessible features and appurtenances, as detailed in, and in addition to, the approved construction permit documents as required. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOT Pedestrian Access Standards and PROWAG, NM State Statute and Administrative Code and DOJ regulations as applicable.	Land Use: ADA	At Time of Permit

24	If a new fire service is required, an approved water plan will be required for the new fire service. Water Plan shall be submitted to the City Water Division for review.	Public Utilities: Water Division	Prior to Public Hearing
25	If a new fire service is required, an Agreement to Construct and Dedicate (ACD) will be required for the new fire service.		Prior to Building Permit Approval
26	A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.		At Time of Development
27	Specific technical comments on the new public water infrastructure plans will be provided to the engineer via the water plan review.		Prior to Water Plan Approval
28	Submit an approved Development Water Budget (DWB) in addition provide 9.8% contingency per SFCC 14-8.13(E)(1). DWB must include a Landscape Irrigation Budget and water demand offset for the clubhouse, gym and pool.	Public Utilities/ Water Division: Water Resources	Prio to Final Plan Approval
29	If over the 5 AFY threshold applicant shall obtain water rights through the water rights transfer program per SFCC 14-8.13(E)(2)(a)		Prior to Acquiring Building Permit
30	For an Agreement to Construct and Dedicate Public Improvements (ACD) an approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency Fee.		Prior to an Approved ACD
31	The applicant may choose to develop a detailed alternative development water budget for the development project supported by reliable data that demonstrates that		Prior to final plan approval

	the anticipated annual water use will be less than if based on the Water Division's standard formulas per SFCC 14-8.13(B)(2)(b)		
32	Applicant miscalculated the total development water budget and needs to update based upon the number of rooms within the Alvord Inn.		Prior to final plan approval
33	The total acreage for the pre-developed area is not consistent with the total acreage of the post-developed area. No explanation has been provided for this discrepancy. They should be equal or provide an explanation.		Prior to Recordation
34	Provide further clarification for that C values was chosen for each type of surface.		Prior to Recordation
35	The basketball court being removed would change the C value for Tract A, not Tract B. Show total amount of old impervious surfaces vs new impervious surfaces. Provide explanation for the reduction in the C value from 0.9.		Prior to Recordation
36	Although the applicant stated that the drawings were revised to show the storm drain sizes, this information is still not clear on either the storm drain plan or grading plan. There is no legend on the storm drain plan showing a storm drain other than the existing storm drain in the street. The grading plan seems to show inlets in the parking lot and between buildings. If they are inlets with connected storm drain pipes, provide labels and sizes. Also provide details of inlets. Declutter the drawing so that the path of the storm drain can be located on the south side.	Land Use/ Technical Review: Engineering	Prior to Recordation
37	The Applicant shall demonstrate compliance with each of the	Various departments	Various

	conditions of approval, technical corrections and notes as found in Attachment B: " <i>City DRT Conditions of Approval, Technical Corrections, and Comments.</i> "		
--	--	--	--