

City of Santa Fe, New Mexico

Attachment A

Conditions of Approval and Technical Corrections

- 1. Table of Conditions of Approval and
Technical Corrections**

Preliminary Subdivision Plat Conditions of Approval and Technical Corrections

#	CONDITION OF APPROVAL	DEPARTMENT OR DIVISION:	TO BE COMPLETED BY:
1.	An approved Water Plan will be required for all new public water infrastructure and fire services. Water Plan shall be submitted to the City Water Division for review.	Public Utilities – Water Division	Prior to Final Plat Hearing
2.	An approved Agreement to Construct and Dedicate (ACD) will be required with the Water Division for all new public water infrastructure and fire services.		Prior to Building Permit Approval
3.	Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.		At the Time of Development
4.	Each lot shall be served by separate City Water service at the time of development.		At the Time of Development
5.	Prior to development of the first and any subsequent tract in the proposed subdivision, the comments noted in the attached memo in Attachment A2: <i>Development Review Team</i> Complied Comments must be addressed by the developer as part of its traffic impact analysis.	Public Works - Traffic	Prior to the Development of the First Tract
6.	Shall provide code analysis of project for proper occupancy classification designation as per IFC 2021.	Fire Protection District	Prior to Building Permit
7.	All bike symbols, stop bars, median striping, yield lines, arrow symbols and continental crosswalk striping is to be hot thermoplastic not 3M Tape. Conform with MUTCD.	Land Use – ADA	Prior to Final Plat Hearing
8.	Add “NO PARKING” signs adjacent from parking lanes, and in the bike lanes areas where needed. Conform with MUTCD.		Prior to Final Plat Hearing

9.	At station 11+00 to 12+00 on the east side of PDS West. Identify the accessible route detail. The sidewalk seems to end at a drive entrance. If so, striping must be added to comply with ADA. Show detail.		Prior to Final Plat Hearing
10	Provide statement on page 6A to clarify the total 30% slopes to be disturbed, not including manmade slopes.	Land Use -- Engineering	Prior to Final Plat Hearing
11	No parking signs should be placed throughout where parking is not allowed.		Prior to Final Plat Hearing
12	Provide detail with profile view of openings in gabions, CMPs, and weirs on gabion structures in ponds on page 13D, 13E.		Prior to Final Plat Hearing
13	Explain how overflow of water would work on Pond C1 and E1.		Prior to Final Plat Hearing
14	Include street names on all pages where a street is shown for ease of location		Prior to Final Plat Hearing
15	Provide landscape square footage for retentions ponds, parkway planters and open space for review of material quantities	Land Use – Landscape and Irrigation	Prior to Final Plat Hearing
16	Provide a minimum of one watering for each plan type for the months of December, January, and February		Prior to Final Plat Hearing
17	Remove Item #9 from the General Conditions Notes on sheet L0.0. The City of Santa Fe will not maintain infrastructure until the acceptance of the development by the Land Use Department Engineer		Prior to Final Plat Hearing
18	Provide a significant tree survey, list species, size, and quantities. Any trees to be removed shall be mark on the plan with a red X.		Prior to Final Plat Hearing

19	<p>City staff respectfully request the replacement of Pinon Pine with another conifer tree on the City approved plant list. Due to the black scale and bark beetle infestations plaguing Pinon in many areas of Santa Fe including the southwest section.</p>		<p>Prior to Final Plat Hearing</p>
20	<p>Provide irrigation to all revegetation native seed areas, (Per CoSF Code 14-8.2 D (5)(c) all trees and shrubs shall be mulched and irrigated until established. Grass seed should either be hydroseeded to covered with biodegradable material or synthetic soil erosion control blankets or matting and irrigated until established. Irrigation shall be pursuant to the irrigation requirements in Section 14-8.4 (Landscape and Site Design)</p>		<p>Prior to Final Plat Hearing</p>
21	<p>14-8.4(F)(5)(e) All areas with exposed soil surfaces disturbed by construction shall be revegetated to minimize erosion and stormwater runoff and to improve the infiltration of precipitation.</p>		<p>Prior to Final Plat Hearing</p>
22	<p>Transition Lines and Grade: 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 material. No mounding of soil, fill-dirt, organic or inorganic debris shall be abandoned under native plant material canopies. All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated including spoil piles and stockpiles of any material. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal Seed rate shall be 2 lbs. per 1,00 square feet. Areas of natural gravel, cobble, fractured stone, and/or boulder fields shall be restored to the natural state that existed prior to construction. Grade out any damage to the natural terrain prior to the re-application of native stone material.</p>		<p>Prior to Final Plat Hearing</p>

23	Median detail 3/L3.0 shows the top gravel mulch to be one inch below top of curb. City Code Exhibit A, Resolution No. 2010-66 (08/11/10) 6. (B.) Mulch reads, Provide for the surface of the organic mulch or crusher fines to be at least two inches below the top of the curb of the median, parkway or planter. Median mulch levels shall be two inches below top of median curbing. Revise detail and notes accordingly.		Prior to Final Plat Hearing
24	Provide an air gap at the root flair of all trees and shrubs planted within gravel/cobble planting strips and walkways.		Prior to Final Plat Hearing
25	AY Macdonald manual drain valve does not meet city code: No stop & waste valves or automatic drain valves (King Drains) permitted per CoSF Irrigation Design Standards. City of Santa Fe Landscape Irrigation Design Standards (LIDS) 4.16. City prefers sch80 ball valves for manual drain valves.		Prior to Final Plat Hearing
26	Irrigation line shall not cross over City Water Mains per the City Water Department. Additional points of connections are required.		Prior to Final Plat Hearing
27	Irritrol Decoders are Required.		Prior to Final Plat Hearing
28	Backflow preventer enclosures shall be stainless steel and insulated		Prior to Final Plat Hearing
29	The GFI shall be installed within the backflow preventer enclosure. Provide detail on plan sheet IR2.1 as shown in figure 4-9: heat tape, LIDS code page IV-17.		Prior to Final Plat Hearing
30	Irrigation mainlines shall be buried 24-inches below top of soil. All spray head laterals shall be buried at 18-inches and drip poly pipe shall be buried 6-inches below top of soil grade.		Prior to Final Plat Hearing

31	At no time are landscape irrigation valve boxes permitted within pavement or concrete roadways, sidewalks, or asphalt pathways.		Prior to Final Plat Hearing
32	Master valve assemblies shall include a true union ball valve per 4.2.2 LIDS.		Prior to Final Plat Hearing
33	Drip valve assemblies shall include a pressure regulator per 4.17.3 LIDS.		Prior to Final Plat Hearing
34	Emitter Quantity and placement shall be determined by the emitter per plant formula found on page V-11 of the LIDS. Minimum emitter count shall be six emitters per tree and two emitters per shrub.		Prior to Final Plat Hearing
35	14-8.4(E)(4)(h) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plant with similar water use requirements shall be grouped together. Trees and shrubs shall have separate zones. Drought tolerant and very low water-use tree 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. 24. Bubbler Assembly locations city staff request all Rainbird RWS-BCG Root Watering Kits be located 12- inches away from the root ball to prevent roots from girdling (root bound).		Prior to Final Plat Hearing
36	The retaining wall height standards in this Section 14.8.5 apply to the portion of a wall, fence or similar that supports a higher finished grade on one side than on the other. The height of the retaining wall is measured from the finished grade at the base of the wall to the finished grade at the top of the wall. (Ord. No. 2012-11 § 22) 14-8.5(B)(1)(a) No retaining wall shall exceed six feet in height. 14-8.5(B)(1)(b) Retaining walls shall be stepped or terraced so that they are		Prior to Final Plat Hearing

	separated by a distance equal to the height of the higher wall.		
37	A water level measuring device with zero set at finish grade located at the center of each pond is required. Retention ponds deeper than three feet require a security fence and maintenance gate. Fence shall be five in height. The following shall also apply 14-8.4(J) Screening and Buffering, 14-8.5 Walls and Fences. Stormwater storage ponds are not to exceed 1 foot in depth without a verification that storm water will drain within 24 hours.		Prior to Final Plat Hearing
38	Applicant shall coordinate with the Parks Division regarding the final alignment of the proposed trail connections to SWAN Park.		Prior to Construction
39	Sheet IR0.1, Irrigation Schedule, Hydrometer model change to-Master Meter 1.5" Brass USG 1 GPP Water, WITH CONTACT HEAD AND REED SWITCH with one pair of Brass Master Meter Coupling, Master Meter 1.5" coupling with gasket, Mottech Single Output Decoder for 24 VAC Valves, Mottech Single input decoder configured to work with digital or analog sensor Flow Meters		Prior to Final Plat Hearing
40	Sheet IR0.1, Irrigation Schedule, Controller model to be- MOTOROLLA IRRINET M AC with Single Cable Decoder Assembly with 200 Decoder Max, Radio, Antenna, Interspec Stainless Steel Locking Single Door Enclosure Powder Coated Paint with Communication to ICC Central. Single Cable Line Surge Protection Unit for SC DEC 1, install every 500' and at terminal end of path.	Public Works – Parks & Open Space, River and Watershed	Prior to Final Plat Hearing
41	Sheet IR0.1, Irrigation Schedule, Hot Box to be lockable, insulated stainless steel with heat tape and electric source inside box		Prior to Final Plat Hearing
42	Sheet IR1.1, IR1.2, IR1.4, IR1.6 & IR1.9 POINT OF CONNECTION 1, 2, 3, 4, 5, 6, 7 and 8 calls out installation of '1" STOP AND WASTE VALVE', need to change to-		Prior to Final Plat Hearing

	gate valve and automatic drain valve per code 14.161		
43	Sheet IR2.1, Detail #6 change Mainline depth to 24", Lateral line depth to 18" and poly line (drip) depth to 6" min.		Prior to Final Plat Hearing
44	Sheet IR2.1, Detail #10, 'Stop & Drain Valve' callout, change to gate valve and automatic drain valve per code 14.161 Also change 120 volt AC GFI protected duplex 3 prong outlet to be installed inside of backflow preventer enclosure		Prior to Final Plat Hearing
45	Sheet IR2.2, Detail #11, 'Hot Box HB1-T Fiberglass Enclosure' change to- Hot Box to be lockable, insulated stainless steel		Prior to Final Plat Hearing
46	Culvert outlet concerns: a. some of these have long rundowns with no splash pad or channel protection to prevent scour, please provide scour protection b. the potential for large pulses to overshoot the rundown and therefore have little dissipation before the water hits the channel (G2 for example).		Prior to Final Plat Hearing
47	Earthen Berms: Trees, shrubs, and rocks should be strategically placed to prevent ATV use; all the existing earthen berms in Tierra Contenta are covered with ATV roads/tracks.		Prior to Final Plat Hearing
48	Ponds: Please avoid planting trees in the flow path of the outlets and inlets, trees should be planted on higher terrain and around the ponds for maintenance purposes and to avoid obstruction of storm flow. Grasses and wildflowers should be an acceptable alternative to planting irrigated vegetation within the ponds as developer proposes in the alternative means of compliance (current requirement of 1 tree and 2 shrubs per 500 sq ft of required ponding area, seems to Parks staff like an unnatural density of new plant material and exceeds density current conditions of existing ponds). This design should relate to similar densities found at existing, established ponds. Seeding quantities as proposed seem reasonable		Prior to Final Plat Hearing

49	<p>Illegal Dumping: There is a lot of illegal dumping on this property, contractors are responsible for site cleanliness and maintenance and should be mindful of this existing issue. Once they mobilize to the site, they are responsible for what happens on the site.</p>		<p>Prior to Final Plat Hearing</p>
50	<p>If 30% slopes variance is denied, the Applicant shall meet with Terrain management and Parks to identify an alternative location for community trail route.</p>	<p>Land Use- Zoning</p>	<p>Prior to Final Plat</p>
51	<p>The Applicant shall demonstrate compliance with each of the conditions of approval, technical corrections and notes as found in Attachment B: <i>“City DRT Conditions of Approval, Technical Corrections, and Comments.”</i></p>	<p>Various departments</p>	<p>Various</p>