

City of Santa Fe, New Mexico

Attachment A

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

Final 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.	The final plat will require the Interim Public Utilities Director’s signature and approval before submitting to the Santa Fe County Clerk.	Public Utilities – Water Resources	Prior to Final Plat Hearing
6.	If changes are needed to the Streetscape Irrigation Water Budget, then Water Resources will work with the applicant to make necessary changes prior to Public Utilities Director’s signature on the final plat and before approval of the ACD		Prior to Approval of Agreement to Construct and Dedicate (ACD)
7.	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 Complied Comments</i> must be	Public Works - Traffic	Prior to the Development of the First Tract

	addressed by the developer as part of its traffic impact analysis.		
8.	Shall comply with IFC 2021	Fire Protection District	Prior to Final Plat Hearing
9.	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
10	Add “NO PARKING” signs adjacent from parking lanes, and in the bike lanes areas where needed. Conform with MUTCD.		Prior to Final Plat Hearing
11	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
12	Fencing locations will be determined in the field for safety near ponds that are greater than 3’ in depth	Land Use -- Engineering	At Time of Construction
13	No parking signs should be placed throughout where parking is not allowed.		Prior to Final Plat Hearing
14	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
15	Explain how overflow of water would work on Pond C1 and E1.		Prior to Final Plat Hearing
16	Include street names on all pages where a street is shown for ease of location		Prior to Final Plat Hearing

17	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.	Land Use – Landscape and Irrigation	Prior to Final Plat Hearing
18	Median detail 3/L3.0 shows the top gravel mulch to be 1-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 2-inches below top of median curbing. Revise detail and notes accordingly.		Prior to Final Plat Hearing
19	Irrigation line shall not cross over city water mains Without City Water Department approval.		Prior to Final Plat Hearing
20	<i>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.</i> 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.		Prior to Final Plat Hearing
21	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

22	<p>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)</p> <p>14-8.5(B)(1)(a) No retaining wall shall exceed six feet in height.</p> <p>14-8.5(B)(1)(b) Retaining walls shall be stepped or terraced so that they are separated by a distance equal to the height of the higher wall.</p>		Prior to Final Plat Hearing
23	<p>Stormwater Ponding: 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 hrs.</p>		Prior to Final Plat Hearing
24	<p>Revise roadway section in the following: Section B-1 – Paseo del Sol West (No Parking): Switch the existing 6' sidewalk with the adjacent 6' planter strip so that the planter strip lies between the sidewalk and easement. This adjustment maintains the required 10' easement. Section B-2 – Paseo del Sol West: Switch the 6' sidewalk with the 5'</p>	Public Works – Parks & Open Space, River and Watershed	

<p>planter strip to place the sidewalk directly behind the curb. This layout retains the 10' easement.</p> <p>Section C-2—Paseo del Sol (No On-Street Parking): Replace the planter strip with a 3' hardened buffer, followed by a 6' sidewalk and an 8' planter strip on the opposite side. This revision maintains the 10' easement.</p> <p>Section E—Ginto (With On-Street Parking): Switch the 5' sidewalk with the 5' buffer so the sidewalk runs at the back of curb and the planter lies between the sidewalk and the easement. This layout preserves the 10' required easement.</p> <p>Section D—Paseo del Sol West (Unplanned Development Area): Switch the 7' buffer with the 10' multi-modal trail</p> <p>Buffer Standards: Buffers constructed using permeable paving, pavers stamped or colored concrete, cobble, gravel, or other approved materials. Decorative gravel must be a minimum of 7/8 inch in diameter and installed to a depth of 4 inches, with a 1/2-inch freeboard from the sidewalk edge and 2 inches from the curb. A commercial-grade woven fabric weed barrier shall be installed beneath all gravel to reduce weed growth.</p> <p>If vegetation—specifically trees—must be installed within a buffer that combines a vegetative strip behind the curb and between the sidewalk, suspended pavement or</p>		
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	<p>another approved method must be used. This increases soil volume offsets and water-holding capacity, which are essential for supporting tree health and longevity.</p> <p>Vegetative strips and buffer designs must consider long term maintenance. Narrow curbside strips are discouraged due to irrigation inefficiencies, weed intrusion, and the high level of upkeep required. Tree planting in these areas is often unsuccessful, as limited rooting space between the hardened roadway and sidewalk leads to short-lived trees. Additionally, tree limbs may extend into roadways or bike lanes, creating safety hazards, increasing liability for the City, and driving up maintenance demands.</p> <p>Placing the vegetative strip on the opposite side of the sidewalk or trail still provides green space and shade, while significantly reducing maintenance challenges and minimizing safety risks.</p> <p>Medians: A mixture of cobble, 3" to 6", and decorative gravel, 7/8" minimum, is acceptable and shall be installed to a depth of 4 inches, maintaining a 1/2-inch freeboard from the edge. A commercial-grade woven fabric weed barrier shall be installed beneath all cobble and gravel to reduce weed growth, with exceptions allowed around planting areas</p>		
25	Applicant shall coordinate with the Parks Division regarding the final alignment of the proposed trail connections to SWAN Park.		Prior to Construction

26	All gravel areas (medians, buffer, vegetative strips) that spec must be at least 3" min—add commercial grade weed barrier except adjacent to plantings. Size and color to be approved by Parks & Open Space Division.		Prior to Final Plat Hearing
27	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
28	Sheet IR0.1, Irrigation Schedule, Controller model to be-MOTOROLA 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.		Prior to Final Plat Hearing
29	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
30	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- gate valve and automatic drain valve per code 14.161		Prior to Final Plat Hearing

31	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
32	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
33	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
34	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
35	Earthen Berms: The Applicant shall coordinate with the Parks and Open Space Division to field-verify and approve the strategic placement of boulders to deter unauthorized ATV access. All boulders must be securely seated into the subgrade, which may require minor localized grading. Upon completion of boulder placement, all disturbed areas of the berm shall be stabilized and seeded with an approved seed mix.		At Time of Construction
36	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		Prior to Final Plat Hearing

	<p>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</p>		
37	<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>
38	<p>The Applicant shall demonstrate compliance with each of the conditions of approval, technical corrections and notes as found in Attachment A2: "<i>City DRT Conditions of Approval, Technical Corrections, and Comments</i>" as amended</p>	<p>Various departments</p>	<p>Various</p>