

May 02, 2024
Planning Commission
Cases #2023-(7662), (7663) & (7079).
27794 W I-25 Frontage Road
Variances & Development Plan
Bungalows on Cerrillos (Apartments)

EXHIBIT A

Technical Corrections

1. Technical Corrections

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Bungalows on Cerrillos Variances & Development Plan

| | Technical Corrections of approval | Department | To be completed by: |
|----|---|---|---|
| 1 | Bike racks must be installed on a hard surface. Ensure that stabilized crusher fines meet this qualification. | Land Use/ MPO | Prior to recording the Development Plan |
| 2 | Significant tree survey, list species and quantities. Existing plant material shall be inspected prior to any demolition. Trees to remain shall be identified as existing and tree species / variety on the landscape plan. | Land Use/Terrain Management-Landscape/Irrigation Review | Prior to recordation |
| 3 | City Staff respectfully request the replacement of Pinus edulis / Pinon Pine, with another evergreen tree variety from the City approved plant list. Due to the black scale and bark beetle infestations plaguing Pinon in many areas of Santa Fe. | | |
| 4 | Reduce shrub quantities by 30% for water conservation needs. | | |
| 5 | Water conservation and stormwater management shall guide landscape and site planning, design, installation, and management. Landscape planning shall begin early in the development process in conjunction with the requirements of Section 14-8.2 (Terrain and Stormwater Management). Landscape design shall apply the principals of xeriscaping and achieve the highest industry standards for irrigation efficiency. Alternate sources of irrigation water shall be developed, including harvesting water from roof and site runoff. Gray water use is recommended where appropriate. Potable water shall be used only as a back-up or temporary irrigation water source to the greatest extent possible. The purpose of these strategies is to develop drought tolerant landscapes and to reduce the demand on the potable water system. Identify the primary and secondary water sources. | | |
| 6 | Required open space shrub count is incorrect on sheet L-0.00. | | |
| 7 | Tree and shrub calculations for retention areas as required by 14-8.4(F). Provide retention pond square footage and lineal footage for street trees. Provide calculations for street trees and spacing averages. | | |
| 8 | 14-8.4(F)(2)(e) stormwater detention ponds and retention ponds shall be planted with appropriate trees, shrubs and grasses, with a minimum of one tree and three shrubs per five hundred (500) square feet of required ponding area. Plants located in the bottom third of the detention pond or retention pond must be adaptable to periods of submersion and may require replacement during periodic maintenance to remove silt: | | |
| 9 | A water level measuring device with zero set at finish grade located at the center of each pond is required. | | |
| 10 | Retention ponds deeper than three feet require a security fence and maintenance gate. The fence shall be five in height. The following shall also apply 14-8.4(J) Screening and Buffering, 14-8.5 Walls and Fences. | | |
| 11 | Storm water storage ponds are not to exceed 1 foot in depth without a verification that storm water will drain within 24 hrs. A percolation test may be required for each pond. | | |

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| 12 | 14-8.4(I)(3) Interior Parking Lot Landscape Requirements (Ord. No. 2014-31 § 34) (a) The purpose of interior planting requirements in parking lots is to provide visual relief from large expanses of cars and pavement, provide shade to reduce heat and glare , help direct traffic flow and reduce and control stormwater runoff. (b) When forty or more off-street parking spaces are provided, interior lot landscaping shall be provided. (d) A minimum of ten (10) square feet of permeable landscaped area shall be provided per parking space. A minimum of one deciduous tree shall be planted per ninety (90) square feet of landscaped area. (e) Traffic islands shall have a minimum dimension of six (6) feet and contain a minimum of ninety (90) square feet of permeable surface, exclusive of curbing, and shall be distributed throughout the lot. As a component of a stormwater management plan, traffic islands may be combined to facilitate water harvesting and these combined islands shall be distributed within each subarea. Provide parking lot tree and shrub calculations. | Land Use/Terrain Management-Landscape/Irrigation Review | Prior to recordation |
| 13 | Provide landscape and irrigation to the Cerrillos Road Corridor per 14-5.5 - HIGHWAY CORRIDOR PROTECTION DISTRICTS. | | |
| 14 | 14-8.4(F)(2)(a) all required deciduous trees shall be two (2) inch caliper minimum; 14-8.4 (F)(2)(c) All required evergreen trees shall be a minimum of six (6) feet in height. | | |
| 15 | City staff respectfully requests two (2) Gymnocladus dioicus, Kentucky Coffee tree (Espresso or Prairie Titan varieties), or another tree chosen from the City approved plant list with trunk protection and irrigation within the northeast park. r shade structure. | | |
| 16 | City Staff respectfully requests all gravel and cobble to be screened and washed. | | |
| 17 | 14-8.4(E)(1) The landscaping plan shall include water harvesting for landscape irrigation purposes as a minimum requirement. Water harvesting that is a primary component of stormwater management may qualify for open space reduction as provided in Section 14-7.5(D)(6). Provide strategic curb cuts at islands and planter stripes for water harvesting. | | |
| 18 | 14-8.4(E)(4)(g) planting beds shall be swaled, sloped or recessed below grade prevent fugitive water. | | |
| 19 | Turf grass is not permitted within medians and planting strips per City Resolution 2010-66. | | |
| 20 | No stop & waste valves or automatic drain valves (King Drains) permitted per COSF Irrigation Design Standards. | | |
| 21 | Irrigation water lines shall not cross city water mains. | | |

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| 22 | 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 or 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). | Land Use/Terrain Management-Landscape/Irrigation Review | Prior to recordation |
| 23 | 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. 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 | 5.5 Emitters: Pressure compensating emitters are required for systems with lateral distances of more than 150 feet and rolling terrain per COSF Irrigation Design Standards. | | |
| 25 | Photometrics do not meet Code requirements. See Article 14-8.9 and revise for compliance. Building #2 has 4 points of illumination of 11+ and one point at 7. All illumination points at the property lines shall be 0.0. Outdoor light plan shows pool house. Provide an up-to-date lighting plan. Engineer Estimates for landscape and irrigation financial guarantees shall be shown as installed unit cost breakdowns. Breakdown to include quantity, unit cost, and total cost. Mulch materials shall be in square foot units, square foot costs, and total cost. Plant material unit costs shall be separated into caliper sized deciduous trees, foot tall sized evergreens and gallon sized shrubs. | | |
| 26 | Technical comments on the new public water infrastructure will be provided to the engineer via the water plan review. | | |
| 27 | Shall provide code analysis of project for proper occupancy classification designation as per IFC 2015. | Fire Prevention Bureau | At the time of permit |
| 28 | Shall provide engineered (civil engineered) all weather road as per IFC 2015, 104.7.2 Technical Assistance, 503.2.3 Surface. | | |
| 29 | 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) | | |
| 30 | Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1) | | |
| 31 | 503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 maintained at all times. | | |

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| 32 | 507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building. | Fire Prevention Bureau | At the time of permit |
| 33 | Shall have water supply that meets fire flow requirements as per IFC (Appendix B) | | |
| 34 | Shall comply with Section D102.1 Access and Loading (75,000 lbs). | | |
| 35 | Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates. | | |
| 36 | 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. (as per Appendix D Table D103.4) | | |
| 37 | Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade. | | |
| 38 | Shall comply with D105 Aerial Fire Apparatus Access Roads. (width and proximity to building) | | |
| 39 | Shall comply with Section D106 Multiple-Family Residential Developments. | | |
| 40 | 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. | | |
| 41 | D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the property or area to be served measured in a straight line between accesses. | | |
| 42 | Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting. | Land Use/Terrain Management | Prior to recordation |
| 43 | Dust Control Note Shall be placed on the Development Plan or construction plans (see attached) | | |
| 44 | Gunnison's Prairie dog note shall be placed on the Development Plan or construction plans (see attached) | | |
| 45 | Drainage Facilities Maintenance note shall be placed on the Plat or Development Plan (see attached) | | |
| 46 | Couldn't find label for Pond 3 with perimeter fence. Include label. Pond 2 does not appear to be deep, why is there a perimeter fence? | | |
| 47 | Need pond details to be shown. Include inlet and outlet details. Include details for erosion control in pond. Include pond measuring device in pond (example included below) | | |
| 48 | Grading plan states that all slopes are 3:1 maximum unless otherwise noted but many areas appear greater than 3:1 and are not noted. | | |

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| 49 | Show floodplain limits on grading plans. Not all line types have a label on the legend. There are numerous dashed lines of various thickness with no legend. | Land Use/Terrain Management | Prior to recordation |
| 50 | Erosion control note references topsoil disturbance permit. This will be a grading permit. | | |
| 51 | A variance to construction on 30% slopes will be required and will likely not be supported by staff per code. 30% slope disturbances are only allowed for roadways and utilities. | | |
| 52 | Need offsite construction plans for roadway, paving and lighting. | | |
| 53 | No recycled basecourse may be used on City streets, state untreated basecourse on road cross sections for off-site plans. Rollover curbs are not to be used on City streets. Pavement on City Street must be 2" of SPIII under 2" of SPIV | | |
| 54 | North arrow is incorrect on Sheet GR-5 and GR-6, please check all pages for north arrow. | | |
| 55 | This Development shall comply with the most current requirements of the American with Disabilities Act (ADA). Place a note on the Plan to reflect this condition | | |
| 56 | Other comments will be provided on these plans at the time of the building permit and changes may be required during permitting process | | |