

City of Santa Fe, New Mexico

**Caja del Oro Phase 2
Planning Commission**

Attachment A

**Conditions of Approval and
Technical Corrections**

Conditions of Approval & Technical Corrections

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CONDITIONS OF APPROVAL		Department	To be completed by:
1	Shall comply with the most recently adopted International Fire Code (IFC) of the City of Santa Fe Fire Department.	Fire Prevention Bureau	Prior to Building Permit
2	If new public water infrastructure or fire service will be required to obtain City water service, an approved Water Plan will be required prior to development.	Water Division	Prior to Recordation
3	If new public water infrastructure or fire service will be required to obtain City water service, an approved Agreement to Construct and Dedicate (ACD) will be required with the Water Division prior to development.	Water Division	Prior to Building Permit Approval
4	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.	Water Division	At the time of Development
5	Each lot shall be served by separate City water service at the time of development.	Water Division	At the time of Development
6	Dedication and Affidavit on Sheet G104 not clear and shall be revised for final approval by the Land Use Director	Land Use	Prior to Recordation
7	Grading Sheet #100 incomplete and out of order in set. Applicant to revise and reorganize set.	Land Use	Prior to Recordation
8	All Outdoor Lighting to be approved by City Engineer	Land Use	Prior to Construction

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TECHNICAL CORRECTIONS		Department	To be completed by:
1	PAR's shall be provided around the development. Accessible path(s) of travel route shall be provided from the Public Right-of-Way and accessible parking aisle(s) to accessible building entrance(s) and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. Ensure accessible route(s) from the Public Right-of-Way and accessible parking space aisle(s) to building entrance(s) are provided and maintained. Provide detectable warning surfaces at curb ramps and transitions to driveway crossings along the accessible paths of travel as applicable.	ADA	Prior to Public Hearing
2	Accessibility feature design within the Public Right-of-Way shall comply with NMDOT Pedestrian Access Route Details (Serial 608).	ADA	Prior to Public Hearing
3	Curb Ramps shall have the required 5' clear length landing and turning space. Changes in direction shall comply with 304.3. Curb Ramps within the site shall have a target running slope of 7% or less typical and 1:12 (8.33%) maximum. Curb Ramp landing target slope is 1.5% and shall not exceed 2% running and cross slope maximum in any direction.	ADA	Prior to Public Hearing
4	Sidewalks and Walkways along the accessible path of travel shall not exceed 1:20 (5%) running slopes without handrail(s) in accordance with current ANSI 117.1 standards 505 & 2015 IBC 1014. Cross slopes shall not exceed 2% and staff recommends 1% to 1.5% as a target cross slope. Walkways provide 5' diameter turning space every 200 linear feet of run. It is preferred to have marked crossings where the accessible route crosses vehicular traffic lanes.	ADA	Prior to Public Hearing
5	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	ADA	Prior to Public Hearing
6	Clarify if the street trees in front of each lot will be irrigated by the HOA or if each homeowner will be responsible for the watering, maintenance, and care for the street trees. Provide a note in the irrigation notes on Sheet LI-00. Provide a copy of the note given to the property owners explaining the street tree responsibilities.	Landscape	Prior to recordation or construction plan approval
7	Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code.	Landscape	Prior to recordation or construction

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			plan approval
8	Remove Pond Access Ramp. The ramp will be used so rarely be vehicles that they can lay down 2x6's and drive over the curb.	Land Use / Terrain Management	Prior to Signature
9	Top of pond arrow is pointing to the wrong line	Land Use / Terrain Management	Prior to Signature
10	Developer's most recent submittal contained an outdated TIA and should be replaced with the Final TIA dated 11/29/21 for accuracy for the project record.	Traffic	Prior to Signature
11	The applicant should be aware that the following code provisions on other requirements will apply to future phases of development of this project: <ol style="list-style-type: none"> 1. City of Santa Fe Building Code, Chapter 23-3.2 states that before commencement of any new construction, it is mandatory for the owner to obtain approval from the Public Works Department for any driveway curb cut or sidewalk crossing. This approval must be issued before a building permit for such new construction is approved. 2. Note as the public infrastructure plans move forward to building permit, these may be subject to additional review and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc, 	Traffic	Prior to Building Permit Approval