

City of Santa Fe, New Mexico

**Education Retirement
Board
Planning Commission**

Attachment A

**Conditions of Approval and
Technical Corrections**

Attachment A			
CONDITIONS OF APPROVAL		Department	To be completed by:
1	<p>All conditions of approval. Staff’s analysis concludes that this Application only complies with Chapter 14 if all conditions of approval listed below are met. Chapter 14 applies to State agencies only as a matter of contract when agencies are seeking to use municipal water. City Code Section 25-1.3(B) provides that “[all] applicants for city water service requiring a water service agreement or written contract as set forth elsewhere in this chapter shall agree, as a matter of contract, that future development of the property shall require compliance with all provisions of Chapter XIV SFCC 1987 (Land Development). This provision shall apply to all agreements or contracts entered into after December 21, 2009.” Pursuant to Section 14-3.1, “General Provisions”, applications may be approved with conditions of approval to ensure compliance with the purpose and intent of Chapter 14 or any section of this chapter and any applicable city land use policy. Staff has determined that the Application will comply with Chapter 14 only when all conditions of approval listed below have been met.</p>	Land Use	Prior to recording and filing the Development Plan
2	Obstructions into fire lanes (parking structures)	Fire Dept	During Construction
3	An approved Water Plan will be required for all new public water infrastructure and fire services	Water Division	Prior to recording and filing the Development Plan
4	An approved Agreement to Construct and Dedicate (ACD) will be required with the Water Division for all new public water infrastructure and fire services	Water Division	Prior to Building Permit Approval
5	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 be installed beyond the meter on any new irrigation service.	Water Division	At the time of Development
6	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
7	An approved Development Water Budget including a 9.8% contingency per SFCC 14-8.13(E)(1) will be required. A technical evaluation request for a Development Water Budget needs to be submitted to be submitted to the City Water Division for review.	Water Resources	Prior to recording and filing the Development Plan
8	An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure or fire services. An approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency is required prior to processing the ACD.	Water Resources	Prior to Recordation

9	Each lot shall be served by a separate water service at the time of development.	Water Resources	Prior to Construction
10	An agreement for metered service (AMS) will be required to install new services, including water offset fees.	Water Resources	Prior to Construction
11	City sewer service for this project may be obtained by connection to an 8-inch public PVC sewer line located in front of the proposed building site. The connection of a 4-inch service line may be connected directly to the sewer line. A 6-inch service line shall require connection directly to a sewer manhole.	Wastewater	At the time of Development

TECHNICAL CORRECTIONS		Department	To be completed by:
1	Shall verify with Fire Marshall / Fire Code Official of site conditions for parking structures and marked fire lanes to be clear of obstructions prior to certificate of occupancy issuance	Fire Dept.	During Construction
2	Concrete, curb and gutter must front the property along the roadway from the property line to the north end cross walk.	ADA	Prior to Recordation
3	Concrete sidewalk must front the property along the roadway from the property line to the north end of crosswalk	ADA	Prior to Recordation
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 Recordation
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 Recordation
6	An ADA curb ramp must be placed at the south end of the sidewalk to continue the Accessible Route	ADA	Prior to Recordation
7	All sidewalks and Curb ramps must be ADA compliant	ADA	Prior to Recordation
8	Wheel stops must be provided at each parking space	ADA	Prior to Recordation
9	Bike racks must be provided be the inverted 'U' type bicycle rack See Exhibit 'D' : <i>Bicycle Rack Standards and Dimensions:</i>	ADA	Prior to Recordation

10	Landscape: BETULA FONTINALIS, WESTERN RIVER BIRCH, is not on the city approved plant list. Please replace the Western River Birch trees with an approved tree variety from the City of Santa Fe plant list.	Landscape	Prior to Recordation
11	City Staff respectfully request the replacement of 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.	Landscape	Prior to Recordation
12	POPULUS DELTOIDES VAR. WISLIZENI RIO GRANDE COTTONWOOD, are shown on the landscape design as within thirty feet from the parking lot and sidewalks. Due to the growth habits of these trees, city staff are concerned with the planting locations and the risk of life and property damage due to falling branches. Staff respectfully request the replacement of this variety with another tree from the city approved plant list.	Landscape	Prior to Recordation
13	Weed fabric is required in the detention/retention pond.	Landscape	Prior to Recordation
14	Provide the southern 5-foot sidewalk along Las Soleras Drive.	Landscape	Prior to Recordation
15	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.	Landscape	Prior to Recordation
16	Irrigation: <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.	Landscape	Prior to Recordation
17	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.	Landscape	Prior to Recordation
18	Provide a complete set of installation details, notes, and specifications for the irrigation system. Show on the detail drawings the installation of all assemblies without any questions for size or type of materials to use for said irrigation system.		

19	Backflow preventer detail B4 on sheet LI501 does not meet city code. Please provide a GFI and heat tape within the hotbox enclosure. GFI must be 6-inches above the drainage vent of the RP devise.	Landscape	Prior to Recordation
20	Six drip emitters are required per tree 3-emitters shall be placed outside of the temporary water well for future tree growth.	Landscape	Prior to Recordation
21	Grading and Drainage: Provide grading and drainage calculations for the lot.	Landscape	Prior to Recordation
22	A water level measuring device with zero set at finish grade located at the center of each pond is required.	Landscape	Prior to Recordation
23	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.	Landscape	Prior to Recordation
24	Storm water storage ponds are not to exceed 1 foot in depth without verification that storm water will drain within 24 hrs. A percolation test is required for each pond.	Landscape	Prior to Recordation
25	Fill slopes shall be no steeper than 3:1, unless a structural alternative such as a retaining wall or some other measure acceptable to the city engineer is provided;	Landscape	Prior to Recordation
26	<p>Site Restoration:</p> <ul style="list-style-type: none"> (a) Soil stabilization and erosion control measures for all land disturbed by construction shall be completed within twenty-one days after completion of construction or other activities on site that interfere with soil stabilization measures. If the time of year is not conducive to planting, it may be delayed until the next appropriate planting season if all appropriate temporary erosion control measures are maintained until permanent erosion control measures are implemented. (b) One or more of the following stabilization and erosion control measures shall be used. <ul style="list-style-type: none"> (i) Revegetation with appropriate drought-tolerant plant materials, including grasses or other ground cover. (ii) Restoration with bioengineering techniques such as live staking , brush layering , brush mattress and live crib walls. (iii) Stabilization with stones, terracing or similar techniques. (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). 	Landscape	Prior to Recordation

27	<p>Photometrics do not meet Code requirements. See Article 14-8.9 and revise for compliance. Average Maintained Horizontal Foot-candles at Grade, Area Commercial:</p> <ul style="list-style-type: none"> - Sidewalks 1.0 - Pedestrian Area 2.0 - Parking Lots 1.0 - Building Entrances 5.0 - Building Grounds 1.0 - Public Spaces 3.0 <p>The maximum illumination at any point shall not exceed the allowed average by more than 1.5 Foot-candles.</p>	Landscape	Prior to Recordation
28	No Comments	Environmental Services	NA
29	No Comments	Terrain Management	NA
30	See attached email from Wilson & Company dated 4/3/2025	Traffic	NA
31	Any and all <u>future</u> proposed improvements of this site that affect public infrastructure will be subject to Chapter 23 and additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. may be required at that time.	Traffic	NA