

City of Santa Fe, New Mexico

Attachment A

Conditions of Approval and Technical Corrections

- 1. Table of Conditions of Approval**
- 2. Table Technical Corrections**
- 3. DRT Comments**
 - a. Fire Protection
 - b. Water Division
 - c. Wastewater Division
 - d. Water Resources
 - e. Traffic
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 - g. Terrain Management
 - h. Landscape
 - i. ADA
 - j. Archaeology

Attachment A

1. TABLE OF CONDITIONS OF APPROVAL		Department	To be completed by:
1	Shall comply with the most currently adopted International Fire Cod	Fire Marshall	Prior to Building Permit Approval
2	Shall comply with Chapter 33 "Fire Safety During Construction and Demolition	Fire Marshall	At the Time of Development
3	Shall verify all weather road and active fire hydrants are in place prior to combustible materials arriving on site	Fire Marshall	At the Time of Development
4	Verify that correct currently adopted International Fire Code (IFC) is referenced.	Fire Marshall	Prior to Building Permit Approval
5	An approved Water Plan will be required for all new public water infrastructure and fire services.	Water Division	Prior to Public Hearing for Final Subdivision Plan
6	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
7	Each lot shall be served by separate City water service at the time of development.	Water Division	At the time of Development
8	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
9	SDR35 shall be the only material used for public sewer mains.	Wastewater	Prior to Construction
10	We will accept the 0.5 percent slope detailed on Utility Plan C6,06 - 0.6% is highly recommended'	Wastewater	Prior to Construction
11	Avoid the placement of sewer lines above water lines during crossings – none found.	Wastewater	Prior to Construction
12	Make sure to contact Luke Gray, Engineer Associate 505-955-4626 before construction for inspection scheduling. He will be responsible for the issuing of letter of approval and system city acceptance.	Wastewater	Prior to Construction

13	No need to change drawing, but the Wastewater Division will not accept any service connections branching from a sewer manhole.	Wastewater	Prior to Construction
14	Pipe Material shall be SDR26	Wastewater	Prior to Construction
15	See attached comments response letter dated 9/16/25 from Wilson & Company. Comments in red are summarized below.	Traffic	Prior to Approval of Final Subdivision Plat
16	General Comments #2 – Acceleration/deceleration lane warrants and lengths at various intersections are unresolved and developer shall provide further analysis at locations identified.	Traffic	Prior to Approval of Final Subdivision Plat
17	General Comments #4 and Report Comment #2 – The development’s impacts to the signalized intersections on Richards Avenue at both Governor Miles Road, and Beckner Road will require build year signal timing plans for each intersection analyzed and stamped by developers engineer to accommodate impacts identified (if any) by the Traffic Impact Study. In addition, the recommended traffic signal modifications at Richard/Beckner by that signal’s EOR (Mr. Mike Gomez, PE), are to be implemented as part of this development. This include: <u>modifications to signal heads</u> at Richards/Beckner; <u>relocation of advanced northbound signal flasher</u> further south on Richards Avenue; and a <u>photometric analysis</u> to determine if installation of additional lighting for the southbound approach as described in the EOR’s close out memo dated 6/27/25 is necessary. If so, the developer shall provide this additional lighting.	Traffic	Prior to Approval of Final Subdivision Plat
18	Report Comment #4 – developer shall provide an all way stop sign warrant analysis at the intersection of Governor Miles and Dancing Ground and shall construct any identified improvements resulting from that analysis.	Traffic	Prior to Approval of Final Subdivision Plat
19	Summary Comment – Whispering Wing Road changes from dead end to connecting street to this subdivision as part of this development plan, and developer shall provide a more robust analysis of onstreet signage and striping per MUTCD in correspondence with signage for other connecting streets in this subdivision.	Traffic	Prior to Approval of Final Subdivision Plat
19	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 the City Water Division for review.	Water Resources	Prior to Final Development Plan Approval
20	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 ACD

21	Each lot shall be served by a separate water service at the time of development.	Water Resources	Prior to Building Permit Application
22	Applicant must amend the SFHP Affordable Housing Agreement to increase the number of affordable housing units from 79 to 81 and record the agreement at the Santa Fe County Clerk's Office	Land Use	Prior to Final Development Plan Approval