

**City of Santa Fe, New Mexico**

**Attachment A**  
**Conditions of Approval and**  
**Technical Corrections**

## Conditions of Approval and Technical Corrections

CONDITIONS OF APPROVAL	DEPARTMENT/ DIVISION	TO BE COMPLETED
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 Administrative Code and DOJ regulations as applicable.	Land Use / Engineering	Prior to Construction
It appears there is a median drop inlet in the southwest corner of the property, but it is not labelled on the civil site plan. Label what is existing and what is new on civil site plan.	Land Use / Engineering	Prior to Plan approval
Include additional information on pond details and elevations throughout the open space at the south side of the property. It is not clear where pond boundaries are, how water is flowing and how the pond will hold water.	Land Use / Engineering	Prior to Plan approval
Reference stand pipe detail on Storm Drain Plan.	Land Use / Engineering	Prior to Plan approval
Include dust control note on pg. 3 of DRT memo.	Land Use / Engineering	Prior to Plan approval
Additional landscaping should be added to the east, west, and southern property lines to provide a substantial buffer to adjacent single-family residences.	Land Use/Current Planning	Prior to Building Permit
A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.	Land Use / Engineering	Prior to Recordation
Shall comply with the most currently adopted International Fire Code (IFC) and adopted city ordinances upon building permit approval.	Fire	Prior to Building Permit Approval
Even if it sounds repetitive be clear state PRIVATE X" SEWER LINE, PUBLIC X" SEWER LINE	Public Utilities / Wastewater	Prior to Plan approval
An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Public Utilities / Water	Prior to Building Permit Approval
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 also be installed beyond the meter on any new irrigation service.	Public Utilities / Water	Prior to Public Hearing
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.	Public Utilities / Water	At the time of development

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.	Public Utilities / Water Resources	Prior to Final Development Plan Approval.
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.	Public Utilities / Water Resources	Prior to final approval of ACD.
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 also be installed beyond the meter on any new irrigation service	Public Utilities / Water Resources	Prior to Final Development Plan Approval
Bike Parking – at time of Building Permit the applicant must provide details that demonstrate the bike racks meet all design requirements in the code.	Land Use / Current Planning	Prior to Construction
<b>TECHNICAL CORRECTIONS</b>	<b>DEPARTMENT/ DIVISION</b>	<b>TO BE COMPLETED</b>
Include notes (attached to DRT Memo pages 2-4)	Land Use / Engineering	Prior to Plan Approval
Provide landscape requirements for all stormwater basins.	Land Use / Landscape, Irrigation, & Outdoor Lighting	Prior to Recordation
Provide Street Tree calculations as required by code 14-8.4(G).	Land Use / Landscape, Irrigation, & Outdoor Lighting	Prior to Recordation
Provide additional landscape screening at the northeast corner of the property. Parking lot screening is required. This location is within the island at the northeast corner of the parking lot near the retaining wall. Not at the at the Utility Easement but within the parking area. The island currently has no landscaping, a railroad tie border with 4-inch river rock within it and is visible from Camino De Los Marquez.	Land Use / Landscape, Irrigation, & Outdoor Lighting	Prior to Recordation
There looks to be a monument sign at the northeast corner of the property. Landscape requirements are needed per code 14-8.10-SIGNS (c) An area equal to the sign area shall be landscaped at the base of the sign . Landscaping shall be with five-gallon shrubs with a minimum mature height of thirty (30) inches with one shrub planted	Land Use / Landscape, Irrigation, & Outdoor Lighting	Prior to Recordation

for every ten (10) square feet.		
<p>Use fixed arc nozzles whenever possible (i.e., 90°, 120°, 180°, 240°, 270°, and 360°); only use adjustable arc nozzles when odd arcs are required and use special pattern nozzles with considerable caution.</p> <p>Where operating pressure is over 40 psi, use pressure-compensating screens/devices to reduce radius as needed or to control high pressure on systems. Where slopes and elevation changes are a factor, use pressure-compensating, screens/devices to control pressure variation. Select nozzles with the closest practical radius to the design spacing; do not allow for adjustment of more than 20 percent reduction in radius to prevent distortion of the spray.</p>	Land Use / Landscape, Irrigation, & Outdoor Lighting	Prior to Recordation
<p>Main line gate valve and backflow prevention assembly as shown on sheet LI103 cannot be installed within the planter strip between the back of curb and sidewalk per City Street Department codes. Relocation onto the private property is required.</p>	Land Use / Landscape, Irrigation, & Outdoor Lighting	Prior to Recordation
<p>Photometrics do not meet Code requirements. See Article 14-8.9 and revise for compliance. Multiple footcandle points above city maximums.</p>	Land Use / Landscape, Irrigation, & Outdoor Lighting	Prior to Recordation
<p>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.</p>	Public Utilities/Water	At the time of development
<p>An approved Water Plan will be required for all new public water infrastructure and fire services.</p>	Public Utilities/Water	Prior to Building Permit Approval
<p>The parcel is located at a pressure zone boundary. It is the preference of CoSFw to utilize the lower pressure main located in Camino de los Marquez as the parcel fronts this street. It is understood that this may not prove sufficient, depending on the fire sprinkler design. In this case, a dead-end main extension from the high-pressure zone in Galisteo St. may be possible, but utilizing connections from two different pressure zones should be avoided.</p>	Public Utilities / Water	Prior to Building Permit Approval
<p>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.</p>	Public Utilities/ Water Resources	Prior to Final Development Plan Approval

<p>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.</p>	<p>Public Utilities/ Water Resources</p>	<p>Prior to Final Approval of ACD</p>
<p>The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:</p>	<p>Public Utilities/ Water Resources</p>	<p>Prior to Final Development Plan Approval</p>
<p>Water rights proposed to be transferred to the city's water system for designation to a development shall be tendered to the city not later than sixty (60) days after the final approval of the final subdivision plat by the planning and land use department, the planning commission or the governing body.</p>	<p>Public Utilities/ Water Resources</p>	<p>Prior to Building Permit Approval</p>
<p>When a proposed new structure or use replaces an existing structure or use, the development water budget for the proposed new structure or use may be reduced by an amount equal to the average annual consumption in the twenty-four months that the highest water use was active during the preceding ten years or by the amount of water previously offset if the previously offset amount is higher. Consumption shall be determined through city utility billing system records</p>	<p>Public Utilities/ Water Resources</p>	<p>Prior to Building Permit Approval</p>