

City of Santa Fe, New Mexico

Attachment A

Conditions of Approval and Technical Corrections

A-1: Table of Conditions of Approval

A-2: Table of Technical Corrections

A-3: Development Review Team Compiled Comments

- a. **Fire Protection**
- b. **Water Division**
- c. **Wastewater Division**
- d. **Water Resources**
- e. **ADA**
- f. **Archaeology**
- g. **Land Use**
- h. **Terrain Management**
- i. **Landscape**
- j. **Traffic**
- k. **MPO**
- l. **Environmental Services**

Attachment A

| 1. TABLE OF CONDITIONS OF APPROVAL | | Department | To be completed by: |
|---|--|-------------------|-----------------------------------|
| 1 | Shall comply with the most currently adopted International Fire Code (IFC) and adopted city ordinances upon building permit approval. | Fire Marshall | Prior to Building Permit Approval |
| 2 | Shall verify placement of (FDC) Fire Department Connections for buildings so that connections have clear path to Fire Apparatus | Fire Marshall | Prior to Building Permit Approval |
| 3 | An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services. | Water Division | Prior to Public Permit Approval |
| 4 | An approved Water Plan will be required for all new public water infrastructure and fire services. | Water Division | Prior to Public Hearing |
| 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 also 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 | Private Sewer: Please make sure all private sanitary sewer lines are SDR-26 PVC. | Wastewater | Prior to Building Permit Approval |
| 8 | Manhole Connection: When tying into the existing manhole, it will need to be brought up to current City standards, which will require a full rehabilitation. Also, please ensure the connection is properly directed toward the invert. | Wastewater | Prior to Building Permit Approval |
| 9 | Water and Sewer Separation: Please verify that the required separation between the sewer and water service line is met. <ul style="list-style-type: none"> - Where feasible, parallel water and sewer lines should be at least 10 feet apart horizontally, with the water line at a higher elevation. - If that spacing cannot be achieved, separate trenches will be required, even if one utility was installed before the other, and the | Wastewater | Prior to Building Permit Approval |

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| | <p>water line must be at least 2 feet above the sewer</p> <ul style="list-style-type: none"> - At crossings, the water line should be at least 3 feet above the sewer. If that is not possible, the sewer will need to be ductile iron or concrete encased for 10 feet on each side of the crossing, per the City's Standard details. | | |
| 10 | Key note #17. 10' wide Bike and Pedestrian Sidewalk must be done and remain in Concrete. | ADA | At the Time of Permitting |
| 11 | Sidewalk Ends signs must be placed at sidewalk termination points. As well as trail ends signs at Trail termination points. | ADA | At the Time of Permitting |
| 12 | 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. | ADA | At the time of Permitting |
| 13 | Proposed development is under 10 acres and no further review required unless utility plan exceeds 550-linear feet of utility lines. | Archaeology | At the time of Permitting |
| 14 | Show all exterior light fixtures with cutsheets in revised photometric plan | Land Use | Prior to Building Permit Approval |
| 15 | Show shields on all light fixtures to prevent nuisance glare | Land Use | Prior to Building Permit Approval |
| 16 | Camino de Jacobo shall be improved to City of Santa Fe standards and dedicated to the City of Santa Fe. | Land Use | Prior to Occupancy |
| 17 | The Applicant shall submit a cost estimate for full construction of the section of Camino de Jacobo to be improved to City of Santa Fe standards. | Land Use | Prior to Recordation |
| 18 | The Applicant shall submit a financial guarantee for the improvements of Camino de Jacobo | Land Use | Prior to Recordation |
| 19 | A bike lane shall be added to Camino de Jacobo at the time it is improved to City of Santa Fe standards | Land Use | Prior to Occupancy |

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| 20 | Lot Line Adjustment and Lot Split shall be recorded at the County of Santa Fe | Land Use | Prior to Recordation |
| 21 | The traffic signal at the intersection of Airport Road and Lopez Lane is not mentioned in the City of Santa Fe’s 2026-2030 Infrastructure Capital Improvements Plan (ICIP), as adopted by Resolution No. 2024-28. | Traffic | Prior to Permit |
| 22 | The traffic signal at the intersection of Airport Road and Lopez Lane identified in the City of Santa Fe’s Impact Fee Capital Improvements Plan (IFCIP) for 2021-2027 as a project eligible for impact fee funding. | Traffic | Prior to Permit |
| 23 | Page III-4 Bullet C states that traffic from the San Ignacio Multi-Family project (Ulysses) consisting of 180 apartments would not be able to use Camino de Jacobo and that gates will be installed. This assumption needs to be resolved and coordinated with the adjacent developer. | Traffic | Prior to Permit |
| 24 | Page III-13 Item 8 – add a sentence that typical section details are in the infrastructure plans | Traffic | Prior to Permit |
| 25 | Page VI-5 the LOS F delays and queuing from the No Build to the Build in the horizon year for Airport Road / Lopez Lane are significantly higher and proposed mitigation. To alleviate this needs to be discussed as part of this report whether it is for the COSF or the developer to implement if any can alleviate this situation. Delay for the EBL increases by 482.5 seconds (8 minutes). The v/c Ratio also increases significantly by 0.95. This intersection as failing movements in both the EBL and SBR movements. | Traffic | Prior to Permit |
| 26 | <p>Page VII-1 – need to add a Proposed Mitigations and Recommendations Section as is in the Executive Summary and include any proposed sidewalk, pedestrian facilities and landscaping that would be implemented in front of the property. The mitigations below need to be addressed in the TIA</p> <ul style="list-style-type: none"> -A. Nueva Acequia shall construct the roadway infrastructure as presented in the Development Plan - B. Camino de Jacobo is a Santa Fe County Road. It shall be upgraded to meet City Standards. - C. The report states that there are existing areas on Cerrillos Road and Airport Road that need existing traffic mitigation measures and references that these are City Arterial streets. Therefore no mitigation measures are presented by the developer. The report needs to clearly identify and list these existing areas and shall propose any mitigation measures that may alleviate any traffic issues for these areas. - D. The traffic study shall list and identify all adjacent development traffic (approved and pending) that was included (Staybridge, San Ignacio Apartments, etc) | Traffic | Prior to Permit |
| 27 | The proposed San Ignacio Road cross section should include bike lanes on both sides of the street instead of just one side of the street. | MPO | Prior to Public Hearing |

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| 28 | An enclosure for 2 dumpsters must have dimensions 24 feet long and 12 feet wide when the gates are in the open position | Environmental Services | Prior to Public Hearing |
| 29 | No 90-gallon containers are allowed in the enclosure with the dumpsters | Environmental Services | Prior to Public Hearing |
| 30 | Trash enclosure is allowed in setback | Environmental Services | Prior to Public Hearing |
| 31 | All revised trash enclosures need to be shown at the correct size on the site plan | Environmental Services | Prior to Public Hearing |
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| 32 | 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 Recordation of Development Plan or Plat |
| 33 | 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 of Development Plan or Plat |
| 34 | Each lot shall be served by separate water service at the time of development. | Water Resources | Prior to construction permit approval |
| 35 | An agreement for metered service (AMS) will be required to install new services, including water offset fees. | Water Resources | Prior to construction permit approval |
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| 36 | The current daily volume of traffic on Camino Jacobo is 900 vehicles per day. It appears the impact on Camino de Jacobo from this project will require the road to be improved to collector street type standards. The current design shows no improvements of Camino de Jacobo other than a sidewalk on the side of the road fronting the development. An agreement should be finalized on the road improvements to Camino de Jacobo. | Terrain Management | Prior to Recordation |