

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. **Terrain Management**
- h. **Landscape**
- i. **Traffic**

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 comply with the most currently adopted fire code at the time of building permit approval to include adopted city ordinances for access and fire flow requirements.	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	The existing sewer infrastructure is owned and maintained by the County. The property owner will need to enter into an agreement with the County for service or have an onsite liquid waste treatment system.	Wastewater	Prior to Building Permit Approval
8	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 Project Completion

9	The State of New Mexico has conducted an archaeological survey and cleared the site for development. No additional archaeological clearance is required.	Archaeology	At the time of Permitting
10	The New Mexico Department of Transportation (NMDOT) has reviewed the request and determined that an access permit will be required for access to the state highway system. This process will be carried out in accordance with the provisions of the NMDOT State Access Management Manual (SAMM).	Traffic	At the time of Permitting
11	The applicant will be responsible for submitting a complete access permit application through NMDOT's e-permitting system, including all required supporting documentation. All aspects of access design, traffic impact assessment, and related requirements must comply with applicable NMDOT standards and guidelines.	Traffic	At the time of Permitting
12	NMDOT District 5 is currently coordinating with the developer and will continue to do so throughout the permitting process to ensure all applicable standards and requirements are met.	Traffic	At the time of Permitting
13	Applicant shall provide approved New Mexico Department of Transportation (NMDOT) access permit	Land Use	At the time of Permitting
14	Applicant shall provide approved County of Santa Fe sewer service agreement.	Land Use	At the time of Permitting
15	Applicant shall provide nuisance glare shields on all outdoor light fixtures.	Land Use	At the time of Permitting
16	Applicant shall provide wheel stops at all parking spaces.	Land Use	At the time of Permitting
17	Applicant shall provide detailed elevations of all the buildings and an architectural points analysis.	Land Use	At the time of Permitting