City of Santa Fe, New Mexico

Attachment A

Conditions of Approval and Technical Corrections

1. Table of Conditions of Approval
2. Table of Technical Corrections
3. Development Review Team Compiled Comments

Conditions of Approval & Technical Corrections

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
1	Water Plan / Water Division: The applicant shall comply with the final signed Water Plan and all Water Division and Fire Department requirements for public water infrastructure, domestic service, irrigation service, fire service, hydrants, backflow prevention, water easements, utility crossings, inspections, and related improvements.	Water Division / Fire	Prior to final Development Plan approval
2	Agreement to Construct and Dedicate: The applicant shall obtain any required Agreement to Construct and Dedicate for new public water infrastructure and fire services, consistent with Water Division requirements.	Water Division	Prior to building permit
3	Water Main Cover / Utility Protection: Any grading or construction near existing or proposed water mains shall maintain required Water Division cover and clearance standards. If field conditions require adjustment, the applicant shall revise utility design to Water Division satisfaction.	Water Division / Engineering	During construction
4	Development Water Budget: The applicant shall comply with the approved Alternative Development Water Budget and all Water Resources requirements, including monitoring, disclosure, surcharge, water-rights, water-credit, allocation, offset, and ongoing compliance requirements required by City Code or Water Resources.	Water Resources	Ongoing
5	Private Hydrant Responsibilities: The property owner shall maintain any private hydrant and private fire-system improvements in accordance with City policy, including inspection, maintenance, flow testing, recordkeeping, and qualified-contractor requirements.	Water Division / Fire	Ongoing
6	Fire / Emergency Access: The applicant shall satisfy Fire Department requirements for fire apparatus access, access-road width and grade, fire turnarounds, hydrants, fire flow, fire department connection, sprinkler-related site requirements, fire-service infrastructure, and IFC compliance.	Fire Department	Prior to building permit
7	Terrain / Drainage / Stormwater: The applicant shall comply with approved terrain, grading, drainage, stormwater, erosion-control, sediment-control, dust-control, pond-design, and site-stabilization requirements. Stormwater facilities shall be constructed and maintained consistent with approved plans.	Engineering / Terrain	Prior to building permit
8	Drainage Facility Maintenance: The property owner shall maintain all private drainage facilities, stormwater facilities, pond areas, swales, inlets, pipes, and related drainage improvements in functional condition.	Engineering / Terrain	Ongoing
9	Wastewater: The applicant shall satisfy Wastewater Management Division requirements for sanitary sewer service, industrial sampling port, private sewer labeling, pipe material, manhole connection, utility crossing clearances, inspections, and service connections.	Wastewater Management	Prior to recordation
10	Archaeology / Review Districts: The applicant shall obtain and comply with all required archaeological and review-district approvals applicable to the Suburban and River & Trails Archaeological Review Districts.	Archaeology / Planning	Prior to ground disturbance
11	Public Works / MPO / Trail: The applicant shall coordinate final trail alignment, trail connectivity, driveway crossing treatment, Galisteo Road pedestrian crossing treatment, and related public-infrastructure improvements with Public Works, MPO, Parks, and applicable City reviewers.	Public Works / MPO	Prior to building permit

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
12	NMDOT Trail Coordination: The applicant shall continue coordination for any easement, access right, or other mechanism necessary for the trail connection through NMDOT property south of the site, as required by the City.	Public Works / MPO	Prior to recordation
13	Parks / Trail Design Review: Trail design and construction materials shall be submitted for review at applicable design stages and shall comply with City standards and codes.	Parks / Public Works	Prior to construction
14	Landscape / Irrigation / Lighting: The applicant shall finalize landscape, irrigation, water-harvesting, screening, tree-protection, disturbed-area restoration, and lighting plans to address applicable City comments and standards.	Planning / Landscape	Prior to recordation
15	Exterior Lighting Compliance: The applicant shall revise exterior lighting as necessary to demonstrate compliance with City lighting standards, including property-line light trespass limits.	Planning / Lighting	Prior to permit issuance
16	Parking / ADA / Accessibility: The applicant shall provide required accessible parking, accessible routes, passenger loading, curb ramps, surface materials, EV charging, and related site-accessibility improvements in accordance with applicable standards.	Planning / Building	Prior to building permit
17	Traffic / Access / Circulation: The applicant shall comply with final traffic, access, circulation, driveway, pedestrian, trail, and public-infrastructure requirements required by Public Works, Complete Streets, MPO, and applicable City standards.	Traffic / Public Works	Prior to building permit
18	Final Plan Corrections: The applicant shall submit final revised plans incorporating all conditions of approval and technical corrections required by the City. Final plans shall be internally consistent with the approved Development Plan, signed Water Plan, approved DWB, Staff Report, and Attachment A.	Planning / DRT	Prior to final Development Plan approval
19	Compliance with Approved Development Plan: The property shall be developed, used, operated, and maintained in substantial compliance with the approved Development Plan, final conditions of approval, technical corrections, and subsequent permits.	Planning	Ongoing

Technical Corrections

Technical Corrections			
#	**Technical Correction**	**Dept. or Division**	**To be completed:**
1	Signed Water Plan: Maintain the final signed Water Plan in the final packet and incorporate signed Water Plan requirements into final plan sheets.	Water Division / Fire	Prior to final Development Plan approval
2	Domestic Meter / Service Table: Maintain the final 2-inch domestic meter/service configuration and associated service-table information approved by Water Division.	Water Division	Prior to final Development Plan approval
3	Irrigation Meters: Maintain final 5/8-inch irrigation meter information and irrigation-service labels on utility sheets.	Water Division / Landscape	Prior to final Development Plan approval
4	Backflow Prevention: Maintain the approved backflow-prevention assembly and clear public/private water infrastructure layout.	Water Division	Prior to final Development Plan approval

Technical Corrections			
#	**Technical Correction**	**Dept. or Division**	**To be completed:**
5	Private Hydrant Notes: Maintain private-hydrant owner-maintenance, inspection, flow-testing, and recordkeeping notes on applicable plan sheets.	Water Division / Fire	Prior to building permit
6	ACD Requirement: Confirm and provide any required Agreement to Construct and Dedicate documentation for public water infrastructure.	Water Division	Prior to building permit
7	Approved DWB Materials: Include the Alternative Development Water Budget approval memo and supporting materials in the final packet.	Water Resources	Prior to packet distribution
8	Alternative DWB Disclosure: Add Alternative Development Water Budget disclosure language or development-plan notes if required by Water Resources.	Water Resources / Planning	Prior to recordation
9	Water Allocation / Offset: Carry water allocation, water offset, water-rights, water-credit, and surcharge provisions as required by Water Resources and City Code.	Water Resources	Ongoing
10	Wastewater Sampling Port: Add or maintain the industrial sampling port required by Wastewater Management Division.	Wastewater Management	Prior to recordation
11	Sewer Pipe Material: Maintain SCH 40 PVC sewer extension and related sewer-service requirements.	Wastewater Management	Prior to recordation
12	Manhole Connection: Show core-drilled manhole connection and required inspection requirements.	Wastewater Management	Prior to recordation
13	Private Sewer Labeling: Clearly label private sanitary sewer infrastructure on final plan sheets.	Wastewater Management	Prior to recordation
14	Utility Crossing Details: Maintain water, sewer, and storm-sewer crossing clearance details on applicable sheets.	Wastewater / Water	Prior to recordation
15	Terrain Management Report: Maintain the revised Terrain Management Report as the controlling terrain/drainage technical report.	Engineering / Terrain	Prior to building permit
16	Stormwater Pond: Maintain stormwater pond volume, location, profiles, and maintenance requirements consistent with the approved drainage design.	Engineering / Terrain	Prior to building permit
17	Erosion / Dust Control: Maintain erosion-control, sediment-control, dust-control, and site-stabilization measures.	Engineering / Terrain	During construction
18	Traffic Impact Analysis: Maintain the revised Traffic Impact Analysis as the controlling traffic/access technical report.	Traffic / Public Works	Prior to building permit
19	Access Alignment: Maintain access alignment with Avenida La Cerca and coordinate final driveway design with Public Works / Complete Streets.	Public Works / Traffic	Prior to building permit
20	Trail Connection: Maintain the commitment to a 10-foot multi-use trail connection through the property north to Rodeo Road, subject to final City review.	Public Works / MPO	Prior to construction
21	Trail Design Review: Submit trail design materials for Parks / Public Works review at applicable design stages.	Parks / Public Works	Prior to construction
22	NMDOT Coordination: Document any required NMDOT coordination for trail connection or access rights south of the site.	Public Works / MPO	Prior to recordation
23	Significant Trees: Maintain significant tree information and tree-protection requirements on landscape plans.	Planning / Landscape	Prior to recordation
24	Planting Corrections: Address plant substitutions, street trees, frontage treatment, water harvesting, parking lot screening, and disturbed-area revegetation.	Planning / Landscape	Prior to recordation

Technical Corrections			
#	**Technical Correction**	**Dept. or Division**	**To be completed:**
25	Irrigation Design: Finalize irrigation design, irrigation water-use zones, dedicated irrigation meter, and irrigation conflicts with City water mains.	Planning / Landscape	Prior to recordation
26	Lighting Plan: Revise lighting plans and photometric information to demonstrate compliance at applicable property lines.	Planning / Lighting	Prior to permit issuance
27	ADA / Accessibility: Confirm accessible parking count, accessible routes from public right-of-way, passenger loading, slopes, and site accessibility details.	Planning / Building	Prior to building permit
28	Surface / EV Notes: Add or maintain surface material legend and EV charging information on final civil/site plans.	Planning / Building	Prior to building permit
29	Archaeology Notes: Add or maintain archaeology/review-district notes and approval references as required by City review.	Archaeology / Planning	Prior to ground disturbance
30	Project Facts: Use 65,937 square feet, 80 beds, approximately 6.325 acres, Anchorum St. Vincent, and BIP zoning consistently across final materials.	Planning	Prior to final Development Plan approval
31	Signage: Confirm that any proposed signage is reviewed and permitted separately from Development Plan approval.	Planning	At sign permit

Development Review Team Compiled Comments

The following table summarizes DRT review areas and how they are carried into the Staff Report and Attachment A. Attachment A is not intended to reproduce every DRT comment verbatim; the full DRT comments, response matrix, and supporting technical record should be included in Attachment C-5.

Development Review Team Compiled Comments		
Review Area	**Compiled Comment / Status**	**Staff Report / Attachment A Treatment**
Planning / Land Use	Project facts, caption, public process, review districts, conditions, signage, and no approval of future southern-area development.	Addressed in Staff Report, conditions, and technical corrections.
Water Division	Signed Water Plan; domestic service; irrigation meters; fire service; hydrants; backflow prevention; ACD; utility cover; private hydrant obligations.	Closed for SRP purposes; carried through conditions and Attachment D.
Water Resources	Alternative Development Water Budget approved; implementation and compliance obligations remain.	Approval memo to be included in packet; carried through conditions.
Fire	Fire access, hydrants, fire flow, FDC, sprinkler-related requirements, and private hydrant coordination.	Conditioned prior to building permit / ongoing.
Wastewater	Sampling port, sewer extension material, manhole connection, private sewer labeling, and crossing clearances.	Conditioned prior to recordation.
Engineering / Terrain	TMR, drainage, stormwater pond, erosion control, sediment control, dust control, and maintenance.	Conditioned prior to building permit / ongoing.
Traffic / Public Works	Access, driveway spacing, sight distance, circulation, Complete Streets, and public improvements.	Conditioned prior to building permit.
MPO / Parks / Trail	10-foot multi-use trail, trail design review, trail crossing, Galisteo Road coordination, and NMDOT coordination.	Conditioned prior to construction / recordation.
Landscape / Irrigation / Lighting	Landscape corrections, irrigation design, water harvesting, parking screening, revegetation, lighting compliance.	Conditioned prior to recordation / permit issuance.

Development Review Team Compiled Comments		
Review Area	**Compiled Comment / Status**	**Staff Report / Attachment A Treatment**
Parking / ADA	Required parking, ADA spaces, accessible routes, loading, EV charging, surface details.	Conditioned prior to building permit.
Archaeology / Review Districts	Suburban and River & Trails Archaeological Review District compliance.	Conditioned prior to ground disturbance.