

|   | Technical Corrections of approval  | Department                | To be completed by:  |
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| 1 | Photometric plan does not meet Code requirements. See Article 14-8.9 and revise for compliance. Sidewalks: 1.0, Pedestrian Area: 2.0, Parking Lots: 1.0, Building Entrances: 5.0, Building Grounds: 1.0, and Public Spaces: 3.0. The maximum illumination at any point shall not exceed the allowed average by more than 1.5 Foot-candles.   | Technical Review Division | Prior to recordation |
| 2 | Provide a professional landscape design which fulfills Section 14-8.4 of the City of Santa Fe Code. The landscape design is not very appealing and lacks symmetry, there is no scale on the landscape plan to measure plant placements but the trees seem to be planted to close to each other. Plant material heights and growth habits of the trees have not been accounted for. A cookie cutter approach was taken with the placement of the trees and shrubs. Cottonwood trees should never be planted near pedestrian walkways or parking lots due to their notorious limb dropping. Life and property damage are a real danger with the current placement. Crabbapple trees planted at the edge of parking lots are a threat to cars parked below them in the fall and winter, due to the acid in the fruit and the fruit dropping onto the vehicles. At the Cerrillos Road corridor the plan shows 24 Western Hackberry Trees, 2 Washington Hawthorn and 1 Chickapin Oak as street trees. The design is off balanced. Ensure all trees within the Cerrillos Road Corridor have a 15-foot clearance on either side of utilities. North side landscape planter strip at Governor Miles Road is over planted. The mature size of the existing Ash trees was not realized in the placement of the new plant material. This project requires an skilled Landscape Architect and certified Irrigation Designer. |                           |                      |
|   | Landscape design shall have separate icons for each plant shown on the plan and referenced on the plant schedule. The plant location and species is critical for the landscape and irrigation system design. A selection of plant material for the contractor to pick from is not acceptable. Each Tree and shrub on the plan and species must be accounted for in the plant schedule.   |                           |                      |
|   | Provide the water use needs for each plant within the landscape schedule as shown in the city's approved plant material list. This information is critical for the irrigation design and review.   |                           |                      |
|   | Provide a water budget: Irrigation system operation information including recommended monthly and seasonal irrigation schedules and water budgets based on gallons used for landscape plantings for year one and year three shall be included on the irrigation plan. Per 3.18. Design Regulations of Landscape Irrigation Design Standards City of Santa Fe, New Mexico.  |                           |                      |
|   | Provide a plant material demo list, provide the plant species and size. Caliper for deciduous, height for evergreen, and height and width for shrubs. Highlight all existing plant material to stay in the landscape and clearly identify the size and species.  |                           |                      |
|   | Due to the Shade Master Bore epidemic throughout Santa Fe, City Staff respectfully request the replacement of Honey Locust trees with another approved tree variety from the City of Santa Fe plant list.  |                           |                      |
|   | Salix exigua, Coyote Willow, is not on the city approved plant list.   |                           |                      |
|   | Alnus tenuifolia, Mountain Alder, is not on the City approved plant list.  |                           |                      |

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| Provide landscape details.  |                              |                      |
| Provide ponding locations on the landscape plan. A water level measuring device with zero set at finish grade located at the center of each pond is required. Retention ponds deeper than three feet require a security fence and maintenance gate. Fence shall be five in height. The following shall also apply 14- 8.4(J) Screening and Buffering, 14-8.5 Walls and Fences.  |                              |                      |
| Provide notes, description, and quantity of mulches to be use in the landscape within the Plant Schedule. Show mulch type and locations mulch materials on the landscape plan or provide a separate Mulch Plan.   |                              |                      |
| Provide notations of native seeding areas on the Landscape plan. All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. The seed rate shall be 2 lbs. per 1,000 sf. Seeded areas shall be graded two inches (2") below top of concrete curbs and sidewalks. Disk or rototill soil to a depth of 4- 6" depth. Grade prepared soil level removing all stones ¾" and larger.   |                              |                      |
| 14-8.4(I)(2)(c) The parking lot shall be screened from all public streets and adjacent properties by a continuous wall or berm four (4) feet or more in height, a hedge a minimum four (4) feet high at maturity, other vegetative screening appropriate to the landscape design intent or any combination of these so long as the screening objective is achieved. Topography and adjacent uses shall be taken into account to determine the most effective means of screening.  |                              |                      |
| Transition line between excavation and native soil shall be smoothly raked, creating a clean consistent grade. Existing grade below native trees and shrubs shall remain undisturbed throughout the dripline of the plant material. No mounding of soil, fill dirt, organic or inorganic debris shall be abandoned under native plant material canopies. All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated including spoil piles and stockpiles of any material. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. The seed rate shall be 2 lbs. per 1,000 sf. Areas of natural gravel, cobble, fractured stone, and/or boulder fields shall be restored to the natural state that existed prior to construction. Grade out any damage to the natural terrain prior to the re-application of native stone material. | Technical Review<br>Division | Prior to recordation |
| City staff respectfully requests that trees be planted to the greatest extent possible in swales or basins that collect run-off and precipitation; trees be located at least fifteen (15) feet from light standards, so as not to impede outdoor illumination; trees be located at least fifteen (15) feet from fire hydrants so as not to interfere with hydrant operation; trees located under utility lines shall be a species that maintains a minimum of five (5) feet of clearance from overhead utility lines at maturity.   |                              |                      |
| Provide a landscape irrigation plan by a qualified irrigation designer per COSF code Chapter 14-8.4(E) Water Harvesting and Irrigation Standards and COSF Landscape Irrigation Design Standards. The irrigation design is to generalzed and lacks vital information. A certified irrigation designer is needed.   |                              |                      |
| COSF Code 3.19.1 requires landscape irrigation plans for large projects not to exceed 20 scale, 1 inch equals 20 feet.  |                              |                      |

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| Irrigation design plan shall be overlaid on top of the landscape plan to show the plant locations. Irrigation lateral lines shall be shown within the plant material showing the respective zone areas.  |                           |                              |
| Provide a complete set of installation details, notes, and specifications for the irrigation system. Show on the detail drawings the installation of all assemblies without any questions for size or type of materials to use for said irrigation system.   |                           |                              |
| 14-8.4(E)(4)(h) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plant with similar water use requirements shall be grouped together. Trees and shrubs shall have separate zones. Drought tolerant and very low water-use tree shall have a separate zone. Native shrubs and very low water-use shrubs shall be irrigated in a separate zone. Separate zones are required for permanent and temporary irrigation lines. | Technical Review Division | Prior to recordation         |
| Trees shall have six emitters, two (2) emitters within the root ball zone and four (4) emitters located at drip edge locations. Shrubs shall have two (2) emitters, one (1) located four (4) inches from the root flare of each Shrub and another at the drip edge. 5.6 Landscape Irrigation Design Standards. City of Santa Fe  |                           |                              |
| Provide temporary irrigation for seeded areas on the irrigation design.  |                           |                              |
| Technical comments on the new public water infrastructure will be provided to the engineer via the water plan review.  | Water Division            | Prior to Water Plan approval |
| See attached TIA Redline Markups (and email from Wilson &Co dated 6/24/24).  | Traffic Division          | Prior to Recordation         |