

Attachment A

2. TABLE OF TECHNICAL CORRECTIONS		Department	To be completed by:
1	Specific technical comments on the water plans will be provided by the Water Division to the design engineer.	Water	Prior to Water Plan Approval
2	Additional looping of public water mains may be required. The need for looping will be evaluated during public water plan review.	Water	Prior to Water Plan Approval
3	General Comment #5 and Report Comment #3 – Data and methodology for warrants at intersections 2 and 3 are incomplete.	Traffic	Prior to Approval of Final Subdivision Plat
4	Any and all <u>future</u> proposed improvements of this site that affect public infrastructure will be subject to City Code Chapter 23 .	Traffic	
5	Plans must demonstrate a sidewalk on both sides of Calle de la Paz towards Governor Miles per Table 14-9.2-1	MPO	Prior to Approval of Final Subdivision Plat
6	The intersection of Vista Bella and Calle de la Paz was not evaluated for a left turn lane in the TIA; remove left turn lane	MPO	Prior to Approval of Final Subdivision Plat
7	Sidewalk widths on Governor Miles & Richards are unmarked; they must be a 5ft minimum	MPO	Prior to Approval of Final Subdivision Plat
8	Effective curb radii at Governor Miles and internally should be the smallest permitted radii (25ft). Effective radii includes the bike lane on Governor Miles.	MPO	Prior to Approval of Final Subdivision Plat
9	Crosswalks at Governor Miles should include continental stripes	MPO	Prior to Approval of Final Subdivision Plat
10	Mid-block trail crossings should be striped	MPO	Prior to Approval of Final Subdivision Plat
11	Orient curb ramps to the direction of the pedestrian crossing	MPO	Prior to Approval of Final Subdivision Plat

12	Consider traffic circles at internal intersections.	MPO	Prior to Approval of Final Subdivision Plat
13	Show the required setback from the arroyo according to city code 14-8.2(D)(4)(e)(i)	Terrain Management	Prior to Public Hearing for Final Subdivision Plat
14	Drop inlets in roadways must be city standard, not nmdot, please provide city detail and update callouts to use city detail	Terrain Management	Prior to Public Hearing for Final Subdivision Plat
15	Provide details on the flow path to detention pond 8 in the drain plan	Terrain Management	Prior to Recordation
16	Label high points in roadways with (HP) in drain plan	Terrain Management	Prior to Recordation
17	Label Low Points in roadways with LP	Terrain Management	Prior to Recordation
18	Provide details for the outlet of runoff from Cielo Hermosa cul-de-sac in drain plan, is this intended to drain to pond 15?	Terrain Management	Prior to Public Hearing for Final Subdivision Plat
19	Provide detail drawing of storm drain junction box on the corner of Chitalpa and Calle de la Paz in drain plan	Terrain Management	Prior to Recordation
20	Are storm sewer manholes type C or type E? Clarify on the drain plan	Terrain Management	Prior to Recordation
21	Name/number manholes	Terrain Management	Prior to Recordation
22	Storm sewer manholes not allowed in the curb and gutter, valley gutter, or fillets	Terrain Management	Prior to Recordation
23	Add sediment measuring posts at bottom of pond elevation	Terrain Management	Prior to Recordation
24	Provide rock size or further details for rip-rap at end of MBC, Detail A, sheet C1.16	Terrain Management	Prior to Recordation

25	Provide the width/thickness of the toe down for all concrete rip rap	Terrain Management	Prior to Recordation
26	Call out inverts of all drainage structures in plan view	Terrain Management	Prior to Public Hearing for Final Subdivision Plat
27	City prefers sidewalk curb ramps on point of curve, not on the nose	Terrain Management	Prior to Recordation
28	Are driveways to be cut? Or installed	Terrain Management	Prior to Recordation
29	Install type 3 barricade at dead ends	Terrain Management	Prior to Public Hearing for Final Subdivision Plat
30	Asphalt in city streets must be 4 inches thick, please provide a first lift of 2.5 inches sp-iii, and a second lift of 1.5 inches sp-iv	Terrain Management	Prior to Public Hearing for Final Subdivision Plat
31	Provide a tree survey to show all significant trees and substantial grass coverage to be removed and too remain, city code 14-8.2(F)(1)(a)(ix)	Terrain Management	Prior to Public Hearing for Final Subdivision Plat
32	all significant trees , and other trees and vegetation, areas with substantial grass coverage and drainageways that are to remain undisturbed shall be fenced off prior to the use of any heavy machinery on-site and shall remain fenced during the entire construction process. Fencing material may include snow fencing, plastic mesh or other similar fencing material. To protect the root zone of all significant trees , and other trees and vegetation, fencing shall be placed five (5) feet to the outside of their dripline; city code 14-8.2(D)(7)(c), please provide a plan to protect the natural arroyo vegetation	Terrain Management	Prior to Public Hearing for Final Subdivision Plat
33	Please correct retaining wall Detail on the slope analysis sheet to reflect what the current design is (Gravity wall with large stone blocks)	Terrain Management	Prior to Public Hearing for Final Subdivision Plat
34	Clarify with the Design Engineer if the Updated arroyo retaining wall can be installed without grout between the boulders, concrete is not allowed according to city code "Arroyo and watercourse banks shall not be armored with concrete, gabion baskets, sheet piling, rip-rap or similar hardened material unless no reasonable alternative exists to protect public infrastructure or pre-existing structures "	Terrain Management	Prior to Public Hearing for Final Subdivision Plat
35	Please call out the retaining wall detail on the grading plans	Terrain Management	Prior to Public Hearing for Final Subdivision Plat
36	Please Address comments in attached red lined plans	Terrain Management	Prior to Recordation

37	Please add pond 9 back to the design, required by city staff to ensure proposed flows are less than existing conditions by a larger margin than what has been proposed	Terrain Management	Prior to Public Hearing for Final Subdivision Plat
38	<p>Please provide peak flow analysis for 3 more storm events, of different durations and frequencies less than that of the 100-year, 24-hour event, (for example, 5-year, 24 hour; 100-year, 1-hour; 2-year, 2-hour; etc.) required by city code 14-8.2(D)(4)(b)(i) “except as otherwise required by this Section 14-8.2, the stormwater runoff peak flow rate discharged from a site shall not exceed pre- development conditions for any frequency storm event up to the one percent chance, twenty-four-hour storm event at each discharge point”</p> <p>And city code 14-8.2(D)(4)(c)(i) “stormwater detention basins and overflow structures shall be sized and designed to adequately accommodate flows from one percent chance, twenty-four-hour storm events; provided, however, that such basins shall also be equipped with outflow structures that limit flow-through from lesser magnitude storms to runoff rates equal to or less than pre- development runoff rates;</p>	Terrain Management	Prior to Public Hearing for Final Subdivision Plat
39	Put in a note to restrict use of residential streets in Nava Ade for construction traffic	Terrain Management	Prior to Recordation
40	Provide a significant tree survey, list species, size, and quantities. Any trees to be removed shall be mark on the plan with a red X.	Landscape	Prior to Recordation
41	Provide required street trees and mulch within the subdivision, on the landscape and irrigation sheets. Add a note indicating that the street trees fronting residences shall be installed with each lot building permit and that irrigation shall be provided as part of the construction of each residential lot. Include in street tree count.	Landscape	Prior to Recordation
42	Desert Willow (<i>Chilopsis linearis</i>) shall not be used as a street tree within the parkway (between curb and sidewalk) due to its low branching and general growth habits. Provide a replacement tree for all Desert Willow trees used as a street tree in parkways.	Landscape	Prior to Recordation
43	The required open space evergreen count is short 28 shrubs, revise and resubmit.	Landscape	Prior to Recordation
44	Identify each type of mulch within the landscape using a different hatch mark.	Landscape	Prior to Recordation
45	Review stone colors, Staff has concerns with the effect of reflective heat on the plant material.	Landscape	Prior to Recordation
46	Staff respectfully request areas of mass plantings be mulched with non-stone mulches and a reduction of gravel/cobble stone over weed fabric mulching by fifty percent.	Landscape	Prior to Recordation

47	Review the street trees along Richards Avenue for compliance with code 14-8.4(G)(3)(f) street 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.	Landscape	Prior to Recordation
48	Tree counts for Common Hackberry (Celtis Occidentalis) are excessive due to the poor growth caused by sunscald and wind damage. Staff respectfully request a reduction in the use of this plant and one or two alternate tree varieties be chosen from the city approved plant list.	Landscape	Prior to Recordation
49	Landscape irrigation sheets shall utilize a scale not greater than one-inch equals 20 feet (Engineers 20 scale).	Landscape	Prior to Recordation
50	Provide native seeding calculations within the Water Budget.	Landscape	Prior to Recordation
51	Staff have concerns with the rotor sprinklers that throw 50-feet with trees and shrubs within 10-15 feet in front of the sprinklers. Rotors cannot spray into tree canopies.	Landscape	Prior to Recordation
52	Landscape irrigation meters are not shown on the Water Distribution Plans C5.0 & C5.01.	Landscape	Prior to Recordation
53	Provide Retaining wall, perimeter walls, yard walls, and fence sheets including details.	Landscape	Prior to Recordation
54	Stormwater Ponds: 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.	Landscape	Prior to Recordation
55	Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. Include: (b) a description of the luminaires, including lamps, poles or other supports, and shielding devices, that may be provided as catalogue cuts from the manufacturer; and (c) Photometric data, such as that furnished by the manufacturer, showing the angle of light emission.	Landscape	Prior to Recordation
57	A concrete curb Ramp for pedestrian crossing must be added at the southwest corner at the intersection of Richards Ave and Governor Miles. Curb Ramp shall be designed accordingly to get pedestrians across Governor Miles Rd. Which will include striping and mid row crossing if necessary.	ADA	Permitting
58	Extend/Add the sidewalk going north on Calle De La Paz from the Vista Bella intersection.	ADA	Permitting

59	Phase III of the Vistas de La Sierra Subdivision has added six single-family residential lots, increasing the previously approved Subdivision from 393 lots to 399 lots. An amended Development Water Budget will be required	Water Resources	Prior to Public Hearing for the Final Subdivision Plat
60	Water rights will be required for the additional six single-family residential lots	Water Resources	60 days after final plat approval of the Planning Commission
61	Phase III of the Vistas de La Sierra Subdivision has added two SF Homes Program Home to the previously approved SF Homes Program Agreement.	Water Resources	Prior to Public Hearing for the Final Subdivision Plat
62	The City of Santa Fe SF Homes Program Agreement will need to be amended and the additional SFHP Homes added to the Fee Waivers for a total of 81 SFHP Homes.	Water Resources	Prior to Public Hearing for the Final Subdivision Plat