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Attachment A

2. TABLE OF TECHNICAL CORRECTIONS		Department	To be completed by:
1	Provide the following code as a note on Sheet L-001 EXISTING TREE INVENTORY, City code 14-8.4(F)(3)(f) "Destroyed vegetation shall be removed promptly to prevent insect infestation of healthy vegetation."	Landscape	Prior to Recordation
2	The landscape plan is incomplete. Provide the plant icon next to the plant name on the Plant Lists for identification of each plant on the landscape planting plan Sheet L-101. Shrub plantings are not shown on the landscape plan Sheet L-101.	Landscape	Prior to Recordation
3	Walls and Fences shall not exceed a 6-foot height maximum per code 14-8.4 Walls and Fences, except that walls and fences may exceed the height limit over pedestrian or vehicular gates.	Landscape	Prior to Recordation
4	Provide a detail of the fence on a retaining wall Keynote #30 on sheet L-100 and all amenities shown on Sheet L-100 as keynotes. Civil Plans do not have Fence and Retaining Wall Details.	Landscape	Prior to Recordation
5	Sheet L-101 does not show any fencing or parking lot screening from adjacent streets and properties as required in code 14-8.4(I)(2)(c)	Landscape	Prior to Recordation
6	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.	Landscape	Prior to Recordation
7	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.	Landscape	Prior to Recordation
8	No stop & waste valves or automatic drain valves (King Drains) permitted per COSF Irrigation Design Standards. 4.16. Landscape Irrigation Design Standards City of Santa Fe.	Landscape	Prior to Recordation
9	4.2.1. Automatic Control Valves: Include in all valve manifolds schedule 80 PVC unions downstream of each control valve for easy removal and repair, per COSF Irrigation Design Standards.	Landscape	Prior to Recordation
10	Provide an Irrigation system for raised planter beds. Hand watering is not allowed for a project this size.	Landscape	Prior to Recordation
11	Provide a valve chart for each controller, number each valve, size, GPM, and plant type i.e., Tree, Shrub, Native Seeding, etc. Mark the valve numbers at their locations on the plan.	Landscape	Prior to Recordation
12	Mainline pipe and wires shall be installed at a minimum depth of 24-inches. Lateral irrigation lines shall be installed at a minimum depth of 16-inches and drip irrigation lateral lines shall be installed at a minimum depth of 6-inches.	Landscape	Prior to Recordation

	City staff suggest the use of HDPE Pipe instead of Sch 40 PVC to save on expense and do away with the glue joints needed every 20-feet with Sch 40 PVC.		
13	<p>4.2.2. Isolation Valves:</p> <ul style="list-style-type: none"> - A. Where systems have master valve assemblies, provide an isolation valve in the valve manifold upstream of the master valve , the recommendation is a ball valve. - B. If the irrigation system dose not have a master valve or the master valve is more than 10 feet from the point of connection (POC) then include an isolation valve at the POC, the recommendation is a ball valve per COSF Irrigation Design Standards. - C. Were systems have a single automatic control valve in the manifold assemble in a single valve box, provide an isolation valve for each valve per COSF Irrigation Design Standards. - D. Where systems have multiple automatic control valves in the manifold assemble in a single valve box, provide a minimum of one isolation valve in the manifold upstream of the control valves per COSF Irrigation Design Standards. 	Landscape	Prior to Recordation
14	Provide separate line items for different plant material on the water budget. Demand is based on plant requirement needs not square footage. Separate low water use trees and shrubs from medium water use trees and shrubs.	Landscape	Prior to Recordation
15	Provide one watering cycle per month for December, January, and February for each plant item on the water budget.	Landscape	Prior to Recordation
16	Two emitters are recommended for each plant. Code requirement is to provide and space emitters to wet a minimum of 75 of the root zone for irrigated plant material at all stages of growth. LIDS manual 5.5.2	Landscape	Prior to Recordation
17	Terrain Management report (TMR): Please clarify what your total detention and retention volumes are, page V-5 suggests 17,644 or 50,755 CF, and page V-6 suggests 23,490 CF. While the hydrograph summary report (page 313 of the whole document) states that during a 100-year storm, the total storage used is only 4,874 cubic feet	Terrain Management	Prior to Recordation
18	TMR: Can you clarify the difference in existing flows in table 4 (sum of the parts provided equal 14.9 CFS for the 100-year) and table 8 (states existing conditions total flow as 23.37 CFS for the 100-year).	Terrain Management	Prior to Recordation
19	TMR: What is the orifice size used to calculate Hyd no 53?	Terrain Management	Prior to Recordation
20	TMR: Is there a certified runoff coefficient for crusher fines? I don't think desert landscaping is an appropriate value for this. The landscape plan (L-100) references the crusher fines as a paving/compacted paving in 3 out of 4 of the areas used (see keyed notes 15, 16, 20, and 22 on sheet L-100) and may behave more like a compacted basecourse roadway than a landscaping area	Terrain Management	Prior to Recordation
21	TMR: Per code 14-8.2(D)(4)(b)(i) and code 14-8.2(D)(4)(c)(i): "(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	Terrain Management	Prior to Recordation

	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;”. Please add an analysis for a 1-year, 1-hour event to prove compliance with lesser magnitude storms		
22	TMR: The volume for “flow from Staybridge suites” (hydrograph no. 1, page 73) appears quite low, and the hydrograph is very thin, could you verify this data? Maybe provide the original final hydrograph from the Staybridge report.	Terrain Management	Prior to Recordation
23	TMR: Can you remove the proposed development overlay and proposed contours on the existing conditions basin Map, figure 11? Just to make it clear that the basins and flowlines follow the existing contours.	Terrain Management	Prior to Recordation
24	TMR: Please provide a different cover type than “Open space; grass cover 50% to 75% (fair)” in appendix D. No grass is proposed on this site; an acceptable cover type may be “Natural desert landscaping” CN 85 for hydrologic soil group C	Terrain Management	Prior to Recordation
25	TMR: Can you clarify why a runoff coefficient of 85 is being used for roof areas in appendix E? Per Tr-55, roof areas have a runoff coefficient of 98	Terrain Management	Prior to Recordation
26	TMR: Can you provide the source and explanation for the average rainfall intensity values provided in appendix E	Terrain Management	Prior to Recordation
27	TMR: There’s no hydrograph data for the building flows, 25 and 50-year in appendix F	Terrain Management	Prior to Recordation
28	Plan Set: Are these “Acequias” just drainpipes? Or do they also involve an open channel? If so, can you include a cross section of the channel?	Terrain Management	Prior to Recordation
29	Please label all roof drainpipes in C-200, some are missing	Terrain Management	Prior to Recordation
30	Provide details on the drainage structure potential overflow pipe size (is it the same size as the orifice used to create hydrograph 53?), and potential pump size	Terrain Management	Prior to Recordation
31	Provide the construction drawings	Terrain Management	Prior to Recordation
32	Are there curb cuts intended for the south curb and gutter along the drainage structure? Any area inlets proposed for this site?	Terrain Management	Prior to Recordation
33	Is there supposed to be an engineered pavement section for the emergency access called out note 17 on sheet L-100? Is it required by fire? Maybe call out which sheet/detail specifically when stating “see civil drawings” in the keyed note, I can’t find an aggregate base road section provided	Terrain Management	Prior to Recordation
34	Provide the volume of the storage chamber in the plan set, dimensions, and how that’s calculated	Terrain Management	Prior to Recordation
35	Can you elaborate on the design of the north swale along the south side San Ignacio, and why the hydrograph routings split these flows into northwest and northeast	Terrain Management	Prior to Recordation
36	Is the west side of BLDG 1 supposed to discharge directly to the roadway? (QDB1-6 through QDB1-10)	Terrain Management	Prior to Recordation
37	Are there calculations and infiltration rates to show the perforated pipe has capacity to infiltrate flows for the northeast and northwest swales?	Terrain Management	Prior to Recordation
38	Where are the ponds or is it only acequias acting for ponding. Provide calcs for acequia volume and include volumes on the grading and drainage plan. Courtyard Acequia profile arrow for existing ground points to same line as	Terrain Management	Prior to Recordation

	finish ground		
39	Is "pond" shown to the south of the project existing or new?	Terrain Management	Prior to Recordation
40	Terrain Management report talks about ponding being provided but no "ponds" are shown or labelled anywhere on the site	Terrain Management	Prior to Recordation
41	There is no discussion about the underground perforated pipe system shown on the grading plan, it's volume, or how it will overflow	Terrain Management	Prior to Recordation