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Attachment A

2. TABLE OF TECHNICAL CORRECTIONS		Department	To be completed by:
1	Provide required street trees at frontage road per city code 14-8.4(F)(2.) Street Tree Standards. Researching annexation rules for NMDOT Frontage Road and City street tree requirements.	Landscape	Prior to Recordation
2	Populus acuminata, Lanceleaf Cottonwood is not on the City approved plant list. Provide a city approved alternate tree and revise the Plant Schedule.	Landscape	Prior to Recordation
3	Provide a significant tree survey list species, size, and quantities. Mark trees to be removed with a Red X.	Landscape	Prior to Recordation
4	Only one Automatic drip valve is shown in the irrigation plan sheet L.601. Trees and shrubs must be on separate zones.	Landscape	Prior to Recordation
5	Cottonwood trees are marked with a bubbler symbol, yet the irrigation legend does not call out bubblers to be used. The 6 emitters per tree symbol is used for piñon trees only. Please clarify.	Landscape	Prior to Recordation
6	Provide native seed irrigation as required by city code 14-8.2(F)(3) Provide native seed irrigation within the water budget for the first two weeks and 1st & 2nd years.	Landscape	Prior to Recordation
7	A security fence around retention/detention ponds deeper than three (3) feet with a maintenance gate is required. Provide a detail of the fence and gate. Minimum height requirement is 5-feet.	Landscape	Prior to Recordation
8	A water level measuring device with zero set at finish grade located at the center of each pond is required.	Landscape	Prior to Recordation
9	Weed fabric is not required with a 3-inch depth of gravel mulch.	Landscape	Prior to Recordation
10	Engineer Estimates for landscape and irrigation financial guarantees shall be shown as installed unit cost breakdowns. Breakdown to include quantity, unit cost, and total cost. Mulch materials shall be in square foot units, square foot costs, and total cost. Plant material unit costs shall be separated into caliper sized deciduous trees, foot tall sized evergreens and gallon sized shrubs.	Landscape	Prior to Recordation
11	Provide an Outdoor Lighting Plan. Outdoor lighting plan is not compliant with city codes, refer to 14-8.6.D.1. & 2.	Landscape	Prior to Recordation
12	Please include the "Post development natural undeveloped area" drainage basin area, and its discharge point on the developed drainage basin plan	Terrain Management	Prior to Recordation

13	Provide the natural discharge locations and peak discharge for the pre-development basins 1 and 2 on the existing conditions drainage basin plan	Terrain Management	Prior to Recordation
14	Please provide a scale bar in each plan to verify the plans are to scale	Terrain Management	Prior to Recordation
15	Is the rational method allowed for designs with detention basins? I thought the rational method was not to be used with detention basins. As stated in the NMDOT drainage design manual.	Terrain Management	Prior to Recordation
16	Why is the runoff coefficient of 85 being used for the impervious area? Referencing the NMDOT drainage design manual, figure 403-2 "Rational "C" Coefficient Developed Watersheds" and considering 100% impervious area, with a 100-year, 1-hour storm of 2.01 inches, a runoff coefficient of 0.95 be used for impervious areas. City staff Requires that a higher C value of 0.98 be used for all impervious areas.	Terrain Management	Prior to Recordation
17	Is there an error in the Basin 1 cover description in section 4.0 "Existing Hydrology"? I believe the 0.9 acres of impervious concrete slabs should say 0.09	Terrain Management	Prior to Recordation
18	Please provide the stormwater quality volume to be retained on site for 0.68 inches of rainfall (90 th percentile event, see EPA Publication Number 832-R-15-009) on all impervious surfaces. The current design has outlets located near the bottom and does not allow that volume to be managed on site. Required to comply with city code 14-8.2(A)(13)	Terrain Management	Prior to Recordation
19	Include information on catch basin discharge structures into pond and erosion control in the pond.	Terrain Management	Prior to Recordation
20	Include plan and profile sheet for storm drains. Include manholes for cleanout at 90 degree bend of storm drain pipes.	Terrain Management	Prior to Recordation
21	Provide pond sections showing drain pipe and overflow	Terrain Management	Prior to Recordation
22	Include attached notes.	Terrain Management	Prior to Recordation
23	A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.	Terrain Management	Prior to Recordation
24	Ponds with water levels over 3' in depth will require fencing.	Terrain Management	Prior to Recordation