



BRASHER & LORENZ, INC.
CONSULTING ENGINEERS

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October 16, 2012

Randall Falkner
EPC Staff Planner
City of Albuquerque
Plaza Del Sol
Albuquerque, New Mexico 87102

SUBJECT: RIO GRANDE HOUSING
2334 Rio Grande Blvd NW
Site Plan for Building Permit
Project 1009204

Dear Mr. Falkner:

Submitted herewith in support of final signoff by DRB is one copy of the Site Plan for Building Permit, revised to address EPC conditions of approval, as outlined in the Official Notification of Decision, dated May, 10, 2012.

On May 10, 2012 EPC approved a change in zone from RA-2 to SU-1 for PRD. The Site Plan for Building Permit was approved with conditions. Each condition of approval is addressed as follows:

1. This letter satisfies condition #1 requiring the applicant to write a cover letter specifying all modifications that have been made to the site plan since the EPC hearing and how each condition of approval has been met.
2. We are available to meet with you if necessary to ensure that all conditions of approval have been met.
3. The site plan is labeled Site Plan for Building Permit.
4. Solid Waste has signed the site plan and a note has been placed on the plan indicating how solid waste will be handled.
5. The callout "base course and crushed rock" has been changed to "permeable paving". The limits of paving have been illustrated with hatch patterns.
6. Building mounted light fixtures are to be shielded per the detail provided.
7. The Landscape Plan has been revised to show mature size of landscaping, square footage of the landscaping in the courtyard area, and required number of street trees.
8. Conditions of approval from the City Engineer, Municipal Development, Hydrology and NMDOT:
 - a. Site Development Plan for Building Permit is phrased on the Plan.
 - b. ADA parking will be surfaced with asphalt pavement and the accessible isle is 8 feet wide.
 - c. The project entrance is recommended to be 36-40 feet wide. The driveway entrance is to remain 25 feet wide. Per condition #13, EPC supports a variance to the entrance width in order to maintain the existing width.
 - d. The new access drive is surfaced with asphalt pavement for the first 25 feet from the existing sidewalk.

- e. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the DRB. None are required.
 - f. All easements are shown on the Plan.
 - g. The Site Plan complies with DPM standards.
 - h. The note "The City of Albuquerque has received its EPA MS4 Permit of storm water quality with an effective date of March 1, 2012" has been placed on the Conceptual Grading and Drainage Plan.
9. Conditions of approval from PNM of New Mexico:
 - a. No existing utility easement cross the property.
 - b. The Developer understands and acknowledges the working space criteria around PNM equipment.
 - c. PNM's New Service Delivery Department will be contacted regarding new service extensions.
 10. The existing chain link fence has been replaced with a solid wall that incorporates green principles.
 11. The landscaping shown on the Landscaping Plan matches the Landscaping Legend.
 12. The maximum building height of 24 feet to the top of the pitch is noted on the building elevations.
 13. We agree with EPC that the existing driveway width of 25 feet shall be maintained.

If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

BRASHER & LORENZ, INC.



Dennis A. Lorenz, PE
Principal

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