

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Replatting to create cohesive lots shall be a concurrent action at the DRB.
3. New fire hydrants will be necessary for each phase of construction. Placement locations as well as flow rates must be coordinated with the Fire Marshal. Capacity must be verified with Utility Development prior to installation of additional service connections
4. The developers of this site are required to follow the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones. A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department (EHD), Environmental Services Division, Groundwater and Landfill Section.
5. Pedestrian Connections
 - a. Pedestrian connections between the walkway internal to the site and the public sidewalk located along Paseo del Norte and Palomas Ave shall be provided for the middle school site.
 - b. A pedestrian connection between the walkway internal to the site and the public sidewalk located along Louisiana Boulevard shall be provided on the high school site (Section 14-16-3-1 (G) (2), Off-Street Parking Regulations).
 - c. A crosswalks may be provided on Palomas Avenue to connect the middle school site to the high school if approved by Traffic Operations.
6. Notes regarding Phasing shall be modified to convey the following:
 - a. Prior to full build-out, existing structures, landscaping, or pavement that will be removed in a future phase will remain on a parcel until an appropriate phase upon which such development will be removed.
 - b. The treatment of undeveloped portions of any parcel that is not part of a phase of development shall be treated with temporary landscaping and irrigation.
7. Notes regarding Landscaping shall be modified to convey the following:

- a. In addition to compliance with the North I-25 Sector Development Plan Landscaping Requirements, the master plan will also comply with Landscaping Requirements of the City Zoning Code (Section 14-16-3-10). The applicant shall include a note to this effect on the master plan.
 - b. The Net Lot Area shall be calculated in each phase only assuming the proposed development in said phase.
8. Notes regarding Signage shall be modified to convey the following:
- a. One freestanding sign is proposed for all three schools. This free-standing sign will replace existing freestanding signs by the time of full build out.
 - b. Freestanding sign regulations are per the C-1 zone. MX-L
9. General modifications
- a. A note on the master plan shall state that in addition to the proposed "Design Requirements for Future Site Development", future development is subject to the minimum requirements of the Zoning Code, including but not limited to Off-Street Parking Regulations (Section 14-16-3-1) and Landscaping Regulations (Section 14-16-3-10).
 - b. A note on the master plan shall be modified to reflect setback requirements of the North I-25 Sector Development Plan for nonresidential developments are per the IP zone. These setback requirements are 10' for the side yard, 20' for the front yard and 10' rear yard setback. All development shall adhere to setback requirements of the North I-25 Sector Development as stated on page 25 or else apply for a variance.
 - c. The master plan shall clearly indicate those property lines that will be removed or altered.
 - d. The plan shall identify the location of a proposed free-standing sign.
10. The following recommended conditions from City Engineer, Municipal Development, PUBLIC Works, Water Authority and NMDOT:
- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. Provide cross access between tracts (if applicable).
 - c. Site plan shall comply and be designed per DPM Standards.
 - d. Street reduction on Palomas as shown on the site development plan for subdivision is not permitted unless otherwise approved by traffic operations and the DRB.
 - e. Platting must be a concurrent DRB action.
 - f. Dedication of a *minimum* 43 feet of right-of-way from the centerline of Louisiana Boulevard a minor arterial as designated on the Long Range Roadway System.