

**EPC Site Plan – SEC 86<sup>th</sup> Street & Bridge Blvd SW****Applicant Comment Response Memo for:****CONDITIONS OF APPROVAL**

Project #: 2020-004098 / SI #: 2024-01284 - Site Plan – EPC

1. The applicant shall coordinate with the staff planner to ensure that all Conditions of Approval are met and then submit a vetted, final version to the staff planner for filing at the Planning Department.
2. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT for final signoff to ensure that EPC Conditions have been met. Pursuant to IDO § 14-16- 6-6(I)(2)(m) Site Plans shall be reviewed administratively for compliance with conditions of approval, DPM, and zoning standards prior to the issuance of a building permit.
4. After approval by the Environmental Planning Commission (EPC), the applicant shall submit the proposed site plan to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met. Conditions of Approval - “shall” statements.

*Applicant Response – The enclosed submittal materials are being provided as final version of subject Site Plan – EPC to comply with Conditions 1, 2 and 3 prior to submit to the DFT.*

5. The Site Plan shall comply with the General Regulations of the IDO and all other applicable design regulations, except as specifically approved by the EPC.

*Applicant Response – Acknowledged.*

6. Site Plan:
  - A. The entry and exit gates for pedestrians/residents shall be noted.

*Applicant Response – Notation has been added to the site plan.*

- B. The notation for the existing zoning for the parcel north and across Bridge Blvd SW shall be corrected from MXN to MX-M.

*Applicant Response – Correction has been made.*

- C. The description “Major Collector” shall be removed from both roadways. It isn’t necessary for the site plan.

*Applicant Response – Notations have been removed.*

D. The “shade trellis” on the site plan sheet shall be renamed “shade structure” to match its name on the detail sheet.

*Applicant Response – Correction has been made.*

E. The colored utilities lines shown on the site plan shall be changed to black or grey, so they are still visible, but don’t dominate the site plan drawing.

*Applicant Response – Correction has been made.*

F. TABLE OF APPLICABLE STANDARDS FOR DEVELOPMENT ON PD ZONED PROPERTY:

1. OUTDOOR AND SITE LIGHTING: The description shall read, “15-FT. PREFINISHED OR PAINTED STEEL TUBE LIGHT POLES AS INDICATED AND REMAINDER PER IDO SECTION 5-8.”
2. LANDSCAPING, BUFFERING, AND SCREENING: The description shall state, “STREET TREES PER STREET TREE ORD. 6-6-2-4, MULCHING PER IDO 5-6(C)(5)(E) AND PONDING PER CITY STANDARD SPEC., SECT. 1013 AND REMAINING AS INDICATED ON LANDSCAPE PLAN.”

*Applicant Response – Additions to the Development Standards table have been included.*

7. Signs:

A. The location of the monument sign and wall sign shall be identified on the site plan sheet.

*Applicant Response – Sign locations have been indicated on the site plan sheet.*

B. Signage details illustrating the signage area shall be included in the drawing set, per approved plans for development in PD zoning district.

*Applicant Response – Signage details have been added to the drawing set as requested. An additional details sheet (SD.02) has been added to the drawing set to provide adequate detail space.*

8. Landscaping: The line weight of the building footprints and sidewalks shall be increased, so they are clearly visible.

*Applicant Response – Revision has been made.*

9. Grading and Drainage:

A. The GRADING PLAN shall be renamed GRADING AND DRAINAGE PLAN

B. The GRADING AND DRAINAGE PLAN NARRATIVE shall be revised from saying the “development will drain to the northwest corner of the site” to state

“development will drain to the northeast corner of the site.”

C. Detail Section A-A shall be removed. It is located on the detail sheet.

D. The NOT FOR CONSTRUCTION stamp shall be removed.

*Applicant Response – Revisions have been made.*

10. Utility:

A. The word CONCEPTUAL shall be removed from the title of the sheet.

B. The NOT FOR CONSTRUCTION stamp shall be removed.

*Applicant Response – Revisions have been made.*

11. Elevation: The windows and rear sliding glass door shall be identified on the elevation plan.

*Applicant Response – Notations have been added for sliding glass doors and window types.*

12. Parks and Recreation - Urban Forestry:

A. Street trees shall be shown along Bridge St. SW on Landscape Plan LS-01. Per Street Tree Ordinance 6-6-2-4, street trees are required every 25' on-center for those parts of the lot abutting a major street, a major local street, or another street where street trees are required. Bridge Blvd. SW is an Urban Major Collector, and street trees are required.

*Applicant Response – Additional trees and spacing calculation have been provided on the Landscape Plan.*

B. Pursuant to Per IDO 5-6(C)(5)(e), organic mulch shall be required as ground cover under trees, not including street trees, within a 5-foot radius around the tree trunk, but not directly against the trunk. In these areas, weed barrier fabric is prohibited.

*Applicant Response – Acknowledged.*

C. Landscape Detail #1 shall be updated to specify organic mulch. 5' radius organic mulch is required at base of street trees. If less than 5' radius is available, provide mulch as much as the space allows.

*Applicant Response – The Tree Detail has been revised as requested.*

13. Parks and Recreation - Strategic Planning and Design:

Any ponding areas shall comply with the City Standard Specifications, Section 1013: SLOPE STABILIZATION AND SEEDING.

*Applicant Response – Acknowledged.*

14. The applicant shall provide appropriate information to facilitate exploring appropriate drainage solutions that meet City standards and minimize the likelihood that the drainage into the channel from the lots is blocked over time. Appropriate easements and/or maintenance responsibilities shall be noted on the final site plan.

*Applicant Response – The project development team has been exploring an alternative drainage design solution to the concrete drainage channel proposed at the time of EPC Site Plan review. A formal Grading and Drainage Plan has been submitted to the City of Albuquerque depicting the alternative design solution and is currently in plan review.*