DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2021-005864
SD-2021-00212 – PRELIMINARY PLAT
CSI – CARTESIAN SURVEYS, INC. agent for RED SKY HOLDINGS requests the aforementioned action(s) for all or a portion of: LOT 12 UNIT 5, AVALON SUBDIVISION zoned NR-BP, located on EAST SIDE OF 98TH ST NW, BETWEEN BLUEWATER RD NW and VOLCANO RD NW containing approximately 11.0954 acre(s). (K-09)
PROPERTY OWNERS: MAJEC, LLC
REQUEST: TO CREATE 6 TRACTS FROM ONE EXISTING TRACT BY SUBDIVISION, GRANT EASEMENT AND ADDITIONAL RIGHT OF WAY

PR-2021-005864 (AKA: PR-2019-002402) SI-2021-002080 – SITE PLAN
BOWMAN CONSULTING GROUP requests the aforementioned action(s) for all or a portion of: LOT 12, UNIT 5, AVALON SUBDIVISION zoned NR-BP, located on 98TH containing approximately 1.46 acre(s). (K-9) [Deferred from 1/5/22, 1/12/22, 2/9/22]
PROPERTY OWNERS: KEVIN MATTSON-RS BLUEWATER LLC
REQUEST: DRB SITE PLAN FOR DRIVE THRU RESTAURANT

<u>08-11-2021</u>
98th St NW and Bluewater Rd NW will require street trees upon applicable development per IDO Section 5-6(B).

<u>11-17-2021</u>
No additional Comments.

<u>12-08-2021, 12-15-2021</u>
Transportation is requesting a multi-purpose trail instead of a bike lane at on 98th? Please confirm that the applicant will maintain the multi-purpose trail in perpetuity, and add a note. PRD requests the applicant consider wrapping the trail around the intersection and head west on Bluewater until it joins with bike lane as this seems the safest alternative.

<u>01-05-2022</u>
Development Process Manual (DPM) pages 394-396 indicate that a multipurpose trail should be a minimum of 5-ft from the curb.

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It must be noted that trail maintenance will be the owner's responsibility not the PRD.

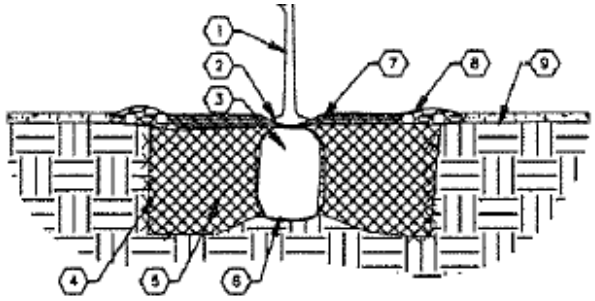
Notes from meeting:
Preliminary plat. Note will be added to plat.
Approved with finding that maintenance responsibility note will be added to plat and infrastructure list; 5-ft buffer from curb.

01-05-2021
98th St NW and Volcano Rd St NW are classified to require street trees per IDO Section 5-6(D)(1)(a).
Street trees should be spaced generally 25-ft on center.
Trees must be recommended by the Official Albuquerque Plant Palette per IDO Section 5-6(D)(1)(b) (Official Albuquerque Plant Palette and Sizing List-2018-07-03.xlsx (cabq.gov))

The Parks and Recreation Department (PRD) is a partner with the Nature Conservancy who developed a Climate Ready Tree List for Albuquerque here: NMFO Climate-Ready Trees Lists (nature.org), and it is recommended to use trees on this list. Please revise the Yaupon Holly and Shumard Red Oak.

Per IDO Section 5-6(C)(5)(e)Organic mulch is required as ground cover under trees within a 5-foot radius around the tree trunk, but not directly against the trunk. In these areas, weed barrier fabric is prohibited. (please revise detail to be similar to #7 in figure.)

Please make sure to review IDO Landscape section 5-6 for amount of shrubs. Festuca arundinacea is not recommended for ground cover. Please review: Grasses – Plants Of The Southwest or review City specs regarding revegetation or contact City for alternatives.



TREE PLANTING KEYED NOTES

1. TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.
2. REMOVING EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
3. INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
4. SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
5. BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
6. UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
7. INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL AND TO COVER DRIP LINE. GENERALLY, MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK
8. 4" HIGH X 16" WIDE COBBLE BERM AT DRIP LINE.
9. MULCH - SEE PLANTING PLAN

02 TREE PLANTING
NTS

TREE PLANTING DETAIL

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

03-02-2022

On the Infrastructure List, please revise the term “buffer” to “shoulders” for the trail.

03-16-2022

Per IDO Section 5-6(D)(1)(a). Street trees should be spaced generally 25-ft on center, within 20-ft from back of curb. Please add more street trees on 98th St NW. Can more ground level plants (shrubs, ornamental grasses, and/or groundcover) be added to the landscape on 98th St NW as well?

03-30-2022

Per ex parte communication with the applicant, the applicant will update the Landscape Plan to satisfy the previous comment. PRD can take delegation on this comment.