

June 7, 2023

Hannah Aulick
City of Albuquerque Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

DEKKER
PERICH
SABATINI
Architecture
in Progress

Re: Response to 4.25.23 Staff Comments on Alternative Landscape Plan for Ventura Self-Storage

Dear Ms. Aulick,

This letter outlines the project team's responses to the comments from the City of Albuquerque staff sent on June 6, 2023. The staff comments are in bold, and the project team's responses are in italics.

Per 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 remove the weed barrier from the subject area. See the marked-up illustration below.

Figure A-1: Tree Planting Detail illustrated on the proposed landscape plan has been corrected to remove the weed barrier.

Per 5-6(C)(7)(a) Vegetation required by this Section 14-16-5-6 shall be located at least 3 feet in any direction from any fire hydrants, valve vaults, hose bibs, manholes, hydrants, and fire department connections. Articulate how the proposed landscape plan complies with this code. Wherever the utilities above exist on the Landscape Plan, please show a 3-foot radius circle to demonstrate how this code is being complied with.

The landscape sheet has been revised to include a dashed 3' radius around any hydrants, valve vaults, hose bibs, manholes, hydrants, and fire department connections and plants that were intersected were moved. All vegetation indicated within the landscape plan are now located a minimum of 3 feet from fire hydrants, valve vaults, hose bibs, manholes, hydrants, and fire department connections.

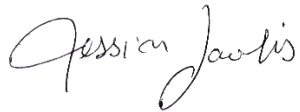
Per 5-6(C)(5)(f) All landscaped areas shall be protected from vehicular encroachment by curbs or wheel stops located 2 feet outside the landscaped area, with openings to accommodate surface collection of stormwater runoff in vegetated swales and stormwater infiltration areas. Does this apply to the fire access lane as well? Please confirm that the lines pointed at below are demonstrating a curb. If so, please make proper adjustments to move the vegetation at least 2 feet away from the curb.

Based on the last round of staff comments received, our interpretation was that staff wanted this requirement to be applied to the fire lane so curbs were added to the fire lane.

The landscape plan was revised so that all vegetation was a minimum of 2' away from the curb.

A revised landscape plan that reflects these changes was submitted to staff along with this response letter. If you have any questions or require any clarification, please contact me at (505)761-9700 or jessical@dpsdesign.org.

Very truly yours,

A handwritten signature in black ink that reads "Jessica Lawlis". The signature is written in a cursive, flowing style.

Jessica Lawlis, AICP
Studio Manager | Urban Planning
Dekker Perich Sabatini
Agent for DXD Capital