

Comments:

1. [Repeat Comment, comment unresolved]: Please add easements as noted on the title commitment and plat. (all side and rear lot lines have 6-foot utility easement per plat. There is also an MVEA easement shown on the previously approved site plan for AL137:

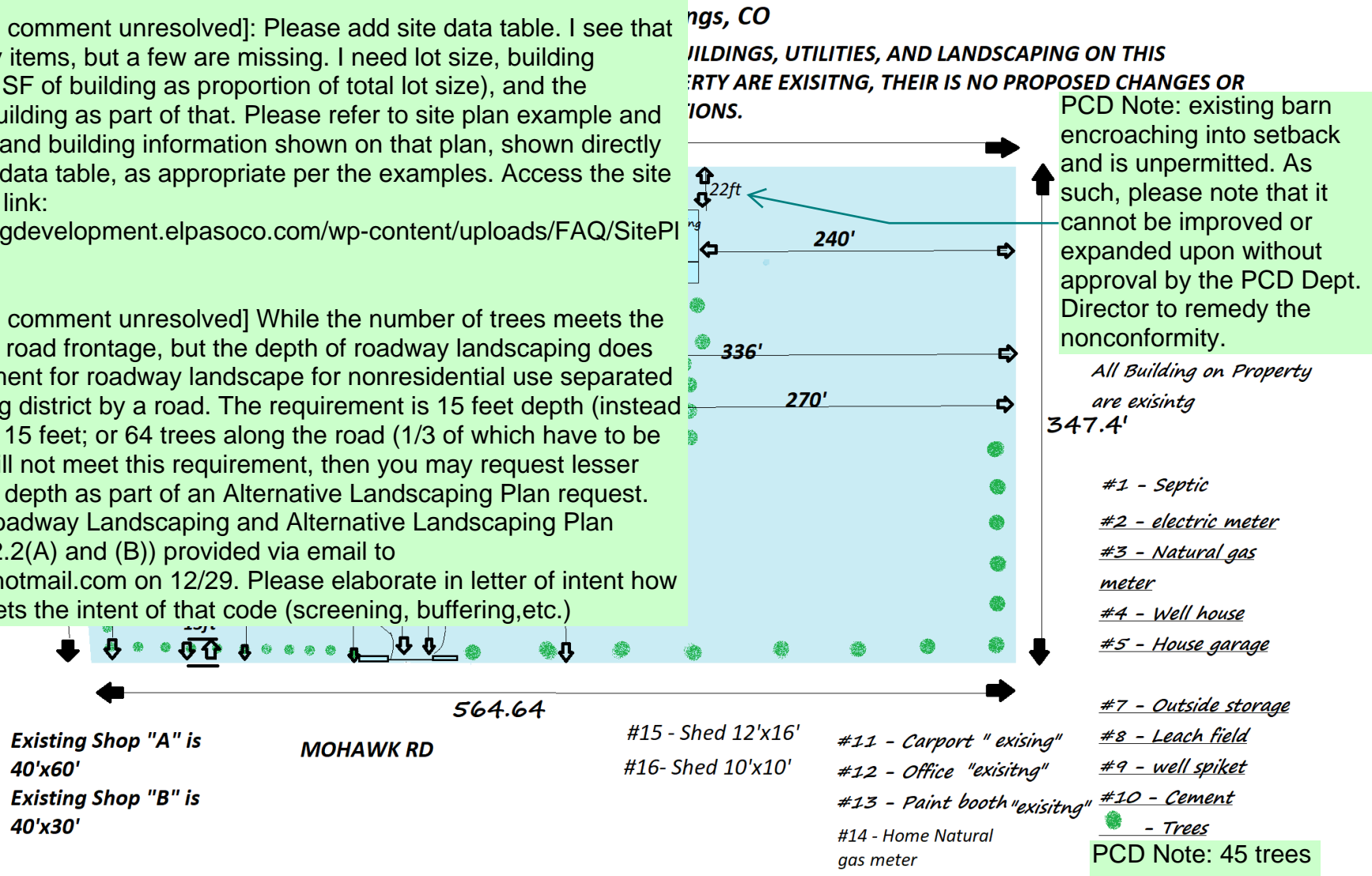
<https://epcdevplanreview.com/Public/ProjectDetails/47087>

2. [Repeat Comment, comment unresolved]: Please add site data table. I see that you've included many items, but a few are missing. I need lot size, building coverage (how much SF of building as proportion of total lot size), and the breakdown of each building as part of that. Please refer to site plan example and include ALL property and building information shown on that plan, shown directly on the plan or on the data table, as appropriate per the examples. Access the site plan example via this link:

<https://assets-planningdevelopment.elpasoco.com/wp-content/uploads/FAQ/SitePlanExampleSmall.jpg>

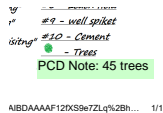
3. [Repeat Comment, comment unresolved] While the number of trees meets the minimum required for road frontage, but the depth of roadway landscaping does not meet the requirement for roadway landscape for nonresidential use separated by a residential zoning district by a road. The requirement is 15 feet depth (instead of 10') with 1 tree per 15 feet; or 64 trees along the road (1/3 of which have to be evergreens). If you will not meet this requirement, then you may request lesser roadway landscaping depth as part of an Alternative Landscaping Plan request. Please refer to the Roadway Landscaping and Alternative Landscaping Plan sections (sections 6.2.2(A) and (B)) provided via email to castrosbodyshop1@hotmail.com on 12/29. Please elaborate in letter of intent how your landscaping meets the intent of that code (screening, buffering, etc.)

PCD Note: outside storage (#7) is screened by opaque fence per Outside Storage requirements



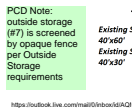
Site Plan Drawing_V2.pdf Markup Summary

Sophie Kiepe (4)



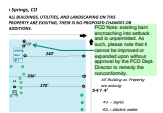
Subject: Architect
Page Label: 1
Author: Sophie Kiepe
Date: 2/2/2021 12:14:03 PM
Status:
Color: ■
Layer:
Space:

PCD Note: 45 trees



Subject: Architect
Page Label: 1
Author: Sophie Kiepe
Date: 2/2/2021 12:21:30 PM
Status:
Color: ■
Layer:
Space:

PCD Note: outside storage (#7) is screened by opaque fence per Outside Storage requirements



Subject: Architect
Page Label: 1
Author: Sophie Kiepe
Date: 2/2/2021 12:34:42 PM
Status:
Color: ■
Layer:
Space:

PCD Note: existing barn encroaching into setback and is unpermitted. As such, please note that it cannot be improved or expanded upon without approval by the PCD Dept. Director to remedy the nonconformity.



Subject: Architect

Page Label: 1

Author: Sophie Kiepe

Date: 2/2/2021 12:52:43 PM

Status:

Color: ■

Layer:

Space:

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