



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input checked="" type="checkbox"/> Alternative Landscaping Plan (Form P3)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Raising Cane's Restaurants, LLC (applicant)		Phone: (972) 769-3364
Address: 6800 Bishop Road		Email: LFoster@raisingcanes.com
City: Plano	State: TX	Zip: 75024
Professional/Agent (if any): Modulus Architects & Land Use Planning, Inc. (agent)		Phone: (505) 338-1499
Address: 100 Sun Ave. NE Suite 600		Email: rokoye@modulusarchitects.com
City: Albuquerque	State:	Zip: 87109
Proprietary Interest in Site: Agent	List all owners: REGENTS OF UNM REAL ESTATE DEPT	

BRIEF DESCRIPTION OF REQUEST

Alternative landscaping plans to relocate the required street trees to other areas on site because there is an existing utility easement that runs along the entire front property line.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lot: 3	Block:	Unit:
Subdivision/Addition: UNM GIBSON COMMERCIAL DISTRICT	MRGCD Map No.:	UPC Code: 101505619803730903
Zone Atlas Page(s): L-15-Z	Existing Zoning: 1.2968	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 1.2968

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 1401 Gibson Blvd SE	Between: Gibson Blvd SE	and: Alumni Dr
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR_2020_004622

Signature: Regina Okoye	Date: 6/21/2023
Printed Name: Regina Okoye	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS**_ ARCHAEOLOGICAL CERTIFICATE**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Archaeological Compliance Form with property information section completed
- ___ 6) Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

_ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

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- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request

_ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

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- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request

_ ACCELERATED EXPIRATION OF SITE PLAN

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- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 6) Site Plan to be Expired

_ ALTERNATIVE SIGNAGE PLAN

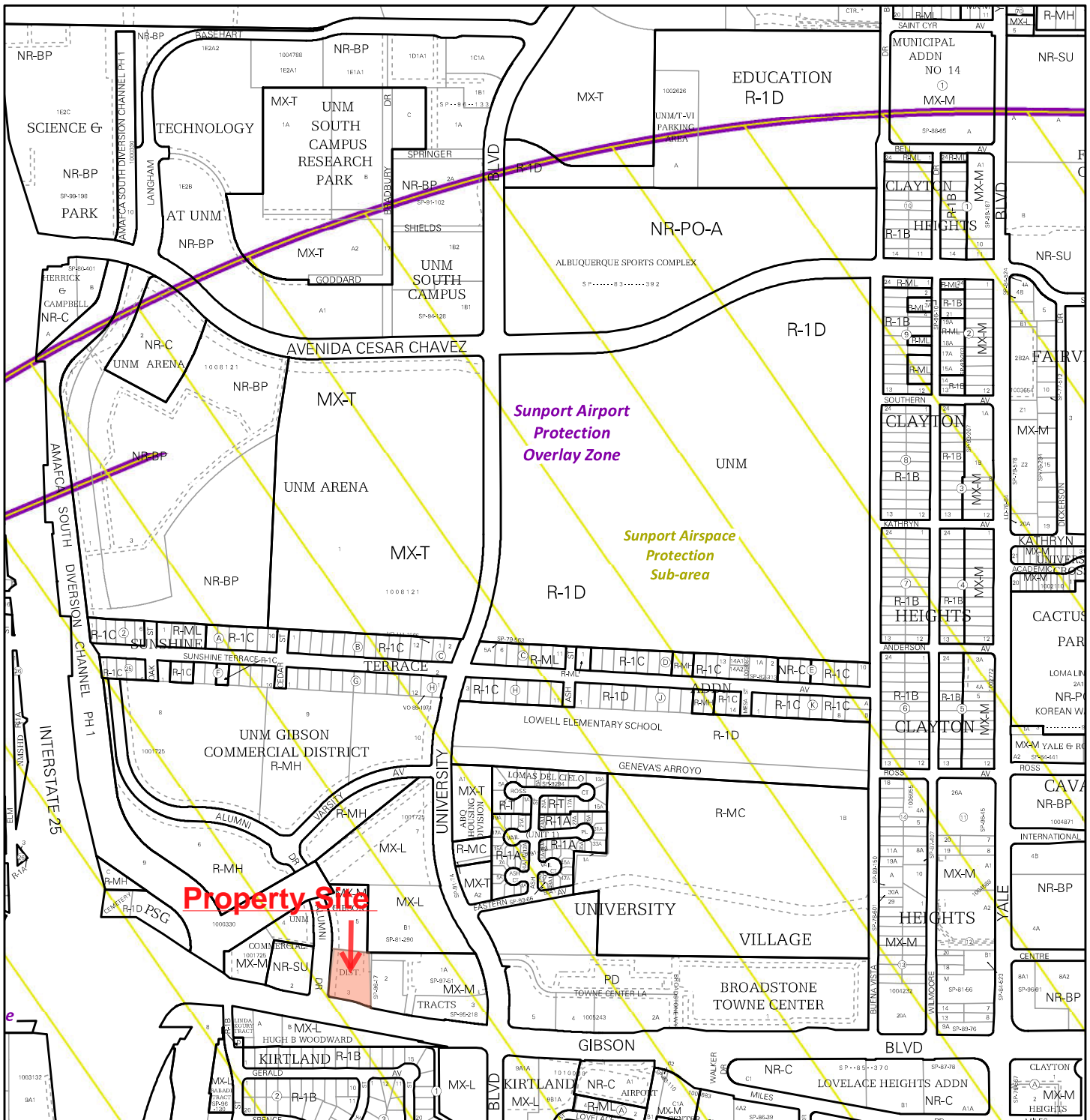
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- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ___ 6) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 7) Sign Posting Agreement
- ___ 8) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives

_ ALTERNATIVE LANDSCAPING PLAN

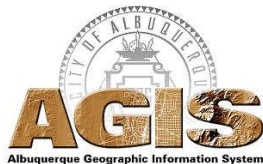
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- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ___ 6) Landscape Plan

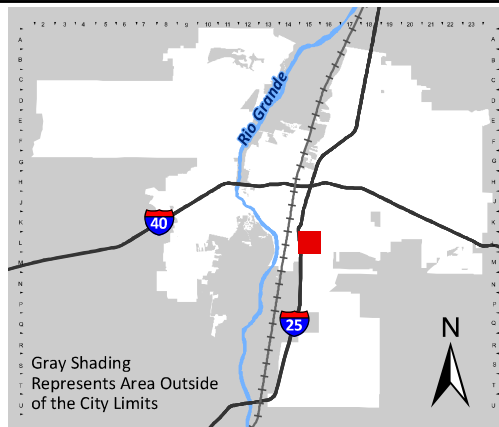


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
L-15-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

March 17, 2023

City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

**RE: AGENT AUTHORIZATION NOTICE – NORTHEAST CORNER OF GIBSON BLVD
SE AND ALUMNI DRIVE, ALBUQUERQUE NM 87106**

To Whom It May Concern,

The University of New Mexico Real Estate Department, on behalf of the Board of Regents of the University of New Mexico (UNM), hereby authorizes Modulus Architects & Land Use Planning, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at Northeast corner of Gibson BLVD SE and Alumni Drive Albuquerque NM 87106 and legally described as:

Lot: 3

TR 3 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OF TRS A & B, EVER
READY SUBD TRS 4 & 5, GIBSON TRS & TR A,40/25 ASSOCIATES SUBD) CONT 1.2968 AC

This authorization is valid until further written notice from UNM, or Modulus Architects & Land Use Planning, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request to the Development Facilitation Team (DFT), and all supplements submittals.

Sincerely,



Tom Neale (Mar 17, 2023 14:58 MDT)

Thomas M. Neale
Director of Real Estate
The University of New Mexico
UNM Real Estate Department
MSC06-3595
1 UNIVERSITY OF NM
ALBUQUERQUE NM 87131-0001



June 21, 2023

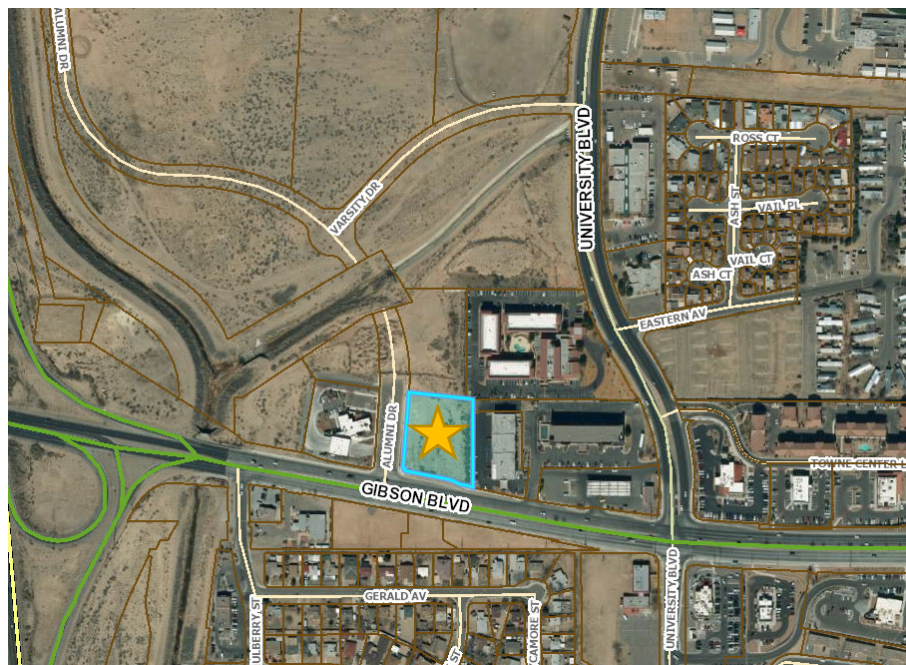
Russell Brito
Current Planning Department Director
City of Albuquerque Planning Department
600 2nd Street NW,
Albuquerque, NM 87102

RE: ALTERNATIVE LANDSCAPING PLAN

PROJECT ADDRESS – 1401 GIBSON BLVD. SE, ALBUQUERQUE, NEW MEXICO 87106 (NORTHEAST CORNER OF GIBSON BLVD. SE AND ALUMNI DRIVE)

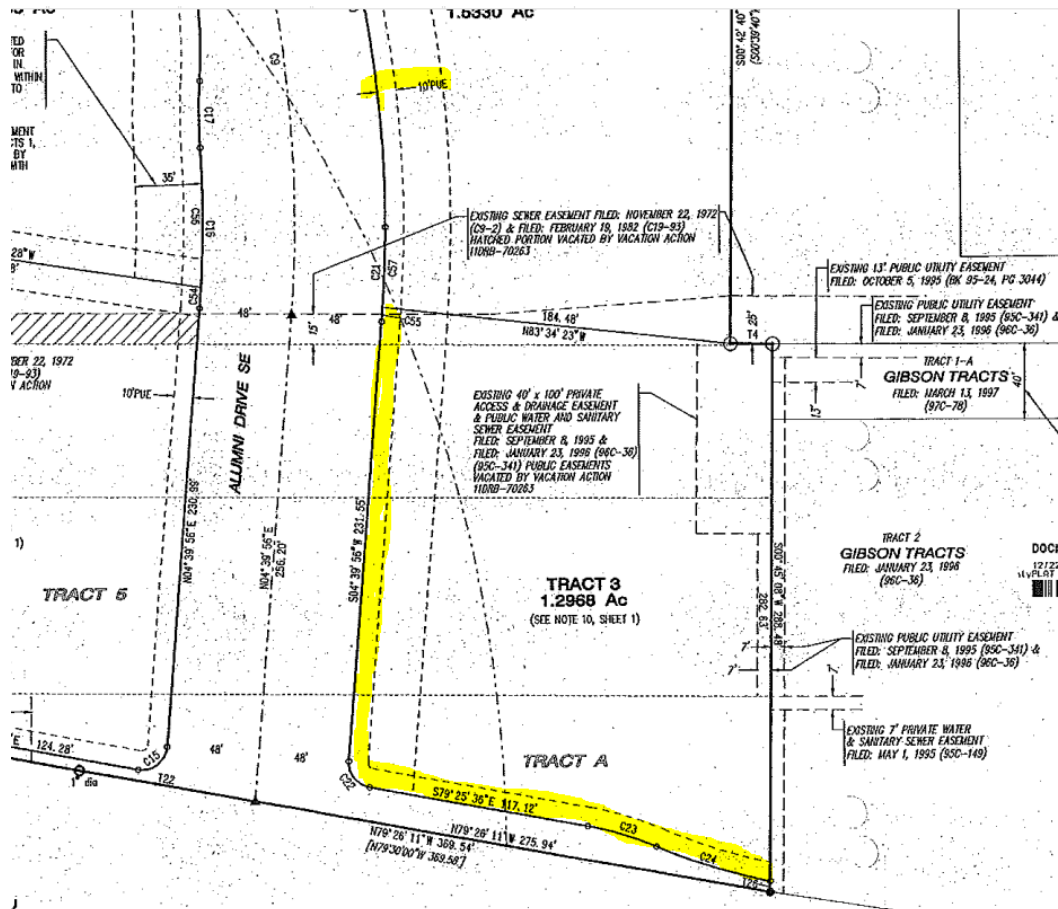
Dear Mr. Brito:

Modulus Architects & Land Use Planning, Inc., hereafter referred to as “Agent,” for the purpose of this request, represents Raising Cane’s Restaurants, LLC, hereafter referred to as “Applicant.” We, “Agent,” are requesting approval of an Alternative Landscaping Plan. The site is located at 1401 Gibson Blvd. SE, Albuquerque, NM 87106. The parcel (the “subject site”) is approximately 1.3 acres in size, zoned MX-M and is located on the northeast corner of Gibson Blvd. SE and Alumni Dr. Tract 3 is the subject site and is legally described as: TR 3 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OF TRS A & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A, 40/25 ASSOCIATES SUBD) CONT 1.2968 AC.





The purpose of this application is to get an Alternative Landscaping Plan approval to move the required street trees to other areas on the site. Per 5-5(I)(2)(a) of the IDO, drive-through lanes adjacent to public rights-of-way (Gibson Blvd) shall be screened by a landscape buffer area at least 6 feet wide containing a vegetative screen. Additionally, per 5-6(D)(1)(a) of the IDO, trees are required to be planted approximately 25 feet on-center along Gibson Blvd and Alumni Dr. Both the vegetative screening (screening the drive-through) and street trees are required along the southern boundary of the subject property fronting Gibson Blvd. This is shown in yellow on the image below. However, there is an existing 10-foot wide public utility easement along this edge of the property, and per 5-6(C)(10)(a) of the IDO trees and shrubs shall not be planted in utility easements unless there is no other practicable location on the lot where the landscaping would achieve its intended purpose. The required street trees along Gibson Blvd. (which are required per 5-6(D)(1)(a) of the IDO) are also required per this provision to be within 20-feet of the back of the curb of Gibson Blvd. The location of the public utility easement, however, makes it infeasible to plant the required trees within 20 feet of Gibson. An Alternative Landscaping Plan per 5-6(C)(16) of the IDO is being proposed at this time, which places the required street trees along Gibson elsewhere on the property, and where there is no conflict with any public utility easements.

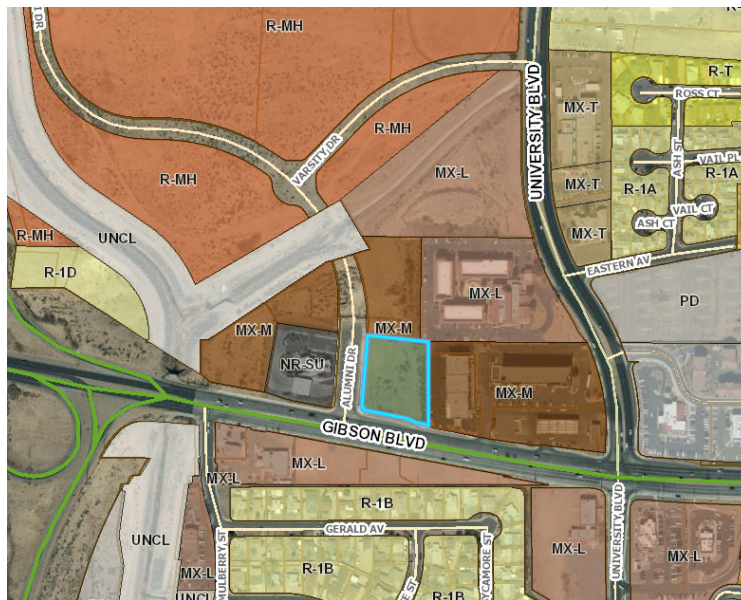




This letter will provide background and justification of the review and decision criteria for the proposed Alternative Landscaping Plan.

ZONING

The subject site is zoned MX-M. The purpose of the MX-M zone district is “to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors.” A restaurant is a permissive primary use and a drive-through is a permissive accessory use under the MX-M zoning designation. The proposed uses will follow all the requirements of the IDO and the DPM. The site plan follows all of the Use-Specific Standards for the proposed uses. There are no variances or deviations being requested at this time.



The site is located along the Gibson Commuter Corridor, within an Area of Change, within the Airport Protection Overlay Zone and within the CNM/UNM South Employment Center, as designated in the Albuquerque Comprehensive Plan. The site is also within the Near Heights Mid Heights Community Planning Area. The subject site is along an Urban Principal Arterial (GIBSON BLVD. SE) and a Local Urban Street (ALUMNI DR. SE). An approval was obtained by the Aviation department on 9.28.2022.

6-5(C)(16) Alternative Landscape Plan

6-5) REVIEW AND DECISION CRITERIA

Any application for an Alternative Landscape Plan shall be approved if it meets all of the following criteria:

5-6(C)(16)(a) Are consistent with the purposes of this Section 14-16-5-6.



Applicant Response:

The plan is consistent with the purpose of 14-16-5-6. The applicant is providing all the required landscaping buffer widths and the same required amount of trees. The trees will just be replaced to different locations on the site.

5-6(C)(16)(b) Do not include invasive vegetation included in a City or State list of prohibited or invasive species or listed as a noxious weed in the City's Weed Identification Handbook.

Applicant Response:

The applicant is providing all approved plant materials on the city list.

5-6(C)(16)(c) Do not include a reduction of tree planting requirements.

Applicant Response:

The applicant is providing all the required amount of trees on site. The trees will just be replaced to different locations on the site. There is still the 9 trees being provided.

5-6(C)(16)(d) Provide equal or superior buffering of adjacent properties from anticipated impacts of the proposed development.

Applicant Response:

The applicant is providing all the required landscaping buffer widths as required. This includes the 6' wide buffer for the drive through use and the 25' wide buffer along the east side of the property because an area of change next to an area of consistency.

5-6(C)(16)(e) Provide equal or superior visual appearance of the property when viewed from the street.

Applicant Response:

As directed by city staff, the applicant has provided large and small shrubs along the Gibson frontage to fill in the space where the trees are currently depicted.

5-6(C)(16)(f) Provide equal or superior carbon dioxide absorption and heat island reductions.

Applicant Response:

Equal carbon dioxide absorption and heat island reductions has been provided.

CONCLUSION

The purpose of this application is to get an Alternative Landscaping Plan approval to move the required street trees to other areas on the site. The subject site is currently undeveloped and is a vacant dirt lot. We are proposing to develop this site into a Raising Cane's Restaurant. Raising Cane's is seeking to build a new drive-through restaurant on tract three (3) only.



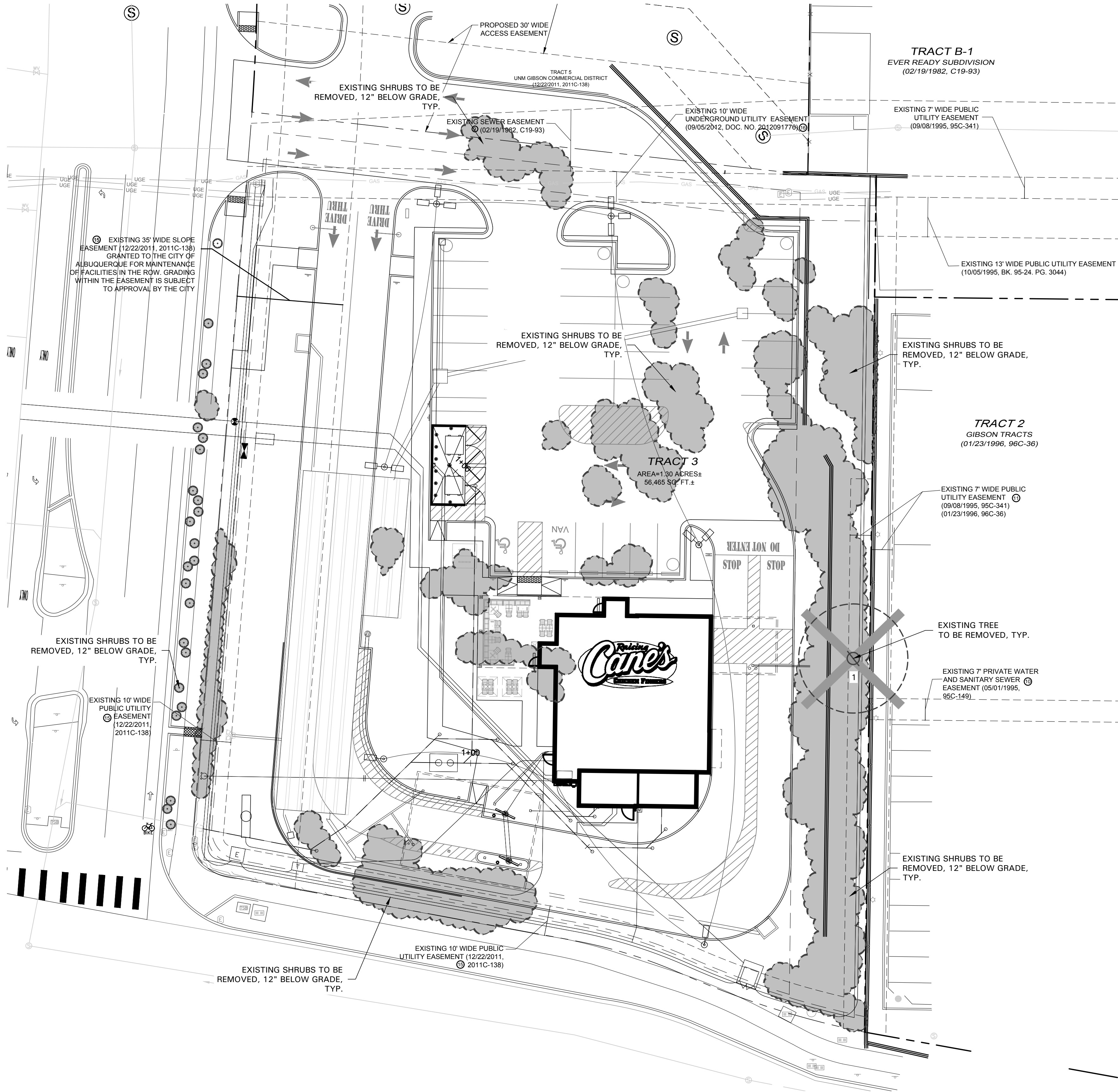
An alternative landscape plan shall be approved if it meets all of the criteria from 14-16-5-6(C)(16)(a)-(f). Our request meets all of the identified criterion.

Best Regards,

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER
MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600
Albuquerque, NM 87109
Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686





TREE SURVEY FIELD DATA				
No.	Dia. (inches)	Species (common name)	Status	Remarks
1		TREE	TO BE REMOVED	

TREE PRESERVATION NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY- EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01
- EXISTING SHRUBS TO REMAIN
- EXISTING SHRUBS TO BE REMOVED TO 12" BELOW GRADE, TYP.



Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tel: 972-765-3100 Fax: 972-765-3101

Store:

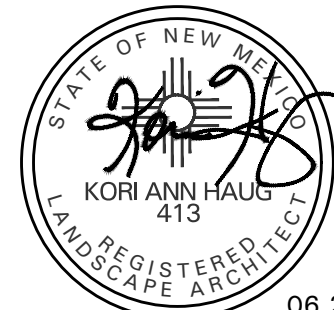
Gibson & Alumni
Albuquerque, NM
Restaurant #RC972
P6-V-AV



Architectural
Solutions Group

9540 MAROON CIRCLE
SUITE 260
ENGLEWOOD, CO 80112
CONTACT: JOHN ARLENDZ
PHONE: 303.701.2034
EMAIL: JARLENDZ@PMDSG.COM

KEN MCCracken, ARCHITECT



06.21.23

Prototype : P6-V-AV-2022-1.0 RELEASE

Prototype Issue Date: 09.22.2022

Kitchen Issue Date: ---

Design Bulletin Updates: ---

Date Issued: Bulletin Number: ---

PERMIT SET

09/12/2022	SOLID WASTE REVIEW
11/30/2022	UNM SUBMITTAL
04/07/2023	FOR PERMIT
1 05/12/2023	CITY COMMENTS
2 06/21/2023	CITY COMMENTS
3	
4	
5	
6	
7	
8	
9	

Sheet Title:

TREE PRESERVATION
PLAN

Date: 03.27.2023

Project Number: RAC22025.0

Drawn By: JM

Sheet Number:

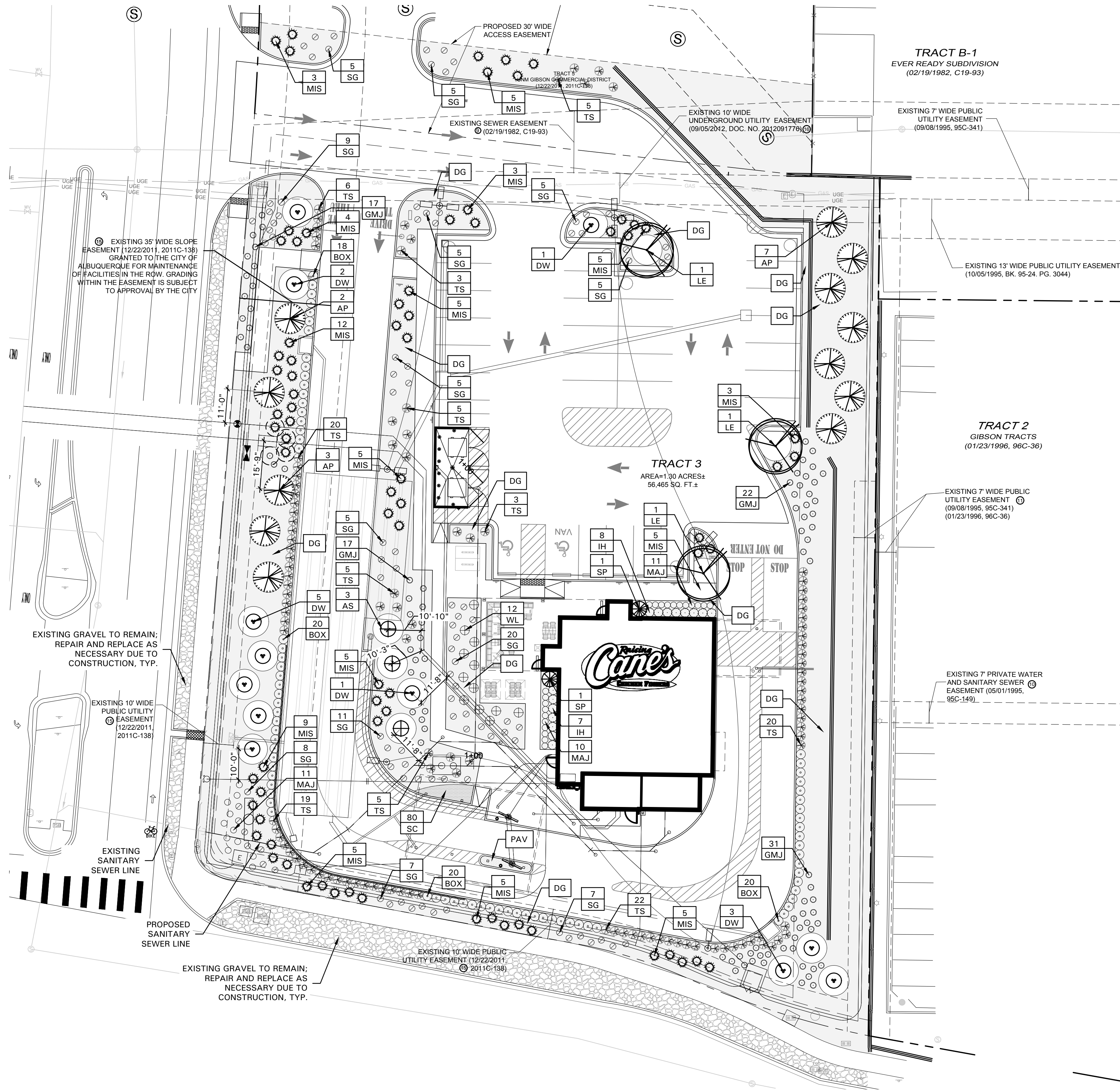


SCALE: 1" = 20'-0"
0 10 20 40



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

L1.01



SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs and grasses)
- Bed preparation and fertilization
- Notification of sources
- Water and maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. New Mexico Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
- The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

- Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.

- The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.
- Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
- Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
 - Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
 - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,

do not measure from branch or root tip-to-tip.

- Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
- Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
- Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

- Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
- Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
- Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
- Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
- Remove rejected plant material immediately from job site.
- To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

specified at no additional cost to the Owner.

- Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

- Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
- Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 percent
 - Sand – less than 52 percent
- Organic matter shall be 3%-10% of total dry weight.
- If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- D. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown unless otherwise specified on plans.
- E. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- F. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.
- G. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 18' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDEGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details.
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
- D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products or approved equal.
- E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.
- F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
- Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.

- All planting areas shall receive a three (3") inch layer of specified mulch.
- Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

- Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.
- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from

the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ½ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

- Do not wrap trees.
- Do not over prune.
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least three (3") inches of specified mulch.
- All plant beds and trees to be mulched with a minimum settled thickness of three (3") inches over the entire bed or pit.
- Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where obstructions cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.

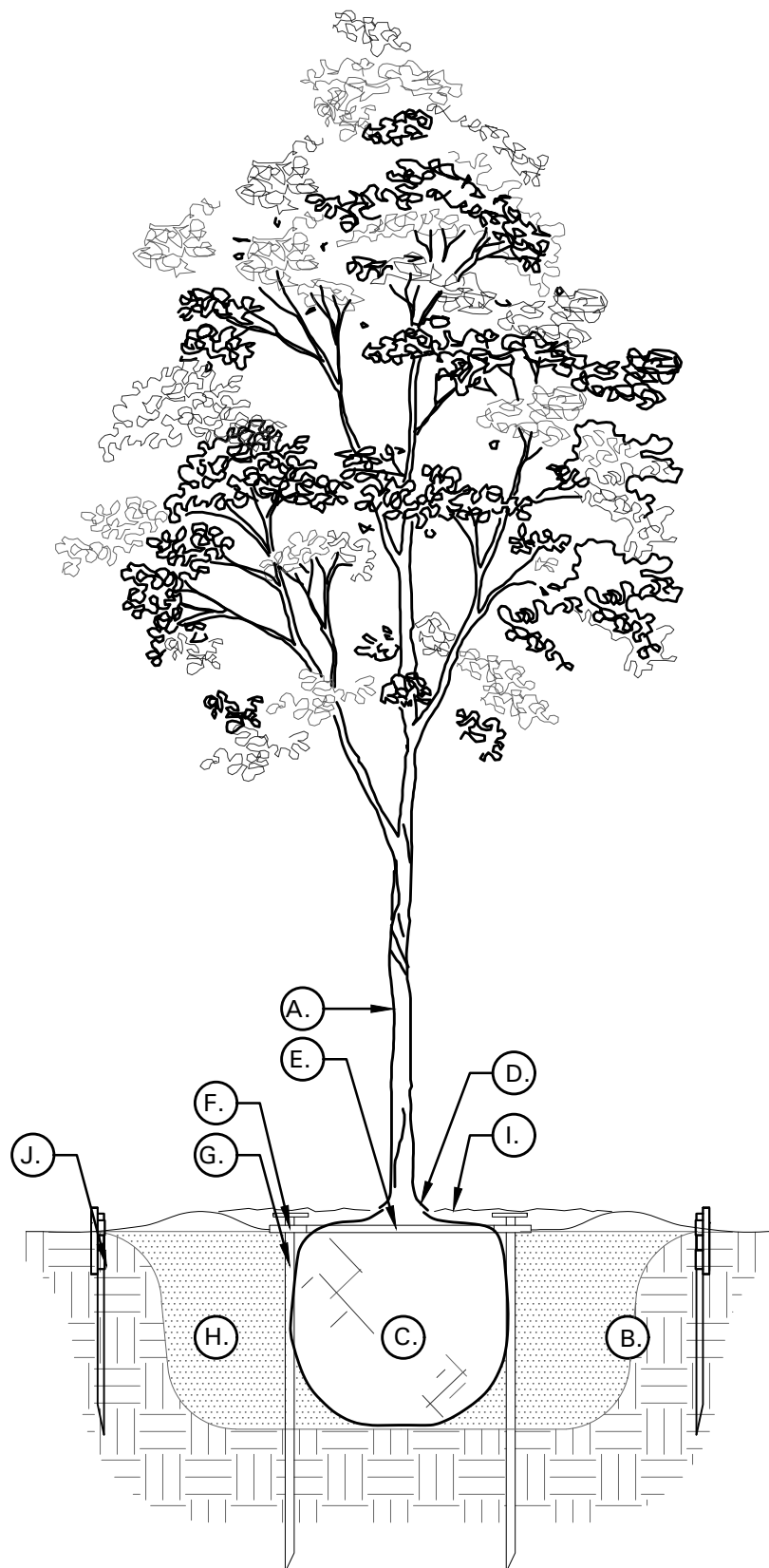
- Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
- Pruning shall be done with clean, sharp tools.
- Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
- Steel Curbing Installation:

- Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
- All steel curbing shall be free of kinks and abrupt bends.
- Top of curbing shall be ½" maximum height above final finished grade.
- Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
- Do not install steel edging along sidewalks or curbs.
- Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

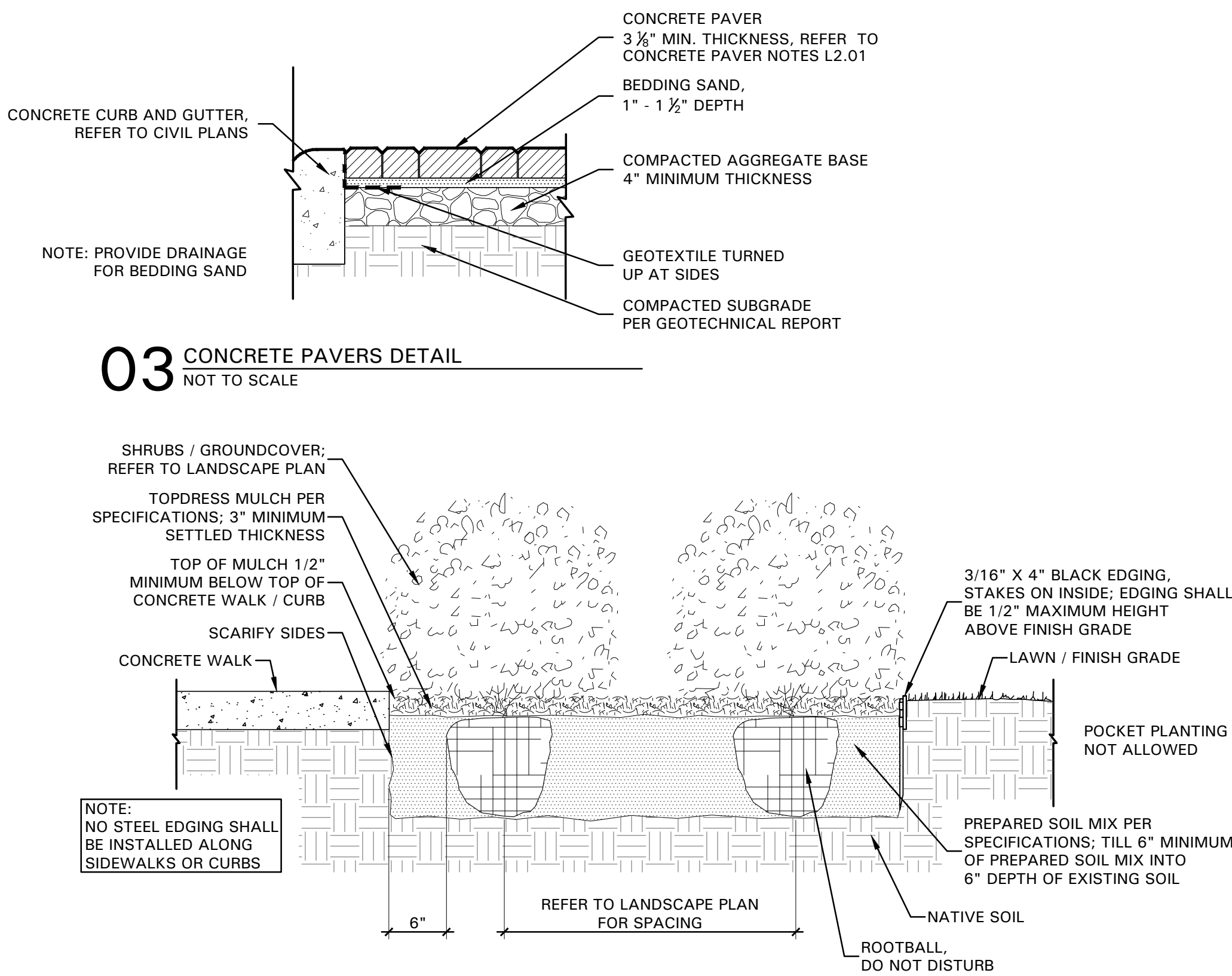
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01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND
AND NOTES

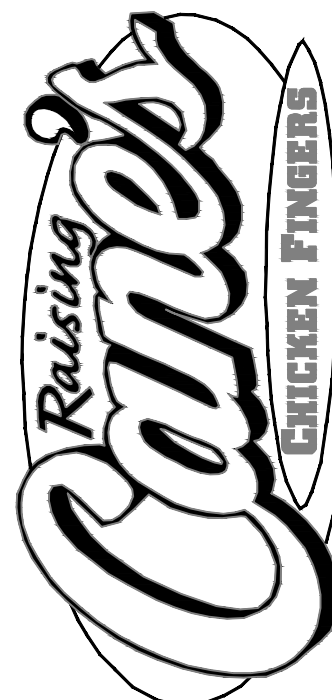
- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP ½ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL. TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR Mallet FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).
- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 3 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
- J. 3/16" x 4" BLACK EDGING, STAKES ON INSIDE; EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINISH GRADE. 5' RADIUS, TYPICAL.
- K. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 jeff@treestakesolutions.com www.treestakesolutions.com
- OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
- L. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office



Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele 972-769-3100 Fax 972-769-3101

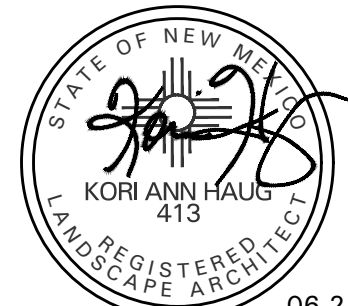
Store:

Gibson & Alumni
Albuquerque, NM
Restaurant #RC972
P6-V-AV



9540 HARDOON CIRCLE
SUITE 260
ENGLEWOOD, CO 80112
CONTACT: JOHN WELLES
PHONE: 303.701.0054
EMAIL: JWELLES@PMDSG.COM

KEN MCCracken, ARCHITECT



06.21.23

Prototype : P6-V-AV 2022-1.0 RELEASE

Prototype Issue Date: 09.22.2022

Kitchen Issue Date: ---

Design Bulletin Updates: ---

Date Issued:	Bulletin Number:
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PERMIT SET

09/12/2022	SOLID WASTE REVIEW	
11/30/2022	UNMA SUBMITTAL	
04/07/2023	FOR PERMIT	
1 05/12/2023	CITY COMMENTS	
2 06/21/2023	CITY COMMENTS	
3		
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Sheet Title:

LANDSCAPE
SPECIFICATIONS

Date: 03.27.2023

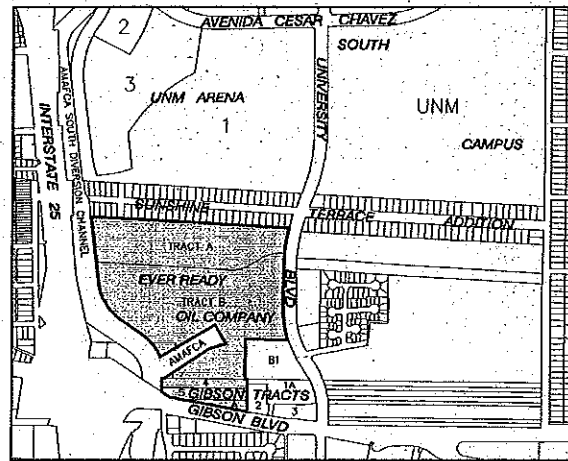
Project Number: RAC22025.0

Drawn By: JM

Sheet Number:

L2.02

EXHIBIT 1



LOCATION MAP
ZONE ATLAS INDEX MAP No. L-15
NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index No. L-15.
3. No. of lots.
4. Gross Subdivision Acreage: 45.4403 Acres.
5. Total number of lots/tracts Created: Ten (10) tracts.
6. 0.573 mile of full width public street right-of-way created.
7. Date of Survey: April, 2011.
8. Plat is located within Section 28, Township 10 North, Range 3 East, New Mexico Principal Meridian, and Town of Albuquerque Grant, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide all of Tract A, Ever Ready Oil Company Subdivision, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 22, 1972 in Book C9, page 2 as Document No. 21385, together with all of Tract B of the Ever Ready Subdivision, Bernalillo County, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93 as Document No. 828033, together with all of Tracts 4 and 5 of the Gibson Tracts, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 23, 1990 in Book 96C, page 36 as Document No. 96008104, together with all of Tract A of the Replat of Tracts A & B of 40/25 Associates Subdivision, Albuquerque, New Mexico on May 10, 1995 in Book 95C, page 149 as Document No. 95042667, together with an unplatted portion of land into ten (10) tracts, to vacate existing easements, to dedicate public street right-of-way to the City of Albuquerque and to grant easements.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In preparing this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

DESCRIPTION

A certain tract of land situated within Section 28, Township 10 North, Range 3 East, New Mexico Principal Meridian, and Town of Albuquerque Grant, Bernalillo County, New Mexico, being and comprising all of Tract A Ever Ready Oil Company Subdivision, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 22, 1972 in Book C9, page 2, together with all of Tract B of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93 as Document No. 828033, together with all of Tracts 4 and 5 of the Gibson Tracts, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 23, 1990 in Book 96C, page 36 as Document No. 96008104, together with all of Tract A of the Replat of Tracts A & B of 40/25 Associates Subdivision, Albuquerque, New Mexico on May 10, 1995 in Book 95C, page 149 as Document No. 95042667, together with an unplatted portion of land, and being more particularly described by New Mexico State Plane Grid bearings (NAD 83 Central Zone) and ground distances as follows:

BEGINNING at a found AMAFCA brass cap stamped "S1-11-1" at the southwest corner of the tract herein described, identical to the southeast corner of Parcel 9 of the AMAFCA South Division Channel Drainage Right-of-Way Phase 1 Right-of-Way Parcels 1 thru 10, as the same is shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 17, 2000 in Book 2000C, page 183 as Document No. 2000069137, WHENCE the City of Albuquerque Control Monument STA SDC-13-4 having New Mexico State Plane Grid Coordinates (NAD 83 Central Zone) N=1,477,145.578 and E=1,525,011.484, bears S78°05'59"W a distance of 30.32 feet;

THENCE along the westerly boundary of the tract herein described, coincident with the easterly boundary of said AMAFCA Parcel 9, the following three (3) courses;

N00°04'35"E a distance of 115.60 feet to a found AMAFCA brass cap stamped "S1-11-22";

S88°18'37"E a distance of 28.78 feet to a found AMAFCA brass cap stamped "S1-11-21";

N04°29'05"W a distance of 2.77 feet to a found AMAFCA brass cap stamped "S1-11-20";

THENCE continuing along said westerly boundary of the tract herein described, coincident with said easterly boundary of AMAFCA Parcel 9 and the westerly boundary of said Tracts A and B, Ever Ready Subdivision the following eight (8) courses;

N56°54'19"E a distance of 472.23 feet to a point;
N73°42'04"E a distance of 155.17 feet to a found AMAFCA brass cap stamped "S1-11-16";
N30°55'18"W a distance of 192.84 feet to a found AMAFCA brass cap stamped "S1-11-17";
S00°05'28"W a distance of 585.14 feet to a point on curve marked by a found AMAFCA brass cap stamped "S1-11-16";
280.11 feet along the arc of a non-tangent curve to the left having a radius of 449.10 feet, a central angle of 88°15'09" and a chord bearing N38°32'00"W a distance of 268.47 feet to a point (non-tangent) marked by a found AMAFCA brass cap stamped "S1-11-15";

N55°47'48"W a distance of 223.62 feet to a non-tangent point of curvature;
407.99 feet along the arc of a curve to the right having a radius of 483.79 feet, a central angle of 48°19'08" and a chord bearing N30°38'13"W a distance of 396.01 feet to a non-tangent point marked by a found AMAFCA brass cap stamped "S1-11-13";
N06°51'20"W a distance of 57.54 feet to the northwest corner of the tract herein described, identical to the northwest corner of said Tract A, Ever Ready Subdivision;

THENCE leaving said easterly boundary of said AMAFCA Parcel 9 along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Tract A, S88°41'38"E a distance of 1765.98 feet to a point on curve at the northeast corner of the tract herein described, identical to the northeast corner of said Tract A, Ever Ready Subdivision, and also being a point on the westerly right-of-way of University Boulevard SE;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tracts A and B, Ever Ready Subdivision and said westerly right-of-way of University Boulevard SE, the following three (3) courses;

349.48 feet along the arc of a non-tangent curve to the left having a radius of 1435.40 feet, a central angle of 13°28'49" and a chord bearing S07°06'32"W a distance of 348.67 feet to a point of tangency;
S00°22'08"W a distance of 368.02 feet to a found #4 rebar marking a point of curvature;
270.70 feet along the arc of a curve to the left having a radius of 871.51 feet, a central angle of 17°47'45" and a chord bearing S06°31'40"E a distance of 269.61 feet to a found Chiseled Mark at the most easterly corner of the tract herein described, identical to the most easterly corner of said Tract B;

THENCE leaving said westerly right-of-way of University Boulevard SE and continuing along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract B the following two (2) courses;

N89°17'51"W a distance of 377.83 feet, to a found chiseled mark at the northwest corner of Tract B-1 of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, Bernalillo County, New Mexico filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93;
S00°42'40"W a distance of 351.61 feet to a found nail and shiner at the southeast corner of said Tract B, also being a point on the northerly boundary of said Tract A, Gibson Tracts;

THENCE continuing along the easterly boundary of the tract herein described, coincident with said northerly boundary of Tract A, S89°10'10"E a distance of 22.49 feet to a found nail and shiner at the northeast corner of said Tract A;

THENCE continuing along said easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract A and 5, Gibson Tracts and said Tract A, 40/25 Associates Subdivision, S00°45'09"W a distance of 288.48 feet to the southeast corner of the tract herein described, identical to the southeast corner of said Tract A, 40/25 Associates Subdivision;

THENCE along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract A, the following two (2) courses;

N78°29'11"W a distance of 389.54 feet to a found 1" diameter iron pipe;
N78°21'32"W a distance of 233.71 feet to the most westerly corner of said Tract A;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract 5, the following two (2) courses;

N78°18'41"W a distance of 98.67 feet;
N59°06'04"W a distance of 47.44 feet to a found #5 rebar at the southwest corner of said Tract 5;

THENCE continuing along the southerly boundary of the tract herein described, N60°32'39"W a distance of 42.79 feet to the POINT OF BEGINNING.

This tract contains 45.4403 acres, more or less.

FREE CONSENT AND DEDICATION

The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat; and hereby dedicate Public Rights-of-Way as shown on this plat to City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

UNIVERSITY OF NEW MEXICO

By: *Kim Murphy*
Kim Murphy, Director of Real Estate
University of New Mexico

State of New Mexico)
County of Bernalillo)

This instrument was acknowledged before me on 9 day of December, 2011, by Kim Murphy, Director of Real Estate, University of New Mexico

My Commission Expires: 11/3/2014



NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Control Stations "SDC-13-4" and "Y-25-30". Bearing = N77°25'49".
2. Record Bearings and distances of the Summary Plat of Tract "B" of the Ever Ready Subdivision filed on February 19, 1982 in Volume C19, folio 93 are shown in parentheses ().
3. Record Bearings and distances of A Replat of Tracts A & B of 40/25 Associates Subdivision filed on May 1, 1995 in Volume 95C, folio 149 are shown in brackets [].
4. Record Bearings and distances of a Plat of Tracts 1 thru 6 of Gibson Tracts filed on January 23, 1990 in Volume 96C, folio 36 are shown in asterisks * .
5. Record Bearings and distances of AMAFCA South Division Channel Drainage Right-of-Way Phase 1, right-of-way Parcels 1 thru 10 filed July 17, 2000 in Book 2000C, page 183 are shown in brackets [].
6. Distances are ground distances.
7. Record easements taken from Stewart Title Guaranty Company, File No. 11070295, Effective Date: July 22, 2011.
8. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this Plat."
9. Landfill Disclosure Statement - The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within the City Designated Landfill Buffer Zones) shall be consulted prior to development of the site.
10. Future development of lands within this Plat may require improvements by the owner for drainage and grading for any specific lot. By its approval of this subdivision, the City makes no representation or warranties as to excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.
11. All corners created with this plat will be monumented with a #5 rebar and yellow plastic survey cap stamped "GROMATZKY PS 16469" or nail and washer stamped "Gromatzky PS 16469".
12. Centerline monuments to be installed at centerline PCs, PTs, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE, *CENTERLINE MONUMENTATION*, SURVEY MARKER, DO NOT DISTURB, PLS 16469".
13. Existing Tracts 4 and 5, Plat of Tracts 1 thru 5 of Gibson Tracts are subject to an existing 24' reciprocal access easement and benefits from a 24' wide reciprocal access easement across Tract 1 of said Plat filed on January 23, 1990 in Book 96C, page 36.
14. In the event that the License Agreement for Alumni Drive within AMAFCA Right-of-Way is terminated by AMAFCA without a permanent easement being granted by AMAFCA to the City, UNM including its successors and assigns, agree to waive any and all claims against the City and shall defend and hold harmless the City and its officers, agents and employees from and against all action, suits or claims for damages to the Property as shown on the UNM Gibson Commercial District Subdivision Plat including any actions, suits or claims against the City in the nature of inverse condemnation. The liability of UNM, the City and AMAFCA shall in all cases be subject to the limitations and immunities of the New Mexico Tort Claims Act Section 41-4-1 et seq., NMSA 1978, as amended.
15. Tract 7 is subject to Flood Zone "A" per FIRM Panel 35001C0342G revised September 28, 2008.
16. For additional information, refer to the "Memorandum of Understanding Pertaining to the University of New Mexico Gibson Commercial District Development", executed by the City of Albuquerque on October 11, 2011 and executed by the University of New Mexico on October 10, 2011.

PLAT OF UNM GIBSON COMMERCIAL DISTRICT

(A REPLAT OF TRACTS A & B,
EVER READY SUBDIVISION
TRACTS 4 & 5, GIBSON TRACTS
AND TRACT A, 40/25 ASSOCIATES SUBDIVISION)
AND UNPLATTED LAND IN SECTION 28, T10N, R3E
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2011

PROJECT NUMBER 1001725

APPLICATION NUMBER

PLAT APPROVAL

UTILITY APPROVALS:

QWEST CORPORATION d/b/a CENTURYLINK QC	DATE 12-15-11
QWEST CORP.	DATE 12-15-11
FORMER VIGIL	DATE 12-19-11
NEW MEXICO GAS COMPANY	DATE 12-19-2011

CITY APPROVALS:

CITY SURVEYOR	DATE 12-9-11
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE 12-21-11
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE 12-21-11
PARKS & RECREATION DEPARTMENT	DATE 12-21-11
AMAFCA	DATE 12-14-11
CITY ENGINEER	DATE 12-21-11
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE 12-22-11
REAL PROPERTY DIVISION	DATE 12-20-11
ENVIRONMENTAL HEALTH DEPARTMENT	DATE 12-20-11

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

See 7 parcels above

PROPERTY OWNER OF RECORD *Replat of UNM*

BERNALILLO COUNTY TREASURER'S OFFICE DATE 12/20/11

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
Robert Gromatzky
New Mexico Professional Surveyor 16469

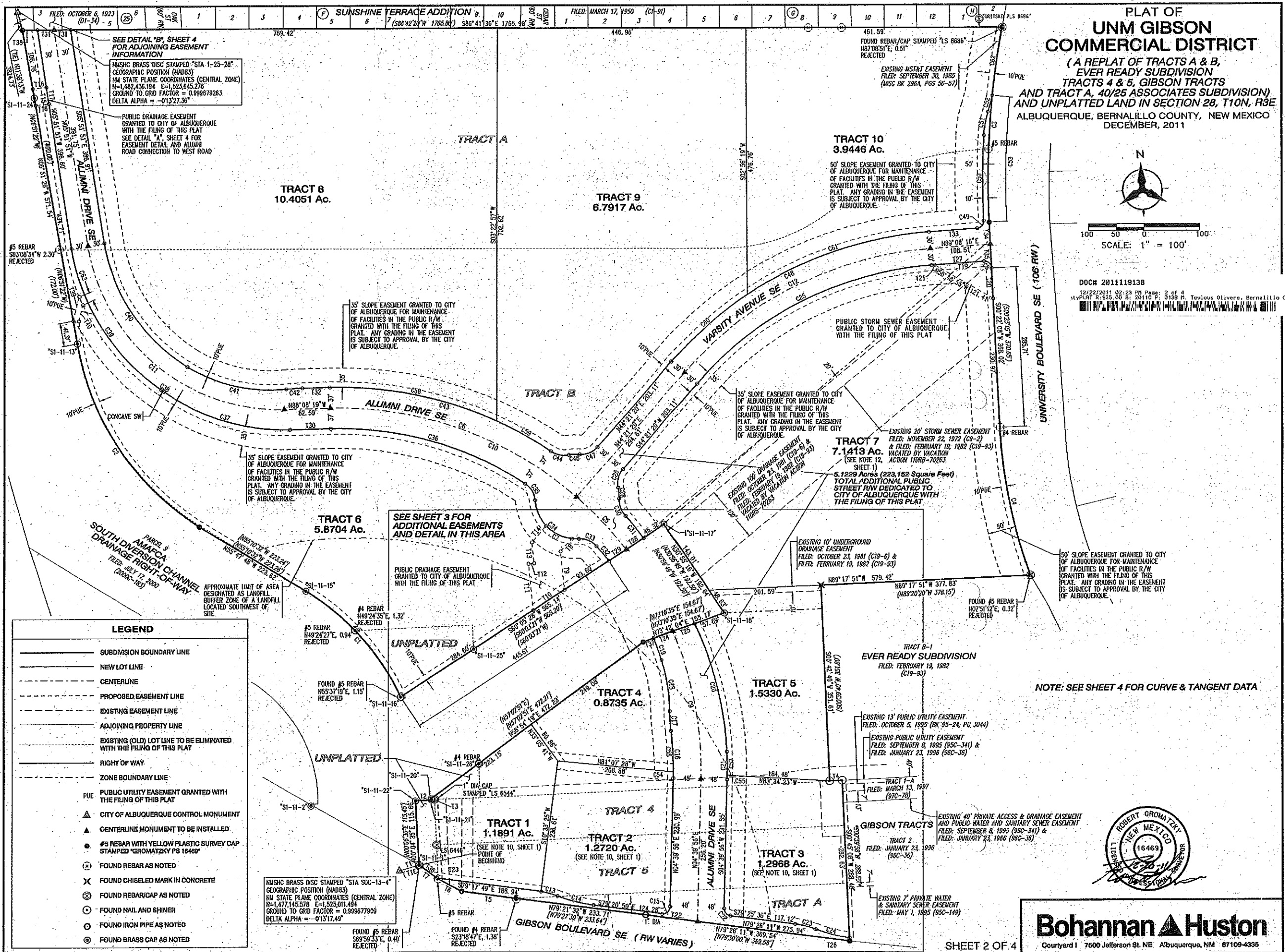
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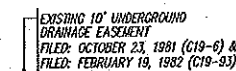
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12/22/2011 03:23 PM 12/22/2011 03:23 PM
Toulous Oliveira, Bernalillo Co.

Bohannon & Huston
Courtyard I 7600 Jefferson St. NE Albuquerque, NM 87109-4336



Bohannon & Huston
Surveyors
16469
1000 Jofferson St. NE Albuquerque, NM 87109-4335

(A REPEAT OF TRACTS A & B,
EVER READY SUBDIVISION
TRACTS 4 & 5, GIBSON TRACTS
AND TRACT A, 40/25 ASSOCIATES SUBDIVISION)
AND UNPLATTED LAND IN SECTION 28, T10N, R3E
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
DECEMBER, 2011



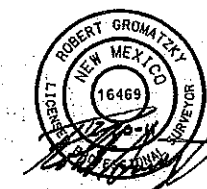
LEGEND

—————	SUBMISSION BOUNDARY LINE
—————	NEW LOT LINE
—————	CENTERLINE
- - - - -	PROPOSED EASEMENT LINE
- - - - -	EXISTING EASEMENT LINE
—————	ADJOINING PROPERTY LINE
- - - - -	EXISTING (OLD) LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
—————	RIGHT OF WAY
- - - - -	ZONE BOUNDARY LINE
PUE	PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
▲	CITY OF ALBUQUERQUE CONTROL MONUMENT
▲	CENTERLINE MONUMENT TO BE INSTALLED
●	#5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
⊗	FOUND REBAR AS NOTED
⊗	FOUND CHISELED MARK IN CONCRETE
⊗	FOUND REBAR/CAP AS NOTED
⊗	FOUND NAIL AND SHINER
⊗	FOUND IRON PIPE AS NOTED
⊗	FOUND BRASS CAP AS NOTED

NOTE: SEE SHEET 4 FOR CURVE
& TANGENT DATA

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 styPLAT R:\$25.00 B: 2011C P: 0138 M. Toulouse Olivere, Bernalillo Cou



Bohannon Huston

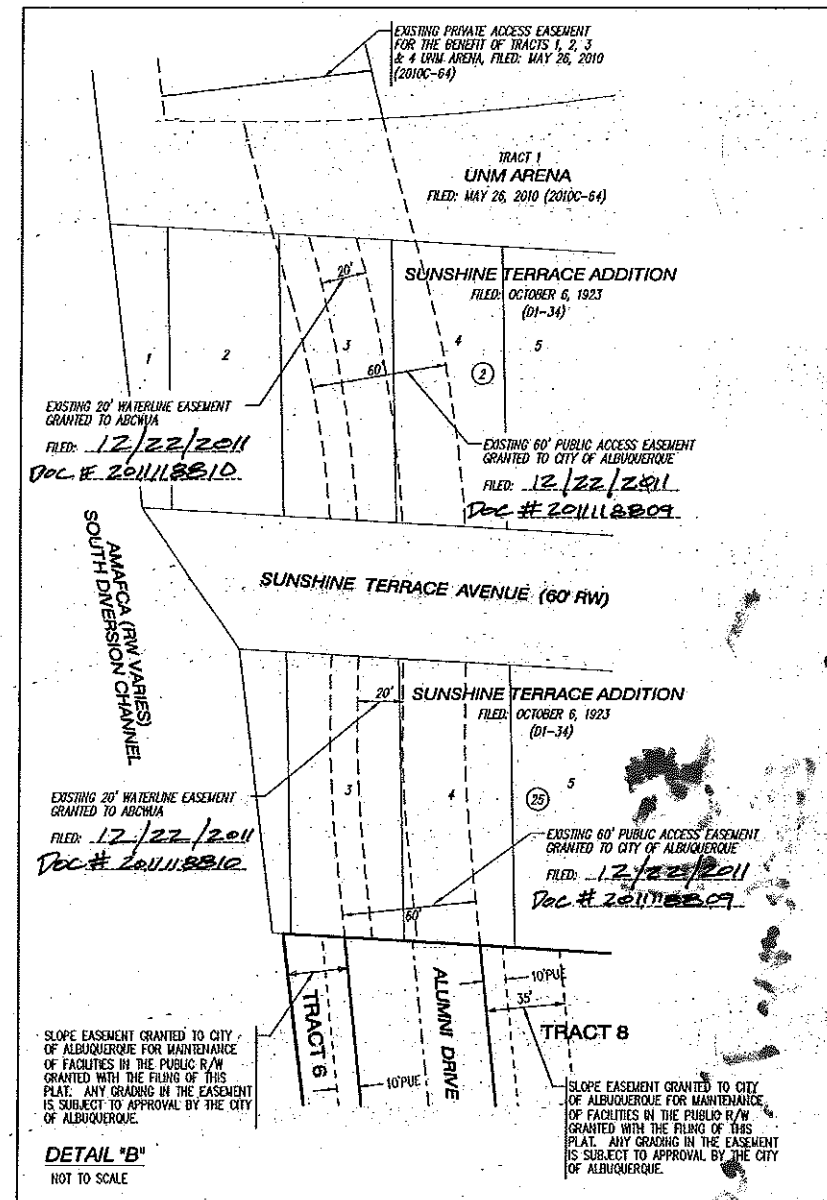
Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335

SHEET 3 OF 4

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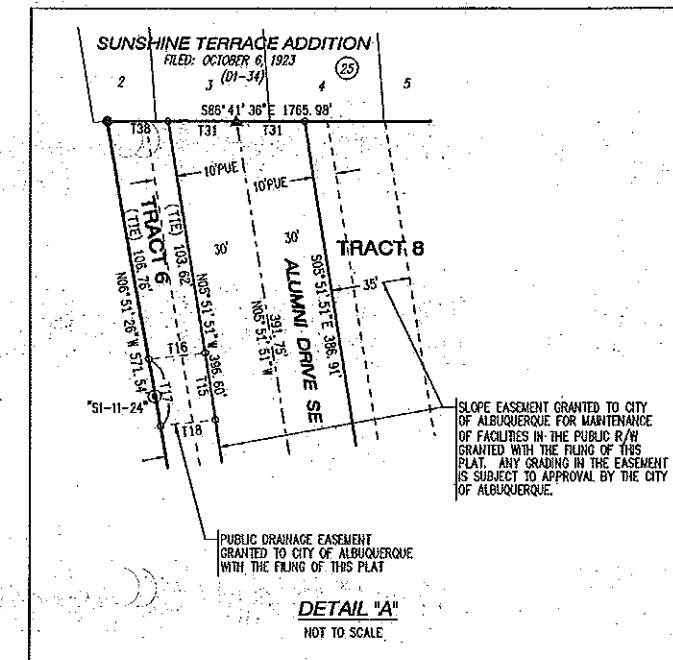
JOA NO. 20120122

PLAT OF
UNM GIBSON
COMMERCIAL DISTRICT
(A REPLAT OF TRACTS A & B,
EVER READY SUBDIVISION
TRACTS 4 & 5, GIBSON TRACTS
AND TRACT A, 40/25 ASSOCIATES SUBDIVISION)
AND UNPLATTED LAND IN SECTION 28, T10N, R3E
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2011



Curve Data					
ID	DELTA	TANGENT	ARC	RADIUS	CHORD
C1	33°15'30"	133.83	260.11	448.10'	256.47
C2	133°15'51"	260.15	448.10'	256.51'	133°32'45"W
C3	48°19'08"	217.01	407.99	483.79	398.01
C4	17°47'48"	136.45	270.70	871.51'	269.61
C5	11°24'59"	64.97	129.51	650.00'	129.30
C6	42°29'39"	262.73	482.08	650.00'	471.11
C7	40°19'45"	27.54	52.79	75.00'	51.71
C8	91°13'49"	13.28	20.70	13.00'	18.58
C9	23°52'58"	137.46	270.93	650.00'	268.98
C10	53°54'38"	330.55	611.59	650.00'	589.28
C11	82°16'28"	305.73	502.59	350.00'	460.51
C12	44°48'56"	267.79	508.04	650.00'	495.20
C13	10°53'45"	15.48	30.81	162.00'	30.76
C14	13°15'42"	33.48	66.66	288.00'	66.51
C15	95°09'03"	14.40	21.74	13.00'	19.30
C16	08°03'57"	42.44	84.75	602.00'	84.68
C17	08°29'01"	17.61	35.19	311.00'	35.17
C18	18°33'12"	47.21	93.58	288.00'	93.18
C19	03°55'22"	20.99	41.97	613.00'	41.96
C20	23°18'49"	120.89	238.44	586.00'	236.80
C21	04°04'48"	24.86	49.70	698.00'	49.69
C22	84°05'32"	11.72	19.08	13.00'	17.41
C23	13°15'41"	18.83	37.50	162.00'	37.41
C24	12°33'23"	31.68	63.11	288.00'	62.99
C25	44°48'56"	265.43	484.59	620.00'	472.35
C26	53°22'52"	19.10	35.40	38.00'	34.14
C27	14°43'02"	9.81	19.52	76.00'	19.47
C28	43°58'18"	17.76	33.77	44.00'	32.95
C29	04°17'08"	25.70	51.38	287.00'	51.37
C30	03°10'42"	17.01	34.00	613.00'	34.00
C31	52°18'08"	19.15	35.60	38.00'	34.38
C32	88°39'02"	73.25	116.04	75.00'	104.81
C33	52°48'08"	19.15	35.60	39.00'	34.38
C34	34°31'03"	190.44	369.30	613.00'	363.74
C35	36°33'07"	125.50	242.42	380.00'	238.33
C36	00°56'55"	2.80	5.60	338.00'	5.60
C37	46°40'18"	163.93	309.54	380.00'	301.05
C38	49°32'36"	147.67	276.70	320.00'	268.16
C39	37°04'42"	96.58	185.38	288.00'	183.14
C40	04°20'50"	14.39	28.78	379.00'	28.75
C41	35°07'47"	217.47	421.22	687.00'	414.65
C42	43°58'18"	17.76	33.77	44.00'	32.95
C43	14°43'02"	9.81	19.52	76.00'	19.47
C44	53°22'52"	19.10	35.40	38.00'	34.14
C45	44°48'56"	260.15	482.08	650.00'	471.11
C46	88°39'11"	12.69	25.11	13.00'	18.16
C47	05°52'07"	78.65	153.17	1495.40'	153.10
C48	14°54'38"	21.20	42.18	162.00'	42.04
C49	08°03'21"	15.23	30.44	288.00'	30.43
C50	08°45'31"	113.76	227.07	1485.40'	226.85
C51	01°02'26"	5.47	10.93	802.00'	10.93
C52	00°36'32"	3.71	7.42	698.00'	7.42
C53	07°01'32"	36.95	73.82	662.00'	73.77
C54	03°25'16"	21.15	42.28	669.00'	42.28
C55	25°47'01"	157.24	309.16	687.00'	308.58
C56	09°20'45"	56.16	112.06	687.00'	111.94
C57	15°20'15"	91.55	182.03	680.00'	181.49
C58	29°26'40"	178.65	349.48	680.00'	345.62
C59	04°43'18"	61.24	122.47	1485.40'	122.37
C60	02°25'07"	8.23	16.46	390.00'	16.46

Tangent Data		
ID	BEARING	DISTANCE
T1	S76°05'50"W	38.32'
T2	S80°15'37"E	28.78'
T3	S89°29'05"W	2.71'
T4	S89°10'19"E	22.49'
T5	N79°16'41"W	98.67'
T6	N59°06'04"W	47.44'
T7	N50°32'39"W	42.79'
T8	S44°21'36"W	30.55'
T9	S02°47'52"E	68.57'
T10	S60°05'28"W	67.41'
T11	N02°47'52"W	83.71'
T12	N88°50'15"E	10.00'
T13	N02°47'52"W	37.68'
T14	N44°21'36"E	39.19'
T15	N06°51'28"W	30.07'
T16	N88°55'10"E	25.07'
T17	S05°51'51"E	30.04'
T18	S88°55'10"W	24.54'
T19	N89°07'13"E	88.78'
T20	S00°22'08"W	54.73'
T21	S89°24'22"W	5.81'
T22	N79°16'11"W	93.60'
T23	N50°32'39"W	2.89'
T24	N73°42'04"E	37.05'
T25	N73°42'04"E	40.33'
T26	S00°45'08"W	5.86'
T27	S89°08'18"W	84.58'
T28	S60°05'28"W	37.10'
T29	S60°05'28"W	37.11'
T30	N88°08'19"W	72.96'
T31	S88°41'36"E	30.39'
T32	S88°08'19"E	49.33'
T33	N88°08'16"E	86.43'
T34	S00°22'08"W	39.02'
T35	S00°22'08"W	43.29'
T36	N50°32'39"W	39.90'
T37	S73°42'04"W	20.10'
T38	N88°41'36"W	27.24'
T39	N17°18'10"E	45.08'
T40	S17°18'10"W	29.86'



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PLAT R: 25.00 B: 2011C P: 6139 N. Toulous Olivera, Bernalillo Co. NM



Bohannon & Huston
County: 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335