



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"/> Alternative Landscape Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: Curia (Oso Biopharmaceuticals Manufacturing, LLC)		Phone:
Address: 4240 Balloon Park Road NE		Email:
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: vos@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List <u>all</u> owners:	

### BRIEF DESCRIPTION OF REQUEST

Minor amendment for installation of security fence and updated landscaping.

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

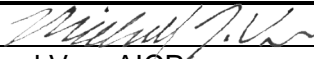
Lot or Tract No.: Tract B	Block: 5	Unit:
Subdivision/Addition: Sundt's Industrial Center	MRGCD Map No.:	UPC Code: 101606106405930310
Zone Atlas Page(s): F-16	Existing Zoning: NR-GM	Proposed Zoning: No Change
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 11.8662 acres

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: 4401 Alexander Blvd NE Between: Joan Hill Place and: Monbel Loop

### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2018-001252

Signature: 	Date: 2/22/22
Printed Name: Michael Vos, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2022-00401	AA				

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project # PR-2018-001252

**FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS**

A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 on a CD.

**INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS**

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

**ARCHEOLOGICAL CERTIFICATE**

- Archaeological Compliance Documentation Form with property information section completed
- 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**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- The approved Site Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Plan, with changes circled and noted  
*Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*
- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

**Minor Amendments must 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**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- The approved Site Development Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Development Plan, with changes circled and noted  
*Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

N/A Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

**Minor Amendments must 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 SITE PLAN**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- Site Plan to be Expired

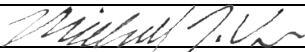
**ALTERNATIVE SIGNAGE PLAN**


- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- Required notices with content per IDO Section 14-16-6-4(K)
  - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
  - Sign Posting Agreement

**ALTERNATIVE LANDSCAPE PLAN**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- Landscape Plan

**I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.**

<b>Signature:</b> 	<b>Date:</b> 2/22/22
<b>Printed Name:</b> Michael Vos, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
PR-2018-001252	SI-2022-00401
	-
	-
<b>Staff Signature:</b>	
<b>Date:</b>	





February 9, 2022

Mr. James M. Aranda, Deputy Director/ZEO  
Albuquerque Planning Department  
600 North 2nd Street NW  
Albuquerque, NM 87102  
[jmaranda@cabq.gov](mailto:jmaranda@cabq.gov)

Dear Mr. Aranda,

The purpose of this letter is to authorize Consensus Planning, Inc. to act as agent for Curia (formally Oso Biopharmaceuticals Manufacturing, LLC/AMRI) for a Minor Amendment to the Site Development Plan for the Curia site at 4401 Alexander Boulevard NE. The property is legally described as Tract B, Plat of Tracts A and B, Block 5, Sundt's Industrial Center containing 11.8662 acres.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Howe", followed by the date "2/9/2022".

James Howe  
Curia  
4240 Balloon Park Road NE  
Albuquerque, NM 87109  
[James.howe@curiaglobal.com](mailto:James.howe@curiaglobal.com)



PARID: 101606106405930310

OSO BIOPHARMACEUTICALS MANUFACTURING, LLC

4401 ALEXANDER BLVD

Class

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Class	Non Residential
Tax District	A1A

Current Owner

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Tax Year	2022
Owner	OSO BIOPHARMACEUTICALS MANUFACTURING LLC
Owner Mailing Address	4240 BALLOON PARK RD NE
Unit	
City	ALBUQUERQUE
State	NM
Zip Code	87109 5801
Other Mailing Address	

Ownership for Tax Year Selected

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Tax Year	2021
Owner Name	OSO BIOPHARMACEUTICALS MANUFACTURING LLC
Owner Mailing Address	4240 BALLOON PARK RD NE
Unit	
City	ALBUQUERQUE
State	NM
Zip Code	87109 5801
Other Mailing Address	

Description

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Location Address	4401 ALEXANDER BLVD NE
City	ALBUQUERQUE
State	
Zip Code	87107
Property Description	TR B BLK 5 PLAT OF TRACTS A & B BLK 5 SUNDT'S INDUSTRIAL CENTER CONT 11.8662 AC
Public Improvement District	
Tax Increment Development Districts	

Document #

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Document #:	2008056938 051908 QC - ENTRY BY CRP 061808 CODED BY LV 052108
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Real Property Attributes

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Primary Building SQ FT	138921
Year Built	1987
Lot Size (Acres)	11.8662
Land Use Code	WAREHOUSE
Style	



February 22, 2022

James Aranda, Zoning Enforcement Officer  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

RE: Request for a Minor Amendment at 4401 Alexander Boulevard NE

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

Dear Mr. Aranda:

The purpose of this letter is to request a Minor Amendment to the existing Site Development Plan for the AMRI property located at 4401 Alexander Boulevard NE. This property is legally described as Tract B, Plat of Tracts A and B, Block 5, Sundt's Industrial Center containing 11.8662 acres. The applicant is requesting approval of a Minor Amendment to install a security fence around the perimeter of the site, update the landscaping to replace dead trees and others that will be removed to accommodate the proposed fence, and more importantly, to construct a 5-foot public sidewalk around the perimeter of the site, which does not currently exist. The original Site Development Plans for the property appear to be from the late 1980's to early 1990's for the former Price Club that occupied the site. As a development that pre-dates the effective date of the IDO, this Minor Amendment request is subject to Section 6-4(Z) Amendments of Pre-IDO Approvals.

Figure 1. Area context with the subject parcel in blue.



**PRINCIPALS**

James K. Strozier, FAICP  
Christopher J. Green, PLA,  
ASLA, LEED AP  
Jacqueline Fishman, AICP

**THE REQUEST**

The Applicant requests a Minor Amendment to the existing Site Development Plan to add a security fence around the property, including a small security office



at one entrance, and update the landscaping based on the fence installation and new public sidewalk that is being installed to close gaps in the surrounding pedestrian network.

There have been several minor amendments processed for the subject site since adoption of the IDO in May 2018. In June 2018, an amendment was approved that added approximately 4,700 square feet of building area and revised the parking layout due to the changed building footprint. Then, in January 2019, another amendment was approved that further adjusted the parking and other site features due to the final construction authorized by the first minor amendment.

Based on the 2012 building footprint data in the Advanced Map Viewer, the existing building had approximately 135,298 square feet, so the previous minor amendments constituted a change of approximately 3.5 percent. Under the approval criteria, approximately 8,830 square feet of the allowed 10 percent remains for future expansions. A small portion of this, ~80 square feet (less than 1%) is proposed for the security booth at the site entrance from Montbel Loop.

No additional changes to the parking are proposed beyond the previously approved amendments.

#### **INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA**

The following explanation summarizes how the request for a Minor Amendment to the existing Site Development Plan meets the IDO criteria pursuant to IDO Section 14-16-6-4(Z)(1)(a) Minor Amendments.

- 1. The existing site development plan specifies the requirements in place at the time of approval, and the requested change still meets the original requirements.**

*Applicant Response:* The originally approved Site Development plan does not appear to show any specific development requirements beyond compliance with the applicable zoning at the time. The proposed additional building area for the security booth, addition of perimeter security fencing, and updating landscaping are compliant with the current standards of the IDO, which superseded the prior zoning code upon its effective date in May 2018.

- 2. The requested change is within the thresholds for minor amendments established in Table 6-4-4, cumulative of prior deviations or minor amendments.**

*Applicant Response:* The previous minor amendments for the subject site have added approximately 3.5 percent to the overall building square footage. A 10 percent increase in building square footage is allowed. The additional 80 square feet proposed to add the security booth is negligible (less than 1%) toward this allowable percentage and reduces the



remaining allowable building area increase from 8,830 to approximately 8,750 square feet.

Regarding the addition of the perimeter fence, this complies with the thresholds outlined in Table 6-4-4, which allows for any amount of change for those items that qualify as “Any other addition or revision that would otherwise be decided as a Permit – Sign, Permit – Wall or Fence – Minor, or Site Plan – Administrative.” The proposed perimeter fence qualifies under the Permit – Wall or Fence – Minor applicability due to the zoning of the property and maximum height of the fence. The site is zoned NR-GM, which allows a maximum wall height of 6 feet in the front or street side yards and up to 10 feet in other locations.

- 3. The requested change does not require major public infrastructure or significant changes to access or circulation patterns on the site, which would warrant additional review by the original decision-making body.**

*Applicant Response:* The proposed amendment does not require major public infrastructure, nor does it change the access and circulation patterns on the site. Separate from this approval, the City Design Review Committee (DRC) has reviewed and approved the installation of sidewalks around the perimeter of the property, which is part of the reason for this requested Minor Amendment.

- 4. No deviations, Variances, or Waivers shall be granted for minor amendments.**

*Applicant Response:* No deviations, Variances, or Waivers are being requested for the proposed changes and additions to the Site Development Plan.

### **CONCLUSION**

On behalf of Oso Biopharmaceuticals, LLC and AMRI, we respectfully request the Zoning Enforcement Officer’s approval of this Minor Amendment to an existing Site Development Plan.

Sincerely,

Michael Vos, AICP  
Senior Planner



**INFRASTRUCTURE IMPROVEMENTS AGREEMENT**  
**(Procedure B)**

**AGREEMENT TO CONSTRUCT**  
**PUBLIC AND/OR PRIVATE INFRASTRUCTURE IMPROVEMENTS**

**Project Name: AMRI Sidewalk Improvements**  
**Project Number: 695983**

THIS AGREEMENT is made upon the date of the latest signature below, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and CURIA New Mexico ("Developer"), a Delaware Corporation, [state the type of business entity e.g. "New Mexico corporation," "general partnership," "individual," etc.], whose email address is legal@curiaglobal.com, whose address is 4401 Alexander Blvd. NE (City) Albuquerque, (State) NM (Zip Code) 87107 and whose telephone number is (505) 923-1500, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Developer is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract B, Block 5, Sundt's Industrial Center recorded on 04/27/2007, attached, pages 102 through -----, as Document No. 2007062231 in the records of the Bernalillo County Clerk, State of New Mexico (the "Developer's Property"). The Developer certifies that the Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title for the Developer's Property to the present owner:] CURIA New Mexico, LLC ("Owner").

The Developer has submitted and the City has approved a Preliminary Plat or Site Plan identified as AMRI Site Improvement Administrative Amendment describing Developer's Property ("Developer's Property"). If this Agreement is for a "Phase" as identified on the Infrastructure List, then the Phase shall be added to the Preliminary Plat or Site Plan identified above.

As a result of the development of the Developer's Property, the Integrated Development Ordinance ("I.D.O.") requires the Developer, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Developer's Property, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the Final Plat, Building Permit or the Site Plan.

2. Improvements and Construction Deadline. The Developer agrees to install and complete the public and/or private improvements described in **Exhibit A**, ("Improvements"), to the satisfaction of the City, on or before the Construction Completion Deadline as shown in paragraph 6, at no cost to the City. All of the improvements on Exhibit A are to be included in this Agreement, unless the Development Review Board (DRB) has approved phasing of the improvements, or the DRB has approved them as "Deferred" and they are shown in greater

detail on the Developer's proposed and approved plans, which have been filed with the City Engineer.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Developer meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See DPM, Chapter 5.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Developer processes an amendment to the Agreement. If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Developer may obtain an extension of the Construction Completion Deadline if the Developer shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") and Albuquerque Metropolitan Arroyo Flood Control Authority ("AMAFCA"). Pursuant to the Memorandum of Understanding between the City of Albuquerque and ABCWUA dated March 21, 2007, and the Memorandum of Understanding with AMAFCA dated February 6, 2013, the City is authorized to act on behalf of the ABCWUA and AMAFCA with respect to improvements that involve water and sewer infrastructure.

4. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Developer causes to be submitted all documents, and meets all requirements listed in Development Process Manual ("DPM"), Chapter 2, Work Order Process.

B. The Developer complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.6%
Street Excavation and Barricading Ordinance and street restoration fees	As required per City-approved estimate (Figure 4)

Note: The Developer must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

C. The Developer must procure a New Mexico licensed Contractor to construct the improvements per the specifications contained in the City-approved construction drawings. The



Contractor shall provide proof of proper licensure to complete the improvements. If the Contractor that has been identified by the Developer does not possess all of the proper licenses for the improvements then proof of proper licensure of the subcontractors must be provided. The Developer's Contractor shall obtain a Performance & Warranty bond and a Labor & Materials bond utilizing the bond templates provided and approved by the City. The mandatory bonds obtained by the Contractor are independent of, and in addition to, the Financial Guaranty provided by the Developer. If the Developer or the City determines that the Contractor failed to faithfully construct or maintain the specified and warranted work, the Developer and the City shall each have standing to make claim on the applicable bonds.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Aldrich Land Surveying, and construction surveying of the private Improvements shall be performed by Aldrich Land Surveying. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Developer shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Developer shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Isaacson & Arfman, Inc. and inspection of the private Improvements shall be performed by Isaacson & Arfman, Inc., both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Developer shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Geo-Test, Inc., and field testing of the private Improvements shall be performed by Geo-Test, Inc. both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Developer shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Developer shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing

which the City Engineer deems is necessary or advisable, and the Developer shall pay the City a reasonable fee therefore.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Developer's Property, a financial guaranty is not required. If final plat approval is requested, the Developer must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's I.D.O. requirements, the Developer has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: Irrevocable Letter of Credit and Agreement No. SB-04152  
Amount: \$317,999.05  
Name of Financial Institution or Surety providing Guaranty: Barclay's Bank PLC, New York Branch  
Date City first able to call Guaranty (Construction Completion Deadline):  
October 15, 2022  
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: December 15, 2022  
Additional information: \_\_\_\_\_  
\_\_\_\_\_

7. Notice of Start of Construction. Before construction begins, the Developer shall arrange for a preconstruction conference and all required inspections.

8. Completion, Acceptance and Termination. When the City receives Developer's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Chapter 2). If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the Public Improvements and a Certificate of Completion for the Private Improvements. Thereafter, the Developer's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Developer has provided to assure the materials and workmanship, as required by the I.D.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Developer will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat.

10. Reduction of Financial Guaranty Upon Partial Completion. The Developer shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Developer must follow the procedures and meet the requirements detailed in the DPM, Chapter 2.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Developer must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the I.D.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

12. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any financial institution or

surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

13. Release. If the Developer's Property or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has entered into an Infrastructure Improvement Agreement with the City. Thereafter, if the Developer's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

14. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Developer shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Developer shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

15. Binding on Developer's Property. The provisions of this Agreement constitute covenants running with Developer's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Developer and the Owner and their heirs, successors and assigns.

16. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

17. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

18. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

19. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

20. Captions. The captions to the sections or paragraphs of this Agreement are not part of this







# CITY OF ALBUQUERQUE



## FINANCIAL GUARANTY AMOUNT

November 12, 2021

Type of Estimate: I.I.A. Procedure A with FG

Project Description:

Project ID #: 695983 AMRI Sidewalks

Requested By: Fred Arfman

Approved Estimate Amount: \$ 197,411.52

Contingency Amount: 10.00% \$ 19,741.15

Subtotal: \$ 217,152.67

PO Box 1293

NMGRT: 7.875% \$ 17,100.77

Subtotal: \$ 234,253.44

Albuquerque

Engineering Fee: 6.60% \$ 15,460.73

New Mexico 87103

Testing Fee: 2.00% \$ 4,685.07

Subtotal: \$ 254,399.24

www.cabq.gov

FINANCIAL GUARANTY RATE: 1.25

TOTAL FINANCIAL GUARANTY REQUIRED: \$ 317,999.05

APPROVAL:

  
\_\_\_\_\_

DATE:

  
\_\_\_\_\_

Notes: Plans not yet approved.



745 Seventh Avenue  
New York, NY 10019 USA

Tel +1 212 526 7000

barclays.com

**Issuance Date:** December 10, 2021

**IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. SB-04152**

**Beneficiary:**

City of Albuquerque  
One Civic Plaza  
Albuquerque, NM 87103  
Contact: Sarita Nair, Chief Administrative Officer

**Applicant:**

Curia Global, Inc. on behalf of Curia New Mexico, LLC  
26 Corporate Circle  
Albany, NY 12212

**Amount:** US\$317,999.05

**Expiry Date:** December 15, 2022

Ladies and Gentlemen:

This letter is to advise the City of Albuquerque ("City") that, at the request of Curia Global, Inc. on behalf of **Curia New Mexico, LLC** ("Developer"), **Barclays Bank PLC, New York Branch** in **New York, New York**, has established an Irrevocable Letter of Credit in the sum of **Three Hundred Seventeen Thousand Nine Hundred Ninety-Nine Dollars and Five Cents (US\$317,999.05)** ("Letter of Credit") for the exclusive purpose of providing the financial guarantee, which the City requires **Curia New Mexico, LLC** to provide for the installation of the improvements, which must be constructed at **Tract B, Block 5, Sundt's Industrial Center**, Project No. **695983** ("Project"). The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Integrated Development Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Developer, in the records of the Clerk of Bernalillo County, New Mexico.

A draft or drafts for any amount up to, but not in excess of **Three Hundred Seventeen Thousand Nine Hundred Ninety-Nine Dollars and Five Cents (US\$317,999.05)** is/are available at sight at **Barclays Bank PLC, New York Branch, 745 7th Avenue, New York, New York 10019, Attn: Letter of Credit Department** between **October 15, 2022** and **December 15, 2022**. When presented for negotiation, the draft(s) is/are to be accompanied by the City's notarized certification stating: "1) **Curia New Mexico, LLC** has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreement."

We hereby agree with the drawer of draft(s) drawn under and in compliance with the terms of this credit that such draft(s) will be duly honored upon presentation to the drawee if negotiated between **October 15, 2022** and **December 15, 2022**.

The draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. **SB-04152** of **Barclays Bank PLC, New York Branch, 745 7th Avenue, New York, New York 10019, Attn: Letter of Credit Department**", and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of **Curia New Mexico, LLC's** failure to comply with the terms of the Agreement, and payment by wire from **Barclays Bank PLC, New York Branch** to the City of Albuquerque's bank account of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date **December 15, 2022**; or
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at **five o'clock p.m.**, New York time, **December 15, 2022**.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.

Very truly yours,  
Barclays Bank PLC, New York Branch



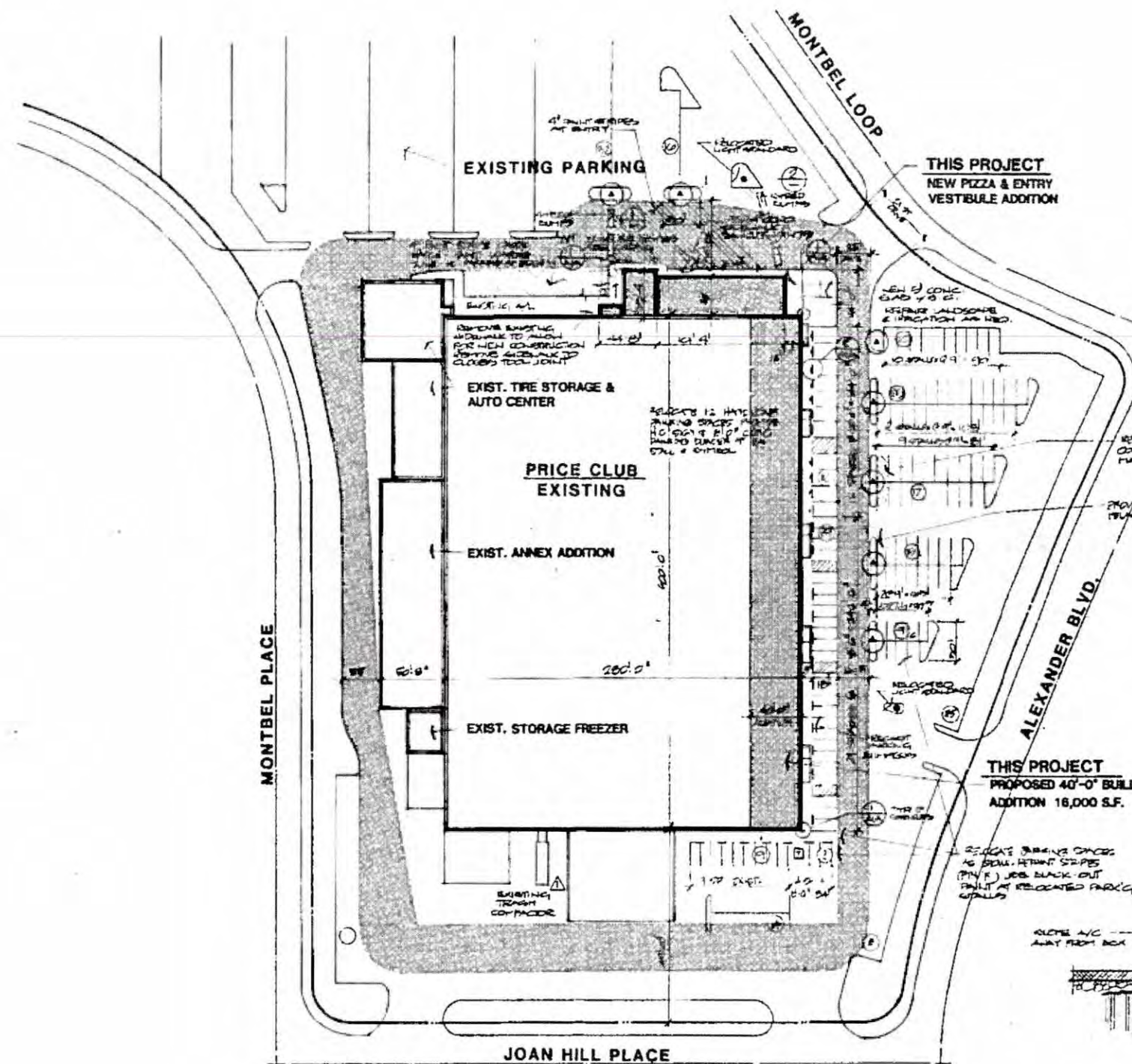
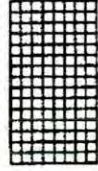
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DAWN TOWNSEND  
AUTHORIZED SIGNATORY/ AVP  
Tel: (212) 320-7534  
Fax: (212) 412-5011  
EMAIL: [XRALETTEROFCREDIT@BARCLAYS.COM](mailto:XRALETTEROFCREDIT@BARCLAYS.COM)





preexisting



- NOTES:
1. USE CIVIL DOOR FOR CLIPS. ANNOTATE THICKNESS.
  2. ALL EXTERIOR GLASS TO HAVE ANNOTATED LIGHTS TO BE BLINDFASTENED.
  3. REINFORCE FRAMING STEPS DUE TO MODIFICATIONS.

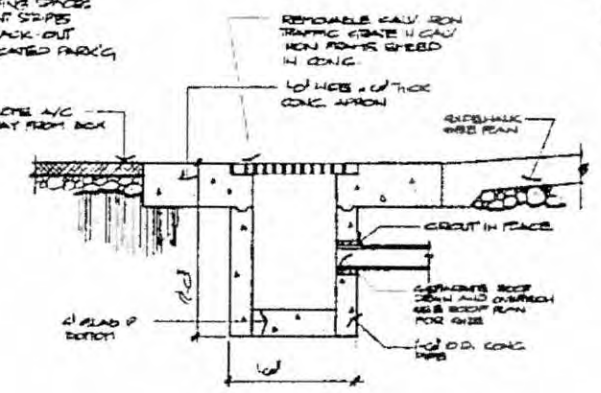
**PARTIAL SITE PLAN**

SCALE 1/8" = 1'-0"

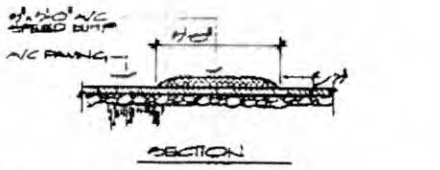


**SITE PLAN**

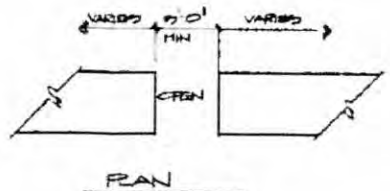
- LANDSCAPE NOTES:
1. ADD 1'-0" DIA. MIN. CMU CULVERTS UNDER EACH ISLAND AS SHOWN.
  2. EXTEND EXISTING IRRIGATION TO NEW ISLANDS.
  3. CAP IRRIGATION LINES HIGH AND ABANDONED.
  4. INSTALL 3/4" CRUSHED ROCK 4" MIN THICK. MATCH EXISTING.



**BUBBLER BOX**



**SPEED BUMPS**



**PLAN**

SEE ARCHITECTURAL DRAWINGS PROJECT OF 8/11/13. PAVED DRIVEWAY, ARCHITECT AND ARCHITECTURE, INC.



**IRVIN G. PASTERNAK 919**  
 ARCHITECTURE - PLANNING - INTERIOR  
 745 EAST MARYLAND AVE. SUITE 100  
 PHOENIX, ARIZONA 85014 279-2808



**PRICE-CLUB**  
 ALBUQUERQUE

TITLE	SITE PLAN
JOB NO.	91002
DATE	4-20-11
DRAWN BY	ML
CHECKED BY	ML
REVISIONS	1-5-11 CITY

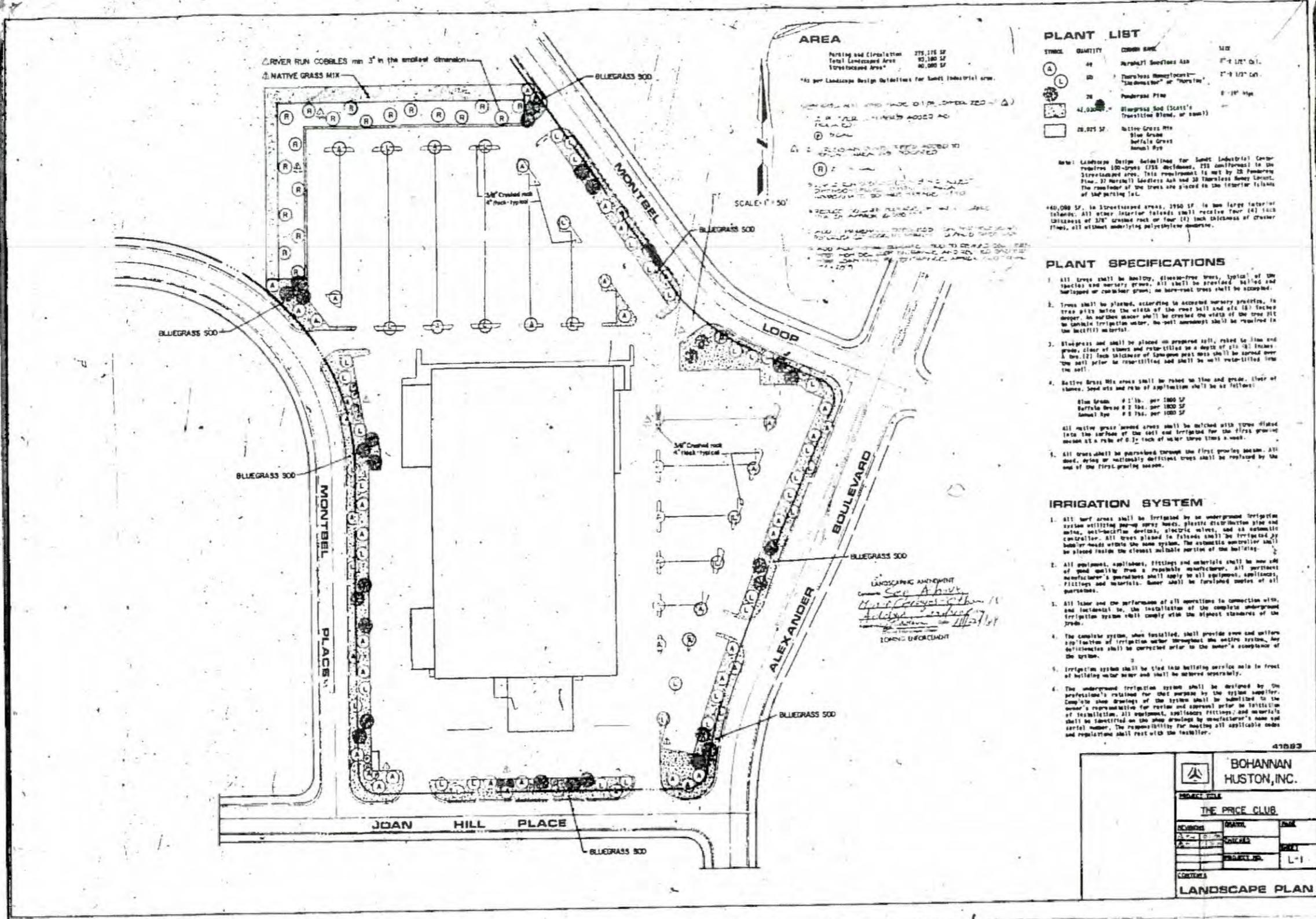


**A1**



D

D



**AREA**

Parking and Circulation	275,176 SF
Total Landscaped Area	80,100 SF
Landscaped Area	40,000 SF

\*As per Landscape Design Guidelines for Light Industrial Area.

**PLANT LIST**

SYMBOL	QUANTITY	COMMON NAME	SIZE
(A)	40	Thornless Sweetleaf Ash	7" x 12" Cal.
(L)	20	Thornless Honeylocust	7" x 12" Cal.
(M)	20	Pineapple Pine	8" x 12" Cal.
(N)	40,000 SF	Bluegrass Sod (Scott's)	Transition Stone, or equal
(O)	20,000 SF	Native Grass Mix	Buffalo Grass Belted Grass Junco Grass

Note: Landscape Design Guidelines for Light Industrial Center requires 100-1000 1/2" calipers, 222 calipers to the landscaped area. This requirement is met by 20 Thornless Sweetleaf Ash and 20 Thornless Honeylocust. The remainder of the trees are placed in the interior islands of the parking lot.

40,000 SF. In landscaped areas, 2500 SF. In one large interior island. All other interior islands shall receive four (4) inch thickness of 3/4" crushed rock or four (4) inch thickness of crusher fines, all without underlying polyethylene membrane.

- PLANT SPECIFICATIONS**
- All trees shall be healthy, disease-free trees, typical of the species and variety grown. All shall be provided with and maintained on a regular basis. No bare-rooted trees shall be accepted.
  - Trees shall be planted, according to accepted nursery practices. In trees pits, the width of the root ball and six (6) inches deeper. An earthen mound shall be created the width of the tree pit to contain irrigation water. No soil amendment shall be required in the backfill material.
  - Bluegrass sod shall be placed on prepared soil, raised to line and grade, clear of stones and other debris to a depth of six (6) inches. A one (1) inch thickness of sphagnum peat moss shall be spread over the soil prior to reestablished sod shall be well watered from the soil.
  - Native Grass Mix areas shall be raised to line and grade, clear of stones. Sod pits and rate of application shall be as follows:  
 Blue Grass # 1 lb. per 1000 SF  
 Buffalo Grass # 2 lbs. per 1000 SF  
 Annual Ryegrass # 2 lbs. per 1000 SF
- All native grass seeded areas shall be mulched with 2" deep straw into the surface of the soil and irrigated for the first growing season at a rate of 0.2 inch of water three times a week.
- All trees shall be pruned through the first growing season. All dead, dying or naturally deficient trees shall be replaced by the end of the first growing season.

- IRRIGATION SYSTEM**
- All turf areas shall be irrigated by an underground irrigation system utilizing pump, pipe, plastic distribution pipe and valve, anti-siphon device, electric valves, and an automatic controller. All trees planted in islands shall be irrigated by hand-made circles the same system. The automatic controller shall be placed within the closest suitable portion of the building.
  - All equipment, appliances, fittings and materials shall be new and of good quality from a reputable manufacturer. All pertinent manufacturer's guarantees shall apply to all equipment, appliances, fittings and materials. Owner shall be furnished copies of all warranties.
  - All labor and the performance of all operations in connection with, and incidental to, the installation of the complete underground irrigation system shall comply with the highest standards of the trade.
  - The complete system, when installed, shall provide even and uniform application of irrigation water throughout the entire system. Any deficiencies shall be corrected prior to the owner's acceptance of the system.
  - Irrigation system shall be tied into building service main in front of building water meter and shall be metered separately.
  - The underground irrigation system shall be defined by the professional retained for that purpose by the system supplier. Complete shop drawings of the system shall be submitted to the owner's representative for review and approval prior to installation of installation. All equipment, appliances, fittings and materials shall be identified on the shop drawings by manufacturer's name and serial number. The responsibility for meeting all applicable codes and regulations shall rest with the installer.

41883

BOHANNAN HUSTON, INC.	
PROJECT TITLE	
THE PRICE CLUB	
OWNER	DATE
PROJECT NO.	L-1
CONTROLS	
LANDSCAPE PLAN	

CITY OF ALBUQUERQUE  
 This document is certified to be a complete and accurate copy of the original as it appears in the files of the City of Albuquerque, New Mexico, and was filed in the regular course of business. The photographic process used meets the best Microfilm Standards of the Best Microfilm Standards Association (MMS 1977).

City Clerk/Recorder  
 OFFICIAL SEAL  
 CHARMEN L. CASTELLO  
 City Clerk/Recorder

D 24

C 20

B 16

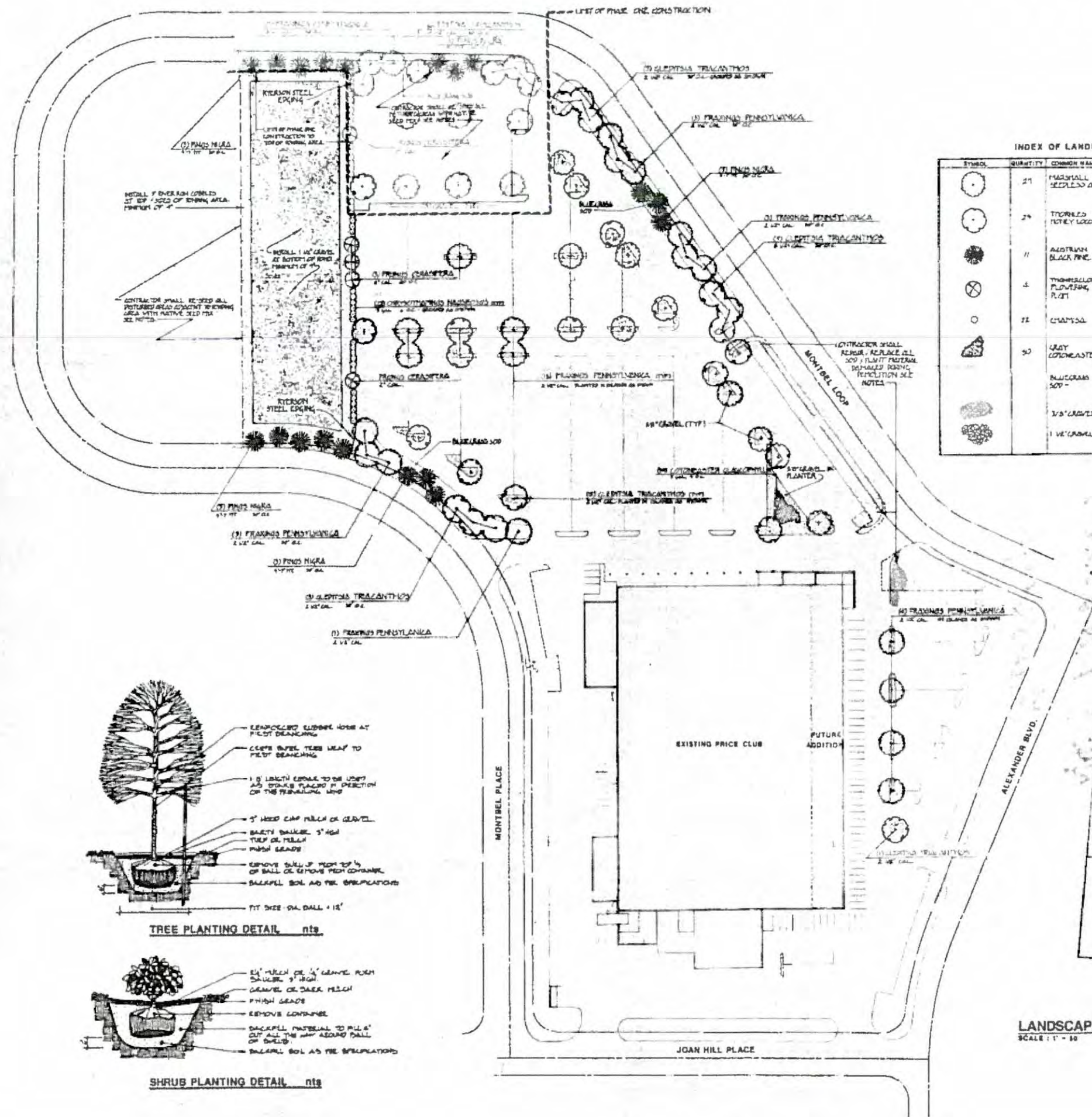
A 12

CITY OF ALBUQUERQUE

C

D



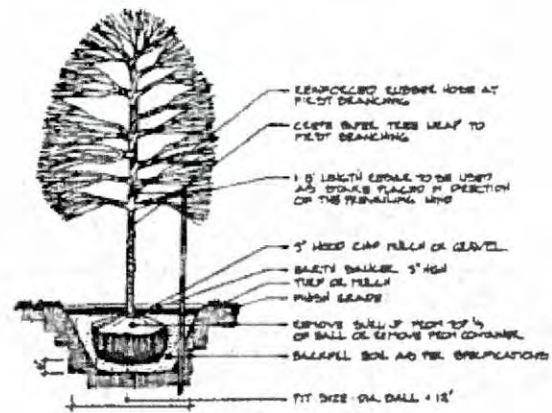


INDEX OF LANDSCAPE MATERIALS

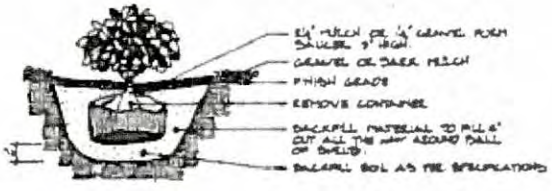
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
(Symbol: Circle with horizontal lines)	21	MADONNA'S REDWOOD	FRAXINUS PENNSYLVANICA	2 1/2" GAL.	BIBACULATED
(Symbol: Circle with vertical lines)	24	TROPICAL BUTYRACEAE	ALBERTA TRICANTHOS	2 1/2" GAL.	
(Symbol: Circle with diagonal lines)	11	AUSTRIAN BLACK PINE	PINUS NIGRA	1" T.	
(Symbol: Circle with cross)	4	THORNLEAF FLOWERING PLANT	FRAXINUS CERATIFERA	2" GAL.	
(Symbol: Circle with dots)	22	CHAMAEDOR	CHAMAEDORHEPS MAUSOLEUS	3" GAL.	6" OC. W/GRASS
(Symbol: Triangle with dots)	50	GRAY COTONEASTER	COTONEASTER GLAUCOPHYLLA	3" GAL.	4" OC. W/GRASS
(Symbol: Circle with horizontal lines)		MULLEIN	SOLIDAGO	23" HIGHER	TYPICAL OF BURNING BLENDS
(Symbol: Circle with vertical lines)		1/2" CAMEL		1" HIGHER	FOR TERNING AREA
(Symbol: Circle with diagonal lines)		1" CAMEL		1" HIGHER	

NOTES

- All plant materials used shall be true to name and size in accordance with the following standards:
  - American Joint Committee on Horticultural Nomenclature, 1942 Edition of Standardized Plant Names. (Published by Horace Planchon Press, 2, Harbison Maryland County, Harborsburg, Pa.)
  - American Standard for Nursery Stock, Copyright 1982 (Published by the American Association of Nurserymen, Inc., 230 Seaboard Building, Washington, D.C. 20001)
- Any plant material or soil placed during demolition shall be replaced by the contractor at no cost to the owner.
- All undeveloped areas disturbed during demolition, grading, or construction shall be re-vegetated as shown on plans.
- Existing Russian Olive trees located in existing parking area shall be removed from the site. Coordinate with general contractor.
- Plant material may be re-used only if it is evident that the plant is in a dormant condition.
- Other existing materials requiring relocation such as gravel, mulch and irrigation, shall not be re-used. Such materials shall be removed from the site following demolition.
- All plants shall be placed at specified except for those which are indicated as necessary by underground obstructions, or other unforeseen conditions.
- Substitutions shall not be made unless specified landscape material is not obtainable.
- All plants shall be typical of their species or variety. All plants shall have normal, well developed branches and vigorous root systems.
- Delivery of all plants shall be done with correct care to insure adequate protection against injury.
- All shrubs and perennials shall be guaranteed for the period of one full year beginning on the date of final contract acceptance.
- Maintain all trees, shrubs, and other plant material until final acceptance by owner's representative.
- Gravel to be washed, well, washed free of soil, sand, silt or other foreign substances.
- Gravel to have block, summer resistant riprap conforming with F.S. 1-1-12, Type III, 3/4" to 1 1/2" in size, except in bottom of parking area.
- Gravel to be placed in areas that are designated as such and in quantities adequate to building and all structures not labeled here.
- Soil at the bottom of parking area shall be topsoil with 10% humus, applied as per manufacturer's recommendations.
- Soil shall be tested with sterilizing agent, as per manufacturer's instructions for use. Sterilizing agent shall be applied within 48 hours of the start of any tree or shrub work. Soil shall be tested, thoroughly reworked.
- As grown to one year old from time of original purchase. It will be free of insects, weeds and undesirable native grasses, parasitic infestations and other factors harmful to plant growth.
- Soil amendment shall be composed of aged ground horn which screened to 1/2" in size of smaller or approved equal. The ratio of application shall be one (1) cubic yard per 1000 sq. ft. of area.
- Soil fertilizer shall be 16-8-8 starter fertilizer or approved equal. Bags shall be 40 lbs. or 50 lbs. per bag (bag weight 40 lbs.) and shall be spread 1000 sq. ft. of area.
- Areas requiring native seed shall be sown with "topsoil, 1/2" and 1/2" measure available from "Plant of the Country" or approved equal. Seed shall be sown in rows as recommended by the supplier. Native seed shall be sown between the dates of May 15 through September 15th.



TREE PLANTING DETAIL nts



SHRUB PLANTING DETAIL nts

LANDSCAPING CONTRACT AGREEMENT  
 I hereby agree to the terms and conditions of the above contract.  
 Approved by: [Signature]  
 Date: 10-7-87

LANDSCAPE PLAN  
 SCALE: 1" = 40'

BOHANNAN HUSTON, INC.

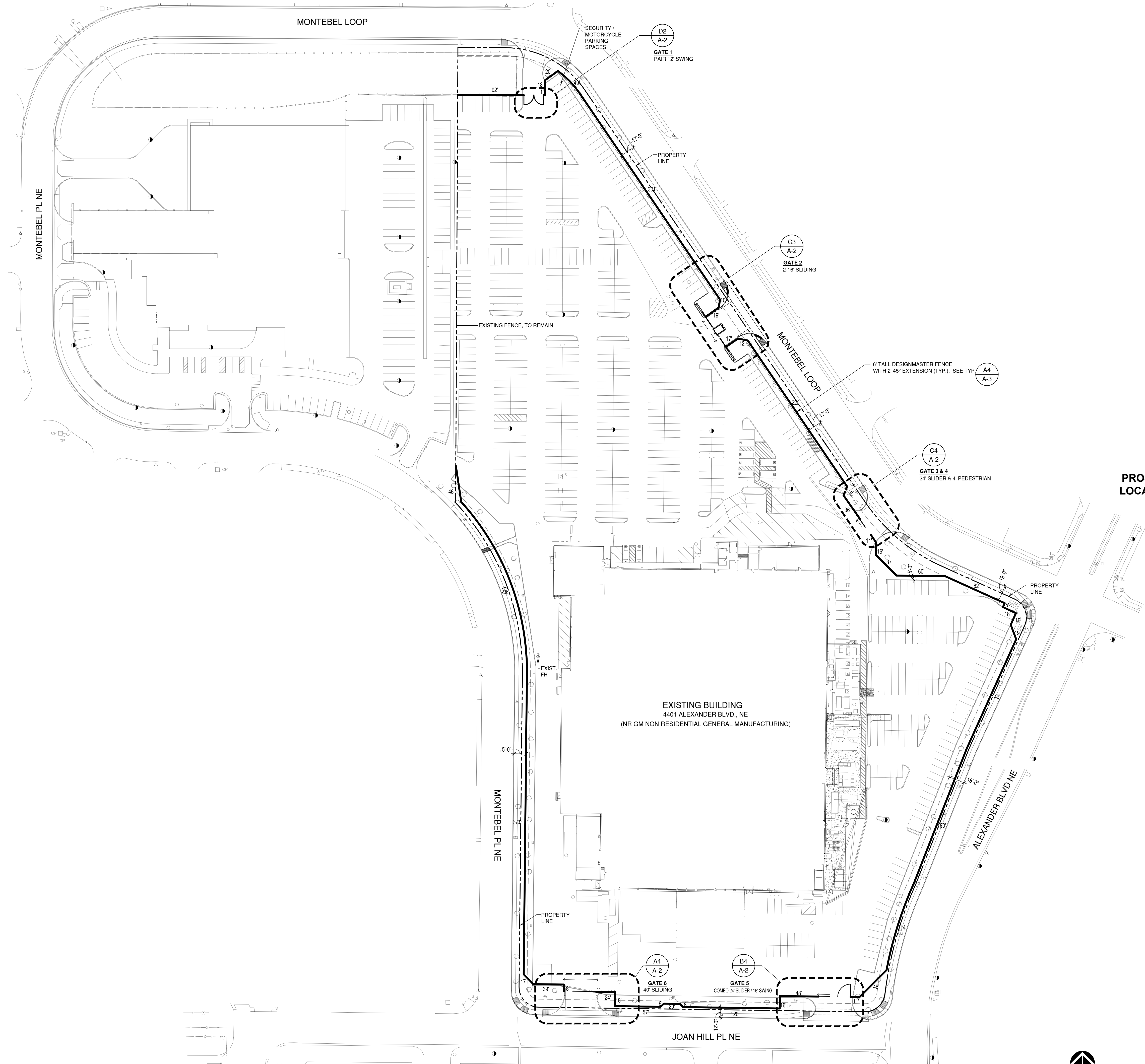
PROJECT: PRICE CLUB SITE WORK

DATE: 10-7-87

LANDSCAPE PLAN

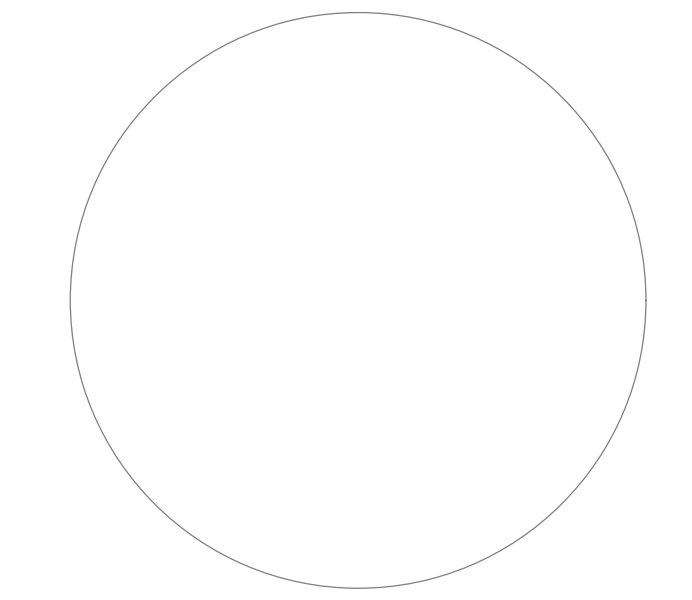
BY: [Signature]	DATE: 10-7-87	T.O.A.	DATE:
PROJECT NO.	21-1		





**ARCHITECTURAL SITE PLAN-GATE & FENCE LAYOUT**  
1/64" = 1'-0"

**CITY APPROVAL STAMP**



**PROJECT DATA**

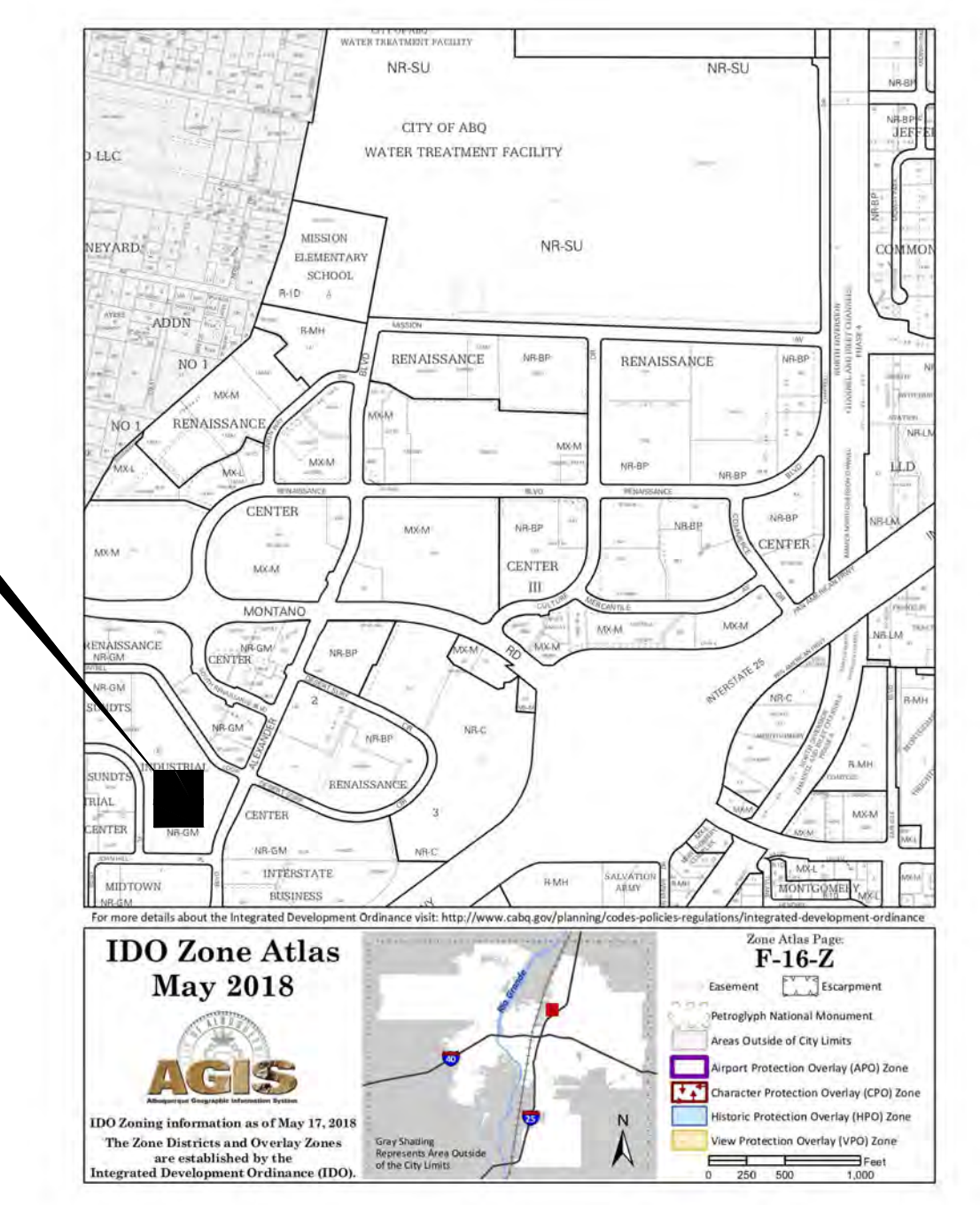
PROJECT OWNER: AMRI  
PROJECT ADDRESS: 4401 ALEXANDER BOULEVARD, NE  
ZONING: NR GM NON RESIDENTIAL GENERAL MANUFACTURING

**PROJECT DESCRIPTION**

PROJECT IS FOR THE ADDITION OF A 6' HIGH PERIMETER FENCING AROUND THE PROPERTY WITH VARIOUS ENTRY GATES.

- NOTES:**
1. PROVIDE FD KNOCK BOX AT MAIN GATE.
  2. FOR ALL WORK IN TGH E PUBLIC RIGHT-OF-WAY, SEE PUBLIC WORK ORDER NO. 695983.

**PROJECT LOCATION**



**ZONE ATLAS MAP F-16-Z**

N.T.S.



ARCHITECTS

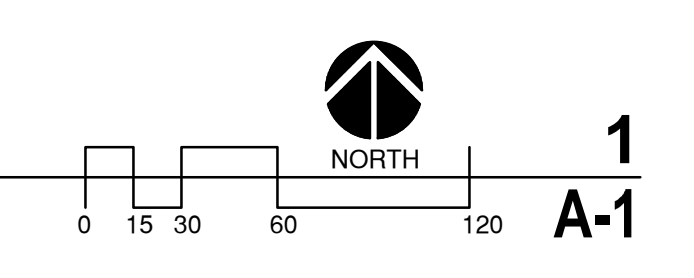
7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505) 890-1736

PROJECT:  
**AMRI SITE IMPROVEMENTS**  
4401 ALEXANDER BOULEVARD, NE  
ALBUQUERQUE, NEW MEXICO

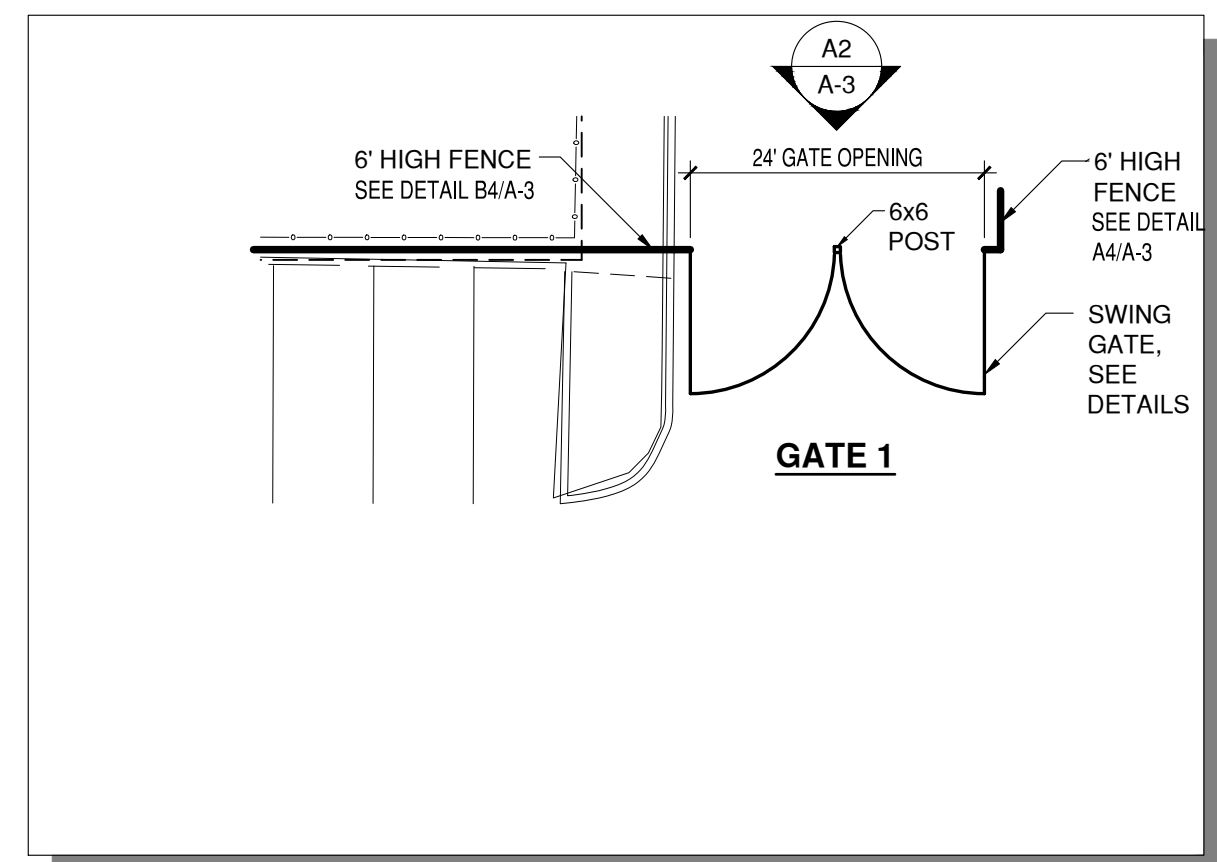
SHEET TITLE:  
**FENCE SITE LAYOUT PLAN**

NO.	REVISION	DATE

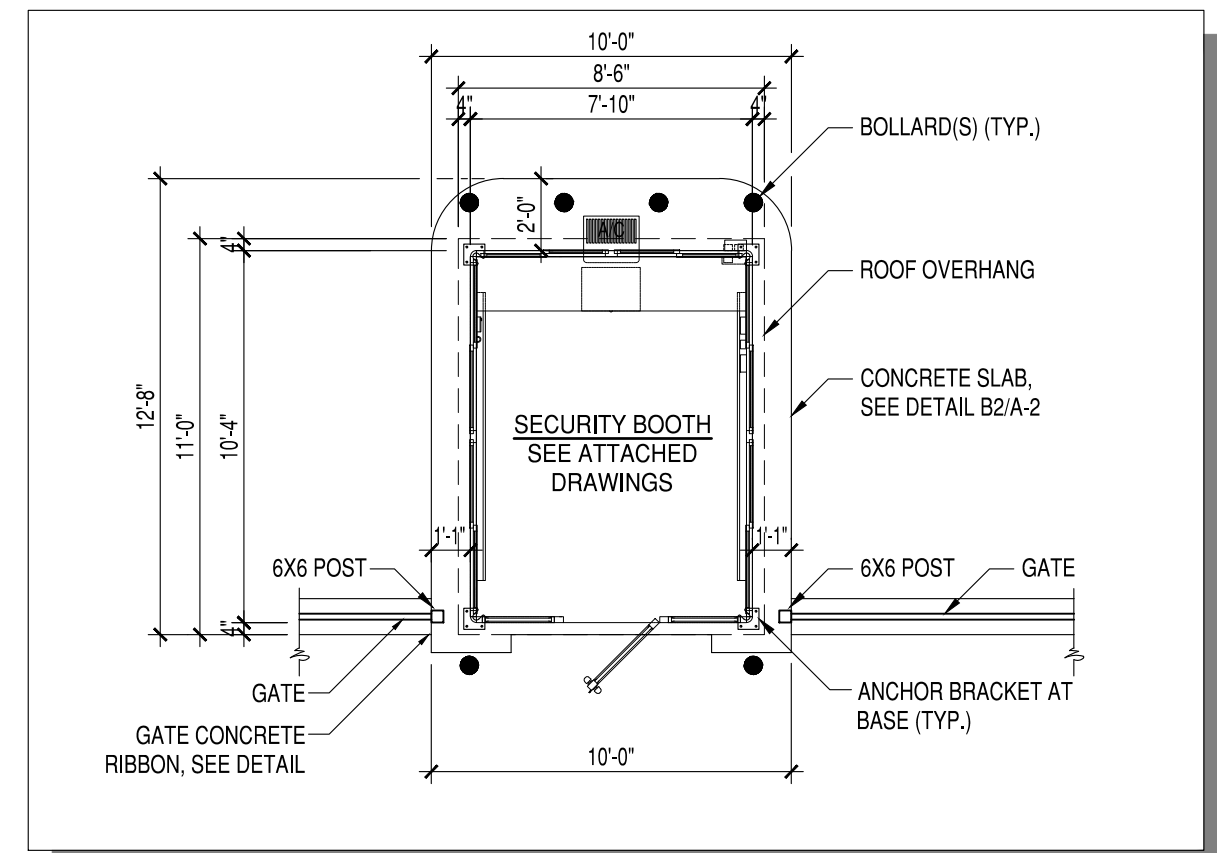
ARCHITECT STAMP 	CONSULTANT STAMP 	DATE: 1/27/22 PROJECT NO. 2105 SHEET NO. A-1
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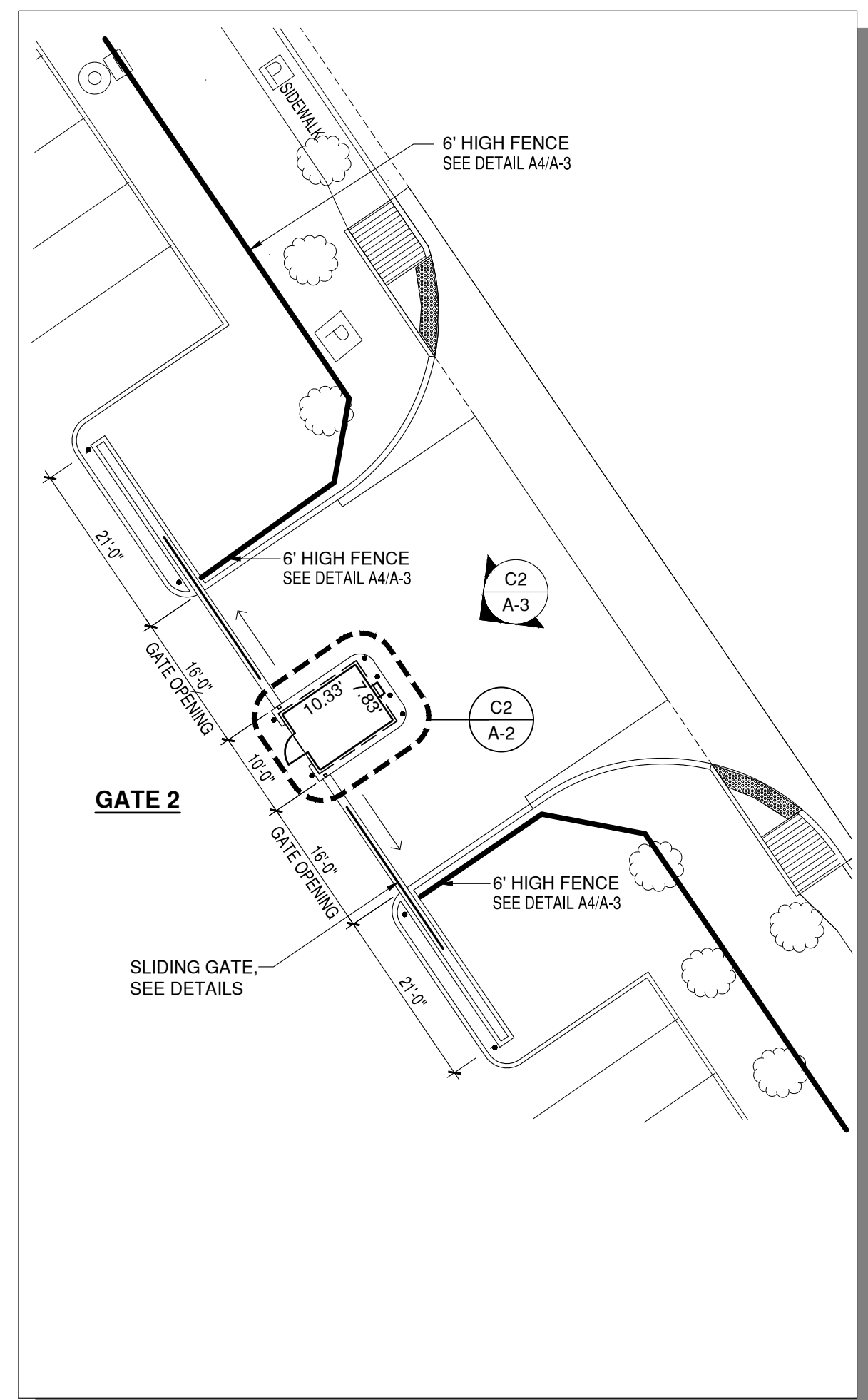




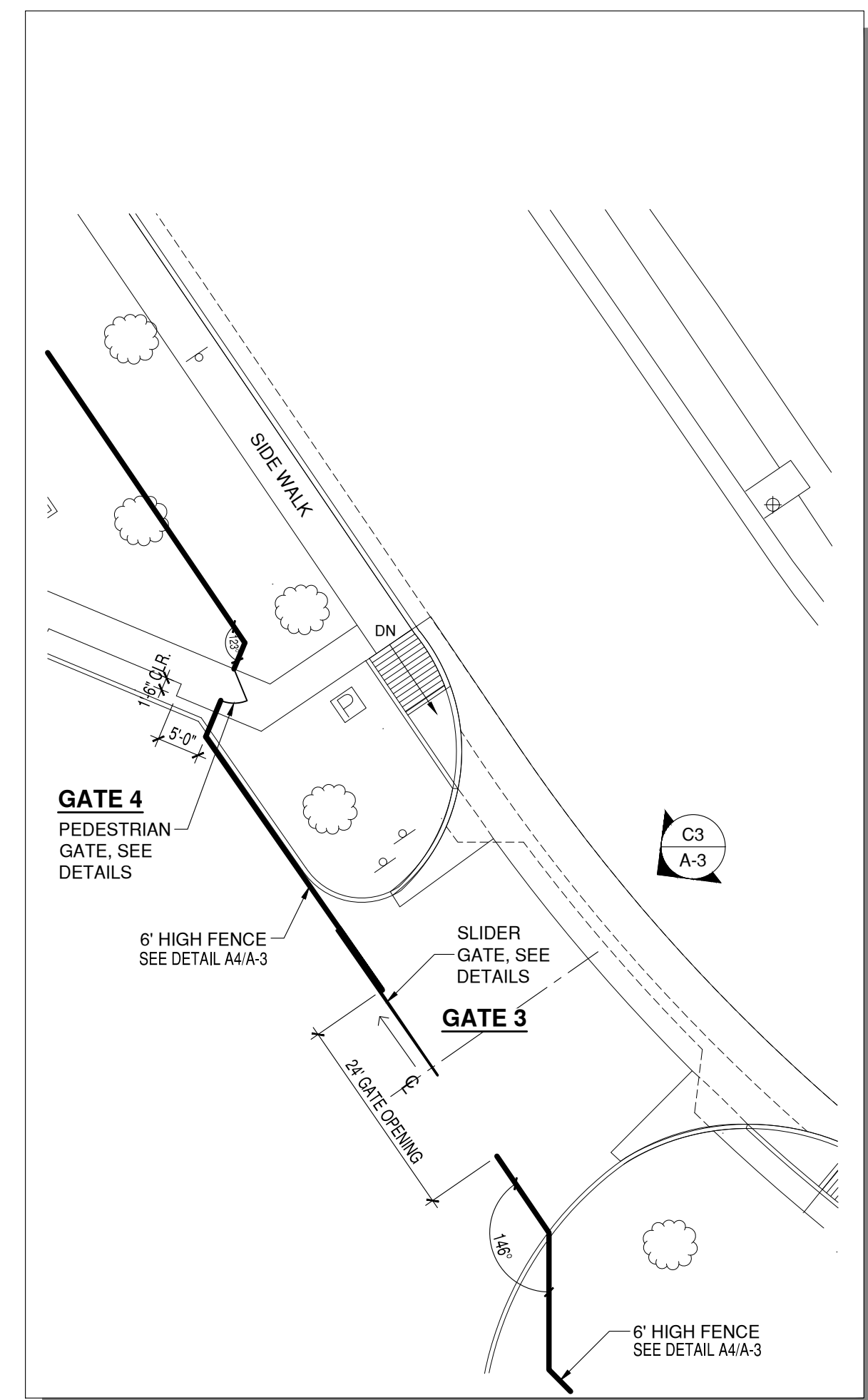
**ENLARGED PLAN - GATE 1** **D2**  
1/16" = 1'-0" **A-2**



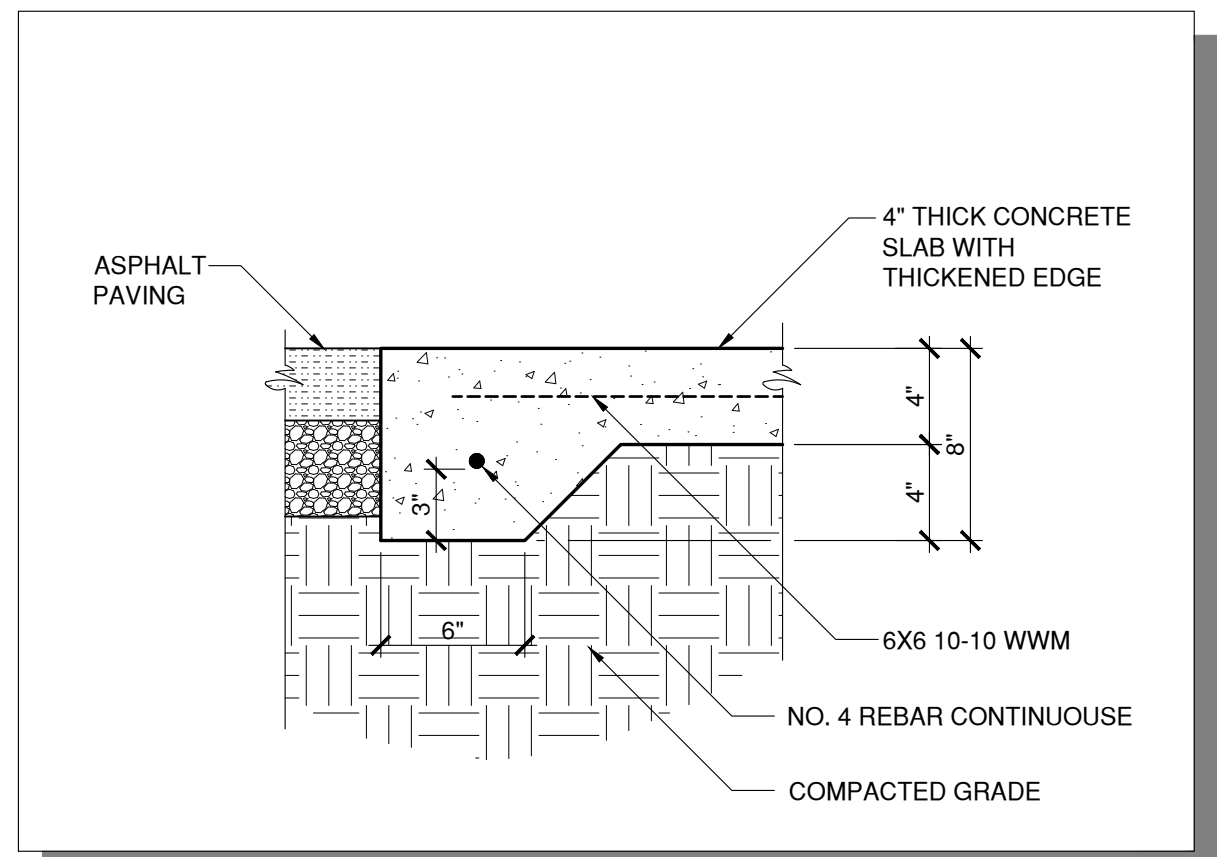
**ENLARGED BOOTH PLAN** **C2**  
3/16" = 1'-0" **A-2**



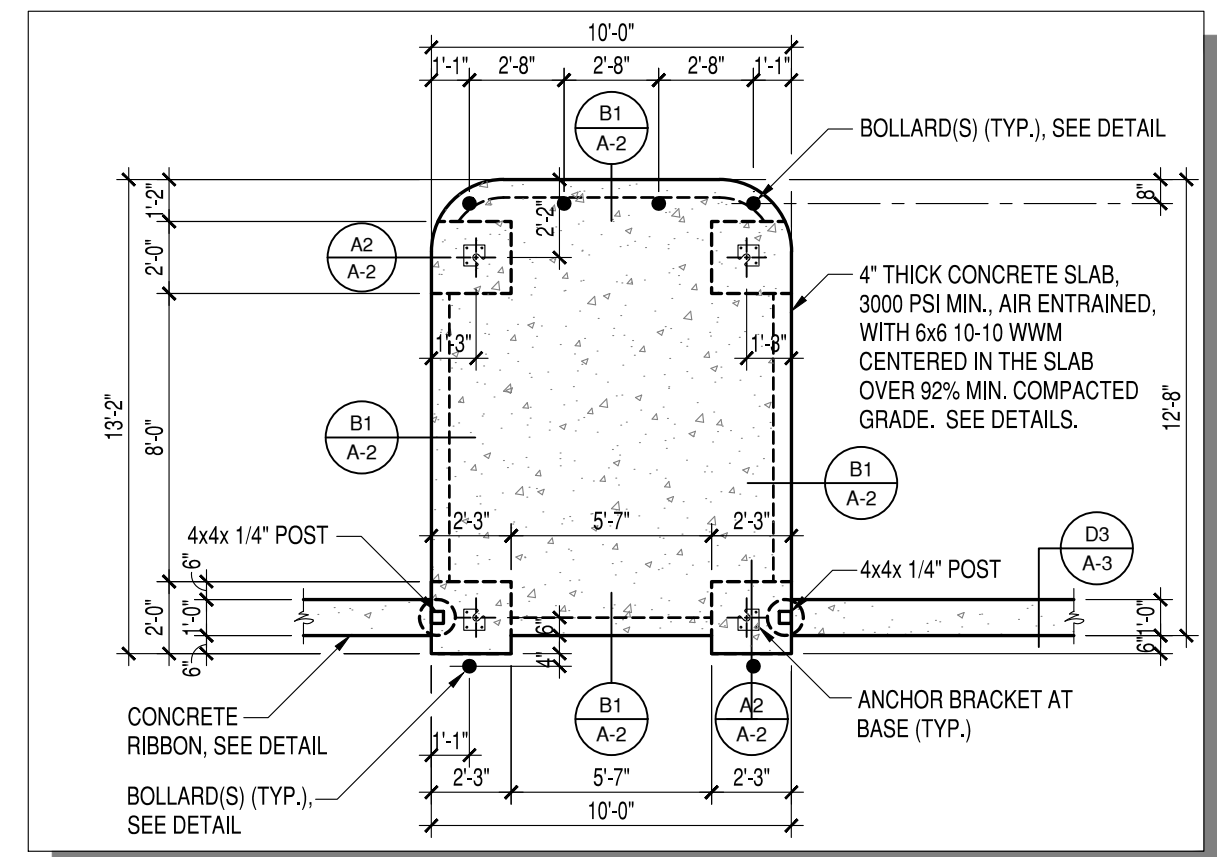
**ENLARGED PLAN - GATE 2** **C3**  
1/16" = 1'-0" **A-2**



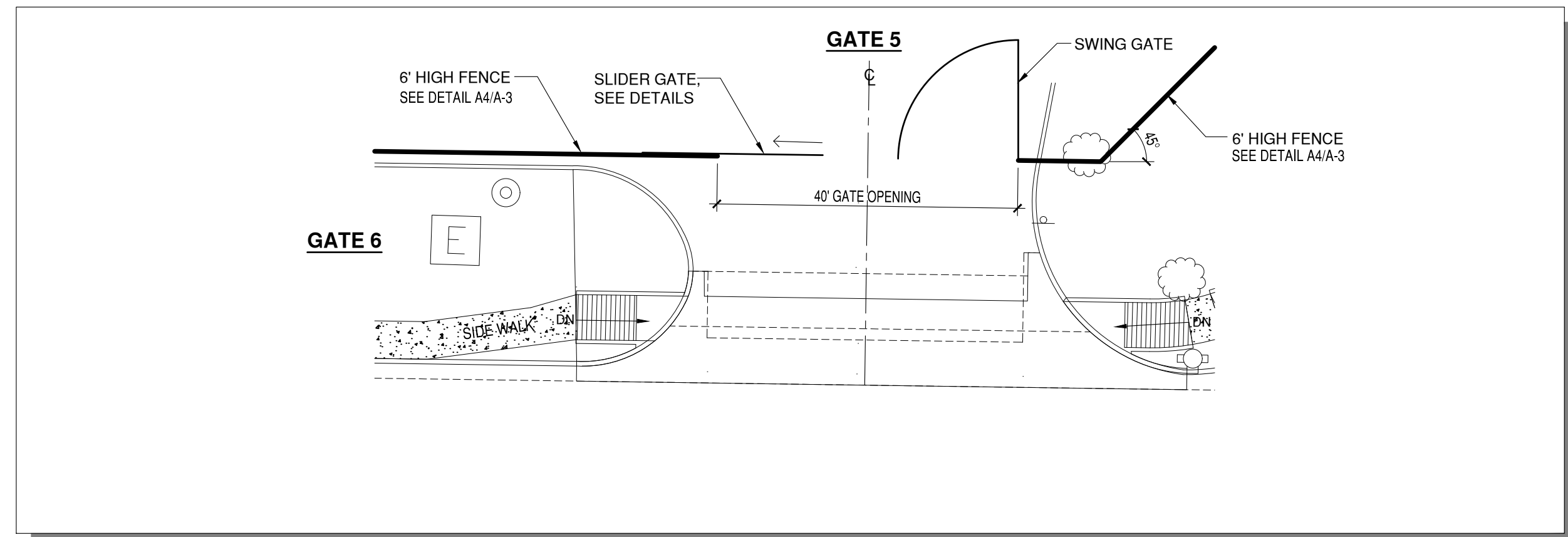
**ENLARGED PLAN - GATE 3 & 4** **C4**  
1/16" = 1'-0" **A-2**



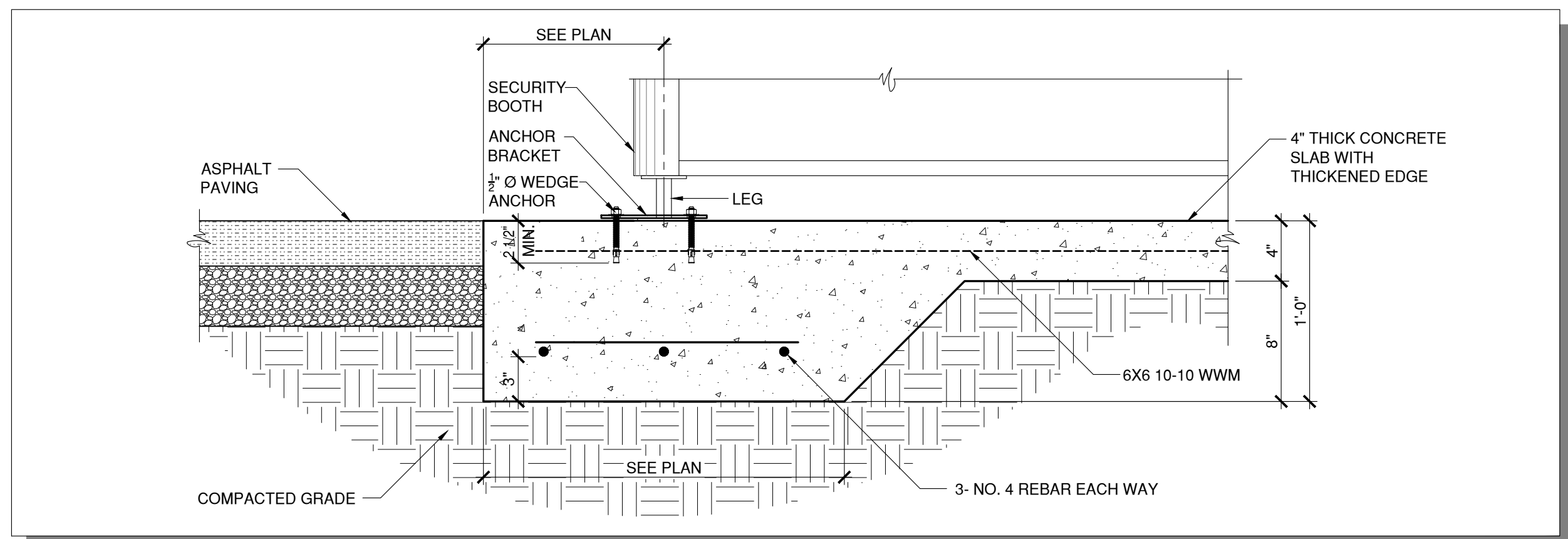
**THICKENED SLAB EDGE DETAIL** **B1**  
1 1/2" = 1'-0" **A-2**



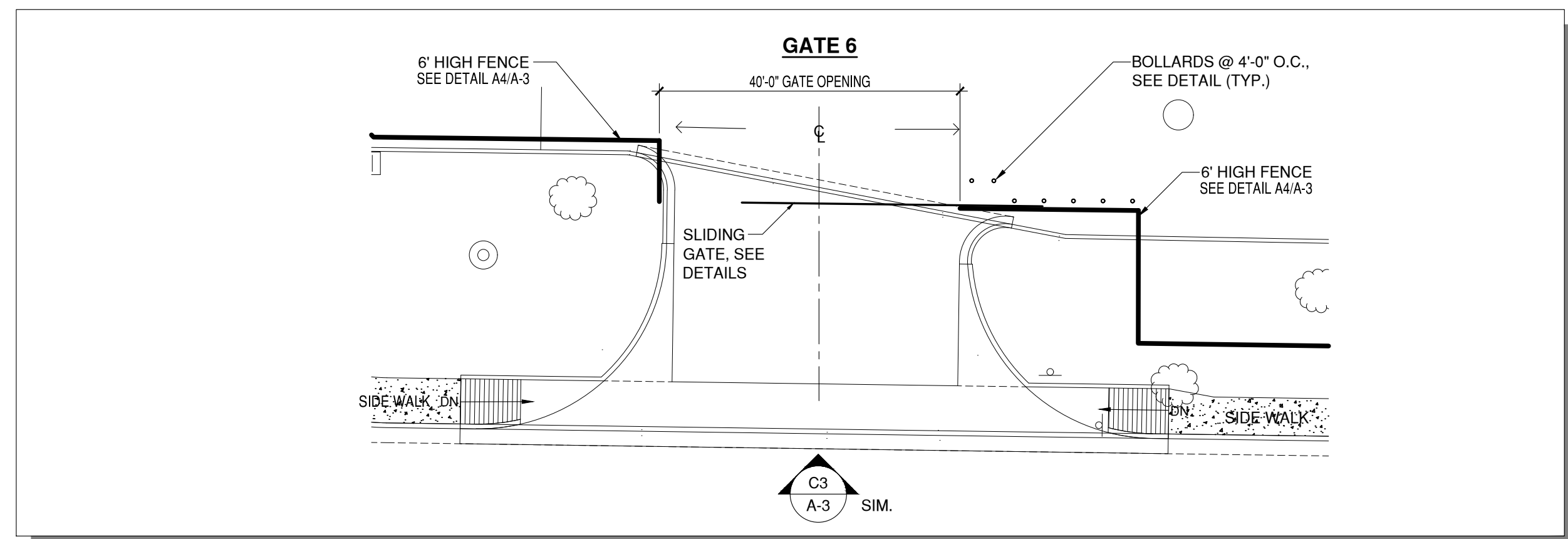
**BOOTH SLAB PLAN** **B2**  
3/16" = 1'-0" **A-2**



**ENLARGED PLAN - GATE 5** **B4**  
1/16" = 1'-0" **A-2**

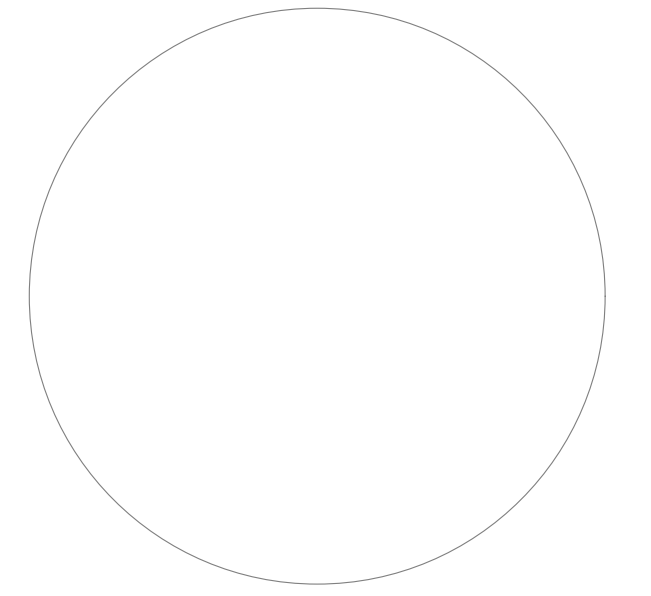


**THICKENED SLAB AND BOOTH ANCHORAGE DETAIL** **A2**  
1 1/2" = 1'-0" **A-2**



**ENLARGED PLAN - GATE 6** **A4**  
1/16" = 1'-0" **A-2**

CITY APPROVAL STAMP



ARCHITECTS

7925 Bosque St. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505) 890-1736

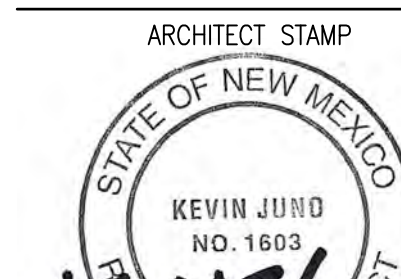
PROJECT:  
**AMRI SITE IMPROVEMENTS**  
4401 ALEXANDER BOULEVARD, NE  
ALBUQUERQUE, NEW MEXICO

SHEET TITLE:  
**ENLARGED PLANS AND DETAIL**

NO.	REVISION	DATE

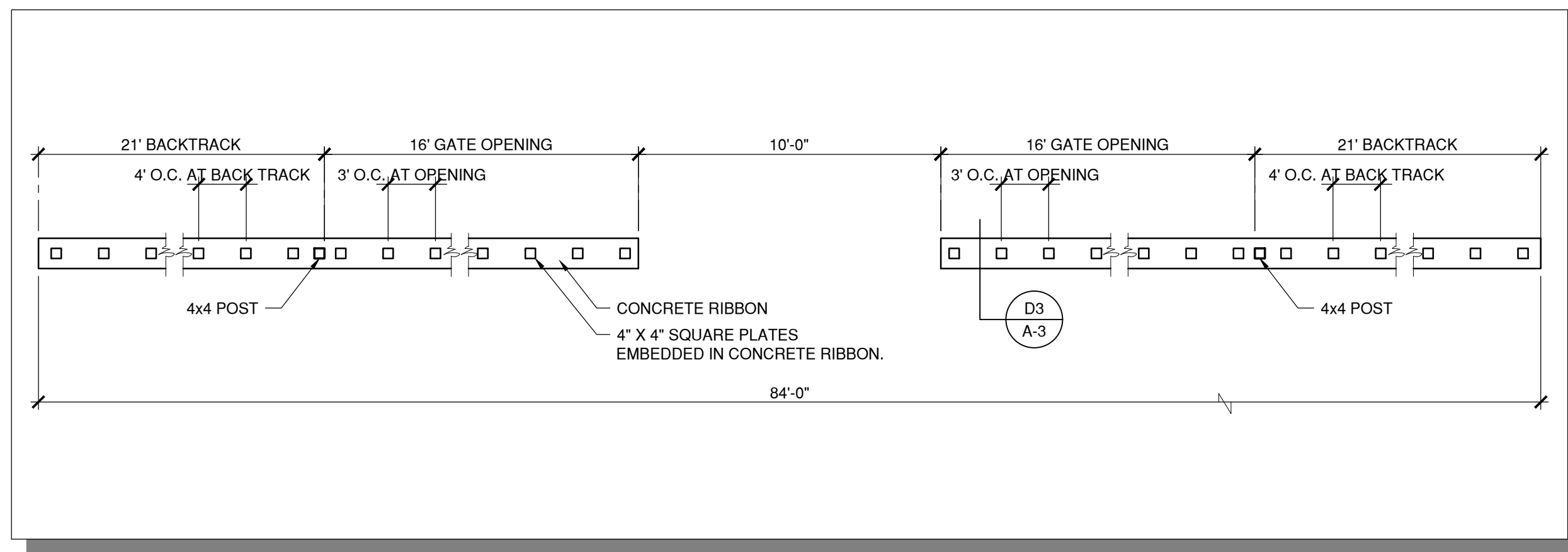
ARCHITECT STAMP CONSULTANT STAMP

DATE:  
1/27/22  
PROJECT NO.  
2105  
SHEET NO.



*Kevin Juno* 1-27-22

**A-2**

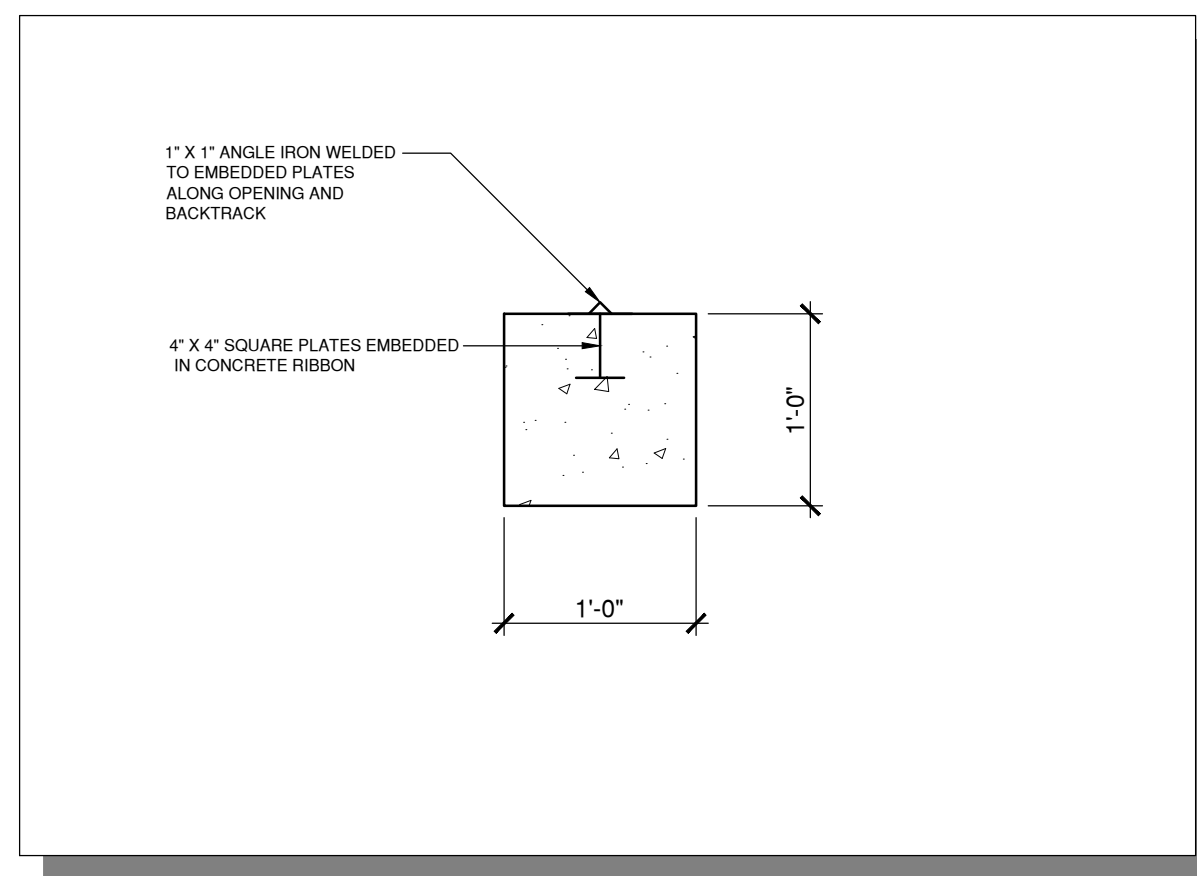


**RIBBON PLAN DETAIL**

1/4" = 1'-0"

**D2**

**A-3**



**RIBBON SECTION DETAIL**

1" = 1'-0"

**D3**

**A-3**

GATE DIMENSIONS			
GATE NUMBER	A	B	C
1	PR. 12'-0"		
2	2@16'-0"		
3	24'-0"		
4	4'-0"	SEE ELEV.	
5	24' SLIDE/16' SWING		
6	40'-0"		

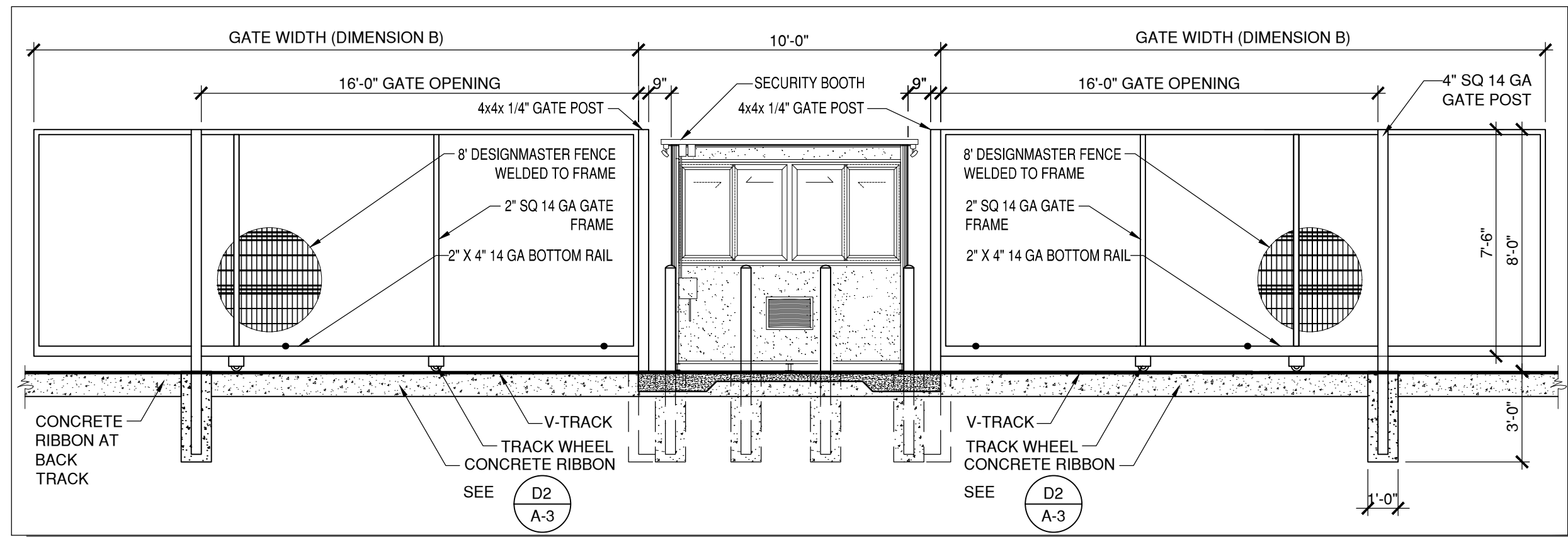
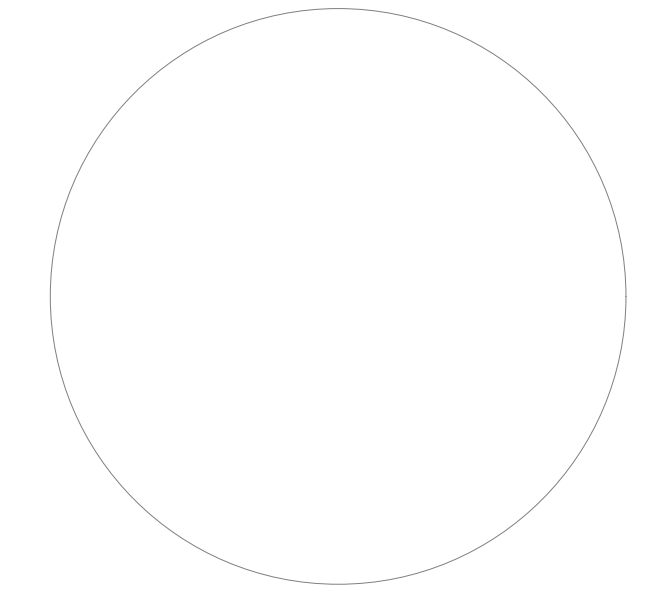
**GATE DIMENSION TABLE**

1/4" = 1'-0"

**D4**

**A-3**

**CITY APPROVAL STAMP**

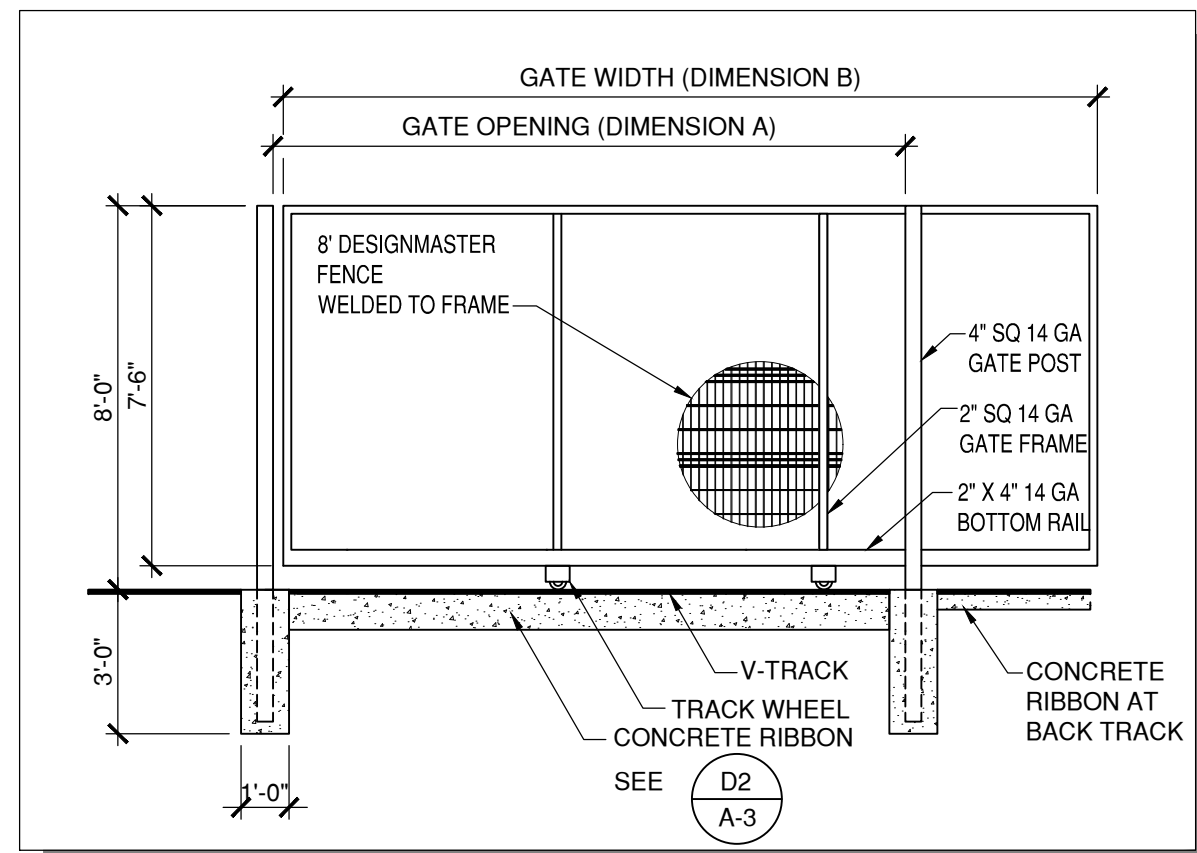


**BI-PARTING V-TRACK GATE**

1/4" = 1'-0"

**C2**

**A-3**

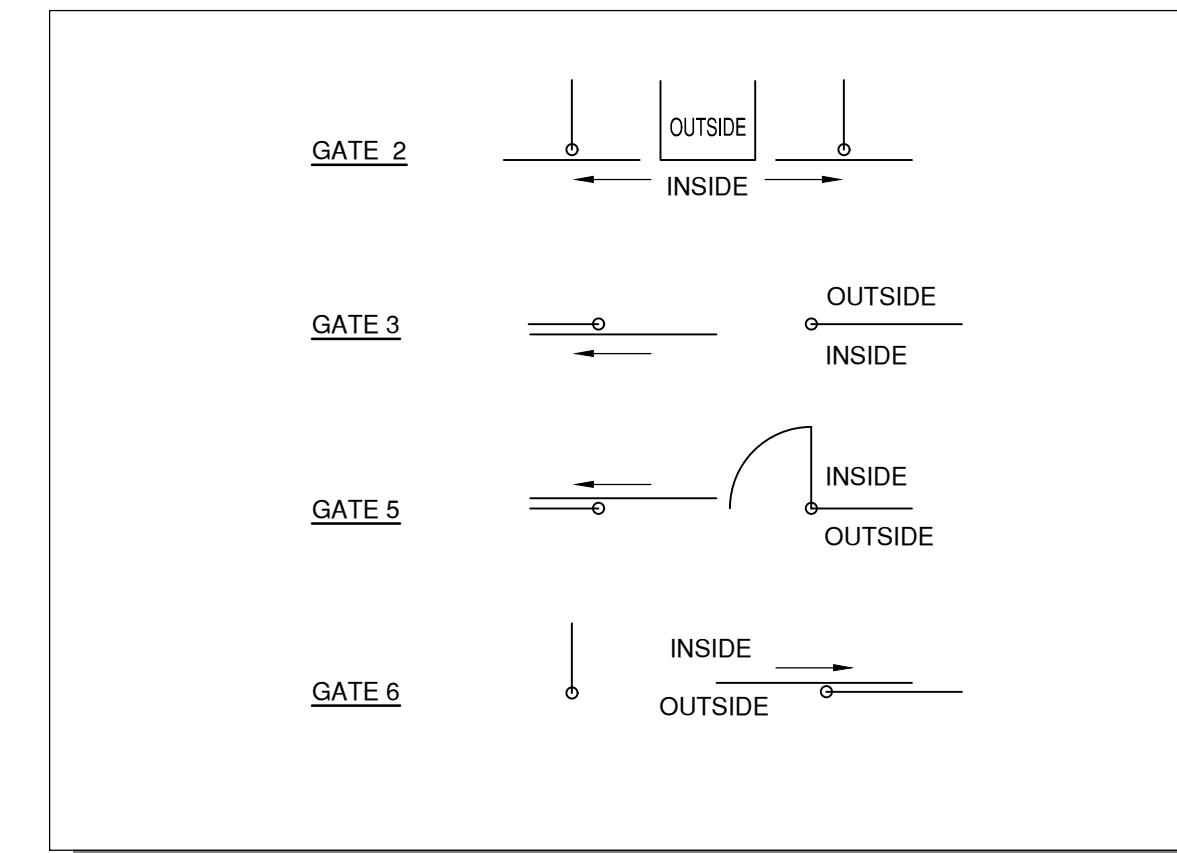


**SLIDER V-TRACK GATE**

1/4" = 1'-0"

**C3**

**A-3**

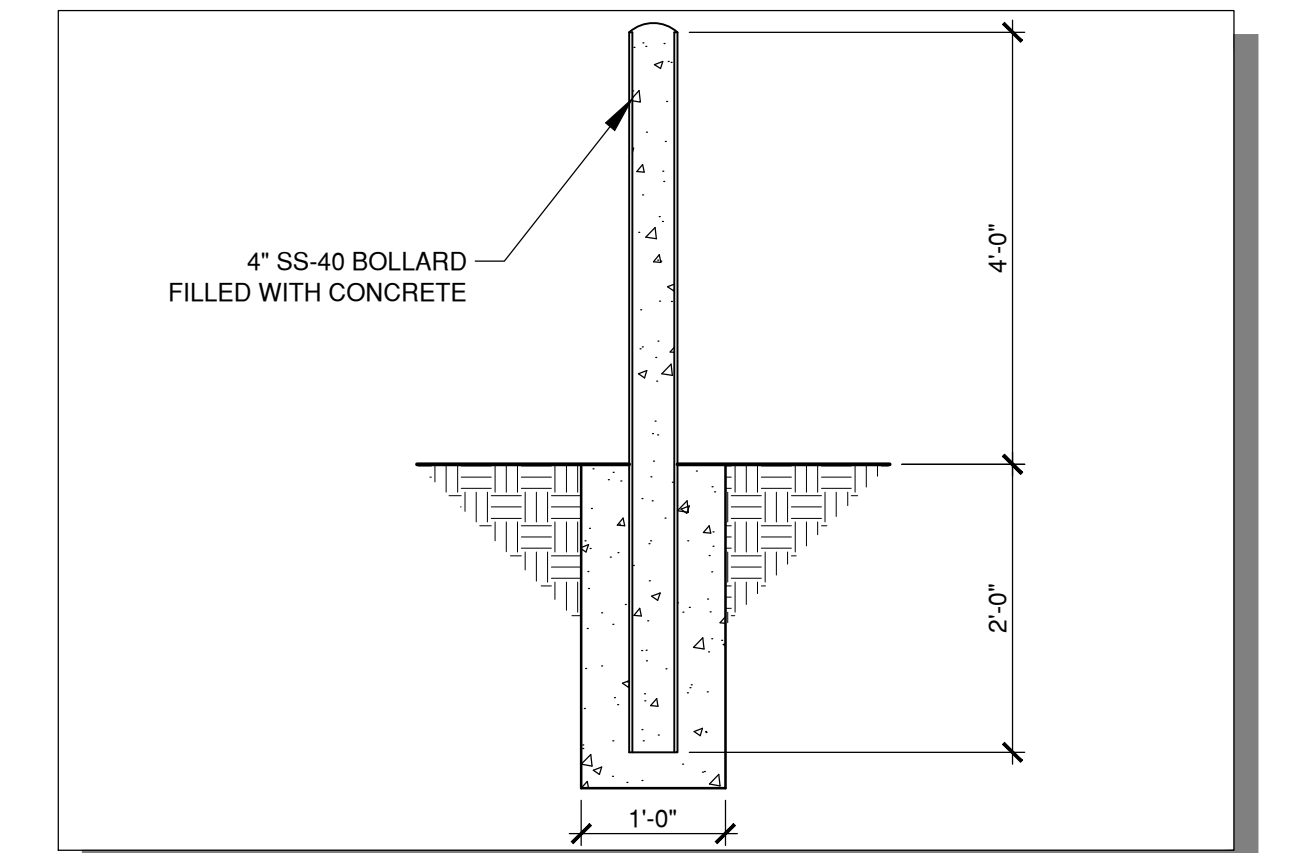


**GATE SLIDE KEY**

1/4" = 1'-0"

**C4**

**A-3**

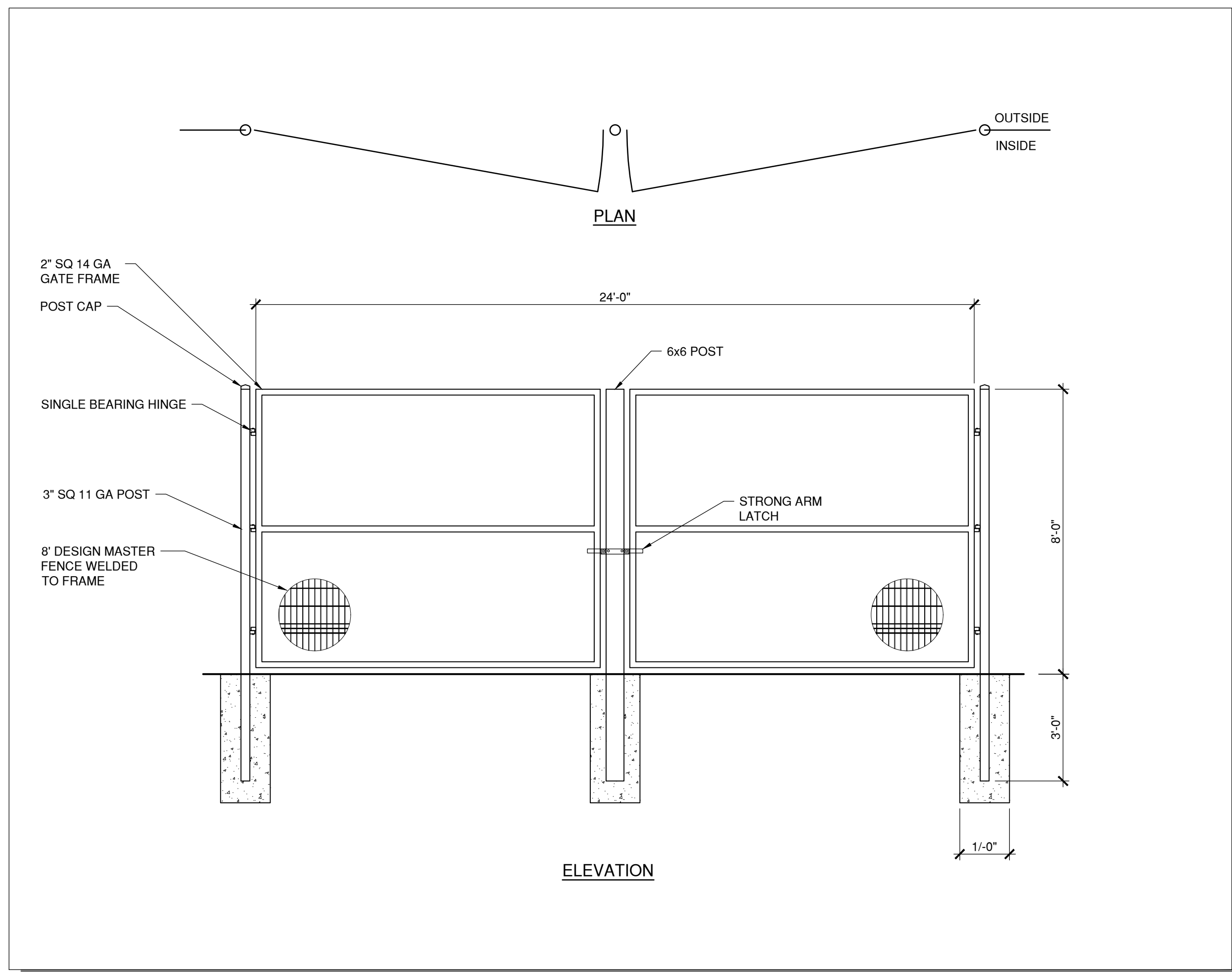


**BOLLARD DETAIL**

3/4" = 1'-0"

**C5**

**A-3**

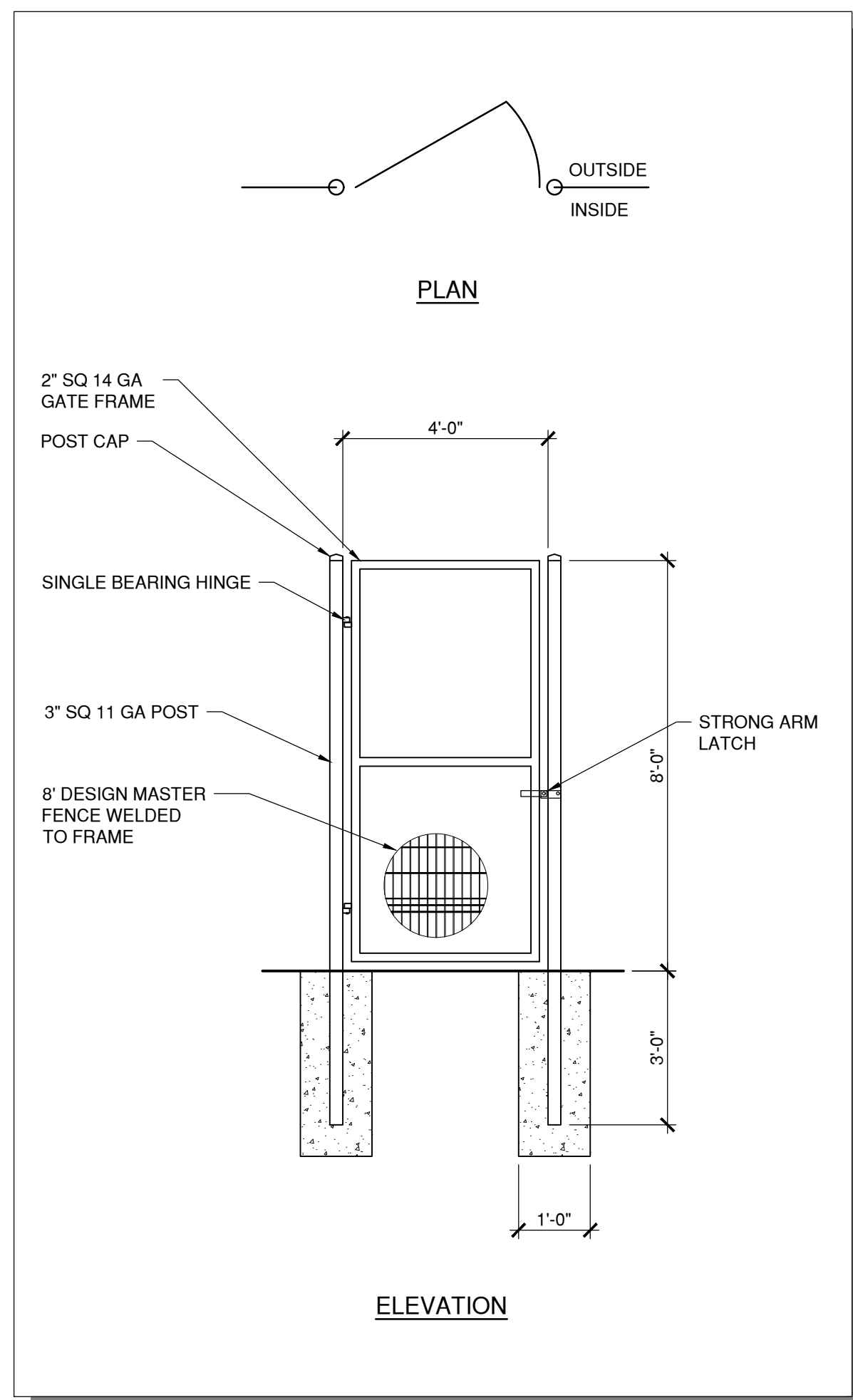


**SWING GATE 1 DETAIL**

3/8" = 1'-0"

**A2**

**A-3**

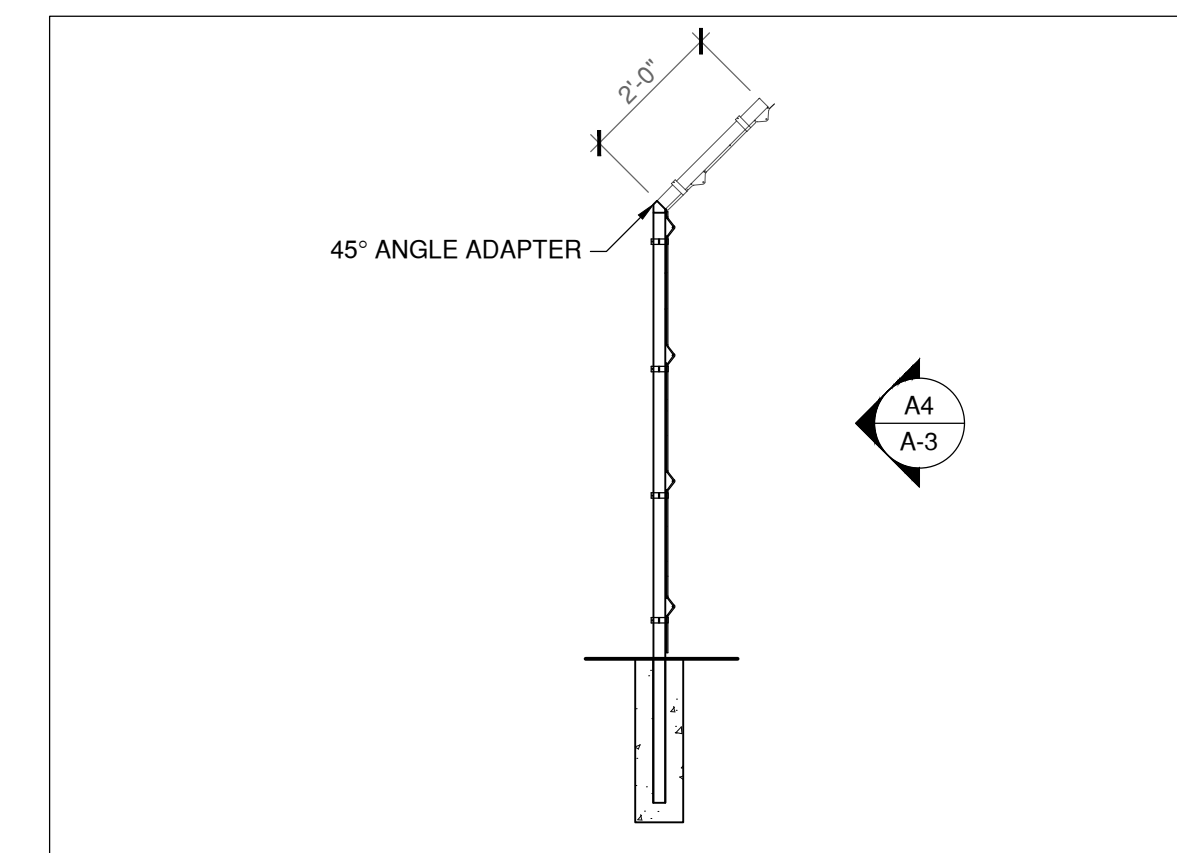


**PEDESTRIAN GATE 4 DETAIL**

3/8" = 1'-0"

**A3**

**A-3**

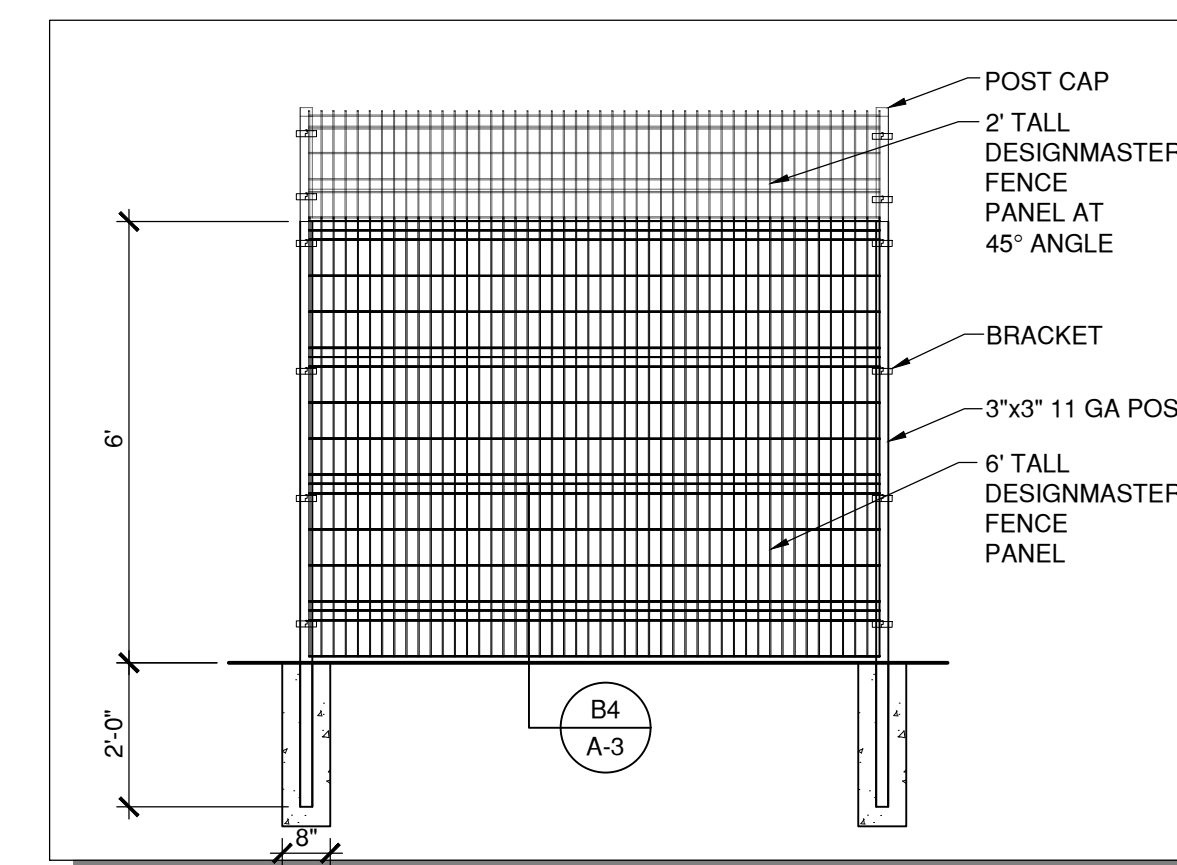


**FENCE SECTION PROFILE**

3/8" = 1'-0"

**B4**

**A-3**

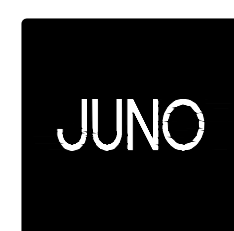


**FENCE ELEVATION DETAIL**

3/8" = 1'-0"

**A4**

**A-3**



ARCHITECTS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:  
**AMRI SITE IMPROVEMENTS**  
4401 ALEXANDER BOULEVARD, NE  
ALBUQUERQUE, NEW MEXICO

SHEET TITLE:  
**DETAILS**

NO.	REVISION	DATE

ARCHITECT STAMP CONSULTANT STAMP DATE:

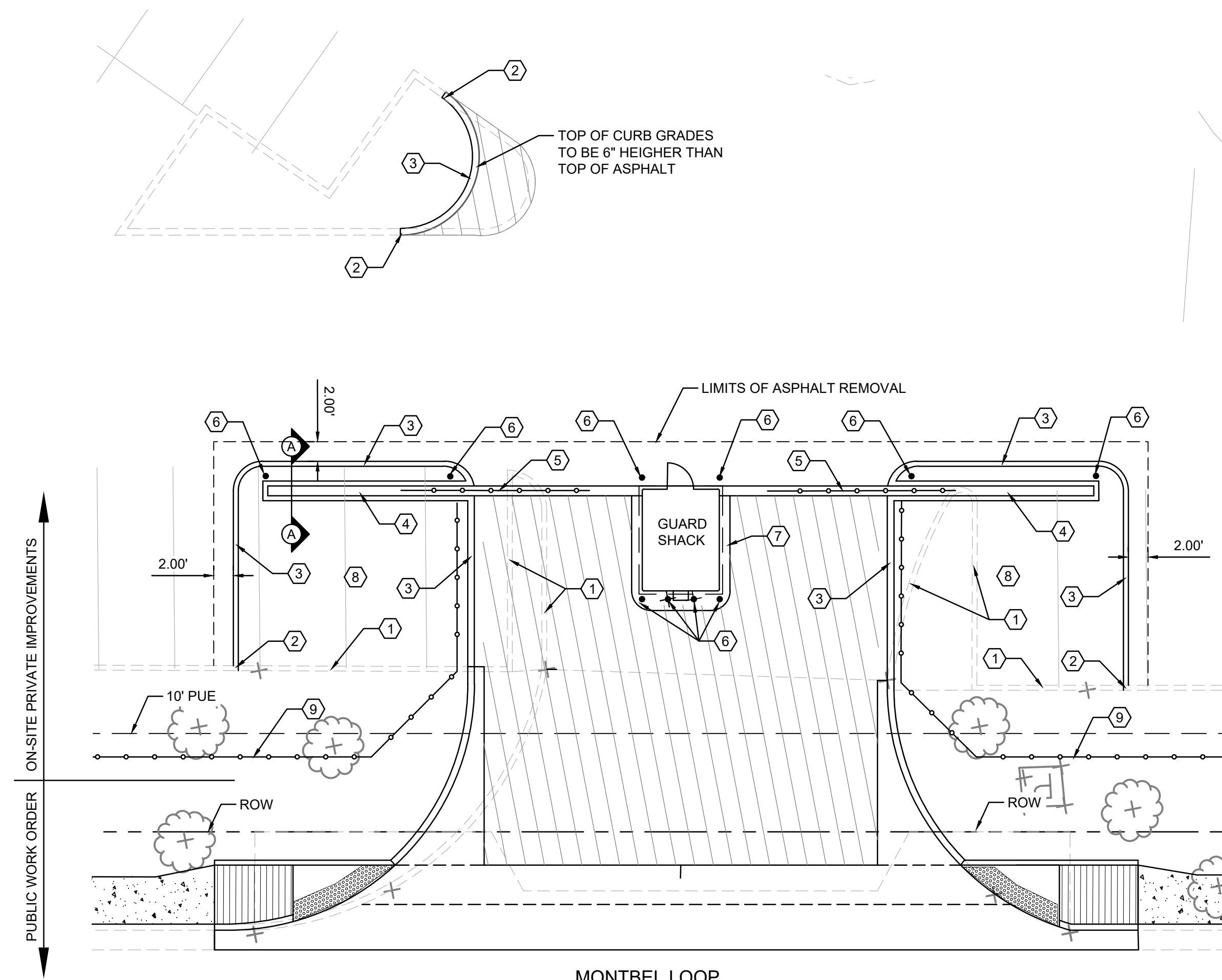
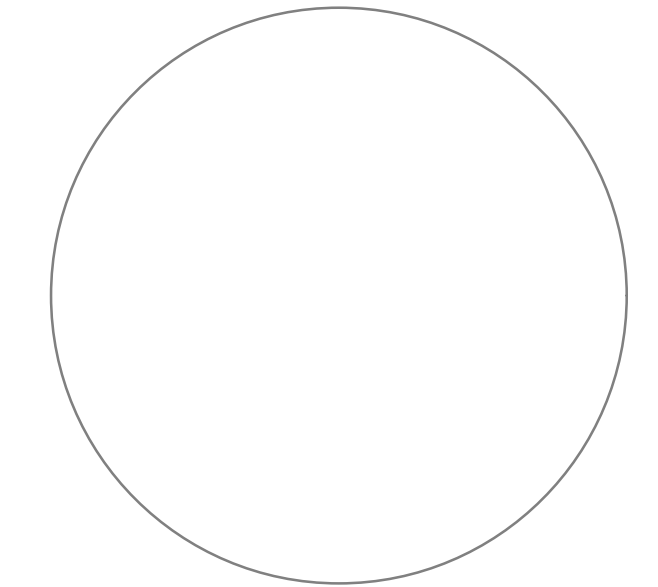


DATE:  
**1/27/22**  
PROJECT NO.  
**2105**  
SHEET NO.

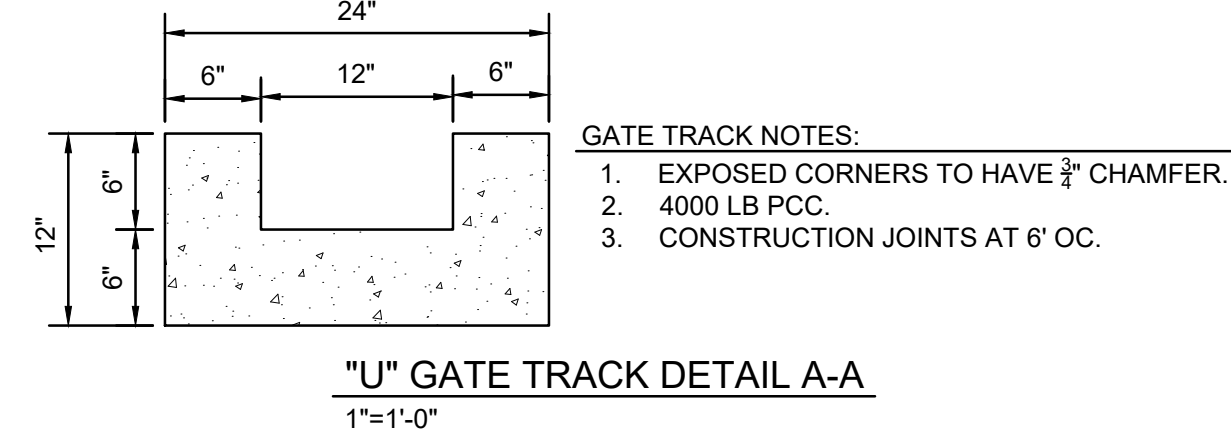
*Kevin Juno* 1-27-22

**A-3**

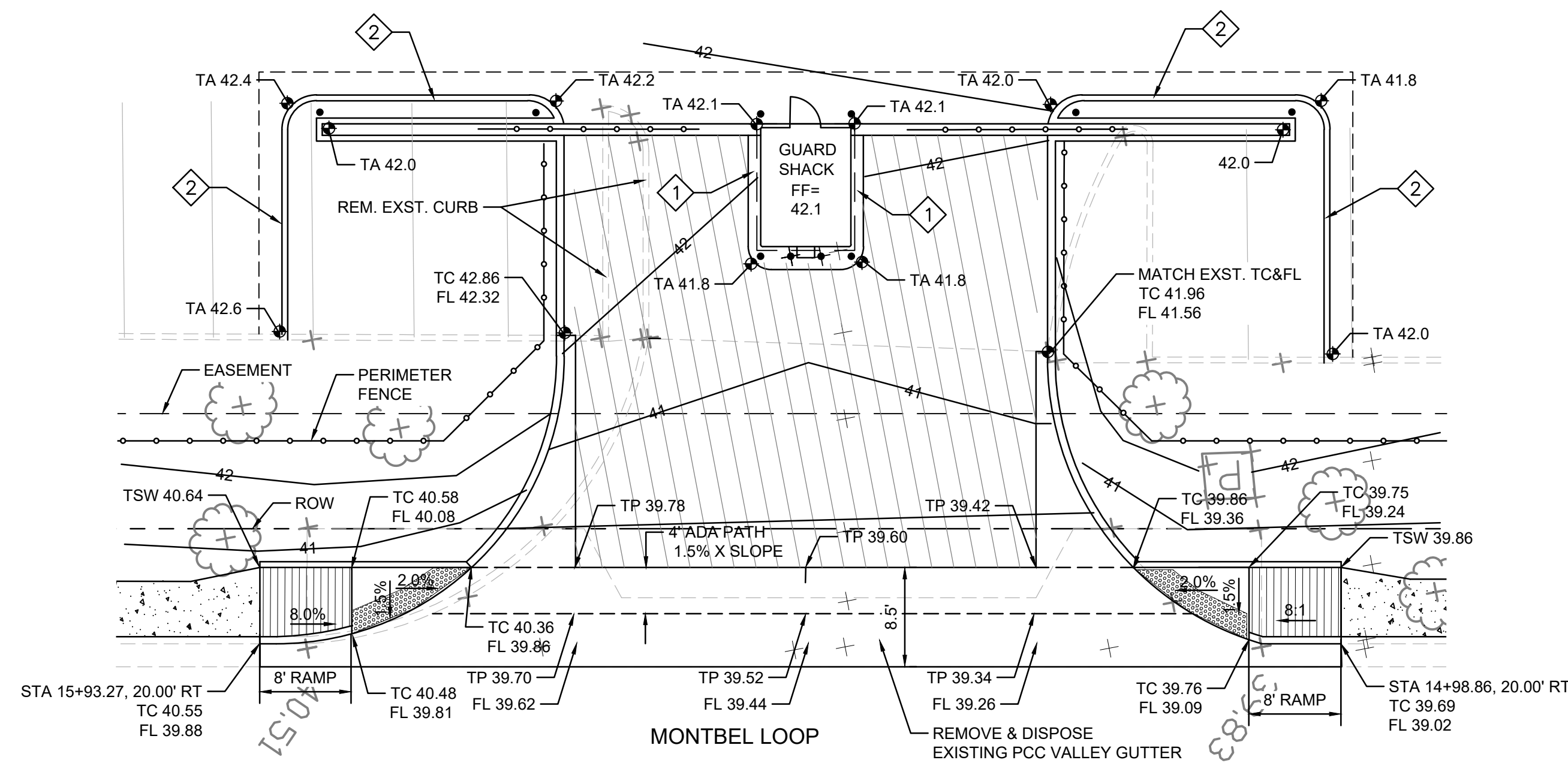




- CONSTRUCTION NOTES**
- 1 REMOVE & DISPOSE PCC CURB.
  - 2 SAW-CUT CURB AT BACK OF NEW CURB.
  - 3 6" WIDE PCC HEADER CURB.
  - 4 GATE TRACK, SEE DETAIL THIS SHEET.
  - 5 SLIDING GATE, SEE GATE PLAN.
  - 6 4" DIAMETER PCC FILLED STEEL BOLLARD.
  - 7 PCC APRON, FLUSH WITH ASPHALT PAVING.
  - 8 NEW LANDSCAPING, SEE LANDSCAPING PLAN.
  - 9 NEW PRIVATE FENCE, SEE FENCING PLAN.

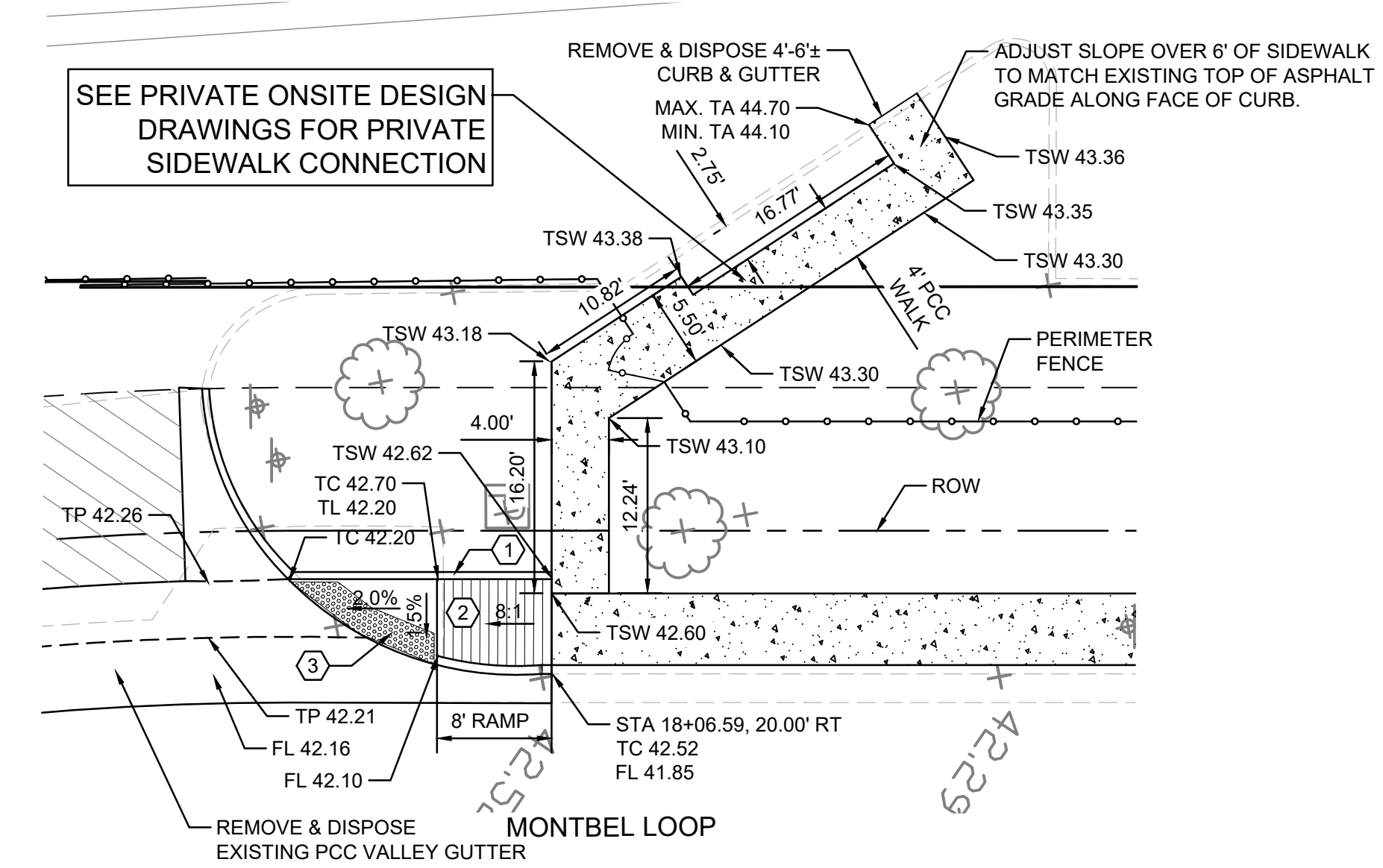


**ENTRANCE "B" LAYOUT**  
SCALE: 1"=10'



- KEYED NOTES**
- 1 TRANSITION APRON GRADE FROM PAD ELEVATION TO ADJACENT ASPHALT GRADES.
  - 2 ALL CURBS ARE 6" HIGH.

**ENTRANCE "B" GRADING**  
SCALE: 1"=10'



- CONSTRUCTION NOTES**
- 1 INSTALL HEADER CURB TO FULL HEIGHT STD. CURB.
  - 2 PCC RAMPS & LANDINGS.
  - 3 TRUNCATED DOMED MATT.

**ENTRANCE "C"**  
SCALE: 1"=10'

**Isaacson & Arfman, Inc.**  
Civil Engineering Consultants

128 Monroe Street NE  
Albuquerque, NM 87108  
505-268-8828 | www.iacivil.com



ARCHITECTS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:  
**AMRI SITE IMPROVEMENTS**  
4401 ALEXANDER BOULEVARD, NE  
ALBUQUERQUE, NEW MEXICO

SHEET TITLE:  
**ENTRANCES B & C LAYOUT & GRADING**

NO.	REVISION	DATE

ARCHITECT STAMP      CONSULTANT STAMP      DATE:  
**1/27/22**  
PROJECT NO.  
**2105**  
SHEET NO.









**PLANT LEGEND**

SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	MATURE SIZE
<b>TREES - REFERENCE DETAIL 1-2/L501</b>			
	CHILOPSIS LINEARIS DESERT WILLOW 'BUBBA' (RW)	24"-BOX	20' HT. X 25' SPR.
	PISTACIA CHINENSIS CHINESE PISTACHE (M)	2.5" B&B	40' HT. X 30' SPR.
<b>SHRUBS AND GROUNDCOVERS - REFERENCE DETAIL 3-4/L501</b>			
	UPRIGHT GERMANDER TEUCRIUM CHAMAEDRYS (L)	1-GAL	2' HT. X 2' SPR.
	CYTISUS X PRAECOX 'ALL GOLD' ALL GOLD SCOTCH BROOM (L)	5-GAL	5' HT. X 5' SPR.
	FALLUGIA PARADOXA APACHE PLUME (L)	5-GAL	5' HT. X 5' SPR.
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER (M)	5-GAL	8' HT. X 8' SPR.
	NANDINA DOMESTICA 'MONFAR' SIENNA SUNRISE HEAVENLY BAMBOO (M)	5-GAL	3' HT. X 2' SPR.
	BUDDLEJA DAVIDII 'NANHO BLUE' BUDDLEIA NANHO BLUE	5-GAL	5' HT. X 5' SPR.
<b>MULCHES</b>			
	1" AMARETTO BROWN CRUSHED GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC		
	2"-4" COYOTE MIST COBBLE AT 4" DEPTH OVER FILTER FABRIC AT HEADER CURBS OR SLOPES GREATER THAN 4:1 PLACE 4-8" COYOTE MIST COBBLE AT 8" DEPTH OVER FILTER FABRIC		

**EXISTING LANDSCAPE LEGEND**

SYMBOL	DESCRIPTION
	EXISTING TREES TO REMAIN WITHIN IMPROVEMENT AREA (AVERAGE SPREAD 25' FOR CALCULATIONS)
	EXISTING TREE TO BE REMOVED (DUE TO HEALTH OR LOCATION)
	EXISTING BUILDING, SITE AND LANDSCAPE TO REMAIN (EXISTING IRRIGATION TO REMAIN AND MUST BE PROVIDED TO EXISTING LANDSCAPE AREAS TO REMAIN)

**CITY SUBMITTAL NOTES**

1. THE LANDSCAPE PLAN ON FILE FOR THIS SITE DEVELOPMENT PLAN WAS ILLEGIBLE. THE PLAN CHANGES WILL ONLY ADDRESS REMOVAL OF TREES LOCATED WITHIN THE NEW SIDEWALK IMPROVEMENT AND ALL OTHER EXISTING TREES WILL REMAIN. ALL EXISTING TURF GRASS HAS DIED AND WILL BE REPLACED WITH GRAVEL OR COBBLE OVER FILTER FABRIC. THE EXISTING SPRAY IRRIGATION SYSTEM WILL BE MODIFIED TO A DRIP SYSTEM.
2. ADDITIONAL PLANTINGS WILL BE PLACED TO ENHANCE THE EXISTING LANDSCAPE AREAS.

**GENERAL NOTES**

1. PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
2. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
3. ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
4. THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING. IN ADDITION, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
5. FILTER FABRIC TO BE DEWITT PRO-5 WEED CONTROL, OR EQUAL.
6. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY, PLANS SHALL TAKE PRECEDENCE.



**CONSENSUS**  
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 302 Eighth Street NW  
 Albuquerque, NM 87102  
 (505) 764-9801 Fax 842-5495  
 e-mail: cp@consensusplanning.com

**CONSULTANTS**



**AMRI PUBLIC  
 SIDEWALKS  
 IMPROVEMENTS  
 ALBUQUERQUE, NM**

DECEMBER 15, 2021

SUBMITTAL: AA

**REVISIONS**

NO.	DATE	DESCRIPTION

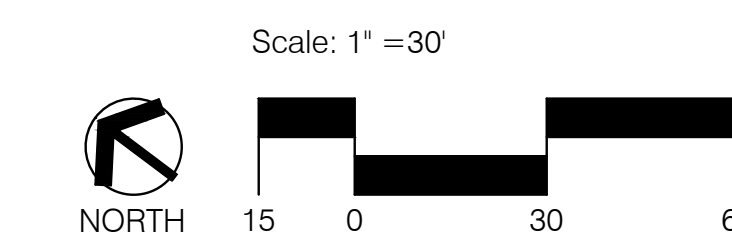
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 CHECKED BY: CG

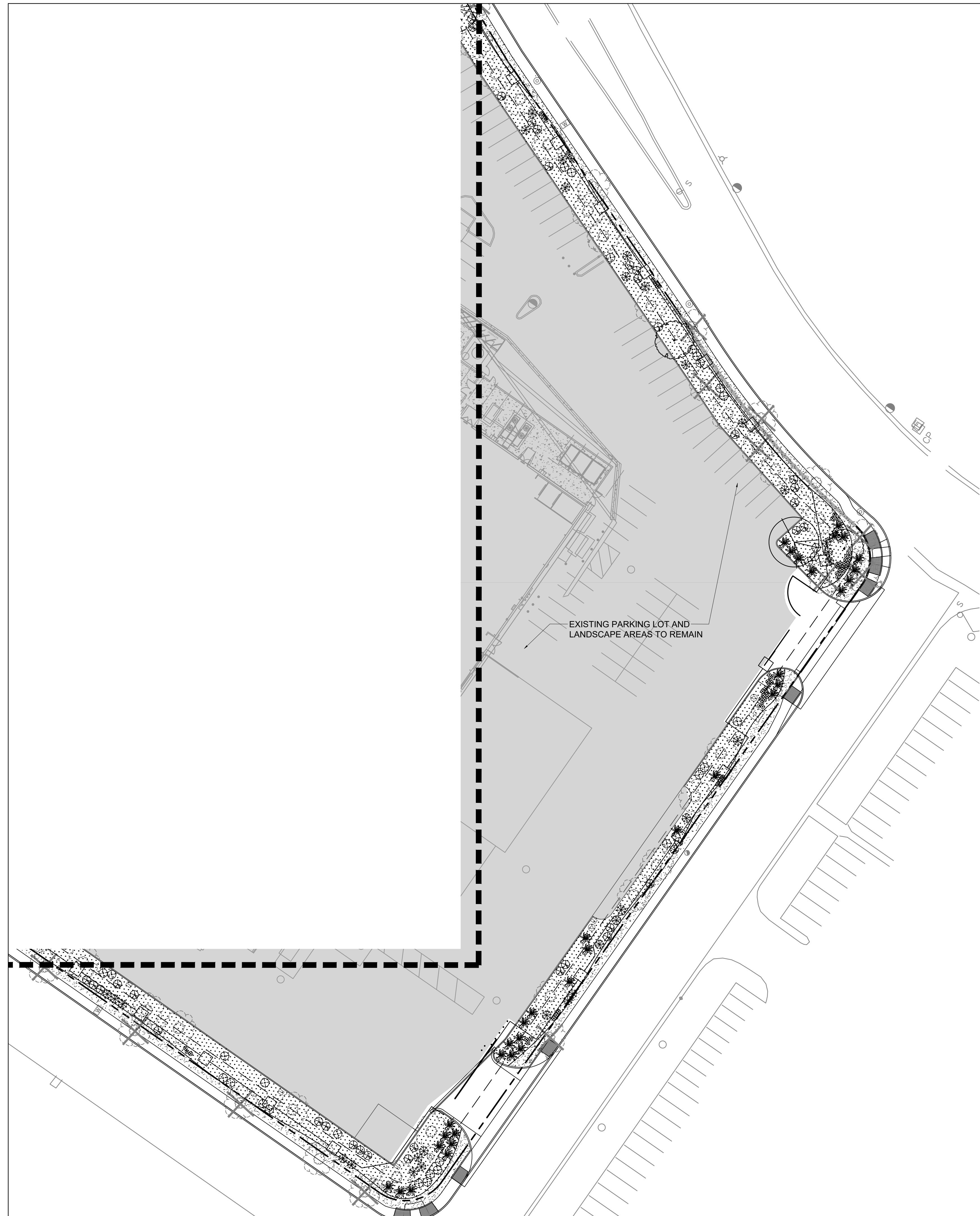
SHEET TITLE

**LANDSCAPE  
 PLAN**

DRAWING SHEET

L102





**PLANT LEGEND**

SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	MATURE SIZE
<b>TREES - REFERENCE DETAIL 1-2/L501</b>			
	CHILOPSIS LINEARIS DESERT WILLOW 'BUBBA' (RW)	24" BOX	20' HT. X 25' SPR.
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<b>SHRUBS AND GROUNDCOVERS - REFERENCE DETAIL 3-4/L501</b>			
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	BUDDLEJA DAVIDII 'NANHO BLUE' BUDDLEIA NANHO BLUE	5-GAL	5' HT. X 5' SPR.
<b>MULCHES</b>			
	1" AMARETTO BROWN CRUSHED GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC		
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**EXISTING LANDSCAPE LEGEND**

SYMBOL	DESCRIPTION
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	EXISTING TREE TO BE REMOVED (DUE TO HEALTH OR LOCATION)
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- CITY SUBMITTAL NOTES**
1. THE LANDSCAPE PLAN ON FILE FOR THIS SITE DEVELOPMENT PLAN WAS ILLEGIBLE. THE PLAN CHANGES WILL ONLY ADDRESS REMOVAL OF TREES LOCATED WITHIN THE NEW SIDEWALK IMPROVEMENT AND ALL OTHER EXISTING TREES WILL REMAIN. ALL EXISTING TURF GRASS HAS DIED AND WILL BE REPLACED WITH GRAVEL OR COBBLE OVER FILTER FABRIC. THE EXISTING SPRAY IRRIGATION SYSTEM WILL BE MODIFIED TO A DRIP SYSTEM.
  2. ADDITIONAL PLANTINGS WILL BE PLACED TO ENHANCE THE EXISTING LANDSCAPE AREAS.

- GENERAL NOTES**
1. PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
  2. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
  3. ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
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  5. FILTER FABRIC TO BE DEWITT PRO-S WEED CONTROL, OR EQUAL.
  6. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY, PLANS SHALL TAKE PRECEDENCE.



**CONSULTANTS**



**AMRI PUBLIC  
SIDEWALKS  
IMPROVEMENTS  
ALBUQUERQUE, NM**

DECEMBER 15, 2021

SUBMITTAL: AA

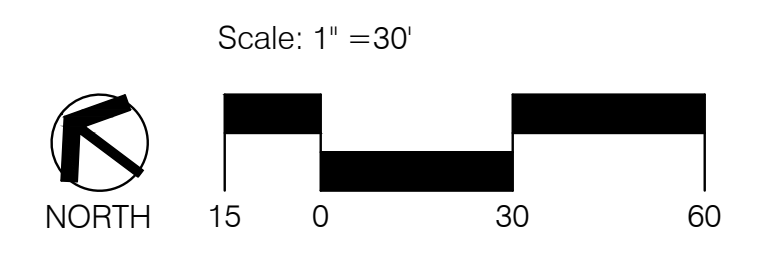
**REVISIONS**

NO.	DATE	DESCRIPTION

PROJECT NO: XXXX  
 CAD DWG FILE:  
 DESIGNED BY: KP  
 DRAWN BY: KP  
 CHECKED BY: CG  
 SHEET TITLE

**LANDSCAPE  
PLAN**

DRAWING SHEET







**CONSENSUS**  
 Planning / Landscape Architecture  
 302 Eighth Street NW  
 Albuquerque, NM 87102  
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**CONSULTANTS**



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 IMPROVEMENTS  
 ALBUQUERQUE, NM**

DECEMBER 15, 2021

SUBMITTAL: AA

**REVISIONS**

NO.	DATE	DESCRIPTION

PROJECT NO: XXXX  
 CAD DWG FILE:  
 DESIGNED BY: KP  
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 CHECKED BY: CG

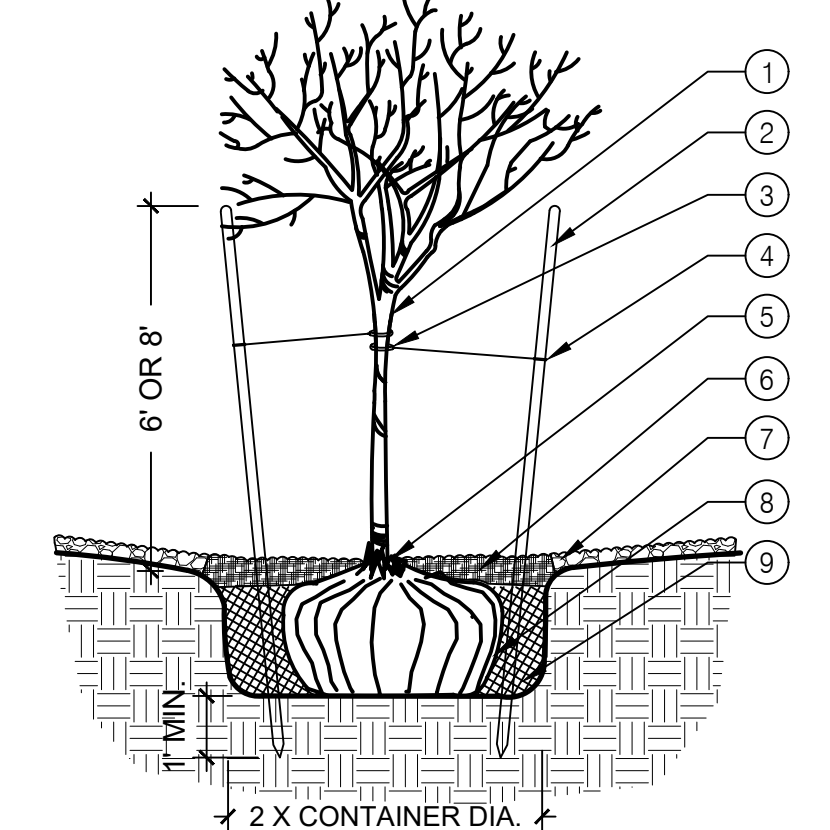
SHEET TITLE

**LANDSCAPE  
 DETAILS**

DRAWING SHEET

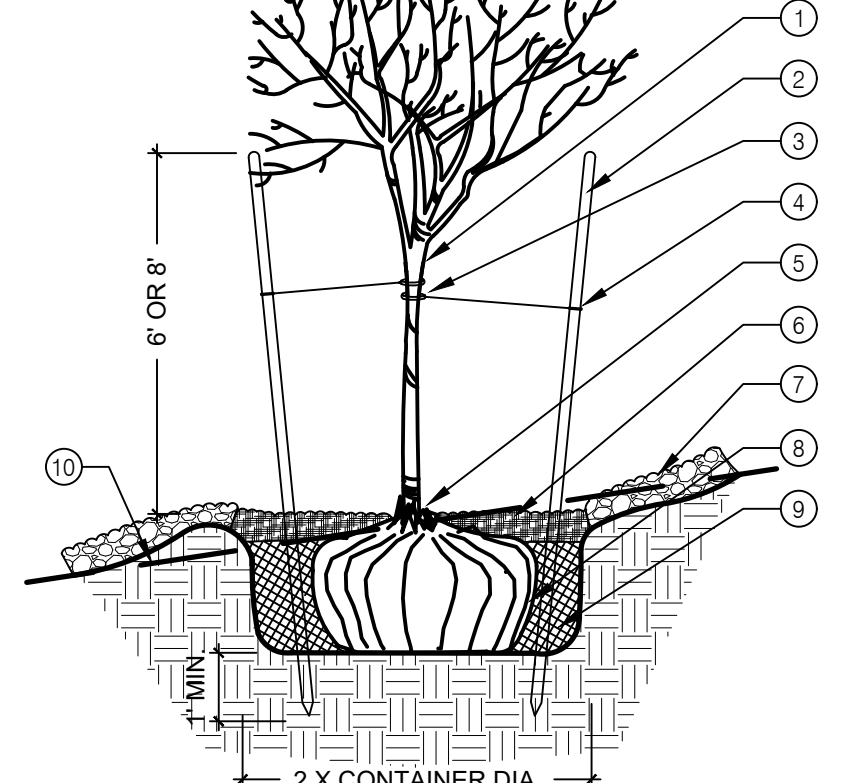
**L501**

1. STRESS POINT OF TREE
2. 8' OR 10' LODGEPOLE STAKES DRIVEN AT ANGLE (8' FOR MULTI OR CANOPY, 10' FOR TALL COLUMNAR)
3. 5/8" BLACK POLY TUBING, 12"-15" LONG MIN., NOTCH BACKSIDE OF POLY TUBING
4. #10 PLASTIC COATED GUYWIRE - (WRAP TWICE AROUND STAKE)
5. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
6. WATER RETENTION BASIN - 3" DEPTH SHREDDED BARK MULCH. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES
7. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
8. ROOTBALL WITH REMOVE ROPE AND BURLAP AFTER PLANTING
9. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS



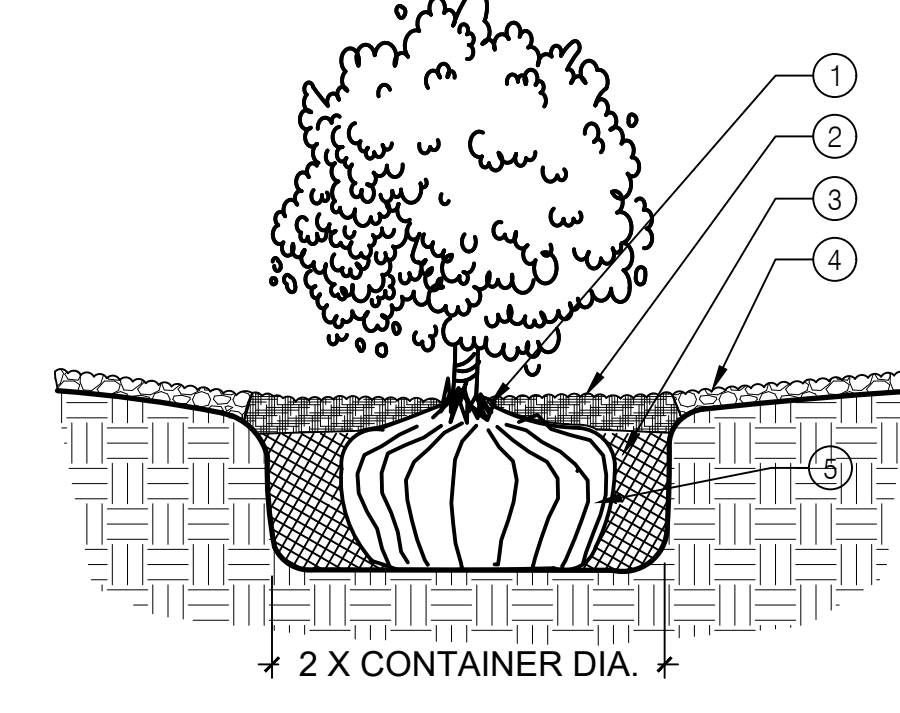
**1 TREE PLANTING**  
 SCALE: N.T.S.

1. STRESS POINT OF TREE
2. 8' OR 10' LODGEPOLE STAKES DRIVEN AT ANGLE (8' FOR MULTI OR CANOPY, 10' FOR TALL COLUMNAR)
3. 5/8" BLACK POLY TUBING, 12"-15" LONG MIN., NOTCH BACKSIDE OF POLY TUBING
4. #10 PLASTIC COATED GUYWIRE - (WRAP TWICE AROUND STAKE)
5. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
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7. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
8. ROOTBALL WITH REMOVE ROPE AND BURLAP AFTER PLANTING
9. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS
10. FINISH GRADE



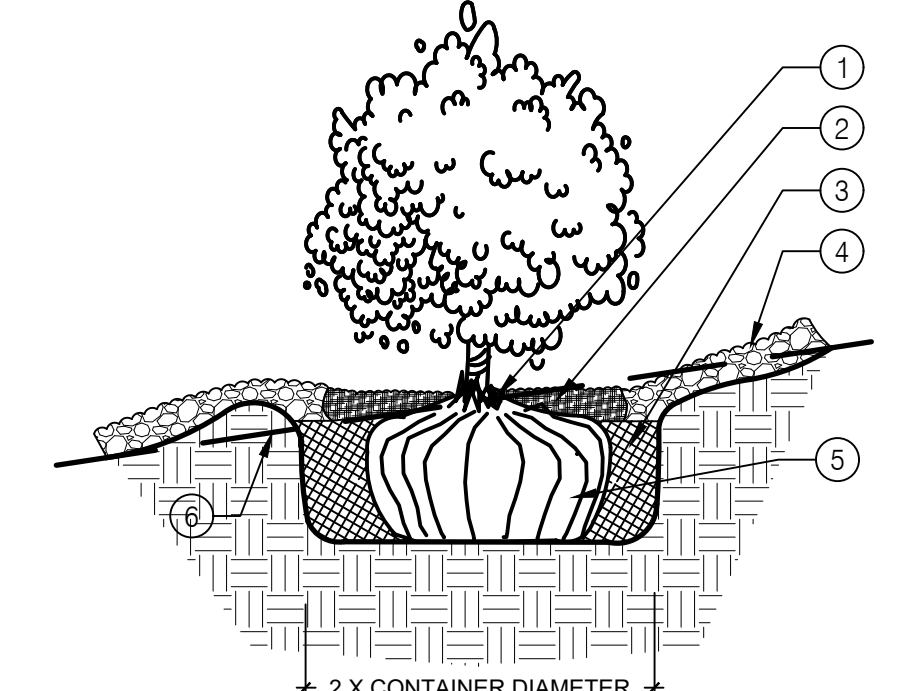
**2 TREE PLANTING ON A SLOPE**  
 SCALE: N.T.S.

1. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
2. WATER RETENTION BASIN - 3" LAYER OF SHREDDED BARK MULCH. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
3. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS
4. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
5. ROOTBALL



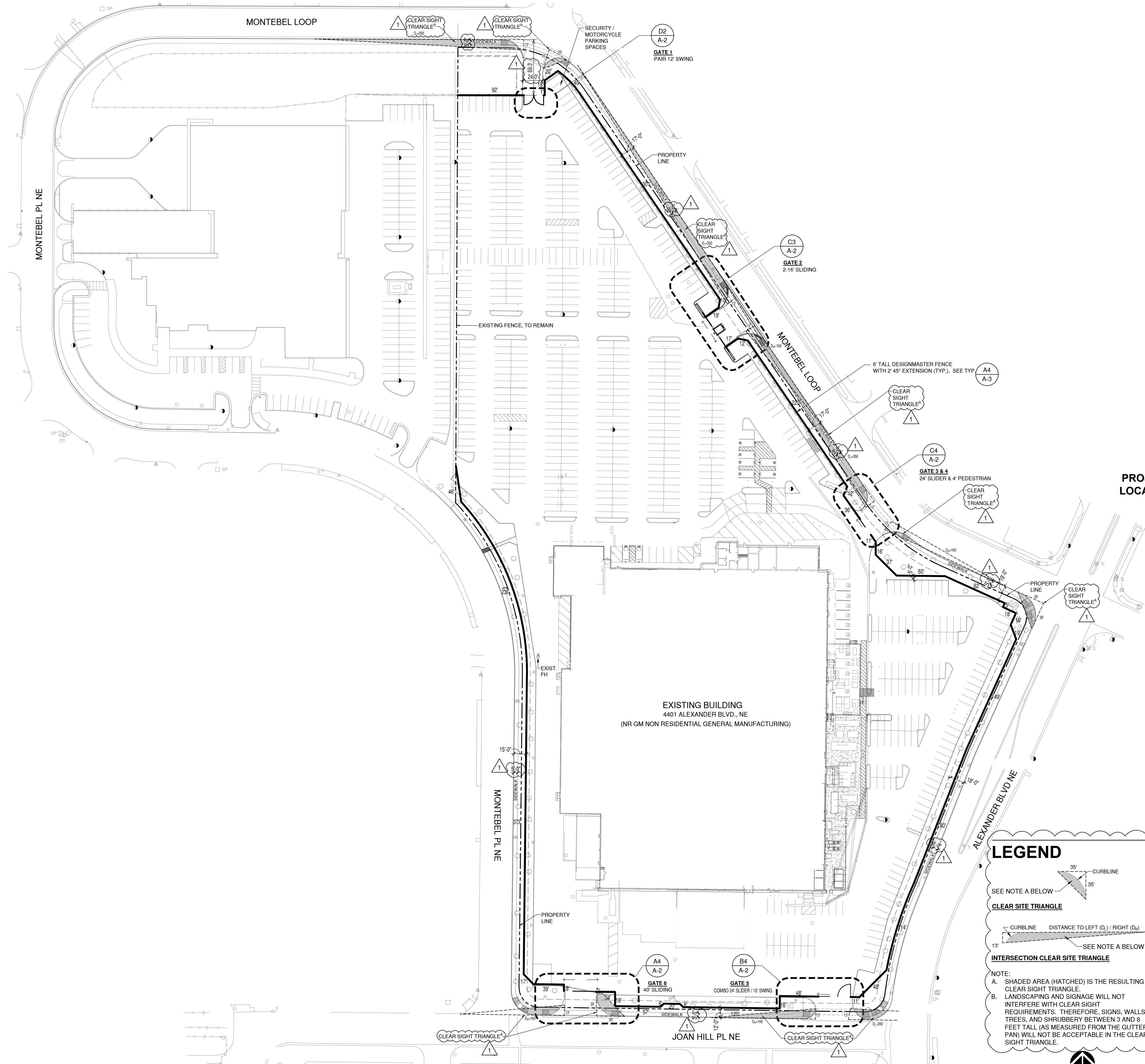
**3 SHRUB PLANTING**  
 SCALE: N.T.S.

1. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
- 4" WATER RETENTION BASIN - 3" LAYER OF SHREDDED BARK MULCH. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
3. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS
4. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
5. ROOTBALL
6. FINISH GRADE

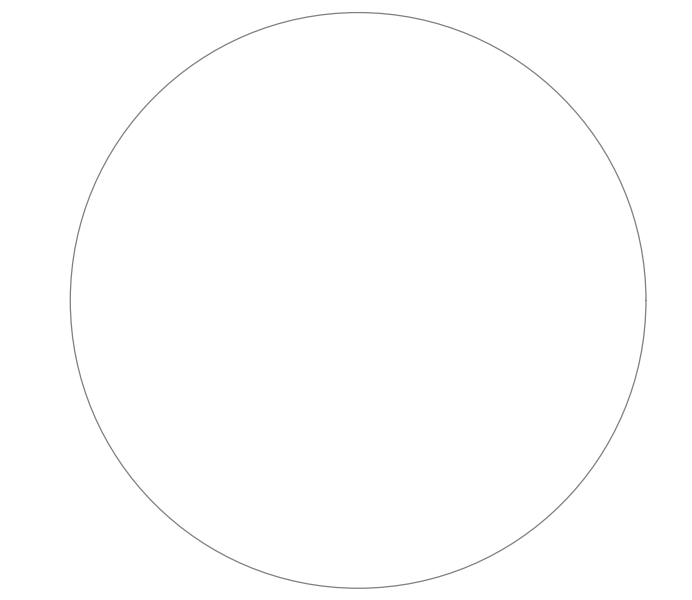


**4 SHRUB PLANTING ON A SLOPE**  
 SCALE: N.T.S.





**CITY APPROVAL STAMP**



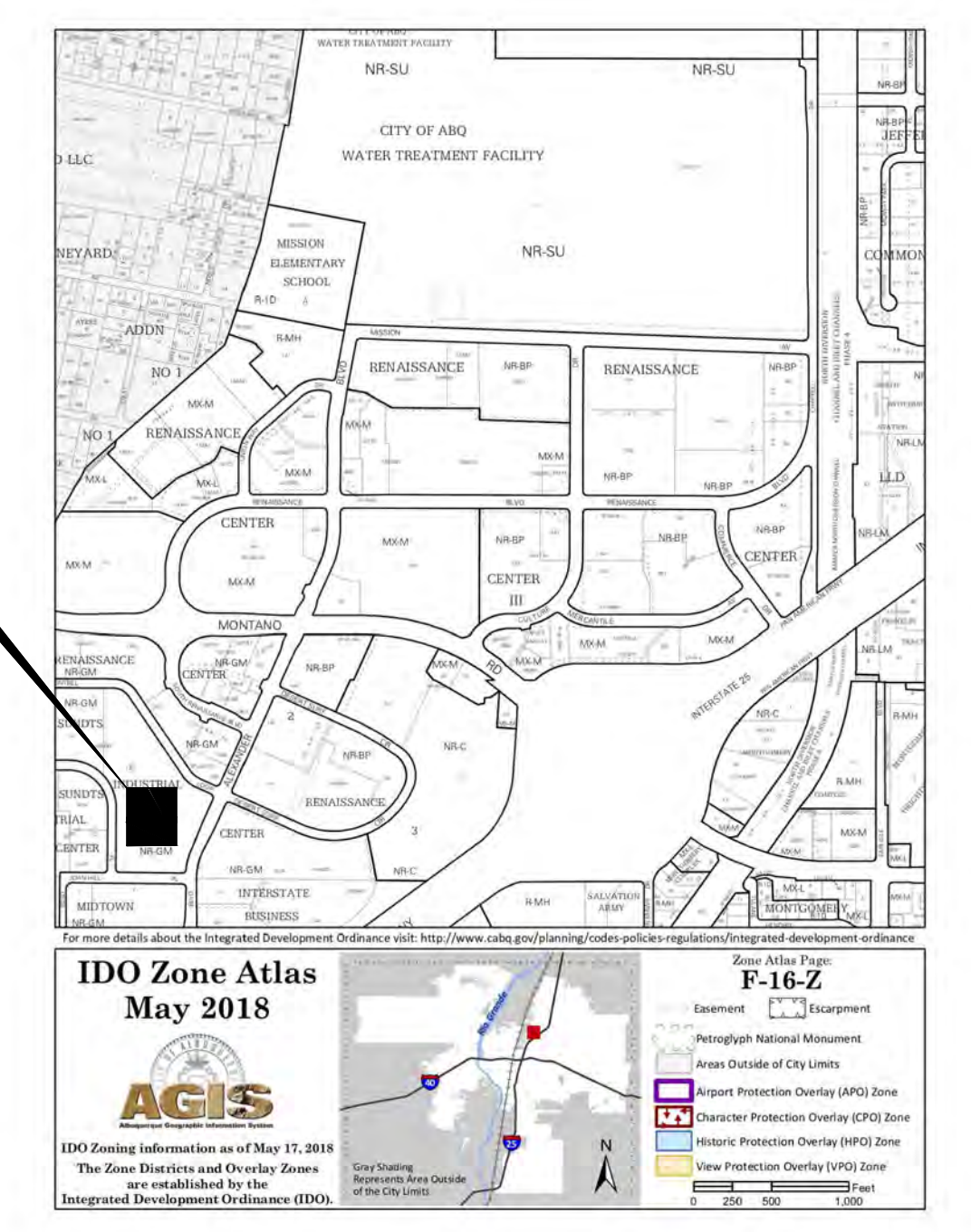
**PROJECT DATA**

PROJECT OWNER: AMRI  
 PROJECT ADDRESS: 4401 ALEXANDER BOULEVARD, NE  
 ZONING: NR GM NON RESIDENTIAL GENERAL MANUFACTURING

**PROJECT DESCRIPTION**

PROJECT IS FOR THE ADDITION OF A 6' HIGH PERIMETER FENCING AROUND THE PROPERTY WITH VARIOUS ENTRY GATES.

- NOTES:  
 1. PROVIDE FD KNOCK BOX AT MAIN GATE.  
 2. FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY, SEE PUBLIC WORK ORDER NO. 695983.



**PROJECT LOCATION**

**ZONE ATLAS MAP F-16-Z**

N.T.S.



ARCHITECTS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505) 890-1736

PROJECT:  
**AMRI SITE IMPROVEMENTS**  
 4401 ALEXANDER BOULEVARD, NE  
 ALBUQUERQUE, NEW MEXICO

SHEET TITLE:  
**FENCE SITE LAYOUT PLAN**

NO.	REVISION	DATE
1	TRANSPORTATION DEVELOPMENT COMMENTS	3/16/22

ARCHITECT STAMP      CONSULTANT STAMP      DATE:  
 STATE OF NEW MEXICO      KEVIN JUNO      NO. 1603      1/27/22  
 PROJECT NO.      2105  
 SHEET NO.      A-1

**LEGEND**

SEE NOTE A BELOW  
  
**CLEAR SITE TRIANGLE**

SEE NOTE A BELOW  
  
**INTERSECTION CLEAR SITE TRIANGLE**

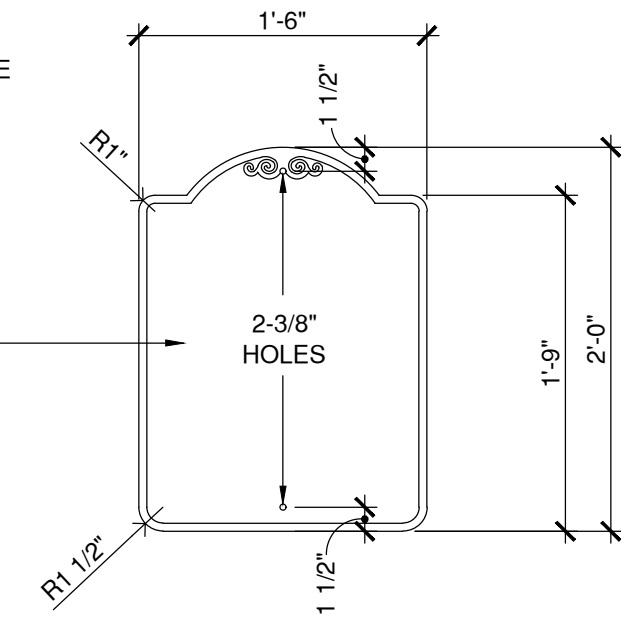
NOTE:  
 A. SHADED AREA (HATCHED) IS THE RESULTING CLEAR SITE TRIANGLE.  
 B. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.



PROVIDE 1 EACH OF THE FOLLOWING SIGNS:

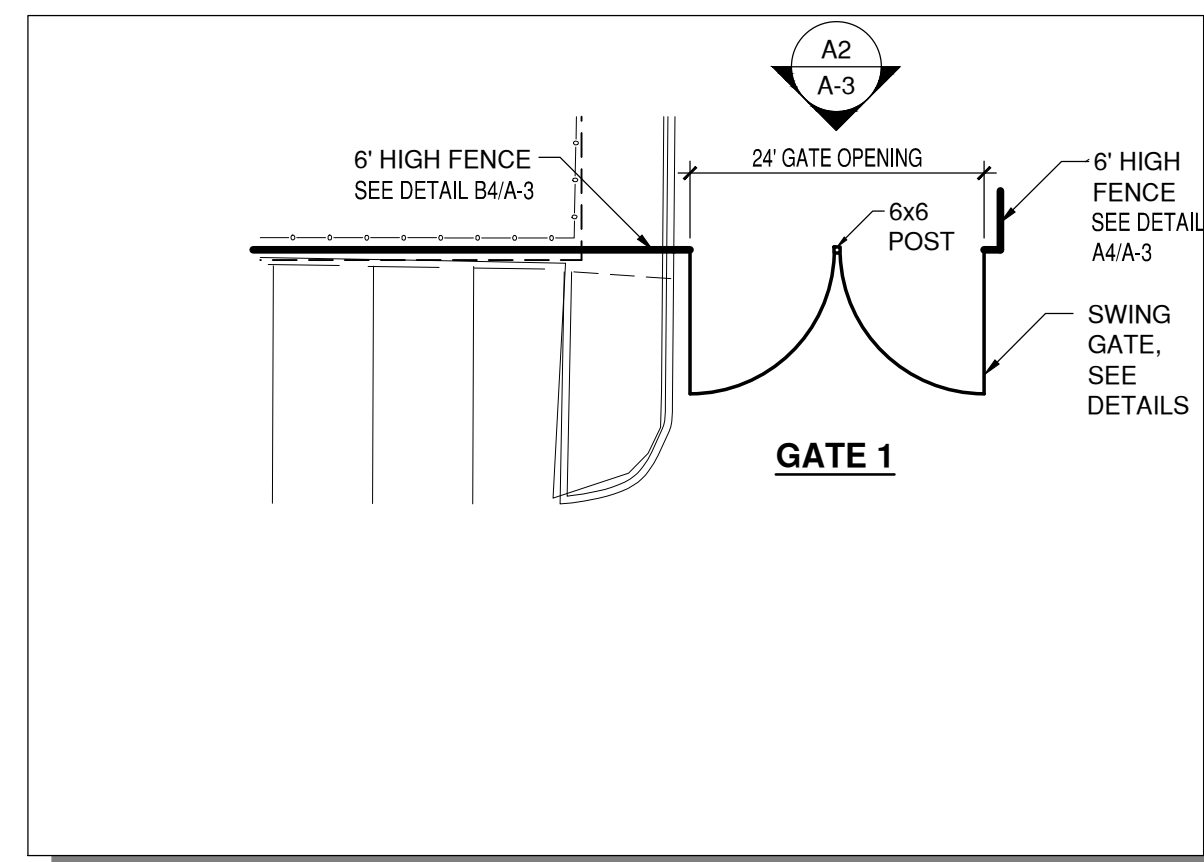


- NOTES:  
 1. SIGNS BASED ON MYPARKINGSIGNS.COM (OR APPROVED EQUAL). MOUNT ON EXTERIOR FACE OF GATE.  
 2. WONER TO SELECT FROM STANDARD COLORS.  
 3. 3M HIGH INTENSITY (HIP) GRADE REFLECTIVITY, 80 MIL THICK ALUMINUM



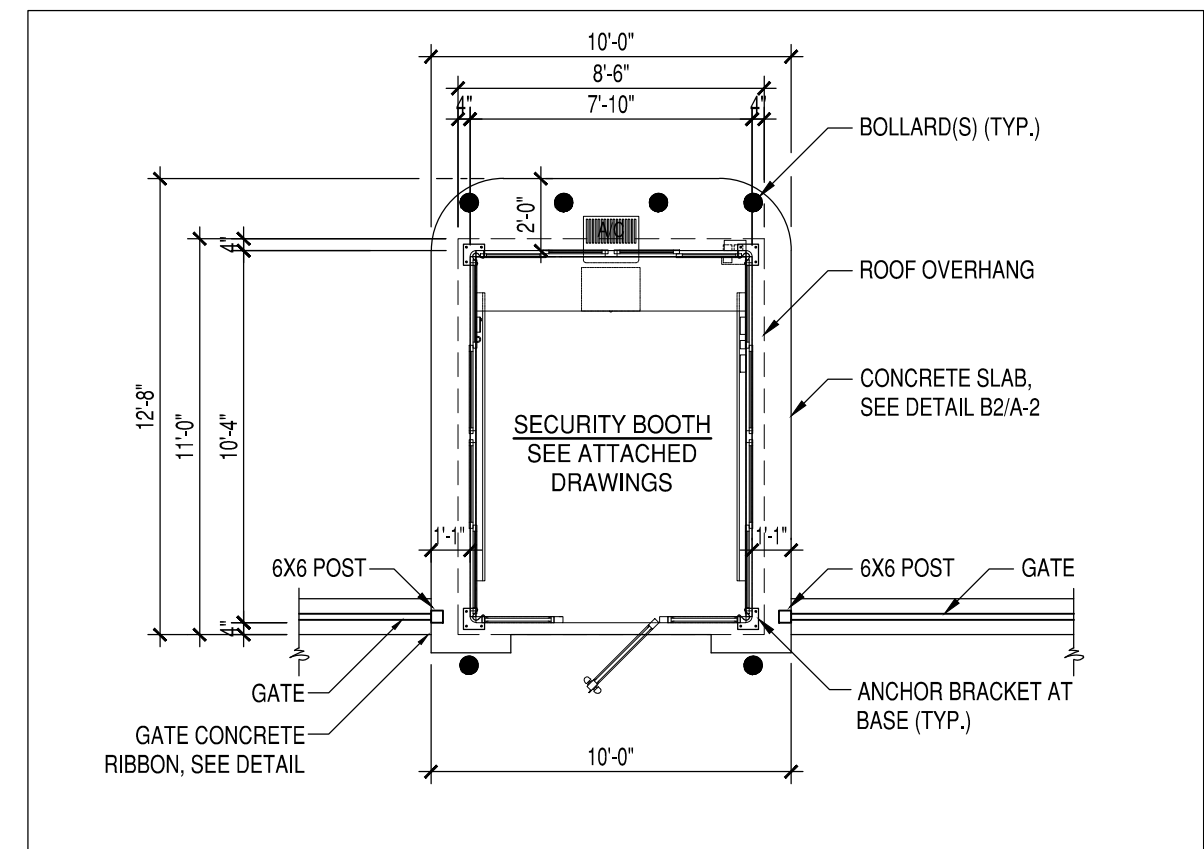
**SIGNAGE DETAILS**  
1" = 1'-0"

**C1**  
**A-2**



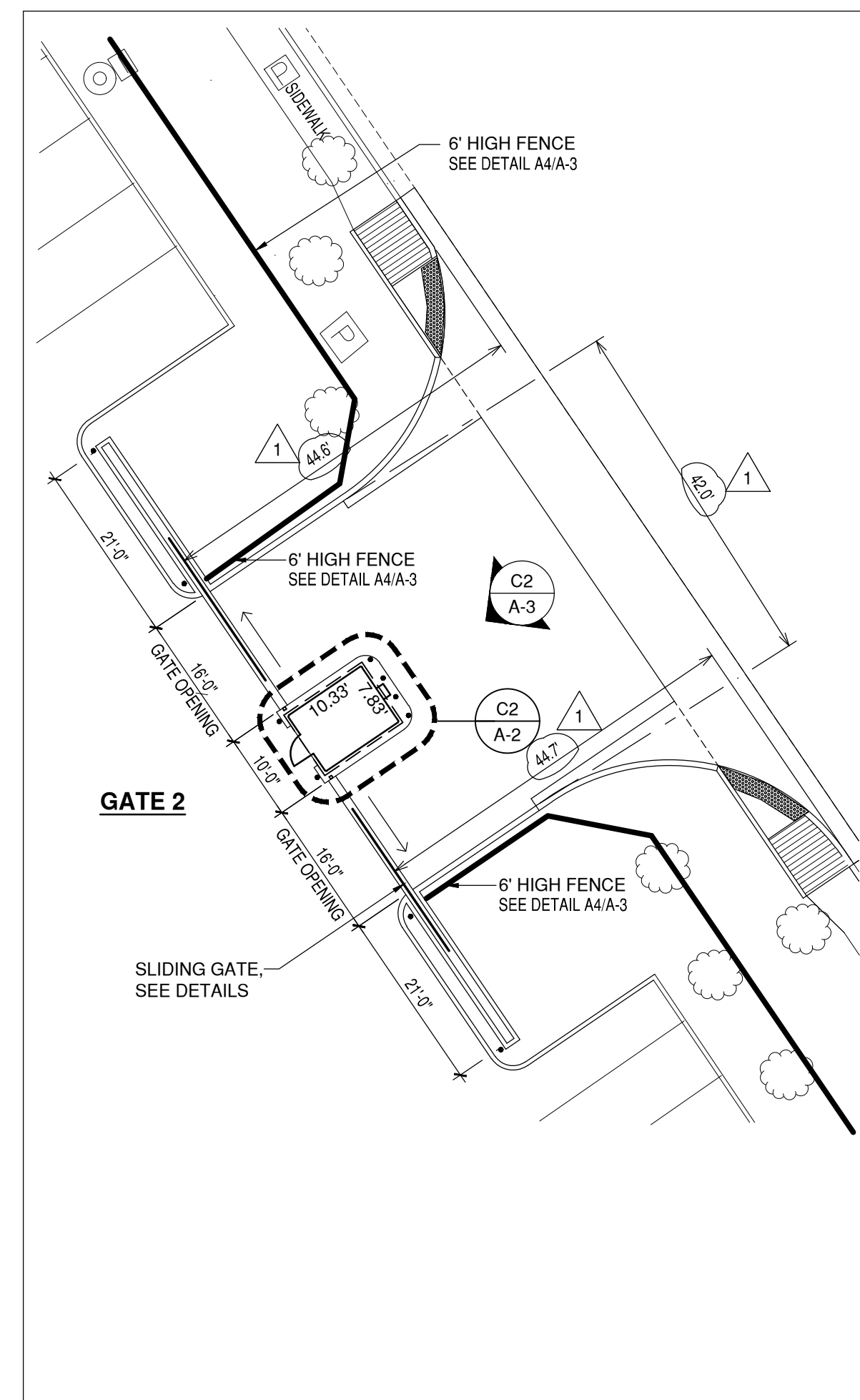
**ENLARGED PLAN - GATE 1**  
1/16" = 1'-0"

**D2**  
**A-2**



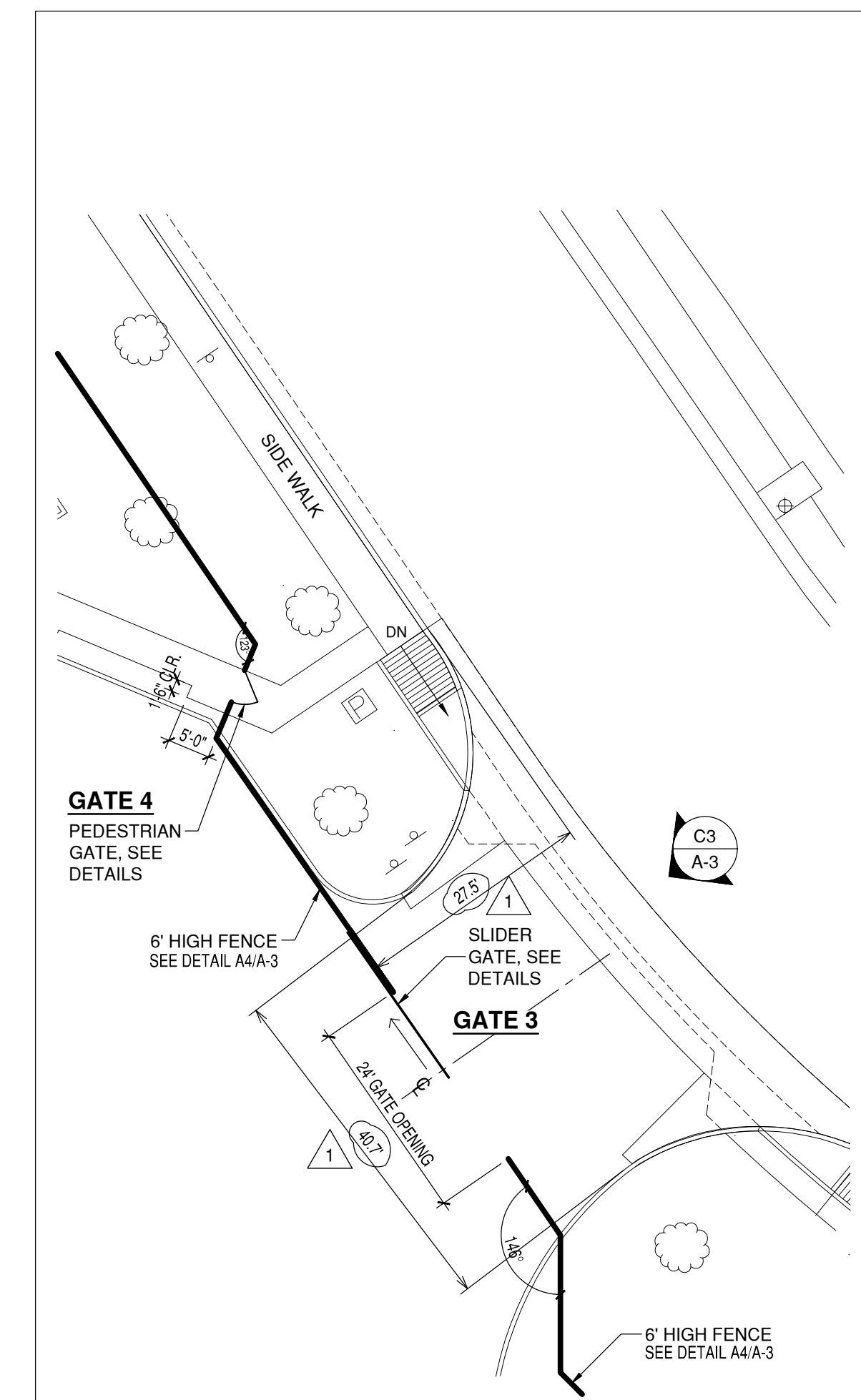
**ENLARGED BOOTH PLAN**  
3/16" = 1'-0"

**C2**  
**A-2**



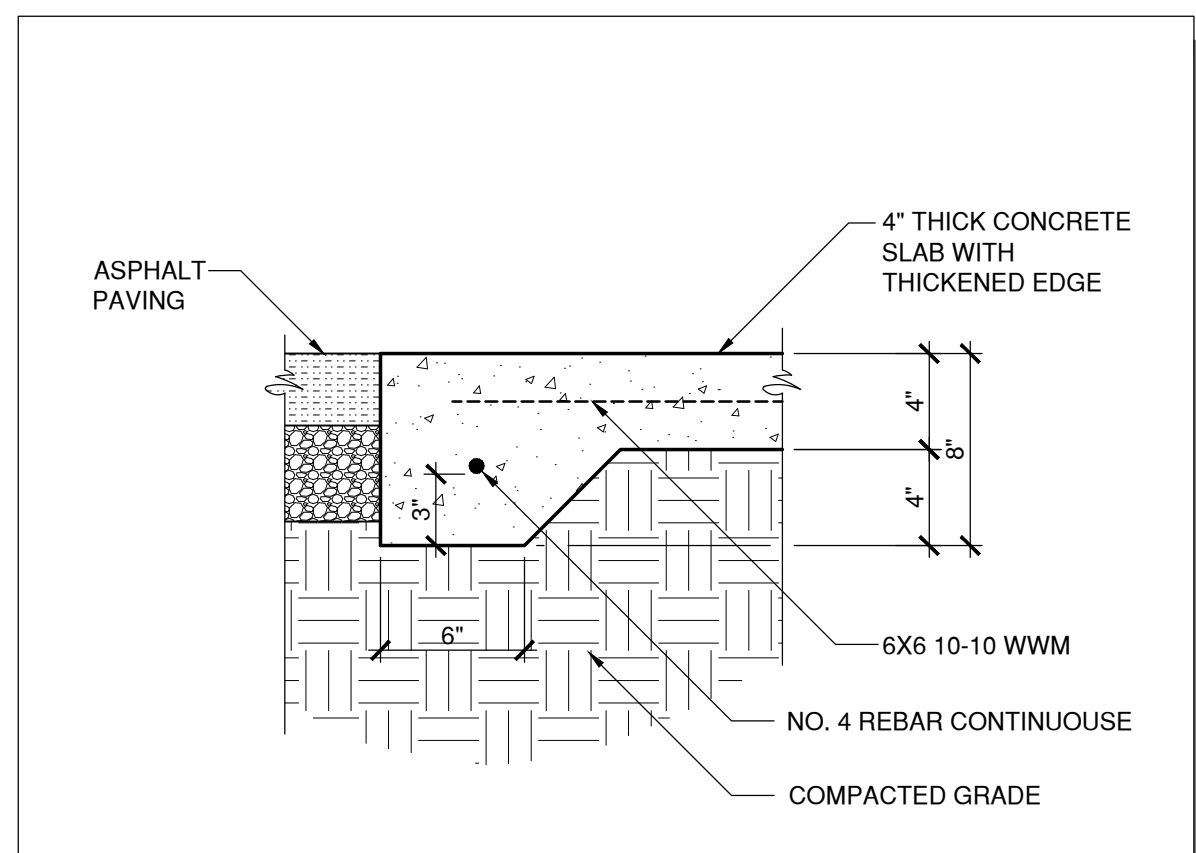
**ENLARGED PLAN - GATE 2**  
1/16" = 1'-0"

**C3**  
**A-2**



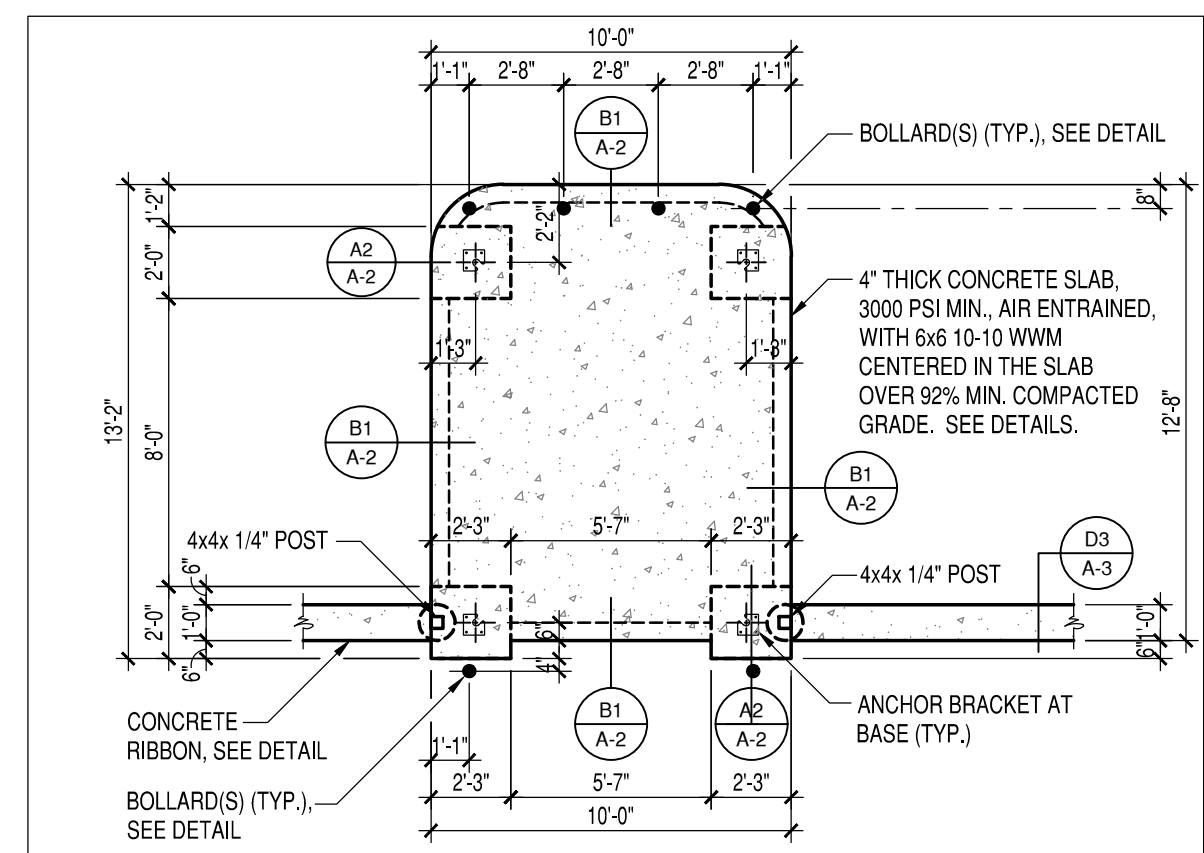
**ENLARGED PLAN - GATE 3 & 4**  
1/16" = 1'-0"

**C4**  
**A-2**



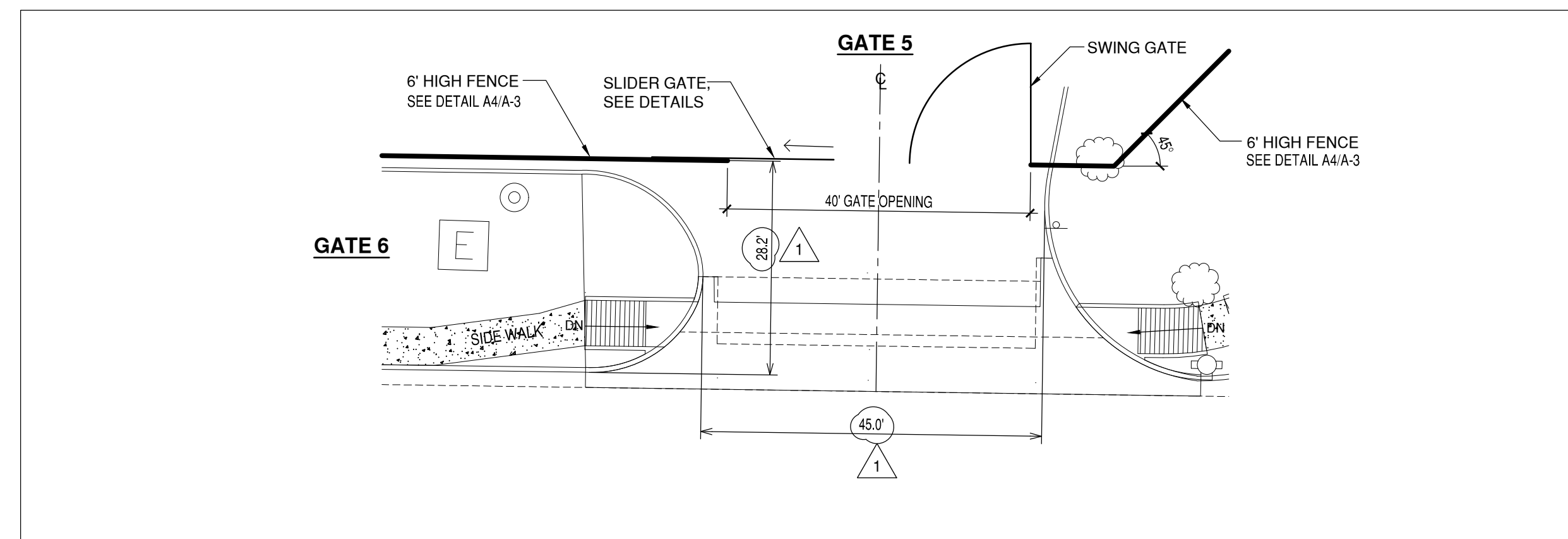
**THICKENED SLAB EDGE DETAIL**  
1 1/2" = 1'-0"

**B1**  
**A-2**



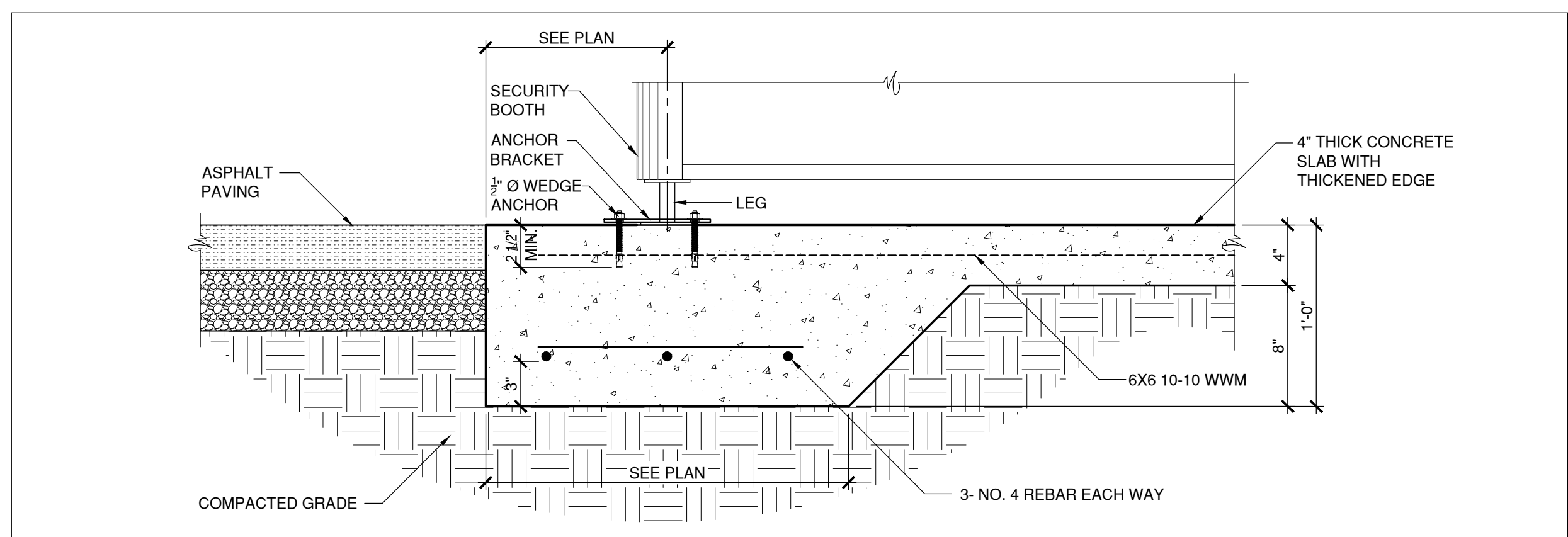
**BOOTH SLAB PLAN**  
3/16" = 1'-0"

**B2**  
**A-2**



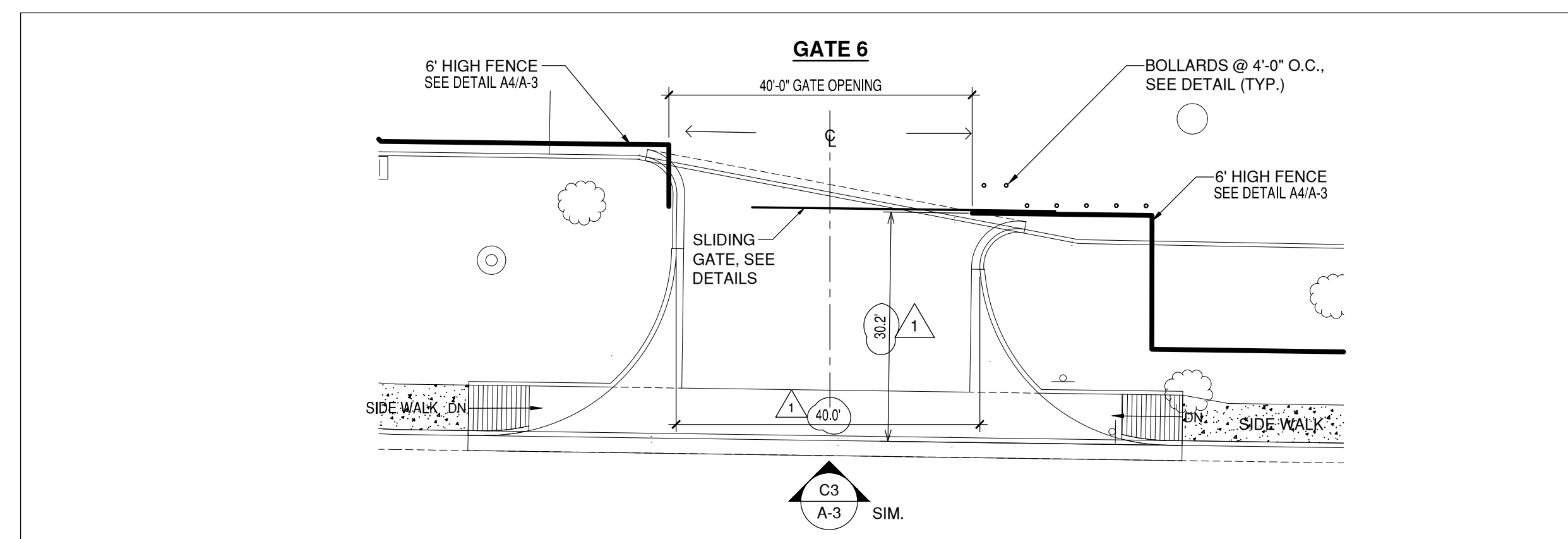
**ENLARGED PLAN - GATE 5**  
1/16" = 1'-0"

**B4**  
**A-2**



**THICKENED SLAB AND BOOTH ANCHORAGE DETAIL**  
1 1/2" = 1'-0"

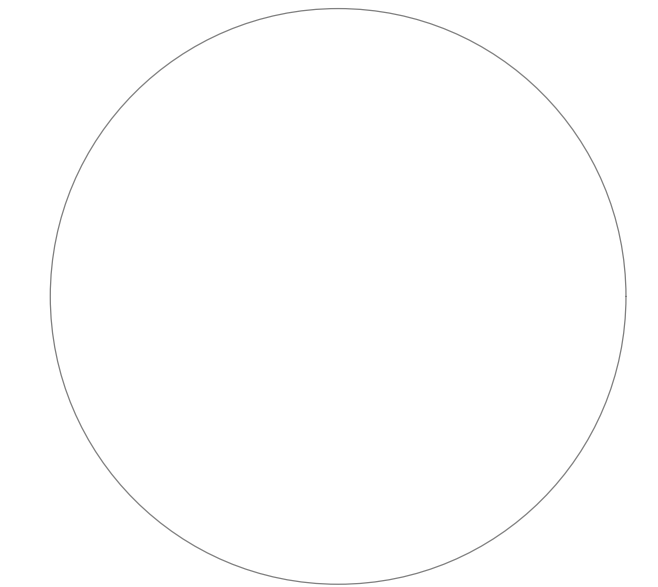
**A2**  
**A-2**



**ENLARGED PLAN - GATE 6**  
1/16" = 1'-0"

**A4**  
**A-2**

**CITY APPROVAL STAMP**



7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:  
**AMRI SITE IMPROVEMENTS**  
 4401 ALEXANDER BOULEVARD, NE  
 ALBUQUERQUE, NEW MEXICO

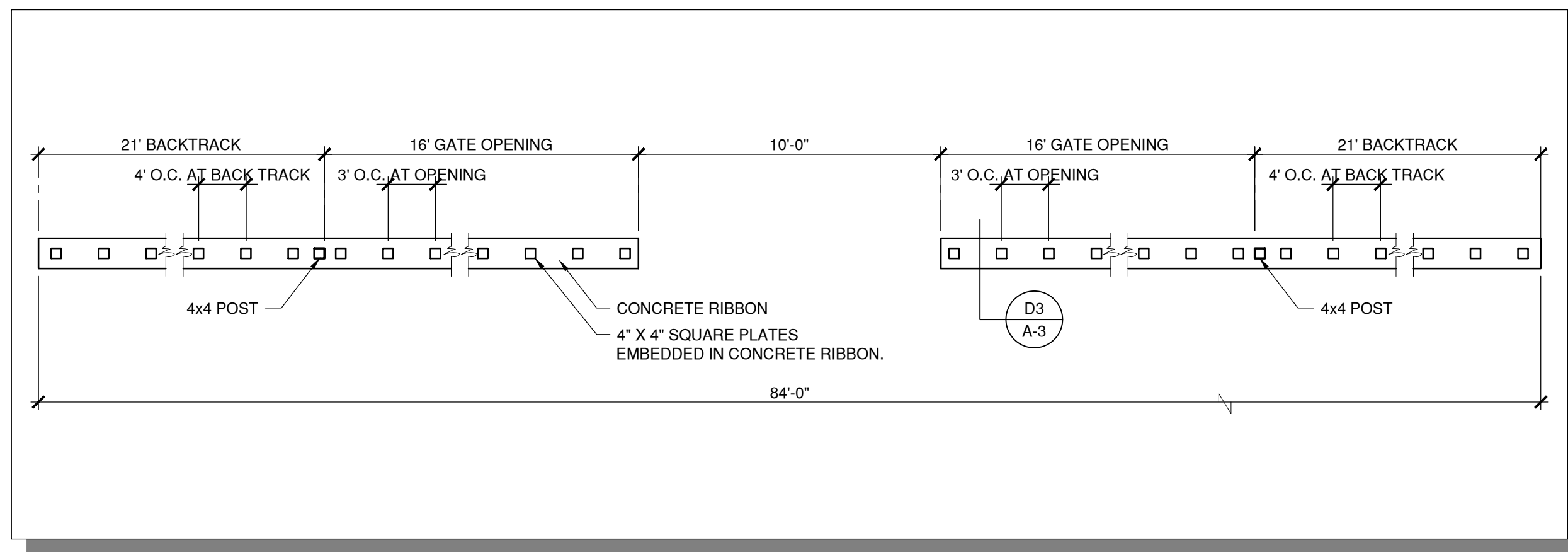
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**ENLARGED PLANS AND DETAIL**

NO.	REVISION	DATE
1	TRANSPORTATION DEVELOPMENT COMMENTS	3/16/22

ARCHITECT STAMP      CONSULTANT STAMP      DATE:  
 STATE OF NEW MEXICO      KEVIN JUNO      1/27/22  
 NO. 1603      PROJECT NO.      2105  
 SHEET NO.

*Kevin Juno* 1-27-22 **A-2**

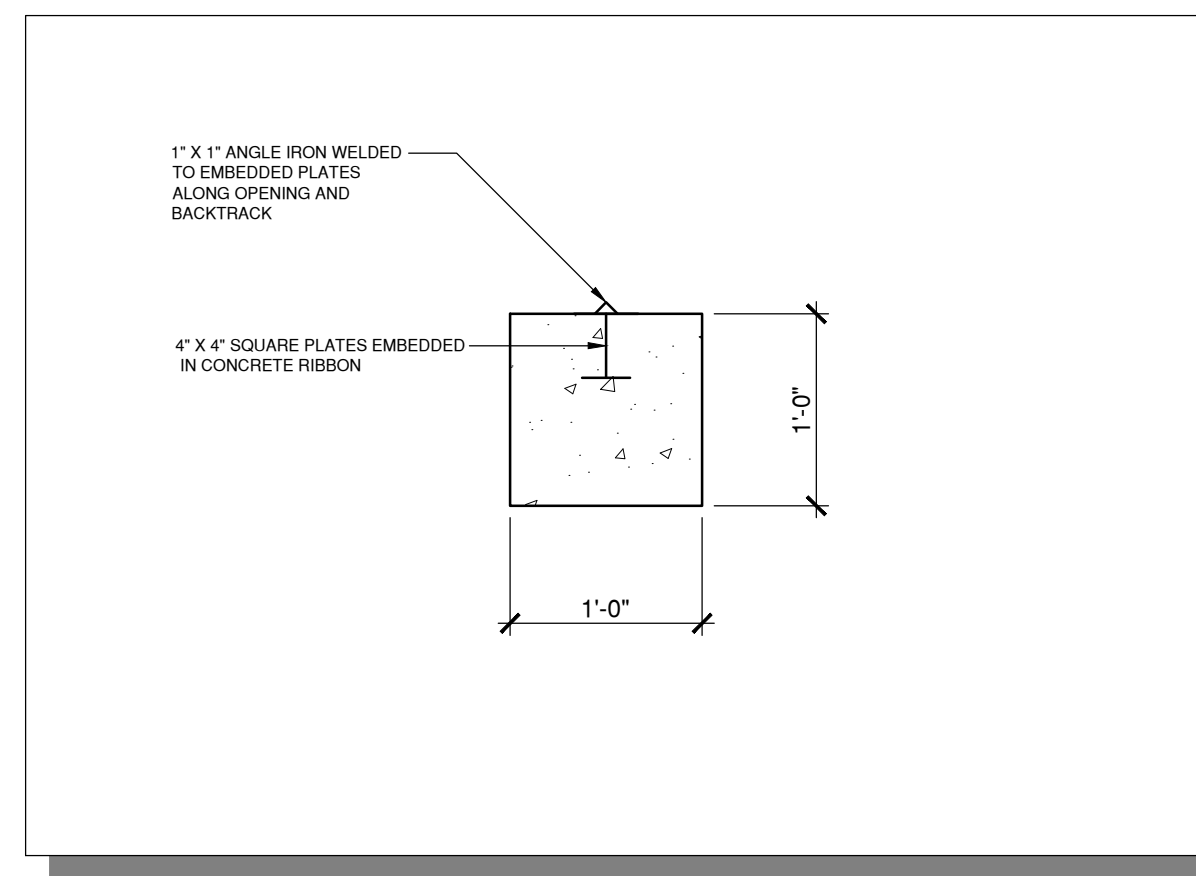




**RIBBON PLAN DETAIL**

1/4" = 1'-0"

**D2**  
**A-3**



**RIBBON SECTION DETAIL**

1" = 1'-0"

**D3**  
**A-3**

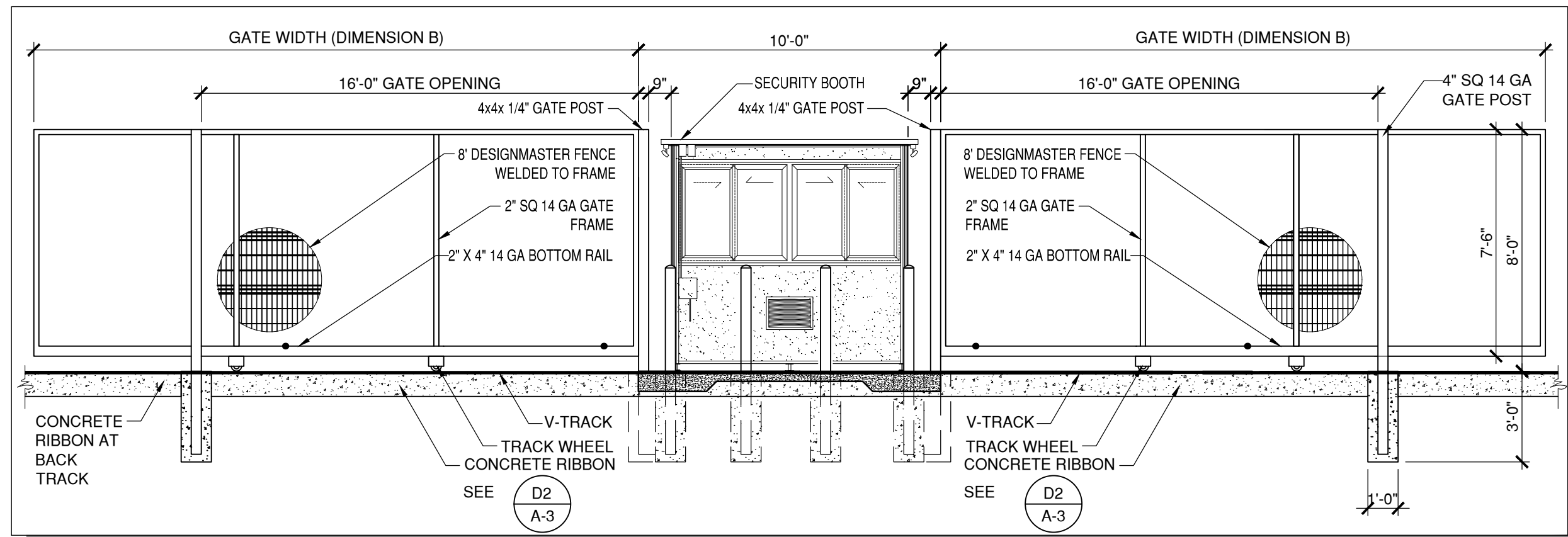
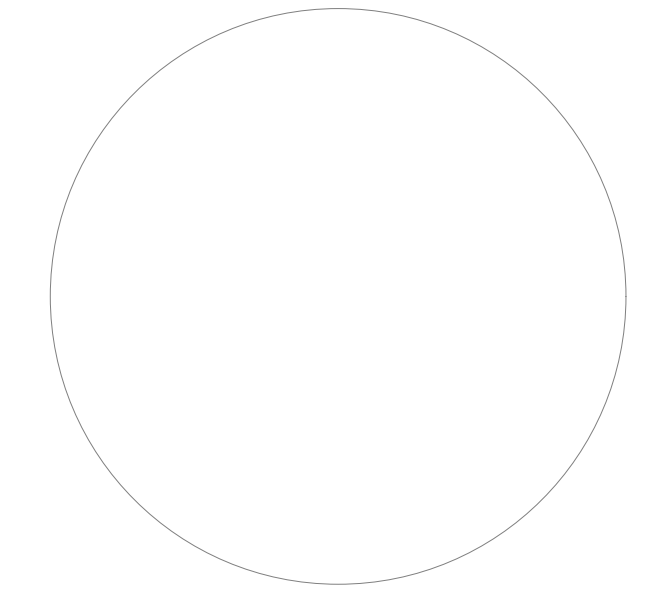
GATE DIMENSIONS			
GATE NUMBER	A	B	C
1	PR. 12'-0"		
2	2@16'-0"		
3	24'-0"		
4	4'-0"	SEE ELEV.	
5	24' SLIDE/16' SWING		
6	40'-0"		

**GATE DIMENSION TABLE**

1/4" = 1'-0"

**D4**  
**A-3**

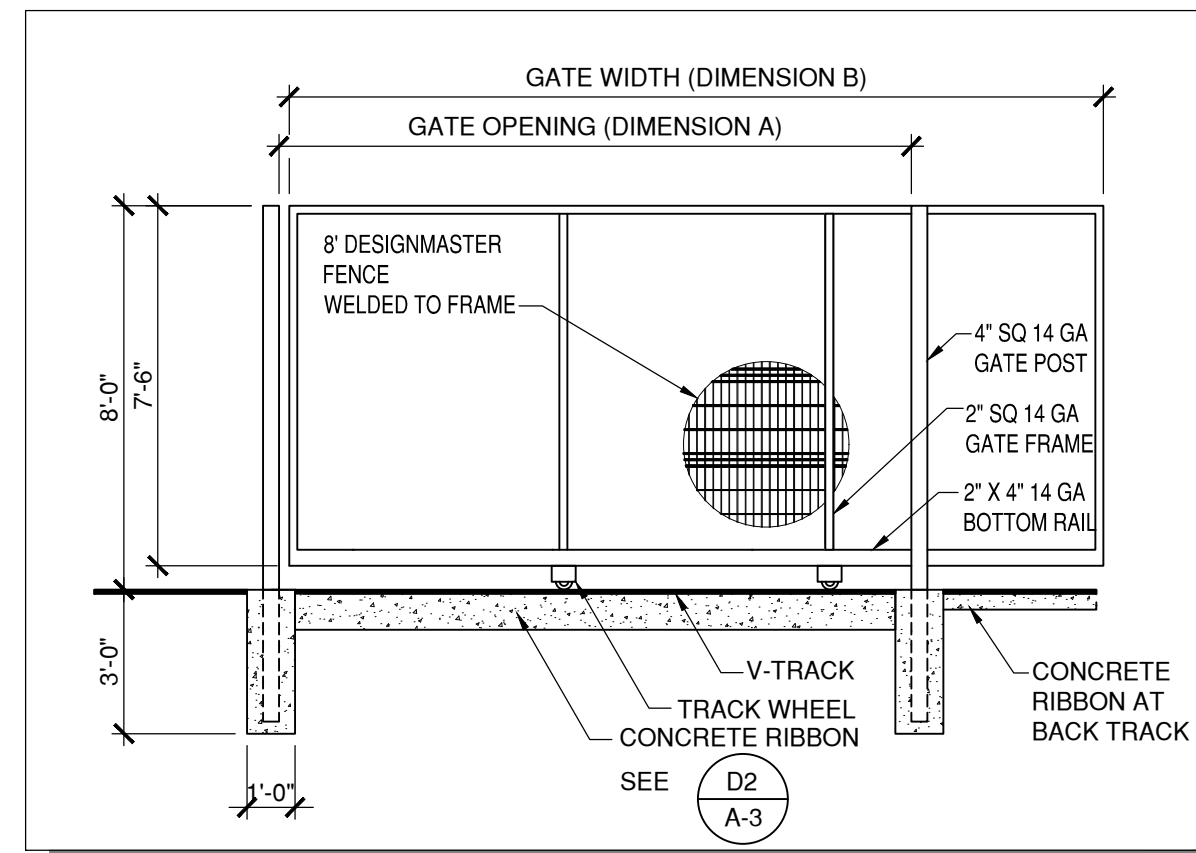
**CITY APPROVAL STAMP**



**BI-PARTING V-TRACK GATE**

1/4" = 1'-0"

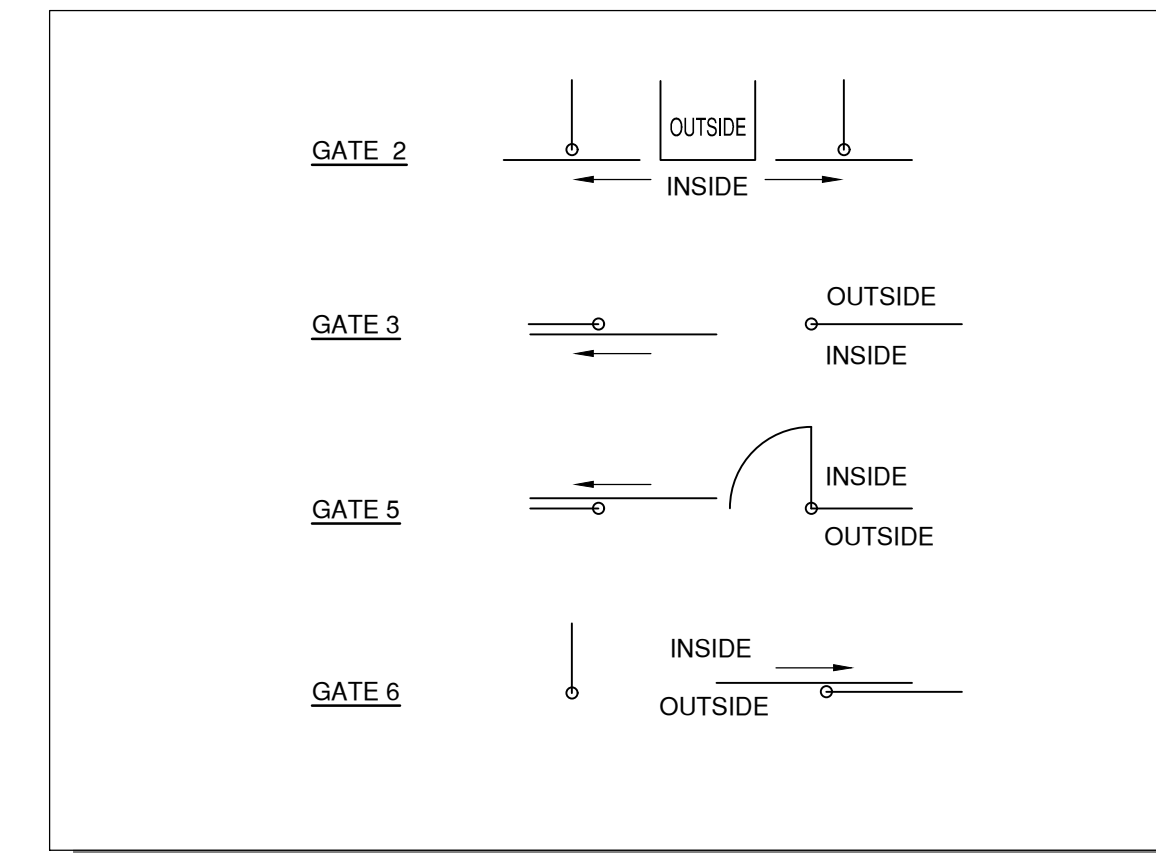
**C2**  
**A-3**



**SLIDER V-TRACK GATE**

1/4" = 1'-0"

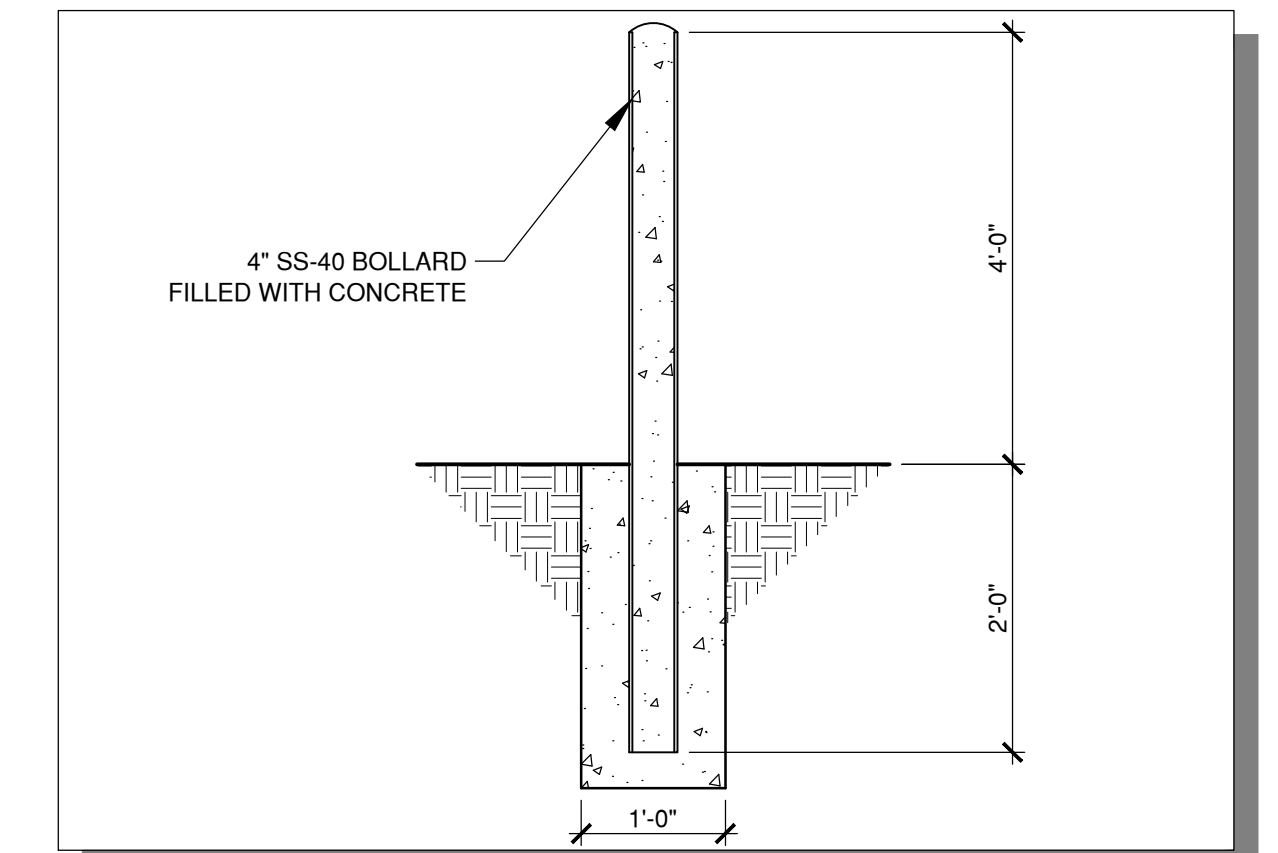
**C3**  
**A-3**



**GATE SLIDE KEY**

1/4" = 1'-0"

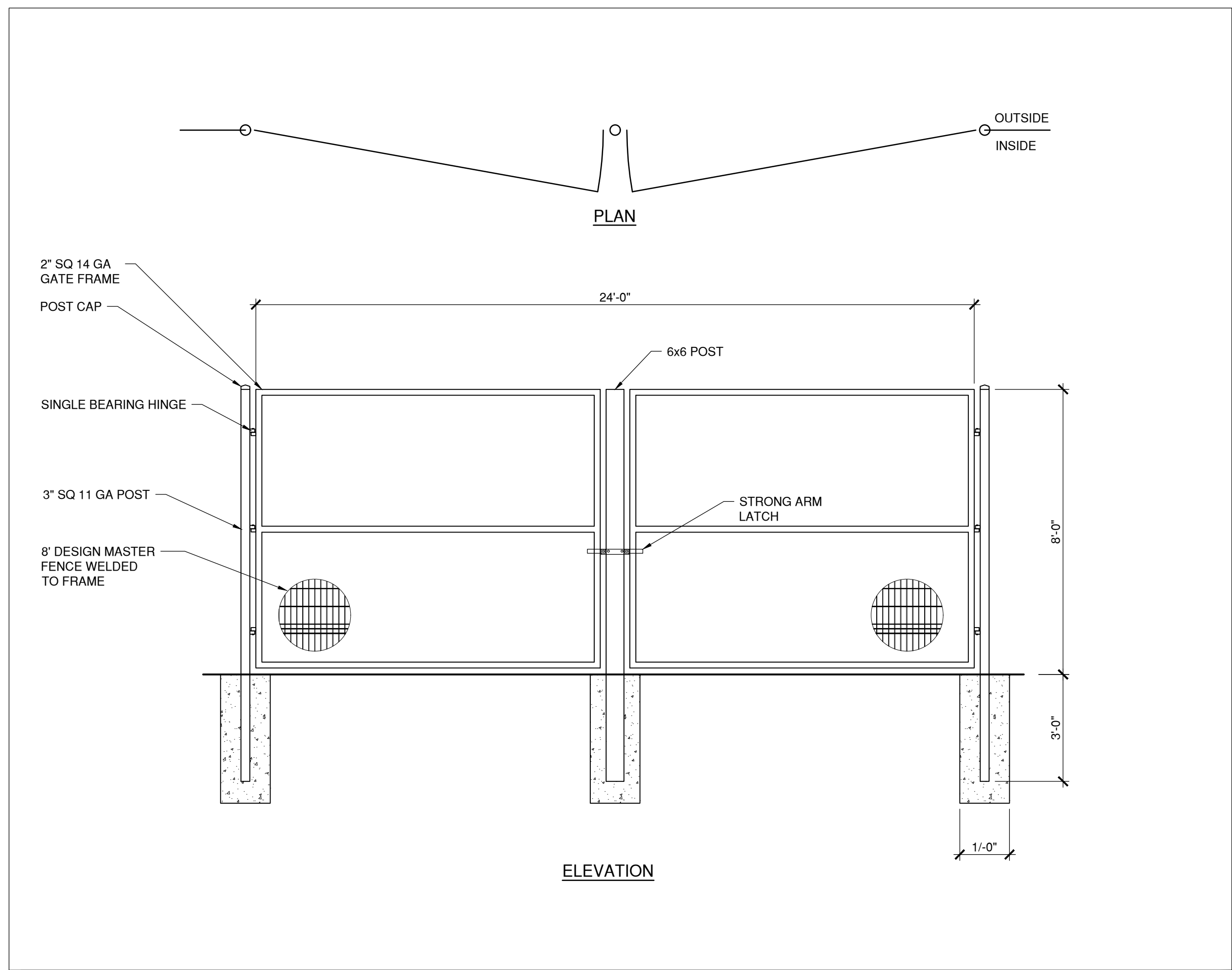
**C4**  
**A-3**



**BOLLARD DETAIL**

3/4" = 1'-0"

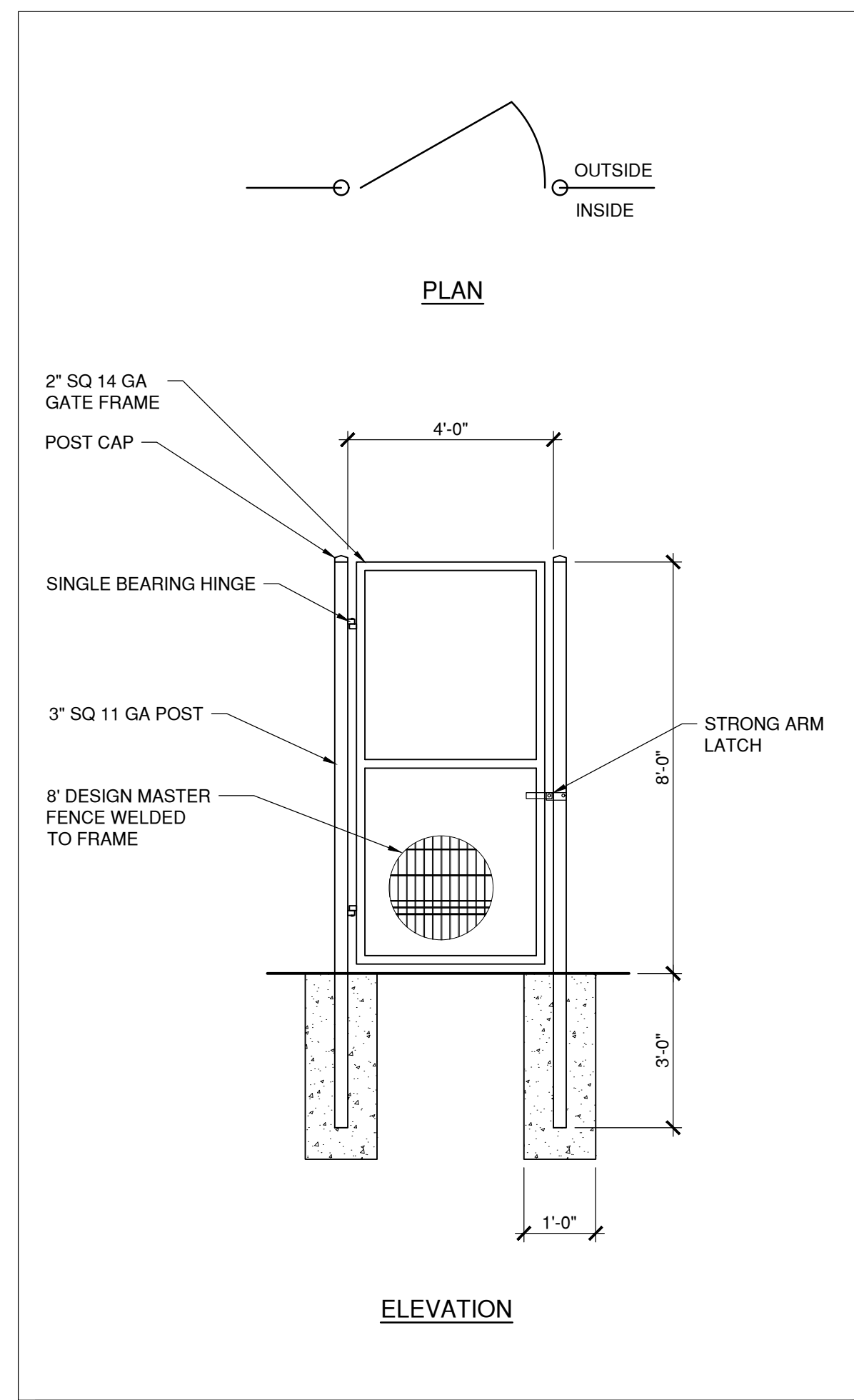
**C5**  
**A-3**



**SWING GATE 1 DETAIL**

3/8" = 1'-0"

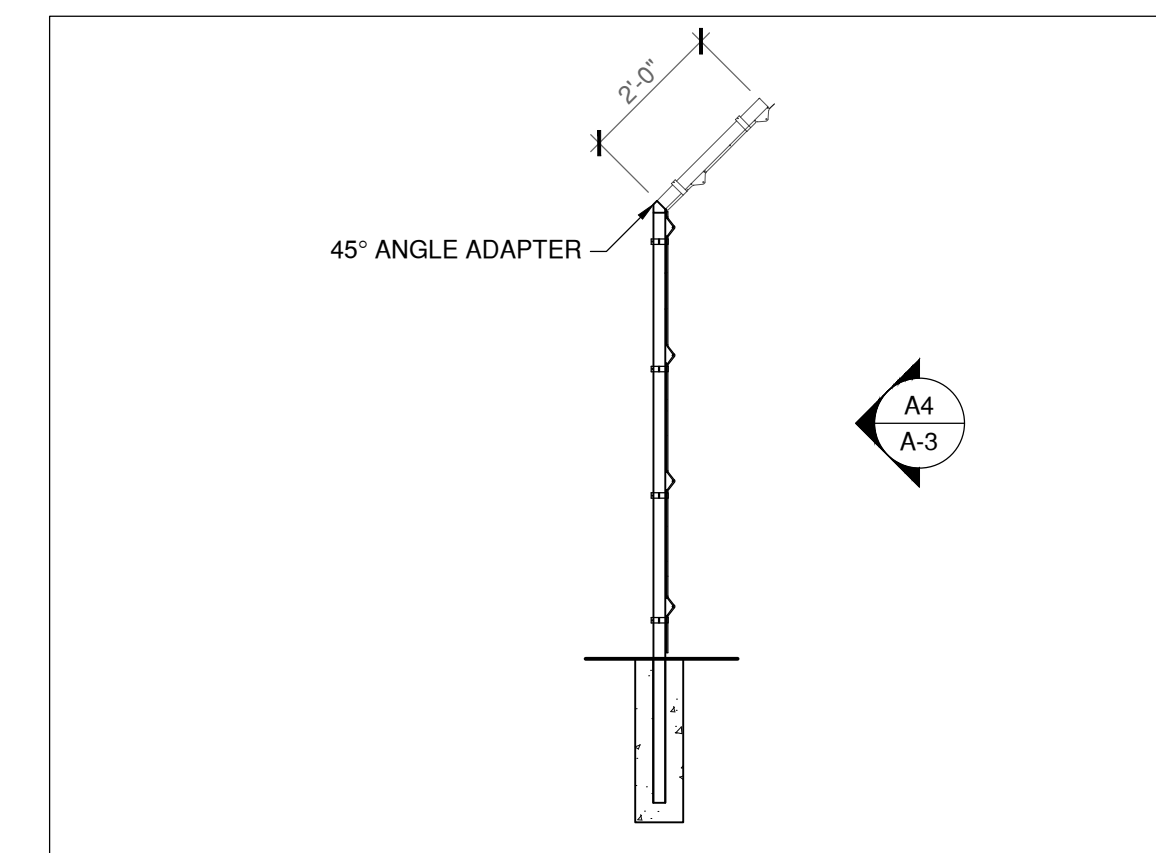
**A2**  
**A-3**



**PEDESTRIAN GATE 4 DETAIL**

3/8" = 1'-0"

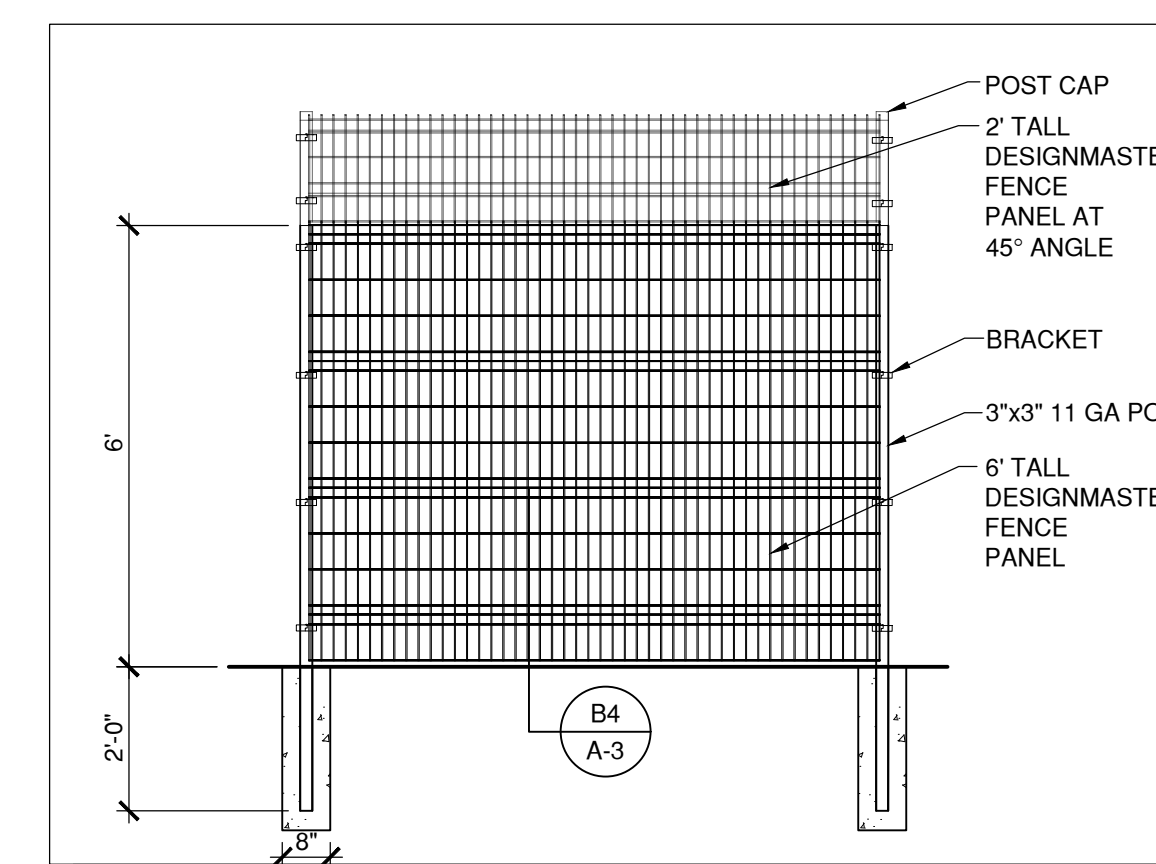
**A3**  
**A-3**



**FENCE SECTION PROFILE**

3/8" = 1'-0"

**B4**  
**A-3**



**FENCE ELEVATION DETAIL**

3/8" = 1'-0"

**A4**  
**A-3**



ARCHITECTS

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PROJECT:  
**AMRI SITE IMPROVEMENTS**  
4401 ALEXANDER BOULEVARD, NE  
ALBUQUERQUE, NEW MEXICO

SHEET TITLE:  
**DETAILS**

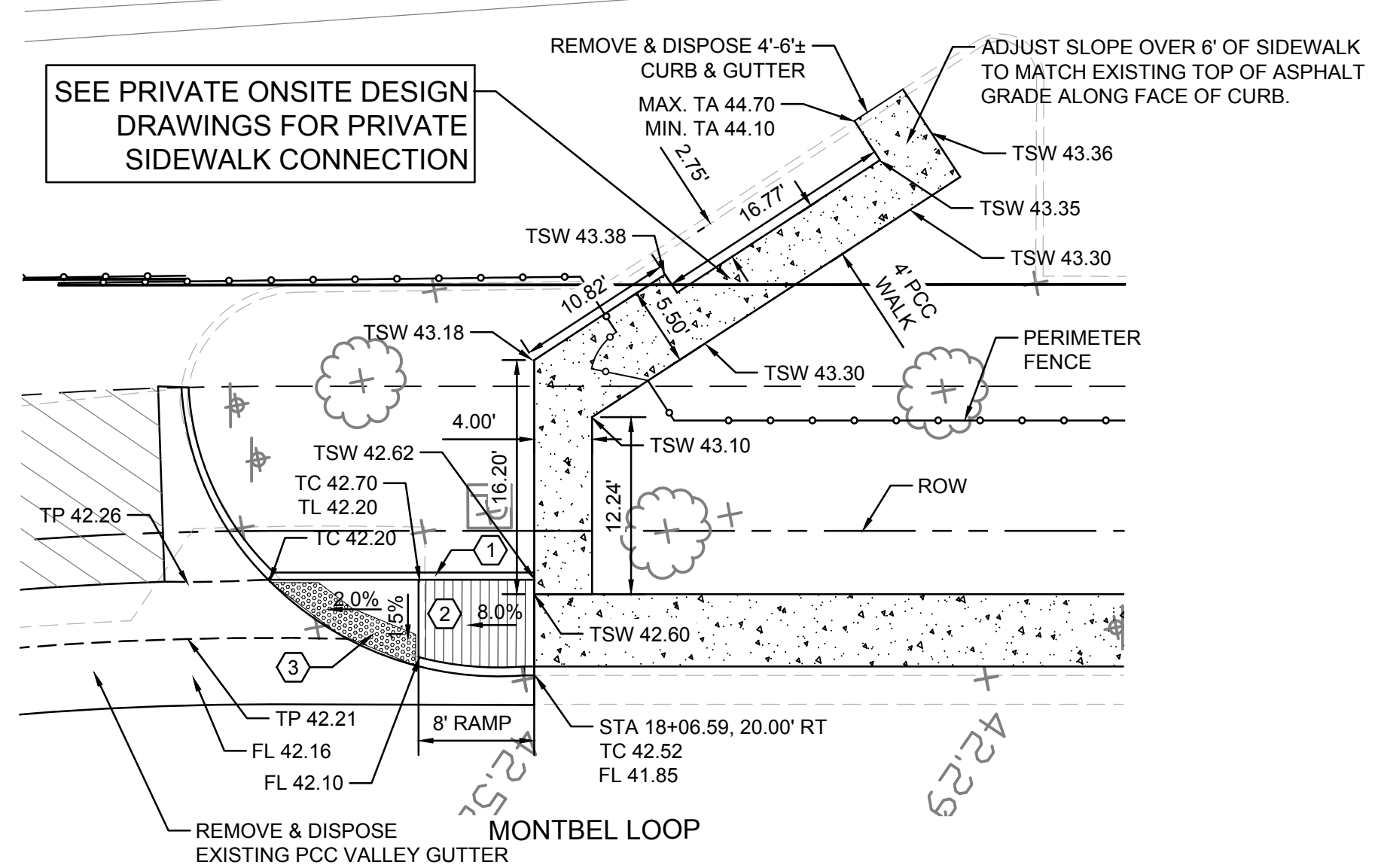
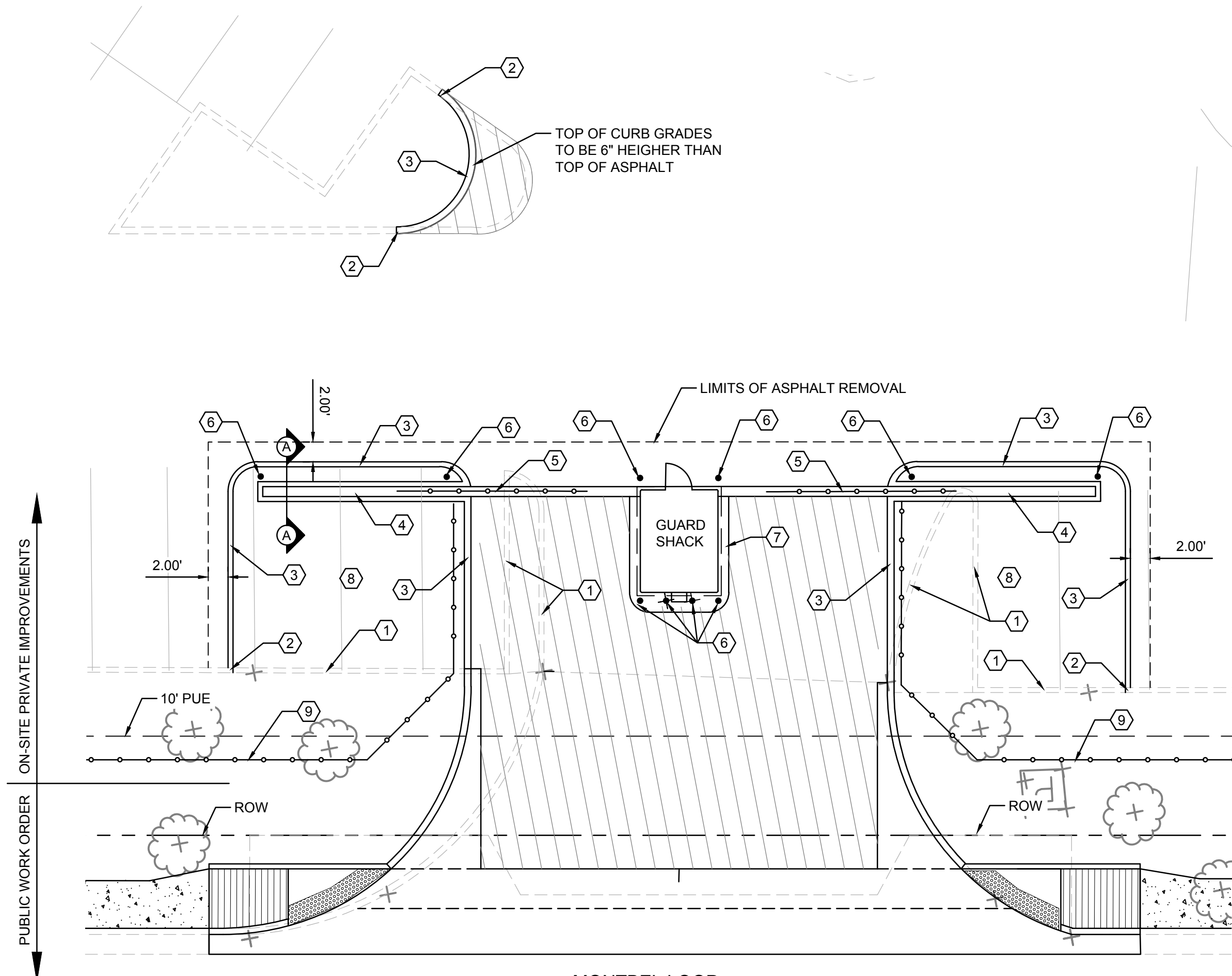
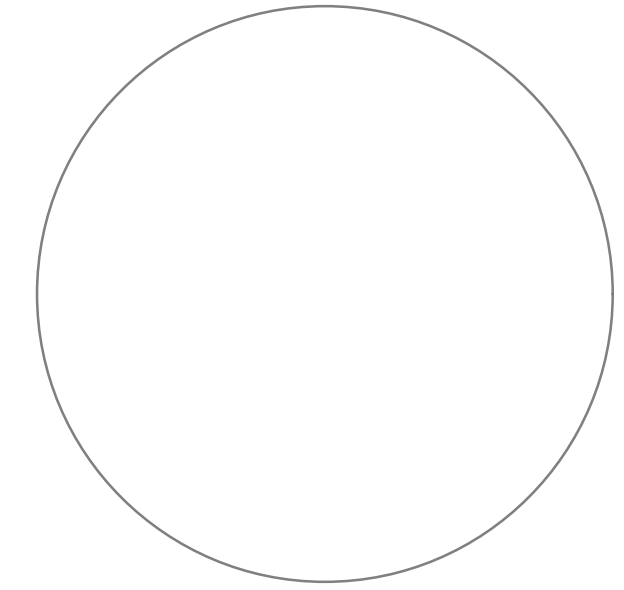
NO.	REVISION	DATE

ARCHITECT STAMP	CONSULTANT STAMP	DATE:
STATE OF NEW MEXICO KEVIN JUNO NO. 1603		1/27/22
		PROJECT NO. 2105
		SHEET NO.

*Handwritten signature and date: 1-27-22*

**A-3**

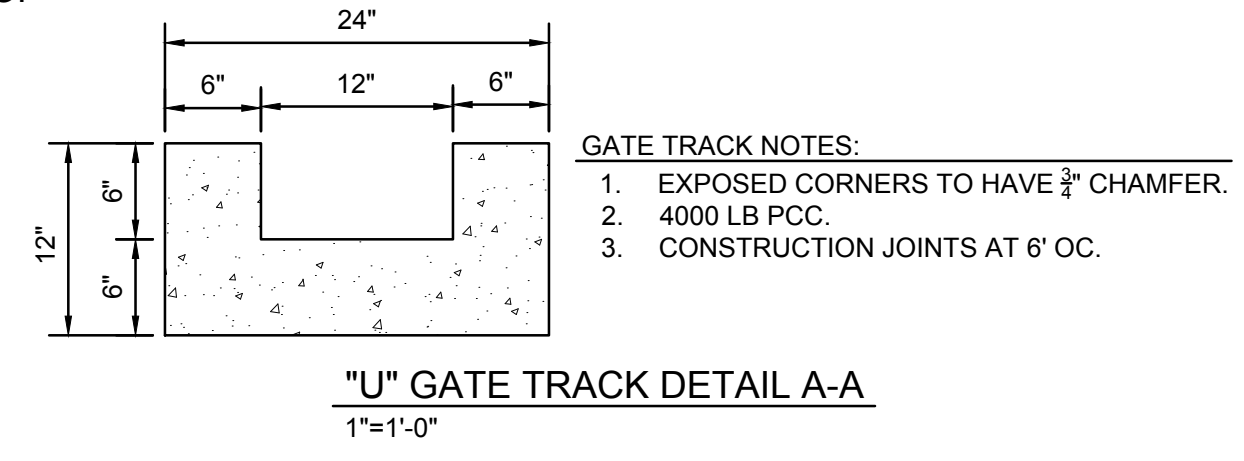




- CONSTRUCTION NOTES**
1. INSTALL HEADER CURB TO FULL HEIGHT STD. CURB.
  2. PCC RAMPS & LANDINGS.
  3. TRUNCATED DOMED MATT.

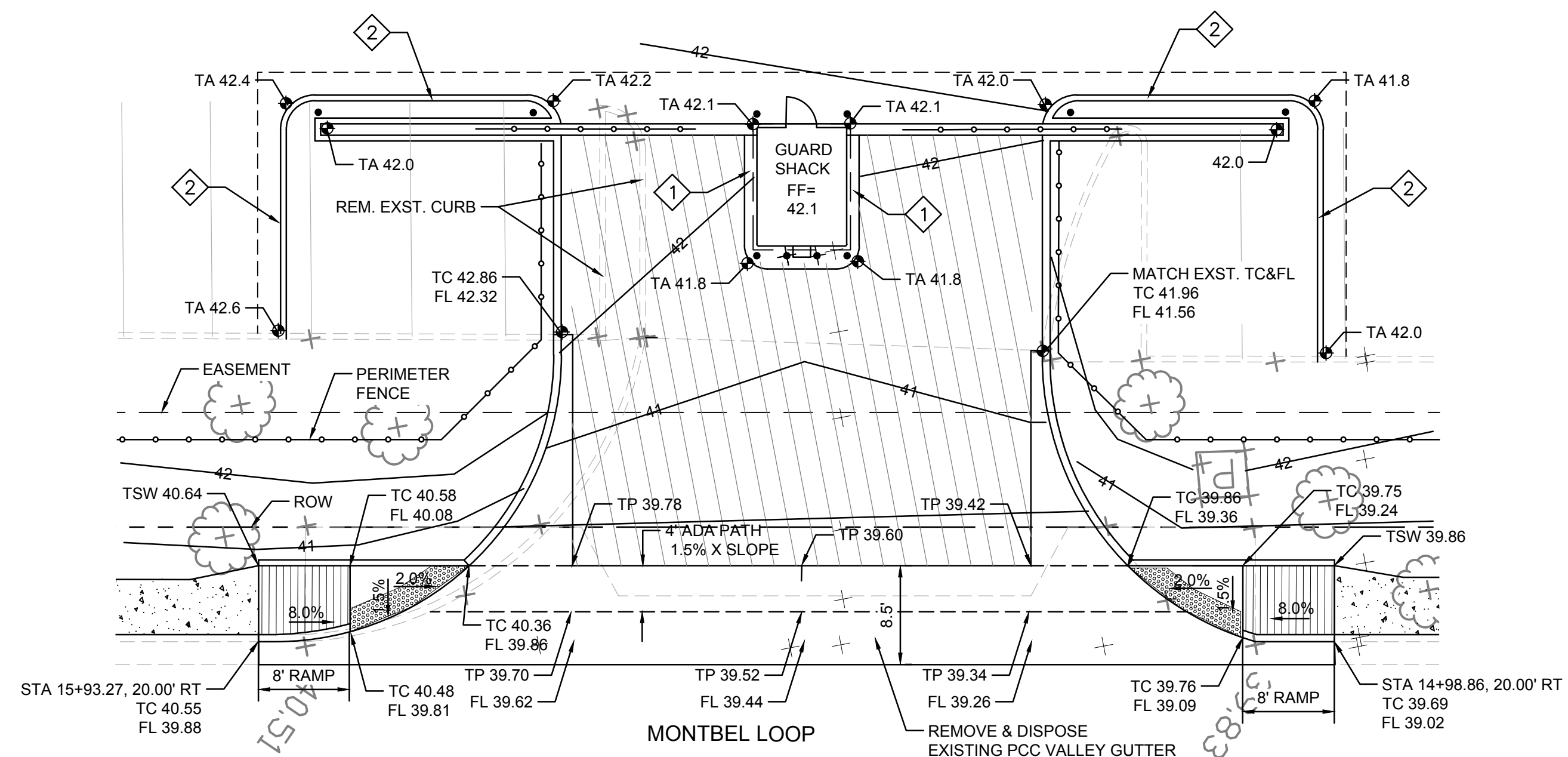
**ENTRANCE "C"**  
SCALE: 1"=10'

- CONSTRUCTION NOTES**
1. REMOVE & DISPOSE PCC CURB.
  2. SAW-CUT CURB AT BACK OF NEW CURB.
  3. 6" WIDE PCC HEADER CURB.
  4. GATE TRACK. SEE DETAIL THIS SHEET.
  5. SLIDING GATE. SEE GATE PLAN.
  6. 4" DIAMETER PCC FILLED STEEL BOLLARD.
  7. PCC APRON. FLUSH WITH ASPHALT PAVING.
  8. NEW LANDSCAPING. SEE LANDSCAPING PLAN.
  9. NEW PRIVATE FENCE. SEE FENCING PLAN.



- GATE TRACK NOTES:**
1. EXPOSED CORNERS TO HAVE 3/8" CHAMFER.
  2. 4000 LB PCC.
  3. CONSTRUCTION JOINTS AT 6' OC.

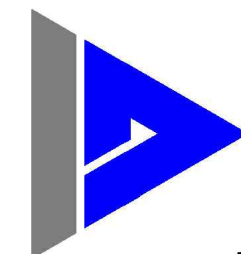
**ENTRANCE "B" LAYOUT**  
SCALE: 1"=10'



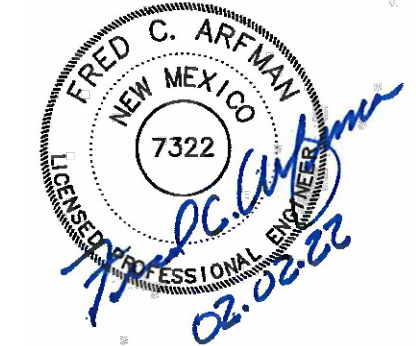
- KEYED NOTES**
1. TRANSITION APRON GRADE FROM PAD ELEVATION TO ADJACENT ASPHALT GRADES.
  2. ALL CURBS ARE 6" HIGH.

**ENTRANCE "B" GRADING**  
SCALE: 1"=10'

**Isaacson & Arfman, Inc.**  
Civil Engineering Consultants



128 Monroe Street NE  
Albuquerque, NM 87108  
505-268-8828 | www.iacivil.com



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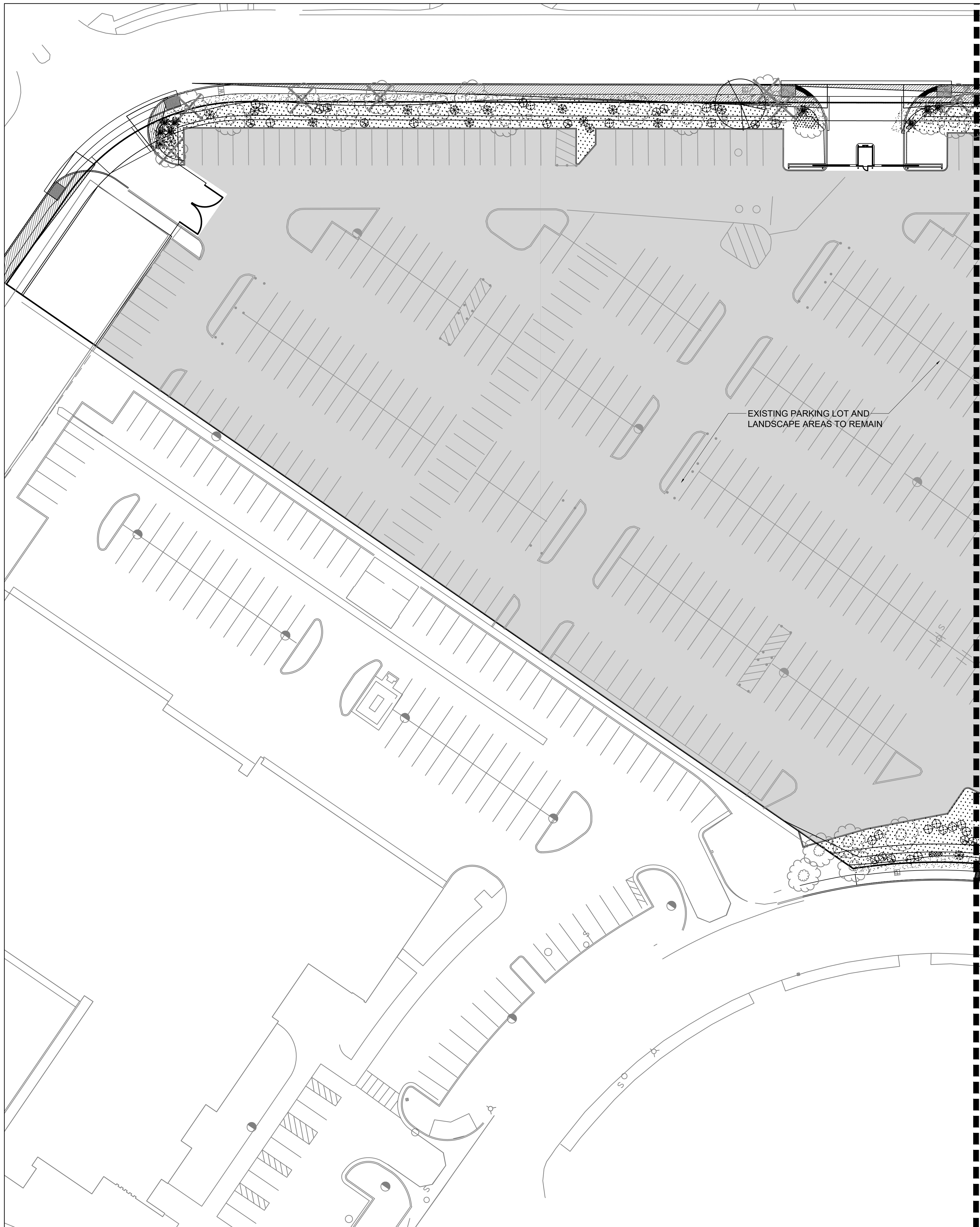
PROJECT:  
**AMRI SITE IMPROVEMENTS**  
4401 ALEXANDER BOULEVARD, NE  
ALBUQUERQUE, NEW MEXICO

SHEET TITLE:  
**ENTRANCES B & C LAYOUT & GRADING**

NO.	REVISION	DATE

ARCHITECT STAMP      CONSULTANT STAMP      DATE:  
**1/27/22**  
PROJECT NO. **2105**  
SHEET NO.





**PLANT LEGEND**

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	MATURE SIZE
<b>TREES - REFERENCE DETAIL 1-2/L501</b>				
4		CHILOPSIS LINEARIS DESERT WILLOW 'BUBBA' (RW)	24" BOX	20' HT. X 25' SPR.
4		PISTACIA CHINENSIS CHINESE PISTACHE (M)	2.5" B&B	40' HT. X 30' SPR.
<b>SHRUBS AND GROUNDCOVERS - REFERENCE DETAIL 3-4/L501</b>				
56		UPRIGHT GERMANDER TEUCRIUM CHAMAEDRYS (L)	1-GAL	2' HT. X 2' SPR.
92		CYTISUS X PRAECOX 'ALL GOLD' ALL GOLD SCOTCH BROOM (L)	5-GAL	5' HT. X 5' SPR.
78		FALLUGIA PARADOXA APACHE PLUME (L)	5-GAL	5' HT. X 5' SPR.
85		JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER (M)	5-GAL	8' HT. X 8' SPR.
96		NANDINA DOMESTICA 'MONFAR' SIENNA SUNRISE HEAVENLY BAMBOO (M)	5-GAL	3' HT. X 2' SPR.
73		BUDDLEJA DAVIDII 'NANHO BLUE' BUDDLEIA NANHO BLUE	5-GAL	5' HT. X 5' SPR.
<b>MULCHES</b>				
37,574 SF		1" AMARETTO BROWN CRUSHED GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC		
12,444 SF		2"-4" COYOTE MIST COBBLE AT 4" DEPTH OVER FILTER FABRIC AT HEADER CURBS OR SLOPES GREATER THAN 4:1 PLACE 4-8" COYOTE MIST COBBLE AT 8" DEPTH OVER FILTER FABRIC		

**EXISTING LANDSCAPE LEGEND**

QTY.	SYMBOL	DESCRIPTION
61		EXISTING TREES TO REMAIN WITHIN IMPROVEMENT AREA (AVERAGE SPREAD 25' FOR CALCULATIONS)
32		EXISTING TREE TO BE REMOVED (DUE TO HEALTH OR LOCATION)
		EXISTING BUILDING, SITE AND LANDSCAPE TO REMAIN (EXISTING IRRIGATION TO REMAIN AND MUST BE PROVIDED TO EXISTING LANDSCAPE AREAS TO REMAIN)

**LANDSCAPE NOTES AND CALCULATIONS**

**IRRIGATION**  
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

**RESPONSIBILITY OF MAINTENANCE**  
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

**METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE**  
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

**PNM COORDINATION**  
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

**SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES.** IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

**CLEAR SIGHT DISTANCE:**  
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 6 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

**LANDSCAPE AREA COVERAGE**  
LANDSCAPE AREA TO BE RENNOVATED: 50,018 SF  
(EXCLUDING BUILDING AND PARKING LOTS TO REMAIN)

**LANDSCAPE LIVE VEGETATIVE COVERAGE**  
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75%. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

REQUIRED LIVE VEGETATIVE MATERIAL COVERAGE (75%)	37,514 SF
PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE (88%)	44,253 SF
REQUIRED GROUND-LEVEL PLANT COVERAGE (25%)	9,378 SF
PROVIDED GROUND-LEVEL PLANT COVERAGE (25%)	9,510 SF

**STREET TREES**  
STREET TREE REQUIREMENTS SPECIFY THE SPACING BETWEEN STREET TREES, WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE INSTALLED AT A FREQUENCY OF 30 FEET PER LINEAR FOOT OF STREET FRONTAGE.

MONTBEL LOOP NE: LOCAL - NO STREET TREES REQUIRED  
- PROVIDED TREES: 20

MONTBEL PLACE NE: LOCAL - NO STREET TREES REQUIRED  
- PROVIDED TREES: 11

JOAN HILL PL NE: LOCAL - NO STREET TREES REQUIRED  
- PROVIDED TREES: 5

ALEXANDER BLVD - 561 LF  
- REQUIRED TREES: 19  
- PROVIDED: 20 TREES

**CITY SUBMITTAL NOTES**

1. THE LANDSCAPE PLAN ON FILE FOR THIS SITE DEVELOPMENT PLAN WAS ILLEGIBLE. THE PLAN CHANGES WILL ONLY ADDRESS REMOVAL OF TREES LOCATED WITHIN THE NEW SIDEWALK IMPROVEMENT AND ALL OTHER EXISTING TREES WILL REMAIN. ALL EXISTING TURF GRASS HAS DIED AND WILL BE REPLACED WITH GRAVEL OR COBBLE OVER FILTER FABRIC. THE EXISTING SPRAY IRRIGATION SYSTEM WILL BE MODIFIED TO A DRIP SYSTEM.
2. ADDITIONAL PLANTINGS WILL BE PLACED TO ENHANCE THE EXISTING LANDSCAPE AREAS.

**GENERAL NOTES**

1. PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
2. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
3. ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
4. THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING. IN ADDITION, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
5. FILTER FABRIC TO BE DEWITT PRO-5 WEED CONTROL, OR EQUAL.
6. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY, PLANS SHALL TAKE PRECEDENCE.



**CONSENSUS**  
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e-mail: cp@consensusplanning.com

**CONSULTANTS**



**AMRI PUBLIC  
SIDEWALKS  
IMPROVEMENTS  
ALBUQUERQUE, NM**

DECEMBER 15, 2021

**SUBMITTAL: AA**

**REVISIONS**

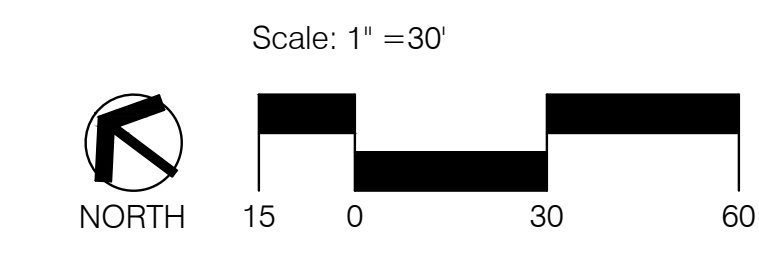
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△	3-23-2022	ADD SIGHT TRIANGLES

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DESIGNED BY: KP  
DRAWN BY: KP  
CHECKED BY: CG

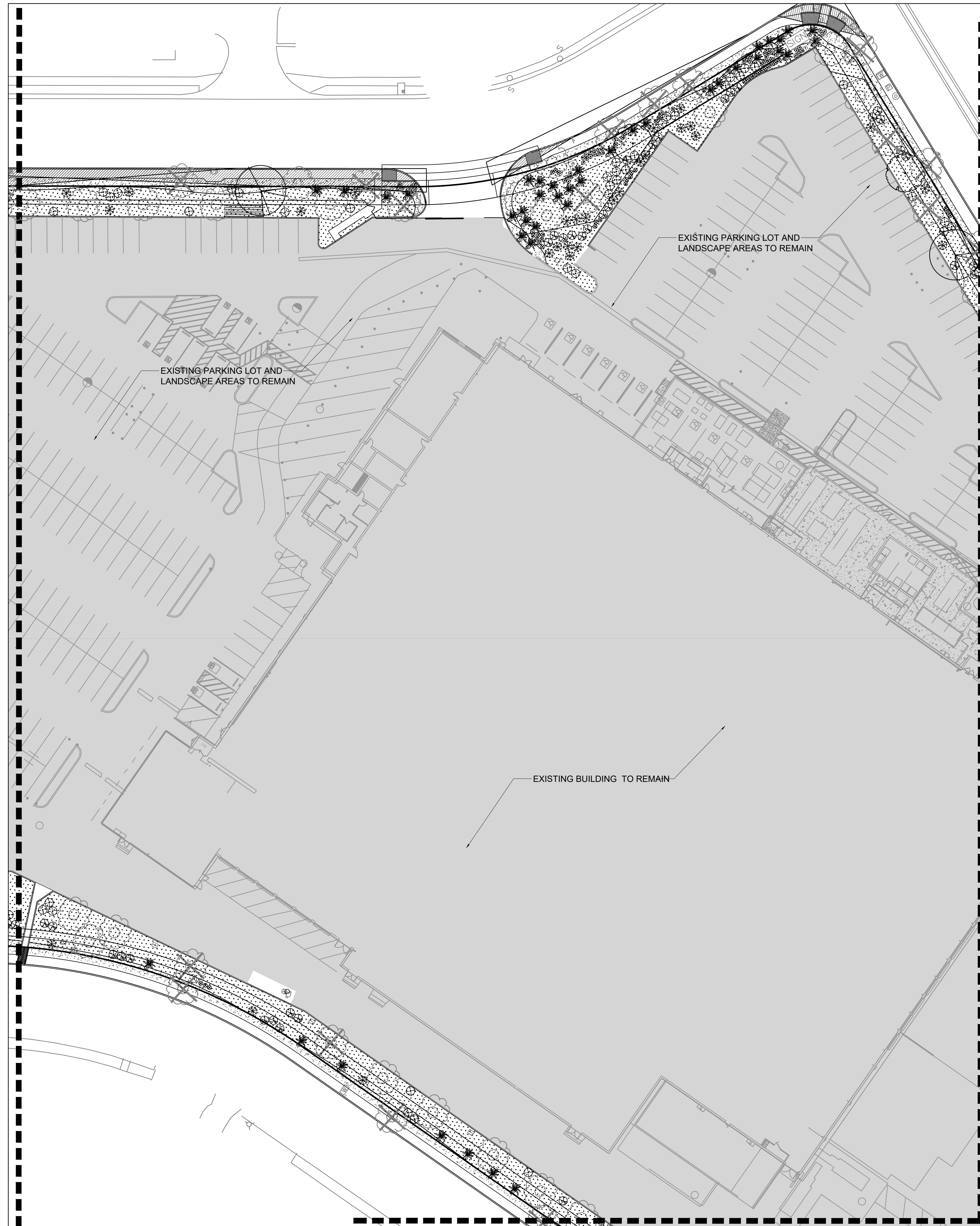
**SHEET TITLE**

**LANDSCAPE  
PLAN**

**DRAWING SHEET**







**PLANT LEGEND**

SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	MATURE SIZE
<b>TREES - REFERENCE DETAIL 1-2/L501</b>			
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SYMBOL	DESCRIPTION
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**CONSULTANTS**



**AMRI PUBLIC  
 SIDEWALKS  
 IMPROVEMENTS  
 ALBUQUERQUE, NM**

DECEMBER 15, 2021

SUBMITTAL: AA

**REVISIONS**

NO.	DATE	DESCRIPTION
1	3-23-2022	ADD SIGHT TRIANGLES

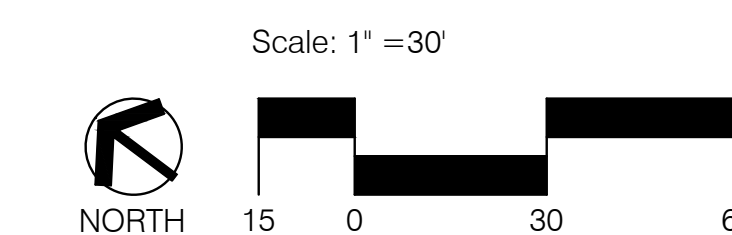
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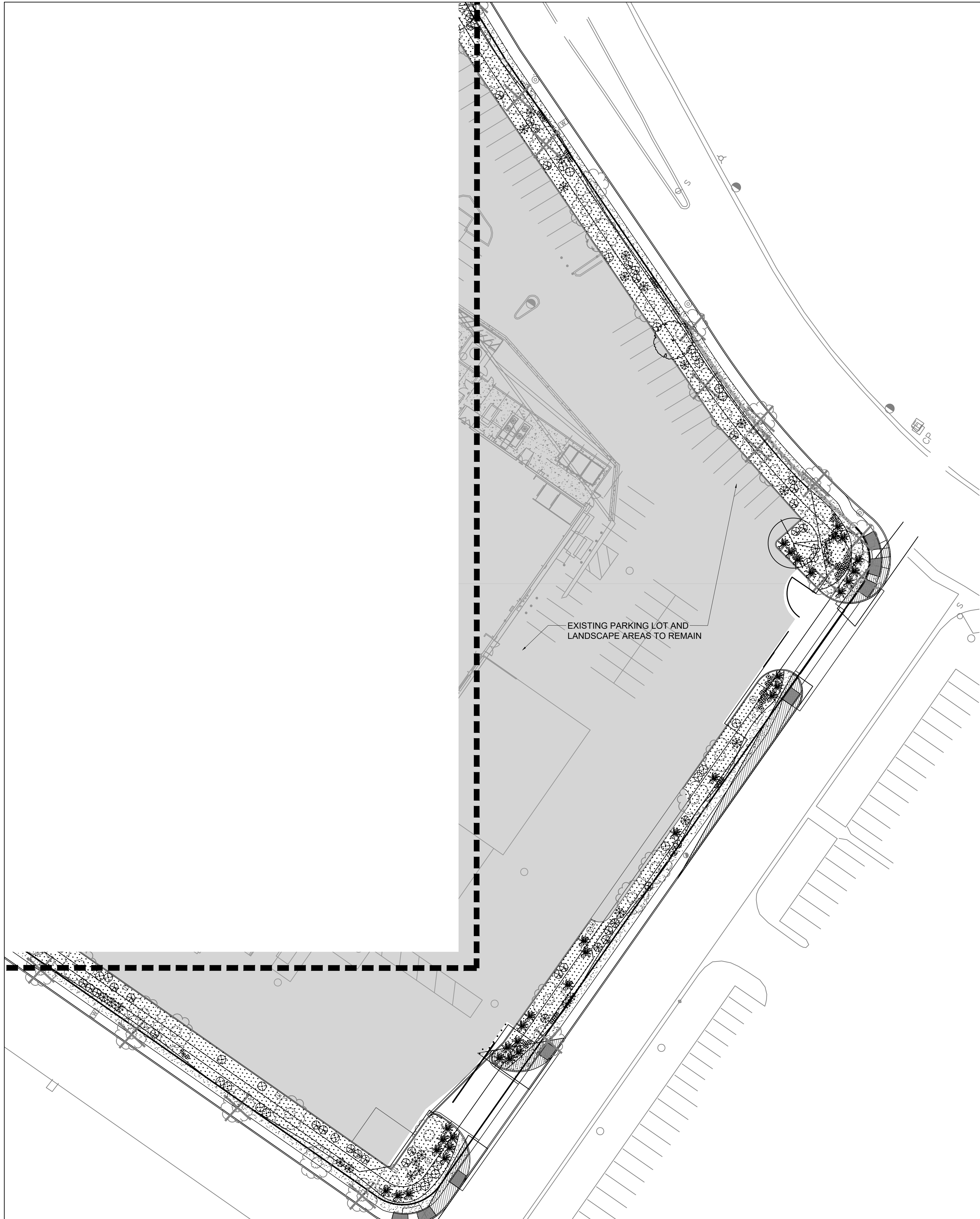
SHEET TITLE

**LANDSCAPE  
 PLAN**

DRAWING SHEET

L102





**PLANT LEGEND**

SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	MATURE SIZE
<b>TREES - REFERENCE DETAIL 1-2/L501</b>			
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	UPRIGHT GERMANDER TEUCRIUM CHAMAEDRYS (L)	1-GAL	2' HT. X 2' SPR.
	CYTISUS X PRAECOX 'ALL GOLD' ALL GOLD SCOTCH BROOM (L)	5-GAL	5' HT. X 5' SPR.
	FALLUGIA PARADOXA APACHE PLUME (L)	5-GAL	5' HT. X 5' SPR.
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER (M)	5-GAL	8' HT. X 8' SPR.
	NANDINA DOMESTICA 'MONFAR' SIENNA SUNRISE HEAVENLY BAMBOO (M)	5-GAL	3' HT. X 2' SPR.
	BUDDLEJA DAVIDII 'NANHO BLUE' BUDDLEIA NANHO BLUE	5-GAL	5' HT. X 5' SPR.
<b>MULCHES</b>			
	1" AMARETTO BROWN CRUSHED GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC		
	2"-4" COYOTE MIST COBBLE AT 4" DEPTH OVER FILTER FABRIC AT HEADER CURBS OR SLOPES GREATER THAN 4:1 PLACE 4-8" COYOTE MIST COBBLE AT 8" DEPTH OVER FILTER FABRIC		

**EXISTING LANDSCAPE LEGEND**

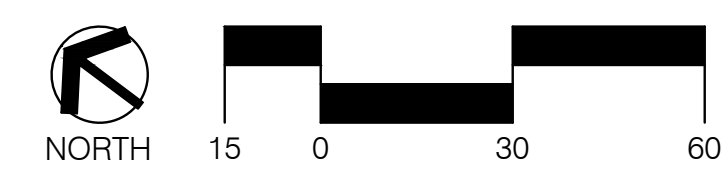
SYMBOL	DESCRIPTION
	EXISTING TREES TO REMAIN WITHIN IMPROVEMENT AREA (AVERAGE SPREAD 25' FOR CALCULATIONS)
	EXISTING TREE TO BE REMOVED (DUE TO HEALTH OR LOCATION)
	EXISTING BUILDING, SITE AND LANDSCAPE TO REMAIN (EXISTING IRRIGATION TO REMAIN AND MUST BE PROVIDED TO EXISTING LANDSCAPE AREAS TO REMAIN)

- CITY SUBMITTAL NOTES**
1. THE LANDSCAPE PLAN ON FILE FOR THIS SITE DEVELOPMENT PLAN WAS ILLEGIBLE. THE PLAN CHANGES WILL ONLY ADDRESS REMOVAL OF TREES LOCATED WITHIN THE NEW SIDEWALK IMPROVEMENT AND ALL OTHER EXISTING TREES WILL REMAIN. ALL EXISTING TURF GRASS HAS DIED AND WILL BE REPLACED WITH GRAVEL OR COBBLE OVER FILTER FABRIC. THE EXISTING SPRAY IRRIGATION SYSTEM WILL BE MODIFIED TO A DRIP SYSTEM.
  2. ADDITIONAL PLANTINGS WILL BE PLACED TO ENHANCE THE EXISTING LANDSCAPE AREAS.

- GENERAL NOTES**
1. PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
  2. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
  3. ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
  4. THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING. IN ADDITION, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
  5. FILTER FABRIC TO BE DEWITT PRO-5 WEED CONTROL, OR EQUAL.
  6. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY, PLANS SHALL TAKE PRECEDENCE.

EXISTING PARKING LOT AND LANDSCAPE AREAS TO REMAIN

Scale: 1" = 30'



**CONSENSUS**  
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 302 Eighth Street NW  
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 e-mail: cp@consensusplanning.com

**CONSULTANTS**



**AMRI PUBLIC  
 SIDEWALKS  
 IMPROVEMENTS  
 ALBUQUERQUE, NM**

DECEMBER 15, 2021

SUBMITTAL: AA

**REVISIONS**

NO.	DATE	DESCRIPTION
1	3-23-2022	ADD SIGHT TRIANGLES

PROJECT NO: XXXX  
 CAD DWG FILE:  
 DESIGNED BY: KP  
 DRAWN BY: KP  
 CHECKED BY: CG

SHEET TITLE

**LANDSCAPE  
 PLAN**

DRAWING SHEET

L103





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DECEMBER 15, 2021

SUBMITTAL: AA

**REVISIONS**

NO.	DATE	DESCRIPTION
△	3-23-2022	ADD SIGHT TRIANGLES

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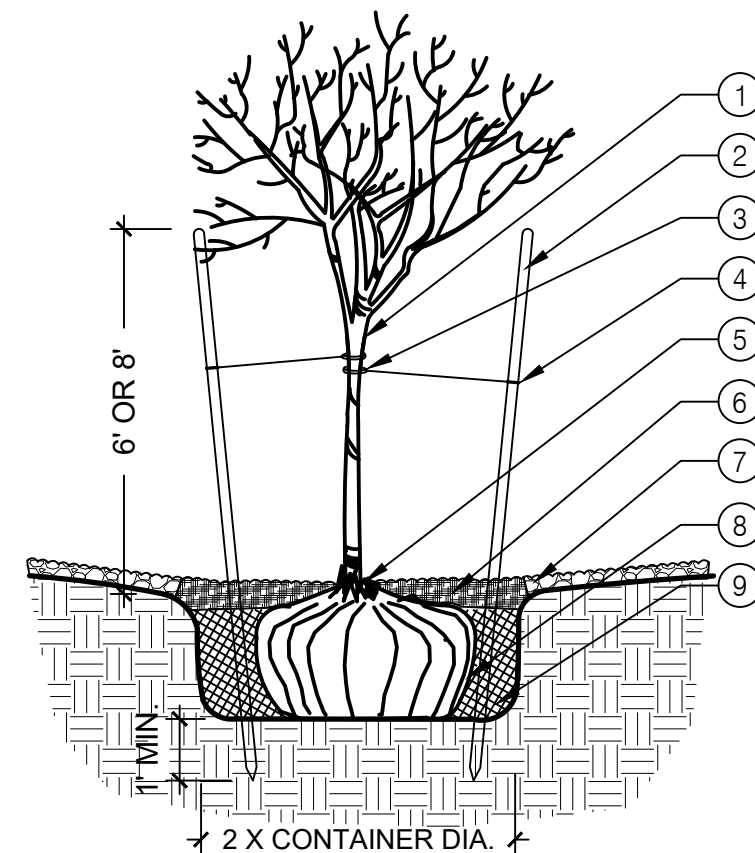
SHEET TITLE

**LANDSCAPE  
 DETAILS**

DRAWING SHEET

**L501**

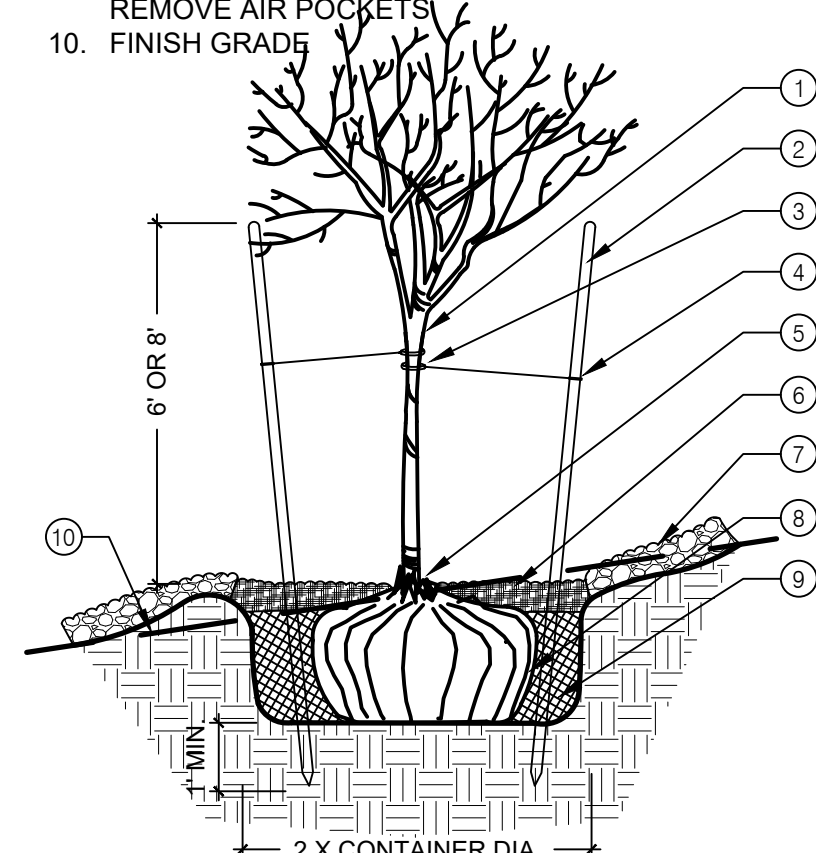
1. STRESS POINT OF TREE
2. 8' OR 10' LODGEPOLE STAKES DRIVEN AT ANGLE (8' FOR MULTI OR CANOPY, 10' FOR TALL COLUMNAR)
3. 5/8" BLACK POLY TUBING, 12"-15" LONG MIN., NOTCH BACKSIDE OF POLY TUBING
4. #10 PLASTIC COATED GUYWIRE - (WRAP TWICE AROUND STAKE)
5. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
6. WATER RETENTION BASIN - 3" DEPTH SHREDDED BARK MULCH. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES
7. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
8. ROOTBALL WITH REMOVE ROPE AND BURLAP AFTER PLANTING
9. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS



**1 TREE PLANTING**

SCALE: N.T.S.

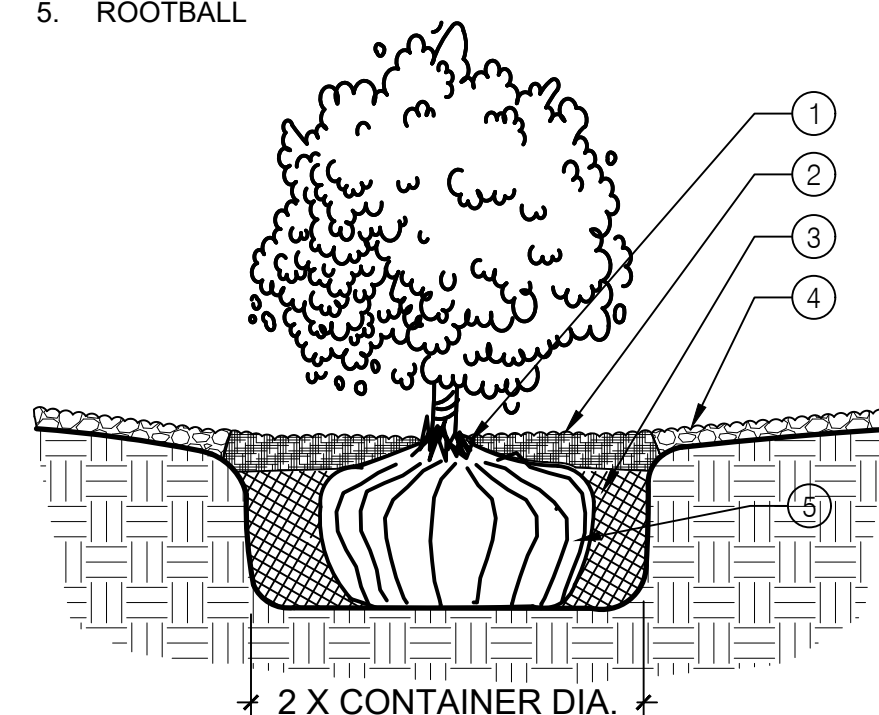
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7. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
8. ROOTBALL WITH REMOVE ROPE AND BURLAP AFTER PLANTING
9. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS
10. FINISH GRADE



**2 TREE PLANTING ON A SLOPE**

SCALE: N.T.S.

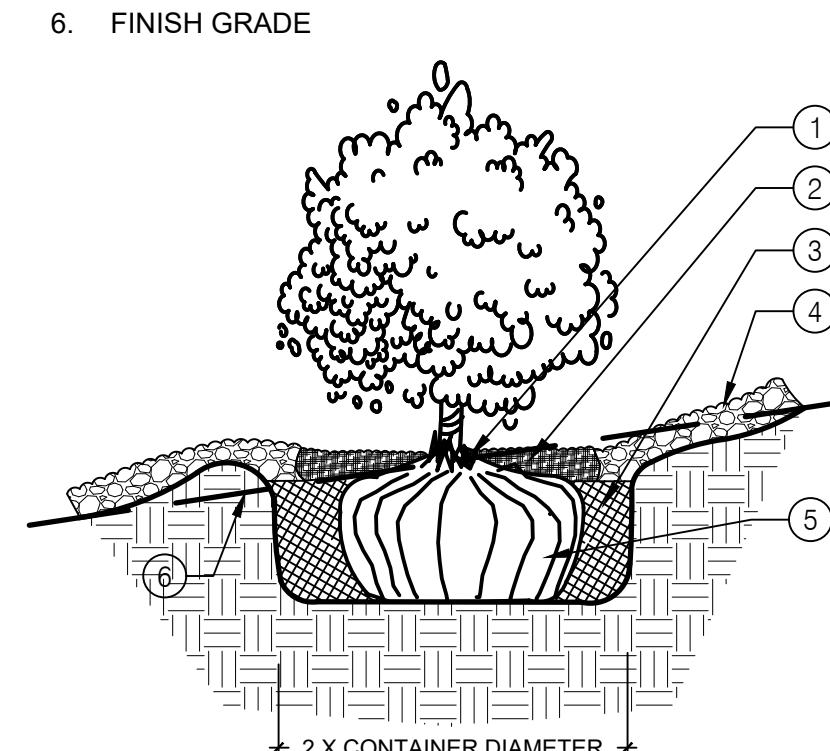
1. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
2. WATER RETENTION BASIN - 3" LAYER OF SHREDDED BARK MULCH. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
3. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS
4. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
5. ROOTBALL



**3 SHRUB PLANTING**

SCALE: N.T.S.

1. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
- 4" WATER RETENTION BASIN - 3" LAYER OF SHREDDED BARK MULCH. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
3. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS
4. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
5. ROOTBALL
6. FINISH GRADE



**4 SHRUB PLANTING ON A SLOPE**

SCALE: N.T.S.