Regina Okoye

From: Brito, Russell <Russell.Brito@pnmresources.com>
Sent: Friday, February 2, 2024 9:45 AM
To: Regina Okoye
Subject: RE: [External] Landscaping in PUE for OHU - 5910 JEFFERSON ST NE ALBUQUERQUE 87109

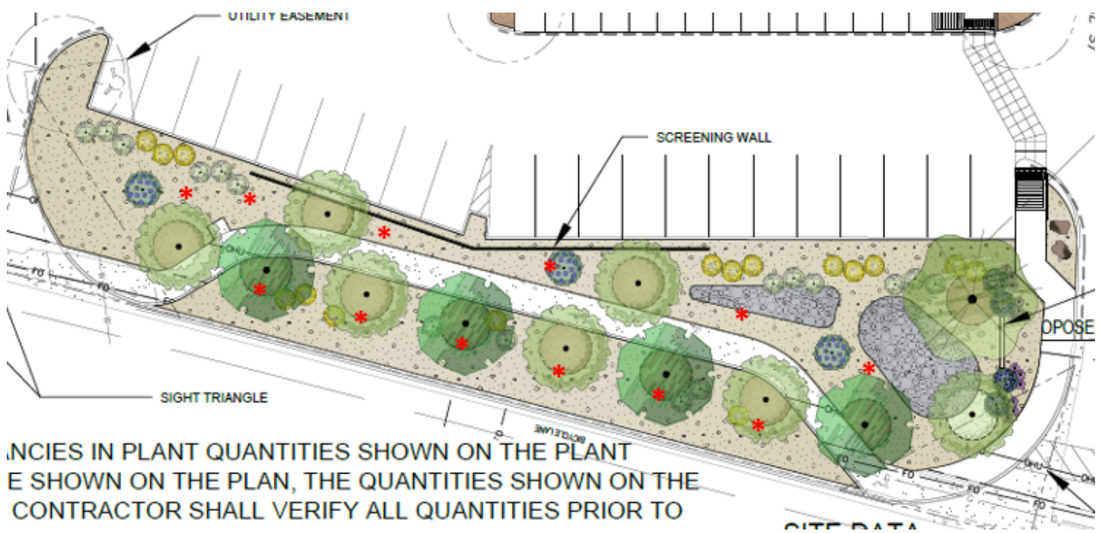
Regina,

Very nice to hear from you. I hope you are doing well.

Without knowing the mature height of the trees shown on the landscape plan within the PUE, please scooch as many of trees that have mature height of more than 12 feet from directly underneath the overhead line to comply with this section of the IDO's landscape standards:

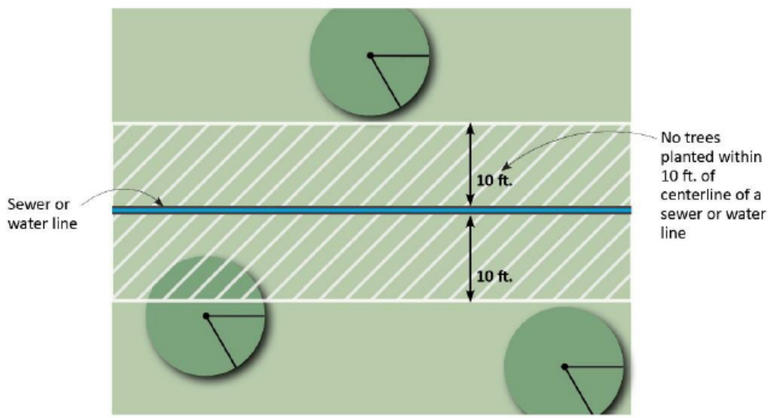
5-6(C)(10)(d) If overhead distribution electric lines are present and large trees cannot be planted due to potential interferences with the electric lines, one ornamental tree with a mature height of 12 feet shall be planted per 20 feet of street frontage. New trees planted near electric transmission lines shall be no taller than 25 feet in height at maturity to avoid conflicts with existing electric facilities.

Accommodation of needed safety clearances for the overhead line could involve the two trees on either end of the row moved back and the six trees between moved forward and/or back (see potential tree locations * that still provide street tree coverage of the sidewalk). But if the mature height of a tree is 12 feet or less then it can remain in place under the power line. Taller trees that grow too close to electric lines are subject to getting a haircut per the conditions and rights given to PNM by the easement to protect the lines and maintain reliable service delivery.



But of course, please continue to thread the needle as needed and avoid planting any trees over any sewer or water line per this IDO standard:

5-6(C)(10)(b) Trees shall not be planted within 10 feet in any direction of the centerline of a sewer or water line. (See figure below.)



Planning staff will ultimately confirm compliance with all of the standards in 5-6(C)(10), but I hope my suggestions help get y'all closer to what is required and what is safe. All the best to you and your team.

Happy Friday,

Russell Brito
Land Use & Permitting Administrator
Environmental Services & Land Use Permitting
PNM Resources
505.241.2798

From: Regina Okoye <rokoye@modulusarchitects.com>
Sent: Thursday, February 1, 2024 4:21 PM
To: Brito, Russell <Russell.Brito@pnmresources.com>
Subject: [External] Landscaping in PUE for OHU - 5910 JEFFERSON ST NE ALBUQUERQUE 87109

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Good afternoon Russell,

We are working on a DFT application for a new hotel located at 5910 JEFFERSON ST NE ALBUQUERQUE 87109. The site went through a replat is 2021. Along the street property line includes an existing 10' P.U.E and includes an OHU line. We are currently going through a Site Plan DFT within the city. We are required to plant trees along the street. That being said the DFT requested that we reach out to you to ensure that there will no issues with the plant species that are being proposed in that area. Attached is out proposed landscape plan and the recorded plat. Please review and let me know if you see any issues with the plant species.

Thank you,

REGINA OKOYE, VICE PRESIDENT
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