

SCOPE OF WORK

LEGAL DESCRIPTION
 TRACT "B" & LOT 5 BLK 2, CLIFFORD WEST BUSINESS PARK - UNIT 1

DEVELOPMENT REQUIREMENTS
 IDO ZONE DISTRICT "NR-BP" NON-RESIDENTIAL - BUSINESS PARK
 CLIFFORD WEST BUSINESS PARK
 FUTURE DEVELOPMENT MUST MEET ALL APPLICABLE STANDARDS AND PROVISIONS OF ANY PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN. CHANGES TO THAT PLAN MAY REQUIRE MINOR/MAJOR AMENDMENTS TO THAT PLAN (PREVIOUSLY IP). WHERE SILENT OR IF ONE DOES NOT EXIST, ALL DEVELOPMENT MUST MEET STANDARDS AND PROVISIONS OF THE IDO (NR-BP) AND THE DPM.

THIS PROPERTY IS DEFINED AS A "THROUGH LOT"
 THE OWNER HAS CHOSEN BLUEWATER ROAD NW AS THE "FRONT" STREET ADDRESS
 THEREFORE, SAUL BELL RD ON THE NORTH EDGE IS THE REAR LOT LINE,
 THE UNSER BLVD EAST EDGE IS A SIDE LOT LINE,
 AND THE WEST EDGE INTERNAL PROPERTY BOUNDARIES ARE SIDE YARD LOT LINES.

SETBACKS ARE AS ESTABLISHED IN THE CLIFFORD WEST BUSINESS PARK DEVELOPMENT CRITERIA:
 WILL BE MEASURED FROM THE BACK OF THE STREET CURB AND WILL BE FULLY LANDSCAPED FROM THE CURB TO THE SETBACK LINE.
 BLUEWATER RD COLLECTOR STREET FRONTAGE - 20' FRONT SETBACK TO BUILDING AND 20' TO THE PARKING AREA
 SAUL BELL RD AND UNSER BOULEVARD - 10' SETBACK AT ALL SIDE AND REAR YARDS

BUILDING COVERAGE OF LOT - THE MINIMUM 10% BUILDING AREA REQUIREMENT HAS BEEN DELETED BY ACTION OF THE EPC
 PROPOSED BUILDING FOOTPRINT LOT COVERAGE IS 2.73% AS SHOWN ON THIS LAYOUT PLAN

NEW 6' WIDE SIDEWALK ALONG BLUEWATER RD AND 5' WIDE SIDEWALK ALONG SAUL BELL RD SHALL BE INSTALLED
 6' WIDE ACCESSIBLE CONCRETE WALKWAYS WILL BE INSTALLED FROM BUILDINGS TO PERMETER SIDEWALKS
 ADA ACCESSIBILITY RAMPS SHALL BE PROVIDED AT DRIVE ENTRANCES AND OTHER OBSTRUCTIONS.
 A 6' WIDE CONCRETE SIDEWALK WITH AN ASPHALT PAVED TRAIL ARE EXISTING ALONG THE ADJACENT LENGTH OF UNSER BLVD
 ADA ACCESSIBILITY CURB RAMPS ARE EXISTING AT THE INTERSECTIONS OF BLUEWATER RD AND SAUL BELL RD WITH UNSER BLVD.

BUILDINGS	BOMA FOOTPRINT
TWO STORY OFFICE BUILDING 40 PRIVATE OFFICES 11'x13' ADMINISTRATIVE SUPPORT AREAS	
OFFICE BUILDING FOOTPRINT AREA	3,692 SF
SHOP BUILDING 4 SERVICE BAYS	
SHOP BUILDING FOOTPRINT AREA	2,016 SF
TOTAL BUILDINGS FOOTPRINT AREA	5,708 SF

CUSTOMER PARKING COUNT			
BUILDINGS	I.D.O. REQUIRED	PROVIDED	
OFFICE BUILDING	26 VEHICLES	47 VEHICLES	
SHOP BUILDING	3 VEHICLES	7 VEHICLES	
ACCESSIBLE SPACES	1 STANDARD 1 VAN	2 STANDARD 2 VANS	
TOTAL CUSTOMER SPACES	31 VEHICLES	58 VEHICLES	
OTHER VEHICLES			
MOTORCYCLES	2 SPACES	4 SPACES	
BICYCLES	3 SPACES	4 SPACES	
GOLF CARTS	-0-	14 SPACES	

PROJECT NUMBER: PR-2024-010446

Application Number: SI-2024-00774

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

LEGEND:

POLE MOUNTED AREA LIGHTING
 LED AREA LIGHTING ON 25' TALL POLE
 11 INSTALLED IN DISPLAY AREAS

INTERIOR PLANTING AREAS:
 36 SF (6'x6') MINIMUM PLANTER AREA
 2 LOCATIONS IN TRACT B DISPLAY AREA
 8'x8' = 64 SF PERMEABLE SURFACE AREA
 72 SF PLANTING AREA

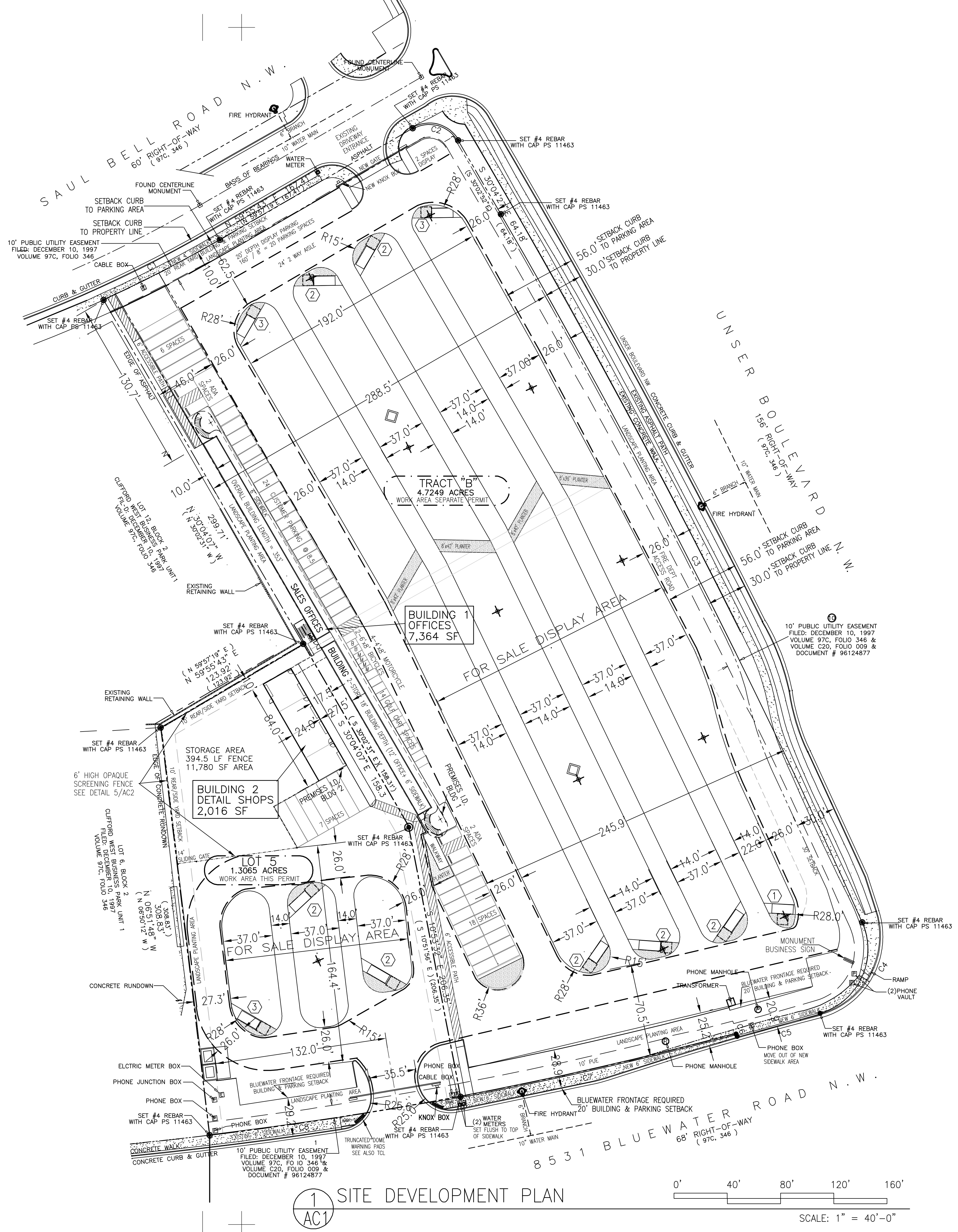
TREE PLANTERS
 TYPICAL VEHICLE FOOTPRINT 8' X 20'
 8'x8' MINIMUM PLANTER AREA REQUIRED AT 64 SQUARE FEET
 IDO 5-6(F)(2)(D) 1 AND 2
 188 SF ACTUAL TOTAL PLANTER AREA
 1 LOCATION

TYPE (1) PARKING AISLE LANDSCAPE ISLAND
 264 SF PLANTING AREA
 TYPICAL VEHICLE FOOTPRINT 8' X 20'
 186 SF ACTUAL TOTAL PLANTER AREA
 7 LOCATIONS
 8'x8' MINIMUM PLANTER AREA REQUIRED AT 64 SQUARE FEET
 IDO 5-6(F)(2)(D) 1 AND 2

TYPE (2) PARKING AISLE LANDSCAPE ISLAND
 1,834 SF PLANTING AREA
 TYPICAL VEHICLE FOOTPRINT 8' X 20'
 108 SF ACTUAL TOTAL PLANTER AREA
 3 LOCATIONS
 8'x8' MINIMUM PLANTER AREA REQUIRED AT 64 SQUARE FEET
 IDO 5-6(F)(2)(D) 1 AND 2

TYPE (3) PARKING AISLE LANDSCAPE ISLAND
 552 SF PLANTING AREA

TOTAL ALL INTERIOR PLANTERS LANDSCAPING
 2,722 SF PLANTING AREA



1 AC1 SITE DEVELOPMENT PLAN
 SCALE: 1" = 40'-0"

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FILE # 2317G-SITE
 3 JAN 2025

James Clark
 JAMES BENJAMIN CLARK III
 1047 REGISTERED ARCHITECT

CONSTRUCTION OF A NEW FACILITY FOR
D&B U-SELL-IT
 8531 BLUEWATER RD NW
 ALBUQUERQUE, NM 87121

**SITE DEVELOPMENT PLAN
 IMPROVEMENTS LAYOUT
 NOTES & DETAILS**

AC1

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