

DFT PR-2024-010446

SI-2024-00774

BP-2024-15892 (**active**); BP-2023-49573 (**cancelled automatically while working on meeting requirements**)

IL: PROJ ID 791882; ITEM #47140798

RESPONSE TO: Code Enforcement Comments

The Clifford West Business Park Master Development Plan hereinafter identified as CWBP is used to address DFT comments. Where no specification is provided in the CWMP, the IDO-2022 Effective 7-27-2023 edition will be referenced.

1. As per previous instructions, and recently ratified on the **enclosed document**, the required customer and staff parking spaces were separated from the display spaces. As shown on Site Plan, we are providing the required 5% EV spaces, based on the number of regular/ADA-customer-employee parking spaces. (58 x 5% = 3)

2. CWBP SETBACKS (**as shown on Site Plan AC-1**)

The property address for both parcels has been established as 8531 Bluewater Rd. which sets the Front Lot Line on the southern edge of the property. Front Setback to buildings is 20 feet to buildings and 15 feet to parking areas. Building Setback - buildings are erected to the rear of the lots and well exceed the required setbacks.

<u>Parking Area Setback -</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
Principal Arterial Unser	30 feet	56 feet
Collector Street Bluewater	20 feet	20 feet
Local Street Saul Bell	15 feet	20 feet

3. Bicycle spaces - IDO TABLE 5-5-5, pg 287: For, Non-residential uses not listed in this table; 3 spaces or 10% of required off-street parking spaces, whichever is greater. The bicycle spaces will be provided for using an anchored rack located within 50 feet of the primary entrance of the office building as shown on the **site plan (marked "B")** as per DPM and IDO 5-5.E.3 and E.4

	REQUIRED	PROVIDED
Parking spaces-		
Off-street Parking	31	58
Bicycle requirements	3.1	5
Motorcycle requirements (26-50)	2	3

4. Permeable asphalt to be used around buildings and outside of enclosed storage area for off-street parking and display areas as per IDO and DPM specifications. (Outdoor parking display - IDO 5-5(F)(1)(a)(4). The landscape area may be reduced by up to 25 percent if the surface of the parking or vehicle circulation area is of a permeable material with approval from the Planning Director - IDO 5-6(F)(1)(g).)

5. The tree requirements are shown on landscaping plan. Parking lot landscaping meets the required parking space trees. Trees have been planted within 100 ft of park and display areas as depicted by the dotted round circles on the landscaping plan.

Clear Site Triangle Note: Landscaping and signage will not interfere with clear site requirements. Signs, walls, trees, and shrubbery between 3 and 8 feet tall, (as measured from the gutter pan) are not included within the clear site triangle.

6. The CWMP only calls for a berm to be installed along the full length of Tract B at Unser Blvd.

8. The CWMP only calls for a berm to be installed along the full length of Tract B at Unser Blvd. For this development, a 3’ high landscaped earthen berm has also been added along Saul Bell Rd. and Bluewater Rd. to comply with the IDO requirement to prevent headlight beams being directed into the traffic lanes.

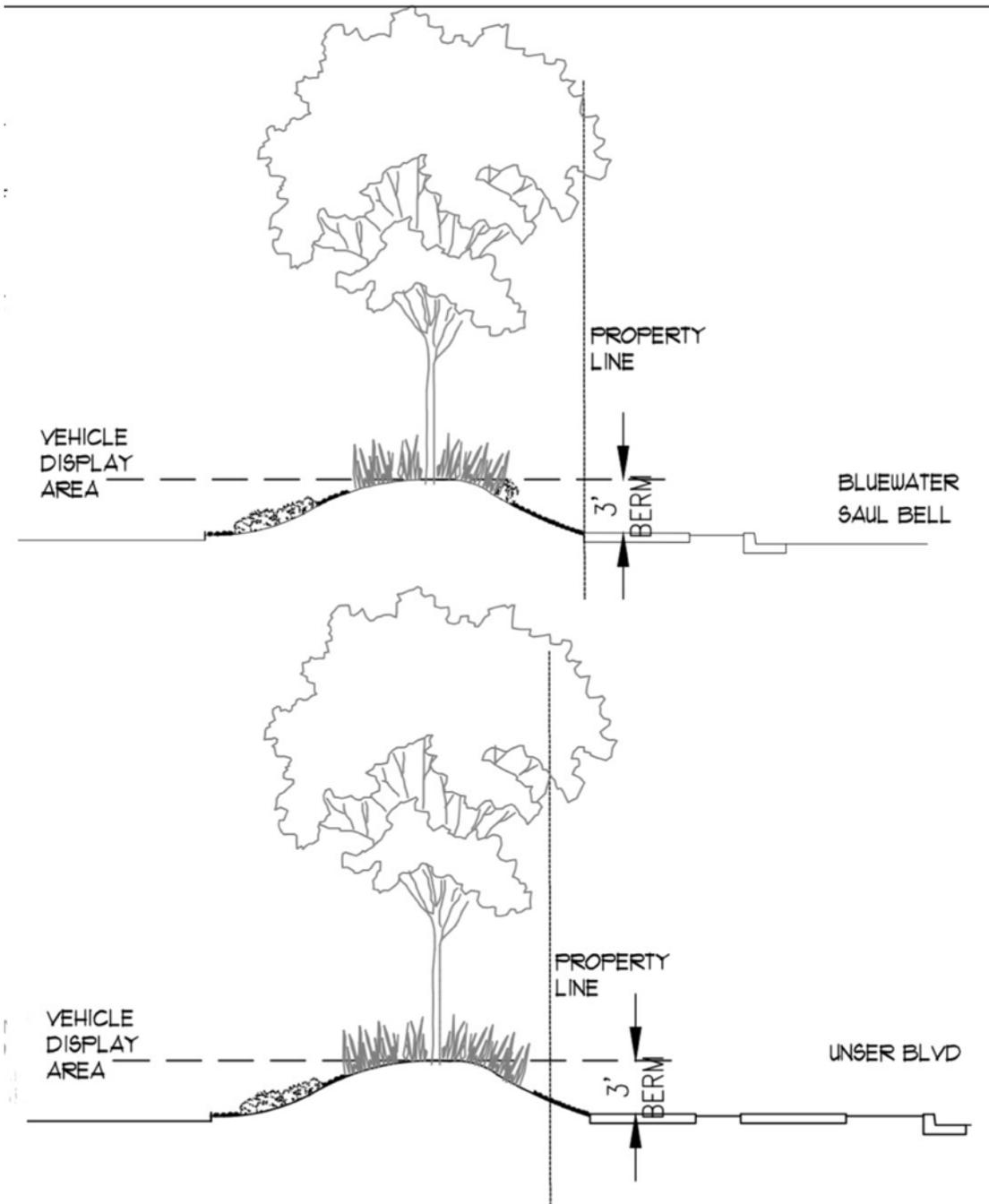
7. As defined in the CWMP section **SETBACKS** - “The area between the curb and the property line shall be landscaped and shall be considered as part of the Front Yard Setback.” Therefore, the installation of landscape materials in this area is a requirement of the Master Plan and not a request for a special condition. Review of the materials installed in this area is a component of the approval of the overall Landscape Plan.

9. The following CWBP and IDO landscape CALCULATIONS are used and applied to the presented ALTERNATE LANDSCAPING PLAN

TOTAL LOT AREA (Lot 5 & Tract B) inside the property lines	262,667 SF
LESS TOTAL BUILDING FOOTPRINT	- 5,925 SF
LESS OUTDOOR STORAGE AREA	- 11,339 SF
NET LOT AREA	<u>245,403 SF</u>
CWMP LANDSCAPE COVERAGE REQUIREMENT @ 18%	44,172 SF
IMPERVIOUS PAVING CREDIT @ 25% OF TOTAL REQUIREMENT	- 11,043 SF
<i>(IDO 5-6(F)(1)(g) The landscape area may be reduced by up to 25 percent if the surface of the parking or vehicle circulation area is of a permeable material with approval from the Planning Director.)</i>	

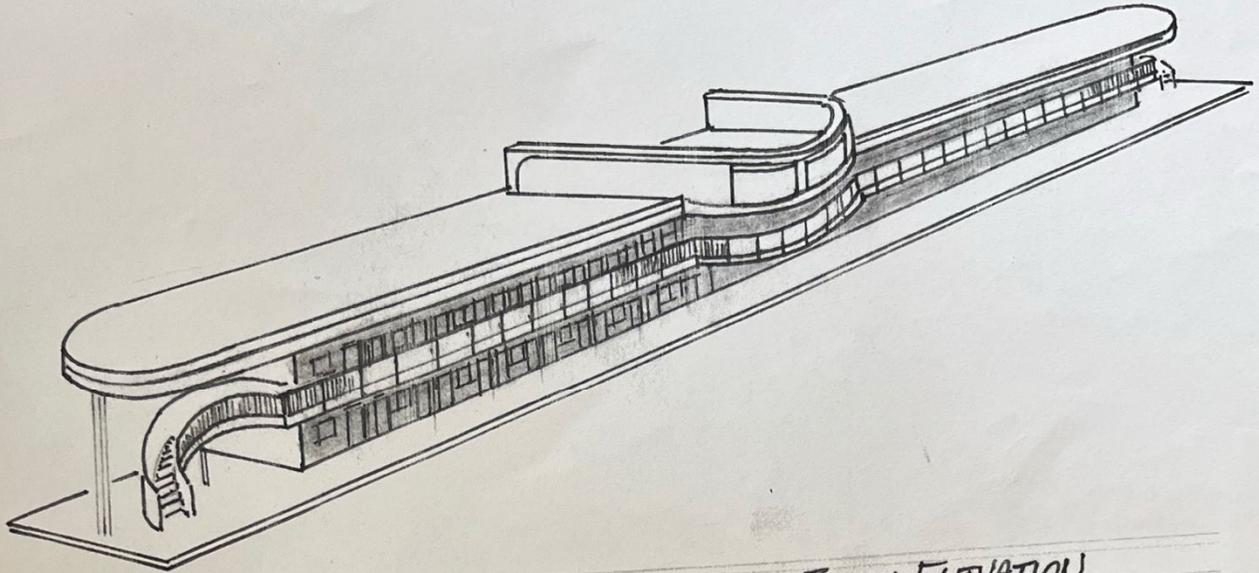
TOTAL LANDSCAPING AREA REVISED REQUIREMENT 33,129 SF

LANDSCAPING CALCULATIONS BY AREA	PROPERTY LINE	
TRACT B (Office Bldg.)	INSIDE	OUTSIDE
Saul Bell Rd Buffer	2,726 SF	568 SF
Unser Blvd Buffer	3,189 SF	14,876 SF
Bluewater Rd Buffer	673 SF	233 SF
West Property Line	2,176 SF	
Display Area Parking Islands	1,943 SF	
Display Area Planters	624 SF	
Customer Parking Area Planters	670 SF	
	<u>12,001 SF</u>	<u>15,667 SF</u>
LOT 5 (Shops Bldg.)		
Bluewater Rd Buffer	3,781 SF	347 SF
West Property Line	1,388 SF	
Display Area Parking Islands	751 SF	
	<u>5,920 SF</u>	<u>347 SF</u>
SUBTOTAL BY LANDSCAPING AREA PROVIDED	17,921 SF	15,254 SF
TOTAL LANDSCAPING PROVIDED LOT 5 + TRACT B	33,945 SF	



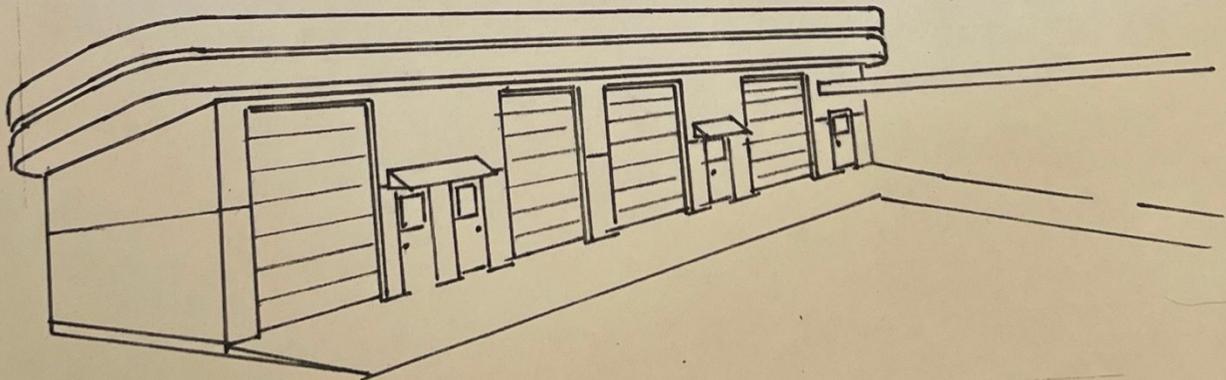
BERM DETAIL

10. See [drawings A1 Office Building and A6 Shop Building](#) for the exterior elevations of the buildings. The finish materials and colors are specified for primary and secondary surfaces as per CWBP. Concept designs are shown here for visual clarification.



OFFICE BUILDING - FRONT ELEVATION

3 NOV 23
J



SHOP BUILDING - FRONT ELEVATION

3 NOV 23
J



11. The marquee mounted sign proposed for this project will be an LED illuminated sign complying with the IDO Table 5-12-3 for NR-BP zoning as static text.

12. The exterior area lighting plan Sheets E1 and E1 Supplement have been clarified to improve the readability of illumination levels and dispersion patterns. (**Enclosed Rev. E1, & Supp.**) The light trespass limits surrounding the fence line are within 0.8 fc. The main site lighting is bordered by three streets: Saul bell Road NW, Unser Boulevard NW and Bluewater Road NW. The foot candle level on the fence line is the minimum for video surveillance to pick up activity to dispatch a quick response team with adequate information. **Exterior Lighting Compliance Certificate is also enclosed.**

RESPONSE TO: Hydrology

Approved G&D will not be significantly altered.

RESPONSE TO: Transportation

Infrastructure List has been approved, and financial guarantee has been recorded. **See attached.**

RESPONSE TO: DFT Planning

- **Confirm with Code Enforcement that the proposed metal fencing is meeting the material requirements of the Clifford West Plan and/or IDO standards.**

The CWBP does not provide any discussion of fence materials or design. The 6’ high, 3 crimp wire fencing specified for this project is the same as that which the City has commonly used for perimeter fencing of playgrounds and other public activity areas. Separate fencing permit has been applied for (GP-2024-16832).

- **Clarify and confirm that all development, landscaping, and screening are on private property, and they do not encroach into the public right of way. Clarify if dedication of right of way or sidewalk access easements are needed.**

All development improvements and basic landscaping are located within the existing property boundaries of Lot 5 and Tract B. Buffer landscaping and screening required by the CWBP are located in the ROW between the back of the street curb and the property line.

- **Clarify compliance with the Clifford West Plan and section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements, the landscape buffer, and trails along Bluewater and Unser. *6ft sidewalk and 6ft landscape buffer. Plus any required trails and bikeways.**

No trails or walkways are required. As per the CWBP Master Plan for this project, all three street classifications are applicable:

CWBP MP: Street Name and Classification	Sidewalk Width		Buffer Setback
	REQ.	MIN. PROPOSED	
Unser Blvd - Commuter	6 feet	6 feet	6 feet
Bluewater Rd - Collector Street	4 feet	6 feet	3 feet
Saul Bell Rd - Local Street	4 feet	4 feet	5 feet

The CWMP section *PEDESTRIAN WALKWAYS/BIKEWAYS* calls for a 6’ wide sidewalk and a 6’ wide buffer at Unser Blvd. These improvements, and an asphalt paved non-required trail, are found along Unser Blvd for the entire length of curb at Tract B.

Furthermore, the CWMP defines that “All other collector or local streets, where sidewalks are required, shall have a 4’ wide sidewalk”. On Saul Bell Rd, along the adjacent property west of Tract B, there is an existing sidewalk 4’ in width and it is setback from the curb by a 5’ buffer.

A new concrete sidewalk will be installed along the north edge of Tract B to continue this existing configuration of the sidewalk and buffer. Along Bluewater Rd, on the south edge of Lot 5 is an existing sidewalk 6’ in width and is setback from the curb by a 3’ buffer. A new concrete sidewalk will be installed from Unser Blvd to the property line of Lot. 5. All sidewalks will be compliant with both the CWMP and the IDO at the completion of the work shown on the Site Plan Sheet AC1 and included in Infrastructure List.

- **a recorded Infrastructure Improvements Agreement to guarantee the infrastructure will need to be executed and recorded with the County Clerk prior to final sign off the site plan.**

Infrastructure List has been approved, and financial guarantee has been recorded. **See attached.**

- **With a Bluewater address, the Site Plan, measurements, and Landscaping Plan will need to reflect that as the front lot line.**

The property address has been assigned as 8531 Bluewater Rd NW. This establishes the Front Line location on the south edge of Lot 5 and Tract B and is **reflected on Site Plan**

The Site Plan needs to include measurements for setbacks.

Building and improvements required setback distances are given in the *BUILDING SITE COVERAGE* section of the CWBP building regulations as tabulated below.

CWBP sets the measurement of setbacks to parking and buildings from the back of the street curb. The depth of the setback varies according to the classification of the street adjoining the property. Sites which front on more than one street must satisfy the Front Yard Setback for all such streets. The meaning of this requirement is that on corner lots the standard 10’ side or rear setback is not to be applied. For this project, all three street classifications are applicable. Setbacks are compliant as shown on the Site Plan Sheet AC1

CWBP Master Plan Setbacks	Building Front Yard	Parking Area
Principal Arterial	50 feet	30 feet
Collector Street	20 feet	20 feet
Local Street	15 feet	15 feet
Street Name and Classification	Building Setback	Parking Setback
Unser Blvd - Principle Arterial	50 feet	30 feet
Bluewater Rd – Collector Street	20 feet	20 feet
Saul Bell Rd – Local Street	15 feet	15 feet

- **Elevation pages need to include measurements, dimensions, and information regarding screening. Provide detail to demonstrate and explain compliance with all sections within 5-11-E and 5-11-E-2.**

The CWMP Section *BUILDING REGULATIONS* details various means and measures to be employed in the façade design of buildings. These definitions and the IDO requirements are similar enough that one reflects the other. Both the CWMP and the IDO concerns are addressed as described below. The Building Elevations are shown on Sheet A1 Office Building and Sheet A6 Shops Secondary Building.

IDO Section 5-11(E)

BUILDING DESIGN sets forth requirements for the design and appearance of above ground structures. This project resides in a NR-BP (Non-Residential Business Park) zone district

and specific applicable requirements for this project are described in subsection 5-11(E)(2) Facade Design.

IDO Section 5-11(E)(1) Ground Floor Clear Height

This Section is not applicable to this development

IDO Section 5-11(E)(2)(a) General

- 1. These buildings are very much to human scale with a maximum height of two stories in the primary Office Building and single story in the secondary Shop Building.
- 2. Street facing facades provide the two required features via:
 - b. Windows on upper floors;
 - c. Primary pedestrian entrances;
 - d. Overhang of roof edges and balcony walkway weather protection
- 3. Street facing facades over 100' in length provide one required feature:
 - d. Three-dimensional roof overhang cornice;
 - e. Change in parapet height above the main entrance.
- 4. The Shop Accessory building follows the motif of the primary building with its extended roof overhangs, and the wall and detail color patterns.

IDO Section 5-11(E)(2)(b) Urban Centers, Activity Centers, and Main Street and Premium Transit Areas

– This Section is not applicable to this development as neither Unser Blvd nor Bluewater Rd are not within a Premium Transit Corridor according to the Online published ABC Comprehensive Plan - Centers and Corridors map.

IDO Section 5-11(E)(3) Outdoor Seating and Gathering Areas

– This Section is not applicable to this development

Include detail regarding how the façade and colors will meet the Clifford plan design requirements.

Existing Building Elevation drawings have been revised with additional information as requested. The finish materials and colors are specified for primary and secondary surfaces as per CWBP Master Plan: “Building design and construction shall be used to create a structure with attractive fronts of quality materials. The quality materials must be applied to exterior walls on the front of the building and to the sides of the building up to 100' from any public street curb.”

A reading of the CWBP Building Regulations certainly conveys a desire that this development shall not become a collection of nondescript industrial metal buildings with rectangular floor plans and uninterrupted metal sided walls. In its stead, both projected buildings are surfaced with a stucco wall finish listed as a quality material in the Clifford West Building Regulations.

Using a mid-century iconic building style as the signature image of a multi-dealer vehicle sales center certainly raises this development from routine to one of a kind. The unique main image background is of a 60's roadside diner with an extended canopy roof over an international style. The low-slung horizontal building is a particularly appropriate format for the Office Building which provides a large number of small offices each exposed to a view over the vehicle Display Areas. With each office having unencumbered access to the public, the independent dealers can more easily be located by the customer. Likewise, the company offices, elevator and public restrooms are grouped in the central core area for additional ease of access. The marquee roof addition on the central core provides a readily understood break in the roof line and a focal point for the entire building facade.

The classic mid-century design of this project is very recognizable to the general public and promotes a placeful business embedded by its unique assets and resources, certainly supporting the wishes of the development's founders to provide a sophisticated Business Park for Albuquerque's southwest area. **See new Sheets A1 and A6 for elevation information. Concept designs have been added (pgs 4&5) for visual clarification.**

▪ **Project and application numbers must be added to the Site Plan and any associated Infrastructure List. Along with the DFT signature block.**

-Project Number PR-2024-010446 and Application Number SI-2024-00774 have been added to the Site Plan and other associated documents. A DFT signature block has also been added to Site Plan. Other permit numbers related to this project are as follows: BP-2024-15892 (active); BP-2023-49573 (cancelled automatically while working on meeting requirements); GP-2024-16832; IL: PROJ ID 791882; ITEM #47140798).

▪ **Provide a lighting plan with dimensions that meet the Clifford plan requirements.**

The exterior area lighting plan Sheets E1 and E1 Supplement have been clarified to improve the readability of illumination levels and dispersion patterns. (Enclosed)
The light trespass limits surrounding the fence line are within 0.8 fc. The main site lighting is bordered by three streets: Saul bell Road NW, Unser Boulevard NW and Bluewater Road NW. The foot candle level on the fence line is the minimum for video surveillance to pick up activity to dispatch a quick response team with adequate information. **Exterior Lighting Compliance Certificate is also enclosed.**

▪ **Clarify the landscape calculation of the net lot area. Calculations must show how the Entire development meets the minimum requirement(s). *Plan should note/demonstrate how all relevant sections within both the Clifford Park plan and IDO section 5-6 are being met. “;**

ARCHITECTURAL SITE PLAN CALCULATIONS:											
REQUIRED LANDSCAPE AREA GROSS DEVELOPED AREA: 262,667 GSF BUILDINGS TOTAL FOOTPRINT: 5,925 GSF VEHICLE STORAGE AREA: 11,339 GSF <hr/> NET LOT AREA: 245,403 GSF REQUIRED LANDSCAPE AREA @ 18% 44,172 GSF VEHICLE DISPLAY AREAS PERVIOUS PAVING DISCOUNT @ 25% 11,043 GSF <hr/> REQUIRED AREA: 33,129 GSF					DECIDUOUS AND EVERGREEN TREES STREET TREES: REQUIRED UNSER BOULEVARD: 720 LF @ 1/25 LF = 29 SAUL BELL ROAD: 280 LF @ 1/25 LF = 12 BLUEWATER ROAD: 520 LF @ 1/25 LF = 21 <hr/> TOTAL TREES THIS AREA TYPE: 62 PROPERTY LINE TREES: REQUIRED LOT 5: 429 LF @ 1/80 LF = 6 TRACT B: 300 LF @ 1/80 LF = 4 <hr/> TOTAL TREES THIS AREA TYPE: 10 PARKING AREAS: REQUIRED LOT 5: 87 SPACES @ 1/10 STALLS = 9 TRACT B: 659 SPACES @ 1/10 STALLS = 66 <hr/> TOTAL TREES THIS AREA TYPE: 75 TOTAL TREES THIS PROJECT: 91						
LANDSCAPE PROVIDED											
AREA 1:	7,602 SF	AREA 7:	797 SF								
AREA 2:	13,058 SF	AREA 8:	287 SF								
AREA 3:	2,938 SF	AREA 9:	241 SF								
AREA 4:	2,295 SF	AREA 10:	661 SF								
AREA 5:	1,254 SF	AREA 11:	730 SF								
AREA 6:	2,554 SF	AREA 12:	1,528 SF								
TOTAL PROVIDED: 33,945 SF											
TREE LOCATIONS AND QUANTITIES FOR 75% PLANT COVERAGE											
TREE QUANTITIES BY LOCATIONS						PROVIDED				CANOPY COVERAGE	
	NORTH	SOUTH	EAST	WEST	INTERIOR	TOTALS	AREA	QUANTITY	TOTAL		
REDBUD	5	7	7	-	-	19	177 SF x	19	3,363 SF		
OAK	1	1	4	-	2	8	2826 SF x	8	22,608 SF		
PINE	2	4	3	-	-	9	490 SF x	9	4,410 SF		
F-ELM	2	5	10	-	7	24	707 SF x	24	16,968 SF		
A-ELM	-	-	-	-	10	10	1256 SF x	10	12,560 SF		
JUNIPER	2	4	5	-	-	21	28 SF x	21	588 SF		
SUBTOTALS	12	21	29	-	19	91	AREA PROVIDED		64,519 SF		
REQUIRED	12	21	29	-	19	91					
REQUIRED LANDSCAPE AREA 33,129 SF REQUIRED COVERAGE AREA @ 75% OF THE REQUIRED LANDSCAPE AREA 24,847 SF PROVIDED TOTAL CANOPY COVERAGE AREA 60,497 SF											

(Include and describe how these citations are being met: CWBP MP and IDO: 5-6-C; 5-6-C-2; 5-6-D; 5-6-E-2; 5-6-F; 5-6-G)

The CWMP Section **LANDSCAPE AREA** details various means of and measures to be employed in the design and implementation of landscaping on the property. Refer to the earlier narrative describing the landscape design basis and the calculations for the landscaped areas. IMPERVIOUS PAVING CREDIT @ 25% OF TOTAL REQUIREMENT 11,043 SF (IDO 5-6(F)(1)(g) The landscape area may be reduced by up to 25 percent if the surface of the parking or vehicle circulation area is of a permeable material with approval from the Planning Director.)

CWMP COMPLIANCE:

CWMP Section Landscape Area. The front yard setback of every site and the side yard setbacks within 100' from the curb area is a landscaped area (the "Landscape Area"). The entire front yard setback less the paved access ways and parking areas, will be landscaped, and the side yard setbacks within 100' from the curb not being used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment, or the like, will be landscaped.

Required Landscaped Area: Being that on this site a building will be placed, the Landscaped Area and any other portion of the front yard(s), which is not paved parking area and vehicular access ways, will be landscaped in accordance with the following guidelines and thereafter will be maintained in a well-kept condition:

- A minimum of eighteen percent (18%) of the net site area will be devoted to landscape materials with an emphasis placed on areas with street side exposure.
- Seventy-five percent (75%) of the required Landscape Area will be covered with living vegetative materials. The area and the percentage are calculated based on the mature canopy size of all plant materials.
- All Landscape Areas not covered with turf will have a ground topping of crushed rock, bark chips, river rock or similar material which extends completely around the plant material. Colors allowed shall be earth tone ranges, including pale shades of red.
- Headers will be used to separate the turf and ground cover zones.
- The landscape treatment at prominent entries and intersections changes in terms of intensity, pattern, texture, scale, or form to highlight these areas.
- One tree is required for each twenty-five (25) linear feet of roadway. The required trees may be informally clustered with no more than fifty-foot gap between groupings.
- In addition to street trees, one tree for every eighty (80) linear feet of the remaining site perimeter is required along the perimeter. The location of these trees shall be in the front, sides or rear setback areas. They may be clustered and should include a mix of deciduous and evergreen trees.
- To shade and reduce the visual impact of large expanses of pavement, off-street parking will have one tree for each ten (10) parking stalls with no stall being more than 100 feet from a tree.
- The minimum plant sizes at time of installation shall be as follows: Trees shall have a 2" caliper, measured two feet above the ground, twenty-five percent (25%) of the shrubs and ground cover shall be in five-gallon containers, and the balance shall be in one-gallon containers. (~~Turf grasses shall be capable of providing complete ground coverage within one growing season after installation.~~ N/A following EPC ruling)

IDO COMPLIANCE; Where CWMP is not clearly defined IDO compliance will be invoked.

IDO Section 5-6(C) GENERAL LANDSCAPING STANDARDS sets forth requirements for the design and appearance of the required landscaping, screening, or buffering to be provided for this development.

5-6(C)(2)(a) Minimum Landscape Area under the CWMP shall be 18% of the Net Lot Area. Under the IDO the minimum landscape area shall be 15%. This development provides a surplus of covered area of 816 square feet. This was carried out by using pervious paving over the Display Areas which allows a 25% reduction in the required amount of landscape coverage area.

5-6(C)(3) Overlapping Requirements. If areas required to be landscaped by 2 or more provisions of this Section 14-16-5-6 overlap each other, the provision requiring the greater amount of landscaping shall apply, and landscaping provided that meets the greater requirement shall count toward fulfilling the overlapping requirements. In this plan, the requirement of parking trees had the greatest number of trees required and therefore includes the counts for street trees and buffer trees as well.

IDO Section 5-6(D) STREET FRONTAGE LANDSCAPING sets forth the requirements for the installation of trees using the ROA 1994 Street Tree Ordinance and other City standards. See the Landscape Plan LS-101 for the street tree design and specs for this development.

IDO Section 5-6(E)(2) Development Next to Low Density Residential Zone Districts
This Section is not applicable to the development.

IDO Section 5-6(F) PARKING LOT LANDSCAPINGj sets forth the requirements for the installation of trees using the ROA 1994 Street Tree Ordinance and other City standards. Specific requirements from 5-6(F)(1) used to determine planting for buffer parking edges. See the Landscape Plan LS-101 for the street tree design and specs for this development.

5-6(F)(1)(i) Landscape Buffers

-1. Front Lot Edge

a. General- Front Lot Edges will have a wall or landscape berm of 3-foot minimum height to screen the headlights of parked vehicles.

b. Not applicable to this development

-2. Side and Rear Lot Edges

a. General- Side or Rear Edges will have a 6-foot-wide landscaped buffer and a wall or landscape berm of 3-foot minimum height to screen the headlights of parked vehicles.

b. Not applicable to this development

IDO Section 5-6(F)(2) PARKING LOT INTERIOR. Tree requirements in 5-6(F)(2)(c) are used to determine number of parking trees required, noting that they do not have to be every 10 spaces in a row (represented in the 5-6(F)(2)(d.2) illustration in the IDO), rather showing they can be anywhere within the allotted distance from any parking space. Revealing some street trees are counting for the parking tree requirement.

Specific requirements from 5-6(F)(2)(D)_used to design internal parking islands:
5-6(F)(2)(d.1)_Tree planters 36 ft.² if permeable ground surrounds 60 ft.² of it.
5-6(F)(2)(d.2) Ends of parking aisles landscaped islands, 8' x 8' minimum (64 ft.²)

IDO Section 5-6(G) SCREENING OF MECHANICAL EQUIPMENT sets forth the requirements for the concealment of operational equipment. Mechanical Equipment is not defined in the IDO, therefore, non-operational equipment such as telephone and cable risers, gas meters, electrical power transformers, service equipment and poles are not subject to the requirements of this Section.

Section 5-6(G)(1) Roof-mounted Mechanical Equipment exists only on the Shops Accessory Building. The equipment is not visible from the south property line at Bluewater Rd due to the site topography and the 18-foot building height.

Section 5-6(G)(2) There is no ground mounted mechanical equipment in the project.

Section 5-6(G)(3) Loading, Service and Refuse Areas - there is only one that is located on Lot 5 consisting of a double dumpster enclosure complying with the specifications of the Solid Waste Department. This enclosure has been set back 40 feet from the property line to reduce its appearance from street observation. This dumpster enclosure design and location has been approved by the Solid Waste Department. The enclosure walls are stucco finished, the enclosure gate panels are painted and both surfaces will have the tan color used on the buildings.

Section 5-6(G)(4) Outdoor Storage Areas for Vehicles, Equipment, and Materials shall be screened from view by a decorative wall or fence. The Vehicle Storage Area shown on drawing AC1 is enclosed by a metal panel fence, pre-finished to match the roof edge flashings of the buildings.

(Include detail for pedestrian connections per the Clifford plan and IDO Sec. 5-3.)

The walkways are shown on Sheet AC1. There is a walkway from the Shop Building to the south end of the Office Building and then it continues down to Bluewater. There is also a walkway from the north end of the Office Building to Saul Bell. These walkways cross the property line and connect to the sidewalks that run along the streets. The connecting sidewalks from the buildings to the right of way are necessary to provide accessible paths for emergency exiting (Building Code) as well as a convenience for customers (Planning).

These pathways are 6 feet in width and will be constructed of 4" thick reinforced concrete in foot traffic areas thus providing an Accessible Path for emergency exiting. Since we are using permeable paving, these sidewalks are concrete to provide an all-weather, durable

walkway. These walkways are set flush with the paving surface and will not hinder vehicle traffic. Concrete will be left in its natural color and will be treated with a light broom finish.

Clarify the details for the 100 ft landscape areas, and how/where berming screening areas are being used to meet the requirements of the Clifford Park plan.

The tree requirements are shown on landscaping plan. Parking lot landscaping meets the required parking space trees. Trees have been planted within 100 ft of park and display areas as depicted by the dotted round circles on the landscaping plan. The CWMP only calls for a berm to be installed along the full length of Tract B at Unser Blvd. For this development, a 3' high landscaped earthen berm has also been added along Saul Bell Rd. and Bluewater Rd. to comply with the IDO requirement to prevent headlight beams being directed into the traffic lanes

REQUIRED NOTES

LANDSCAPING and IRRIGATION

IRRIGATION:

- Irrigation shall be a complete underground system with Trees to receive | Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 10 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end. Trees and shrubs shall be on separate valves.
- Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.
- Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.
- Irrigation maintenance shall be the responsibility of the Property Owner.
- Water and Power source shall be the responsibility of the Developer/Builder.

Add the following notes from the IDO to the landscaping and Irrigation plan notes:

5-6(C)(4g&h); 5-6(C)(5a,b,d); 5-6(C)(9a,b,c); 5-6(C)(14a-d); 5-6(C)(15c&d); 5-13(B)(7a&b)

Notes have been added accordingly.

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.

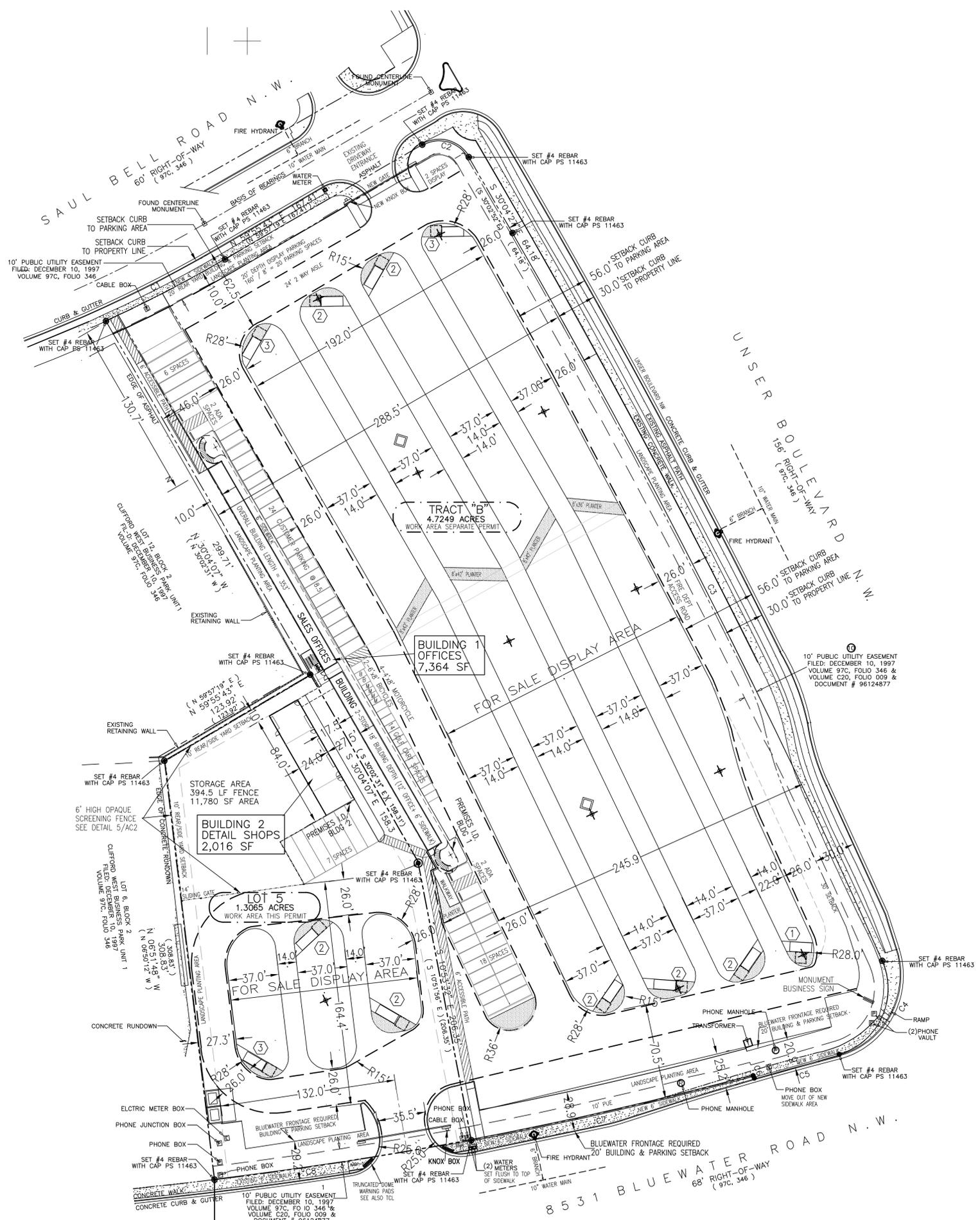
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

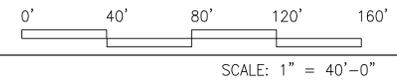
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

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



MASTERWORKS ARCHITECTS, INC
 1809 ILLINOIS ST NE 242-1866
 ALBUQUERQUE, NEW MEXICO 87110

©MWA, Inc 2023

FILE # 2317G-SITE
 3 JAN 2025

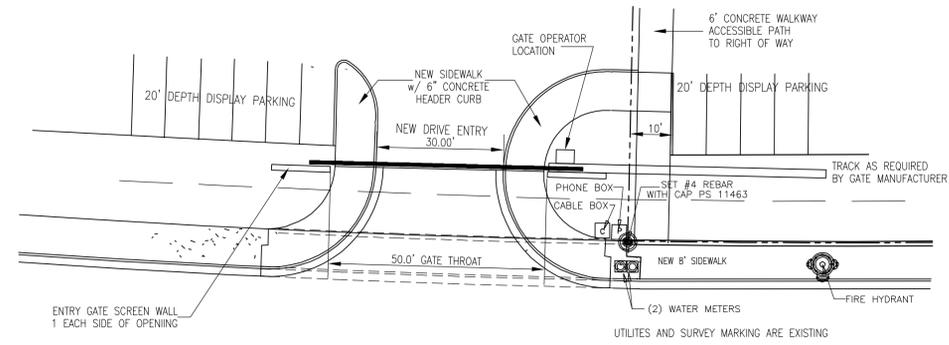
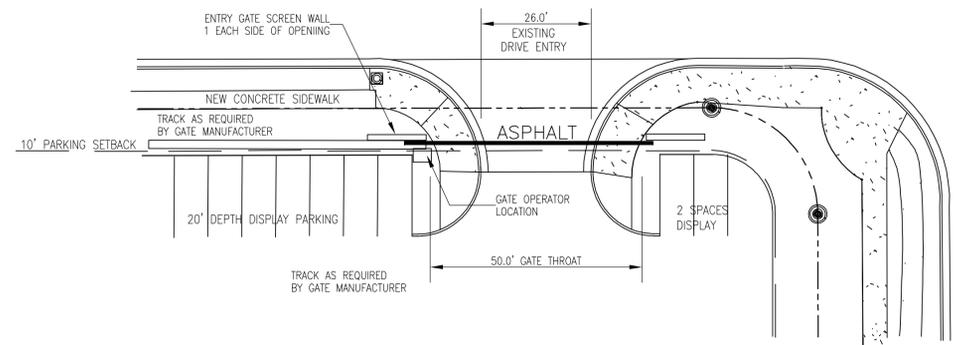
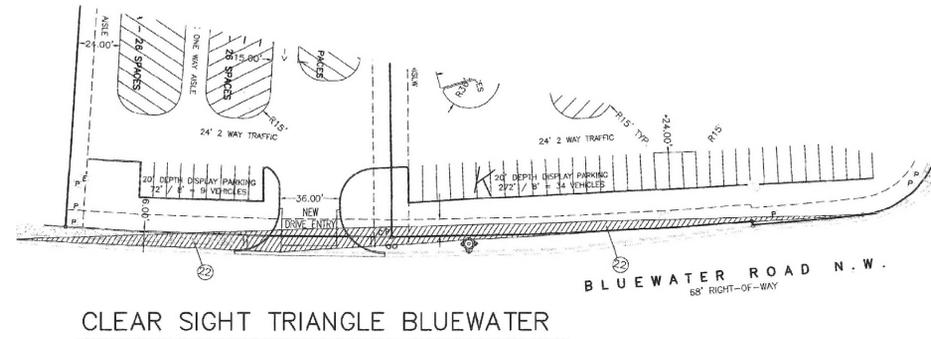
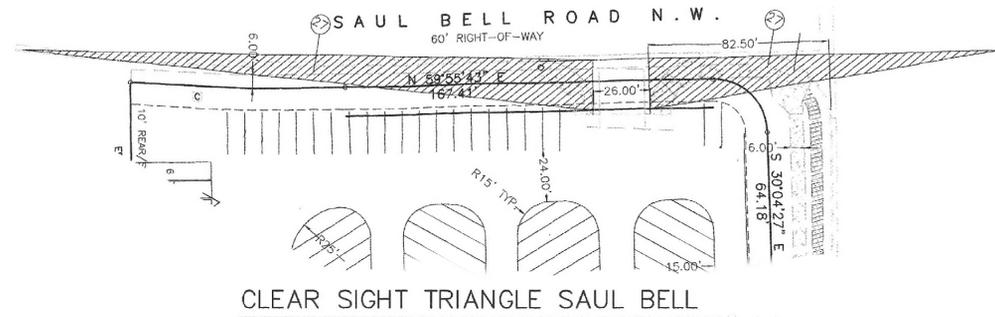
James Benjamin Clark III
 REGISTERED ARCHITECT
 1047

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

Project No. PR-2024-010446
 Application No. SI-2024-00774

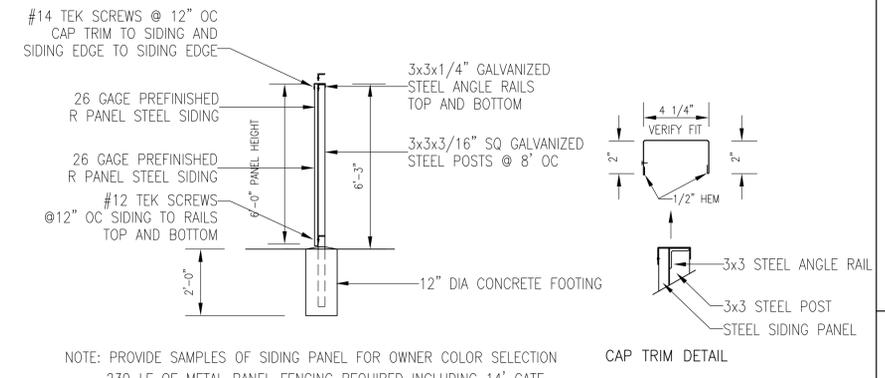
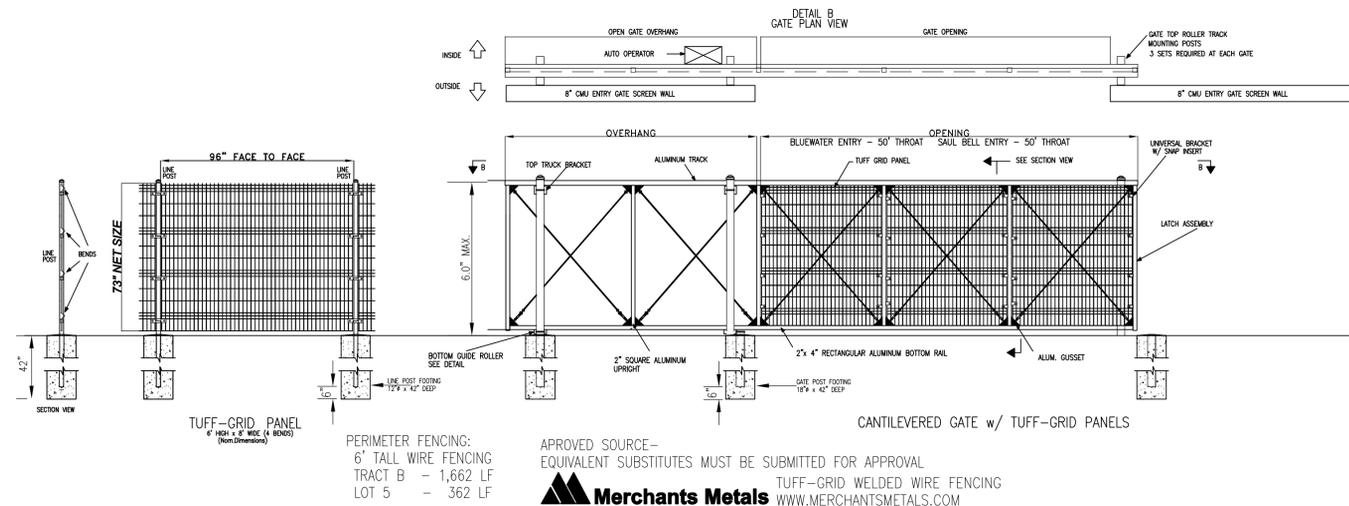


2 ENTRY GATE @ SAUL BELL ROAD

1 ENTRY GATE @ BLUEWATER ROAD

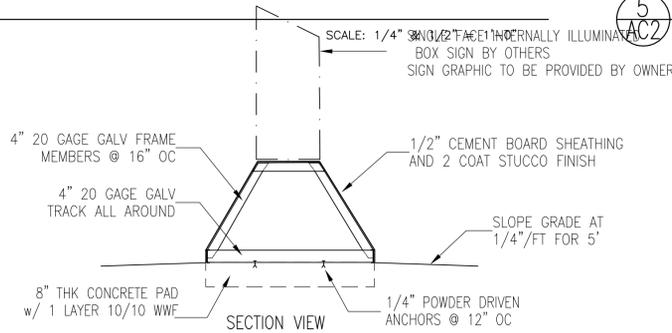
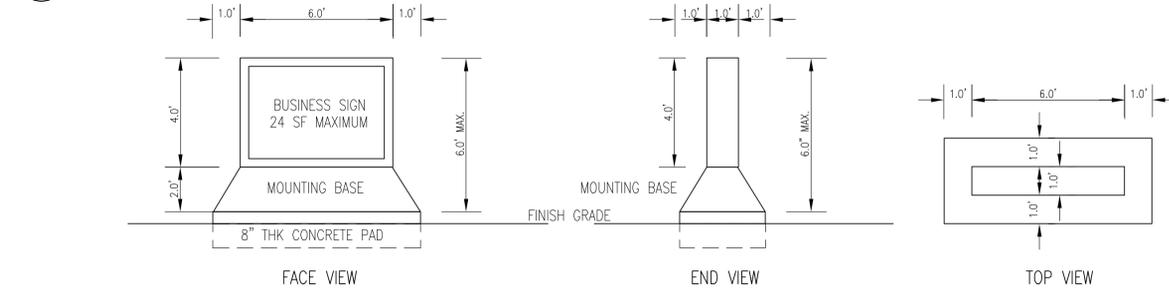
SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"



3 PERIMETER WIRE FENCING

5 PERIMETER METAL PANEL FENCE @ SECURE STORAGE AREA



4 MONUMENT STREET SIGN SPECS



MASTERWORKS ARCHITECTS, INC
1809 ILLINOIS ST NE 242-1866
ALBUQUERQUE, NEW MEXICO 87110

FILE # 2317G-SITE
3 JAN 2025

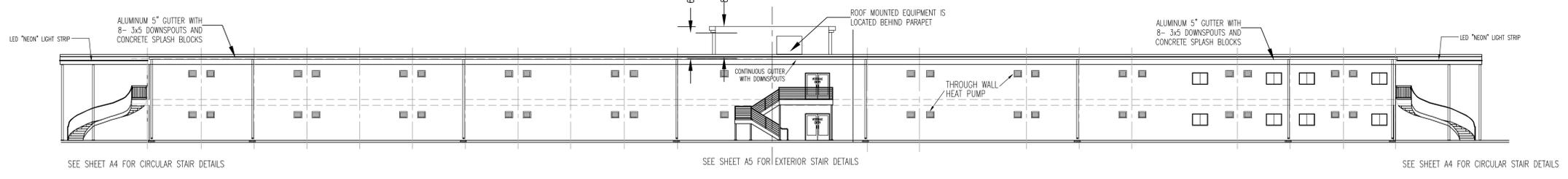
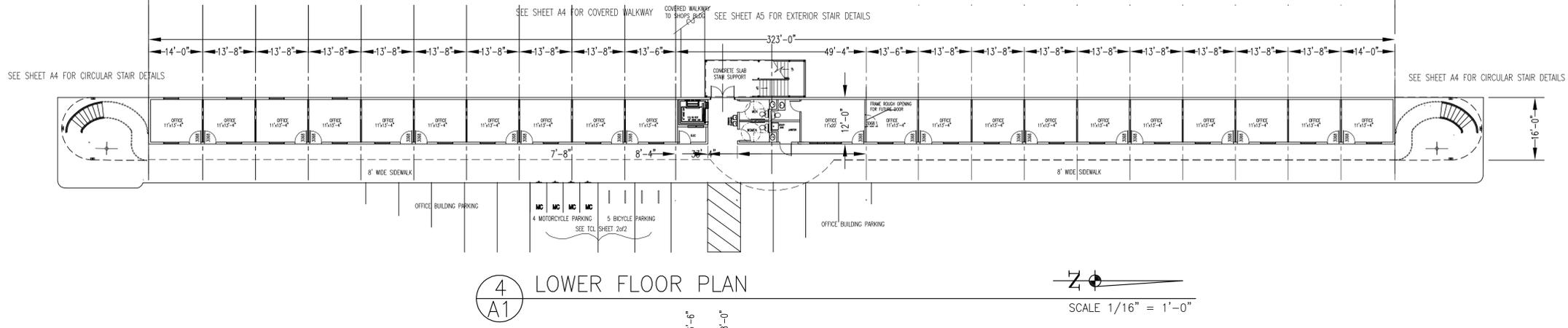
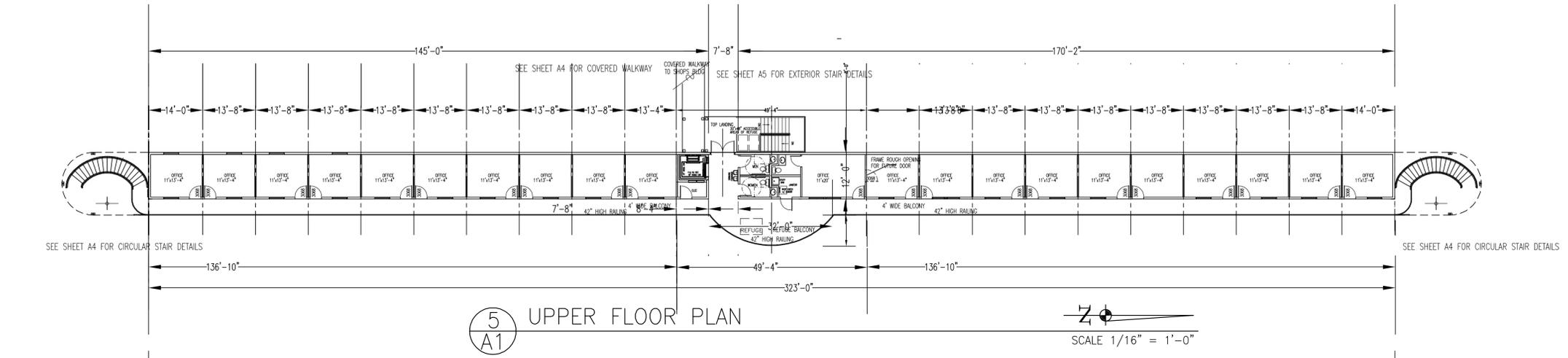
James B. Clark
REGISTERED ARCHITECT
JAMES BENJAMIN CLARK III
1047

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

IMPROVEMENTS DETAILS
GATE DETAILS
NOTES & DETAILS

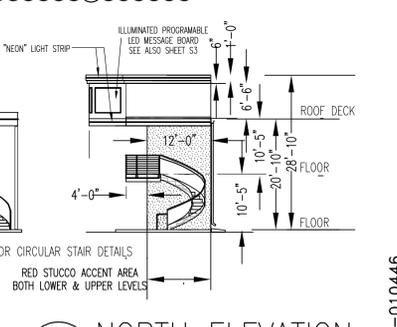
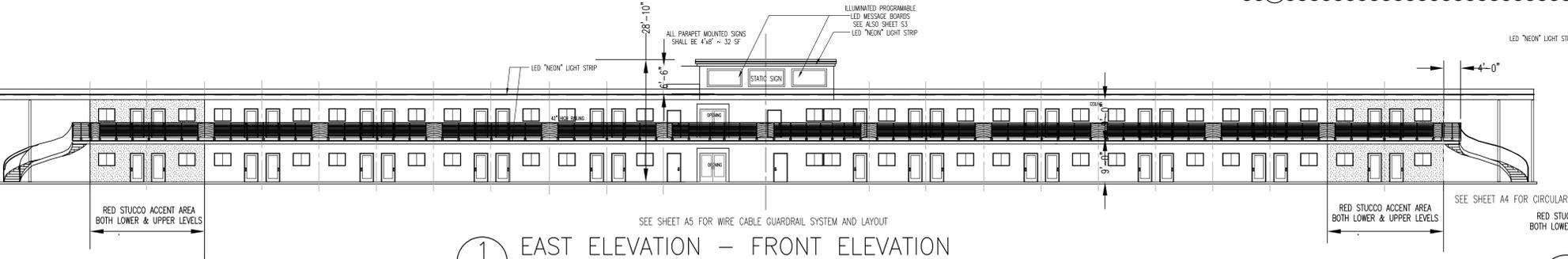
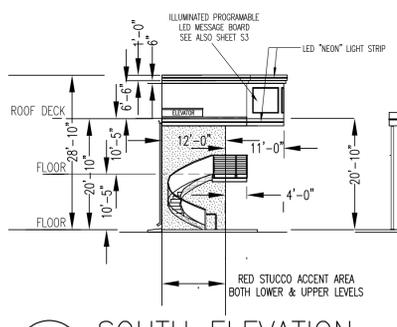
AC2

Project No. PR-2024-010446
Application No. SI-2024-00774



DECORATIVE LIGHTING ACCENT
 LED "NEON" LIGHT STRIP, EXTERIOR GRADE, IP65 TOP BENDABLE
 SINGLE COLOR "WHITE" 6000K, 120° LIGHT ANGLE
 SURFACE MOUNT WITH RETAINER CLIPS, 24 VOLT @ 4.3 WATTS/FT

EXTERIOR FINISHES
 EAST (Front) WALL - STUCCO, Color TAN with RED ACCENTS
 NORTH And SOUTH (End) WALLS - STUCCO, Color RED
 WEST (Rear) WALL - PREFINISHED METAL SIDING, Color TAN
 ROOF & BALCONY FASCIA - PREFINISHED METAL, Color RED
 SERVICE EQUIP, GUTTERS DOWNSPOUTS, FLASHINGS, ETC. - PAINT TO MATCH WALL



2a
A1
 SOUTH ELEVATION
 SCALE 1/16" = 1'-0"

1
A1
 EAST ELEVATION - FRONT ELEVATION
 SCALE 1/16" = 1'-0"

2b
A1
 NORTH ELEVATION
 SCALE 1/16" = 1'-0"

MASTERWORKS ARCHITECTS, INC
 1809 ILLINOIS ST NE 242-1866
 ALBUQUERQUE, NEW MEXICO 87110
 © MWA, Inc 2023

FILE # 2317G ARCH
 3 JAN 2024

James B. Clark
 REGISTERED ARCHITECT
 JAMES BENJAMIN CLARK III
 1047

CONSTRUCTION OF NEW FACILITY FOR
D&B U-SELL-IT
 401 UNSER BLVD NW
 ALBUQUERQUE, NM 87121

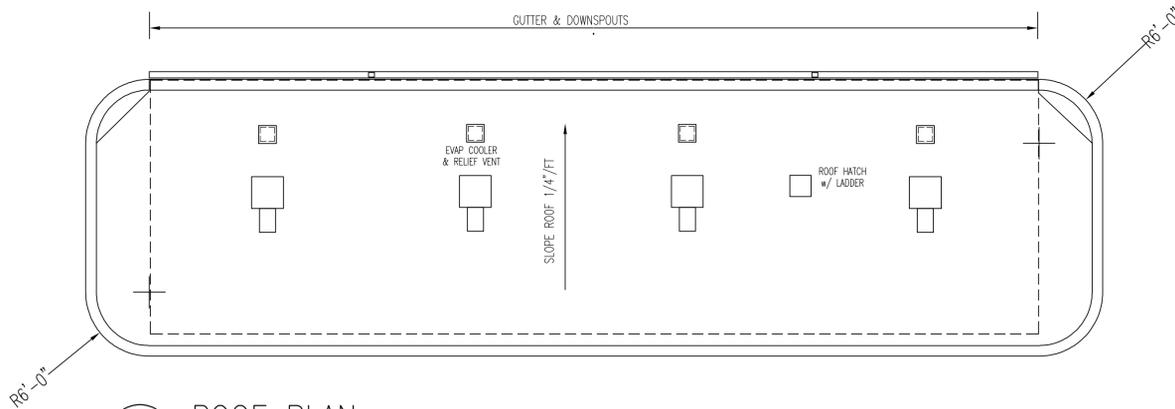
OFFICE BUILDING
 FLOOR PLANS
 EXTERIOR ELEVATIONS

A1

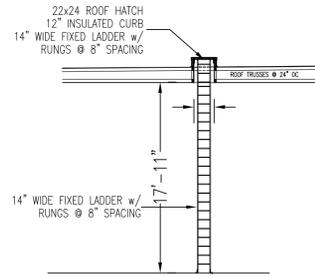
Project No. PR-2024-010446
 Application No. SI-2024-00774

RAINFALL CALCULATIONS UPC 2021 Chapter 11

CALCULATION PARAMETERS:
 AVERAGE RAIN 2" / HOUR
 K GUTTER 834 SQ FT OF ROOF
 834 ASF / 24" ROOF WIDTH = 26 LF CUTTER
 3/4" DOWNSPOUT 92 GPM 1200 SF MAX ROOF AREA
 DOWNSPOUT SPACING @ 40' OC
TOTAL ROOF AREA 2,234 SF
DRIP EDGE LENGTH 84 LF
 84 LF / 40' DOWNSPOUT SPACING = 2 DOWNSPOUTS
INSTALLATION:
 2 DOWNSPOUTS x 1200 SF ROOF = 2400 SF MAX PER DOWNSPOUT
 ACTUAL ROOF AREA SERVED 2,234 SF
 DOWNSPOUT CAPACITY IS GREATER THAN THE ACTUAL ROOF AREA SERVED.



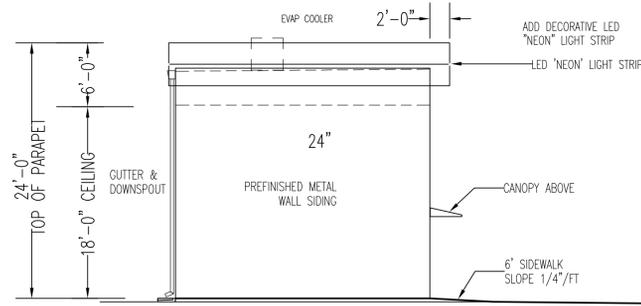
4 ROOF PLAN
 A6 SCALE: 1/8" = 1'-0"



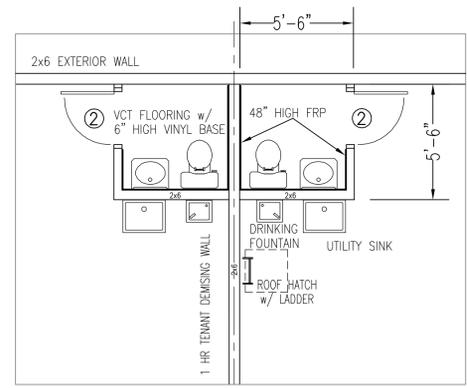
7 ROOF ACCESS LADDER
 A6 SCALE: 1/8" = 1'-0"

DOOR SCHEDULE

1	3070 1 3/4" INSULATED HM FLUSH DOOR PREHUNG IN WOOD FRAME FOR 2x6 STUD WALL 1 1/2 PR HINGES, ALUMINUM THRESHOLD AND WEATHERSTRIPPING ENTRY LOCKSET w/ DEADBOLT RETRACTION VIA OUTSIDE KEY AND INSIDE LEVER
2	2868 1 3/4" HM FLUSH DOOR PREHUNG IN WOOD FRAME FOR 2x4 STUD WALL 1 1/2 PR HINGES PRIVACY LOCKSET
3	12'x16'H STEEL ROLL UP DOOR w/ MOTORIZED OPENER & MANUAL CHAIN OPERATOR 18 GAGE SLATS, WEATHERSTRIPPING ALL AROUND PREFINISHED WITH STANDARD COLOR CHART AS SELECTED



5 SOUTH ELEVATION
 A6 SCALE: 1/8" = 1'-0"



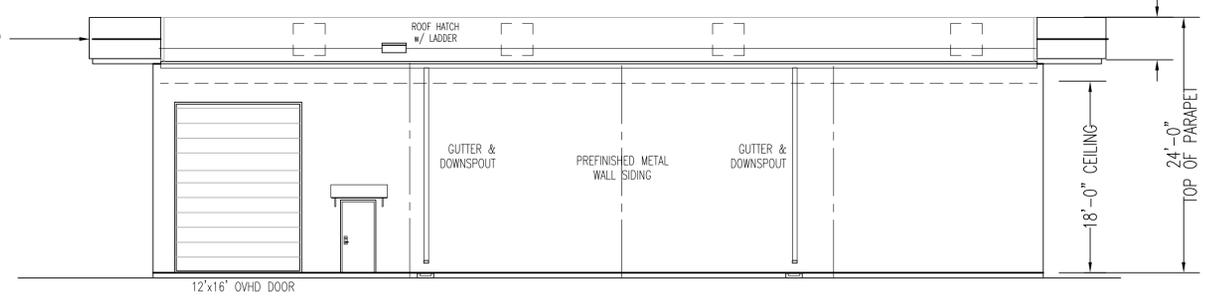
6 TOILET ROOM PLANS
 A6 SCALE: 1/4" = 1'-0"

ACCESSIBLE TOILET FACILITIES ARE NOT REQUIRED WHEN THEY ARE LOCATED IN PRIVATE AREAS NOT FOR PUBLIC OR COMMON USE, AND ARE INTENDED FOR USE BY A SINGLE OCCUPANT (NMCBC 1110.2)

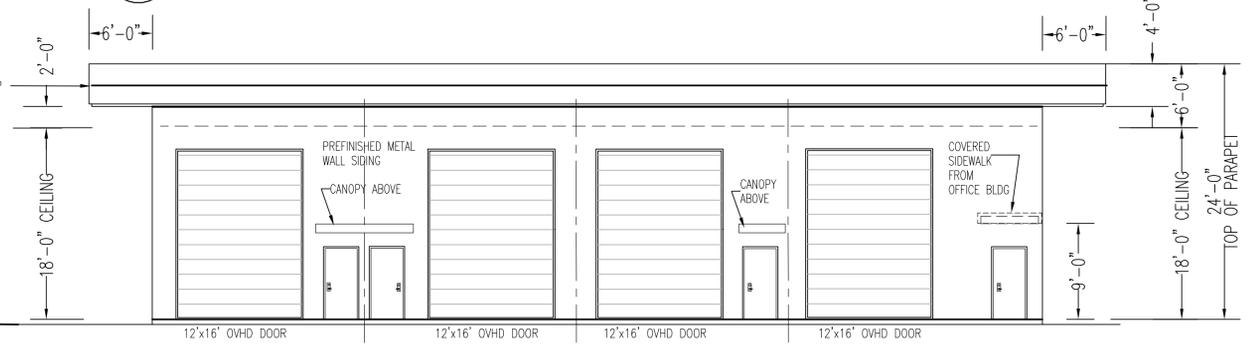
ACCESSIBLE TOILET FACILITIES ARE LOCATED IN THE OFFICE BUILDING ALONG AN ACCESSIBLE PATH OF 90' DISTANCE

DECORATIVE LIGHTING ACCENT
 LED "NEON" LIGHT STRIP, EXTERIOR GRADE, IP65 TOP BENDABLE
 SINGLE COLOR "WHITE" 6000K, 120° LIGHT ANGLE
 SURFACE MOUNT WITH RETAINER CLIPS, 24 VOLT @ 4.3 WATTS/FT

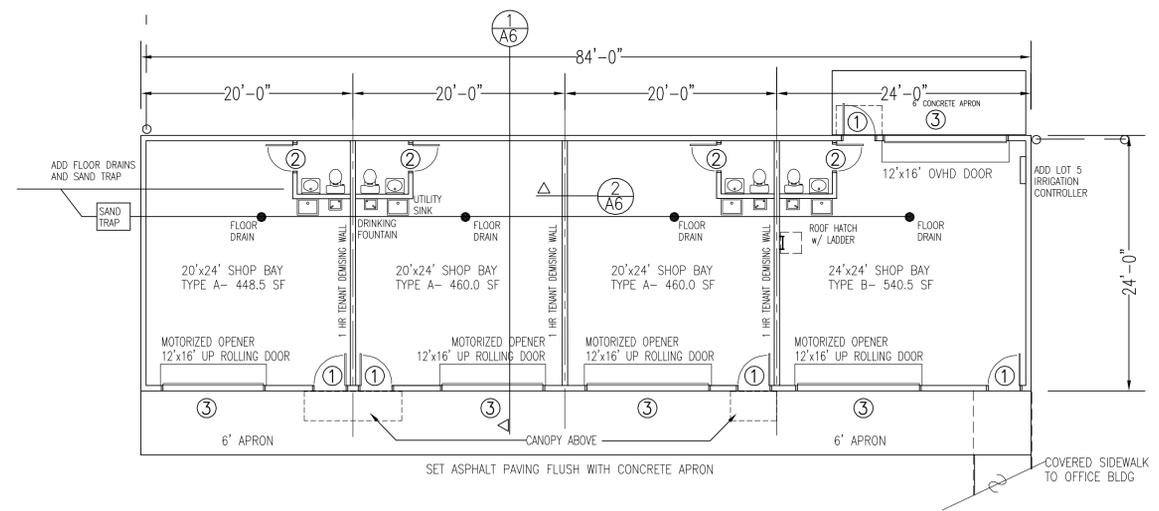
EXTERIOR FINISHES
 EAST (Front) WALL - STUCCO, Color TAN
 NORTH AND SOUTH (End) WALLS - STUCCO, Color TAN
 WEST (Rear) WALL - PREFINISHED METAL SIDING, Color TAN
 ROOF FASCIA - PREFINISHED METAL, Color RED
 OVERHEAD DOORS - PREFINISHED METAL, Color BROWN



3 WEST ELEVATION
 A6 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
 A6 SCALE: 1/8" = 1'-0"



1 FLOOR PLAN
 A6 SCALE: 1/8" = 1'-0"

MASTERWORKS ARCHITECTS, INC
 1809 ILLINOIS ST NE 242-1866
 ALBUQUERQUE, NEW MEXICO 87110
 © MWA, Inc 2023

FILE # 2317G ARCH
 3 JAN 2025

James B. Clark
 3 JAN 2025
 STATE OF NEW MEXICO
 JAMES BENJAMIN CLARK III
 1047
 REGISTERED ARCHITECT

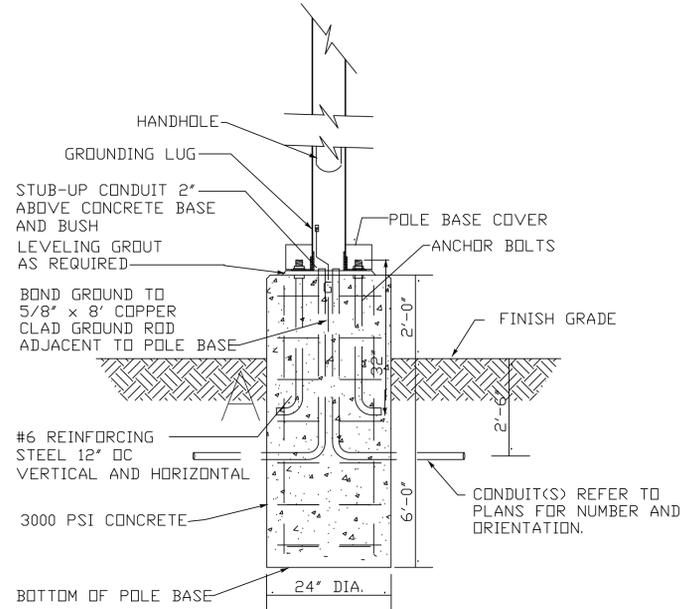
CONSTRUCTION OF A NEW FACILITY FOR
D&B U-SELL-IT
 8531 BLUEWATER RD NW
 ALBUQUERQUE, NM 87121

SHOPS BUILDING
 FLOOR PLAN
 ELEVATIONS

A6

Project No. PR-2024-010446
 Application No. SI-2024-00774

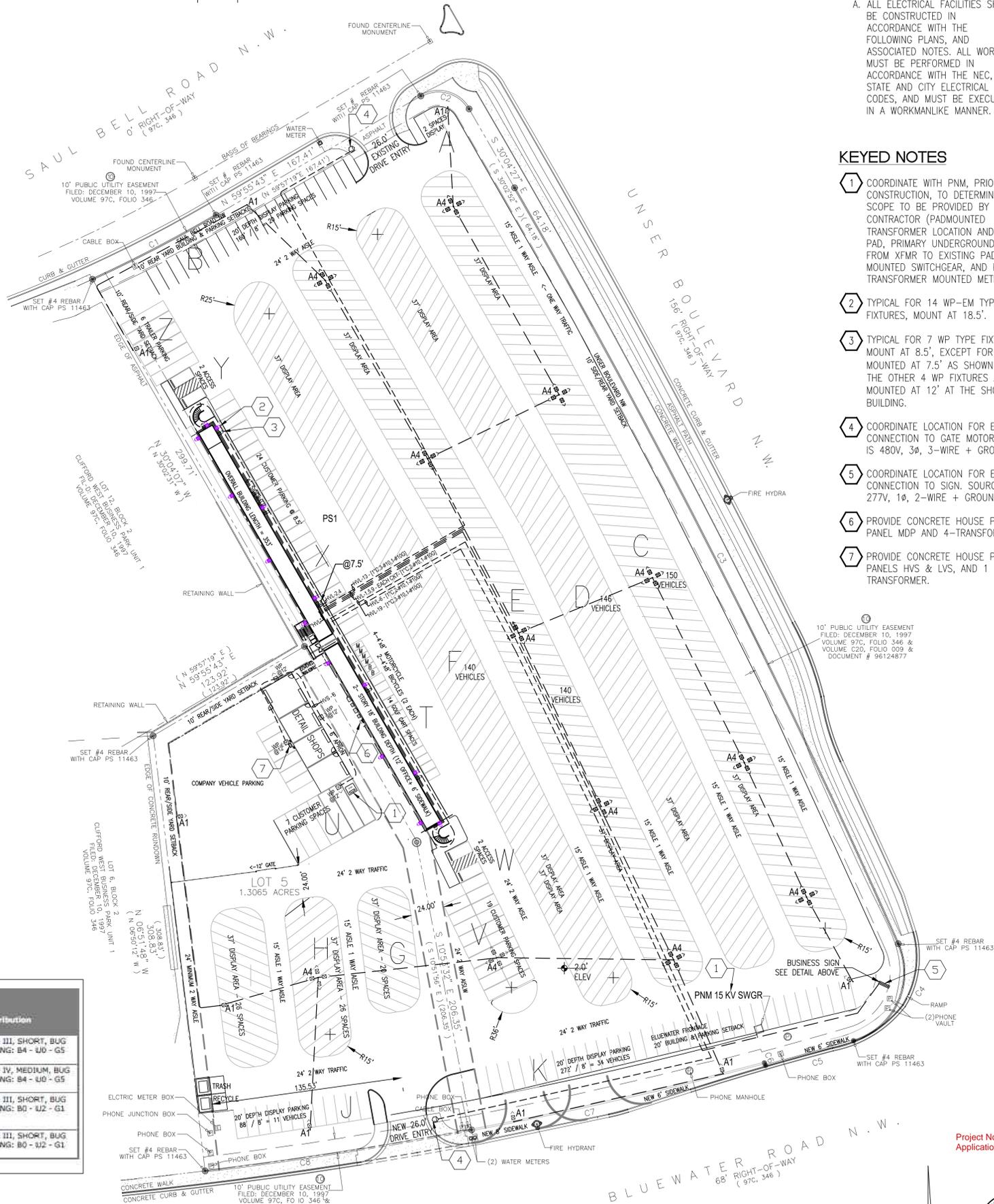
C405.4.2 Exterior lighting power allowance. Use Zone 2 (0.2 W/sq. ft.), Outdoor Sales, Open areas (including vehicle sales lots). Total exterior lighting power = 17,881 Watts. Total exterior sq. ft = Lot 5 (56,911 sq. ft) + Tract B (205,817 sq. ft) = 262,728. 17881/262,728 = 0.07 W/sq. ft., which is less than the 0.2 W/sq. ft. allowance.



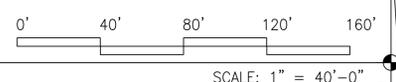
POLE BASE DETAIL (25')
NTS

Type	Qty	Division	Catalog #
A1	9	AMER	ATB2 P905 MVOLT R3 BZ
A1 POLE	9	AMER	SSS 25 55C D01 W5 BZ FSTXXX FSTXXX, HZ 12IN 1A BOW SQT BZ, (2)FGIUS BZ, AB-26-4 RFD341254
A4	48	AMER	ATB2 P605 MVOLT R4 BZ
A4 POLE	12	AMER	SSS 25 55C D04 W5 BZ FSTXXX FSTXXX, (4)HZ 12IN 1A BOW SQT BZ, (2)FGIUS BZ, AB-26-4 RFD341253
WP-EM	10	HOLO	WCNG P1 40K T3M MVOLT ZT 10KV BZSDP LTCH NPR ELSW
WP	15	HOLO	WCNG P1 40K T3M MVOLT ZT 10KV BZSDP LTCH NPR

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage	Distribution
	A1	9	American Electric Lighting	ATB2 P905 R3 4K	Autobahn Large P905 Package Roadway Type III 4000K/5000K CCT	1	53937	1	0.9	369	TYPE III, SHORT, BUG RATING: B4 - UJ - G5
	A4	12	American Electric Lighting	ATB2 P605 R4 4K	Autobahn Large P605 Package Roadway Type IV 4000K/5000K CCT	1	36796	1	0.9	1180	TYPE IV, MEDIUM, BUG RATING: B4 - UJ - G5
	WP-EM	10	Holophane	WCNG P1 40K T3M	WCNG P1 Performance Package 4000K CCT Type III(Emergency Battery Pack Mode)	1	2194	0.91	0.9	15.99	TYPE III, SHORT, BUG RATING: B0 - UJZ - G1
	WP	15	Holophane	WCNG P1 40K T3M	WCNG P1 Performance Package 4000K CCT Type III	1	2194	1	0.9	15.99	TYPE III, SHORT, BUG RATING: B0 - UJZ - G1



1 E1 ELECTRICAL SITE PLAN



GENERAL NOTES

A. ALL ELECTRICAL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING PLANS, AND ASSOCIATED NOTES. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE NEC, STATE AND CITY ELECTRICAL CODES, AND MUST BE EXECUTED IN A WORKMANLIKE MANNER.

KEYED NOTES

- COORDINATE WITH PNM, PRIOR TO ANY CONSTRUCTION, TO DETERMINE WORK SCOPE TO BE PROVIDED BY THE CONTRACTOR (PADMOUNTED TRANSFORMER LOCATION AND XFMR PAD, PRIMARY UNDERGROUND CONDUIT FROM XFMR TO EXISTING PAD MOUNTED SWITCHGEAR, AND PROPOSED TRANSFORMER MOUNTED METER.
- TYPICAL FOR 14 WP-EM TYPE FIXTURES, MOUNT AT 18.5'.
- TYPICAL FOR 7 WP TYPE FIXTURES, MOUNT AT 8.5', EXCEPT FOR 1 MOUNTED AT 7.5' AS SHOWN. NOTE: THE OTHER 4 WP FIXTURES ARE MOUNTED AT 12' AT THE SHOP BUILDING.
- COORDINATE LOCATION FOR ELECTRICAL CONNECTION TO GATE MOTOR. SOURCE IS 480V, 3Ø, 3-WIRE + GROUND.
- COORDINATE LOCATION FOR ELECTRICAL CONNECTION TO SIGN. SOURCE IS 277V, 1Ø, 2-WIRE + GROUND.
- PROVIDE CONCRETE HOUSE PAD FOR PANEL MDP AND 4-TRANSFORMERS.
- PROVIDE CONCRETE HOUSE PAD FOR PANELS HVS & LVS, AND 1 - TRANSFORMER.

MASTERWORKS ARCHITECTS, INC
1809 ILLINOIS ST. NE 242-1866
ALBUQUERQUE, NEW MEXICO 87110
© MWA, Inc 2023

FILE # 2317G-SITE
23 AUG 2023

D&B U-SELL-IT
8531 BLUEWATER RD NW
ALBUQUERQUE, NM 87121

ELECTRICAL SITE PLAN
ELECTRICAL SERVICE
SITE AREA LIGHTING

Project No. PR-2024-01046.
Application No. SI-2024-00774



CONTRACT CONTROL FORM

PROJECT: 791882

CONTACT PERSON: Stephanie Dennison

CCN: _____

(New/Existing) NEW

Type of Paperwork IIA Pro B – No Work Order

Project Name/Description
(From CTS): 401 Unser NW

Developer/Owner/Vendor D&B Limited Trust LLC

Contract Amount \$ 104,572.19 Contract Period: 11/30/2025

FINAL CONTRACT REVIEW

APPROVALS REQUIRED:

	Approved By <small>DS</small>	Approval Date
DRC Manager	<u>[Signature]</u> <small>Initial</small>	<u>12/10/2024 1:28 PM MST</u>
Legal Department	<u>[Signature]</u>	<u>12/13/2024 12:54 PM MST</u>
City Engineer	<u>[Signature]</u>	<u>12/16/24</u>
Hydrology Engineer	_____	_____
Transportation Engineer	_____	_____
Construction Engineer	_____	_____
OTHER: <u>CAO</u>	_____	_____

DISTRUBUTION:

_____ Date: _____ By: _____

Received by City clerk _____

Project No. PR-2024-010446
Application No. SI-2024-0074

INFRASTRUCTURE IMPROVEMENTS AGREEMENT
(Procedure B-No Work Order)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE INFRASTRUCTURE IMPROVEMENTS

Project Name: 401 Unser NW
Project Number: 791882

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 D&B Limited Trust LLC ("Developer"), a NM Limited Liability Corporation, whose email address is DBlimitedtrust@gmail.com, whose address is 1128 Atrisco Dr NW, Albuquerque, NM 87105 and whose telephone number is 505-459-7829, 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 & Lot 5, Blk 2, Clifford West Ind Park Unit 1 recorded on 11/07/2023, attached, pages 8, as Document No. 2023071081 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:] D&B Limited Trust LLC("Owner").

The Developer has submitted and the City has approved a preliminary plat or Site Plan identified as D&B U SELL IT describing Developer's Property ("Developer's Property").

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 the approved Infrastructure List ("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. Although the Improvements are required, they are below the threshold level to be governed by the Work Order process. Permits are to be obtained from the Municipal Development Department Construction Services Division for work in the City Right-of-Way.

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

Doc# 2024089661

12/16/2024 09:37 AM Page: 1 of 12
AGRE R:\$25.00 Linda Stover, Bernalillo County



Project No. PR-2024-010446
Application No. SI-2024-0074

no later than one year after approval of the preliminary plat by the City's Development Hearing Officer ("DHO"), unless the DHO 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. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

4. The Developer agrees to comply with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pay the staking fees, testing fees, and other related City fees required for work in the City ROW.

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 Improvements shall be performed by New Mexico Registered Surveyor. 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.

B. Construction Inspection Methods. Inspection of the construction of the Improvements shall be performed by a New Mexico Registered Professional Engineer with the ability to make in-person observations of the improvements. The City may monitor the inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports, and related data as required for project close out and a Certification of Substantial Compliance for the project to the City, which the City requires for review and approval. The City retains the right to perform its own general overall inspection of the construction project at any time prior to/and including final acceptance of the Improvements.

C. Field Testing. Field testing of the construction of the Improvements shall be performed by a certified testing laboratory under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. 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.

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

which the City Engineer deems is necessary or advisable, and the Developer shall pay the cost for the additional testing.

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: Subdivision Bond _____
Amount: \$104,572.19 _____
Name of Financial Institution or Surety providing Guaranty:
Merchants National Bonding Inc _____
Date City first able to call Guaranty (Construction Completion Deadline):
November 30, 2025 _____
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call
Guaranty is: _____
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.

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.

**INFRASTRUCTURE BOND
(Procedure B)**

Executed One (1) Original Bond

Bond No. [Surety's No:] 101277421

INFRASTRUCTURE IMPROVEMENT BOND

KNOW ALL PERSONS BY THESE PRESENTS: That we [name of Developer:] D&B Limited Trust LLC ("Developer") a [state type of business entity, e.g. "New Mexico corporation," "general partnership," "individual," etc.] Limited Liability Company as "Principal", and [name of surety:] Merchants National Bonding, Inc., a corporation organized and existing under and by virtue of the laws of the State of Iowa and authorized to do business in the State of New Mexico, as "Surety," are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of [written amount:] One Hundred Four Thousand Five Hundred Seventy Two and 19/100 Dollars, ([amount in figures:] \$ 104,572.19), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as [name of Developer's Property:] Tract B and Lot 5, Bk. 2, Clifford West Ind. Park, Unit 1 ("Developer's Property"), City Project No. 791882; and

WHEREAS, said Developer's Property is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Integrated Development Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Integrated Development Ordinance also requires the Principal to install and construct the following improvements at the Developer's Property: [list the improvements, e.g., water, sewer, pavement, sidewalks:]

I.I.A. Procedure B with FG; Tract B and Lot 5, Bk. 2, Clifford West Ind. Park, Unit 1; Project ID: 791882; Sidewalks, Driveway, and Wheelchair Ramps
("Improvements")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Infrastructure Improvements Agreement entered into between [name of Developer:] D&B Limited Trust LLC and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, on _____, 20 _____ as Document Number _____, as amended by change order or amendments to the agreement.

**Project No. PR-2024-010446
Application No. SI-2024-0074**

Bond No. [surety's No:] 101277421

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work hereinabove specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended:] _____, 20 ____ ("the "Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed 3rd day of December, 2024.

DEVELOPER

D&B Limited Trust LLC

By [signature:] *Meriam Ruiz*

Name: MERIAM RUIZ

Title: AGENT

Dated: 12/5/24

Merchants National Bonding, Inc.

By [signature:] *David C. Mitchie*

Name: David C. Mitchie

Title: Attorney-In-Fact

Dated: December 3, 2024



*NOTE: Power of Attorney for Surety must be attached.

Project No. PR-2024-010446
Application No. SI-2024-0074

MERCHANTS BONDING COMPANY™ POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Barbara Chavez; David C Mitchie; David Long; Emily Mascarenas; Josh Lujan; Marnita Kats; Michael T Byrd; Michelle Vialpando; Rick Lackey; Robert C Zettel; Robert Machacek; Susan D Martin; Thomas M Padilla

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

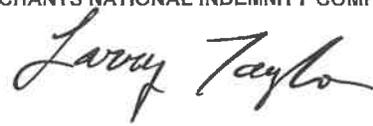
"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.
In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 28th day of August, 2024.

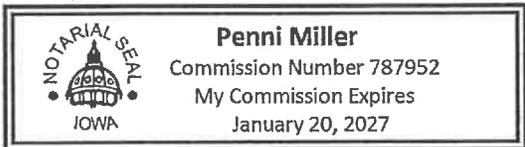


MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By 
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 28th day of August 2024, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

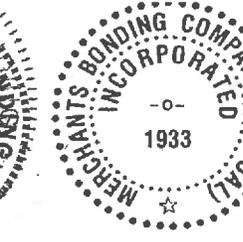



Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 3rd day of December, 2024




Secretary

Project No. PR-2024-010446
Application No. SI-2024-0074



Executed One (1) Original Bond

Merchants National Bonding, Inc. P.O BOX 14498, DES MOINES, IOWA 50306-3498
PHONE: (800) 678-8171 FAX: 515-243-3854

SUBDIVISION BOND

Bond No. 101277421

KNOW ALL PERSONS BY THESE PRESENTS:

THAT we, D&B Limited Trust LLC
1128 Atrisco Dr. NW, Albuquerque, NM 87105
as Principal, and Merchants National Bonding, Inc. (hereinafter called
the Surety) are held and firmly bound unto the City of Albuquerque
One Civic Plaza NW, Albuquerque, NM 87102
as Obligee, in the penal sum of One Hundred Four Thousand Five Hundred Seventy Two Dollars and
19/100 dollars
(\$104,572.19), lawful money of the United States to the payment of which sum well and truly to
be made, the Principal herein firmly binds himself (themselves), their heirs, executors, and administrators,
and the said Surety binds itself, its successors, assigns, executors and administrators, jointly and
severally, firmly by these presents.

NOW THE CONDITION OF THIS OBLIGATION IS SUCH, THAT, whereas the above bounden Principal
is platting certain lots entitled Tract B and Lot 5, Bk. 2, Clifford West Ind. Park, Unit 1; Project ID: 791882

being an official plat lying within the City of Albuquerque
County of Bernalillo, State of NM.

WHEREAS, the above bounden Principal has agreed with the Obligee to install the following
improvements:

I.I.A. Procedure B with FG; Tract B and Lot 5, Bk. 2, Clifford West Ind. Park, Unit 1; Project ID: 791882;
Sidewalks, Driveway, and Wheelchair Ramps

ALL such improvements to be completed in accordance with an agreement between the Principal and
the Obligee.

NOW, if the Principal shall in all respects fulfill this said obligation according to the terms thereof, and
shall satisfy all claims and demands incurred for same, and shall fully indemnify and save harmless the
Obligee from all costs and damages which it may suffer by reason of failure to do so and shall fully
reimburse and repay the Obligee all outlays and expenses which it may incur in making good any such
default, then this obligation is to be void and of no effect; otherwise to remain in full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26th
day of November, 2024.

D&B Limited Trust LLC
Principal

By Miriam Ruiz

Merchants National Bonding, Inc.

By Thomas M. Padilla, Attorney-in-Fact

CON 0303 (2/15)

Project No. PR-2024-010446
Application No. SI-2024-0074



MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually, Thomas M. Padilla

Surety Bond #: 101277421
Principal: D&B Limited Trust LLC
Obligee: City of Albuquerque

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 26th day of November, 2024.

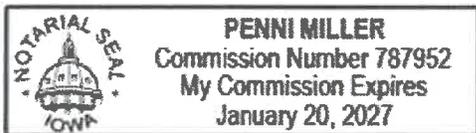


MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By *Larry Taylor*
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 26th day of November, 2024, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



William Warner Jr.
Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 26th day of November, 2024.



William Warner Jr.
Secretary

Bernalillo County, NM
415 Silver Ave. SW, 2nd Floor
P.O. Box 542
Albuquerque, NM 87102

Receipt: 1570334

Product	Name	Extended
AGRE	Agreement	\$25.00
	# Pages	12
	Document #	2024089661
	# Of Entries	0
Total		\$25.00

Tender (Check)
Check# 1037
Paid By D & B LIMITED TRUST
Phone # 5054597829
LLC

Thank You!

12/16/24 9:37 AM MST rzelada

Project No. PR-2024-010446
Application No. SI-2024-0074

City of Albuquerque Integrated Development Ordinance-Landscaping, Buffering, and Screening Provided for Reference

PURPOSE
This Section 14-16-5-6 regulates landscaping to ensure visually attractive, sustainable desert landscapes that aid in the creation of a quality public realm. The City requires landscape as a visual component to quality environments that enhance Albuquerque's overall appearance and provide other public benefit through:

- 5-6(A)(1) Providing visual relief from urbanization.
- 5-6(A)(2) Establishing a consistent, attractive streetscape that generates a sense of continuity and a strong, positive city image.
- 5-6(A)(3) Improving the aesthetic appearance of commercial, industrial, and multi-family residential development to protect and enhance public and private investments and property values.
- 5-6(A)(4) Ensuring the use of native and/or adapted, low water-use, or xeric species and regionally appropriate, sustainable design and maintenance techniques to conserve water resources.
- 5-6(A)(5) Contributing to the processes of air purification, oxygen regeneration, granular recharge, and stormwater runoff retention. Landscape should be designed to retain soil moisture, prevent erosion, encourage the growth of abutting plantings, and mitigate urban heat-island effects, while aiding in the abatement of air and water pollution, dust, noise, heat, and glare.
- 5-6(A)(6) Providing screening of some types of facilities, structures, and equipment.
- 5-6(A)(7) Providing shade and comfort for pedestrians and visually relaxing streets, which has been shown to reduce vehicle speeding and accidents.
- 5-6(B) APPLICABILITY
- 5-6(B)(1) The provisions of this Section 14-16-5-6 shall apply to any of the following, unless specified otherwise in this IDO.
 - 5-6(B)(1)(a) Construction of a new building containing multi-family, mixed-use, or non-residential development, or an accessory parking structure.
 - 5-6(B)(1)(b) Construction of a new parking lot containing 25 or more spaces, or expansion of an existing parking lot by 25 spaces or more.
 - 5-6(B)(1)(c) Expansion of the gross floor area of an existing building containing multi-family, mixed-use, or non-residential development by 2500 square feet or more, or 25 percent or more, whichever is less.
 - 5-6(B)(1)(d) Renovation or redevelopment of an existing building containing multi-family, mixed-use, or non-residential development, including but not limited to reconstruction after fire, flood, or other damage, where the value of the renovation or redevelopment, indicated by building permits, is \$500,000 or more.
 - 5-6(B)(2) In the case of walls provided for buffering or screening requirements, conflicting standards in this Section 14-16-5-6, Section 14-16-5-5 (Parking and

Landscaping), and Section 14-16-5-9 (Neighborhood Edges), the highest specified wall height allowance prevails.
5-6(B)(3) Requirements for walls provided to meet buffering and screening requirements prevail over maximum wall height regulations in Section 14-16-5-1 (Walls and Fences) but shall be subject to any other applicable material and design requirements in Subsection 14-16-5-1(E).
5-6(C) GENERAL LANDSCAPING STANDARDS
The following standards apply to all landscaping, screening, or buffering required by this Section 14-16-5-6.

5-6(C)(1) Landscape Plan Required

1. Landscape plan with design landscaped areas shall be submitted as a part of all development applications where landscaping, buffering, or screening is required, unless the relevant decision-making body determines that compliance with the provisions of this Section 14-16-5-6 can be demonstrated without the use of a landscape plan. A landscape plan may be combined with other required application materials if compliance with this Section 14-16-5-6 can be demonstrated in the combined materials.
Landscaping shall be maintained pursuant to the requirements of Subsection 14-16-5-13(E)(6).

5-6(C)(2) Minimum Landscape Area
5-6(C)(2)(a) Except as noted in Subsection (b) below, a minimum of 15 percent of the net lot area of each development shall contain landscaping.
5-6(C)(2)(b) In DT-UC-M5-PF areas, a minimum of 10 percent of the net lot area of each development shall contain landscaping. In these areas, landscaping required to meet this requirement need not be at ground level. (See figure below.)

5-6(C)(2)(c) The nature realistic spread of trees and shrubs will be used to calculate required vegetative coverage as follows.

1. Tree canopies and ground-level plants shall cover a minimum of 15 percent of the total landscape area as measured by canopy width or the area beneath the dripline of the mature.
 2. Size of the actual vegetation. Of the required vegetative coverage, a minimum of 25 percent shall be provided as ground-level plants (shrubs, grasses, etc.) as measured of the mature size of the actual vegetation. (See figure below.)
- 5-6(C)(2)(d) See also Subsections 14-16-5-6(D) (Street Frontage Landscaping), 14-16-5-6(E) (Edge Buffer Landscaping), and 14-16-5-6(F) (Parking Lot Landscaping) for additional landscaping requirements.
5-6(C)(3) Overlapping Requirements
5-6(C)(3)(a) If areas required to be landscaped by 2 or more provisions of this Section 14-16-5-6 overlap each other, the provision requiring the greater amount of landscaping shall apply, and landscaping provided that meets the greater requirement shall count toward fulfilling the overlapping requirements.

1. See Subsection 14-16-5-6(C)(2) (Existing Vegetation Credit).
2. See Subsection 14-16-5-6(C)(3) (Stormwater Management Features).
3. See Subsection 14-16-5-6(D) (Street Frontage Landscaping).
4. See Subsection 14-16-5-6(E) (Edge Buffer Landscaping).
5. See Subsection 14-16-5-6(F) (Parking Lot Landscaping).
- 5-6(C)(4) Landscaped areas may count toward satisfying usable open space requirements specified for Residential zone districts in Table 5-1-1 and for Mixed-use zone districts in Table 5-1-2.
- 5-6(C)(5)(c) Gardens and community gardens provided may count toward satisfying the requirements of Subsection 14-16-5-6(C)(2) (Minimum Landscape Area).
- 5-6(C)(5)(d) Any landscaping provided to meet requirements in Subsection 14-16-5-2(I) (Major Arroyo Standards) may count toward any required landscaping in this Section 14-16-5-6 but shall be subject to Subsection 14-16-5-6(C) (General Landscaping Standards).
- 5-6(C)(6)(a) General Landscaping Standards
 - 5-6(C)(6)(a)(i) Any covered or open seating and gathering areas provided to meet requirements in Subsection 14-16-5-1(E)(3) (Outdoor Seating and Gathering Areas) may count toward up to 1/3 of required landscaping in Section 14-16-5-6 but shall be subject to standards in Subsection 14-16-5-6(C) (General Landscaping Standards).
 - 5-6(C)(6)(a)(ii) Required Plant Materials and Site Amenities
 - 5-6(C)(6)(a)(iii) A minimum of 5 species must be used in the landscaped area.
 - 5-6(C)(6)(b) Only trees and shrubs selected from the Official Albuquerque Plant Palette of low water use, drought tolerant, or xeric species and shown on a landscape plan can count toward the requirements of this Subsection 14-16-5-6(C) (General Landscaping Standards), except that, upon presentation of all evidence, the relevant decision-making body may authorize alternative species or cultivars to meet all of the following requirements:
 1. Meet the intended purpose of that type of landscaping.
 2. Are not hazardous.
 3. Are not identified as invasive on a City or State plant list.
 4. Are not listed in the City's Weed Identification Handbook.
 5. Are equally hardy to the New Mexico climate.
 - 5-6(C)(6)(c) Installation of any trees, shrubs, or other vegetation included in a State list of prohibited or invasive species or listed as noxious weeds in the City's Weed Identification Handbook is prohibited.
 - 5-6(C)(6)(d) No more than 10 percent of required landscape areas shall be cool season grass species. Irrigated cool season grass shall not be planted on slopes exceeding 10 percent or planted in narrow or irregularly shaped areas 10 feet or less in any dimension in order to avoid water waste. Any cool season grass shall be installed at
 1. 3 feet in any direction from any impermeable hard surface. (A buffer using organic mulch can be used when planting cool season grass adjacent to impermeable surface.)
 2. 5-6(C)(4)(e) Landscaping abutting arroyos shall consist of native plants that are included on the Official Albuquerque Plant Palette.
 3. 5-6(C)(4)(f) Artificial turfgrass shall not be counted as living vegetative material or to meet the requirements of this Subsection 14-16-5-6(C) (General Landscaping Standards).
 4. 5-6(C)(4)(g) All vegetation shall comply with Article 9-1-2 and Parts 6-1-1 and 6-6-2 of ROA 1994 (Follen Control, Water Conservation Landscaping and Water Waste, and Street Trees) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWA) Legislation and Ordinances (Water Waste Reduction Ordinances) as applicable.
 5. 5-6(C)(4)(h) All required plant materials shall be free of disease and insects and shall conform to the American Standard for Nursery Stock (ANSNA) of the American Nursery and Landscape Association.
 6. 5-6(C)(4)(i) Shade trees planted approximately 25 feet on-center are required along all required pedestrian walkways. If the walkway is less than 25 feet long, at least one tree is required, or where there is insufficient space for 3 trees, a trellis of at least 8 feet high for at least 5 feet along the walkway shall be provided.
 7. 5-6(C)(4)(j) In DT-UC-M5 areas, landscaped areas other than street frontage shall include pedestrian friendly pedestrian amenities, or trash receptacles to encourage pedestrian use.
 8. 5-6(C)(4)(k) See also Subsection 14-16-5-6(D) (Street Frontage Landscaping) for additional landscaping requirements.
 9. 5-6(C)(4)(l) Soil Condition and Planting Beds
 10. 5-6(C)(5)(a) All vegetated material required by this Section 14-16-5-6 shall be planted in uncompacted soil.
 11. 5-6(C)(5)(b) If used, weed barriers shall be permeable to optimize stormwater infiltration and prevent runoff.
 12. 5-6(C)(5)(c) The use of gravel or crusher fines as ground cover is limited to a maximum of 15 percent of any landscaped area, or 50 percent in DT-UC-M5 areas.
 13. 5-6(C)(5)(d) A minimum of 2 inches of organic mulch is required in all planting areas, with 3-4 inches recommended.
 14. 5-6(C)(5)(e) Organic mulch is required as ground cover under trees within a 5-foot radius around the tree trunk but not directly against the trunk. In these areas, used carrier fabric is prohibited.
 15. 5-6(C)(5)(f) All landscaped areas shall be protected from vehicular encroachment by curbs or wheel stops located 2 feet outside the landscaped area, with openings to accommodate surface collection of stormwater runoff in vegetated areas and stormwater infiltration areas.
 16. 5-6(C)(5)(g) Minimum Plant Sizes at Installation. All vegetation required by this Section 14-16-5-6 shall meet the minimum size requirements in Table 5-6-1 unless specified otherwise in this IDO.

183) Prohibited trees 8 in. or greater

5-6(C)(13) Stormwater Management Features
5-6(C)(13)(a) Required landscape and buffer areas shall be designed to serve as stormwater management areas to the maximum extent practicable and consistent with their required locations and vegetation.
5-6(C)(13)(b) Required landscape and buffer areas shall be designed pursuant to the DPM and the City Standard Specifications for Public Works Construction.
5-6(C)(13)(c) In the R-M, R-MH, Mixed-use, and NR-SU zone districts, and on lots containing multi-family dwellings or non-residential uses in the R-A, R-1, R-MC, and R-T zone districts, surface runoff including runoff from roofs and parking areas shall be directed into depressed water collection areas that are located in landscape areas and that meet all applicable standards in the DPM.
5-6(C)(13)(d) Areas created to meet stormwater management requirements of the City or a governmental entity, and located in a required side or rear yard for a lot, or in a parking lot, shall be counted toward required landscaping and buffering in those areas, provided that the area includes vegetation required by this Section 14-16-5-6.
5-6(C)(13)(e) Where pedestrian walkways and multi-use trails cross required landscape areas, permeable paving may be used and may count toward satisfying the requirements of Subsection 14-16-5-6(C)(2) (Minimum Landscape Area).

5-6(C)(14) Irrigation Systems
5-6(C)(14)(a) Irrigation systems shall comply with Section 8 of the ABCWA Legislation and Ordinances (Cross Connection Prevention and Control Ordinances).
5-6(C)(14)(b) All irrigation systems shall be designed to minimize the use of water.
5-6(C)(14)(c) All non-residential landscape irrigation shall have automatic timers and/or programmable settings to avoid overwatering.
5-6(C)(14)(d) The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, drive aisles, streets, and parking and loading areas.
5-6(C)(14)(e) Installation.

5-6(C)(15) All landscaping material used to meet the requirements of this Section 14-16-5-6 shall be installed in accordance with the planting procedures established by the American Nursery and Landscape Association.
5-6(C)(15)(b) All required landscaping, street trees, screening, and buffering shall be installed prior to the issuance of a final certificate of occupancy. If there is more than one primary building on the site, the landscaping, screening, and buffering related to each building

Plant material type (ANSI type)	Minimum size
Deciduous Street Trees	2 in. caliper 6 in. above grade
Deciduous Arroyo Trees	1.5 in. caliper 6 in. above grade or 6 in. in height
Evergreen Tree	6 ft. in height
Multi-trunk Tree	Minimum 3 trunks with a combined caliper of 2 in.
Shrubs	1 gallon container size
Ground cover and turf	Adequate to provide general ground cover within 3 growing seasons after planting

5-6(C)(16) Plant Material Spacing
5-6(C)(16)(a) Vegetation required by this Section 14-16-5-6 shall be located at least 3 feet in any direction from any fire hydrants, valve vaults, hose valves, manholes, hydrants, and fire department connections.
5-6(C)(16)(b) Where tree planting requirements are based on the length of the street frontage, areas occupied by driveways and drive aisles shall be included when calculating the number of trees required to be planted, and all trees that would otherwise be required in driveways or drive aisles shall be planted in other landscaped front yard areas.
5-6(C)(16)(c) The Planning Director may authorize adjustments to any spacing requirements when required due to topography, drainage, utilities or obstructions, provided that the total amount of required landscaping is not reduced.

5-6(C)(17) Protecting Clear Sight Triangle
The clear sight triangle shall be maintained at all exits of parking areas and street intersections.

5-6(C)(18) Planting in or over the Public Right-of-Way
5-6(C)(18)(a) All planting of vegetated material or installation of any landscaping, buffering, or screening material in the public right-of-way shall require the prior approval of the City. The property owner shall be responsible for the maintenance, repair, or liability for all the landscaping placed in or over the public right-of-way.
5-6(C)(18)(b) Any trees that overhang a public sidewalk or Major Public Open Space shall be trimmed to maintain an 8 foot clearance over the sidewalk. Any trees that overhang a public street shall be trimmed to maintain a 9 foot clearance over the street surface.
5-6(C)(18)(c) Landscaping is allowed in the public right-of-way, the applicant shall install an adequate irrigation system that meets the minimum technical requirements in Article 6-6 of ROA 1994 (Trees, Vegetation and Landscaping) and the DPM with a separate meter for the landscape area in the public right-of-way or a separate valve(s) at the property line allowing isolation of the landscape area.
5-6(C)(18)(d) Drip irrigation systems and artificial turf shall not be allowed within the public right-of-way.
5-6(C)(18)(e) Planting near Utilities

5-6(C)(18)(a) Trees and shrubs shall not be planted in utility easements unless there is no other practicable location on the lot where the landscaping would otherwise be intended purpose. The Planning Director may adjust the location of required landscaping to avoid utility easements, provided that the total amount of landscaping and buffering required is not reduced.

5-6(C)(18)(b) Trees shall not be planted within 10 feet in any direction of the centerline of a sewer or water line.

5-6(C)(18)(c) Trees or shrubs planted within utility easements shall comply with the standards of the utility provider to minimize effects on facilities maintenance and repair.
5-6(C)(18)(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.

5-6(C)(18)(e) All screening and vegetation surrounding ground-mounted transformers and utility pads must allow 10 feet of clearance for access and to ensure the safety of the work crews and public during maintenance and repair.

5-6(C)(18)(f) Trees shall not be planted near existing or proposed street light poles.
5-6(C)(18)(g) Standards in the DPM may apply to tree planting in or near other utility easements, such as gas lines.

5-6(C)(19) Parking on Landscaped Areas Prohibited
Parking of automobiles, trucks, trailers, boats, recreational vehicles, or other motor vehicles is prohibited on any required landscape or buffer area.
5-6(C)(20) Existing Vegetation Credit
5-6(C)(20)(a) If existing non-prohibited vegetation meets the location requirements and intent of landscaping, buffering, or screening required by this Section 14-16-5-6, that existing vegetation may be credited toward the landscaping, buffering, or screening materials required by this Section 14-16-5-6.
5-6(C)(20)(b) All existing vegetation preserved and used for credit against the requirements for new vegetation shall be protected during construction by a fence erected one foot beyond the drip line of the vegetation.
5-6(C)(20)(c) Trees may be credited only 1 line toward any one buffer, screen, or other landscape requirement.
5-6(C)(20)(d) Trees shall be credited in accordance with Table 5-6-2.

Diameter at Breast Height (in.)	Number of Trees Credited
≥25	8
≥13 and <25	6
≥8 and <13	4
≥4 and <8	2
≥4	1
Prohibited trees 8 in. or greater	1

(1) Prohibited trees 8 in. or greater on the Official Albuquerque Plant Palette and may appear on the City or State list of prohibited or invasive species

5-6(C)(13) Stormwater Management Features
5-6(C)(13)(a) Required landscape and buffer areas shall be designed to serve as stormwater management areas to the maximum extent practicable and consistent with their required locations and vegetation.
5-6(C)(13)(b) Required landscape and buffer areas shall be designed pursuant to the DPM and the City Standard Specifications for Public Works Construction.
5-6(C)(13)(c) In the R-M, R-MH, Mixed-use, and NR-SU zone districts, and on lots containing multi-family dwellings or non-residential uses in the R-A, R-1, R-MC, and R-T zone districts, surface runoff including runoff from roofs and parking areas shall be directed into depressed water collection areas that are located in landscape areas and that meet all applicable standards in the DPM.
5-6(C)(13)(d) Areas created to meet stormwater management requirements of the City or a governmental entity, and located in a required side or rear yard for a lot, or in a parking lot, shall be counted toward required landscaping and buffering in those areas, provided that the area includes vegetation required by this Section 14-16-5-6.
5-6(C)(13)(e) Where pedestrian walkways and multi-use trails cross required landscape areas, permeable paving may be used and may count toward satisfying the requirements of Subsection 14-16-5-6(C)(2) (Minimum Landscape Area).

5-6(C)(14) Irrigation Systems
5-6(C)(14)(a) Irrigation systems shall comply with Section 8 of the ABCWA Legislation and Ordinances (Cross Connection Prevention and Control Ordinances).
5-6(C)(14)(b) All irrigation systems shall be designed to minimize the use of water.
5-6(C)(14)(c) All non-residential landscape irrigation shall have automatic timers and/or programmable settings to avoid overwatering.
5-6(C)(14)(d) The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, drive aisles, streets, and parking and loading areas.
5-6(C)(14)(e) Installation.

5-6(C)(15) All landscaping material used to meet the requirements of this Section 14-16-5-6 shall be installed in accordance with the planting procedures established by the American Nursery and Landscape Association.
5-6(C)(15)(b) All required landscaping, street trees, screening, and buffering shall be installed prior to the issuance of a final certificate of occupancy. If there is more than one primary building on the site, the landscaping, screening, and buffering related to each building

shall be installed prior to the issuance of a final certificate of occupancy.

5-6(C)(15)(c) Any damage to utility lines resulting from the negligence of the abutting property owner or the property owner's agents or employees in the abutting property shall be the responsibility of any landscaped, screening, or buffering in a public right-of-way, private way, or easement shall be the responsibility of such property owner. Any damage to utility lines resulting from the growth of plant materials that have been approved by the applicable public utility as part of a plan for landscaping, screening, or buffering on the public right-of-way shall be the responsibility of such public utility. If a public utility causes landscaping screening or buffering in a public right-of-way, private way, or easement, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If the plant materials die despite those efforts, it is the obligation of the abutting property owner to replace the plant materials.
5-6(C)(15)(d) Property owners acknowledge that approved landscaping and trees installed and maintained in a public right-of-way, private way, or easement, shall be the responsibility of the City, and that the City reserves the right to remove them if necessary for a transportation project without compensation, but at no cost to the property owner. Landscaping installed in an abutting public right-of-way, private way, or easement, by property owners and later removed by the City shall not impact previously approved net lot area calculations for required landscaping.

5-6(C)(16) Alternative Landscape Plans
The Planning Director may approve alternative landscape plans that do not meet the specific requirements stated in this Section 14-16-5-6 if the Planning Director determines that the alternatives meet all of the following criteria:

1. 5-6(C)(6)(a) Are consistent with the purposes of this Section 14-16-5-6.
2. 5-6(C)(6)(b) Do not include invasive vegetation included in a City or State list of prohibited or invasive species or listed as a noxious weed in the City's Weed Identification Handbook.
3. 5-6(C)(6)(c) Do not include a reduction of tree planting requirements.
4. 5-6(C)(6)(d) Provide equal or superior buffering of adjacent properties from anticipated impacts of the proposed development.
5. 5-6(C)(6)(e) Provide equal or superior visual appearance of the property when viewed from the street.
6. 5-6(C)(6)(f) Provide equal or superior carbon dioxide absorption and heat island reductions.

5-6(D) STREET FRONTAGE LANDSCAPING

5-6(D)(1) Required Street Trees
5-6(D)(1)(a) All development shall comply with Part 6-6-2 of ROA 1994 (Street Trees) and any standards developed by the Parks and Recreation Department and other City department to implement that Ordinance. Trees are generally required along street frontages every 25 feet on-center unless specified otherwise in Part 6-6-2 of ROA 1994 (Street Trees). Along street frontages where street trees are required, trees that are planted within 20 feet of the back of curb of the abutting street may fulfill this requirement.
5-6(D)(1)(b) Only trees selected from the Official Albuquerque Plant Palette of low water use, drought tolerant, or xeric species and shown on a landscape plan can count toward the requirements of this Subsection 14-16-5-6(D) (Street Frontage Landscaping), except that existing trees that are 8 inch caliper or larger may count toward street tree requirements, regardless of whether they appear on one of those lists.
5-6(D)(1)(c) Planting areas necessary for trees in the street frontage shall meet the minimum size requirements in Table 5-6-3 unless specified otherwise in this IDO. Tree grades may be used in constrained locations to accommodate pedestrian circulation, to allow the required planting areas to have a walkable surface.

Maturity	Tree Height at Maturity (ft.)	Minimum Planting Area (ft.)
≤20	≤4	4 x 4
≥20-40	≥5	5 x 5
≥40	≥6	6 x 6

5-6(D)(2) Additional Frontage Landscaping
5-6(D)(2)(a) General For buildings with a footprint of more than 50,000 square feet in mixed-use or non-residential development, at least 1 tree and 3 shrubs shall be planted every 30 feet along the length of any facade facing a City park or trail, Major Public Open Space, or major arroyo.
5-6(D)(2)(b) Downtown, Urban Centers, and Main Street and Premium Transit Areas
5-6(D)(2)(c) General
5-6(D)(2)(d) All existing vegetation preserved and used for credit against the requirements for new vegetation shall be protected during construction by a fence erected one foot beyond the drip line of the vegetation.
5-6(D)(2)(e) Trees may be credited only 1 line toward any one buffer, screen, or other landscape requirement.
5-6(D)(2)(f) Trees shall be credited in accordance with Table 5-6-2.

5-6(E) EDGE BUFFER LANDSCAPING

5-6(E)(1) General Requirements
5-6(E)(1)(a) Landscaped edge buffers and/or edge buffer walls are required between properties to mitigate the impacts of significant differences in property use, size, or scale through standards specified in Subsections (2) through (5) below.
5-6(E)(1)(b) If a landscaped edge buffer is required and a wall is required or will be provided, the wall shall be provided on the property line between the two properties unless specified otherwise in this IDO.
5-6(E)(1)(c) Required edge buffering is not required to be installed along any portion of the lot line covered by an access easement between adjacent lots, but an equivalent amount of landscaping shall be installed on remaining portions of the side or rear lot line, as applicable.
5-6(E)(1)(d) For the purposes of this Subsection 14-16-5-6(E) (Industrial development), h refers to the zone districts and uses indicated in Subsection 14-16-5-6(E)(4)(a) (Industrial Development Adjacent to Non-Industrial Development).

5-6(E)(1)(e) Additional buffering may be required for specific uses, pursuant to any use-specific standards for those uses in Section 14-16-4-3 or Neighborhood Edge Standards in Section 14-16-5-9.

Table 5-6-4: Edge Buffer – Development Type Summary

Development Type	Development Next to	Specific Standards	General Buffering	Buffering in DT-UC-M5-PF
Industrial	Non-Industrial Development	6(E)(4)	Landscaped buffer area 225 ft.	
Multi-family	Industrial Development	14-16-5-6(E)(3)	Landscaped buffer area 225 ft.	Wall, fence, or vegetative screen 26 ft.
Mixed-use or other non-residential	R-ML or R-MH	14-16-5-6(E)(3)	Landscaped buffer area 220 ft.	Wall, fence, or vegetative screen 26 ft.
Multi-family, mixed-use, or other non-residential	R-A, R-1, R-MC, R-T, or R-L	14-16-5-6(E)(3)	Landscaped buffer area 220 ft.	Wall, fence, or vegetative screen 26 ft.

(1) See Subsections 14-16-5-9(D)(2), 14-16-5-9(D)(3), and 14-16-5-9(D)(4) for complete edge buffer standards.

5-6(E)(2) Development Next to Low-density Residential Zone Districts
5-6(E)(2)(a) General
5-6(E)(2)(a) General
A landscaped edge buffer area shall be provided on the subject property along the property line between the two properties.
1. If a wall is at least 3 feet in height is provided or exists along the property line between the 2 properties, 1 tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.
2. If no wall is provided or exists, 1 tree at least 6 feet tall at the time of planting and at least 25 feet tall at maturity and 3 shrubs shall be provided for every 25 feet along the lot line, with spacing designed to minimize sound, light, and noise impacts.

5-6(E)(2)(b) Downtown, Urban Centers, and Main Street and Premium Transit Areas
1. A landscaped edge buffer area at least 6 feet wide shall be provided. For buildings over 30 feet in height, the edge buffer area shall be at least 10 feet wide.
2. An opaque wall, fence, or vegetative screen at least 6 feet tall shall be provided at the property line between the two properties, and all of the following requirements shall be met.
a. One (1) tree at least 8 feet high at the time of planting shall be provided every 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.
b. The side facing the low-density residential development shall be at least as finished in appearance as the side facing the multi-family, mixed-use, or non-residential development.
c. If there is an existing wall between the two properties, it may count toward satisfying the requirements of Subsection 14-16-5-6(E)(2)(b) if it meets, or is improved to meet, the height and design standards above.
5-6(E)(3) Development Next to a Multi-family Residential Zone District where mixed-use or non-residential development other than industrial development occurs on any lot abutting or across an alley from a lot in the R-ML or R-MH zone districts with townhouse development or multi-family residential development, a buffer shall be provided along the lot line, as specified in Table 5-6-4 and for the relevant area below.
5-6(E)(3)(a) General
An edge buffer area shall be provided on the subject property along the property line between the two properties.
1. If a wall is at least 3 feet in height is provided or exists along the property line between the two properties, 1 tree at least 8 feet high at the time of planting shall be provided every 15 feet along the lot line, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.
2. If no wall is provided or exists, 1 tree at least 6 feet tall at the time of planting and at least 25 feet tall at maturity and 3 shrubs shall be provided for every 25 feet along the lot line, with spacing designed to minimize sound, light, and noise impacts.
5-6(E)(3)(b) Downtown, Urban Centers, and Main Street and Premium Transit Areas
1. An opaque wall, fence, or vegetative screen at least 6 feet tall shall be provided at the property line between the two properties, and both of the following requirements shall be met.
a. One (1) tree at least 8 feet high at the time of planting shall be provided every 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.
b. The side facing the multi-family development shall be at least as finished in appearance as the side facing the mixed-use, or non-residential development.
2. If there is an existing wall between the two properties, it may count toward satisfying the requirements of Subsection 14-16-5-6(E)(3)(b) if it meets, or is improved to meet, the height and design standards above.
5-6(E)(4) Industrial Development Adjacent to Non-Industrial Development
5-6(E)(4)(a) Applicability
An edge buffer shall be provided as specified in Table 5-6-4 and for the relevant areas in Subsections (b) and (c) below in all of the following locations:
1. Where a lot with industrial zoning or development is adjacent to a lot with non-industrial zoning or development, including, but not limited to both of the following locations:
a. Where any development in an NR-LM or NR-GM zone district is adjacent to any lot that is not in an NR-LM or NR-GM zone district.
b. Where light manufacturing heavy manufacturing special manufacturing natural resource extraction non-linear portions of an electric utility, drainage facility, or other major utility, or any primary use in the Waste and Recycling category in Table 4-2-1 is developed on a lot abutting a vacant lot or a lot with a use other than one of these specified uses.
2. Where multi-family residential development is adjacent to a lot with industrial development.
5-6(E)(4)(b) General
A landscaped edge buffer area shall be provided on the subject property along the property line between the two adjacent properties. For drainage facilities, a landscaped edge buffer area at least 15 feet wide facing a City park or trail, Major Public Open Space, or major arroyo.
5-6(E)(4)(c) Downtown, Urban Centers, and Main Street and Premium Transit Areas
5-6(E)(4)(d) General
An edge buffer shall be provided as specified in Table 5-6-4 and for the relevant areas in Subsections (b) and (c) below in all of the following locations:
1. If a wall is at least 3 feet in height is provided or exists along the landscaped edge buffer area, 1 of the following requirements shall be met.

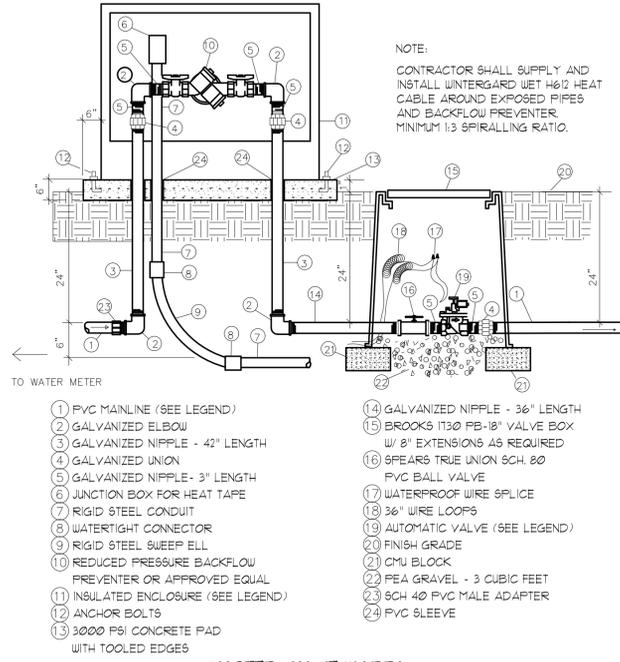
a. If the wall is located on the property line, 1 tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.
b. Where the edge buffer area is across the street from the lot with non-industrial zoning or development, the wall may be set back from the property line if both of the following requirements are met.
1. Landscaping that meets the requirements in Subsection 2, below shall be provided between the wall and the street.
2. The landscaping shall be maintained by the owner of the subject property.
3. If no wall is provided or exists, 1 tree at least 8 feet high at the time of planting and 5 shrubs shall be provided for every 20 feet along the lot line, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.
5-6(E)(4)(e) Downtown, Urban Centers, and Main Street and Premium Transit Areas
An opaque wall or fence at least 6 feet tall shall be provided on the subject property along any lot line abutting or across an alley from the non-industrial development.
1. One (1) tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.
2. The side of the wall facing the non-industrial development shall be at least as finished in appearance as the side facing the industrial use.
3. If there is an existing wall between the two properties, it may count toward satisfying the requirements of Subsection 14-16-5-6(E)(4)(c) if it meets, or is improved to meet, the height and design standards above.

5-6(E)(4)(f) Area of Change Next to Area of Consistency Where a premises partially or completely in an Area of Change is abutting or across an alley from a premises partially or completely in an Area of Consistency (per City Development Areas in the ABC Comp Plan, as amended), the following standards shall apply on the lot(s) adjacent to the premises partially or completely in the Area of Consistency, regardless of the proposed land use on that lot, or premises, unless specified otherwise in this IDO.

Lot in Area of Change Next to	Specific Standards	General Buffering	Buffering in DT-UC-M5-PF
Area of Consistency in R-A, R-1, R-MC, or R-T	14-16-5-6(E)(2)		Wall, fence, or vegetative screen 26 ft.
Area of Consistency in R-ML or R-MH	14-16-5-6(E)(3)	Landscaped buffer area 225 ft.	Wall, fence, or vegetative screen 26 ft.
Area of Consistency in Mixed-Use, NR-G, or NR-SU	14-16-5-6(E)(3)	Landscaped buffer area 220 ft.	Wall, fence, or vegetative screen 26 ft.

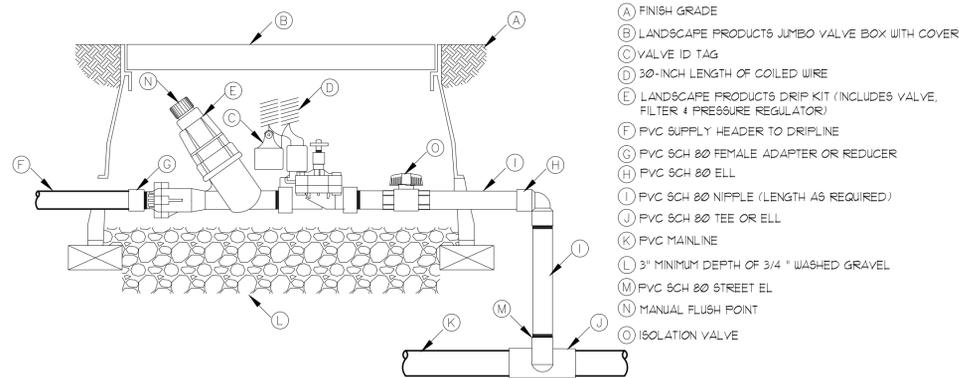
(1) See subsections 14-16-5-9(D)(2), 14-16-5-9(D)(3), and 14-16-5-9(D)(4) for complete edge buffer standards.

5-6(E)(5)(a) If the lot in the Area of Consistency is in an R-A, R-1, R-MC, or R-T zone district, the requirements of Subsections 14-16-5-6(E)(1) and 14-16-5-6(E)(2) shall apply.
5-6(E)(5)(b) If the lot in the Area of Consistency is in an R-ML or R-MH zone district, the requirements of Subsections 14-16-5-6(E)(1) and 14-16-5-6(E)(4) shall apply.
5-6(E)(5)(c) If the lot in the Area of Consistency is in any Mixed-use, NR-C, or NR-PF zone district, the requirements



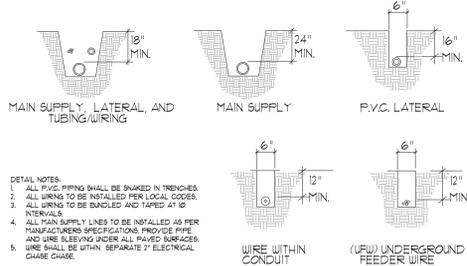
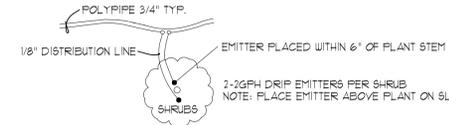
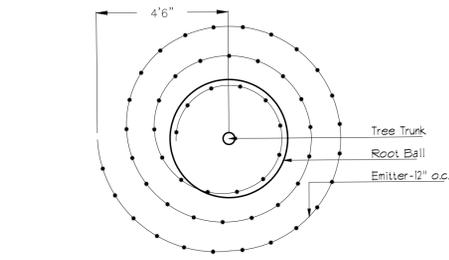
MASTER VALVE W/ RPA

N.T.S.



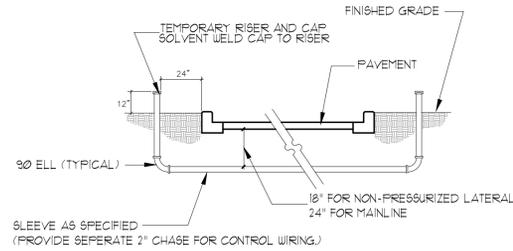
DRIP ZONE KIT IN VALVE BOX

N.T.S.



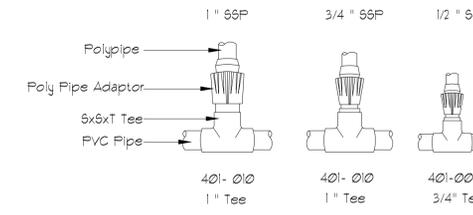
TRENCHING DETAIL

N.T.S.



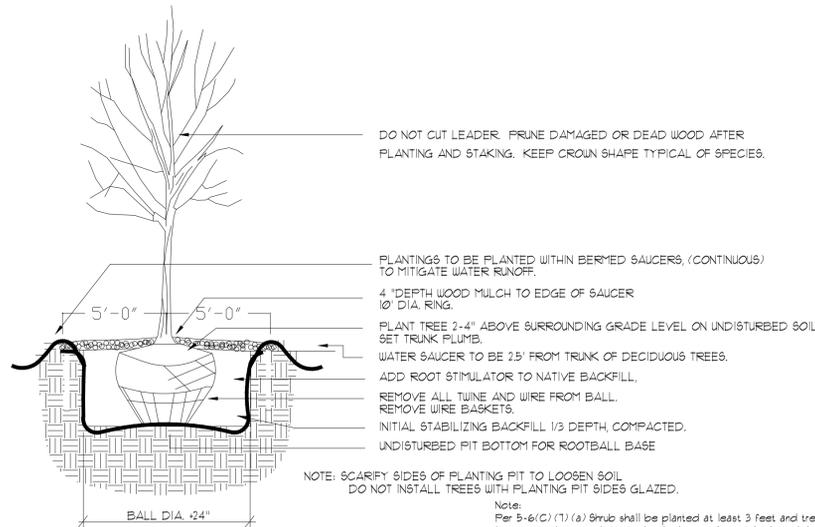
SLEEVE INSTALLATION DETAIL

N.T.S.



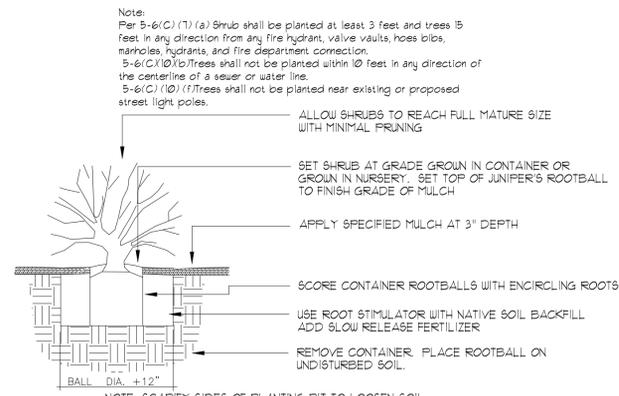
PVC TO Poly Connection

N.T.S.



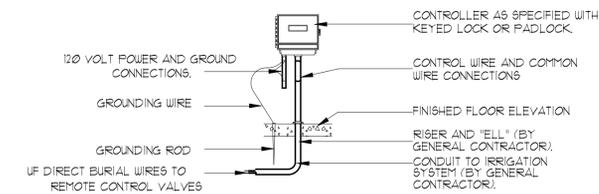
TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.



DETAIL NOTES:

- ELECTRICAL POWER TO BE SUPPLIED BY OTHERS.
- ALL WIRING TO BE INSTALLED PER LOCAL CODES.
- SEE ELECTRICAL PLANS FOR LOCATION OF CONTROLLER.
- CONTROLLER TO BE MOUNTED APPROXIMATELY 5'-0" ABOVE FINISHED FLOOR ELEVATION.

CONTROLLER DETAIL

N.T.S.

REVISIONS	Comment	Date:
1	ISSUE FOR PERMIT REVIEW COMMENTS	11/08/2024
2	PERMIT REVIEW COMMENTS	11/08/2024
3	PERMIT REVIEW COMMENTS	11/08/2024

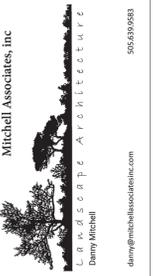
Designed By: FV
 Drawn By: DM
 Approved By: DM
 Date: 10/24/2024

NEW MEXICO ONE CALL STATEWIDE - 811 OR 1-800-321-CALLER (2357)
 Call two working days before you dig.

File ID:

Landscape Detail

D4B U Sell It
 8551 Bluewater Rd NW
 Albuquerque, NM, 87121



Date: 10/24/2024
 Copyright: 2024 Mitchell Associates Inc. All Rights Reserved