

DEVELOPMENT FACILITATIVE TEAM (DFT)
HEARING OCTOBER 2, 2024
UPDATE: 06/05/2024 Application Submittal

Project Number PR-2024-010446
SI-2024-00774-SITE PLAN DFT

RE: Site Plan Amendment for new construction

APPLICANT RESPONSES TO THE STAFF COMMENTS:

- SECTION 1: DEPARTMENT REVIEW COMMENTS
- SECTION 2: NEW EXHIBITS
- SECTION 3: REPLACEMENT EXHIBITS
- SECTION 4: LISTING OF EXISTING UPLOADED EXHIBITS

Please contact me if I may provide any additional information of clarification of the content of this memorandum.

Respectfully submitted,

James B. Clark, President
Masterworks Architects Inc



Project Number PR-2024-010446
SI-2024-00774-SITE PLAN DFT
RE: Site Plan Amendment for new construction

SECTION 1: DEPARTMENT REVIEW COMMENTS

DEVELOPMENT FACILITATIVE TEAM (DFT) Code Enforcement Comments

PROJECT NUMBER:

PR-2024-010446

SI-2024-00774 – SITE PLAN DFT

ADDRESS/LOCATION: Lot 5, Block 2, Unit 1, CLIFFORD WEST BUSINESS PARK zoned NR-BP, located at 8531 BLUEWATER RD NW between UNSER BLVD and OLIVER ROSS DR containing approximately 1.3065 acres K-10)

Missing 2nd lot: Tract B, CLIFFORD WEST BUSINESS PARK containing approximately 4.7249 acres K-10)

Total lot size: 6.0314 acres

PROPERTY OWNER: D&B Limited Trust LLC

REQUEST: Site Plan Amendment for new construction. 2,016 sq ft single story building and site improvements

The site plan is a new construction consisting of two buildings. This comment only lists the Shop Building on Lot 5. The two story 7,364 sq ft Office Building on Tract B is not included here. Total building footprint area of project: 9,380sf.

IDO: 2022

COMMENTS: NR- BP Atrisco Business Park and Clifford West Business Park Master Plan.

APPLICANT RESPONSES:

1. Property is located within the Atrisco Business Park and Clifford West Business Park Master Plan. Provide approval from the Architectural Control Committee for the MP.

The Atrisco Business Park Master Plan is not applicable to this Project. In addition, based on our records, there is no active Architectural Control Committee at this time.

2. As per the CWBP Master Plan, buildings should cover at least 10 percent of the total lot area. (estimated required building area is 265,427 GSF/10 = 26,542 GSF). Will need to obtain a Variance for the difference in size, as the reported total building footprint is only 5,925 GSF.

A Major Amendment to the Clifford West Master Development Plan to remove Minimum building footprint area was requested and approved by the EPC at their September 19th hearing. Notice of Decision to be attached.

3. Provide the height of the parking lot light poles. Light poles are limited to 25 feet per master plan.

Poles are specified as 25' height as shown on Sheet E1 Electrical Site Plan.

4. Provide a photometric study of the parking lot lighting plan. Light spillage into the right of way is limited as per section 14-16-5-8(D)(6) shall not exceed 300foot lamberts from the property line.

See attached Lighting Design Data on Sheets E1-A and E1-B Electrical Photometric Analysis for building mounted and pole mounted area lighting on total site.

5. Provide a city agreement for landscaping and 3foot berm to be put in the public right of way.

Landscape berms shall be provided as required by the Clifford West Master Plan as shown on new Landscape Plan

6. Per the Clifford West Master Plan all setback areas must be landscaped. (a.-d.)
7. Provide corrected Parking calculations as per 14-16-5-5-1
- Setback areas must be landscaped and not parking aisle for display parking.
 - Electric Vehicle Parking spaces are required for 5% of the off-street parking spaces (35 EV spaces).
8. Provide elevations including the dimensions, and show how they are meeting the master plan. Include the sides and the materials of the buildings.
9. No further comments at this time.

New landscape plan by a NM Certified landscape architect is attached as per DFT comment instructions. (See Mitchell Landscape Plan).

Customer and staff parking is calculated based on Occupancy Type and Building Footprint shown on Sheet AC1 See Mitchell Landscape Plan

EV Charging spaces are required only for the Customer Parking Areas. (58 parking spaces: 3 EV spaces tallied)

See the Exterior Building Elevations on Sheets A2 Office Building and Sheet A6 Shops Building.

Planning - Case Comments

HEARING DATE: 6/5/24 -- **AGENDA ITEM:** #1 **Project Number:** PR-2024-010446 **Application Number:** SI-2024-00774

Project Name: New light vehicle sales with 2016 sf. building – 8531 Bluewater Rd. NW between Unser and Oliver Ross Dr.

Project Name: D&B Limited Trust LLC (New light vehicle sales with two buildings totaling 7364s.f. – 8531 Bluewater Rd. NW between Unser and Bluewater.

Request: Site Plan DFT

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

Background:

- o The IDO Zone District for this property is NR-BP. The site is also subject to the development standards that must be met first. Where those plans are silent, the IDO standards would apply. The previous zoning was IP.
- o The property is not directly within a Center or Corridor area. However, it is within ¼ miles of PT-Premium Transit.
- o This Site Plan submittal is for D&B U-Sell-It auto dealership, a Light Vehicle Sales use within the IDO.

COMMENTS:

Comments that need **attention** are provided in **orange color**.

- The Site Plan is being reviewed according to the standards and provisions within the previously approved Master Plan(s). Where silent the IDO and the DPM standards apply.
- Clarify that the Atrisco Business Park Architectural Control Committee has reviewed and approved the proposed site plan designs.
- Clarify if location addressing will be on Bluewater or Unser. Per the IDO, the address will determine a corner lot's front lot line.

The Atrisco Business Park Master Plan is not applicable to this project. The MASTER PLAN applicable to this project is the Clifford West Business Park Master Plan although the Clifford West Architectural Control Committee has been disbanded and approval not required.

Property Address shall be 8531 Bluewater Blvd. NW

- Clarify and confirm that all development, landscaping, and screening are on private property and they do not encroach into the public right of way, except for the street landscape buffer.

See drawing AC1 Site Plan and new Landscape Plan
- Confirm that the proposed metal fencing is meeting the material requirements of the Clifford West Plan. Walls and fences will require separate permitting through Code Enforcement and/or Building Safety. Wall/fence location and height may require additional approvals, such as a ZHE variance. *Verification per Code Enforcement and section 7 of the IDO.

See Drawing AC-2 for details. All fencing is specified to be 6' in height complying with general development regulations. Open fencing is located on the street frontage. Opaque steel panel fencing 6' high will be installed on the perimeter of the Shop Building vehicle storage area.
- 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.

See drawing AC1 Site Plan, the Landscape Plan and the approved TCL. No new trails or bike ways are required for the development.
- *Verification of standards per Transportation. *6ft sidewalk and 6ft landscape buffer. Plus any required trails and bikeways.*

See Drawing AC1 Site Plan and the approved TCL. No new trails or bike ways are required for this development.
- *Clarify if dedication of right of way is needed.

See the Infrastructure List
- An Infrastructure List (IL) was not a part of this submittal. *However, it appears that infrastructure will be needed. Please Clarify.

See the Infrastructure List
- If an IL is needed, then upon IL approval, 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 of the site plan.

Infrastructure List is in process and financial guaranty will be provided as soon as it becomes available.
- Any Drainage Ponds must meet Standard Specification 1013 or better. See [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)

The SWPPP and the ESC Plans meet these requirements.
- The Site Plan needs to include measurements for setbacks. Elevation pages need to include measurements, dimensions, and information regarding screening, *Also clarify how the following is being met.

See drawings AC1 Site Layout Plan, A2 Office Building Elevations and A6 Shop Building Elevations.
- As a part of the elevation pages: Provide detail to demonstrate and explain compliance with all sections within 5-11-E and 5-11-E-2. Include detail regarding how the façade and colors will meet the Clifford plan design requirements.

The Office Building as shown on Sheet A1 has a distinct form reminiscent of the Route 66 automobile dealership and service station motif. A broad horizontal conformation and projecting canopy reflects this mid-century ambiance which in this design is accentuated with decorative staircases and varying paint colors.
- The project and application numbers must be added to the Site Plan and any associated IL.

Project Number: PR-2024-010446
Site Plan DFT: SI-2024-00774
- Hydrology has an approved G&D. Transportation has approved the TCL. Clarify if Solid Waste and Fire & Rescue have approved the site plan.

Also approved Fire Marshall Sheet F1 and Solid Waste SW1. See attached.
- Provide a lighting plan with dimensions that meet the Clifford plan requirements.

See Sheets E1, E1A and E1B for exterior lighting plans and specifications.

5-6: LANDSCAPING, BUFFERING, AND SCREENING

5-6(C)(4) Required Plant Materials and Site Amenities

Provide relevant calculations and confirm compliance with this code. Additionally, the City of Albuquerque is in the process of eliminating non-functional turf grasses due to high water requirements compared to the function they serve. Consider proposing a different plant material for these areas.

- The car display parking area must meet all the requirements under 5-6(F) Parking Lot Landscaping.
- Consider breaking the mass and monotony of the display parking areas into 4 or 5 areas by adding landscaping areas between clusters of display spots. Landscaping areas can be staggered. Within the Landscaping islands, propose large canopy trees as well as clusters of understory shrubs for heat mitigation purposes. See the following images for your reference:
 - Landscape plan must be designed, signed and sealed by a Landscape Architect certified in the State of New Mexico. All applicable criteria under **5-6: Landscaping, Buffering, and Screening** must be met. Detailed Landscape review will be provided in the future.
 - There is a large amount of landscaping on the landscaping plan. Clarify the landscape calculation of the net lot area. Calculations must show how the entire development meets the minimum requirement(s).

The IDO requires a 15% minimum. However, the Clifford Plan calls out 18% and several other standards.

- 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. *See snips below referencing the plan standards.
- Per IDO section 5-6(C)(2)(a) a minimum of 15 percent of the net lot area of each development shall contain landscaping. However, the Clifford West Plan has separate requirements.

*In a resubmittal explain/demonstrate how all relevant sections within both the Clifford Park plan and IDO section 5-6 are being met.

Your response should include, but is not limited to, the citation of the Clifford Plan below and the IDO, sections *5-6-C General Landscaping, 5-6-C-2 Minimum Landscape*

*Include detail for pedestrian connections per the Clifford plan and IDO section 5-3

EPC hearing 9/19/2024 approved IDO eliminating turf requirement. See Approval of Decision.

See Mitchell Landscape Plan

The IDO landscape coverage requirement is 15% of the Net Lot Area. The CWBP landscape coverage requirement is 18% of the Net Lot Area. The actual landscape coverage as shown on the Landscape Plan will be 20.8%.

As published in the CWBP “The front yard setback of every site and the side yard setbacks within 100 feet from the curb shall be a landscaped area. (the “Landscaped Area”). The entire front yard setback less the paved access ways and parking areas, shall be landscaped, and the side yard setbacks within 100 feet of the curb which are not used for paved access or parking areas, refuse containers loading areas, mechanical or utility equipment, or the like, shall be landscaped.” This plan provides that all front yard setback areas that are not paved shall be landscaped.

The IDO sets the front yard setback beginning at the property line while the CWMP sets it at the back of curb thus eliminating the planting area between the property line and the back of curb.

The Landscape Plan prepared for this development of Lot 5 and Tract B complies with this requirement.

See Sheet AC1 Site Plan for accessible pathways from the buildings to each other and to the Right of Way.

PARKS AND REC DEPARTMENT

PR-2024-010446

SI-2024-00774 – SITE PLAN DFT

Lot 5, Block 2, Unit 1, CLIFFORD WEST BUSINESS PARK zoned NR-BP, located at 8531 BLUEWATER RD NW between UNSER BLVD and OLIVER ROSS DR containing approximately 1.3065 acre(s). (K-10)

REQUEST: Site Plan Amendment for new construction. 2,016 sq ft single story building and site improvements

IDO - 2022

Comments:

06-05-2024

Street Tree Plan looks good. The subject site is adjacent to paved multi-use trail on the east side of Unser.

Please verify compliance with the following design standards along Unser Blvd from the IDO:

5-6(G)(2)(b) NR-C, NR-BP, NR-SU, and NR-PO Zone Districts

Outdoor ground-mounted mechanical equipment shall be located where it is not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties with low-density residential development to the maximum extent practicable.

THIS CONDITION DOES NOT EXIST

5-6(G)(3)(d) NR-C, NR-BP, NR-SU, and NR-PO Zone Districts

Outdoor loading, service, and refuse areas shall be integrated into the building design if possible, or shall be located where they are not visible from streets, City parks, Major Public Open Space, trails, or major arroyos adjacent to the lot or from adjacent properties with low-density residential development to the maximum extent practicable.

SOLID WASTE REFUSE CONTAINERS ARE SCREENED FROM PUBLIC VIEW BY STUCCO FINISHED WALLS 7'-4" IN HEIGHT

5-6(G)(4) Outdoor Storage Areas for Vehicles, Equipment, and Materials

Areas where motor vehicles, including but not limited to automobiles, trucks, trailers, recreational vehicles, boats, equipment, and/or materials, are stored outside and are typically not moved within a consecutive 7-day period, and that are adjacent to any Residential zone district, a lot containing a residential use in any Mixed-use zone district, a City park, Major Public Open Space, public trail, or major arroyo, shall be screened from view by a vegetative screen or by an opaque decorative wall or fence at least 7 feet and no more than 8 feet high that incorporates at least 1 of the primary materials and colors of the nearest wall of the primary building (but excluding exposed CMU block).

THIS CONDITION DOES NOT EXIST

5-7(E)(1) Materials and Texture

5-7(E)(1)(a) Unless specified otherwise in this IDO, walls may be opaque.

5-7(E)(1)(b) Acceptable wall materials include, but are not limited to, concrete masonry unit (CMU) blocks or other structural materials; stabilized adobe; split face blocks; slump blocks; bricks; stone; glass blocks; curved interlock blocks; wood; tubular steel; wrought iron bars; chain link fencing; other grill work; or a combination of these materials, with the following exceptions. 1. Exposed flat-faced CMU blocks shall not constitute more than 50 percent of any wall facing a public street or City Park or trail.

5-7(E)(2) Articulation and Alignment

Portions of walls that obtain approval for a wall that exceeds the maximum height limits in Subsection 14-16-5-7(D) (Maximum Wall Height) or are required to exceed those limits and that face any public street, City Park or trail, Major Public Open Space, or major arroyo, shall incorporate at least 1 of the following features to break up the massing of the wall.

5-7(E)(2)(a) Option 1

Vertical pilasters with a minimum projection of 2 inches from the public side of the wall surface at intervals of no more than 20 feet in length.

5-7(E)(2)(b) Option 2

Decorative features, such as columns with a minimum projection of 4 inches from the public side of the wall surface at intervals of no more than 60 feet in length.

5-7(E)(2)(c) Option 3

Offset in wall alignment of at least 16 inches, spaced so that no more than 3 consecutive lots have the same wall alignment.

5-7(E)(2)(d) Option 4

Curvilinear alignments with a minimum distance of 4 feet between the outer surfaces of the wall. The outermost point of each curve shall have intervals no greater than 80 feet.

5-7(E)(2)(e) Option 5

Terracing of walls with a minimum horizontal distance of 4 feet separating the vertical height segments.

SOLID WASTE REFUSE CONTAINERS ARE SCREENED FROM PUBLIC VIEW BY STUCCO FINISHED WALLS 7'-4" IN HEIGHT AND LESS THAN 20' IN LENGTH

Project Number PR-2024-010446
SI-2024-00774-SITE PLAN DFT

RE: Site Plan Amendment for new construction

SECTION 1: DEPARTMENT REVIEW COMMENTS

- a- MWA Project 2317 - Project Number PR-2024-010446; SI-2024-00774-SITE PLAN DFT

SECTION 2: NEW EXHIBITS See Attached Oversize Documents

- a- EPC HEARING 9/19/2024 – NOTICE OF DECISION
- b- EPA NOI
- c- ECP / SWPPP
- d- ABCWUA UTILITY AVAILABILITY STATEMENT STATUS
- e- ARCHEOLOGICAL REPORT LOT 5 AND TRACT B
- f- SW1 SOLID WASTE ACCESS PLAN
- g- F1 - FIRE EQUIPMENT ACCESS PLAN
- h- E1-SUPPLEMENT 1 - PHOTOMETRIC ANALYSIS
E1-SUPPLEMENT 2 - PHOTOMETRIC ANALYSIS

SECTION 3: REPLACEMENT EXHIBITS See Attached Oversize Documents

- b- SHEET LS-101b NM CERTIFIED LANDSCAPE ARCHITECT: LANDSCAPE PLAN (Replaces Sheet L1)

SECTION 4: EXISTING EXHIBITS

Provided in the JUNE 5, 2024 DFT APPLICATION SUBMITTAL and can be resubmitted upon request

- a- AC1 - SITE LAYOUT PLAN
- b- AC2 - SITE IMPROVEMENTS DETAILS
- c- E1 - ELECTRICAL SITE PLAN
- d- U1 - UTILITY PLAN
- ~~L1 - LANDSCAPE PLAN~~
- e- GRADING & DRAINAGE PLAN
- f- TRAFFIC CIRCULATION PLAN

END



This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2040-0305). Responses to this collection of information are mandatory in accordance with this permit and EPA NPDES regulations (40 CFR 122.28(b)(2)). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information are estimated to average 1.1 to 19.6 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address.

Permit Information

NPDES ID: NMR1006IF

State/Territory to which your project/site is discharging: NM

Is your project/site located on federally recognized Indian Country lands? No

Are you requesting coverage under this NOI as a "Federal Operator" or a "Federal Facility" as defined in Appendix A (<https://www.epa.gov/system/files/documents/2022-01/2022-cgp-final-appendix-a-definitions.pdf>)?

No

Have stormwater discharges from your current construction site been covered previously under an NPDES permit? No

Will you use polymers, flocculants, or other treatment chemicals at your construction site? No

Has a Stormwater Pollution Prevention Plan (SWPPP) been prepared in advance of filling this NOI, as required? Yes

Are you able to demonstrate that you meet one of the criteria listed in Appendix D (<https://www.epa.gov/system/files/documents/2022-01/2022-cgp-final-appendix-d-endangered-species-protection.pdf>) with respect to protection of threatened or endangered species listed under the Endangered Species Act (ESA) and federally designated critical habitat?

Yes

Have you completed the screening process in Appendix E (<https://www.epa.gov/system/files/documents/2022-01/2022-cgp-final-appendix-e-historic-properties.pdf>) relating to the protection of historic properties?

Yes

Indicating "Yes" below, I confirm that I understand that CGP only authorized the allowable stormwater discharges in Part 1.2.1 and the allowable non-stormwater discharges listed in Part 1.2.2. Any discharges not expressly authorized in this permit cannot become authorized or shielded from liability under CWA section 402(k) by disclosure to EPA, state or local authorities after issuance of this permit via any means, including the Notice of Intent (NOI) to be covered by the permit, the Stormwater Pollution Prevention Plan (SWPPP), during an Inspection, etc. If any discharges requiring NPDES permit coverage other than the allowable stormwater and non-stormwater discharges listed in Parts 1.2.1 and 1.2.2 will be discharged, they must be covered under another NPDES permit.

Yes

Operator Information

Operator Information

Operator Name: D&B Limited Trust, LLC

Operator Mailing Address:

Address Line 1: 1128 Atrisco Dr NW

Address Line 2:

City: Albuquerque

ZIP/Postal Code: 87105

State/Province: NM

County or Similar Division: Bernalillo

Country: US

Operator Point of Contact Information

First Name Middle Initial Last Name: Miriam Ruiz

Title: Manager

Phone: 787-505-5030

Ext.:

Email: miriamruiz@yahoo.com

NOI Preparer Information

This NOI is being prepared by someone other than the certifier.

First Name Middle Initial Last Name: Len Horan

Organization:

Phone: 505-699-5913

Ext.:

Email: lenhoran@rocketmail.com

Project/Site Information

Project/Site Name: D and B U Sell It

Project/Site Address

Address Line 1: Int of Unser Blvd and Bluewater Road

Address Line 2:

City: Albuquerque

ZIP/Postal Code: 87121

State: NM

County or Similar Division: Bernalillo

Latitude/Longitude: 35.083°N, 106.7261°W

Latitude/Longitude Data Source: Map

Horizontal Reference Datum: WGS 84

Project Start Date: 06/25/2024

Project End Date: 12/31/2024

Estimated Area to be Disturbed: 6.5

Types of Construction Sites:

- Commercial

Will there be demolition of any structure built or renovated before January 1, 1980? No

Will you be discharging dewatering water from your site? No

Was the pre-development land use used for agriculture? No

Are there other operators that are covered under this permit for the same project site? No

Have earth-disturbing activities commenced on your project/site? No

Is your project/site located on federally recognized Indian Country lands? No

Is your project/site located on a property of religious or cultural significance to an Indian tribe? No

Discharge Information

Does your project/site discharge stormwater into a Municipal Separate Storm Sewer System (MS4)? No

Are there any waters of the U.S. within 50 feet of your project's earth disturbances? No

Are any of the waters of the U.S. to which you discharge designated by the state or tribal authority under its antidegradation policy as a Tier 2 (or Tier 2.5) water (water quality exceeds levels necessary to support propagation of fish, shellfish, and wildlife and recreation in and on the water) or as a Tier 3 water (Outstanding National Resource Water)? See Resources, Tools and Templates (<https://www.epa.gov/npdes/construction-general-permit-resources-tools-and-templates>)

No

ID: 001

Name: Unnamed Drainage

Description:

Latitude/Longitude: 35.082323°N, 106.726299°W

Tier Designation: N/A

Is this receiving water impaired (on the CWA 303(d) list)? No

Has a TMDL been completed for this receiving waterbody? No

Stormwater Pollution Prevention Plan (SWPPP)

Will all required personnel, including those conducting inspections at your site, meet the training requirements in Part 6 of this permit? Yes

First Name Middle Initial Last Name: Len . Horan

Title: Engineer

Phone: 505-699-5913

Ext.:

Email: lenhoran@rocketmail.com

Endangered Species Protection Worksheet: Criterion E

Determine ESA Eligibility Criterion

Are your discharges and discharge-related activities already addressed in another operator's valid certification of eligibility for your "action area" under the current 2022 CGP? No

Has consultation between you, a Federal Agency, and the USFWS and/or the NMFS under section 7 of the Endangered Species Act (ESA) concluded? Yes

➔ The result of the consultation was:

Option ii. Written concurrence (e.g., letter of concurrence) from the applicable Service(s) with a determination that your site's discharges and discharge-related activities are not likely to adversely affect ESA-listed species and/or designated critical habitat. The concurrence letter must have included the effects of your site's discharges and discharge-related activities on all the ESA-listed species and/or designated critical habitat on your species list(s) acquired from USFWS and/or NMFS as part of this worksheet.

➔

The consultation does not warrant reinitiation under 50 CFR §402.16; or, if reinitiation of consultation is required (e.g., due to a new species listing, critical habitat designation, or new information), the federal action agency has reinitiated the consultation and the result of the consultation is consistent with the statements above. Include any reinitiation documentation from the Services or consulting federal agency with your NOI.

True

You are eligible under **Criterion E**.

Identify the federal action agency or agencies involved (i.e. the federal agencies seeking coverage):

US Dept of Interior - USFWS

Identify the Service(s) field or regional offices providing the consultation:

USFWS - New Mexico Service

Identify any tracking numbers associated with the consultation (e.g., IPaC number, ECO number):

2024-0054284

Provide the date the consultation was completed: 2024-02-26

Attach correspondence with USFWS and/or NMFS documenting the Biological Opinion, conference opinion (IPaC or ECO tracking number) or concurrence.

| Name | Uploaded Date | Size |
|--|---------------|-----------|
|  Species List_ New Mexico Ecological Services Field Office.pdf (attachment/1867171) | 06/10/2024 | 249.96 KB |

Historic Preservation

Are you installing any stormwater controls as described in Appendix E (<https://www.epa.gov/system/files/documents/2022-01/2022-cgp-final-appendix-e-historic-properties.pdf>) that require subsurface earth disturbances? (Appendix E (<https://www.epa.gov/system/files/documents/2022-01/2022-cgp-final-appendix-e-historic-properties.pdf>), Step 1)

No

Certification Information

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I have no personal knowledge that the information submitted is other than true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. Signing an electronic document on behalf of another person is subject to criminal, civil, administrative, or other lawful action.

Certified By: Miriam Ruiz

Certifier Title: corporation officer

Certifier Email: dblimitedtrust@gmail.com

Certified On: 06/11/2024 11:15 AM ET

K10E066

James D. Hughes

8/7/2024

Location

Tract 5/Block 2 and Tract B, Clifford West Business, Unit 1 is located at the northwest corner of Unser Blvd. NW and Bluewater Rd. NW. See attached portion of Vicinity Map K-10-Z for exact location.

Purpose

The purpose of this drainage report is to present a grading and drainage solution for the proposed development.

Existing Drainage Conditions

This falls within the Master Drainage Plan K09/D023 prepared by Mark Goodwin and Associates. The site drains from north to south and west to Bluewater. There are two existing inlets on Blue Water Rd. close to the Unser Blvd. The site does not fall within a designated floodplain.

Proposed Conditions and On-Site Drainage Management Plan

Based on the Master Drainage Plan K09/D023 prepared by Mark Goodwin and Associates the total allowable discharge for Tract 5 is 1.01 cfs and Tract B is 2.91 cfs. Therefore, the runoff is being detained on site and discharge at the allowable rates.

Tract B drains to a ponding area to the south and discharges to back of sidewalk culvert at a flow rate of 2.61 cfs (which is less than the allowable discharge rate of 2.91 cfs) through a 0.88'x0.50' opening in the wall to Blue Water Rd. The runoff backs up into the parking lot during the detention period. Part of the pond is retention to meet the first flush volume ponding requirement.

Tract 5 drains to a ponding area to the south as well and discharges towards the entrance and out to Blue Water Rd. at a flow rate of 0.88 cfs (which is less than the allowable discharge rate of 1.01 cfs) through a 0.67'x0.33' opening. The runoff backs up into the parking lot during the detention period. Part of the pond is retention to meet the first flush volume ponding requirement. See Sheet 2 for ponding and runoff calculation using AHYMO. All the runoff which discharges onto Blue Water Rd. from this project will drain west to two existing inlets.

First flush ponding volume provided for Tract 5 is 1,825.20 cf which more than required volume of 1,792.36 cf. First flush ponding volume provided for Tract B is 6,531.07 cf which more than required volume of 6,483.25 cf.

FIRST FLUSH VOLUME CALCULATION

Tract 5 First Volume requirement = $(0.42/12 * 185,235.70) = 6,486.25$ CF

Tract B First Volume requirement = $(0.42/12 * 51,221.03) = 1,792.74$ CF

VOLUME CALCULATIONS FOR STORM WATER QUALITY PONDS

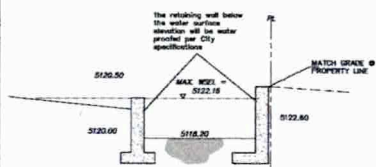
TRACT 5
 BOTTOM AREA = 1,352.00 SF
 TOP AREA = 1,352.00 SF
 DEPTH = 1.35'
 POND VOLUME = 1,352.00 X 1.35
 POND VOLUME = 1,825.20 CF

TRACT B
 BOTTOM AREA = 2,721.28 SF
 TOP AREA = 2,721.28 SF
 DEPTH = 2.40'
 POND VOLUME = 2,721.28 X 2.40
 POND VOLUME = 6,531.07 CF

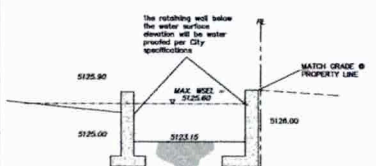


TYPICAL WALL OPENING

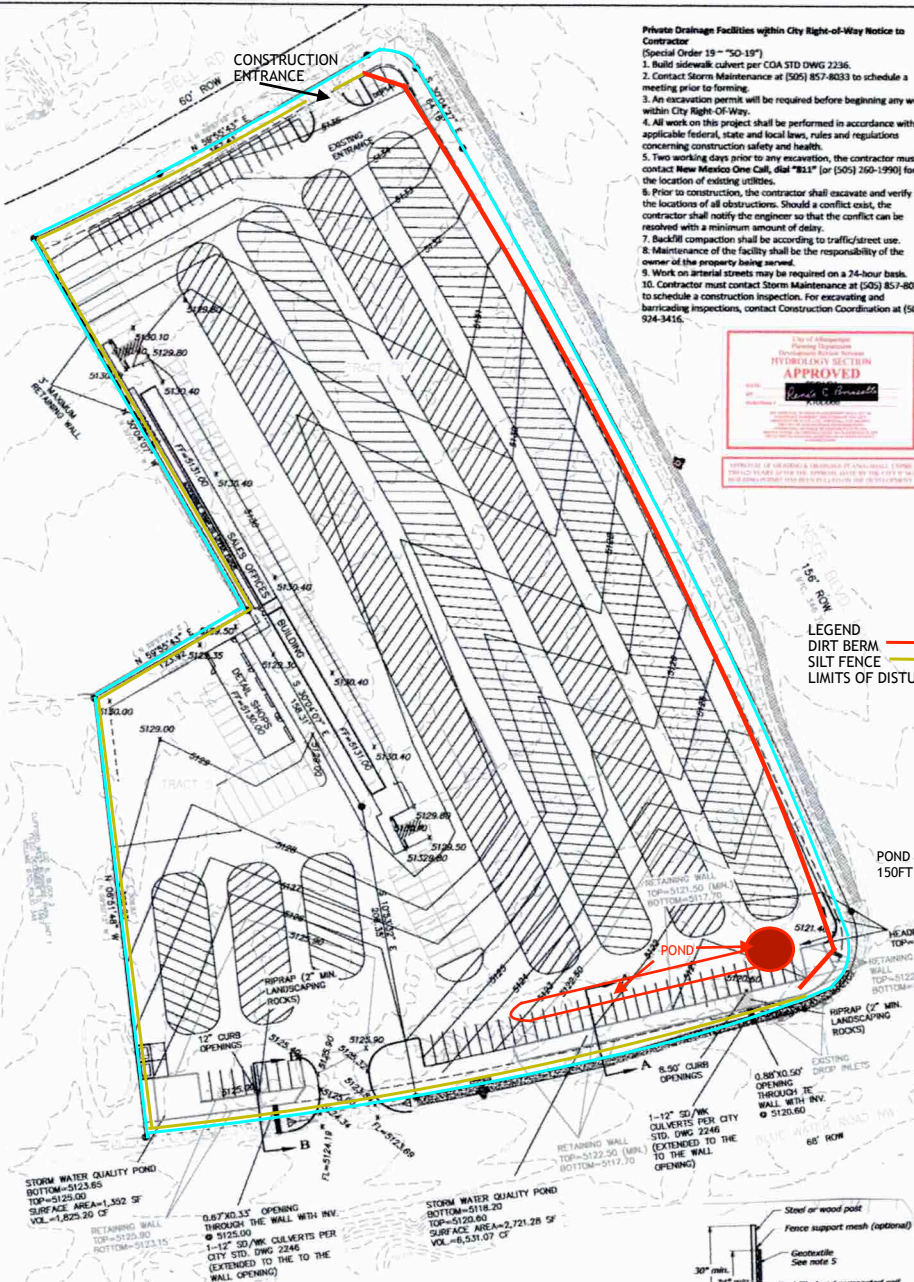
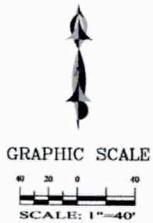
More details will be provided at the time of wall permitting



SECTION A-A



SECTION B-B



- Private Drainage Facilities within City Right-of-Way Notice to Contractor (Special Order 19 - "50-19")**
1. Build sidewalk culvert per COA STD DWG 2236.
 2. Contact Storm Maintenance at (505) 857-8033 to schedule a meeting prior to forming.
 3. An excavation permit will be required before beginning any work within City Right-Of-Way.
 4. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
 5. Two working days prior to any excavation, the contractor must contact New Mexico One Call, dial "811" (or (505) 260-1990) for the location of existing utilities.
 6. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
 7. Backfill compaction shall be according to traffic/street use.
 8. Maintenance of the facility shall be the responsibility of the owner of the property being served.
 9. Work on arterial streets may be required on a 24-hour basis.
 10. Contractor must contact Storm Maintenance at (505) 857-8033 to schedule a construction inspection. For excavating and barricading inspections, contact Construction Coordination at (505) 924-3416.



LEGAL DESCRIPTION:
 TRACTS 5/BLK 2 AND TRACT B
 CLIFFORD WEST BUSINESS PARK, UNIT 1
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

- LEGEND**
- DIRT BERM
 - SILT FENCE
 - LIMITS OF DISTURBANCE/OPERATIONS

- LEGEND**
- EXISTING CONTOUR (MAJOR)
 - EXISTING CONTOUR (MINOR)
 - BOUNDARY LINE
 - PROPOSED SPOT ELEVATION
 - EXISTING GRADE
 - EXISTING FLOWLINE ELEVATION
 - PROPOSED RETAINING WALL
 - BOTTOM OF CHANDEL
 - TOP OF FOOTING
 - TOP OF RETAINING WALL
 - HIGH POINT
 - AS-BUILT GRADES
 - AS-BUILT SPOT ELEVATIONS

POND DIMENSIONS
 150FT X 10FT X 4FT DEEP

$BC = 41.30$
 $TF = 42.00$
 $TRW = 45.12$
 HP
 $AS = 5122.50$
 $AS = 5121.70$

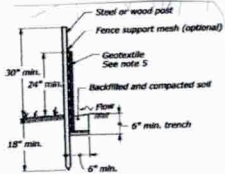


SBS CONSTRUCTION AND ENGINEERING, LLC

REZA AFAGHPOUR
 P.E. #11814
 701 WILLIAM MOYERS AVE., NE
 ALBUQUERQUE, NEW MEXICO 87122
 (505) 864-9811
 EMAIL: AEC@SBSAEC.COM

RUNOFF AND PONDING CALCULATIONS
 TRACTS 5/BLK 2 AND TRACT B
 CLIFFORD WEST BUSINESS PARK, UNIT 1

| DRAWING | DRAWN BY | DATE | SHEET # |
|---------------|----------|------------|---------|
| BLUEWATER.DWG | SEB | 10/26/2024 | 1 OF 2 |



POST AND GEOTEXTILE INSTALLATION DETAIL

ENGINEER'S CERTIFICATION
 I, ROBERT J. FIERRO, N.M.P.E. 20225, HEREBY CERTIFY THAT THE SWPP DESIGN HAS BEEN PERFORMED UNDER MY REVIEW AND IS THE REPRESENTATIVE OF SITE CONDITIONS.



From: Miriam Ruiz <miriamruiz@yahoo.com>
Sent: Thursday, September 19, 2024 11:43 AM
To: James (Jim) Clark architect- (paul santillanes)
Subject: Availability Statement update: D&B U Sell It - Order #240609

Sent from my iPhone

Begin forwarded message:

From: "Carroll, Randall J." <rcarroll@abcwua.org>
Date: September 18, 2024 at 1:44:22 PM MDT
To: Miriam Ruiz <miriamruiz@yahoo.com>
Cc: DB LIMITED TRUST <dblimitedtrust@gmail.com>
Subject: RE: D&B U Sell It - Order #240609

Miriam,

Our system shows this Availability Statement as "Processing" which means it's out of our hands and in the system for the Director's signature.

Randall J Carroll, P.E.
Senior Engineer – Utility Development
600 2nd St NW
Albuquerque, NM

(505) 322-4784
rcarroll@abcwua.org

-----Original Message-----

From: Miriam Ruiz <miriamruiz@yahoo.com>
Sent: Wednesday, September 18, 2024 12:36 PM
To: Carroll, Randall J. <rcarroll@abcwua.org>
Cc: DB LIMITED TRUST <dblimitedtrust@gmail.com>
Subject: D&B U Sell It - Order #240609

[CAUTION: This email was received from an EXTERNAL source]

Good afternoon Randal,

We spoke on the phone at the beginning of the month regarding the status of our Availability Statement. I didn't have a reference number and was mixed up about the address and you were very patient and gracious to help me identify the reference number and explained to me the process. I am now following up again as after checking the system it still shows our application as being reviewed. Please advise if I need to forward additional information or when you perceive it to be executed. Thank you in advance for your assistance. Sincerely, Miriam Ruiz

Sent from my iPhone



Request for Availability Statement Tracking Site

Requests for availability statements will be addressed in the order that they are received. This tracking site allows requestors to understand and follow the progress of their request.

| Availability Number | Status | Action Required By | Project Name | Project Address | Zone Atlas Page | Jurisdiction | DRB Number | CDRA Number | Date Of Request | Date Of Final Information Provided | Date of Signature | Development Agreement | Service Connection Agreement | Comments | D. P. |
|---------------------|--------|--------------------|--------------|-----------------|-----------------|--------------|------------|-------------|-----------------|------------------------------------|-------------------|-----------------------|------------------------------|----------|-------|
|---------------------|--------|--------------------|--------------|-----------------|-----------------|--------------|------------|-------------|-----------------|------------------------------------|-------------------|-----------------------|------------------------------|----------|-------|

| | | | | | | | | | | | | | | | |
|--------|------------|---------------------|---------------|-----------------------|------|------|--|--|--------|---------|--|----|----|--|---|
| 240609 | Processing | Utility Development | D&B U Sell It | 8531 Bluewater Rd. NW | K-10 | City | | | 6/7/24 | 6/27/24 | | No | No | Waiting on requestor address. BPD 8/30 | 8 |
|--------|------------|---------------------|---------------|-----------------------|------|------|--|--|--------|---------|--|----|----|--|---|

STATUS LEGEND

- Received** – Request for availability received.
- Researching** – Currently being addressed.
- Reviewing** – Has been written and is under review.
- Processing** – Sent for Executive Director signature.
- Executed** – Signed by Executive Director.
- Holding** – Awaiting information from requestor. Once required information is received, "Date of Final Information Provided" will be updated and this will be put back into the queue based on this date.



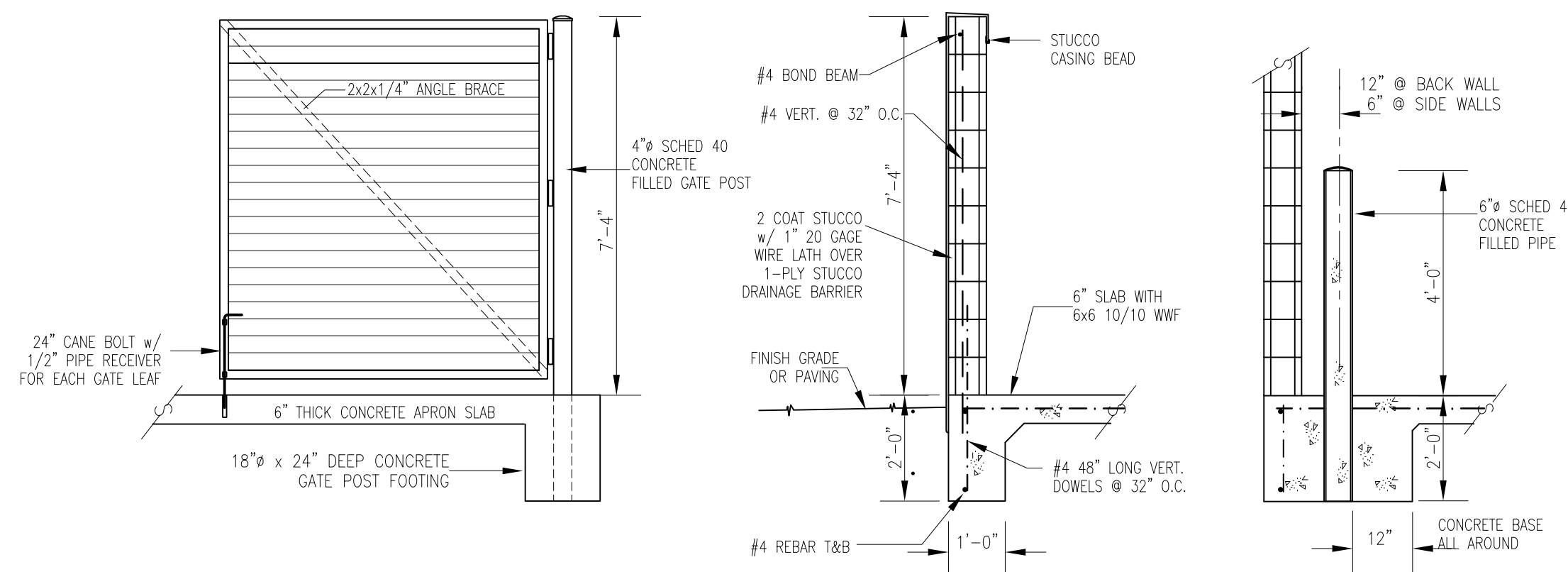
Copyright © - 2020. Albuquerque Bernalillo County Water Utility Authority | All Rights Reserved.



Approved for access by the Solid Waste Department.
 All containers must be made accessible for pick up
 between the hours of 5AM and 8PM.
 Reviewer: *Herman Gallegos*

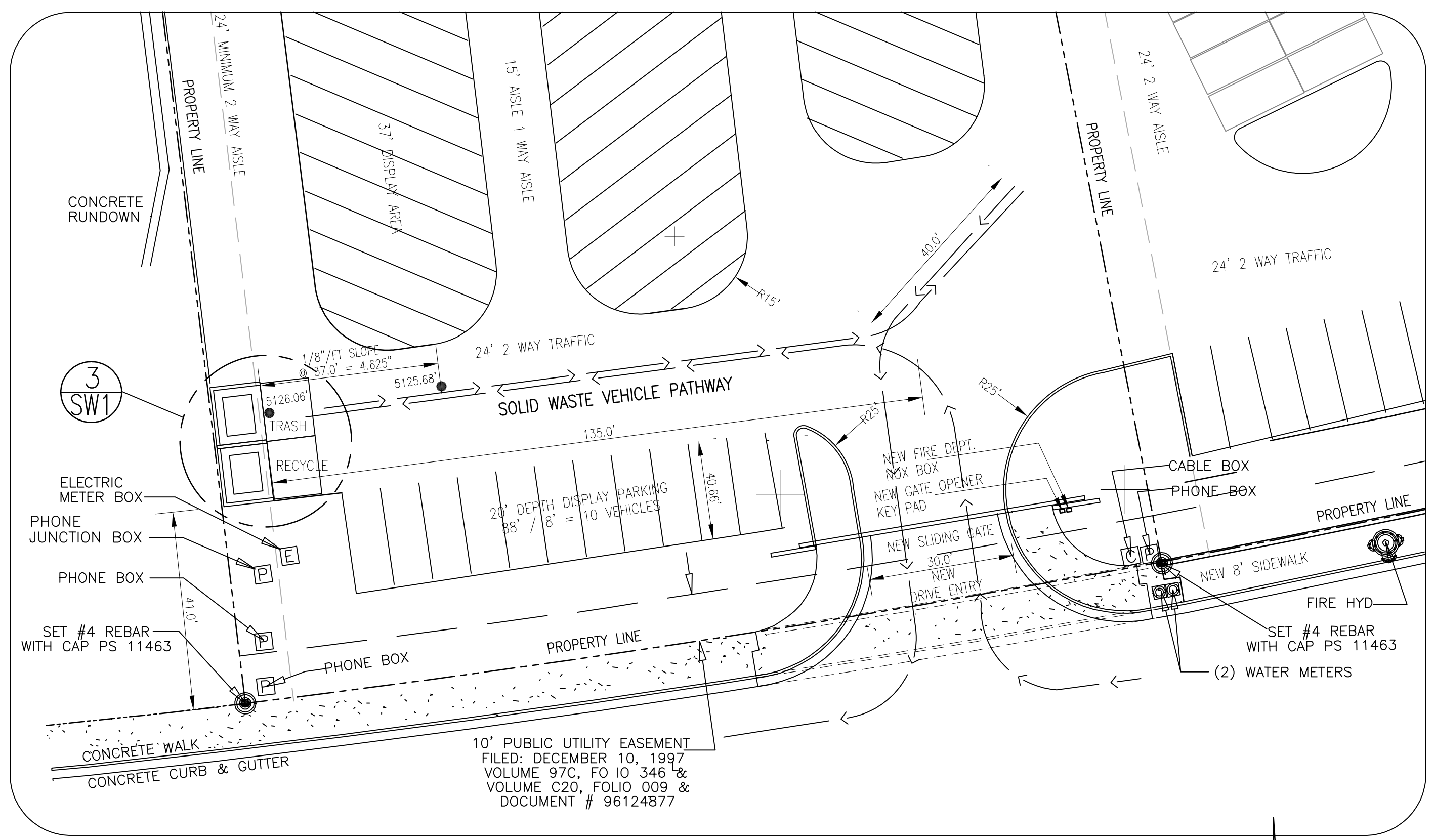
Date: 04-11-24
 Keypad access
 Recycling declined

GATE HARDWARE EACH LEAF:
 FULL HEIGHT METAL GATES w/
 3x3x1/4" STEEL ANGLE WELDED FRAME
 24 GAGE, 1 1/2" BEAM PROFILE 1 3/4" DEPTH
 GALVANIZED STEEL PANELS INSTALLED
 ON INSIDE FACE OF FRAME ANGLE
 1 1/2 PR 5x5 WELDABLE STEEL HINGES
 24" x 1 1/2" GALVANIZED STEEL CAME BOLT
 1- 4" GALV PADLOCK HSP FOR EACH PAIR OF GATES

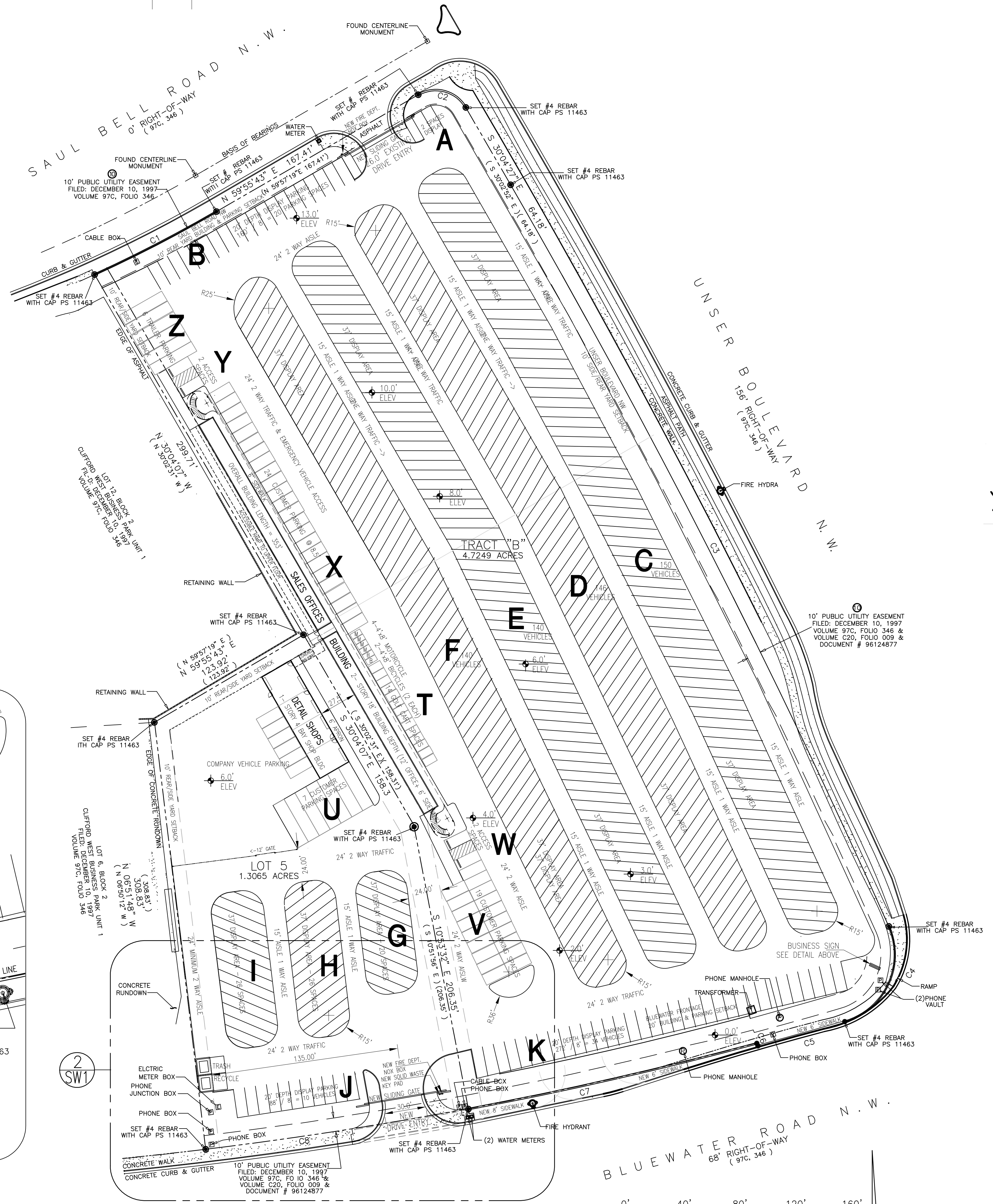
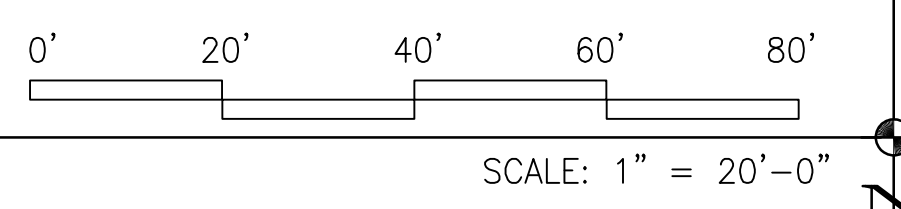


3 SW1 DUMPSTER ENCLOSURE PLAN AND DETAILS

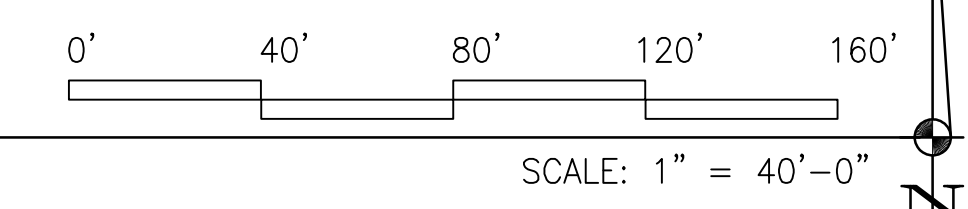
NO SCALE



2 SW1 SITE ACCESS PLAN



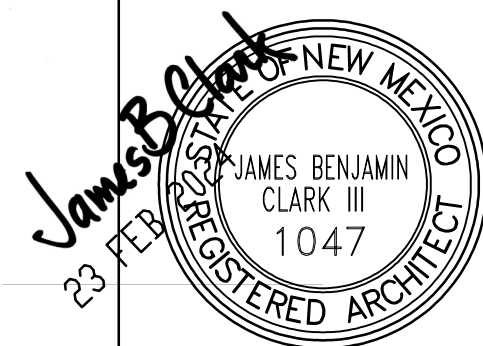
1 SW1 OVERALL SITE LAYOUT PLAN



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

©MWA, Inc 2023

FILE # 2317G-SITE
 23 FEB 2024



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

SITE LAYOUT PLAN
 DUMPSTER ENCLOSURE
 NOTES & DETAILS

SW1



**ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION**

PERMIT

PERMIT NUMBER: FP-24-017878
APPROVED DATE: 03/27/24

APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

FIRE FLOW: 2750 GPM 3 HYDRANTS



SCOPE OF WORK

THIS DEVELOPMENT WILL BE CONSTRUCTED AS ONE PROJECT WITH SITE IMPROVEMENTS AND BUILDINGS BEING BUILT SIMULTANEOUSLY UNDER TWO SEPARATE BUILDING PERMITS. NEW CONSTRUCTION CONSISTS OF TWO BUILDINGS FOR A PRE-OWNED VEHICLE SALES BUSINESS. WORK INCLUDES SITE PREPARATION, UTILITY EXTENSIONS, FINISH GRADING, DRIVE ENTRANCES, CURB/GUTTER AND SIDEWALKS. BUILDINGS WILL BE TYPE V-B WOOD-FRAMED AND CONVENTIONAL MONOLITHIC CONCRETE SLAB ON GRADE. SITE IMPROVEMENTS INCLUDE LANDSCAPING, FLEXIBLE PAVING, PERIMETER SECURITY FENCING AND AREA LIGHTING. ENTRY GATES WILL BE PROVIDED WITH A SECURITY KEY PAD FOR OFF HOURS ACCESS BY STAFF AND CITY SOLID WASTE. ENTRY GATES WILL ALSO BE PROVIDED WITH A KNOX BOX FOR FIRE DEPARTMENT ACCESS AT ALL TIMES.

BUILDING CODE REQUIREMENTS - I.B.C. 2021

TOTAL BUILDINGS FLOOR AREA:
OFFICE BUILDING: 7,401.6 GSF (I.B.C. Section 505)
SHOPS BUILDING: 2,463.6 GSF (I.B.C. Section 505)

OCCUPIED FLOOR AREAS:
OFFICE BUILDING: (Table 1004.1.2)
OCCUPANT LOAD UPPER FLOOR:
B OFFICES, SUPPORT: 3,387.2 GSF/FLOOR 23 PERSONS PER FLOOR @ 1/150 SF
EXIT REQUIREMENTS UPPER FLOOR:
OCCUPANT LOAD: 26 PERSONS 1 EXIT REED: 3 EXITS PROVIDED (Table 1006.3.1)
OCCUPANT LOAD LOWER FLOOR:
B OFFICES, SUPPORT: 3,387.2 SF/FLOOR 23 PERSONS PER FLOOR @ 1/150 SF
EXIT REQUIREMENTS LOWER FLOOR:
OCCUPANT LOAD: 23 PERSONS EACH OCCUPIED AREA HAS 1 GROUND FLOOR EXIT (Table 1006.3.1)
TOTAL BUILDING: 7,401.6 GSF 46 PERSONS
EXIT TRAVEL DISTANCE: 200' ALLOWED 170' MAX ACTUAL ON UPPER FLOOR (Table 1017.2)

CURVED STARWAY:
GROUND TO UPPER FLOOR DISTANCE 10'-5", 18 RISERS @ 6.9 INCHES (Section 1011.9)
EXIT WIDTH 44", EXIT CAPACITY 44"/0.3 = 147 PERSONS, EXIT LOAD 26 PERSONS
SEE ALSO CONFIGURATION DRAWINGS SHEET A4

ROOF ACCESS LADDER:
GROUND TO ROOF DISTANCE 21'-7", UPPER FLOOR TO ROOF 10'-10" (UMC 2021 Section 304.3)
SEE ALSO SHEET A3 FOR LOCATION AND CONFIGURATION

SHOPS BUILDING:
S-1 VEHICLE REPAIR 2,463.6 GSF 25 1/100 SF
TOTAL OCCUPANTS: 25
EXIT REQUIREMENTS:
TOTAL OCCUPANTS: 25 PERSONS 1 EXIT REED FOR EACH BAY; (Table 1006.3.1)
EXIT TRAVEL DISTANCE: 200' ALLOWED 32' MAX ACTUAL WORST CASE (Table 1017.2)

ROOF ACCESS LADDER:
GROUND TO ROOF DISTANCE 18'-4" (UMC 2021 Section 304.3)
SEE ALSO SHEET A3 FOR LOCATION AND CONFIGURATION

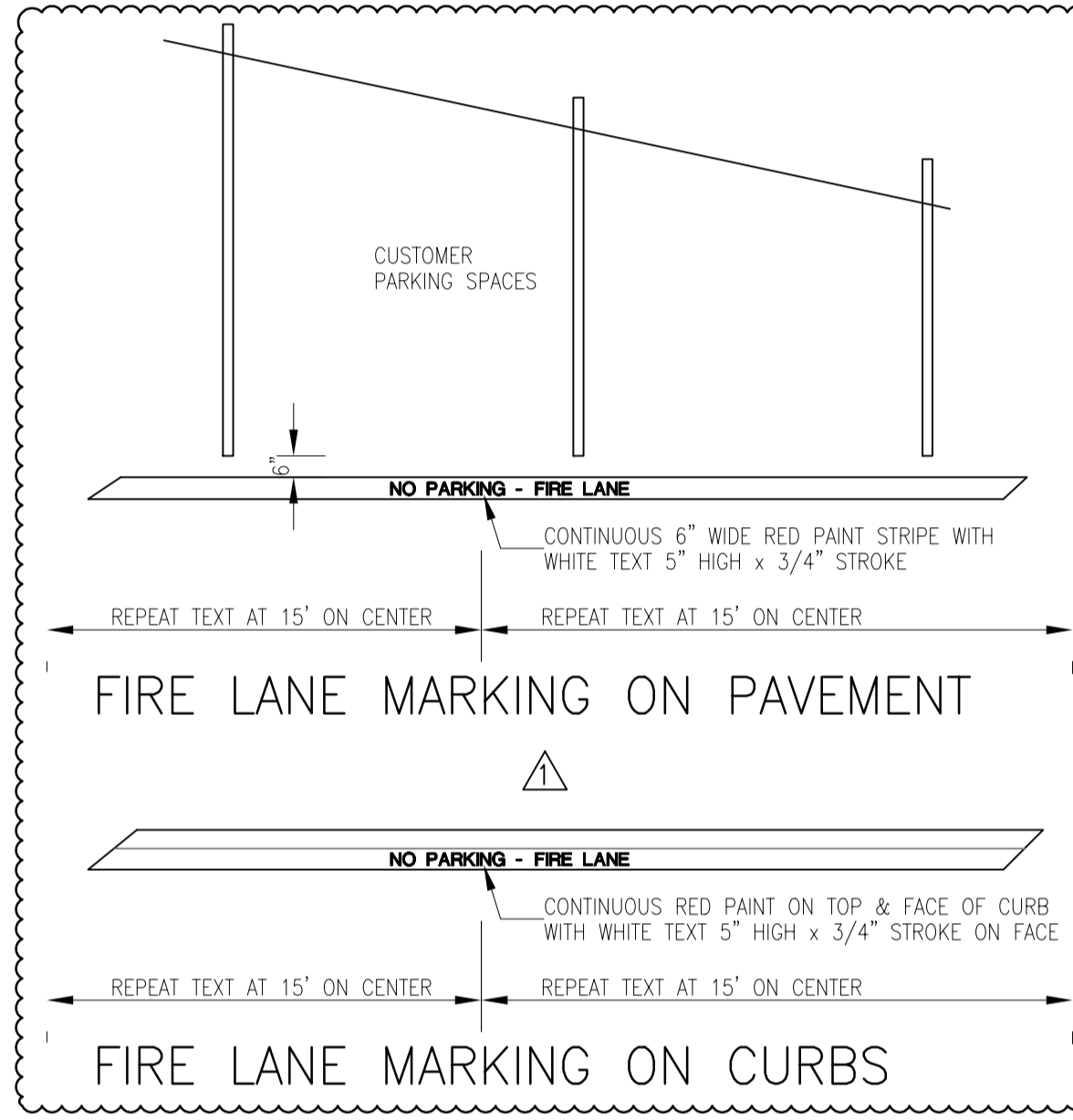
OCCUPANCY SEPARATIONS:
NONE REQUIRED NON-SEPARATED OCCUPANCY (Section 508.3)
1 HR DEMISING PARTITION BETWEEN TENANTS (Table 707.3.10)

BUILDING TYPES AND AREAS:
CONSTRUCTION TYPE V-B: NON-PROTECTED WOOD FRAMING (Section 602.5)
B OFFICE BUILDING
ALLOWABLE BUILDING AREA: AREA - 9,000 SF; HEIGHT - 40'; STORIES - 2 (Tables 504.3, 504.4, 506.2)
ACTUAL BUILDING AREA: AREA - 7,401.6 SF; HEIGHT - 27'; STORIES - 2
S-1 SHOPS BUILDING
ALLOWABLE BUILDING AREA: AREA - 9,000 SF; HEIGHT - 40'; STORIES - 1 (Tables 504.3, 504.4, 506.2)
ACTUAL BUILDING AREA: AREA - 2,463.6 SF; HEIGHT - 21'; STORIES - 1
SEISMIC DESIGN CATEGORY: C (Section 1613.5.6)
OCCUPANCY CATEGORY: II (Table 1604.5)

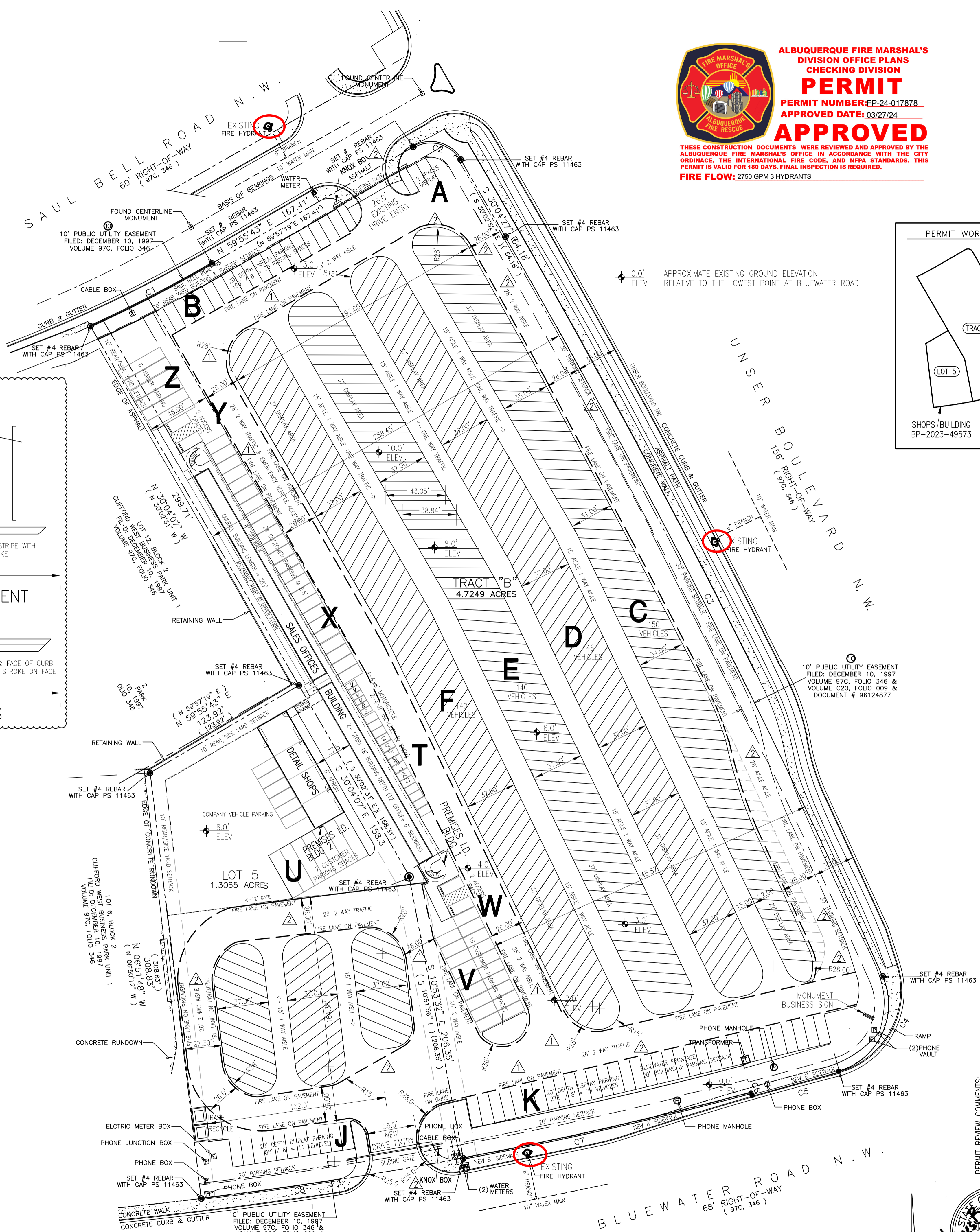
FIRE PROTECTION:
BUILDING ELEMENTS -
FIRE RESISTANCE RATINGS: TYPE VB - NONE REQUIRED (Table 601)
EXTERIOR WALL RATINGS: SEPARATION DISTANCE > 5' = 0 HOURS (Table 602)
PORTABLE EXTINGUISHERS - REQUIRED 1-2A10BC @ 1/3000 SF and 75' MAX. TRAVEL (Section 906.1)
B OFFICE BUILDING PROVIDED 4 EXTINGUISHERS PER FLOOR
S-1 SHOPS BUILDING PROVIDED 4 EXTINGUISHERS @ 1 PER BAY
FIRE SPRINKLER SYSTEM: NOT REQUIRED (Section 903.2)
PREMISES ID - "BLDG 1" 2 SIGNS REQUIRED NORTH & SOUTH (ABO Fire Ordinance 505.3)
TRACT B OFFICE BLDG - "BLDG 2"
LOT 5 SHOPS BLDG - "BLDG 3"
FIRE LANES -
MINIMUM TURNING RADIUS: 28' REQUIRED - 28' PROVIDED (Section 903.2)
28' WIDTH, PAINTED LANE MARKERS ON BOTH SIDES (ABO Fire Ordinance 503.3.1).
APPARATUS ROADWAY: PAVING DESIGN BASED ON 12,272 psi LOADING CAPACITY (Section 503.2.3.1)

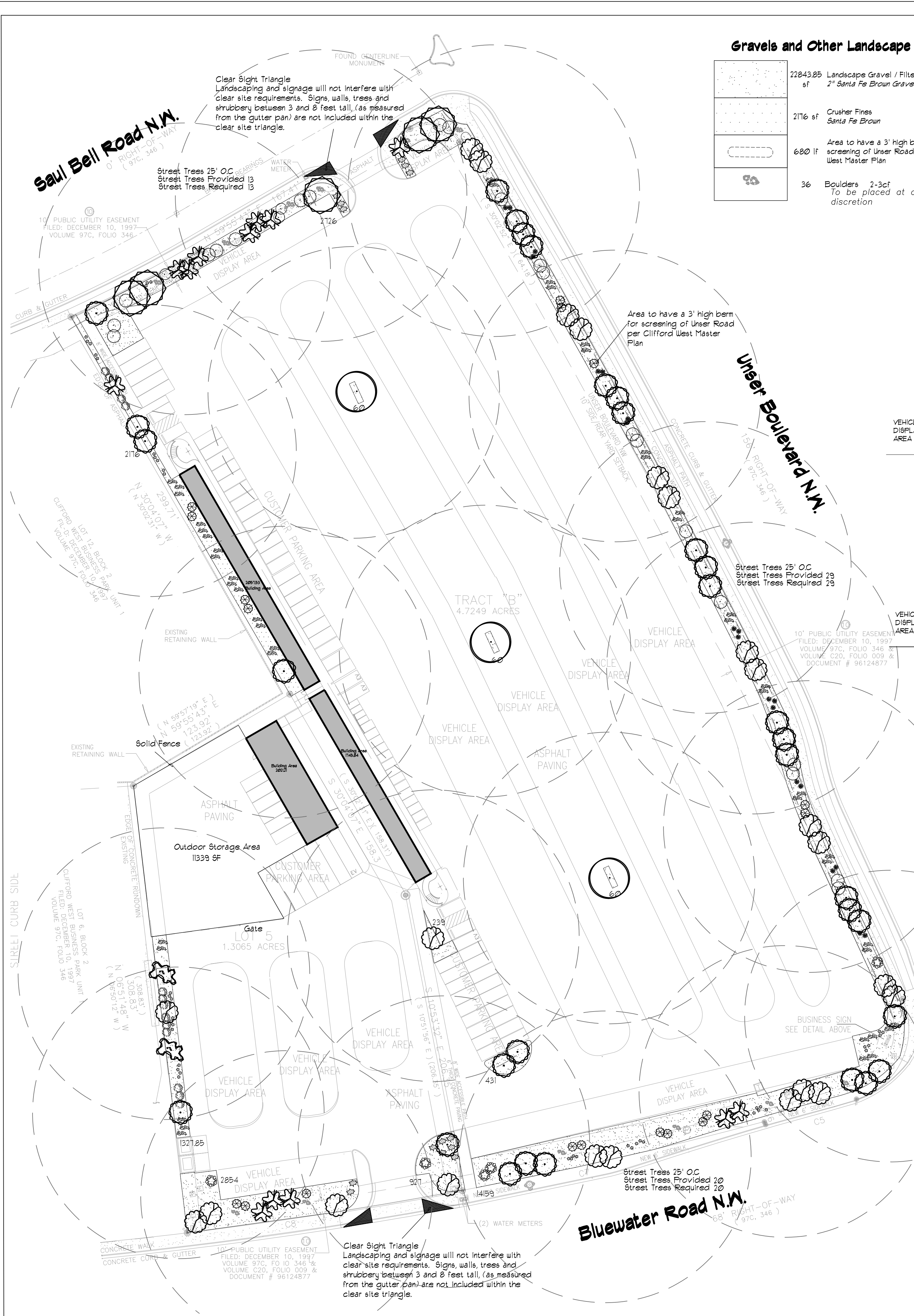
BUILDING CODES -

2022 CITY OF ALBUQUERQUE ADMINISTRATIVE CODE 2020 NEW MEXICO ELECTRICAL CODE (NFPA 70 2020)
2021 NEW MEXICO COMMERCIAL BUILDING CODE (2021 IBC) 2012 NEW MEXICO ELECTRICAL SAFETY CODE
2021 NEW MEXICO MECHANICAL CODE (2021 UMC) 2018 NEW MEXICO ENERGY CONSERVATION CODE (2018 IECC)
2021 NEW MEXICO PLUMBING CODE (2021 UPC) 2021 CITY OF ALBUQUERQUE FIRE CODE
2021 INTERNATIONAL FIRE CODE
2015 NFPA LIFE SAFETY CODE



| DISPLAY PARKING COUNT | | | |
|-------------------------------|------------------------|--------------------|--------------------|
| EAST AREA | | | KEYED AREAS |
| CENTER DISPLAY AREA | 576 VEHICLES | | C, D, E, F |
| NORTH EDGE DISPLAY AREA | 22 VEHICLES | | A, B |
| SOUTH EDGE DISPLAY AREA | 34 VEHICLES | | A, K |
| WEST AREA | | | KEYED AREAS |
| CENTER DISPLAY AREA | 72 VEHICLES | | G, H, I |
| SOUTH WEST EDGE | 11 VEHICLES | | J |
| TOTAL DISPLAY VEHICLES | 715 VEHICLES | | |
| DISPLAY SPACES REQUESTED | 650 VEHICLES | | |
| CUSTOMER PARKING COUNT | | | |
| BUILDINGS | I.D.O. REQUIRED | PROVIDED | KEYED AREAS |
| OFFICE BUILDING | 26 VEHICLES | 47 VEHICLES | Z, X, Y |
| SHOP BUILDING | 3 VEHICLES | 7 VEHICLES | U |
| ACCESSIBLE SPACES | 1 STANDARD | 2 STANDARD | |
| | 1 VAN | 2 BIKES | |
| TOTAL CUSTOMER SPACES | 31 VEHICLES | 58 VEHICLES | KEYED AREAS |
| OTHER VEHICLES | | | |
| MOTORCYCLES | 2 SPACES | 4 SPACES | |
| BIKES | 3 SPACES | 4 SPACES | |
| GOLF CARTS | 0-0 | 14 SPACES | 1 |





Gravels and Other Landscape Covers

| | |
|-------------|---|
| 22843.85 sf | Landscape Gravel / Filter Fabric 2" Santa Fe Brown Gravel |
| 2176 sf | Crusher Fines Santa Fe Brown |
| 680 lf | Area to have a 3' high berm for screening of Unser Road per Clifford West Master Plan |
| 36 | Boulders 2-3cf To be placed at contractor discretion |

Wood Mulch No Fabric
Submit samples of wood mulch for approval

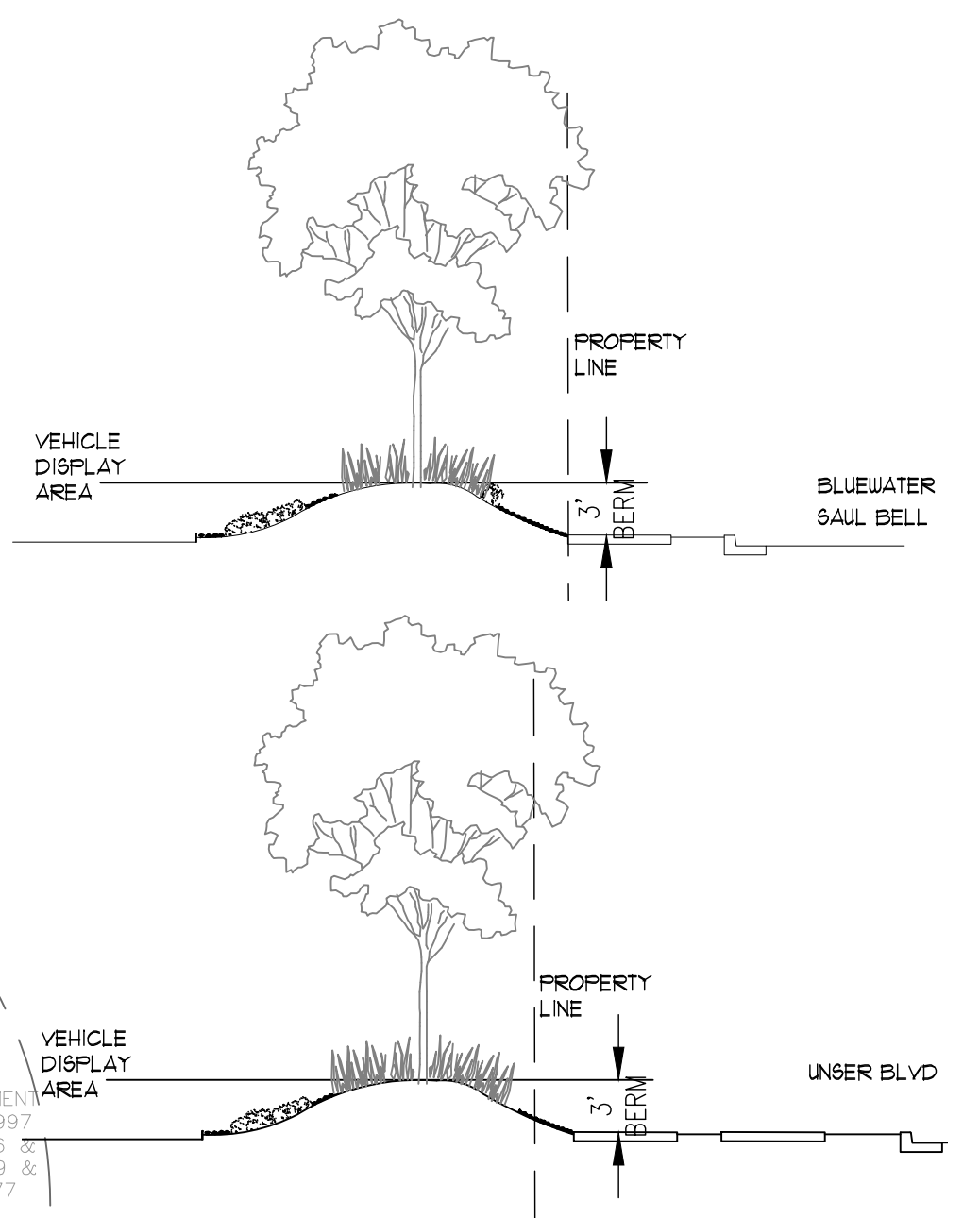
Organic Mulch 25% Required
Note, Each Tree, min. 5' rad. 78.5sf
77 Trees x 78.5 sf = 6044.5
See Tree Detail, a 5' radius of wood mulch is require around each tree w/out Filter Fabric

Total Mulch Provided 6044.5
Total Mulch Required 4862.49

NOTE: Wood mulch is only used as a requirement of the City of Albuquerque, IDO. Wood mulch will need to be refreshed often as it is washed, and blown away and will result in a negative impact on the health of the plant material. Additionally, historically, wood mulch in commercial applications has clogged storm sewers creating damage to commercial properties, lawsuits, and damages assessed to landscape architects and contractors. Designer assumes no responsibility for flooding or erosion as the result of the use of Wood Mulch as required by the City of Albuquerque.

LANDSCAPE CALCULATIONS

| | PER CABQ IDO REQUIREMENTS |
|--|---|
| TOTAL LOT AREA (SF) | 262723.4 |
| TOTAL BUILDING AREA (SF) | 5925 |
| OUTDOOR STORAGE AREA | 1139 |
| LOT 5 DISPLAY AREA | 14656 |
| TRACT B DISPLAY AREA | 110804 |
| TOTAL NET LOT AREA (SF) | 119993.40 |
| LANDSCAPE REQUIREMENT (% OF NET) | 15% |
| TOTAL LANDSCAPE REQUIRED (SF) | 18000 |
| TOTAL ON-SITE LANDSCAPE PROVIDED (SF) | 25019.85 |
| TOTAL VEGETATIVE COVERAGE REQUIRED (% OF LANDSCAPE PROVIDED) | 15% OF LANDSCAPE PROVIDED |
| TOTAL VEGETATIVE COVERAGE PROVIDED (SF) | 18765 |
| TOTAL VEGETATIVE COVERAGE REQUIRED (SF) | 21891.35 |
| TOTAL GROUND VEGETATIVE COVERAGE REQUIRED (%) | 25% OF VEGETATIVE COVERAGE REQUIRED |
| TOTAL GROUND VEGETATIVE COVERAGE PROVIDED (SF) | 4691 |
| TOTAL GROUND VEGETATIVE COVERAGE PROVIDED (SF) | 4862.49 |
| TOTAL STREET TREES REQUIRED (1 PER 25 LF) | 1520 LF/25 = 62 |
| TOTAL STREET TREES PROVIDED | 62 |
| TOTAL NON-STREET BUFFER EDGE/SCREENING TREES 4 SHRUBS REQUIRED | 2 TREES 4 6 SHRUBS PER 25 LF OF PARKING LOT EDGES 20' OR LESS FROM EDGE: 100 LF/25 = 8 TREES 4 24 SHRUBS |
| TOTAL NON-STREET BUFFER EDGE/SCREENING TREES 4 SHRUBS PROVIDED | 8 TREES, 30 SHRUBS |
| TOTAL PARKING LOT TREES REQUIRED | 1 TREE PER 10 SPACES 4 NO SPACE MORE THAN 100 FT AWAY FROM TREE: 169 SPACES/10=17 TREES |
| TOTAL PARKING LOT TREES PROVIDED | 17 |



LANDSCAPE NOTES:

This landscape plan is designed to meet requirements in the City of Albuquerque Integrated Development Ordinance Section 5-6 Landscaping, Buffering, and Screening as applicable.

As well as referencing design requirements from the Clifford West Master Plan, listed on the CABQ approved master plans section, though keeping the CABQ IDO suggestions at the forefront of the design choices due to its current relevance to design standards in Albuquerque today.

Landscape Contractor is responsible for their own takeoff of quantities and materials. The quantities shown in the legend are for permitting only and shall not be considered for bidding purposes. Any discrepancy between quantities shown on the plan and in the legend shall be ruled by quantities and areas as shown on the plan.

All Nursery stock shall meet the standards of the American Standard for Nursery Stock, April 14, 2014 Edition, ANSI Z601-2014. Only plant material meeting the standards of this publication will be accepted. Only Grade A number one plant material shall be used. Any trees, shrubs, or groundcover not meeting this requirement shall be removed from the project at the contractors expense, and replaced with material meeting the American Standard requirements. It is the discretion of the Landscape Architect to reject any and all plants not meeting this standard and require replacement at the Contractors expense.

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain all landscaping in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Landscape Gravel to a minimum depth of 3" shall be placed in all landscape areas as indicated on the plan. Any area that is less than 3" shall be rejected and repaired at the Contractors expense.

Wood mulch is only used as a requirement of the City of Albuquerque, IDO around every tree 5" in diameter and 2" in depth. Wood mulch will need to be refreshed often as it is washed and blown away and will result in a negative impact on the health of the plant material. Additionally, historically, wood mulch in commercial applications has clogged storm sewers creating damage to commercial properties, lawsuits, and damages assessed to landscape architects and contractors. Designer assumes no responsibility for flooding or erosion as the result of the use of Wood Mulch as required by the City of Albuquerque.

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.

Per Section 5-6(D)(1)(a) Required Street Trees
Trees are GENERALLY required along street frontages every 25 feet on center unless otherwise specified in Part 6-2-2 of ROA 1994 (Street Trees)

Section 6-6-2-5 Street Trees (A)

- Size of the trees at maturity shall be in proportion to the planting space provided for them. ... Smaller species of trees will require closer spacing, and larger trees will require greater spacing. Spacing shall be approved as part of the plan approval process.
- On sites where evenly spaced street trees are not possible, or do not conform to the overall design objectives of the site, provided that the number of trees equals or exceeds the number that would be required if the trees were evenly spaced

Section 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.

LANDSCAPE LEGEND

| EVERGREEN TREES | | QTY. | SIZE | COMMON/BOTANICAL NAME | DIMS | WATER USE | COVERAGE | TOTAL COVERAGE |
|-----------------------|-------|-----------------------------|-------------------------------------|-----------------------|------|-----------|------------------------|-----------------|
| 2 | 4'-6' | Pinon | <i>Pinus edulis</i> | 30'x20' | M | 314 | 628.00 | |
| DECIDUOUS TREES | | | | | | | | |
| 3 | 2" | Frontier Elm | <i>Ulmus "Frontier"</i> | 40'x30' | M | 106.5 | 219.50 | |
| 23 | 2" | Oklahoma Redbud | <i>Cercis reniformis</i> | 15'x15' | M | 176.63 | 4062.49 | |
| 31 | 2" | Golden Ball Leadtree | <i>Leucaena retusa</i> | 15'x15' | L | 176.63 | 5415.53 | |
| 5 | 2" | Desert Willow | <i>Chilopsis linearis</i> | 20'x25' | L | 490.63 | 2453.15 | |
| 13 | 2" | Thornless Cockspur Hawthorn | <i>Crataegus crus-galli inermis</i> | 15'x15' | M | 176.63 | 2296.19 | |
| TOTAL TREES: | | | | | | | TOTAL COVERAGE: | 17034.86 |
| SHRUBS & GROUNDCOVERS | | | | | | | | |
| 13 | 5 Gal | India Hawthorne | <i>Raphiolepis indica</i> | 3'x6' | M | 2826 | 36138 | |
| 5 | 5 Gal | Gro-Low Sumac | <i>Rhus aromatica 'Gro-Low'</i> | 3'x8' | L | 5024 | 25120 | |
| 18 | 5 Gal | Walkingstick Cholla | <i>Cylindropuntia imbricata</i> | 8'x6' | RU | 2826 | 50868 | |
| 3 | 5 Gal | Chamisa | <i>Chrysothamnus nauseosus</i> | 5'x7' | L | 38.41 | 115.41 | |
| 21 | 5 Gal | Apache Plume | <i>Fallugia paradoxa</i> | 6'x7' | L | 38.41 | 801.81 | |
| 20 | 5 Gal | Blue Mist | <i>Caryopteris x clandonensis</i> | 3'x3' | M | 1.01 | 141.40 | |
| 41 | 5 Gal | Claret Cup | <i>Echinocereus triglochidiatus</i> | 1'x15' | RU | 1.11 | 83.19 | |
| 48 | 5 Gal | Purple Prickly Pear | <i>Opuntia macrocentra</i> | 5'x8' | RU | 5024 | 241152 | |
| 14 | 5 Gal | Knock Out Roses | <i>Rosa 'Knock Out'</i> | 3'x4' | L | 12.56 | 175.84 | |
| TOTAL SHRUBS: | | | | | | | TOTAL COVERAGE | 4862.49 |

Section 5-6(F) Parking Lot Landscaping
Specific requirements from 5-6(F)(1)(1) used to determine planting for buffer parking edges

Section 5-6(F)(2) Parking Lot Interior
Tree requirements in 5-6(F)(2)(c) used to determine number of parking trees required, noting that they don't 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 100ft distance from any parking space. Revealing some street trees are counting for the parking tree requirement.
Specific requirements from 5-6(F)(2)(d) 142 used to design internal parking islands.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 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" polygrip 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.

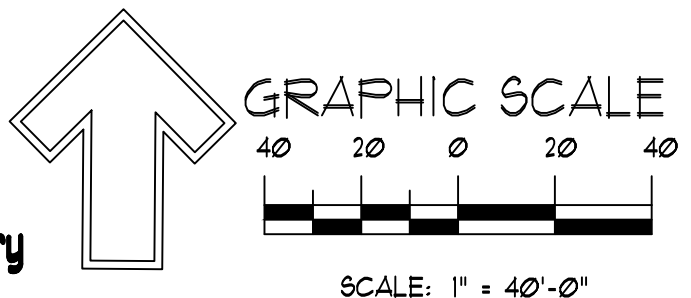
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.



Vicinity Map



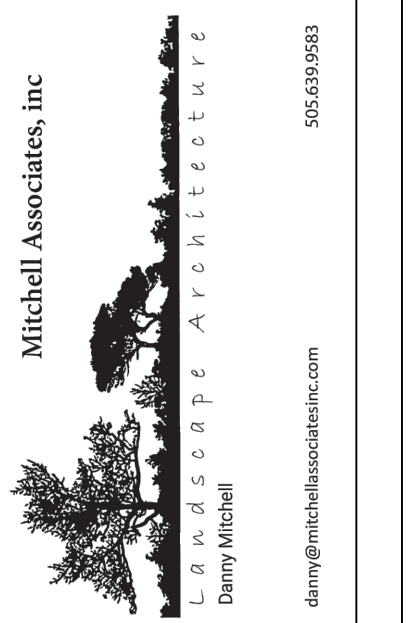
Preliminary

| REVISED | DATE | BY | COMMENT |
|---------|------|----|---------|
| | | | |

Designed By: [Signature]
Drawn By: [Signature]
Date: 6/27/2024
Approved By: [Signature]
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Landscape Plan

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Seal: Landscape Architect

Date: Jun 27, 2024
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LS-101