

October 29, 2025

Mr. Jay Rodenbeck Development Facilitation Team 600 2<sup>nd</sup> ST NW Albuquerque, NM 87102

RE: DFT – SITE PLAN ADMINISTRATIVE (PR-2024-011315, SP-2025-00072)
LT 18-A-1 PLAT OF LOTS 13-A-1 & 18-A-1 VISTA CONT .4481 AC
IDO ZONE ATLAS PAGE K-09-Z

Mr. Rodenbeck,

Please see responses to comments for PR-2024-011315\_SP-2025-00072:

# **ABCWUA**

1. Availability Statement #241014 has been issued and provides the conditions for service. Routine connections are available.

RESPONSE: Acknowledged

2. The statement specifically required the private fire line to be connected to the existing 8-in water line.

RESPONSE: Acknowledged. This has been adjusted on the revised MU.

3. Please remove the private fire line from the infrastructure list.

RESPONSE: Acknowledged. This has been adjusted on the revised IL and sent to appropriate staff.

# **HYDROLOGY**

1. Hydrology has an approved Grading & Drainage Plan (HT#K09D056) with engineer's stamp 2/13/25.

RESPONSE: Acknowledged

2. Hydrology has no objection to approval of the site plan.

RESPONSE: Acknowledged

# **TRANSPORTATION**

1. Transportation has an approved Conceptual TCL dated 4/1/2025. A Traffic Scoping Form was also received for this and no TIS was required. No objection.

RESPONSE: Acknowledged

2. As a reminder, an approved full TCL will be required prior to building permit.

# RESPONSE: Acknowledged

## **PLANNING**

1. 4-3(D)(29)(d) Within 100 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district, public access to any storage units is prohibited between 10:00 P.M. and 7:00 A.M. This must be added as a note on the Site Plan.

# RESPONSE: Acknowledged. This has been added to the revised SP, general note 5.

- 2. 5-6(C)(10) Planting near Utilities
  - a. 5-6(C)(10)(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 achieve its 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.

# RESPONSE: Acknowledged

b. 5-6(C)(10)(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.

# RESPONSE: Acknowledged

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

# RESPONSE: Acknowledged. Trees proposed in the PNM overhead utility easement are no taller than 25 feet in height at maturity.

3. Confirm whether the trees shown in the landscaping plan were recommended by city forester.

# RESPONSE: This was confirmed by PRD.

4. Clarify and confirm that all development, landscaping, and screening are within private property areas and they will not be encroaching into the public right of way. (\*Exception--Street/Sidewalk landscape buffer should be within ROW).

# **RESPONSE:** Confirmed

\*An IIA-Infrastructure Improvements Agreement with a financial guarantee will be required following the approved IL prior to final sign-off of the Site Plan by DFT staff.

RESPONSE: Acknowledged

6. The project and application numbers must be added to the Site Plan and the associated IL.

# RESPONSE: Acknowledged. These have been added to the revised SP.

7. All final Site Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico.

RESPONSE: Acknowledged

8. List all the variances received on the front page of the Site Plan as an exhibit or note.

RESPONSE: Acknowledged. These have been added to the revised SP.

# **CODE ENFORCEMENT**

 Although the property is accessed from Westland, for purposes of this review, I am considering the front lot line to be on Central Ave, as per the IDO definition: Front Lot Line

A legal boundary of a lot that abuts a street.

This would also agree with the ZHE determinations regarding the Variances on the property.

# RESPONSE: Acknowledged.

2. As per IDO 5-6(F)(1)(a), Parking Lot Edges, since the parking lot abuts the R-MC zone to the east (in the access easement) there is a requirement of a 6-foot high opaque wall screening the R-MC zone from the parking area, as per Neighborhood Edge requirements in IDO 5-9(D)(1)(a):

5-9(D) PARKING, DRIVE-THROUGH OR DRIVE-UP FACILITIES, AND LOADING 5-9(D)(1) Parking and Drive-through or Drive-up Facilities

5-9(D)(1)(a) Where parking or vehicle circulation areas on a Regulated Lot abut a Protected Lot, a minimum 6 foot high opaque wall or fence shall be required to visually screen the parking or circulation area. Chain link fence with slats shall not constitute acceptable screening.

Note: I believe this parking lot edge buffer would still be applicable, as it is a different type of buffer than the landscape edge buffer referenced in IDO 5-6(E), and addressed by the Variance.

# RESPONSE: Acknowledged. The revised SP includes a 6-foot-tall wooden fence.

- 3. Lighting: Light fixtures, IDO 5-8(E): General Design and Illumination Standards.
  - a. Light fixture detail sheets show the light fixtures do not meet the required cutoff angle requirements for building mounted and pole mounted lighting.

# RESPONSE: Acknowledged. Revised light fixtures and details have been provided for review.

b. Provide detail sheet of light poles (if any), with height limited as per IDO Table 5-8-1.

# RESPONSE: No light poles are to be located on site.

- 4. Lighting: Designation for Zone District, IDO 5-8(F): Must show compliance with standards a note on the plan is not sufficient.
  - a. Lighting Designation, IDO 5-8(F), Table 5-8-2. Property is designated an LZ-1 light zone, as it is adjacent to a low-density residential development.

# RESPONSE: Acknowledged

b. Light Trespass, IDO 5-8(F)(4), Table 5-8-3: Provide a photometric site plan showing how total illumination (from interior and exterior light sources) complies with light trespass requirements at the property line for the LZ-1 light zone (no more than 0.1 footcandles at the property line).

RESPONSE: A photometric study was provided for staff to review. The site has a variance that allows development at the property line, which makes meeting the trespass requirements at the property line delicate.

5. All signage must be submitted for separate permit and meet requirements of IDO 5-12, Table 5-12-3.

RESPONSE: Acknowledged

6. 6. Code Enforcement has no further comments at this time.

RESPONSE: Acknowledged

# PARKS AND RECREATION

1. City Forestry comments:

On tree planting detail, please indicate that mulch shall not be placed directly against tree trunk. Per IDO 5-6(C)(5)(e), Organic mulch is required as ground cover under trees, not including street trees, within a 5-foot radius around the tree trunk, but not directly against the trunk. In these areas, weed barrier fabric is prohibited.

RESPONSE: Acknowledged. Tree planting detail will be adjusted to indicate that mulch shall not be placed directly against tree trunk.

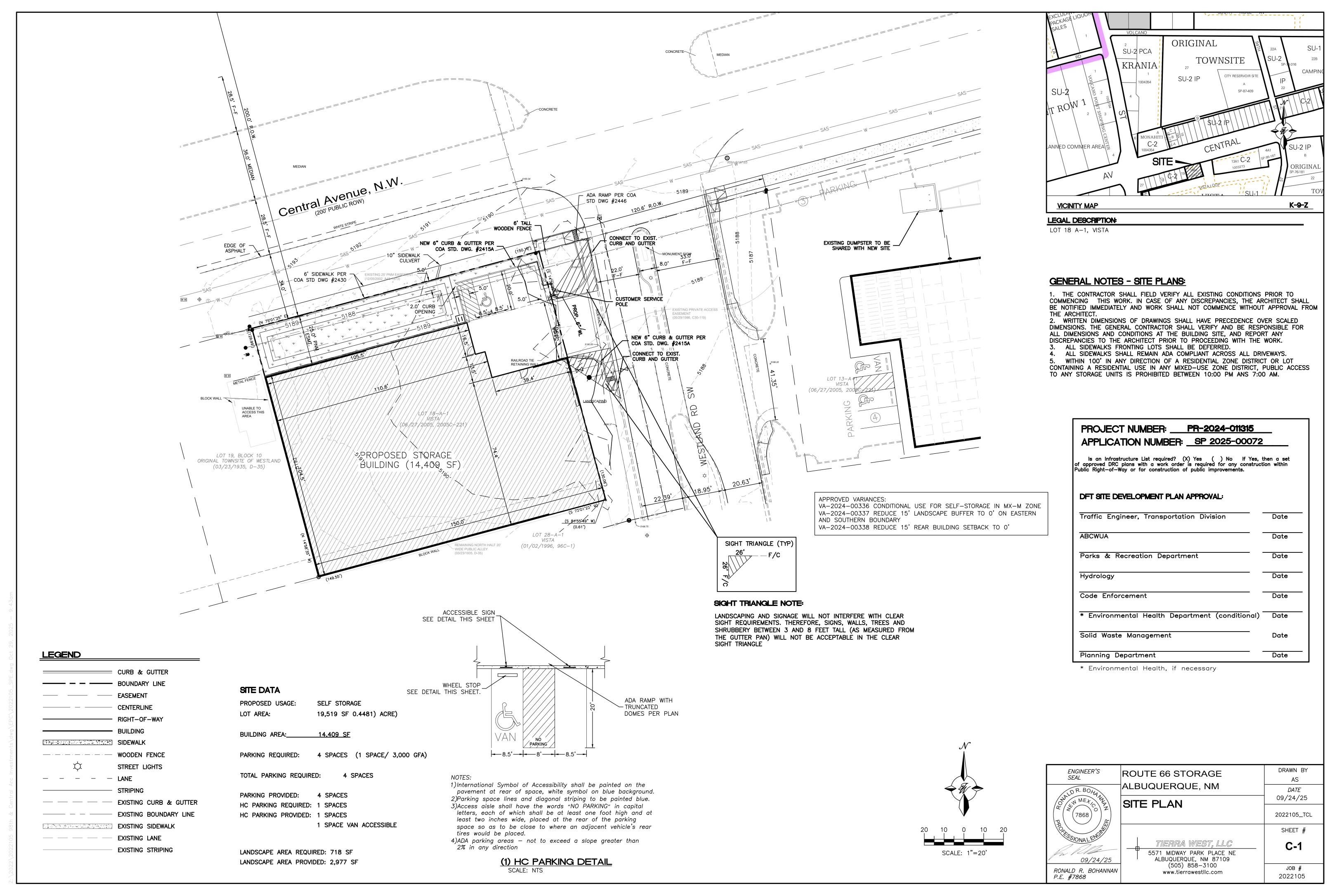
If you have any questions, please feel free to contact me at dsandoval@tierrawestllc.com

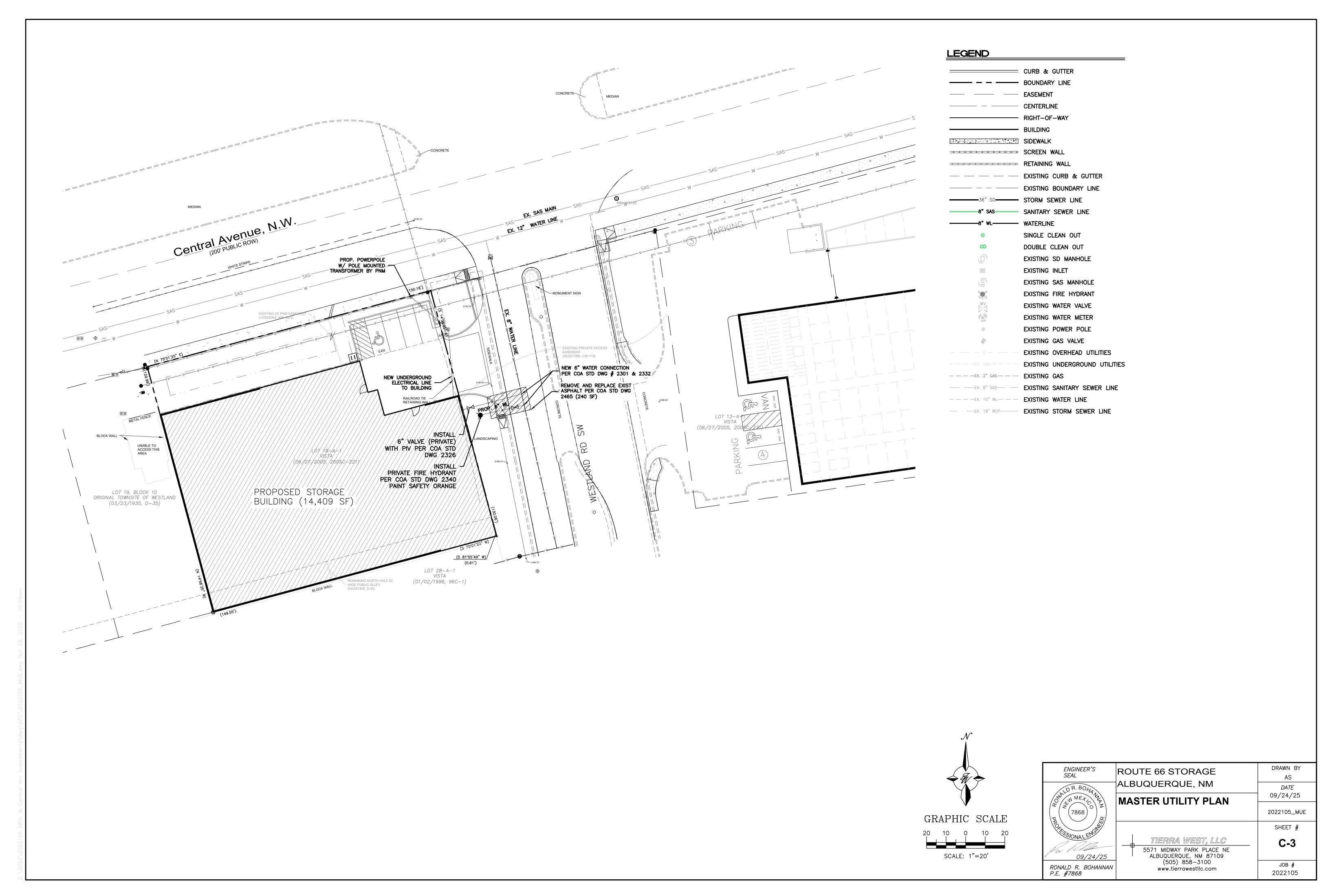
Sincerely,

Donna Sandoval

Planner

JN:2022105 RRB/DS/JN







# Photometric NEW 6" CURB & GUTTER PER CONNECT TO EXIST. CURB AND GUTTER COA STD. DWG. #2415A NEW 6" CURB & GUTTER PE COA STD. DWG. #2415A CONNECT TO EXIST. CURB AND GUTTER LANDSCAPING BLOCK WALL UNABLE TO ACCESS THIS AREA 0.3 PROPOSED STORAGE BUILDING (14,409 SF) (S 81'55'49" W)) (0.61')

# **ROUTE 66 SELF STORAGE**

# Wallpacks

10/22/2025

V: 1.0

# Notes:

10' Mounting Height WCS (1450 Lumens)

\*Luminaire testing data is based on Illuminating Engineering Society (IES) standards under simulated and laboratory conditions, This design is based on information supplied by others, and individual field measurements may vary from computer-simulated calculations due to variables like (but not limited to) variation in electrical voltage, environmental conditions and other variable field characteristics. Typical field foot candle measurements may vary +/-10%, For sports lighting, field measurements should be taken in accordance with IESNA RP-8-15, Conformance to facility and local codes is the responsibility of the owner and their representatives, This layout may not meet CA Title 24 and/or other local energy codes. If specific compliance is required, those details must be provided to your factory design representative.

"Satisfactory performance and safe use of LED sports lighting fixtures is dependent upon light poles, brackets, anchorage and other structural components being of adequate design and condition. The total combined Effective Projected Area (EPA) and weight of all fixtures, brackets and attachments mounting to a light pole cannot exceed the EPA and weight rating for a specified pole. For sports lighting retrofit applications, it is the customer's responsibility to have a qualified inspector and/or engineer confirm the structural adequacy of the existing light poles assemblies. We are happy to quote new light poles and brackets if you have concerns about your existing materials.bonded

Specifications subject to change without notice

308 N. Brooke St. | Fond du Lac, WI 54935

quotes@willbrands.com | www.willbrands.com @2022



Prepared by: SS



# Fixture Schedule

Symbol

 $\rightarrow$ 

6

NF-WCS-45-30-xx-4M

Label

# ROUTE 66 SELF STORAGE Wallpacks 109799

# Calculation Summary

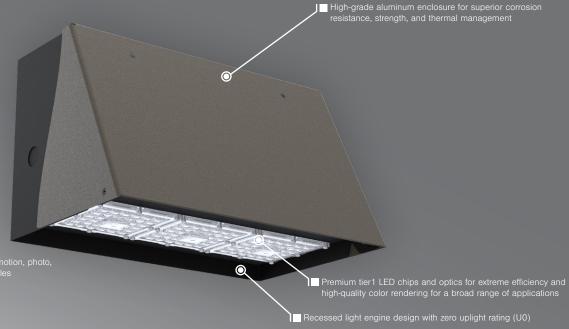
Label	СаІсТуре	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	0.93	5.6	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.16	0.4	0.0	N.A.	N.A.

### **NAFCO® PRODUCT FAMILY**

Proudly engineered and manufactured in Wisconsin, USA – our NAFCO® family of LED lighting products combines 50 years of manufacturing expertise with premium components and top-notch Midwestern workmanship. From high-output outdoor applications to extreme indoor industrial environments – NAFCO® series products drastically reduce energy consumption and maintenance costs and come supported by WiLL's unmatched design, engineering, and project support capabilities.



- True Amber and Phosphor Converted (PC) Amber premium LED chip options
- Wireless and onboard control options including motion, photo, dimming, daylight harvesting, zones, and schedules



# I NAFCO® WCX

# Wall Mount LED Lighting





# NAFCO® WCX WALL MOUNT LED LIGHTING











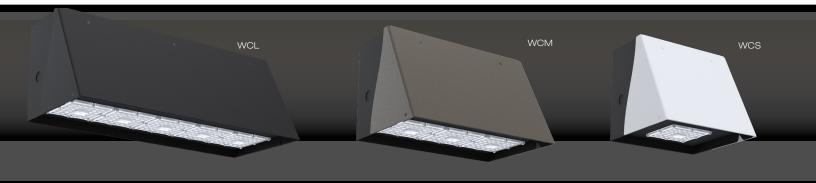












#### Highlights

- Designed, engineered, and manufactured in Wisconsin, USA from premium domestic and imported components
- Performance coating custom color matching of RAL codes and architectural colors
- IES files, photometric reports, and lighting simulations available from factory design team
- · Output options over 28,000 lumens
- Proprietary heat sink design with low drive current resulting in reported L90 LED life over 100,000 hours
- Easy driver and LED module access for technology upgrades and maintenance

# Applications

- · Building facades, parking garages, entrances, and stairways
- Commercial buildings, schools, universities, hotels, and hospitals
- Security, pathway, and perimeter lighting
- Storage areas, loading docs, and parking areas
- Amber and turtle applications

### Construction & Finish

- Rugged aluminum enclosure with excellent heat/impact resistance and hinged electrical access
- · Architectural grade powder coat enclosure and black anodized heat sink
- · High-grade stainless steel hardware for superior strength and corrosion resistance
- · Driver components are fully encased in potting material for moisture and vibration resistance

## Compliance & Warranty

- ETL Certification for UL STD 1598 & CSA STD C22.2 # 250.0 for wet locations
- Meets Buy American Act and BABAA equirements
- Standard 5-year limited warranty with extended factory warranties available
- Turtle and wildlife compliance options (consult factory)
- Vandal resistant and tested to IK08 standards

Comments

### Light Engine & Electrical

- Premium tier 1 LED chips for extreme efficiency and high-quality color rendering for a broad range of applications
- Optical assembly constructed of UV stabilized polycarbonate with silicone
- -40°C to +45°C ambient operating temperature
- Standard AC input voltage of 120-277V 50/60 Hz; up to 480V available
- Isolated 1-10V PWM/3-timer-modes dimmable (standard) and dim-to-off with standby power ≤ 0.5W (optional)
- Power factor of 0.90 min
- Total harmonic distortion of 20% max
- Drivers include integral input Surge Protection of Differential Mode 6kV, Common Mode 10kV per EN 61000-4-5
- Thermally protected secondary 10kA surge suppression available (optional)
- Always-on auxiliary power: 12VDC, 200mA (optional)
- Local specifying engineer recommended for product selection and local compliance
- Licensed electrician required for installation

# Control Options

- Integral passive infrared Bluetooth® sensor for motion, photo, dimming, and daylight harvesting control
- Mesh wireless system for large-scale control of zones, dimming, schedules, and sensors
- DMX control options available from factory





# Specifications & Typical Lumen Output (WHITE LED)

Dece Med 1	Weight	System Watts	Fu viv v Ct	Drive Current	Distribution	;	3000	K, 70	CRI			4000	K, 70	CRI		5000K, 70 CRI					
Base Model	(lb)	(W)	Engine Qty	(A)	Distribution	Lumens	В	U	G	lm/W	Lumens	В	U	G	lm/W	Lumens	В	U	G	lm/W	
					1S = Type I Short	5,060	2	0	2	116	5,376	2	0	2	123	5,376	2	0	2	123	
					2M = Type II Medium	5,060	2	0	2	116	5,376	2	0	2	123	5,376	2	0	2	123	
					3M = Type III Medium	5,000	1	0	1	114	5,313	1	0	1	122	5,313	1	0	1	122	
					3W = Type III Wide	4,879	2	0	2	112	5,184	2	0	2	119	5,184	2	0	2	119	
NF-WCS-45	12	43.7	1	0.525	4M = Type IV Medium	5,181	2	0	2	119	5,505	2	0	2	126	5,505	2	0	2	126	
					5W = 150° Type V Square	5,361	3	0	1	123	5,696	3	0	1	130	5,696	3	0	1	130	
					5M = 90° Type V Medium	5,422	3	0	1	124	5,761	3	0	1	132	5,761	3	0	1	132	
					5N = 70° Type V Narrow	5,301	3	0	1	121	5,632	3	0	1	129	5,632	3	0	1	129	
					5VN = 30° Type V Very Narrow	4,277	3	0	1	98	4,545	3	0	1	104 123	4,545	3	0	1	104	
					1S = Type I Short	10,120	3	0	3	116 116	10,753	3	0	3	123	10,753	3	0	3	123 123	
					2M = Type II Medium 3M = Type III Medium	10,120	2	0	2	114	10,753 10,624	2	0	2	123	10,753 10,624	2	0	2	123	
					3W = Type III Wide	9,758	3	0	3	112	10,024	3	0	3	119	10,024	3	0	3	119	
NF-WCM-90	12.5	87.4	2	0.525	4M = Type IV Medium	10,361	2	0	3	119	11,009	2	0	3	126	11,009	2	0	3	126	
INI WOW 50	12.5	07.4	_	0.323	5W = 150° Type V Square	10,723	4	0	2	123	11,393	4	0	2	130	11,393	4	0	2	130	
					5M = 90° Type V Medium	10,843	3	0	1	124	11,521	3	0	1	132	11,521	3	0	1	132	
					5N = 70° Type V Narrow	10,602	4	0	1	121	11,265	4	0	1	129	11,265	4	0	1	129	
					5VN = 30° Type V Very Narrow	8,554	4	0	1	98	9,088	4	0	1	104	9,088	4	0	1	104	
					1S = Type I Short	15,180	3	0	3	116	16,129	3	0	3	123	16,129	3	0	3	123	
					2M = Type II Medium	15,180	3	0	3	116	16,129	3	0	3	123	16,129	3	0	3	123	
					3M = Type III Medium	14,999	3	0	3	114	15,937	3	0	3	122	15,937	3	0	3	122	
					3W = Type III Wide	14,638	3	0	4	112	15,553	3	0	4	119	15,553	3	0	4	119	
NF-WCM-135	14	131.1	3	0.525	4M = Type IV Medium	15,542	3	0	4	119	16,513	3	0	4	126	16,513	3	0	4	126	
					5W = 150° Type V Square	16,084	4	0	3	123	17,089	4	0	3	130	17,089	4	0	3	130	
						5M = 90° Type V Medium	16,264	4	0	1	124	17,281	4	0	1	132	17,281	4	0	1	132
					5N = 70° Type V Narrow	15,903	4	0	1	121	16,897	4	0	1	129	16,897	4	0	1	129	
					5VN = 30° Type V Very Narrow	12,831	5	0	1	98	13,633	5	0	1	104	13,633	5	0	1	104	
					1S = Type I Short	20,240	4	0	4	116	21,505	4	0	4	123	21,505	4	0	4	123	
					2M = Type II Medium	20,240	3	0	3	116	21,505	3	0	3	123	21,505	3	0	3	123	
					3M = Type III Medium	19,999	3	0	3	114	21,249	3	0	3	122	21,249	3	0	3	122	
NF-WCL-180	14.5	174.8	4	0.525	3W = Type III Wide	19,518 20,722	3	0	5	112 119	20,737	3	0	4 5	119 126	20,737	3	0	5	119 126	
NF-WCL-180	14.5	174.8	4	0.525	4M = Type IV Medium 5W = 150° Type V Square	21,445	5	0	3	123	22,785	5	0	3	130	22,785	5	0	3	130	
					5M = 90° Type V Medium	21,445	4	0	1	123	23,041	4	0	1	132	23,041	4	0	1	132	
					5N = 70° Type V Narrow	21,204	5	0	1	121	22,529	5	0	1	129	22,529	5	0	1	129	
					5VN = 30° Type V Very Narrow	17,107	5	0	2	98	18,177	5	0	2	104	18,177	5	0	2	104	
					1S = Type I Short	25,300	4	0	4	116	26,882	4	0	4	123	26,882	4	0	4	123	
					2M = Type II Medium	25,300	4	0	4	116	26,882	4	0	4	123	26,882	4	0	4	123	
					3M = Type III Medium	24,999	3	0	4	114	26,562	3	0	4	122	26,562	3	0	4	122	
					3W = Type III Wide	24,397	4	0	5	112	25,921	4	0	5	119	25,921	4	0	5	119	
NF-WCL-225	17	218.5	5	0.525	4M = Type IV Medium	25,903	4	0	5	119	27,522	4	0	5	126	27,522	4	0	5	126	
					5W = 150° Type V Square	26,806	5	0	4	123	28,482	5	0	4	130	28,482	5	0	4	130	
					5M = 90° Type V Medium	27,108	5	0	1	124	28,802	5	0	1	132	28,802	5	0	1	132	
					5N = 70° Type V Narrow	26,505	5	0	1	121	28,161	5	0	1	129	28,161	5	0	1	129	
					5VN = 30° Type V Very Narrow	21,385	5	0	2	98	22,721	5	0	2	104	22,721	5	0	2	104	

Note: Typical lumen values are based on photometric tests performed in accordance with ANSI/IES LM-79-19. Actual performance may differ resulting from optical configuration, color temp and CRI, glare management, owner environment, and application.

Note: Data based on 25°C ambient operating temperature.

Note: BUG ratings are calculated with fixture tilt set to 0°.

Note: LED power supplies can be programmed from our factory to a desired lumen output. See ordering table page.

# Lumen Multiplier & Maintenance (WHITE LED)

Ambient Temperature	Lumen Multiplier	TM-21 Lumen Maintenance (50,000 hrs)	REPORTED L90 (hrs)	REPORTED L70 (hrs)
0°C / 32°F	1.039	98.01	>102,000	>102,000
10°C / 50°F	1.023	98.1	>102,000	>102,000
25° C / 77°F	1.000	98.2	>102,000	>102,000
30°C / 86°F	0.992	97.95	>102,000	>102,000
35°C / 95°F	0.984	97.86	>102,000	>102,000
40° C / 104°F	0.977	97.75	>102,000	>102,000
45° C / 113°F	0.969	97.62	>102,000	>102,000

Current (A)							
Voltage	45W	90W	135W	180W	225W		
Input Current @ 120V (A)	0.37	0.74	1.12	1.49	1.86		
Input Current @ 208V (A)	0.21	0.43	0.64	0.86	1.07		
Input Current @ 240V (A)	0.19	0.37	0.56	0.74	0.93		
Input Current @ 277V (A)	0.16	0.32	0.48	0.64	0.81		
Input Current @ 347V (A)	0.13	0.26	0.39	0.51	0.64		
Input Current @ 480V (A)	0.09	0.19	0.28	0.37	0.46		

Note: Values calculated according to IESNA TM-21-11 methodology.

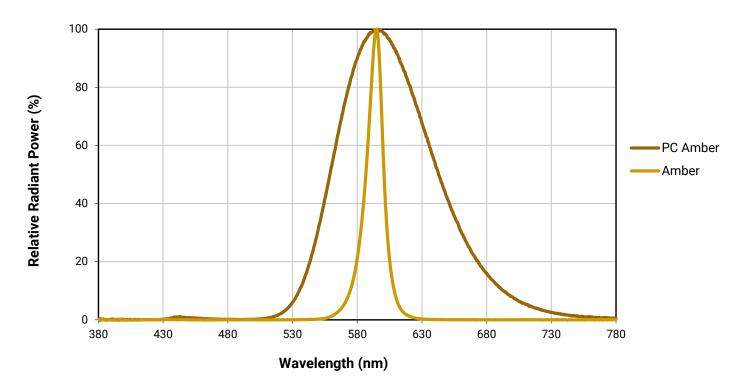




# Specifications & Typical Lumen Output (AMBER LED)

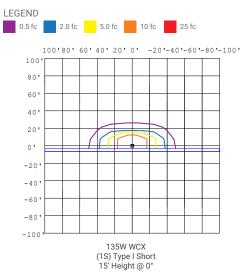
	Base Model	Weight (lb)	System Watts (W)	Engine Qty	Drive Current (A)	LED Source	Blue Light	Lumens
<b>\$</b>	NF-WCS-CW-TA	12.5	26	1	0.4	True Amber (593 nm)	0.19%	893
	NF-WCS-CW-PCA	12.5	40	1	0.45	Phosphor Converted Amber (590 nm)	0.78%	3,094
<b>\$</b>	NF-WCM-CW-TA	14.5	78	3	0.4	True Amber (593 nm)	0.19%	2,679
	NF-WCM-CW-PCA	14.5	120	3	0.45	Phosphor Converted Amber (590 nm)	0.78%	9,282
<b>\$</b>	NF-WCL-CW-TA	17	130	5	0.4	True Amber (593 nm)	0.19%	4,465
	NF-WCL-CW-PCA	17	200	5	0.45	Phosphor Converted Amber (590 nm)	0.78%	15,470

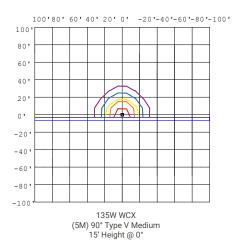
# LED Chip Wavelengths



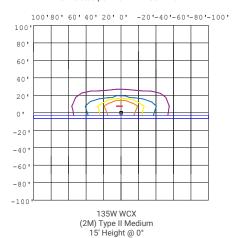


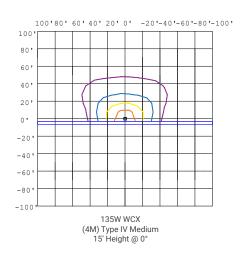
# Photometric Diagrams

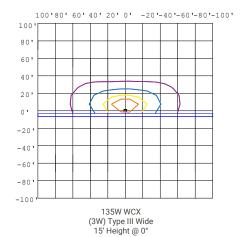


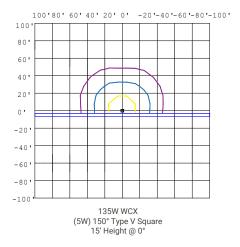


### Simulated per IESNA LM-63-1995



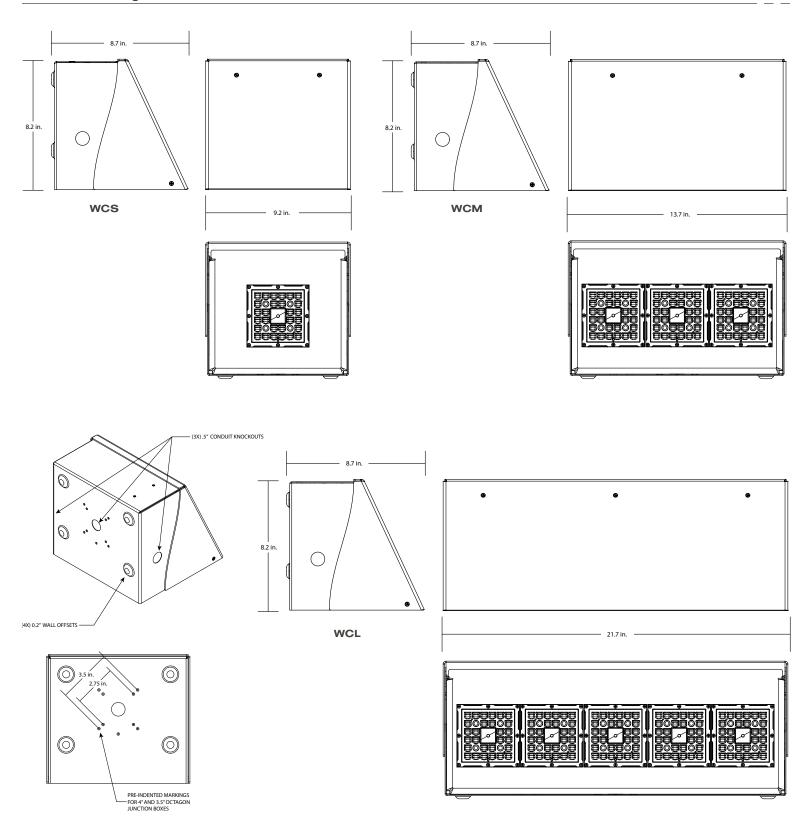








# Dimensional Diagrams





# Ordering Information

# Ex: NF-WCM-180-50-MV-4M-BK

Product Family	Design	Lumen Output (Model = Nominal Lumens)	Color Temp	Voltage	Distribution	Finish Color
NF = NAFCO®	WCS = Small Housing	45 = 5,700	30 = 3000K, 70 CRI	MV = 120-277V	1S = Type I Short	BK = Black
	WCM = Medium Housing	90 = 11,500	40 = 4000K, 70 CRI	HV = 277-480V	2M = Type II Medium	DB = Dark Bronze
	WCL = Large Housing	135 = 17,200	50 = 5000K, 70 CRI	CV = Custom	3M = Type III Medium	WH = White
	CH = Custom	180 = 23,000	PCA = PC Amber (590 nm)		3W = Type III Wide	NA = Nat Alum Silver
		225 = 28,800	TA = True Amber (593 nm)		4M = Type IV Medium	LG = Light Gray
		CW = Amber LED (PCA & TA)	CT = Custom		5W = 150° Type V Square	SG = Slate Gray
		CWW = Custom White LED Output, List Desired lumens After CWW (Ex: NF-WCS-CWW2500)			5M = 90° Type V Medium	DG = Dark Green
					5N = 70° Type V Narrow	DP = Dark Platinum
					5VN = 30° Type V Very Narrow	GM = Graphite Metallic
					CD = Custom	RAL = Custom RAL Match

Options & Accessories (Add as Suffix)	
Option	Accessories
SRG27710 = 10kA Surge Suppressor (Field Replaceable), 120-277V	BPC1 = Button Photocontrol, 120-277V (Not Installed)
SRG48010 = 10kA Surge Suppressor (Field Replaceable), 347-480V	BPC3 = Button Photocontrol, 347V (Not Installed)
N5P = NEMA 5pin Twist-Lock Receptacle	BPC4 = Button Photocontrol, 480V (Not Installed)
MPS = Programmable Motion Sensor w/ ON/OFF + Dimming + Photocontrol, Bluetooth Settings Adjustable, maximum coverage of 100' diameter from 40' mounting height	TLPC1 = Twist-Lock Photocell, 120-277V (Not Installed)
EB12FI = 1500 lm 90 min Emergency Battery Backup, 0°C to 40°C Ambient Operating Temp, 120-277V Models Only (Consult Factory)	TLPC4 = Twist-Lock Photocell, 347/480V (Not Installed)
EB12FIC = 1500 lm 90 min Cold Weather Emergency Battery Backup, -20°C to 40°C Ambient Operating Temp, 120-277V Models Only (Consult Factory)	GFX = Wireless DMX Lighting Control System (Consult Factory)
	GFM = Wireless Mesh Lighting Control System (Consult Factory)

Note: LED power supplies can be programmed from our factory to a desired lumen output. Use CWW and the desired lumen output in your specification and purchase notes. Note: Custom products, configurations, options, and accessories available from factory.