

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

October 11, 2022

Joe Lavender  
Burns & McDonnell  
3501 E. Speedway Blvd. Suite 245  
Tucson, AZ 85716

Re: **New Mexico Expansion**  
**4401 Alexander Blvd. NE**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp XX-XX-XX (F16-D003B1)

Dear Mr. Lavender,

Based upon the information provided in your submittal received 09-26-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of Motorcycle and Bicycle parking spaces required by the IDO.
2. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
3. Clarify existing property lines and proposed property lines.
4. Sidewalk need to be built at the perimeter of the site, and reference COA std dwg 2430.
5. All sidewalks along streets should be placed at the property line.
6. Due to proposing gates, please provide turning templates.
7. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
8. The minimum parking stall dimensions are:

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
Compact	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

9. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
10. ADA curb ramps must be updated to current standards and have truncated domes installed.
11. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.

# CITY OF ALBUQUERQUE

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12. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
13. All bicycle racks shall be designed according to the following guidelines:
  - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
  - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
  - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
  - d. The rack allows varying bicycle frame sizes and styles to be attached.
  - e. The user is not required to lift the bicycle onto the bicycle rack.
  - f. Each bicycle parking space is accessible without moving another bicycle.
14. Bicycle racks shall be sturdy and anchored to a concrete pad.
15. A 1-foot clear zone around the bicycle parking stall shall be provided.
16. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
17. Please provide details for all the proposed signs and pavement marking.
18. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
19. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
20. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
21. Define ADA pathways by labeling of ramps, flush pavement, dimensioning of pathways, doorways, etc.
22. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.
23. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.
24. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way. provide a copy of refuse approval.
25. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
26. Please provide a sight distance exhibit
27. Show the clear sight triangle and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees,

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

# CITY OF ALBUQUERQUE

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and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.

28. Please specify the City Standard Drawing Number when applicable.
29. Provide notes showing what work is included and on the work order and the private work on site.
30. Work within the public right of way requires a work order with DRC approved plans.
31. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
32. Please provide a letter of response for all comments given.
33. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Matt Grush: [mgrush@cabq.gov](mailto:mgrush@cabq.gov)**).

PO Box 1293

Once corrections are complete resubmit

Albuquerque

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).
4. The \$75 re-submittal fee.

NM 87103

For log in and evaluation by Transportation.

[www.cabq.gov](http://www.cabq.gov)

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar  
Associate Engineer, Planning Dept.  
Development Review Services

\ma via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**TYPE OF SUBMITTAL:** \_\_\_\_\_ PLAT (\_\_\_\_# OF LOTS) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

**IS THIS A RESUBMITTAL?:** \_\_\_\_\_ Yes \_\_\_\_\_ No

**DEPARTMENT:** \_\_\_\_\_ TRAFFIC/ TRANSPORTATION \_\_\_\_\_ HYDROLOGY/ DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- \_\_\_\_\_ ENGINEER/ARCHITECT CERTIFICATION
- \_\_\_\_\_ PAD CERTIFICATION
- \_\_\_\_\_ CONCEPTUAL G & D PLAN
- \_\_\_\_\_ GRADING PLAN
- \_\_\_\_\_ DRAINAGE MASTER PLAN
- \_\_\_\_\_ DRAINAGE REPORT
- \_\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- \_\_\_\_\_ ELEVATION CERTIFICATE
- \_\_\_\_\_ CLOMR/LOMR
- \_\_\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)
- \_\_\_\_\_ TRAFFIC IMPACT STUDY (TIS)
- \_\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_
- \_\_\_\_\_ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- \_\_\_\_\_ BUILDING PERMIT APPROVAL
- \_\_\_\_\_ CERTIFICATE OF OCCUPANCY
- \_\_\_\_\_ PRELIMINARY PLAT APPROVAL
- \_\_\_\_\_ SITE PLAN FOR SUB'D APPROVAL
- \_\_\_\_\_ SITE PLAN FOR BLDG. PERMIT APPROVAL
- \_\_\_\_\_ FINAL PLAT APPROVAL
- \_\_\_\_\_ SIA/ RELEASE OF FINANCIAL GUARANTEE
- \_\_\_\_\_ FOUNDATION PERMIT APPROVAL
- \_\_\_\_\_ GRADING PERMIT APPROVAL
- \_\_\_\_\_ SO-19 APPROVAL
- \_\_\_\_\_ PAVING PERMIT APPROVAL
- \_\_\_\_\_ GRADING/ PAD CERTIFICATION
- \_\_\_\_\_ WORK ORDER APPROVAL
- \_\_\_\_\_ CLOMR/LOMR
- \_\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT
- \_\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_





July 22, 2022

City of Albuquerque  
Planning Department  
Plaza del Soil Building  
600 Second NW  
Albuquerque, NM 87102

Re: Letter of Authorization  
4401 Alexander Blvd NE  
Site Plan – DRB Process

To Whom It May Concern,

I hereby authorize Burns & McDonnell to act on our behalf to represent Curia Global to the City of Albuquerque for the 4401 Alexander Blvd Site Plan – DRB Process. As Curia New Mexico LLC's (f/k/a Oso Pharmaceutical) Agent, Burns & McDonnell will submit documents to and communicate with the Planning Department until the project's completion.

If in any case, the Planning Department Staff should have questions in this matter, please contact me at [Adam.Lysiak@curiaglobal.com](mailto:Adam.Lysiak@curiaglobal.com).

Sincerely,



Adam Lysiak, P.E.  
Senior Director of Project Engineering  
[Adam.Lysiak@curiaglobal.com](mailto:Adam.Lysiak@curiaglobal.com)  
(908) 752-9244

cc: Amber Yount, Burns & McDonnell  
Steven Karl, Curia Global

## PRE-APPLICATION MEETING NOTES

PA#: 22-113 Notes Provided (date): 2-27-22

Site Address and/or Location: 4401 Alexander Blvd. NE 87107

Pre-application notes are for informational purposes only and are non-binding. They do not constitute an approval of any kind. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

**Request** 2 story expansion. Aseptic Manufacturing (~17,000SF); Packaging (~16,000SF); ~ Office type support (~8,000SF); Utility Space (~11,000 SF).

**Please note: The requested total square feet (Gross Floor Area) has increased from 52,000 SF to 60,000 SF. All submitted drawings reflect the increased Gross Floor Area of 60,000 SF.**

### Basic Site Information

(J. Lavender 2022.09.12)

Current Use(s): office

Size (acreage): ~ 12 acres

Zoning: NR-GM

Overlay Zone(s): N/A (zoning entitlements)

### Comprehensive Plan Designations

Corridor(s): within 660' Montano Rd. Major Transit

Development Area: Change

Near Major Public Open Space (MPOS)? N/A

Center: Renaissance Employment Center

### Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc.  
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): Light Manufacturing, Office,

Use Specific Standards: 4-3(E)(4) Light Manufacturing

Applicable Definition(s): \_\_\_\_\_

#### Light Manufacturing

The assembly, fabrication, or processing of goods and materials, including machine shop and growing food or plants in fully enclosed portions of a building, using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, where such processes are housed primarily within the fully enclosed portions of a building. Loading and unloading from rail spurs and wholesaling of products manufactured at the facility are incidental to this use. This use does not include any use that meets the definition of *Heavy Manufacturing* or *Special Manufacturing*. See also Cannabis Definitions for *Cannabis-derived Products Manufacturing* and *Cannabis Cultivation*

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

### Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

### Process

Decision Type(s) (see IDO Table 6-1-1): Site Plan-DRB

Specific Procedure(s)\*: 6-6(I)

*\*Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: DRB Is this a PRT requirement? Yes

#### Handouts Provided

- |  |  |  |  |
|--|--|--|--|
| <input type="checkbox"/> Zoning Map Amendment  | <input type="checkbox"/> Site Plan Amendments      | <input type="checkbox"/> Site Plan- EPC  | <input checked="" type="checkbox"/> Site Plan- DRB |
| <input type="checkbox"/> Site Plan- Admin      | <input type="checkbox"/> Variance-ZHE              | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision               |
| <input type="checkbox"/> Site History/Research | <input checked="" type="checkbox"/> Transportation | <input type="checkbox"/> Hydrology       | <input type="checkbox"/> Fire                      |

*If you have additional questions, please contact Staff at [planningprt@cabq.gov](mailto:planningprt@cabq.gov) or at (505) 924-3860. Please include the PA# with your inquiry.*

#### Additional Notes:

- Site is within a Site Development Plan 2018-1005233 Sundt's Industrial Center.
  - Please review in case there are any associated design standards
- Understand the permitting process steps, durations of review and expectations of the City:
  - See above and attached handouts for process.
- Please contact permitting for information regarding separating out into two separate submissions regarding building permit.
  - Zoning/Code Enforcement: Angelo Metzgar ([ametzgar@cabq.gov](mailto:ametzgar@cabq.gov))
- For fire related questions please contact the fire department
  - Fire Marshal: Antonio Chinchilla ([achinchilla@cabq.gov](mailto:achinchilla@cabq.gov)) or call 505-924-3611 (if needed)
- For landscaping requirements please see IDO Section 5-6 Landscaping Buffering and screening (pg. 285).
- For waste discharge limitations please contact Solid Waste or Environmental health.
  - Solid Waste: Herman Gallegos ([hgallegos@cabq.gov](mailto:hgallegos@cabq.gov))

## FORM P: PRE-APPROVALS/SIGNATURES

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

**Legal Description & Location:** 4401 Alexander Blvd. NE

Track B Block 5 Plat Of Tracts A & B Block 5 Sundt's Industrial Center 11.86 AC

**Job Description:** Two story expansion of existing building; Aseptic Manufacturing  
Packaging, Office type support, Utility Space

☐ **Hydrology:**

• Grading and Drainage Plan	_____ Approved	_____ NA
• AMAFCA	_____ Approved	_____ NA
• Bernalillo County	_____ Approved	_____ NA
• NMDOT	_____ Approved	_____ NA
• MRGCD	_____ Approved	_____ NA

\_\_\_\_\_  
Hydrology Department

\_\_\_\_\_  
Date

☐ **Transportation:**

• Traffic Circulations Layout (TCL)	_____ Approved	_____ NA
• Traffic Impact Study (TIS)	_____ Approved	_____ NA
• Neighborhood Impact Analysis (NIA)	_____ Approved	_____ NA
• Bernalillo County	_____ Approved	_____ NA
• MRCOG	_____ Approved	_____ NA
• NMDOT	_____ Approved	_____ NA
• MRGCD	_____ Approved	_____ NA

\_\_\_\_\_  
Transportation Department

\_\_\_\_\_  
Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

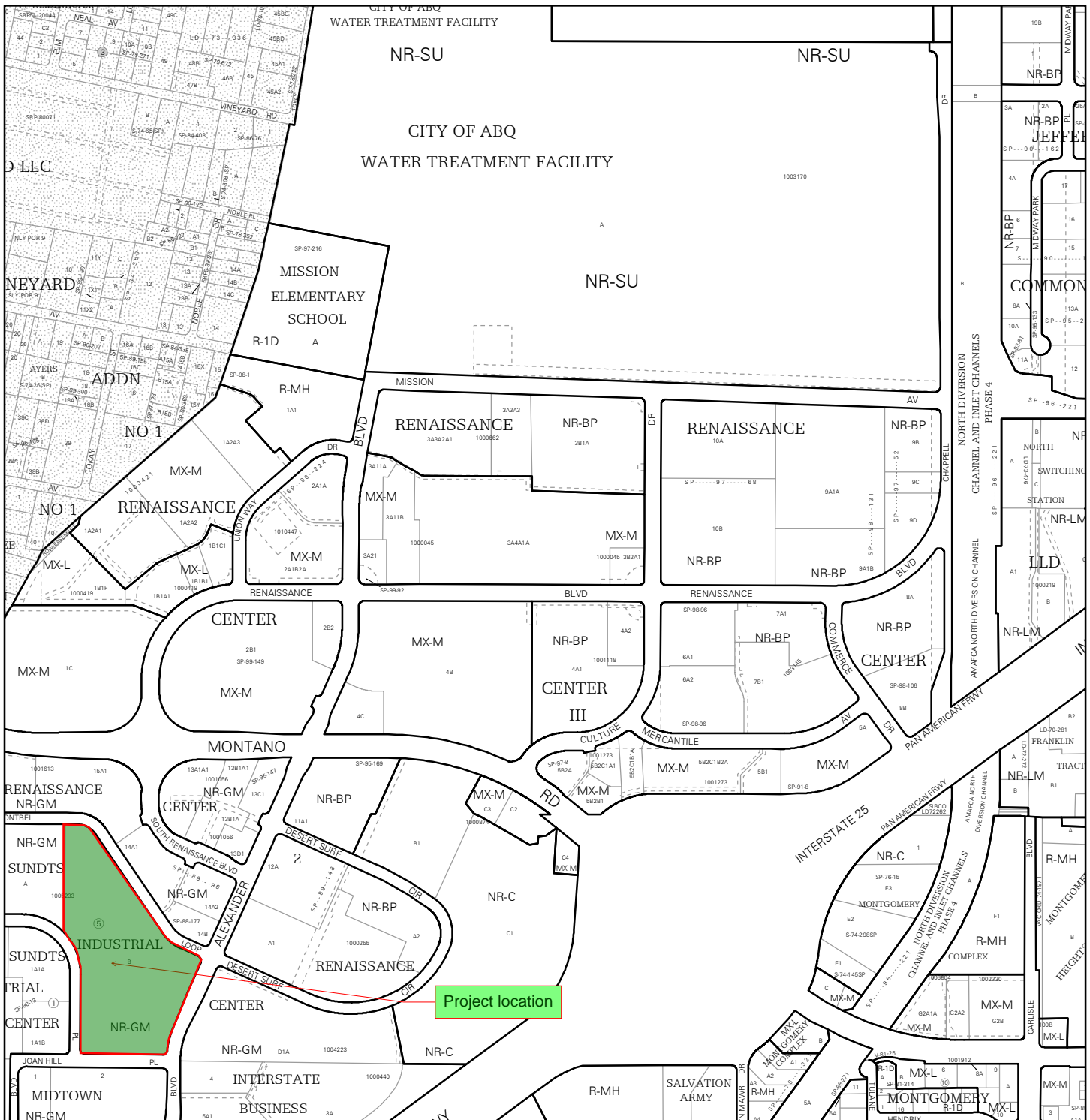
• Water/Sewer Availability Statement/Serviceability Letter	_____ Approved	_____ NA
• ABCWUA Development Agreement	_____ Approved	_____ NA
• ABCWUA Service Connection Agreement	_____ Approved	_____ NA

\_\_\_\_\_  
ABCWUA

\_\_\_\_\_  
Date

<input type="checkbox"/> Infrastructure Improvements Agreement (IIA*)	_____ Approved	_____ NA
<input type="checkbox"/> Solid Waste Department Signature on the plan	_____ Approved	_____ NA
<input type="checkbox"/> Fire Marshall Signature on the plan	_____ Approved	_____ NA

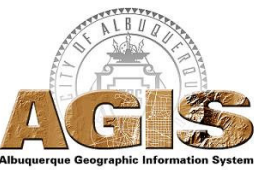
\* Prior to Final Site Plan approval submittals (include a copy of the recorded IIA)



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

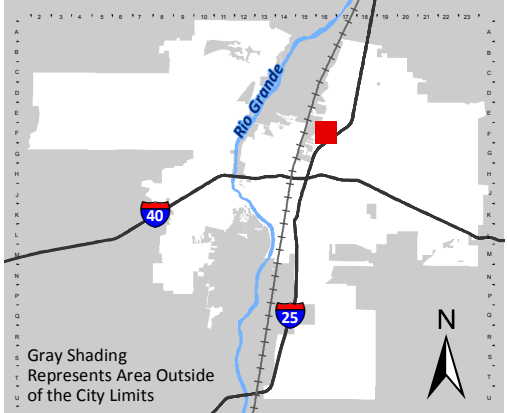
## IDO Zone Atlas

### May 2018



**IDO Zoning information as of May 17, 2018**

**The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).**



Gray Shading Represents Area Outside of the City Limits

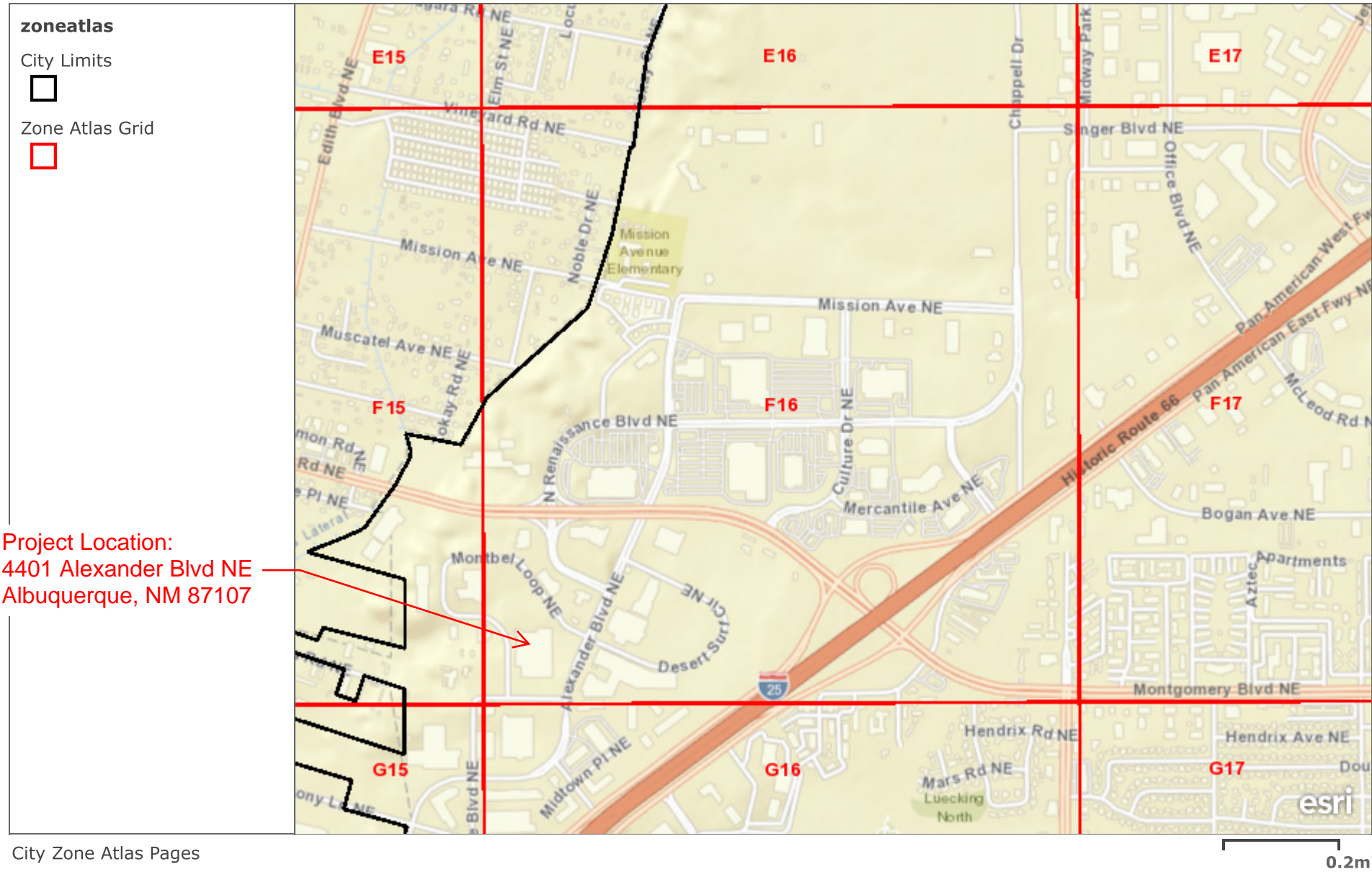
**Zone Atlas Page:**  
**F-16-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



Zone Atlas



City of Albuquerque, Bernalillo County, NM, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 07/2020)

**Project Title:** New Mexico Expansion Project

Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

Zone Atlas Page: F-16-Z DRB#: 22-113 EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: TR B BLK 5 PLAT OF TRACTS A & B BLK 5 SUNDT'S INDUSTRIALCENTER CONT 11.8662 AC

Development Street Address: 4401 Alexander Blvd. NE 87107

**Applicant:** Curia New Mexico, LLC (f/k/a Oso Biopharmaceuticals Manufacturing, LLC) Contact: Adam Lysiak

Address: 4240 Balloon Park Rd NE, Albuquerque, NM 87109

Phone#: 908-752-9244 Fax#: \_\_\_\_\_

E-mail: Adam.Lysiak@curiaglobal.com

### Development Information

Build out/Implementation Year: 2022 Current/Proposed Zoning: NR-GM

Project Type: New: ( ) Change of Use: ( ) Same Use/Unchanged: ( ) Same Use/Increased Activity: (X)

Change of Zoning: ( )

Proposed Use (mark all that apply): Residential: ( ) Office: ( ) Retail: ( ) Mixed-Use: (X)

Describe development and Uses:

Two story expansion that includes aseptic manufacturing, packaging, utility space, and office support.

Days and Hours of Operation (if known): 24 hour, 7 day per week manufacturing facility

### Facility

Building Size (sq. ft.): approx. 60,000 sq. ft. (Two-Story Building)

Number of Residential Units: N/A

Number of Commercial Units: N/A

### Traffic Considerations

ITE Trip Generation Land Use Code 140 Manufacturing

Expected Number of Daily Visitors/Patrons (if known):\* 0-10

Expected Number of Employees (if known):\* 163 Employees 103 Existing, 60 additional

Expected Number of Delivery Trucks/Buses per Day (if known):\* 6 to 10 deliveries per day

Trip Generations during PM/AM Peak Hour (if known):\* 5 to 8 PM/AM Peak Hour Generations

Driveway(s) Located on: Street Name Joan Hill PI NE

Adjacent Roadway(s) Posted Speed:	Street Name	Alexander Blvd NE	Posted Speed	35 mph
	Street Name	Montbel PI NE	Posted Speed	35 mph

*\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.)*

**Roadway Information (adjacent to site)** (Alexander Blvd NE)

Comprehensive Plan Corridor Designation/Functional Classification: Major Collector  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Employment Center  
(urban center, employment center, activity center, etc.)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: 5222 (daily) Volume-to-Capacity Ratio (v/c): N/A  
(if applicable)

Adjacent Transit Service(s): No Bus Stops Nearest Transit Stop(s): .25 miles west/east

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Proposed Bike Lanes  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalk on both right and left side of roadway

**Relevant Web-sites for Filling out Roadway Information:**

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: See GIS map.

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

**TIS Determination**

**Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

**Traffic Impact Study (TIS) Required:** Yes [ ] No [ ]

Thresholds Met? Yes [ ] No [ ]

Mitigating Reasons for Not Requiring TIS: Previously Studied: [ ]

Notes:

\_\_\_\_\_  
TRAFFIC ENGINEER

\_\_\_\_\_  
DATE

.....  
**Submittal**



The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

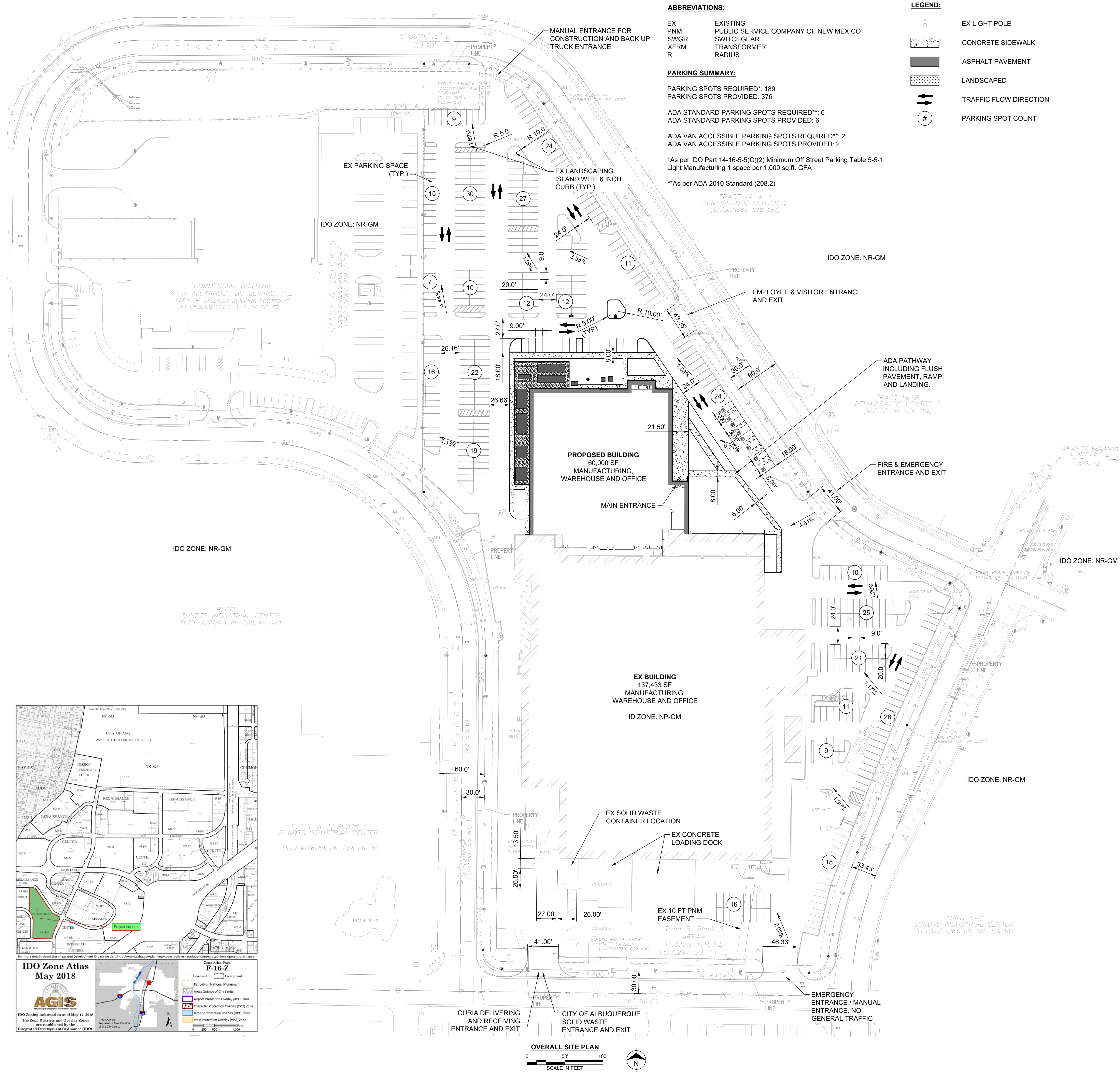
Submit by email to [plndrs@cabq.gov](mailto:plndrs@cabq.gov) and to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov). Call 924-3362 for information.

#### Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
4. Location of nearby multi-use trails, if applicable ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.





ABBREVIATIONS:

EX PNM  
SWGR  
XFRM  
R

EXISTING  
PUBLIC SERVICE COMPANY OF NEW MEXICO  
SWITCHGEAR  
TRANSFORMER  
RADIUS

PARKING SUMMARY:

PARKING SPOTS REQUIRED\*: 189

PARKING SPOTS PROVIDED: 376

ADA STANDARD PARKING SPOTS REQUIRED\*\*: 6

ADA STANDARD PARKING SPOTS PROVIDED: 6

ADA VAN ACCESSIBLE PARKING SPOTS REQUIRED\*\*: 2

ADA VAN ACCESSIBLE PARKING SPOTS PROVIDED: 2

\*As per IDO Part 14-16-5-5(C)(2) Minimum Off Street Parking Table 5-5-1

Light Manufacturing 1 space per 1,000 sq.ft. GFA

\*\*As per ADA 2010 Standard (208.2)

LEGEND:

EX LIGHT POLE

CONCRETE SIDEWALK

ASPHALT PAVEMENT

LANDSCAPED

TRAFFIC FLOW DIRECTION

PARKING SPOT COUNT

EXECUTIVE SUMMARY:

THE PURPOSE OF CURIA'S NEW MEXICO EXPANSION PROJECT (PROJECT) IS TO INCREASE MANUFACTURING AND WAREHOUSE CAPACITY. THE EXPANSION OF THE EXISTING 137,000 SQUARE FOOT BUILDING TO THE NORTH BY APPROXIMATELY 60,000 SQUARE FEET TOTAL THE GROSS FLOOR AREA TO APPROXIMATELY 197,000 SQUARE FEET. VARIATIONS OR DEVIATIONS FROM THE CITY OF ALBUQUERQUE IDO ARE NOT REQUESTED.

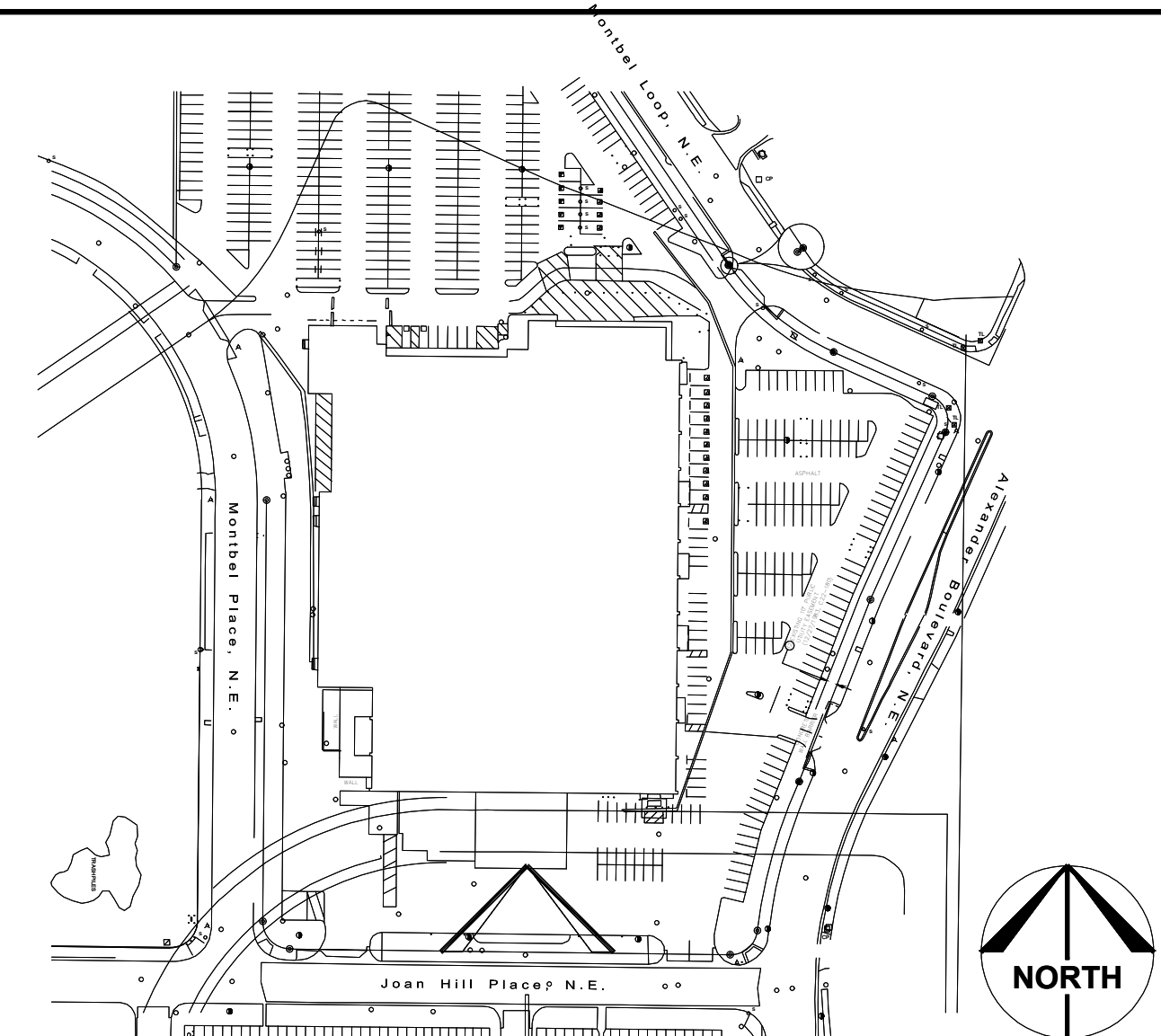
THE PROJECT ADDRESS IS 4401 ALEXANDER BLVD. NE ALBUQUERQUE, NM 87107 AT THE INTERSECTION OF ALEXANDER BLVD NE & MONTBEL PL NE. ALL VISITORS AND EMPLOYEES SHALL ENTER AND EXIT VIA THE NORTHEAST MONTBEL LOCATION. EMPLOYEE'S SHALL PARK IN THE NORTH LOT. EXISTING PARKING AISLES ARE 24 FEET WIDE ALLOWING TWO WAY TRAFFIC. RESERVED VISITOR AND ADA PARKING SHALL BE EAST OF THE PROPOSED EXPANSION. FIRE & EMERGENCY ACCESS THE SITE VIA RESERVED MONTBEL PL NE ENTRANCE. DELIVERY & RECEIVING AND SOLID WASTE ACCESS THE SITE VIA JOAN HILL PL NE.

PROPOSED FIRE AND EMERGENCY ACCESS IS ACCORDANCE WITH ALBUQUERQUE FIRE PLAN CHECKING DIVISION. REFER TO APPROVED ALBUQUERQUE FIRE MARSHAL FIRE PLAN 1 PLAN (08/22/22).

CLEAR SIGHT TRIANGLES, GATES, TYPE OF GATES, AND TREATMENT OF ACCESS POINTS ARE LOCATED ON ADMINISTRATIVE AMENDMENT FILE # SI-2022-00401, PROJECT # PR-2018-01252 (04/04/2022)

KEYED NOTES: (#)

KEY PLAN:



ARCHITECTS/ENGINEERS:

**BURNS MEDONNELL**  
9400 WARD PARKWAY  
KANSAS CITY, MO 64114

PRELIMINARY - NOT FOR CONSTRUCTION

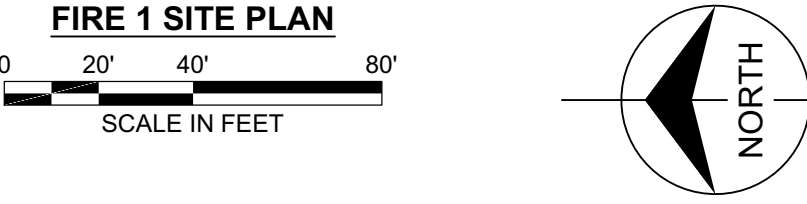
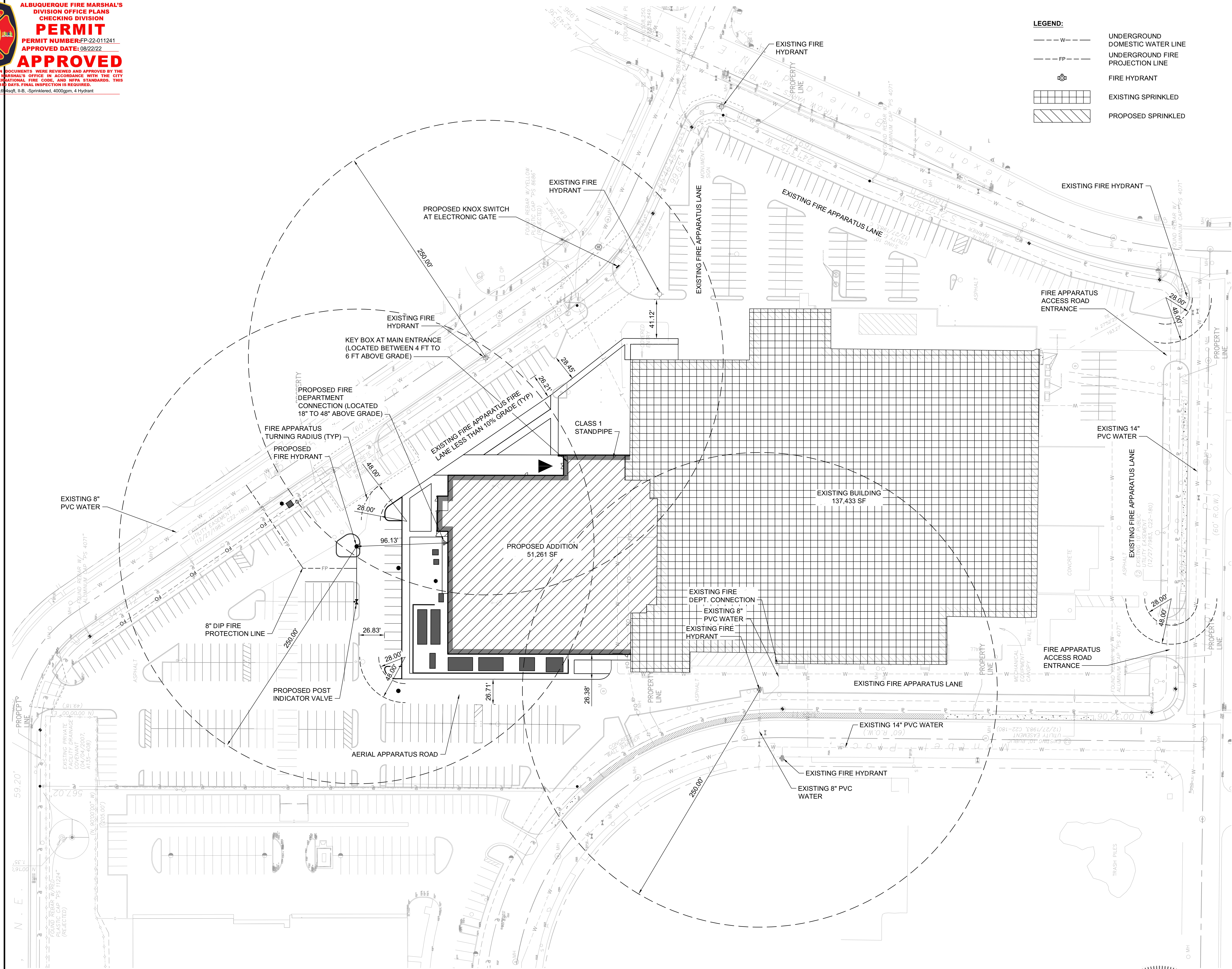
A 08/XX/22		ISSUED FOR REVIEW		XX XX
DESIGNED / DRAWN:	LOCATION:	 4401 ALEXANDER BLVD. NE ALBUQUERQUE, NEW MEXICO, 87109 <b>BUILDING 4401</b> <b>TRAFFIC CIRCULATION PLAN</b>		
S. ENGEMANN	EQUIPMENT FILE NO.:			
ENGINEER REVIEW:				
J. LAVENDER				
DATE:	SCALE:	PLOT:	4401	
08/25/2022	1" = 50'	1:1		
DRAWING NUMBER:		SIZE:		
CS100		E1		

CURIA BIOPHARMACEUTICALS MANUFACTURING, LLC (CURIA) MAKES THIS PROPRIETARY STATEMENT: ALL IDEAS, DESIGN, ARRANGEMENTS, AND PLANS INDICATED ARE THE PROPERTY OF CURIA PHARMACEUTICALS MANUFACTURING AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT OR PROJECTS THESE IDEAS, DESIGN, ARRANGEMENTS, OR PLANS SHALL NOT BE USED OR REPRODUCED BY ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF CURIA PHARMACEUTICALS MANUFACTURING





ALBUQUERQUE FIRE MARSHAL'S  
DIVISION OFFICE PLANS  
CHECKING DIVISION  
**PERMIT**  
PERMIT NUMBER: EP-22-011241  
APPROVED DATE: 08/22/22  
**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: 188.64 gpm, 1.8" Sprinklered, 4000 gpm, 4 Hydrant

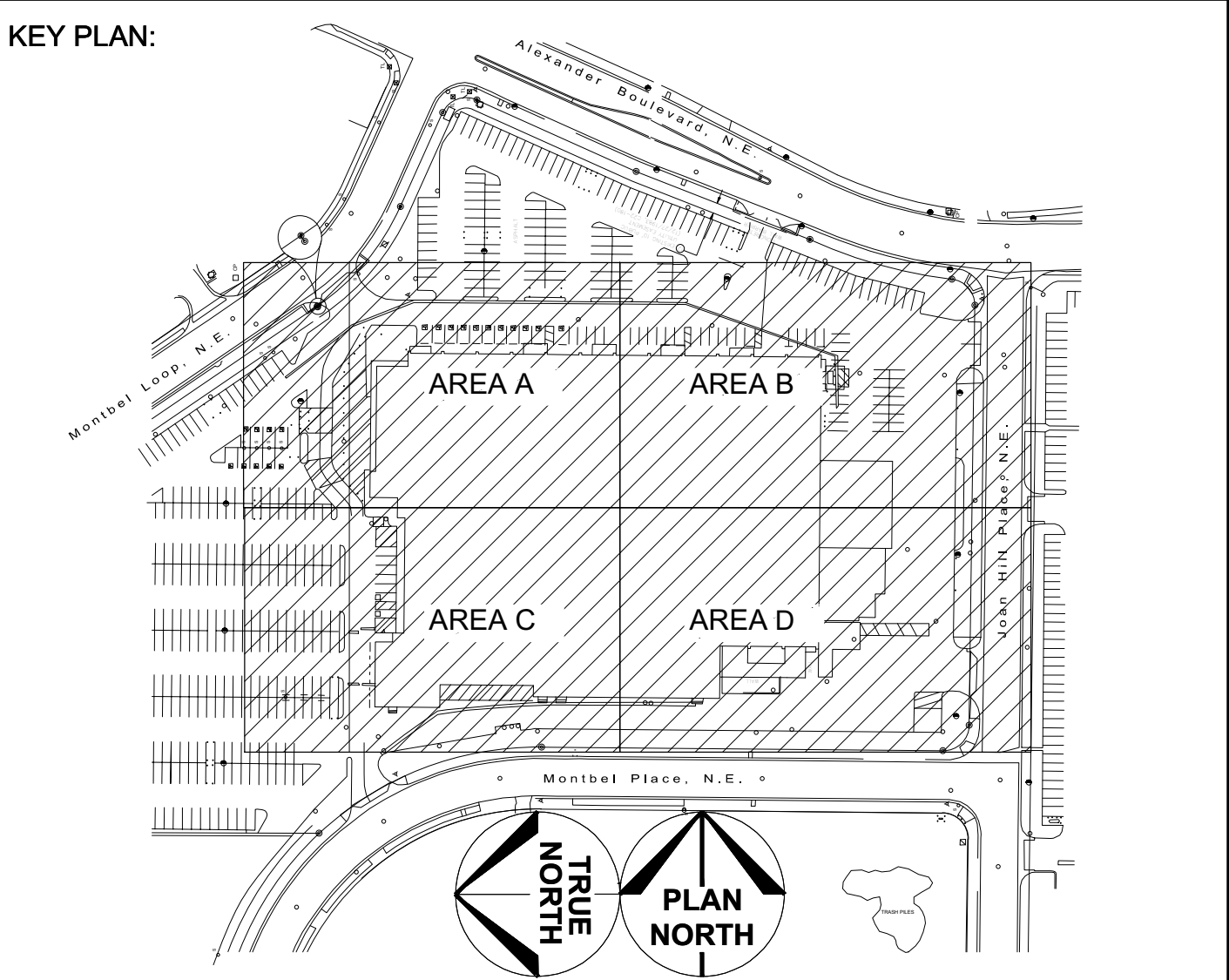


LEGEND:

---	W---	UNDERGROUND DOMESTIC WATER LINE
---	FP---	UNDERGROUND FIRE PROJECTION LINE
⊙		FIRE HYDRANT
[Grid Pattern]		EXISTING SPRINKLED
[Hatched Pattern]		PROPOSED SPRINKLED

- GENERAL NOTES:**
- FIRE INFORMATION:  
TOTAL BUILDING SQ FOOTAGE: 51,261 NEW; 137,433 EXISTING; 188,694 TOTAL  
CONSTRUCTION TYPE: II-B  
MINIMUM FIRE FLOW: 4,000 @ 20 PSI  
(PER IFC TABLE B105.1; 50% REDUCTION PER B105.2)  
NUMBER OF HYDRANTS REQUIRED: 5  
NUMBER OF HYDRANTS AVAILABLE: 5  
BUILDING HEIGHT: +/- 41 FT
  - REFERENCE CODE: 2015 INTERNATIONAL FIRE CODE
  - FIRE APPARATUS ACCESS ROAD SIGNS SHALL COMPLY WITH IFC D103.1.
  - FIRE APPARATUS ACCESS ROAD CURB MARKINGS SHALL COMPLY WITH ORD. 503.3.1.
  - FIRE APPARATUS ACCESS ROAD SHALL HAVE AN ASPHALT SURFACE CAPABLE OF SUPPORTING IMPOSED LOAD OF FIRE APPARATUS WEIGHING 75,000 POUNDS.
  - THE FDC SHALL BE UNOBSTRUCTED FROM PERMANENT OBJECTS FOR A MINIMUM DISTANCE OF 3-FEET RADIUS AROUND THE CONNECTION AND 6.50 FEET IN HEIGHT.
  - THE NEW AND EXISTING BUILDINGS SHALL INCORPORATE A SPLIT SYSTEM.

**KEYED NOTES:** #



ARCHITECTS/ENGINEERS:  
**BURNS MEDONNELL**  
9400 WARD PARKWAY  
KANSAS CITY, MO 64114

**PRELIMINARY - NOT FOR CONSTRUCTION**

A 07/26/22		ISSUED FOR REVIEW		SE JL
DESIGNED / DRAWN:	LOCATION:	 4401 ALEXANDER BLVD. NE ALBUQUERQUE, NEW MEXICO, 87109		
S. ENGEMANN	EQUIPMENT FILE NO:			
ENGINEER REVIEW:		<b>BUILDING 4401</b> <b>FIRE 1</b> <b>FIRE PROTECTION</b> <b>SITE PLAN</b>		
J. LAVENDAR				
DATE:	SCALE:	PLOT:	4401	
07/26/2022	1" = 40'	1:1		
DRAWING NUMBER:	SIZE:	E1		
CS-F1				

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Jul 29 2022 9:17 AM



# ADMINISTRATIVE AMENDMENT

**FILE #:** SI-2022-00401

**PROJECT #:** PR-2018-001252

Installation of a security fence around site perimeter; Update landscape to replace

dead trees/plant materials and to accommodate security fence; Construction of a

new 5-foot wide public sidewalk around site perimeter; Addition of 80 sf security

booth.



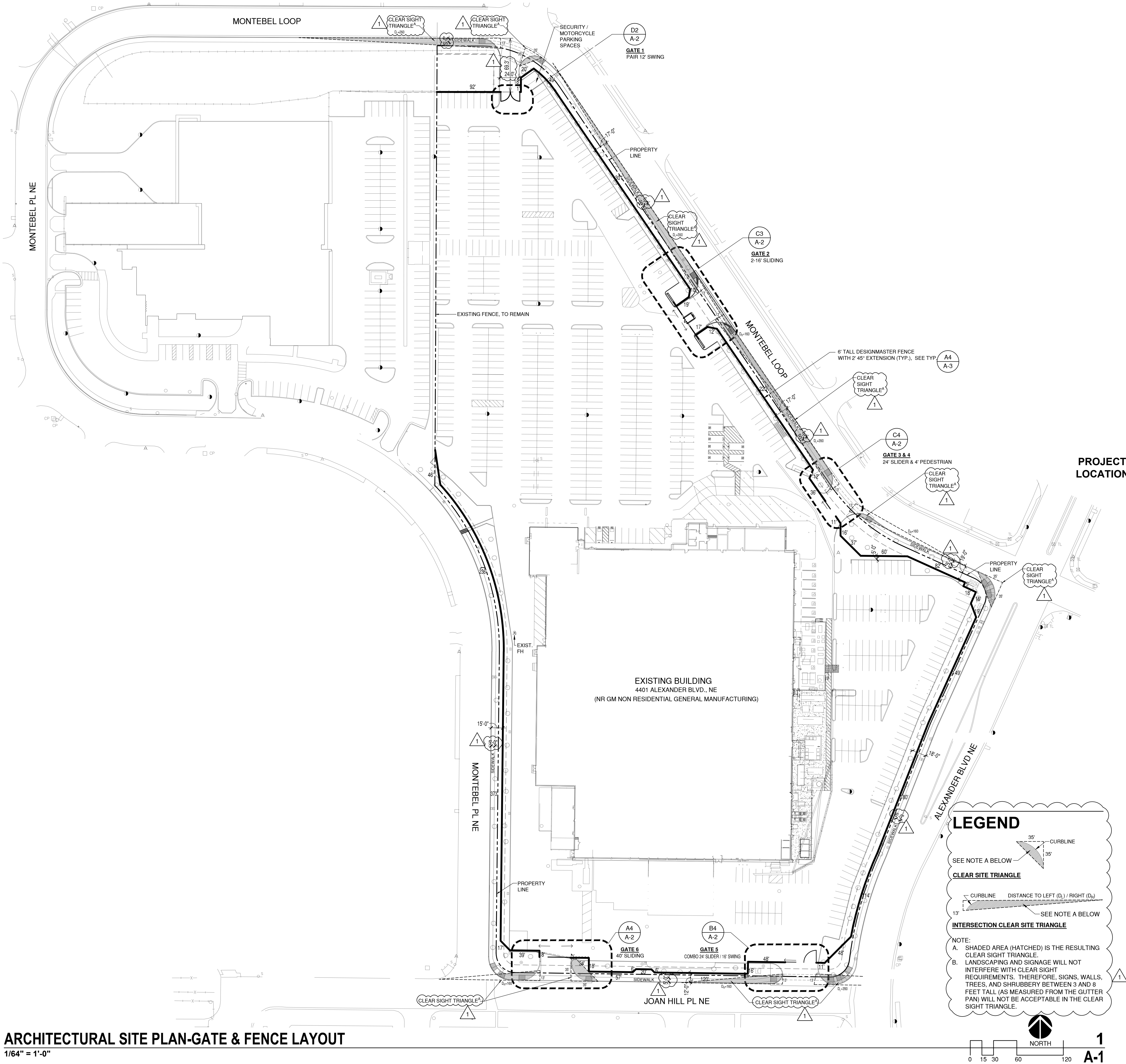
Digitally signed by James M. Aranda  
DN: cn=James M. Aranda, o=City of Albuquerque,  
ou=Planning Department, email=jmaranda@cabq.gov, c=US  
Date: 2022.04.04 09:50:09 -06'00'

4/4/2022

**APPROVED BY**

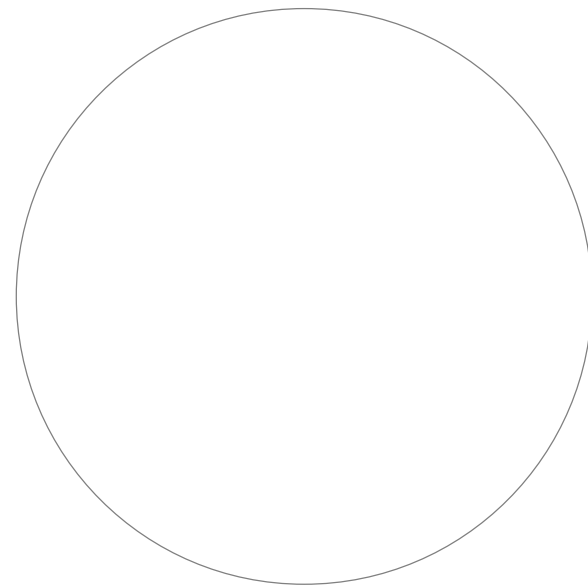
**DATE**





ARCHITECTURAL SITE PLAN-GATE & FENCE LAYOUT  
1/64" = 1'-0"

CITY APPROVAL STAMP



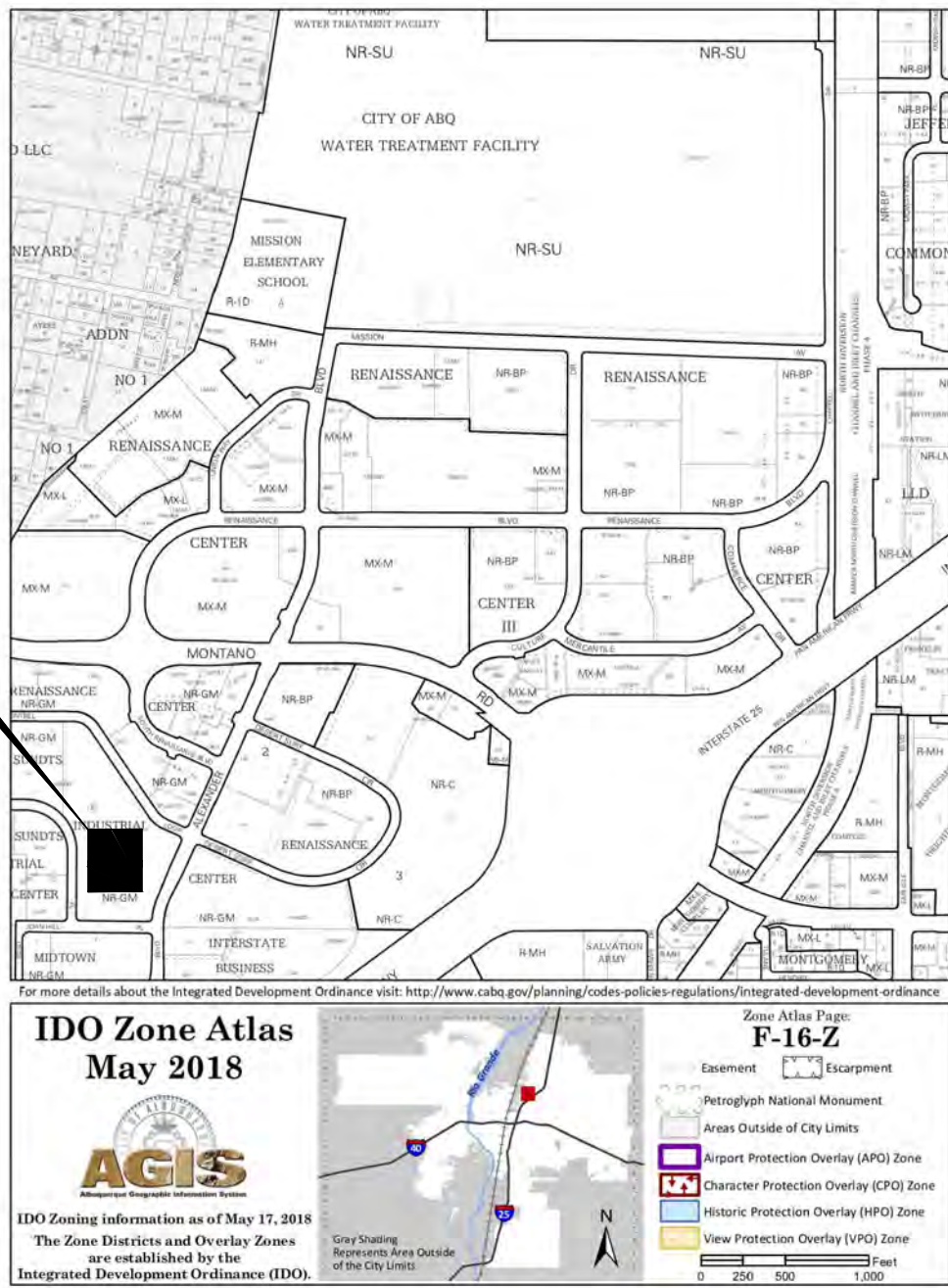
PROJECT DATA

PROJECT OWNER: AMRI  
PROJECT ADDRESS: 4401 ALEXANDER BOULEVARD, NE  
ZONING: NR GM NON RESIDENTIAL GENERAL MANUFACTURING

PROJECT DESCRIPTION

PROJECT IS FOR THE ADDITION OF A 6' HIGH PERIMETER FENCING AROUND THE PROPERTY WITH VARIOUS ENTRY GATES.

- NOTES:
1. PROVIDE FD KNOCK BOX AT MAIN GATE.
  2. FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY, SEE PUBLIC WORK ORDER NO. 695983.



ZONE ATLAS MAP F-16-Z

N.T.S.



JUNO

ARCHITECTS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:  
**AMRI SITE IMPROVEMENTS**  
4401 ALEXANDER BOULEVARD, NE  
ALBUQUERQUE, NEW MEXICO

SHEET TITLE:  
**FENCE SITE LAYOUT PLAN**

NO.	REVISION	DATE
1	TRANSPORTATION DEVELOPMENT COMMENTS	3/16/22

ARCHITECT STAMP	CONSULTANT STAMP	DATE: 1/27/22
STATE OF NEW MEXICO KEVIN JUNO NO. 1603		PROJECT NO. 2105
		SHEET NO.

A-1



**Gate A**  
Emergency  
**EXIT ONLY**  
Do Not Enter

**Gate B**  
**EXIT ONLY**  
Do Not Enter

**Gate B**  
EMPLOYEE/VISITOR  
**ENTRANCE ONLY**

GATE 1

GATE 2

GATE 2

**Gate C**  
Emergency  
**EXIT ONLY**  
Do Not Enter

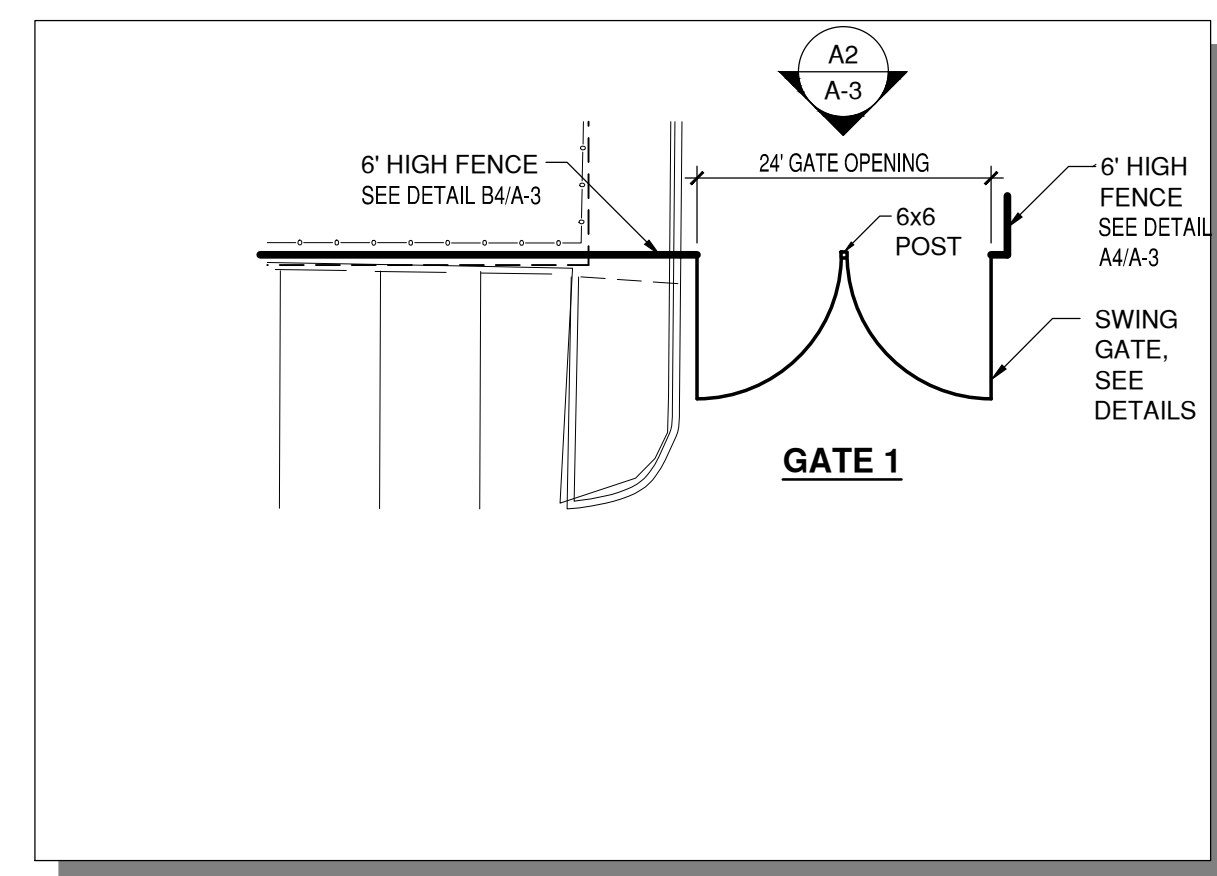
**Gate D**  
Emergency  
**EXIT ONLY**  
Do Not Enter

**Gate E**  
**TRUCK**  
ENTRANCE/EXIT  
**DELIVERIES**  
**ONLY**

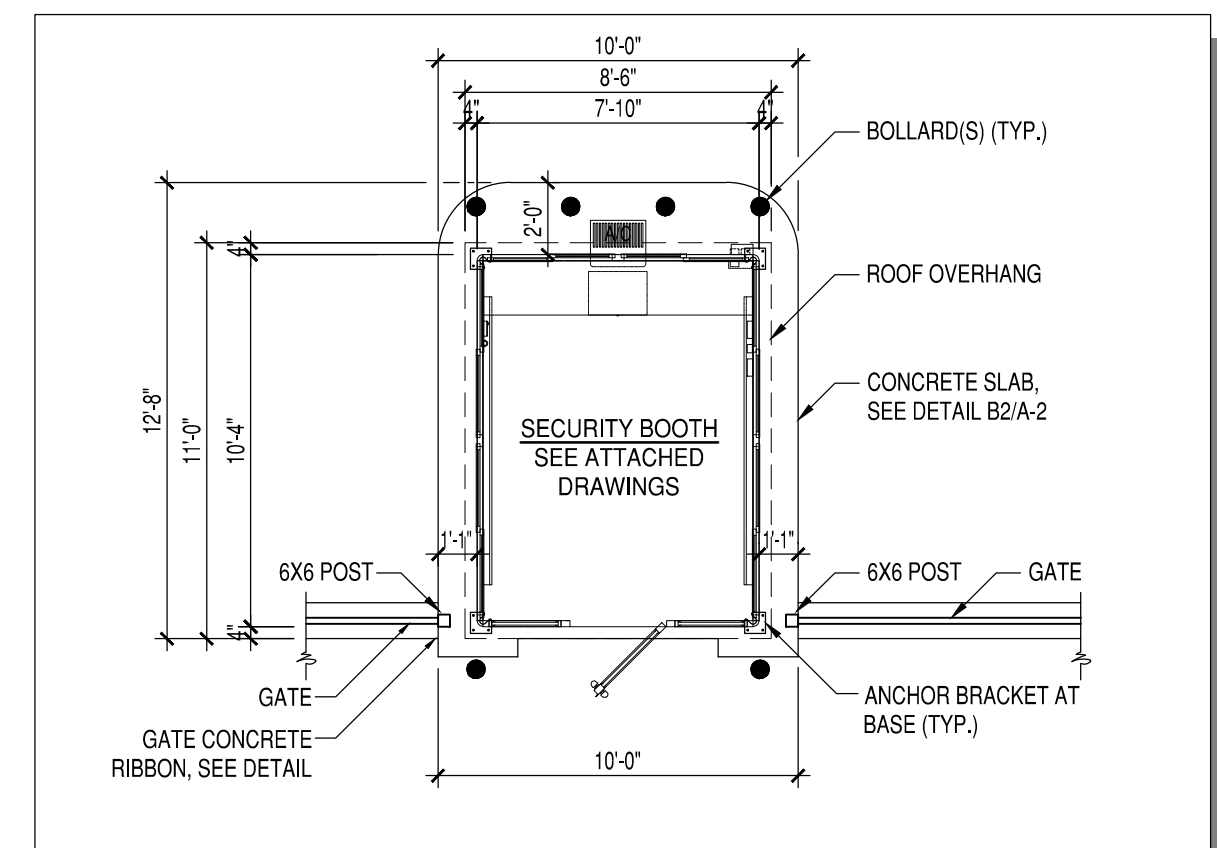
Technical drawing of a rectangular plate with a semi-circular top. The overall width is 1'-6". The overall height is 2'-0". The top edge has a semi-circular profile with a radius of R1'-. The top edge is 1 1/2" thick. The bottom edge is 1 1/2" thick. The side edges are 1'-9" high. The plate has two holes, each with a diameter of 2-3/8". The corners are rounded with a radius of R1 1/2".

$$\left( \overline{1'' = 1' - 0''} \right)$$

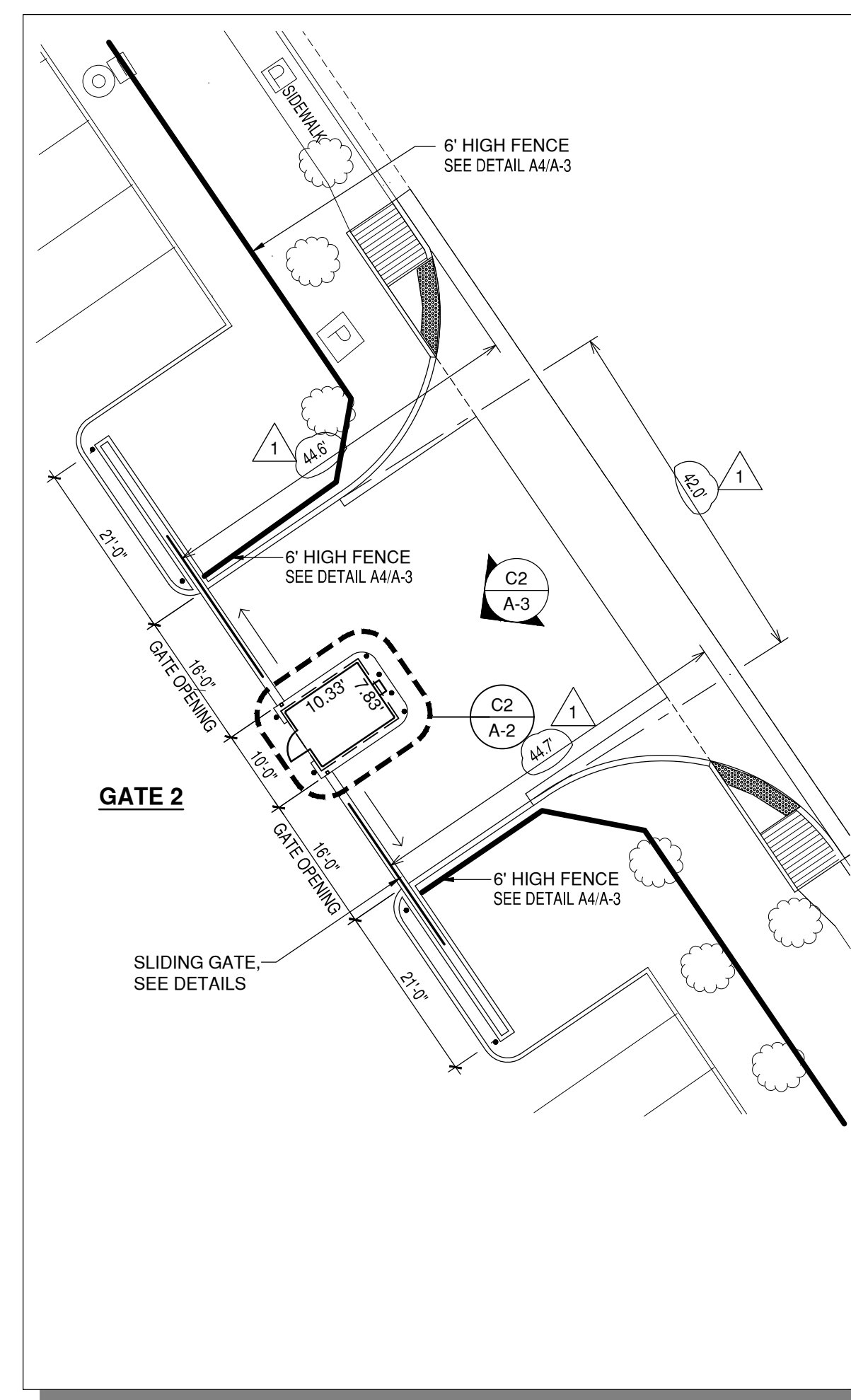
**A-2**


$$\frac{1}{16}'' = 1'-0''$$

**A-2**


$$\underline{3/16'' = 1'-0''}$$

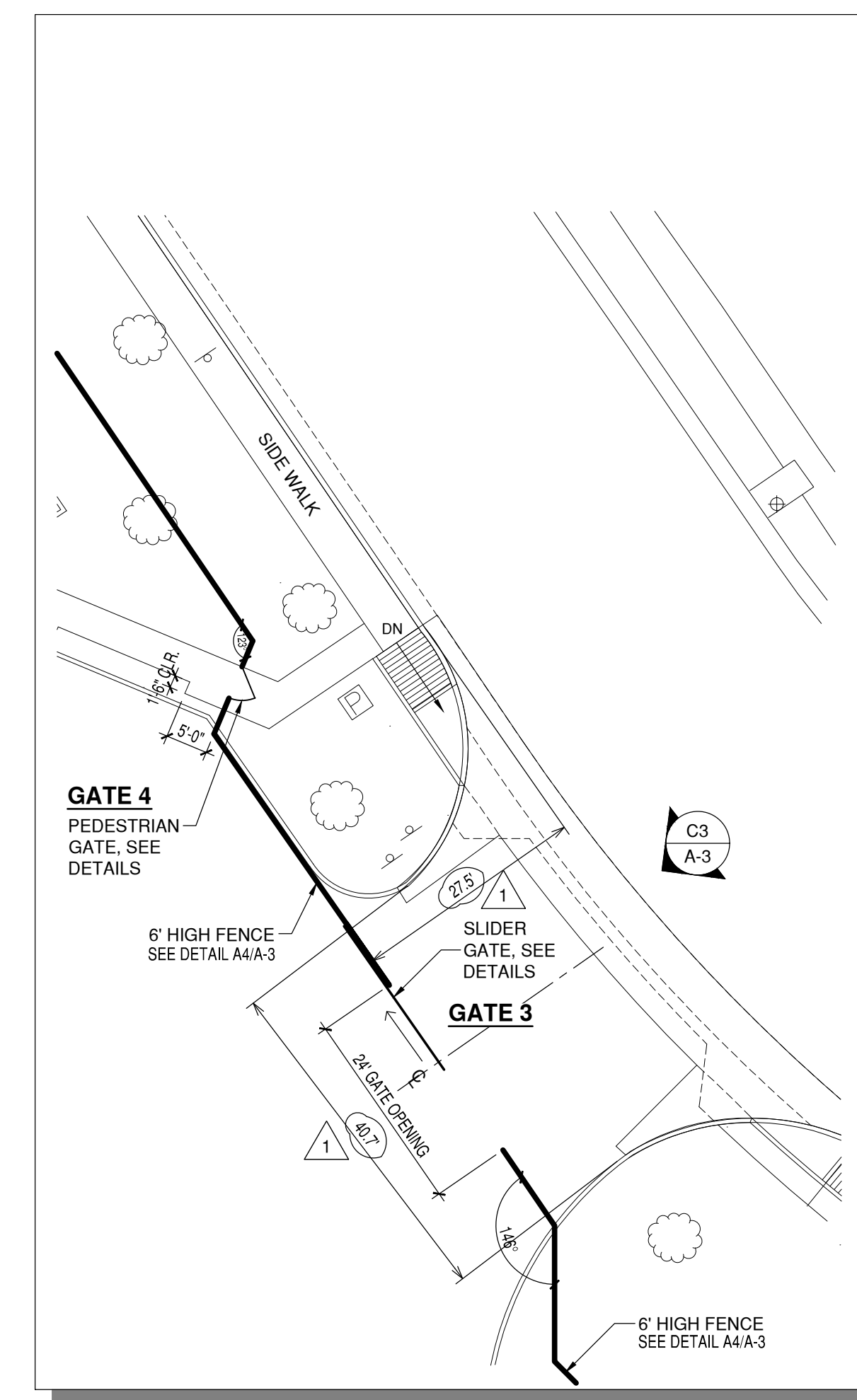
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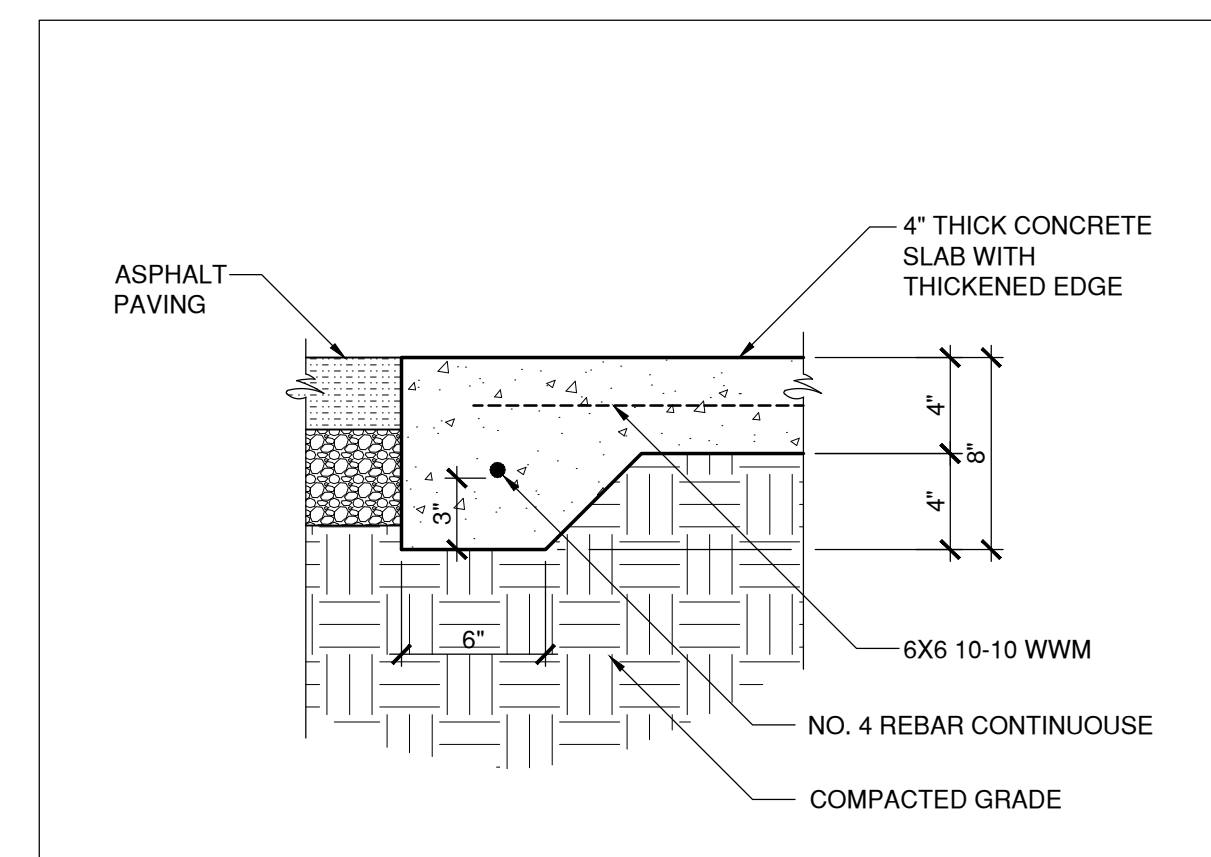
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**1/16" = 1'-0"**

A-2


$$1/16'' = 1'-0''$$

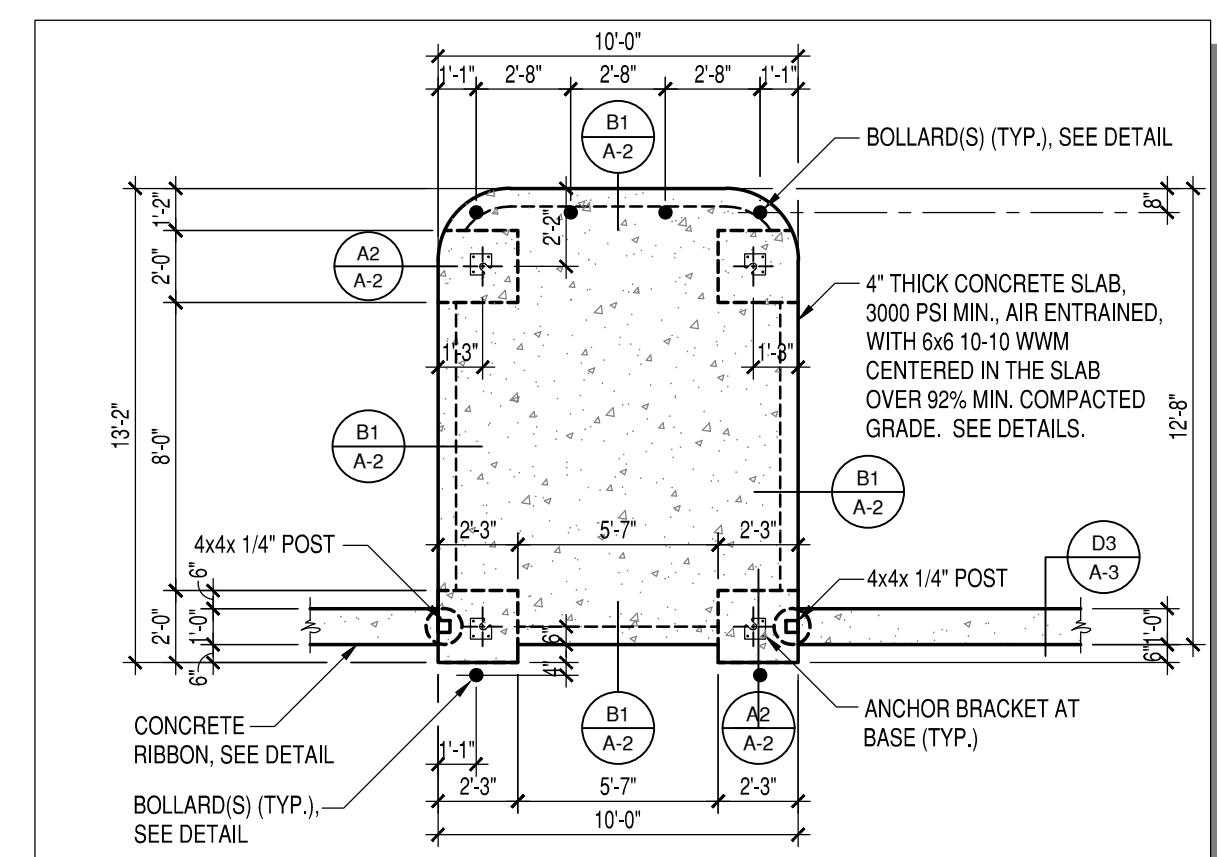
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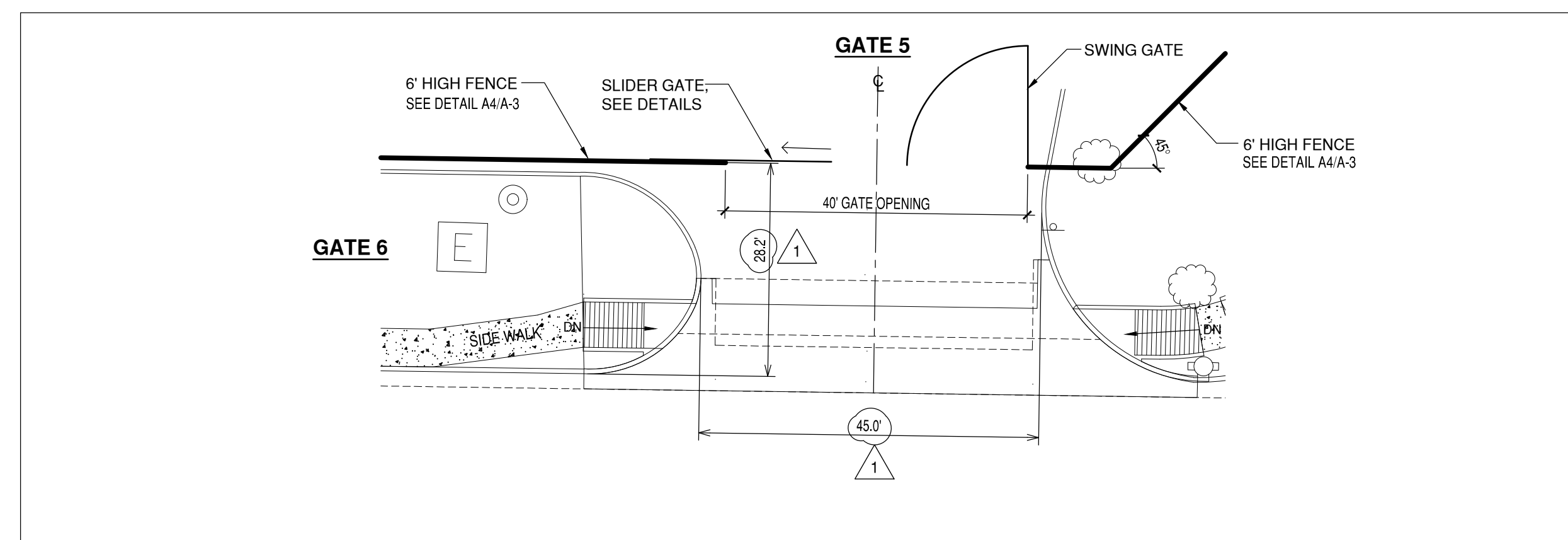
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1 1/2" = 1'-0"

**A-2**


$$\underline{3/16'' = 1'-0''}$$

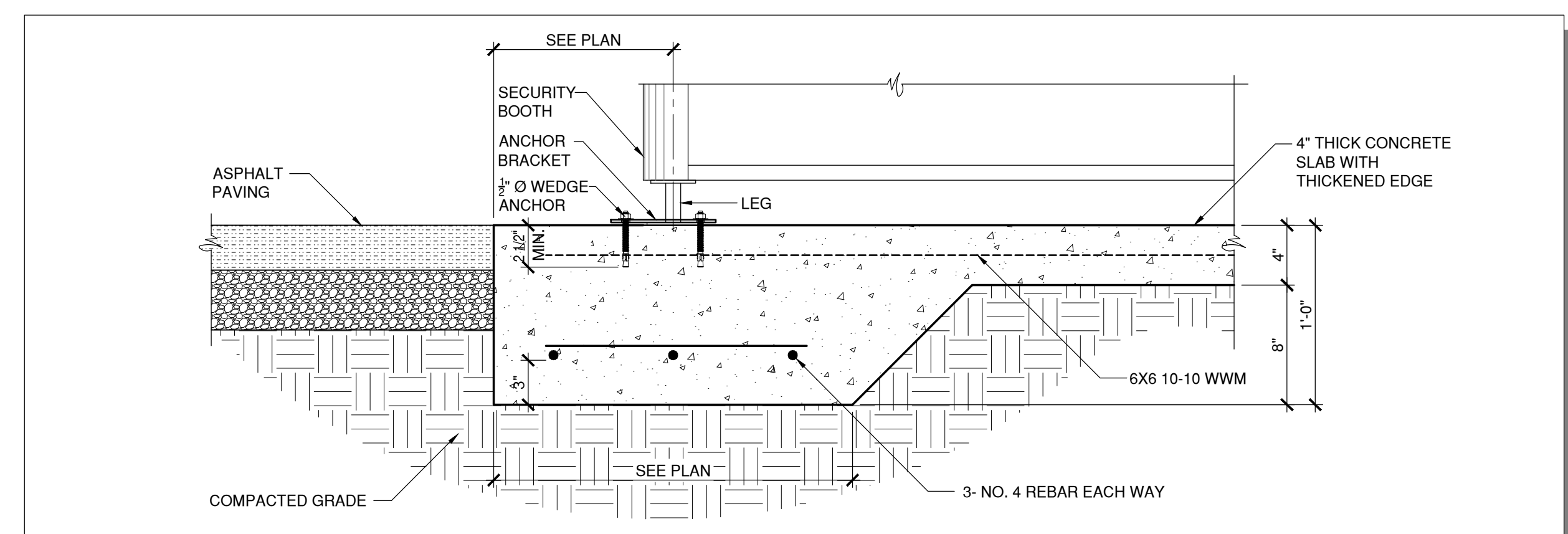
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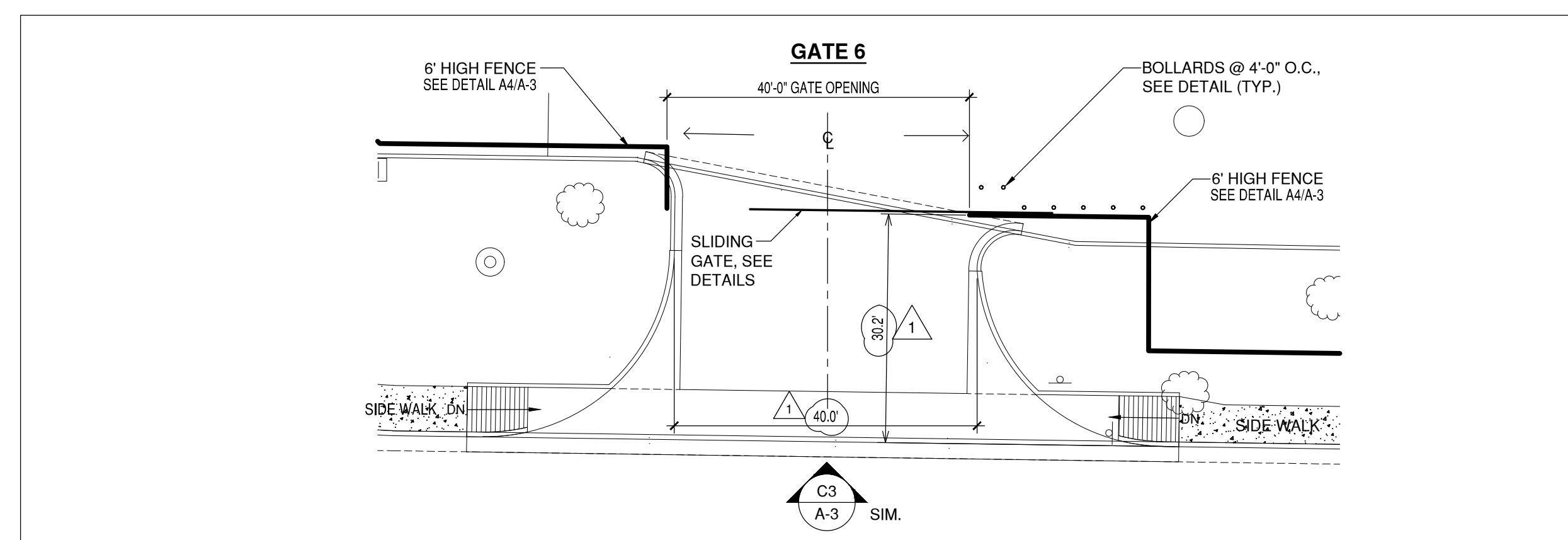
---

**1/16" = 1'-0"**

**A-2**


$$1 \frac{1}{2}'' = 1'-0''$$

A-2


$$\frac{1}{16}'' = 1'-0''$$

**A-2**

ARCHITECTS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:  
**AMRI SITE IMPROVEMENTS**  
4401 ALEXANDER BOULEVARD, NE  
ALBUQUERQUE, NEW MEXICO

SHEET TITLE:

## ENLARGED PLANS AND DETAIL

NO.	REVISION	DATE
1	TRANSPORTATION DEVELOPMENT COMMENTS	3/16/22

ARCHITECT STAMP

CONSULTANT STAMP

DATE: \_\_\_\_\_

1/27/22

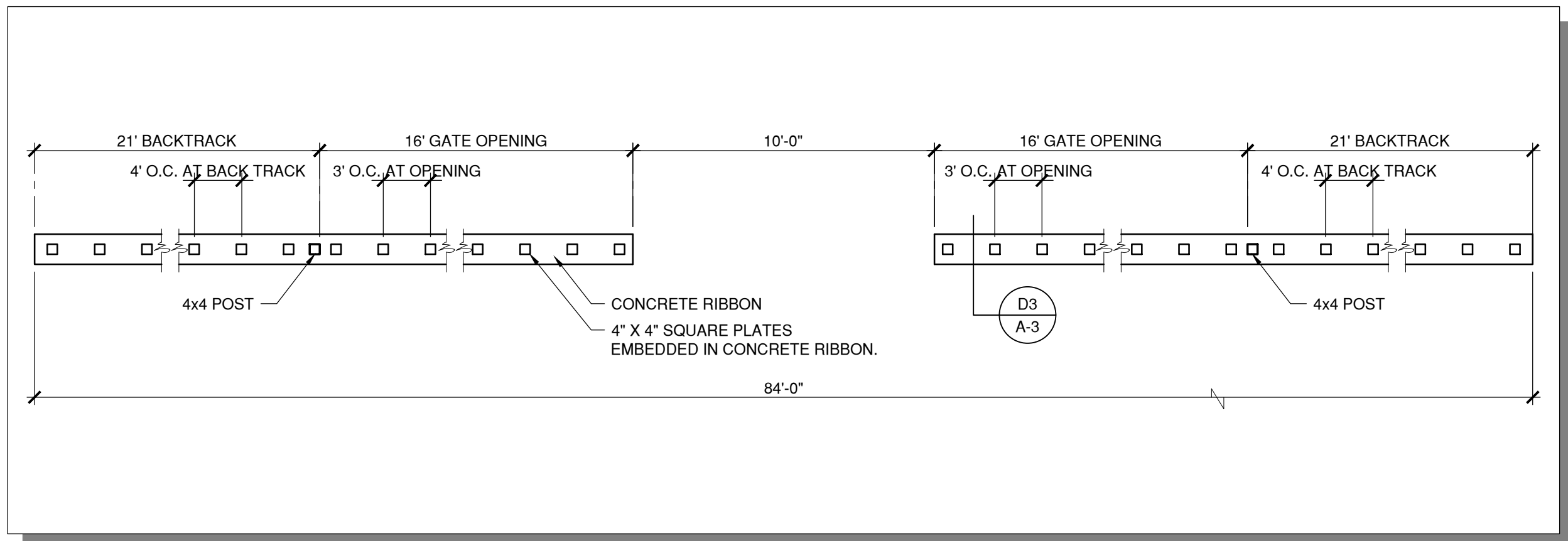
PROJECT NO.

2105

SHEET NO.

# A-2



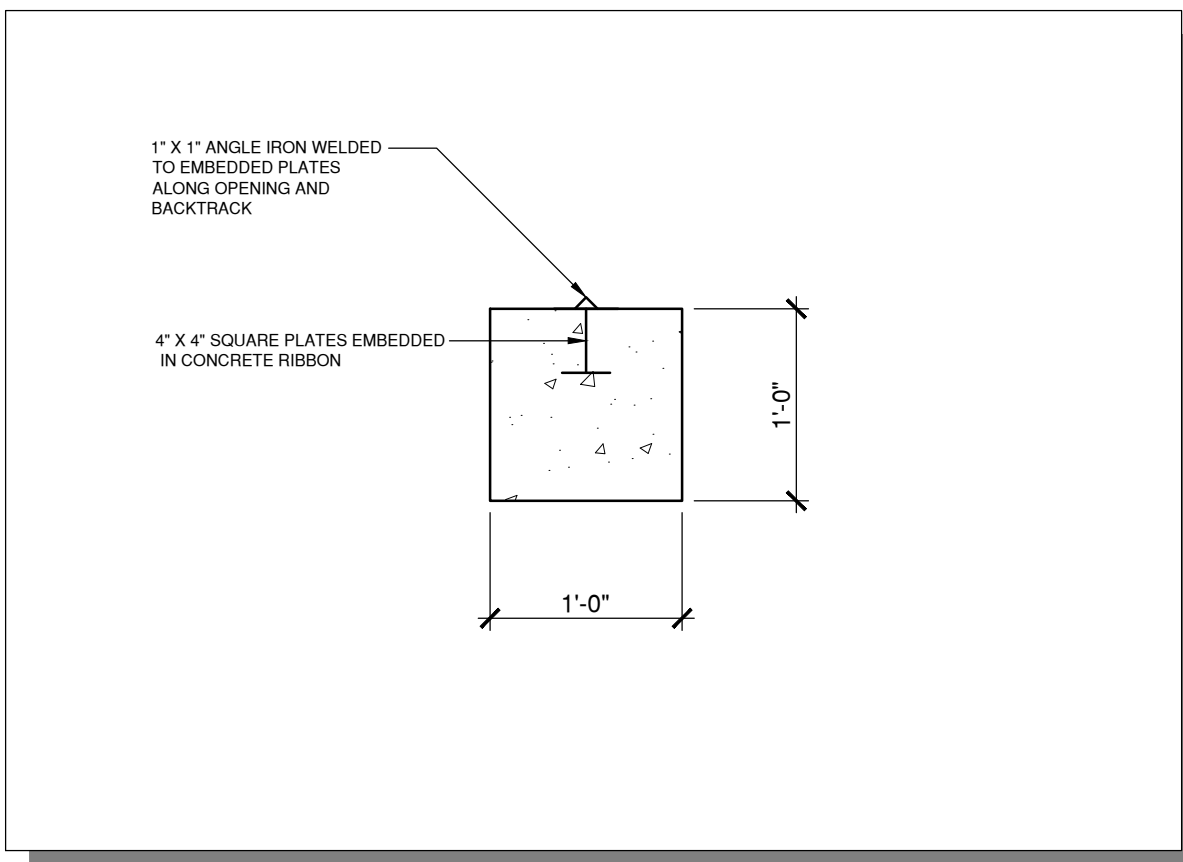


**RIBBON PLAN DETAIL**

1/4" = 1'-0"

**D2**

**A-3**



**RIBBON SECTION DETAIL**

1" = 1'-0"

**D3**

**A-3**

GATE DIMENSIONS			
GATE NUMBER	A	B	C
1	PR. 12'-0"		
2	2@16'-0"		
3	24'-0"		
4	4'-0"	SEE ELEV.	
5	24' SLIDE/16' SWING		
6	40'-0"		

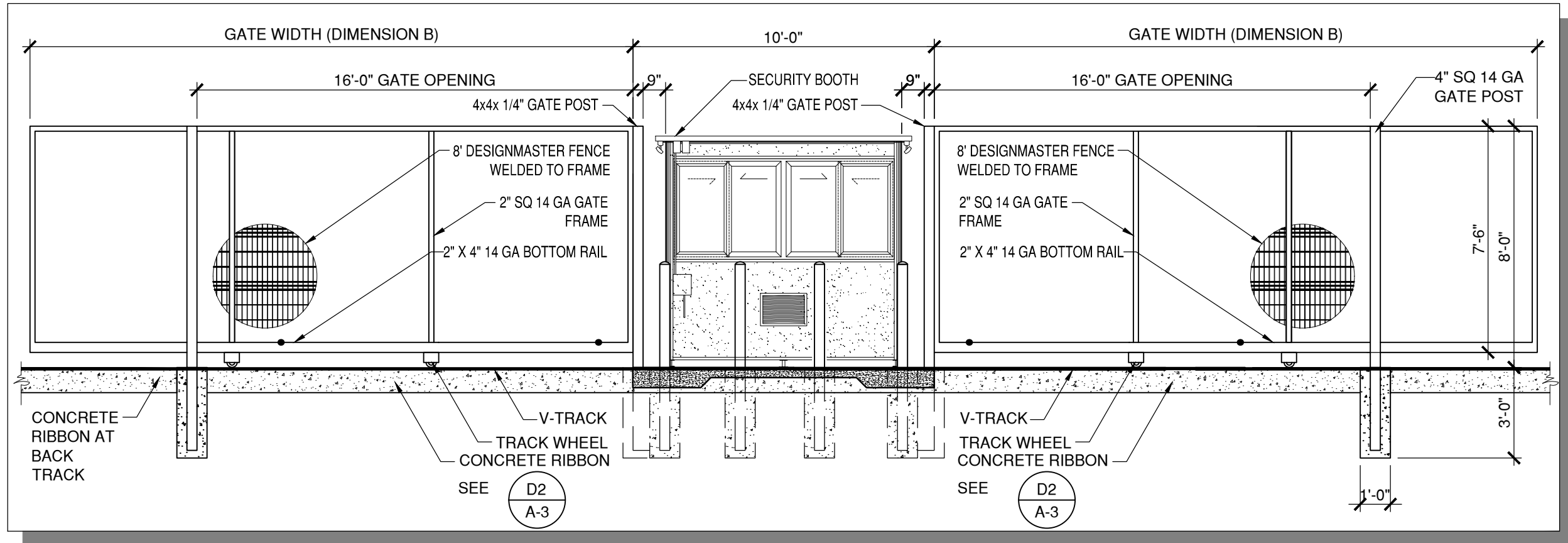
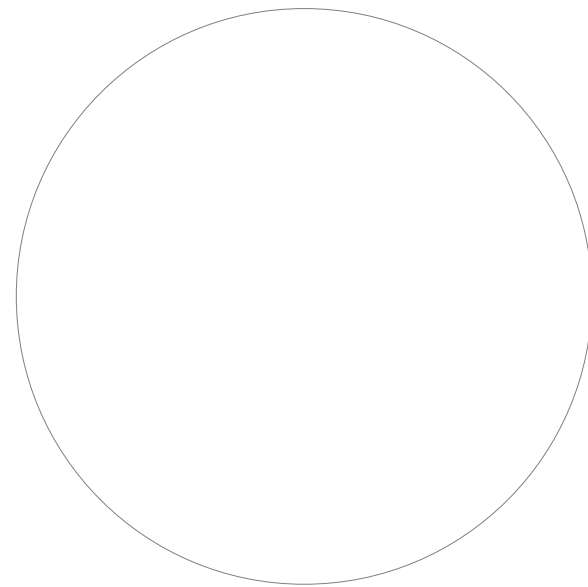
**GATE DIMENSION TABLE**

1/4" = 1'-0"

**D4**

**A-3**

**CITY APPROVAL STAMP**

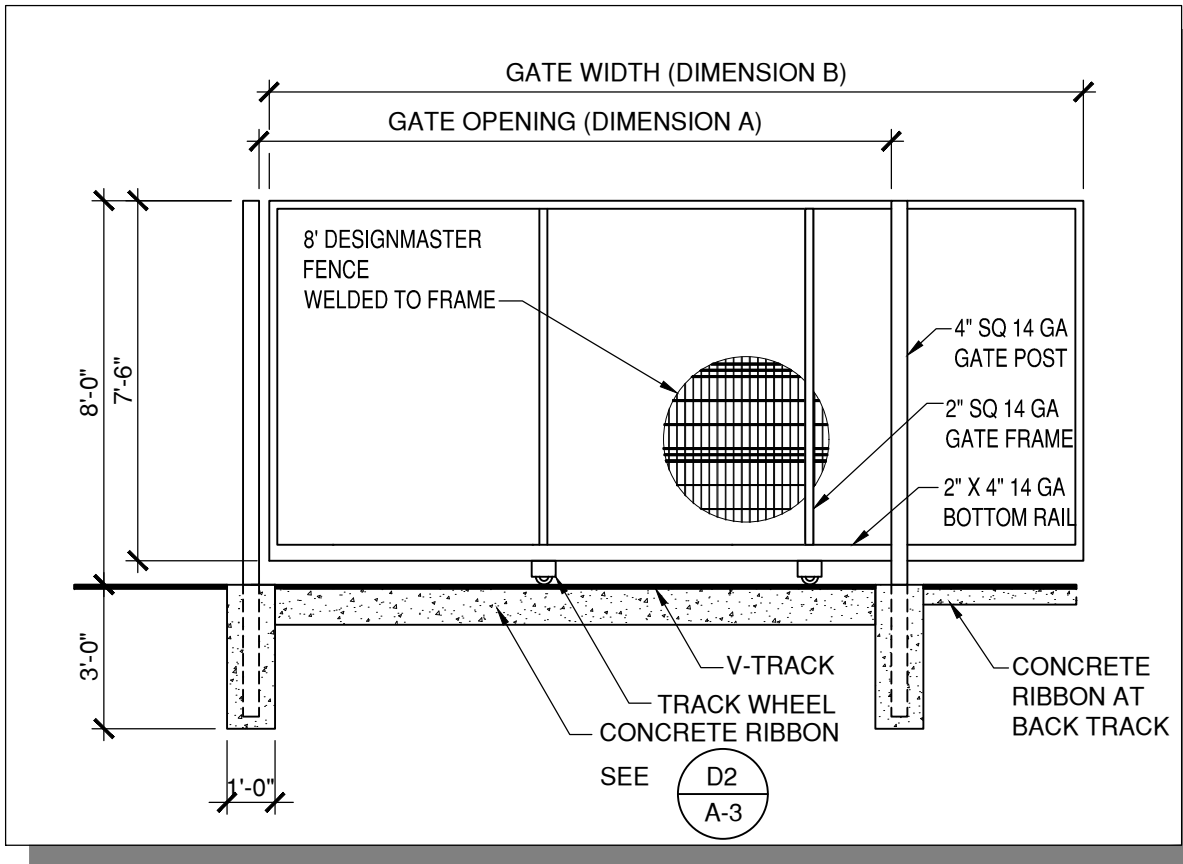


**BI-PARTING V-TRACK GATE**

1/4" = 1'-0"

**C2**

**A-3**

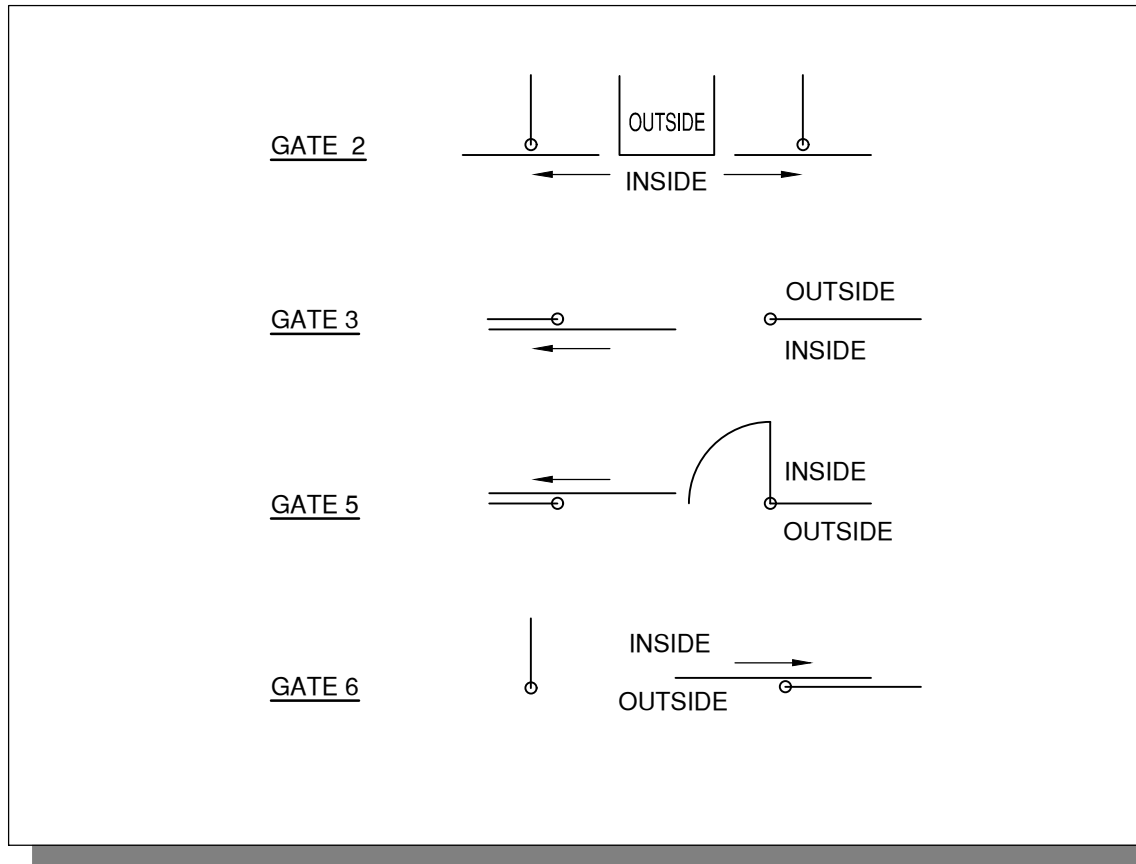


**SLIDER V-TRACK GATE**

1/4" = 1'-0"

**C3**

**A-3**

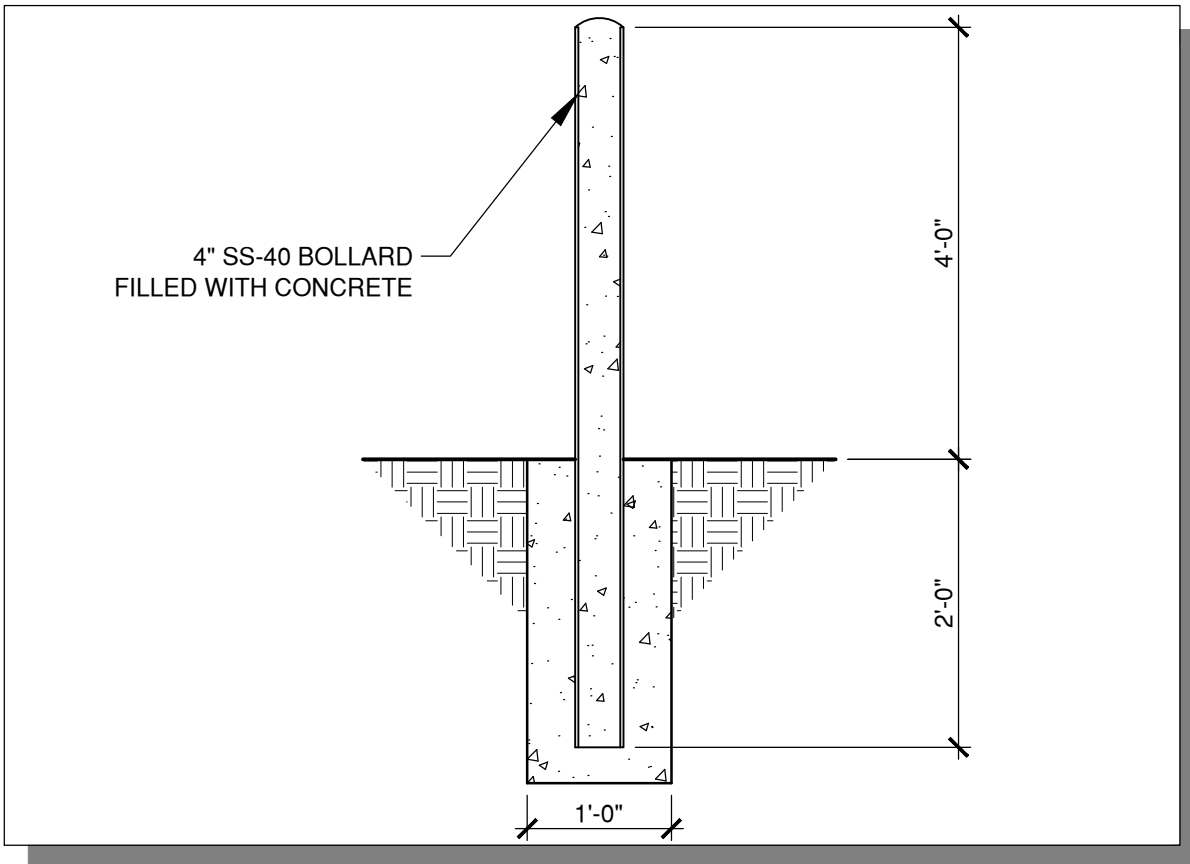


**GATE SLIDE KEY**

1/4" = 1'-0"

**C4**

**A-3**

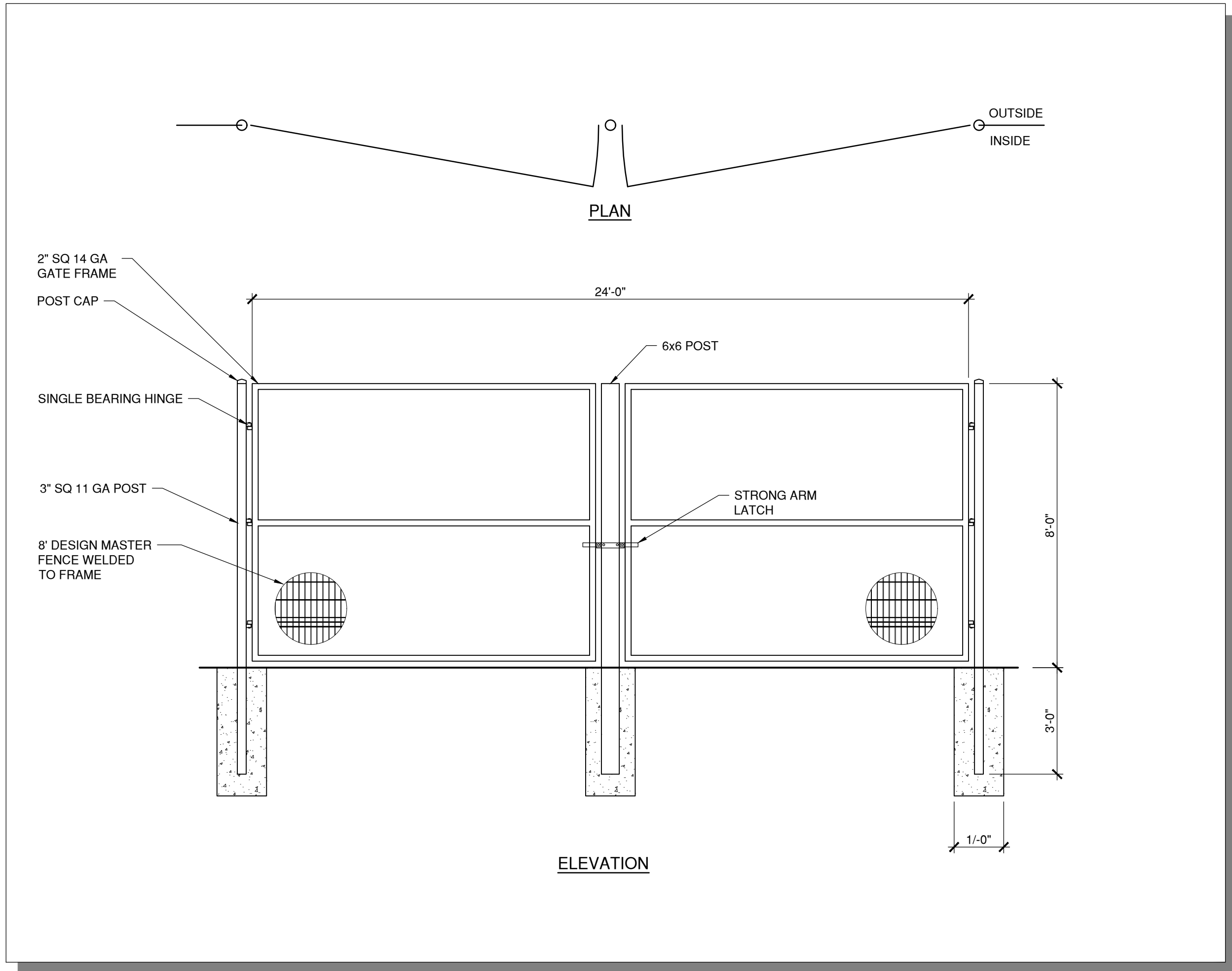


**BOLLARD DETAIL**

3/4" = 1'-0"

**C5**

**A-3**

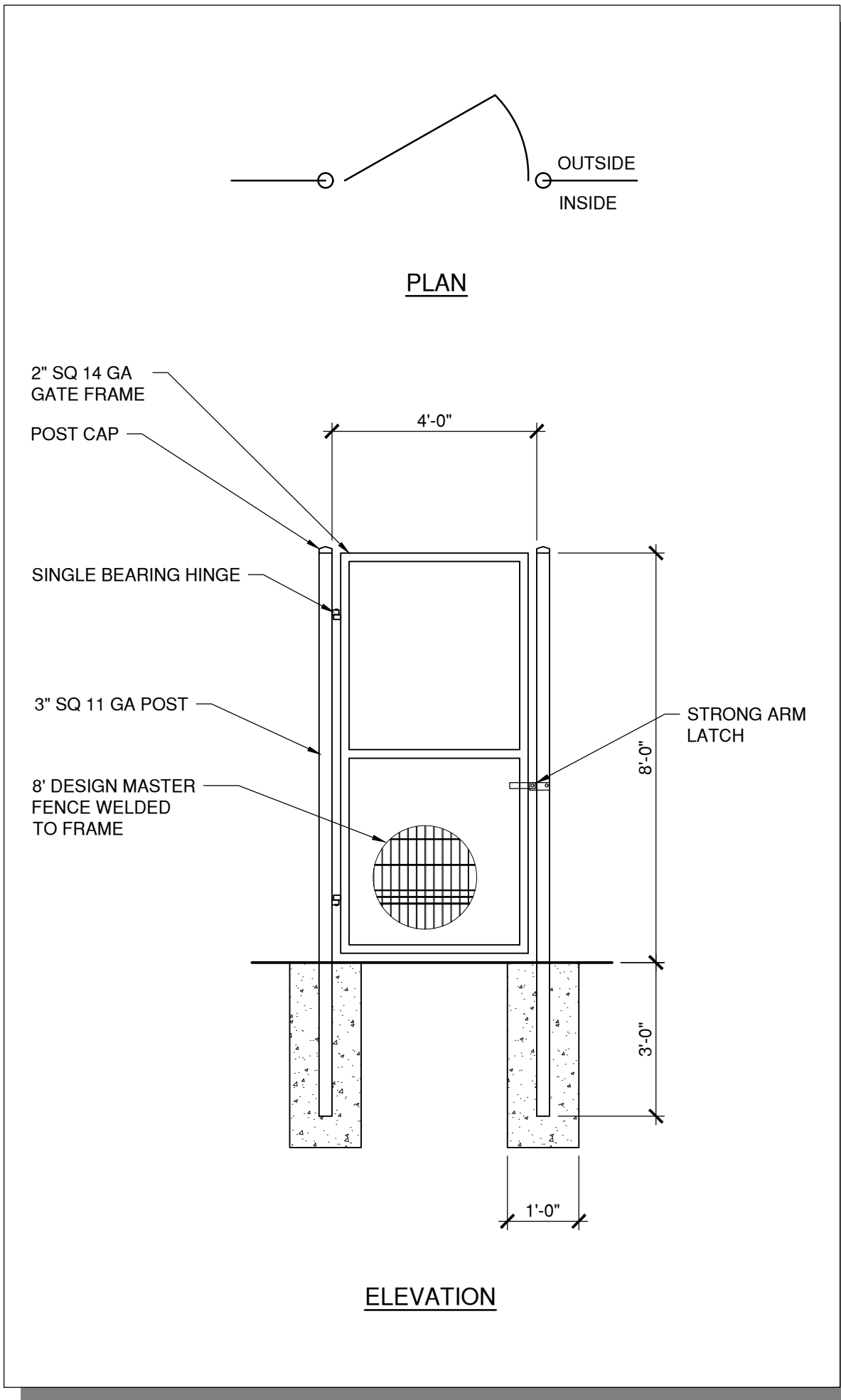


**SWING GATE 1 DETAIL**

3/8" = 1'-0"

**A2**

**A-3**

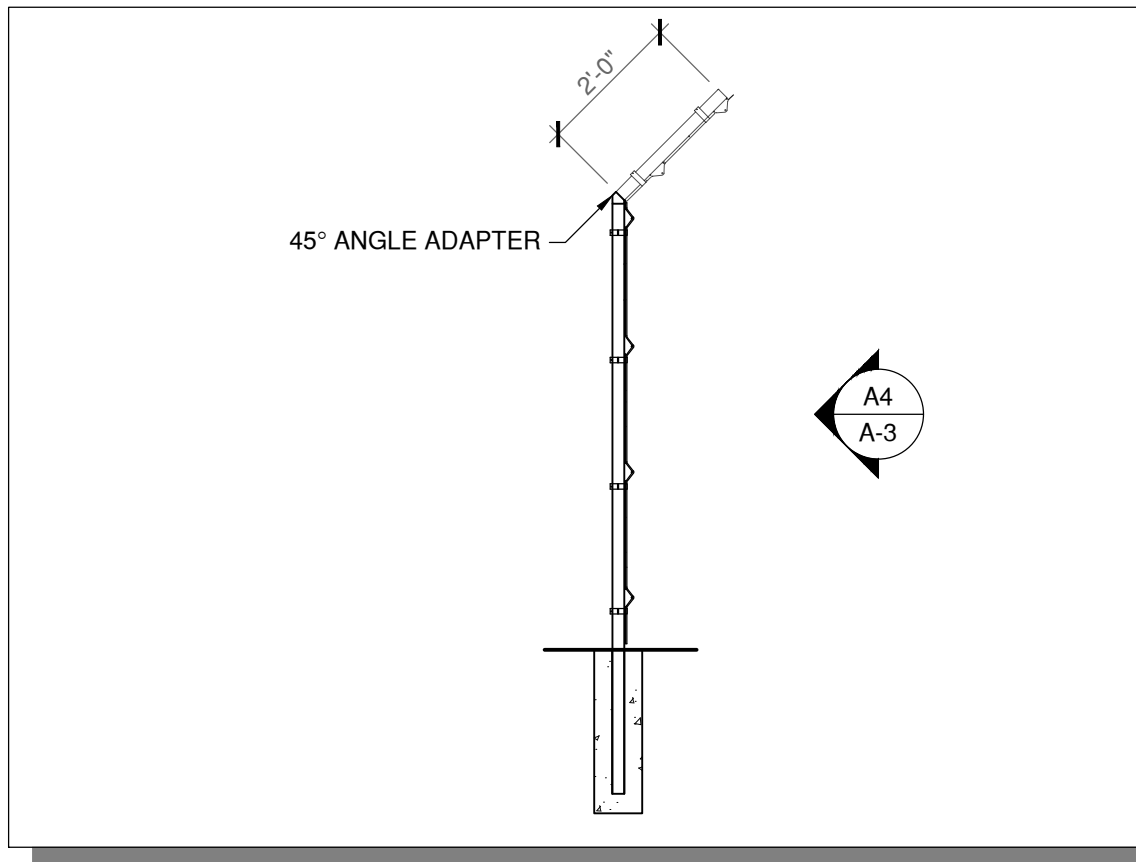


**PEDESTRIAN GATE 4 DETAIL**

3/8" = 1'-0"

**A3**

**A-3**

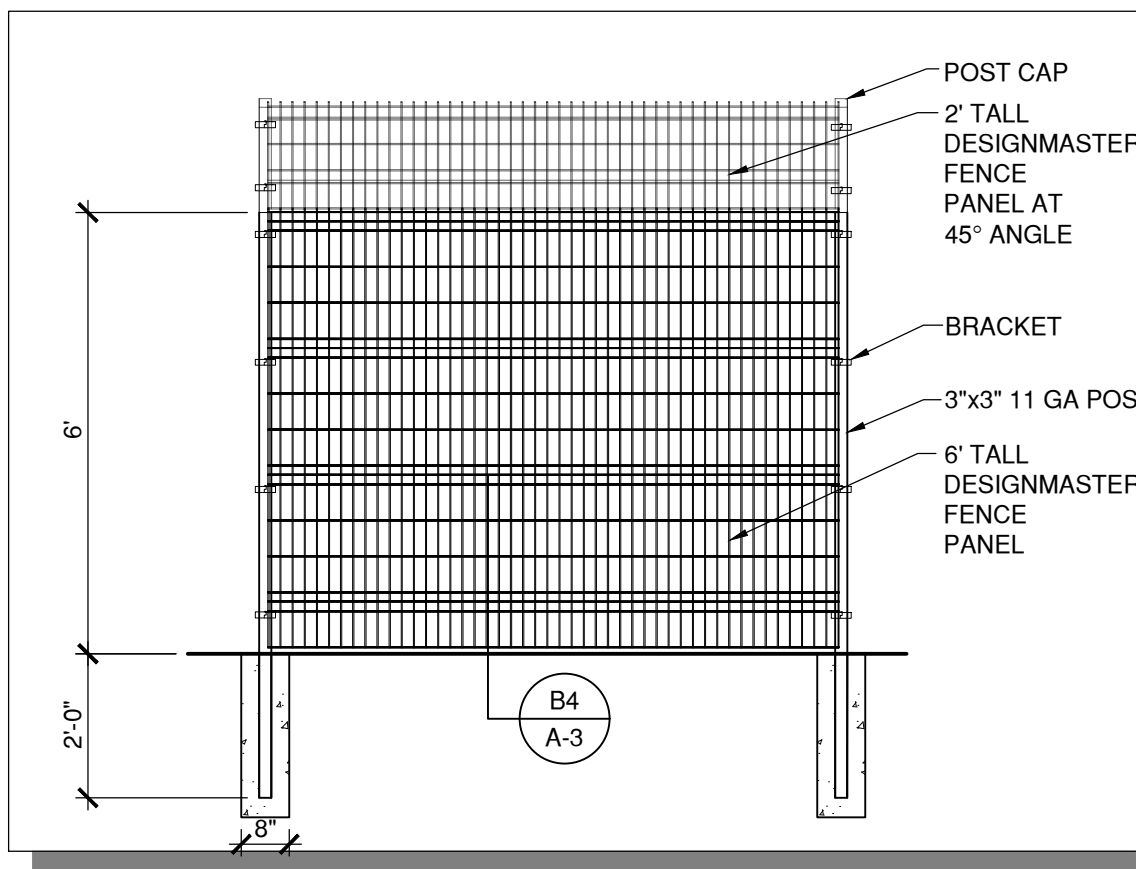


**FENCE SECTION PROFILE**

3/8" = 1'-0"

**B4**

**A-3**



**FENCE ELEVATION DETAIL**

3/8" = 1'-0"

**A4**

**A-3**

**JUNO**

**ARCHITECTS**

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:  
**AMRI SITE IMPROVEMENTS**  
4401 ALEXANDER BOULEVARD, NE  
ALBUQUERQUE, NEW MEXICO

SHEET TITLE:

**DETAILS**

NO.	REVISION	DATE

ARCHITECT STAMP

CONSULTANT STAMP

DATE:

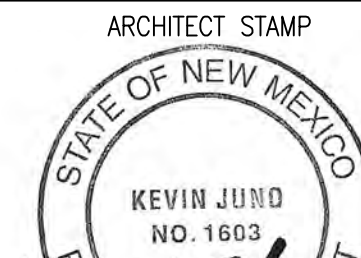
**1/27/22**

PROJECT NO.

**2105**

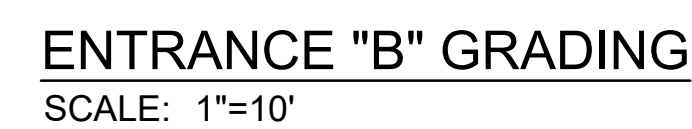
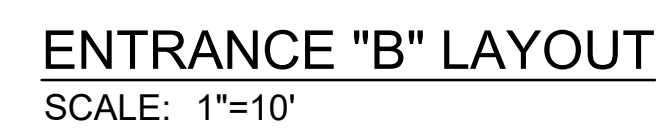
SHEET NO.

**A-3**



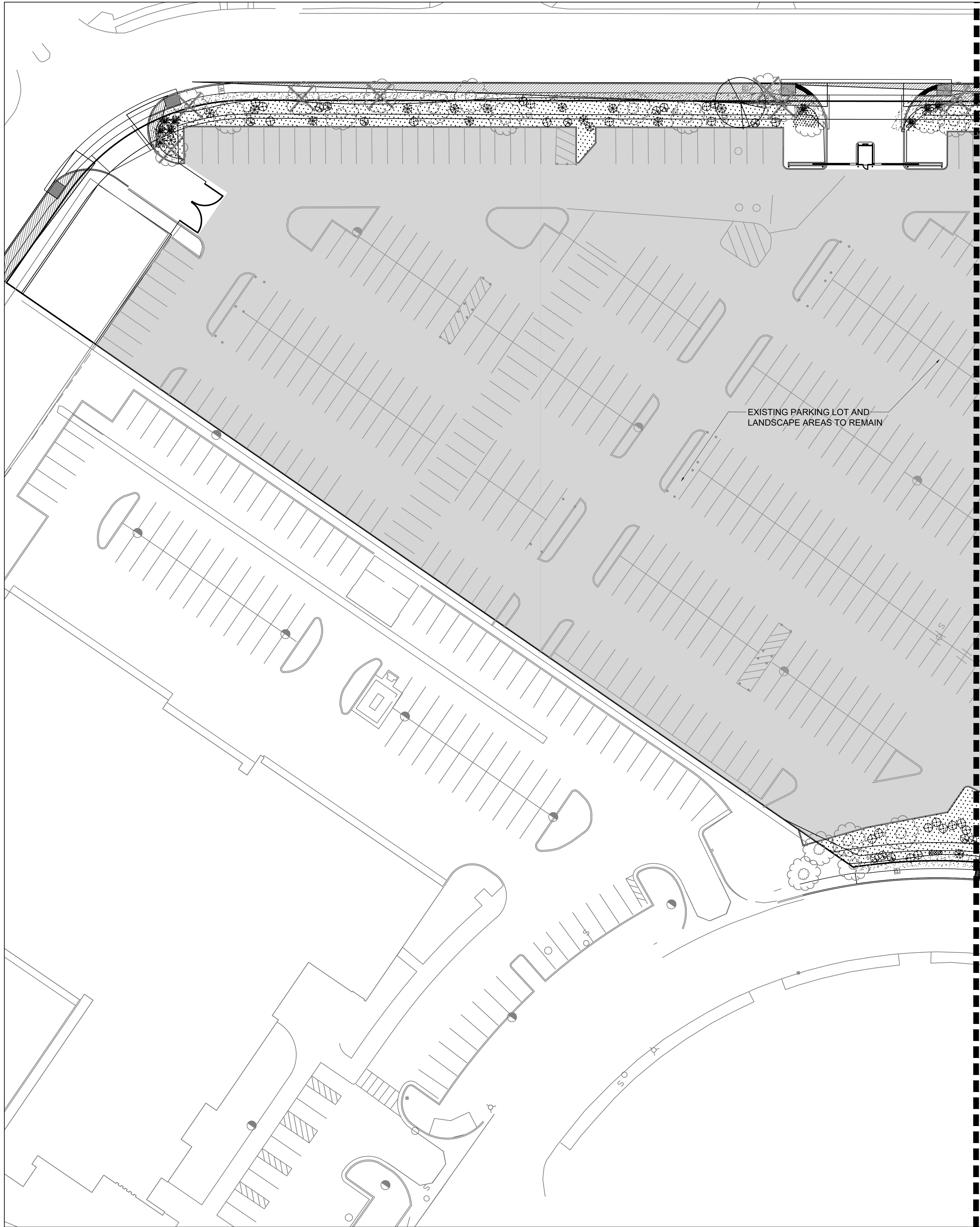
*Kevin Juno* 1.27.22





SHEET NO.





PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	MATURE SIZE
TREES - REFERENCE DETAIL 1-2/L501				
4		CHILOPSIS LINEARIS DESERT WILLOW 'BUBBA' (RW)	24" BOX	20' HT. X 25' SPR.
4		PISTACIA CHINENSIS CHINESE PISTACHE (M)	2.5" B&B	40' HT. X 30' SPR.
SHRUBS AND GROUNDCOVERS - REFERENCE DETAIL 3-4/L501				
56		UPRIGHT GERMANDER TEUCRIUM CHAMAEDRYS (L)	1-GAL	2' HT. X 2' SPR.
92		CYTISUS X PRAECOX 'ALL GOLD' ALL GOLD SCOTCH BROOM (L)	5-GAL	5' HT. X 5' SPR.
78		FALLUGIA PARADOXA APACHE PLUME (L)	5-GAL	5' HT. X 5' SPR.
85		JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER (M)	5-GAL	8" HT. X 8' SPR.
96		NANDINA DOMESTICA 'MONFAR' SIENNA SUNRISE HEAVENLY BAMBOO (M)	5-GAL	3' HT. X 2' SPR.
73		BUDDLEJIA DAVIDII 'NANHO BLUE' BUDDLEIA NANHO BLUE	5-GAL	5' HT. X 5' SPR.
MULCHES				
37,574 SF		1" AMARETTO BROWN CRUSHED GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC		
12,444 SF		2"-4" COYOTE MIST COBBLE AT 4" DEPTH OVER FILTER FABRIC AT HEADER CURBS OR SLOPES GREATER THAN 4:1 PLACE 4-8" COYOTE MIST COBBLE AT 8" DEPTH OVER FILTER FABRIC		

EXISTING LANDSCAPE LEGEND

QTY.	SYMBOL	DESCRIPTION
61		EXISTING TREES TO REMAIN WITHIN IMPROVEMENT AREA (AVERAGE SPREAD 25' FOR CALCULATIONS)
32		EXISTING TREE TO BE REMOVED (DUE TO HEALTH OR LOCATION)
		EXISTING BUILDING, SITE AND LANDSCAPE TO REMAIN (EXISTING IRRIGATION TO REMAIN AND MUST BE PROVIDED TO EXISTING LANDSCAPE AREAS TO REMAIN)

LANDSCAPE NOTES AND CALCULATIONS

IRRIGATION  
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

RESPONSIBILITY OF MAINTENANCE  
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE  
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION  
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE:  
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

LANDSCAPE AREA COVERAGE  
LANDSCAPE AREA TO BE RENNOVATED: 50,018 SF  
(EXCLUDING BUILDING AND PARKING LOTS TO REMAIN)

LANDSCAPE LIVE VEGETATIVE COVERAGE  
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75%. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

REQUIRED LIVE VEGETATIVE MATERIAL COVERAGE (75%)	37,514 SF
PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE (88%)	44,253 SF
REQUIRED GROUND-LEVEL PLANT COVERAGE (25%)	9,378 SF
PROVIDED GROUND-LEVEL PLANT COVERAGE (25%)	9,510 SF

STREET TREES  
STREET TREE REQUIREMENTS SPECIFY THE SPACING BETWEEN STREET TREES, WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE INSTALLED AT A FREQUENCY OF 30 FEET PER LINEAR FOOT OF STREET FRONTAGE.

MONTBEL LOOP NE: LOCAL - NO STREET TREES REQUIRED  
- PROVIDED TREES: 20

MONTBEL PLACE NE: LOCAL - NO STREET TREES REQUIRED  
- PROVIDED TREES: 11

JOAN HILL PL NE: LOCAL - NO STREET TREES REQUIRED  
- PROVIDED TREES: 5

ALEXANDER BLVD - 561 LF  
- REQUIRED TREES: 19  
- PROVIDED: 20 TREES

CITY SUBMITTAL NOTES

- THE LANDSCAPE PLAN ON FILE FOR THIS SITE DEVELOPMENT PLAN WAS ILLEGIBLE. THE PLAN CHANGES WILL ONLY ADDRESS REMOVAL OF TREES LOCATED WITHIN THE NEW SIDEWALK IMPROVEMENT AND ALL OTHER EXISTING TREES WILL REMAIN. ALL EXISTING TURF GRASS HAS DIED AND WILL BE REPLACED WITH GRAVEL OR COBBLE OVER FILTER FABRIC. THE EXISTING SPRAY IRRIGATION SYSTEM WILL BE MODIFIED TO A DRIP SYSTEM.
- ADDITIONAL PLANTINGS WILL BE PLACED TO ENHANCE THE EXISTING LANDSCAPE AREAS.

GENERAL NOTES

- PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
- ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
- THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING. IN ADDITION, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- FILTER FABRIC TO BE DEWITT PRO-S WEED CONTROL, OR EQUAL.
- PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY, PLANS SHALL TAKE PRECEDENCE.



CONSENSUS  
Planning / Landscape Architecture  
302 Eighth Street NW  
Albuquerque, NM 87102  
(505) 764-9801 Fax 842-5495  
e-mail: cp@consensusplanning.com

CONSULTANTS



AMRI PUBLIC  
SIDEWALKS  
IMPROVEMENTS  
ALBUQUERQUE, NM

DECEMBER 15, 2021

SUBMITTAL: AA

REVISIONS

NO.	DATE	DESCRIPTION
1	3-23-2022	ADD SIGHT TRIANGLES

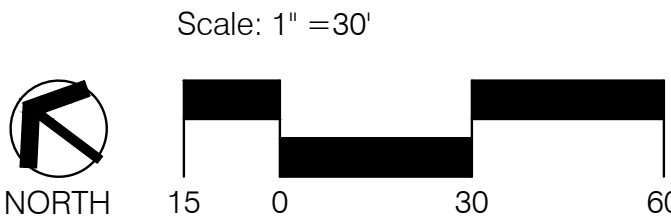
PROJECT NO: XXXX  
CAD DWG FILE:  
DESIGNED BY: KP  
DRAWN BY: KP  
CHECKED BY: CG

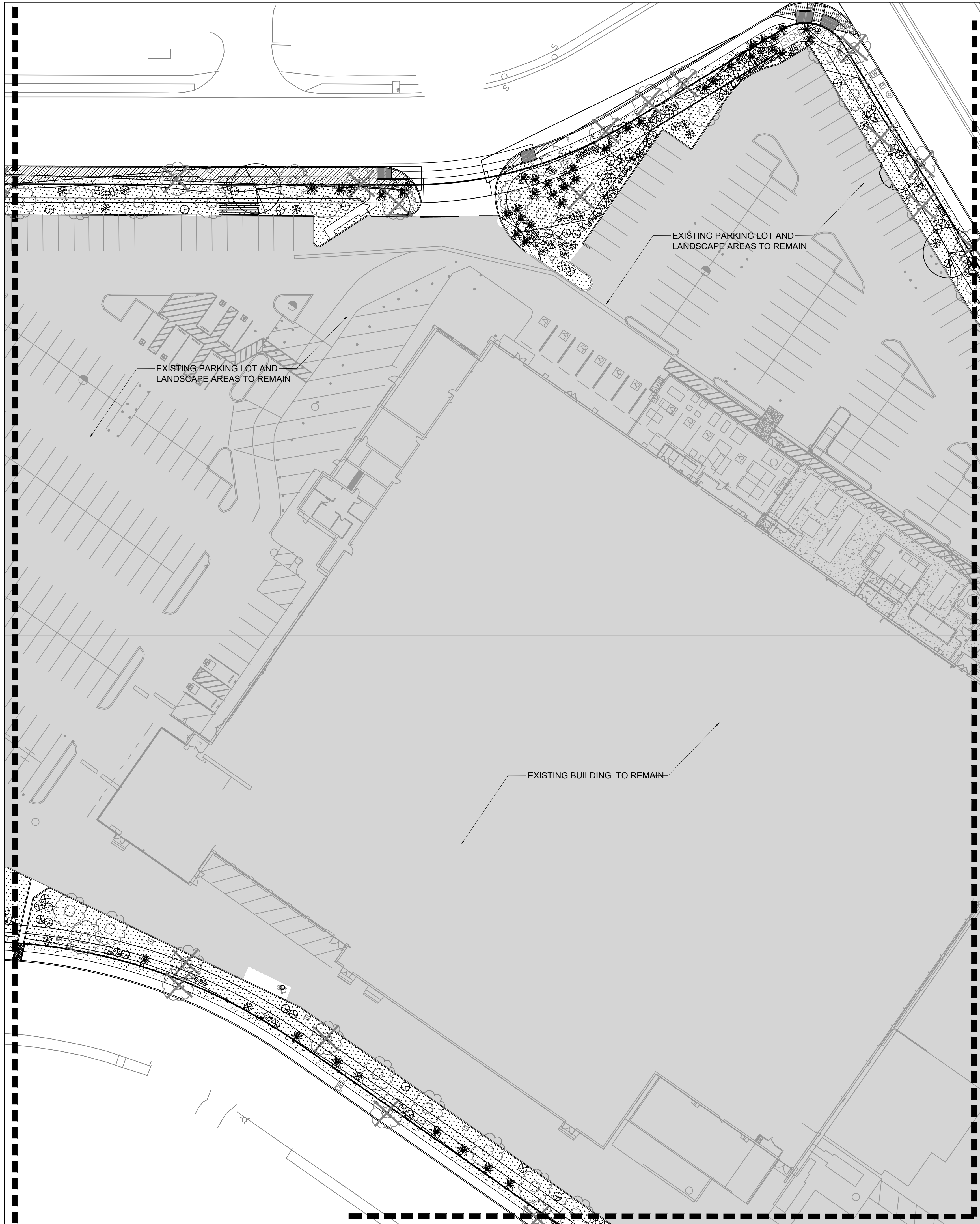
SHEET TITLE

LANDSCAPE  
PLAN

DRAWING SHEET

L101





PLANT LEGEND

SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	MATURE SIZE
TREES - REFERENCE DETAIL 1-2/L501			
	CHILOPSIS LINEARIS DESERT WILLOW 'BUBBA' (RW)	24"-BOX	20' HT. X 25' SPR.
	PISTACIA CHINENSIS CHINESE PISTACHE (M)	2.5" B&B	40' HT. X 30' SPR.
SHRUBS AND GROUNDCOVERS - REFERENCE DETAIL 3-4/L501			
	UPRIGHT GERMANDER TEUCRIUM CHAMAEDRY'S (L)	1-GAL	2' HT. X 2' SPR.
	CYTISUS X PRAECOX 'ALL GOLD' ALL GOLD SCOTCH BROOM (L)	5-GAL	5' HT. X 5' SPR.
	FALLUGIA PARADOXA APACHE PLUME (L)	5-GAL	5' HT. X 5' SPR.
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER (M)	5-GAL	8' HT. X 8' SPR.
	NANDINA DOMESTICA 'MONFAR' SIENNA SUNRISE HEAVENLY BAMBOO (M)	5-GAL	3' HT. X 2' SPR.
	BUDDLEJA DAVIDII 'NANHO BLUE' BUDDLEIA NANHO BLUE	5-GAL	5' HT. X 5' SPR.
MULCHES			
	1" AMARETTO BROWN CRUSHED GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC		
	2"-4" COYOTE MIST COBBLE AT 4" DEPTH OVER FILTER FABRIC AT HEADER CURBS OR SLOPES GREATER THAN 4:1 PLACE 4-8" COYOTE MIST COBBLE AT 8" DEPTH OVER FILTER FABRIC		

EXISTING LANDSCAPE LEGEND

SYMBOL	DESCRIPTION
	EXISTING TREES TO REMAIN WITHIN IMPROVEMENT AREA (AVERAGE SPREAD 25' FOR CALCULATIONS)
	EXISTING TREE TO BE REMOVED (DUE TO HEALTH OR LOCATION)
	EXISTING BUILDING, SITE AND LANDSCAPE TO REMAIN (EXISTING IRRIGATION TO REMAIN AND MUST BE PROVIDED TO EXISTING LANDSCAPE AREAS TO REMAIN)

- CITY SUBMITTAL NOTES
1. THE LANDSCAPE PLAN ON FILE FOR THIS SITE DEVELOPMENT PLAN WAS ILLEGIBLE. THE PLAN CHANGES WILL ONLY ADDRESS REMOVAL OF TREES LOCATED WITHIN THE NEW SIDEWALK IMPROVEMENT AND ALL OTHER EXISTING TREES WILL REMAIN. ALL EXISTING TURF GRASS HAS DIED AND WILL BE REPLACED WITH GRAVEL OR COBBLE OVER FILTER FABRIC. THE EXISTING SPRAY IRRIGATION SYSTEM WILL BE MODIFIED TO A DRIP SYSTEM.
  2. ADDITIONAL PLANTINGS WILL BE PLACED TO ENHANCE THE EXISTING LANDSCAPE AREAS.

- GENERAL NOTES
1. PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
  2. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
  3. ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
  4. THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING. IN ADDITION, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
  5. FILTER FABRIC TO BE DEWITT PRO-S WEED CONTROL, OR EQUAL.
  6. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY, PLANS SHALL TAKE PRECEDENCE.



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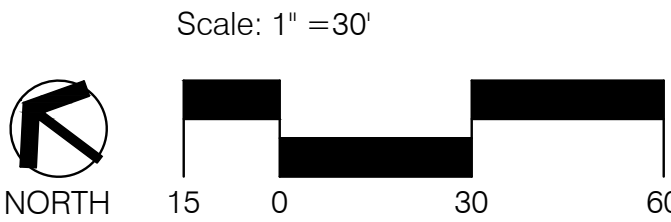
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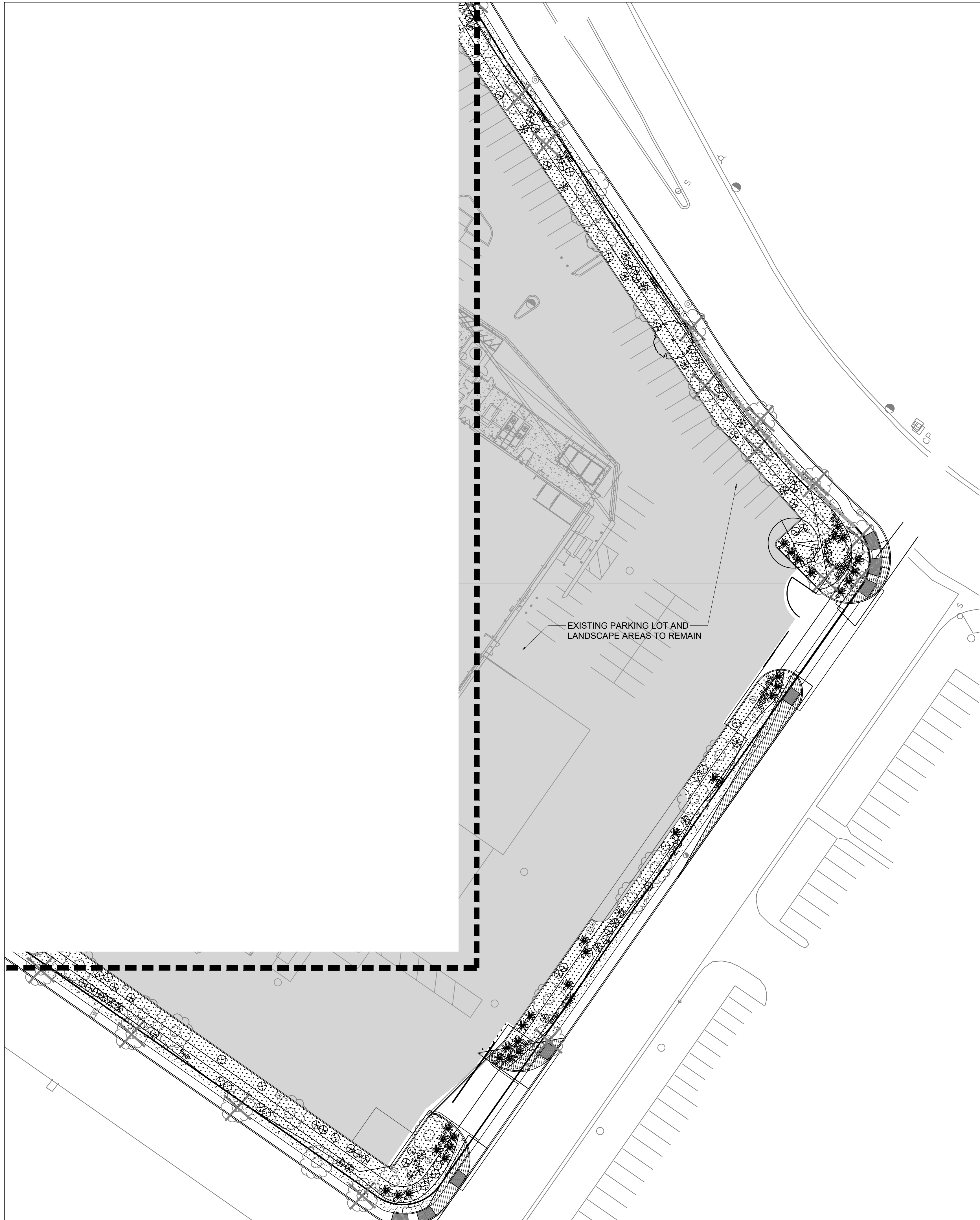
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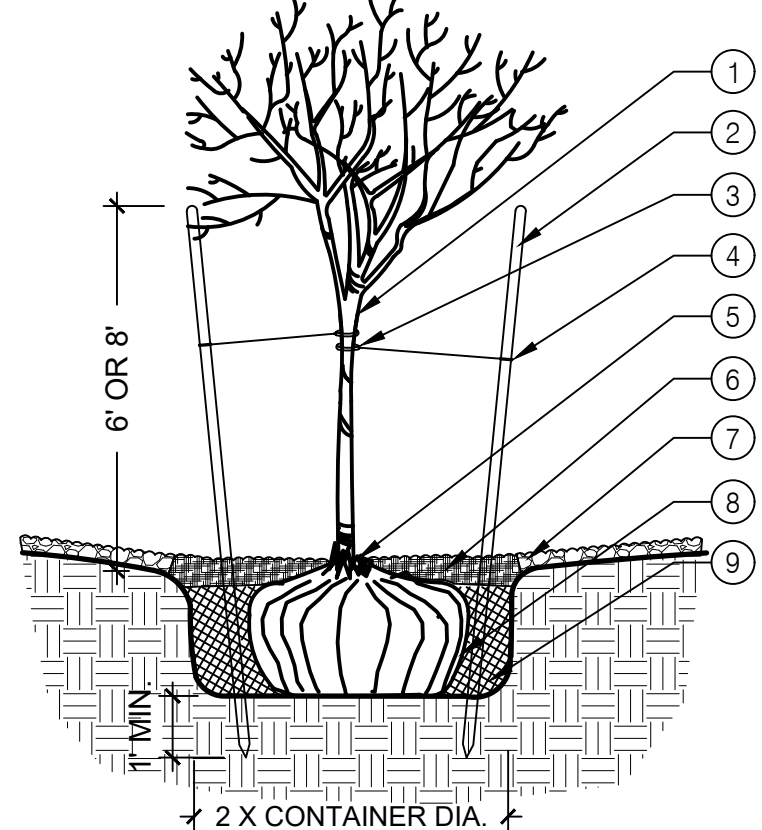
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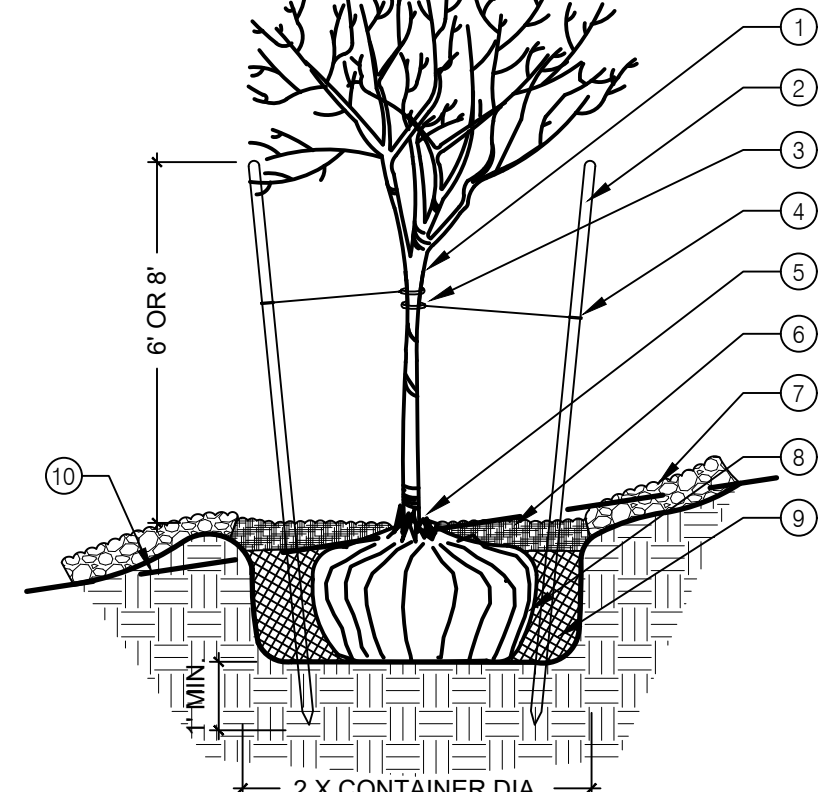
DRAWING SHEET

1. STRESS POINT OF TREE
2. 8' OR 10' LODGEPOLE STAKES DRIVEN AT ANGLE (8' FOR MULTI OR CANOPY, 10' FOR TALL COLUMNAR)
3. 5/8" BLACK POLY TUBING, 12"-15" LONG MIN., NOTCH BACKSIDE OF POLY TUBING
4. #10 PLASTIC COATED GUYWIRE - (WRAP TWICE AROUND STAKE)
5. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
6. WATER RETENTION BASIN - 3" DEPTH SHREDDED BARK MULCH. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES
7. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
8. ROOTBALL WITH REMOVE ROPE AND BURLAP AFTER PLANTING
9. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS



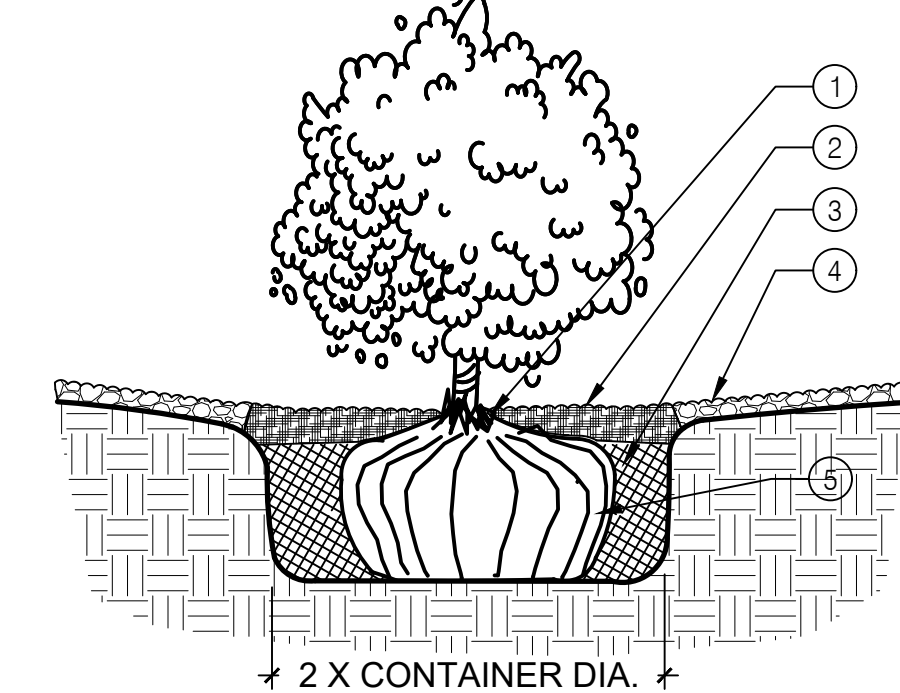
1 TREE PLANTING  
SCALE: N.T.S.

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9. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS
10. FINISH GRADE



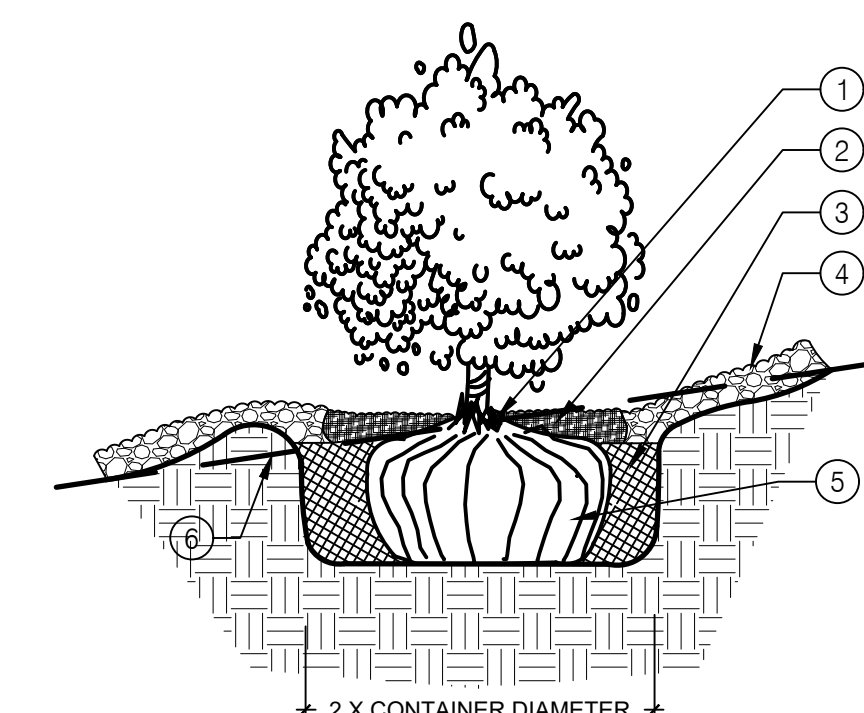
2 TREE PLANTING ON A SLOPE  
SCALE: N.T.S.

1. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
2. WATER RETENTION BASIN - 3" LAYER OF SHREDDED BARK MULCH. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES
3. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS
4. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
5. ROOTBALL



3 SHRUB PLANTING  
SCALE: N.T.S.

1. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
2. 4" WATER RETENTION BASIN - 3" LAYER OF SHREDDED BARK MULCH. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES
3. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS
4. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
5. ROOTBALL
6. FINISH GRADE



4 SHRUB PLANTING ON A SLOPE  
SCALE: N.T.S.



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SHEET TITLE

## LANDSCAPE DETAILS

DRAWING SHEET

L501