Environmental Planning Commission

Agenda Number: 04
Project #: PR-2018-001355
Plan #: SP-2026-00028
Hearing Date: April 16, 2026

Staff Report

Agent	Consensus Planning, Inc.
Applicant	Albuquerque Bernalillo County Water Utility Authority
Request	Major Amendment to a Site Plan – EPC
Legal Description	Tract A, Plat of Tract A, City of Albuquerque Water Treatment Facility
Location	NW corner of Mission Ave and Chappell Dr NE intersection
Size	Approx. 165 acres
Zone District	NR-SU (Non-residential – Sensitive Use)

Staff Recommendation

DEFERRAL of Project # 2018-001355, Plan # SP-2026-00028 to allow the applicant time to update the Site Plan to meet NR-LM zone district standards. If the EPC chooses to review this request now, staff has prepared a report with Findings 1-23 and 23 Conditions of Approval with ~ 70 sub-items to address to bring the Site Plan into compliance.

Staff Planners
William Steele, Senior Planner
Catherine Heyne, Planner

Summary of Analysis

This request is for a Major Amendment to a Site Plan – EPC to add Aquifer Storage and Recovery (ASR) infrastructure, a warehouse complex, a retention pond, a Vault infrastructure area, a future soils yard, and space for future, phased development to the eastern portion of the subject site to facilitate underground water storage capacity and ABCWUA soil recycling. The EPC is hearing this request because a Major Amendment to a pre-IDO Site Plan is required to be reviewed and decided by the original decision-making body, which was the EPC. When the EPC approved the controlling site plan, they placed a Condition of Approval in the NOD requiring a zone change due to the nonconforming use of Major Utility in the NR-SU zone district (PR-2018-001355, SI-2018-00123). This condition has not been met. A Zoning Map Amendment to NR-LM has been submitted for the May 21, 2026 EPC Hearing, therefore, this Site Plan shall meet NR-LM development standards.

A pre-submittal tribal meeting was not required. The District 4 Coalition of NAs and North Valley Coalition are within 660 feet of the subject site, and were notified as required. All property owners within 100 feet of the subject site were notified as required.

The applicant has justified the request pursuant to IDO Review and Decision criteria [14-16-6-6(I)(3)] and staff finds that it is consistent with the Comprehensive Plan.

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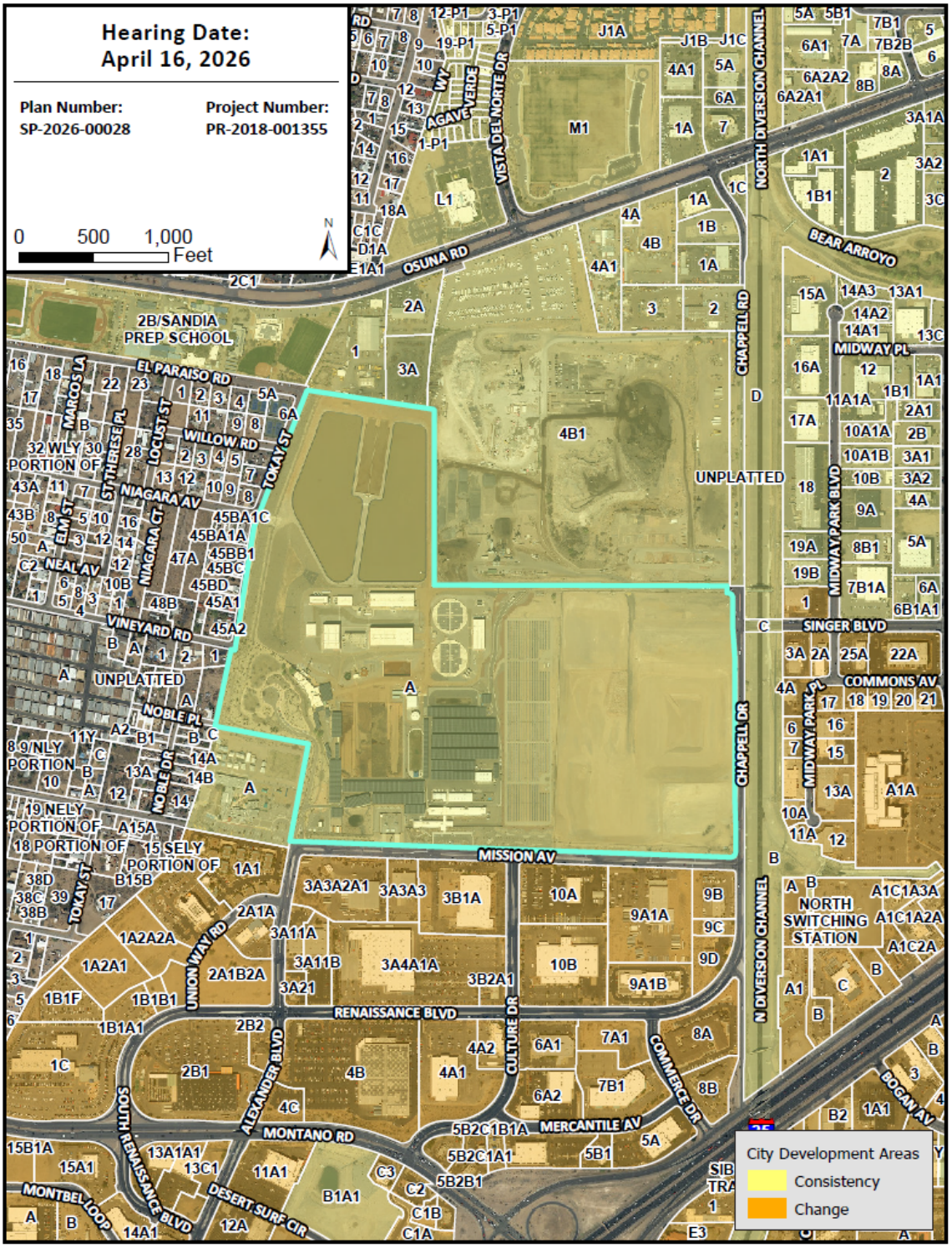
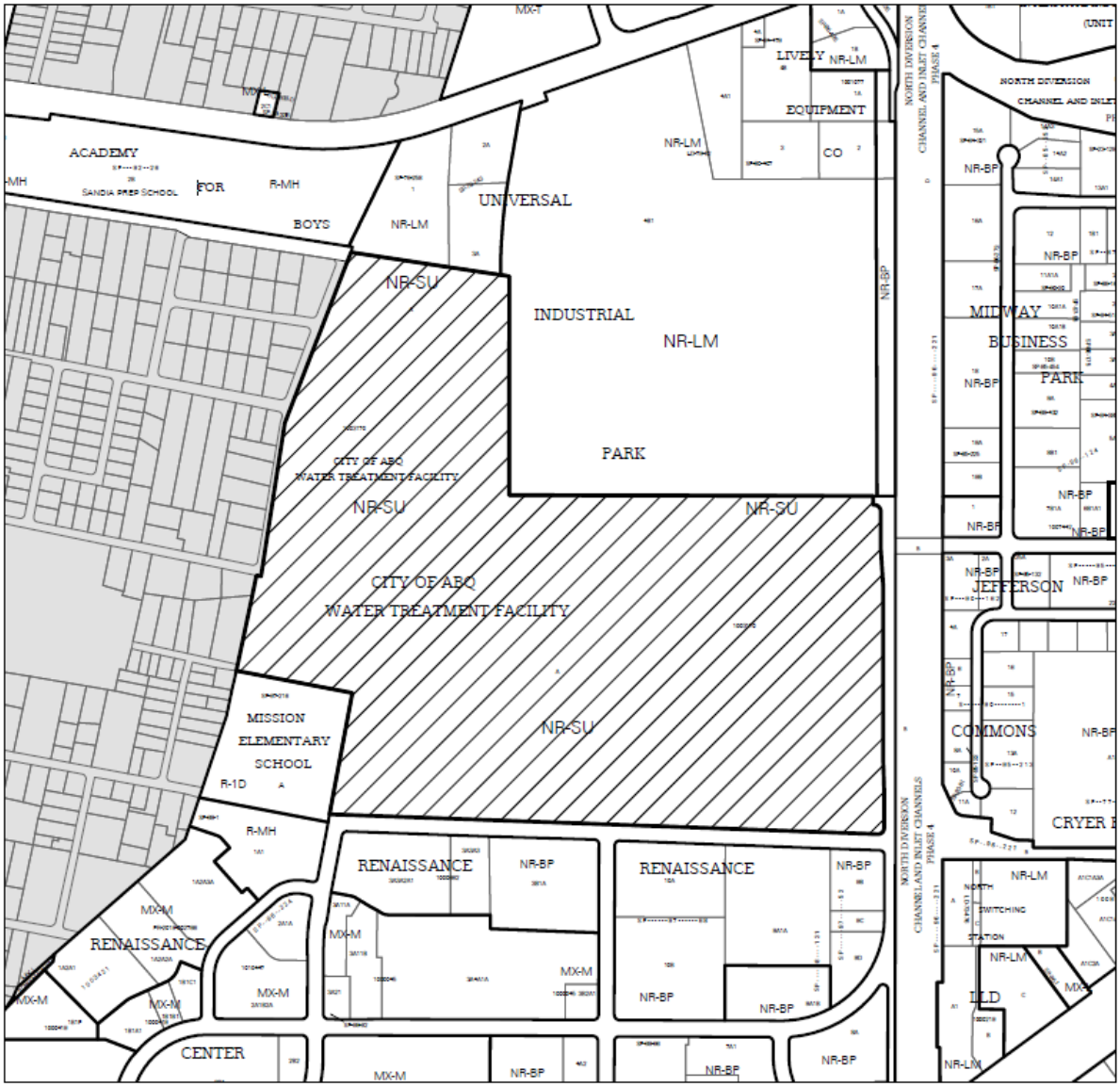
I. Maps

Aerial Map



IDO Zoning Map



IDO ZONING MAP

Note: Gray shading indicates County.

AGIS

0 200
Feet

Hearing Date: 4/16/2026
Project Number: PR-2018-001355
Plan Number: SP-2026-00028

Zone Atlas Page: E-16 & F-16

Land Use Map

LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations

MULT | Multi-family
COMM | Commercial Retail
CMSV | Commercial Services
OFC | Office
IND | Industrial
INSMED | Institutional / Medical
ED | Educational
PARK | Parks and Open Space
DRNG | Drainage
VAC | Vacant
UTIL | Utilities
CMTY | Community

0 200 Feet

Hearing Date: 4/16/2026
Project Number: PR-2018-001355
Plan Number: SP-2026-00028

Zone Atlas Page: E-16 & F-16

History Map

HISTORY MAP

Note: Gray shading indicates County.

0 200 Feet

Hearing Date:
4/16/2026
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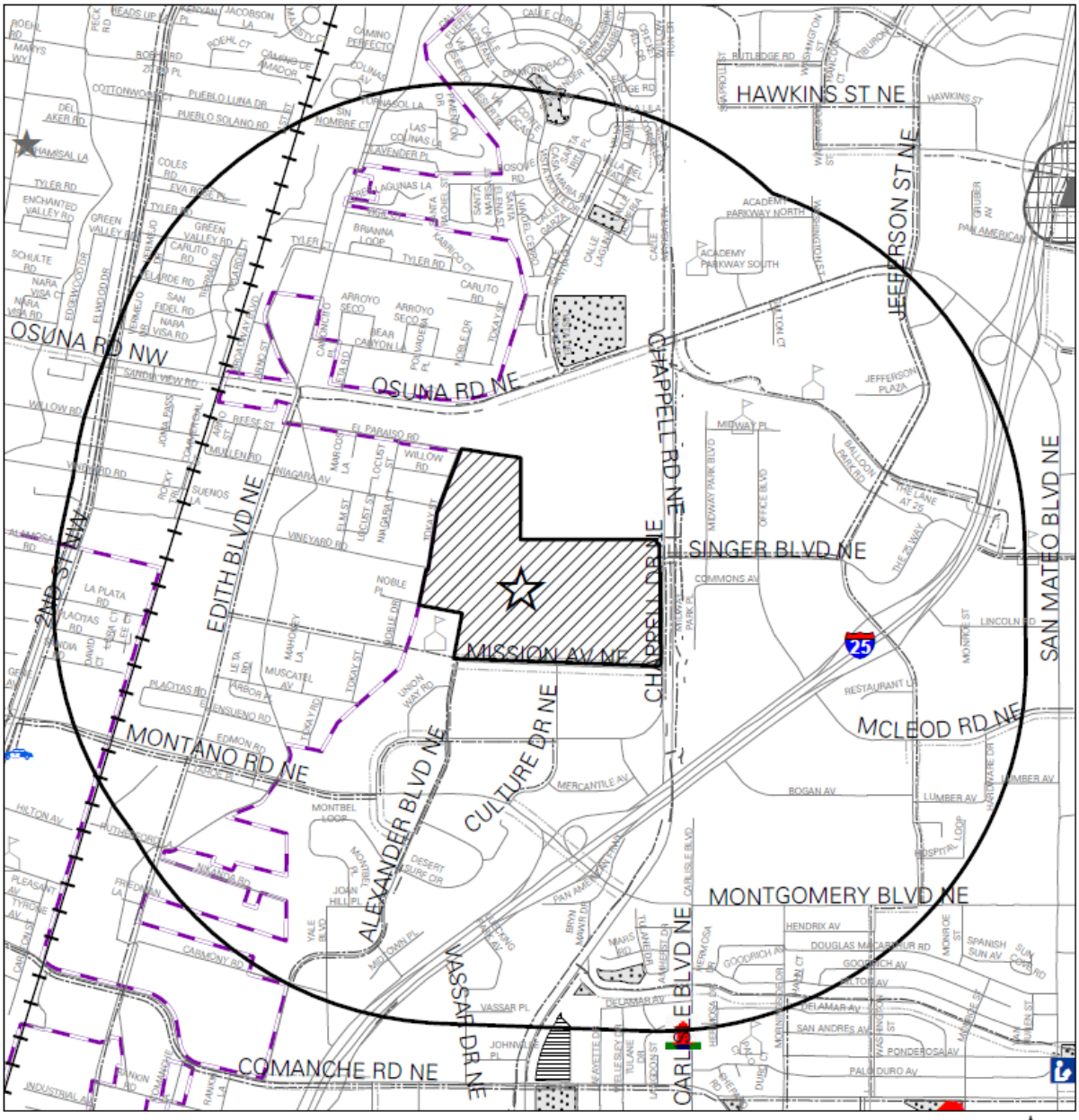
Public Facilities / Community Services



Public Facilities Map with One-Mile Buffer

Community Center
Senior Center
Library
Fire
Police
Sheriff
Public School
Proposed Bike Facilities
Existing Bike Facilities
Albuquerque City Limits
Landfill designated by EHD
Landfill Buffer designated by EHD
Developed City Park
Undeveloped City Park

Project Number: PR-2018-001355
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0 0.5 1 Miles

II. Introduction

	IDO Zoning	*Comprehensive Plan Development Area*	*Existing Land Use*
Subject Site	**NR-SU**	**Area of Consistency**	**Major Utilities**
North	NR-LM R-MH	Area of Consistency	Industrial: unspecified manufacturing Educational: High school
South	NR-BP R-1D R-MH	Area of Consistency	Educational: Elementary/ Middle School Industrial: Freight terminal/ dispatch; Warehousing; Wholesaling & distribution Office Residential: Multi-family
East	NR-BP NR-LM	Area of Consistency	Commercial Services: unspecified AMAFCA Drainage Industrial: Unspecified manufacturing; Warehousing Office Utilities: Electric
West	M-H	(Unincorporated County)	Residential: Mobile Home, Single Family

Request

This request is for a Major Amendment to a Site Plan – EPC to add Aquifer Storage and Recovery (ASR) infrastructure, a warehouse complex, a retention pond, a future soils yard, a vault infrastructure area, and space for future, phased development on the eastern portion of the subject site used by the Albuquerque-Bernalillo County Water Utility Authority (ABCWUA) for water treatment and storage. The subject site is approximately 165 acres and is legally described as all or a portion of Tract A, Plat of Tract A, City of Albuquerque Water Treatment Facility. The property is located at 6000 Alexander Blvd NE (the "subject site") at the NW corner of the Mission Ave. and Chappell Dr. NE intersection, south of Osuna Rd.

EPC Role

The Environmental Planning Commission (EPC) reviewed and approved the original Site Development Plan in 2003 for ABCWUA San Juan-Chama Drinking Water Treatment Plant (Project # 1003170, 03EPC-02194) and the most recent Major Amendment (PR-2018-001355 SI-2018-00123). Because the request exceeds the thresholds for a minor amendment in IDO Table 6-4-4, the EPC will decide on the request as a major amendment to a Pre-IDO Site Plan pursuant to IDO §14-16-6-4(Y) although the subject site does not yet meet the zone change stipulations found in the Conditions of Approval of PR-2018-

001355, SI-2018-00123. This request is a quasi-judicial matter.

Pursuant to IDO §14-16-6-4(O), the decision-making body may impose conditions necessary to ensure compliance with the development standards of the IDO via the Site Plan – EPC Review and Decision Criteria of IDO §14-16-6-6(I).

History/ Background

Sand and gravel extraction and processing activities began in the 1960s at the subject site. The subject site was annexed by the City as part of over 1,400 acres in December, 1988 (Ordinance 71-1988; AX-87-20/Z-87-113). In 1997, the City of Albuquerque adopted the Water Resources Management Strategy to move the City away from dependence on groundwater as its primary water source and eliminate the use of high arsenic groundwater from the west and northeast sides of the city. Water injection activities, contribute to replenishing groundwater, which reduces reliance on limited surface water and can help prevent land subsidence. The new facility at the subject site purified San Juan-Chama water diverted from the Rio Grande to drinking water standards. As a public utility, the water treatment plant was an allowed use under the zoning *SU-1 for Sand and Gravel Extraction and Related Activities and Uses Permitted in the M-1 Zone*.

The Water Treatment Plant received a permit for operation on the western portion of the subject site as part of Phase 1 (Project # 1003170, 03EPC 02194). A plat for the subject site was recorded on December 29, 2004 (Project # 1003170, 03EPC-02194). In 2016, a solar farm system was added to the center of the subject site (Project # 1003170, 16AA-10128).

When the Integrated Development Ordinance (IDO) became effective in 2018, zoning at the subject site was converted to NR-SU. The subject site was assigned an NR-SU zoning because of the ongoing Natural Resource Extraction use with water treatment as a secondary or accessory use. Now, the entire site is being used for water treatment facilities as a Major Utility (IDO §14-16-7-1), which is nonconforming as a primary use (IDO §14-16-6-8).

In July 2018, the ABCWUA proposed a well near the southwest corner of the site through a minor amendment to the Site Development Plan (PR-2018-001355, SI-2018-00078).

Major Amendment PR-2018-001355, SI-2018-00123 was approved by the EPC to add around 50,000 SF for customer service, administrative offices, crew training, maintenance shops, and warehouse. The request also included parking and a storage yard. As part of the Major Amendment, PR-2018-001355, SI-2018-00123, *Dimensional Standards*, *Walls & Fences*, and *Signs* were compared to both NR-SU and NR-LM zone districts. The approved NOD for PR-2018-001355, SI-2018-00123 includes a Condition of Approval requiring the applicant to pursue a Post-IDO Voluntary Zone Conversion. Planning Staff Recommended that the applicant request a down-zone to NR-LM, so that the Major Utility use would be a permitted and conforming use, although this was not translated to

the Findings in the official NOD. Now that extraction activities have ceased, a zone change is required.

Nevertheless, in 2019, a solar farm array was added (PR-2019-002971, SI-2019-00347). In 2020, 1.25 acres increase the size of the subject site to approximately 165 acres in total (PR-2018-001355, SI-2020-00833). Two additional storage buildings and parking area were also added to the Site Plan in 2021 (PR-2018-00135, SI-2021-00382). In March 2026, a Minor Amendment to the Site Plan was approved to install two metal storage buildings and associated drive pads north-central to the eastern portion of the subject site (PR-2018-001355, SP-2025-00048).

On April 9, 2026, the applicant submitted a Zoning Map Amendment from NR-SU to NR-LM (NEW APPLICATION#) to meet NOD Condition of Approval #2 dated November 8, 2018 (PR-2018-001355, SI-2018-00123). The Site Plan reviewed with this request shall conform to the zone district requested and be approved, therefore conditions of approval have been placed on this request to meet NR-LM zone district standards. Subsequent changes should be reviewed for compliance against NR-LM.

Context

Located south of Osuna, north of Montano, west of I-25, and east of unincorporated Bernalillo County, the nearly 165-acre subject site is in an area of the city that has historically been a light industrial and commercial area; however, unincorporated County lands to the west consist of manufactured homes and single-family dwellings. Sandia Preparatory school is to the northwest of the subject site, is on a parcel zoned R-MH (Residential – Multi-family High Density Zone District) within the city boundary.

A concrete facility borders the subject site on the north, zoned NR-LM (Non-residential – Light Manufacturing), with properties zoned NR-BP (Non-residential – Business Park) to the east and south. The parcels to east are separated from the subject site by the north-south, cement-lined North Diversion Channel. Mission Avenue Elementary School is located on a parcel zoned R-1D southwest of the subject site.

The western and central portions of the subject site are developed as ABCWUA water treatment facilities. The eastern section remains vacant from a previous use of sand and gravel extraction.

General public access to the subject site is generally limited to the employee parking and Customer Service areas in the southwestern portion of the subject site. However, the southeastern corner of the subject site is currently being rented out by an engineering/construction company which is accessed from Chappell Drive. As part of the proposed development, the soils yard, ASR features, vault area, and warehouse complex will be accessible by vehicle from a private road along the north side of the property accessed from Chappell Dr.

Roadway System

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

Mission Ave. NE and Chappell Dr. NE are both Existing Major Collectors.

A Major Collector in Albuquerque is a road designed to funnel traffic from local neighborhood streets to higher-speed arterial roads and freeways. Major Collectors generally serve as the main connector between residential areas, schools, and shopping centers and often feature traffic signals, turn lanes, and sidewalks.

Tokay St. NE is a local road.

The MRCOG's 2040 Limited Access Facilities Map does not show any limited access roads in the subject site area.

The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map does not show any Primary Freight Corridors or roadways with Truck Restrictions near the subject site.

Bikeways / Trails

The Long Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed trails.

There is a Buffered Bike Lane proposed east-west along Mission Ave. NE between Chappell Rd. and Alexander Blvd. NE. This proposed bike lane would connect the existing Buffered Bike Lane running north-south along Chappell Rd and the and the north-south Buffered Bike Lane on Alexander Blvd. NE beginning at Mission Ave. and heading south. There is an existing Bike route to the east of Alexander Blvd. along Mission Ave., which lies in unincorporated Bernalillo County.

The existing Singer Blvd. Bike Lane begins/ends at Chappell Rd. near the subject site's northeastern corner and connects to the Buffered Bike Lane there.

Transit

The area is served by ABQ RIDE Route 157 (Montaño / Uptown / Kirtland), which follows Montaño Rd. NE east west. The service runs every 40-50 minutes during the week and every hour on the weekends. This route connects the Northwest Transit Center to Uptown and Kirtland Air Force Base, serving major points like Golf Course Rd., Montaño Rd., and the Uptown Transit Center. Montaño Blvd is about 0.4 miles south of the subject site, which is less than a 10-minute walk on average.

ABQ-Rio Rancho-NMRX Connection (251) also serves the general area. This is a call-to-ride service that provides weekday commuter transit service to connect the Los Ranchos / Journal Center Rail Runner Station to various locations in Rio Rancho and Albuquerque,

including Intel and the Northwest Transit Center. There are 2 buses for morning and evening pickup / drop-off.

III. Analysis of City Plans and Ordinances

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

City Development Areas

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan, which has policies to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. Development in Areas of Consistency is expected to reinforce the scale, intensity, and built pattern of the immediately surrounding contexts.

Center & Corridor Designations

The subject site is not within a Comprehensive Plan Center or Corridor.

Community Planning Area (CPA)

The Subject Site is located within the North I-25 CPA. The CPA Assessment for this area is currently in Phase II where the community input has been analyzed and information regarding projects and programs have been gathered from public entities. Major themes gathered from community comments focus on Balloon Fiesta, Youth & Parks, Economic Development, Transportation, and Community Safety & Facilities.

The area is bound by Edith Blvd on the west, I-25 on the east, Montano on the south, and the city limit in the north. North I-25 CPA includes both Bernalillo County and City land within its boundaries. City lands mostly support business parks, light and heavy manufacturing, and other commercial ventures, many of which are big-box stores and companies.

Applicable Goals & Policies

Applicable Goals and policies that were selected by the applicant are listed below. Staff analysis follows indented below the stated goal or policy.

CHAPTER 5: LAND USE

GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request proposes phased infill development at the subject site which maximizes the use of existing infrastructure and public facilities. This, combined with the reuse of heavily impacted lands from extractive activities, contributes to the efficient use of disturbed lands. Infill development helps maximizes land use, reduces sprawl, and utilizes existing infrastructure that maximizes the utility of existing infrastructure and

public facilities contributing to the efficient use of land to support the public good. **The request is consistent with Goal 5.3- Efficient Development Patterns.**

POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

The original uses at the subject site were related to the extractive industry, a high impact land use. The subsequent introduction and expansion of the existing water treatment facilities at the subject site effectively reuses the highly disturbed lands within an existing commercial area. The proposed project also continues with infill where there is existing infrastructure and public facilities including water, sewer, road, and electric infrastructure. **The request is consistent with Policy 5.3.1 – Infill Development.**

POLICY 5.6.3 AREAS OF CONSISTENCY: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The request is in historically non-residential area of the city that has been focused on light manufacturing and business activities, and therefore, maintaining and reinforcing the scale, intensity, and built pattern of the immediately surrounding contexts. Situated outside of Centers, Corridors, parks, and Major Public Open Space, the proposed development is confined to the eastern portion of the approximately 165-acre site, opposite of residential and educational facilities where any potential impact would be minimized. The proposed landscaping along Chappell Dr. and Mission Ave. should further reduce potential environmental impacts incurred by the development. **The proposal is generally consistent with Policy 5.6.3 – Areas of Consistency.**

CHAPTER 7: URBAN DESIGN

GOAL 7.5 CONTEXT-SENSITIVE SITE DESIGN: Design sites, buildings, and landscape elements to respond to the high desert environment.

The structures proposed with this request are similar to those existing on-site and to those to the east, off-site in terms of use, scale, and massing. Proposed materials and colors generally blend with the surrounding landscape and complement existing buildings on the western portion of the subject site. The white metal roofs should minimize heat gain.

Added fencing is designed to match existing fence styles surrounding the existing buildings to the west. Subject site areas undisturbed by construction activity will retain existing native vegetation elements while disturbed surfaces will be reseeded with a native desert grass seed mix to respond to the high desert environment. The area for the proposed Major Amendment does not allow for public access, therefore, the only irrigated landscaping will be along Chappell Dr. and Mission Ave. with the

architecturally designed landscaping acting as a buffer between the subject site and road activities, thereby minimizing water use. **The proposal is consistent with Goal 7.5 - Context-Sensitive Site Design.**

POLICY 7.5.1 LANDSCAPE DESIGN: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

The proposed Site Plan provides appropriate transitions between roadways and the subject site. The landscape design generally responds to the high desert grassland by choosing medium to low water use trees and medium-low to xeric water use shrubs, all sustained with programmable irrigation. Plantings are added to depressions to help retain water and reduce runoff. Nevertheless, the high percentage of rock and gravel mulch contributes to the urban heat island effect by absorbing solar radiation during the day and radiating it at night, which can increase stress surrounded vegetation and increase area temperatures. **The request is generally consistent with Policy 7.5.1 Landscape Design.**

GOAL 7.6 CONTEXT-SENSITIVE INFRASTRUCTURE: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

The proposed development design and architectural styles reflect the general character of the existing non-residential development on the western portion of the subject site to create cohesive style and minimize lifecycle costs. The proposed structures will adopt landscaping that complies with IDO, DPM, and any other adopted City regulation. Existing natural landscaping will be left in place, and disturbed slopes and the southwestern retention area are being reseeded with a native grassland cover that does not require irrigation in order to conserve natural resources. Only the landscaping bordering Chappell and Mission roadways will require supplemental watering to maintain tree and shrub cover. **The request is consistent with Goal 7.6 - Context-Sensitive Infrastructure.**

POLICY 7.6.1 STORMWATER TREATMENTS: Match stormwater treatment techniques and practices to the density/intensity of land use and development context.

There will be onsite stormwater drainage retention pond that matches stormwater treatment techniques and practices according to the current land use. However, the shape is very artificial and does not naturally grade into a more natural landscape to preserve surrounding subject site land for future uses. **The request is generally consistent with Policy 7.6.1 Stormwater Treatments.**

CHAPTER 12: INFRASTRUCTURE, COMMUNITY FACILITIES & SERVICES

GOAL 12.1 INFRASTRUCTURE: Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth.

The request facilitates the development of Aquifer Storage and Recovery (ASR) infrastructure, a warehouse complex, a retention pond, a NW Vault area, and a future soils yard to the eastern portion of the subject site to facilitate both underground water storage as well as soil processing and cleaning for reuse. The proposed infrastructure supports existing communities by creating a more resilient and decentralized water supply that bolsters the water supply during scarcity and aligns with the goal to plan coordinate and provide for efficient, equitable and environmental sound infrastructure. Injection wells are generally more cost-effective, require significantly less land surface area, and can be more easily integrated into existing water supply networks than building new surface reservoirs. Also, water injection ensures that underserved or vulnerable areas have access to a reliable, consistent, reducing disparities in water availability. **The request is consistent with Goal 12.1 Infrastructure**.

POLICY 12.1.2 WATER AND WASTEWATER UTILITY: Ensure consistency between Comp Plan and ABCWUA policies by coordinating infrastructure planning and programming.

The request would facilitate the development of additional ASR infrastructure by coordinating resources planning and programming through the Site Plan – EPC Major Amendment process. This coordination between ABCWUA and the City ensures that proposed development is consistent with Comprehensive Plan goals and policies while conforming to IDO, DPM, and any other city regulation to enhance existing underground water storage capacity as well as soil recycling and reuse for various ABCWUA projects. **The request is consistent with Policy 12.1.2 Water and Wastewater Utility.**

CHAPTER 13: RESILIENCE & SUSTAINABILITY

GOAL 13.2 WATER SUPPLY & QUALITY: Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.

The request would facilitate the development of additional ASR infrastructure which helps secure water supplies through water treatment and storage in City aquifers to use during dry periods. This technology helps protect and conserve the region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy by storing needed water, reducing water loss through evaporation, and eliminating the need for more expensive above ground storage facilities. **The request is consistent with Goal 13.2 Water Supply & Quality.**

POLICY 13.2.3 WATER QUALITY: Coordinate with the ABCWUA, state, and other agencies to maintain the quality of our groundwater and surface waters.

The proposed development request is being undertaken by the ABCWUA, which uses direct injection and infiltration to store purified San Juan-Chama drinking water in the City's aquifer. Projects must meet federal Safe Drinking Water Act standards, and

obtain permits from the New Mexico Office of the State Engineer (OSE) and NM Environmental Department. Treatment ensures that the water is compatible with the aquifer's chemistry, maintains the quality and health of ground as well as surface waters, and then ensures safety for consumption. ABCWUA typically coordinates these efforts in partnership with consultants who provide technical and other support. The request shall comply with all applicable provisions of this IDO, the DPM, and other adopted City regulations. **The request is consistent with Policy 13.2.3 Water Quality.**

Integrated Development Ordinance (IDO)

IDO Zoning

The subject site is zoned NR-SU (Non-Residential – Sensitive Use). The purpose of the NR-SU zone district is to accommodate highly specialized public, civic, institutional, or natural resource-related uses that require additional review of location, site design, and impact mitigation to protect the safety and character of surrounding properties. Uses that require NR-SU zoning are not allowed in zone districts and are shown in Table 4-2-1.

The official NOD dated November 8, 2018 (PR-2018-001355 SI-2018-00123) includes a Condition of Approval requiring a zone change for the subject site. At that time, the staff recommended NR-LM zoning. The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses.

Overlay Zones

The subject site is not located within any Overlay Zone.

Definitions

Amendment: Any repeal, modification, or addition to a regulation; any new regulation; any change in the number, shape, boundary, or area of any zone district or Overlay zone; or any repeal or abolition of any map, part thereof, or addition thereto.

Infill Development: Development or redevelopment on a property within the 1960 City limits or, outside that boundary, development or redevelopment on no more than 20 acres of land, that has a public water main and a public sewer main fronting the property within the City right-of-way, and where at least 75 percent of the adjacent lots are developed and contain existing primary buildings.

Major Utility: A facility sized or designed to serve the entire city, or a wide area of the city, and regulated as a public utility or common carrier by the State or other relevant jurisdiction or agency, including but not limited to major telephone facilities, natural gas facilities, water treatment plants, sewage treatment plants, and similar public services, but not including mass transit or railroad depots or terminals or any similar traffic

generating activity, any facility that provides wireless telecommunications services to the public, or any use listed separately in Table 4-2-1.

Site Development Plan: A term used prior to the effective date of the IDO for a scaled plan for development on one or more lots that specifies at minimum the site, proposed use(s), pedestrian and vehicular access, any internal circulation, maximum building height, building setbacks, maximum total dwelling units, and/or nonresidential floor area. A more detailed site development plan would also specify the exact locations of structures, their elevations and dimensions, the parking and loading areas, landscaping, and schedule of development. The equivalent approval in the IDO will be determined based on the level of detail provided in the prior approval.

Site Plan: An accurate plan that includes all information required for that type of application, structure, or development.

IDO 14-16-6-(I)(3) Site *Plan-EPC Review and Decision Criteria*

IDO §14-16-6-6(I)(3) states that any application for a Site Plan – EPC will be approved if it meets all of the IDO Review and Decision criteria 6-6(I)(3)(a-h). Staff analysis follows in italics:

6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy-based analysis of the proposed Major Amendment to the controlling Site (Development) Plan, the request is consistent with the reviewed Comprehensive Plan goals and policies as shown in staff's analysis. Applicable citations support Site Plan level changes.

Applicable citations: Goal 5.3-Efficient Development Pattern, Policy 5.3.1-Infill Development, Policy 5.6.3-Areas of Consistency; Goal 7.5- Context-Sensitive Site Design, Policy 7.5.1-Landscape Design, Goal 7.6- Context-Sensitive Infrastructure, Policy 7.6.1- Stormwater Treatments; Goal 12.1-Infrastructure, Policy 12.1.2- Water and Wastewater Utility; Goal 13.2-Water Supply & Quality, Policy 13.2.3-Water Quality.

6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

The Site Plan is not consistent with applicable terms and conditions of a previously approved Site Plan under the NR-SU zoning covering the subject property.

Specifically, the EPC Notice of Decision (NOD) dated November 8, 2018 for PR-2018-001355, SI-2018-00123 included a Condition of Approval requiring the applicant to pursue a Post-IDO Voluntary Zone Conversion to update the ABCWUA subject site to a Zone District where Major Utility is permissive as a primary use. The previous Industrial Use of Natural Resource Extraction has ceased as the primary use. Accordingly, a zone

change is required for the use to continue operating as a conforming use. Pursuant to IDO nonconformity standards, a nonconforming use of land or a structure shall not be expanded (e.g., IDO §14-16-6-8). Subsequent changes should be reviewed for compliance against the chosen Zone District.

Since the conversion to NR-SU (Non-residential – Sensitive Use) with the adoption of the Integrated Development Ordinance (IDO) in 2018, the site has maintained a consistent record of compliance through approved development phases, including a 2018 minor amendment for a new well, the 2021 addition of 1.25 acres for expanded storage capacity, and a very recent, 2026 addition of two warehouses and associated drive pads.

As part of the 2018 Major Amendment, staff recommended a down-zone for the subject site to NR-LM so that the Major Utility use would be conforming (PR-2018-001355, SI-2018-00123). Therefore, there is an applicable site-specific "term" or limitation that conflicts with existing subject site standards that needs to be resolved prior to the review of the current proposal (SP-2026-00028) to ensure that the proposed development remains consistent with the established built pattern and operational history of the utility campus. The Site Plan does not meet this criterion although the proposed project generally reinforces the long-term Major Utility goals first approved by the EPC over two decades ago.

6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The Major Amendment has been analyzed against the development standards of both the NR-SU and NR-LM zone districts, ensuring consistency with the review framework established under Project # PR-2018-001355 Case # SI-2018-00123. Although the proposed Site Plan aligns with the existing NR-SU zoning designation, it fails to satisfy several requirements of the NR-LM district. Evaluation against NR-LM standards is required by the November 8, 2018 Notice of Decision, specifically Condition of Approval #2, which required that the applicant pursue a Post-IDO Voluntary Zone Conversion to a district where Major Utility is an allowed primary use. Consequently, while the request meets current site-specific standards, it remains deficient regarding the long-term regulatory obligations established by the Environmental Planning Commission and the required future Zoning Map Amendment.

*An application for a Zoning Map Amendment to NR-LM was submitted on April 9, 2026 to remedy the prior Condition of Approval. Staff has placed more than 60 conditions of approval on this Site Plan to meet NR-LM development Standards. For this reason, staff has recomm*ended deferral for the applicant to bring the Site Plan into compliance with the IDO and the Conditions of Approval on the development of the property in a prior EPC approval.

Once reviewed by the EPC, the Development Facilitation Team will review the Site Plan for compliance with the DPM and other adopted City regulations as part of the final sign-off review for this Site Plan, but most importantly, the Zoning District must be updated so that the Major Utility is permissive as primary use. Pursuant to IDO §14-16-6-4(O), the EPC may impose conditions necessary to ensure compliance with the development standards of the IDO. All conditions must be met, including a zone change, prior to building permit approval.

6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

The City's existing infrastructure has adequate capacity for the proposed request. A Traffic Scoping Form signed by the Transportation Development Services (TDS) Transportation Engineer on March 26, 2026 indicated that the proposed expansion would not generate sufficient traffic to require a Traffic Impact Study (TIS) even with the additional soil yard truck activity.

6-6(I)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

The Site Plan is required to follow all standards of the IDO, DPM, and other applicable City standards, all of which the applicant has agreed to follow, and against which Staff has analyzed the Site Plan.

Expected traffic levels do not warrant a traffic study. Noise, dust, vibration, and other potential impacts should be negligible and are regulated by the IDO, DPM and any requirements. Lighting for the request also observes IDO lighting regulations for both zone districts. The eastern portion of the subject site generally sits significantly below the level of the street and paired with fencing and added landscape should further buffer any activities on the subject site from impacting surrounding properties. Otherwise, the proposed Site Plan request mitigates any anticipated adverse impacts on the surrounding community according to required NR-SU and NR-LM regulations.

6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject site is not within an approved Master Development Plan; Criterion f does not apply.

6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts

on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is not within the Railroad and Spur Small Area. Therefore, no Cumulative Impact analysis is required and Criterion g does not apply.

6-6(I)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts

An outdoor or site lighting performance analysis was not requested but the applicant included two sheets with proposed lighting and a site lighting performance analysis with the Site Plan (Sheets 22 and 23). The proposed site lighting meets NR-SU and NR-LM lighting requirements, with all sources of light visible from the exterior of the property complying with IDO §14-16-5-8 and proposed light trespass complying with IDO §14-16-5-8(F)(4). Additional standards are recorded as part of the Lighting Layout (Sheet 22). All lighting shall reduce light trespass between private properties, minimize disruption to natural ecosystems, and prevent the increase of unnecessary sky glow that reduces the visibility of stars in the night sky pursuant to IDO §14-16-5-8(A).

IV. Site Plan – EPC Analysis.

Background

This request is a Major Amendment to a Site Plan – EPC to add Aquifer Storage and Recovery (ASR) infrastructure, a warehouse complex, a retention pond, a future soils yard, a vault infrastructure area, and space for future, phased development to the subject site used by the Albuquerque-Bernalillo County Water Utility Authority (ABCWUA) for water treatment and storage. The proposed soils yard is to screen, sieve, and clean excavated soils generated from active Water Authority projects to be reused a where needed to support soil recycling and reuse. The proposed facilities will be located on the eastern portion of the 165-acres, and reuses a space impacted by resource extraction. The proposed development features are clustered near the northern portion and aligned along the eastern edge of the site.

Although the proposed Site Plan aligns with the existing NR-SU zoning designation, it fails to satisfy several requirements of the NR-LM district. Evaluation against NR-LM standards is required by the November 8, 2018 Notice of Decision, specifically Condition of Approval #2, which required that the applicant pursue a Post-IDO Voluntary Zone Conversion to a district where Major Utility is an allowed primary use. Consequently, while the request meets current site-specific standards, it remains deficient regarding the long-term regulatory obligations established by the Environmental Planning Commission and the

required future Zoning Map Amendment.

Pursuant to IDO §14-16-6-4(O), the decision-making body may impose conditions necessary to ensure compliance with the development standards of the IDO via the Site Plan – EPC Review and Decision Criteria of IDO §14-16-6-6(I). Staff has proposed Conditions of Approval for clarity and to bring the proposal up to IDO standards for the NR-LM zone district.

Standard of Review

The Major Amendment for the Site Plan is evaluated pursuant to the development standards of both the NR-SU and NR-LM zone districts, maintaining consistency with the Site Plan review established under PR-2018-001355, SI-2018-00123. Applying the NR-LM standards to the Site Plan review is a direct result of the November 8, 2018 Notice of Decision, specifically Condition of Approval #2, which mandated that the applicant pursue a Post-IDO Voluntary Zone Conversion to a zone district where "Major Utility" is an allowed primary use.

NR-LM Zone District

While the applicant has successfully obtained subsequent Minor Amendments for the Chappell Campus, the requirement to finalize the transition to the NR-LM or a zoning district where Major Utility is a permitted use remains outstanding. Because the current submittal exclusively references NR-SU dimensional and development standards, the Site Plan fails to demonstrate compliance with the IDO pursuant to the Conditions of Approval previously directed by the Environmental Planning Commission where a zoning district where Major Utility is a permitted use. Consequently, the Site Plan drawings are found to be deficient in several key areas, and specific technical comments regarding these regulatory discrepancies are detailed in the subsequent sections of this report.

NR-SU Zone District

Development in the NR-SU zone [IDO §14-16-2-5(E)] is subject to IDO requirements, but may be varied through the EPC approval process. The NR-SU zone is site plan controlled. For this review, the Applicant provided a table pursuant to IDO §14-16-2-5(E) for requested development standards under the NR-SU zone district. IDO §14-16-2-5(E)(2) Table 2-5-9 outlines the applicable standards for the NR-SU zone district. The project design complies with established IDO standards, unless not applicable as noted in the table.

IDO §14-16-2-5(E)(2) Table 2-5-9 outlines the applicable standards for the NR-SU zone district. Below is a table that speaks to this IDO zone district if this project were to adhere to NR-SU standards for development as per the application.

TABLE OF APPLICABLE STANDARDS FOR DEVELOPMENT ON NR-SU ZONED PROPERTY	
Overlay Zones	None
Allowable Uses	Utilities, Warehousing, and associated Accessory uses
Use-Specific Standards	None apply
Dimensional Standards	Per Table 5-1-3: Non-Residential zone district standards – Lot width & Building coverage, N/A; Minimum setbacks front: 5 feet; Side: 0 feet; Rear: 0 feet; Maximum building height = 65 feet, with no max portions of building > 100 feet from front property line
Site Design and Sensitive Lands	No Sensitive Lands present
Access and Connectivity	Per IDO §14-16-5-3(e)(3)(a) & 5-3(e)(3)(c)
Subdivision Of Land	Per IDO §14-16-5-4
Parking and Loading	Parking for occupied buildings and loading for warehouse buildings per IDO §14-16-5-5
Landscaping, Buffering, and Screening	Street trees on Mission Avenue & Chappell Drive planted 25 feet on center as shown on Landscape Plan, see Sheets 9-11; No street trees required along private street at north property line.
Walls and Fences	Per IDO §14-16-5-7 for frontage along Mission Avenue & Chappell Drive; does not apply to private street along north property line or internal to the site
Outdoor and Site Lighting	Per IDO §14-16-5-8
Neighborhood Edges	Per IDO §14-16-5-9; applicable to west edge and southwest corner of site
Solar Access	Per IDO §14-16-5-10
Building Design	As indicated on the Building Elevations
Signs	Per IDO §14-16-5-12 and as indicated on Sign sheet
Operation and Maintenance	Per IDO §14-16-5-13 as applicable to use

Site Plan Layout/Configuration

The proposed development consists of new ASR infrastructure, a warehouse complex, a retention pond, a future soils yard, and space for future phase development on the eastern portion of the subject site. Office is included as an incidental use. The Soils Yard, ASR features, and Warehouse Complex are strategically oriented to be accessible via a private road along the northern boundary, which is reached from Chappell Drive. The proposed development encompasses the eastern portion of the subject site, adjacent to Chappell Dr, and borders the existing solar farm to the west, all north of Mission Ave. NE.

Specific utility structures include ASR-2, located at the northeastern corner of the subject site near the private road entrance, and ASR-3, positioned near the southeast corner of the subject site close to the intersection of Mission Avenue and Chappell Drive.

The warehouse complex consists of the following:

A. Existing – (Approved 03/2026: PR-2018-001355, SP-2025-00048)
Groundwater* Warehouse: 1389 sf
Field Storage* Warehouse: 2171 sf
* A primary and secondary access road are existing to access the Groundwater and Field Storage Warehouse.

B. Proposed –
Groundwater Warehouse Future Expansion: 625 sf
Field Storage Warehouse Future Expansion: 620.3 sf
Vehicle Maintenance Building Expansion: 7420.9 sf
Warehouse Future Expansion: 2700 sf
Warehouse Future Expansion: 1800 sf
Salt Building Future: 464 sf
Restroom Future: 262
Warehouse Future: 600 sf

* The primary and secondary access roads will be extended to access proposed buildings and infrastructure on the site.

North of the existing solar farm are proposed injection and extraction vaults with associated infrastructure to the west of the existing fleet storage road.
* All warehouses proposed and existing have loading areas.

C. Future Soils Yard –
Compost Sales Office: 196 SF
50’x50’ Stock Piles
Processing Pile
15’x25’ Shaker

D. The proposed site design features a primary retention pond located along the southern boundary, adjacent to Mission Avenue and the existing solar farm. The retention pond engineered as the collection point for the campus’s eastern expansion, designed to capture and manage all storm drain runoff originating from the new soils yard as well as undeveloped future phases and lot basins. This ensures that runoff is fully mitigated on-site, As verified by the Hydrology Section’s approval on March 31, 2026,

the facility meets all technical requirements for volume and discharge control under the Development Process Manual (DPM) standards.

E. (4) Future Phases of development are shown on the site plan. Approval of those designated future phases shall not require additional approval by the Environmental Planning Commission.
F. All waste containers and dumpsters are missing from the design and need to be noted on the subject site.

Proposed Dimensional Standards:

The proposed dimensional standards are consistent with IDO §14-16-5-1. The NR-SU zone district does not have a setback requirement. Pursuant to IDO §14-16-5-1(E)(2)(b) NR-SU Zone District Dimensional standards in NR-SU shall be determined in the approval of a Site Plan – EPC.

In accordance with IDO §14-16-5-1, the dimensional standards for the NR-SU zone district are established through the approval of the Site Plan-EPC. Pursuant to IDO §14-16-5-1(E)(2)(b), the NR-SU district does not impose a mandatory minimum setback, allowing the EPC to determine appropriate buffers based on site-specific operational needs and context. The "Table of Applicable Standards for Development on NR-SU Zoned Property" on Sheet 4 establishes a maximum building height of 65 feet for the development, with the flexibility for portions of buildings located more than 100 feet from the front lot line to exceed this limit. While the current Major Amendment request is localized to the eastern portion of the property and does not immediately trigger Neighborhood Edge requirements, any future development occurring within the specified proximity of the R-1 zone district (Mission Avenue Elementary School) at the southwest corner, or the single-family residential dwellings along the western County boundary, shall be subject to the mandatory standards of IDO §14-16-5-9 Neighborhood Edges. Consequently, such development would be required to adhere to more restrictive setbacks and height step-down standards than those typically prescribed in the standard NR-LM or NR-SU districts. Adherence to these enhanced dimensional and buffering standards is necessary to fulfill the long-term transition to the NR-LM zone district, as mandated by the conditions of approval established in the November 8, 2018 Notice of Decision.

Site Design and Sensitive Lands IDO §14-16-5-2

Note that IDO §14-16-5-2, Site Design and Sensitive Lands, does not apply to the subject site. The proposed project at the subject site avoids locating development on or abutting sensitive lands, and does not meet criteria for a cumulative impact analysis [IDO §14-16-5-2(E)].

Historically, the subject site was utilized for sand and gravel extraction and processing activities, which has resulted in a highly disturbed landform that lacks natural sensitive

features. An archaeological Certificate of No Effect has been issued for the project area, confirming that the proposed expansion is unlikely to impact known cultural resources. However, in the event that archaeological resources or human remains are unexpectedly discovered during any demolition, development, or land disturbance activity, the applicant shall follow the procedures laid out in IDO §14-16-5-2(D).

Access and Connectivity IDO§ 14-16-5-3

Access to the new facilities is primarily facilitated through a private road system designed to handle the heavy vehicle traffic associated with water utility operations. The Soils Yard, ASR infrastructure, and Warehouse Complex will utilize a fenced primary access point from Chappell Drive, extending existing secondary roads to reach the new buildings on the eastern side of the tract. Direct vehicular access is provided for ASR-3 through a dedicated fenced entry point situated near the intersection of Chappell Drive and Mission Avenue with internal roads connecting both ASR infrastructure. A dedicated access and egress point for the soils yard is situated further west along the private northern road to ensure that material hauling does not interfere with the main warehouse logistics. Importantly, the general public is restricted from entering these operational areas to maintain high-level security and safety for the Water Authority's critical assets. Pedestrian connectivity is maintained through the existing ADA Accessible Path that links the public sidewalk on Mission Avenue directly to the Customer Service building, which remains the only area accessible to the public. This meets the intensive transportation needs of a major utility campus while keeping the accessibility requirements for visiting citizens.

Under both the NR-SU and NR-LM zoning districts, all non-residential development must comply with the mandatory on-site pedestrian connectivity standards of IDO §14-16-5-3(D)(3). The current submittal fails to demonstrate compliance with the motorist alerting requirements of IDO §14-16-5-3(D)(3)(c), specifically at the ingress and egress locations along Chappell Drive. To satisfy this requirement, the applicant must incorporate at least one of the following "Materials to Alert Motorists" at all on-site pedestrian crossings: 1) contrasting paving materials, patterns, or integral colors; 2) changes in paving height; 3) decorative bollards or planters; 4) raised median walkways with landscaped buffers; or 5) stamped or stained concrete. Adherence to these standards will be a Condition of Approval.

Parking and Loading IDO § 14-16-5-5 (Office, Loading, and Warehouses, Vehicle Maintenance Building)

Off-Street Parking IDO §14-16-5-5(C)

IDO Table 5-5-1: Minimum Off-street Parking Requirements:

Office Required - 3.5 spaces / 1,000 sq. ft. GFA

- Provided Spaces - 10
- 1 ADA Space

Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair

(Future Vehicle Maintenance Building) Required - 1 space / 1,000 sq. ft. GFA

- 8 spaces
- 1 ADA Space

Warehousing: No Requirement

The request meets the requirement for parking in the NR-LM zone district.

Off-street Loading Spaces IDO §14-16-5-5(H)

According to IDO §14-16-5-5(H)(1) the number of required off-street loading spaces apply to all non-residential uses with 25,000 square feet or more of gross floor area shall provide off-street loading spaces and related access and maneuvering areas.

IDO Table 5-7-2: Minimum Off-street Loading Spaces required in Non-residential Zone Districts is:

- Offices - Minimum: 1 space / 50,000 sq. ft. ground floor GFA or part thereof; Maximum: 3 spaces
- Other non-residential uses Minimum: 1 space / 50,000 sq. ft. ground floor GFA or part thereof; Maximum: 2 spaces

While the proposed gross floor area does not meet the minimum square footage threshold requiring off-street loading spaces under either the NR-SU or NR-LM standards, the applicant has included loading areas for each of the proposed warehouse structures.

Bicycles and Motorcycles:

Per the Site Plan General Notes the applicant states that no bicycle or motorcycle parking will be provided due to the high-security nature of the facility. This also helps ensurethe safety of the employees' access within the warehouse complex area which will be restricted to water utility authority vehicles only.

In accordance with IDO §14-16-5-5 and Table 5-5-4, the NR-LM district requires the provision of one motorcycle parking space for every required off-street parking space. Additionally, per Table 5-5-5, non-residential uses must provide a minimum of three bicycle spaces or 10% of the required off-street parking count, whichever is greater. While the Planning Director retains the authority to reduce bicycle requirements based on site-specific conditions—and Staff supports the applicant's request for a reduction to zero spaces—the mandatory motorcycle parking standards must be satisfied as prescribed by the IDO.

In the NR-LM zoning district Pursuant to IDO §14-16-5-5 and Table 5-5-4 Minimum Motorcycle Parking Requirements require 1 parking space per required off-street parking spaces.

Landscaping, Buffering, and Screening IDO § 14-16-5-6

IDO §14-16-5-6 regulates landscaping to ensure visually attractive, sustainable desert landscapes that aid in the creation of a quality public realm.

The use of a Xeric-appropriate plant palette, including trees like the Desert Willow, ensures that the site remains sustainable and requires minimal water for maintenance. Large-scale screening is achieved through a combination of decorative fences and plantings that assist in obscuring some of the proposed infrastructure from public view. The resulting design provides a visual buffer that mitigates the massive scale of the utility and warehouse infrastructure.

A minimum of 15 percent of the net lot area of each development shall contain landscaping:

- Required landscape area: 15% of 2,089,385 (net lot) sq ft. = 313,408 sq ft.
- Provided landscape area: 21.6% of 455,810 sf = 455, 810 sf

IDO 14-16-5-6(D) Street Frontage Landscaping. Street trees are required along street frontages every 25’ on center.

Per the Table of Applicable Standards for Development on NU-SU Zoned Property on Sheet 4 of 24, street trees on Mission Ave and Chappell Dr planted 25’ on center as shown on landscape plan.

Landscape is shown approximately 20’ on center along Chappell Dr. Landscape shall be 25’ on center.

- Chappell Dr. Required Street Trees = 71
    - Street Trees Provided = 76
- Mission Ave. Required Street Trees = 49
    - Street Trees Provided = 59

No streets trees are required along the private street at the north side of the subject site property line.

Under both NR-SU and NR-LM standards, the interior of the parking lot must comply with the following conditions pursuant to IDO §14-16-5-6(F)(2):

1. A minimum of 10% of the parking lot area must be landscaped for lots with 50 or fewer spaces, increasing to 15% for lots exceeding 50 spaces.
2. One tree is required for every 10 parking spaces and no space may be situated more than 100 feet from a tree trunk.
3. At least 75% of the required trees must be deciduous canopy-type shade trees with a mature diameter of at least 25 feet.

4. Tree planters must provide a minimum of 60 square feet of area, though this may be reduced to 36 square feet if abutting permeable surfaces bring the total area to 60 square feet.

Walls and Fences IDO § 14-16-5-7

The site plan proposes perimeter security fence to protect the infrastructure of the water utility facility. An existing 8-foot chain-link fence currently defines the northern boundary starting at Chappell Drive, while new 8-foot decorative metal louvered fencing is proposed to match and connect to the existing dark bronze installations along Mission Ave. and wrap around up Chappell Dr. to the private road entrance. These new fencing sections are designed to maintain the architectural character of the main campus while providing a necessary barrier for the ASR and warehouse areas. By utilizing louvered elements rather than standard chain-link in prominent areas, the design avoids a "caged" appearance from the public right-of-way and ensures that sight distance triangles remain unobstructed at the Chappell Drive and private road entrances.

Access points are secured by specialized gate systems, including an 8-foot high, 24-foot-wide motorized dark bronze metal gate located off Chappell Drive for direct entry to ASR-3. This gate and the accompanying louvered fencing will feature security-welded wire mesh to enhance protection while maintaining a professional aesthetic. Additionally, a chain-link fence equipped with double-leaf gates and topped with three-strand galvanized barbed wire will be installed at the entrance of the primary access road off the northern private drive.

East of each ASR structure is a three-sided Power Equipment Enclosure measuring 29’-4” x 16’. These enclosures are constructed of CMU (Concrete Masonry Unit) and finished with a masonry cap. Designed to provide secure housing for critical electrical infrastructure, this area contains metering, isolation switch and transformer essential for ASR operations.

In accordance with IDO §14-16-5-7(E)(1) regarding Materials and Texture, and specifically pursuant to §14-16-5-7(E)(1)(b), the use of exposed flat-faced CMU blocks is restricted in the NR-LM zone district. Such materials shall not constitute more than 50 percent of any wall surface that faces a public street, City park, or trail. The applicant must ensure that the proposed wall design incorporates alternative materials or textures to remain in compliance with these aesthetic and durability standards.

Pursuant to IDO Table 5-7-1, the NR-LM zone district restricts the height of walls and fences in front or street-side yards to a maximum of 6 feet. The applicant’s proposed 8-foot fence along Mission Avenue exceeds this standard and requires a special exception to remain in compliance. Under IDO §14-16-5-7(D)(3)(e), the Zoning Enforcement Officer (ZEO) maintains the authority to grant such exceptions for critical infrastructure facilities where increased height is necessitated by security requirements or specific site conditions, subject to a Permit – Wall or Fence – Minor (§14-16-6-5(F)).

Furthermore, any wall sections that obtain approval to exceed maximum height limits and face a public street, City park, trail, or Major Public Open Space must incorporate architectural offsets to break up the visual massing in accordance with the articulation and alignment standards of §14-16-5-7(E)(2). Additionally, all wall segments situated adjacent to a major arroyo such as the North Diversion Channel Phase II across Chappell Rd and adjacent to the east side of the subject site must strictly adhere to the specialized design standards set forth in §14-16-5-7(E)(4).

Outdoor Lighting IDO § 14-16-5-8

The site plan proposes outdoor and site lighting only for the warehouse complex. The maximum height of the light poles in the development are 25'. The outdoor lighting proposed will meet the requirements for the IDO standards for light control and dark-sky protection. The lighting plan is designed for Lighting Zone 1 (LZ1) to ensure the facility is considerate of surrounding existing uses. Site lighting will have a maximum color temperature of 3000K and a requirement that all luminaires be fully shielded or have a UO Rating. This configuration prevents upward light scatter and minimizes glare, protecting the integrity of the night sky in accordance with Albuquerque's dark-sky protection. The color rendering index (CRI) will be a minimum of 65. Total site lumens are limited to 1.25 per square foot, providing necessary security for the 24-hour utility operations without over-illuminating the area.

Neighborhood Edges IDO § 14-16-5-9

While the subject site is primarily situated within an industrial corridor bordered by NR-LM and NR-BP districts, compliance with Neighborhood Edge standards is mandatory for any development directly abutting the protected R-1 zone (Mission Avenue Elementary School) at the southwest corner and the residential dwellings along the western property line. These sensitive adjacencies necessitate specific design mitigations to maintain land-use compatibility and protect the quality of life for the school and nearby residents. Pursuant to IDO § 14-16-5-9, any future amendment to the Site Plan impacting these western and southwestern interface areas must incorporate mandatory height step-downs and enhanced buffering. Adherence to these standards ensures that any future Water Authority expansion remains appropriate in scale and intensity relative to its residential and educational neighbors.

Building Design IDO § 14-16-5-11(E)

According the Table of Applicable Standards for Development on NU-SU Zoned Property, the maximum building height of the development is 65-feet with no max for portions of buildings >100 ft from front lot line.

ARS Buildings Elevations

The architectural elevations for the ASR-02 and ASR-03 structures feature a rectangular footprint measuring 33'-10" x 25'-10" with a total height of 19 feet. The buildings are

capped with standing seam metal roofs constructed of aluminum-zinc alloy coated steel. The eastern elevations are designed with wall-mounted security lighting and six 16” x 16” glass block groupings—composed of "nubio" or wavy patterned 8-inch blocks—to provide natural interior light. Abutting the southern elevation is a 17’-9” x 12’-4” well pump enclosure, standing 12 feet high and constructed of precast concrete panels with insulated hollow metal (HM) entry door. The northern elevations include a dedicated concrete pad for an evaporative cooling unit, while the western elevations serve as the primary point of entry. Access is sheltered by a porch canopy measuring approximately 10’-6” x 8’, supported by a structural frame and columns finished in corten-weathered steel, which leads to the main white entry doors.

Salt Building

The proposed Salt Building is a utility structure measuring 24’-4” x 21’-6” with a total height of 15 feet. The facility is constructed of tan metal panels that provide a low-profile, cohesive appearance. The primary operational interface is located on the eastern elevation, which features a tan personnel door, a 10’ x 12’ roll-up door for equipment access, and two dedicated openings for exterior lighting. The building is capped with a white metal panel roof that includes a functional roof hatch. the remaining three elevations are designed without openings, ensuring the structural integrity and protection of the materials stored within.

Field Distribution Shed

The Field Distribution Shed is a structure that is 40’ x 31’-4” with a total height of 15’-4”. The exterior is finished in tan metal panels. The eastern elevation serves as the primary service point, featuring a tan personnel door and a 12’ x 10’ roll-up door supported by an exterior concrete pad to facilitate equipment loading. Access is further provided on the northern elevation via a secondary tan personnel door, while the western elevation remains solid and free of openings to ensure site security and structural uniformity. The building is topped with a white metal roof equipped with an integrated ridge vent.

Ground Water Storage Shed

The proposed Ground Water Storage Shed is 52’ x 26’-4” and has a total height of 15’-4”. The facility is constructed of tan metal panels and is capped by a white metal roof equipped with a silver ridge vent to ensure ventilation. Operational access is on the southern elevation, which includes a tan personnel door and a 12’ x 10’ roll-up door for equipment and storage logistics.

Vehicle Maintenance Building

The proposed vehicle maintenance building, which measures approximately 140 feet in length, must adhere to the NR-LM building design standards set forth in IDO §14-16-5-11. Pursuant to the articulation requirements for industrial buildings, any primary facade exceeding 100 feet in length must incorporate architectural offsets, material changes, or

structural projections to mitigate visual massing and prevent monotonous surfaces. The warehouse elevations shall be reviewed for compliance with these specific architectural standards to ensure the development meets the aesthetic and design quality requirements of the NR-LM zone district.

For primary industrial buildings within the NR-LM district, IDO §14-16-5-11(E)(3) requires the provision of at least one outdoor seating and gathering area. This area must be a minimum of 500 square feet and be designed to accommodate personnel or visitors in accordance with the industrial design standards of the IDO.

Signs IDO § 14-16-5-12

According the Table of Applicable Standards for Development on NU-SU Zoned Property, the signs will adhere to IDO 14-16-5-12 and as indicated on the drawings. Monument Signage identifying the ASRs is proposed at the entrance into ASR-2 and ASR-3. The signage proposed is 3' x 8' and has the name of the ASR on cast in place concrete and, the name Water Utility Authority and its turquoise Logo on tan stucco. All lettering is raised metal. The applicant shall obtain all sign permits through a future administrative request.

Utilities

There is a conceptual Utility Plan that shows new water, underground electrical, storm drain, gas and sewer lines. New water lines run connect to Singer Blvd and run along the secondary street on the north side of the warehouses. A water line connects to the Future Restroom and on ends between the Field Storage Warehouse and Future Expansion Warehouse. The proposed underground electrical line runs begin at the electrical equipment next to ASR-2, circles around the entire warehouse area to the light poles and to the existing Field Storage warehouse and existing Ground Water Warehouse.

The sanitary sewer runs starts at on the secondary road in front of the future maintenance building down to the primary road across the southern edge of the soils yard and then turns south between the retention pond and the existing solar farm and connecting to Mission Ave.

The storm drain drop inlets are located at the edge of the soil yard and undeveloped future phases/lot basins and drain south into the retention pond adjacent to Mission Ave and the existing solar farm.

A gas line will extend down from the existing gas line on the private road down to the warehouse to the south side of the warehouses and will connect to the Future Vehicle Maintenance Building.

Grading and Drainage

The Planning Department's Development Review Services Hydrology Section has evaluation of the project's surface water management and drainage infrastructure. On March 31, 2026, the Hydrology Section granted approval for the Grading and Drainage

Plans required for the issuance of both the Grading and Building Permits. Prior to the issuance of a final Certificate of Occupancy (CO), per the DPM Part 6-14 (F): Engineer's Certification Checklist For Non-Subdivision is required.

V. Agency & Neighborhood Concerns

Reviewing Agencies

City departments and other interested agencies reviewed this application. Comments from nine different agencies were received. Full responses are found at the end of this report under Agency Comments. Those responses require further action are as follows:

Albuquerque Fire Rescue (AFR): The Fire Department will review specific plans--Fire1, fire2, alarm, sprinkler, and hoods as needed--that will need to be submitted through the City portal prior to DFT final Sign off.

Albuquerque Public Schools (APS): The subject property is located adjacent to Mission Avenue Elementary School; therefore, APS requests that appropriate safety measures, traffic management, and construction mitigation strategies be implemented to minimize any potential impacts to students, staff, and school operations during construction and ongoing facility activities. The applicant shall coordinate with APS.

Albuquerque Metropolitan Arroyo Flood Control District (AMAFCA): The site is encumbered by an AMAFCA easement on the east side of the property, and AMAFCA will require review, approval, and permitting the site plan for grading and building approval prior to DFT final sign off.

PNM: Any existing and/or new PNM easements and facilities need to be reflected on any future Site Plan and any future Plat. Structures, especially those made of metal like restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. The proposed development should adhere to the design standards in IDO Section 5-6(C)(10). Contact https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM review.

Urban Forestry, Parks & Recreation: Agency response includes various notes that will need to be added to the proposed Site Plan as Conditions of Approval. Such as dimensions, tree species requirements, and street tree calculations (see Agency Comment section).

Neighborhood/Public

Notification requirements are found in IDO §14-16-6, in the Procedures Table 6-1-1 and are further explained in IDO §14-16-6-4(J), Public Notice. Property owners within 100 feet of the subject site were notified as required. According to the Office of Neighborhood Coordination (ONC), there are two neighborhood organizations within 660-feet of the

subject site: District 4 Coalition of Neighborhood Associations and North Valley Coalition. These neighborhood organizations were notified as required

One ABCWUA neighbor from unincorporated Bernalillo County called with concerns about construction noise, and was advised that construction will occur on the far eastern side of the subject site. Staff is unaware of any additional public comment at the time of the writing of this staff report; there is no known opposition or support of this request.

Indian Nations, Tribes, or Pueblos

The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement for a Site Plan-EPC because the subject site is not within 660 ft. of Major Public Open Space [see IDO §14-16-6-4(B)]. However, City Staff did notify Indian Nations, Tribes, and Pueblos and Tribal Representatives as part of the request for comment from Agencies. No comments were received in response.

VI. Conclusion

This request is for a Major Amendment to a Site Plan – EPC for the addition of Aquifer Storage and Recovery (ASR) infrastructure, a warehouse complex, a retention pond, a future soils yard, a Vault infrastructure area, and space for future, phased development on the eastern portion of the subject site used by the Albuquerque-Bernalillo County Water Utility Authority (ABCWUA) for water treatment and storage. The subject site encompasses approximate 165-acres, is legally described as all or a portion of Tract A, Plat of Tract A, City of Albuquerque Water Treatment Facility with the property address of 6000 Alexander Blvd NE (the "subject site"), and is located at the NW corner of the Mission Ave. and Chappell Dr. NE intersection, south of Osuna Rd.

The EPC is hearing this case because a Major Amendment for a pre-IDO Site Plan requires that the request be reviewed and decided by the original decision-making body, which was the EPC. This request is a quasi-judicial matter.

Notification requirements were met for the request. A pre-submittal tribal meeting notification is not required. Property owners within 100 feet of the subject site were notified as required, and the two neighborhood organizations within 660-feet of the subject site—District 4 Coalition of Neighborhood Associations and North Valley Coalition—were notified as required.

A single phone call from a property owner was received by the applicant regarding potential noise during project construction. No additional comments have been submitted by the public.

The applicant has adequately justified the request pursuant to the Review and Decision Criteria of §14-16-6-6(I)(3). However, the application remains deficient concerning the long-term regulatory obligations established by the Environmental Planning Commission in the 2018 Notice of Decision for PR-2018-001355 SI-2018-00123. Specifically, the

current submittal does not demonstrate compliance with Condition of Approval #2, which requires a Post-IDO Voluntary Zone Conversion. As such, while the request satisfies immediate site-specific requirements, it does not fulfill the established requirement for a future Zoning Map Amendment to transition the campus to a district where "Major Utility" is a permitted primary use. The applicant has submitted an application for a ZMA to NR-LM to be heard at the May 2026 EPC hearing, which the site plan has been reviewed against.

Staff Recommends a Deferral to the May 21, 226 EPC hearing in order for the applicant to clean up the site plan and to bring it into compliance with the proposed zone district. If the EPC choses to review and decide on the request at the April 16, 2026 hearing staff has prepared the following Findings and approximately 65+ Conditions of Approval.

Findings, Site Plan

Project # PR-2018-001355, Plan #: SP-2026-00028

1. The request is for a Major Amendment to a Site Plan – EPC for the addition of Aquifer Storage and Recovery (ASR) infrastructure, a warehouse complex, a retention pond, a future soils yard, a vault infrastructure area, and space for future, phased development on the eastern portion of the subject site used by the Albuquerque-Bernalillo County Water Utility Authority (ABCWUA) for water treatment and storage.
2. The subject site encompasses approximate 165-acres, is legally described as all or a portion of Tract A, Plat of Tract A, City of Albuquerque Water Treatment Facility with the property address of 6000 Alexander Blvd NE (the "subject site"), and is located at the NW corner of the Mission Ave. and Chappell Dr. NE intersection, south of Osuna Rd.
3. The Environmental Planning Commission (EPC) is reviewing this request because the EPC reviewed and approved the original Site Development Plan in 2004 for ABCWUA San Juan-Chama Drinking Water Treatment Plant (Project # 1003170, 03EPC-02194). Because the request exceeds the thresholds for a minor amendment in IDO Table 6-4-4, the EPC will decide on the request as a major amendment to a Pre-IDO Site Plan pursuant to IDO §14-16-6-4(Y). This case is a quasi-judicial matter.
4. A Major Amendment to the controlling Site Plan was approved by the EPC on November 8, 2018. The Notice of Decision (NOD), specifically Condition of Approval #2, required that the applicant pursue a Post-IDO Voluntary Zone Conversion to a district where Major Utility is an allowed primary use (PR-2018-001355, SI-2018-00123). Consequently, while the request meets current site-specific standards, it remains deficient regarding the long-term regulatory obligations established by the Environmental Planning Commission and the required future Zoning Map Amendment.
5. The Site Plan cannot legally be expanded as a nonconforming use per IDO §14-16-6-8. Now, the entire site is being used for water treatment facilities as a Major Utility (IDO §14-16-7-1), which is nonconforming as a primary use (IDO §14-16-6-8).
6. An application for a ZMA was filed on April 9, 2026 for a zone change from NR-SU to NR-LM to meet Conditional of Approval #2 in the November 8, 2018 NOD. Therefore, the current site Plan major Amendment was evaluated against NR-LM standards. 23 Conditions of approval with 68 items have been placed on this request to bring the Site Plan into compliance with NR-LM zone district. A zoning certificate is required to be issued prior to the site plan being finalized and signed off with the DFT.
7. History:
    A. In 2003, the Water Treatment Plant received a permit for operation on the western portion of the subject site as part of Phase 1 (Project # 1003170, 03EPC 02194). A plat for the subject site was recorded on December 29, 2004 (Project # 1003170, 03EPC-

02194). The new facility at the subject site purified San Juan-Chama water diverted from the Rio Grande to drinking water standards. As a public utility, the water treatment plant was an allowed use under the zoning SU-1 for Sand and Gravel Extraction and Related Activities and Uses Permitted in the M-1 Zone.

B. When the Integrated Development Ordinance (IDO) became effective in 2018, zoning at the subject site was converted to NR-SU because of the ongoing Natural Resource Extraction use. Water treatment was a secondary or accessory use.

C. In July 2018, the ABCWUA proposed a well near the southwest corner of the site through a minor amendment to the Site Development Plan (PR-2018-001355, SI-2018-00078).

D. On November 8, 2018, the EPC approved a Major Amendment to add ~ 50,000 SF for customer service, administrative offices, crew training, maintenance shops, and warehouse. The request also included parking and a storage yard. Dimensional Standards, Walls & Fences, and Signs were evaluated against both NR-SU and NR-LM zone districts with the understanding that the applicant would be pursuing a zone change to NR-LM or a zone district that allowed Major Utility as a primary use pursuant to Condition of Approval # 2 in the NOD (PR-2018-001355, SI-2018-00123). Planning Staff Recommended that the applicant request a down-zone to NR-LM, so that the Major Utility use would be a permitted and conforming use, although this was not translated to the Findings in the official NOD.

E. In 2019, a solar farm array was added (PR-2019-002971, SI-2019-00347).

F. In 2020, 1.25 acres increased the size of the subject site to approximately 165 acres in total (PR-2018-001355, SI-2020-00833), and shortly after, two additional storage buildings and parking area were approved (PR-2018-00135, SI-2021-00382).

G. In March 2026, a Minor Amendment to the Site Plan was approved to install two metal storage buildings and associated drive pads north-central to the eastern portion of the subject site (PR-2018-001355, SP-2025-00048).

8. The Albuquerque/Bernalillo County Comprehensive Plan, and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

9. The subject site is zoned NR-SU (Non-Residential – Sensitive Use). The purpose of the NR-SU zone district is to accommodate highly specialized public, civic, institutional, or natural resource-related uses that require additional review of location, site design, and impact mitigation to protect the safety and character of surrounding properties.

10. The subject site is within an Area of Consistency as designated by the Comprehensive Plan, which has policies to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open

Space. Development in Areas of Consistency is expected to reinforce the scale, intensity, and built pattern of the immediately surrounding contexts.

11. The subject site is located within the North I-25 Community Planning Area (CPA) as designated by the Comprehensive Plan. The CPA is bound by Edith Blvd on the west, I-25 on the east, Montano on the south, and the city limit in the north. North I-25 CPA includes both Bernalillo County and City land within its boundaries. City lands mostly support business parks, light and heavy manufacturing, and other commercial ventures, many of which are big-box stores and companies.

12. The request is consistent with the following goal and policies related to CHAPTER 5: LAND USE:

    A. GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

       The request proposes phased infill development at the subject site which maximizes the use of existing infrastructure and public facilities. This, combined with the reuse of heavily impacted lands from extractive activities, contributes to the efficient use of disturbed lands. Infill development helps maximizes land use, reduces sprawl, and utilizes existing infrastructure that maximizes the utility of existing infrastructure and public facilities contributing to the efficient use of land to support the public good.

    B. POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

       The original uses at the subject site were related to the extractive industry, a high impact land use. The subsequent introduction and expansion of the existing water treatment facilities at the subject site effectively reuses the highly disturbed lands within an existing commercial area. The proposed project also continues with infill where there is existing infrastructure and public facilities including water, sewer, road, and electric infrastructure.

    C. POLICY 5.6.3 AREAS OF CONSISTENCY: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

       The request is in historically non-residential area of the city that has been focused on light manufacturing and business activities, and therefore, maintaining and reinforcing the scale, intensity, and built pattern of the immediately surrounding contexts. Situated outside of Centers, Corridors, parks, and Major Public Open Space, the proposed development is confined to the eastern portion of the approximately 165-acre site, opposite of residential and educational facilities where any potential impact would be minimized. The proposed landscaping along Chappell Dr. and

Mission Ave. should further reduce potential environmental impacts incurred by the development.

13. The request is consistent with the following goals and policies related to CHAPTER 7: URBAN DESIGN:

    A. GOAL 7.5 CONTEXT-SENSITIVE SITE DESIGN: Design sites, buildings, and landscape elements to respond to the high desert environment.

    The structures proposed with this request are similar to those existing on-site and to those to the east, off-site in terms of use, scale, and massing. Proposed materials and colors generally blend with the surrounding landscape and complement existing buildings on the western portion of the subject site. The white metal roofs should minimize heat gain.

    Added fencing is designed to match existing fence styles surrounding the existing buildings to the west. Subject site areas undisturbed by construction activity will retain existing native vegetation elements while disturbed surfaces will be reseeded with a native desert grass seed mix to respond to the high desert environment. The area for the proposed Major Amendment does not allow for public access, therefore, the only irrigated landscaping will be along Chappell Dr. and Mission Ave. with the architecturally designed landscaping acting as a buffer between the subject site and road activities, thereby minimizing water use.

    B. POLICY 7.5.1 LANDSCAPE DESIGN: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

    The proposed Site Plan provides appropriate transitions between roadways and the subject site. The landscape design generally responds to the high desert grassland by choosing medium to low water use trees and medium-low to xeric water use shrubs, all sustained with programmable irrigation. Plantings are added to depressions to help retain water and reduce runoff. Nevertheless, the high percentage of rock and gravel mulch contributes to the urban heat island effect by absorbing solar radiation during the day and radiating it at night, which can increase stress surrounded vegetation and increase area temperatures.

    C. GOAL 7.6 CONTEXT-SENSITIVE INFRASTRUCTURE: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

    The proposed development design and architectural styles reflect the general character of the existing non-residential development on the western portion of the subject site to create cohesive style and minimize lifecycle costs. The proposed structures will adopt landscaping that complies with IDO, DPM, and any other adopted City regulation. Existing natural landscaping will be left in place, and disturbed slopes and the southwestern retention area are being reseeded with a

native grassland cover that does not require irrigation in order to conserve natural resources. Only the landscaping bordering Chappell and Mission roadways will require supplemental watering to maintain tree and shrub cover.

D. POLICY 7.6.1 STORMWATER TREATMENTS: Match stormwater treatment techniques and practices to the density/intensity of land use and development context.

There will be onsite stormwater drainage retention pond that matches stormwater treatment techniques and practices according to the current land use. However, the shape is very artificial and does not naturally grade into a more natural landscape to preserve surrounding subject site land for future uses.

14. The request is consistent with the following goal and policy related to CHAPTER 12: INFRASTRUCTURE, COMMUNITY FACILITIES & SERVICES:

A. GOAL 12.1 INFRASTRUCTURE: Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth.

The request facilitates the development of Aquifer Storage and Recovery (ASR) infrastructure, a warehouse complex, a retention pond, a NW Vault area, and a future soils yard to the eastern portion of the subject site to facilitate both underground water storage as well as soil processing and cleaning for reuse. The proposed infrastructure supports existing communities by creating a more resilient and decentralized water supply that bolsters the water supply during scarcity and aligns with the goal to plan coordinate and provide for efficient, equitable and environmental sound infrastructure. Injection wells are generally more cost-effective, require significantly less land surface area, and can be more easily integrated into existing water supply networks than building new surface reservoirs. Also, water injection ensures that underserved or vulnerable areas have access to a reliable, consistent, reducing disparities in water availability.

B. POLICY 12.1.2 WATER AND WASTEWATER UTILITY: Ensure consistency between Comp Plan and ABCWUA policies by coordinating infrastructure planning and programming.

The request would facilitate the development of additional ASR infrastructure by coordinating resources planning and programming through the Site Plan – EPC Major Amendment process. This coordination between ABCWUA and the City ensures that proposed development is consistent with Comprehensive Plan goals and policies while conforming to IDO, DPM, and any other city regulation to enhance existing underground water storage capacity as well as soil recycling and reuse for various ABCWUA projects.

15. The request is consistent with the following goal and policy related to CHAPTER 13: RESILIENCE & SUSTAINABILITY:

A. GOAL 13.2 WATER SUPPLY & QUALITY: Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.

The request would facilitate the development of additional ASR infrastructure which helps secure water supplies through water treatment and storage in City aquifers to use during dry periods. This technology helps protect and conserve the region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy by storing needed water, reducing water loss through evaporation, and eliminating the need for more expensive above ground storage facilities.

B. POLICY 13.2.3 WATER QUALITY: Coordinate with the ABCWUA, state, and other agencies to maintain the quality of our groundwater and surface waters.

The proposed development request is being undertaken by the ABCWUA, which uses direct injection and infiltration to store purified San Juan-Chama drinking water in the City's aquifer. Projects must meet federal Safe Drinking Water Act standards, and obtain permits from the New Mexico Office of the State Engineer (OSE) and NM Environmental Department. Treatment ensures that the water is compatible with the aquifer's chemistry, maintains the quality and health of ground as well as surface waters, and then ensures safety for consumption. ABCWUA typically coordinates these efforts in partnership with consultants who provide technical and other support. The request shall comply with all applicable provisions of this IDO, the DPM, and other adopted City regulations.

16. The request meets the Site Plan-EPC Review & Decision Criteria in IDO §14-16-6-6(I)(3) as follows:

A. 6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy-based analysis of the proposed Major Amendment to the controlling Site (Development) Plan, the request is consistent with the reviewed Comprehensive Plan goals and policies as shown in staff's analysis. Applicable citations support Site Plan level changes.

Applicable citations: Goal 5.3-Efficient Development Pattern, Policy 5.3.1-Infill Development, Policy 5.6.3-Areas of Consistency; Goal 7.5- Context-Sensitive Site Design, Policy 7.5.1-Landscape Design, Goal 7.6- Context-Sensitive Infrastructure, Policy 7.6.1- Stormwater Treatments; Goal 12.1-Infrastructure, Policy 12.1.2- Water and Wastewater Utility; Goal 13.2-Water Supply & Quality, Policy 13.2.3-Water Quality.

B. 6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

The Site Plan is not consistent with applicable terms and conditions of a previously approved Site Plan under the NR-SU zoning covering the subject property.

Specifically, the EPC Notice of Decision (NOD) dated November 8, 2018 for PR-2018-001355, SI-2018-00123 included a Condition of Approval requiring the applicant to pursue a Post-IDO Voluntary Zone Conversion to update the ABCWUA subject site to a Zone District where Major Utility is permissive as a primary use. The previous Industrial Use of Natural Resource Extraction has ceased as the primary use. Accordingly, a zone change is required for the use to continue operating as a conforming use. Pursuant to IDO nonconformity standards, a nonconforming use of land or a structure shall not be expanded (e.g., IDO §14-16-6-8). Subsequent changes should be reviewed for compliance against the chosen Zone District.

Since the conversion to NR-SU (Non-residential – Sensitive Use) with the adoption of the Integrated Development Ordinance (IDO) in 2018, the site has maintained a consistent record of compliance through approved development phases, including a 2018 minor amendment for a new well, the 2021 addition of 1.25 acres for expanded storage capacity, and a very recent, 2026 addition of two warehouses and associated drive pads.

As part of the 2018 Major Amendment, staff recommended a down-zone for the subject site to NR-LM so that the Major Utility use would be conforming (PR-2018-001355, SI-2018-00123). Therefore, there is a site-specific applicable "term" or limitation that conflicts with existing subject site standards that needs to be resolved prior to the review of the current proposal (SP-2026-00028) to ensure that the proposed development remains consistent with the established built pattern and operational history of the utility campus. The Site Plan does not meet this criterion although the proposed project generally reinforces the long-term Major Utility goals first approved by the EPC over two decades ago.

C. 6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The Major Amendment has been analyzed against the development standards of both the NR-SU and NR-LM zone districts, ensuring consistency with the review framework established under Project # PR-2018-001355 Case # SI-2018-00123. Although the proposed Site Plan aligns with the existing NR-SU zoning designation, it fails to satisfy several requirements of the NR-LM district. Evaluation against NR-LM standards is required by the November 8, 2018 Notice of Decision, specifically Condition of Approval #2, which required that the applicant pursue a Post-IDO Voluntary Zone Conversion to a district where Major Utility is an allowed primary use. Consequently, while the request meets current site-specific standards, it remains deficient regarding

the long-term regulatory obligations established by the Environmental Planning Commission and the required future Zoning Map Amendment.

An application for a Zoning Map Amendment to NR-LM was submitted on April 9, 2026 to remedy the prior Condition of Approval. Staff has placed more than 60 conditions of approval on this Site Plan to meet NR-LM development Standards. For this reason, staff has recommended deferral for the applicant to bring the Site Plan into compliance with the IDO and the Conditions of Approval on the development of the property in a prior EPC approval.

Once reviewed by the EPC, the Development Facilitation Team will review the Site Plan for compliance with the DPM and other adopted City regulations as part of the final sign-off review for this Site Plan, but most importantly, the Zoning District must be updated so that the Major Utility is permissive as primary use. Pursuant to IDO §14-16-6-4(O), the EPC may impose conditions necessary to ensure compliance with the development standards of the IDO. All conditions must be met, including a zone change, prior to building permit approval.

D. 6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

   The City's existing infrastructure has adequate capacity for the proposed request. A Traffic Scoping Form signed by the Transportation Development Services (TDS) Transportation Engineer on March 26, 2026 indicated that the proposed expansion would not generate sufficient traffic to require a Traffic Impact Study (TIS) even with the additional soil yard truck activity.

E. 6-6(I)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

   The Site Plan is required to follow all standards of the IDO, DPM, and other applicable City standards, all of which the applicant has agreed to follow, and against which Staff has analyzed the Site Plan.

   Expected traffic levels do not warrant a traffic study. Noise, dust, vibration, and other potential impacts should be negligible and are regulated by the IDO, DPM and any requirements. Lighting for the request also observes IDO lighting regulations for both zone districts. The eastern portion of the subject site generally sits significantly below the level of the street and paired with fencing and added landscape should further buffer any activities on the subject site from impacting surrounding properties. Otherwise, the proposed Site Plan request mitigates any anticipated adverse impacts on the surrounding community according to required NR-SU and NR-LM regulations.

F. 6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject site is not within an approved Master Development Plan; Criterion f does not apply.

G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is not within the Railroad and Spur Small Area. Therefore, no Cumulative Impact analysis is required and Criterion g does not apply.

H. 6-6(I)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

An outdoor or site lighting performance analysis was not requested but the applicant included two sheets with proposed lighting and a site lighting performance analysis with the Site Plan (Sheets 22 and 23). The proposed site lighting meets NR-SU and NR-LM lighting requirements, with all sources of light visible from the exterior of the property complying with IDO §14-16-5-8 and proposed light trespass complying with IDO §14-16-5-8(F)(4). Additional standards are recorded as part of the Lighting Layout (Sheet 22). All lighting shall reduce light trespass between private properties, minimize disruption to natural ecosystems, and prevent the increase of unnecessary sky glow that reduces the visibility of stars in the night sky pursuant to IDO §14-16-5-8(A).

17. Site Plan Analysis:

A. The proposed development encompasses the eastern portion of the subject site, adjacent to Chappell Dr and borders the existing solar farm to the west, all north of Mission Ave. NE. The Soils Yard, ASR features, and Warehouse Complex are strategically oriented to be accessible via a private internal road along the northern boundary, which is reached from Chappell Drive.

B. The warehouse complex consists of the following:

- Existing (Approved 03/2026: PR-2018-001355, SP-2025-00048)

- Groundwater *Warehouse: 1389 sf
- Field Storage* Warehouse: 2171 sf
- *A primary and secondary access road are existing to access the Groundwater and Field Storage Warehouse.

- <u>Proposed</u>
  - Groundwater Warehouse Future Expansion: 625 sf
  - Field Storage Warehouse Future Expansion: 620.3 sf
  - Vehicle Maintenance Building Expansion: 7420.9 sf
  - Warehouse Future Expansion: 2700 sf
  - Warehouse Future Expansion: 1800 sf
  - Salt Building Future: 464 sf
  - Restroom Future: 262
  - Warehouse Future: 600 sf

- *The primary and secondary access roads will be extended to access proposed buildings and infrastructure on the site.
- North of the existing solar farm are proposed injection and extraction vaults with associated infrastructure to the west of the existing fleet storage road.
- *All warehouses proposed and existing have loading areas.
- <u>Future Soils Yard</u>
  - Compost Sales Office: 196 SF
  - 50'x50' Stock Piles
  - Processing Pile
  - 15'x25' Shaker

C. The proposed site design features a primary retention pond located along the southern boundary, adjacent to Mission Avenue and the existing solar farm. The retention pond engineered as the collection point for the campus's eastern expansion, designed to capture and manage all storm drain runoff originating from the new soils yard as well as undeveloped future phases and lot basins. This ensures that runoff is fully mitigated on-site, As verified by the Hydrology Section's approval on March 31, 2026, the facility meets all technical requirements for volume and discharge control under the Development Process Manual (DPM) standards.

18. Proposed Dimensional Standards:

The dimensional standards for the NR-SU district are established through the Site Plan-EPC process, which currently proposes a 65-foot maximum building height and setbacks

that align with NR-LM requirements. Although the current amendment on the eastern portion of the site does not immediately trigger Neighborhood Edge standards, any future development near the R-1 zone to the southwest or residential dwellings to the west must adhere to the more restrictive setbacks and height step-downs required by IDO §14-16-5-9 Neighborhood Edges . Compliance with these enhanced standards is essential to fulfill the mandatory transition to the NR-LM zone district as established in the 2018 Notice of Decision.

19. Bicycles and Motorcycles: While Staff supports the applicant's request to waive the bicycle parking requirement due to the high-security nature of the utility facility, the proposal must still address mandatory motorcycle parking. Pursuant to IDO Table 5-5-4, the NR-LM district requires the provision of one motorcycle parking space for every required off-street parking space. Consequently, the Site Plan must be updated to include these mandatory spaces to satisfy the development standards of the requested NR-LM zone.
20. Four (4) future phases identified as a “Future Phase” of development is shown on the site plan. Approval of those designated future phases shall not require additional approval by the Environmental Planning Commission.
21. The applicant notified all neighborhood organizations within 660-feet of the subject site, which included the District 4 Coalition of Neighborhood Associations and the North Valley Coalition. All property owners within 100 feet of the subject site as required.
22. One ABCWUA neighbor called with concerns about construction noise, and was advised that construction will occur on the far eastern side of the subject site. Staff is unaware of any additional public comment at the time of the writing of this staff report; there is no known opposition or support of this request.
23. The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement for a Site Plan-EPC. Staff referred the applications for Agency Comment to Indian Nations, Tribes, or Pueblos and Tribal Representatives. No comments were received.

Recommendation

DEFERRAL of Project # PR-2018-001355 Plan #: SP-2026-00028 a request for a Major Amendment for a Site Plan – EPC to add Aquifer Storage and Recovery (ASR) infrastructure, a warehouse complex, a retention pond, a future soils yard, a vault infrastructure area, and space for future, phased development on the eastern portion of the subject site for water treatment and storage as well as soil recycling and reuse, to the approximately 165-acre subject site, legally described as Tract A, Plat of Tract A, City of Albuquerque Water Treatment Facility and located at the NW corner of the Mission Ave and Chappell Dr NE intersection to allow the applicant to update the site plan in

accordance to NR-LM standards based on the preceding Findings and the following Conditions of Approval.

Conditions of Approval

Project # PR-2018-001355 Plan #: SP-2026-00028, Site Plan – EPC

1. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT for final sign-off to ensure that EPC Conditions have been met. Pursuant to IDO section 14-16-6-6(I)(2)(m) Site Plans shall be reviewed administratively for compliance with conditions of approval, DPM, and zoning standards prior to the issuance of a building permit.
2. Pursuant to IDO section 14-16-6-4(O)(4) Any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
3. After approval by the Environmental Planning Commission (EPC), the applicant shall submit the proposed site plan to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.
4. The applicant shall adhere to the November 8, 2018, EPC Notice of Decision, Condition of Approval #2, which requires the applicant pursue a Zoning Map Amendment to a district where Major Utility is an allowed primary use.
5. Final approval of the Site Plan shall be contingent upon the successful completion and effective date of the requested Zoning Map Amendment to transition the property to the NR-LM zone district, in accordance with the prior conditions of approval established for the subject property in the November 8, 2018, EPC Notice of Decision (PR-2018001355, SI-2018-00123)-. A Zoning Certificate shall be obtained and included with the DFT final Sign off application.
6. The site plan shall adhere to NR-LM zone district standards.
7. The leased area on the southeast portion of the subject site shall be reflected on the site plan.
8. The Applicant shall provide Staff with documentation of the finalized and recorded Conditional Utility Easement for the proposed landscaping within the PNM easement, as referenced on Sheet 10 Landscape Materials and Notes.
9. Site Plan Clean up:
   A. All waste containers and dumpsters shall be added to the design and shall be noted on the site plan.

B. Warehouse Complex Detail Sheet 2 of 2 from the Minor Amendment PR-2018-001355 SP-2025-00048 shall be added to the sheet with a cloud and note detailing this Complex. See Site Plan Detail 1.

10. Overall Site Plan – Sheet 1 of 23

A. The "Building Information" shall match what is one Sheet 3 of 24 – Overall Site Plan.

B. The Application Number is missing and shall be written on this sheet.

11. Overall Site Plan – Sheet 3 of 23

A. The building Information shall be revised to match what is on Sheet 5 of 23 - Site Plan Detail 1.

B. Future Salt Building Expansion shall read "Future Salt Building" because the building is not an expansion.

C. The total square footage of Future Salt Building Expansion shall be revised. Staff calculations total 464 SF not 579 SF.

D. Future Warehouse building square footage shall be revised. Staff calculations total 600 SF not 538 SF

E. Future Warehouse building square footage shall be revised. Staff calculations total 1,800 SF not 1,682 SF

F. Field Storage Warehouse square footage shall be revised. Staff calculations total 1,389 SF not 1,254 SF. This total is different than the square footage of 2,175 noted on Sheet 1 of 24. The total square footage shall match on all sheets.

G. Vehicle Maintenance Bldg. square footage shall be revised. Staff calculations total 7,421 SF not 7,498 SF.

H. The Compost Sales Bldg. name shall be changed to Compost Sales Office for clarity. It shall be changed on Sheet Site Plan Details 3 and 4.

I. The Field Storage Warehouse shall be noted as "Existing."

J. The Groundwater Warehouse shall be added to the table and noted as "Existing."

K. The number of parking spaces shall be removed where they are no longer located on the site plan.

L. In the NR-LM zoning district, pursuant to IDO §14-16-5-5 and Table 5-5-4, the Minimum Motorcycle Parking Requirements require 1 parking space per required off-street parking space.

12. Overall Site Plan – Sheet 4 of 24

A. The Power Equipment Enclosure shall be identified on the sheet.

B. The Compost Sales Bldg. name shall be changed to Compost Sales Office for clarity.

C. Table of Applicable Standards for Development on NU-SU zoned Property.

1. Parking and Loading

a. Per IDO Section 5-5 For Occupied Building and Warehouse Buildings for loading shall be rewritten and state "For Compost Sales Office and Future Vehicle Maintenance Bldg."

b. Please remove the number of parking spaces where they no longer are located on the plan.

13. Sheet 5 of 24 Site Plan Detail 1

A. ADA Parking Requirement Table

- The Warehouse Use and parking provided calculations shall be removed because there are no parking spaces designated at the warehouses.

B. The Field Storage Warehouse Future Expansion square footage shall be revised. Staff calculations total 620.3 sf not 579 sf.

- Add "Existing" to the name of the Field Storage Warehouse.

C. The Compost Sales Bldg. name shall be changed to Compost Sales Office for clarity.

D. The Compost Sales Office square footage shall be revised. Staff calculations total 196 SF not 200 SF.

14. Sheet 6 of 24 Site Plan Detail 1

- The required "Materials to Alert Motorists"—such as contrasting paving, bollards, or stamped concrete—at on-site pedestrian crossings shall be added to the drawings.

15. Sheet 9 of 24 Landscape

- The proposed warehouse buildings are missing and shall be placed on the drawings.

16. Sheet 12 of 24 Landscape Plan Mission Ave

- General Note 8 shall state "Street streets shall be approximately 25' on center."

17. Add an additional Landscape Plan with the warehouse buildings and parking lots shall be included in the drawing set with the following:

A. Under NR-LM standards, the interior of the parking lot shall comply with the following conditions pursuant to IDO §14-16-5-6(F)(2):

1. A minimum of 10% of the parking lot area must be landscaped for lots with 50 or fewer spaces, increasing to 15% for lots exceeding 50 spaces.

2. One tree is required for every 10 parking spaces, and no space may be situated more than 100 feet from a tree trunk.
3. At least 75% of the required trees must be deciduous canopy-type shade trees with a mature diameter of at least 25 feet.
4. Tree planters must provide a minimum of 60 square feet of area, though this may be reduced to 36 square feet if abutting permeable surfaces bring the total area to 60 square feet.

18. Sheet 15 of 24 ASR-02 & 03 Elevations
    A. To satisfy the requirements of IDO §14-16-5-8(E)(4), the elevation keyed notes shall include a note stating that all facade, wall/fence, and landscape lighting will adhere to mandatory shielding standards.
    B. Renumber this Sheet to 15 of 23
    C. The proposed utility structures meet the 65-foot height limitation; however, the 140-foot-long vehicle maintenance building must incorporate architectural articulation to comply with NR-LM standards for primary facades exceeding 100 feet. Additionally, the site plan shall provide at least one outdoor seating and gathering area of at least 500 square feet to satisfy the industrial building design standards of IDO §14-16-5-11(E)(3)
19. Sheet 20 of 24 Details 2 of 4
    A. Rename this sheet to Site Fence Detail 1
    B. The Applicant shall change the proposed 8-foot fence along Mission Avenue with the 6-foot maximum height limit established for the NR-LM zone district per IDO Table 5-7-1. Compliance shall be demonstrated by adhering to one of the following:
        1. Height Reduction: Revise the Site Plan to reflect a maximum wall/fence height of 6 feet within the front and street-side yards.
        2. Administrative Exception: Obtain a Permit – Wall or Fence – Minor from the Zoning Enforcement Officer (ZEO) pursuant to IDO §14-16-5-7(D)(3)(e) and §14-16-6-5(F). This exception is subject to the ZEO's determination that the increased height is necessitated by the security requirements of a critical infrastructure facility.
    C. Should a height exception be granted, the following design standards shall be reflected on the Final Site Plan:
        1. Articulation: Pursuant to IDO §14-16-5-7(E)(2), any wall section exceeding maximum height limits that faces a public street, City park, trail, or Major Public Open Space must incorporate architectural offsets or alignment changes to mitigate visual massing.

2. Arroyo Standards: Any wall segments situated adjacent to a major arroyo must strictly comply with the specialized design and screening standards set forth in IDO §14-16-5-7(E)(4).

20. Sheet 21 of 24 Site Fence Detail

    A. This sheet shall be renamed to Site Fence Detail 2.

    B. All wall segments situated adjacent to a major arroyo such as the North Diversion Channel Phase II across Chappell Rd and adjacent to the east side of the subject site shall adhere to the specialized design standards set forth in §14-16-5-7(E)(4).

21. Sheet 23 Lighting Layout and Sheet 24 Site Model Lighting

    A. The applicant shall revise the Lighting Layout (Sheet 23) and Site Model Lighting (Sheet 24) to remove the warehouse parking spaces.

    B. Note 5 on the Lighting Layout (Sheet 23) shall be corrected to replace the "NR-GM" designation with "NR-LM," as LZ1 is the appropriate designation for the NR-LM district.

    C. The current Site Light Model Sheet 24 of 24 is illegible; a clear PDF submittal shall be submitted.

22. Parks and Recreation / Urban Forestry Additional Conditions

    A. Sheet 9 of 22 states that “Street trees along Chappell Dr. proposed for screening and accordance with the City of Albuquerque’s Street Tree Ordinance (Chapter 6-6 R.O.A. 1994). Landscape along Mission Ave proposed as general landscaping.”

        1. Street tree spacing shall be updated along Mission Ave NE to 25’ O.C. spacing as Mission Ave NE is an Urban Major Collector.

        2. Per 6-6-2-5 STREET TREE POLICIES (3), on sites where evenly-spaced street trees are not possible or do not conform to the overall design objectives of the site, random clustering of street trees may be acceptable, provided that the number of trees planted equals or exceeds the number that would be required if the trees were evenly-spaced. The applicant shall coordinate with Urban Forestry for approval of random clustering of street trees if trees will be clustered.

    B. Street trees required along Mission Ave NE shall be no more than 20’ from back of curb. The applicant shall provide dimensions to show that this requirement is met.

    C. *Crataegus laevigata* is not acceptable for use as a street tree as it does not reach a mature size in Albuquerque that meets street tree intent, to provide shade and coolness in summer months. This species shall be replaced with a larger tree capable of providing shade and coolness in summer months.

D. Per IDO § 14-16-5-6(C)(4)(b) Only trees and shrubs selected from the Official Albuquerque Plant Palette of low water use, drought tolerant, or xeric species and shown on a landscape plan shall count toward the requirements of this § 14-16-5-6(C) (General Landscaping Standards), except upon presentation of evidence, the relevant decision-making body may authorize alternative species or cultivars that meet all of the following requirements. Forestry has determined that it is acceptable to use *Acer grandidentatum* 'Schmidt". The applicant shall:

1. Meet the intended purpose of that type of landscaping.
2. Not use species that are hazardous.
3. Not use species identified as invasive on a City or State plant list.
4. Not use any species listed in the City's Weed Identification Handbook.
5. Use species that are equally hardy to the Albuquerque climate.
6. Comply with Article 9-12 and Parts 6-1-1 and 6-6-2 of ROA 1994 (Pollen Control, Water Conservation Landscaping and Water Waste, and Street Trees) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance), as applicable.

E. *Cercis canadensis* shall not be used as it is not in the Official Albuquerque Plant Palette. Please note that *Cercis reniformis* is acceptable for use.

F. Multi-stem trees shall not be used as a street tree, due to clearance issues. The applicant may specify *Cercis canadensis* "Pink Pom Poms" as this variety is hardier and is acceptable for use per Urban Forestry standards.

G. Pinon Pine is generally not suitable for commercial applications and shall be replaced by another evergreen species such as Austrian or Afghan Pine.

H. Dimensions for street trees along Chappell and Mission shall be indicated on the sheet.

I. Street tree calculation on sheet 8 of 22 for Mission Ave frontage is incorrect. This calculation shall be updated.

23. Reviewing Agency conditions:

A. Albuquerque Fire Rescue (AFR): The Fire Department will review specific plans--Fire1, fire2, alarm, sprinkler, and hoods as needed--that will need to be submitted through the City portal.

B. Albuquerque Public Schools (APS): The subject property is located adjacent to Mission Avenue Elementary School; therefore, APS requests that appropriate safety measures, traffic management, and construction mitigation strategies be

implemented to minimize any potential impacts to students, staff, and school operations during construction and ongoing facility activities.

C. Albuquerque Metropolitan Arroyo Flood Control District (AMAFCA): The site is encumbered by an AMAFCA easement on the east side of the property, and AMAFCA will require review, approval, and permitting the site plan for grading and building approval.

D. PNM: Any existing and/or new PNM easements and facilities need to be reflected on any future Site Plan and any future Plat. Structures, especially those made of metal like restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. The proposed development should adhere to the design standards in IDO Section 5-6(C)(10). Contact https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM review.

William Steele
William Steele
Senior Planner

Catherine Heyne
Catherine Heyne
Planner

Notice of Decision cc list:

Jackie Fishman, fishman@consensusplanning.com
Charlene Johnson, johnson@consensusplanning.com
Steve Morrow, smorrow@molzencorbin.com
Scott Medina, scott.medina@aecom.com
District 4 Coalition of Neighborhood Associations, contactus@d4cabq.org
North Valley Coalition, nvcabq@gmail.com
Loma Howerton, hhowerton9379@msn.com
Aubrey Gladwell, aubrey@thegladwellgroup.com
Peggy Norton, peggynorton@yahoo.com
James Salazar, jasalazarnm@gmail.com
Legal, acoon@cabq.gov
EPC file

Agency Comments

PLANNING DEPARTMENT

Long Range Planning

The subject site is located within the North I-25 CPA boundary that is currently undergoing an assessment, and is within an Area of Consistency (Policy 5.6.3). The proposed Site Plan EPC, Major Amendment for the San Juan-Chama Drinking Water Treatment Plant (DWTP) Large-Scale Recharge Expansion Project is located at Albuquerque-Bernalillo County Water Utility Authority (ABCWUA) property. Infrastructure is already in place and the request is consistent with ABC Comprehensive Plan Goals and Policies that support efficient development (Goal 5.3), and context-sensitive design (Goal 7.5 and 7.6, and Policy 7.6.1). It conserves water for future growth, and therefore supports infrastructure (Goal 12.1), design, water utility, and flood control (Policies 12.1.1, 12.1.2, and 12.1.4). The request takes climate change into account, conserves water and energy, and therefore supports climate change (Goal 13.1), and public infrastructure and facilities (Policy 13.1.3). The request focuses on protecting and conserving municipal water supplies, and maximizing the ability of the environment to withstand adverse impacts, it supports water supply and quality (Goal 13.2 and Policy 13.2.2) and protects against natural hazards (Goal 13.3).

Hydrology

Conceptual Grading & Drainage Plan approval is required by the DPM (DPM Section 6-14-(A)(8), Table 6-14-25) prior to EPC Site Plan approval. Please submit the Conceptual Grading & Drainage Plan to Hydrology via ABQ-PLAN for review & approval.

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Albuquerque Fire Rescue (AFR)

As this project develops, the Fire Department will review specific plans. Fire1, fire2, alarm, sprinkler, and hoods as needed. These plans will need to be submitted through the city portal, and we will review them as they come in for the future developments.

Environmental Health Department Contact

No Comment.

Parks & Recreation – Urban Forestry

- Sheet 9 of 22 states that “Street trees along Chappell Dr. proposed for screening and accordance with the City of Albuquerque’s Street Tree Ordinance (Chapter 6-6 R.O.A. 1994). Landscape along Mission Ave proposed as general landscaping.”
  - Street trees are required along Mission Ave NE at 25’ O.C. spacing as Mission Ave NE is an Urban Major Collector.

- Per 6-6-2-5 STREET TREE POLICIES (3) On sites where evenly-spaced street trees are not possible or do not conform to the overall design objectives of the site, random clustering of street trees may be acceptable, provided that the number of trees planted equals or exceeds the number that would be required if the trees were evenly-spaced.
    - Please coordinate with Urban Forestry for approval of random clustering of street trees.

- Street trees required along Mission Ave NE shall be no more than 20' from back of curb. Please provide dimensions showing this requirement is being met.
- *Crataegus laevigata* is not acceptable for use as a street tree as it does not reach a mature size in Albuquerque that meets street tree intent, to provide shade and coolness in summer months. Please replace with a larger tree capable of providing shade and coolness in summer months.
- Per 5-6(C)(4)(b) Only trees and shrubs selected from the Official Albuquerque Plant Palette of low water use, drought tolerant, or xeric species and shown on a landscape plan can count toward the requirements of this § 14-16-5-6(C) (General Landscaping Standards), except that, upon presentation of evidence, the relevant decision-making body may authorize alternative species or cultivars that meet all of the following requirements:
    1. Meet the intended purpose of that type of landscaping.
    2. Are not hazardous.
    3. Are not identified as invasive on a City or State plant list.
    4. Are not listed in the City's Weed Identification Handbook.
    5. Are equally hardy to the Albuquerque climate.
    6. Comply with Article 9-12 and Parts 6-1-1 and 6-6-2 of ROA 1994 (Pollen Control, Water Conservation Landscaping and Water Waste, and Street Trees) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance), as applicable.
        - Forestry has determined that it is acceptable to use *Acer grandidentatum* 'Schmidt"
- Applicant has used *Cercis canadensis* to identify Oklahoma Redbud. Planning has noted that *Cercis canadensis* is not in the Official Albuquerque Plant Palette. Please note that *Cercis reniformis* is acceptable for use. Multi-stem is not acceptable for use as a street tree, due to clearance issues. Applicant may also specify *Cercis canadensis* "Pink Pom Poms" as this variety is hardier and is acceptable for use per Urban Forestry standards.

- Pinon Pine is generally not suitable for commercial applications. Please use another evergreen species such as Austrian or Afghan Pine.
- Please show dimensions for street trees along Chappell and Mission.
- Street tree calculation on sheet 8 of 22 for Mission Ave frontage is incorrect. Please update calculation.

OTHER AGENCIES

Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)

Please submit Request for Availability.

Albuquerque Public Schools (APS)

Albuquerque Public Schools (APS) has no objection to the proposed Site Plan. The project is not expected to affect the life, health, or safety of students. However, the subject property is located adjacent to Mission Avenue Elementary School; therefore, APS requests that appropriate safety measures, traffic management, and construction mitigation strategies be implemented to minimize any potential impacts to students, staff, and school operations during construction and ongoing facility activities.

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

AMAFCA has no adverse comments to the Site Plan EPC Request. The site is encumbered by an AMAFCA easement on the east side of the property, and AMAFCA will require review, approval, and permitting the site plan for grading and building approval.

Public Service Company of New Mexico (PNM)

There are major PNM facilities and/or easements along Mission Ave NE, and additional facilities along Chappell Rd NE and the private road on the north side of the site.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located within the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on any future Site Plan and any future Plat.

Structures, especially those made of metal like restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. The proposed development should adhere to the design standards in IDO Section 5-6(C)(10).

A) PHOTOGRAPHS

Subject Site Photos

Figure 1: Overview of easter portion of ABCWUA subject site, including solar array - looking NE.

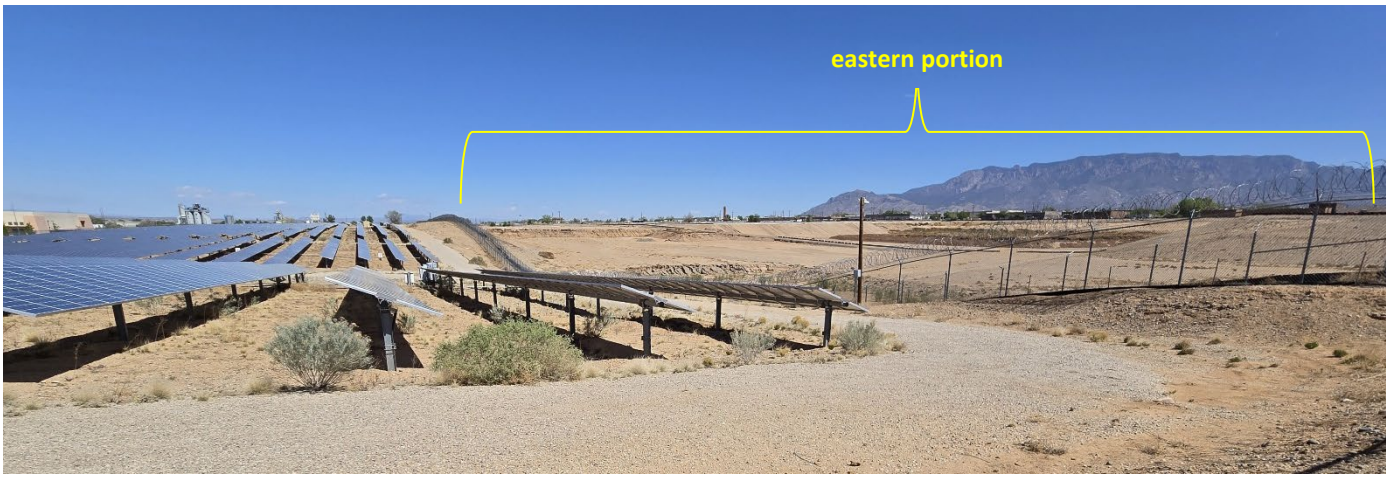


Figure 2: Overview of eastern portion of subject site - looking ENE.

Figure 3: Overview of eastern portion of subject site - looking N.

Figure 4: Overview of eastern portion of subject area - looking NNE.

Figure 5: Overview of eastern portion of subject area - looking WNW from near SE corner.

Figure 6: Overview of southeastern corner of subject site and adjacent properties- looking ENE.

Figure 7: Overview of subject site SE entrance from Chappell Drive - looking SW.

Figure 8: Overview of eastern portion of subject site - looking WSW.

Figure 9: Overview of eastern portion of subject site - looking SSE.

Figure 10: Overview of subject site proposed north entrance from private road - looking SSE.

Figure 11: Overview of subject site - looking WSW along private northern road.

Figure 12: Overview of proposed location for NW vault area - looking SW from existing entrance.

Figure 13: Panoramic view of subject site western boundary from Tokay St. - looking E.

Figure 14: Birdseye of ABCWUA subject site - facing N (Google Earth).

Figure 15: Overview of southeastern ABCWUA access gate from Mission Ave. - looking NE.

Figure 16: Overview of Customer Service building from Mission Ave. - looking ENE.

B) HISTORY

ADMINISTRATIVE AMENDMENT

FILE #: SP-2025-00048 **PROJECT #:** PR-2018-001355

Installation of two metal storage buildings, including a 1,389 sq. ft. groundwater warehouse and a 1,271 sq. ft. field storage warehouse, with associated drive pads.

	03/13/26
APPROVED BY	**DATE**

WUA CUSTOMER SERVICE AND OPERATIONS FACILITIES ENTRANCE

RENDERING OF SOLAR ARRAY OVER FLEET STORAGE AND EMPLOYEE PARKING

SITE DATA

LEGAL DESCRIPTION: TRACT A PLAT OF TRACT A CITY OF ALBUQUERQUE WATER TREATMENT FACILITY

UPC: 101606133843910153

SITE AREA: 162.53 ACRES

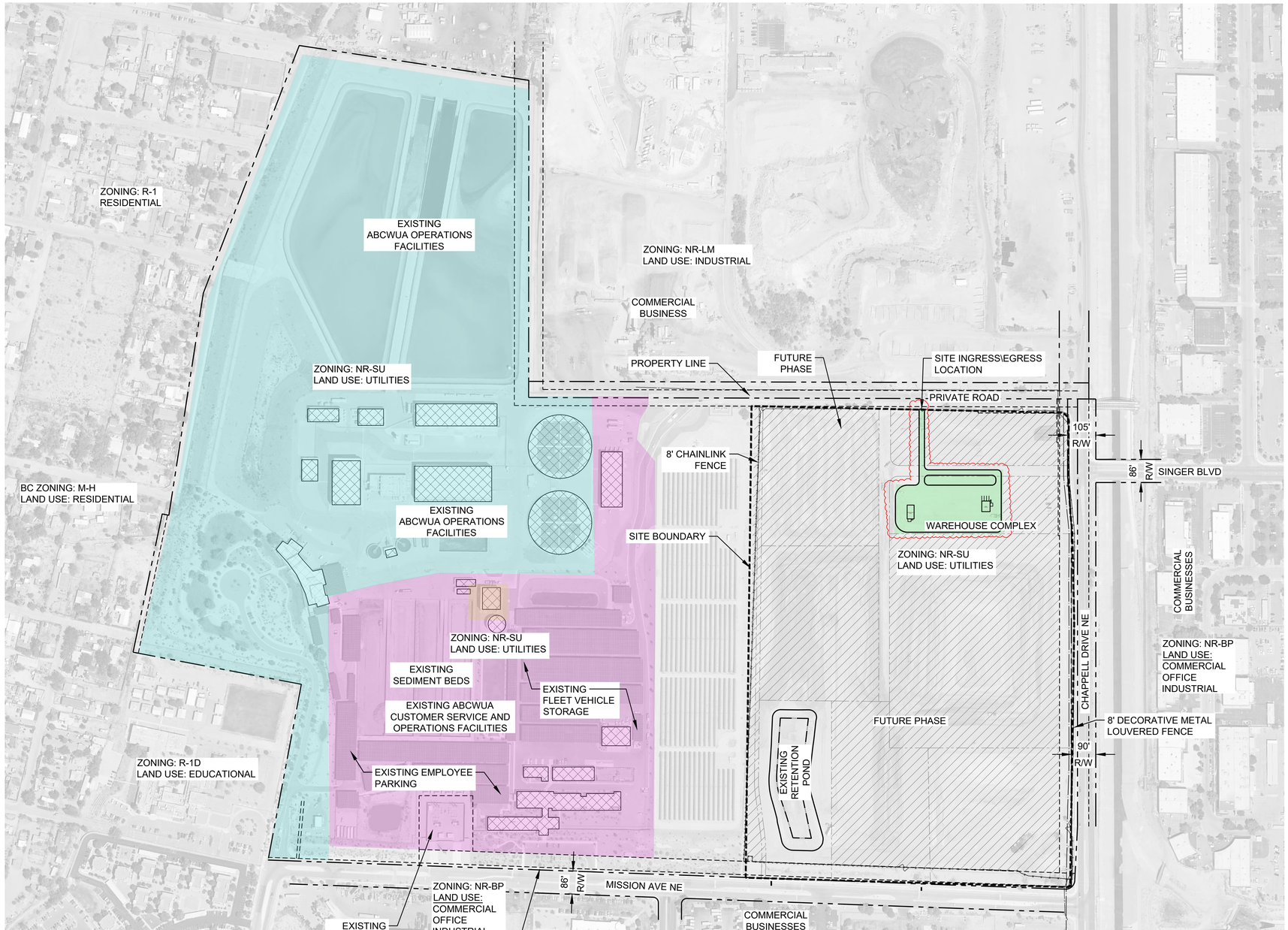
EXISTING ZONING: NON-RESIDENTIAL SENSITIVE USE ZONE DISTRICT (NR-SU)

BUILDING INFORMATION

GROUNDWATER WAREHOUSE	1,389 SF
FIELD STORAGE WAREHOUSE	2,171 SF
TOTAL	3,560 SF

LEGEND

- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- CHAINLINK FENCE
- EASEMENT LINE
- PARCEL LINE
- SITE BOUNDARY
- PROPERTY LINE



OVERALL SITE PLAN
Scale1"=200'

N

0 200' 400'

PROJECT NUMBER: PR-2018-001355
Application Number: XX-XXXX-XXXX

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

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

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

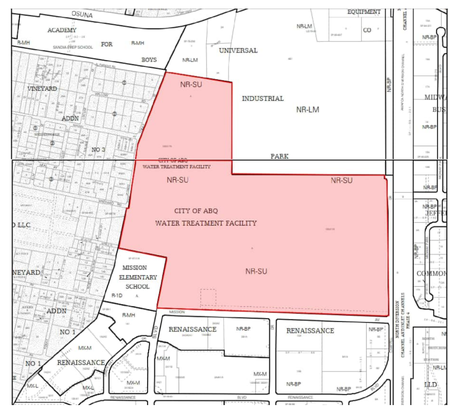
Hydrology

Code Enforcement

*Environmental Heath Department (conditional)

Solid Waste Management

Planning Department



IDO ZONE ATLAS E-16-Z AND F-16-Z

AECOM
One Park Square, 6501 Americas Pkwy NE, Suite 900 Albuquerque, New Mexico 87110
(505)-855-7500

MOLZENCORBIN
2701 Miles Road SE
Albuquerque, New Mexico 87106
505 242 5700 office
MolzenCorbin.com

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

ABCWUA Chappell Campus
Minor Amendment Site Plan - EPC

1441 Mission Avenue, Albuquerque, NM 87113

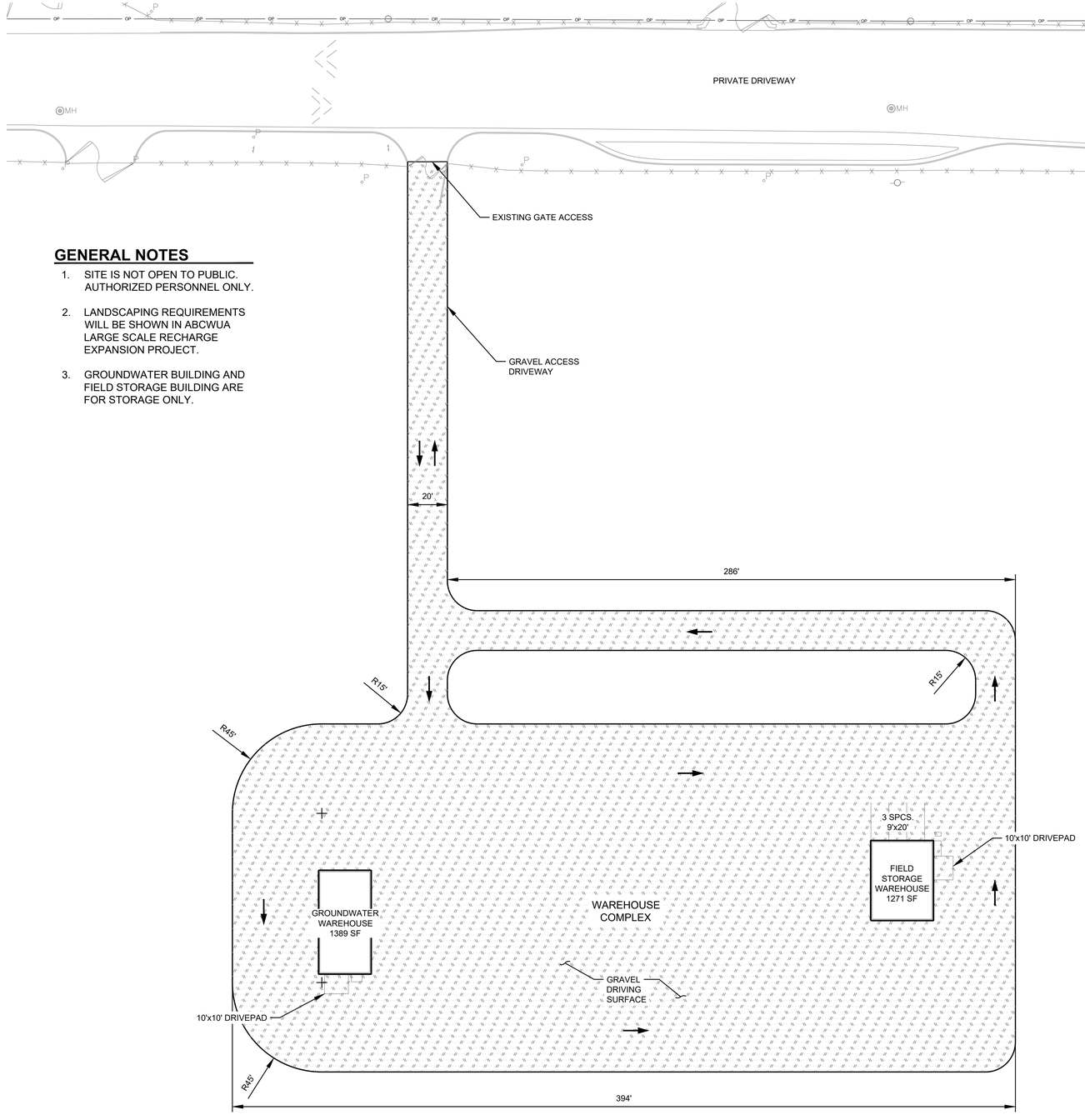
SHEET TITLE
OVERALL SITE PLAN

SHEET
1 OF 2

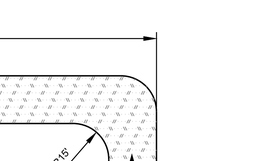
DWG: C:\Users\jesse.higgins\DC\ACCDocs\AECOM\D--AMER(US)--60680691--ABCWUA 2309.023 Warehouse Complex\Project Files\000 Design Collaboration\010--CAD_BIM\MINOR AMENDMENT\SHEET 1.dwg USER: jesse.higgins
DATE: Mar 11, 2026 3:08pm XREFS: IMAGES: GL_VicinityMap-1.jpg

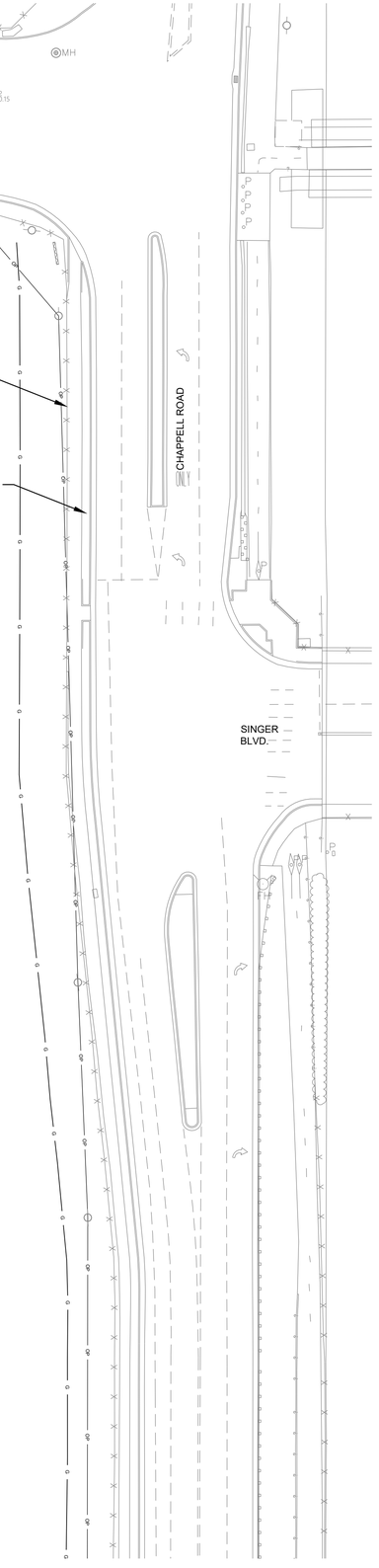
GENERAL NOTES

1. SITE IS NOT OPEN TO PUBLIC. AUTHORIZED PERSONNEL ONLY.
2. LANDSCAPING REQUIREMENTS WILL BE SHOWN IN ABCWUA LARGE SCALE RECHARGE EXPANSION PROJECT.
3. GROUNDWATER BUILDING AND FIELD STORAGE BUILDING ARE FOR STORAGE ONLY.



WAREHOUSE COMPLEX DETAIL
Scale 1"=30'





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

ABCWUA Chappell Campus
Major Amendment Site Plan - EPC
1441 Mission Avenue, Albuquerque, NM 87113

SHEET TITLE
WAREHOUSE COMPLEX DETAIL

SHEET
2 OF 2

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DATE: Mar 11, 2026 3:07pm XREFS: IMAGES:

ADMINISTRATIVE AMENDMENT

FILE # SI-2020-00833 **PROJECT #** PR-2018-001355

Addition of 1.25 acres to subject site;

Addition will be used for fill material and landscaped

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: 2021.03.15 11:37:23 -06'00'

3/15/2021

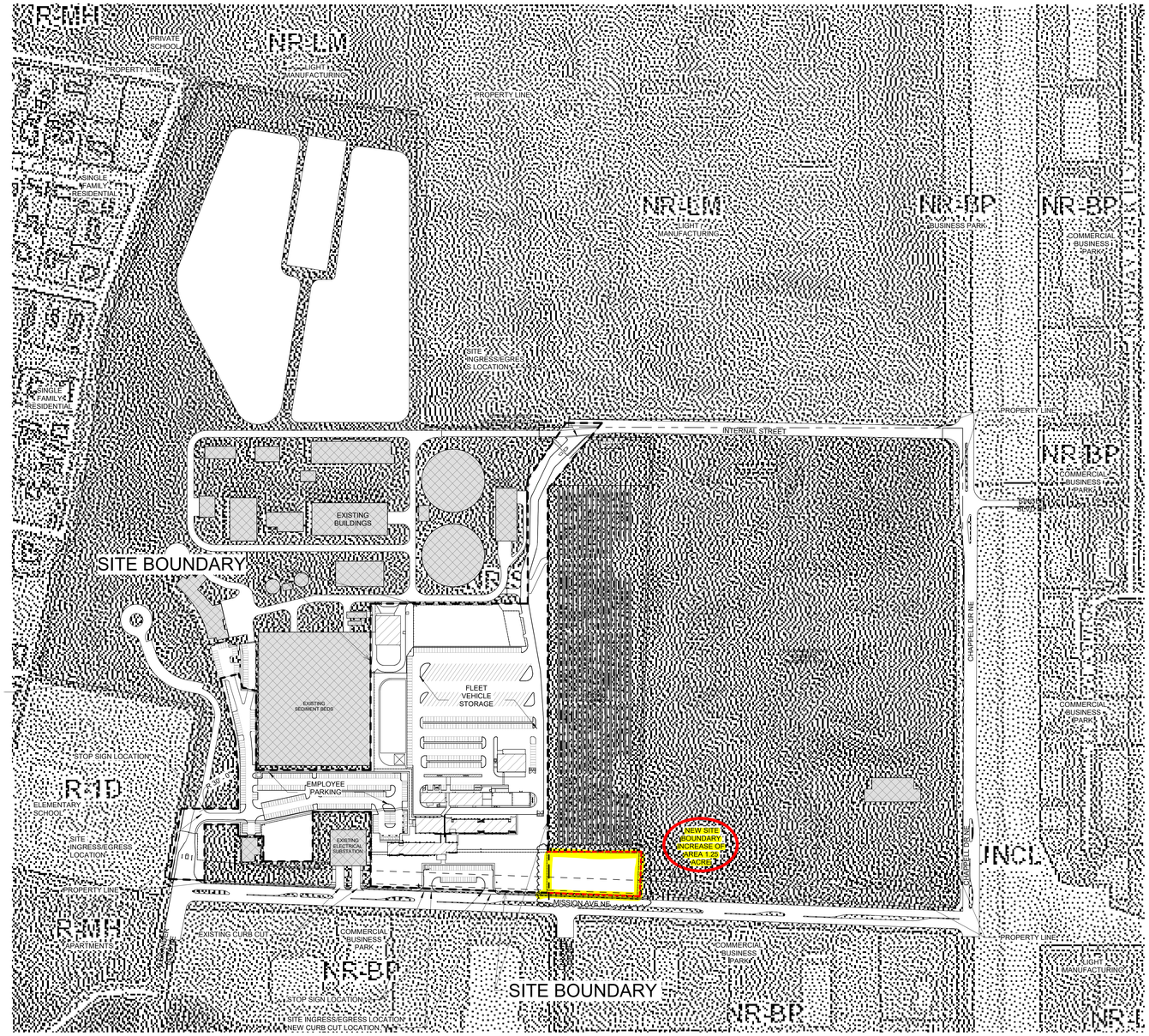
APPROVED BY **DATE**

W.UA CUSTOMER SERVICE AND OPERATION FACILITIES ENTRANCE

RENDERING OF SOLAR ARRAY OVER FLEET STORAGE AND EMPLOYEE PARKING.

SOLAR PV ARRAY

A planned solar PV array system form a shade canopy over the entire parking areas of both the employee parking and fleet storage lots. The design has not been completed (an RFP is in process); therefore the system is not yet incorporated into these drawings. The collectors will be mounted on a structural support approximately 14' high, and will continuously cover parking and storage areas, drainage medians and islands, and vehicle aisles. Images above of an existing system are similar to what is planned for this facility.



A1 VICINITY PLAN
1" = 200'-0"

0' 100' 200' 400'

LEGEND

- EXISTING STRUCTURES
- PROPOSED BUILDINGS
- CHAINLINK FENCE
- EXISTING EASEMENT BOUNDARY
- EXISTING PROPERTY LINES
- SITE BOUNDARY
- (7) SHEET KEYNOTES
- ADDED SITE AREA

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PRINCIPLES OF DESIGN.

219 Central Ave NW, Suite 800
Albuquerque, New Mexico 87102
T 505.255.8668
F 505.268.6665
www.smpcarchitects.com

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

CUSTOMER SERVICE AND OPERATIONS FACILITIES - BUILDING SOUTH

6000 Alexander Blvd NE, Albuquerque, NM 87107

NO	DATE	DESCRIPTION
1	2020-08-19	EPC AA

DATE: May 15, 2019
PROJECT #: 18018
DRAWN BY: Author
CHD BY: Checker

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SHEET TITLE

VICINITY PLAN

SHEET EPC 2.R1

WUA Ops - Parking Calculations

Building occupancies	Zone type	Ratios	Building Area SF	Req Spaces	Rounded up	Provided
Office	Office	3.5/1000	30,500	106.8	107	
Vehicle Maintenance	Vehicle Repair	1/1000	5525	5.5	5	
Shop Building	commercial services	3/1000	3500	10.5	11	
Warehouse	Warehouse	1/2000	6160	3.1	4	
Total Required Vehicle Parking					127	342
motorcycle parking		6/301-500			6	6
bicycle parking		10% required			4	20
accessible parking		301-500			10	10
accessible van accessible					2	2
Fleet Vehicle Storage						
Temporary fleet parking						22
Oversized fleet storage spaces						56
Fleet storage spaces						245
Total Vehicle Parking with fleet storage						665

NEW SITE BOUNDARY INCREASE OF AREA 1.25 ACRE

A1 EPC 1

H3 SITE PLAN EAST
1" = 40'-0"

A1 SITE PLAN
1" = 40'-0"

NON-OCCUPIED DEWATERING BUILDING (BLDG E) CONSTRUCTION TYPE: TYPE II-B F-1 9,000 SF NOT SPRINKLERED

50' HIGH WATER TANK

RETENTION POND

INGRESS/EGRESS LOCATION

INTERNAL CONNECTION TO CAMPBELL DRIVE

(27) 75'x12' OVERSIZED PULL-THROUGH STORAGE

(29) 60'X12' OVERSIZED PULL-THROUGH STORAGE

NEW ASPHALT PAVING

TOTAL FLEET STORAGE SPACES 10'X20' (245)

VEHICLE MAINTENANCE (BLDG D) CONSTRUCTION TYPE: TYPE II-B S-1 5,800 SF SPRINKLERED

CONCRETE PAD

TOTAL NEW EMPLOYEE PARKING (300) SPACES. (4) MOTORCYCLE

TEMPORARY SPACES (13)

LOADING DOCK

CONCRETE DOCK RAMP DOWN

SHOPS (BLDG B) CONSTRUCTION TYPE: TYPE II-B S-2 3,500 SF SPRINKLERED

WAREHOUSE (BLDG C) CONSTRUCTION TYPE: TYPE II-B S-1 5,800 SF SPRINKLERED

COVERED AREA

SECURE STORAGE YARD

FIRE ACCESS ROAD (PAVED)

EMPLOYEE INGRESS / EGRESS TO MAIN ENTRY DRIVE

NEW PARKING

NEW ASPHALT PAVING

EXISTING ELECTRICAL SUBSTATION EASEMENT

EXISTING ELECTRICAL SUBSTATION 19,000 SF

EXISTING OFFICE BUILDING

OPERATIONS BUILDING (BLDG A) CONSTRUCTION TYPE: TYPE II-B 31,600 SF SPRINKLERED

CUSTOMER SERVICE + CALL CENTER WING

EMPLOYEE ENTRANCE 204' - 8"

PUBLIC ENTRANCE

DOUBLE SECURITY PERIMETER

FIRE ACCESS GATES

SITE BOUNDARY

PUBLIC PARKING (49) SPACES (2) MOTORCYCLE

PUBLIC DEMONSTRATION GARDENS

50' UTILITY EASEMENT

PROPERTY LINE

SIGHT TRIANGLE

SIGHT TRIANGLES

INGRESS/ EGRESS LOCATION

EXISTING MEDIAN

MISSION AVE NE

LANDSCAPE PARK
45,375 SF.

EXISTING SEDIMENT BASIN

DOUBLE SECURITY FENCE

50' UTILITY EASEMENT

H3 / EPC 1

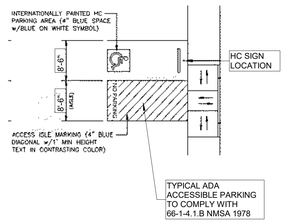
0' 20' 40' 80'

GENERAL NOTES

1. IF THIS SHEET IS NOT 30" X 42," THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.
2. ALL ACCESSIBLE PARKING AISLES TO BE ASPHALT PAVED.
3. LIGHTING FOR FLEET STORAGE AND EMPLOYEE PARKING WILL BE INTEGRATED INTO ALL OVERHEAD PV ARRAYS.
4. ALL HANDICAP SPACES ARE TO BE IN ACCORDANCE WITH 66-7-352.4C AND HAVE ADA SIGNAGE LOCATED AT HEAD OF EACH SPACE.
5. ALL ADA CURB RAMPS ARE TO BE EQUIPPED WITH TRUNCATED DOMES AND BE BUILT TO CURRENT STANDARDS.
6. THE APPLICANT'S WILL ABIDE BY ANY CONDITIONS OF ALL EASEMENTS LOCATED ON THE SITE.

LEGEND

- EXISTING STRUCTURES
- PROPOSED BUILDINGS
- CHAINLINK FENCE
- EXISTING EASEMENT BOUNDARY
- EXISTING PROPERTY LINES
- SITE BOUNDARY
- SHEET KEYNOTES
- ADDED SITE AREA



NOTE: HC SIGNS TO COMPLY WITH 66-7-352.4C NMSA 1978 - VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING.

SHEET KEYNOTES

01.A	PAVED BIKE PATH 6' WIDE
01.AA	MOTORCYCLE PARKING WITH FREE-STANDING SIGN, PER ZONING CODE.
01.AB	EXISTING UTILITY POLE
01.AC	SITE LIGHTING, 25'-0" POLE
01.AD	MAINTENANCE ACCESS
01.AF	STOP SIGN LOCATION
01.AG	ADA ACCESSIBLE PARKING SPACE WITH HC SIGN TO COMPLY WITH 66-7-352.4C NMSA 1978
01.AH	ADA ACCESSIBLE PARKING SPACE VAN ACCESSIBLE
01.AI	NEW 6'-0" SECURITY CHAIN-LINK FENCE WITH BARBED WIRE CAP
01.AJ	GROUND-MOUNTED EQUIPMENT SCREENING. DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THERE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
01.C	ADA CONNECTION FROM EXISTING SIDEWALK
01.D	CUSTOMER PARKING 6' CONCRETE SIDEWALK
01.E	EMPLOYEE PARKING 6' CONCRETE SIDEWALK WITH ASPHALT SURFACE
01.F	FREE STANDING STREET SIGN (REFER TO C1/EPC 5)
01.G	5'-0" CONCRETE SIDEWALK
01.H	ADA CURB RAMP WITH TRUNCATED DOMES
01.I	LANDSCAPE MEDIAN (TYP)
01.K	CONCRETE PEDESTRIAN CROSSWALK TO CONTRAST WITH BLACK ASPHALT
01.M	NEW 6'-0" CHAIN-LINK FENCE
01.N	NEW WATER LINE
01.O	NEW SANITARY SEWER
01.P	NEW GAS LINE
01.Q	NEW FIRE LINE
01.S	NEW FIRE HYDRANT
01.V	LOCATION OF NEW STOP SIGN
01.W	CONCRETE CURB AND GUTTER
01.X	CMU REFUSE ENCLOSURE 19'-4"X10'-0" @6'-0" PER COA MIN REQUIREMENTS
01.Y	NEW CURB CUT
02.A	EXISTING 6' CONCRETE SIDEWALK
02.B	EXISTING DRIVEWAY
02.C	EXISTING 10" WATER MAIN
02.D	EXISTING SANITARY SEWER
02.E	EXISTING GAS LINE
02.F	EXISTING SECURITY FENCE
02.G	EXISTING FIRE HYDRANT

PROJECT NUMBER: 2018-001355 #: SI-2018-00123

Application Number:

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

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

*Environmental Health, if necessary

2/15/2018

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PRINCIPLES OF DESIGN.
219 Central Ave NW, Suite 800
Albuquerque, New Mexico 87102
T 505.255.8668
F 505.268.6665
www.smpcarchitects.com

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

CUSTOMER SERVICE AND OPERATIONS FACILITIES - BUILDING SOUTH

6000 Alexander Blvd NE, Albuquerque, NM 87107

NO	DATE	DESCRIPTION
1	2020-08-19	EPC AA

DATE: May 15, 2019
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SHEET TITLE: SITE PLAN

SHEET: EPC 1.R1

MATCH LINE - SEE DWG C-303

MATCH LINE - SEE DWG C-302

LEGEND

- EXISTING GRADE CONTOUR
- EXISTING STORM DRAIN
- NEW GRADE CONTOUR
- NEW GRADE SPOT ELEVATION
- LIMITS OF GRADING
- NEW STORM DRAIN PIPE
- NEW RIP RAP SLOPE PROTECTION

VEHICLE MAINTENANCE
FFE 5051.00

SHOPS
FFE 5052.00

OPERATIONS BUILDING
FFE 5052.00

PLAN NORTH

Scale 1"= 30'

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PRINCIPLES OF DESIGN.
115 Amherst Drive SE,
Albuquerque, New Mexico
87108
T 505.255.8668
F 505.268.6665
www.smpcarchitects.com

One Park Square, 6501 Americas Pkwy NE,
Suite 900 Albuquerque, New Mexico 87110
(505)-855-7500

WUA CUSTOMER SERVICE AND OPERATIONS FACILITIES

6100 ALEXANDER BLVD
ALBUQUERQUE, NM

NO	DATE	DESCRIPTION
5	2020-5-28	LANDSCAPE
4	2019-10-14	REV. BERM
3	2019-07-26	BLDG COORD.
2	2019-06-26	REV GRADES
1	2019-04-11	ADDENDUM 3

DATE: 5/15/19
PROJECT #: 18018
DRAWN BY: DRW
CH'D BY: CR

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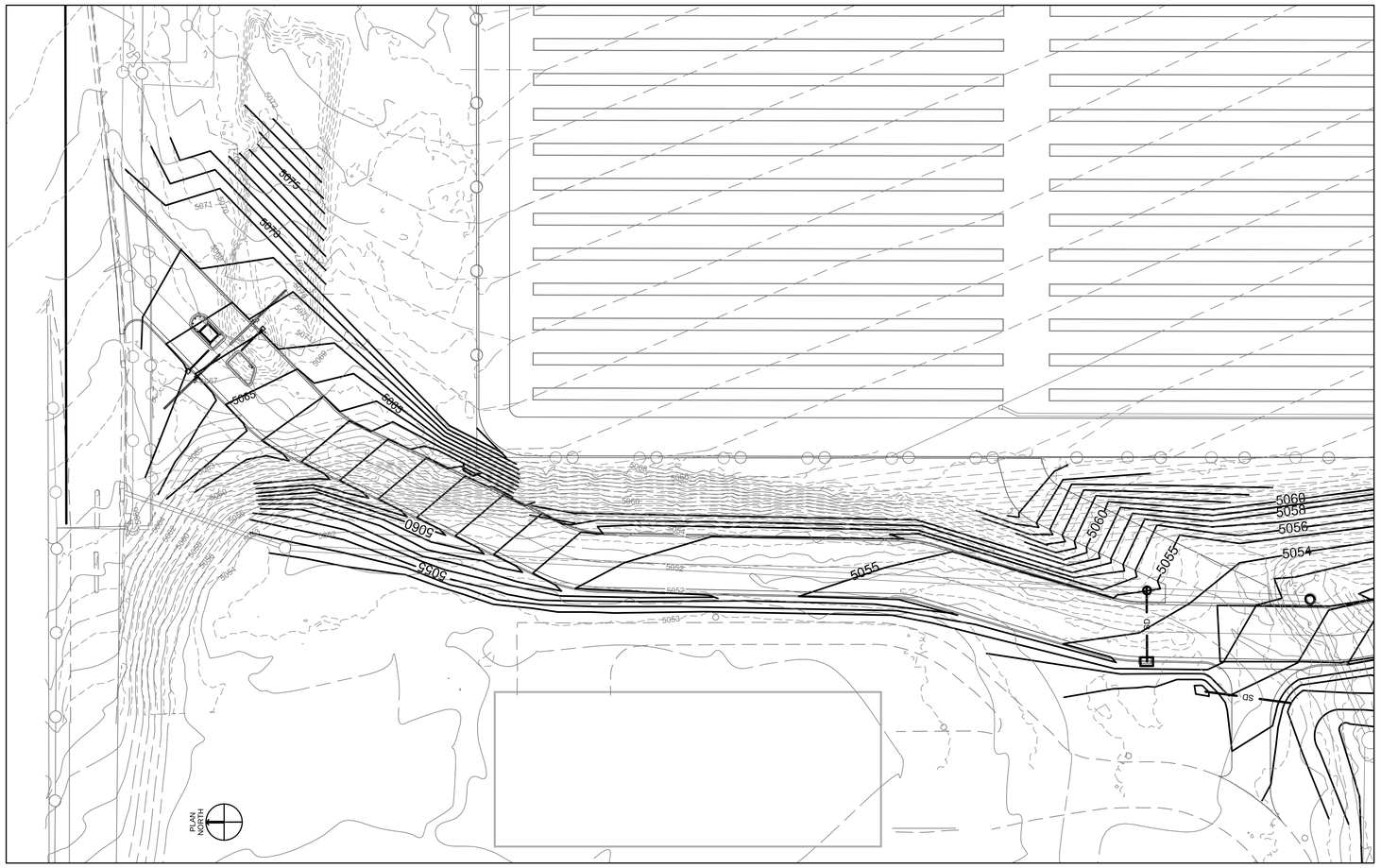
SHEET TITLE

ENLARGED GRADING PLAN

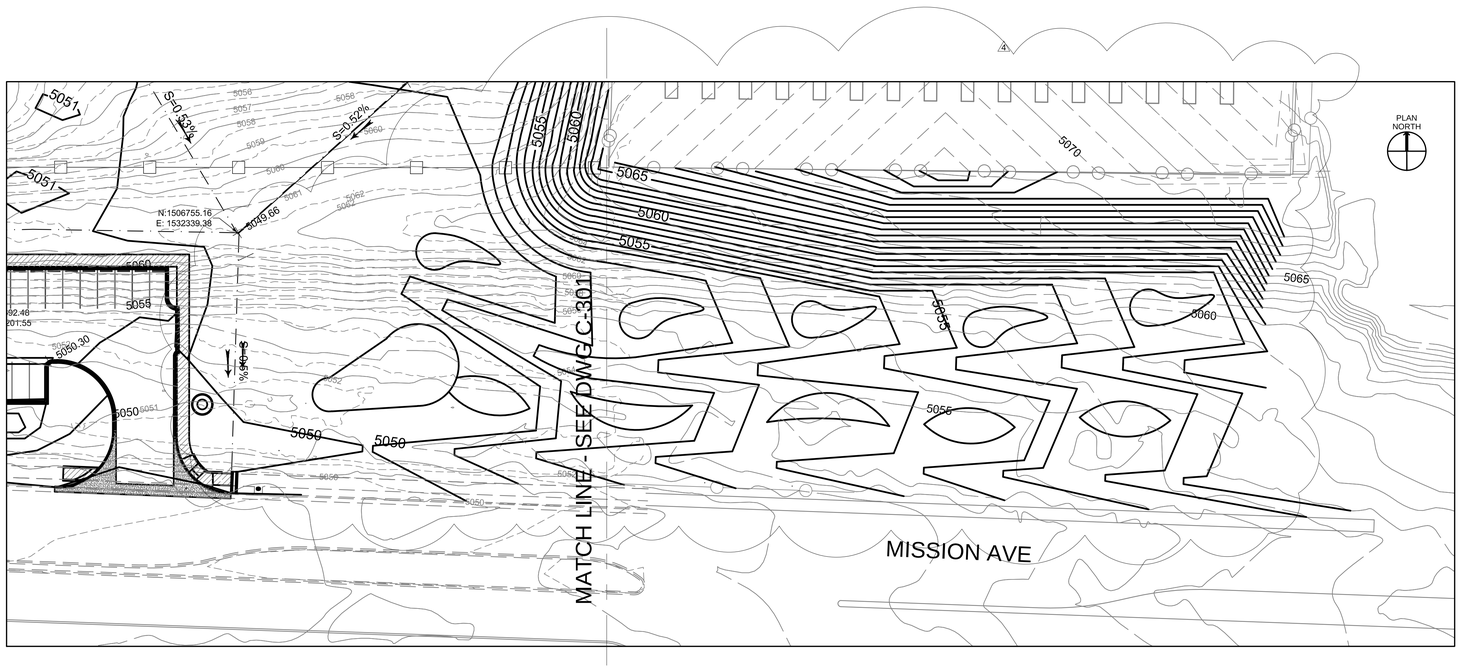
C-301R5

SHEET OF

DWG: C:\Users\Scott Medina\Documents\ABCWUA Operations\Civil\Civil Sheets\605453R4-C-301.dwg
DATE: Jun 10, 2020 - 2:09pm
XREFS: 605453R4-C-GPSY-- dw, 302_2
USER: Scott Medina
605453R4-#01A Aaron Thiessen 30X42
605453R4 - 01 PRINT
605453R4-1 PRINT
MASTER - #SCB14 Added scope concept.jpg
Insights_It_delivered_block_300dpi.jpg



MATCH LINE - SEE DWG C-303



MATCH LINE - SEE DWG C-301

LEGEND

- EXISTING GRADE CONTOUR
- EXISTING STORM DRAIN
- NEW GRADE CONTOUR
- NEW GRADE SPOT ELEVATION
- LIMITS OF GRADING
- NEW STORM DRAIN PIPE
- NEW RIP RAP SLOPE PROTECTION
- NEW STORM INLET

KEY NOTES

Scale 1"= 30'

0 30' 60'

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PRINCIPLES OF DESIGN.

115 Amherst Drive SE,
Albuquerque, New Mexico
87108
T 505.255.8668
F 505.268.6665
www.smpcarchitects.com

...\Bkgnd\Imagine_It_...delivered_block_300dpi.jpg

One Park Square, 6501 Americas Pkwy NE,
Suite 900 Albuquerque, New Mexico 87110
(505)-855-7500

WUA CUSTOMER SERVICE AND OPERATIONS FACILITIES

6100 ALEXANDER BLVD
ALBUQUERQUE, NM

NO	DATE	DESCRIPTION
4	2020-6-8	MISSION AVE
3	2019-4-01	N. ENTRANCE
2	2019-10-14	ADD GRADING
1	2019-04-11	ADDENDUM 3

DATE:	5/15/19
PROJECT #:	18018
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CH'D BY:	CR

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SHEET TITLE

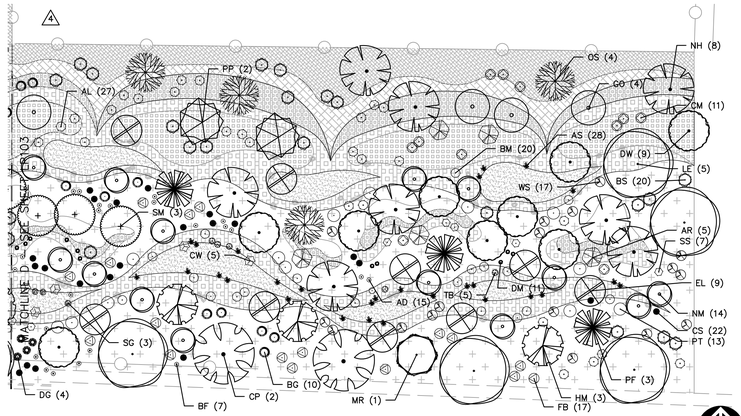
ENLARGED GRADING PLAN

C-304R4

SHEET OF

ALVIN S. MEDINA
NEW MEXICO
16454
5-20-20
REGISTERED PROFESSIONAL ENGINEER

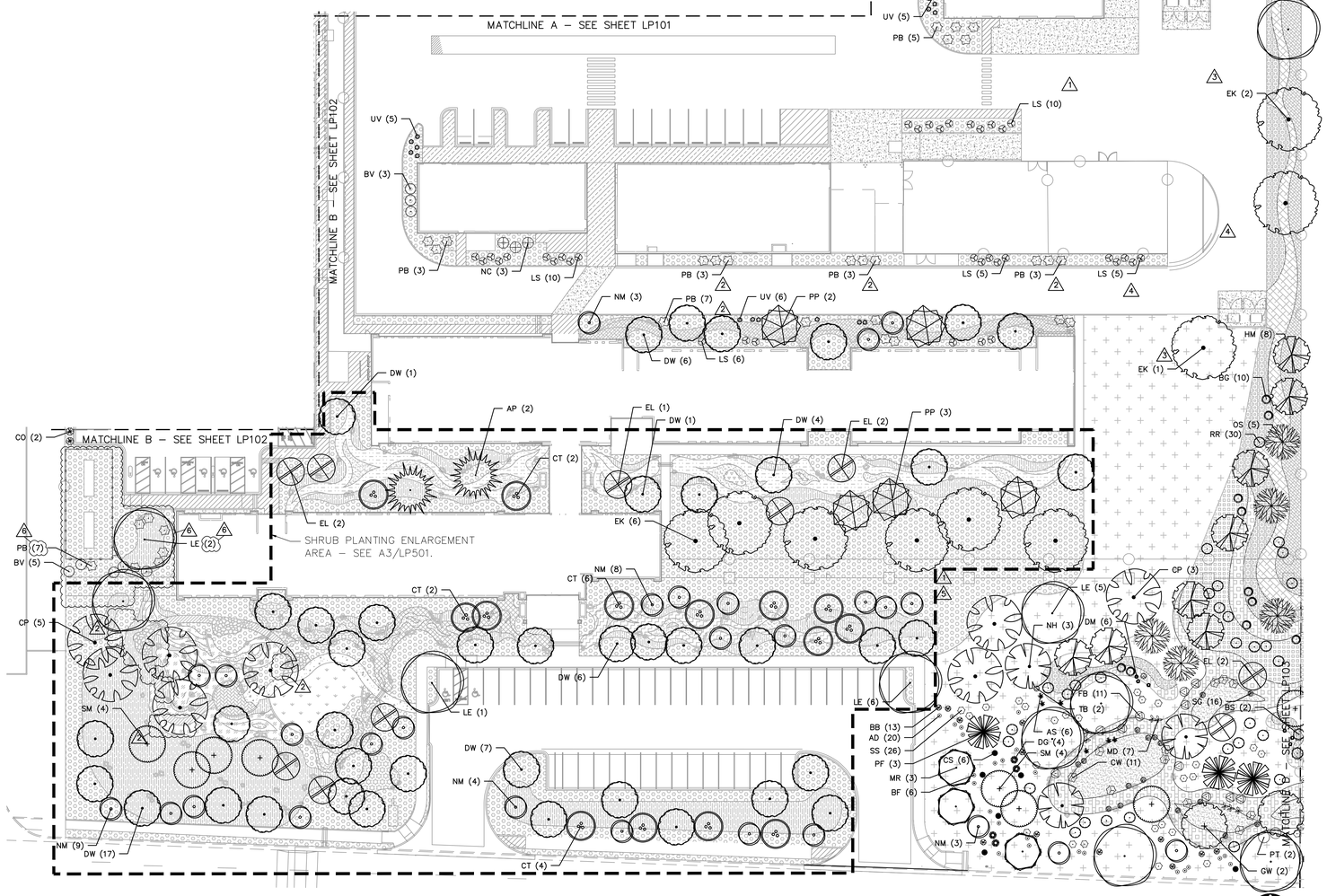
DWG: C:\Users\Scott Medina\Documents\WEIMAR Operations\Civil\Civil Sheets\60545394-C-C-304.dwg
DATE: Jun 15, 2020 1:19pm XREFS: 60545394-C-GP01 - rev 2020 60545394-C-GP02rev2
USER: Scott Medina
60545394 MUP Admin Timeblock 30X42 60545394 - m-TP01 IMAGES: Sign.png ADDENDUM Added swipe connect.jpg Imagine_It_delivered_block_300dpi.jpg



F1 PLANTING PLAN
SCALE: 1"=30'-0"

0 30' 60'

NORTH



A1 PLANTING PLAN
SCALE: 1"=30'-0"

0 30' 60'

NORTH

PLANT LEGEND – QUANTITIES SHOWN FOR THIS SHEET ONLY

KEY	COMMON NAME	BOTANICAL NAME	QTY	INSTALLED SIZE	REMARKS	MATURE SIZE
TREES						
AP	AUSTRIAN PINE	PINUS NIGRA	2	6'–8' HT.	B&B	40' HT. X 30' SPD.
CT	CHASTE TREE	VITEX AGNUS–CASTUS	6 14	4'–6' HT.	15 GA. MULTI	20' HT. X 20' SPD.
CP	CHINESE PISTACHE	PISTACHIA CHINENSIS	10	2" CAL., 10'–12' HT.	24" BOX	30' HT. X 30' SPD.
DW	DESERT WILLOW	CHILOPSIS LINEARIS	51	6'–8' HT.	24" BOX	20' HT. X 20' SPD.
EL	ESCARPMENT LIVE OAK	QUERCUS FUSIFORMIS	19	4'–6' HT.	24" BOX	20' HT. X 20' SPD.
EK	ESPRESSO KENTUCKY COFFEE	GYMNOCLADUS DIOICUS 'ESPRESSO'	9	2" CAL., 10'–12' HT.	24" BOX	50' HT. X 35' SPD.
GO	GAMBEL OAK	QUERCUS GAMBELII	4	2" CAL., 10'–12' HT.	24" BOX	25' HT. X 25' SPD.
GW	GOODDINGS WILLOW	SALIX GOODDINGII	2	2" CAL., 10'–12' HT.	24" BOX	25' HT. X 25' SPD.
HM	HONEY MESQUITE	PROSOPIS GLANDULOSA	6 11	2" CAL., 10'–12' HT.	24" BOX	25' HT. X 30' SPD.
LE	LACEBARK ELM	ULMUS PARVIFOLIA	17	2" CAL., 10'–12' HT.	24" BOX	40' HT. X 35' SPD.
MR	MEXICAN REDBUD	CERCIS MEXICANA	4	2" CAL., 10'–12' HT.	24" BOX	20' HT. X 15' SPD.
NH	NETLEAF HACKBERRY	CELTIS LAEVIGATA RETICULATA	11	2" CAL., 10'–12' HT.	24" BOX	25' HT. X 25' SPD.
NM	NEW MEXICO OLIVE	FORESTIERA NEOMEXICANA	41	4'–6' HT.	15 GA. MULTI	15' HT. X 12' SPD.
OS	ONE SEED JUNIPER	JUNIPERUS MONOSPERMA	9	6'–8' HT.	24" BOX	15' HT. X 20' SPD.
PF	PRAIRIE FLAMELEAF SUMAC	RHUS LANCELOLATA	6	6'–8' HT.	24" BOX	15' HT. X 20' SPD.
PP	PINON PINE	PINUS EDULIS	7	6'–8' HT.	24" BOX	25' HT. X 20' SPD.
SM	SCREWBEAN MESQUITE	PROSOPIS PUBESCENS	11	4'–6' HT.	15 GA. MULTI	20' HT. X 20' SPD.
SHRUBS/GROUNDCOVERS/GRASSES/PERENNIALS						
AL	APACHE PLUME	FALLUGIA PARADOXA	27	MIN. 18" HT.	5 GALLON	5' HT. X 5' SPD.
AD	ANGELITA DAISY	HYMENOXYS ACUALIS	35	MIN. 18" HT.	5 GALLON	1' HT. X 1' SPD.
AR	ARIZONA ROSEWOOD	VAUQUELINIA CALIFORNICA	5	MIN. 48" HT.	5 GALLON	15' HT. X 10' SPD.
AS	ALKALI SACATON	SPOROBOLUS AIROIDES	34	MIN. 18" HT.	5 GALLON	2 HT. X 2' SPD.
BB	BIG BLUESTEM	ANDROPOGON GERARDII	12	MIN. 18" HT.	5 GALLON	4' HT. X 2' SPD.
BF	BLANKETFLOWER	GAILLARDIA ARISTATA	13	MIN. 18" HT.	1 GALLON	1' HT. X 1' SPD.
BG	BEAR GRASS	NOLINA TEXANA	20	MIN. 12" HT.	5 GALLON	4' HT. X 5' SPD.
BS	BIG SAGE	ARTEMISIA TRIDENTATA	22	MIN 18" HT.	5 GALLON	6' HT. X 6' SPD.
BM	BLUE MIST SPIREA	CARYOPTERIS CLANDONENSIS	6 20	MIN. 18" HT.	5 GALLON	2' HT. X 3' SPD.
BV	BURKWOOD VIBURNUM	VIBURNUM X BURKWOODII	8	MIN. 18" SPD.	5 GALLON	8' HT. X 6' SPD.
CM	CURLLEAF MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS	11	MIN. 12" HT.	5 GALLON	3' HT. X 5' SPD.
CO	CREEPING OREGON GRAPE	MAHONIA AQUIFOLIUM 'COMPACTA' 1	2	MIN. 12" SPD.	5 GALLON	3' HT. X 4' SPD.
CH	CHERRY SAGE	SALVIA GREGII	28	MIN. 18" HT.	5 GALLON	2' HT. X 3' SPD.
CW	COYOTE WILLOW	SALIX EXIGUA	16	MIN. 18" HT.	5 GALLON	5' HT. X 3' SPD.
DG	DEER GRASS	MUHLENBERGIA RIGENS	8	MIN. 18" HT.	5 GALLON	4' HT. X 4' SPD.
DM	DESERT MARIGOLD	BAILEYA RADIATA	17	MIN. 18" HT.	1 GALLON	1' HT. X 1' SPD.
FB	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	28	MIN. 18" HT.	5 GALLON	5' HT. X 5' SPD.
MD	MAXIMILIAN DAISY	HELIANTHUS MAXIMILIANI	6 7	MIN. 18" HT.	5 GALLON	5' HT. X 4' SPD.
PB	PINK BUTTERFLY BUSH	BUDDLEIA DAVIDII 'PINK'	31	MIN. 18" HT.	5 GALLON	6' HT. X 6' SPD.
PT	PROSTRATE THREE–LEAF SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	15	MIN. 18" HT.	5 GALLON	2' HT. X 6' SPD.
RR	RUBBER RABBITBRUSH	ERICAMERIA NAUSEOSA	30	MIN. 18" HT.	5 GALLON	5' HT. X 6' SPD.
SG	SWITCHGRASS	PANICUM VIRGATUM	19	MIN. 18" HT.	5 GALLON	3' HT. X 2' SPD.
SS	SAND SAGE	ARTEMESIA FILIFOLIA	33	MIN. 18" HT.	5 GALLON	4' HT. X 4' SPD.
TB	TURPENTINE BUSH	ERICAMERIA LARICIFOLIA	7	MIN. 12" HT.	1 GALLON	3' HT. X 3' SPD.
WS	WESTERN SAND CHERRY	PRUNUS BESSEYI	17	MIN. 18" HT.	5 GALLON	5' HT. X 5' SPD.

KEYED NOTES

1. APPROXIMATE LOCATION OF PROPOSED SOLAR PANELS, REFERENCE CIVIL PLANS.

PLANTING NOTES

A. IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT LEGEND AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLANTING PLAN AND THE PLANT LIST.
B. CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES AS DIRECTED BY LANDSCAPE ARCHITECT IN THE FIELD.
C. TREES SHALL BE INSTALLED PER DETAIL A1/LP501.
D. SHRUBS SHALL BE INSTALLED PER DETAIL E1/LP501.
E. IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE CONTAINER SIZE CALLED OUT UNDER "REMARKS" AND HEIGHT & SPREAD CALLED OUT UNDER "SIZE", THE SPECIFIED PLANT MUST MEET HEIGHT & SPREAD REQUIREMENTS SPECIFIED UNDER "SIZE", EVEN IF A LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER.
F. TREES INSTALLED WITHIN NATIVE SEED AREAS SHALL HAVE A 4" DEPTH OF ORGANIC MULCH WITHIN A 6' DIAMETER AREA AT THE BASE OF EACH TREE, REFERENCE CONSTRUCTION PLAN, SHEET LS101 FOR MATERIAL.
G. SHRUBS INSTALLED WITHIN NATIVE SEED AREAS SHALL HAVE A 4" DEPTH OF ORGANIC MULCH WITHIN A 3' DIAMETER AREA AT THE BASE OF EACH SHRUB, REFERENCE CONSTRUCTION PLAN, SHEET LS101 FOR MATERIAL.

SMPC Architects
PRINCIPLES OF DESIGN.
219 Central Ave NW, Suite 800
Albuquerque, New Mexico 87102
T 505.255.8668
F 505.268.6665
www.smpcarchitects.com

MRWM
LANDSCAPE ARCHITECTS
210 La Veta NE
Albuquerque, NM 87108
PHONE 505.268.2206
WEB mrwmla.com

STATE OF NEW MEXICO
GREGORY MILLER
NO. 17
REGISTERED LANDSCAPE ARCHITECT
3/19/19

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

CUSTOMER SERVICE AND OPERATIONS FACILITIES - SITEWORK

6000 Alexander Blvd NE, Albuquerque, NM 87107

NO	DATE	DESCRIPTION
6	2020-08-13	ASI-RFI 237R0
5	2020-06-25	ASI-064R0
4	2020-06-10	ASI-060R0
3	2019-10-10	PERMIT UPDATE
2	2019-08-06	ASI-006R0
1	2019-03-28	ADDENDUM 1

DATE: MAY 15TH, 2019
PROJECT #: 18018
DRAWN BY: JW
CHD BY: GM

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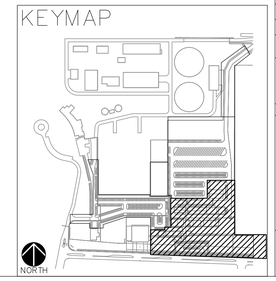
SHEET TITLE

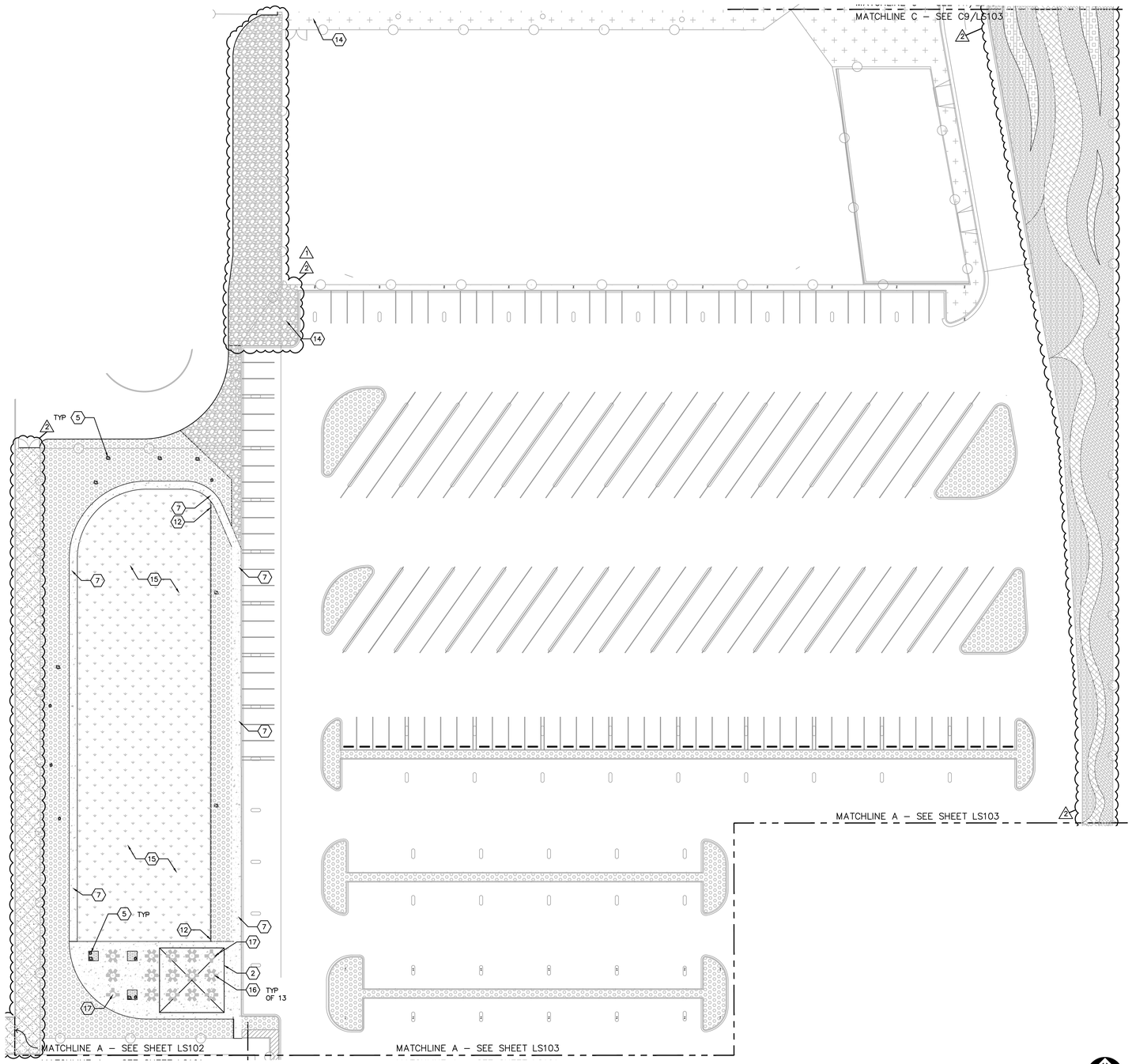
PLANTING PLAN

KEYMAP



LP103.R6

SHEET OF



A2 LANDSCAPE CONSTRUCTION PLAN
SCALE: 1"=30'-0"

0 30' 60'

NORTH

CONSTRUCTION KEYED NOTES

1. APPROXIMATE LIMIT OF LANDSCAPE SWALE, CONSTRUCT SWALE PER DETAIL J1/LP501. REFERENCE CIVIL PLANS FOR SWALE EXTENTS AND GRADING.
2. FURNISH AND INSTALL SUPERIOR SHADE 40'X40' SOLAR SHADE STRUCTURE, HIP DESIGN, AS AVAILABLE FROM PLAY–NM (505) 321–0453. REFERENCE PROPOSAL NUMBER 21632705. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
3. INSTALL PERMEABLE CONCRETE PAVER PLAZA PER DETAIL A7/LS501. PAVERS SHALL BE BELGARD 'AQUA ROC II', OR PRE–APPROVED EQUAL. PATTERN: HERRINGBONE. COLOR: DESERT BLEND. INSTALL ALUMINUM PAVER EDGING PER DETAIL E7/LS501 WHERE PAVERS ABUT MULCHES.
4. CONSTRUCT 12" WIDE FREE STANDING CONCRETE SEATWALL PER DETAIL G10/LS501.
5. FURNISH AND INSTALL ACCENT LANDSCAPE BOULDER, BOULDERS SHALL BE 12–18 CF, SANDSTONE, INSTALLED PER DETAIL J4/LP501.
6. CONSTRUCT 8" WIDE CONCRETE ACCENT CURB, REFERENCE DETAIL H4/LS501.
7. CONSTRUCT 4" THICK CONCRETE WALK OR PAVING. CONTROL JOINT SPACING SHALL BE 5' O.C. MAXIMUM, EXPANSION JOINT SPACING SHALL BE 20' O.C. MAXIMUM. REFERENCE CIVIL DETAILS FOR CONCRETE CONSTRUCTION.
8. FLAGSTONE WALK, INSTALL PER DETAIL A4/LS501.
9. CONSTRUCT BIKE RACK ASSEMBLY, REFERENCE DETAIL H1/LS501. BIKE RACKS SHALL BE LANDSCAPE FORMS MODEL LOOP, AS AVAILABLE FROM ENVALL ASSPOCIATES, INC. (505) 453–5315.
10. CONSTRUCT RAINWATER CATCHMENT BASIN, REFERENCE DETAIL A1/LS501.
11. CONSTRUCT DRAINAGE CULVERT, (2) 6" DIA. CORRUGATED DRAINAGE CULVERT PIPES. INSTALL FOR POSITIVE DRAINAGE UNDER SIDEWALK. INVERT ELEVATION SHALL BE EQUAL TO BOTTOM OF SWALE ELEVATIONS. EXTEND PIPE A MINIMUM OF 18" BEYOND EDGE OF WALKWAY ABOVE IN BOTH DIRECTIONS.
12. CONSTRUCT 6" CONCRETE MOW CURB PER DETAIL H7/LS501.
13. BERM, REFERENCE CIVIL PLANS.
14. REVEGETATION SEEDING SHALL BE 'PIONEERS PRIDE', AS AVAILABLE FROM CURTIS & CURTIS (575–762–4759), OR EQUAL. DRILL SEED AT 2 POUNDS PER 1000 SQUARE FEET. SEE SPECIFICATIONS. INSTALL UNDER
15. SOD SHALL BE 'PARK BLEND', AS AVAILABLE FROM EVERGREEN TURF, (505–384–2430), OR APPROVED EQUAL. TOP OF SOD SHALL BE INSTALLED 1" BELOW TOP OF ADJACENT CONCRETE SURFACES.
16. FURNISH AND INSTALL ANOVA L1392S – RENDEZVOUS TABLE WITH 6 CONTOUR SWIVEL SEATS, AS AVAILABLE FROM EXERPLAY, INC. (800) 457–5444.
17. FURNISH AND INSTALL ANOVA L1395S – RENDEZVOUS ADA ACCESSIBLE TABLE WITH 3 CONTOUR SWIVEL SEATS, AS AVAILABLE FROM EXERPLAY, INC. (800) 457–5444.
18. FURNISH AND INSTALL DUMOR 188–09 BIKE RACK, COLOR: BLACK, AS AVAILABLE FROM EXERPLAY, INC. (800) 457–5444.

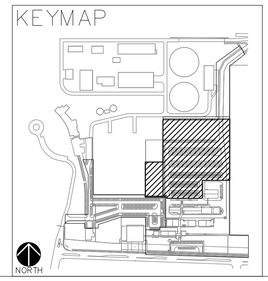
CONSTRUCTION GENERAL NOTES

A. LANDSCAPE ARCHITECT WILL PROVIDE AUTOCAD ELECTRONIC VERSIONS OF THE PLAN FOR SURVEYING AND LAYOUT PURPOSES,.
B. ALL GRAVEL MULCHES THAT DO NOT ABUT OTHER GRAVELS OR CONCRETE PAVING SHALL HAVE AN UNBOUND EDGE PER DETAIL F4/LP501 UNLESS SHOWN OTHERWISE PER PLAN.

HATCH LEGEND

- PAVERS – SEE CONSTRUCTION KEYED NOTE 3.
- CONCRETE – SEE CONSTRUCTION KEYED NOTE 7.
- GRAVEL MULCH SHALL BE 1" 'AMARETTO BROWN', INSTALLED AT A 4" DEPTH OVER FILTER FABRIC.
- COBBLE MULCH, 2"–4" 'PUEBLO ROSE', INSTALLED AT A 4" DEPTH OVER FILTER FABRIC.
- COBBLE MULCH, 2"–4" 'SANGRIA', INSTALLED AT A 4" DEPTH OVER FILTER FABRIC.
- COBBLE MULCH, 2"–4" 'COYOTE MIST', INSTALLED AT A 4" DEPTH OVER FILTER FABRIC.
- COBBLE MULCH, 2"–4" 'BLUE SCHIST', INSTALLED AT A 4" DEPTH OVER FILTER FABRIC.
- COBBLE MULCH, 2"–4" 'PINK SCHIST', INSTALLED AT A 4" DEPTH OVER FILTER FABRIC.
- SAND/GRAVEL MULCH BLEND, INSTALL AT A 6" DEPTH WITHOUT FILTER FABRIC.
- STABILIZED CRUSHER FINES PATH WITH UNBOUND EDGE, CRUHER FINES SHALL BE 'AMARETTO BROWN', INSTALL PER DETAIL E4/LS501. (1)
- ORGANIC SCREENED MULCH OVER REVEGETATION SEEDING – SEE CONSTRUCTION KEYED NOTE 14. ORGANIC MULCH, AS AVAILABLE FROM SOILUTIONS, INC. (505) 877–0220, INSTALLED AT A 4" DEPTH WITH NO FILTER FABRIC.
- TURFGRASS SOD – SEE CONSTRUCTION KEYED NOTE 15.
- ORGANIC MULCH – SCREENED MULCH, AS AVAILABLE FROM SOILUTIONS, INC. (505) 877–0220, INSTALLED AT A 4" DEPTH WITH NO FILTER FABRIC.
- COBBLE MULCH, 2"–4" 'AMARETTO BROWN', INSTALLED AT A 4" DEPTH OVER FILTER FABRIC. (2)
- GRAVEL MULCH SHALL BE 1" 'AMARETTO BROWN', INSTALLED AT A 1" DEPTH OVER REVEGETATION SEEDING WITHOUT FILTER FABRIC. SEE CONSTRUCTION KEYED NOTE 14 FOR REVEGETATION SEEDING INFORMATION.
- GRAVEL MULCH SHALL BE 2"–4" 'AMARETTO BROWN', INSTALLED AT A 4" DEPTH WITHOUT FILTER FABRIC, OVER REVEGETATION SEEDING WITHOUT FILTER FABRIC. CONSTRUCTION KEYED NOTE 14 FOR REVEGETATION SEEDING INFORMATION.
- GRAVEL MULCH SHALL BE 1" 'PUEBLO ROSE', INSTALLED AT A 1" DEPTH WITHOUT FILTER FABRIC OVER REVEGETATION SEEDING. SEE CONSTRUCTION KEYED NOTE 14 FOR REVEGETATION SEEDING INFORMATION.
- GRAVEL MULCH SHALL BE 2"–4" 'PUEBLO ROSE', INSTALLED AT A 4" DEPTH OVER REVEGETATION SEEDING. SEE CONSTRUCTION KEYED NOTE 14 FOR REVEGETATION SEEDING INFORMATION.
- GRAVEL MULCH SHALL BE 1" 'ANGULAR TAN', INSTALLED AT A 1" DEPTH WITHOUT FILTER FABRIC OVER REVEGETATION SEEDING. SEE CONSTRUCTION KEYED NOTE 14 FOR REVEGETATION SEEDING INFORMATION.
- MAINTENANCE DRIVE AISLE BASE SHALL BE 2" MINUS 'BLUE SAIS' INSTALLED AT A 4" DEPTH WITH NO FILTER FABRIC, ADD WATER ROLL, AND COMPACT TO 95%.

KEYMAP



SMPC Architects
PRINCIPLES OF DESIGN.
219 Central Ave NW, Suite 800
Albuquerque, New Mexico 87102
T 505.255.8668
F 505.268.6665
www.smpcarchitects.com

MRWM
LANDSCAPE ARCHITECTS
210 La Veta NE
Albuquerque, NM 87108
PHONE 505.268.2295
WEB mrwmla.com

STATE OF NEW MEXICO
GREGORY MILLER
NO. 17
REGISTERED LANDSCAPE ARCHITECT
3/19/19

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

CUSTOMER SERVICE AND OPERATIONS FACILITIES - SITEWORK

6000 Alexander Blvd NE, Albuquerque, NM 87107

NO	DATE	DESCRIPTION
2	2020-06-10	ASI-060R0
1	2020-03-13	RFI-158R0

DATE:	MAY 15TH, 2019
PROJECT #:	18018
DRAWN BY:	JW
CHD BY:	GM

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SHEET TITLE

LANDSCAPE CONSTRUCTION PLAN

LS101.R2

SHEET OF

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

November 8, 2018

Water Utility Authority
Attn: John Stomp (Operations
6000 Alexander Blvd NE
ABQ, NM 87107

Project #2018-001355
SI-2018-00123 – Major Amendment of Prior Approval, Site Development Plan

LEGAL DESCRIPTION:
The above action for all or a portion of Tract A, plat of Tract A, COA Water Treatment Facility, zoned NR-SU, located at 6000 Alexander Blvd. NE, on Mission Ave. NE between Alexander Blvd. NE and Chappell Dr. NE., containing approximately 163 acres. (F-16) **(DEFERRED FROM OCTOBER 11, 2018 HEARING)**
Staff Planner: Cheryl Somerfeldt

PO Box 1293

Albuquerque

On November 8, 2018 the Environmental Planning Commission (EPC) voted to APPROVE Project 2018-001355/SI-2018-00123, Major Amendment of Prior Approval, Site Development Plan, based on the following Findings:

NM 87103

FINDINGS:

1. This is a request for a Major Amendment of Prior Approval, Site Development Plan for all or a portion of Tract A, plat of Tract A, COA Water Treatment Facility addressed at 6000 Alexander Boulevard NE to be accessed from Mission Avenue NE, and containing approximately 163 acres.
2. The prior approval for the Site Development Plan Phase 1 for the City of Albuquerque Water Treatment Plant was approved by the Environmental Planning Commission (EPC) in February of 2004 on the western half of the overall site.
3. The Albuquerque Bernalillo County Water Authority (ABCWUA) owns the property and this request is for Phase 2 to relocate their Customer Service and Operations from the existing location to the south side of the San Juan-Chama Surface Water Treatment Plant on a 15-acre portion of the same property.
4. The revised entrance will be off Mission Boulevard NE along the south side of the site.

www.cabq.gov

5. New facilities will include about 50,000 square feet for customer service, administrative offices, crew training, maintenance shops, and warehouse. The request will include parking for the public, employees, and fleet, plus a storage yard.
6. The subject site was previously owned by the existing sand and gravel extraction operation that negotiated a lease-back agreement with the City in order to continue their operations on the eastern third of the site.
7. Prior to the effective date of the IDO on May 17, 2018, the subject site's zoning was SU-1 for Sand and Gravel Extraction and Related Activities and Uses Permitted in the M-1 Zone. The IDO converted the zone to NR-SU because of the Natural Resource Extraction use; however Major Utility is permitted as an accessory use only. The applicant will pursue the Post-IDO Voluntary Zone Conversion Process to a zone where the use is permitted as a primary use in perpetuity.
8. The Planning Director has approved an Alternative Landscape Plan, pursuant to IDO Section 14-16-5-6(C)(16), Alternative Landscaping.
9. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
10. Site Development Plans are expected to meet the requirements of adopted city policies and procedures. The attached Site Development Plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan and the Integrated Development Ordinance (IDO).
11. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. The following applicable Comprehensive Plan Goals and Policies are furthered by the proposed request for a Major Amendment to a Prior Approval of the Site Plan:
    - The request furthers Policy 4.1.2 because it protects the cohesiveness of the adjacent neighborhoods by locating the ABCWUA facilities in the center of their large property. In this way, the site is well buffered from the nearby neighborhood and fits in with the other surrounding uses.
    - The request furthers Policy 5.3.8 because the request encourages solar energy collection and healthy living conditions by including solar panels or the PV system in the parking lot design, and the neiboring solar access is not affected.
    - The request furthers Policy 7.6.3a because the request blends the proposed ABCWUA facilities into the natural landscape by providing xeriscape demonstration gardens for customers. The proposed changes are harmonious with existing development on the site and in the surrounding area.
    - The request furthers Policy 12.1.2 because the ABCWUA is coordinating the Site Plan design of their facilities with the City through this process.
    - The request furthers Policy 12.3.1 because the request will provide a customer facility that will provide access to services for residents and other customers.
    - The request furthers Policies 13.1.1 and 13.1.3 because the proposed solar collectors utilize New Mexico's abundant access to photons and will decrease the ABCWUA's carbon footprint.

- The request furthers Policy 13.2.1 because the request facilitates the sustainability of the ABCWUA and and the region's water supply.
- The request furthers Policy 13.2.2 because the Landscape Plan and educational programming demonstrate the efficient water use and conservation.

12. The applicant notified the Hodgin Neighborhood Association, the El Camino Real Neighborhood Association, the Vista Del Norte Alliance, the Greater Gardner and Monkbridge Neighborhood Association, the Los Alamos Addition Neighborhood Association, the Alameda North Valley Association, the North Edith Commercial Corridor Association, the North Valley Coalition, the District 4 Coalition of Neighborhood Associations, and the District 7 Coalition of Neighborhood Associations as well as property owners within 100 feet as required. There were no neighborhood or facilitated meetings requested or held. Staff has not received neighborhood comments in support or opposition to the request.

CONDITIONS OF APPROVAL

1. Prior to finalizing the Site Plan, the applicant shall coordinate with the staff planner to ensure that all conditions of approval are met. Unauthorized changes to this Site Plan, including before or after final sign-off, may result in forfeiture of approvals.
2. The applicant shall pursue the Post-IDO Voluntary Zone Conversion process to a zone where Major Utility is a permitted use.
3. Pursuant to IDO Section 14-16-5-3(D)(3)(c), on-site walkways and crosswalks shall be identified to motorists and pedestrians through the use of a special treatment.
4. Conditions of Approval from other agencies:

   A) Development Services, Transportation Development
   - 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 HC signs.
   - The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
   - ADA curb ramps in the roadway right-of-way must be designed to current standards and have truncated domes installed.
   - Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
   - The Stop sign locations shown for the public parking lot to the south need to be relocated. The signs should be located to the right of the exiting vehicles at the point where the vehicle is expected to stop. Both signs are shown too far north of the exit and the sign at the southeast access is shown on the left of exiting vehicles.

B) Solid Waste Management Department
- All new/proposed refuse enclosures must be built to COA minimum requirements. Remove landscaping in front of East side refuse enclosure (Pg. LS101) and do not plant anything next to enclosures that will create an overhang.

C) Albuquerque Bernalillo County Water Utility Authority (ABCWUA)
- An availability statement is required prior to DRB approval. Requests can be made at this link: http://www.abcwua.org/Availability_Statements.aspx
- Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
- Provide an updated Utility Plan: Confirm the service line to the "Operations Building". The provided Utility Plan is indicating a 10".
- Confirm all fire line sizes. The proposed relocation of the existing hydrant along Mission Ave. shall make a new connection to the existing waterline along Mission Ave. The indicated 90 deg. bend is not acceptable.
- Confirm appropriate horizontal separation between the proposed onsite sanitary sewer and the water line.

D) Albuquerque Public Schools (APS)
- The site is located across the street from Mission Avenue Elementary School. Any potential traffic impacts would be located in City of Albuquerque Right-Of-Way. Should there be issues of ingress and egress to the site adjacent to Mission Ave Elementary School, it is recommended that the SMPC Architects and ABCWUA coordinate with APS BLUZ (Bus Loading and Unloading Zone) Committee to address any concerns.

E) Public Service Company of New Mexico (PNM)
- An existing substation is located along the western boundary of the subject property and an existing 115kV transmission line is located along the southern boundary of the site. It is the applicant's obligation to abide by any conditions or terms of these easements.
- It will be necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact: Andrew Gurule, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107, Phone: (505) 241-0589.
- Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

5. The Site Development Plan shall comply with the General Regulations of the IDO, and all other applicable design regulations, except as specifically approved by the EPC.
6. The updated Site Plan reflects a new 10,000 square foot De-Watering Building (Building E) at the northwest corner of the Fleet Vehicle Storage. All sheets of the Site Plan set shall reflect this minor change, and be reviewed by Planning staff prior to submittal for building permit.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **NOVEMBER 26, 2018.** The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6 of the IDO, Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

Sincerely,

for David S. Campbell
Planning Director

DSC/CS

cc: Water Utility, Attn: John Stomp (Operations), 6000 Alexander Blvd NE, ABQ, NM 87107
SMPC Architects, Dave Cook, 219 Central Ave. NW, Suite 800, ABQ, NM 87102
Hodgin NA, Cathy Intemann, 3816 Delamar NE, ABQ, NM 87110
Hodgin NA, Kathy Kleyboecker, 3912 Morningside Dr NE, ABQ, NM 87110
El Camino Real NA, Chris Christy, P.O. Box 27288, ABQ, NM 87125
El Camino Real NA, Linda Trujillo, P.O. Box 27288, ABQ, NM 87125
Vista Del Norte Alliance, Fred Harsany, P.O. Box 6270, ABQ, NM 87197
Vista Del Norte Alliance, Janelle Johnson, P.O. Box 6270, ABQ, NM 87197
Greater Gardner & Monkbridge NA, Marcia Finical, 141 Griegos Rd NW, ABQ, NM 87107
Greater Gardner & Monkbridge NA, David Wood, 158 Pleasant NW, ABQ, NM 87107
Los Alamos Addition NA, Don Dudley, 302 Sandia Rd NW, ABQ, NM 87107
Los Alamos Addition NA, Jeremy Wilcox, 305 Sandia Rd NW, ABQ, NM 87107
Alameda North Valley Assoc., Mark Rupert, 909 Tijeras Ave NW, #116 ABQ, NM 87102
Alameda North Valley Assoc., Steve Wentworth, 8919 Boe Ln NE, ABQ, NM 87113
North Edith Comm. Corridor Assoc., Christine Benavidez, 10417 Edith NE, ABQ, NM 87113

North Edith Comm. Corridor Assoc., Robert Warrick, 444 Niagara NE, ABQ, NM 87113, ABQ, NM 87113
North Valley Coalition, Peggy Norton, P.O. Box 70232, ABQ, NM 87197
North Valley Coalition, Doyle Kimbrough, 2327 Campbell Rd NW, ABQ, NM 87104
Dist. 4 Coali. Of NA's, Daniel Regan, 4109 Chama St NE, ABQ, NM 87109
Dist. 4 Coali. Of NA's, Michael Pridham, 6413 Northland Ave. NE, ABQ, NM 87109
Dist. 7 Coalition of Neigh. Assoc., David Haughawout, 2824 Chama St., NE, ABQ, NM 87110
Dist. 7 Coalition of Neigh. Assoc., Lynne Martin, 1531 Espejo NE, ABQ, NM 87112
Kevin Morrow kmorrow@cabq.gov
Kathy Berglund kberglund@cabq.gov

Mid-Region Council of Governments

Communities Working Together

John H. Hooker
Chair, Board of Directors
Mayor, Village of
Los Ranchos de Albuquerque

June 1, 2004

Lawrence Rael
Executive Director

Member Governments:

City of Albuquerque
Albuquerque Metropolitan Arroyo Flood Control Authority
Albuquerque Public Schools
City of Belen
Bernalillo County
Town of Bernalillo
Village of Bosque Farms
Village of Corrales
Village of Cuba
Town of Edgewood
Village of Encino
Town of Estancia
Village of Jemez Springs
Village of Los Lunas
Los Lunas Schools
Village of Los Ranchos de Albuquerque
Middle Rio Grande Conservancy District
City of Moriarty
Town of Mountainair
City of Rio Rancho
Rio Rancho Public Schools
Sandoval County
Southern Sandoval County Arroyo Flood Control Authority
Village of Tijeras
Torrance County
Valencia County
Village of Willard

Mr. John M. Stomp III, P.E., Manager
City of Albuquerque
Public Works Department
City County Government Center
Room 5027

Dear Mr. Stomp:

Attached you will find a copy of R-04-06 MTB, which the Mid-Region Council of Governments Metropolitan Transportation Board (MTB) approved at their Thursday, April 22, 2004 meeting. This resolution was submitted to the MTB in response to your request for a modification to the Long Range Roadway System map. The resolution modifies the Long Range Roadway System to remove the Alexander Boulevard Extension and designate Chappell Drive, a portion of singer Boulevard, the proposed Vista del Norte Extension and Renaissance Boulevard as collector facilities.

If you have any questions, please contact me at 247-1750 or by e-mail at ltollefson@mrcog-nm.gov.

Sincerely,

Loretta Tollefson
Transportation Program Manager

LT/bt

xc: Mr. John Hartmann, City of Albuquerque Department of Municipal Development

Enclosure: R-04-06 MTB, with attachments

317 Commercial NE, Suite 104, Albuquerque, NM 87102-3429
Phone: 505-247-1750 Fax: 505-247-1753 Web: www.mrcog-nm.gov

Resolution
of the
METROPOLITAN TRANSPORTATION BOARD
of the
BOARD OF DIRECTORS
of the
MID-REGION COUNCIL OF GOVERNMENTS OF NEW MEXICO
(R-04-06 MTB)

REMOVING THE ALEXANDER BOULEVARD EXTENSION FROM THE LONG RANGE ROAWAY SYSTEM MAP AND DESIGNATING CHAPPELL DRIVE, THE EXTENSION OF SINGER BOULEVARD, THE PROPOSED VISTA DEL NORTE EXTENSION AND RENAISSANCE BOULEVARD AS COLLECTOR FACILITIES

WHEREAS, Alexander Boulevard and Singer Boulevard are identified on the Long Range Roadway System Map as collector facilities providing access and circulation for existing and future development west of the north diversion channel; and

WHEREAS, the Albuquerque City Council adopted the Water Resources Management Strategy to eliminate sole reliance on the aquifer and transition to renewable resources; and

WHEREAS, the Water Resources Management Strategy includes the full use of the City of Albuquerque's San Juan-Chama water for drinking water purposes under the Drinking Water Project; and

WHEREAS, the Drinking Water Project consists of construction of new diversion and conveyance facilities, a water treatment plant, and transmission pipelines to process and deliver the purified San Juan-Chama water to utility ratepayers; and

WHEREAS, the Albuquerque Public Works Department is responsible for implementing the Drinking Water Project; and

WHEREAS, the City purchased 160 acres north of the Renaissance Center area for the construction of a new water treatment plant; and

WHEREAS, the proposed extension of Alexander Boulevard and the Alexander corridor from Mission Road to Osuna Road as well as the proposed extension of Singer Boulevard to Alexander Boulevard would pass through this site; and

WHEREAS, for security reasons, the Environmental Protection Agency and the Department of Homeland Security have restricted the construction of a roadway through the new water treatment plant; and

WHEREAS, the proposed extensions of Alexander Boulevard and the Alexander corridor from Mission Road to Osuna Road and of Singer Boulevard from Chappell Drive to Alexander Boulevard, are not consistent with providing adequate security to the water treatment plant site; and

WHEREAS, Chappell Drive west of the north diversion channel in combination with the extension of Singer Boulevard, the proposed Vista Del Norte Extension, and Renaissance Boulevard, can provide a substitute system of collector streets providing access and circulation in the vicinity of the water treatment plant; and

WHEREAS, the Metropolitan Transportation Board is responsible for making changes to the Long Range Roadway System map; and

NOW, THEREFORE BE IT RESOLVED by the Metropolitan Transportation Board of the Mid-Region Council of Governments of New Mexico that:

1. The extension of Singer Boulevard from Chappell Drive to Alexander Boulevard is removed from the Long Range Roadway System map.

2. The extension of Alexander Boulevard and the Alexander corridor from Mission Avenue to Osuna Road are removed from the Long Range Roadway System map.

3. The existing segment of Alexander Boulevard between Renaissance Boulevard and Mission Avenue, currently designated a collector street on the Long Range Roadway System Map, is changed to a local street.

4. The existing grade separation symbol on Osuna Road west of Chappell Drive is removed from the Long Range Roadway System Map.

5. A collector facility is designated on the Long Range Roadway System map on Chappell Drive between Osuna Road and Renaissance Boulevard and on Renaissance Boulevard between Chappell Drive and Alexander Boulevard.

6. Right-of-way and street requirements will not be increased from the existing roadway as a result of the change in classification for Renaissance Boulevard from Alexander Boulevard to Chappell Drive. If this requires an exception to the general standards for right-of-way, appropriate language will be added to the addendum to the Long Range Roadway System.

7. The Vista del Norte extension, a proposed north-south collector street extending southerly from the intersection of Osuna Road and Vista del Norte the proposed extension of Singer Boulevard is designated on the Long Range Roadway System map.

8. The proposed extension of Singer Boulevard from the existing Singer Bridge crossing of the north diversion channel to the Vista del Norte alignment, is designated as a collector street on the Long Range Roadway System map.

An alignment that extends northwesterly from the intersection of Chappell Drive and Singer Boulevard in a manner that will minimize future roadway impacts to the water treatment plant site is generally preferred at this time.

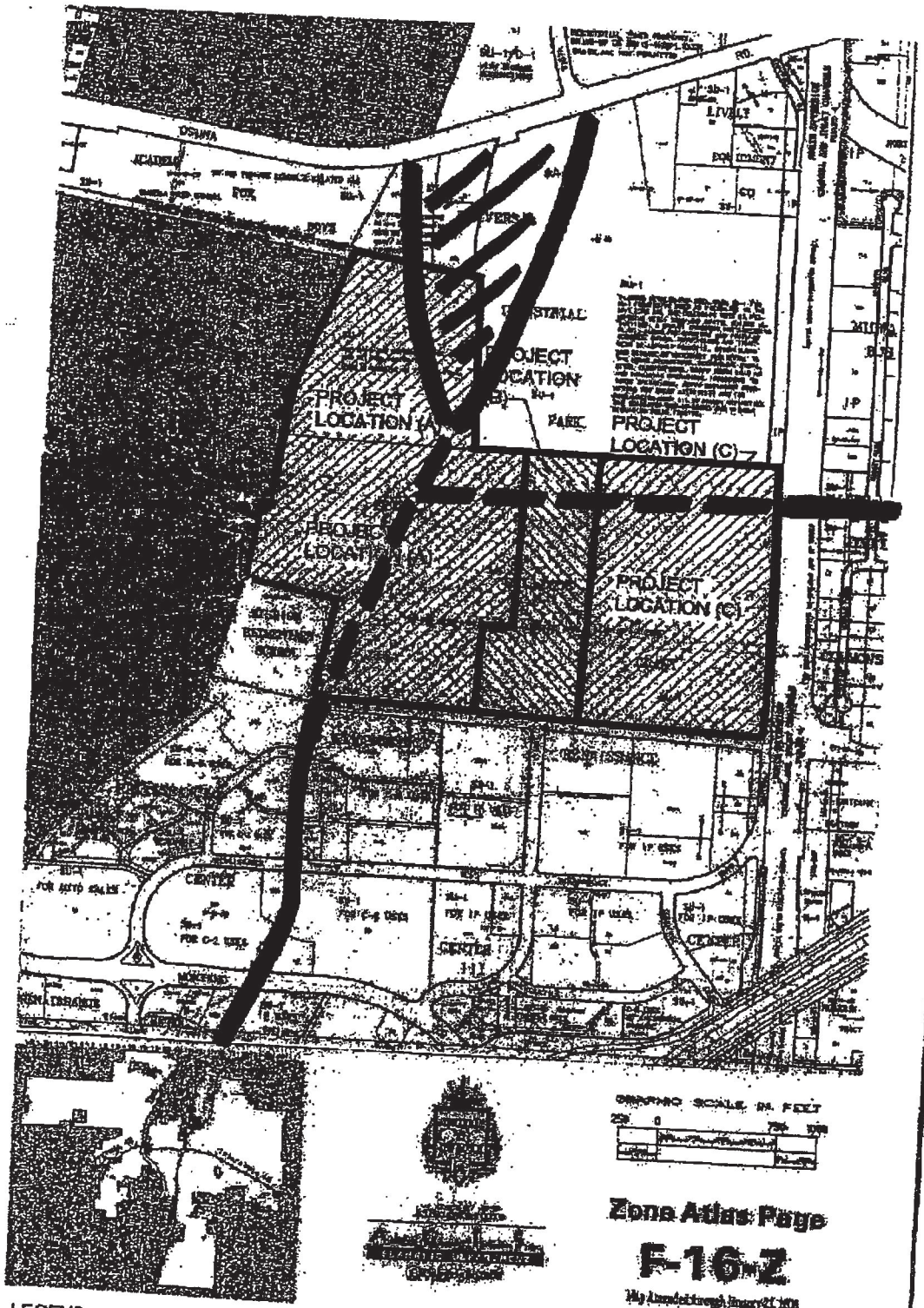
PASSED, ADOPTED and APPROVED this 22nd day of April, 2004 by the Metropolitan Transportation Board of the Board of Directors of the Mid-Region Council of Governments of New Mexico.

Ronald D. Brown, Chair
Metropolitan Transportation Board

ATTEST:

Lawrence Rael
Executive Director

EXISTING CONDITION

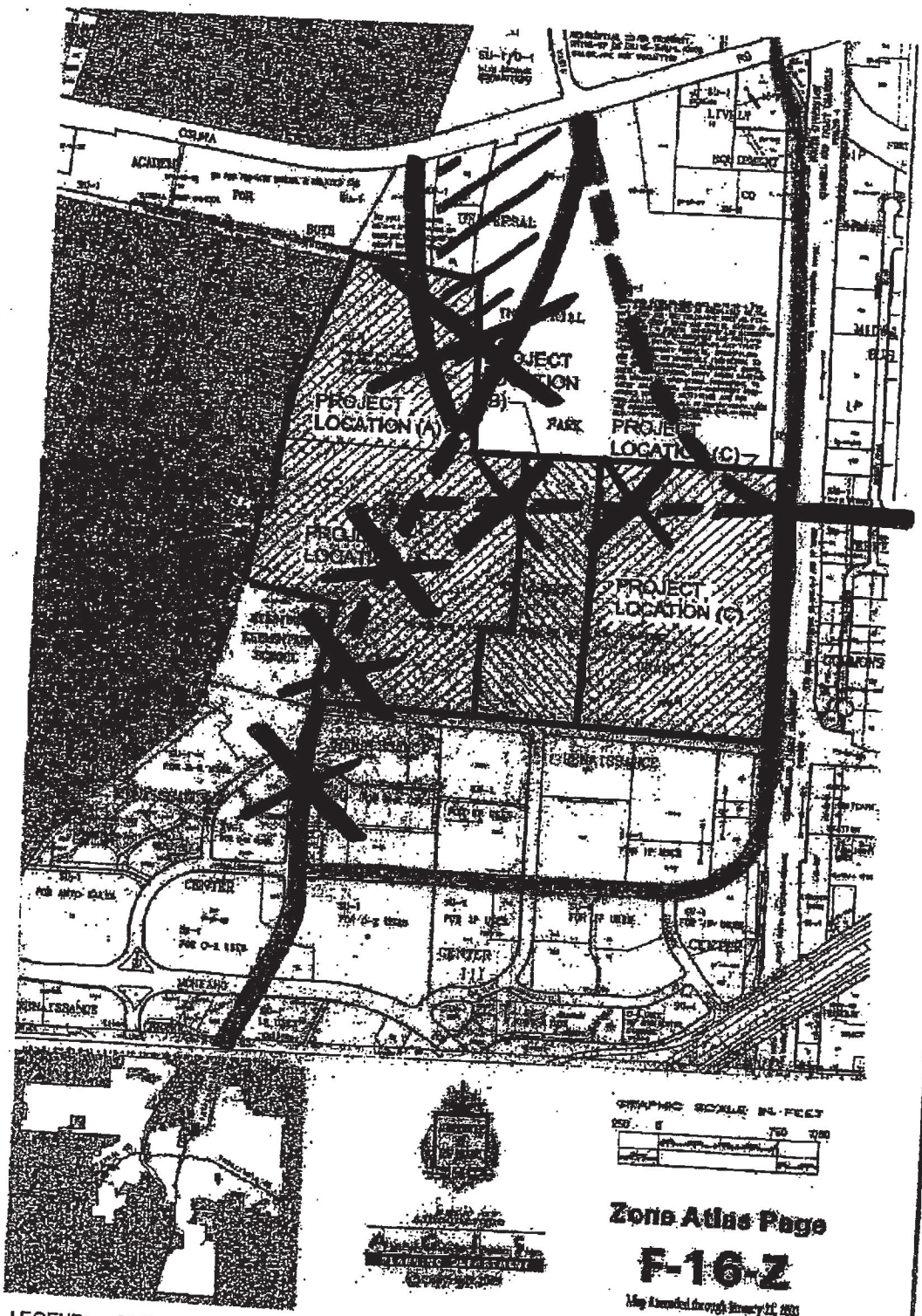


LEGEND: PROJECT LOCATION (A) = PHASE 1 WATER TREATMENT PLANT FACILITIES
PROJECT LOCATION (B & C) = FUTURE DEVELOPMENTS

VICINITY MAP
(ZONE ATLAS MAP NO. E & F-16)

REUSE OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CH2M HILL AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CH2MHILL.

PROPOSED CONDITION



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City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

COA Water Resources Dept.
P.O. Box 1293
Albuq. NM 87103

Date: February 20, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003170***
03EPC-02194 EPC Site Development Plan-Building Permit

LEGAL DESCRIPTION: for **Elena Gallegos Grant**, zoned SU-1 for Sand & Gravel Extr & Rel. Act., located on MISSION AVE. NE, between TOKAY ST. NE and CHAPPELL DR. NE, containing approximately 161 acre(s). (E-16) Chris Hyer, Staff Planner

On February 19, 2004 the Environmental Planning Commission voted to approve Project 1003170/03EPC 02194, a request for site development plan for building permit, for 3 unplatted tracts in the Elena Gallegos Grant, Sections 27 & 34, Township 11-N, Range 3-E, NMPM, zoned SU-1 for sand and gravel extraction and related activities and uses permissive in the M-1 zone, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for site development plan for subdivision for a 161.8-acre site consisting of 3-tracts of land that are legally described as unplatted tracts in the Elena Gallegos Grant, portions of Sections 27 & 34, Township 11-N, Range 3-E, NMPM and located on the west side of Chappell Road NE and the east side of Tokay Street NE, the north side of Mission Avenue between Montgomery Boulevard NE and Osuna Road NE north of Renaissance Center.

2. This site is zoned SU-1 for sand and gravel extraction and related activities and permissive uses in the M-1 zone and is not requested for change.

3. The proposed Albuquerque City Water Treatment Plant is a permissive use in the M-1 zone.

4. This request furthers the applicable goals and policies of the *Comprehensive Plan*, by helping to create a quality urban environment within the metropolitan area which will perpetuate the tradition of identifiable, individual but integrated communities by offering a variety in housing, transportation, work areas and life styles, while creating a visually pleasing built environment. (Established Urban Area Goal)

5. The request is in conformance with the *Comprehensive Plan's* policies for the Established Urban land-use designation which allow a full range of urban land uses and states that the location, intensity and design of new development shall respect existing neighborhood values and resources and where vacant land is contiguous to existing or programmed urban facilities and services and where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured. (Established Urban Area Policies a, d, e, g, i, and l)

6. The Water Quality Goal in the *Comprehensive Plan* is satisfied with this request by maintaining a dependable, quality supply of water for the urbanized area's needs and complies with policies a and d.

7. This request also complies with the Water Management Goal of the *Comprehensive Plan* in creating efficient water management and use.

8. This request complies with the intent, Goals and applicable policies of the *North Valley Area Plan* in creating an environment that will help to stabilize residential zoning and land use, encourage the smooth flow of traffic on arterials and limit industrial and heavy commercial traffic through residential areas in order to enhance residential stability and preserve area history and character. (policies 2, Zoning and Land Use Policy; 1 and 3, Transportation)

9. There is no known opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. **CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:**

Conditions of approval for the proposed Site Development Plan for Building Permit shall include:

a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
c. Site plan shall comply and be designed per DPM Standards.
d. Platting should be a concurrent DRB action.
e. The applicant shall amend the Long Range Roadway System relative to Alexander Boulevard and Singer Boulevard to accommodate Home Land Security requirements.
f. Provision for the expansion of Chappell Drive, a major local street, in conformance with the City's Development Process Manual (DPM).

3. The City's Public Works Department's Water Resources Division shall contact the owner of the adjacent manufacturing business on the north side of the site, Mega-Corp, and develop a strategy to ensure that water in the facility will not become contaminated through atmospheric exposure or liquid spill, accidentally or deliberately.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MARCH 5, 2004** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

for Victor J. Chavez
Planning Director

VJC/CH/ac

cc: Sites Southwest, 121 Tijeras NE, Suite 3100, Albuq. NM 87109

VICINITY MAP ZONE ATLAS PAGE NO. E-16 & F-16

DISCLOSURE STATEMENT

The purpose of this plat is to define the boundary of the existing parcel, grant the easements as shown hereon and to dedicate the additional right-of-way as shown hereon. This Plat replaces previous Plat recorded in Bernalillo County Clerk's Office on 12/29/2004 in Book 2004C, Page 401.

FREE CONSENT AND DEDICATION

Leon D. Mark — 11-03-06
PNM ELECTRIC SERVICES — DATE

Leon D. Mark — 11-03-06
PNM GAS SERVICES — DATE

[illegible] — 11/7/06
QWEST TELECOMMUNICATIONS — DATE

Bonnie Burton — 11.7.06
COMCAST — DATE

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PNM Electric Services for the installation, maintenance and service of underground and overhead electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service.

B. PNM Gas Services for the installation, maintenance and service of such lines and other related equipment and facilities reasonably necessary to provide gas service.

C. Qwest Telecommunications for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including, but not limited to ground pedestals and closures.

D. Comcast for the installation, maintenance and service of such lines and other related equipment and facilities reasonably necessary to provide cable TV service.

Included is the right to build, rebuild, construct, locate, relocate, change, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easements, including sufficient working area space for electric transformers, with the right and priveledge to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood decking or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Owners shall be solely responsible for correcting any violations of the National Electric Safety Code by construction of pools, decking or any structures adjacent to or near easements shown on this plat.

PNM ELECTRIC EASEMENTS

The City of Albuquerque ("Owner/Grantor"), does hereby give, grant, bargain and convey unto Public Service Company of New Mexico, a New Mexico corporation (Grantee"), its successors and assigns, an exclusive, permanent easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain overhead and/or underground facilities for an electric substation and for the transmission and distributuon of electric power and energy and facilities for fiber optics and other communication purposes, and for all other related purposes, including, but not limited to, lines, poles, guy wires, conduits, transformers, antennas, and other equipment, fixtures and structures necessary to maintain such facilities on, over, beneath, through and across the easement herein after described; together with free access to, from and over said easement, with the right and privelege of going upon, over and across other lands of Owner/Grantor for the purposes set forth herein, with the right to utilize said easements to extend services to customers of Grantees, and with the right to trim and remove any trees, shrubs, bushes or vegetation and remove any structures, signs or other obstacles of any kind which interfere with the Grantee's rights set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

1. The "PNM SUBSTATION EASEMENT" as shown and dedicated on this plat.
2. All other easements labeled "PNM ELECTRIC EASEMENT" as shown and dedicated on this plat.

The provisions described above shall inure to the benefit of and bind the heirs, mortagees, lessees, tenants, successors and assigns of Owner/Grantor and Grantee. Grantee shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantee.

SURVEY DESCRIPTION

A certain tract of land situate within Projected Sections 27 and 34, Township 11 North, Range 3 East, New Mexico Principal Meridian, in the Elena Gallegos Grant, Bernalillo County, New Mexico, being a portion of Original Purchase (South Tract) and Tract B as the same are described and designated on the Warranty Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 25, 1963 as Instrument No. 49850.

Said parcel being more particularly described by New Mexico Coordinate System Grid Bearings, Central Zone, NAD 27 Datum, and measured ground distances as follows:

Starting at the corner common to Sections 26, 27, 34 and 35, T. 11 N., R. 3 E., N.M.P.M.; THENCE,

N89°51'54"W, 466.10' feet to the POINT OF BEGINNING and the most easterly corner of the parcel herein described, a found nail and washer on the line common to said Sections 27 and 34, being the most easterly corner of Renaissance Center, as shown on the subdivision plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 3, 1985.; THENCE,

S00°00'23"W, a distance of 1591.10' feet to a found concrete nail and washer; THENCE,

S02°53'50"W, a distance of 200.15' feet to a found rebar with cap, a point of curvature,; THENCE,

Southwesterly, a distance of 54.49' feet along the arc of a curve to the right, having a radius of 35.00' feet, a central angle of 89°11'47" and a chord which bears S47°29'44"W a distance of 49.15' feet to a found rebar with washer; THENCE,

N87°54'22"W, a distance of 2968.72' feet to a found rebar with cap from whence the Albuquerque Control Survey Station "2-F16" bears S02°24'52"E, a distance of 1951.92' feet; THENCE,

N18°26'50"E, a distance of 6.87' feet to a found rebar with cap; THENCE,

N10°42'25"E, a distance of 658.90' feet to a found rebar with cap; THENCE,

N79°12'22"W, a distance of 637.60' feet to a found 2 1/2" brass disk; THENCE,

N11°54'46"E, a distance of 525.71' feet to a found 2 1/2" alloy disk in concrete; THENCE,

S79°01'34"E, a distance of 25.18' feet to a found 2 1/2" alloy disk in concrete; THENCE,

N08°49'04"E, a distance of 836.57' feet to a found PK nail with tag; THENCE,

N21°10'40"E, a distance of 988.21' feet to the northwesterly corner of the tract herein described, a found 2 1/2" alloy disk in concrete on the south line of Lot 1 of Universal Industrial Park; THENCE,

S81°22'27"E, a distance of 864.17' feet along the south line of Lots 1 and 3A of Universal Industrial Park to a found rebar with cap on the westerly line of Lot 4B-1 of said Universal Industrial Park; THENCE,

S00°02'22"W, a distance of 1180.28' feet along the westerly line of Lot 4B-1 to the southwest corner of Lot 4B-1, to a found rebar with cap; THENCE,

S89°50'47"E, a distance of 2042.95' feet along the south line of said Lot 4B-1 of Universal Industrial Park to the point of beginning of the parcel herein described.

Said parcel containing 162.5256 acres more or less.

DEVELOPMENT NOTES

1. One (1) Tract is created by this plat.
   Total Acreage: 162.5256 ac/7079617 sq ft
   R.O.W. Dedication: 1.0717 ac/46683 sq ft
   Net Acreage: 161.4539 ac/7032934 sq ft

2. Utility Council Location Log No: 2004 27 4090

SURVEY NOTES

1. Basis of bearings for the Survey shown hereon are New Mexico Coordinate System Grid Bearings, Central Zone, NAD 1927, NGVD 1929 Datum, Transverse Mercator Projection, New Mexico.

Albuquerque Control Station "SC26-27-34-35"
BRASS CAP
X=394,315.98 Y=1,508,335.30 (NAD 1927)
Scale Factor: 0.9995584
Convergence: -0°12'13"
Elevation (NGVD 1929) 5110.406 feet

Albuquerque Control Station "2-F16"
X=390,920.06 Y=1,504,671.78 (NAD 1927)
Scale Factor: 0.9996718
Convergence: -0°12'36"
Elevation (NGVD 29) 5062.154 feet

2. Corner monuments "SET or "RESET" by this survey are capped #4 rebar, 1.5' feet in length, embossed "PLS 11769" or as described hereon. Existing corner monumentation found by this survey is described hereon.

3. Distances are horizontal ground distance.

4. Bearings and distances shown in parenthesis ( ) are from recorded plats.

EASEMENT NOTE

1. All existing easements shown hereon are from documents furnished by First American Title Insurance Company Title Commitment No. 01012956 dated June 8, 2001,
Insured: City of Albuquerque

FREE CONSENT AND DEDICATION

The plat shown hereon is made in accordance with the desires of the undersigned owner(s) or proprietor(s) thereof. Said owner(s) or proprietor(s) dedicate to the City of Albuquerque the new Right-of-Way shown hereon and do grant the easements shown hereon for the purposes specified; said owner(s) and proprietor(s) do hereby certify that this is their free act and deed and do hereby represent that they are authorized to so act.

OWNER: CITY OF ALBUQUERQUE, NEW MEXICO
BY: BRUCE J. PERLMAN, Ph.D., CHIEF ADMINISTRATIVE OFFICER
CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

OFFICIAL SEAL
Felicia Giron
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 1-27-2010

This instrument was acknowledged before me on: October 24 of, 2006.
by: Bruce J. Perlman, Ph.D., Chief Admin Officer

Felicia Giron — 1-27-2010
NOTARY PUBLIC — My Commission Expires

PLAT OF

TRACT A
CITY OF ALBUQUERQUE
WATER TREATMENT FACILITY

WITHIN
PROJECTED SECTIONS 27 & 34, T11N, R3E, NMPM
IN THE ELENA GALLEGOS GRANT
^LBUQUERQUE, NEW MEXICO

OCTOBER 2006

2006173289
6566853
Page: 1 of 2
11/16/2006 01:37P
Bk-2006C Pg-355
Mary Herrera Bern. Co. PLAT R 12.00

THIS IS TO CERTIFY THAT TAXES ARE CURRENT
AND PAID ON UPC # 101606137438010153
#
PROPERTY OWNER OF RECORD: City of Albuquerque
BERNALILLO COUNTY TREASURER'S OFFICE: Treasurer 11/16/06

APPROVALS

[signature] — 10-25-06
CITY SURVEYOR — DATE

N/A — 11-15-06
REAL PROPERTY DIVISION — DATE

[signature] — 11-8-06
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION — DATE

[signature] — 11-8-06
UTILITIES DEVELOPMENT — DATE

Christina Sandoval — 11/8/06
PARKS AND RECREATION DEPARTMENT — DATE

John P Kelly — 11-7-06
AMAFCA — DATE

[signature] — 11/8/06
CITY ENGINEER — DATE

APPROVAL AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE

Andrew Garcia — 11-15-06
DRB CHAIRPERSON, PLANNING DEPARTMENT — DATE

Project # 1003170
CASE No. 06DRB01564 PLAT No.

SURVEYOR'S CERTIFICATE

I, Richard Lovato, New Mexico Professional Surveyor No. 11769, do hereby certify that the real property shown hereon has been surveyed, monumented and platted by me or under my direct supervision and responsible charge in accordance with the Standards for Land Surveys in New Mexico; that said survey meets the minimum requirements of the City of Albuquerque Subdivision Ordinance; that said survey and plat is true and correct to the best of my knowledge and belief.

[signature] — 10-20-06
RICHARD LOVATO, NMPLS 11769 — DATE

RICHARD LOVATO NEW MEXICO 11769 REGISTERED PROFESSIONAL LAND SURVEYOR

LARKIN GROUP NM, INC.
CONSULTING ENGINEERS AND SURVEYORS
8500 MENAUL BLVD. NE A-440
ALBUQUERQUE, NEW MEXICO 87112
(505) 275-7500 FAX (505) 275-0748

FILE #2003-0007 SHEET 1 OF 2

PLAT OF

TRACT A
CITY OF ALBUQUERQUE
WATER TREATMENT FACILITY

WITHIN
PROJECTED SECTIONS 27 & 34, T11N, R3E, NMPM
IN THE ELENA GALLEGOS GRANT
ALBUQUERQUE, NEW MEXICO

OCTOBER 2006

2006173289
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Page: 2 of 2
11/16/2006 01:37P
Bk-2006C Pg-355
Mary Herrera Bern. Co. PLAT R 12.00

SCALE: 1"=200'

EL PARAISO RD. NE.
LOT 1 UNIVERSAL INDUSTRIAL PARK FILED: JUNE 28, 1976 (C11-75)
S81°22'27"E
Could not set
864.17'
Fnd. 2 1/2" Alloy Disk "Universal Constructors, Inc. Property Corner 1965"
Set Rebar w/Cap mkd. "W.C. LS7476"
53.52'
LOT 3A UNIVERSAL INDUSTRIAL PARK FILED: MARCH 29, 1979 (D9-91)
LOT 4B-1 UNIVERSAL INDUSTRIAL PARK FILED: 7/3/79 (C15-41)
53'
53'
988.21'
N21°10'40"E
REPLAT OF LOTS 25 & 26 AMENDED PLAT OF VINYARD ADDITION NO. 3 FILED: 2/27/56 (B3-28)
WILLOW RD. NE.
REPLAT OF LOTS 25 & 26 AMENDED PLAT OF VINYARD ADDITION NO. 3 FILED: 2/27/56 (B3-28)
TOWAY STREET NE.
50'
NIAGRA AVE. NE.
LAND DIVISION PLAT OF VINEYARD ADDITION NUMBER 3 LOTS 45-B-A-1-A, 45-B-A-1-B AND 45-B-A-1-C FILED: SEPTEMBER 15, 1995 (95C-346)
45BA1A
45BA1B
45BA1C
SUMMARY REPLAT SHOWING LOTS 45B-a-1, 45B-b-1 AND 45B-ab-1 VINEYARD ADDITION NO.3 FILED: 2/9/82, (C19-88)
45B-b-1
45B-c
PLAT OF NORTHERLY PORTION OF LOT 45 VINEYARD ADDITION NO. 3 FILED: FEBRUARY 10, 1970 (B5-29)
45B-d
836.57'
N08°49'04"E
Fnd. PK Nail w/Tag "AAR LS4071"
25'
SUMMARY PLAT OF PORTION OF LOT 45 OF AMENDED PLAT OF VINEYARD ADD. NO.3 FILED: (A6-145)
45A-1
45A-2
S79°01'34"E
25.18'
VINEYARD RD. NE.
10' Easement to PNM and USWest Filed: 6/20/95, Bk. BCR 95-14, Pg. 6619, Document #95060558
TRACTS 1 & 2 LANDS OF KINDRICK AND BLISS
TRACT 2
TRACT 1
525.71'
Fnd. 2 1/2" Alloy Disk "A.G.P. Prop Cor" w/Tag "LS7476"
TRACTS A & B MOBILE LANDS OF H.V. NOBLE FILED: OCTOBER 4, 1974 (C10-42)
WARRANTY DEED FILED: NOVEMBER 18, 1956 (BK. D-388, PAGE 467)
20' Easement for Water Utilities Filed 4/18/75. Bk. Misc. 417, Pg. 381
20' Wide Water Utility Easement Granted to the City of Albuquerque by this Plat
N11°54'46"E
NOBLE PL. NE.
50'
Fnd. 2 1/2" Brass Disk w/Tag "LS7476"
(S79°31'00"E 637.18')
N79°12'22"W 637.60'
PARCELS A, B, & C HIGDON'S REDIVISION FILED: JUNE 9, 1978 (B15-4)
Fnd. Rebar w/Cap Stamped "PS11184" w/Tag "LS7476"
TRACT A MISSION ELEMENTARY SCHOOL FILED: DECEMBER 4, 1997 (97C-342)
658.90'
(658.89')
N10°42'25"E
(S10°20'58"E
N66°25'44"E 15.75'
PNM Substation Easement Granted by this Plat
S12°22'44"W 20.71'
SEE DETAIL "A"
N18°26'50"E 6.87'
214.28'
N00°00'00"E
200.72'
PNM Gas Easement Granted by this Plat
10'
50' ACCESS EASEMENT
Access Easement Vacated by V-97-95 by Plat filed 12/4/97, 976/342
563.17'
N87°54'22"W (S87°54'17"E)
MISSION AVE. NE.
S02°24'52"E 1951.92'
ALEXANDER BOULEVARD. NE.
A.C.S. MONUMENT "2-F16"
3A3-A
3B1-A
TRACTS 3A3-A, 3A4-A 3B1-A AND 3B2-A RENAISSANCE CENTER FILED: FEBRUARY 23, 1999 (99C-33)
CULTURE DRIVE NE
86.00'
10-A
TRACTS 9-A-1, 10-A, AND 10-B OF RENAISSANCE CENTER FILED: MARCH 31, 1997 (97C-95)
9-A-1
9-B
TRACTS 9-A, 9-B, 9-C AND 9-D RENAISSANCE CENTER FILED: MARCH 13, 1997 (97C-76)
86.00'
N00°00'00"E 200.00'
60.04'
200.13'
207.31'
N90°00'00"E 200.00'
10'
50'
60'
2960.76'
2968.72' (2968.24')
SEE DETAIL "B"
7.96'
1180.28'
S00°02'22"W
106' Roadway Easement by Agreement Recorded: 6/29/68, Bk. Misc.107, Pg.778
1965.95'
60' Roadway Easement as Shown on Plat of Lands of Albuquerque Gravel Products Co. Dated Jan. 1979 and Filed 5/5/88, Bk. Misc. 617A, Pg. 836-852
10' Easement to PNM Filed: 8/7/70, Bk. Misc. 183, Pg. 542
10' Easement to Gas Co. Filed: 7/2/71, Bk. Misc. 219, Pg. 799
30'
30'
S89°50'47"E 2042.95'
Fnd. Rebar w/Cap"LS4071" w/Tag "LS7476"
Fnd. PK Nail and Washer
77.00'
N89°51'54"W 466.10'
256'
N4-8-7
N4-8-6
N4-8-5
N4-7-11
N4-7-10
BLM BRASS CAP
27 26 34 35
AMAFCA License Agreement for Singer Blvd. Bridge Dated 11/20/87. Submit all Plans for Review to AMAFCA
SINGER AVE. NE.
86'
80'
AMAFCA NDC Phase 4 Right-of-Way Parcel C Plat Filed 10/11/96 Doc. # 96112814 Bk. 96C, Pg. 429
42' Right-of-Way Dedicated by Plat Filed 4/3/85, C26/174 Subject to Prior AMAFCA Rights
26' Public Roadway Easement Agreement Granted by Doc. #8625315 Filed 3/24/86 Bk. Misc. 334A, Pg. 424 as shown on Plat Filed 10/11/96, Bk. 96C, Pg. 429 Submit all Plans for Review to AMAFCA
AMAFCA Brass Cap Monuments. See Plat 96C-429 for Details, Including Offsets.
SEE DETAIL "C"
10' Easement to PNM and USWest Filed: 4/12/95, Bk. BCR 95-9, Pg. 1184, Document #95036220
5' Easement to Gas Co. Filed: 6/22/70, Bk. Misc. 177, Pg. 999
37' NEW RIGHT-OF-WAY
7' Easement to PNM & Mtn. Bell Filed: 4/1/70, Bk. Misc. 169, Pg. 438
S03°48'28"E 210.47'
1591.10'
(1590.70')
S00°00'23"W
199.62'
942.49'
Additional New Roadway Right-of-Way Dedicated to the City of Albuquerque in Fee Simple by this Plat 0.8258 Acres (35975 Sq.Ft.)
23' NEW RIGHT-OF-WAY
Reserved Excavation Easement to AMAFCA Filed: 4/21/72, Bk. D916, Pg. 971, East 30' of said Easement Reserved Access Easement in Favor of AMAFCA. Reseved Excavation Easement to AMAFCA Filed 6/23/78, Bk. D65A, Pg. 239 as Document #78 45580, East 25' of said Easement Reserved for Roadway Access. Submit all Plans for Review to AMAFCA.
109.00'
S01°41'31"E 168.70'
Fnd. Conc. Nail w/Washer"LS4071"
S00°00'23"W 185.82'
S02°53'50"W 200.15' (N02°52'24"E) (200.25')
CHAPPELL DRIVE NE
A.M.A.F.C.A. NORTH DIVERSION CHANNEL AMAFCA NDC PHASE 4 RIGHT-OF-WAY PARCEL D PLAT FILED 10/11/96 DOC. # 96112814 BK. 96C, PG. 429
68.00'
S00°00'23"W (N00°00'39"E)
S89°50'47"E 2042.95'
77.00'
S00°09'13"W 47.56'
S89°50'47"E 5.21'
1591.10'
S00°00'23"W
199.62'
DETAIL "C"
SCALE: 1"=50'
PNM Gas Easement Granted by this Plat
10'
10' Public Utility Easement Granted by this Plat
10.01'
N10°42'25"E 658.90'
Fnd. Rebar w/Cap "PS11184"
N18°26'50"E 6.87'
Fnd. Rebar w/Cap"LS4071" w/Tag "LS7476"
114.54'
10'
2960.76'
N87°54'22"W 2968.72'
50' ACCESS EASEMENT
S02°24'52"E 1951.92'
"2-F16"
DETAIL "A"
SCALE: 1"=50'
50' PNM Electric Easement Granted by this Plat
10' Easement to PNM Electric Services Filed 4/08/99, Bk. 9905, Pg. 6931
10' Public Utility Easement Granted by this Plat
50' PNM Electric Easement Granted by this Plat
185.82'
S00°00'23"W
S02°53'50"W 200.15'
50'
10'
7.96'
2960.76'
N87°54'22"W 2968.72'
Fnd. Rebar w/Cap" LS4071" w/Tag "LS7476"
Fnd. Rebar w/Washer"PS3516" w/Tag "LS7476"
DETAIL "B"
SCALE: 1"=50'

NOTE:
A BLANKET DRAINAGE EASEMENT WITHIN TRACT A, CITY OF ALBUQUERQUE WATER TREATMENT FACILITY IS HEREBY GRANTED BY THIS PLAT FOR CROSS LOT DRAINAGE FROM TRACT A, MISSION ELEMENTARY SCHOOL. SAID EASEMENT IS TO BE MAINTAINED BY OWNER OF TRACT A, CITY OF ALBUQUERQUE WATER TREATMENT FACILITY. DRAINAGE EASEMENT AGREEMENT BETWEEN CALMAT CO. AND ALBUQUERQUE PUBLIC SCHOOLS FILED 7/11/96 IN BK. BCR 96-19, PAGE 2173, Document #960077358

NOTE:
DRAINAGE COVENANT WITH RENAISSANCE CENTER AND THE CITY OF ALBUQUERQUE TO ACCEPT CERTAIN DRAINAGE WATERS FILED 3/6/85, BK. MISC, 207-A, PG. 380, Document # 8517070

TRACT A
162.5256 AC± GROSS
161.4539 AC± NET

CURVE DATA

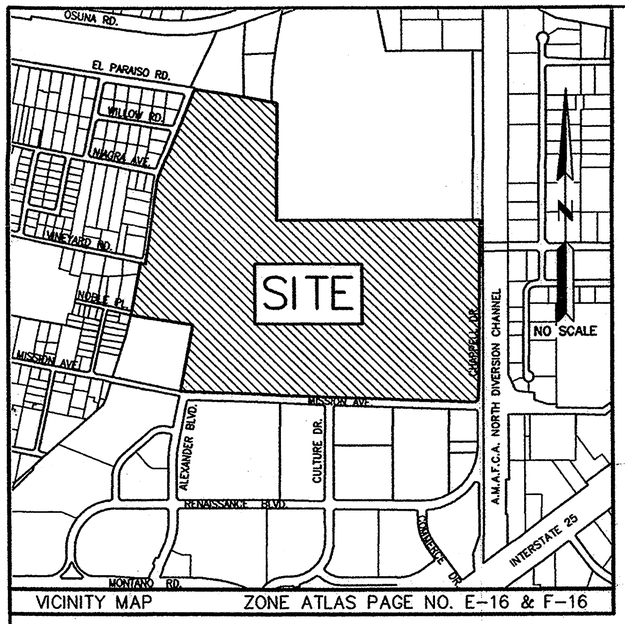
① Δ=89°11'47" (89°13'19")
R=35.00'
L=54.49' (54.50')
T=34.51'
Ch=S47°29'44"W 49.15'

② Δ=92°05'15"
R=35.00'
L=56.25'
T=36.30'
LC=S46°03'00"W 50.39'

③ Δ=89°51'10"
R=35.00'
L=54.89'
T=34.91'
LC=S44°55'12"E 49.43'

LARKIN GROUP NM, INC.
CONSULTING ENGINEERS AND SURVEYORS
8500 MENAUL BLVD. NE A-440
ALBUQUERQUE, NEW MEXICO 87112
(505) 275-7500 FAX (505) 275-0748

FILE #2003-0007 SHEET 2 OF 2



VICINITY MAP ZONE ATLAS PAGE NO. E-16 & F-16

DISCLOSURE STATEMENT

The purpose of this plat is to define the boundary of the existing parcel, grant the easements as shown hereon and to dedicate the additional right-of-way as shown hereon.

FREE CONSENT AND DEDICATION

PNM ELECTRIC SERVICES — 9-08-04 DATE

PNM GAS SERVICES — 9-08-04 DATE

QWEST TELECOMMUNICATIONS — 9-10-04 DATE

COMCAST — 9-23-04 DATE

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PNM Electric Services for the installation, maintenance and service of underground and overhead electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service.

B. PNM Gas Services for the installation, maintenance and service of such lines and other related equipment and facilities reasonably necessary to provide gas service.

C. Qwest Telecommunications for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including, but not limited to ground pedestals and closures.

D. Comcast for the installation, maintenance and service of such lines and other related equipment and facilities reasonably necessary to provide cable TV service.

Included is the right to build, rebuild, construct, locate, relocate, change, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easements, including sufficient working area space for electric transformers, with the right and priveledge to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood decking or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Owners shall be solely responsible for correcting any violations of the National Electric Safety Code by construction of pools, decking or any structures adjacent to or near easements shown on this plat.

PNM ELECTRIC EASEMENTS

The City of Albuquerque ("Owner/Grantor"), does hereby give, grant, bargain and convey unto Public Service Company of New Mexico, a New Mexico corporation (Grantee"), its successors and assigns, an exclusive, permanent easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain overhead and/or underground facilities for an electric substation and for the transmission and distributuon of electric power and energy and facilities for fiber optics and other communication purposes, and for all other related purposes, including, but not limited to, lines, poles, guy wires, conduits, transformers, antennas, and other equipment, fixtures and structures necessary to maintain such facilities on, over, beneath, through and across the easement herein after described; together with free access to, from and over said easement, with the right and privelege of going upon, over and across other lands of Owner/Grantor for the purposes set forth herein, with the right to utilize said easements to extend services to customers of Grantees, and with the right to trim and remove any trees, shrubs, bushes or vegetation and remove any structures, signs or other obstacles of any kind which interfere with the Grantee's rights set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

1. The "PNM SUBSTATION EASEMENT" as shown and dedicated on this plat.
2. All other easements labeled "PNM ELECTRIC EASEMENT" as shown and dedicated on this plat.

The provisions described above shall inure to the benefit of and bind the heirs, mortagees, lessees, tenants, successors and assigns of Owner/Grantor and Grantee. Grantee shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantee.

SURVEY DESCRIPTION

A certain tract of land situate within Projected Sections 27 and 34, Township 11 North, Range 3 East, New Mexico Principal Meridian, in the Elena Gallegos Grant, Bernalillo County, New Mexico, being a portion of Original Purchase (South Tract) and Tract B as the same are described and designated on the Warranty Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 25, 1963 as Instrument No. 49850.

Said parcel being more particularly described by New Mexico Coordinate System Grid Bearings, Central Zone, NAD 27 Datum, and measured ground distances as follows:

Starting at the corner common to Sections 26, 27, 34 and 35, T. 11 N., R. 3 E., N.M.P.M.; THENCE,

N89°51'54"W, 466.10' feet to the POINT OF BEGINNING and the most easterly corner of the parcel herein described, a found nail and washer on the line common to said Sections 27 and 34, being the most easterly corner of Renaissance Center, as shown on the subdivision plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 3, 1985.; THENCE,

S00°00'23"W, a distance of 1591.10' feet to a found concrete nail and washer; THENCE,

S02°53'50"W, a distance of 200.15' feet to a found rebar with cap, a point of curvature,; THENCE,

Southwesterly, a distance of 54.49' feet along the arc of a curve to the right, having a radius of 35.00' feet, a central angle of 89°11'47" and a chord which bears S47°29'44"W a distance of 49.15' feet to a found rebar with washer; THENCE,

N87°54'22"W, a distance of 2968.72' feet to a found rebar with cap from whence the Albuquerque Control Survey Station "2-F16" bears S02°24'52"E, a distance of 1951.92' feet; THENCE,

N18°26'50"E, a distance of 6.87' feet to a found rebar with cap; THENCE,

N10°42'25"E, a distance of 658.90' feet to a found rebar with cap; THENCE,

N79°12'22"W, a distance of 637.60' feet to a found 2 1/2" brass disk; THENCE,

N11°54'46"E, a distance of 525.71' feet to a found 2 1/2" alloy disk in concrete; THENCE,

S79°01'34"E, a distance of 25.18' feet to a found 2 1/2" alloy disk in concrete; THENCE,

N08°49'04"E, a distance of 836.57' feet to a found PK nail with tag; THENCE,

N21°10'40"E, a distance of 988.21' feet to the northwesterly corner of the tract herein described, a found 2 1/2" alloy disk in concrete on the south line of Lot 1 of Universal Industrial Park; THENCE,

S81°22'27"E, a distance of 864.17' feet along the south line of Lots 1 and 3A of Universal Industrial Park to a found rebar with cap on the westerly line of Lot 4B-1 of said Universal Industrial Park; THENCE,

S00°02'22"W, a distance of 1180.28' feet along the westerly line of Lot 4B-1 to the southwest corner of Lot 4B-1, to a found rebar with cap; THENCE,

S89°50'47"E, a distance of 2042.95' feet along the south line of said Lot 4B-1 of Universal Industrial Park to the point of beginning of the parcel herein described.

Said parcel containing 162.5256 acres more or less.

DEVELOPMENT NOTES

1. One (1) Tract is created by this plat.
   Total Acreage: 162.5256 ac/7079617 sq ft
   R.O.W. Dedication: 1.0717 ac/46683sq ft
   Net Acreage: 161.4539 ac/7032934sq ft
2. Utility Council Location Log No: 2004 27 4090

SURVEY NOTES

1. Basis of bearings for the Survey shown hereon are New Mexico Coordinate System Grid Bearings, Central Zone, NAD 1927, NGVD 1929 Datum, Transverse Mercator Projection, New Mexico.

Albuquerque Control Station "SC26-27-34-35"
BRASS CAP
X=394,315.98 Y=1,508,335.30 (NAD 1927)
Scale Factor: 0.9995584
Convergence: -0°12'13"
Elevation (NGVD 1929) 5110.406 feet

Albuquerque Control Station "2-F16"
X=390,920.06 Y=1,504,671.78 (NAD 1927)
Scale Factor: 0.9996718
Convergence: -00°12'36"
Elevation (NGVD 29) 5062.154 feet

2. Corner monuments "SET or "RESET" by this survey are capped #4 rebar, 1.5' feet in length, embossed "PLS 7476" or as described hereon. Existing corner monumentation found by this survey is described hereon.

3. Distances are horizontal ground distance.

4. Bearings and distances shown in parenthesis ( ) are from recorded plats.

EASEMENT NOTE

1. All existing easements shown hereon are from documents furnished by First American Title Insurance Company Title Commitment No. 01012956 dated June 8, 2001.
Insured: City of Albuquerque

FREE CONSENT AND DEDICATION

The plat shown hereon is made in accordance with the desires of the undersigned owner(s) or proprietor(s) thereof. Said owner(s) or proprietor(s) dedicate to the City of Albuquerque the new Right-of-Way shown hereon and do grant the easements shown hereon for the purposes specified; said owner(s) and proprietor(s) do hereby certify that this is their free act and deed and do hereby represent that they are authorized to so act.

OWNER: CITY OF ALBUQUERQUE, NEW MEXICO — BY: JAMES B. LEWIS, CHIEF ADMINISTRATIVE OFFICER CITY OF ALBUQUERQUE

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on: Aug 11, of, 2004.
by: James B. Lewis, Chief Administrative Officer

NOTARY PUBLIC — My Commission Expires 11/15/2006

OFFICIAL SEAL
Renie Carmona
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 11/15/2006

PLAT OF

TRACT A CITY OF ALBUQUERQUE WATER TREATMENT FACILITY

WITHIN
PROJECTED SECTIONS 27 & 34, T11N, R3E, NMPM
IN THE ELENA GALLEGOS GRANT
ALBUQUERQUE, NEW MEXICO

AUGUST 2004

PRELIMINARY PLAT APPROVED BY DRB ON 11/8/04

THIS IS TO CERTIFY THAT TAXES ARE CURRENT
AND PAID ON UPC # 1016061305429101S3
1016061457479101I2
1016061370579101I9
#1016062120603072B8
1016061404433050B3

Bernalillo County Treasurer
One Civic Plaza, NW 02
Albuquerque, New Mexico 87102

PROPERTY OWNER OF RECORD: City of Albuquerque
BERNALILLO COUNTY TREASURER'S OFFICE: Conchita Lucero 12/29/04

2004198967
5184472
Page: 1 of 2
12/29/2004 11:02A
Bk-2004C Pg-461
Maru Herrera Bern. Co. PLAT R 12.00

APPROVALS

CITY SURVEYOR — 8-11-04 DATE

N/A — REAL PROPERTY DIVISION — 9/8/04 DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION — 9/6/04 DATE

UTILITIES DEVELOPMENT — 9/8/04 DATE

Christina Sandoval — PARKS AND RECREATION DEPARTMENT — 9/8/04 DATE

Martin W. Eckert Jr. — AMAFCA — 12-23-04 DATE

Bradley L. Bingham — CITY ENGINEER — 9/8/04 DATE

APPROVAL AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE

DRB CHAIRPERSON, PLANNING DEPARTMENT — 9/8/04 DATE

CASE No. DRB 1003170 04-01329 PLAT No.

SURVEYOR'S CERTIFICATE

I, Harry K. Work, New Mexico Professional Surveyor No. 7476, do hereby certify that the real property shown hereon has been surveyed, monumented and platted by me or under my direct supervision and responsible charge in accordance with the Standards for Land Surveys in New Mexico; that said survey meets the minimum requirements of the City of Albuquerque Subdivision Ordinance; that said survey and plat is true and correct to the best of my knowledge and belief.

HARRY K. WORK, NMPLS 7476 — Aug. 10, 2004 DATE

HARRY K. WORK NEW MEXICO 7476 REGISTERED PROFESSIONAL LAND SURVEYOR

LARKIN GROUP NM, INC.
CONSULTING ENGINEERS AND SURVEYORS
8500 MENAUL BLVD. NE A-440
ALBUQUERQUE, NEW MEXICO 87112
(505) 275-7500 FAX (505) 275-0748

FILE #2003-0007 SHEET 1 OF 2

PLAT OF
TRACT A
CITY OF ALBUQUERQUE
WATER TREATMENT FACILITY

WITHIN
PROJECTED SECTIONS 27 & 34, T11N, R3E, NMPM
IN THE ELENA GALLEGOS GRANT
ALBUQUERQUE, NEW MEXICO

AUGUST 2004

2004198967
6184472
Page: 2 of 2
12/29/2004 11:02A
Bk-2004C Pg-491
Maru Herrera Bern. Co. PLAT R 12.00

TRACT A
162.5256 AC± GROSS
161.4539 AC± NET

NOTE:
A BLANKET DRAINAGE EASEMENT WITHIN TRACT A, CITY OF ALBUQUERQUE WATER TREATMENT FACILITY IS HEREBY GRANTED BY THIS PLAT FOR CROSS LOT DRAINAGE FROM TRACT A, MISSION ELEMENTARY SCHOOL. SAID EASEMENT IS TO BE MAINTAINED BY OWNER OF TRACT A, CITY OF ALBUQUERQUE WATER TREATMENT FACILITY. DRAINAGE EASEMENT AGREEMENT BETWEEN CALMAT CO. AND ALBUQUERQUE PUBLIC SCHOOLS FILED 7/11/96 IN BK. BCR 96-19, PAGE 2173, Document #960077358

NOTE:
DRAINAGE COVENANT WITH RENAISSANCE CENTER AND THE CITY OF ALBUQUERQUE TO ACCEPT CERTAIN DRAINAGE WATERS FILED 3/6/85, BK. MISC, 207-A, PG. 380, Document # 8517070

DETAIL "A"
SCALE: 1"=50'

DETAIL "B"
SCALE: 1"=50'

DETAIL "C"
SCALE: 1"=50'

SCALE: 1"=200'

CURVE DATA
① Δ=89°11'47" (89°13'19") R=35.00' L=54.49' (54.50') T=34.51' Ch=S47°29'44"W 49.15'

② Δ=92°05'15" R=35.00' L=56.25' T=36.30' LC=S46°03'00"W 50.39'

③ Δ=89°51'10" R=35.00' L=54.89' T=34.91' LC=S44°55'12"E 49.43'

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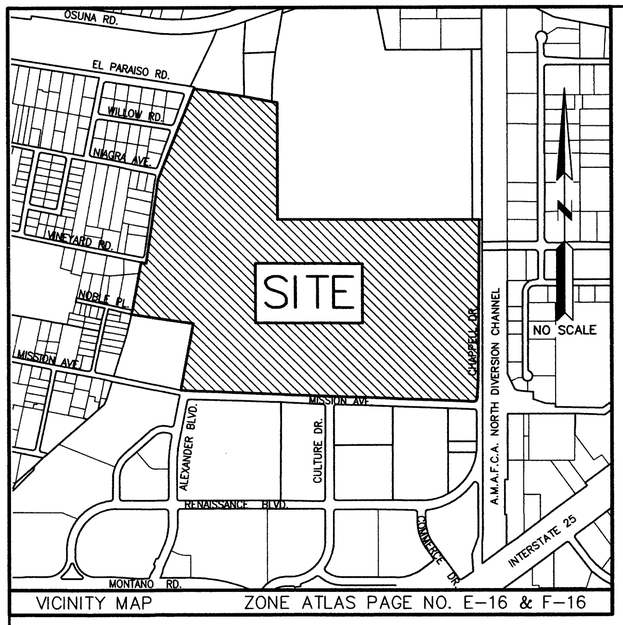
FILE #2003-0007 SHEET 2 OF 2



VICINITY MAP ZONE ATLAS PAGE NO. E-16 & F-16

DISCLOSURE STATEMENT

The purpose of this plat is to define the boundary of the existing parcel, grant the easements as shown hereon and to dedicate the additional right-of-way as shown hereon. This plat supersedes previous plat recorded in Bk. C30042, Pg. 40 on 12/29/04. in RC Clerk's Office

FREE CONSENT AND DEDICATION

PNM ELECTRIC SERVICES DATE

PNM GAS SERVICES DATE

QWEST TELECOMMUNICATIONS DATE

COMCAST DATE

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PNM Electric Services for the installation, maintenance and service of underground and overhead electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service.

B. PNM Gas Services for the installation, maintenance and service of such lines and other related equipment and facilities reasonably necessary to provide gas service.

C. Qwest Telecommunications for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including, but not limited to ground pedestals and closures.

D. Comcast for the installation, maintenance and service of such lines and other related equipment and facilities reasonably necessary to provide cable TV service.

Included is the right to build, rebuild, construct, locate, relocate, change, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easements, including sufficient working area space for electric transformers, with the right and priveledge to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood decking or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Owners shall be solely responsible for correcting any violations of the National Electric Safety Code by construction of pools, decking or any structures adjacent to or near easements shown on this plat.

PNM ELECTRIC EASEMENTS

The City of Albuquerque ("Owner/Grantor"), does hereby give, grant, bargain and convey unto Public Service Company of New Mexico, a New Mexico corporation (Grantee"), its successors and assigns, an exclusive, permanent easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain overhead and/or underground facilities for an electric substation and for the transmission and distributuon of electric power and energy and facilities for fiber optics and other communication purposes, and for all other related purposes, including, but not limited to, lines, poles, guy wires, conduits, transformers, antennas, and other equipment, fixtures and structures necessary to maintain such facilities on, over, beneath, through and across the easement herein after described; together with free access to, from and over said easement, with the right and privelege of going upon, over and across other lands of Owner/Grantor for the purposes set forth herein, with the right to utilize said easements to extend services to customers of Grantees, and with the right to trim and remove any trees, shrubs, bushes or vegetation and remove any structures, signs or other obstacles of any kind which interfere with the Grantee's rights set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

1. The "PNM SUBSTATION EASEMENT" as shown and dedicated on this plat.
2. All other easements labeled "PNM ELECTRIC EASEMENT" as shown and dedicated on this plat.

The provisions described above shall inure to the benefit of and bind the heirs, mortagees, lessees, tenants, successors and assigns of Owner/Grantor and Grantee. Grantee shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantee.

SURVEY DESCRIPTION

A certain tract of land situate within Projected Sections 27 and 34, Township 11 North, Range 3 East, New Mexico Principal Meridian, in the Elena Gallegos Grant, Bernalillo County, New Mexico, being a portion of Original Purchase (South Tract) and Tract B as the same are described and designated on the Warranty Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 25, 1963 as Instrument No. 49850.

Said parcel being more particularly described by New Mexico Coordinate System Grid Bearings, Central Zone, NAD 27 Datum, and measured ground distances as follows:

Starting at the corner common to Sections 26, 27, 34 and 35, T. 11 N., R. 3 E., N.M.P.M.; THENCE,

N89°51'54"W, 466.10' feet to the POINT OF BEGINNING and the most easterly corner of the parcel herein described, a found nail and washer on the line common to said Sections 27 and 34, being the most easterly corner of Renaissance Center, as shown on the subdivision plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 3, 1985.; THENCE,

S00°00'23"W, a distance of 1591.10' feet to a found concrete nail and washer; THENCE,

S02°53'50"W, a distance of 200.15' feet to a found rebar with cap, a point of curvature,; THENCE,

Southwesterly, a distance of 54.49' feet along the arc of a curve to the right, having a radius of 35.00' feet, a central angle of 89°11'47" and a chord which bears S47°29'44"W a distance of 49.15' feet to a found rebar with washer; THENCE,

N87°54'22"W, a distance of 2968.72' feet to a found rebar with cap from whence the Albuquerque Control Survey Station "2-F16" bears S02°24'52"E, a distance of 1951.92' feet; THENCE,

N18°26'50"E, a distance of 6.87' feet to a found rebar with cap; THENCE,

N10°42'25"E, a distance of 658.90' feet to a found rebar with cap; THENCE,

N79°12'22"W, a distance of 637.60' feet to a found 2 1/2" brass disk; THENCE,

N11°54'46"E, a distance of 525.71' feet to a found 2 1/2" alloy disk in concrete; THENCE,

S79°01'34"E, a distance of 25.18' feet to a found 2 1/2" alloy disk in concrete; THENCE,

N08°49'04"E, a distance of 836.57' feet to a found PK nail with tag; THENCE,

N21°10'40"E, a distance of 988.21' feet to the northwesterly corner of the tract herein described, a found 2 1/2" alloy disk in concrete on the south line of Lot 1 of Universal Industrial Park; THENCE,

S81°22'27"E, a distance of 864.17' feet along the south line of Lots 1 and 3A of Universal Industrial Park to a found rebar with cap on the westerly line of Lot 4B-1 of said Universal Industrial Park; THENCE,

S00°02'22"W, a distance of 1180.28' feet along the westerly line of Lot 4B-1 to the southwest corner of Lot 4B-1, to a found rebar with cap; THENCE,

S89°50'47"E, a distance of 2042.94' feet along the south line of said Lot 4B-1 of Universal Industrial Park to the point of beginning of the parcel herein described.

Said parcel containing 162.5256 acres more or less.

DEVELOPMENT NOTES

1. One (1) Tract is created by this plat.
   Total Acreage: 162.5256 ac/7079617 sq ft
   R.O.W. Dedication: 1.0717 ac/46683 sq ft
   Net Acreage: 161.4539 ac/7032934 sq ft
2. Utility Council Location Log No: 2004 27 4090

SURVEY NOTES

1. Basis of bearings for the Survey shown hereon are New Mexico Coordinate System Grid Bearings, Central Zone, NAD 1927, NGVD 1929 Datum, Transverse Mercator Projection, New Mexico.

Albuquerque Control Station "SC26-27-34-35"
BRASS CAP
X=394,315.98 Y=1,508,335.30 (NAD 1927)
Scale Factor: 0.9995584
Convergence: -0°12'13"
Elevation (NGVD 1929) 5110.406 feet

Albuquerque Control Station "2-F16"
X=390,920.06 Y=1,504,671.78 (NAD 1927)
Scale Factor: 0.9996718
Convergence: -00°12'36"
Elevation (NGVD 29) 5062.154 feet

2. Corner monuments "SET or "RESET" by this survey are capped #4 rebar, 1.5' feet in length, embossed "PLS 11769" or as described hereon. Existing corner monumentation found by this survey is described hereon.

3. Distances are horizontal ground distance.

4. Bearings and distances shown in parenthesis ( ) are from recorded plats.

EASEMENT NOTE

1. All existing easements shown hereon are from documents furnished by First American Title Insurance Company Title Commitment No. 01012956 dated June 8, 2001, Insured: City of Albuquerque

FREE CONSENT AND DEDICATION

The plat shown hereon is made in accordance with the desires of the undersigned owner(s) or proprietor(s) thereof. Said owner(s) or proprietor(s) dedicate to the City of Albuquerque the new Right-of-Way shown hereon, and do grant the easements shown hereon for the purposes specified; said owner(s) and proprietor(s) do hereby certify that this is their free act and deed and do hereby represent that they are authorized to so act.

OWNER: CITY OF ALBUQUERQUE, NEW MEXICO
BY: BRUCE J. PERLMAN, Ph.D., CHIEF ADMINISTRATIVE OFFICER
CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

OFFICIAL SEAL
Felicia Giron
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 1-27-2010

This instrument was acknowledged before me on: October 24 of, 2006.
by: Bruce J. Perlman, Ph.D., Chief Admin. Officer

Felicia Giron 1-27-2010
NOTARY PUBLIC My Commission Expires

PLAT OF

TRACT A
CITY OF ALBUQUERQUE
WATER TREATMENT FACILITY

WITHIN
PROJECTED SECTIONS 27 & 34, T11N, R3E, NMPM
IN THE ELENA GALLEGOS GRANT
ALBUQUERQUE, NEW MEXICO

OCTOBER 2006

THIS IS TO CERTIFY THAT TAXES ARE CURRENT
AND PAID ON UPC #_____
#_____
PROPERTY OWNER OF RECORD:_____
BERNALILLO COUNTY TREASURER'S OFFICE:_____

PRELIMINARY PLAT
APPROVED BY DRB
ON 11/8/06

APPROVALS

CITY SURVEYOR 10-25-06 DATE

REAL PROPERTY DIVISION DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

AMAFCA DATE

CITY ENGINEER DATE

APPROVAL AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

CASE No. DRB PLAT No.

SURVEYOR'S CERTIFICATE

I, Richard Lovato, New Mexico Professional Surveyor No. 11769, do hereby certify that the real property shown hereon has been surveyed, monumented and platted by me or under my direct supervision and responsible charge in accordance with the Standards for Land Surveys in New Mexico; that said survey meets the minimum requirements of the City of Albuquerque Subdivision Ordinance; that said survey and plat is true and correct to the best of my knowledge and belief.

Richard Lovato 10-20-06
RICHARD LOVATO, NMPLS 11769 DATE

RICHARD LOVATO NEW MEXICO 11769 REGISTERED PROFESSIONAL LAND SURVEYOR

LARKIN GROUP NM, INC.
CONSULTING ENGINEERS AND SURVEYORS
8500 MENAUL BLVD. NE A-440
ALBUQUERQUE, NEW MEXICO 87112
(505) 275-7500 FAX (505) 275-0748

FILE #2003-0007 SHEET 1 OF 2

PLAT OF

TRACT A
CITY OF ALBUQUERQUE
WATER TREATMENT FACILITY

WITHIN
PROJECTED SECTIONS 27 & 34, T11N, R3E, NMPM
IN THE ELENA GALLEGOS GRANT
ALBUQUERQUE, NEW MEXICO

OCTOBER 2006

TRACT A
162.5256 AC± GROSS
161.4539 AC± NET

NOTE:
A BLANKET DRAINAGE EASEMENT WITHIN TRACT A, CITY OF ALBUQUERQUE WATER TREATMENT FACILITY IS HEREBY GRANTED BY THIS PLAT FOR CROSS LOT DRAINAGE FROM TRACT A, MISSION ELEMENTARY SCHOOL. SAID EASEMENT IS TO BE MAINTAINED BY OWNER OF TRACT A, CITY OF ALBUQUERQUE WATER TREATMENT FACILITY. DRAINAGE EASEMENT AGREEMENT BETWEEN CALMAT CO. AND ALBUQUERQUE PUBLIC SCHOOLS FILED 7/11/96 IN BK. BCR 96-19, PAGE 2173, Document #960077358

NOTE:
DRAINAGE COVENANT WITH RENAISSANCE CENTER AND THE CITY OF ALBUQUERQUE TO ACCEPT CERTAIN DRAINAGE WATERS FILED 3/6/85, BK. MISC, 207-A, PG. 380, Document # 8517070

CURVE DATA

① Δ=89°11'47" (89°13'19")
R=35.00'
L=54.49' (54.50')
T=34.51'
Ch=S47°29'44"W 49.15'

② Δ=92°05'15"
R=35.00'
L=56.25'
T=36.30'
LC=S46°03'00"W 50.39'

③ Δ=89°51'10"
R=35.00'
L=54.89'
T=34.91'
LC=S44°55'12"E 49.43'

LARKIN GROUP NM, INC.
CONSULTING ENGINEERS AND SURVEYORS
8500 MENAUL BLVD. NE A-440
ALBUQUERQUE, NEW MEXICO 87112
(505) 275-7500 FAX (505) 275-0748

FILE #2003-0007 SHEET 2 OF 2

VICINITY MAP ZONE ATLAS PAGE NO. E-16 & F-16

DISCLOSURE STATEMENT

The purpose of this plat is to define the boundary of the existing parcel, grant the easements as shown hereon and to dedicate the additional right-of-way as shown hereon.

FREE CONSENT AND DEDICATION

PNM ELECTRIC SERVICES DATE

PNM GAS SERVICES DATE

QWEST TELECOMMUNICATIONS DATE

COMCAST DATE

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PNM Electric Services for the installation, maintenance and service of underground and overhead electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service.

B. PNM Gas Services for the installation, maintenance and service of such lines and other related equipment and facilities reasonably necessary to provide gas service.

C. Qwest Telecommunications for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including, but not limited to ground pedestals and closures.

D. Comcast for the installation, maintenance and service of such lines and other related equipment and facilities reasonably necessary to provide cable TV service.

Included is the right to build, rebuild, construct, locate, relocate, change, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easements, including sufficient working area space for electric transformers, with the right and priveledge to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood decking or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Owners shall be solely responsible for correcting any violations of the National Electric Safety Code by construction of pools, decking or any structures adjacent to or near easements shown on this plat.

PNM ELECTRIC EASEMENTS

The City of Albuquerque ("Owner/Grantor"), does hereby give, grant, bargain and convey unto Public Service Company of New Mexico, a New Mexico corporation (Grantee"), its successors and assigns, an exclusive, permanent easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain overhead and/or underground facilities for an electric substation and for the transmission and distributuon of electric power and energy and facilities for fiber optics and other communication purposes, and for all other related purposes, including, but not limited to, lines, poles, guy wires, conduits, transformers, antennas, and other equipment, fixtures and structures necessary to maintain such facilities on, over, beneath, through and across the easement herein after described; together with free access to, from and over said easement, with the right and privelege of going upon, over and across other lands of Owner/Grantor for the purposes set forth herein, with the right to utilize said easements to extend services to customers of Grantees, and with the right to trim and remove any trees, shrubs, bushes or vegetation and remove any structures, signs or other obstacles of any kind which interfere with the Grantee's rights set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

1. The "PNM SUBSTATION EASEMENT" as shown and dedicated on this plat.
2. All other easements labeled "PNM ELECTRIC EASEMENT" as shown and dedicated on this plat.

The provisions described above shall inure to the benefit of and bind the heirs, mortagees, lessees, tenants, successors and assigns of Owner/Grantor and Grantee. Grantee shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantee.

SURVEY DESCRIPTION

A certain tract of land situate within Projected Sections 27 and 34, Township 11 North, Range 3 East, New Mexico Principal Meridian, in the Elena Gallegos Grant, Bernalillo County, New Mexico, being a portion of Original Purchase (South Tract) and Tract B as the same are described and designated on the Warranty Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 25, 1963 as Instrument No. 49850.

Said parcel being more particularly described by New Mexico Coordinate System Grid Bearings, Central Zone, NAD 27 Datum, and measured ground distances as follows:

Starting at the corner common to Sections 26, 27, 34 and 35, T. 11 N., R. 3 E., N.M.P.M.; THENCE,

N89°51'54"W, 466.10' feet to the POINT OF BEGINNING and the most easterly corner of the parcel herein described, a found nail and washer on the line common to said Sections 27 and 34, being the most easterly corner of Renaissance Center, as shown on the subdivision plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 3, 1985.; THENCE,

S00°00'23"W, a distance of 1591.10' feet to a found concrete nail and washer; THENCE,

S02°53'50"W, a distance of 200.15' feet to a found rebar with cap, a point of curvature,; THENCE,

Southwesterly, a distance of 54.49' feet along the arc of a curve to the right, having a radius of 35.00' feet, a central angle of 89°11'47" and a chord which bears S47°29'44"W a distance of 49.15' feet to a found rebar with washer; THENCE,

N87°54'22"W, a distance of 2968.72' feet to a found rebar with cap from whence the Albuquerque Control Survey Station "2-F16" bears S02°24'52"E, a distance of 1951.92' feet; THENCE,

N18°26'50"E, a distance of 6.87' feet to a found rebar with cap; THENCE,

N10°42'25"E, a distance of 658.90' feet to a found rebar with cap; THENCE,

N79°12'22"W, a distance of 637.60' feet to a found 2 1/2" brass disk; THENCE,

N11°54'46"E, a distance of 525.71' feet to a found 2 1/2" alloy disk in concrete; THENCE,

S79°01'34"E, a distance of 25.18' feet to a found 2 1/2" alloy disk in concrete; THENCE,

N08°49'04"E, a distance of 836.57' feet to a found PK nail with tag; THENCE,

N21°10'40"E, a distance of 988.21' feet to the northwesterly corner of the tract herein described, a found 2 1/2" alloy disk in concrete on the south line of Lot 1 of Universal Industrial Park; THENCE,

S81°22'27"E, a distance of 864.17' feet along the south line of Lots 1 and 3A of Universal Industrial Park to a found rebar with cap on the westerly line of Lot 4B-1 of said Universal Industrial Park; THENCE,

S00°02'22"W, a distance of 1180.28' feet along the westerly line of Lot 4B-1 to the southwest corner of Lot 4B-1, to a found rebar with cap; THENCE,

S89°50'47"E, a distance of 2042.95' feet along the south line of said Lot 4B-1 of Universal Industrial Park to the point of beginning of the parcel herein described.

Said parcel containing 162.5256 acres more or less.

DEVELOPMENT NOTES

1. One (1) Tract is created by this plat.
   Total Acreage: 162.5256 ac/7079616 sq ft
   R.O.W. Dedication: 0.8259 ac/35975 sq ft
   Net Acreage: 161.6997 ac/7043641 sq ft

2. Utility Council Location Log No: 2004 27 4090

SURVEY NOTES

1. Basis of bearings for the Survey shown hereon are New Mexico Coordinate System Grid Bearings, Central Zone, NAD 1927, NGVD 1929 Datum, Transverse Mercator Projection, New Mexico.

Albuquerque Control Station "SC26-27-34-35"
BRASS CAP
X=394,315.98 Y=1,508,335.30 (NAD 1927)
Scale Factor: 0.9995584
Convergence: -0°12'13"
Elevation (NGVD 1929) 5110.406 feet

Albuquerque Control Station "2-F16"
X=390,920.06 Y=1,504,671.78 (NAD 1927)
Scale Factor: 0.9996718
Convergence: -00°12'36"
Elevation (NGVD 29) 5062.154 feet

2. Corner monuments "SET or "RESET" by this survey are capped #4 rebar, 1.5' feet in length, embossed "PLS 7476" or as described hereon. Existing corner monumentation found by this survey is described hereon.

3. Distances are horizontal ground distance.

4. Bearings and distances shown in parenthesis ( ) are from recorded plats.

EASEMENT NOTE

1. All existing easements shown hereon are from documents furnished by First American Title Insurance Company Title Commitment No. 01012956 dated June 8, 2001,
Insured: City of Albuquerque

FREE CONSENT AND DEDICATION

The plat shown hereon is made in accordance with the desires of the undersigned owner(s) or proprietor(s) thereof. Said owner(s) or proprietor(s) dedicate to the City of Albuquerque the new Right-of-Way shown hereon and do grant the easements shown hereon for the purposes specified; said owner(s) and proprietor(s) do hereby certify that this is their free act and deed and do hereby represent that they are authorized to so act.

James B. Lewis

OWNER: CITY OF ALBUQUERQUE, NEW MEXICO BY: JAMES B. LEWIS, CHIEF ADMINISTRATIVE OFFICER CITY OF ALBUQUERQUE

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on: Aug 11, of, 2004.

by: James B. Lewis, Chief Administrative Officer

Renie Carmona 11/15/2006

NOTARY PUBLIC My Commission Expires

OFFICIAL SEAL
Renie Carmona
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 11/15/2006

PLAT OF

TRACT A
CITY OF ALBUQUERQUE
WATER TREATMENT FACILITY

WITHIN
PROJECTED SECTIONS 27 & 34, T11N, R3E, NMPM
IN THE ELENA GALLEGOS GRANT
ALBUQUERQUE, NEW MEXICO

AUGUST 2004

PRELIMINARY PLAT
APPROVED BY DRB
9/8/04

THIS IS TO CERTIFY THAT TAXES ARE CURRENT
AND PAID ON UPC #_____
#_____
PROPERTY OWNER OF RECORD:_____
BERNALILLO COUNTY TREASURER'S OFFICE:_____

APPROVALS

CITY SURVEYOR 8-11-04 DATE

REAL PROPERTY DIVISION DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

AMAFCA DATE

CITY ENGINEER DATE

APPROVAL AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

CASE No. 04 DRB 01329 PLAT No._____
Project # 1003170

SURVEYOR'S CERTIFICATE

I, Harry K. Work, New Mexico Professional Surveyor No. 7476, do hereby certify that the real property shown hereon has been surveyed, monumented and platted by me or under my direct supervision and responsible charge in accordance with the Standards for Land Surveys in New Mexico; that said survey meets the minimum requirements of the City of Albuquerque Subdivision Ordinance; that said survey and plat is true and correct to the best of my knowledge and belief.

Harry K. Work Aug. 10, 2004

HARRY K. WORK, NMPLS 7476 DATE

HARRY K. WORK NEW MEXICO 7476 REGISTERED PROFESSIONAL LAND SURVEYOR

LARKIN GROUP NM, INC.
CONSULTING ENGINEERS AND SURVEYORS
8500 MENAUL BLVD. NE A-440
ALBUQUERQUE, NEW MEXICO 87112
(505) 275-7500 FAX (505) 275-0748

FILE #2003-0007 SHEET 1 OF 2

PLAT OF

TRACT A
CITY OF ALBUQUERQUE
WATER TREATMENT FACILITY

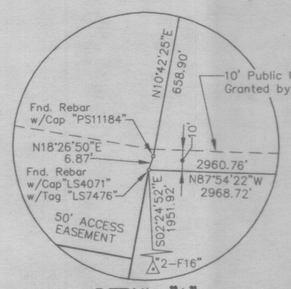
WITHIN
PROJECTED SECTIONS 27 & 34, T11N, R3E, NMPM
IN THE ELENA GALLEGOS GRANT
ALBUQUERQUE, NEW MEXICO

AUGUST 2004

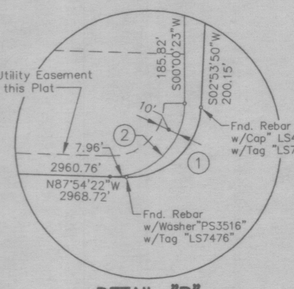
EL PARAISO RD. NE.
LOT 1
UNIVERSAL INDUSTRIAL PARK
FILED: JUNE 28, 1976
(C11-75)
LOT 3A
UNIVERSAL INDUSTRIAL PARK
FILED: MARCH 29, 1979
(D9-91)
S81°22'27"E
864.17'
Fnd. 2 1/2" Alloy Disk
"Universal Constructors, Inc.
Property Corner 1965"
Set Rebar w/Cap
mkd. "W.C. LS7476"
Could not set
53.52'
53'
53'
988.21'
N21°10'40"E
REPLAT OF LOTS 25 & 26
AMENDED PLAT OF VINYARD
ADDITION NO. 3
FILED: 2/27/56
(B3-28)
WILLOW RD. NE.
TOKAY STREET NE.
50'
NIAGRA AVE. NE.
LAND DIVISION PLAT OF
VINEYARD ADDITION NUMBER 3
LOTS 45-B-A-1-A, 45-B-A-1-B
AND 45-B-A-1-C
FILED: SEPTEMBER 15, 1995
(95C-346)
45BA1A
45BA1B
45BA1C
SUMMARY REPLAT SHOWING
LOTS 45B-a-1, 45B-b-1
AND 45B-ab-1
VINEYARD ADDITION NO.3
FILED: 2/9/82, (C19-88)
45B-b-1
45B-c
PLAT OF
NORTHERLY PORTION
OF LOT 45
VINEYARD ADDITION NO. 3
FILED: FEBRUARY 10, 1970
(B5-29)
45B-d
45A-1
45A-2
SUMMARY PLAT
PORTION OF LOT 45
OF MESA DEL SOL
VINEYARD ADDITION
FILED: APRIL 27, 1978
(A6-186)
836.57'
N08°49'04"E
Fnd. PK Nail w/Tag
"AAR LS4071"
25'
S79°01'34"E
25.18'
VINEYARD RD. NE.
10' Easement to PNM and USWest
Filed: 6/20/95, Bk. BCR 95-14,
Pg. 6619, Document #95060558
TRACTS 1 & 2
LANDS OF
KINDRICK AND BLISS
TRACT 2
TRACT 1
525.71'
Fnd. 2 1/2" Alloy Disk
"A.G.P. Prop Cor
w/Tag "LS7476"
TRACTS A & B
LANDS OF JAMES NOBLE
FILED: OCTOBER 4, 1974
(C10-42)
WARRANTY DEED
FILED NOVEMBER 15, 1956
(BK. D-368, PAGE 467)
N11°54'46"E
20' Easement for Water Utilities
Filed 4/18/75. Bk. Misc. 417, Pg. 381
NOBLE PL. NE.
50'
Fnd. 2 1/2" Brass Disk
w/Tag "LS7476"
(S79°31'00"E 637.18')
N79°12'22"W 637.60'
PARCELS A, B, & C
HIGDON'S REDIVISION
FILED: JUNE 9, 1978 (B15-4)
Fnd. Rebar w/Cap
Stamped "PS11184"
w/Tag "LS7476"
TRACT A
MISSION ELEMENTARY
SCHOOL
FILED: DECEMBER 4, 1997
(97C-342)
658.90'
N10°42'25"E
(S10°20'58"E 658.89')
NOTE:
DRAINAGE COVENANT WITH RENAISSANCE
CENTER AND THE CITY OF ALBUQUERQUE TO
ACCEPT CERTAIN DRAINAGE WATERS
FILED 3/6/85, BK. MISC, 207-A, PG. 380,
Document # 8517070
N18°26'50"E
6.87'
SEE DETAIL "A"
50' ACCESS EASEMENT
Access Easement Vacated by V-97-95
by Plat filed 12/4/97, 976/342
563.17'
N87°54'22"W (S87°54'17"E)
MISSION AVE. NE.
S02°24'52"E
1951.92'
ALEXANDER BOULEVARD NE.
A.C.S. MONUMENT "2-F16"
3A3-A
TRACTS 3A3-A, 3A4-A
3B1-A AND 3B2-A
RENAISSANCE CENTER
FILED: FEBRUARY 23, 1999 (99C-33)
3B1-A
CULTURE DRIVE NE
86.00'
10-A
TRACTS 9-A-1, 10-A, AND 10-B OF
RENAISSANCE CENTER
FILED: MARCH 31, 1997 (97C-95)
9-A-1
9-B
TRACTS 9-A, 9-B, 9-C AND 9-D
RENAISSANCE CENTER
FILED: MARCH 13, 1997 (97C-76)
86.00'
1180.28'
S00°02'22"W
106' Roadway Easement by Agreement
Recorded: 6/29/68, Bk. Misc.107, Pg.778
LOT 4B-1
UNIVERSAL INDUSTRIAL PARK
FILED: 7/3/79
(C15-41)
60' Roadway Easement as Shown on Plat
of Lands of Albuquerque Gravel Products Co.
Dated Jan. 1979 and Filed 5/5/88,
Bk. Misc. 617A, Pg. 836-852
Fnd. Rebar
w/Cap"LS4071"
w/Tag "LS7476"
30'
30'
S89°50'47"E
2042.95'
2019.95'
10' Easement to PNM
Filed: 8/7/70, Bk. Misc. 183, Pg. 542
10' Easement to Gas Co.
Filed: 7/2/71, Bk. Misc. 219, Pg. 799
PNM SUBSTATION
EASEMENT GRANTED
BY THIS PLAT
N90°00'00"E
200.00'
N0°00'00"E
200.00'
60.04'
207.31'
200.13'
50' PNM ELECTRIC EASEMENT
GRANTED BY THIS PLAT
10' Easement to PNM
Electric Services Filed 4/08/99,
Bk. 9905, Pg. 6931
10' Public Utility Easement
Granted by this Plat
2960.76'
10'
50'
60'
10'
Fnd. PK Nail
and Washer
S89°50'47"E
23.00'
10' Easement to PNM and USWest
Filed: 4/12/95, Bk. BCR 95-9,
Pg. 1184, Document #95036220
5' Easement to Gas Co.
Filed: 6/22/70, Bk. Misc. 177, Pg. 999
23' NEW RIGHT-OF-WAY
1434.55'
7' Easement to PNM & Mtn. Bell
Filed: 4/1/70, Bk. Misc. 169, Pg. 438
ADDITIONAL NEW RIGHT-OF-WAY
GRANTED BY THIS PLAT
0.8258 Acres (35975 Sq Ft)
Excavation Easement to A.M.A.F.C.A.
Filed: 4/21/72, Bk. D916, Pg. 971
U.S. ARMY CORP. OF ENGINEERS
TO GRADING IN EASMENT.
SUBMIT ALL PLANS FOR REVIEW TO AMAFCA.
109.00'
S01°41'31"E
168.70'
Fnd. Conc. Nail
w/Washer"LS4071"
S00°00'23"W
185.82'
7.96'
2968.72' (2968.24')
SEE DETAIL "B"
S02°53'50"W
200.15'
(N02°52'24"E 200.25')
S00°00'23"W
(S00°00'38"E)
68.00'
86.00'
A.M.A.F.C.A. NORTH DIVERSION CHANNEL
RIGHT-OF-WAY PARCEL D
PLAT FILED 10/11/96
DOC. # 96112814
BK. 96C, PG. 429
1591.10'
(1590.70')
BLM BRASS CAP
N89°51'54"W
466.10'
256'
27 26
34 35
RIGHT-OF-WAY PARCEL D
PLAT FILED 10/11/96
DOC. # 96112814
BK. 96C, PG. 429
SINGER AVE. NE.
86'
80'
10'
RIGHT-OF-WAY PARCEL C
PLAT FILED 10/11/96 DOC. # 96112814
BK. 96C, PG. 429
42' RIGHT-OF-WAY DEDICATED
BY PLAT FILED 4/3/85, C26/174
26' PUBLIC ROADWAY EASEMENT
GRANTED BY DOC. #8625315 FILED 3/24/86
BK. 0000, PG. 424
as shown on plat filed
10/11/96, Bk. 96C, Pg. 429

NOTE:
A BLANKET DRAINAGE EASEMENT WITHIN TRACT A, CITY OF ALBUQUERQUE WATER TREATMENT FACILITY IS HEREBY GRANTED BY THIS PLAT FOR CROSS LOT DRAINAGE FROM TRACT A, MISSION ELEMENTARY SCHOOL. SAID EASEMENT IS TO BE MAINTAINED BY OWNER OF TRACT A, CITY OF ALBUQUERQUE WATER TREATMENT FACILITY. DRAINAGE EASEMENT AGREEMENT BETWEEN CALMAT CO. AND ALBUQUERQUE PUBLIC SCHOOLS FILED 7/11/96 IN BK. BCR 96-19, PAGE 2173, Document #960077358

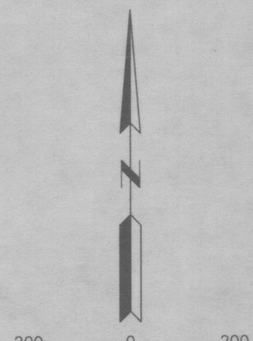
TRACT A
162.5256 AC± GROSS
161.6998 AC± NET



DETAIL "A"
SCALE: 1"=50'



DETAIL "B"
SCALE: 1"=50'



CURVE DATA

① Δ=89°11'47"
(89°13'19")
R=35.00'
L=54.49'
(54.50')
T=34.51'
Ch=S47°29'44"W
49.15'

② Δ=92°05'15"
R=35.00'
L=56.25'
T=36.30'
LC=S46°03'00"W
50.39'

LARKIN GROUP NM, INC.
CONSULTING ENGINEERS AND SURVEYORS
8500 MENAUL BLVD. NE A-440
ALBUQUERQUE, NEW MEXICO 87112
(505) 275-7500 FAX (505) 275-0748

FILE #2003-0007 SHEET 2 OF 2

C) APPLICATION INFORMATION

Albuquerque Bernalillo County
Water Utility Authority

PO Box 568
Albuquerque, NM 87103
www.abcwua.org

Chair
Klarissa Peña
City of Albuquerque
Councilor, District 3

Vice Chair
Barbara Baca
County of Bernalillo
Commissioner, District 1

Frank A. Baca
County of Bernalillo
Commissioner, District 2

Dan Lewis
City of Albuquerque
Councilor, District 5

Eric C. Olivas
County of Bernalillo
Commissioner, District 5

Louie Sanchez
City of Albuquerque
Councilor, District 1

Timothy M. Keller
City of Albuquerque
Mayor

Ex-Officio Member
Gilbert Benavides
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

January 21, 2026

Daniel Aragon, Chair
Environmental Planning Commission
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Dear Chairman Aragon and Commissioners:

This letter provides authorization to Consensus Planning to act as our agent on the request for a Major Amendment/Site Plan-EPC for the following property owned by the Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

Address: 6000 Alexander Boulevard NE
Legal Description: TR A PLAT OF TRACT A CITY OF ALBUQUERQUE WATERTREATMENT FACILITY CONT 162.5256 AC

The Major Amendment/Site Plan-EPC seeks approval for specific site improvements, including upgrades to infrastructure and landscaping, and will reflect the current as-built conditions.

Sincerely,

Mark S. Sanchez, Executive Director
Albuquerque Bernalillo County Water Utility Authority

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495

PRINCIPAL

James K. Strozier, FAICP

ASSOCIATE

Ken Romig, PLA, ASLA

April 1, 2026 *(replaces February 26, 2026, letter)*

Daniel Aragon, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: ABCWUA Chappell Campus Site Plan-EPC Major Amendment

Dear Mr. Chairman:

The purpose of this letter is to request a Major Amendment to the previously approved Site Plan for the Albuquerque Bernalillo County Water Authority (ABCWUA) Chappell Campus. The property is located at 1441 Mission Avenue NE (6000 Alexander Boulevard NE is listed on AGIS) at the southwest corner of Chappell Drive and Mission Avenue, approximately 162.5 acres, and zoned Non-Residential Sensitive Use (NR-SU). The Major Amendment reflects the as-built conditions of the site as well as structural, site design, and landscape improvements.

Subject property location.

PROJECT DESCRIPTION

The San Juan-Chama Drinking Water Treatment Plant (DWTP) Large-Scale Recharge Expansion Project is a strategic initiative by the Albuquerque Bernalillo County Water Utility Authority (Water Authority) to enhance long-term water supply reliability and resiliency through expanded Aquifer Storage and Recovery (ASR) infrastructure. Two projects are proposed and shown on the Major Amendment, including the construction of two new ASR well sites, identified as ASR-02 and ASR-03, which will store treated San Juan-Chama (SJC) surface water in the regional aquifer for later recovery during peak demand periods and drought conditions, and the development of a warehouse complex.

The project builds upon the Water Authority's existing ASR facilities and surface water system and is a key component of the Water Authority's long-range water planning efforts, including the Water 2120 Plan. By increasing underground storage capacity, the project supports conjunctive use of surface water and groundwater resources, reduces long-term groundwater depletion, and strengthens drought preparedness for the Albuquerque metropolitan area.

The proposed ASR-02 and ASR-03 facilities and the warehouse complex will be located on the eastern portion of the Water Authority's Chappell Campus. The Applicant is proposing the construction of two nearly identical ASR facilities, each occupying approximately 0.25 acres. Each site will be enclosed by CMU block walls with decorative wrought iron fencing and gated access to provide security while remaining compatible with adjacent Water Authority facilities. Each ASR site will include a well house and pump enclosure, electrical equipment pads, site lighting, and base course surfacing to accommodate maintenance activities.

A 12-inch bidirectional ductile iron pipeline will interconnect ASR-02 and ASR-03 and transition to a 24-inch pipeline connecting to the existing finished water system. Dedicated washlines, control vaults, and chemical dosing facilities will support injection and extraction operations. Injection operations will store treated and dechlorinated surface water in the aquifer, while extraction operations will return recovered water to the potable system following disinfection.

The ASR facilities are being coordinated with a separately designed warehouse complex project. Certain utility and access improvements from the warehouse complex will be incorporated into the ASR project to minimize future site disturbance. The proposed Major Amendment will allow for the expansion of existing Water Authority infrastructure within a previously disturbed area of the utility campus. The project is compatible with existing and surrounding uses.

Existing Conditions

The ABCWUA Chappell Campus acts as central hub for customer service, operational management, maintenance, and warehousing. The site contains the following:

- Customer Service Center
- Call and Dispatch Center
- Operation Management Offices
- Maintenance and Training Buildings

The project site has been previously disturbed, having been used historically for aggregate mining and subsequently partially graded in anticipation of future utility

development. Once developed, the site will sit approximately two to six feet below the existing grade of Chappell Drive, which will help mitigate any impact on the surrounding area. Existing surrounding uses include Water Authority operational facilities, utility corridors, drainage infrastructure, and a solar facility lease area.

The project area is characterized by utility and industrial uses and does not include residential development, with the exception of the area to the west within Bernalillo County. Existing access roads, power infrastructure, water lines, and stormwater management features are already present within or adjacent to the site. The location is well suited for the expansion of water utility infrastructure and avoids impacts to undisturbed land or sensitive uses.

Previous Planning Actions

The original Site Development Plan was approved through by the Environmental Planning Commission in 2003. Since the original approval in 2003, several Minor Amendments and one Major Amendment were approved. The approvals and their associated action numbers per AGIS are listed below:

- February 19, 2004 (1003170; 04DRB-01330) - Original approval
- July 18, 2018 (SI-2018-00076) – Minor Amendment
- September 19, 2018 (VA-2018-00120) – EPC Variance
- November 8, 2018 (PR-2018-001355 / SI-2018-00123) – Major Amendment
- July 11, 2019 (SI-2019-00230) – Minor Amendment
- October 11, 2019 (SI-2019-00347) – Minor Amendment
- August 22, 2020 (SI-2020-00833) – Minor Amendment
- April 23, 2021 (SI-2021-00382) – Minor Amendment
- March 13, 2026 (SP-2025-00048) – Minor Amendment *(approved after the Major Amendment was submitted to the EPC)*

Pre-Application Meetings

Prior to submitting this application to the EPC, the Applicant met with Mikaela Renz-Whitmore, Megan Jones, and Michael Vos to determine the appropriate approval process. It was determined by Ms. Renz-Whitmore that a Major Amendment would be required based on the number of Minor Amendments that had previously been approved. Ms. Renz-Whitmore and Jackie Fishman (Agent) agreed that the Major Amendment would show the as-built conditions, identify areas reserved for future development, show the proposed amendments, and the landscape would be limited to the streetscape facing Chappell Drive and Mission Avenue.

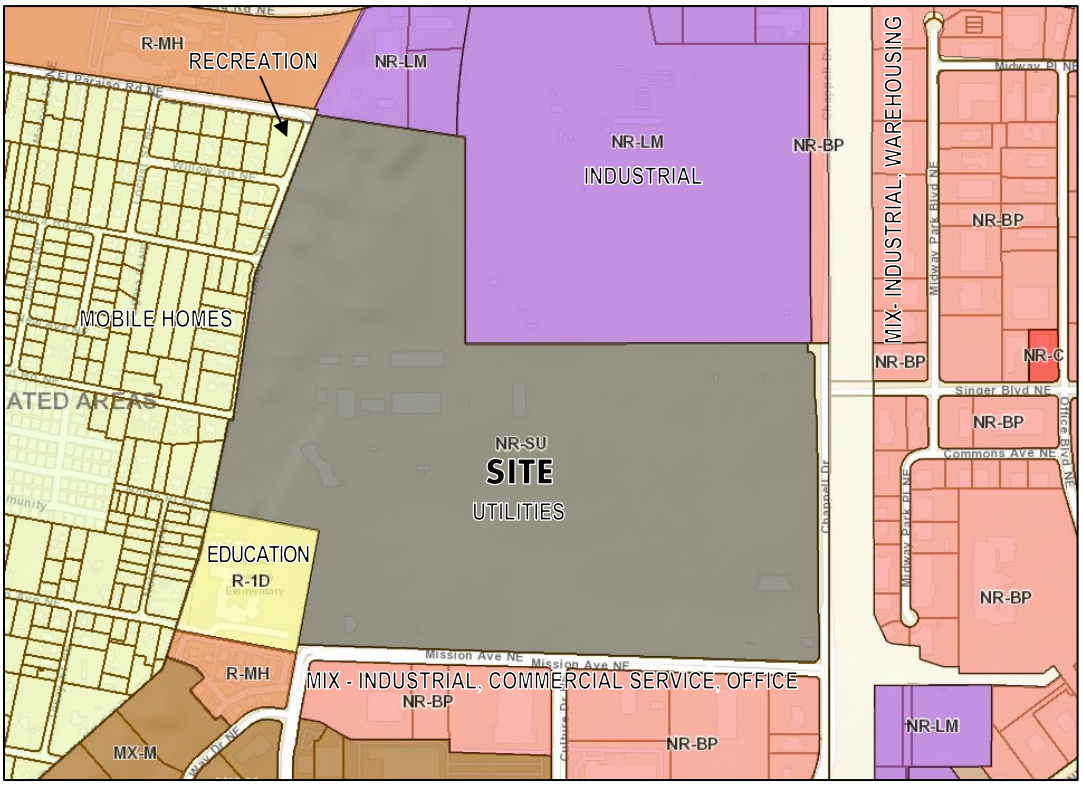
Planning Context and Existing Conditions

The subject property previously held gravel mining operations and is located at the northwest corner of Mission Avenue and Chappell Drive, both Urban Major Collectors. The nearest transit route is Bus Route 157, which runs along Montgomery Boulevard on Monday through Friday at peak and off-peak frequencies of 40 minutes and on Saturday and Sunday at a frequency of 45 minutes.

The adjacent zoning and land use are summarized in Table 1. Surrounding zoning designations include NR-LM, NR-BP, and Bernalillo County M-H. The area is predominantly developed with industrial uses, and some commercial service and office uses. Mission Elementary School is located adjacent to the southwest corner of

the subject property and mobile home and recreation uses are to the west within unincorporated Bernalillo County.

TABLE 1: ADJACENT ZONING and LAND USE		
Direction	**Zoning**	**Land Use**
North	NR-LM	Industrial
South	NR-BP, R1-D	Industrial, Warehousing, Office, Educational
East	NR-BP	Industrial, Office, Commercial Services
West	County M-H	Single-family/mobile homes, Recreation (Sandia Prep tennis courts)



Existing Zoning and Land Use.

Currently, at the southeast corner of the site, the Water Authority has provided a temporary construction easement to AUI. This temporary construction easement supports NMDOT's I-25 Comanche to Montgomery project currently under construction by AUI. Upon completion of the I-25 project, AUI will restore the site to its preexisting condition.

MAJOR AMENDMENT REQUEST

The purpose of the Major Amendment is to allow for the development of the following buildings and soils yard within the east portion of the Water Authority's Chappell Campus as illustrated on the proposed Major Amendment:

BUILDING	SIZE
Future Groundwater Warehouse Expansion	625 SF
Future Salt Building Expansion	579 SF
Restroom	262 SF
Future Warehouse	538 SF
Future Warehouse	1,682 SF
Future Warehouse	2,670 SF
Field Storage Warehouse	1,254 SF
Vehicle Maintenance Building	7,498 SF
ASR 2 Building	989 SF
ASR 3 Building	989 SF
Compost Sales Building	200 SF
Total	**17,286 SF**

In addition to the buildings listed above, the Major Amendment includes a proposed soils yard to screen, sieve, and clean excavated soils generated from ongoing projects. On-site operators temporarily stockpile the excavated materials and process them prior to the end of each workday. Cleaned soils are then reused as fill material for active Water Authority projects, supporting efficient material recycling and site sustainability. The soils yard is designed to accommodate incoming deliveries from trucks of various sizes, with an anticipated traffic volume of up to four trucks per hour.

The Major Amendment also includes proposed landscaping along Chappell Drive and Mission Avenue including street trees and naturalized plantings. The existing sidewalk along Chappell Drive will be moved three feet west from its current location to provide room for landscaping. A new perimeter wall and motorized gate will be installed along Chappell Drive that consists of welded wire security mesh painted dark bronze to match the existing fencing on Mission Avenue. The interior of the site does not allow public access and will not be landscaped. In addition to the Site Plan, the Major Amendment package includes a Landscape Plan, Grading and Drainage Plan, Utility Plan, Building Elevations, Site Details, and a Lighting Plan.

6-6(I)(3) REVIEW AND DECISION CRITERIA

Any application for a Site Plan-EPC shall be approved if it meets criteria a through g:

6-6(I)(3)(a) *The Site Plan is consistent with the ABC Comp Plan, as amended.*

> **Applicant Response:** The proposed Major Amendment to the existing Site Plan is consistent with the ABC Comprehensive Plan as amended and furthers the policies and sub-policies cited below.

Goal 5.3 Efficient Development Patterns: *Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.*

> **Applicant Response:** The proposed Major Amendment furthers Goal 5.3 by enabling development on an existing public utility site that is served by existing infrastructure and public facilities, including the major street network, water and

sanitary sewer systems, and public sidewalks, thereby serving the public good by increasing underground water storage capacity, reducing long-term groundwater depletion, and strengthening drought preparedness for the Albuquerque metro area. By supporting additional phases of the Water Authority's planned build-out of the subject property, the Major Amendment promotes the efficient use of land and existing public investments in the area and ensures that future improvements proceed in accordance with current development standards, furthering the effective and responsible use of the site.

Policy 5.3.1 Infill Development: *Support additional growth in areas with existing infrastructure and public facilities.*

Applicant Response: The proposed Major Amendment is consistent with Policy 5.3.1 because it supports the delivery of utility services to the Albuquerque metro in an area of the City that is fully developed and served by the major transportation network, water and sanitary sewer infrastructure systems, and sidewalks. Moving the sidewalk along Chappell Drive three feet to the west to allow for streetscape improvements along Chappell Drive and Mission Avenue will improve aesthetics in this industrial area of Albuquerque.

Policy 5.6.3 Areas of Consistency: *Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.*

Applicant Response: The proposed Major Amendment furthers Policy 5.6.3 because it proposed to further develop a site within an established industrial area that sits above the existing grade to the west within Bernalillo County, thus maintaining and enhancing the established character of the single-family, mobile home neighborhood. The subject property is located outside of designated Centers and Corridors and is not in proximity to parks or Major Public Open Space. The proposed improvements will not introduce new impacts to the existing neighborhood to the west or to Mission Elementary School to the southwest. Instead, the Amendment will improve the site's appearance and functionality through additional landscaping along the two street edges and the continued development of the property for its intended utility use, rather than allowing it to remain partially undeveloped. The proposed improvements will contribute positively to the surrounding community by providing an essential service while helping to preserve the existing neighborhood character to the west in Bernalillo County.

Sub-Policy b: *Ensure the development reinforces the scale, intensity, and setbacks of the immediate surrounding area.*

Applicant Response: Sub-policy b is furthered by the Major Amendment because the proposed buildings within the warehouse complex and the ASR facilities are small in building size, single-story, and set back far back from the street. The proposed buildings are consistent with the scale and intensity of the original 2003 Site Development Plan, and subsequent Minor Amendments. The area proposed for development will not be accessed by the public; rather, it is intended for internal processes by the Water Authority and its employees.

Goal 7.5 Context-Sensitive Site Design: *Design sites, buildings, and landscape elements to respond to the high desert environment.*

Applicant Response: The proposed Major Amendment is consistent with Goal 7.5 because the proposed buildings are similar to those existing on the site and are of similar scale and massing. The Landscape Plan is designed to respond to the high desert by choosing low water use trees and shrubs, avoiding high water use species, and incorporating water efficient irrigation.

Policy 7.5.1 Landscape Design: *Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.*

Applicant Response: The proposed Major Amendment is consistent with Policy 7.5.1 because it incorporates a xeric, high-desert appropriate plant palette and principles of design that feature low to medium water use species. The Landscape Plan incorporates street trees along Chappell Drive where none currently exist, and where the Applicant is proposing to move the sidewalk to the west by three feet. The Landscape Plan also extends the established landscaping along Mission Avenue to Chappell Drive that was approved through two previous Minor Amendments for the customer service area, ensuring compatibility with the existing landscape character.

Goal 7.6 Context Sensitive Infrastructure: *Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.*

Applicant Response: The proposed Major Amendment is consistent with Goal 7.6 because the Aquifer Storage and Recovery (ASR) facilities are specifically designed to promote efficient and sustainable water use and consumption. By storing water underground for demand fluctuations, the ASR system reduces evaporative loss and maximizes the use of existing storage capacity. This approach represents a cost-effective solution that aligns with intended use and development on the subject property and conserves natural resources.

Sub-Policy a: *Work with ABCWUA to design facilities that blend into the natural landscape and include native or naturalized vegetation.*

Applicant Response: The Major Amendment furthers Sub-Policy a by incorporating native and naturalized vegetation into the landscape buffers along Mission Avenue and Chappell Drive. The selected plant palette consists of species that are well adapted to the region's high-desert environment. Disturbed areas related to this Major Amendment will be revegetated with a seed mix that is appropriate for this climate and location.

Policy 7.6.1 Stormwater Treatments: Match stormwater treatment techniques and practices to the density/ intensity of land use and development context.

Applicant Response: The proposed Major Amendment furthers Policy 7.6.1 because it incorporates a large, onsite stormwater harvesting area within the site interior that will improve stormwater quality and matches the density and intensity of the utility land use and industrial development context of the surrounding area.

Goal 12.1 Infrastructure: *Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth.*

Applicant Response: Goal 12.1 is furthered by the Major Amendment because it will build upon the Water Authority's existing ASR facilities by storing San Juan-Chama surface water in the regional aquifer for later recovery during peak demand periods and drought conditions, thus supporting existing communities and the Comprehensive Plan's vision for future growth. The project is a key component of the Water Authority's long-range water planning efforts, including the Water 2120 Plan.

Policy 12.1.2 Water and Wastewater Utility: *Ensure consistency between Comp Plan and ABCWUA policies by coordinating infrastructure planning and programming.*

Applicant Response: The Major Amendment furthers Policy 12.1.2 because it will improve existing underground water storage capacity rather than seeking new sources, maximize and improve existing water infrastructure, and minimize the impact to customer rates.

Goal 13.2 Water Supply & Quality: *Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.*

Applicant Response: The proposed Major Amendment furthers Goal 13.2 by supporting a Water Authority facility that provides essential infrastructure to protect and sustain the region's long term water supply. The ASR system enhances water reliability by allowing stored water to be recovered, which reduces evaporative loss and supports sustainability of water resources. The ASR facilities contribute directly to water conservation efforts and help ensure clean, safe, and sustainable water for the Albuquerque metro area served by the Water Authority.

Policy 13.2.3: Water Quality*: Coordinate with the ABCWUA, state, and other agencies to maintain the quality of our groundwater and surface waters.*

Applicant Response: The Major Amendment supports Policy 13.2.3 by facilitating improvements to an important Water Authority facility that plays a key role the regional water management system. The Major Amendment will ensure that future phases of development can proceed in a coordinated manner, supporting the task and mission of the Water Authority.

6-6(I)(3)(b) *The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.*

Applicant Response: The proposed Major Amendment is consistent with the approved NR-SU zoning for the subject property. The Major Amendment implements the next phase anticipated by the original 2003 Site Development Plan.

6-6(I)(3)(c) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

Applicant Response: The Major Amendment is consistent with all terms and conditions specifically applied to development of the property per the original

2003 Site Plan. All the existing and proposed uses, structures, and site improvements are consistent with the approved Site Development Plan for this area of the subject property.

6-6(I)(3)(d) *The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.*

Applicant Response: The City's existing infrastructure and public improvements have adequate capacity to serve this development. The subject property is within a fully developed area of Albuquerque on a site well-suited for the continued expansion of this utility facility. The proposed buildings will have little to no impact or burden on the street system because there will be no employees working in the two ASR buildings and the buildings within the warehouse complex are only intended to be accessed by Water Authority employees. Drainage conditions will be improved through the proposed Grading and Drainage Plan, which addresses drainage issues associated with the currently undeveloped portions of the property, and will be reviewed by the DFT staff to ensure that any potential impacts on the City's existing infrastructure are mitigated to the maximum extent possible.

6-6(I)(3)(e) *The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.*

Applicant Response: The Major Amendment maintains the overall intent and development pattern established by the approved 2003 Site Development Plan and subsequently approved Major and Minor Amendments. The proposed amendments will not result in any adverse impacts on the subject property or surrounding area. This site was previously used for aggregate mining and extraction purposes; as such, the existing and proposed development has significantly reduced noise and dust levels within and around the subject site.

Traffic generation associated with the amendments will be minimal since the public will not have access to this area and the ASR buildings will not be staffed. The proposed amendments are located within the interior of the subject property on the east side and at 2-to-6-foot lower grade than Chappell Drive, which helps to reduce the impact of the project. The Major Amendment package also includes a Lighting Plan that is compliant with the IDO lighting regulations contained in Section 5-8 relative to light fixture height, ANSI/IES lighting designation, light trespass, and BUG rating. The location of the improvements and continuity with the previously approved Site Development Plan and subsequent Major and Minor Amendments ensures that any impacts are mitigated to the maximum extent possible.

6(I)(3)(f) *If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.*

Applicant Response: The subject property is **not within** an approved Master Development Plan.

6-6(I)(3)(g) *If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.*

> ***Applicant Response:*** *The subject property is* ***not within*** *the Railroad and Spur Small Area (Subsection 5-2(E)(1)(a).*

6-6(I)(3)(h) *If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.*

> **Applicant Response:** An outdoor or site lighting performance analysis has not been requested. A Lighting Plan has been submitted with this Major Amendment application that shows compliance with the lighting requirements of Section 14-16-5-8.

CONCLUSION

The proposed Major Amendment reflects as-built conditions and the next phase of improvements that support the essential operations of the Water Authority facility. The Amendment is consistent with the ABC Comprehensive Plan, the original approved 2003 Site Development Plan, and all subsequent Major and Minor Amendments. It enhances the site's functionality, utilizes existing infrastructure efficiently, improves drainage, and maintains compatibility with the surrounding, mostly industrial area. The Major Amendment proposes the construction of two new ASR well sites, which will store treated San Juan-Chama (SJC) surface water in the regional aquifer for later recovery during peak demand periods and drought conditions, a warehouse complex, and a soils yard. The project builds upon the Water Authority's existing ASR facilities and surface water system and is a key component of the Water Authority's long-range water planning efforts, including the Water 2120 Plan. By increasing underground storage capacity, the project supports the use of surface water and groundwater resources, reduces long-term groundwater depletion, and strengthens drought preparedness for the Albuquerque metropolitan area. Lastly, the proposed Major Amendment introduces no adverse impacts and ensures that future development of this critical water utility facility proceeds in an orderly, sustainable, and coordinated manner.

Thank you for your consideration.

Sincerely,

Jacqueline Fishman, FAICP
Emeritus Principal

Charlene Johnson, AICP
Senior Planner II

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

March 31, 2026

Alvin S. Medina, P.E.
AECOM
6501 Americas Parkway NE
Albuquerque, NM 87110

RE: SJCWTP – Warehouse Complex
Grading & Drainage Plan and Drainage Report
Engineer's Stamp Date: 10/6/2025
Hydrology File: F16D014
Case # HYDR-2026-00115

Dear Mr. Medina:

Based upon the information provided in your submittal received 3/26/2026, the Grading and Drainage Plans are approved for Grading Permit and Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): Engineer's Certification Checklist For Non-Subdivision is required.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E., CFM
Senior Engineer, Hydrology
Planning Department, Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Warehouse Complex
Drainage Report

Prepared for: ABCWUA

AECOM Project Number:

January 2025

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 3/31/2026

BY:

HydroTrans # F16D014

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

AECOM Imagine it. Delivered.

WATER AUTHORITY

This report, entitled Warehouse Complex Drainage Report, was prepared by me or directly under my supervision.

Scott Medina, PE

New Mexico PE Number 16454

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Proposed Project 6

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Proposed Improvements 6

Storm Water Quality 7

References and Data Sources **8**

Attachments

Attachment 1: Supporting Documents

Attachment 2: Hydrologic Calculations

Purpose

The purpose of this report is to analyze the existing and proposed hydrologic conditions and drainage patterns for the proposed Water Authority Warehouse Complex. As a result of the analysis, the report will provide needed drainage improvements to meet the stormwater and drainage requirements for the City of Albuquerque.

Introduction

Project Location

The project area is located in the City of Albuquerque, at northwest corner of Chappell Dr. and Mission Ave., next to the Chama Water Treatment plant, see below (**Figure 1**):

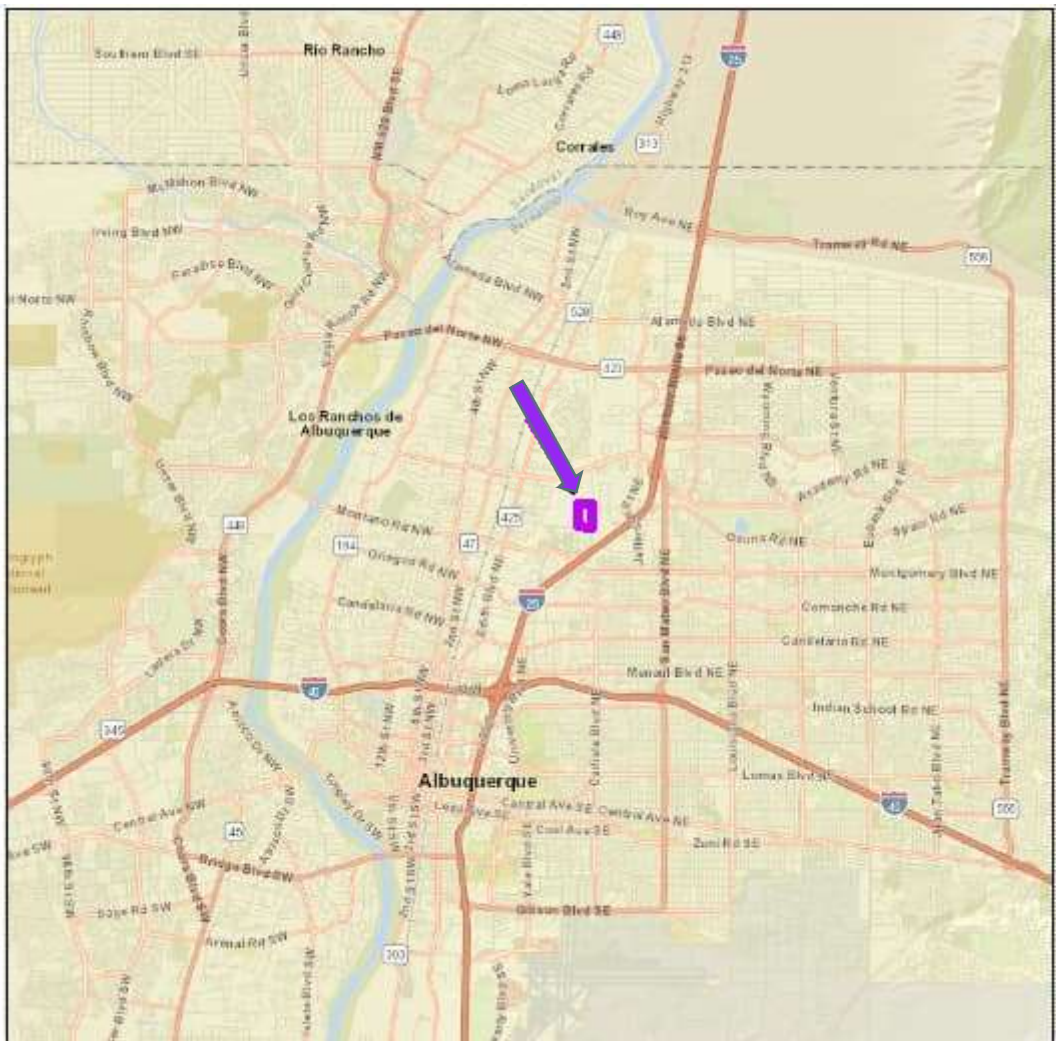


Figure 1: Project Location

The Warehouse Complex is located in Bernalillo County at the north of Interstate 25 and Montgomery Blvd. The adjacent property to the west is Chama Water Treatment Plant, and the adjacent property to the north is Vulcan Asphalt Plant, both do not contribute any flow to the project site.

Floodplain

This project is not located in a Special Flood Hazard Area per FEMA FIRM Panel 35001C0138H, effective on 8/16/2012 (**Figure 2**). This project is designed to result in no adverse impact to downstream floodplains.

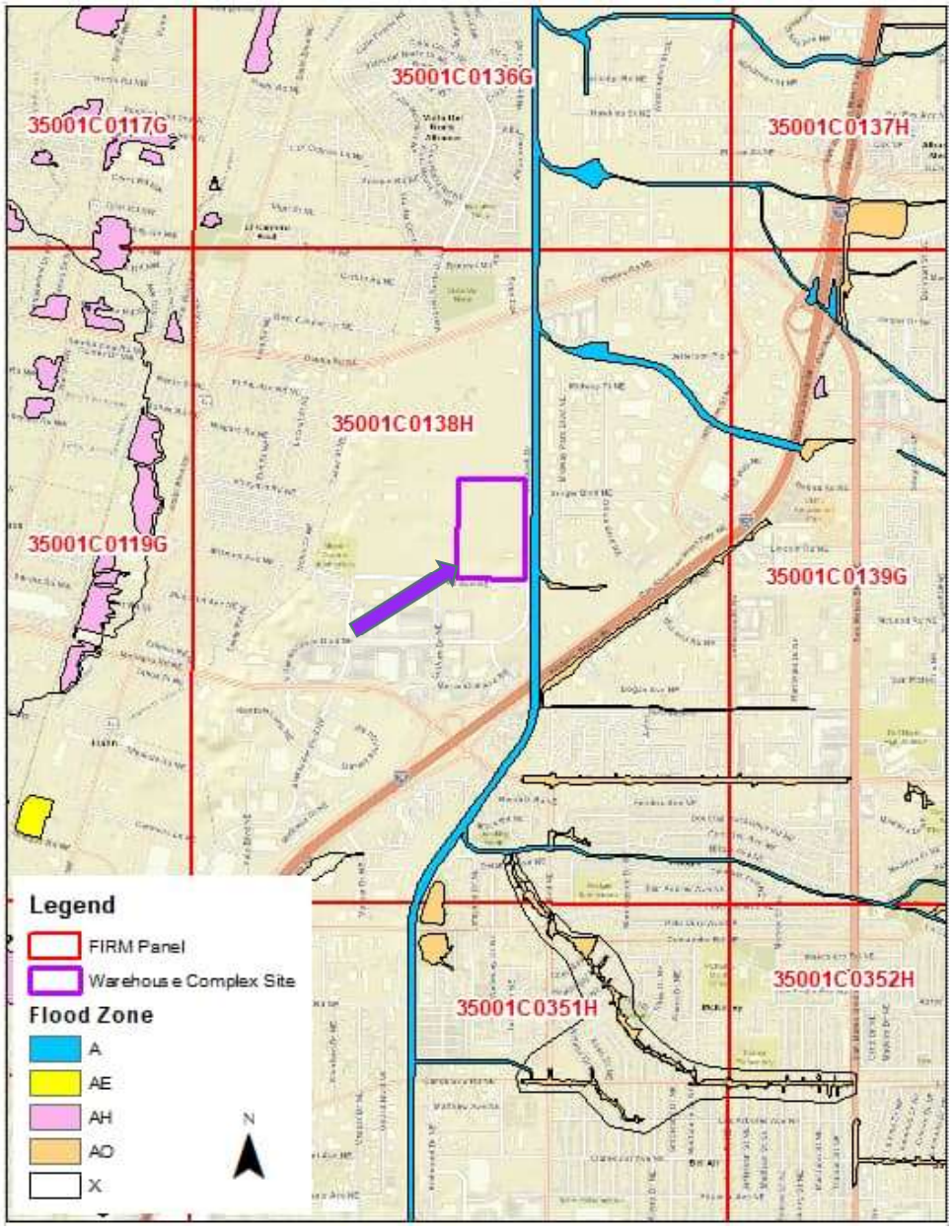


Figure 2: FIRM Panel Map for Project Location

Existing Hydrology

The existing Warehouse Complex site resides on a 44.2 acres lot. The north diversion channel is located immediately east of the Warehouse Complex, which diverts all stormwater from the east. In addition, the adjacent roadways (Mission Avenue and Chappel Blvd) contain the stormwater for their respective drainage areas. As a result, there is no off-site stormwater runoff draining through the Water Authority property boundary from surrounding properties. All storm water collected inside the area is contained in a retention pond sized for the 10-day, 100-year storm event. The grading plan for the proposed Warehouse Complex reduces storm water runoff below undeveloped conditions.

AECOM conducted multiple site inspection of the Warehouse Complex property throughout the grading of the property during 2024. The existing site matches the approved grading plan including proper retention pond volumes and drainage swale capacities.

The existing drainage basins are illustrated in **Figure** 3 and in greater detail as **Attachment 2-1**. Hydrologic inputs are provided in **Attachment 2-2**.

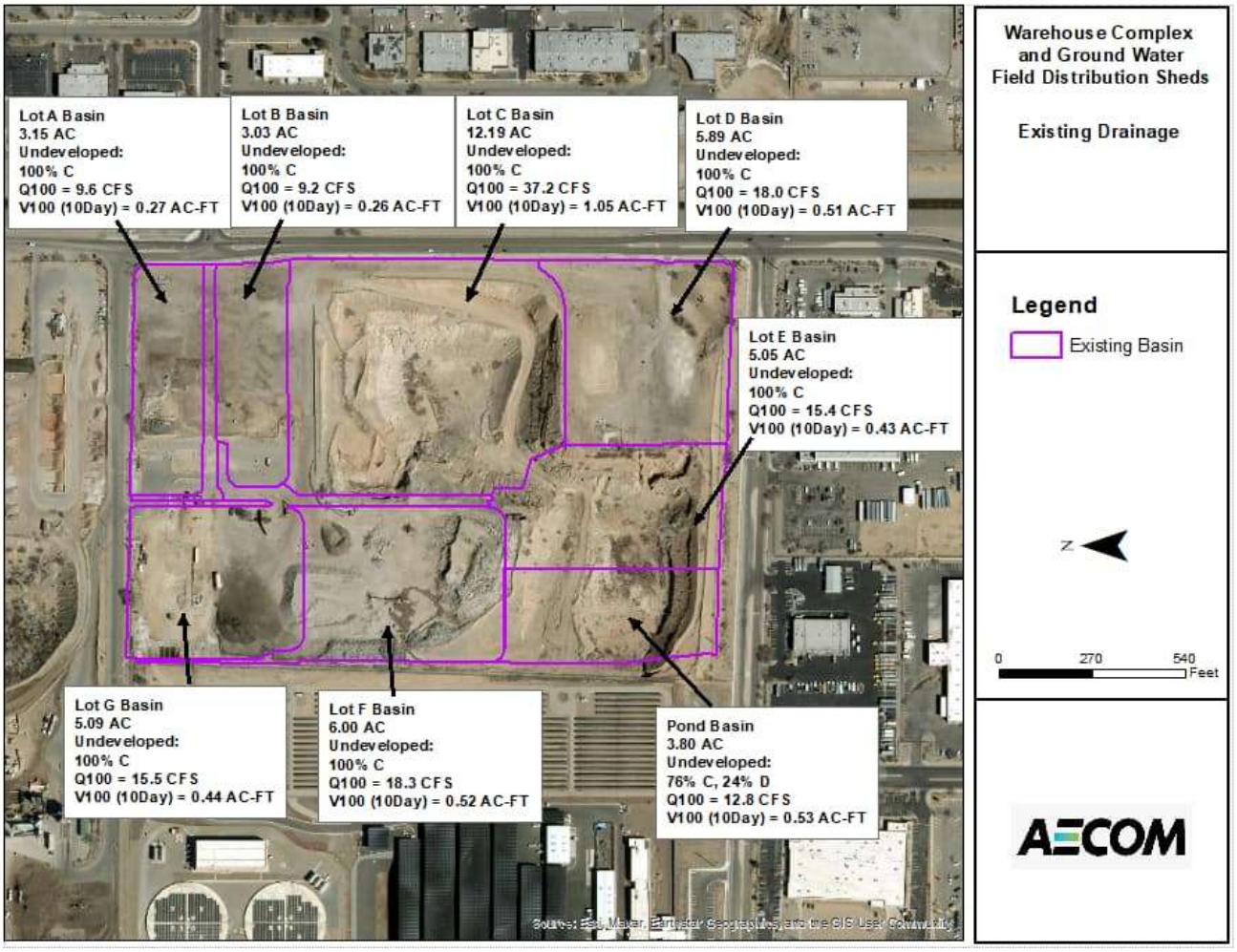


Figure 3: Existing drainage conditions

The existing hydrology shown in **Figure** 3 is described below:

- Majority of the basins are land treatment C and undeveloped. The existing drainage are moderate slope with little to no desert scrub. Runoff was self-contained within the basins.

Proposed Project

This project will consist of one alternative that include a combination of grading, berm construction, ponding, embankment, and/or drainage improvements for the existing Warehouse Complex. Drainage patterns will be modified to discharge into ponds and/or swales.

Hydrology

The purpose of the existing and proposed hydrology is to demonstrate that the proposed development will increase on-site capacity and reduce runoff at discharge locations in a way that positively impacts adjacent properties.

Hydrology Design Data

Elevation data with 1-2ft vertical accuracy was used for the offsite contributing drainage areas. All elevation data herein is presented in NAVD 88; horizonal data is in NAD83/New Mexico State Plan Coordinate System Central FIPS (US Feet). The following hydrologic inputs and assumptions were used:

- Runoff Method: SCS Curve Numbers w/ CABQ Land Treatments (A, B, C, & D)
- Storm: 100-year, 24-hour storm with peak at hour 12
- Precipitation Data: NOAA Atlas 14, at centroid of study area, see **Attachment 1-1**

Proposed Improvements

Proposed grading and drainage provides improvements are illustrated in **Figure 4** and in greater detail as **Attachment 1** and **Attachment 2.**

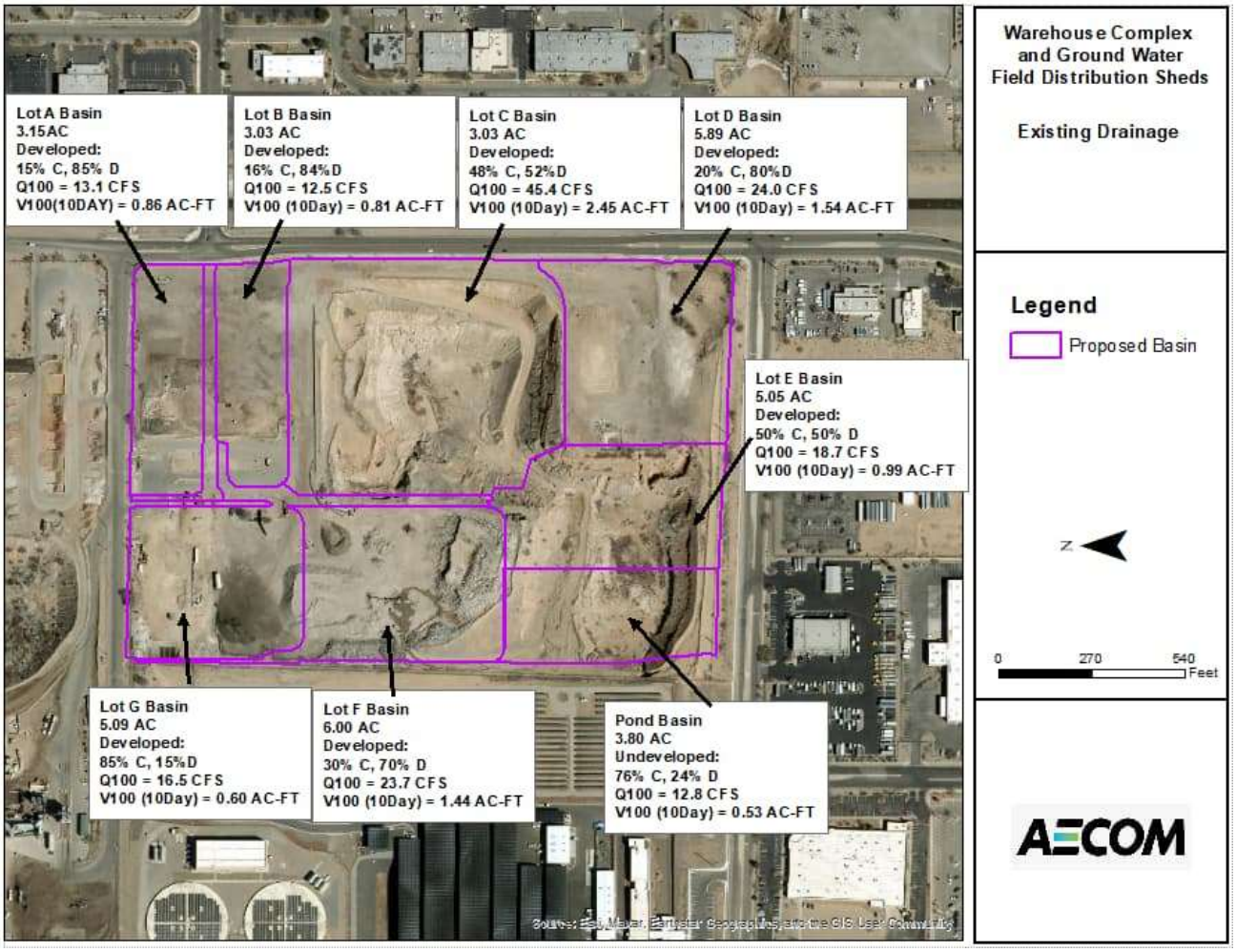


Figure 4: Proposed drainage patterns (Alternative 1)

Storm Water Quality

The existing and proposed hydrology of the property required total retention of all stormwater. Therefore, the site will discharge any storm water of site required water quality measures or discharge restrictions.

References and Data Sources

City of Albuquerque, 2020. "Albuquerque Development Process Manual: Chapter 6, Drainage, Flood Control, and Erosion Control". 2020.

United States Department of Commerce, National Oceanic and Atmospheric Administration, 2011. "NOAA Atlas 14, Volume 1, Version 5". Retrieved April 2021.

Attachment 1

Supporting Documents

1-1 NOAA 14 Precipitation

Attachment 2

Hydrologic Calculations

2-1 Existing and Proposed Drainage Calculations

2-2 Site Utilities Master Plan

		Undeveloped Land Treatment Percent By Type						Developed Land Treatment Percent By Type					
Basin Name	**Basin Area (Acres)**	**A**	**B**	**C**	**D**	**Q100 (cfs)**	**V100 (10Day) ac-ft**	**A**	**B**	**C**	**D**	**Q100 (cfs)**	**V100 (10Day) ac-ft**
Lot A	3.15	0%	0%	100%	0%	9.6	0.27	0%	0%	15%	85%	13.1	0.86
Lot B	3.03	0%	0%	100%	0%	9.2	0.26	0%	0%	16%	84%	12.5	0.81
Lot C	12.19	0%	0%	100%	0%	37.2	1.05	0%	0%	48%	52%	45.4	2.45
Lot D	5.89	0%	0%	100%	0%	18.0	0.51	0%	0%	20%	80%	24.0	1.54
Lot E	5.05	0%	0%	100%	0%	15.4	0.43	0%	0%	50%	50%	18.7	0.99
Lot F	6.00	0%	0%	100%	0%	18.3	0.52	0%	0%	30%	70%	23.7	1.44
Lot G	5.09	0%	0%	100%	0%	15.5	0.44	0%	0%	85%	15%	16.5	0.60
Pond Basin	3.80	0%	0%	76%	24%	12.8	0.53	0%	0%	76%	24%	12.8	0.53

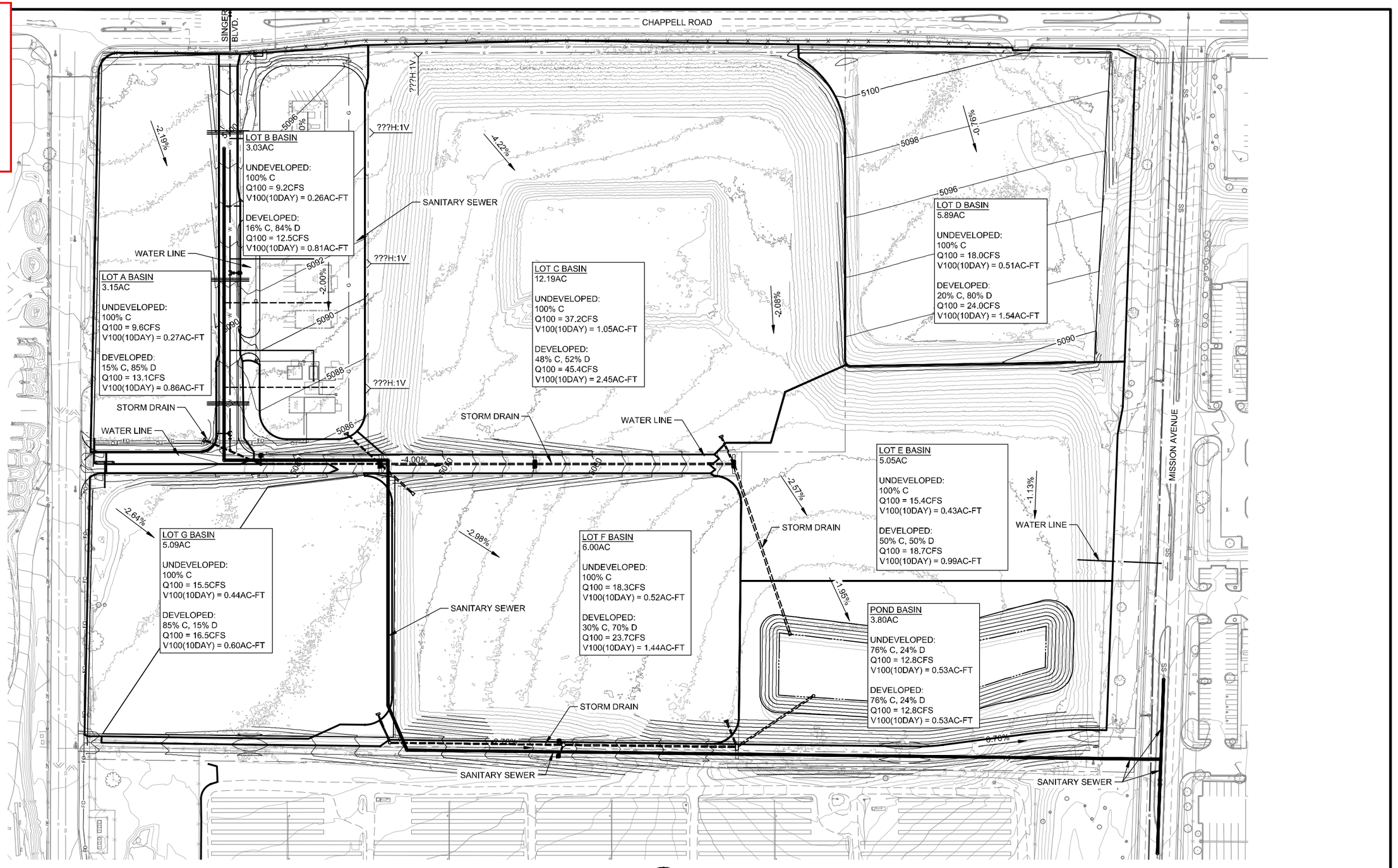
2-1 Existing and Proposed Drainage Tabulation

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 3/31/2026
BY: [signature]
HydroTrans # F16D014

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.



SITE UTILITIES MASTER PLAN
Scale 1"=80'

0 80' 160'

2309.023

NO.	DATE	REVISION NO. & DESCRIPTION	BY

SCALE:
ATTENTION
0 1/2" 1"
GRAPHIC SCALE
THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)

DESIGN TRACKING		
DESIGNED BY:	SM	DATE:
DRAWN BY:	JSH	DATE:
CHECKED BY:	REH	DATE:
CROSS CHK'D BY:		DATE:
APPROVED BY:		DATE:

MAPS/RECORDS INFO.

AECOM Delivering a better world
One Park Square, 6501 Americas Pkwy NE,
Suite 900 Albuquerque, New Mexico 87110
(505)-855-7500

AS BUILT INFORMATION

CONTRACTOR	–	
WORK STAKED BY	–	DATE –
INSPECTOR'S ACCEPTANCE BY	–	DATE –
INSPECTOR'S NAME	–	
FIELD VERIFICATION BY	–	DATE –
DRAWINGS CORRECTED BY	–	DATE –

ENGINEER'S SEAL
ALVIN S. MEDINA NEW MEXICO 16454 PROFESSIONAL ENGINEER 10/06/2025

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

TITLE: WAREHOUSE COMPLEX AND GROUND WATER & FIELD DISTRIBUTION SHEDS
SITE UTILITIES MASTERPLAN
--

WATER AUTHORITY CONSTRUCTION PROJECT NO. 2323.031YY
ZONE MAP NO.
DRAWING C–05

City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

Project Title: ABCWUA Mission Site Plan - EPC Major Amendment

Zone Atlas Page: E-16 & F-16 DFT/DHO #: _____ BP #: _____

Development Street Address: 6000 Alexander Boulevard NE

(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: ABCWUA / Consensus Planning (Agent) Contact: Jackie Fishman

Address: 302 Eighth Street NW

Phone#: (505) 764-9801 E-mail: fishman@consensusplanning.com

Development Information

Build out/Implementation Year: 2026

Existing Use: Utility

Describe Proposed Development and Uses:
Utility operations, including equipment and well house, pump enclosures, storage and maintenance buildings, and soils yard.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): Several small buildings totaling 17,288 SF

Number of Residential Units: N/A

Number of Commercial Units: N/A

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Trip Generations during PM/AM Peak Hour and ITE # (if known):* _____

Driveway(s) Located on: Street Name Mission Ave NE

Adjacent Roadway(s) Posted Speed: Street Name Mission Ave NE Speed 30 mph

Street Name Chappell Dr NE 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)

Comprehensive Plan Corridor Designation (e.g. Main Street, Major Transit, N/A): N/A
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): N/A
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Street Functional Classification (e.g. Principal Arterial, Collector) : Mission Ave NE & Chappell Dr NE - urban major collector
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

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

Adjacent Roadway(s):

Name: Mission Ave NE Traffic Volume: 1,877 Volume-to-Capacity Ratio (v/c):

Name: Chappell Dr NE Traffic Volume: 10,402 Volume-to-Capacity Ratio (v/c):

Traffic Volume and V/C Ratio: https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti and https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App

Adjacent Transit Service(s) : N/A Nearest Transit Stop(s): Montano Rd NE & Culture Dr NE
https://www.cabq.gov/gis/advanced-map-viewer

Is site within 660 feet of Premium Transit?: No
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Current/Proposed Bicycle Infrastructure : City future proposed bike path on Mission Ave NE
Bikeways: https://mrcog-nm.gov/544/Long-Range-System-maps

Current/Proposed Sidewalk and buffer Infrastructure: Current sidewalks on Mission Ave & Chappell Dr. No sidewalks proposed.
Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: ccherne@cabq.gov. Email or call 505-924-3986 for information.

For City Personnel Use:

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 [x]

Thresholds Met? Yes [ ] No [x]

Mitigating Reasons for Not Requiring TIS and/or Notes:

The type of expansion proposed does not generate sufficient traffic to warrant a study

Ernest Armijo
TRAFFIC ENGINEER

03/13/26
DATE

City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: February 18, 2026

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s):	PR-2018-01355, SP-2026-00028
Agent:	Consensus Planning, LLC
Applicant:	Albuquerque Bernalillo County Water Utility Authority
Legal Description:	TR A PLAT OF TRACT A CITY OF ALBUQUERQUE WATERTREATMENT FACILITY
Zoning:	NR-SU
Acreage:	162.5
Zone Atlas Page(s):	E-16-Z, F-16-Z

CERTIFICATE OF NO EFFECT: ☑ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☑ No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images, ARMS/NMCRIS Records

SITE VISIT: N/A

RECOMMENDATIONS:

Aerial images indicate that the property had been mechanically bladed clear by 1991. There were no known archaeological sites on this property prior to this blading. The City received one comment from Pojoaque stating that not enough information had been provided and that they would defer the pueblos of Zia, Sandia, Isleta, and Santa Ana to determine any effects.Therefore: CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

2-18-2026

D s . M. Bogge , MA, RPA Date
es Senio Principal Inv tigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

SUBMITTED TO:

Planning, Development Services

D) STAFF INFORMATION

From: Renz-Whitmore, Mikaela J. <mrenz-whitmore@cabq.gov>
Sent: Thursday, April 2, 2026 2:10 PM
To: Jackie Fishman <fishman@consensusplanning.com>
Cc: Varela, Alan M. <avarela@cabq.gov>; Heyne, Catherine M. <cheyne@cabq.gov>; Jones, Megan D. <mdjones@cabq.gov>; Aranda, James <jmaranda@cabq.gov>; Steele, William J. <wsteele@cabq.gov>
Subject: Re: Site Plan - EPC, SP-2026-00028 - ABCWUA Chappell Campus, 6000 Alexander Blvd NE

Thank you for letting us know. We will include this communication in the record to explain the proposed condition of approval to the EPC.

The 2018 Condition of Approval should have been caught with every amendment, so it's good that it will now be rectified. Thank you for getting the commitment for the zone change from the ABCWUA.

Best,

MIKAELA RENZ-WHITMORE
(she/hers)
o 505.924.3932
e mrenz@cabq.gov

Book time to meet with me

From: Jackie Fishman <fishman@consensusplanning.com>
Sent: Thursday, April 2, 2026 12:45 PM
To: Renz-Whitmore, Mikaela J. <mrenz-whitmore@cabq.gov>
Cc: Varela, Alan M. <avarela@cabq.gov>
Subject: RE: Site Plan - EPC, SP-2026-00028 - ABCWUA Chappell Campus, 6000 Alexander Blvd NE

Hi Mikaela –

I've been meeting all morning with the Water Authority and our Project Team to address the zoning issue that was revealed yesterday. I also spoke with Alan this morning and explained what happened, which is basically that the 2018 EPC condition of approval required that the Water Authority rezone the property to a zone that allows major utility as a primary use and it was never done or caught by anyone until yesterday, even though 5 or 6 minor amendments have been approved by Planning since 2018. The timing on the entitlements is critical based on the Water Authority's funding for the San Juan Chama water project.

Alan and I talked about allowing the site plan to go forward on the April 16th EPC agenda and making the zone change a condition of approval on the site plan. The zone change application will be submitted next Thursday for the May hearing, and the site plan won't be complete at the DFT until the zone change is in place. Alan agreed with that approach and asked me to let you know as such.

By the time the site plan is fully signed off, we will have cleaned up the site plan history and zoning issues on this property, which I think is a good thing.

Let me know if you want to discuss. Thanks.

Jacqueline Fishman, FAICP
Emeritus Principal/Planner
505.401.0233

From: Jackie Fishman <fishman@consensusplanning.com>
Sent: Wednesday, April 1, 2026 5:06 PM
To: Heyne, Catherine M. <cheyne@cabq.gov>
Cc: Steele, William J. <wsteele@cabq.gov>; Jones, Megan D. <mdjones@cabq.gov>; Clark, Kate <kclark@cabq.gov>; Renz-Whitmore, Mikaela J. <mrenz-whitmore@cabq.gov>; Charlene Johnson <Johnson@consensusplanning.com>; Alyssa Ortiz <Ortiz@consensusplanning.com>; smorrow@molzencorbin.com; scott.medina@aecom.com
Subject: RE: Site Plan - EPC, SP-2026-00028 - ABCWUA Chappell Campus, 6000 Alexander Blvd NE

Way to drop the bomb, Planning Department! Are you aware that we made this submittal in February and we're just now hearing this on April 1st? Or maybe this is an April Fools joke? Also, are you all aware that there have been multiple
ZjQcmQRYFpfptBannerStart

This Message Is From an External Sender Report Suspicious
This message came from outside your organization.

ZjQcmQRYFpfptBannerEnd
Way to drop the bomb, Planning Department! Are you aware that we made this submittal in February and we're just now hearing this on April 1st? Or maybe this is an April Fools joke?

Also, are you all aware that there have been multiple Minor Amendments approved, in fact one two weeks ago by Kate Clark that was submitted **LAST YEAR,** and not a single person at the Planning Department mentioned this issue during that process or in our preapplication meeting with Michael Vos and Mikaela? How in the world did this get overlooked?

Explain to me why would we wait until the June hearing when the submittal date for the May hearing is April 9th??

Jacqueline Fishman, FAICP
Emeritus Principal/Planner
505.401.0233

From: Heyne, Catherine M. <cheyne@cabq.gov>
Sent: Wednesday, April 1, 2026 4:46 PM
To: Jackie Fishman <fishman@consensusplanning.com>
Cc: Steele, William J. <wsteele@cabq.gov>; Jones, Megan D. <mdjones@cabq.gov>; Clark, Kate <kclark@cabq.gov>; Renz-Whitmore, Mikaela J. <mrenz-whitmore@cabq.gov>; Charlene Johnson <Johnson@consensusplanning.com>; Alyssa Ortiz <Ortiz@consensusplanning.com>; smorrow@molzencorbin.com; scott.medina@aecom.com
Subject: Site Plan - EPC, SP-2026-00028 - ABCWUA Chappell Campus, 6000 Alexander Blvd NE

Dear Jackie and team,

Planning met internally today, and after further review of the site history, we have found that the NOD for PR-2018-001355 included a Condition of Approval requiring the applicant to pursue a Post-IDO Voluntary Zone Conversion process to a zone where Major Utility is permitted as a primary use. The associated staff report explains that, at that time, gravel extraction remained active as the primary use, with the utility use considered accessory, and that a zone change would be necessary once that activity ceased, at which point the utility use would become nonconforming.

It does not appear that the required zone conversion was ever requested. As a result, the existing Major Utility use is now functioning as a nonconforming primary use in the NR-SU zone.

Under IDO §14-16-6-6(I)(3)(b) and (c), a Site Plan – EPC must be consistent with prior approval conditions and comply with applicable IDO provisions. Because the prior approval required a zone change to a district where Major Utility is permitted as a primary use, and that condition has not been met, the current application cannot satisfy those criteria as proposed.

Given that, the appropriate path forward would be for the applicant to pursue a zone change to a district where Major Utility is permitted as a primary use. Approval of an expansion of a nonconforming use under IDO §14-16-6-6(C) would not resolve this issue, as the Condition of Approval to complete the zone conversion remains in effect.

We recommend that this application be deferred two months to the June 18, 2026 EPC Hearing, and that a new Zoning Map Amendment (ZMA) be submitted for that same June hearing date for the 6000 Alexander Blvd SE parcel so that the ZMA is heard first in a two part request.

Please see the attached November 8, 2018 NOD (PR #2018-001355, SI-2018-00123).

Best regards,

CATHERINE HEYNE
planner
she / her / hers
urban design & development division
o 505-924-3310
e cheyne@cabq.gov
cabq.gov/planning

Memo 1

DATE: March 25, 2026

TO: Jackie Fishman, Emeritus Consulting Planner
Charlene Johnson, Senior Planner
Consensus Planning

FROM: William Steele, Senior Planner - (505) 924-3349, wsteele@cabq.gov
Catherine Heyne, Planner - (505) 924-3310, cheyne@cabq.gov
City of Albuquerque Planning Department

RE: Site Plan – EPC, Major Amendment for 1441 Mission Ave NE (PR # 2018-001355, SP-2026-00028)

We've completed an initial review of the proposed Site Plan – EPC, Major Amendment, and would like to discuss the justification letter and general project. We will be available throughout this process to answer questions about procedure and requirements. After this review, please provide the following:

⇒ A revised Justification letter and associated materials described in this memo posted to ABQ-Plan by:

5p, March 30, 2026.

⇒ Please deliver full-scale architectural plans to the Urban, Design and Development Offices on the 2nd Floor of Mesa del Sol Building by **5 p, March 30, 2026.**

Note: If you have difficulty with this deadline, please let us know.

1) Introduction

A. Though we've done our best for this review, additional items may arise as the case progresses. If so, we will inform you right away.

B. It is our understanding that you submitted a request for a Major Amendment to a Site Plan – EPC.

C. The following is what we have for the legal description. This will be used in the Legal ad and should be reflected in all site descriptions:

- All or a portion of Tract A, Plat of Tract A, City of Albuquerque Water Treatment Facility; approximately 163 acres, located at the NW corner of Mission Ave and Chappell Dr NE.

- Please include the total acreage of the site area that will be developed.
- The address appears to be 6000 ALEXANDER BLVD NE for both BernCO and City parcels. Could you explain the origins of the 1441 Mission Ave address?

D. Traffic Scoping Form

1. A signed Traffic Scoping Form was included in the application. Why doesn't the proposed building SF not match what is presented in the proposed Site Plan? These are the irregularities we noted:

    a. Development and Use description

    b. Total Facility Building size (SF).

    c. Subject site address?

E. Archaeological Certificate

1. The form provided is outdated. This needs to be revised even if it is red lined and initialed.
2. This type of request should be submitted through ABQ-Plan.

F. Is there anything else you'd like to tell us about the proposed Major Amendment?

2) Process

A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at: http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

B. Timelines and EPC calendar: the EPC public hearing for April is on the 16th. Final staff reports will be available about one week prior, on April 9 at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes

C. Agency Comments will be posted to ABQ-Plan by the end of day Wednesday, April 1, 2026. Any comments received by Staff after this date will be updated as soon as possible, and Staff will let you know of any late submissions received.

D. During the EPC Hearing, you will have up to 10 minutes to present your request after the staff presentation. The EPC Commissioners have indicated a preference for visuals with your presentation (e.g., PowerPoint).

3) Notification

Notification requirements for a Site Plan - EPC are explained in Section 14-16-6-4(J) & 6-4(K), Public Notice and Post-submittal Facilitated Meeting, respectively.

A. It is our understanding that ONC determined that the subject site is in an area where there are no Neighborhood Associations to notify.

B. Property Owners within a 100 ft of the provided parcel were notified via first class mail per provided photos. Please update the submitted file, "Public Notice to Property Owners…", to include the letter sent to the Property owners versus the letter received from ONC.

C. Sign Posting:

1. The Sign Posting Agreement was included, signed and dated. However, please update and resubmit with:

   a. The project # to included SP-2026-00026

   b. An updated project address including NE not NW

2. The signs will need to be posted on or before 9:00am on – **Wednesday, April 1, 2026** and shall be left up until **Friday, May 1, 2026**.

3. You may pick up the required **3** signs from the Urban, Design and Development Offices at Mesa del Sol, 2nd Floor during business hours, 8a-5p.

4. Three signs shall be posted at the subject site, one for each street frontage (Chappell Dr, Mission Ave, and Tokay St).

5. Please submit photos of the posted signs to ABQ-Plan by the end of the day Wednesday, April 1, 2026.

6. For more information regarding site posting locations and requirements please see:

   https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted_Sign_Requirement-Instructions.pdf

D. Are you aware of any support or opposition to this request? Please let us know if you receive any comments to be included in the staff report.

4) Project Letter

A. The project letter is off to a good start, although we have suggested revisions. These updates should be included in a revised justification letter and submitted through the ABQ-Plan portal. The specifics of these revisions are discussed below.

B. Please include and describe the purpose of the future soils yard.

C. Section: *Previous Planning Actions*

- To reduce confusion:
    i. Please include the project #s after indicated 2 minor amendments.
    ii. Add the 2 minor and 1 Major Amendment numbers to included project list.

D. Section: *Pre-Application Meetings*

- There is a misunderstanding about IDO §14-16-6-4(Y). The justification indicates that the IDO "limits how many amendments can be approved before it must go back to the original approval body (EPC)" (Justification, p. 3). This section is about Site Plans that have been approved prior to the 2018 IDO. Please update.

E. Section: *Planning Context*

- Please update: Bus Route 157 is nearest bus route.

F. Section: *Major Amendment Request*

1. Note: landscaping would not be added because of an IDO standard or NR-SU specification, and not because the site does not allow public access.
2. Provided table: Building-Size
    i. Building Labeling provided in Justification Letter does not match what is shown on the provided Site Plan. Please update to be consistent.
    ii. These appear to be missing from the table. Please add or clarify why not applicable:
        i. Future Field House Storage Expansion (579 SF)
        ii. Future Ground Water expansion (625 SF)
    iii. Is the PR-2018-001355 SP-2025-00048 Groundwater Warehouse the same structure as what is proposed in this Major Amendment? Please make the distinction in the table.
    iv. The 1271 SF Field Storage Warehouse approved during the PR-2018-001355 SP-2025-00048 action seems to overlap the proposed 7498 SF Future Vehicle Maintenance Bldg. Please clarify (might this be the 1254 SF Field Storage Warehouse for this proposed Maj Amendment?).

G. Please recalculate proposed added SF.

5) Review & Decision Criteria

The Site Plan – EPC shall be approved if it meets all of the criteria presented in6-6(I)(3)(a-h).

A. **6-6(I)(3)(a)**:

1. Five goals (G 5.3, 7.5, 7.6, 12.1w, 13.2) and six policies were reviewed (P 5.3.1, 5.6.3, 7.5.1, 7.6.1, 12.1.2, 13.2.3).

- Staff generally does not review sub-policies, although they can be presented in relation to the overarching goal or policy.

2. For Policy 7.5.1, please clarify the response in regards to: “that was approved through two previous Minor Amendments, ensuring compatibility with the existing landscape character.” (p. 6). Why does this need to be reapproved? Has there been changes?

B. **6-6(I)(3)(e):** Does this development contribute to ambient noise or dust levels? Please add. Note: So much rock in the landscape can trap heat at the surface, more so with darker colors.

6) Proposed Site Development Plan

A. Make sure the plans from the latest amendment are part of the current drawing set.

B. Verify the correct project number is referenced in the drawings is PR-2018-001355.

C. At this time, there is not enough information provided with the proposed Site Plan for staff to sufficiently review the submitted plan.

D. <u>Sheet 1 of 23 Vicinity Plan</u>

1. Although the 2026 Amendment SP-2025-00048 is controlling site plan, what is existing on the site today?

2. This sheet is difficult to read. Please take the highlighted colors off this sheet or make this sheet a Phasing Sheet and add another clean sheet to the drawing set without the highlighted colors.

3. Add additional red cloud amendment area.

4. Verify the address in the title block. The address for the entire drawing set should be the same: 6000 Alexander Blvd NE.

E. <u>Sheet 2 of 23 Vicinity Plan</u>

a. Update cloud date from March 5 to April 16, 2026 with a delta 2 identifying what is being updated.

F. <u>Sheet 3 of 23 Overall Site Plan</u>

1. At this time, there is not enough information provided with the proposed Site Plan for staff to sufficiently review the submitted plan.

2. Add delta and date in title block. Add delta to cloud.

3. **At this time, there is not enough information provided with the proposed Site Plan for staff to sufficiently review the submitted plan.**

4. **The Site Plan on Sheet 3 of 23 should be the most current site plan**. Will it replace the 2026 Approved Site Plan Administrative Amendment SP-2025-00048 which is now the controlling Site Plan?

    - If the 2026 Approved Site Plan Administrative Amendment SP-2025-00048 is replacing this site plan then this sheet should be revised to match the approved Administrative Amendment. t

5. **Please include the 2026 Approved Site Plan Administrative Amendment SP-2025-00048** in the drawing set. Since it is the most recently approved site plan it is the controlling site plan.

6. Add missing buildings to the Building Information and verify all associated square footage (SF).

7. Add the Application number.

8. Please remove the colored clouds, and if needed as phasing, please add as an additional page. Add these clouds to a legend.

G. Sheet 4 of 23 Site Plan - EPC

1. Remove the word EPC from Site Plan ~~– EPC~~ in the title block.

2. Please update the drawings to reflect the recently approved AA - SP-2025-00048

3. Please only reference that the subject site is in an Area of Consistency.

4. Identify Power Equipment enclosure.

5. Add Legend

6. Use a different line type to identify the portion of site plan that has detail plan sheets.

7. *Table of Applicable Standards for Development on NU-SU zoned Property*.

    a. Allowable Uses

        - What are the associated “Ancillary” Uses? Is this the same as IDO “Incidental” Uses? Please clarify.

c. Dimensional Standards: To make the information clearer, please see the following

- Building Height Max = Why are you following the NR-GM requirements for building height instead of stating 65 ft and no maximum for portions of building >100 ft. from front lot line?

d. Parking and Loading

- Per IDO Section 5-5 For Occupied Building and Warehouse Buildings for loading.

e. Landscaping, Buffering and Screening

i. Take out the word "only."

ii. Specify if "Landscaping, Buffering and Screening" is as shown or per IDO (insert section)

iii. Add note: See site plan pages 9-11

f. Walls and Fences

- Identify the street names the fences will run along.

g. Solar Access: Please rephase to "Not applicable per 14-16-5-10"

H. Sheet 5 of 23 Site Plan Detail 1

a. We need an updated sheet based on the latest approved Amendment SP-2025-00048.

I. Sheet 6 of 23 Site Plan Details 2 and 3

1. We need an updated sheet based on the latest approved Amendment SP-2025-00048.

2. Add lines around Site Plan Detail 3 and 2 to separate them from each other. (Currently, the solid lines shown between the details are not separating lines but are part of the details.)

3. Add a Legend.

4. Make sure square footage on all tables, justification, are the same. ASR-3 building square footage is off. All proposed building square footage should match.

J. Sheet 7 of 23 Landscape Plan

b. Update the date of the Major Amendment to the April 16, 2026. Make sure this is correct on all sheets.

K. Sheet 8 of 23 – Landscape Plan

1. The total building area is incorrect. Please recalculate.
2. Make sure all line types used on the drawing are in legend and distinguishable.
3. Please submit the approved conceptual Grading and Drainage Plan through ABQ-Plan.
4. What is the '24" well collector'?
5. Rename to either "Project Area" or "Subject Site."
6. Add additional sheet number to state: "See Enlarged Sheet Plans 9, 10, and 11."
7. Cloud needs to include the proposed injection branch valve vault.
8. Update Note referring to "EPC 2 Vicinity Plan." There is not an EPC 2 Vicinity Plan.
9. Sheets 8 through 11 says there are 22 total pages. Please change to **23** total pages.

L. Sheet 9 of 23 – Landscape Materials and Notes

1. Landscaping Notes:
   - Landscape along Mission Ave is proposed as General Landscaping. What is General Landscaping?
2. Irrigation Note:
   a. What is the ordinance for the waste water ordinance? Please add.
   b. Change Edge Buffer Landscaping from 5-6(D) to 5-6(E) EDGE BUFFER LANDSCAPING
3. Responsibility of Maintenance:
   - Second Sentence is incoherent. Please rewrite.
4. Method for complying with water conservation ordinance:

- Does this need to be in accordance to the CABQ Plant Palette or not since it is a NR-SU zoned parcel?

5. PNM Coordination:

   - Do we need proof of the PNM Conditional Utility Easement?

6. General Planting Notes:

7. IDO Standards:

   a. Please change this heading "IDO Standards" to "Applicable IDO Standards for Subject Site: Landscape, Buffering and Screening."

   b. Please update reference to 5-6(C)(7)(a) No Landscape planting within 3ft for shrubs and 15ft for Trees, in any direction of fire hydrants, valve vaults…etc.

   c. Please change reference to 5-6 (D) to 5-6(E) EDGE BUFFER LANDSCAPING

8. Landscape Materials:

   a. Piñon pine is conditionally recommended not for commercial applications.

   b. *Acer grandidentatum* "Schmidt" is not on the Plant Palette list.

   c. *Cercis candenisis* is not on the Plant Palette list.

   d. *Crataegus laevigata* "Crimson Cloud" is conditionally recommended and would be unsuitable for this location as it is for "cooler, wetter places".

M. Sheet 10 of 22(23) Landscape Plan Chappell Dr.

1. Please dimension the distance between section lines on the Street Tree Plan for Chappell Dr.

2. Insert a dimension showing the typical distance between street trees.

N. Sheet 11 of 22(23) Landscape Plan Mission Avenue

- Make sure all line types are included in the legend.

O. Sheet 12 of 23 Grading and Drainage Plan

- **The EPC cannot hear this Site Plan – EPC request before the Conceptual Grading and Drainage Plan is approved by Hydrology. Please submit this through ABQ-Plan and also with the revised drawings by March 30, 2026.**

P. Sheet 14 of 23 ASR-2 & 03 Elevations

1. Add Keynote 21 to Keyed Notes
2. Verify Building Square footage and make sure it matches all other locations in the drawing set.
3. South Elevation
    - Please add total or dimension from precast concrete wall to end of building.
4. Please add dimension of door opening or add TBD
5. Sheets 14 through 17 - Verify dimensions based on updated the site plan with the latest approved Amendment SP-2025-00048.
6. The rear and front elevations are identified as SIM (similar). What is the difference? Please identify SIM as "similar" on these sheets.

Q. Sheet 18 of 23 Site Fence Details

a. Please make reference to the Fence Detail sheet on the Site Plan sheet.

b. Please take the word "Existing" off Detail #7.

R. Sheet 19 of 23 Site Monument Signage and Power Equip. Enclosure

- *General Notes*:
    - Please update with proper reference description to "IDO §14-16-5-12".

S. Sheet 22 of 23 Lighting Layout

a. The lighting layout does not match the latest Amendment SP-2025-00048. Please update.

b. Note #6. Update the phrase "8 to 10". It seems like part of the sentence is missing.

c. Note #7 please update note (text is missing?).

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing** on **Thursday, April 16, 2026 at 8:40 a.m.**, using Zoom (online).
Attend by Zoom
https://cabq.zoom.us/j/83932559165

Attend by Phone
(719) 359-4580
Meeting ID: 839 3255 9165
Find your local number: https://cabq.zoom.us/u/alDEsva2b

Please contact City Planning staff via the information below for any of the following:
-To request details about the cases below.
-At least 72 hours prior to the hearing:
-For individuals with disabilities to request special assistance to participate at the public hearing.
-To request interpretation into other languages at the hearing.

Contact Information
-Email: PlanningEPC@cabq.gov
-Phone: 505-924-3860, option for Boards and Commissions, or TTY 711

To submit written comments on any of the cases below, please submit by **9 AM on Wednesday, April 1, 2026**.
-Mail: EPC, c/o EPC Hearing Monitor, CABQ Planning Department, P.O. Box 1293, ABQ, NM 87103
-Online portal: https://cabq.gov/epc-public-comment

Project # PR-2024-011133
Plan # ZMA-2026-00004
Zoning Map Amendment (Zone Change)
Consensus Planning, Inc., agent for the applicant, Allan Holmquist and Dexter Byrum, and property owner, the City of Albuquerque Parks and Recreation Dept., requests a Zoning Map Amendment from NR-PO-B to R-1D for a .06-acre portion of Lot 9, Block 6, Wells Sandia Manor Subdivision, located at 99999 Camino de la Sierra NE, on the east side of Camino de la Sierra between Piedras Rd. and Sierra Ct, approximately 3.3 acres. (L-23)
Staff Planner: Daniel Soriano

Project # PR-2018-001355
Plan # SP-2026-00028
Site Plan - EPC, Major Amendment
Consensus Planning, Inc., agent for Albuquerque Bernalillo County Water Utility Authority (ABCWUA) requests a Site Plan - EPC, Major Amendment for all or a portion of Tract A, Plat of Tract A, City of Albuquerque Water Treatment Facility, located at 6000 Alexander Blvd. NE, at the NW corner of Mission Ave. and Chappell Dr. NE intersection, approximately 165 acres. (E-16) (F-16)
Staff Planners: William Steele & Catherine Heyne

Plan # SP-2026-00030
Site Plan - EPC
Consensus Planning, Inc., agent for the City of Albuquerque, requests a Site Plan - EPC, for all or a portion of the westerly portion of Tract A, Block 0000, the northerly 17' of tract A, and the Easterly portion of Tract A (excluding the northerly 17 feet) of the Menaul Addition Number 1, located at 604 Menaul Blvd NW, between 6th St. NW and 9th St. NW, approximately 2.1 acres. (H-14)
Staff Planner: Dustin Kiska

Environmental Planning Commission (EPC)

Journal: March 30, 2026.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

I N T E R - O F F I C E M E M O R A N D U M

March 10, 2026

TO: CABQ ENVIRONMENTAL HEALTH – Byron Lueras, Shellie Eaton
CABQ FIRE DEPARTMENT – Lieutenant Rogelio Rodriguez
CABQ LEGAL – Andrew Coon
CABQ METROPOLITAN REDEVELOPMENT AGENCY – Jennifer Jackson, China Osborn
CABQ MUNICIPAL DEVELOPMENT/TRANSPORTATION PLANNING – Tim Brown, Valerie Hermanson, Debbie Bauman
CABQ NEIGHBORHOOD COORDINATION – Vanessa Baca
CABQ PARKS & RECREATION
- CIP MANAGER – Cheryl Somerfeldt
- CITY FORESTER – Sean O'Neil
- PARK DESIGN – Hannah Aulick
- OPEN SPACE PLANNING – James Lewis, Adryana Vialpando
- TRAILS – Whitney Phelan
- URBAN FORESTRY – Bonnie Strange

CABQ PLANNING
- ENGINEER – Shahab Biazar
- HISTORIC PRESERVATION – Leslie Naji
- HYDROLOGY – Tiequan Chen
- LONG RANGE – Vicente Quevedo, Jordan James
- TRANSPORTATION DEV. SERVICES – Ernest Armijo
- ZONING – Angelo Metzgar, Jeffrey Palmer

CABQ POLICE DEPARTMENT – Laura Kuehn
CABQ SOLID WASTE – Adrian Marez
CABQ TRANSIT – Lawrence Kline, Andrew de Garmo
ABC WATER UTILITY AUTHORITY – David Gutierrez, Eddie Kemp, Galveston Begaye, Aryam Hernandez, Monica Rodriguez, Heidi Hilland
ALBUQUERQUE PUBLIC SCHOOLS – Sarah Young, Cordell Bock, Hodgin Serrullo
AMAFCA – Jared Romero, Kana Radius
BERNALILLO COUNTY
- PLANNING MANAGER – Elvira Lopez
- LEAD PLANNER – Carrie Barkhurst
- LEAD PLANNER – Karen Iverson
- SENIOR PLANNER – Benjamin Savoca
- SENIOR PLANNER – Karina Peggau
- PLANNER – Peach Anderson-Tauzer
- TRANSPORTATION – Julie Luna

KIRTLAND AIR FORCE BASE – Eva Blaylock
MID-REGION COUNCIL OF GOVERNMENTS – Aaron Hill
MIDDLE RIO GRANDE CONSERVANCY DISTRICT – Jason Casuga, Eric Zamora, Mapping
NM DEPARTMENT OF TRANSPORTATION – Margaret Haynes, Keith Thompson, Peter Kubiak
NM GAS COMPANY – Jeff Estvanko, Brandon Kauffman
NATIONAL PARK SERVICE/PETROGLYPH NATIONAL MONUMENT – Nancy Hendricks
PUBLIC SERVICE COMPANY OF NEW MEXICO – Russell Brito

FROM: Mikaela Renz-Whitmore, Urban Design and Development Division, Planning Department

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Below are the legal descriptions for the cases scheduled for public hearing before the Environmental Planning Commission on **April 16, 2026.**

The City of Albuquerque Planning Department has begun using new case tracking software. Applications and related materials are available to review and/or download for each case via the links below.

Please direct questions to the case planner noted below and available by email: PlanningEPC@cabq.gov

All agency comments are due March 30, 2026.
SUBMIT COMMENTS TO: https://cabq.gov/epc-agency-comment
(Please submit comments via the Agency Comment Portal link, not as email submittals.)

Plan # ZMA-2026-00004
Zoning Map Amendment (Zone Change)

Consensus Planning, Inc., agent for Dexter Byrum and Allan Holmquist, requests a Zoning Map Amendment from NR-PO-B to R-1D for all or a portion of *9, Block 6, Wells Sandia Manor Subdivision, located at 99999 Camino de la Sierra NE, on the east side of Camino de la Sierra between Hilldale and the dead-end of Camino de la Sierra, approximately 3.24 acres. (L-23)
Staff Planner: Daniel Soriano

Plan # SP-2026-00028
Site Plan – EPC, Major Amendment

Consensus Planning, Inc., agent for Albuquerque Bernalillo Water Utility Authority (ABCWUA) requests a Site Plan - EPC, Major Amendment for all or a portion of Tract A, Plat of Tract A, City of Albuquerque Water Treatment Facility, located at 1441 Mission Ave NE, between Chappell Drive and Bernalillo County Boundary, approximately 162.5 acres. (E-16)(F-16)
Staff Planners: Catherine Heyne & William Steele

Plan # SP-2026-00030
Site Plan – EPC

Consensus Planning, Inc., agent for the City of Albuquerque, requests a Site Plan - EPC, for all or a portion of the westerly portion of Tract A, Block 0000, the northerly 17' of tract A, and the Easterly portion of Tract A (excluding the northerly 17 feet) of the Menaul Addition Number 1, located at 604 Menaul Blvd NW, between 6th St. NW and 9th St. NW, approximately 2.4 acres. (H-14)
Staff Planner: Dustin Kiska

E) PUBLIC NOTICE

Outlook

1441 Mission Ave. NW _Public Notice Inquiry Sheet Submission

From Flores, Suzanna A. <Suzannaflores@cabq.gov>
Date Tue 3/3/2026 1:25 PM
To Charlene Johnson <Johnson@consensusplanning.com>

1 attachment (1,005 KB)
IDOZoneAtlasPage_E-16-Z & F-16-Z.pdf;

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State
District 4 Coalition of Neighborhood Associations	contactus@d4cabq.org	Lorna	Howerton	hhowerton9379@msn.com	7201 Peregrine Road NE	Albuquerque	NM
District 4 Coalition of Neighborhood Associations	contactus@d4cabq.org	Aubrey	Gladwell	aubrey@thegladwellgroup.com	7123 Quail Springs NE	Albuquerque	NM
North Valley Coalition	nvcabq@gmail.com	Peggy	Norton	peggynorton@yahoo.com	3810 11th Street NW	Albuquerque	NM
North Valley Coalition	nvcabq@gmail.com	James	Salazar	jasalazarnm@gmail.com	5025 Guadalupe Trail NW	Albuquerque	NM

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. https://www.cabq.gov/planning/urban-design-development/public-notice.
- The Checklist you need for notifying neighborhood associations can be found here: https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice
- The Administrative Decision form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table

Thank you,

Suzie

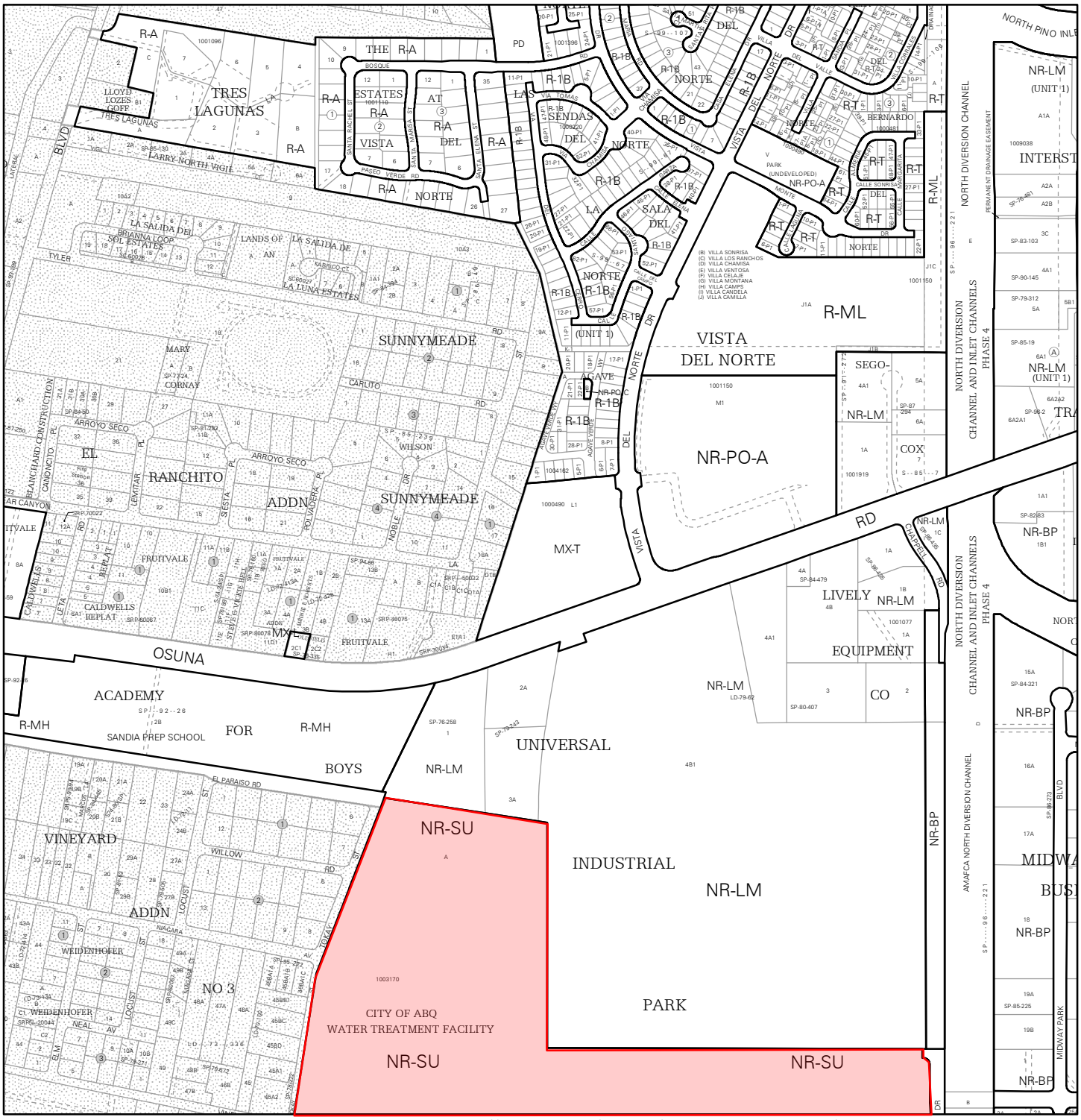
Suzie Flores
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Wednesday, February 25, 2026 11:51 AM
To: Office of Neighborhood Coordination <johnson@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Applicant Information

Contact Name
Charlene Johnson
Telephone Number
505 764-9801
Email Address
johnson@consensusplanning.com
Company Name
Consensus Planning
Company Address
302 8th St NW
City
Albuquerque
State
NM
ZIP
87110
Subject Site Information
Legal description of the subject site for this project:
TR A Plat of Tract A City of Albuquerque Water Treatment Facility Cont. 162.5256 AC
Physical address of subject site:
1441 Mission Ave. NW
Subject site cross streets:
Chappell Drive and Mission Avenue
Other subject site identifiers:
This site is located on the following zone atlas page:
F-16-Z & E-16-Z
Link for map
Captcha



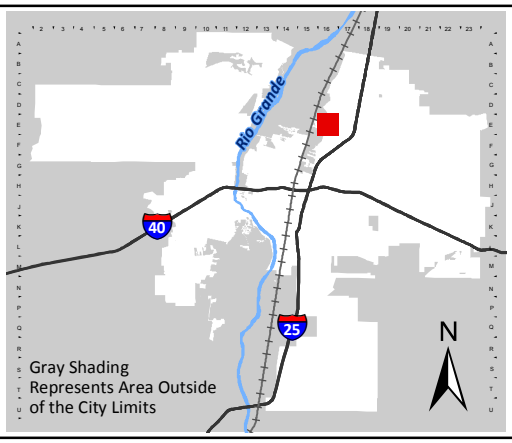
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

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

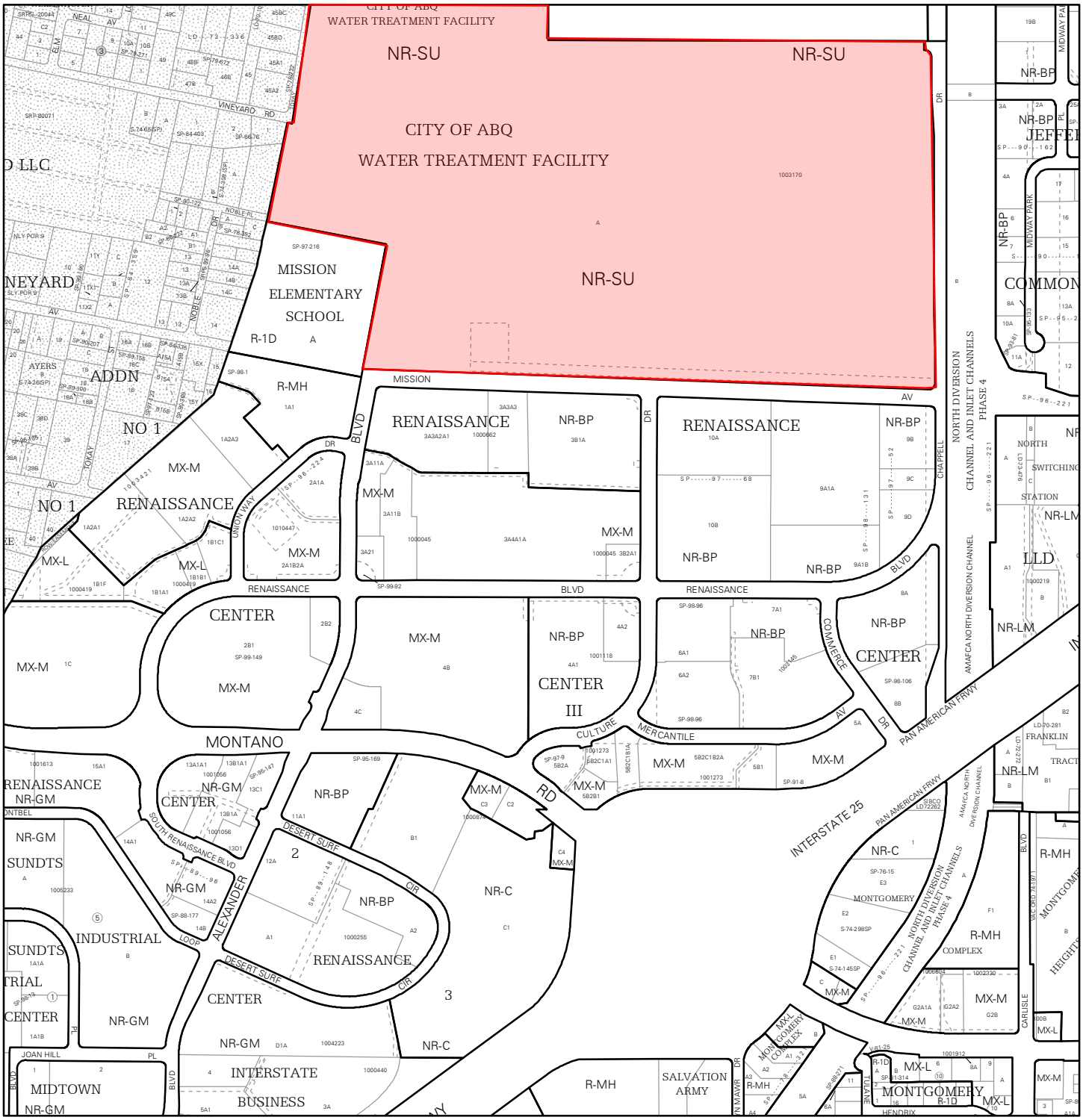


Zone Atlas Page:

E-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

Feet: 0 250 500 1,000



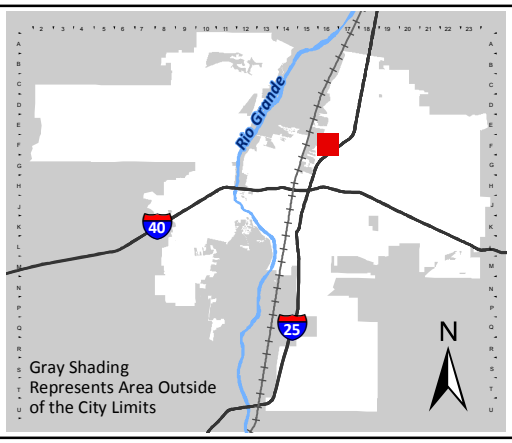
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

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



Zone Atlas Page:

F-16-Z

- Easement
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- 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

Feet

0 250 500 1,000

Outlook

Neighborhood Notification Site Plan-EPC Major Amendment - 1441 Mission Ave. NE

From Charlene Johnson <Johnson@consensusplanning.com>
Date Wed 3/4/2026 5:40 PM
To contactus@d4cabq.org <contactus@d4cabq.org>; nvcabq@gmail.com <nvcabq@gmail.com>; hhowerton9379@msn.com <hhowerton9379@msn.com>; aubrey@thegladwellgroup.com <aubrey@thegladwellgroup.com>; peggynorton@yahoo.com <peggynorton@yahoo.com>; jasalazarnm@gmail.com <jasalazarnm@gmail.com>
Cc Jackie Fishman <fishman@consensusplanning.com>

Dear Neighbors,

This email serves as notice that Consensus Planning has submitted a Site Plan-EPC Major Amendment to the previously approved site plan for the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) Chappell Campus. The property is located at 1441 Mission Avenue NE. It is approximately 162 acres, zoned Non-residential Sensitive Use, and characterized by utility and industrial uses. The proposed Major Amendment shows the as-built conditions on the site and the new development in the eastern portion, including two Aquifer Storage and Recovery (ASR) well sites, a warehouse/maintenance complex, and proposed landscaping along Chappell Drive and Mission Avenue.

The Major Amendment will be heard by the Environmental Planning Commission (EPC) on April 16, 2026, at 8:40 AM. The agenda and Zoom meeting link are available at the following website: http://www.cabq.gov/planning/boards-commissions

You may use the link below to download the proposed Site Plan-EPC Major Amendment and the Neighborhood Notification Packet.

ABCWUA Chappell Campus Site Plan-EPC Major Amendment

If you have any questions or would like more information regarding this project, please contact me or Jackie Fishman (fishman@consensusplanning.com) by email or phone at 505.764-9801.

Sincerely,

Charlene Johnson, AICP
Senior Planner II
Consensus Planning, Inc.
302 Eighth Street, NW
Albuquerque, NM 87102
Phone: 505 764-9801

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

aubrey@thegladwellgroup.com (aubrey@thegladwellgroup.com)

Subject: Neighborhood Notification Site Plan-EPC Major Amendment - 1441 Mission Ave. NE

nvcabq@gmail.com (nvcabq@gmail.com)

jasalazarnm@gmail.com (jasalazarnm@gmail.com)

Subject: Neighborhood Notification Site Plan-EPC Major Amendment - 1441 Mission Ave. NE

peggynorton@yahoo.com (peggynorton@yahoo.com)

Subject: Neighborhood Notification Site Plan-EPC Major Amendment - 1441 Mission Ave. NE

hhowerton9379@msn.com (hhowerton9379@msn.com)

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: March 4, 2026

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **§14-16-6-4(J) Public Notice.** This notice is being provided to *(mark as relevant)*:

- [x] Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.[1]
- [x] Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(J)(1)(a)

1. Subject Property Address* 1441 Mission Ave NE Albuquerque, NM 87113
   Location Description Property located at the northwest corner of Mission Ave NE & Chappell Dr NE
2. Property Owner* Albuquerque Bernalillo County Water Utility Authority (ABCWUA)
3. Agent/Applicant* *[if applicable]* Agent: Consensus Planning / Applicant: ABCWUA
4. Application Type(s)[2]* see IDO Table 6-1-1
   - [x] Site Plan – EPC
   - [ ] Subdivision _____ (Minor, Major, or Bulk Land)
   - [ ] Vacation _____ (Easement, Private Way, or Public Right-of-way)
   - [ ] Variance – EPC
   - [ ] Waiver _____(DHO or Wireless Telecommunication Facility)
   - [ ] Other: _____

   Summary of project/request[3]*:

   Request for a Site Plan-EPC Major Amendment to include warehousing, maintenance, operations building, and two Aquifer Storage Recharge (ASR) facilities on the site. The site has been developed for over 20 years by the ABCWUA for utility uses.

5. This application will be heard at a public meeting or hearing by*:
   - ( ) Development Hearing Officer (DHO)
   - ( ) Landmarks Commission (LC)
   - (•) Environmental Planning Commission (EPC)

[1] If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.
[2] Applications for the Zoning Hearing Examiner require a public notice form available here: https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner. Otherwise, mark all that apply.
[3] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Hearing Date/Time*: April 16, 2026 at 8:40 AM

Location*[4]: Zoom Link Found Here: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Charlene Johnson or Jackie Fishman

Email: johnson@consensusplanning.com or fishman@consensusplanning.com

Phone: (505) 764-9801

☑ Website or project page: https://consensusplanning-my.sharepoint.com/:b:/p/johnson/IQC7UEkqZat9TZXdL8Vjx26eARZPoLXQvw3vHS4qop749Qw?e=3bhKSE

☑ Attachments:

☑ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*

☐ Other: _____

Project Information Required for Mail/Email Notice by IDO §14-16-6-4(J)(1)(b):

1. Zone Atlas Page(s)*[5] E16 & F16
2. Project Illustrations, as relevant*[6]

☑ Architectural drawings

☑ Elevations of the proposed building(s)

☑ Other relevant illustrations

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

There are no deviations, variances, or waivers requested

[4] Physical address or Zoom link

[5] Available online here: http://data.cabq.gov/business/zoneatlas

[6] While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (*) are required.]

4. Was a Pre-submittal Neighborhood Meeting held? ◯ Yes ◉ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

   _____

   _____

   _____

   _____

   [Note: If a meeting was held, the meeting report is required to be provided in the application materials.]

5. ***For Site Plan Applications only****, attach the site plan showing, at a minimum:

   ☑ a. Location of proposed buildings and landscape areas.*
   ☑ b. Access and circulation for vehicles and pedestrians.*
   ☑ c. Maximum height of any proposed structures, with building elevations.*
   ☐ d. **For residential development***: Maximum number of proposed dwelling units.
   ☑ e. **For non-residential development***:
      ☑ Total gross floor area of proposed project.
      ☑ Gross floor area for each proposed use.

Additional Information from IDO Zoning Map[7]:

1. Area of Property *[acres]* 162.53
2. IDO Zone District Non-Residential Sensitive Use NR-SU
3. Overlay Zone(s) *[if applicable]* N/A Select Select Select Select
4. Center or Corridor Area *[if applicable]* N/A

Current Land Use(s) *[vacant, if none]* Utilities

_____

NOTE: Pursuant to IDO §14-16-6-4(K), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: https://www.cabq.gov/planning/abq-plan

Useful Links

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IDO Interactive Map: https://tinyurl.com/idozoningmap

[7] Available here: https://tinyurl.com/idozoningmap

ONE ALBUQUERQUE planning

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Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

Outlook

1441 Mission Ave. NW _Public Notice Inquiry Sheet Submission

From Flores, Suzanna A. <Suzannaflores@cabq.gov>
Date Wed 2/25/2026 4:40 PM
To Charlene Johnson <Johnson@consensusplanning.com>

1 attachment (1,005 KB)
IDOZoneAtlasPage_E-16-Z & F-16-Z.pdf;

Dear Applicant:

As of February 25, 2026 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that the ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

Thank you,

Suzie

Suzie Flores
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Wednesday, February 25, 2026 11:51 AM
To: Office of Neighborhood Coordination <johnson@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Applicant Information

Contact Name

Charlene Johnson

Telephone Number

505 764-9801

Email Address

johnson@consensusplanning.com

Company Name

Consensus Planning

Company Address

302 8th St NW

City

Albuquerque

State

NM

ZIP

87110

Subject Site Information

Legal description of the subject site for this project:

TR A Plat of Tract A City of Albuquerque Water Treatment Facility Cont. 162.5256 AC

Physical address of subject site:

1441 Mission Ave. NW

Subject site cross streets:

Chappell Drive and Mission Avenue

Other subject site identifiers:

This site is located on the following zone atlas page:

F-16-Z & E-16-Z

Link for map

Captcha

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: February 27, 2026

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **§14-16-6-4(J) Public Notice.** This notice is being provided to *(mark as relevant)*:

- ☐ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.[1]
- ☑ Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(J)(1)(a)

1. Subject Property Address* 1441 Mission Ave NE Albuquerque, NM 87113
   Location Description Property located at the northwest corner of Mission Ave NE & Chappell Dr NE
2. Property Owner* Albuquerque Bernalillo County Water Utility Authority (ABCWUA)
3. Agent/Applicant* *[if applicable]* Agent: Consensus Planning / Applicant: ABCWUA
4. Application Type(s)[2]* see IDO Table 6-1-1
   - ☑ Site Plan – EPC
   - ☐ Subdivision _____ (Minor, Major, or Bulk Land)
   - ☐ Vacation _____ (Easement, Private Way, or Public Right-of-way)
   - ☐ Variance – EPC
   - ☐ Waiver _____(DHO or Wireless Telecommunication Facility)
   - ☐ Other: _____

   Summary of project/request[3]*:

   Request for a Site Plan-EPC Major Amendment to include warehousing, maintenance, operations building, and two Aquifer Storage Recharge (ASR) facilities on the site. The site has been developed for over 20 years by the ABCWUA for utility uses.

5. This application will be heard at a public meeting or hearing by*:
   - ○ Development Hearing Officer (DHO)
   - ○ Landmarks Commission (LC)
   - ◉ Environmental Planning Commission (EPC)

[1] If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.
[2] Applications for the Zoning Hearing Examiner require a public notice form available here: https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner. Otherwise, mark all that apply.
[3] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Hearing Date/Time*: April 16, 2026 at 8:40 AM

Location*[4]: Zoom Link Found Here: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Charlene Johnson or Jackie Fishman

Email: johnson@consensusplanning.com or fishman@consensusplanning.com

Phone: (505) 764-9801

☐ Website or project page: N/A

☑ Attachments:

☐ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*

☑ Other: Site Plan, Landscape Plan, and Elevations

Project Information Required for Mail/Email Notice by IDO §14-16-6-4(J)(1)(b):

1. Zone Atlas Page(s)*[5] E16 & F16
2. Project Illustrations, as relevant*[6]

☑ Architectural drawings

☑ Elevations of the proposed building(s)

☑ Other relevant illustrations

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

There are no deviations, variances, or waivers requested

[4] Physical address or Zoom link

[5] Available online here: http://data.cabq.gov/business/zoneatlas

[6] While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (*) are required.]

4. Was a Pre-submittal Neighborhood Meeting held? ◯ Yes ◉ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

   _____

   _____

   _____

   _____

   [Note: If a meeting was held, the meeting report is required to be provided in the application materials.]

5. ***For Site Plan Applications only****, attach the site plan showing, at a minimum:

   ☑ a. Location of proposed buildings and landscape areas.*
   ☑ b. Access and circulation for vehicles and pedestrians.*
   ☑ c. Maximum height of any proposed structures, with building elevations.*
   ☐ d. **For residential development***: Maximum number of proposed dwelling units.
   ☑ e. **For non-residential development***:
      ☑ Total gross floor area of proposed project.
      ☑ Gross floor area for each proposed use.

Additional Information from IDO Zoning Map[7]:

1. Area of Property *[acres]* 162.53
2. IDO Zone District Non-Residential Sensitive Use NR-SU
3. Overlay Zone(s) *[if applicable]* N/A Select Select Select Select
4. Center or Corridor Area *[if applicable]* N/A

Current Land Use(s) *[vacant, if none]* Utilities

_____

NOTE: Pursuant to IDO §14-16-6-4(K), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: https://www.cabq.gov/planning/abq-plan

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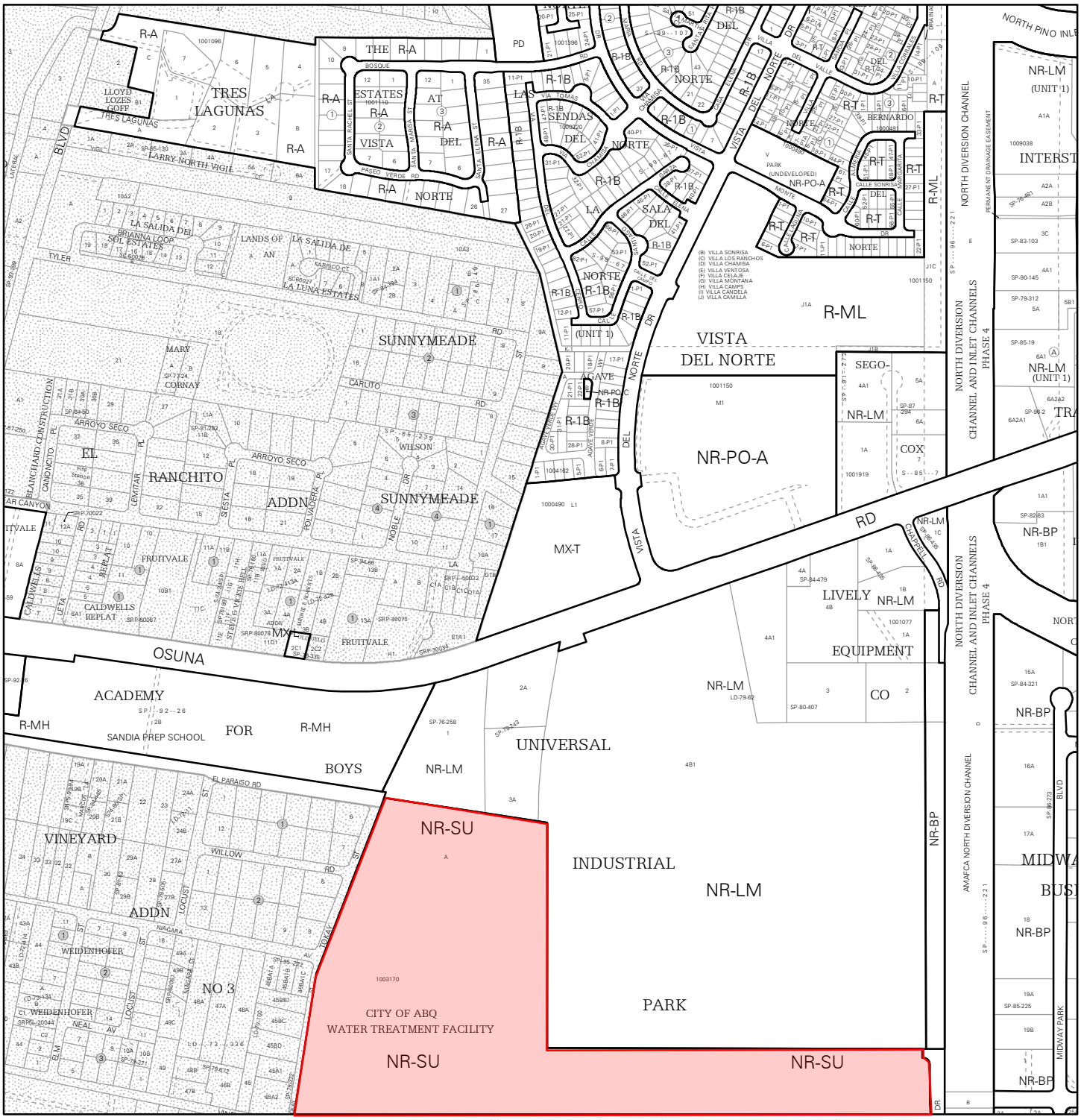


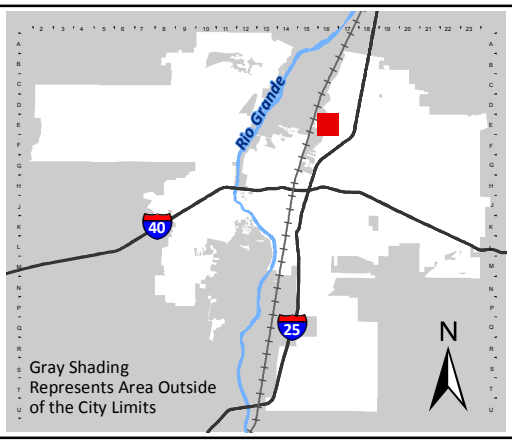
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

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

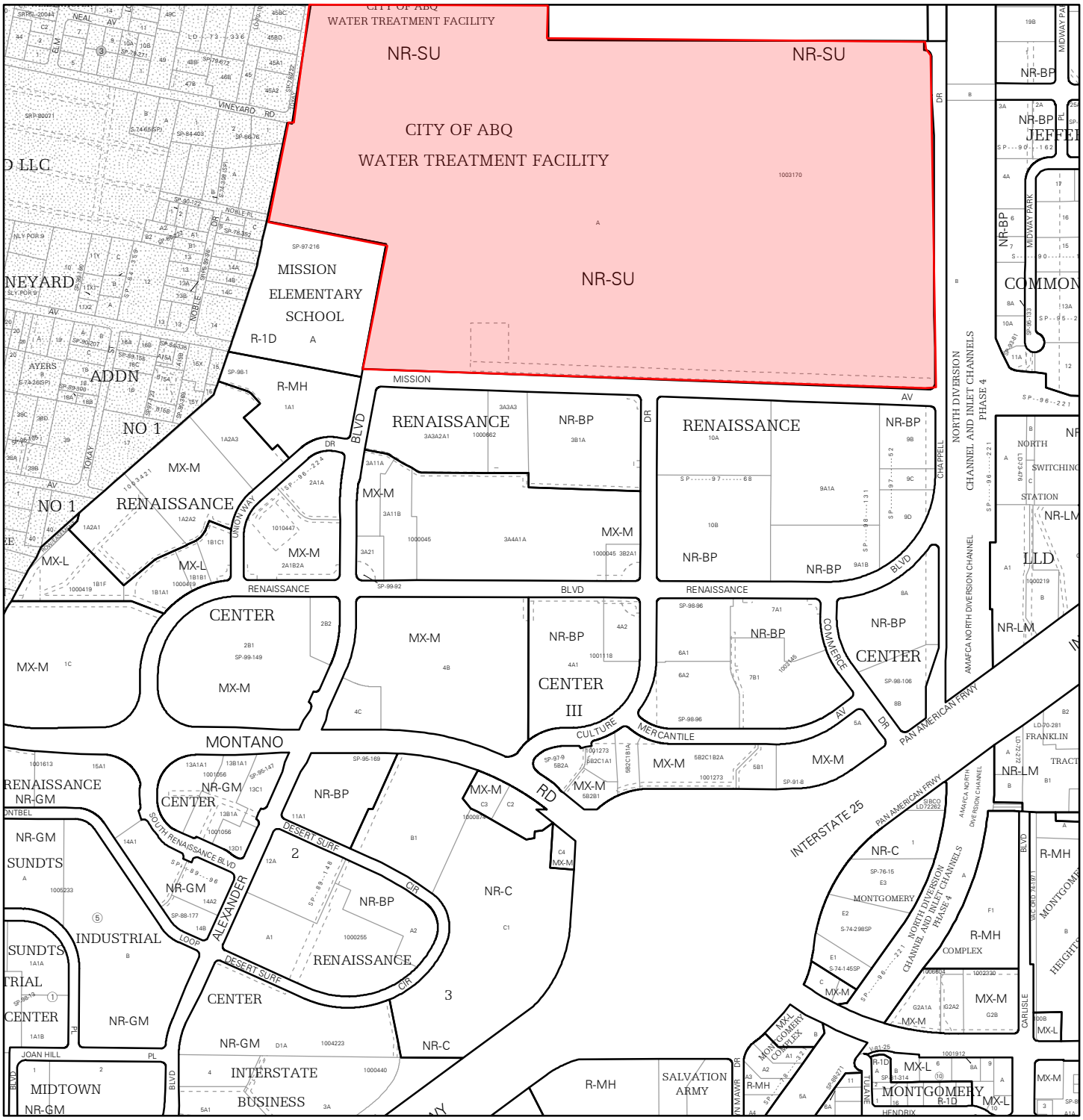


Zone Atlas Page:

E-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

Feet: 0 250 500 1,000



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IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

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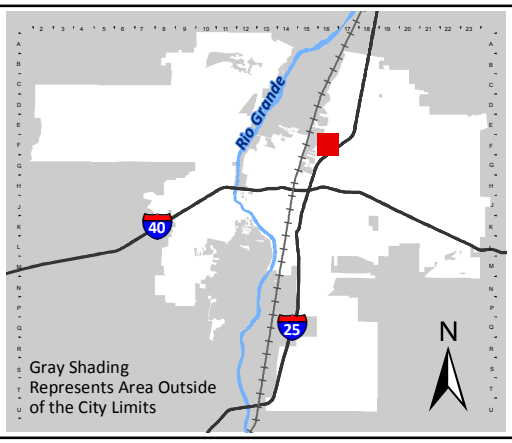


Zone Atlas Page:

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

Feet

0 250 500 1,000

WUA CUSTOMER SERVICE AND OPERATIONS FACILITIES ENTRANCE

RENDERING OF SOLAR ARRAY OVER FLEET STORAGE AND EMPLOYEE PARKING

SITE DATA

LEGAL DESCRIPTION: TRACT A PLAT OF TRACT A CITY OF ALBUQUERQUE WATER TREATMENT FACILITY

UPC: 101606133843910153

SITE AREA: 162.53 ACRES

EXISTING ZONING: NON-RESIDENTIAL SENSITIVE USE ZONE DISTRICT (NR-SU)

BUILDING INFORMATION

WAREHOUSE	6,144 SF
VEHICLE MAINTENANCE	7,498 SF
MAJOR UTILITY	1,982 SF
RESTROOM	262 SF
TOTAL	17,1720 SF

LEGEND

- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- CHAINLINK FENCE
- EASEMENT LINE
- PARCEL LINE
- SITE BOUNDARY
- PROPERTY LINE

PROJECT NUMBER: PR-2018-001355
Application Number: XX-XXXX-XXXX

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

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

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

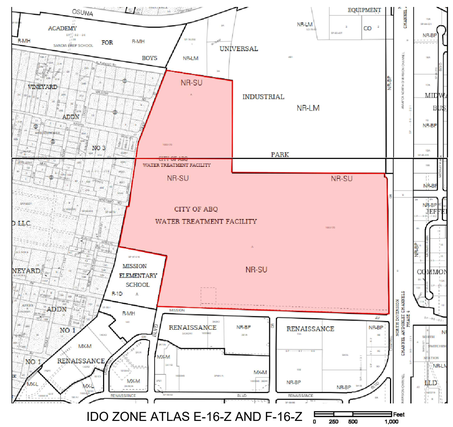
Hydrology

Code Enforcement

*Environmental Heath Department (conditional)

Solid Waste Management

Planning Department



IDO ZONE ATLAS E-16-Z AND F-16-Z

OVERALL SITE PLAN
Scale1"=200'

N

0 200' 400'

AECOM
One Park Square, 6501 Americas Pkwy NE, Suite 900 Albuquerque, New Mexico 87110
(505)-855-7500

MOLZENCORBIN
2701 Miles Road SE
Albuquerque, New Mexico 87106
505 242 5700 office
MolzenCorbin.com

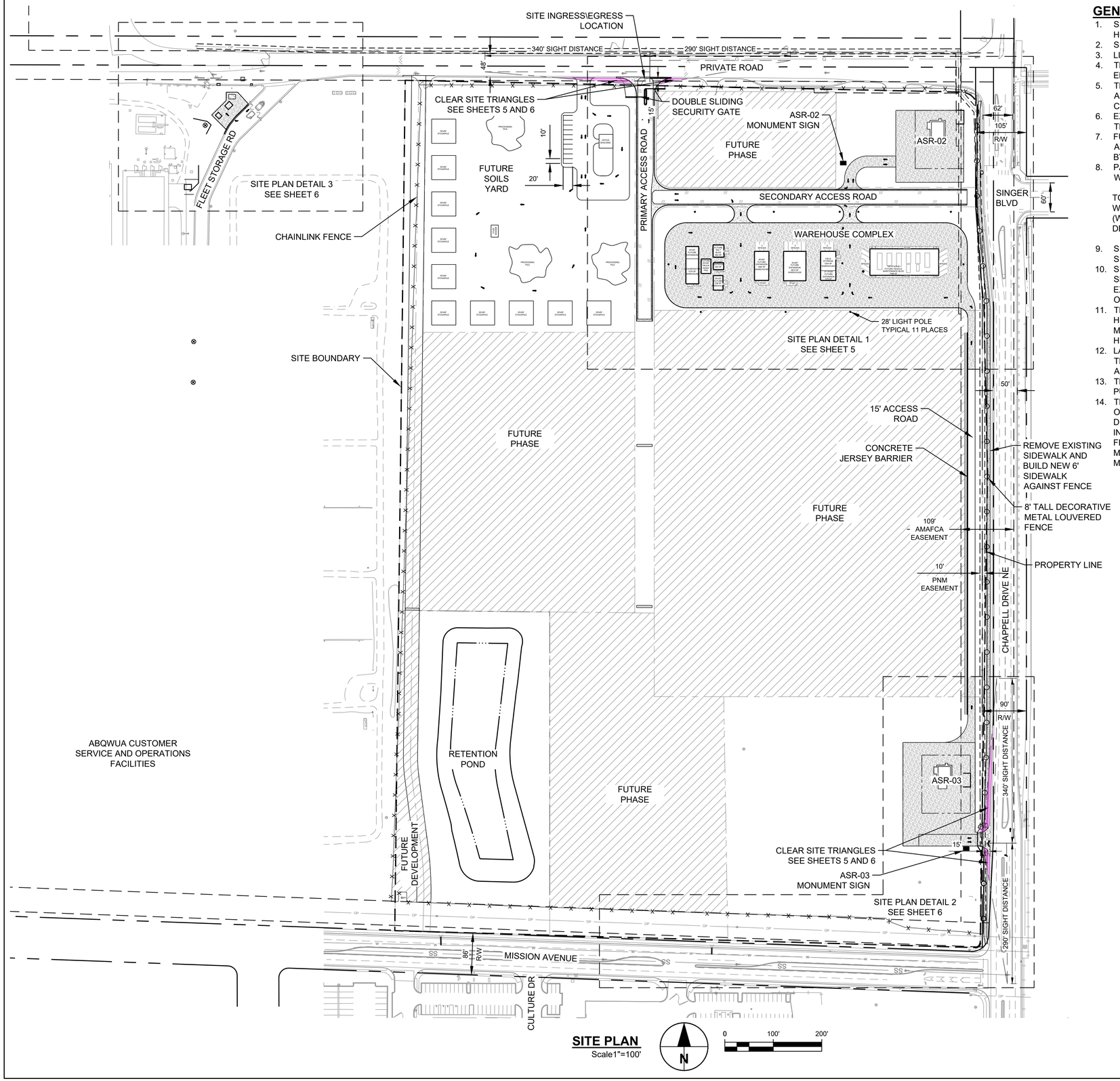
CONSENSUS PLANNING
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail:cp@consensusplanning.com

ABCWUA Chappell Campus
Major Amendment Site Plan - EPC
1441 Mission Avenue, Albuquerque, NM 87113

SHEET TITLE
OVERALL SITE PLAN

SHEET
3 OF 23

DWG: C:\Users\jesse.higgins\DC\ACCDocs\AECOM\JD-AMER(US)-EDB8691-ABCWUA 2309.023 Warehouse Complex\Project Files\VDC Design Collaboration\V10-CAD_BIM\EPC Submittal\V20-SHEETS\VICINITY.dwg USER: jesse.higgins
DATE: Feb 25, 2026 11:47am XREFS: WUA-Admin Titleblock OE_Vicinity_Map PARCELS_NO LABELS PROPOSED SITE LINEWORK W-NBASE3-30-25_LOCATED IMAGES: OE_Vicinity_Map-1.jpg



SITE PLAN
Scale1"=100'

0 100' 200'

N

GENERAL NOTES

1. SITE GENERATES LESS THAN 100 VEHICLES PER HOUR DURING THE AM AND PM PEAK HOURS.
2. SITE LIMITED TO ABCWUA PERSONNEL ONLY.
3. LIGHTING FOR WAREHOUSE COMPLEX ONLY (SEE LIGHTING SHEETS 22 AND 23).
4. THIS SITE PLAN IS A MAJOR AMENDMENT TO THE SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (PROJECT # PR-2018-001355).
5. THE SUBJECT SITE IS WITHIN A DESIGNATED AREA OF CONSISTENCY, ADJACENT TO AREAS OF CONSISTENCY ON THE NORTH, EAST, AND SOUTHWEST; AND AN AREA OF CHANGE TO THE SOUTH.
6. EXISTING SITE IMPROVEMENTS SHALL REMAIN AS DEVELOPED; NO CHANGES WITHIN THE EXISTING DEVELOPED AREAS ARE PROPOSED WITH THIS MAJOR AMENDMENT.
7. FUTURE PHASES OF DEVELOPMENT ARE ILLUSTRATED ON THE SITE PLAN. APPROVAL OF THOSE DESIGNATED FUTURE PHASES SHALL NOT REQUIRE APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION.
8. PARKING ASSOCIATED WITH THE PROPOSED WAREHOUSE COMPLEX SHALL COMPLY WITH ALL APPLICABLE ADA ACCESSIBILITY REQUIREMENTS.

   TO ENSURE EMPLOYEE SAFETY AND MAINTAIN SITE SECURITY, ACCESS WITHIN THE WAREHOUSE COMPLEX AREA WILL BE RESTRICTED TO WATER UTILITY AUTHORITY (WUA) VEHICLES ONLY. ACCORDINGLY, THE PARKING LAYOUT WILL NOT INCLUDE DESIGNATED ACCOMMODATIONS FOR BICYCLES OR MOTORCYCLES.

9. SIGNAGE SHALL BE IN COMPLIANCE WITH IDO TABLE 5-12-3 AND AS SHOWN ON THE SIGNAGE PLAN.
10. SITE LIGHTING SHALL BE IN COMPLIANCE WITH IDO SECTION 5-8, TABLE 5-8-2, AND AS SHOWN ON THE LIGHTING PLAN. LUMINAIRES SHALL BE FULLY SHIELDED, SHALL NOT EXCEED 25 FEET IN HEIGHT, AND SHALL HAVE AN ANSI/IES LIGHTING DESIGNATION OF LZ1.
11. THERE ARE NO NEIGHBORHOOD EDGES APPLICABLE TO THE SUBJECT SITE. HOWEVER, PORTIONS OF BUILDINGS WITHIN 100 FEET OF THE BERNALILLO COUNTY M-H ZONE TO THE WEST OF THE SUBJECT SITE SHALL NOT EXCEED 30 FEET IN HEIGHT.
12. LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN THREE (3') AND EIGHT FEET (8') TALL (AS MEASURED FROM GUTTER PLAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.
13. THE SUBJECT PROPERTY WILL REMAIN FENCED, LOCKED, AND NOT OPEN TO THE PUBLIC, WITH THE EXCEPTION OF THE EXISTING CUSTOMER SERVICE AREA.
14. THE WATER AUTHORITY MUST MEET SECURITY REQUIREMENTS WITH THE PURPOSE OF PROTECTING CRITICAL DRINKING WATER SUPPLY AND TREATMENT AND DISTRIBUTION SYSTEMS FROM SECURITY THREATS. ENSURING SECURE FACILITIES INCLUDES HAVING INTACT SECURITY FENCES, CLEAR LINE-OF-SITE THROUGH FENCES FOR WATER AUTHORITY PERSONNEL, ADEQUATE SECURITY LIGHTING, AND MINIMAL LANDSCAPING THAT DOES NOT INTERFERE WITH THE ABILITY TO OPERATE, MAINTAIN, AND SECURE THE FACILITIES AND EQUIPMENT.

TABLE OF APPLICABLE STANDARDS FOR DEVELOPMENT ON NU-SU ZONED PROPERTY	
OVERLAY ZONES	NONE
ALLOWABLE USES	UTILITIES, WAREHOUSING, AND ASSOCIATED ANCILLARY USES
USE-SPECIFIC STANDARDS	NONE APPLY
DIMENSIONAL STANDARDS	PER TABLE 5-1-3: NON-RESIDENTIAL ZONE DISTRICT STANDARDS – LOT WIDTH & BUILDING COVERAGE, N/A; SETBACKS PER NR-GM; BUILDING HEIGHT MAX PER NR-GM (65 FT, NO MAX FOR PORTION OF BUILDINGS >100 FT FROM FRONT LOT LINE)
SITE DESIGN AND SENSITIVE LANDS	NO SENSITIVE LANDS PRESENT
ACCESS AND CONNECTIVITY	PER IDO SECTION 5-3(E)(3)(a) & 5-3(E)(3)(c)
SUBDIVISION OF LAND	PER IDO SECTION 5-4
PARKING AND LOADING	PER IDO SECTION 5-5 FOR OCCUPIED BUILDINGS ONLY & WAREHOUSE BUILDING FOR LOADING
LANDSCAPING, BUFFERING, AND SCREENING	STREET TREES ON MISSION AVENUE & CHAPPELL DRIVE ONLY PER IDO SECTION 5-6, AS FEASIBLE; NO STREET TREES REQUIRED ALONG PRIVATE STREET AT NORTH PROPERTY LINE
WALLS AND FENCES	PER IDO SECTION 5-7 FOR FRONTAGE ALONG DESIGNATED RIGHTS-OF-WAY; DOES NOT APPLY TO PRIVATE STREET ALONG NORTH PROPERTY LINE OR INTERNAL TO THE SITE
OUTDOOR AND SITE LIGHTING	PER IDO SECTION 5-8
SOLAR ACCESS	NOT APPLICABLE
BUILDING DESIGN	AS INDICATED ON THE BUILDING ELEVATIONS
SIGNS	PER IDO SECTION 5-12 AND AS INDICATED ON SIGN SHEET
OPERATION AND MAINTENANCE	PER IDO SECTION 5-13 AS APPLICABLE TO USE

AECOM
One Park Square, 6501 Americas Pkwy NE, Suite 900 Albuquerque, New Mexico 87110
(505)-855-7500

MOLZENCORBIN
2701 Miles Road SE
Albuquerque, New Mexico 87106
505 242 5700 office
MolzenCorbin.com

CONSENSUS PLANNING
Planning / Landscape Architecture
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Albuquerque, NM 87102
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ABCWUA Chappell Campus
Major Amendment Site Plan - EPC
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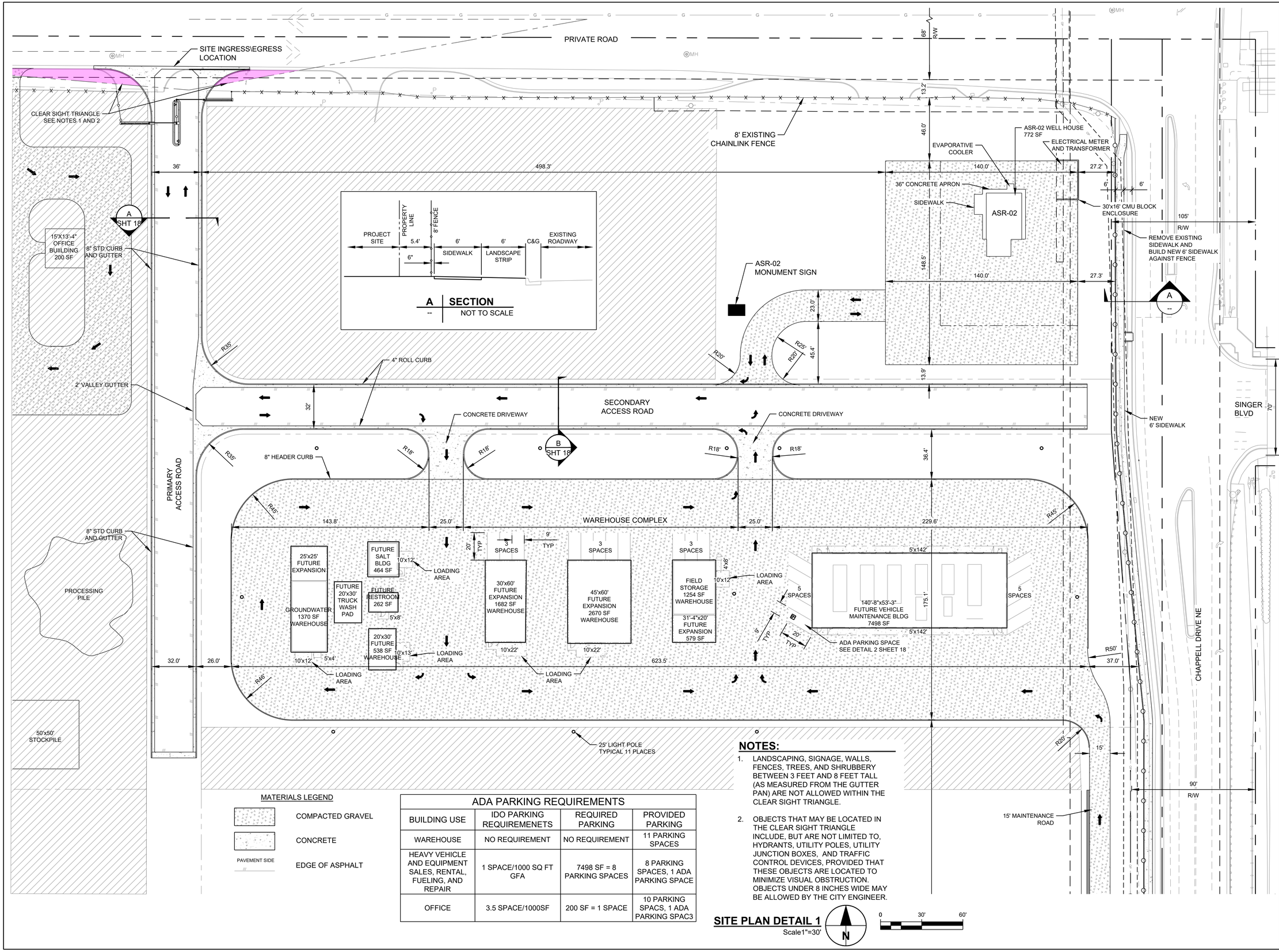
SHEET TITLE
SITE PLAN - EPC

SHEET
4 OF 23

DWG: C:\Users\jesse.higgins\DC\ACCDocs\AECOM\CI-AMER(US)-60586691-ABQWUA 2309.023 Warehouse Complex\Project Files\900 Design Collaboration\910-CAD_BIM\EPC Submittal\2D-SHEETS\SITE.dwg USER: jesse.higgins
DATE: Feb 25, 2026 11:47am XREFS: WUA-Admin Titleblock PARCELS_NO LABELS SITE TOPO 2D LINEWORK-SP PROPOSED SITE LINEWORK PROP UTILITIES R-W_EASEMENTS SIGHT_TRIANGLES IMAGES:



MATERIALS LEGEND

	COMPACTED GRAVEL
	CONCRETE
PAVEMENT SIDE ///	EDGE OF ASPHALT

ADA PARKING REQUIREMENTS			
BUILDING USE	IDO PARKING REQUIREMENETS	REQUIRED PARKING	PROVIDED PARKING
WAREHOUSE	NO REQUIREMENT	NO REQUIREMENT	11 PARKING SPACES
HEAVY VEHICLE AND EQUIPMENT SALES, RENTAL, FUELING, AND REPAIR	1 SPACE/1000 SQ FT GFA	7498 SF = 8 PARKING SPACES	8 PARKING SPACES, 1 ADA PARKING SPACE
OFFICE	3.5 SPACE/1000SF	200 SF = 1 SPACE	10 PARKING SPACS, 1 ADA PARKING SPAC3

NOTES:

1. LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.
2. OBJECTS THAT MAY BE LOCATED IN THE CLEAR SIGHT TRIANGLE INCLUDE, BUT ARE NOT LIMITED TO, HYDRANTS, UTILITY POLES, UTILITY JUNCTION BOXES, AND TRAFFIC CONTROL DEVICES, PROVIDED THAT THESE OBJECTS ARE LOCATED TO MINIMIZE VISUAL OBSTRUCTION. OBJECTS UNDER 8 INCHES WIDE MAY BE ALLOWED BY THE CITY ENGINEER.

SITE PLAN DETAIL 1
Scale1"=30'

N

0 30' 60'

AECOM
One Park Square, 6501 Americos Pkwy NE, Suite 900 Albuquerque, New Mexico 87110
(505)-855-7500

MOLZENCORBIN
2701 Miles Road SE
Albuquerque, New Mexico 87106
505 242 5700 office
MolzenCorbin.com

CONSENSUS PLANNING
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302 Eighth Street NW
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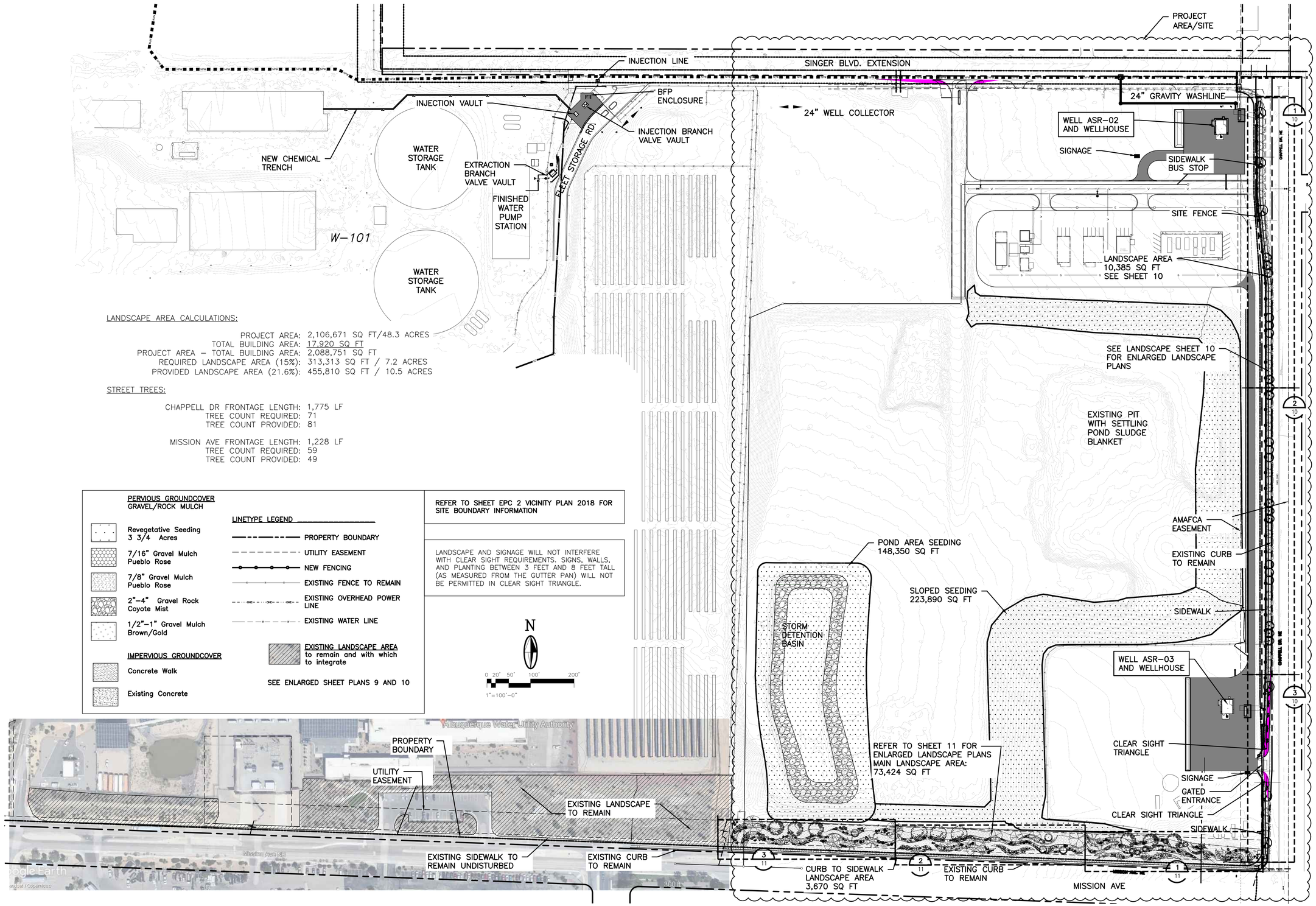
e-mail:cp@consensusplanning.com

ABCWUA Chappell Campus
Major Amendment Site Plan - EPC
1441 Mission Avenue, Albuquerque, NM 87113

SHEET TITLE
SITE PLAN DETAIL1

SHEET
5 OF 23

DWG: C:\Users\jesse.higgins\DC\ACCDocs\AECOM\D--AMER(US)--60680691--ABQWUA 2309.023 Warehouse Complex\Project Files\WUO Design Collaboration\010--CAD_BIM\EPC Submittal\2D-SHEETS\SITE.dwg USER: jesse.higgins
DATE: Feb 26, 2026 12:25pm XREFS: WUA-Admin Titleblock PARCELS_NO LABELS SITE TOPO 2D LINEWORK_SP PROPOSED SITE LINEWORK PROPOSED SITE LINEWORK MOLZEN PROP UTILITIES R-W_EASEMENTS SIGHT_TRIANGLES IMAGES:



LANDSCAPE AREA CALCULATIONS:

PROJECT AREA:	2,106,671 SQ FT/48.3 ACRES
TOTAL BUILDING AREA:	17,920 SQ FT
PROJECT AREA – TOTAL BUILDING AREA:	2,088,751 SQ FT
REQUIRED LANDSCAPE AREA (15%):	313,313 SQ FT / 7.2 ACRES
PROVIDED LANDSCAPE AREA (21.6%):	455,810 SQ FT / 10.5 ACRES

STREET TREES:

CHAPPELL DR FRONTAGE LENGTH:	1,775 LF
TREE COUNT REQUIRED:	71
TREE COUNT PROVIDED:	81
MISSION AVE FRONTAGE LENGTH:	1,228 LF
TREE COUNT REQUIRED:	59
TREE COUNT PROVIDED:	49

PERVIOUS GROUNDCOVER
GRAVEL/ROCK MULCH

- Revegetative Seeding 3 3/4 Acres
- 7/16" Gravel Mulch Pueblo Rose
- 7/8" Gravel Mulch Pueblo Rose
- 2"–4" Gravel Rock Coyote Mist
- 1/2"–1" Gravel Mulch Brown/Gold

IMPERVIOUS GROUNDCOVER

- Concrete Walk
- Existing Concrete

LINETYPE LEGEND

- PROPERTY BOUNDARY
- UTILITY EASEMENT
- NEW FENCING
- EXISTING FENCE TO REMAIN
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE

EXISTING LANDSCAPE AREA to remain and with which to integrate

SEE ENLARGED SHEET PLANS 9 AND 10

REFER TO SHEET EPC 2 VICINITY PLAN 2018 FOR SITE BOUNDARY INFORMATION

LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN CLEAR SIGHT TRIANGLE.

N

0 20' 50' 100' 200'
1"=100'-0"

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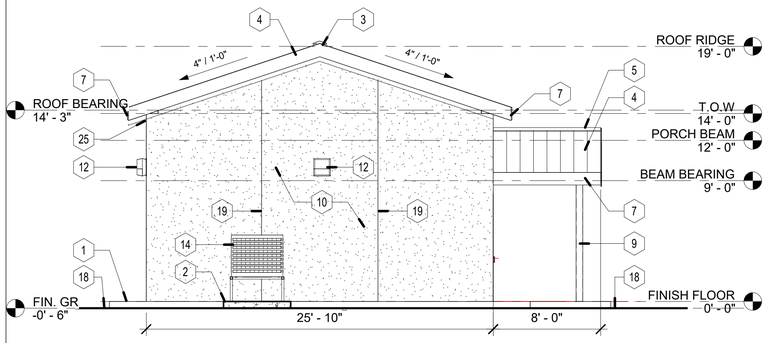
SHEET TITLE
LANDSCAPE PLAN

SHEET
8 OF 22

DWG: I:\ABCWUA\ABC251-20 DWT Large Scale Recharge ASR Wells 2&3\DWGS\L00-001.dwg USER: jhenk
DATE: Feb 25, 2026 1:58pm XREFS: WAB-BASX AAB-BASX CAB-BASX GABTK22K C00-SRVX C00-SRFX RAB-FUTX LAB-BASX R-W_EASEMENTS 1 IMAGES: Mission.jpg result_1_1.tif result_2_1.tif result_1_1.tif result_2_1.tif Water Authority Horizontal Logo.jpg

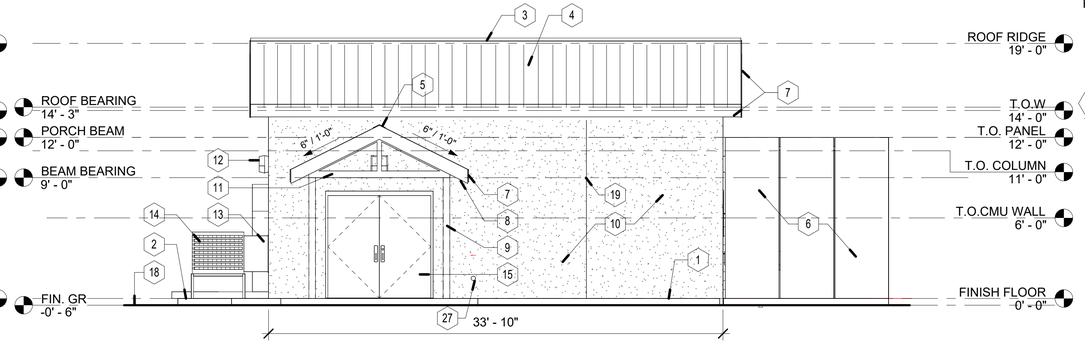
GENERAL NOTES

A. TARGET ELEVATIONS: 0'-0" = FINISH FLOOR ELEVATION SHOWN ON CIVIL GRADING PLAN
B. NO SIGNAGE IS MOUNTED ON THE BUILDING TO AVOID PENETRATIONS THROUGH EIFS



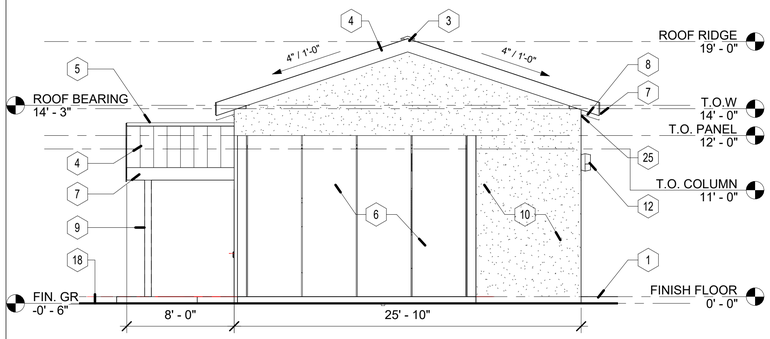
ASR-02 & 03 NORTH ELEVATION - EPC 2
Scale: 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"



ASR-02 & 03 WEST ELEVATION - EPC 1
Scale: 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"



ASR-02 & 03 SOUTH ELEVATION - EPC 4
Scale: 3/16" = 1'-0"

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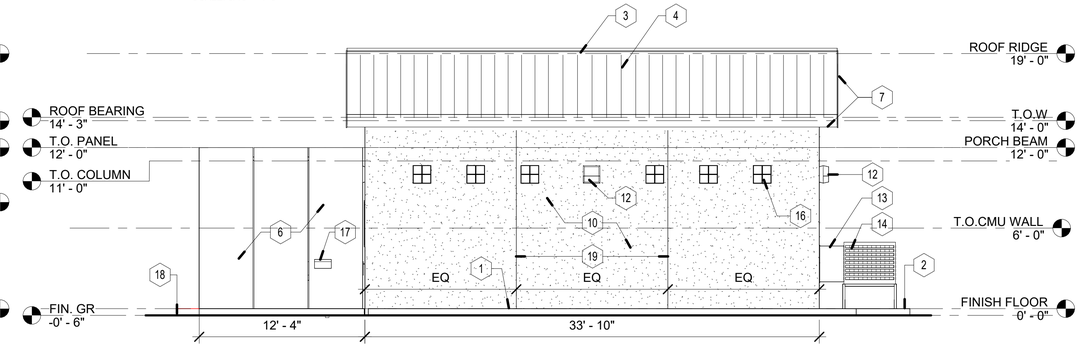
SCALE: 3/16" = 1'-0"



ASR-02 & 03 EAST ELEVATION - EPC 3
Scale: 3/16" = 1'-0"

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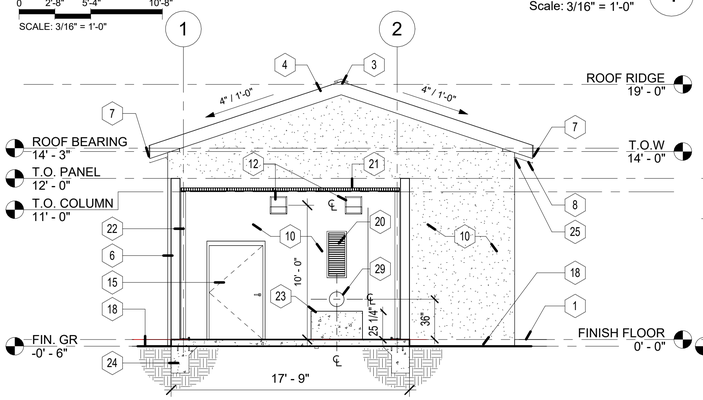
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION - PUMP ENCLOSURE 8
Scale: 3/16" = 1'-0"

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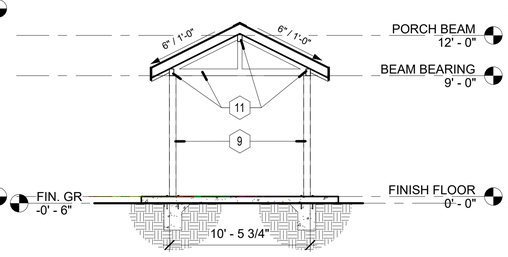
SCALE: 3/16" = 1'-0"



PORCH STRUCTURE 7
Scale: 3/16" = 1'-0"

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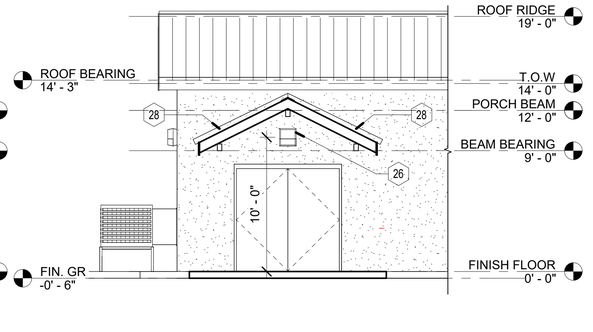
SCALE: 3/16" = 1'-0"



PORCH ROOF DETAIL 6
Scale: 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"

KEYED NOTES

1 36" WIDE CONCRETE BUILDING APRON
2 CONCRETE PAD FOR EVAPORATIVE COOLER
3 STANDING SEAM METAL ROOF VENTED RIDGE CAP
4 STANDING SEAM METAL ROOF
5 STANDING SEAM RIDGE CAP
6 REMOVABLE PRECAST CONCRETE PANELS
7 METAL ROOFING FASCIA
8 METAL ROOFING SOFFIT
9 CORTEN STEEL COLUMN WITH BASE PLATE
10 8" CMU WALL WITH R-9.5ci EIFS FINISH
11 CORTEN STEEL STRUCTURAL STEEL FRAME
12 WALL MOUNTED LIGHT
13 EVAPORATIVE COOLER DUCTWORK
14 EVAPORATIVE COOLER
15 GROUT FILLED HM FRAME AND U-0.37 INSULATED HM DOOR
16 4-8" GLASS BLOCK GROUP - 16" X 16" - TYPICAL
17 ACCESS PROT FOR BEARING OIL CHANGE
18 FINISH GRADE
19 EIFS CONTROL JOINT
20 LOUVER WITH SECURITY GRILL
22 STEEL SUPPORT COLUMNS FOR LOUVER ROOF SYSTEM
23 WELL PUMP CONCRETE PEDESTAL
24 CONCRETE FOOTING
25 METAL EAVE TRIM
26 WALL MOUNTED EXTERIOR LIGHT UNDER ROOF
27 HOSE BIB
28 SHEET METAL FLASHING, SOUNTER FLASHING, AND UNDER LAYMENT BEHIND EIFS
29 DISCHARGE PIPING

GENERAL INFORMATION

ASR-02:	989 S.F.
ASR-03:	989 S.F.
TOTAL:	1,978 S.F.

BUILDING FINISH FLOOR ELEVATION
ASR-02: 5100
ASR-03: 5095.50

MATERIALS FINISHES

EIFS - TAN

STANDING SEAM METAL ROOF, METAL TRIM - ALUMINUM-ZINC ALLOY COATED STEEL

EVAPORATIVE COOLER METAL & LOUVERS - GALVANIZED METAL

ENTRY CANOPY COLUMNS AND FRAME - CORTEN (WEATHERED) STEEL

PUMP ENCLOSURE GRATE ROOF - DARK BRONZE

GLASS BLOCK - NUBIO OR WAVE, WAVY

PUMP ENCLOSURE WALLS - PRECAST CONCRETE PANELS

DOOR PANEL AND FRAME COLOR - WHITE

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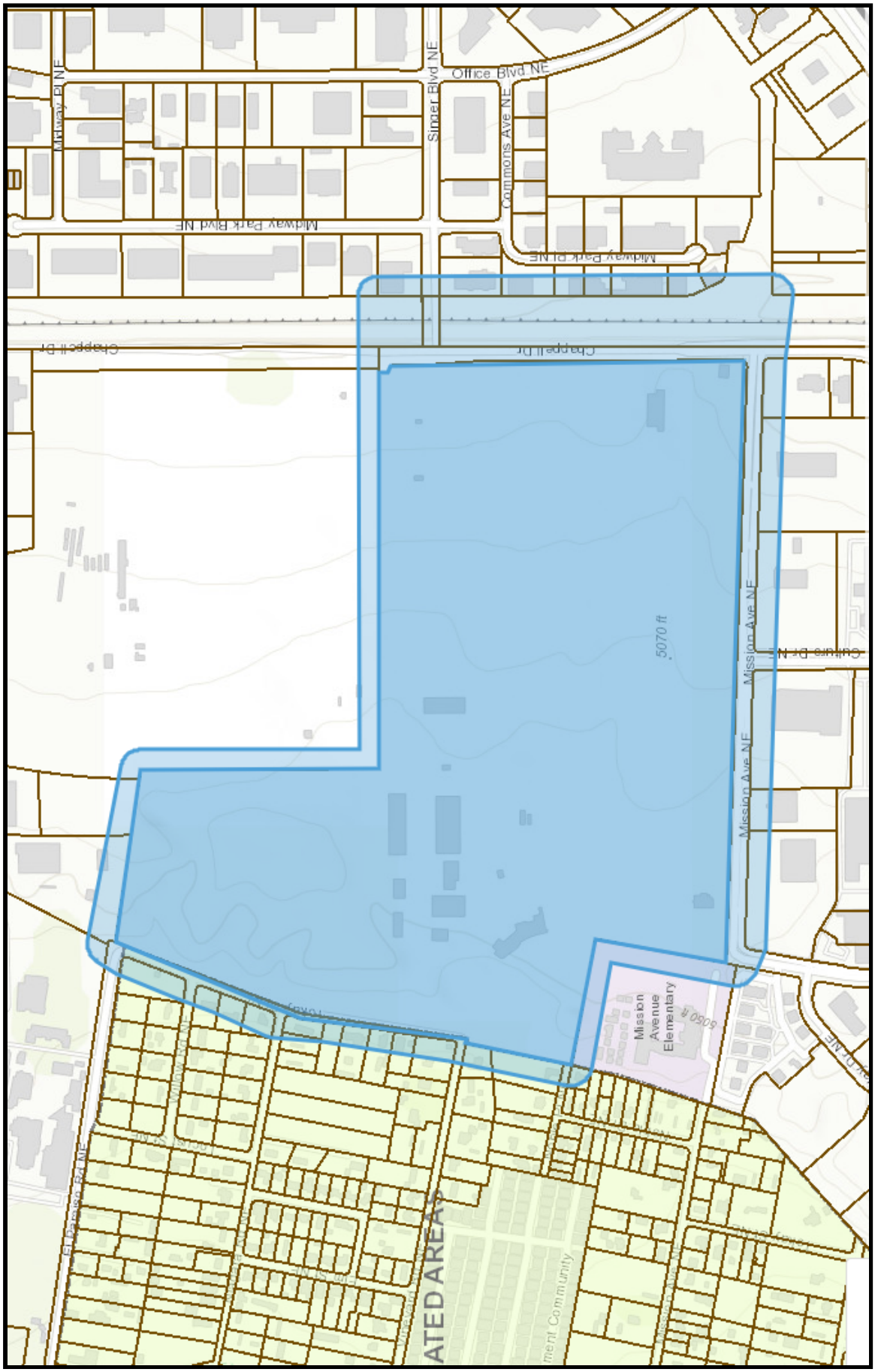
SHEET TITLE
ASR-02 & 03 ELEVATIONS

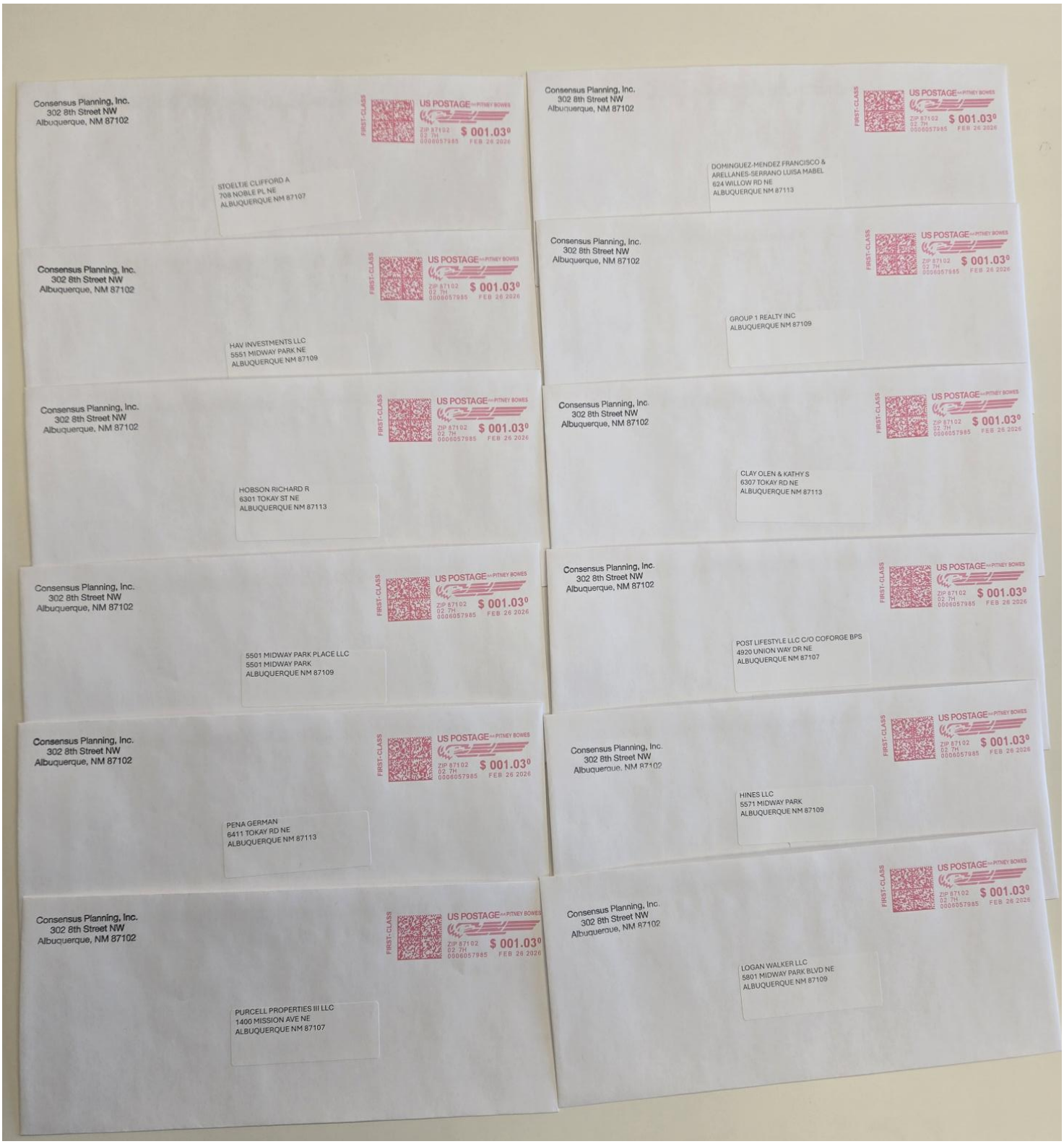
SHEET
14 OF 23

1441 MISSION - 100 FOOT BUFFER MAP



1441 MISSION AVENUE - 100 FOOT BUFFER PROPERTY OWNER ADDRESSES

OWNER	ADDRESS	
OSUNA LLC & OSUNA PROPERTIES LLC & ETAL ATTN: LAND DEPARTMENT NORTH TOWER	CHAPPELL RD NE	ALBUQUERQUE NM 87107
ALAMEDA 58 LLC	5511 MIDWAY PARK NE	ALBUQUERQUE NM 87109
HAV INVESTMENTS LLC	5551 MIDWAY PARK NE	ALBUQUERQUE NM 87109
NHLMB LLC	1420 MISSION AVE NE	ALBUQUERQUE NM 87107
RYDER TRUCK RENTAL INC C/O PROPERTY TAX DEPARTMENT	1500 MISSION DR NE	ALBUQUERQUE NM 87107
HOBSON RICHARD R	6301 TOKAY ST NE	ALBUQUERQUE NM 87113
MEGALAND LLC	700 OSUNA RD NE	ALBUQUERQUE NM 87107
GALLARDO JORGE R & MORALES MARIA G	627 VINEYARD RD NE	ALBUQUERQUE NM 87113
5501 MIDWAY PARK PLACE LLC	5501 MIDWAY PARK	ALBUQUERQUE NM 87109
5531 MIDWAY PARK PLACE LLC	5531 MIDWAY PARK PL NE	ALBUQUERQUE NM 87109
GLASER HOLLIE J	6303 TOKAY RD NE	ALBUQUERQUE NM 87113
PENA GERMAN	6411 TOKAY RD NE	ALBUQUERQUE NM 87113
OSUNA LLC & BROCE PAMELA & HARMON MARILOU & BAKER JANI & BENOIT JOLENE	CHAPPEL RD	ALBUQUERQUE NM 87107
ASHLEY JASON	621 NIAGARA AVE NE	ALBUQUERQUE NM 87113
PURCELL PROPERTIES III LLC	1400 MISSION AVE NE	ALBUQUERQUE NM 87107
CORNER TEN LLC	5741 MIDWAY PARK BLVD NE	ALBUQUERQUE NM 87109
GRIEGO STEPHEN A	4921 CHAPPELL NE	ALBUQUERQUE NM 87107
DOMINGUEZ-MENDEZ FRANCISCO & ARELLANES-SERRANO LUISA MABEL	624 WILLOW RD NE	ALBUQUERQUE NM 87113
STORE CAPITAL ACQUISITIONS LLC	1450 MISSION AVE NE	ALBUQUERQUE NM 87107
SANDIA SCHOOL	532 OSUNA RD NE	ALBUQUERQUE NM 87113
GROUP 1 REALTY INC		ALBUQUERQUE NM 87109
CHAPPLEE NINE LLC	3700 SINGER BLVD NE	ALBUQUERQUE NM 87109
CLAY OLIN D ETUX	6305 TOKAY ST NE	ALBUQUERQUE NM 87113
CLAY OLEN & KATHY S	6307 TOKAY RD NE	ALBUQUERQUE NM 87113
CRAIG AURELIA (ESTATE OF)	6309 TOKAY RD NW	ALBUQUERQUE NM 87113
BOARD OF EDUCATION	725 MISSION AVE NE	ALBUQUERQUE NM 87107
AMAFCA	N/A	ALBUQUERQUE NM 87109
WILLOW PROPERTIES #29 LLC ATTN TIMOTHY W ELAM	1550 MISSION DR NE	ALBUQUERQUE NM 87107
STOELTJE CLIFFORD A	708 NOBLE PL NE	ALBUQUERQUE NM 87107
HINES LLC	5571 MIDWAY PARK	ALBUQUERQUE NM 87109
LOGAN WALKER LLC	5801 MIDWAY PARK BLVD NE	ALBUQUERQUE NM 87109
CRAIG AURELIA (ESTATE OF)	622 NIAGRA AVE NE	ALBUQUERQUE NM 87113
MIDWAY BUILDING LLC	5541 MIDWAY PARK PL NE	ALBUQUERQUE NM 87109
ORTIZ REYNALDO & STELLA	707 NOBLE PL NE	ALBUQUERQUE NM 87107
CHACON EVELYN L & TORRES JAVIER	626 VINEYARD RD NE	ALBUQUERQUE NM 87107
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	6000 ALEXANDER BLVD NE	ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE	0 SINGER NE	ALBUQUERQUE NM 87107
AMAFCA	0 CHAPPERALL DR NE	ALBUQUERQUE NM 87109
SANDIA SCHOOL	624 EL PARAISO RD NE	ALBUQUERQUE NM 87113
MEGALAND LLC	700 OSUNA RD NE	ALBUQUERQUE NM 87107
POST LIFESTYLE LLC C/O COFORGE BPS	4920 UNION WAY DR NE	ALBUQUERQUE NM 87107


Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102
STOELTJE CLIFFORD A
708 NOBLE PL NE
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ALBUQUERQUE NM 87109
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PENA GERMAN
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ALBUQUERQUE NM 87113
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HINES LLC
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PURCELL PROPERTIES III LLC
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ALBUQUERQUE NM 87107
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Albuquerque, NM 87102
LOGAN WALKER LLC
5801 MIDWAY PARK BLVD NE
ALBUQUERQUE NM 87109
FIRST-CLASS
US POSTAGE PITNEY BOWES
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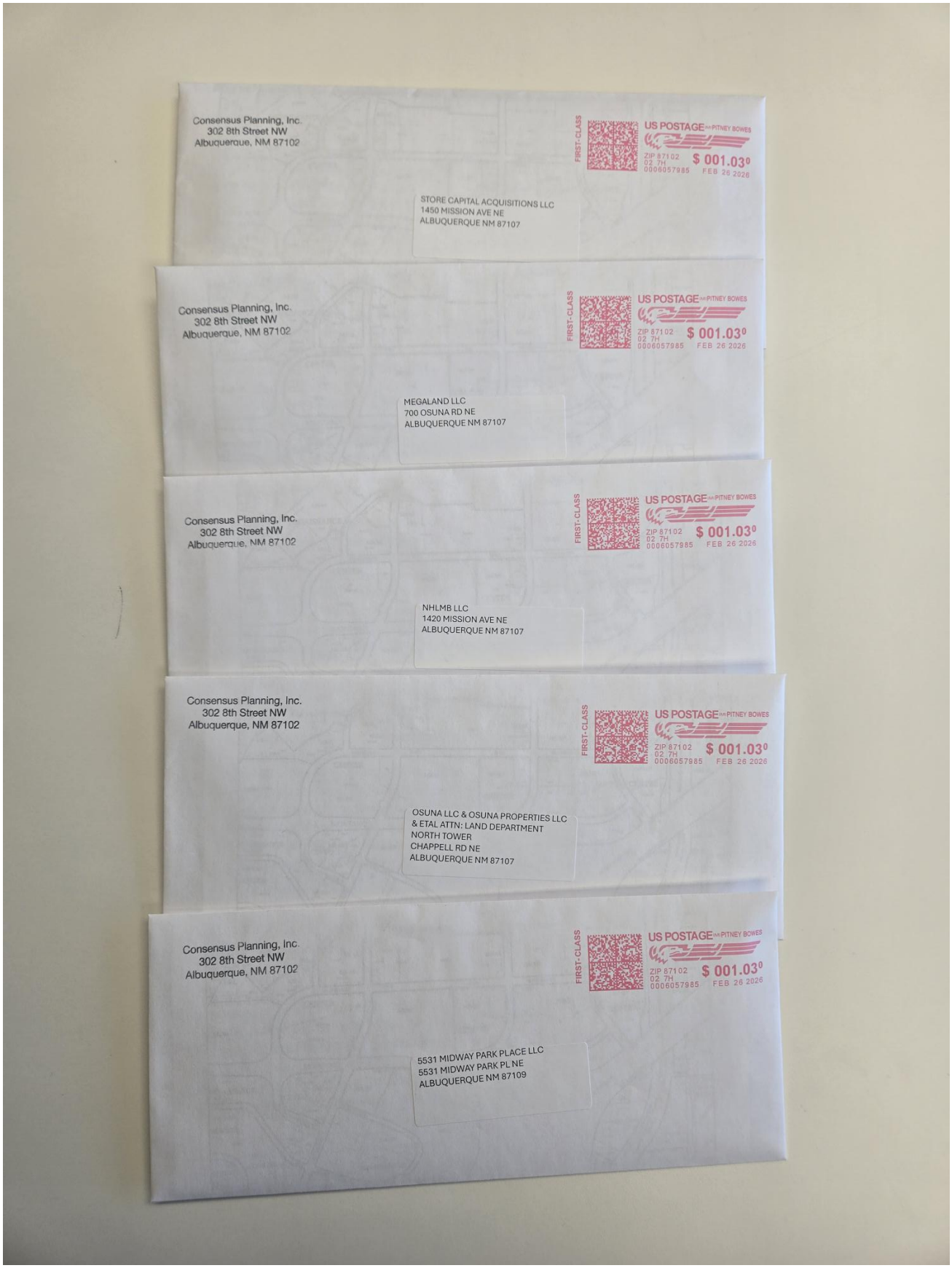
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STORE CAPITAL ACQUISITIONS LLC
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NHLMB LLC
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FEB 26 2026
OSUNA LLC & OSUNA PROPERTIES LLC
& ETAL ATTN: LAND DEPARTMENT
NORTH TOWER
CHAPPELL RD NE
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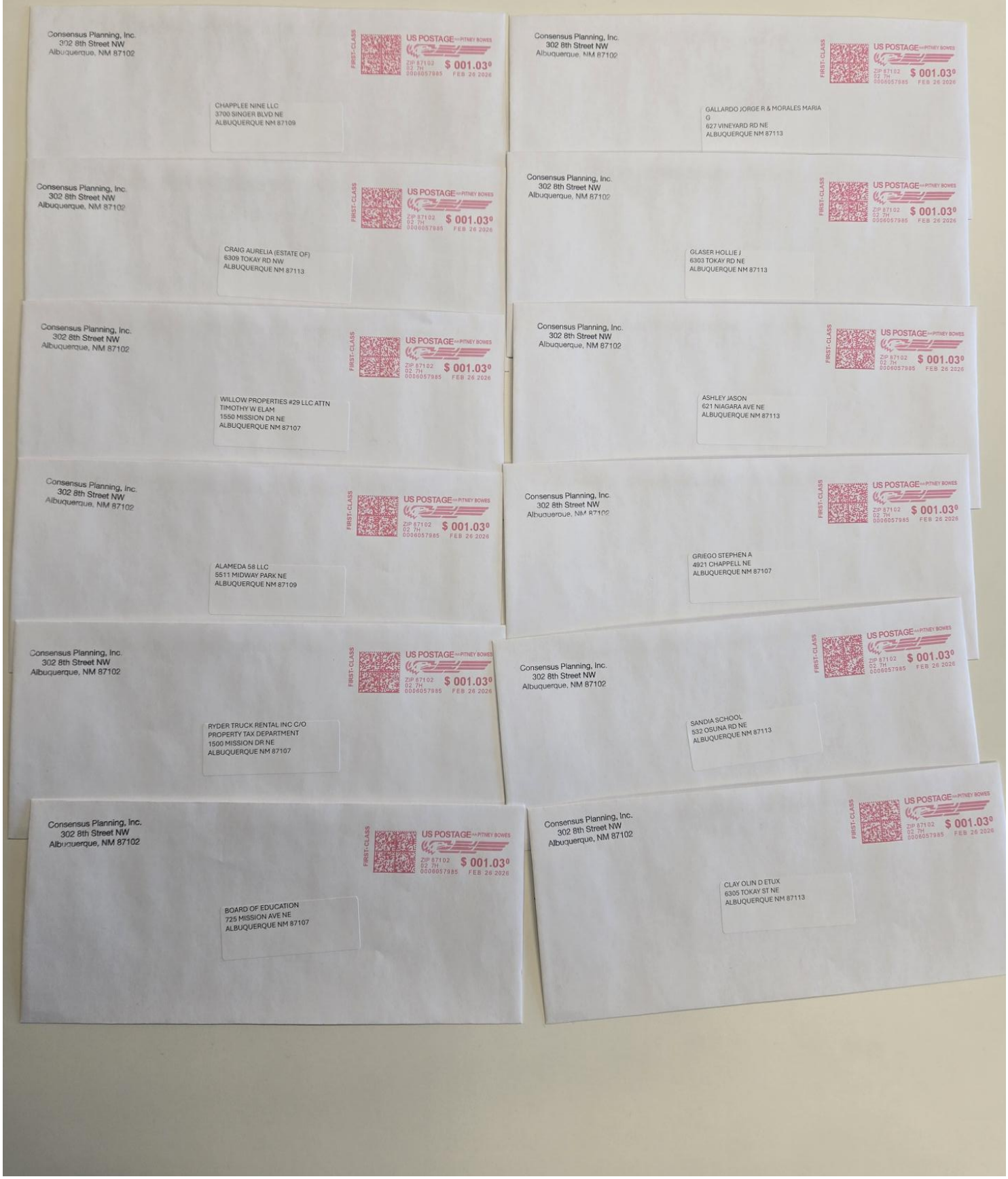
ALBUQUERQUE NM 87109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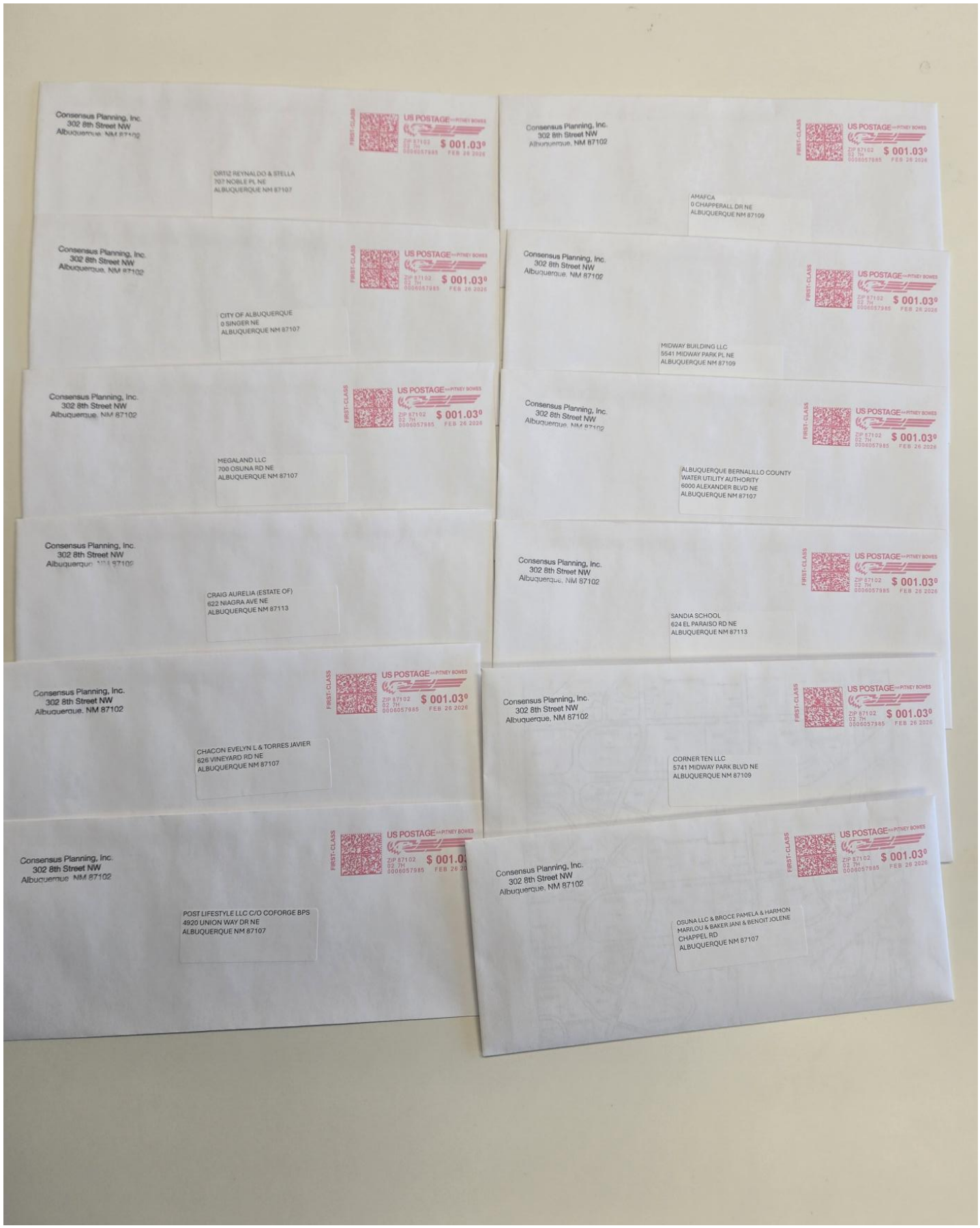
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AMAFCA
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WATER UTILITY AUTHORITY
6000 ALEXANDER BLVD NE
ALBUQUERQUE NM 87107
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102
CRAIG AURELIA (ESTATE OF)
622 NIAGRA AVE NE
ALBUQUERQUE NM 87113
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102
SANDIA SCHOOL
624 EL PARAISO RD NE
ALBUQUERQUE NM 87113
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102
CHACON EVELYN L & TORRES JAVIER
626 VINEYARD RD NE
ALBUQUERQUE NM 87107
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102
CORNER TEN LLC
5741 MIDWAY PARK BLVD NE
ALBUQUERQUE NM 87109
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102
POST LIFESTYLE LLC C/O COFORGE BPS
4920 UNION WAY DR NE
ALBUQUERQUE NM 87107
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102
OSUNA LLC & BROCE PAMELA & HARMON
MARILOU & BAKER JANI & BENOIT JOLENE
CHAPPEL RD
ALBUQUERQUE NM 87107

Outlook

RE: Tribal Notification_6000 Alexander Blvd NE

From Maher, Nichole <nmaher@cabq.gov>
Date Wed 1/7/2026 12:10 PM
To Charlene Johnson <Johnson@consensusplanning.com>
Cc Jones, Megan D. <mdjones@cabq.gov>; Steele, William J. <wsteele@cabq.gov>; Sloan, Terry <terrysloan@cabq.gov>; Ahmie, Brandi <bahmie@cabq.gov>

Hello Charlene,

The property at 6000 Alexander Blvd is not within 660 feet of MPOS or tribal land and does not require that you send an offer of a tribal meeting.

Thank you,

Nichole Maher
Sr. Administrative Assistant
Current Planning/EPC | UD&D
o (505) 924-3845
e nmaher@cabq.gov
cabq.gov/planning

Confidentiality Notice: This e-mail and its attachments are for the personal and confidential use of the named recipient(s). If you are not an intended recipient, or an agent responsible for delivering it to an intended recipient, you have received this e-mail in error. In that event, please immediately notify me by reply e-mail and delete and/or destroy this e-mail and its attachments and all copies thereof. Thank you for your cooperation.

From: Charlene Johnson <Johnson@consensusplanning.com>
Sent: Tuesday, January 6, 2026 4:45 PM
To: Maher, Nichole <nmaher@cabq.gov>
Subject: Tribal Notification_6000 Alexander Blvd NE

Nicole,
Can you verify if the sites at 6000 Alexander Blvd require tribal notification? The site consists of two parcels, as shown on the attached Zone Atlas pages.

Thank you,

Charlene Johnson, AICP

Senior Planner II

Consensus Planning, Inc.

302 Eighth Street, NW

Albuquerque, NM 87102

Phone: 505 764-9801

SIGN POSTING AGREEMENT

Environmental Planning Commission

All persons requesting a hearing before the Environmental Planning Commission are responsible for the posting and maintaining of one or more signs on the property.

Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.

Per Integrated Development Ordinance 14-16-6-4(J)(4): **The applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public hearing and for the appeal period of 15 calendar days following any decision, required pursuant to Subsection 14-16-6-4(T) and Subsection 14-16-6-4(U)(3)(a)1**.

1. LOCATION

   A. The sign shall be conspicuously located within twenty feet of the public sidewalk (or edge of public street).
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples help prevent tearing and are best for attaching signs to a post or backing.

Signs must be posted from 15 days prior to the hearing to 15 days after the hearing.

Project Number & Address: PR-2018-001355 1441 Mission Ave. NW

Applicant/Agent Signature _____ **Date:** 2/27/2026

PR-2018-001355, SP-2026-00028
6000 Alexander Blvd NE – Sign Posting Photos (03/29/2026)

PR-2018-001355, SP-2026-00028
6000 Alexander Blvd NE – Sign Posting Photos (03/29/2026)

PR-2018-001355, SP-2026-00028
6000 Alexander Blvd NE – Sign Posting Photos (03/29/2026)

F) PROPOSED SITE PLAN

WUA CUSTOMER SERVICE AND OPERATIONS FACILITIES ENTRANCE

RENDERING OF SOLAR ARRAY OVER FLEET STORAGE AND EMPLOYEE PARKING

SITE DATA

LEGAL DESCRIPTION: TRACT A PLAT OF TRACT A CITY OF ALBUQUERQUE WATER TREATMENT FACILITY

UPC: 101606133843910153

SITE AREA: 162.53 ACRES

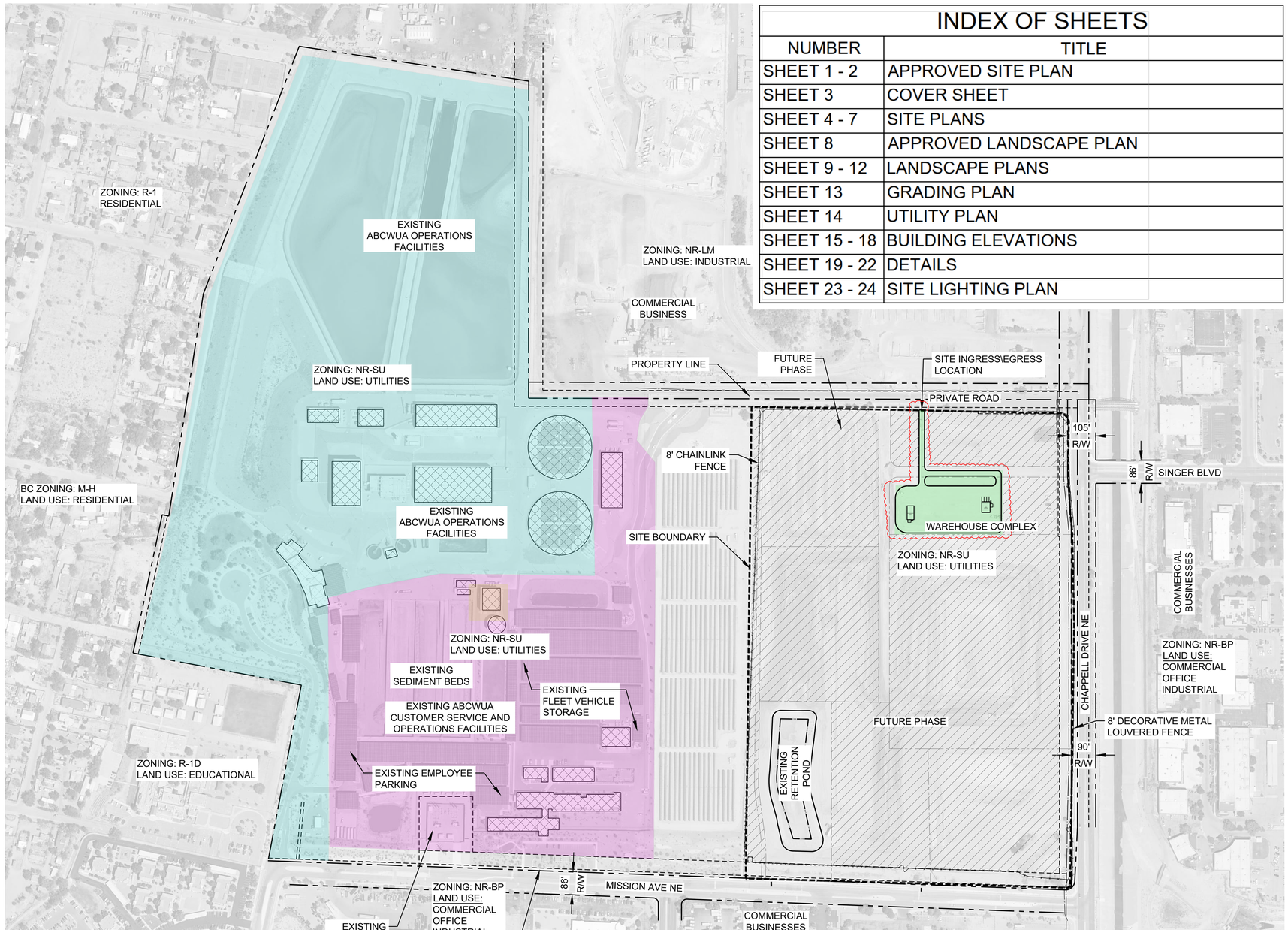
EXISTING ZONING: NON-RESIDENTIAL SENSITIVE USE ZONE DISTRICT (NR-SU)

BUILDING INFORMATION

GROUNDWATER WAREHOUSE	1,389 SF
FIELD STORAGE WAREHOUSE	2,171 SF
TOTAL	3,560 SF

LEGEND

- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- CHAINLINK FENCE
- EASEMENT LINE
- PARCEL LINE
- SITE BOUNDARY
- PROPERTY LINE



OVERALL SITE PLAN
Scale1"=200'

INDEX OF SHEETS

NUMBER	TITLE
SHEET 1 - 2	APPROVED SITE PLAN
SHEET 3	COVER SHEET
SHEET 4 - 7	SITE PLANS
SHEET 8	APPROVED LANDSCAPE PLAN
SHEET 9 - 12	LANDSCAPE PLANS
SHEET 13	GRADING PLAN
SHEET 14	UTILITY PLAN
SHEET 15 - 18	BUILDING ELEVATIONS
SHEET 19 - 22	DETAILS
SHEET 23 - 24	SITE LIGHTING PLAN

PROJECT NUMBER: PR-2018-001355
Application Number: XX-XXXX-XXXX

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

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

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

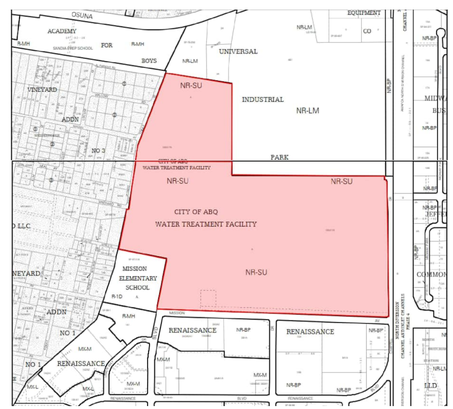
Hydrology

Code Enforcement

*Environmental Heath Department (conditional)

Solid Waste Management

Planning Department



CONTROLLING SITE DEVELOPMENT PLAN: PROPOSED MAJOR AMENDMENT TO ALLOW FOR ASR PROJECT AND WAREHOUSE COMPLEX ON THE CHAPPELL CAMPUS, ON THE EAST SIDE OF THE SUBJECT PROPERTY.

AECOM
One Park Square, 6501 Americas Pkwy NE, Suite 900 Albuquerque, New Mexico 87110
(505)-855-7500

MOLZENCORBIN
2701 Miles Road SE
Albuquerque, New Mexico 87106
505 242 5700 office
MolzenCorbin.com

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

ABCWUA Chappell Campus
Minor Amendment Site Plan - EPC

1441 Mission Avenue, Albuquerque, NM 87113

SHEET TITLE
OVERALL SITE PLAN

MAJOR AMENDMENT

SHEET
1 OF 24

DWG: C:\Users\jesse.higgins\DC\ACCDocs\AECOM\D--AMER\D(D)--ABQ\ABQA 2309.023 Warehouse Complex\Project Files\900 Design Collaboration\010--CAD_BIM\MINOR AMENDMENT\SHEET 1.dwg
DATE: Mar 11, 2026 3:09pm
XREFS:
IMAGES: GL_Vicinity_Map--1.jpg
USER: jesse.higgins

WUA Ops - Parking Calculations

Building occupancies	Zone type	Ratios	Building Area SF	Req Spaces	Rounded up	Provided
Office	Office	3.5/1000	30,500	106.8	107	
Vehicle Maintenance	Vehicle Repair	1/1000	5525	5.5	5	
Shop Building	commercial services	3/1000	3500	10.5	11	
Warehouse	Warehouse	1/2000	6160	3.1	4	
Total Required Vehicle Parking					127	342
motorcycle parking		6/301-500			6	6
bicycle parking		10% required			4	20
accessible parking		301-500			10	10
accessible van accessible					2	2
Fleet Vehicle Storage						
Temporary fleet parking						22
Oversized fleet storage spaces						56
Fleet storage spaces						245
Total Vehicle Parking with fleet storage						665

H3 SITE PLAN EAST
1" = 40'-0"

A1 SITE PLAN
1" = 40'-0"

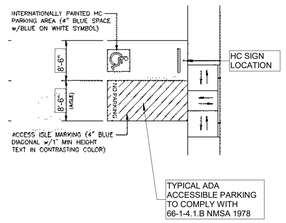
0' 20' 40' 80'

GENERAL NOTES

1. IF THIS SHEET IS NOT 30" X 42," THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.
2. ALL ACCESSIBLE PARKING AISLES TO BE ASPHALT PAVED.
3. LIGHTING FOR FLEET STORAGE AND EMPLOYEE PARKING WILL BE INTEGRATED INTO ALL OVERHEAD PV ARRAYS.
4. ALL HANDICAP SPACES ARE TO BE IN ACCORDANCE WITH 66-7-352.4C AND HAVE ADA SIGNAGE LOCATED AT HEAD OF EACH SPACE.
5. ALL ADA CURB RAMPS ARE TO BE EQUIPPED WITH TRUNCATED DOMES AND BE BUILT TO CURRENT STANDARDS.
6. THE APPLICANT'S WILL ABIDE BY ANY CONDITIONS OF ALL EASEMENTS LOCATED ON THE SITE.

LEGEND

- EXISTING STRUCTURES
- PROPOSED BUILDINGS
- CHAINLINK FENCE
- EXISTING EASEMENT BOUNDARY
- EXISTING PROPERTY LINES
- SITE BOUNDARY
- (?) SHEET KEYNOTES
- ADDED SITE AREA



NOTE: HC SIGNS TO COMPLY WITH 66-7-352.4C NMSA 1978 - VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING.

SHEET KEYNOTES

01.A	PAVED BIKE PATH 6' WIDE
01.AA	MOTORCYCLE PARKING WITH FREE-STANDING SIGN, PER ZONING CODE.
01.AB	EXISTING UTILITY POLE
01.AC	SITE LIGHTING, 25'-0" POLE
01.AD	MAINTENANCE ACCESS
01.AF	STOP SIGN LOCATION
01.AG	ADA ACCESSIBLE PARKING SPACE WITH HC SIGN TO COMPLY WITH 66-7-352.4C NMSA 1978
01.AH	ADA ACCESSIBLE PARKING SPACE VAN ACCESSIBLE
01.AI	NEW 6'-0" SECURITY CHAIN-LINK FENCE WITH BARBED WIRE CAP
01.AJ	GROUND-MOUNTED EQUIPMENT SCREENING. DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES, ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THERE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
01.C	ADA CONNECTION FROM EXISTING SIDEWALK
01.D	CUSTOMER PARKING 6' CONCRETE SIDEWALK
01.E	EMPLOYEE PARKING 6' CONCRETE SIDEWALK WITH ASPHALT SURFACE
01.F	FREE STANDING STREET SIGN (REFER TO C1/EPC 5)
01.G	5'-0" CONCRETE SIDEWALK
01.H	ADA CURB RAMP WITH TRUNCATED DOMES
01.I	LANDSCAPE MEDIAN (TYP)
01.K	CONCRETE PEDESTRIAN CROSSWALK TO CONTRAST WITH BLACK ASPHALT
01.M	NEW 6'-0" CHAIN-LINK FENCE
01.N	NEW WATER LINE
01.O	NEW SANITARY SEWER
01.P	NEW GAS LINE
01.Q	NEW FIRE LINE
01.S	NEW FIRE HYDRANT
01.V	LOCATION OF NEW STOP SIGN
01.W	CONCRETE CURB AND GUTTER
01.X	CMU REFUSE ENCLOSURE 19'-4"X10'-0" @6'-0" PER COA MIN REQUIREMENTS
01.Y	NEW CURB CUT
02.A	EXISTING 6' CONCRETE SIDEWALK
02.B	EXISTING DRIVEWAY
02.C	EXISTING 10" WATER MAIN
02.D	EXISTING SANITARY SEWER
02.E	EXISTING GAS LINE
02.F	EXISTING SECURITY FENCE
02.G	EXISTING FIRE HYDRANT

PROJECT NUMBER: 2018-001355 #: SI-2018-00123

Application Number:

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

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

*Environmental Health, if necessary

2/15/2018

APRIL 16, 2026
MAJOR AMENDMENT
SEE SHEET 3

SMPC Architects
PRINCIPLES OF DESIGN.
219 Central Ave NW, Suite 800
Albuquerque, New Mexico 87102
T 505.255.8668
F 505.268.6665
www.smpcarchitects.com

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

CUSTOMER SERVICE AND OPERATIONS FACILITIES - BUILDING SOUTH

6000 Alexander Blvd NE, Albuquerque, NM 87107

NO	DATE	DESCRIPTION
1	2020-08-19	EPC AA

DATE: May 15, 2019
PROJECT #: 18018
DRAWN BY: Author
CHK'D BY: Checker

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SHEET TITLE

MAJOR AMENDMENT

SITE PLAN

SHEET 2 OF 24

WUA CUSTOMER SERVICE AND OPERATIONS FACILITIES ENTRANCE

RENDERING OF SOLAR ARRAY OVER FLEET STORAGE AND EMPLOYEE PARKING

SITE DATA

LEGAL DESCRIPTION: TRACT A PLAT OF TRACT A CITY OF ALBUQUERQUE WATER TREATMENT FACILITY

UPC: 101606133843910153

SITE AREA: 162.53 ACRES

DEVELOPED AREA: 17.6 ACRES

EXISTING ZONING: NON-RESIDENTIAL SENSITIVE USE ZONE DISTRICT (NR-SU)

BUILDING INFORMATION

Description	Square Footage	Building Category
Future Groundwater Warehouse Expansion	625	Warehouse
Future Salt Building Expansion	579	Warehouse
Restroom	262	Office
Future Warehouse	538	Warehouse
Future Warehouse	1682	Warehouse
Future Warehouse	2670	Warehouse
Field Storage Warehouse	1254	Warehouse
Vehicle Maintenance Bldg	7498	Heavy Vehicle
ASR2	989	Major Utility
ASR3	989	Major Utility
Compost Sales Bldg	200	Office
Total	17286	

LEGEND

- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- EXISTING INFRASTRUCTURE
- PROPOSED INFRASTRUCTURE
- CHAINLINK FENCE
- EASEMENT LINE
- PARCEL LINE
- SITE BOUNDARY
- PROPERTY LINE

PROJECT NUMBER: PR-2018-001355
Application Number: SP-2026-00028

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

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

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

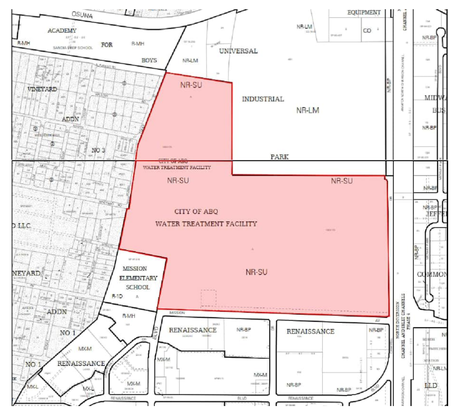
Hydrology

Code Enforcement

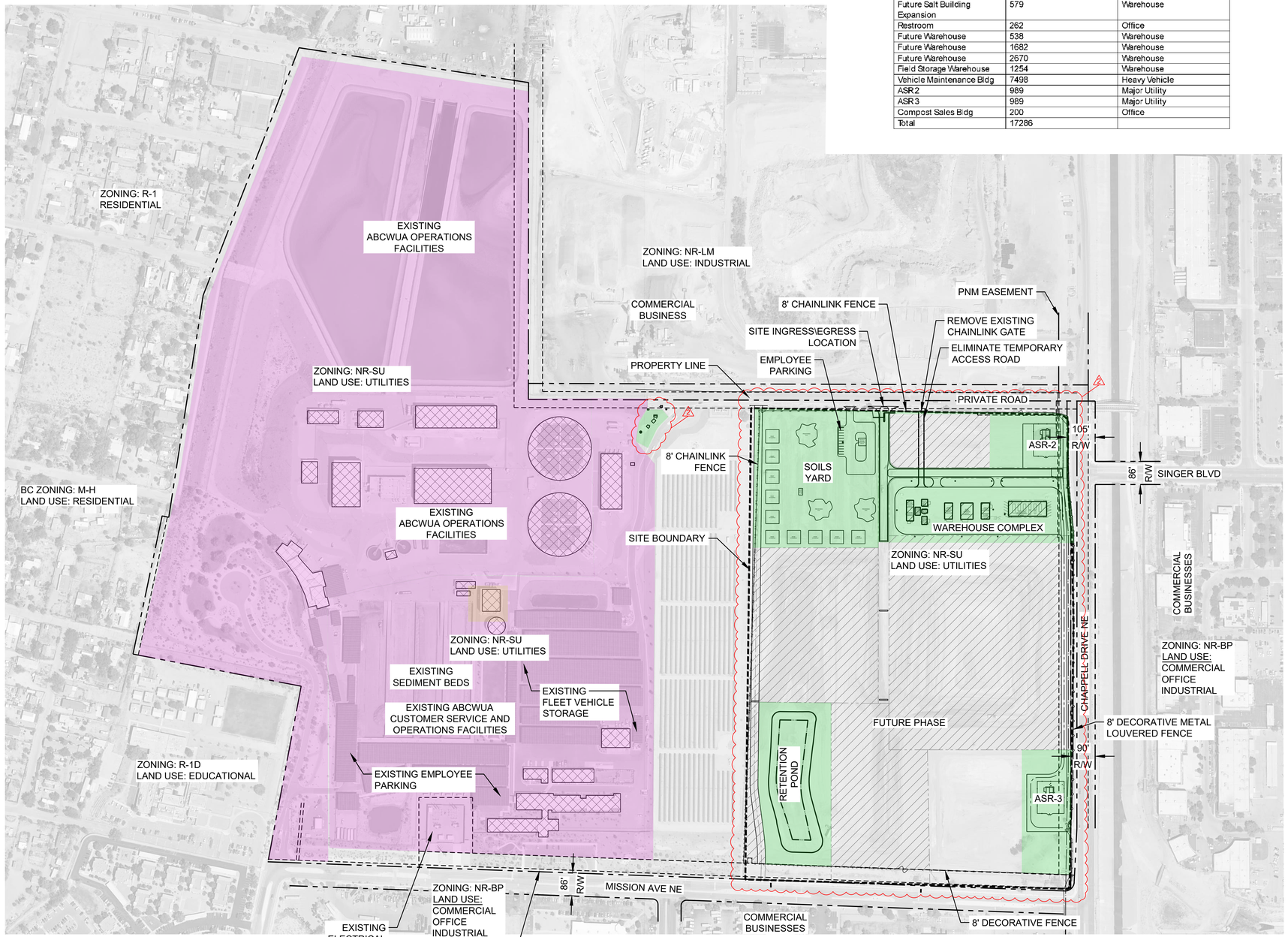
*Environmental Heath Department (conditional)

Solid Waste Management

Planning Department



IDO ZONE ATLAS E-16-Z AND F-16-Z



OVERALL SITE PLAN
Scale1"=200'

N

0 200' 400'

AECOM
One Park Square, 6501 Americas Pkwy NE, Suite 900 Albuquerque, New Mexico 87110
(505)-855-7500

MOLZENCORBIN
2701 Miles Road SE
Albuquerque, New Mexico 87106
505 242 5700 office
MolzenCorbin.com

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

ABCWUA Chappell Campus Major Amendment Site Plan

6000 Alexander Boulevard, Albuquerque, NM 87113

NO	DATE	DESCRIPTION
2	4/16/26	MAJ - AMEND

DATE: April 16, 2026
PROJECT #: 2018-001355

ALVIN S. MEDINA NEW MEXICO 16454 LICENSED PROFESSIONAL ENGINEER

SHEET TITLE
OVERALL SITE PLAN

SHEET 3 OF 24

DWG: C:\Users\jesse.higgins\OneDrive - AECOM\Documents\Projects\ABCWUA Chappell Campus\Major Amendment\Drawings\ABCWUA_Chappell_Campus_Major_Amendment_Site_Plan.dwg
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OE_Vicinity_Map
PARCELS_NO LABELS
PROPOSED SITE LINEWORK
W-NBASE3-30-25_LOCATED
R-W_EASEMENTS
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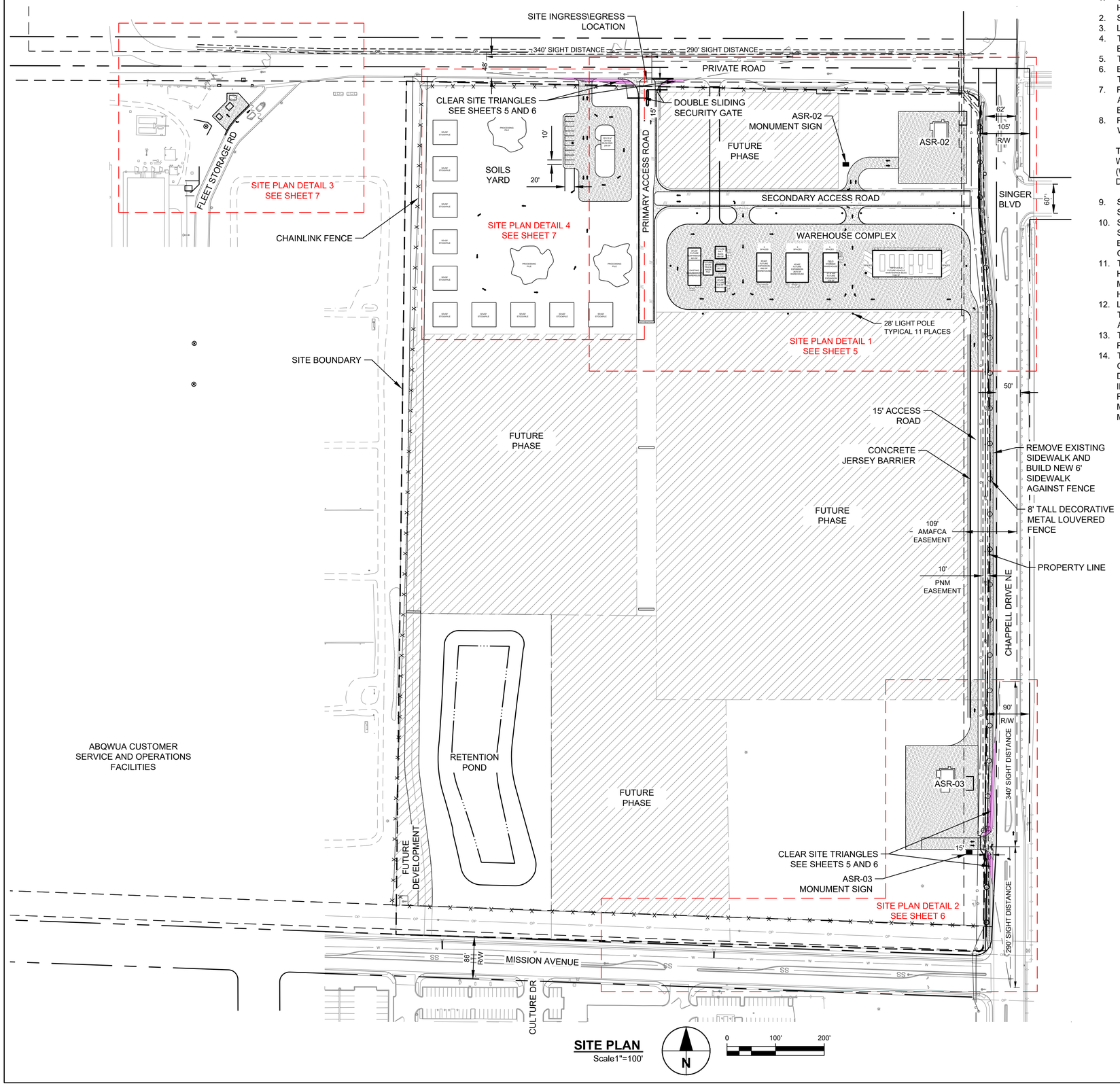
USER: jesse.higgins



SITE PLAN
Scale1"=100'

GENERAL NOTES

1. SITE GENERATES LESS THAN 100 VEHICLES PER HOUR DURING THE AM AND PM PEAK HOURS.
2. SITE LIMITED TO ABCWUA PERSONNEL ONLY.
3. LIGHTING FOR WAREHOUSE COMPLEX ONLY (SEE LIGHTING SHEETS 22 AND 23).
4. THIS SITE PLAN IS A MAJOR AMENDMENT TO THE SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (PROJECT # PR-2018-001355).
5. THE SUBJECT SITE IS WITHIN A DESIGNATED AREA OF CONSISTENCY.
6. EXISTING SITE IMPROVEMENTS SHALL REMAIN AS DEVELOPED; NO CHANGES WITHIN THE EXISTING DEVELOPED AREAS ARE PROPOSED WITH THIS MAJOR AMENDMENT.
7. FUTURE PHASES OF DEVELOPMENT ARE ILLUSTRATED ON THE SITE PLAN. APPROVAL OF THOSE DESIGNATED FUTURE PHASES SHALL NOT REQUIRE APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION.
8. PARKING ASSOCIATED WITH THE PROPOSED WAREHOUSE COMPLEX SHALL COMPLY WITH ALL APPLICABLE ADA ACCESSIBILITY REQUIREMENTS.

   TO ENSURE EMPLOYEE SAFETY AND MAINTAIN SITE SECURITY, ACCESS WITHIN THE WAREHOUSE COMPLEX AREA WILL BE RESTRICTED TO WATER UTILITY AUTHORITY (WUA) VEHICLES ONLY. ACCORDINGLY, THE PARKING LAYOUT WILL NOT INCLUDE DESIGNATED ACCOMMODATIONS FOR BICYCLES OR MOTORCYCLES.

9. SIGNAGE SHALL BE IN COMPLIANCE WITH IDO TABLE 5-12-3 AND AS SHOWN ON THE SIGNAGE PLAN.
10. SITE LIGHTING SHALL BE IN COMPLIANCE WITH IDO SECTION 5-8, TABLE 5-8-2, AND AS SHOWN ON THE LIGHTING PLAN. LUMINAIRES SHALL BE FULLY SHIELDED, SHALL NOT EXCEED 25 FEET IN HEIGHT, AND SHALL HAVE AN ANSI/IES LIGHTING DESIGNATION OF LZ1.
11. THERE ARE NO NEIGHBORHOOD EDGES APPLICABLE TO THE SUBJECT SITE. HOWEVER, PORTIONS OF BUILDINGS WITHIN 100 FEET OF THE BERNALILLO COUNTY M-H ZONE TO THE WEST OF THE SUBJECT SITE SHALL NOT EXCEED 30 FEET IN HEIGHT.
12. LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN THREE (3') AND EIGHT FEET (8') TALL (AS MEASURED FROM GUTTER PLAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.
13. THE SUBJECT PROPERTY WILL REMAIN FENCED, LOCKED, AND NOT OPEN TO THE PUBLIC, WITH THE EXCEPTION OF THE EXISTING CUSTOMER SERVICE AREA.
14. THE WATER AUTHORITY MUST MEET SECURITY REQUIREMENTS WITH THE PURPOSE OF PROTECTING CRITICAL DRINKING WATER SUPPLY AND TREATMENT AND DISTRIBUTION SYSTEMS FROM SECURITY THREATS. ENSURING SECURE FACILITIES INCLUDES HAVING INTACT SECURITY FENCES, CLEAR LINE-OF-SITE THROUGH FENCES FOR WATER AUTHORITY PERSONNEL, ADEQUATE SECURITY LIGHTING, AND MINIMAL LANDSCAPING THAT DOES NOT INTERFERE WITH THE ABILITY TO OPERATE, MAINTAIN, AND SECURE THE FACILITIES AND EQUIPMENT.

TABLE OF APPLICABLE STANDARDS FOR DEVELOPMENT ON NU-SU ZONED PROPERTY	
OVERLAY ZONES	NONE
ALLOWABLE USES	UTILITIES, WAREHOUSING, AND ASSOCIATED ACCESSORY USES
USE-SPECIFIC STANDARDS	NONE APPLY
DIMENSIONAL STANDARDS	PER TABLE 5-1-3: NON-RESIDENTIAL ZONE DISTRICT STANDARDS – LOT WIDTH & BUILDING COVERAGE, N/A; MINIMUM SETBACKS FRONT 5 FEET; SIDE 0 FEET; REAR 0 FEET; MAXIMUM BUILDING HEIGHT = 65 FEET, WITH NO MAX PORTIONS OF BUILDING > 100 FEET FROM FRONT PROPERTY LINE
SITE DESIGN AND SENSITIVE LANDS	NO SENSITIVE LANDS PRESENT
ACCESS AND CONNECTIVITY	PER IDO SECTION 5-3(E)(3)(a) & 5-3(E)(3)(c)
SUBDIVISION OF LAND	PER IDO SECTION 5-4
PARKING AND LOADING	PARKING FOR OCCUPIED BUILDINGS AND LOADING FOR WAREHOUSE BUILDINGS PER IDO SECTION 5-5
LANDSCAPING, BUFFERING, AND SCREENING	STREET TREES ON MISSION AVENUE & CHAPPELL DRIVE PLANTED 25 FEET ON CENTER AS SHOWN ON LANDSCAPE PLAN, SEE SHEETS 9-11; NO STREET TREES REQUIRED ALONG PRIVATE STREET AT NORTH PROPERTY LINE.
WALLS AND FENCES	PER IDO SECTION 5-7 FOR FRONTAGE ALONG CHAPPEL DRIVE AND MISSION AVENUE; DOES NOT APPLY TO PRIVATE STREET ALONG NORTH PROPERTY LINE OR INTERNAL TO THE SITE
OUTDOOR AND SITE LIGHTING	PER IDO SECTION 5-8
NEIGHBORHOOD EDGES	PER IDO SECTION 5-9; APPLICABLE TO WEST EDGE AND SOUTHWEST CORNER OF SITE
SOLAR ACCESS	PER IDO SECTION 5-10
BUILDING DESIGN	AS INDICATED ON THE BUILDING ELEVATIONS
SIGNS	PER IDO SECTION 5-12 AND AS INDICATED ON SIGN SHEET
OPERATION AND MAINTENANCE	PER IDO SECTION 5-13 AS APPLICABLE TO USE

LEGEND

- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- CHAINLINK FENCE
- EASEMENT LINE
- PARCEL LINE
- SITE BOUNDARY
- PROPERTY LINE

AECOM
One Park Square, 6501 Americas Pkwy NE, Suite 900 Albuquerque, New Mexico 87110
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e-mail:cp@consensusplanning.com

ABCWUA Chappell Campus
Major Amendment Site Plan
6000 Alexander Boulevard, Albuquerque, NM 87113

NO	DATE	DESCRIPTION
2	4/16/26	MAJ - AMEND

DATE: April 16, 2026
PROJECT #: 2018-001355

ALVIN S. MEDINA NEW MEXICO 16454 LICENSED PROFESSIONAL ENGINEER

SHEET TITLE
SITE PLAN

SHEET
4 OF 24

DWG: C:\Users\jesse.higgins\DC\ACCDocs\AECOM\D--AMER(US)--60686691--ABQWUA 2309.023 Warehouse Complex\Project Files\900 Design Collaboration\910--CAD_BIM\LPC Submittal\20--SHEETS\SITE.dwg
DATE: Mar 31, 2026 10:02pm
XREFS: WUA-Admin Titleblock PARCELS_NO LABELS SITE TOPO 20 LINEWORK--SP PROPOSED SITE LINEWORK PROPOSED SITE LINEWORK SIGHT_TRIANGLES IMAGES:
USER: jesse.higgins R--W_EASEMENTS PROP UTILITIES

PRIVATE ROAD

SITE INGRESS\EGRESS LOCATION

REMOVE EXISTING CHANLINK GATE

CLEAR SIGHT TRIANGLE SEE NOTES 1 AND 2

SLIDING CHAINLINK GATE

REMOVE TEMPORARY ACCESS ROAD

8' EXISTING CHAINLINK FENCE

68' R/W

13.2'

46.0'

ASR-02 WELL HOUSE 989 SF

EVAPORATIVE COOLER

ELECTRICAL METER AND TRANSFORMER

36'

498.3'

140.0'

27.2'

6'

6'

36" CONCRETE APRON

SIDEWALK

ASR-02

30'x16' CMU BLOCK ELECTRICAL ENCLOSURE

105'

R/W

REMOVE EXISTING SIDEWALK AND BUILD NEW 6' SIDEWALK AGAINST FENCE

A SHT 19

15'X13'-4" OFFICE BUIILDING 200 SF

8" STD CURB AND GUTTER

ASR-02 MONUMENT SIGN

148.5'

140.0'

27.3'

A

--

PROJECT SITE | PROPERTY LINE | 8' FENCE | 5.4' | 6" | 6' SIDEWALK | 6' LANDSCAPE STRIP | C&G | EXISTING ROADWAY

A SECTION
NOT TO SCALE

R35'

4" ROLL CURB

R20'

23.0'

R25'

R20'

45.4'

13.9'

2' VALLEY GUTTER

32'

SECONDARY ACCESS ROAD

CONCRETE DRIVEWAY

CONCRETE DRIVEWAY

NEW 6' SIDEWALK

SINGER BLVD

70' R/W

8" HEADER CURB

R35'

R18'

R18'

B SHT 19

R18'

R18'

36.4'

PRIMARY ACCESS ROAD

R45'

143.8'

25.0'

WAREHOUSE COMPLEX

25.0'

229.6'

R45'

8" STD CURB AND GUTTER

PROCESSING PILE

25'x25' FUTURE EXPANSION 625 SF

FUTURE SALT BLDG 464 SF

10'x12'

LOADING AREA

20' TYP

3 SPACES

9' TYP

3 SPACES

3 SPACES

5'x142'

EXISTING GROUNDWATER WAREHOUSE

FUTURE 20'x30' TRUCK WASH PAD

FUTURE RESTROOM 262 SF

5'x8'

30'x60' FUTURE EXPANSION 1682 SF WAREHOUSE

45'x60' FUTURE EXPANSION 2670 SF WAREHOUSE

FIELD STORAGE WAREHOUSE

4'x8'

10'x12'

LOADING AREA

5 SPACES

140'-8"x53'-3" FUTURE VEHICLE MAINTENANCE BLDG 7498 SF

175.1'

5 SPACES

31'-4"x20' FUTURE EXPANSION 579 SF

B

9' TYP

20' TYP

ADA PARKING SPACE SEE DETAIL 2 SHEET 19

5'x142'

CHAPPELL DRIVE NE

R50'

37.0'

32.0'

26.0'

10'x12'

5'x4'

LOADING AREA

20'x30' FUTURE 538 SF WAREHOUSE

10'x13'

LOADING AREA

10'x22'

LOADING AREA

10'x22'

623.5'

R45'

50'x50' STOCKPILE

25' LIGHT POLE TYPICAL 11 PLACES

R20'

15'

90' R/W

15' MAINTENANCE ROAD

LEGEND

- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- CHAINLINK FENCE
- EASEMENT LINE
- PARCEL LINE
- SITE BOUNDARY
- PROPERTY LINE

MATERIALS LEGEND

- COMPACTED GRAVEL
- CONCRETE
- PAVEMENT SIDE // EDGE OF ASPHALT

ADA PARKING REQUIREMENTS			
BUILDING USE	IDO PARKING REQUIREMENETS	REQUIRED PARKING	PROVIDED PARKING
WAREHOUSE	NO REQUIREMENT	NO REQUIREMENT	11 PARKING SPACES
HEAVY VEHICLE AND EQUIPMENT SALES, RENTAL, FUELING, AND REPAIR	1 SPACE/1000 SQ FT GFA	7498 SF = 8 PARKING SPACES	8 PARKING SPACES, 1 ADA PARKING SPACE
OFFICE	3.5 SPACE/1000SF	200 SF = 1 SPACE	10 PARKING SPACS, 1 ADA PARKING SPAC3

NOTES:

1. LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.
2. OBJECTS THAT MAY BE LOCATED IN THE CLEAR SIGHT TRIANGLE INCLUDE, BUT ARE NOT LIMITED TO, HYDRANTS, UTILITY POLES, UTILITY JUNCTION BOXES, AND TRAFFIC CONTROL DEVICES, PROVIDED THAT THESE OBJECTS ARE LOCATED TO MINIMIZE VISUAL OBSTRUCTION. OBJECTS UNDER 8 INCHES WIDE MAY BE ALLOWED BY THE CITY ENGINEER.

SITE PLAN DETAIL 1
Scale1"=30'

N

0 30' 60'

AECOM
One Park Square, 6501 Americas Pkwy NE, Suite 900 Albuquerque, New Mexico 87110 (505)-855-7500

MOLZENCORBIN
2701 Miles Road SE
Albuquerque, New Mexico 87106
505 242 5700 office
MolzenCorbin.com

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

ABCWUA Chappell Campus
Major Amendment Site Plan
6000 Alexander Boulevard, Albuquerque, NM 87113

NO	DATE	DESCRIPTION
2	4/16/26	MAJ - AMEND

DATE: April 16, 2026

PROJECT #: 2018-001355

ALVIN S. MEDINA NEW MEXICO 16454 LICENSED PROFESSIONAL ENGINEER

SHEET TITLE

SITE PLAN DETAIL1

SHEET 5 OF 24

DWG: C:\Users\jesse.higgins\DC\ACCDocs\AECOM\CI--AMER\US\--6658691--ABCWUA 2309.023 Warehouse Complex\Project Files\900 Design Collaboration\910--CAD_BIM\EPC Submittal\20--SHEETS\SITE.dwg
DATE: Mar 31, 2026 10:02pm
XREFS: WUA--Admin Titleblock PARCELS_NO LABELS PROPOSED SITE LINEWORK MOLZEN PROPOSED SITE LINEWORK PROPOSED SITE TOPO 20 LINEWORK--SP SITE TOPO 20 LINEWORK PROP UTILITIES R--W_EASEMENTS USER: jesse.higgins Sight_TRIANGLES IMAGES:

NOTES:

1. LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

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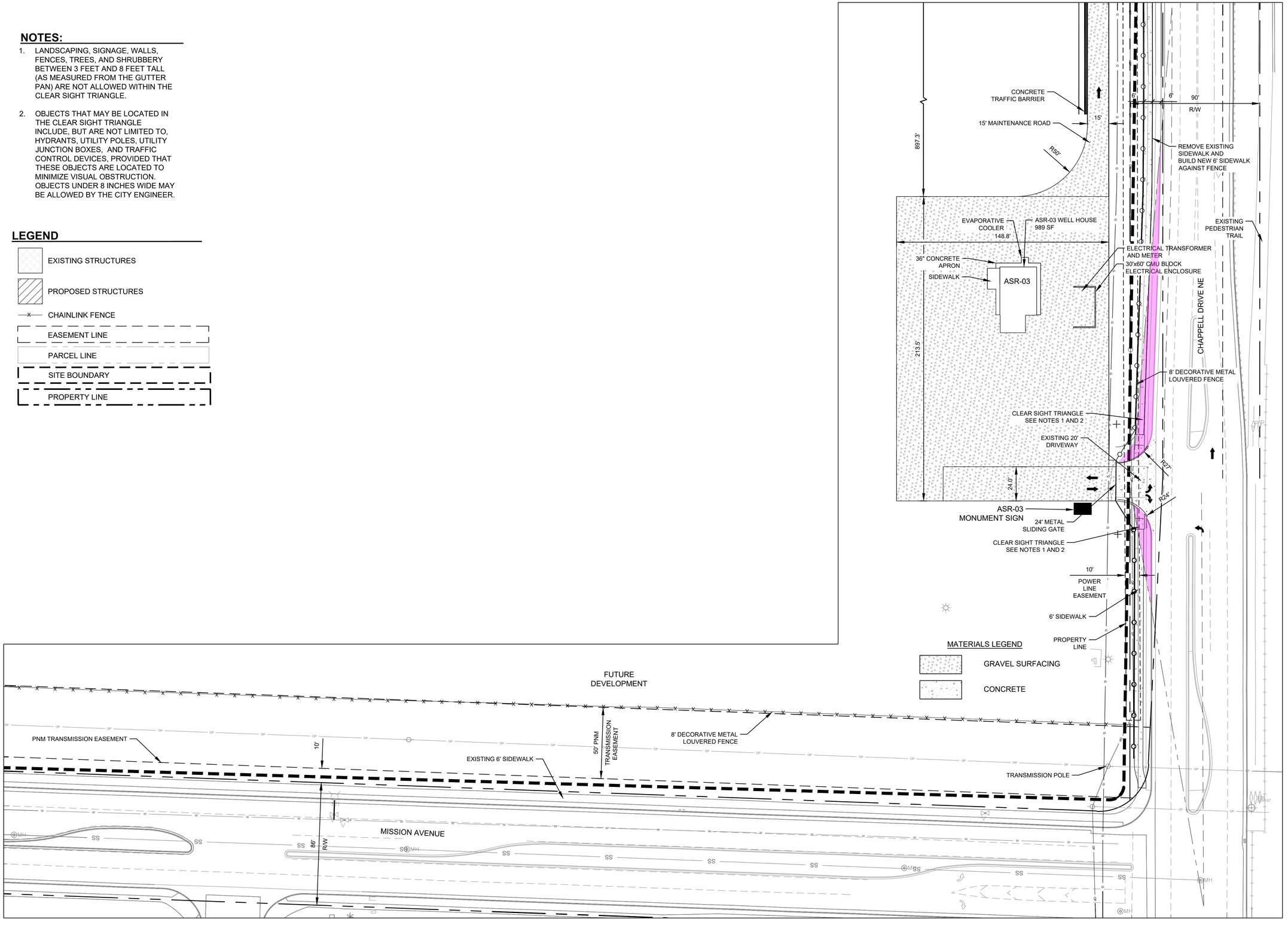
LEGEND

- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- CHAINLINK FENCE
- EASEMENT LINE
- PARCEL LINE
- SITE BOUNDARY
- PROPERTY LINE



SITE PLAN DETAIL 2
Scale1"=30'

N

0 30' 60'

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One Park Square, 6501 Americas Pkwy NE, Suite 900 Albuquerque, New Mexico 87110
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ALVIN S. MEDINA NEW MEXICO 16454 LICENSED PROFESSIONAL ENGINEER

SHEET TITLE
SITE PLAN DETAIL 2

SHEET
6 OF 24

DWG: C:\Users\jesse.higgins\OneDrive - AECOM\ACCDocs\ACCOM\JD-AMERICAS)-6068691-ABCWUA 2309.023 Warehouse Complex\Project Files\VA0 Design Collaboration\VA10-CAD_BIM\EPC Submittal\JD-SHEETS\SITE.dwg USER: jesse.higgins
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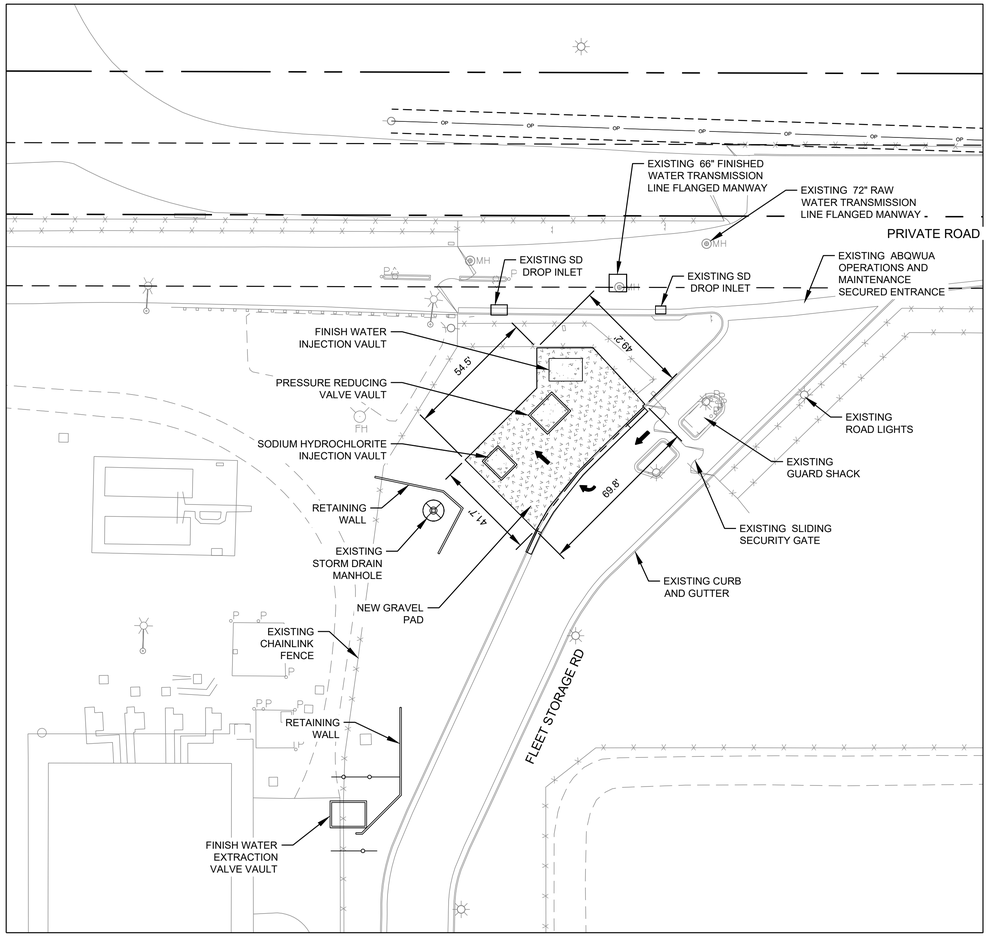
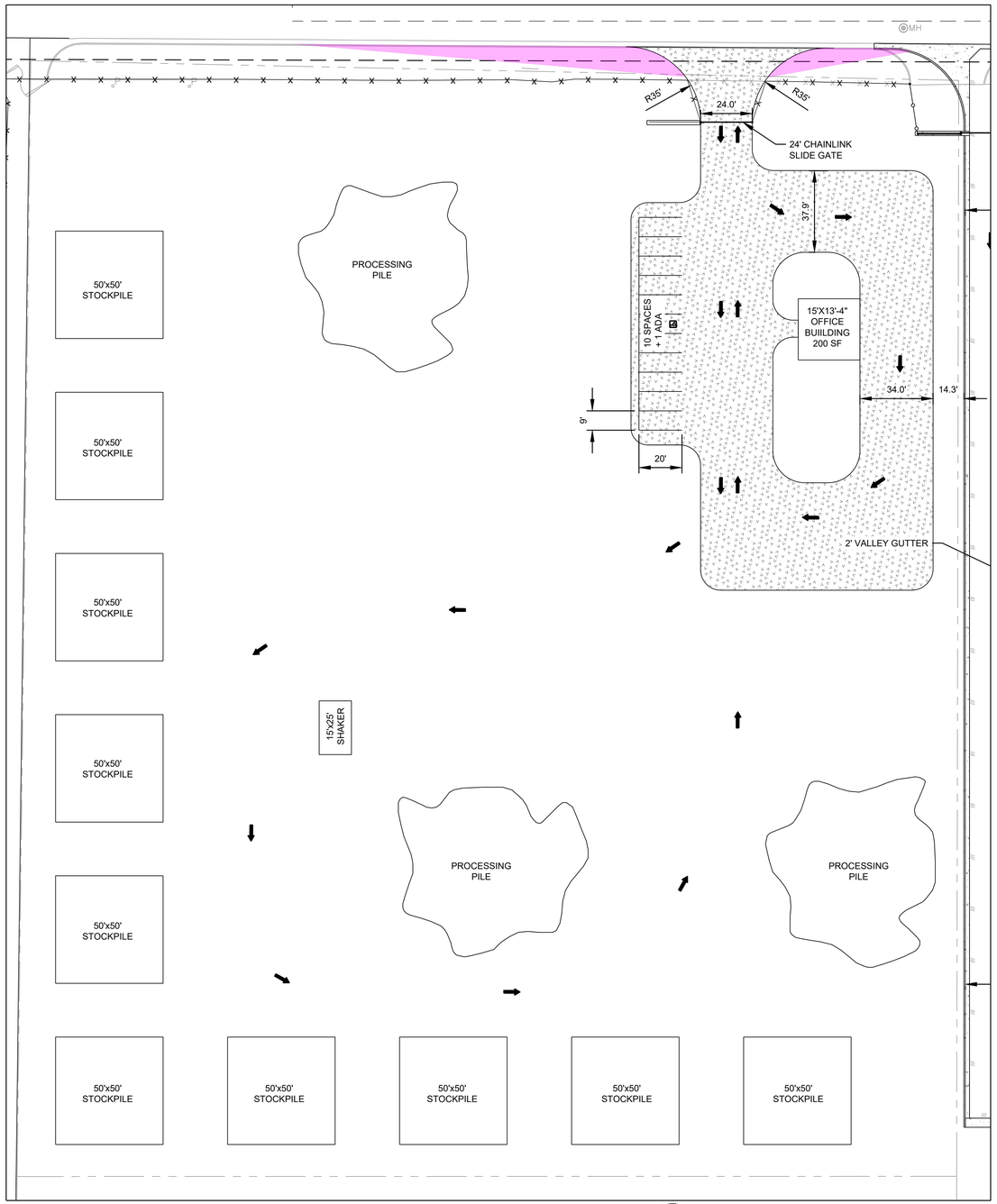


SITE PLAN DETAIL 3
Scale1"=30'



SITE PLAN DETAIL 4
Scale1"=30'

NOTES:

1. LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

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LEGEND

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- PROPOSED STRUCTURES
- CHAINLINK FENCE
- EASEMENT LINE
- PARCEL LINE
- SITE BOUNDARY
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NO	DATE	DESCRIPTION
2	4/16/26	MAJ - AMEND

DATE: April 16, 2026
PROJECT #: 2018-001355

ALVIN S. MEDINA NEW MEXICO 16454 LICENSED PROFESSIONAL ENGINEER

SHEET TITLE
SITE PLAN DETAILS 3 AND 4

SHEET
7 OF 24

DWG: C:\Users\jesse.hoggins\DC\ACCDocs\AECOM\CI-AMER\US)-6568691--ABQWUA 2309.023 Warehouse Complex\Project Files\900 Design Collaboration\910-CAD_BIM\EPC Submittal\20--SHEETS\SITE.dwg USER: jesse.hoggins
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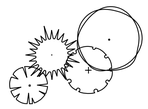
PLANT LEGEND



KEY	QTY	INSTALLED SIZE	REMARKS	MATURE SIZE	WATER USE	DECIDUOUS/ EVERGREEN	COVERAGE
SHADE TREES							
LARGE TREE	69	2" CAL., 10'-12' HT.	24" BOX	35' HT. X 35' SPD.	M	DECIDUOUS	963 SF
LARGE TREE	17	5'-7' HT.	B&B	40' HT. X 25' SPD.	M	EVERGREEN	490 SF
MEDIUM TREE	16	2" CAL., 10'-12' HT.	24" BOX	30' HT. X 25' SPD.	M	DECIDUOUS	490 SF
SMALL TREE	49	2" CAL., 10'-12' HT.	24" BOX	25' HT. X 20' SPD.	M	DECIDUOUS	315 SF
TOTAL COVERAGE:	98,052 SF						
SHRUBS/GROUNDCOVERS/GRASSES/PERENNIALS							
VERTICAL SHRUB	64	MIN. 4' HT.	15 GALLON	8' HT. X 6' SPD.	L	DECIDUOUS	29 SF
LARGE SHRUB	209	MIN. 18" HT.	5 GALLON	6' HT. X 6' SPD.	L	DECIDUOUS	29 SF
LARGE SHRUB	190	MIN. 18" HT.	5 GALLON	4' HT. X 6' SPD.	L	EVERGREEN	29 SF
MEDIUM SHRUB	173	MIN. 12" HT.	5 GALLON	4' HT. X 4' SPD.	L	DECIDUOUS	15 SF
MEDIUM SHRUB	276	MIN. 12" HT.	5 GALLON	4' HT. X 4' SPD.	L	EVERGREEN	15 SF
SMALL SHRUB	179	MIN. 12" HT.	5 GALLON	3' HT. D 3' SPD.	L	DECIDUOUS	10 SF
SMALL SHRUB	241	MIN. 12" HT.	5 GALLON	3' HT. D 3' SPD.	L	EVERGREEN	10 SF
TOTAL COVERAGE:	24,362 SF						

HATCH LEGEND

- GROUNDCOVER MULCH (TO BE A COMBINATION OF CRUSHED GRAVEL AND ORGANIC MULCH)
- 2"-4" ANGULAR COBBLE MULCH
- REVEGETATION SEEDING
- TURFGRASS SOD

KEYED NOTES

1. LIMIT OF WORK.
2. 20' STREET TREE OFFSET.
3. SHADE STRUCTURE WITH SEATING. LIGHTING AND TRASH RECEPTACLES WILL BE PROVIDED.
4. BERM – LOCATED BEHIND SIDEWALK, APPROXIMATELY 3' HT.
5. RIGHT OF WAY LANDSCAPING – LOCATED BETWEEN CURB AND WALK.
6. SIGHT TRIANGLE.
7. THE LANDSCAPE PLANTINGS IN THE PUBLIC AREAS OF THE SITE WILL BE UTILIZED AS DEMONSTRATION GARDENS TO PROVIDE EXAMPLES OF XERISCAPE PLANTING PRINCIPLES SHOWING VISITORS HOW ATTRACTIVE XERISCAPE CAN BE WHEN IMPLEMENTED PROPERLY. THIS WILL ENCOURAGE AND INSPIRE HOMEOWNERS AND BUSINESS OWNERS TO ADOPT SOME OF THE WATER CONSERVING TECHNIQUES IN THEIR OWN LANDSCAPES.
8. THE OWNER HAS AN RFP OUT TO INCORPORATE A SOLAR PV SYSTEM FORMING A SHADE CANOPY OVER THE ENTIRE PARKING AREAS OF THE EMPLOYEE PARKING AND FLEET PARKING. THE COLLECTORS WILL BE MOUNTED ON A STRUCTURAL SUPPORT APPROXIMATELY 14' HIGH, AND WILL CONTINUOUSLY COVER PARKING AREAS, DRAINAGE MEDIANS AND ISLANDS, AND VEHICLE AISLES. A VARIANCE HAS BEEN REQUESTED THAT WILL ALLOW THE RELOCATION OF PARKING LOT TREES TO AREAS ADJACENT IN THE LANDSCAPE. LANDSCAPING WILL BE PROVIDED AROUND THE PERIMETER OF THE PV STRUCTURES WHERE THEY WILL RECEIVE ADEQUATE SUNSHINE FOR PROPER GROWTH. THE ADVANTAGES OF THE PV SYSTEM ARE THE USE OF AN ALTERNATIVE CLEAN ENERGY SOURCE, AND VEHICLE AND PAVED AREA SHADING, ADDING TO THE SITE COOLING EFFECT.
9. LOCATION OF PROPOSED SOLAR PANELS, LIMITS APPROXIMATE.
10. 400 SF OUTDOOR SEATING AND GATHERING AREA WITH LIGHTING AND TRASH RECEPTACLES LINKED TO PRIMARY ENTRANCE/DRIVEWAY WITH SIDEWALK.

CITY LANDSCAPE ORDINANCE COMPLIANCE

LANDSCAPING RESPONSIBILITY FOR MAINTENANCE:
1. THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY WILL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE AT THEIR PROPOSED FACILITY.

COMPLIANCE WITH WATER CONSERVATION ORDINANCE:
1. SPRAY IRRIGATION IS PROPOSED WITHIN TURF AREAS.
   TOTAL LANDSCAPE AREA: 322,853 SF
   MAXIMUM TURF AREA (10% OF TOTAL LANDSCAPE AREA): 32,285 SF
   TOTAL PROPOSED TURF AREA: 29,949 SF (9.3% OF TOTAL LANDSCAPE AREA)
2. PLANT SPECIES WILL BE LOW OR MEDIUM USE SPECIES PER THE ABCWUA'S XERIC PLANT LIST.
3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL PLANT MATERIAL. THE SYSTEM WILL BE CONTROLLED BY AN AUTOMATIC CONTROLLER. PLANTS WILL BE IRRIGATED BY LOW WATER USE BUBBLERS. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE INSTALLED IN A HEATED ENCLOSURE TO PROTECT THE DOMESTIC WATER SUPPLY FROM CROSS-CONTAMINATION.

COMPLIANCE WITH GENERAL LANDSCAPING REGULATIONS:
1. THIS PLAN PROVIDES VISUALLY ATTRACTIVE LANDSCAPE, A VISUALLY ATTRACTIVE STREETSCAPE, AND INTERSPERSED TREES IN LANDSCAPE AREAS TO PROVIDE SHADE AND REDUCE LARGE EXPANSES OF PAVEMENT AND PARKED CARS.
2. GROUNDCOVER MULCH SHALL COMPRISE OF A COMBINATION OF CRUSHED GRAVEL (NOT TO EXCEED 75% OF TOTAL AREA) AND ORGANIC MULCH SUCH AS SHREDDED BARK, PECAN SHELLS, ETC.
3. REFERENCE CITY OF ALBUQUERQUE STANDARD DETAILS FOR TREE AND SHRUB PLANTING.

LANDSCAPE CALCULATION TABLE:

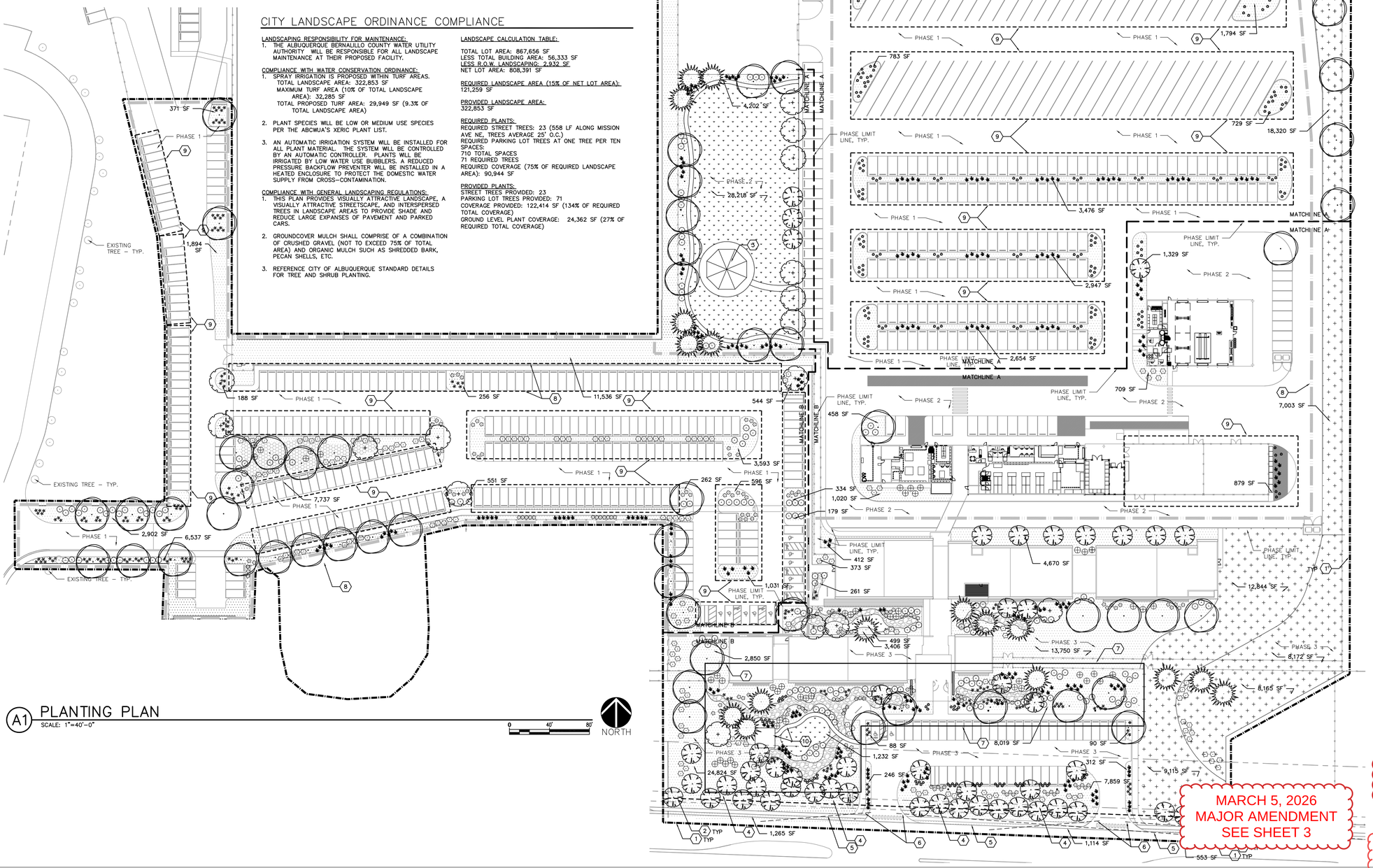
TOTAL LOT AREA: 867,656 SF
LESS TOTAL BUILDING AREA: 56,333 SF
LESS R.O.W. LANDSCAPING: 2,932 SF
NET LOT AREA: 808,391 SF

REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA): 121,259 SF

PROVIDED LANDSCAPE AREA: 322,853 SF

REQUIRED PLANTS:
REQUIRED STREET TREES: 23 (558 LF ALONG MISSION AVE NE, TREES AVERAGE 25' O.C.)
REQUIRED PARKING LOT TREES AT ONE TREE PER TEN SPACES:
710 TOTAL SPACES
71 REQUIRED TREES
REQUIRED COVERAGE (75% OF REQUIRED LANDSCAPE AREA): 90,944 SF

PROVIDED PLANTS:
STREET TREES PROVIDED: 23
PARKING LOT TREES PROVIDED: 71
COVERAGE PROVIDED: 122,414 SF (134% OF REQUIRED TOTAL COVERAGE)
GROUND LEVEL PLANT COVERAGE: 24,362 SF (27% OF REQUIRED TOTAL COVERAGE)



A1 PLANTING PLAN
SCALE: 1"=40'-0"

MARCH 5, 2026
MAJOR AMENDMENT
SEE SHEET 3

SMPC Architects
PRINCIPLES OF DESIGN.
115 Amherst Drive SE,
Albuquerque, New Mexico 87106
T 505.255.6666
F 505.268.6665
www.smpcarchitects.com

MRWM
LANDSCAPE ARCHITECTS
mrwmla.com 505 268 2266

WUA CUSTOMER SERVICE AND OPERATIONS FACILITIES PHASE III

6000 ALEXANDER BLVD
ALBUQUERQUE, NM 87107

NO	DATE	DESCRIPTION
DATE:		OCTOBER 20TH, 2018
PROJECT #:		
DRAWN BY:		JW
CHD BY:		GM

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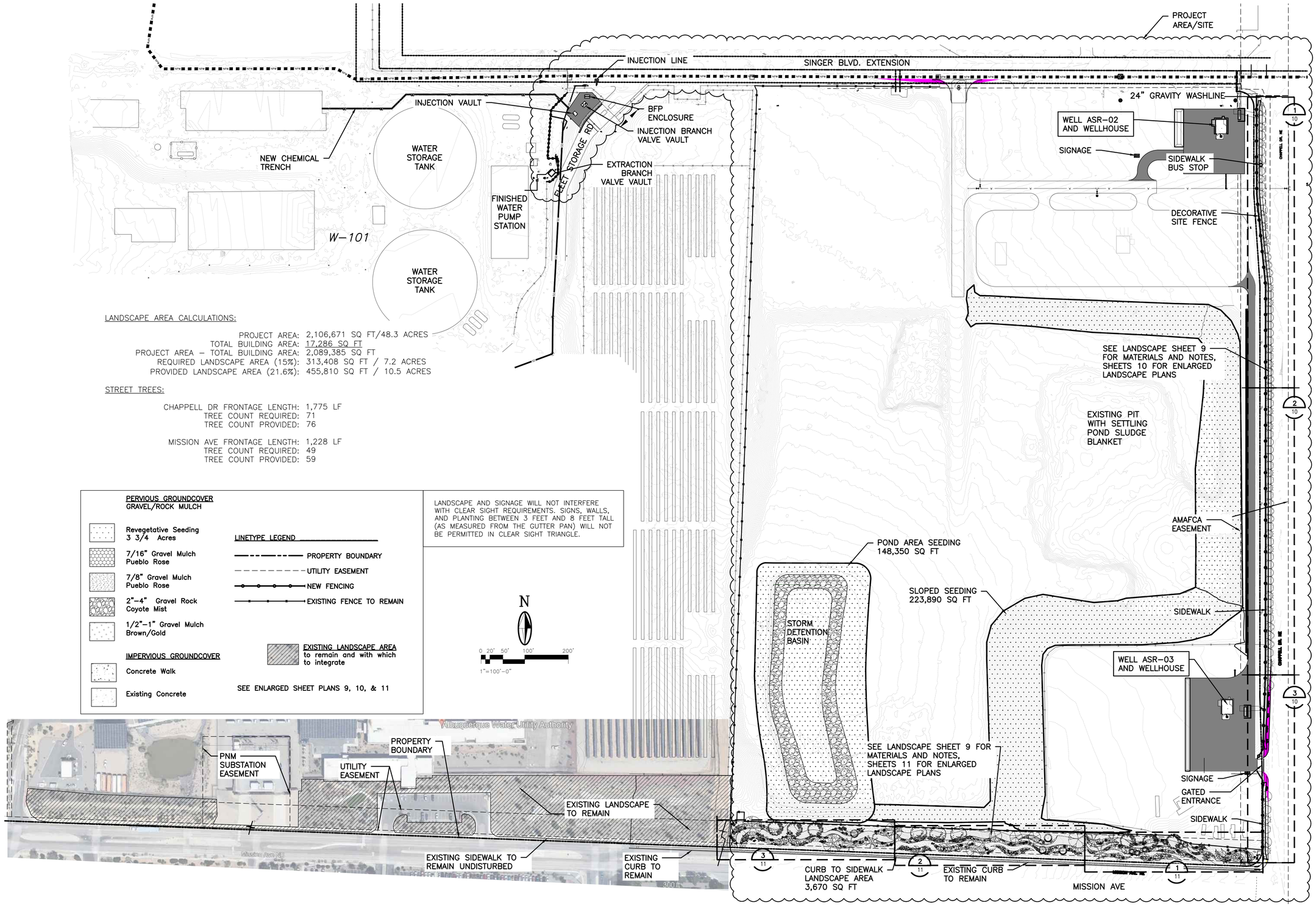
MAJOR AMENDMENT

LANDSCAPE PLAN

SHEET 8 OF 24



LANDSCAPE AREA CALCULATIONS:

PROJECT AREA:	2,106,671 SQ FT/48.3 ACRES
TOTAL BUILDING AREA:	17,286 SQ FT
PROJECT AREA – TOTAL BUILDING AREA:	2,089,385 SQ FT
REQUIRED LANDSCAPE AREA (15%):	313,408 SQ FT / 7.2 ACRES
PROVIDED LANDSCAPE AREA (21.6%):	455,810 SQ FT / 10.5 ACRES

STREET TREES:

CHAPPELL DR FRONTAGE LENGTH:	1,775 LF
TREE COUNT REQUIRED:	71
TREE COUNT PROVIDED:	76
MISSION AVE FRONTAGE LENGTH:	1,228 LF
TREE COUNT REQUIRED:	49
TREE COUNT PROVIDED:	59

PERVIOUS GROUNDCOVER
GRAVEL/ROCK MULCH

- Revegetative Seeding 3 3/4 Acres
- 7/16" Gravel Mulch Pueblo Rose
- 7/8" Gravel Mulch Pueblo Rose
- 2"–4" Gravel Rock Coyote Mist
- 1/2"–1" Gravel Mulch Brown/Gold

IMPERVIOUS GROUNDCOVER

- Concrete Walk
- Existing Concrete

LINETYPE LEGEND

- PROPERTY BOUNDARY
- UTILITY EASEMENT
- NEW FENCING
- EXISTING FENCE TO REMAIN

EXISTING LANDSCAPE AREA to remain and with which to integrate

SEE ENLARGED SHEET PLANS 9, 10, & 11

LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN CLEAR SIGHT TRIANGLE.

N

0 20' 50' 100' 200'

1"=100'-0"

AECOM
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NO	DATE	DESCRIPTION
2	4/16/26	MAJ - AMEND

DATE: April 16, 2026

PROJECT #: 2018-001355

SHEET TITLE
LANDSCAPE PLAN

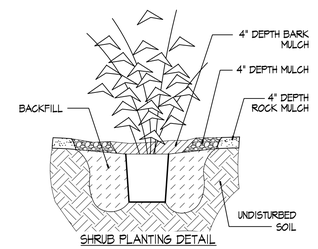
SHEET
9 OF 24

LANDSCAPE MATERIALS SCHEDULE

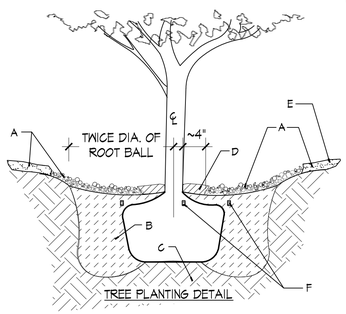
	APPROX. QTY CY/TONS	DEPTH
	7/16" Gravel Mulch Pueblo Rose	3"
	7/8" Gravel Mulch Pueblo Rose	4"
	2"–4" Gravel Rock Coyote Mist	6"
	1/2"–1" Gravel Mulch Brown/Gold	4"

- o DEWITT PRO–5 LANDSCAPE WEED BARRIER FABRIC
- o PRE–EMERGENT WEED CONTROL
- • SOIL CONDITIONERS AND FERTILIZER FOR PLANTINGS, REFER TO CABQ SECTION 1000 FOR SPECIFICATIONS
- • SUPPLY AND INSTALL CLEAN, WEED FREE, SHREDDED BARK MULCH 4" DEEP, BENEATH PLANT SPREAD/CANOPY, AT BASE OF EACH PLANT AND TREE
- • FURNISH ENMRD SEED MIX CONTAINING BLUE GRAMA, WESTERN WHEATGRASS, BUFFALOGRASS, AND INDIAN RICE GRASS. SEED APPLICATION METHOD SHALL BE DRILL SEED AND/OR BROADCAST AFTER SCARIFICATION. ONCE SEED HAS BEEN APPLIED, COVER SEEDED AREA WITH SPECIFIED HYDROMULCH.

High Desert Mix, 3000-6000'			
Species	Varieties	Percent of Mix	Broadcast Rate PLS* Lbs/Acre
Blue grama	Hachita	25	6 x .25 = 1.50
Western wheatgrass	Native, Arriba, Barton	25	32 x .25 = 8.00
Buffalograss	Texoka, Cody, Mesa	25	15 x .25 = 3.75
Indian ricegrass	Nezpar	25	25 x .25 = 6.25
	TOTAL	100	19.50
This mix is good to use in lower elevation, valley and foothills and in the southern part of the state and drier sites up to juniper woodland. *PLS =Pure Live Seed			



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

CONSTRUCTION NOTES

A. 4" DEPTH ROCK MULCH; REFER TO PLANS FOR LOCATION AND TYPE
B. BACKFILL
C. UNDISTURBED SOIL
D. 4" DEPTH SHREDDED BARK MULCH
E. APPLY PRE–EMERGENT WEED CONTROL WITH GRAVEL MULCH INSTALL
F. FERTILIZER TABLET(S)

GENERAL PLANTING NOTES

1. SOIL SHALL BE AS SPECIFIED PER CABQ STANDARDS SECTION 1005 PLANTING
2. STABILIZE SOIL BELOW ROOTBALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING AND SCARIFY EDGES OF PLANTING HOLE
3. TOP OF ROOTBALL INDICATES LEVEL AT WHICH TREE WAS GROWN AND DUG: THIS REPRESENTS THE LEVEL AT WHICH THE TREE IS TO BE INSTALLED
4. PRIOR TO BACKFILLING TREE, WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT
5. B&B TREES: PRIOR TO BACKFILLING, BURLAP SHALL BE CUT AWAY EXCEPT FROM THE BOTTOM OF THE ROOTBALL.
6. APPLY UNIFORMLY SHREDDED BARK MULCH 4" DEEP, BENEATH THE FOLIAGE/CANOPY OF PLANTINGS. COVER AREA EQUAL TO 1/3 OF THE PLANTS DIAMETER.

PLANTING DETAILS

NO SCALE 2

ALIAS	SYMBOL	PLANT NAME COMMON & BOTANICAL	CONTAINER OR CALIPER	INSTALL SIZE HEIGHT	MATURE SIZE HxW	WATER USE	CHAPPELL DR QUANTITY	MISSION AVE QUANTITY
T1		CHINESE PISTACHE Pistachia chinensis	2"+ caliper	12'+ HT.	40'x30'	medium	0	3
T2		BOSQUE ELM or ALLEE ELM Ulmus parvifolia 'Bosque' or 'Allee'	2"+ caliper	12'+ HT.	35'x40'	med–low	0	6
T3		PINON PINE Pinus edulis	B & B	7' height	30'x20'	medium	0	6
T4		NEW MEXICO OLIVE Forestiera neomexicana	2" MS 3–5 branch	6' height	15'x15'	medium	0	6
T5		BUBBA DESERT WILLOW Chilopsis linearis 'Bubba'	2 1/2" MS 3–5 branch	10' height	20x25	low	0	15
T6		CELTIS OCCIDENTALIS Common hackberry	2" cal.	12' height	40'x40'	med–low	0	5
T7		SENSATION BOX ELDER Acer negundo 'Sensation'	2" cal.	14' height	35'x40'	medium	0	3
T8		ONESEED JUNIPER (FEMALE) Juniperus monosperma	B & B	8' height	15'x15'	low	0	5
T9		AFGHAN PINE Pinus eldarica	B & B	8' height	40'x20'	medium	0	4
T10		CERCIS CANADENSIS subsp. 'MEXICANA' Mexican Redbud	#15 cont.	4' height	15'x12'	med–low	0	6
T11		ACER NEGUNDO 'SENSATION' Sensation Box Elder	2" cal.	12' height	30'x25'	med–low	12	0
T12		CERCIS CANADENSIS var. Texensis 'Oklahoma' – Oklahoma Redbud	2" cal.	10'–12'	20'X20'	medium–low	6	0
T13		CELTIS RETICULATA Netleaf Hackberry	24" BOX	8'–10'	20'x15'–20'	medium–low	19	0
T14		MALUS 'RADIANT' Radiant Flowering Apple	2" cal.	10'–12'	15'x15'	medium–low	30	0
T15		PRUNUS VIRGINIANA 'CANADA RED' Canada Red Flowering Chokecherry	2" cal.	12' height	20'x20'	medium–low	9	0
S1		Bear Grass Nolina microcarpa or N. texana	#5	12"	6'x6'	low–xeric	0	17
S2		Desert Sotol Dasylirion wheeleri	#5	12"	4'x5'	xeric	0	14
S3		Deer Grass Muhlenbergia rigens	#3	12"	3'–6'x2'–3'	med–low	0	28
S4		Rosemary Rosmarinus officinalis	#3	12"	2'–6'x2'–4'	med–low	0	26
S5		Soapweed Yucca Yucca glauca	#3	12"	1'–4'x2'	xeric	0	9
S6		Spineless Prickly Pear Opuntia ellisiana	#1	6"	3'x6'	xeric	0	5
S7		Flowering Red Yucca Hesperaloe parviflora	#1	6"	3'–4'x4'–6'	xeric	0	51
S8		Rabbitbrush or Chamisa Ericameria nauseosus	#5	8"	4'–7'x4'–7'	xeric	0	21
S9		Dwarf Chamisa or Baby Blue E. nauseosa var. nauseosa	#1	6"	2.5'x2.5'	xeric	18	0
S10		Apache Plume Fallugia paradoxa	#5	8"	4'x4'	low	0	24
S11		Desert Broom Baccharis sarothroides	#5	6"	4'–6'–6'	xeric	0	17
S12		Bluebeard Spirea Caryopteris clandonensis	#1	4"	2.5'x2.5'	med–low	10	64
S13		Fringed Sage Artimisia filifolia	#1	4"	3.5'x3.5'	low	0	47
S14		Turpentine Bush Ericameria laricifolia	#1	4"	3'x3'	xeric	0	121
S15		Angelita Daisy Hymenoxys acualis	#1	4"	12"x12"	xeric–low	28	163
B1		Large Boulder Sandstone	26–32 CF				0	26
B2		Medium Boulder Sandstone	15–25 CF				0	45
B3		Small Boulder Sandstone	8–12 CF				0	36

GENERAL LANDSCAPE NOTES

LANDSCAPING NOTES

EDGE BUFFER LANDSCAPING (14–16–5–6(E)), NO ADJACENT EDGE BUFFER LANDSCAPE AREA IN PROJECT

LAND/AREAS DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE DRILL SEEDED AND HYDROMULCHED. SEE SEED MIX SHEET THIS SHEET

LAND/AREAS LEFT UNDISTURBED BY CONSTRUCTION ACTIVITIES SHALL RETAIN EXISTING/NATIVE SURFACING

MISSION AVE: CONTRACTOR SHALL COORDINATE AND INTEGRATE NEWLY INSTALLED WORK WITH EXISTING LANDSCAPE IMPROVEMENTS AT INTERFACE. TRANSITION SHALL BE SMOOTH, CONTINUOUS, AND MATCH ADJACENT CONDITIONS IN MATERIAL, GRADE, AND FINISH.

STREET TREES ALONG CHAPPELL DR. AND MISSION AVE PROPOSED FOR SCREENING AND IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE'S STREET TREE ORDINANCE (Chapter 6–6 R.O.A. 1994).

IRRIGATION NOTES

IRRIGATION SYSTEM DESIGN STANDARDS SHALL ADHERE TO THE IRRIGATION SYSTEM DESIGN STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE § 6–1–1–10 IRRIGATION SYSTEM STANDARDS

IRRIGATION SYSTEM SHALL BE PROGRAMMABLE, HAVE AUTOMATIC TIMERS, AND SENSORS, CONSISTENT WITH IDO 5–6(c)(14)(c) PER CABQ SPEC SECTION 1000

RESPONSIBILITY OF MAINTENANCE

MAINTENANCE OF ALL PLANTING AND IRRIGATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE: PLANT PALETTE IS COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS

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.

LANDSCAPE PROPOSED WITHIN PNM'S EASEMENT DUE TO BE GRANTED A CONDITIONAL UTILITY EASEMENT, IN PROCESS

SHREDDED ORGANIC MULCH AT TREES

SHREDDED BARK MULCH SHALL BE UTILIZED AS MULCH BENEATH THE FOLIAGE/CANOPY OF EACH PLANTING. MULCH SHALL COVER A DIAMETER EQUAL TO ONE–THIRD (1/3) OF THE TOTAL PLANTING DIAMETER, UNIFORMLY APPLIED.

APPLICABLE IDO STANDARDS FOR SUBJECT SITE: LANDSCAPE, BUFFERING, AND SCREENING

PER IDO SECTION 5–6(c)(7)(a), NO LANDSCAPE PLANTINGS LOCATED WITHIN 3 FT FOR SHRUBS AND 15 FT FOR TREES, IN ANY DIRECTION OF FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS, AND/OR ANY FIRE DEPARTMENT CONNECTIONS

PER IDO SECTION 5–6(c)(10)(b), TREES SHALL NOT BE PLANTED WITHIN 10 FEET IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE

PER IDO SECTION 5–6(c)(10)(e) PROPOSED TREE LOCATIONS ARE NOT WITHIN 10 FEET OF TRANSFORMERS OR UTILITY PADS, MANHOLES, OR UNDERGROUND UTILITIES

LANDSCAPE PLAN COMPLIANCE WITH IDO SECTION 5–6(f) PARKING LOT LANDSCAPING AND SECTION 5–6(f)(2) PARKING LOT INTERIOR

EDGE BUFFER LANDSCAPING (14–16–5–6(E)) SHALL BE UTILIZED WHERE SITE IS ADJACENT TO RESIDENTIAL

PER IDO 5–6(C)(7)(b) TREE PLANTING REQUIREMENTS BASED ON THE LENGTH OF THE TOTAL STREET FRONTAGE, AND INCLUDES DRIVE AISLES AND DRIVEWAYS

AECOM
One Park Square, 6501 Americas Pkwy NE, Suite 900 Albuquerque, New Mexico 87110
(505)–855–7500

MOLZENCORBIN
2701 Miles Road SE
Albuquerque, New Mexico 87106
505 242 5700 office
MolzenCorbin.com

CONSENSUS PLANNING
Planning / Landscape Architecture
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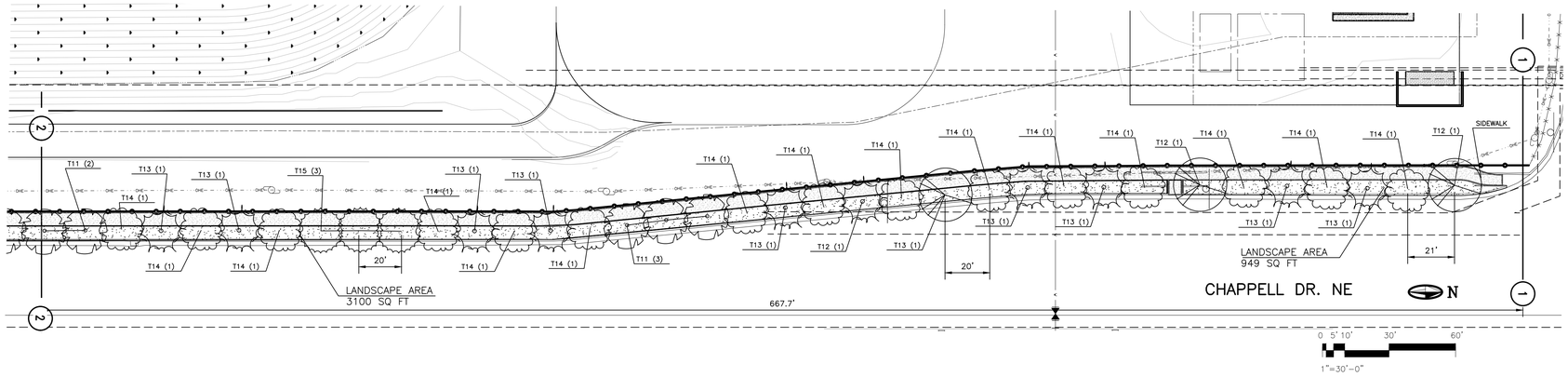
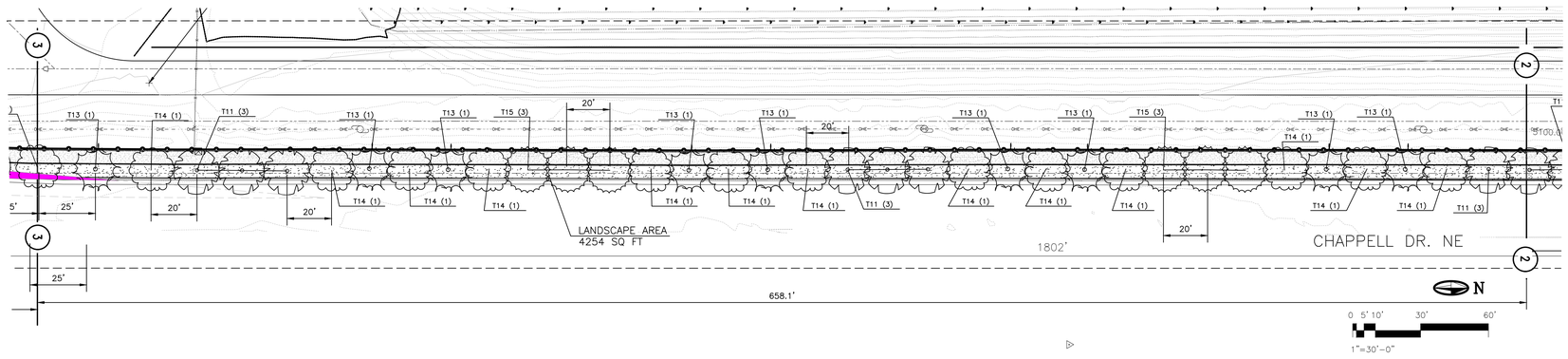
SHEET TITLE
LANDSCAPE MATERIALS AND NOTES

SHEET 10 OF 24



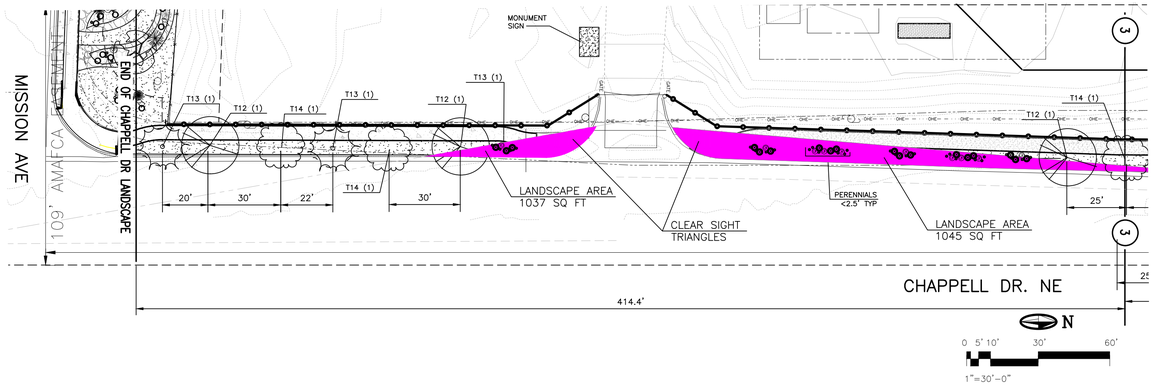
CHAPPELL DR. STREET TREE PLAN

1" = 30'-0" **1**



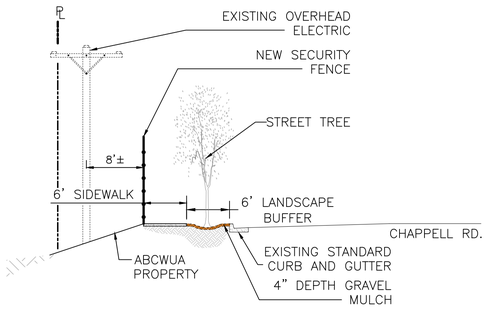
CHAPPELL DR. STREET TREE PLAN

1" = 30'-0" **2**



CHAPPELL DR. STREET TREE PLAN

1" = 30'-0" **3**



PEDESTRIAN IMPROVEMENTS – CHAPPELL DRIVE

STREET TREE ELEVATION

NO SCALE **A**

GROUNDCOVER

GRAVEL/ROCK MULCH

7/8" Gravel Mulch
Pueblo Rose

IMPERVIOUS GROUNDCOVER

Concrete Walk

LINETYPE LEGEND –*–*–*–*–

- PROPERTY BOUNDARY
- UTILITY EASEMENT
- NEW FENCING
- EXISTING FENCE TO REMAIN
- OVERHEAD ELECTRICAL

GENERAL NOTES

1. TREES SHALL BE PLANTED WITHIN CONTINUOUS PLANTING DEPRESSION, TO THE GREATEST EXTENT FEASIBLE, TO COLLECT SURFACE WATER
2. INDIVIDUAL LANDSCAPE PLANTINGS SHALL BE PLANTED WITHIN GRADED DEPRESSIONS, IN WATER COLLECTION BASINS. SEE DETAILS
3. LAND/AREAS DISTURBED BY CONSTRUCTION ACTIVITY SHALL RECEIVE REVEGETATIVE SEEDING
4. LAND/AREAS LEFT UNDISTURBED BY CONSTRUCTION ACTIVITIES SHALL RETAIN EXISTING NATIVE SURFACING
5. PLANTINGS SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE Street Tree Ordinance (Chapter 6–6 R.O.A. 1994)
6. THE AREA FOR THE PROPOSED MAJOR AMENDMENT DOES NOT ALLOW FOR PUBLIC ACCESS, THEREFORE, THE ONLY LANDSCAPE PROVIDED WITH THE MAJOR AMENDMENT IS ALONG CHAPPELL DRIVE AND MISSION AVE
7. TREES PLACED APPROXIMATELY 20' ON CENTER, EXCEPT WHERE NOTED. PLANTING PLACEMENT SHALL BE VERIFIED PRIOR TO INSTALLATION

AECOM
One Park Square, 6501 Americas Pkwy NE, Suite 900 Albuquerque, New Mexico 87110
(505)-855-7500

MOLZENCORBIN
2701 Miles Road SE
Albuquerque, New Mexico 87106
505 242 5700 office
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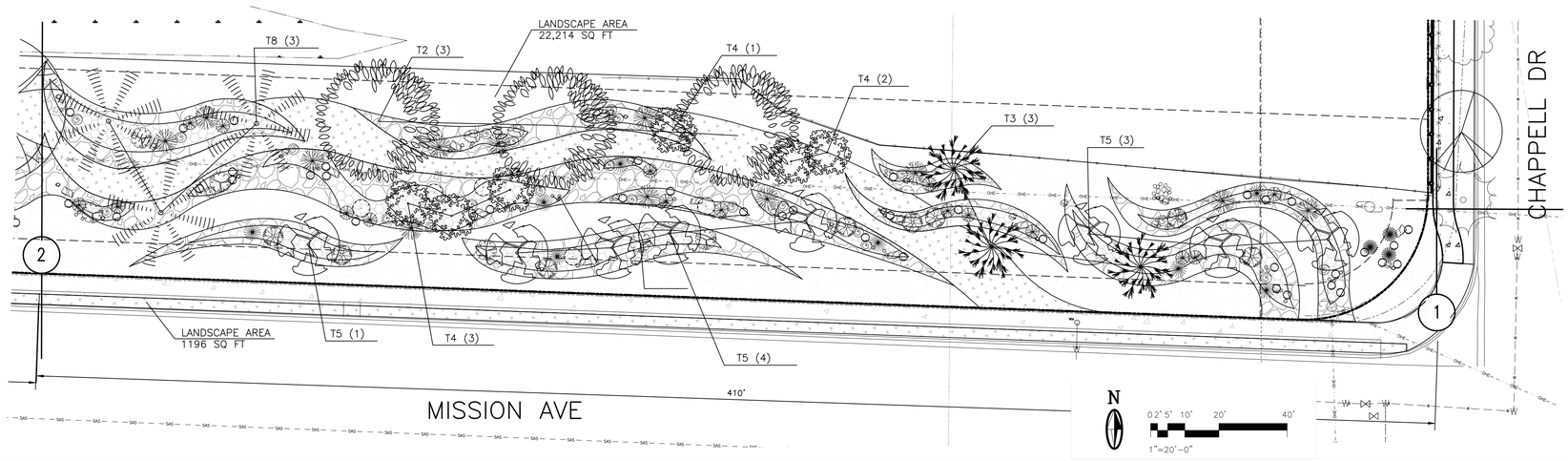
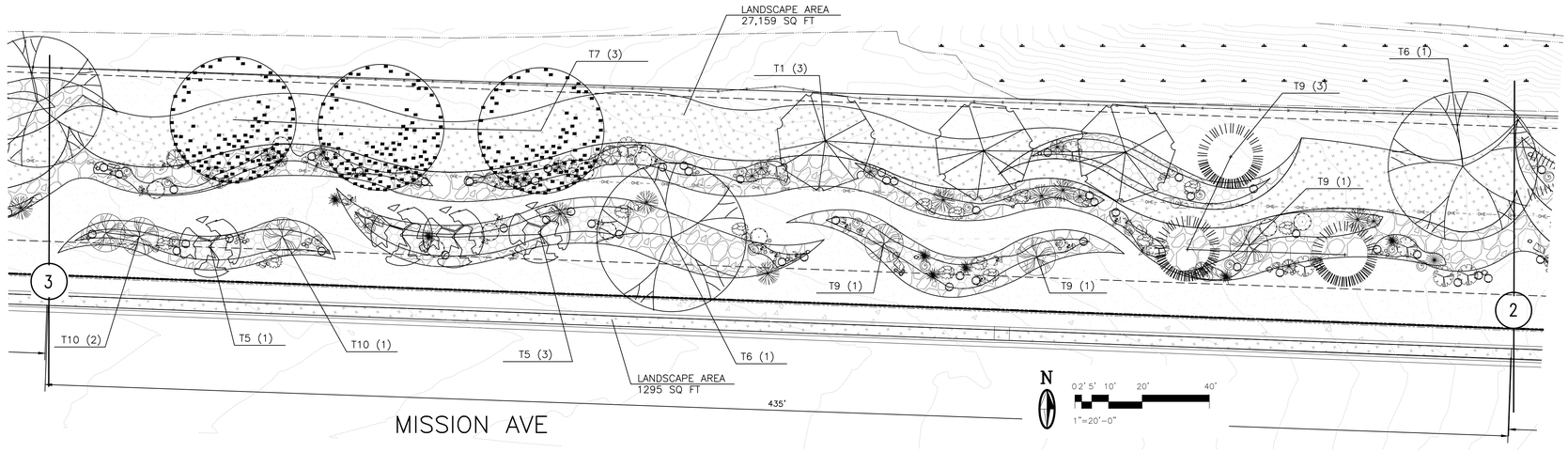
LANDSCAPE PLAN CHAPPELL DR



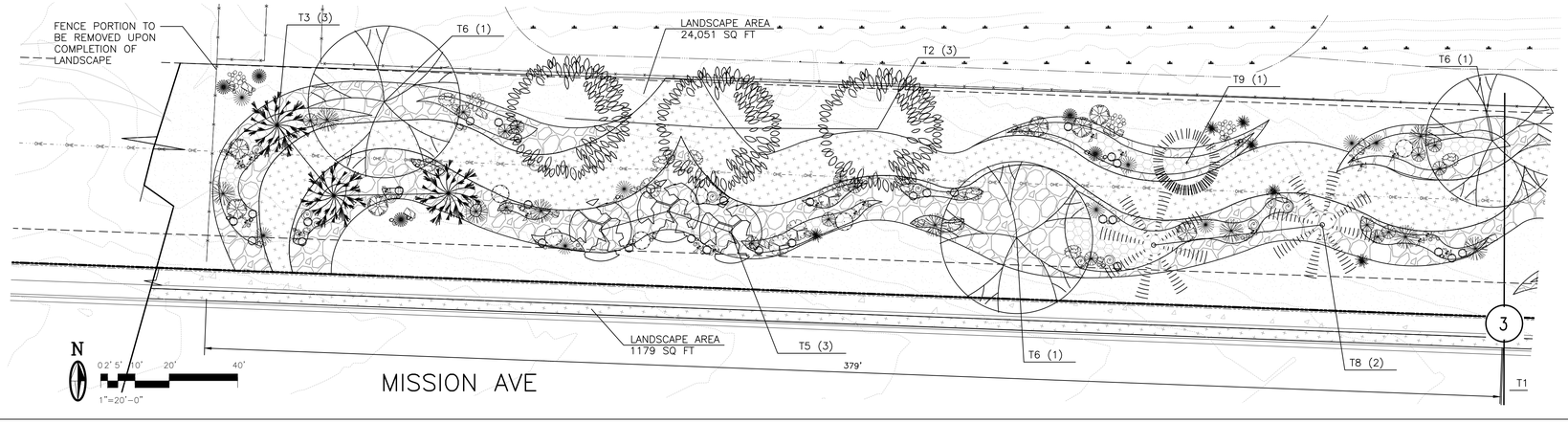
MISSION AVE LANDSCAPE PLAN

1" = 20'-0" 1



MISSION AVE LANDSCAPE PLAN

1" = 20'-0" 2



MISSION AVE LANDSCAPE PLAN

1" = 20'-0" 3

PERVIOUS GROUNDCOVER
GRAVEL/ROCK MULCH

- 7/16" Gravel Mulch — Pueblo Rose
- 7/8" Gravel Mulch — Pueblo Rose
- 2"–4" Gravel Rock — Coyote Mist
- 1/2"–1" Gravel Mulch — Brown/Gold

IMPERVIOUS GROUNDCOVER

- Concrete Walk
- Existing Concrete

LINETYPE LEGEND

- PROPERTY BOUNDARY
- UTILITY EASEMENT
- NEW FENCING
- EXISTING FENCE TO REMAIN
- OVERHEAD ELECTRICAL

GENERAL NOTES

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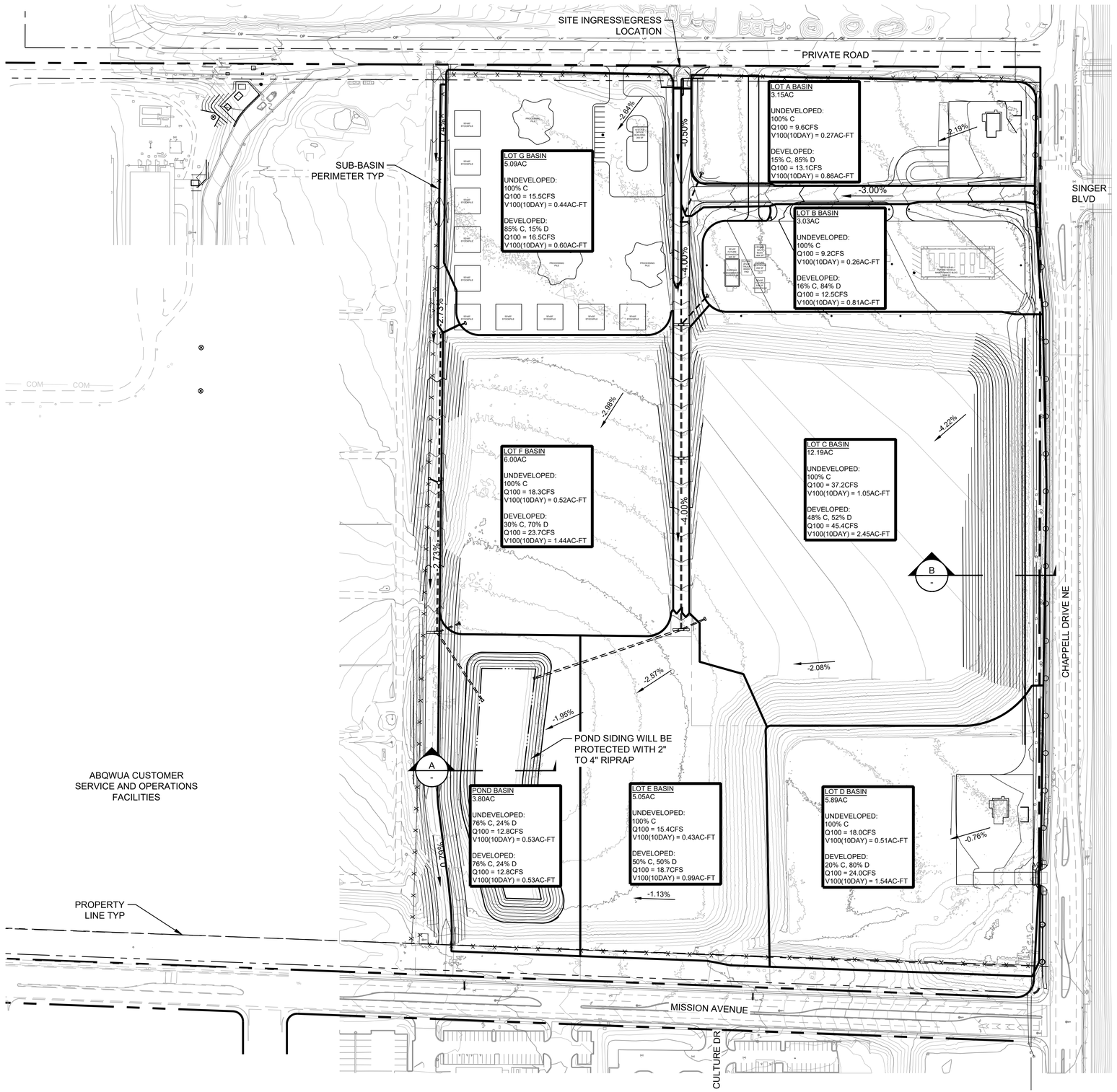
SHEET TITLE
LANDSCAPE PLAN MISSION AVE



GRADING AND DRAINAGE PLAN
Scale1"=80'

0 80' 160'

N

BUILDING FINISH FLOOR TABLE	
BUILDING	FF ELEV
GROUNDWATER STORAGE SHED	5078.50
RESTROOM BUILDING	5088.80
SALT BUILDING	5091.10
20'x30' WAREHOUSE	5088.50
30'x60' WAREHOUSE	5090.80
45'x60' WAREHOUSE	5092.30
FIELD STORAGE WAREHOUSE	5093.60
VEHICLE MAINTENANCE BUILDING	5096.40
SOILS YARD OFFICE	5086.50

GENERAL NOTES

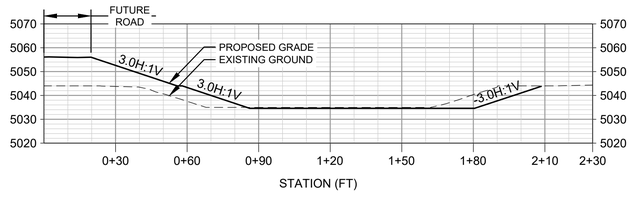
1. THE PROPOSED MAJOR SITE PLAN AMENDMENT CONSIST OF A 50 ACRES SITE. THE SITE RESIDES IMMEDIATELY WEST OF THE NORTH DIVERSION CHANNEL. THEREFORE, ALL OFF SITE STORMWATER IS INTERCEPT PRIOR TO IMPACT THE PROPOSED SITE. ALL STORM WATER WILL BE COLLECTED AND RETAINED ON-SITE IN A RETENTION POND WITH THE VOLUME EQUIVALENT TO THE 100-YR 10 DAY STORM EVENT, ADHERING TO THE CITY OF ALBUQUERQUE DPM.

GRADING NARRATIVE

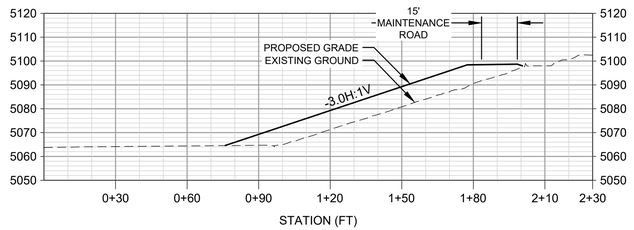
THE 50-ACRE SITE IS RELATIVELY ISOLATED FROM THE SURROUNDING AREAS. THE NORTH DIVERSION CHANNEL RUNS PARALLEL TO THE EASTERN BOUNDARY ADJACENT TO CHAPPELL BOULEVARD. AS A RESULT, ALL UPSTREAM STORMWATER IS INTERCEPTED AND CONVEYED NORTH OF THE SITE, PREVENTING OFFSITE RUNOFF FROM ENTERING THE PROPERTY.

THE SITE IS CURRENTLY GRADED TO RETAIN ALL STORMWATER ONSITE, WITH AN EXISTING RETENTION POND SIZED TO ACCOMMODATE THE 100-YEAR, 10-DAY STORM EVENT IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL REQUIREMENTS.

UPON DEVELOPMENT, THE PROPOSED INTERNAL STORM DRAIN SYSTEM WILL COLLECT RUNOFF AND CONVEY IT TO THE CENTRALIZED RETENTION POND, MAINTAINING COMPLIANCE WITH APPLICABLE DRAINAGE CRITERIA AND ENSURING THAT POST-DEVELOPMENT RUNOFF REMAINS FULLY CONTAINED ONSITE.



A | FILL SLOPE SECTION
-
Scale 1"=30' Horiz
1"=30' Vert



B | FILL SLOPE SECTION
-
Scale 1"=30' Horiz
1"=30' Vert

LEGEND

- 5100 — EXISTING GROUND CONTOUR
- 5100 — PROPOSED GRADE CONTOUR
- PROPOSED STORM DRAIN

AECOM
One Park Square, 6501 Americas Pkwy NE, Suite 900 Albuquerque, New Mexico 87110
(505)-855-7500

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2701 Miles Road SE
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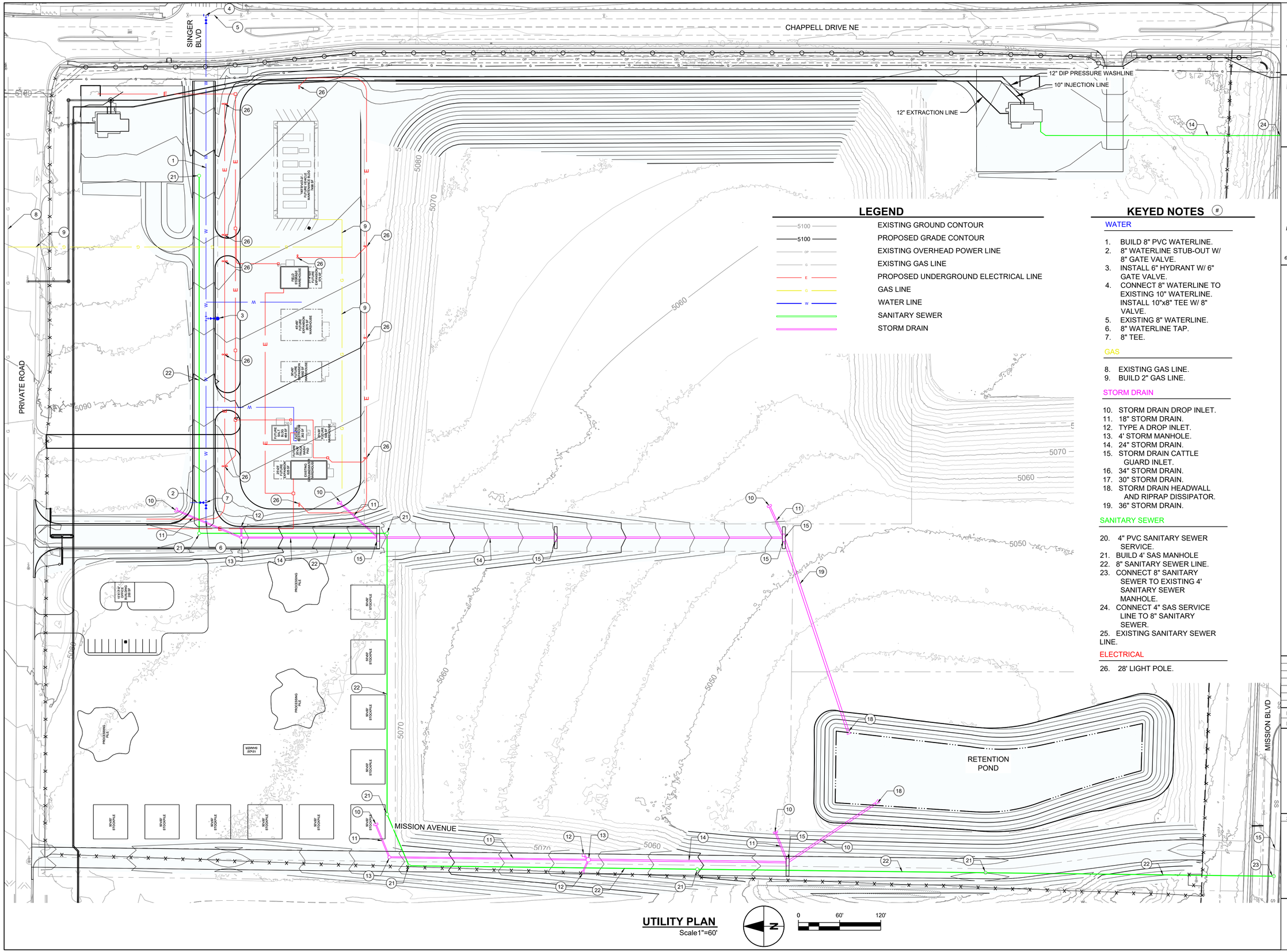
ALVIN S. MEDINA
NEW MEXICO
16454
LICENSED PROFESSIONAL ENGINEER

SHEET TITLE
GRADING AND DRAINAGE PLAN

SHEET
13 OF 24

DWG: C:\Users\jesse.higgins\DC\ACCDocs\AECOM\CI-AMER(US)-60686691--ABCWUA 2309023 Warehouse Complex\Project Files\900 Design Collaboration\910-CAD_BIM\EPC Submittal\20-SHEETS\GRADING.dwg USER: jesse.higgins
DATE: Mar 31, 2026 10:03pm XREFS: WUA-Admin Titleblock PARCELS_NO LABELS SITE TOPO 20 LINEWORK-SP 60545394-V-SP01_LOCATED 60545394-V-SP01 PROPOSED SITE LINEWORK PROPOSED SITE LINEWORK IMAGES:



LEGEND

- EXISTING GROUND CONTOUR
- PROPOSED GRADE CONTOUR
- EXISTING OVERHEAD POWER LINE
- EXISTING GAS LINE
- PROPOSED UNDERGROUND ELECTRICAL LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER
- STORM DRAIN

KEYED NOTES (#)

WATER

1. BUILD 8" PVC WATERLINE.
2. 8" WATERLINE STUB-OUT W/ 8" GATE VALVE.
3. INSTALL 6" HYDRANT W/ 6" GATE VALVE.
4. CONNECT 8" WATERLINE TO EXISTING 10" WATERLINE. INSTALL 10"x8" TEE W/ 8" VALVE.
5. EXISTING 8" WATERLINE.
6. 8" WATERLINE TAP.
7. 8" TEE.

GAS

8. EXISTING GAS LINE.
9. BUILD 2" GAS LINE.

STORM DRAIN

10. STORM DRAIN DROP INLET.
11. 18" STORM DRAIN.
12. TYPE A DROP INLET.
13. 4' STORM MANHOLE.
14. 24" STORM DRAIN.
15. STORM DRAIN CATTLE GUARD INLET.
16. 34" STORM DRAIN.
17. 30" STORM DRAIN.
18. STORM DRAIN HEADWALL AND RIPRAP DISSIPATOR.
19. 36" STORM DRAIN.

SANITARY SEWER

20. 4" PVC SANITARY SEWER SERVICE.
21. BUILD 4' SAS MANHOLE
22. 8" SANITARY SEWER LINE.
23. CONNECT 8" SANITARY SEWER TO EXISTING 4' SANITARY SEWER MANHOLE.
24. CONNECT 4" SAS SERVICE LINE TO 8" SANITARY SEWER.
25. EXISTING SANITARY SEWER LINE.

ELECTRICAL

26. 28' LIGHT POLE.

UTILITY PLAN
Scale1"=60'

0 60' 120'

AECOM
One Park Square, 6501 Americas Pkwy NE, Suite 900 Albuquerque, New Mexico 87110
(505)-855-7500

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505 242 5700 office
MolzenCorbin.com

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NO	DATE	DESCRIPTION
2	4/16/26	MAJ - AMEND

DATE: April 16, 2026
PROJECT #: 2018-001355

ALVIN S. MEDINA NEW MEXICO 16454 LICENSED PROFESSIONAL ENGINEER

SHEET TITLE
UTILITY PLAN

SHEET 14 OF 24

DWG: C:\Users\jesse.higgins\DC\ACCDocs\AECOM\CI-AMER(US)-60680691-ABCWUA 23X9.023 Warehouse Complex\Project Files\300 Design Collaboration\PIO-CAD_BIM\EPC Submittal\2D-SHEETS\UTILITIES.dwg
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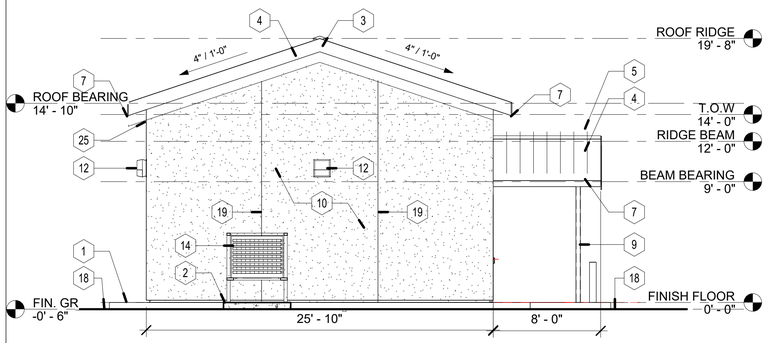
USER: jesse.higgins PROP UTILITIES

GENERAL NOTES

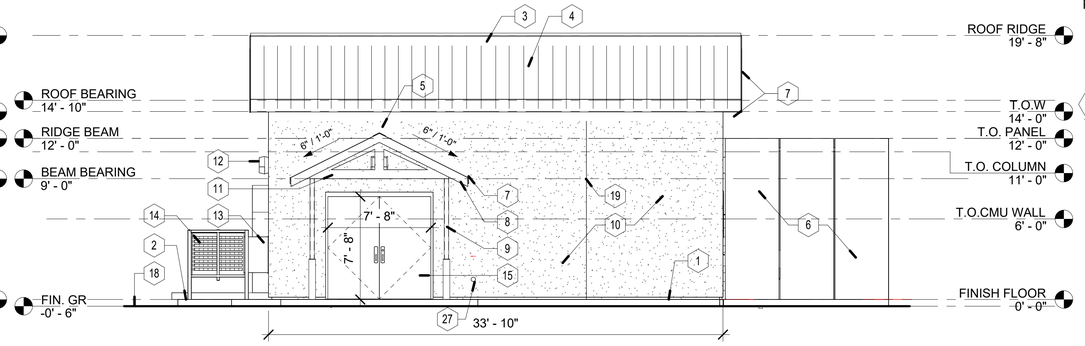
A. TARGET ELEVATIONS: 0'-0" = FINISH FLOOR ELEVATION SHOWN ON CIVIL GRADING PLAN
B. NO SIGNAGE IS MOUNTED ON THE BUILDING TO AVOID PENETRATIONS THROUGH EIFS



ASR-02 & 03 NORTH ELEVATION - EPC 2

Scale: 3/16" = 1'-0"

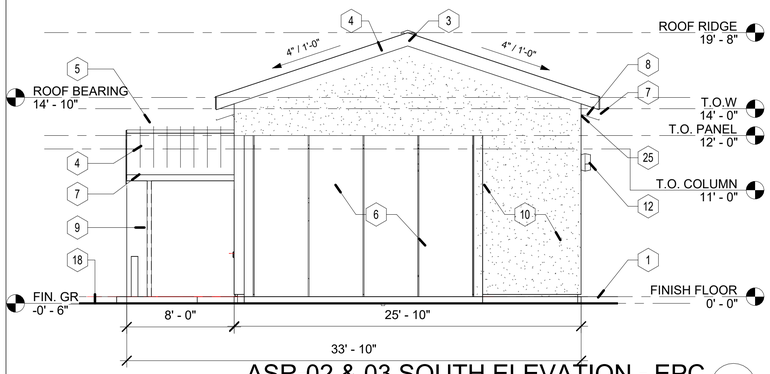
0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"



ASR-02 & 03 WEST ELEVATION - EPC 1

Scale: 3/16" = 1'-0"

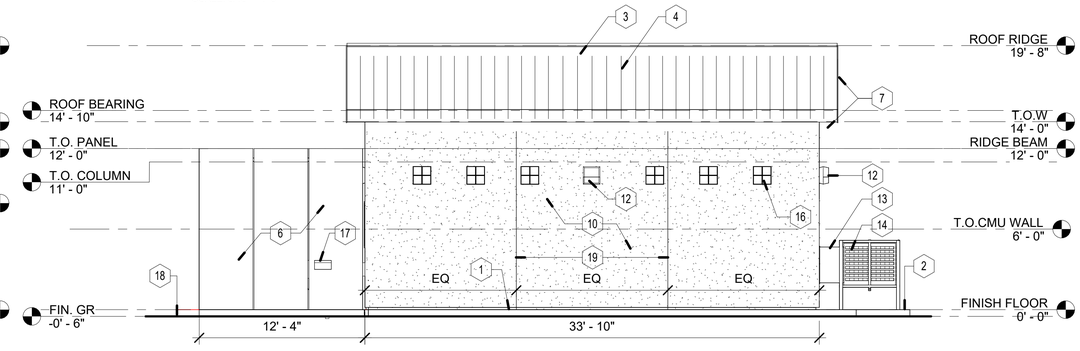
0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"



ASR-02 & 03 SOUTH ELEVATION - EPC 4

Scale: 3/16" = 1'-0"

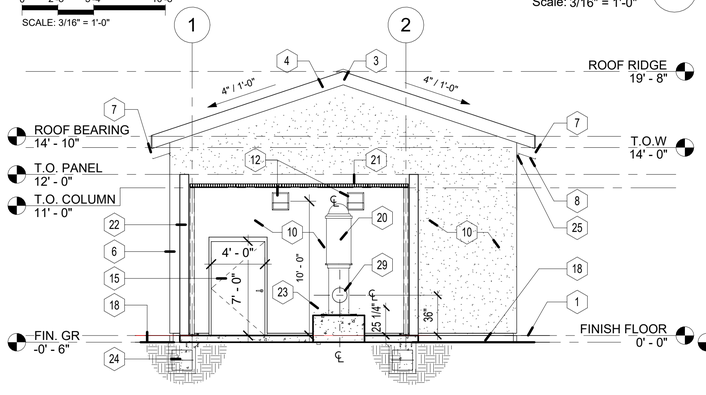
0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"



ASR-02 & 03 EAST ELEVATION - EPC 3

Scale: 3/16" = 1'-0"

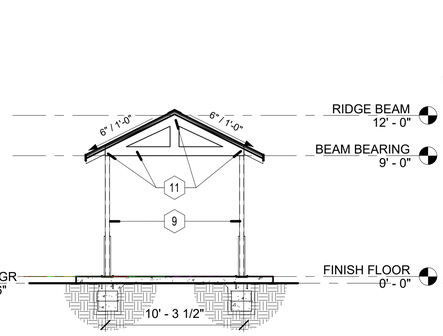
0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION - PUMP ENCLOSURE 8

Scale: 3/16" = 1'-0"

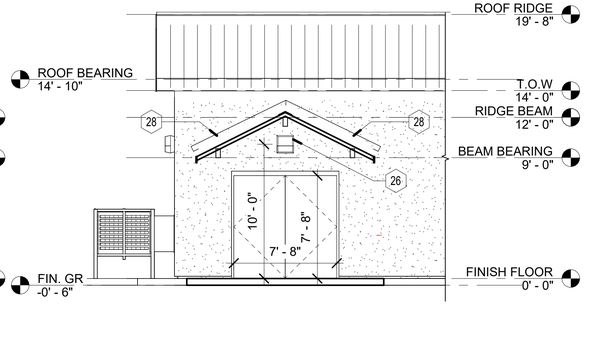
0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"



PORCH STRUCTURE 7

Scale: 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"



PORCH ROOF DETAIL 6

Scale: 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"

KEYED NOTES

1 36" WIDE CONCRETE BUILDING APRON
2 CONCRETE PAD FOR EVAPORATIVE COOLER
3 STANDING SEAM METAL ROOF VENTED RIDGE CAP
4 STANDING SEAM METAL ROOF
5 STANDING SEAM RIDGE CAP
6 REMOVABLE PRECAST CONCRETE PANELS
7 METAL ROOFING FASCIA
8 METAL ROOFING SOFFIT
9 CORTEN STEEL COLUMN WITH BASE PLATE
10 8" CMU WALL WITH R-9.5ci EIFS FINISH
11 CORTEN STEEL STRUCTURAL STEEL FRAME
12 WALL MOUNTED LIGHT
13 EVAPORATIVE COOLER DUCTWORK
14 EVAPORATIVE COOLER
15 GROUT FILLED HM FRAME AND U-0.37 INSULATED HM DOOR
16 4-8" GLASS BLOCK GROUP - 16" X 16" - TYPICAL
17 ACCESS PROT FOR BEARING OIL CHANGE
18 FINISH GRADE
19 EIFS CONTROL JOINT
20 LOUVER WITH SECURITY GRILL
21 METAL LOUVER ROOF
22 STEEL SUPPORT COLUMNS FOR LOUVER ROOF SYSTEM
23 WELL PUMP CONCRETE PEDESTAL
24 CONCRETE FOOTING
25 METAL EAVE TRIM
26 WALL MOUNTED EXTERIOR LIGHT UNDER ROOF
27 HOSE BIB
28 SHEET METAL FLASHING, SOUNTER FLASHING, AND UNDER LAYMENT BEHIND EIFS
29 DISCHARGE PIPING

MATERIALS FINISHES

EIFS - TAN

STANDING SEAM METAL ROOF, METAL TRIM - ALUMINUM-ZINC ALLOY COATED STEEL

EVAPORATIVE COOLER METAL & LOUVERS - GALVANIZED METAL

ENTRY CANOPY COLUMNS AND FRAME - CORTEN (WEATHERED) STEEL

PUMP ENCLOSURE GRATE ROOF - DARK BRONZE

GLASS BLOCK - NUBIO OR WAVE, WAVY

PUMP ENCLOSURE WALLS - PRECAST CONCRETE PANELS

DOOR PANEL AND FRAME COLOR - WHITE

GENERAL INFORMATION

ASR-02:	989 S.F.
ASR-03:	989 S.F.
TOTAL:	1,978 S.F.

BUILDING FINISH FLOOR ELEVATION
ASR-02: 5100
ASR-03: 5095.50

AECOM
Nine Park Square, 8501 Americas Pkwy NE, Suite 300 Albuquerque, New Mexico 87110 (505)-855-7500

MOLZENCORBIN
2701 Miles Road SE
Albuquerque, New Mexico 87106
505 242 5700 office
MolzenCorbin.com

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

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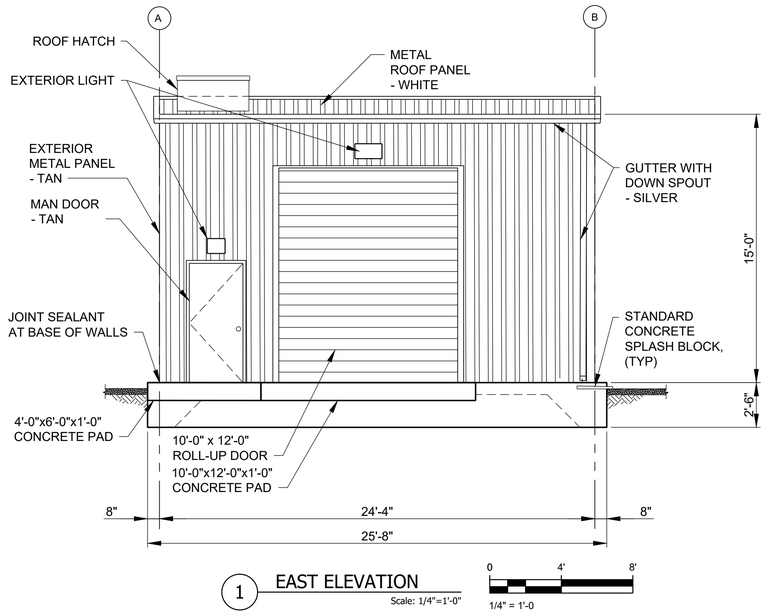
NO	DATE	DESCRIPTION
DATE:		APRIL 16, 2026
PROJECT #:		2018-001355

SHEET TITLE

ASR-02 & 03 ELEVATIONS

SHEET
15 OF **24**

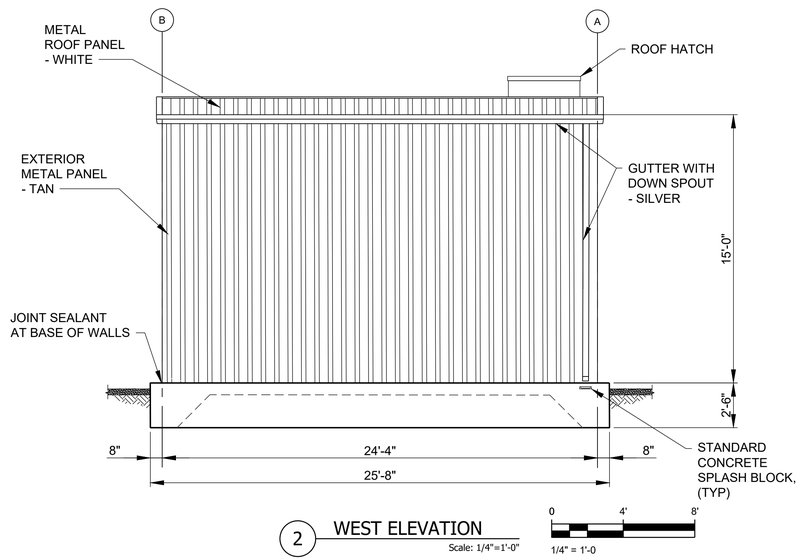


1 EAST ELEVATION

Scale: 1/4"=1'-0"

0 4' 8'

1/4" = 1'-0

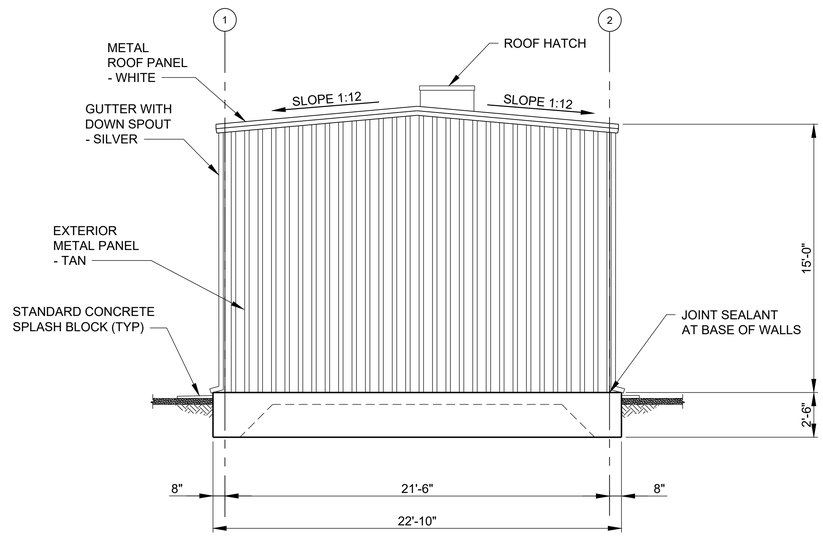


2 WEST ELEVATION

Scale: 1/4"=1'-0"

0 4' 8'

1/4" = 1'-0



1 NORTH ELEVATION - SOUTH ELEVATION (SIM)

Scale: 1/4"=1'-0"

0 4' 8'

1/4" = 1'-0

MATERIALS FINISHES

METAL PANEL - TAN

METAL TRIM - ALUMINUM-ZINC ALLOY COATED STEEL

METAL ROOF PANEL - WHITE

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(505)-855-7500

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2701 Miles Road SE
Albuquerque, New Mexico 87106
505 242 5700 office
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2	4/16/26	MAJ - AMEND

DATE: April 16, 2026

PROJECT #: 2018-001355

ALVIN S. MEDINA NEW MEXICO 16454 LICENSED PROFESSIONAL ENGINEER

SHEET TITLE

SALT BUILDING ELEVATIONS

SHEET 16 OF 24

DWG: C:\Users\jesse.higgins\OneDrive - AECOM\Documents\ACCDocs\AECOM\ABCWUA 2309.023 Warehouse Complex\Project Files\900 Design Collaboration\910-CAD_BIM\EPC Submittal\20-SHEETS\A-12.dwg USER: jesse.higgins
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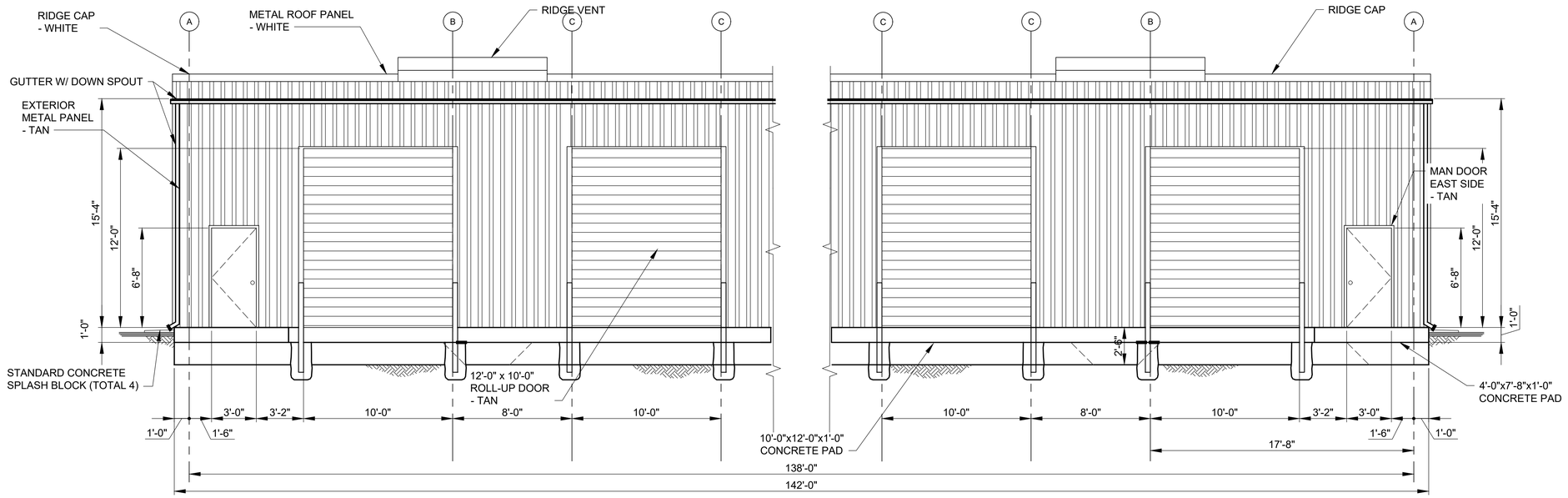
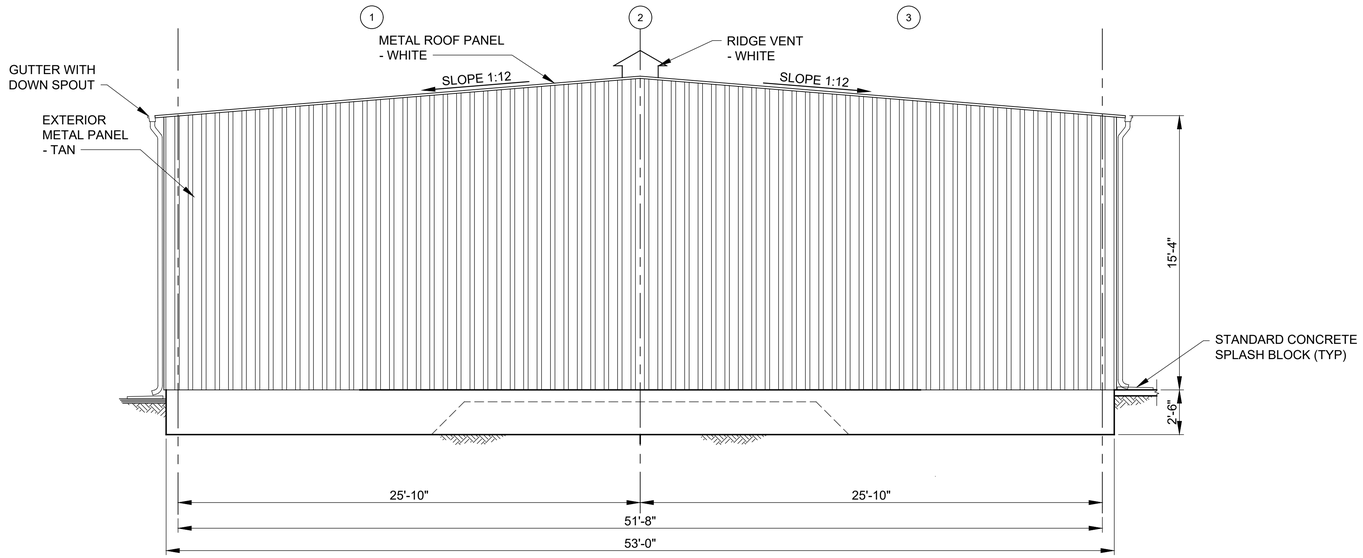


1 EAST ELEVATION

Scale: 1/4"=1'-0"

0 4' 8'

1/4" = 1'-0



2 NORTH ELEVATION - SOUTH ELEVATION (SIM)

Scale: 1/4"=1'-0"

0 4' 8'

1/4" = 1'-0

MATERIALS FINISHES

METAL PANEL - TAN

METAL TRIM - ALUMINUM-ZINC ALLOY COATED STEEL

METAL ROOF PANEL - WHITE

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505 242 5700 office
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Planning / Landscape Architecture
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Albuquerque, NM 87102
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ALVIN S. MEDINA NEW MEXICO 16454 LICENSED PROFESSIONAL ENGINEER

SHEET TITLE

VEHICLE MAINTENANCE BUILDING

SHEET 17 OF 24

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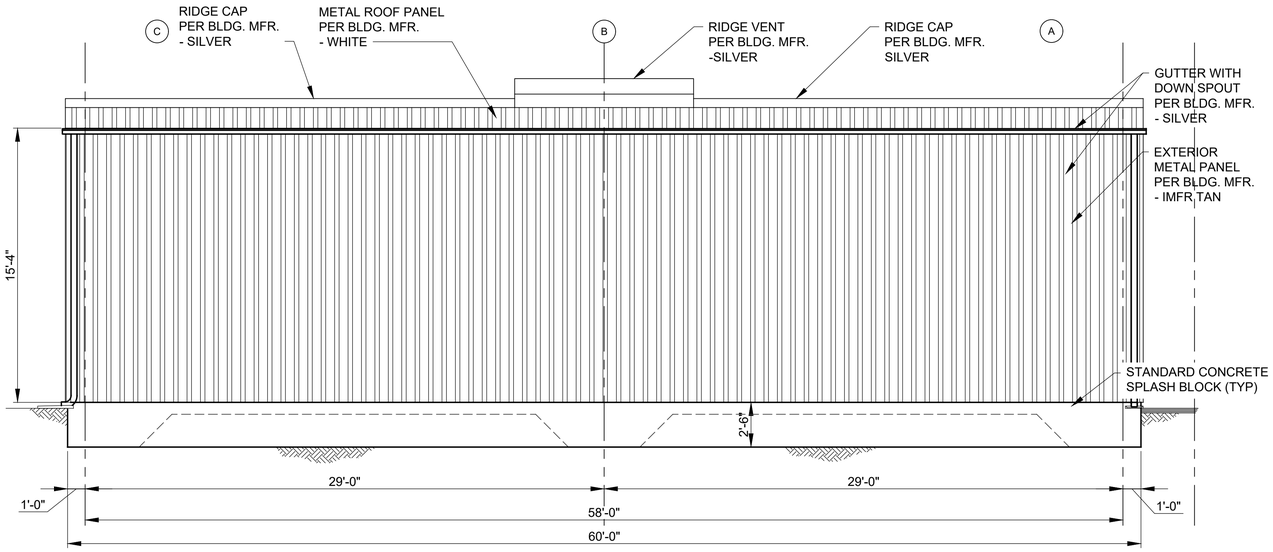
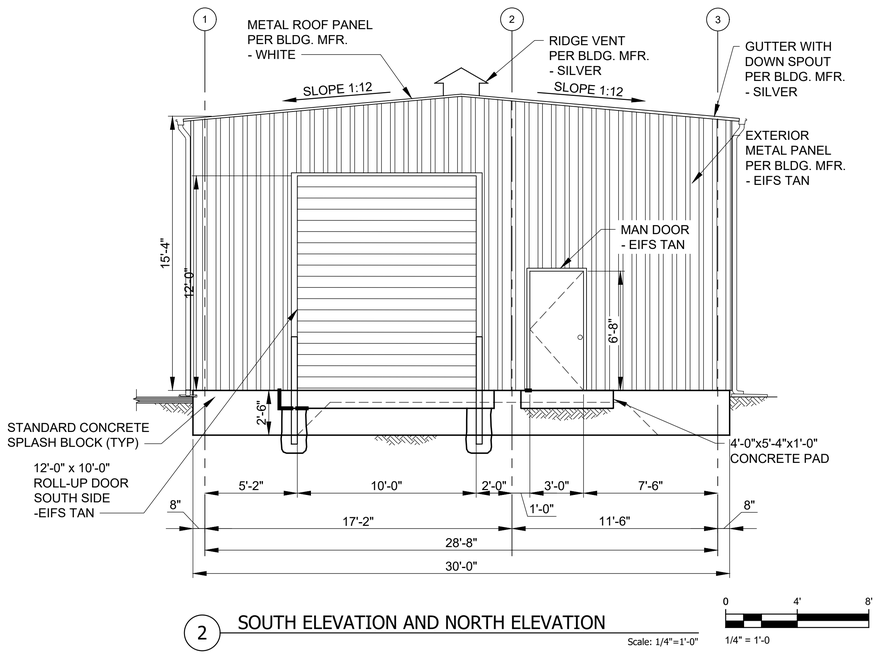


1 WEST ELEVATION AND EAST ELEVATION

Scale: 1/4"=1'-0"

0 4' 8'

1/4" = 1'-0



2 SOUTH ELEVATION AND NORTH ELEVATION

Scale: 1/4"=1'-0"

0 4' 8'

1/4" = 1'-0

MATERIALS FINISHES

METAL PANEL - TAN

METAL TRIM - ALUMINUM-ZINC ALLOY COATED STEEL

METAL ROOF PANEL - WHITE

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One Park Square, 6501 Americas Pkwy NE, Suite 900 Albuquerque, New Mexico 87110
(505)-855-7500

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2701 Miles Road SE
Albuquerque, New Mexico 87106
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ALVIN S. MEDINA NEW MEXICO 16454 LICENSED PROFESSIONAL ENGINEER

SHEET TITLE

FUTURE 30'X60' WAREHOUSE BUILDING

SHEET 18 OF 24

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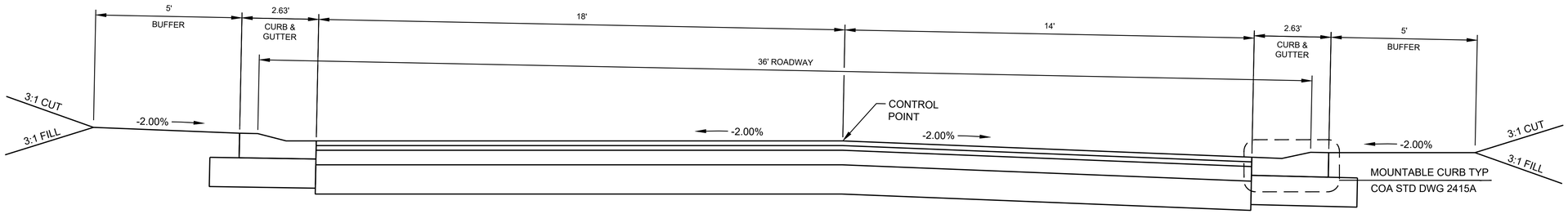
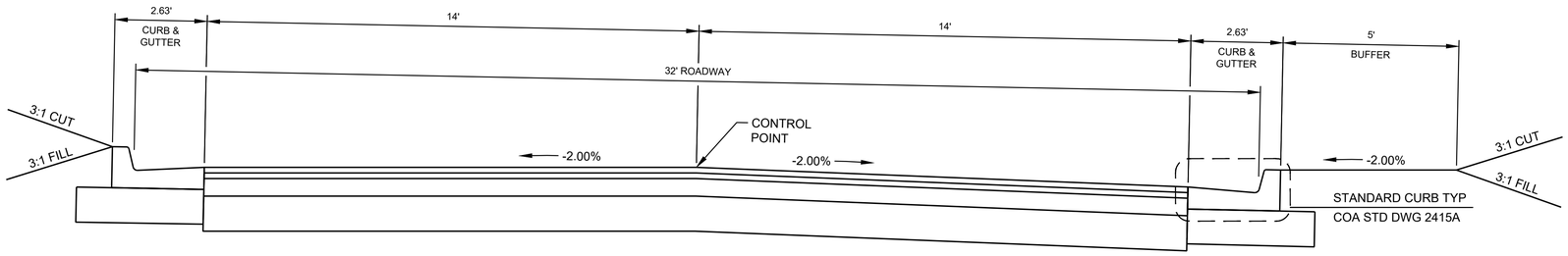
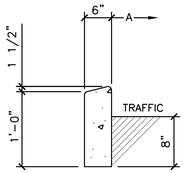


A | **ACCESS ROAD TYPICAL SECTION**
- | LOOKING UP STATION — Scale 1"=2'



B | **ACCESS ROAD TYPICAL SECTION**
- | LOOKING UP STATION — Scale 1"=2'



GENERAL NOTES:

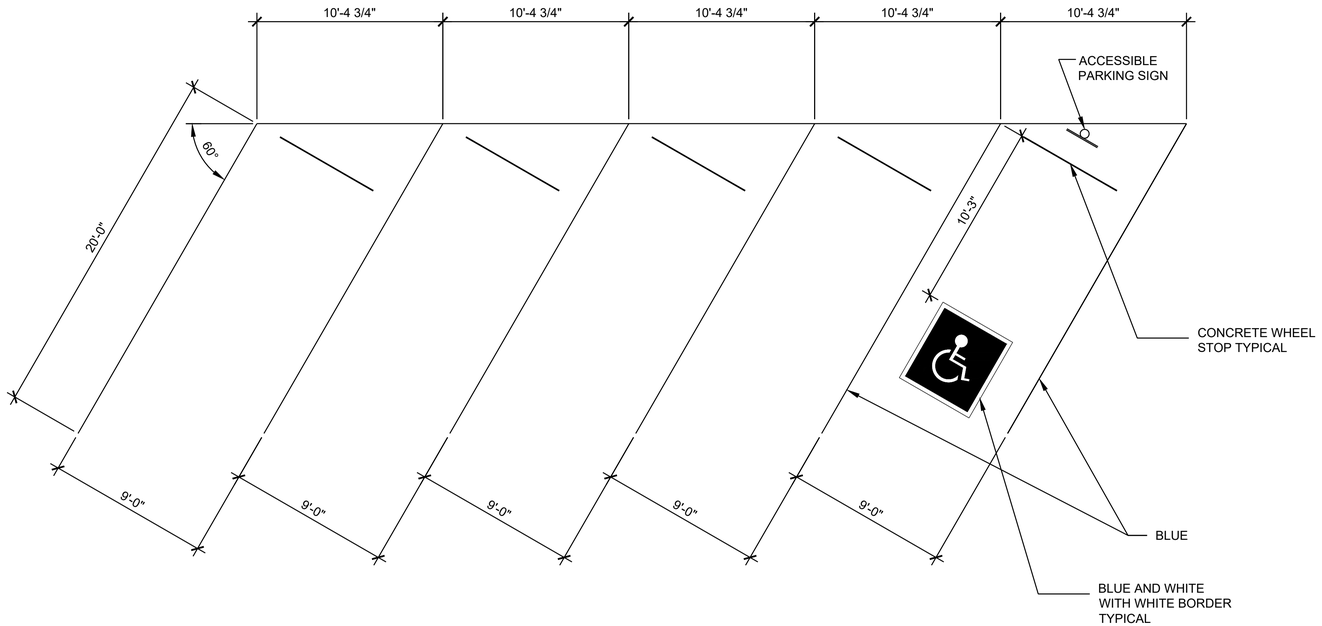
1. CURB, GUTTER AND CUT-OFF WALL WILL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE (PCC).

CONSTRUCTION NOTES

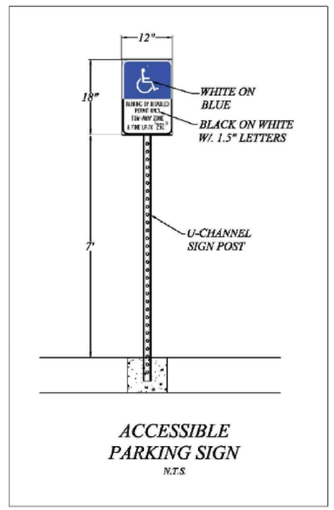
A. TRAFFIC SIDE.

B. 8" SCARIFIED AND COMPACTED SUBGRADE. 95% MINIMUM COMPACTION PER SECTION 301.

1 | **HEADER CURB DETAIL**
- | Scale 1"=2'



2 | **ACCESSIBLE PARKING LAYOUT**
- | Scale 1/4"=1'-0"



3 | **ACCESSIBLE PARKING SIGN**
- | NOT TO SCALE

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ALVIN S. MEDINA
NEW MEXICO
16454
LICENSED PROFESSIONAL ENGINEER

SHEET TITLE
DETAILS - 1 OF 4

SHEET
19 OF 24

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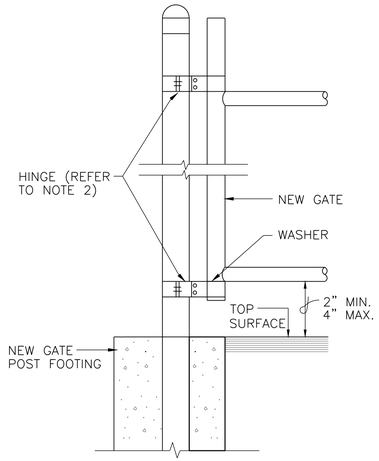
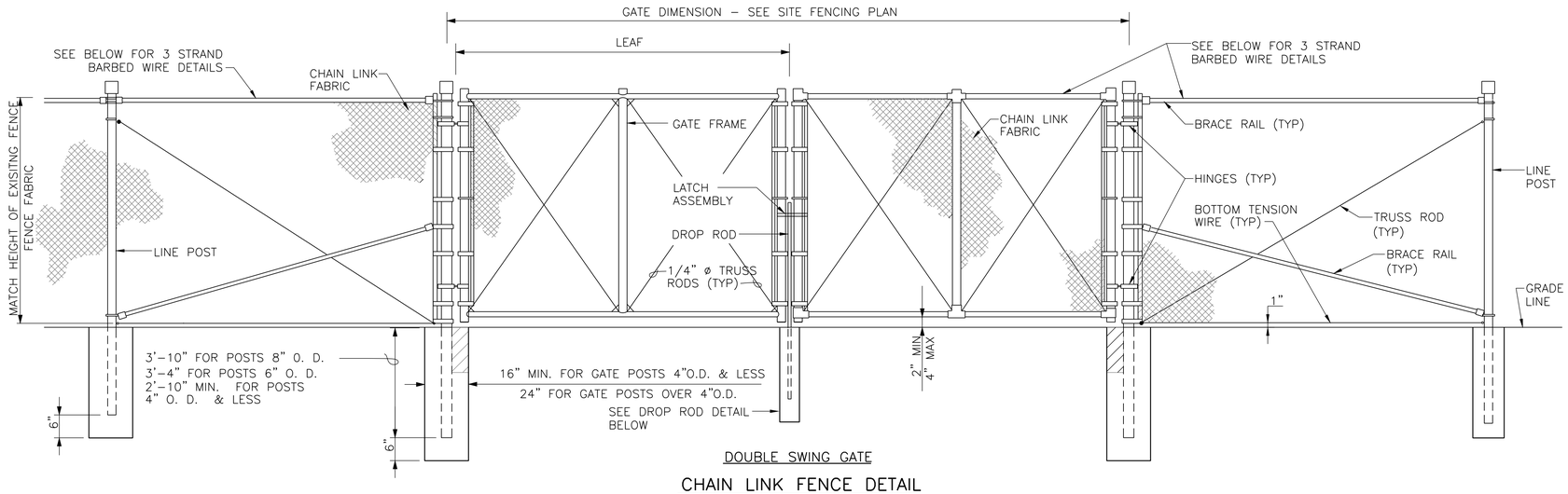


SECTION

GATE POST DETAIL

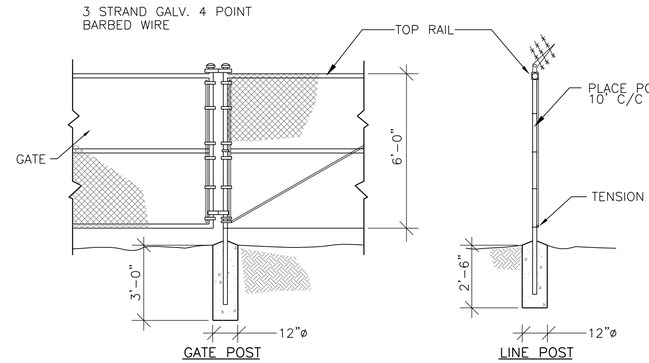
SCALE: N.T.S.



DOUBLE SWING GATE

CHAIN LINK FENCE DETAIL

SCALE: N.T.S.



GATE POST LINE POST

NOTE: MAX POST SPACING SHALL BE 10'-0", ALL TIE WIRES ARE 9 GA. MIN., ALL FITTINGS, HARDWARE, ETC. TO BE GALVANIZED., ALL RAILS ARE SCHEDULE 40. ALL ATTACHMENTS ARE IN ACCORDANCE TO STANDARD INDUSTRY PRACTICE.

CHAINLINK FENCE DETAIL

N.T.S.

AECOM
One Park Square, 6501 Americas Pkwy NE, Suite 900 Albuquerque, New Mexico 87110
(505)-855-7500

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ALVIN S. MEDINA NEW MEXICO 16454 LICENSED PROFESSIONAL ENGINEER

SHEET TITLE

DETAILS - 2 OF 4

SHEET 20 OF 24

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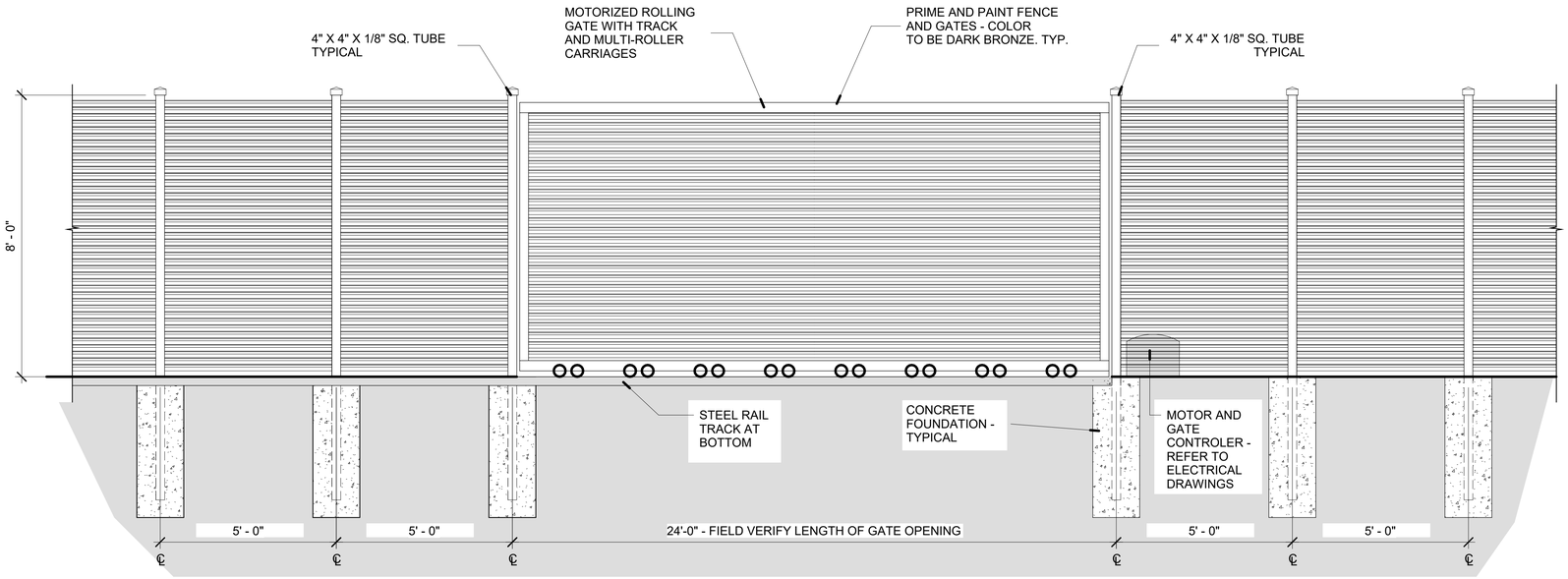
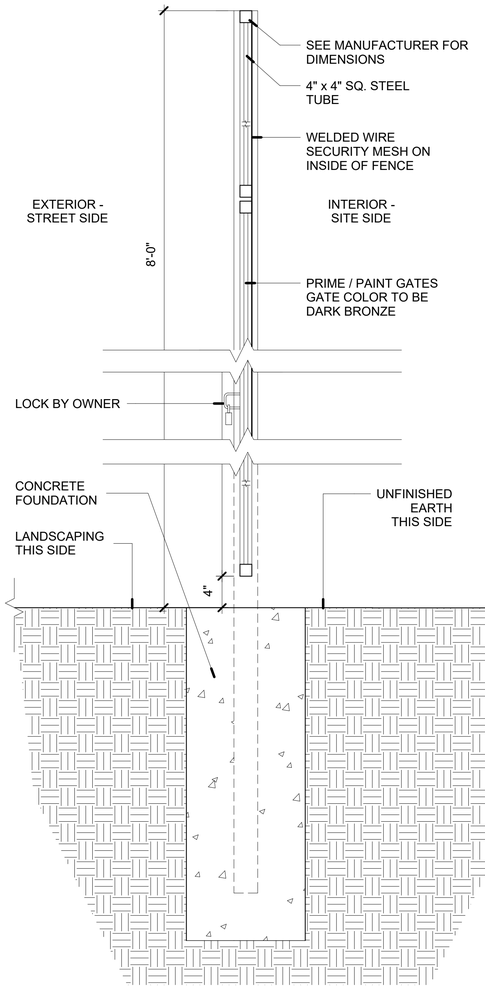


0 1'-0" 2'-0" 4'-0"
SCALE: 1/2" = 1'-0"

FENCE AND GATE DETAIL 2

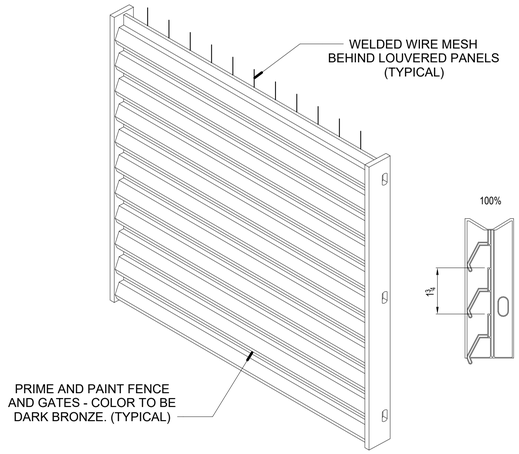
Scale: 1/2" = 1'-0"



FENCE SECTION 5

0 1'-0" 2'-0" 4'-0"
SCALE: 1/2" = 1'-0"

Scale: 1/2" = 1'-0"



FENCE ISOMETRIC 6

0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"

Scale: 1/2" = 1'-0"

EXISTING FENCE ALONG MISSION AVE. 7

Scale: 1/4" = 1'-0"

AECOM
One Park Square, 6501 Americas Pkwy NE, Suite 900 Albuquerque, New Mexico 87110 (505)-855-7500

MOLZENCORBIN
2701 Miles Road SE
Albuquerque, New Mexico 87106
505 242 5700 office
MolzenCorbin.com

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

ABCWUA Chappell Campus
Major Amendment Site Plan
6000 Alexander Boulevard, Albuquerque, NM 87113

NO	DATE	DESCRIPTION
DATE:		APRIL 16, 2026
PROJECT #:		2018-001355

SHEET TITLE

SITE FENCE DETAILS

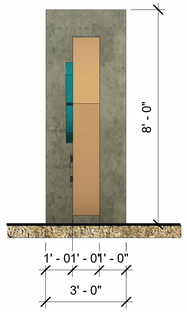
SHEET

21 OF **24**

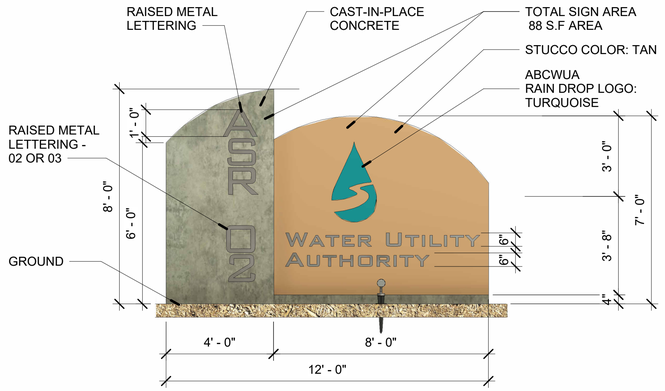
GENERAL NOTES

A. NO LIGHTING WILL BE INCLUDED ON PROPOSED MONUMENT SIGNS.
B. SIGNAGE SHALL COMPLY WITH IDO §14-16-5-12.

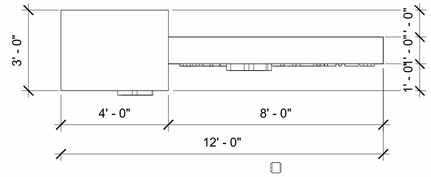
ISOMETRIC-MONUMENT SIGN 4
Scale: N.T.S.



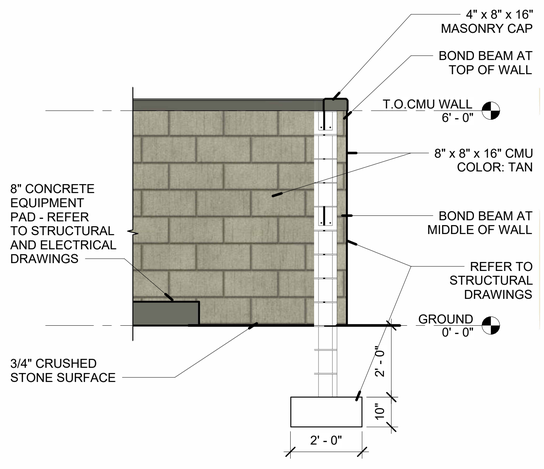
SIDE ELEVATION 3
Scale: 3/8" = 1'-0"
0 1'-4" 2'-8" 5'-4"
SCALE: 3/8" = 1'-0"



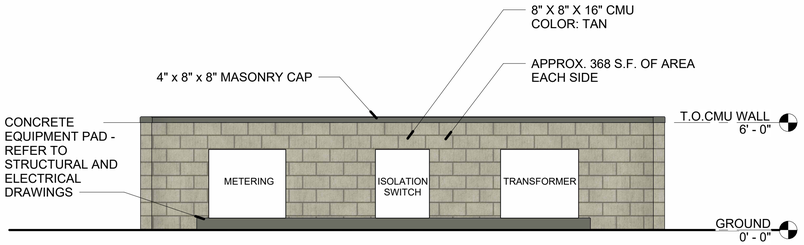
FRONT ELEVATION 2
Scale: 3/8" = 1'-0"
0 1'-4" 2'-8" 5'-4"
SCALE: 3/8" = 1'-0"



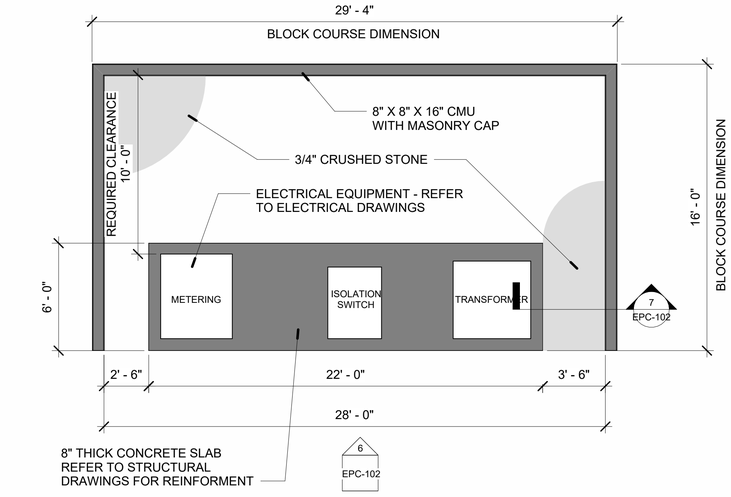
MONUMENT SIGN FLOOR PLAN 1
Scale: 3/8" = 1'-0"
0 1'-4" 2'-8" 5'-4"
SCALE: 3/8" = 1'-0"



POWER EQUIPMENT ENCLOSURE SECTION 7
Scale: 1/2" = 1'-0"
0 1'-0" 2'-0" 4'-0"
SCALE: 1/2" = 1'-0"



POWER EQUIPMENT ENCLOSURE ELEVATION 6
Scale: 1/4" = 1'-0"
0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"



POWER EQUIPMENT ENCLOSURE FLOOR PLAN 5
Scale: 1/4" = 1'-0"
0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"

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2701 Miles Road SE
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Albuquerque, NM 87102
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NO	DATE	DESCRIPTION
DATE:		APRIL 16, 2026
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SHEET TITLE

SITE MONUMENT SIGNAGE & POWER EQUIP. ENCLOSURE

SHEET

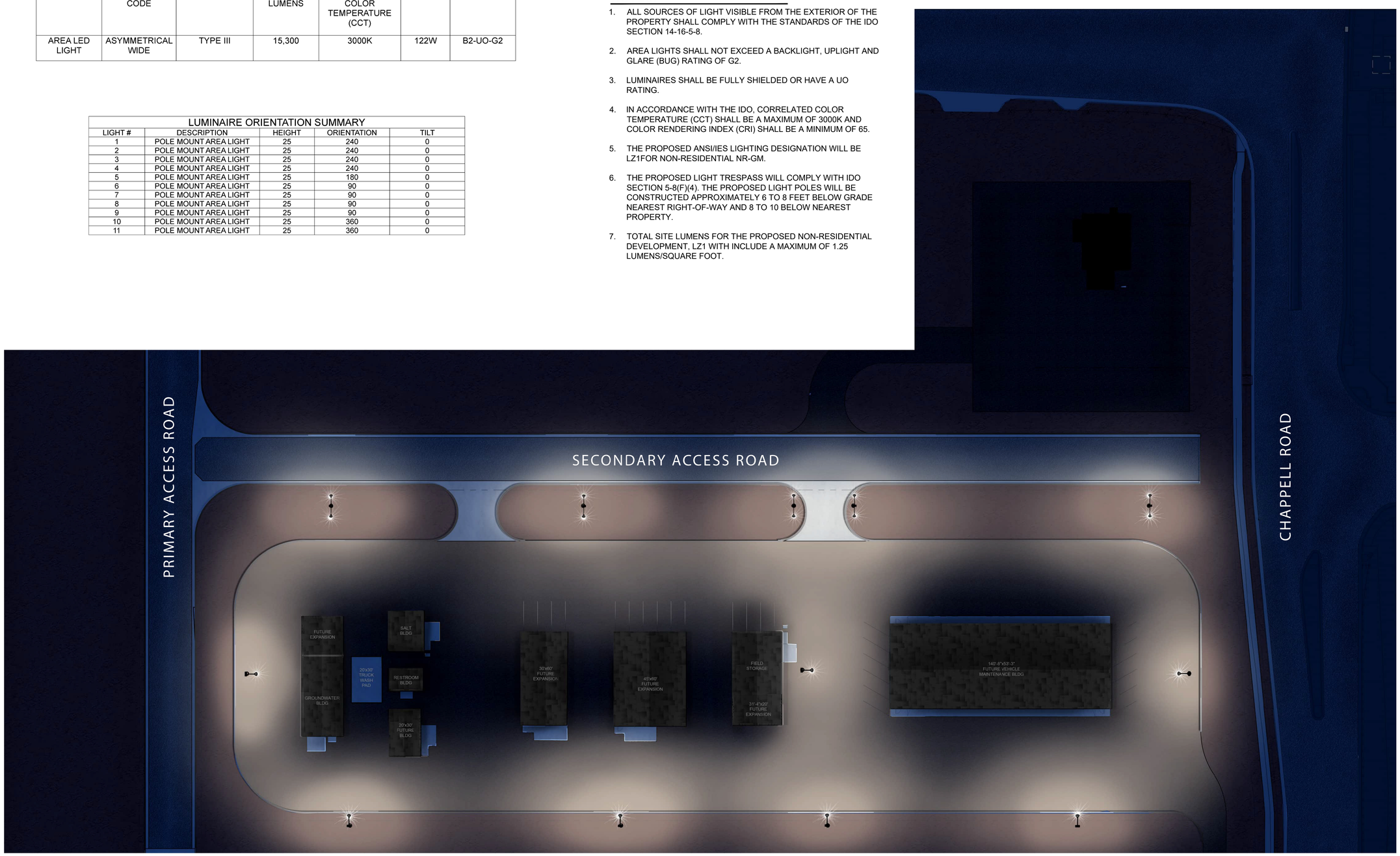
22 OF **24**

LUMINAIRE SCHEDULE						
	DISTRIBUTION CODE	CLASSIFICATION	TOTAL LUMENS	CORRELATED COLOR TEMPERATURE (CCT)	WATTAGE	BUG RATING
AREA LED LIGHT	ASYMMETRICAL WIDE	TYPE III	15,300	3000K	122W	B2-UO-G2

LUMINAIRE ORIENTATION SUMMARY				
LIGHT #	DESCRIPTION	HEIGHT	ORIENTATION	TILT
1	POLE MOUNT AREA LIGHT	25	240	0
2	POLE MOUNT AREA LIGHT	25	240	0
3	POLE MOUNT AREA LIGHT	25	240	0
4	POLE MOUNT AREA LIGHT	25	240	0
5	POLE MOUNT AREA LIGHT	25	180	0
6	POLE MOUNT AREA LIGHT	25	90	0
7	POLE MOUNT AREA LIGHT	25	90	0
8	POLE MOUNT AREA LIGHT	25	90	0
9	POLE MOUNT AREA LIGHT	25	90	0
10	POLE MOUNT AREA LIGHT	25	360	0
11	POLE MOUNT AREA LIGHT	25	360	0

NOTES:

1. ALL SOURCES OF LIGHT VISIBLE FROM THE EXTERIOR OF THE PROPERTY SHALL COMPLY WITH THE STANDARDS OF THE IDO SECTION 14-16-5-8.
2. AREA LIGHTS SHALL NOT EXCEED A BACKLIGHT, UPLIGHT AND GLARE (BUG) RATING OF G2.
3. LUMINAIRES SHALL BE FULLY SHIELDED OR HAVE A UO RATING.
4. IN ACCORDANCE WITH THE IDO, CORRELATED COLOR TEMPERATURE (CCT) SHALL BE A MAXIMUM OF 3000K AND COLOR RENDERING INDEX (CRI) SHALL BE A MINIMUM OF 65.
5. THE PROPOSED ANSI/IES LIGHTING DESIGNATION WILL BE LZ1FOR NON-RESIDENTIAL NR-GM.
6. THE PROPOSED LIGHT TRESPASS WILL COMPLY WITH IDO SECTION 5-8(F)(4). THE PROPOSED LIGHT POLES WILL BE CONSTRUCTED APPROXIMATELY 6 TO 8 FEET BELOW GRADE NEAREST RIGHT-OF-WAY AND 8 TO 10 BELOW NEAREST PROPERTY.
7. TOTAL SITE LUMENS FOR THE PROPOSED NON-RESIDENTIAL DEVELOPMENT, LZ1 WITH INCLUDE A MAXIMUM OF 1.25 LUMENS/SQUARE FOOT.



LIGHTING LAYOUT
Scale1"=30'

N

0 30' 60'

AECOM
One Park Square, 6501 Americas Pkwy NE, Suite 900 Albuquerque, New Mexico 87110
(505)-855-7500

MOLZENCORBIN
2701 Miles Road SE
Albuquerque, New Mexico 87106
505 242 5700 office
MolzenCorbin.com

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(505) 764-9801 Fax 842-5495
e-mail:cp@consensusplanning.com

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NO	DATE	DESCRIPTION
2	4/16/26	MAJ - AMEND

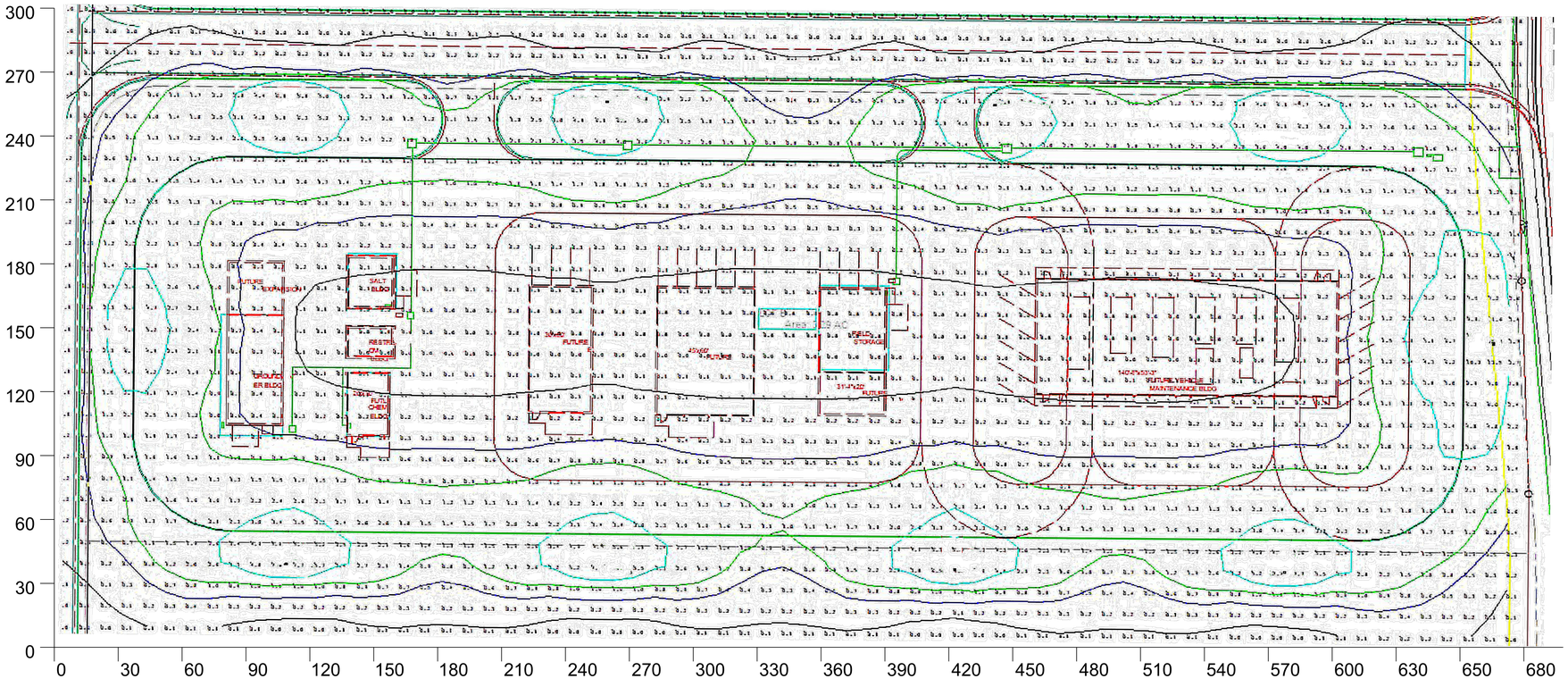
DATE: April 16, 2026
PROJECT #: 2018-001355

ALVIN S. MEDINA NEW MEXICO 16454 LICENSED PROFESSIONAL ENGINEER

SHEET TITLE
LIGHTING LAYOUT

SHEET
23 OF 24

DWG: C:\Users\jesse.higgins\DC\ACCDocs\AECOM\DC-AMERUS)-606B9691-ABCWUA 2309.023 Warehouse Complex\Project Files\900 Design Collaboration\910-CAD_BIM\EPC Submittal\2D-SHEETS\C-LIGHTING.dwg USER: jesse.higgins
DATE: Mar 31, 2026 1:55pm XREFS: WUA-Admin Titleblock PROPOSED SITE LINEWORK IMAGES:



PLAN VIEW
Scale 1"=30'

N

0 30' 60'

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(505)-855-7500

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2701 Miles Road SE
Albuquerque, New Mexico 87106
505 242 5700 office
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Planning / Landscape Architecture
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NO	DATE	DESCRIPTION
2	4/16/26	MAJ - AMEND

DATE: April 16, 2026
PROJECT #: 2018-001355

ALVIN S. MEDINA NEW MEXICO 16454 LICENSED PROFESSIONAL ENGINEER

SHEET TITLE
SITE LIGHTING MODEL

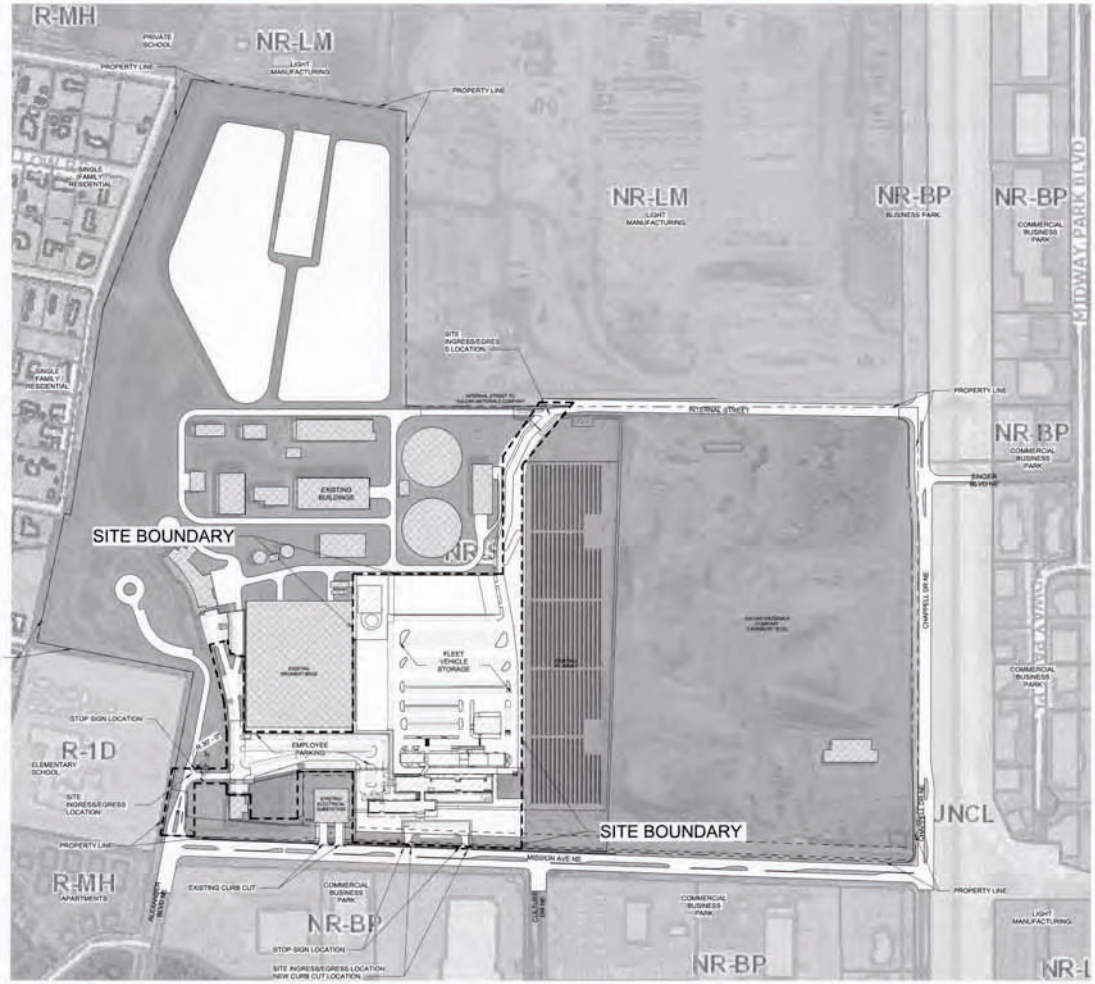
SHEET
24 OF 24

DWG: C:\Users\jesse.higgins\DC\ACCDocs\AECOM\O-AMER(US)-60636991-ABCWUA 2309.023 Warehouse Complex\Project Files\900 Design Collaboration\910-CAD_BIM\EPC Submittal\20-SHEETS\C-LIGHTING.dwg
DATE: Mar 31, 2026 1:54pm XREFS: MJA-Admin Titleblock PROPOSED SITE LINEWORK IMAGES:
USER: jesse.higgins

G) CONTROLLING SITE PLAN

SOLAR PV ARRAY

A planned solar PV array system form a shade canopy over the entire parking areas of both the employee parking and fleet storage lots. The design has not been completed (an RFP is in process); therefore the system is not yet incorporated into these drawings. The collectors will be mounted on a structural support approximately 14' high, and will continuously cover parking and storage areas, drainage medians and islands, and vehicle aisles. Images above of an existing system are similar to what is planned for this facility.



A1 VICINITY PLAN
1" = 200'-0"

0 100 200 400

SITE DEVELOPMENT PLAN
FILE #: SI-2018-00123
Committed with EPC approval (08 Nov 2018)
APPROVED BY
01/02/2019
DATE

LEGEND

- EXISTING STRUCTURES
- PROPOSED BUILDINGS
- CHAINLINK FENCE
- EXISTING EASEMENT BOUNDARY
- EXISTING PROPERTY LINES
- SITE BOUNDARY
- (1) SHEET KEYNOTES

SHEET KEYNOTES

PROJECT NUMBER: 2018-001355 Site-Improvement #: SI-2018-00123

Application Number:

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

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

*Environmental Health, if necessary

2/14/2019

APPROVED MAJOR AMENDMENT

SMPC Architects
PRINCIPLES OF DESIGN

210 Central Ave NW, Suite 300
Albuquerque, New Mexico 87102
T 505.255.5656
F 505.998.6060
www.smpcarchitects.com

WUA CUSTOMER SERVICE AND OPERATIONS FACILITIES PHASE III

6000 Alexander Blvd NE
Albuquerque, NM 87107

NO.	DATE	DESCRIPTION
DATE:		February 02, 2019
PROJECT #:		18018
DRAWN BY:		Author
CHKD BY:		Checker

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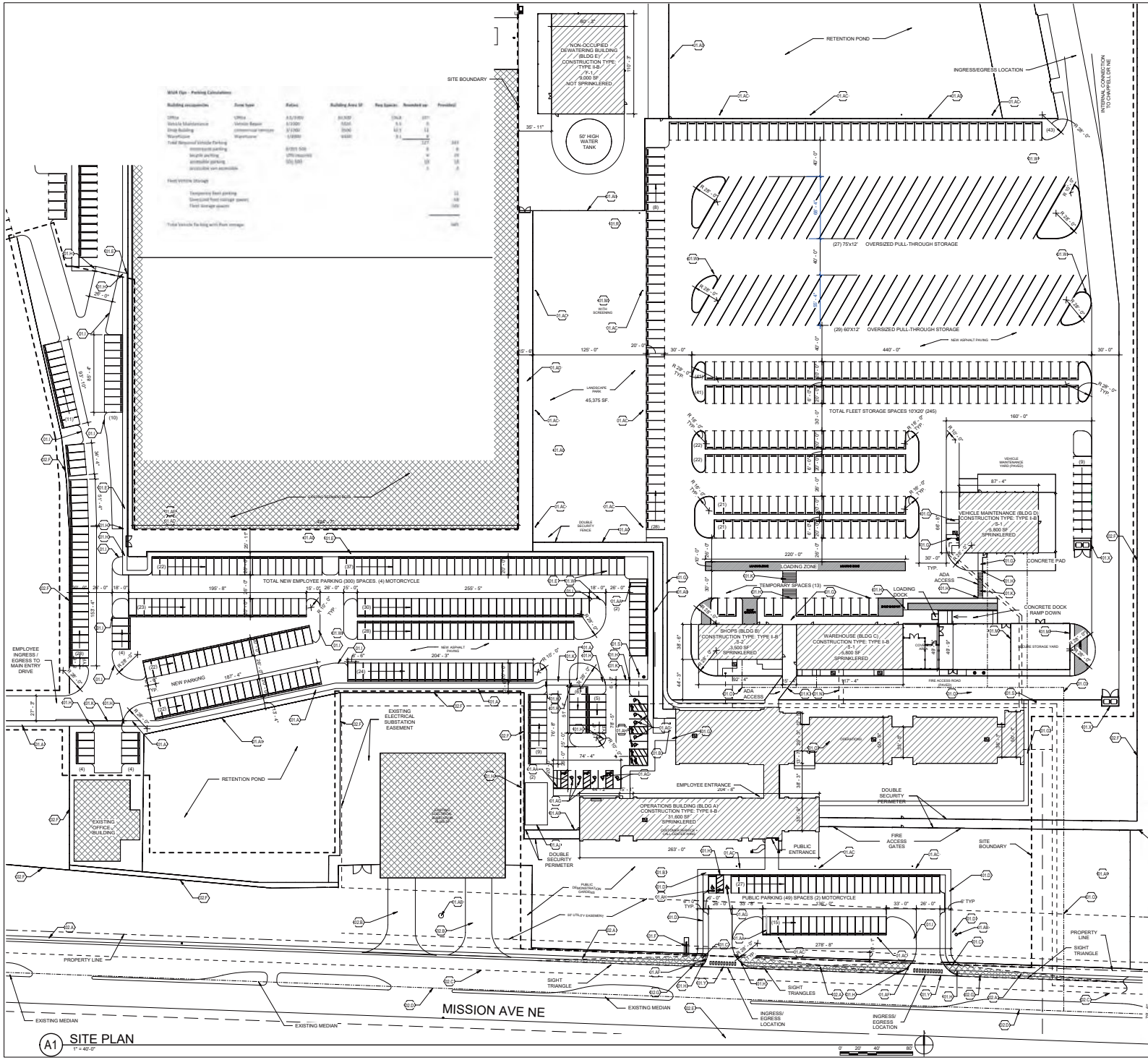
SHEET TITLE

VICINITY PLAN

EPC 2

SHEET OF



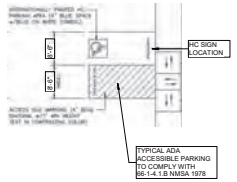
APPROVED MAJOR AMENDMENT

GENERAL NOTES

1. IF THIS SHEET IS NOT 30" X 42," THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.
2. ALL ACCESSIBLE PARKING AISLES TO BE ASPHALT PAVED.
3. LIGHTING FOR FLEET STORAGE AND EMPLOYEE PARKING WILL BE INTEGRATED INTO ALL OVERHEAD PV ARRAYS.
4. ALL HANDICAP SPACES ARE TO BE IN ACCORDANCE WITH 66-7-352.4C AND HAVE ADA SIGNAGE LOCATED AT HEAD OF EACH SPACE.
5. ALL ADA CURB RAMPS ARE TO BE EQUIPPED WITH TRUNCATED DOMES AND BE BUILT TO CURRENT STANDARDS.
6. THE APPLICANT'S WILL ABIDE BY ANY CONDITIONS OF ALL EASEMENTS LOCATED ON THE SITE.

LEGEND

- EXISTING STRUCTURES
- PROPOSED BUILDINGS
- CHAINLINK FENCE
- EXISTING EASEMENT BOUNDARY
- EXISTING PROPERTY LINES
- SITE BOUNDARY
- SHEET KEYNOTES



NOTE: HC SIGNS TO COMPLY WITH 66-7-352.4C NMSA 1978 - VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING.

SHEET KEYNOTES

01.A	PAVED BIKE PATH 8' WIDE
01.AA	MOTORCYCLE PARKING WITH FREE-STANDING SIGN, PER ZONING CODE.
01.AB	EXISTING UTILITY POLE
01.AC	SITE LIGHTING, 25'-0" POLE
01.AD	MAINTENANCE ACCESS
01.AF	STOP SIGN LOCATION
01.AG	ADA ACCESSIBLE PARKING SPACE WITH HC SIGN TO COMPLY WITH 66-7-352.4C NMSA 1978
01.AH	ADA ACCESSIBLE PARKING SPACE VAN ACCESSIBLE
01.AI	NEW 6'-0" SECURITY CHAIN-LINK FENCE WITH BARBED WIRE CAP
01.AJ	GROUND-MOUNTED EQUIPMENT SCREENING. DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-8 FEET OF CLEARANCE ON THE REMAINING THERE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
01.B	BIKE RACK (10) SPACES
01.C	ADA CONNECTION FROM EXISTING SIDEWALK
01.D	CUSTOMER PARKING 6' CONCRETE SIDEWALK
01.E	EMPLOYEE PARKING 6' CONCRETE SIDEWALK WITH ASPHALT SURFACE
01.F	FREE STANDING STREET SIGN (REFER TO C1/EPC 5)
01.G	5'-0" CONCRETE SIDEWALK
01.H	ADA CURB RAMP WITH TRUNCATED DOMES
01.I	LANDSCAPE MEDIAN (TYP)
01.K	CONCRETE PEDESTRIAN CROSSWALK TO CONTRAST WITH BLACK ASPHALT.
01.M	NEW 6'-0" CHAIN-LINK FENCE
01.N	NEW WATER LINE
01.O	NEW SANITARY SEWER
01.P	NEW GAS LINE
01.Q	NEW FIRE LINE
01.S	NEW FIRE HYDRANT
01.V	LOCATION OF NEW STOP SIGN
01.W	CONCRETE CURB AND GUTTER
01.X	CMU REFUSE ENCLOSURE 19'-4"X10'-0" @6'-0" PER COA MIN REQUIREMENTS
01.Y	NEW CURB CUT
02.A	EXISTING 6' CONCRETE SIDEWALK
02.B	EXISTING DRIVEWAY
02.C	EXISTING 10" WATER MAIN
02.D	EXISTING SANITARY SEWER
02.E	EXISTING GAS LINE
02.F	EXISTING SECURITY FENCE.
02.G	EXISTING FIRE HYDRANT

2018-001355 #: SI-2018-00123

PROJECT NUMBER:

Application Number:

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

DRB SITE DEVELOPMENT PLAN APPROVAL

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

* Environmental Health Exemption

SMPC Architects
PRINCIPLES OF DESIGN.
219 Central Ave NW, Suite 800
Albuquerque, New Mexico 87102
T 505.255.9888
F 505.268.6665
www.smpcarchitects.com

WUA CUSTOMER SERVICE AND OPERATIONS FACILITIES PHASE III

6000 Alexander Blvd NE
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NO	DATE	DESCRIPTION

DATE: February 02, 2019
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SHEET TITLE

SITE PLAN

SHEET EPC 1

PLANT LEGEND

KEY	QTY	INSTALLED SIZE	REMARKS	MATURE SIZE	WATER USE	DECIDUOUS/ EVERGREEN	COVERAGE
SHADE TREES							
LARGE TREE	69	2" CAL., 10'-12' HT.	24" BOX	35' HT. X 35' SPD.	M	DECIDUOUS	963 SF
LARGE TREE	17	5'-7' HT.	B&B	40' HT. X 25' SPD.	M	EVERGREEN	490 SF
MEDIUM TREE	16	2" CAL., 10'-12' HT.	24" BOX	30' HT. X 25' SPD.	M	DECIDUOUS	490 SF
SMALL TREE	49	2" CAL., 10'-12' HT.	24" BOX	25' HT. X 20' SPD.	M	DECIDUOUS	315 SF
TOTAL COVERAGE:	98,052 SF						
SHRUBS/GROUNDCOVERS/GRASSES/PERENNIALS							
VERTICAL SHRUB	64	MIN. 4' HT.	15 GALLON	8' HT. X 6' SPD.	L	DECIDUOUS	29 SF
LARGE SHRUB	209	MIN. 18" HT.	5 GALLON	6' HT. X 6' SPD.	L	DECIDUOUS	29 SF
LARGE SHRUB	190	MIN. 18" HT.	5 GALLON	4' HT. X 6' SPD.	L	EVERGREEN	29 SF
MEDIUM SHRUB	173	MIN. 12" HT.	5 GALLON	4' HT. X 4' SPD.	L	DECIDUOUS	15 SF
MEDIUM SHRUB	276	MIN. 12" HT.	5 GALLON	4' HT. X 4' SPD.	L	EVERGREEN	15 SF
SMALL SHRUB	179	MIN. 12" HT.	5 GALLON	3' HT. D 3' SPD.	L	DECIDUOUS	10 SF
SMALL SHRUB	241	MIN. 12" HT.	5 GALLON	3' HT. D 3' SPD.	L	EVERGREEN	10 SF
TOTAL COVERAGE:	24,362 SF						

HATCH LEGEND

- GROUNDCOVER MULCH (TO BE A COMBINATION OF CRUSHED GRAVEL AND ORGANIC MULCH)
- 2"-4" ANGULAR COBBLE MULCH
- REVEGETATION SEEDING
- TURFGRASS SOD

KEYED NOTES

1. LIMIT OF WORK.
2. 20' STREET TREE OFFSET.
3. SHADE STRUCTURE WITH SEATING. LIGHTING AND TRASH RECEPTACLES WILL BE PROVIDED.
4. BERM – LOCATED BEHIND SIDEWALK, APPROXIMATELY 3' HT.
5. RIGHT OF WAY LANDSCAPING – LOCATED BETWEEN CURB AND WALK.
6. SIGHT TRIANGLE.
7. THE LANDSCAPE PLANTINGS IN THE PUBLIC AREAS OF THE SITE WILL BE UTILIZED AS DEMONSTRATION GARDENS TO PROVIDE EXAMPLES OF XERISCAPE PLANTING PRINCIPLES SHOWING VISITORS HOW ATTRACTIVE XERISCAPE CAN BE WHEN IMPLEMENTED PROPERLY. THIS WILL ENCOURAGE AND INSPIRE HOMEOWNERS AND BUSINESS OWNERS TO ADOPT SOME OF THE WATER CONSERVING TECHNIQUES IN THEIR OWN LANDSCAPES.
8. THE OWNER HAS AN RFP OUT TO INCORPORATE A SOLAR PV SYSTEM FORMING A SHADE CANOPY OVER THE ENTIRE PARKING AREAS OF THE EMPLOYEE PARKING AND FLEET PARKING. THE COLLECTORS WILL BE MOUNTED ON A STRUCTURAL SUPPORT APPROXIMATELY 14' HIGH, AND WILL CONTINUOUSLY COVER PARKING AREAS, DRAINAGE MEDIANS AND ISLANDS, AND VEHICLE AISLES. A VARIANCE HAS BEEN REQUESTED THAT WILL ALLOW THE RELOCATION OF PARKING LOT TREES TO AREAS ADJACENT IN THE LANDSCAPE. LANDSCAPING WILL BE PROVIDED AROUND THE PERIMETER OF THE PV STRUCTURES WHERE THEY WILL RECEIVE ADEQUATE SUNSHINE FOR PROPER GROWTH. THE ADVANTAGES OF THE PV SYSTEM ARE THE USE OF AN ALTERNATIVE CLEAN ENERGY SOURCE, AND VEHICLE AND PAVED AREA SHADING, ADDING TO THE SITE COOLING EFFECT.
9. LOCATION OF PROPOSED SOLAR PANELS, LIMITS APPROXIMATE.
10. 400 SF OUTDOOR SEATING AND GATHERING AREA WITH LIGHTING AND TRASH RECEPTACLES LINKED TO PRIMARY ENTRANCE/DRIVEWAY WITH SIDEWALK.

CITY LANDSCAPE ORDINANCE COMPLIANCE

LANDSCAPING RESPONSIBILITY FOR MAINTENANCE:
1. THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY WILL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE AT THEIR PROPOSED FACILITY.

COMPLIANCE WITH WATER CONSERVATION ORDINANCE:
1. SPRAY IRRIGATION IS PROPOSED WITHIN TURF AREAS.
   TOTAL LANDSCAPE AREA: 322,853 SF
   MAXIMUM TURF AREA (10% OF TOTAL LANDSCAPE AREA): 32,285 SF
   TOTAL PROPOSED TURF AREA: 29,949 SF (9.3% OF TOTAL LANDSCAPE AREA)
2. PLANT SPECIES WILL BE LOW OR MEDIUM USE SPECIES PER THE ABCWUA'S XERIC PLANT LIST.
3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL PLANT MATERIAL. THE SYSTEM WILL BE CONTROLLED BY AN AUTOMATIC CONTROLLER. PLANTS WILL BE IRRIGATED BY LOW WATER USE BUBBLERS. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE INSTALLED IN A HEATED ENCLOSURE TO PROTECT THE DOMESTIC WATER SUPPLY FROM CROSS-CONTAMINATION.

COMPLIANCE WITH GENERAL LANDSCAPING REGULATIONS:
1. THIS PLAN PROVIDES VISUALLY ATTRACTIVE LANDSCAPE, A VISUALLY ATTRACTIVE STREETSCAPE, AND INTERSPERSED TREES IN LANDSCAPE AREAS TO PROVIDE SHADE AND REDUCE LARGE EXPANSES OF PAVEMENT AND PARKED CARS.
2. GROUNDCOVER MULCH SHALL COMPRISE OF A COMBINATION OF CRUSHED GRAVEL (NOT TO EXCEED 75% OF TOTAL AREA) AND ORGANIC MULCH SUCH AS SHREDDED BARK, PECAN SHELLS, ETC.
3. REFERENCE CITY OF ALBUQUERQUE STANDARD DETAILS FOR TREE AND SHRUB PLANTING.

LANDSCAPE CALCULATION TABLE:

TOTAL LOT AREA: 867,656 SF
LESS TOTAL BUILDING AREA: 56,333 SF
LESS R.O.W. LANDSCAPING: 2,932 SF
NET LOT AREA: 808,391 SF

REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA): 121,259 SF

PROVIDED LANDSCAPE AREA: 322,853 SF

REQUIRED PLANTS:
REQUIRED STREET TREES: 23 (558 LF ALONG MISSION AVE NE, TREES AVERAGE 25' O.C.)
REQUIRED PARKING LOT TREES AT ONE TREE PER TEN SPACES:
710 TOTAL SPACES
71 REQUIRED TREES
REQUIRED COVERAGE (75% OF REQUIRED LANDSCAPE AREA): 90,944 SF

PROVIDED PLANTS:
STREET TREES PROVIDED: 23
PARKING LOT TREES PROVIDED: 71
COVERAGE PROVIDED: 122,414 SF (134% OF REQUIRED TOTAL COVERAGE)
GROUND LEVEL PLANT COVERAGE: 24,362 SF (27% OF REQUIRED TOTAL COVERAGE)

A1 PLANTING PLAN
SCALE: 1"=40'-0"

NORTH

APPROVED MAJOR AMENDMENT

SMPC Architects
PASSIONATE BY DESIGN.
115 Amherst Drive SE
Albuquerque, New Mexico 87106
T 505.255.8668
F 505.266.0965
www.smpcarchitects.com

RWA LANDSCAPE ARCHITECTS
rwainfo.com 505.268.2282

WUA CUSTOMER SERVICE AND OPERATIONS FACILITIES PHASE III

6000 ALEXANDER BLVD
ALBUQUERQUE, NM 87107

NO	DATE	DESCRIPTION
DATE		OCTOBER 20TH, 2018
PROJECT #		
DRAWN BY:		JW
CHK'D BY:		GM

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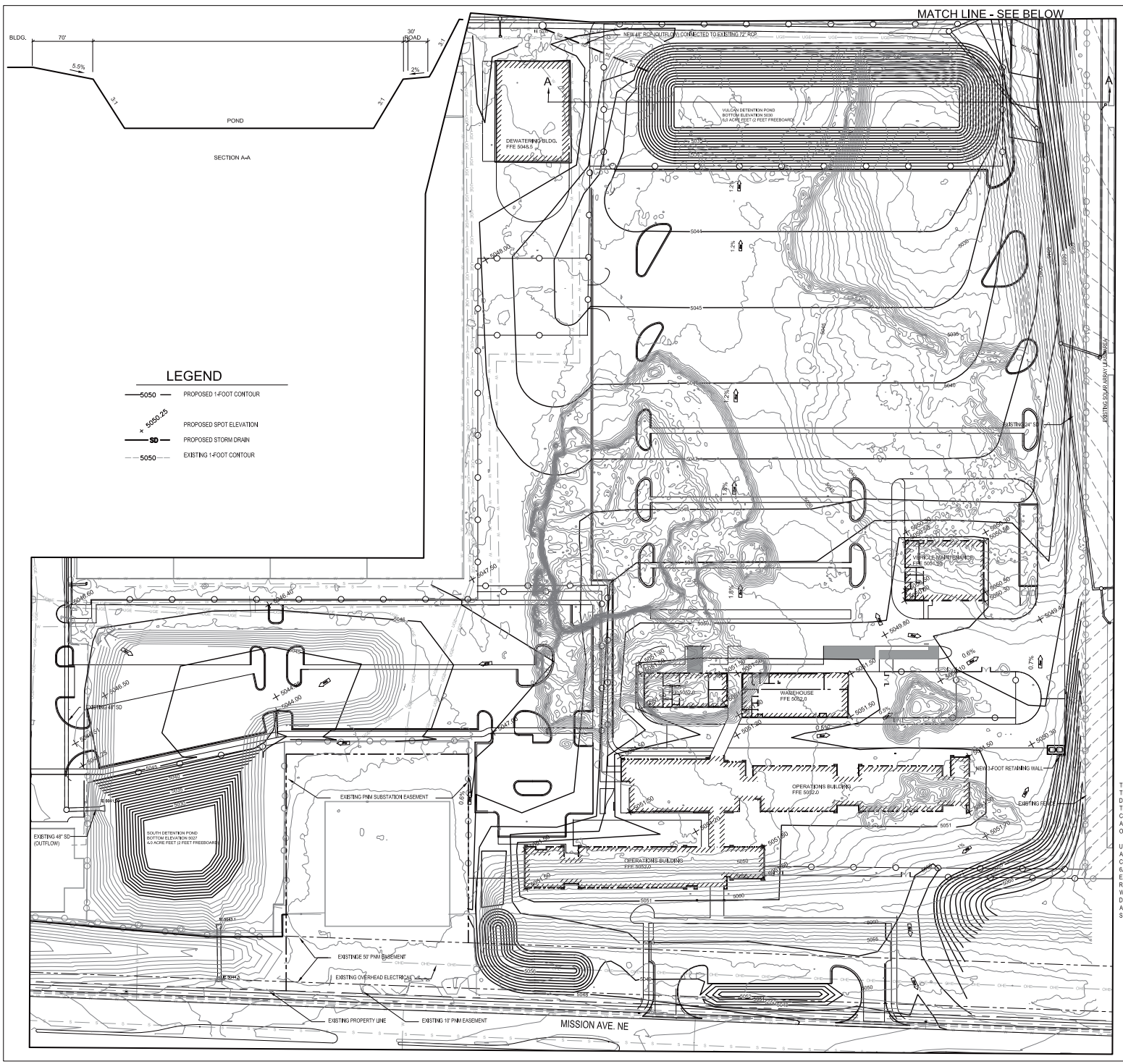
SHEET TITLE

LANDSCAPE PLAN

LS101

SHEET OF



THE SITE IS A PORTION OF THE LARGER 92 ACRE SITE OCCUPIED BY THE WATER TREATMENT PLANT. THIS PORTION OF THE SITE IS CURRENTLY UNDEVELOPED AND DRAINS NORTH TO A LARGE DEPRESSION AND WEST TO THE SOUTH DETENTION POND. THE EXISTING INTERCONNECTED SOUTH AND WEST DETENTION PONDS HAVE A COMBINED STORAGE VOLUME OF 15 ACRE-FEET. TOGETHER THESE PONDS CONTAIN ALL OF THE RUNOFF FROM THE WATER TREATMENT PLANT SITE PLUS OBLIGATED OFFSITE FLOWS.

UNDER DEVELOPED CONDITIONS THE RUNOFF FROM THE SITE WILL BE DIRECTED NORTH AND WEST VIA SURFACE SHEET FLOWS. THE RUNOFF TO THE NORTH WILL BE CONTAINED IN A DETENTION POND WITH 3:1 SIDE SLOPES, 2 FEET OF FREEBOARD AND A 6.5 ACRE-FEET STORAGE CAPACITY. THIS NEW POND WILL BE INTERCONNECTED TO THE EXISTING WEST STORAGE POND (10 ACRE-FEET) VIA A NEW 48" RCP AND EXISTING 72" RCP. THE RUNOFF TO THE WEST WILL BE CONTAINED IN THE SOUTH DETENTION POND WHICH IS INTERCONNECTED BY A 48 INCH RCP TO THE EXISTING 10 ACRE-FOOT WEST DETENTION POND. A SWALE WILL BE UTILIZED BETWEEN THE EMPLOYEE PARKING AREA AND PNM SUBSTATION EASEMENT TO MAINTAIN DRAINAGE PATHWAYS FROM THE SUBSTATION.

PLAN NORTH

Scale 1"= 40'

0 40' 80'

APPROVED MAJOR AMENDMENT

SMPC Architects
PROGRAM BY DESIGN
115 Amherst SHW SE
Albuquerque, New Mexico 87106
T 505.255.9008
F 505.266.9805
www.smpcarchitects.com

AECOM
One Park Square, 6501 Americas Pkwy NE, Suite 900 Albuquerque, New Mexico 87110
(505)-855-7500

DRAFT 12/10/16

WUA CUSTOMER SERVICE AND OPERATIONS FACILITIES PHASE III

6000 Alexander Blvd NE
Albuquerque, NM 87107

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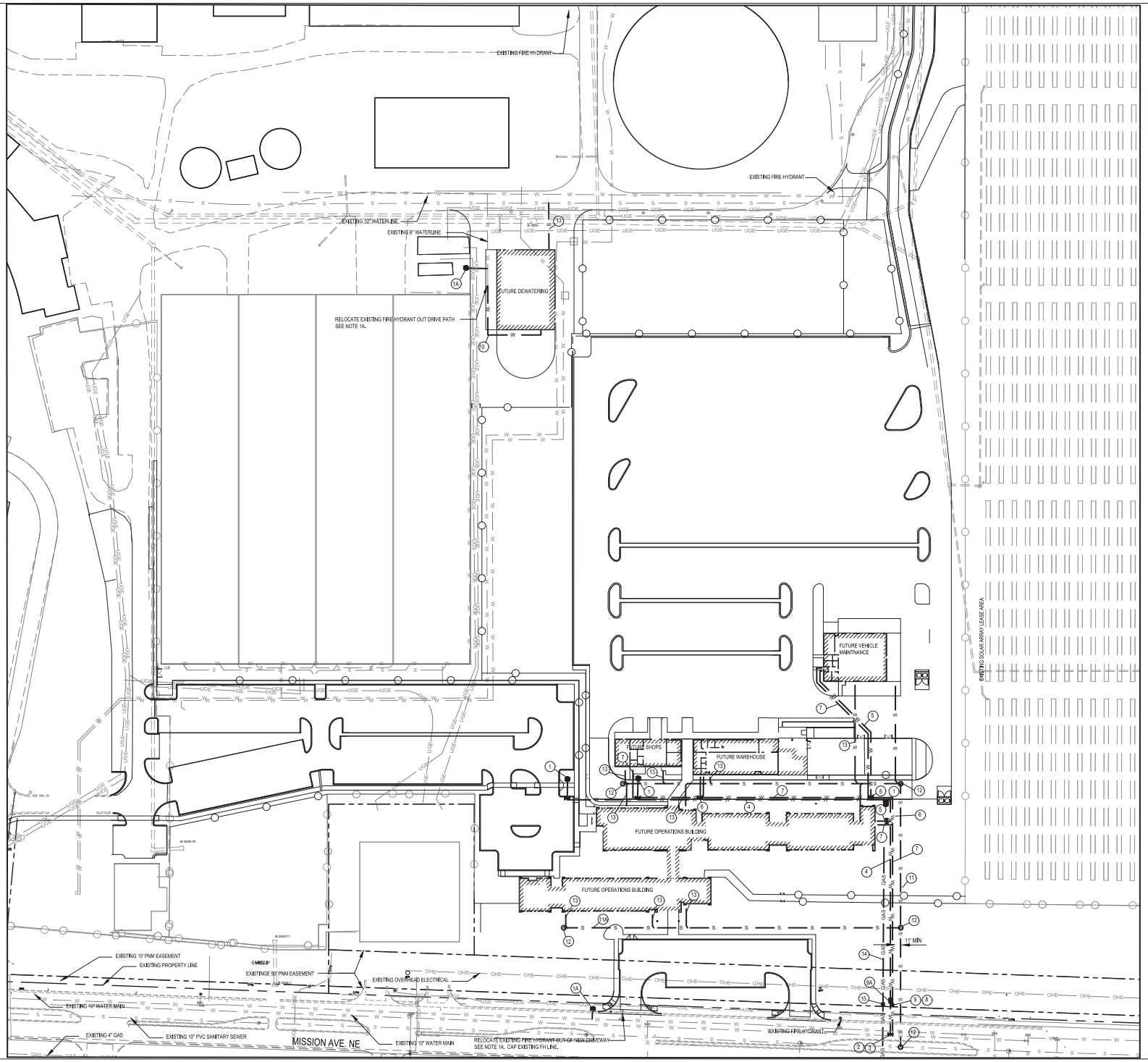
SHEET TITLE

CONCEPTUAL GRADING AND DRAINAGE PLAN

EPC

SHEET OF



LEGEND

- NEW WATER LINE
- NEW SANITARY SEWER
- NEW GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC

KEY NOTES (#)

WATER

1. INSTALL NEW FIRE HYDRANT (3' MIN CLEAR RADIUS) WITH VALVE PER WUA STD DWG 2340 AND VALVE BOX TYPE "B" PER WUA DWG 2326
1A. INSTALL RELOCATED HYDRANT WITH VALVE. CONNECT TO EXISTING WATER LINE PER WUA STD DWG 2340 AND VALVE BOX TYPE "B" PER WUA DWG 2326
2. INSTALL 1-10" GATE VALVE W/VALVE BOX (TYPE"A") PER WUA STD DWG 2325
3. INSTALL 10"x10"x10" DI TEE
4. INSTALL10" PVC C-900 FIRE LINE, 4' MIN BURY
5. INSTALL 6" PVC C-900 FIRE LINE, 4' MIN BURY
6. INSTALL 10"X10"X6" DI TEE W/ 6" GATE VALVE AND TYPE "A" VALVE BOX PER WUA STD DWG 2325
7. INSTALL 3" PE C-901 WATER SERVICE LINE, 3' MIN BURY
8. INSTALL 3" WATER METER SERVICE AND METER BOC PER WUA DETAIL 2363
9. INSTALL 3" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER WITH HEATSOURCE PER WUA STD DWGS 2385 AND 2389. CONTRACTOR TO INSTALL ELECTRICAL SERVICE AND CONNECTIONS
9A. INSTALL 10" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER WITH HEAT SOURCE PER WUA STD DWGS 2385 AND 2389. CONTRACTOR TO INSTALL NEW ELECTRICAL SERVICE AND CONNECTIONS
10. INSTALL 4" PVC C-900 WATER SERVICE LINE, 4' MIN BURY

SANITARY SEWER

11. INSTALL 8" PVC SDR-35 SANITARY SEWER
11A. INSTALL 6" PVC SDR-35 SANITARY SEWER
12. CONSTRUCT 4' DIAMETER TYPE E SEWER MANHOLE PER WUA STD DWG 2102
13. INSTALL 4" CI.SAS SERVICE PIPE . CONNECT TO 8" LINE AND CAP FOR FUTURE BUILDING CONNECTION

GAS

14. INSTALL 2" GAS SERVICE YARD LINE . SEE PLUMBING PLAN FOR SERVICE LINE CONTINUATION
15. GAS METER

PLAN NORTH

Scale 1"= 50'

0 50' 100'

SMPC Architects
PARTNERS OF DESIGN
110 Amherst Drive SE
Albuquerque, New Mexico 87106
T 505.255.9660
F 505.255.9385
www.smpcarchitects.com

AECOM
One Park Square, 6501 Americas Pkwy NE, Suite 900 Albuquerque, New Mexico 87110 (505)-855-7500

DRAFT 1/14/19

WUA CUSTOMER SERVICE AND OPERATIONS FACILITIES PHASE I

6000 Alexander Blvd NE
Albuquerque, NM 87107

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CH'D BY:

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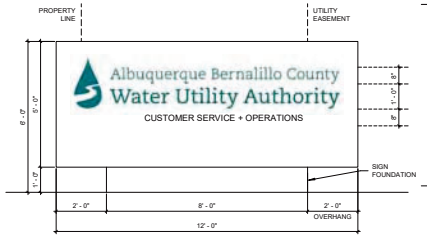
SHEET TITLE

CONCEPTUAL UTILITY PLAN

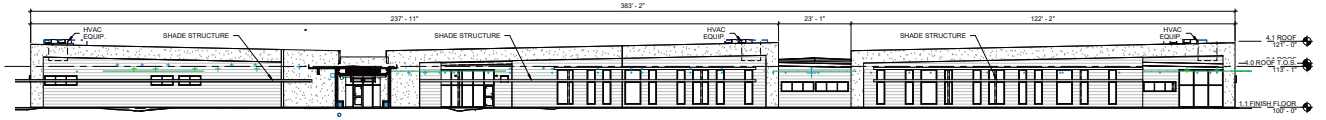
SHEET C-400 OF

APPROVED MAJOR AMENDMENT

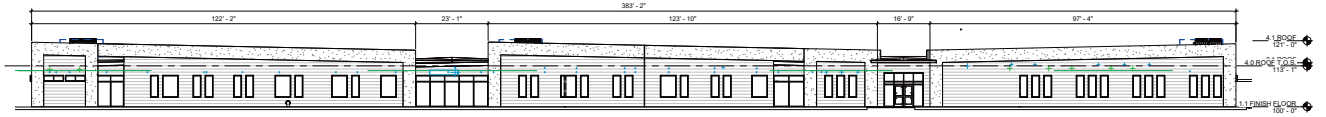
DATE: Jan 31, 2019 - 11:25am NOTE: 6045324-REF-Xref-Tabloid 2012 - Plot EASEMENT 6045324-C-SPP - rev 002 MAKES: Presidio_3_Arborist_Land_Land_2004.dwg AECOM XFP XW Image Out 2018.mnu RCH_JM.dwl RCH_JE.dwl RCH_JM.dwl RCH_JE.dwl RCH_JM.dwl



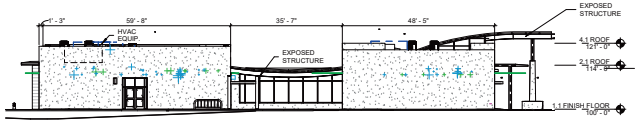
J1 FREE-STANDING STREET SIGN
1/2" = 1'-0"



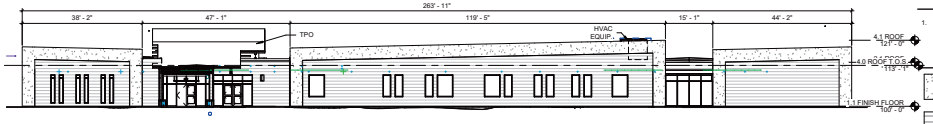
L4 OPERATIONS WING - SOUTH ELEVATION
1/16" = 1'-0"



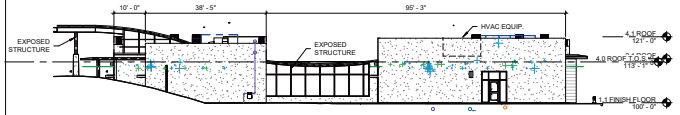
J4 OPERATIONS WING - NORTH ELEVATION
1/16" = 1'-0"



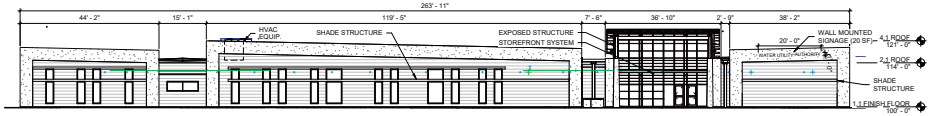
H1 CUSTOMER SERVICE + OPERATIONS - WEST ELEV
1/16" = 1'-0"



H5 CUSTOMER SERVICE WING - NORTH ELEVATION
1/16" = 1'-0"



G1 CUSTOMER SERVICE + OPERATIONS - EAST ELEV
1/16" = 1'-0"



G5 CUSTOMER SERVICE WING - SOUTH ELEVATION
1/16" = 1'-0"

GENERAL NOTES

1. IF THIS SHEET IS NOT 30" X 42", THEN THE DRAWINGS ON IT ARE NOT TO SCALE.

MATERIALS LEGEND

- OPERATIONS BUILDING - WALL ASSSEMBLY EIFS COLOR: TAN
- OPERATIONS BUILDING - WALL ASSSEMBLY METAL PANEL COLOR: TERRACOTA
- C — METAL BUILDINGS - WALL ASSSEMBLY METAL PANEL COLOR: TAN

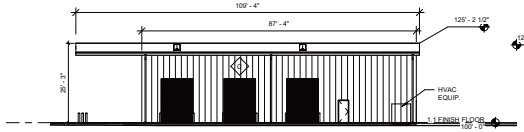
ALL EXPOSED STRUCTURE SHALL BE PAINTED IN EARTH TONES

ALL STOREFRONT SYSTEMS SHALL BE CLEAR; FRAMES SHALL BE CLEAR NATURAL ALUMINUM; AND DOORS SHALL BE PAINTED TO MATCH WALLS

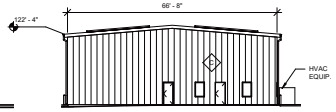
ALL ROOF-MOUNTED HVAC EQUIPMENT LOCATED ON THE OPERATIONS BUILDING SHALL BE LOCATED BEHIND PARAPET SCREEN WALLS; THEY SHALL BE APPROXIMATELY 6'-0" x 12'-0" x 6'-0"

ALL GROUND-MOUNTED HVAC EQUIPMENT SHALL BE APPROXIMATELY 5'-0" x 7'-0" x 4'-0"

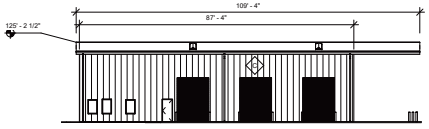
PREMISE ADDRESS SIGNS SHALL BE WALL-MOUNTED WITH 6" LETTERS AND LOCATED NEAR BUILDING ENTRANCES



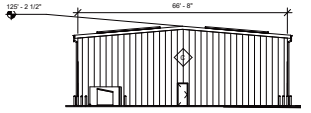
E1 VEHICLE MAINTENANCE - NORTH ELEVATION
1/16" = 1'-0"



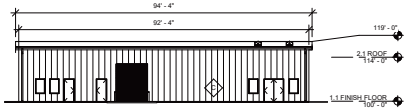
E4 VEH. MAINT. - WEST ELEV
1/16" = 1'-0"



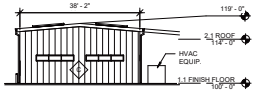
E6 VEHICLE MAINTENANCE - SOUTH ELEVATION
1/16" = 1'-0"



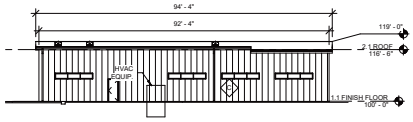
E10 VEH. MAINT. - EAST ELEV
1/16" = 1'-0"



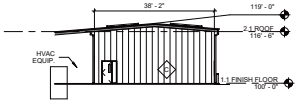
D1 SHOPS - NORTH ELEVATION
1/16" = 1'-0"



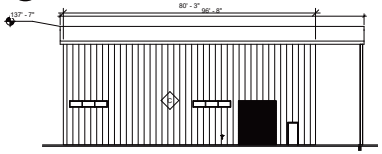
D4 SHOPS - WEST ELEVATION
1/16" = 1'-0"



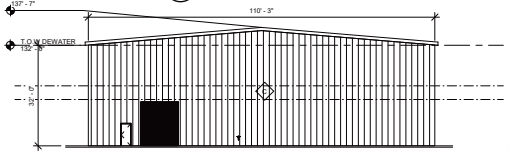
D7 SHOPS - SOUTH ELEVATION
1/16" = 1'-0"



D9 SHOPS - EAST ELEVATION
1/16" = 1'-0"



B1 DEWATERING - NORTH ELEVATION
1/16" = 1'-0"



B4 DEWATERING - EAST ELEVATION
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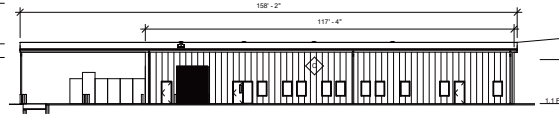
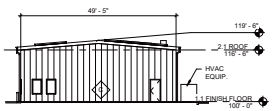
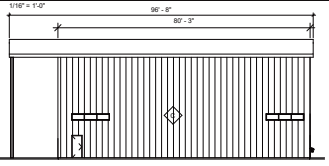


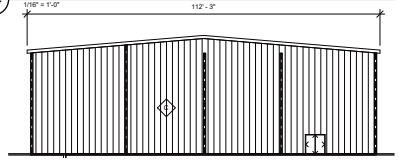
B7 WAREHOUSE - NORTH ELEVATION
1/16" = 1'-0"



B11 WAREHOUSE - WEST ELEVATION
1/16" = 1'-0"



A1 DEWATERING - SOUTH ELEVATION
1/16" = 1'-0"



A4 DEWATERING - WEST ELEVATION
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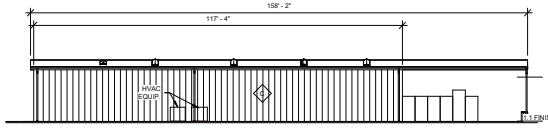
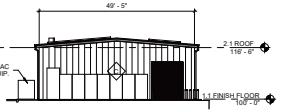


A7 WAREHOUSE - SOUTH ELEVATION
1/16" = 1'-0"



A11 WAREHOUSE - EAST ELEVATION
1/16" = 1'-0"

0' 8' 16' 32'
SCALE 1/16" = 1'-0" TYP

APPROVED MAJOR AMENDMENT

SMPC Architects
PRINCIPLES OF DESIGN.
219 Central Ave NW, Suite 800
Albuquerque, New Mexico 87102
T 505.255.9889
F 505.255.9885
www.smpcarchitects.com

WUA CUSTOMER SERVICE AND OPERATIONS FACILITIES PHASE III

6000 Alexander Blvd NE
Albuquerque, NM 87107

NO	DATE	DESCRIPTION

DATE: DECEMBER 11, 2018
PROJECT #: 18018
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SHEET TITLE

BUILDING ELEVATIONS

SHEET EPC 5

PROPOSED MINOR AMENDMENT TO SITE PLAN

Albuquerque Bernalillo County
Water Utility Authority

CONSTRUCTION DRAWINGS
FOR
GROUND WATER &
FIELD DISTRIBUTION SHEDS

JANUARY 2021

ON CALL PROJECT NO. 2323.031YY
A/E PROJECT NO. 2333.008

SPECIFICATIONS	
SECTION NUMBER	DESCRIPTION
13 34 19	METAL BUILDING SYSTEM
08 33 23	OVERHEAD COILING DOOR

INDEX OF DRAWINGS		
SHEET NUMBER	DRAWING NAMES	SHEET DESCRIPTION
1	G–1	COVER SHEET AND INDEX
2	G–2	ABBREVIATIONS AND SYMBOLS
3	G–3	SITE PLAN
4	G–4	GENERAL STRUCTURAL NOTES
5	G–5	LIFE SAFETY PLAN / FIRE 2 PLAN
DEMOLITION		
6	D–1	DEMOLITION PLAN
7	D–2	DEMOLITION SECTIONS DETAILS
CIVIL		
8	C–1	BUILDING 1 SITE IMPROVEMENT PLAN
9	C–2	BUILDING 2 SITE IMPROVEMENT PLAN
ARCHITECTURAL		
10	A–1	BUILDING 1 FLOOR PLAN
11	A–2	BUILDING 1 ROOF PLAN
12	A–3	BUILDING 1 ELEVATIONS
13	A–4	BUILDING 2 FLOOR PLAN
14	A–5	BUILDING 2 ROOF PLAN
15	A–6	BUILDING 2 ELEVATIONS
16	A–7	SECTIONS AND DETAILS
STRUCTURAL		
17	S–1	BUILDING 1 FOUNDATION PLAN
18	S–2	BUILDING 1 ROOF PLAN
19	S–3	BUILDING 1 SECTIONS AND DETAILS
20	S–4	BUILDING 2 FOUNDATION PLAN
21	S–5	BUILDING 2 ROOF PLAN
22	S–6	BUILDING 2 SECTIONS AND DETAILS

LOCATION MAP
SCALE: 1"=500'
(ZONE ATLAS MAP NO. P–13–Z)

CHAMA WATER TREATMENT
1441 MISSION AVE. ALBUQUERQUE, NM. 87123

VICINITY MAP
SCALE: 1"=2 MILES

CONTACT:
Randall Carroll, PE,
505-289-3404
rcarroll@abcwua.org

ROBERT E. HAWTHORNE
NEW MEXICO
8178
1-26-2021
REGISTERED PROFESSIONAL ENGINEER

AECOM Imagine it. Delivered.
One Park Square, 6501 Americas Pkwy NE, Suite 900
Albuquerque, New Mexico 87110
(505)–855–7500

2333.008

WATER AUTHORITY CONSTRUCTION PROJECT NO.	2323.031YY	SHEET	OF
		G–1	

SHEET 1 OF 22

GROUND WATER & FIELD DISTRIBUTION SHEDS

DWG: C:\Users\glenn.hasselbine\WORKING\WUA 2333.008 Ground Water & Field Distribution Sheet\JOB-SHEETS\G-1.dwg
DATE: Jan 26, 2021 4:15pm
XREFS:
IMAGES: AERIALMAP.jpg Imagine_it_delivered_black_200dpi.jpg
USER: glenn.hasselbine
SITE LOCATION 3.png
SITE LOCATION 4.png

PROPOSED MINOR AMENDMENT TO SITE PLAN

GENERAL NOTES:

1. THE NOTES ON THIS SHEET AND THE STANDARD DETAILS ARE GENERAL AND APPLY TO THE ENTIRE PROJECT WHETHER SPECIFICALLY CALLED OUT OR NOT, EXCEPT WHERE THERE ARE SPECIFIC INDICATIONS TO THE CONTRARY ON SHEETS. IF THERE ARE QUESTIONS, THEY SHALL BE SUBMITTED TO THE ENGINEER AND ANSWERED IN WRITING PRIOR TO CONSTRUCTION.
2. SAFETY AND STRUCTURE STABILITY DURING CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. STRUCTURES HAVE BEEN DESIGNED TO RESIST THE DESIGN LIVE LOADS ONLY AS A COMPLETED STRUCTURE. PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED FOR STABILITY DURING CONSTRUCTION.
3. THE STANDARD DETAILS DEPICT TYPICAL DETAILING TO BE USED ON THIS PROJECT. IF CONDITIONS ARE NOT EXPLICITLY SHOWN ON THE DRAWINGS THEY SHALL BE MADE SIMILAR TO THE STANDARD DETAILS. OBTAIN APPROVAL OF ENGINEER IN WRITING FOR SIMILAR CONDITIONS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION AS REQUIRED TO COORDINATE NEW CONSTRUCTION. SUBMIT REQUIRED CHANGES FOR APPROVAL.
5. CONTRACTOR TO SUBMIT FOR APPROVAL ALL EQUIPMENT SIZES, OPERATING WEIGHTS, VIBRATION FORCES, SUPPORT LOCATIONS, ALONG WITH ANY OPENINGS, NOTCHES, AND RECESSES REQUIRED BY SUCH EQUIPMENT.
6. SHOP DRAWINGS SHALL BE FURNISHED FOR APPROVAL BEFORE ANY FABRICATION AND ERECTION IS STARTED. POORLY EXECUTED SHOP DRAWINGS SHALL BE REJECTED AND RESUBMITTED AT NO COST TO OWNER.
7. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT N.M. ONE-CALL SYSTEM, INC., 1-800-321-ALERT, FOR LOCATION OF EXISTING UTILITIES.
8. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AMENDMENT 1 TO UPDATE 9, REFERENCED TO HEREIN AS THE "STANDARD SPECIFICATIONS".
9. THE LOCATION OF EXISTING UNDERGROUND UTILITIES HAS BEEN DETERMINED BY INFORMATION PROVIDED BY OTHERS, AND SHALL BE CONSIDERED APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND SIZE OF ALL EXISTING UTILITY LINES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES RESULTING FROM FAILURE TO LOCATE ANY AND ALL UTILITIES.
10. THE CONTRACTOR SHALL SUPPORT AND MAINTAIN OPERATIONAL ALL UTILITIES EXPOSED DURING TRENCHING AND OTHER CONSTRUCTION OPERATIONS. ALL CONSTRUCTION ACTIVITIES INVOLVING GAS, POWER, WATER, FIBER OPTIC, TRAFFIC SIGNAL EQUIPMENT, AND/OR OTHER UTILITY LINES SHALL BE COORDINATED WITH THE OWNER OF THE UTILITY PRIOR TO ANY DISTURBANCE. NO UTILITY SERVICE SHALL BE DISRUPTED WITHOUT FIRST NOTIFYING ALL AFFECTED PARTIES 48 HOURS IN ADVANCE.
11. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING VALVE BOXES, MANHOLES, SEWER SERVICES, PAVEMENTS, PAVEMENT MARKINGS, SIGN AND SIGNAL EQUIPMENT, CURB & GUTTER, DRIVE PADS, RIP-RAP, DRAINAGE CULVERTS AND ASSOCIATED APPURTENANCES, WHEEL CHAIR RAMPS, AND SIDEWALKS DURING CONSTRUCTION, APART FROM THESE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE PER COUNTY STANDARDS AT CONTRACTOR'S EXPENSE.
12. QUANTITIES SHOWN FOR THE VARIOUS BID ITEMS ARE FOR CONTRACTOR INFORMATION ONLY. PAYMENT SHALL BE BASED ON ACTUAL QUANTITIES AS CONSTRUCTED.
13. ALL OPEN EXCAVATIONS SHALL BE BACKFILLED OR ADEQUATELY FENCED AT THE END OF EACH WORK DAY TO PREVENT PEDESTRIANS AND/OR VEHICLES FROM ENTERING THE EXCAVATIONS. ALL OPEN EXCAVATIONS SHALL BE BACKFILLED OVER WEEKENDS AND WHEN THE CONTRACTOR IS NOT WORKING THE FOLLOWING DAY.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENT AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.
15. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

CONTINUED ON SHEET G-4

2333.008

NO.	DATE	REVISION NO. & DESCRIPTION	BY
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SCALE: NONE

ATTENTION
0 1/2" 1"
GRAPHIC SCALE
THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)

DESIGN TRACKING

DESIGNED BY:	AJ	DATE:	JAN. 2021
DRAWN BY:	GH	DATE:	JAN. 2021
CHECKED BY:	REH	DATE:	JAN. 2021
CROSS CHK'D BY:	–	DATE:	–
APPROVED BY:	–	DATE:	–

MAPS/RECORDS INFO.

AECOM Imagine it. Delivered.
One Park Square, 6501 Americas Pkwy NE,
Suite 900 Albuquerque, New Mexico 87110
(505)-855-7500

AS BUILT INFORMATION

CONTRACTOR	–		
WORK STAKED BY	–	DATE	–
INSPECTOR'S ACCEPTANCE BY INSPECTOR'S NAME	– –	DATE	–
FIELD VERIFICATION BY	–	DATE	–
DRAWINGS CORRECTED BY	–	DATE	–

ENGINEER'S SEAL

ROBERT E. HAWTHORNE NEW MEXICO 8178 REGISTERED PROFESSIONAL ENGINEER 1-26-2021

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

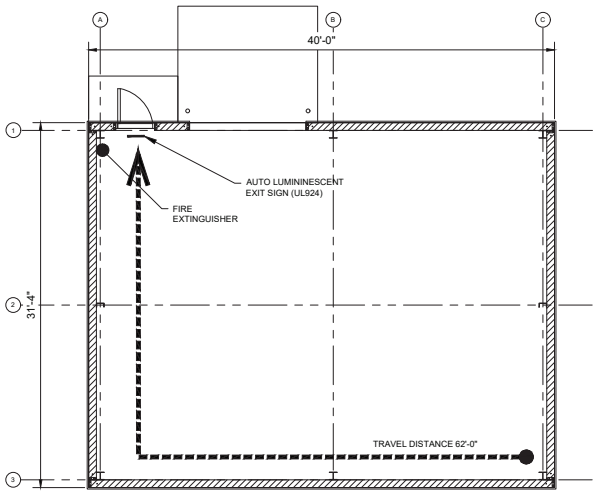
TITLE: GROUND WATER & FIELD DISTRIBUTION SHED

SITE PLAN

WATER AUTHORITY CONSTRUCTION PROJECT NO. 2323.031YY | ZONE MAP NO. | SHEET G-3

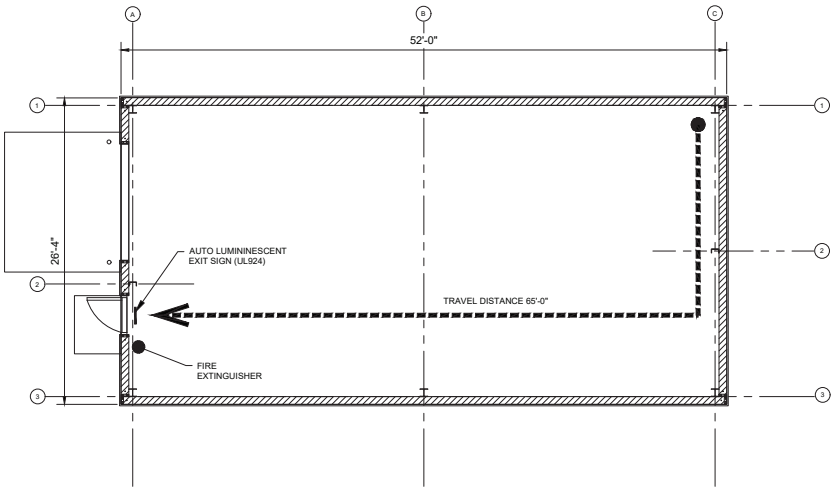
File Path: C:\Users\glenn.hesseltine\WORKING\WUA 2333.008 Ground Water & Field Distribution Shed\20-SHEETS\G-3.dwg LT: G-3 Date: September 1, 2020

PROPOSED MINOR AMENDMENT TO SITE PLAN



LIFE SAFETY PLAN - BUILDING 1

SCALE: 3/16" = 1'-0"



LIFE SAFETY PLAN - BUILDING 2

SCALE: 3/16" = 1'-0"

SCOPE OF WORK

STORAGE SHEDS FOR PIPES AND VALVES FOR DISTRIBUTION TO THE FIELD.

STRUCTURAL NOTES:

1. APPLICABLE SPECIFICATIONS AND CODES
   - A. INTERNATIONAL BUILDING CODE (IBC) 2015 WITH APPLICABLE EDITIONS OF THE CODE REFERENCED STANDARDS.
   - B. ACI 318-14
   - C. ASCE 7-10
   - D. LOCAL JURISDICTION AMENDMENTS
   - E. AISC STEEL CONSTRUCTION MANUAL, 13TH EDITION

2. DESIGN CRITERIA
   APPLIES TO ALL STRUCTURES (UNO)
   OCCUPANCY CATEGORY: III
   - A. DEAD LOAD:
     1. ACTUAL TRIBUTARY STRUCTURE WEIGHT
     2. SUPERIMPOSED DEAD LOAD: 10 PSF
   - B. LIVE LOAD:
     1. SLAB ON GRADE: 250 PSF
     2. ROOF: 20 PSF (NOT REDUCIBLE)
   - C. WIND:
     1. BASIC WIND SPEED: 125 MPH
     2. EXPOSURE: C
     3. PARTIALLY ENCLOSED
   - D. SEISMIC:
     1. IMPORTANCE FACTOR: 1.0
     2. SPECTRAL RESPONSE ACCELERATION, SS = 0.448
     3. SPECTRAL RESPONSE ACCELERATION, S1 = 0.135
     4. SITE CLASS: D
     5. SEISMIC DESIGN CATEGORY: D
     6. SPECTRAL RESPONSE COEFFICIENT, SDS = 0.43
     7. SPECTRAL RESPONSE COEFFICIENT, SD1 = 0.203
     8. ANALYSIS PROCEDURE: PER PEMB MFR
   - E. SNOW LOAD:
     1. GROUND SNOW LOAD = 20 PSF
     2. EXPOSURE COEFFICIENT: Ce = 1.0
     3. THERMAL COEFFICIENT: Ct = 1.0
     4. IMPORTANCE FACTOR: I = 1.1
     5. FLAT ROOF SNOW LOAD: Ps = 20 PSF

BUILDING CODE ANALYSIS

BUILDING CODES
2015 NEW MEXICO COMMERCIAL BUILDING CODE
2015 NEW MEXICO EXISTING BUILDING CODE
2009 NEW MEXICO ENERGY CONSERVATION CODE
2017 NEW MEXICO ELECTRICAL CODE
2015 NEW MEXICO MECHANICAL CODE
2015 NEW MEXICO PLUMBING CODE
2018 UNIFORM ADMINISTRATION CODE

USE & OCCUPANCY CLASSIFICATION
U UTILITY

BUILDING HEIGHT

	ALLOWED	ACTUAL
BLDG 1	55'/ 2 STORIES	18'-1"/ 1 STORY
BLDG 2	55'/ 2 STORIES	18'-0"/ 1 STORY

BUILDING AREA

	ALLOWED	ACTUAL
BLDG 1	8,500 SF	1,254 SF
BLDG 2	8,500 SF	1,370 SF

TYPES OF CONSTRUCTION & FIRE PROTECTION
FIRE RESISTANCE RATING FOR (2) CONSTRUCTION

PRIMARY STRUCTURAL FRAME	0 HR
BEARING WALLS	0 HR
NON BEARING WALLS	0 HR
FLOOR CONSTRUCTION	N/A
ROOF CONSTRUCTION	0 HR
FIRE SEPARATION DISTANCE	>30'
AUTOMATIC SPRINKLERS	NO
FIRE EXTINGUISHERS	75' DISTANCE TYP

FINISHES
ROOMS CLASS C

OCCUPANT LOAD

	FUNCTION	AREA	LOAD FACTOR	OCCUPANTS
BLDG 1	STORAGE	1,254 SF	300 GROSS	4.18 (5)
BLDG 2	STORAGE	1,370 SF	300 GROSS	4.56 (5)

MEANS OF EGRESS
BUILDINGS WITH 1 EXIT MUST MEET THE COMMON PATH AND MAX OCCUPANT LOAD PER TABLE 1006.2.1

ALLOWED:	COMMON PATH	OCCUPANTS
	100'	<30

ACTUAL:	COMMON PATH	OCCUPANTS
BLDG 1	62'	5
BLDG 2	65'	5

ACCESSIBILITY
PER SECTION 1103.2.4 GROUP U OCCUPANCIES ARE NOT REQUIRED TO COMPLY.

PLUMBING FACILITIES
TOILET FACILITIES ARE PROVIDED ON THE SITE FOR EMPLOYEE USE. NO FIXTURES TO BE LOCATED WITHIN PROPOSED SHEDS.

ENERGY CODE REQUIREMENTS (BERNALILLO COUNTY 4B)
PROPOSED UTILITY SHEDS ARE NOT HEATED OR COOLED AND ARE NOT PROVIDED WITH ELECTRICAL SERVICE.
NOT REQUIRED TO MEET ENERGY CODE REQUIREMENTS.

PER PHONE CALL WITH ROBERT NEVAREZ, FIRE 1 SHEET IS NOT REQUIRED. FIREFLOW HAS NOT INCREASED - NO ADDITIONAL HYDRANT REQUIRED.

2333.008

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SCALE:
AS SHOWN
ATTENTION
0 1/2" 1"
GRAPHIC SCALE
THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)

DESIGN TRACKING

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CROSS CHK'D BY:	–	DATE: –
APPROVED BY:	–	DATE: –

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FIELD VERIFICATION BY	–	DATE –
DRAWINGS CORRECTED BY	–	DATE –

ENGINEER'S SEAL
ROBERT E. HAWTHORNE
NEW MEXICO
8178
1-26-2021
REGISTERED PROFESSIONAL ENGINEER

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

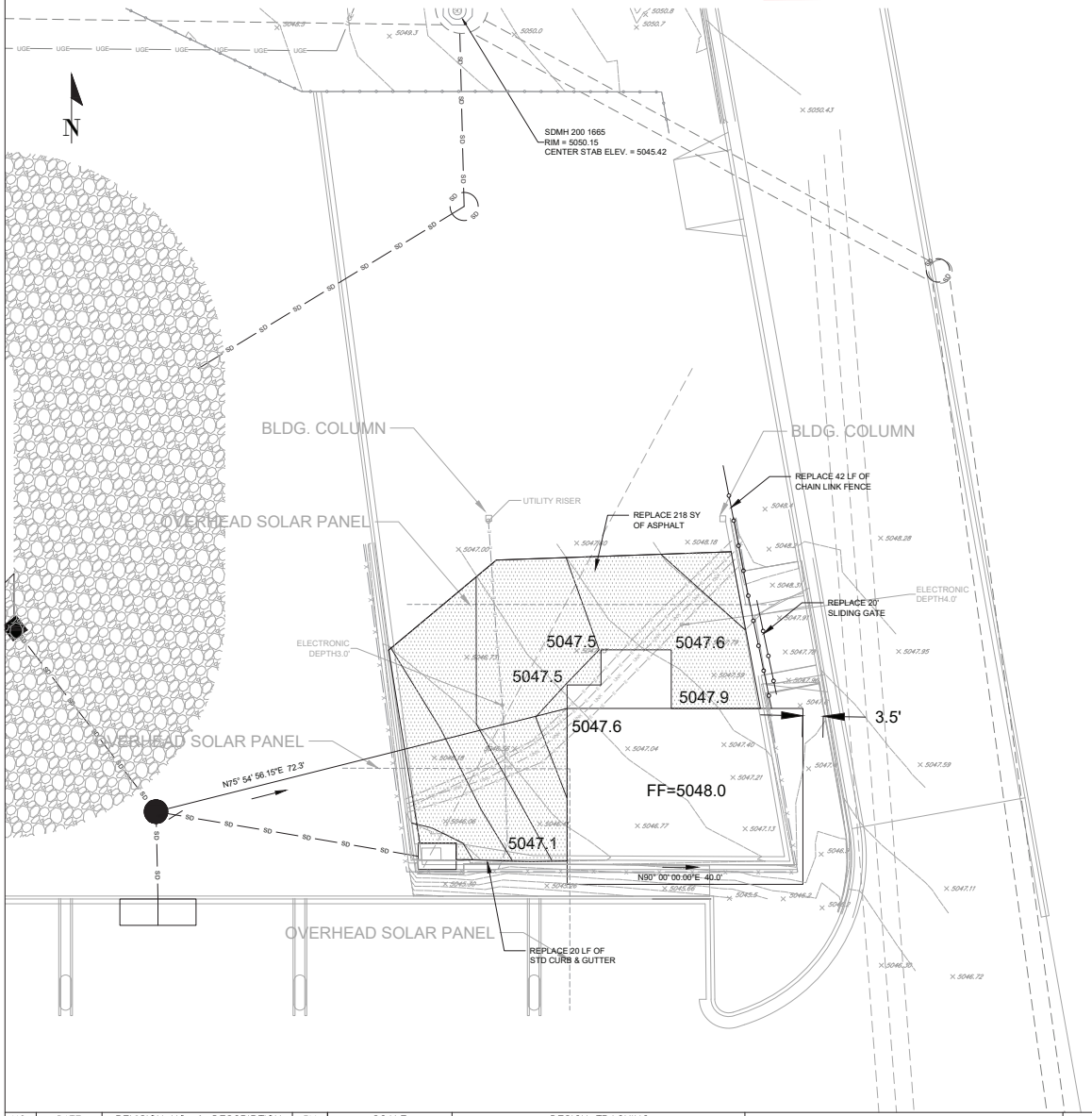
TITLE: GROUND WATER & FIELD DISTRIBUTION SHED

LIFE SAFETY PLAN / FIRE PLAN 2

WATER AUTHORITY CONSTRUCTION PROJECT NO. 2323.031YY | ZONE MAP NO. P13 | SHEET G-5

File Path: C:\Users\glenn.hesseltine\WORKING\WUA 2333.008 Ground Water & Field Distribution Shed\20-SHEETS\G-5.dwg LT: G-5 Date: 11/30/2020

PROPOSED MINOR AMENDMENT TO SITE PLAN



GENERAL NOTES

1. CONTRACTOR SHALL SALVAGE BASE COARSE MATERIAL AND UTILIZED MATERIAL FOR GRADING.
2. HEADER CURB SHALL BE BUILT AS PER ABQ STD DWG 2415B.
3. NEW ASPHALT SHALL BE BUILT AS PER ABQ STD DWG 2465 WITH 2" THICK SP-III SURFACE COARSE.

DRAINAGE NOTES

1. THE PURPOSE OF THIS GRADING PLAN IS TO INCLUDE NEW SHEDS FOR THE WUA CUSTOMER SERVICE AND OPERATIONS FACILITY (ENGR'S STAMP DATE: 7/8/2019, F16D014C).
2. BUILDING 1 (SHEET C1) IS PROPOSED OVER A NEW (BUILT UNDER THE MASTER GRADING AND DRAINAGE PLAN- F16D014C) PARKING AREA. A PORTION OF THE NEW ASPHALT PARKING LOT WILL BE REMOVED, THE FOUNDATION PLACED, AND THE ASPHALT REPLACED TO DRAIN AWAY FROM THE BUILDING. THIS IMPERVIOUS AREA HAS ALREADY BEEN ACCOUNTED FOR IN THE APPROVED G&D PLAN.
3. THIS REVISED AREA IS WITHIN BASIN "FLEET LOT" FROM THE APPROVED DRAINAGE REPORT (PG. 7 & ATTACHMENT H)
4. DISCHARGE VOLUMES, PEAK FLOWS, AND SWQV'S WILL REMAIN UNCHANGED WITH THE ADDITION OF BUILDING 1:

	DEPTH (INCHES) AT 100-YEAR STORM					EXCESS PRECIPITATION, E (INCHES) - 6 HOUR STORM				PEAK DISCHARGE (CFS/ACRE)			
ZONE	P_{60MIN}	P_{360MIN}	$P_{1440MIN}$	P_{4DAY}	P_{10DAY}	A	B	C	D	A	B	C	D
2	1.78	2.29	2.59	2.96	3.62	0.62	0.8	1.03	2.33	1.71	2.36	3.05	4.34

BASIN NAME	ZONE	BASIN SIZE		LAND TREATMENT PERCENT BY TYPE				LAND TREATMENT BY AREA (ACRES)				AREA CHK
		SF	ACRES	A	B	C	D	A	B	C	D	ACRES
Prev. Approved "Fleet Lot"	2	503307	11.55	0%	0%	21%	79%	0	0	2.42	9.13	11.550
Revised "Fleet Lot"	2	503307	11.55	0%	0%	21%	79%	0	0	2.42	9.13	11.550

ZONE 2	WEIGHTED E	V_{360} / 6HR VOL.		V_{1440} / 24HR VOL.		V_{4D} / 4DAY VOL.		**V_{10d} / 10DAY VOL.**		**Q_p**	YIELD	**NEW DVLPM'T 1ST FLUSH VOL.**	
BASIN NAME	INCHES	AC-FT	CF	AC-FT	CF	AC-FT	CF	**AC-FT**	**CF**	**CFS**	CFS/AC	**AC-FT**	**CF**
Prev. Approved "Fleet Lot"	2.06	1.98	86269	2.21	96211	2.49	108474	**2.99**	**130347**	**47.01**	4.07	**0.259**	**11268**
Revised "Fleet Lot"	2.06	1.98	86269	2.21	96211	2.49	108474	**2.99**	**130347**	**47.01**	4.07	**0.259**	**11268**

New Impervious: Bldg 1 Area
None

6. THIS AREA DISCHARGES TO "NORTH DETENTION POND" (PG. 6 OF THE APPROVED DRAINAGE REPORT) WHICH HAS A CAPACITY OF 5.1 AC-FT. THIS POND CURRENTLY RECEIVES 2.99 AC-FT FROM ALL SOURCES; THE PROPOSED WORK WILL NOT INCREASE THIS VOLUME.
7. SWQV FOR THE EXISTING PARKING AREA IS ALSO CONTAINED IN "NORTH DETENTION POND", WHICH IS CURRENTLY A RETENTION POND OVERSIZED FOR THE 100-YR, 10-DAY VOLUME WITH EMERGENCY OVERFLOW (48" RCP). THE SWQV OF WILL CONTINUE TO BE RETAINED IN THIS POND.

LOCATION MAP
NO SCALE

ZONE ATLAS MAP NO. P-13-Z
CHAMA WATER TREATMENT PLANT
1441 MISSION AVE. ALBUQUERQUE, NM 87123

FEMA FLOODPLAIN INFORMATION
NO SCALE

THIS PROJECT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM 350010C0138H, EFFECTIVE

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
02/22/21
DATE:
BY:
HydroTrack
F16D014C

2333.008

NO.	DATE	REVISION NO. & DESCRIPTION	BY
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SCALE:
NONE

ATTENTION
0 1/2" 1"
GRAPHIC SCALE
THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)

DESIGN TRACKING

DESIGNED BY:	AJ	DATE: JAN. 2021
DRAWN BY:	GH	DATE: JAN. 2021
CHECKED BY:	REH	DATE: JAN. 2021
CROSS CHK'D BY:	–	DATE: –
APPROVED BY:	–	DATE: –

MAPS/RECORDS INFO.

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FIELD VERIFICATION BY	–	DATE –
DRAWINGS CORRECTED BY	–	DATE –

ENGINEER'S SEAL
ALVIN S. MEDINA
NEW MEXICO
16454
LICENSED PROFESSIONAL ENGINEER
7-12-2021

ALBUQUERQUE BERNALILLO COUNTY
WATER UTILITY AUTHORITY

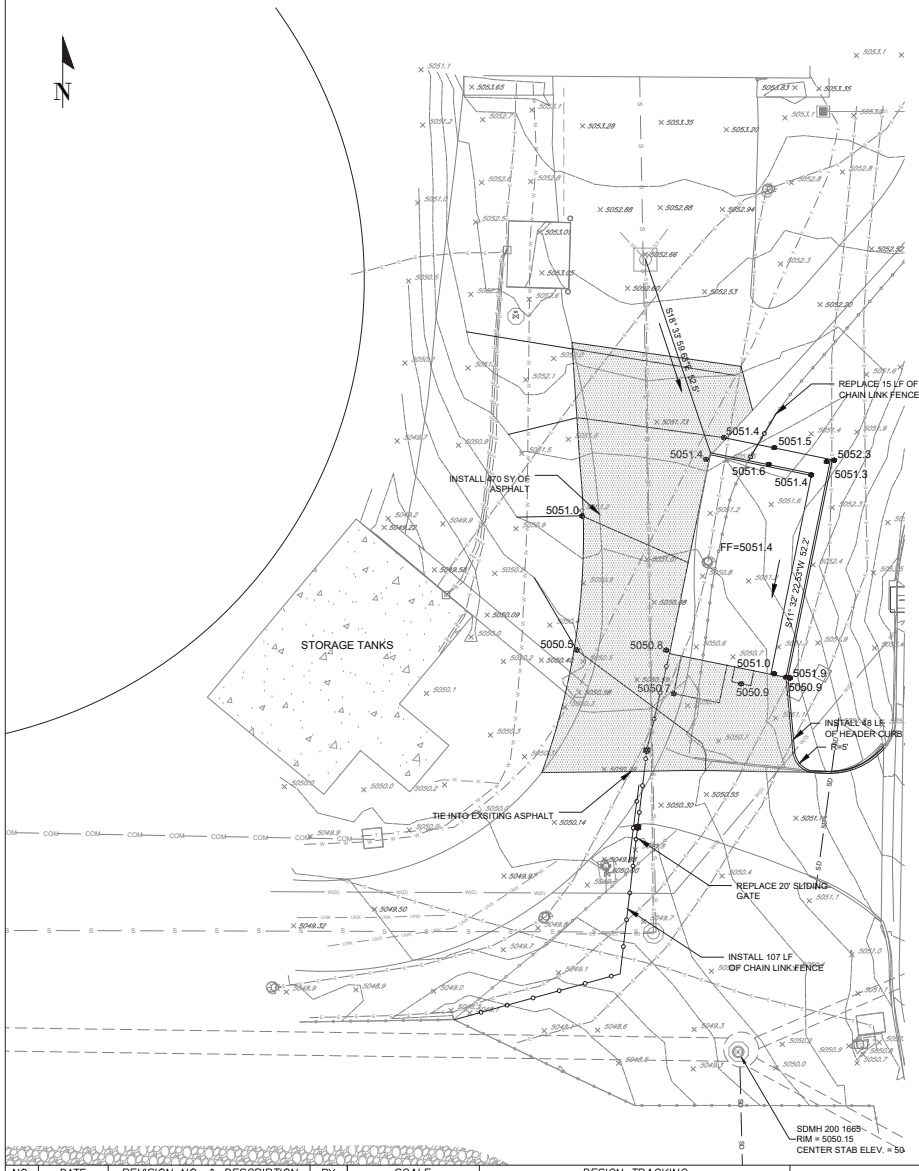
TITLE: GROUND WATER & FIELD DISTRIBUTION SHED

BUILDING 1 SITE IMPROVEMENT PLAN

WATER AUTHORITY CONSTRUCTION PROJECT NO. 2321.024YY
ZONE MAP NO.
SHEET C-1

File Path: D:\WUA Ops Dummy\910-CAD-GIS\20-SHEETS\C-1 & C-2 REV2 – Standard\C-1 & C-2.dwg LT: C-1 Date: January 27, 2021

PROPOSED MINOR AMENDMENT TO SITE PLAN



GENERAL NOTES

1. CONTRACTOR SHALL SALVAGE BASE COARSE MATERIAL FROM DEMOLITION OF ASPHALT. SALVAGED BASE COARSE SHALL BE UTILIZED FROM FILL MATERIAL FOR NEW ASPHALT ELEVATIONS.
2. CONTRACT SHALL PROTECT EXISTING STORAGE TANK DURING CONSTRUCTION.
3. HEADER CURB SHALL BE BUILT AS PER ABQ STD DWG 2415B.
4. NEW ASPHALT SHALL BE BUILT AS PER ABQ STD DWG 2465 WITH 2" THICK SP-III SURFACE COARSE.

DRAINAGE NOTES

1. THE PURPOSE OF THIS GRADING PLAN IS TO INCLUDE NEW SHEDS FOR THE WUA CUSTOMER SERVICE AND OPERATIONS FACILITY (ENGR'S STAMP DATE: 7/8/2019, F16D014C).
2. BUILDING 2 (SHEET C2) IS PROPOSED OVER AN UNUSED DIRT AREA AND GRAVEL SLOPE (BUILT UNDER THE MASTER GRADING AND DRAINAGE PLAN- F16D014C). A. NEW FOUNDATION (1389SF) AND NEW ASPHALT PARKING LOT (4230SF) WILL BE CONSTRUCTED TO DRAIN AWAY FROM THE NEW BUILDING.
4. THIS REVISED AREA IS WITHIN BASIN "WTP SITE" FROM THE APPROVED DRAINAGE REPORT (PG. 7 & ATTACHMENT H)
5. THE NEW IMPERVIOUS AREA WILL INCREASE THE DISCHARGE BY 0.17CFS, VOLUME BY 0.03 AC-FT, AND SWQV BY 159CF (PRE-2020 DPM STANDARD):

	DEPTH (INCHES) AT 100-YEAR STORM					EXCESS PRECIPITATION, E (INCHES) - 6 HOUR STORM				PEAK DISCHARGE (CFS/ACRE)			
ZONE	P_{60MIN}	P_{360MIN}	$P_{1440MIN}$	P_{4DAY}	P_{10DAY}	A	B	C	D	A	B	C	D
2	1.78	2.29	2.59	2.96	3.62	0.62	0.8	1.03	2.33	1.71	2.36	3.05	4.34

BASIN NAME	ZONE	BASIN SIZE		LAND TREATMENT PERCENT BY TYPE				LAND TREATMENT BY AREA (ACRES)				AREA CHK
		SF	ACRES	A	B	C	D	A	B	C	D	ACRES
Prev. Approved "Fleet Lot"	2	503307	11.55	0%	0%	21%	79%	0	0	2.42	9.13	11.550
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ZONE 2	WEIGHTED E	V_{360} / 6HR VOL.		V_{1440} / 24HR VOL.		V_{96} / 4DAY VOL.		V_{10d} / 10DAY VOL.		Q_p	YIELD	NEW DVLPM'T 1ST FLUSH VOL.	
BASIN NAME	INCHES	AC-FT	CF	AC-FT	CF	AC-FT	CF	**AC-FT**	**CF**	**CFS**	CFS/AC	**AC-FT**	**CF**
Prev. Approved "WTP Site"	1.45	5.31	231189	5.66	246652	6.10	265724	**6.88**	**299745**	**152.25**	3.47	**0.402**	**17526**
Revised "WTP Site"	1.45	5.32	231796	5.68	247401	6.12	266646	**6.91**	**300975**	**152.41**	3.47	**0.406**	**17685**
							Increases:	**0.03**		**0.17**			**159.2**

New Impervious: Bldg 2 Area			
Bldg 2 Foundation:	1389	sf	
Asphalt:	4230	sf	
Sum:	5619	sf	0.13 ac

6. THIS AREA DISCHARGES TO "WEST DETENTION POND" (PG. 6 OF THE APPROVED DRAINAGE REPORT) WHICH HAS A CAPACITY OF 28.0-AC-FT. THIS POND CURRENTLY RECEIVES 15.29 AC-FT FROM ALL SOURCES; THE ADDITIONAL RUNOFF WILL INCREASE THIS VOLUME TO 15.32 AC-FT. THE POND HAS ADEQUATE CAPACITY TO ACCEPT THE INCREASED RUNOFF.
7. SWQV FOR THE INCREASED IMPERVIOUS IS ALSO CONTAINED IN "WEST DETENTION POND", WHICH IS CURRENTLY A RETENTION POND OVERSIZED FOR THE 100-YR, 10-DAY VOLUME. THE INCREASED SWQV OF 159CF WILL BE RETAINED IN THIS POND.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 02/22/21
BY: Renée Brissette
HydroTrans #: F16D014C

2333.008

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SCALE: NONE

ATTENTION
0 1/2" 1"
GRAPHIC SCALE
THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)

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DRAWN BY:	GH	DATE: JAN. 2021
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ENGINEER'S SEAL
ALVIN S. MEDINA NEW MEXICO 16454 LICENSED PROFESSIONAL ENGINEER
7-12-2021

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

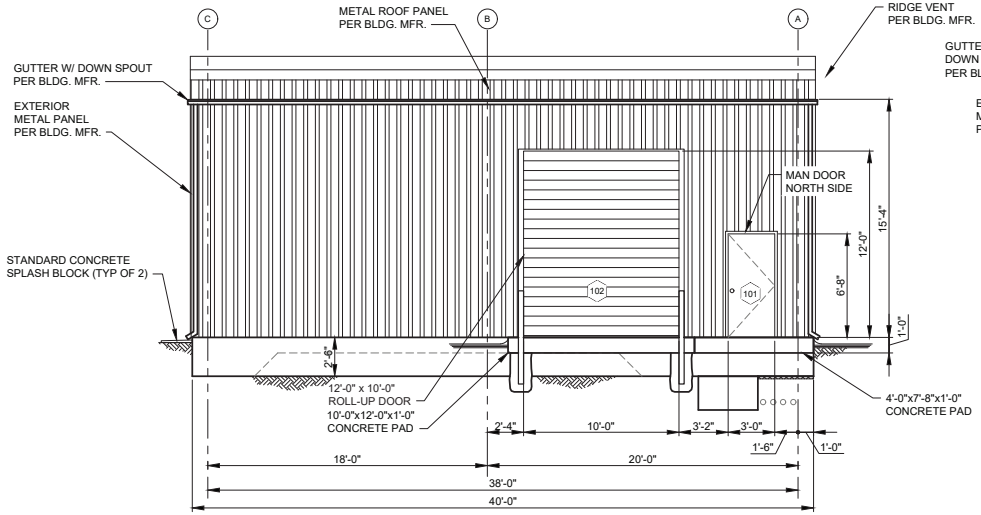
TITLE: GROUND WATER & FIELD DISTRIBUTION SHED

BUILDING 2 SITE IMPROVEMENT PLAN

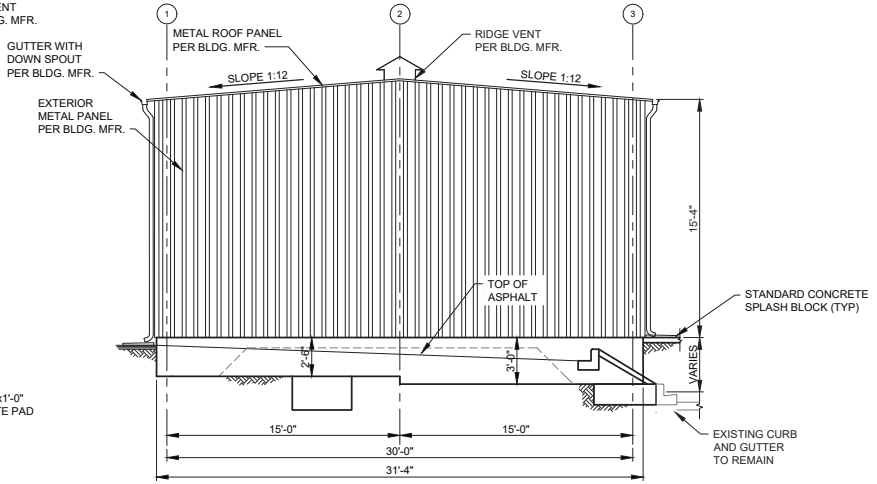
WATER AUTHORITY CONSTRUCTION PROJECT NO.	ZONE MAP NO.	SHEET
2321.024YY		C-2

File Path: D:\WUA Ops Dummy\910-CAD-GIS\20-SHEETS\C-1 & C-2 REV2 – Standard\C-1 & C-2.dwg LT: C-2 Date: January 27, 2021

PROPOSED MINOR AMENDMENT TO SITE PLAN

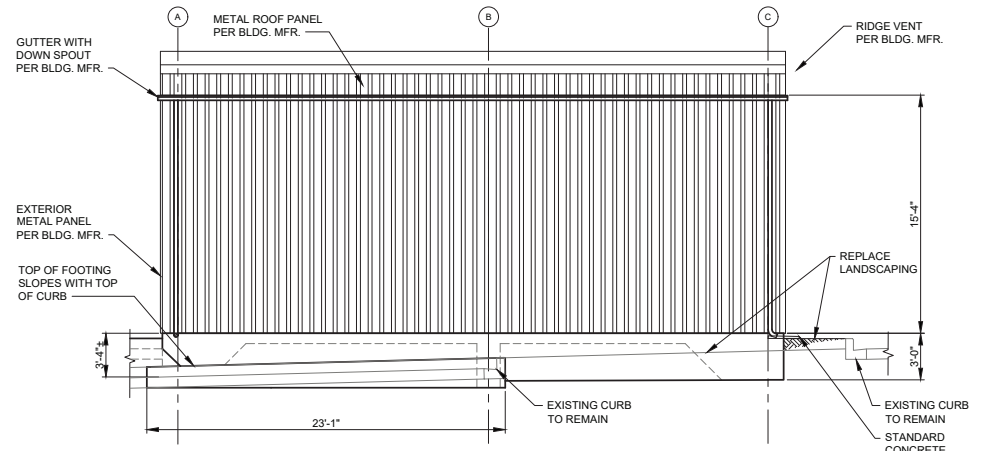


1 NORTH ELEVATION
Scale: 1/4"=1'-0"

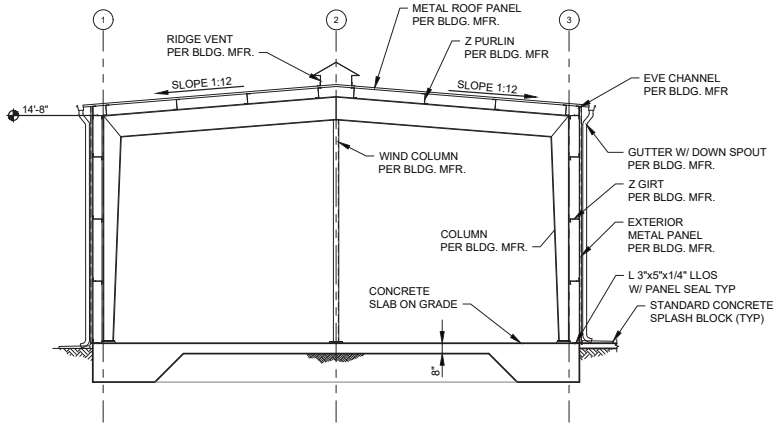


2 WEST ELEVATION - EAST ELEVATION (SIM)
Scale: 1/4"=1'-0"

BUILDINGS DO NOT HAVE ANY ELECTRICAL



3 SOUTH ELEVATION
Scale: 1/4"=1'-0"



4 INTERIOR SECTION
Scale: 1/4"=1'-0"

2333.008

NO.	DATE	REVISION NO. & DESCRIPTION	BY
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SCALE:
AS SHOWN
ATTENTION
0 1/2" 1"
GRAPHIC SCALE
THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)

DESIGN TRACKING

DESIGNED BY:	AFJ	DATE: JAN. 2021
DRAWN BY:	GH	DATE: JAN. 2021
CHECKED BY:	REH	DATE: JAN. 2021
CROSS CHK'D BY:	–	DATE: –
APPROVED BY:	–	DATE: –

MAPS/RECORDS INFO.
– – –

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AS BUILT INFORMATION

CONTRACTOR	–	
WORK STAKED BY	–	DATE –
INSPECTOR'S ACCEPTANCE BY INSPECTOR'S NAME	– –	DATE –
FIELD VERIFICATION BY	–	DATE –
DRAWINGS CORRECTED BY	–	DATE –

ENGINEER'S SEAL
ROBERT E. HAWTHORNE
NEW MEXICO
8178
1-26-2021
REGISTERED PROFESSIONAL ENGINEER

ALBUQUERQUE BERNALILLO COUNTY
WATER UTILITY AUTHORITY

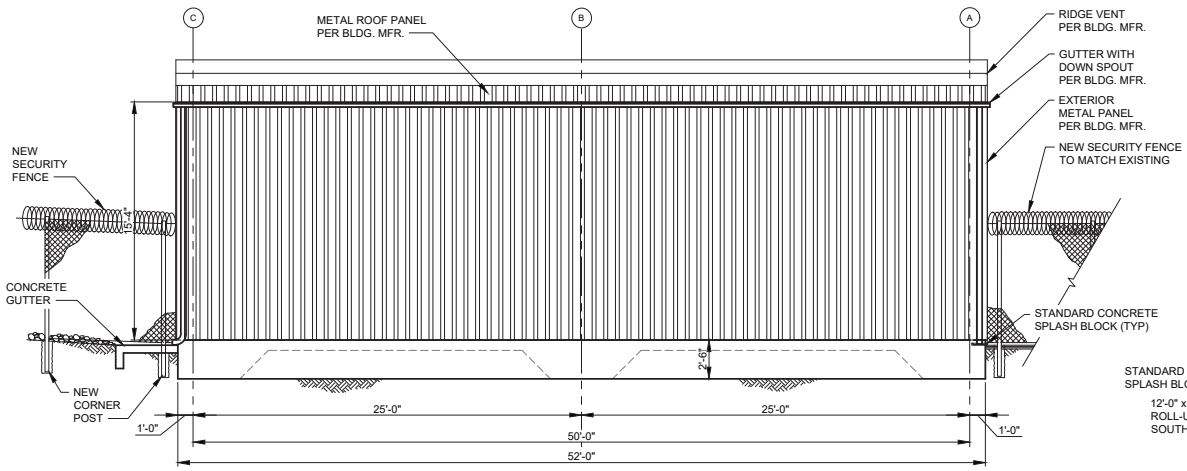
TITLE: GROUND WATER & FIELD DISTRIBUTION SHED

BUILDING 1 ELEVATIONS

WATER AUTHORITY CONSTRUCTION PROJECT NO.	2323.031YY	ZONE MAP NO.	P13	SHEET	A-3

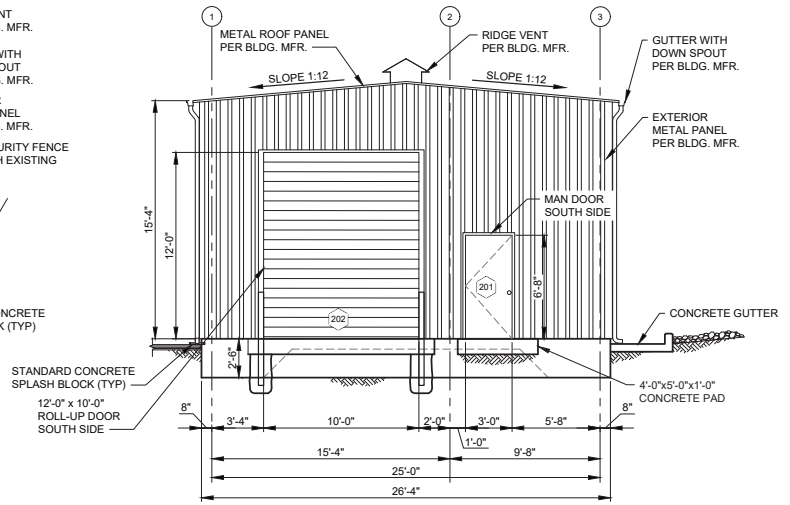
File Path: C:\Users\glenn.hesseltine\WORKING\WUA 2333.008 Ground Water & Field Distribution Shed\20-SHEETS\A-3.dwg LT: A-3 Date: 11/30/2020

PROPOSED MINOR AMENDMENT TO SITE PLAN



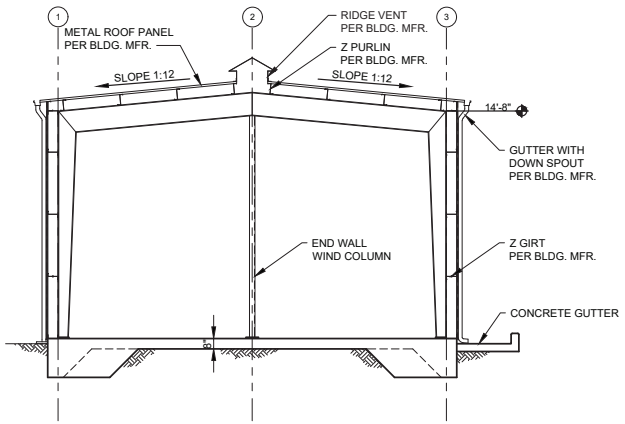
1 WEST ELEVATION - EAST ELEVATION (SIM)

Scale: 1/4"=1'-0"



2 SOUTH ELEVATION - NORTH ELEVATION (SIM)

Scale: 1/4"=1'-0"



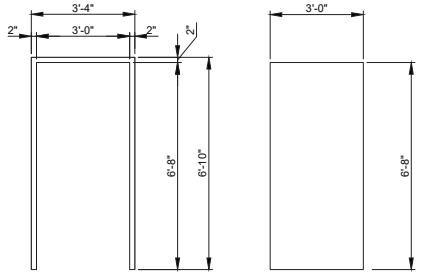
3 INTERIOR SECTION

Scale: 1/4"=1'-0"

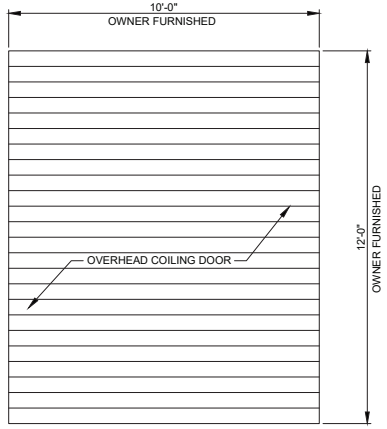
DOOR SCHEDULE									
MARK	SIZE	THK	FACE MATERIAL	CORE MATERIAL	DOOR TYPE	FRAME TYPE	HARDWARE	FRAME MATERIAL	REMARKS
101 201	3'-0"x6'-8"	1 3/4"	STEEL	HM	A	1	1	HM	INSULATED
102 202	10'-0"x12'-0"	-	STEEL	-	B	-	-	-	OWNER FURNISHED CHAIN OPERATED, STEEL GUIDE INSULATED (SELF-SUPPORTING) PICKUP AT SWRP

NOTES:
1. MAN DOOR SHALL BE PAINTED WITH EPOXY PAINT.
2. HARDWARE GROUP I FOR SINGLE DOOR ENTRY SHALL BE BRUSHED STAINLESS STEEL:

HINGES	IVES 5BB SERIES
LOCKSET	SCHLAGE OR SARGENT
CLOSER	LCN 4000 SERIES HANDED
OVERHEAD STOP / HOLDERS	GLYNN-JOHNSON
DOOR STOPS / HOLDERS	IVES
THRESHOLDS / SEALS / SWEEPS	NATIONAL GUARD PRODUCT, REESE



A



B

2333.008

NO.	DATE	REVISION NO. & DESCRIPTION	BY
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1-26-2021
REGISTERED PROFESSIONAL ENGINEER

ALBUQUERQUE BERNALILLO COUNTY
WATER UTILITY AUTHORITY

TITLE: GROUND WATER & FIELD DISTRIBUTION SHED

BUILDING 2 ELEVATIONS AND DOOR SCHEDULE

WATER AUTHORITY CONSTRUCTION PROJECT NO. 2323.031YY | ZONE MAP NO. P13 | SHEET A-6

File Path: C:\Users\glenn.hesseltine\WORKING\WUA 2333.008 Ground Water & Field Distribution Shed\20-SHEETS\A-6.dwg LT: A-6 Date: 11/30/2020