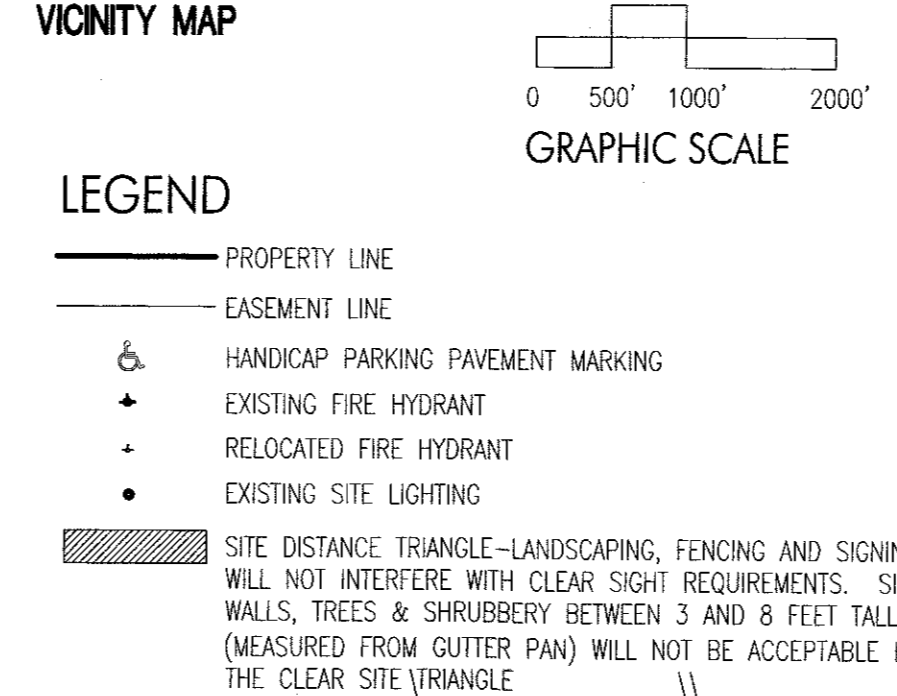
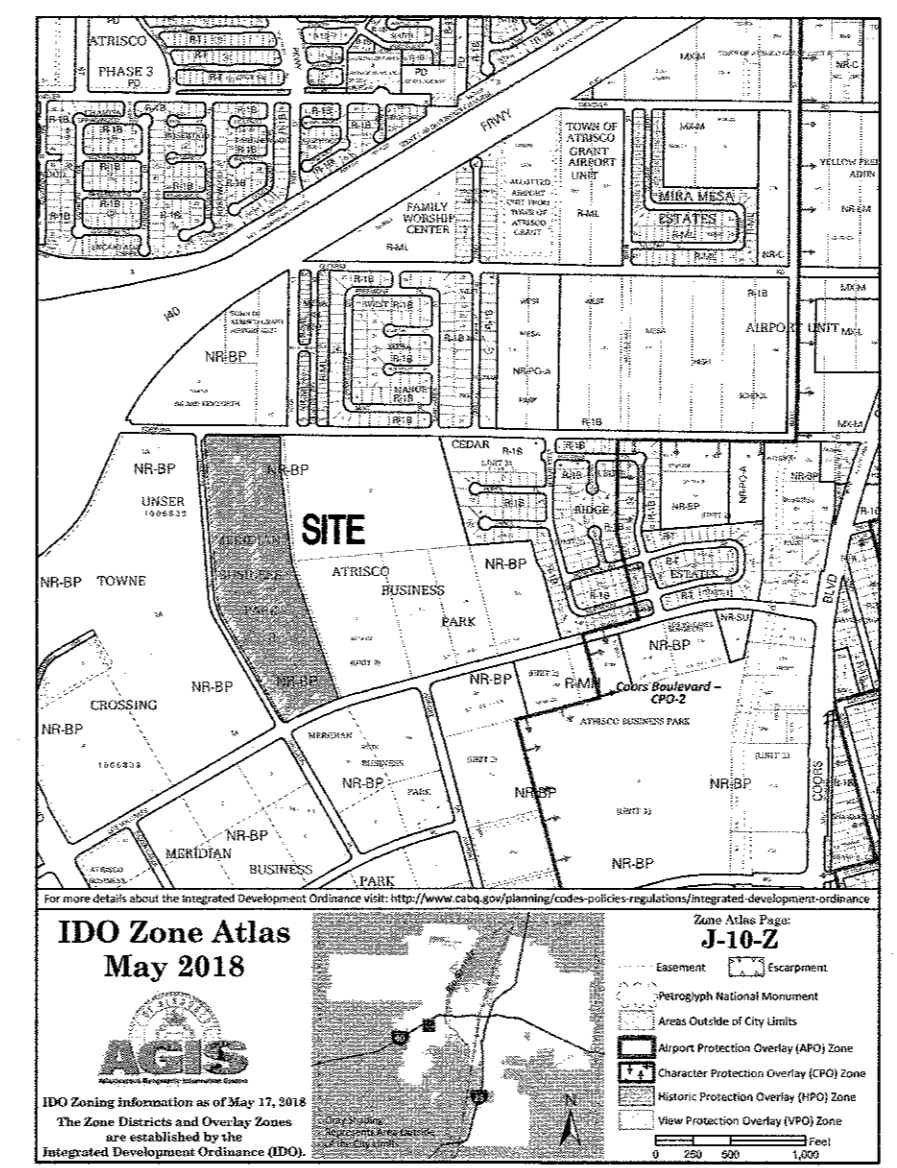


GENERAL NOTES

- ALL SITE LIGHTING SHALL BE CONSISTENT WITH SECTION 14-16-9, AREA LIGHTING REGULATIONS & NIGHT SKY ORDINANCE.
- PARKING LOT POLE MOUNTED LIGHTING SHALL BE 20'-0" HIGH, 'GARCO LIGHTING' GLOW TOP MAG 18-1 OR EQUAL IN EARTHTONE COLOR.
- PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUMINATION REQUIREMENTS.
- ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER.
- ROOF TOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDING'S BASIC MATERIALS. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND THE SITE ACCESS EASEMENT.
- SITE HANDICAP RAMPS SHALL BE BUILT BY COA STANDARD DRAWING #2441.
- STREETLIGHTS SHALL MEET THE FOLLOWING SPECIFICATIONS: GE 100 WATT, BRONZE, LUMEN SHOEBOX TYPE WITH LEXINGTON BRONZE POLE PER PVM SPECIFICATION SL3.



PROJECT INFORMATION

PROJECT: NEW OFFICE/WAREHOUSE
 LOCATION: 7601 LOS VOLCANES, NW ALBUQUERQUE, NEW MEXICO
 OWNER: BRUNACINI DEVELOPMENT
 ARCHITECT: TATE FISHBURN ARCHITECT
 LEGAL DESCRIPTION: TRACT C MERIDIAN BUSINESS PARK 2
 CURRENT ZONING CLASSIFICATION: NR-BP
 NET SITE AREA: 973,984 SF 22.36 ACRES
 BUILDING AREA: EXISTING OFFICE 30,000 GSF, NEW OFFICE 20,000 GSF, EXISTING WAREHOUSE 110,775 GSF, NEW WAREHOUSE 77,313 GSF, EXISTING MAINTENANCE SHOP 14,753 GSF, 252,841 GSF

FAR: .26

PARKING ANALYSIS:

OFF-STREET PARKING	NEW/EXISTING OFFICE 50,000 GSF	1:286 = 175 SPACES
	NEW/EXISTING WAREHOUSE 188,088 GSF	0 SPACES
	EXISTING MAINTENANCE SHOP 14,753 GSF	1:1000 = 15 SPACES
	REQUIRED 190 SPACES	
	PROVIDED 288 EXISTING SPACES	
	PROVIDED 127 NEW SPACES	
	TOTAL PROVIDED 415 SPACES	

HANDICAP PARKING: REQUIRED 8 SPACES TOTAL (2 VAN), PROVIDED 16 SPACES EXISTING (6 VAN), PROVIDED 8 SPACES NEW (4 VAN), TOTAL PROVIDED 24 SPACES (10 VAN)

MOTORCYCLE PARKING: REQUIRED 5 SPACES, PROVIDED 6 SPACES

BICYCLE PARKING: REQUIRED 19 SPACES, PROVIDED 21 SPACES

CURVE TABLE

NUMBER	DELTA	CHORD DIRECTION	RADIUS	LENGTH	CHORD LENGTH
C1	8°23'18"	S 70°46'04" W	2255.83'	330.26'	329.97'
C2	90°00'23"	N 60°02'06" E	46'	72.26'	65.06'

BRUNACINI
TATE FISHBURN ARCHITECT

ARCHITECT SEAL
STATE OF NEW MEXICO
TATE FISHBURN
REGISTERED ARCHITECT
09-27-19
ENGINEER SEAL

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
7601 LOS VOLCANES, NW UNIT A ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE: SEPTEMBER 27, 2019
 NORTH SCALE: 1"=80' OR AS NOTED
 DRAWING NAME: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 SHEET NUMBER: SDP-1

EXTERIOR FINISHES

TILT-UP CONC. PANELS- COLOR 1- LIGHT GRAY
 COLOR 2- MEDIUM GRAY
 COLOR 3- DARK GRAY

METAL ACCENT COLOR- GREEN

ALUMINUM WINDOW FRAMES- CLEAR ANODIZED

WINDOW GLAZING- 1" TINTED INSULATED

TINT COLOR- SOLAR GRAY

OVERHEAD & HM DOORS- LIGHT GRAY

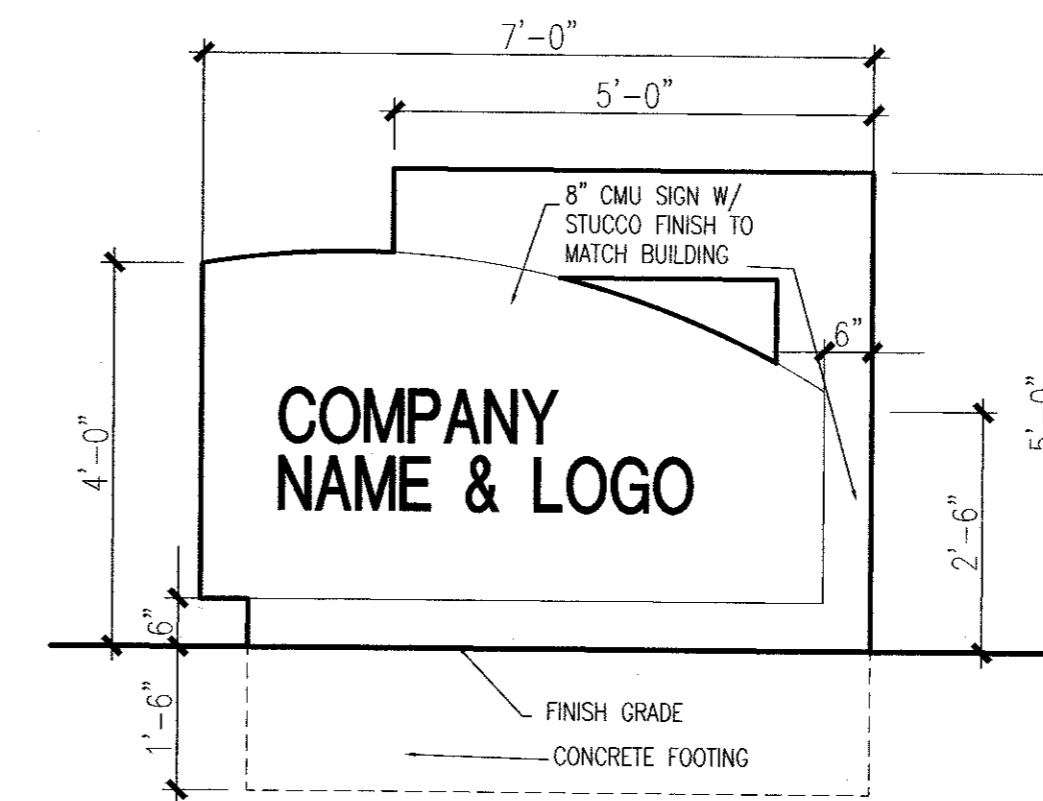
ALL BUILDING MOUNTED SIGNAGE TO BE LIGHTED EITHER INTERNALLY OR EXTERNALLY. ANY LIGHTING FOR SIGNAGE SHALL CONFORM TO NIGHT SKIES ACT. SIGNAGE MATERIAL TO BE EITHER RAISED METAL LETTERING OR TRANSLUCENT LEXAN PANELS OF ANY COLOR.

NOTE: SIGNAGE MAY BE AMENDED PROVIDED IT COMPLIES WITH THE ATRISCO BUSINESS PARK MASTERPLAN REGULATIONS.

BUILDING SIGNAGE CALCS:

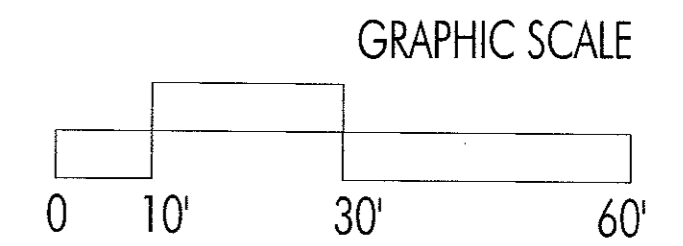
WEST ELEVATION- BLDG. AREA-17,509 S.F. SIGNAGE- 600 S.F.
 600 / 17509 = 3.4%

NORTH ELEVATION- BLDG. AREA-8,699 S.F. SIGNAGE- 150 S.F.
 150 / 8699 = 1.7%

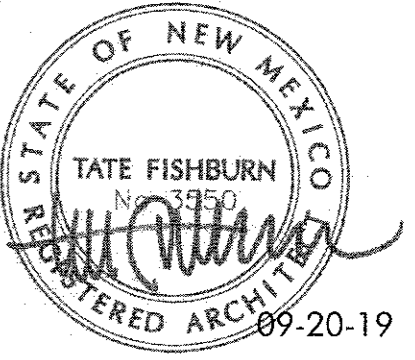


5 MONUMENT SIGN
 1/2"=1'-0"

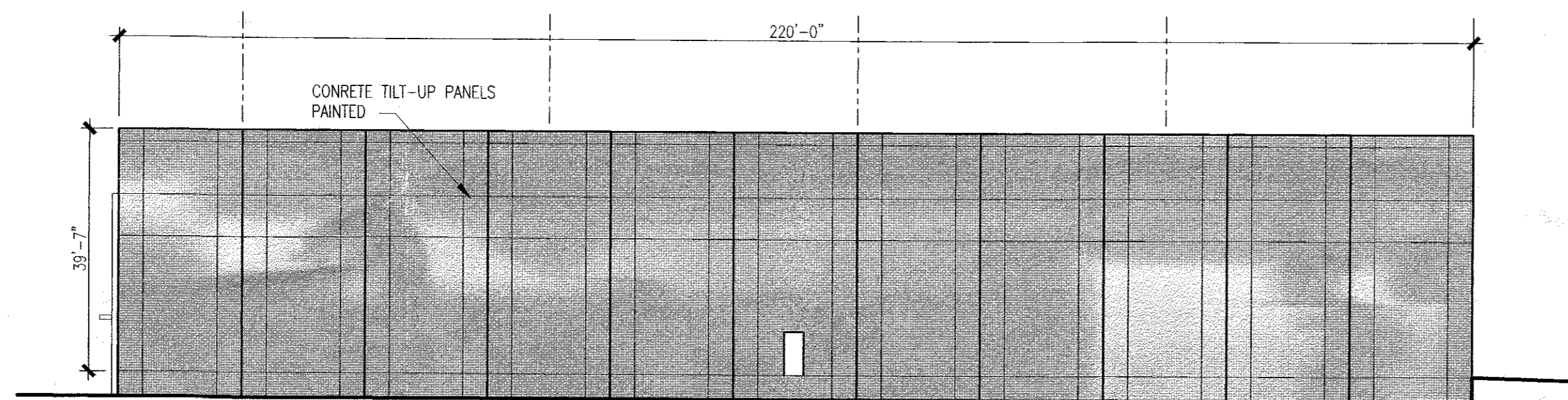
NOTE: SIGNAGE MAY BE AMENDED PROVIDED IT COMPLIES WITH THE ATRISCO BUSINESS PARK MASTERPLAN REGULATIONS.



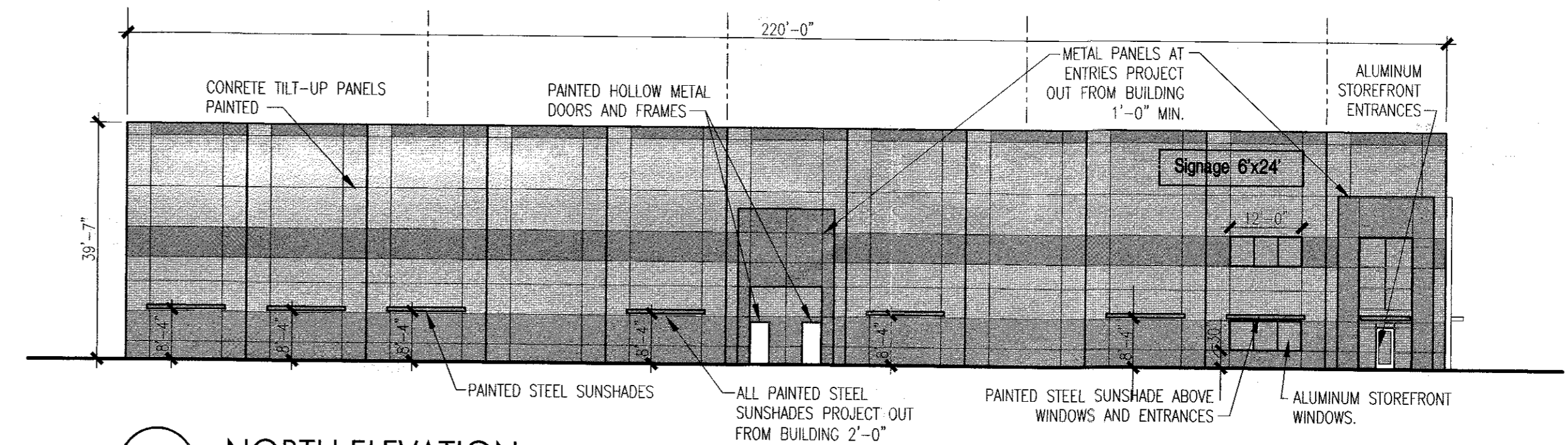
ARCHITECT SEAL



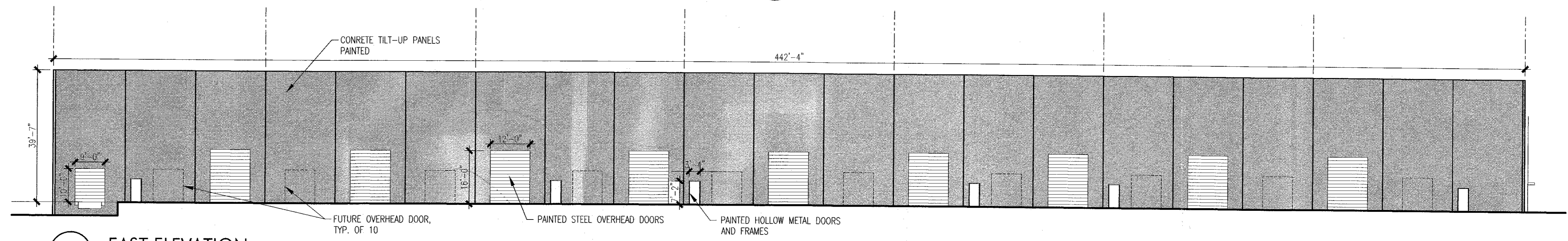
ENGINEER SEAL



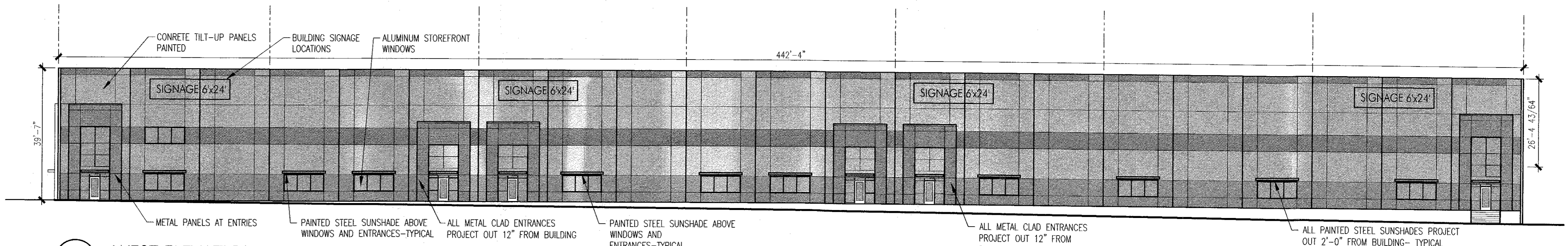
4 SOUTH ELEVATION
 1"=20'-0"



3 NORTH ELEVATION
 1"=20'-0"



2 EAST ELEVATION
 1"=20'-0"



1 WEST ELEVATION
 1"=20'-0"

PROJECT

SITE DEVELOPMENT PLAN
 FOR BUILDING PERMIT
 7601 LOS VOLCANES, NW UNIT A
 ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE SEPTEMBER 20, 2019

NORTH SCALE

1"=20'

OR AS NOTED

DRAWING NAME

ELEVATIONS

SHEET NUMBER

SDP-2

LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- ▭ BUILDING
- ▨ CONCRETE
- - - EXISTING CURB & GUTTER
- SD — EXISTING STORM SEWER LINE
- SAS — EXISTING SANITARY SEWER LINE
- - - EXISTING WATERLINE
- E — EXISTING ELECTRIC LINE
- EXISTING SINGLE CLEAN OUT
- ⊕ DOUBLE CLEAN OUT
- ⊙ EXISTING SD MANHOLE
- ⊙ EXISTING INLET
- ⊙ EXISTING SAS MANHOLE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING LIGHT STANDARD (TO REMAIN)
- PROPOSED FIRE HYDRANT

GENERAL UTILITY NOTES:

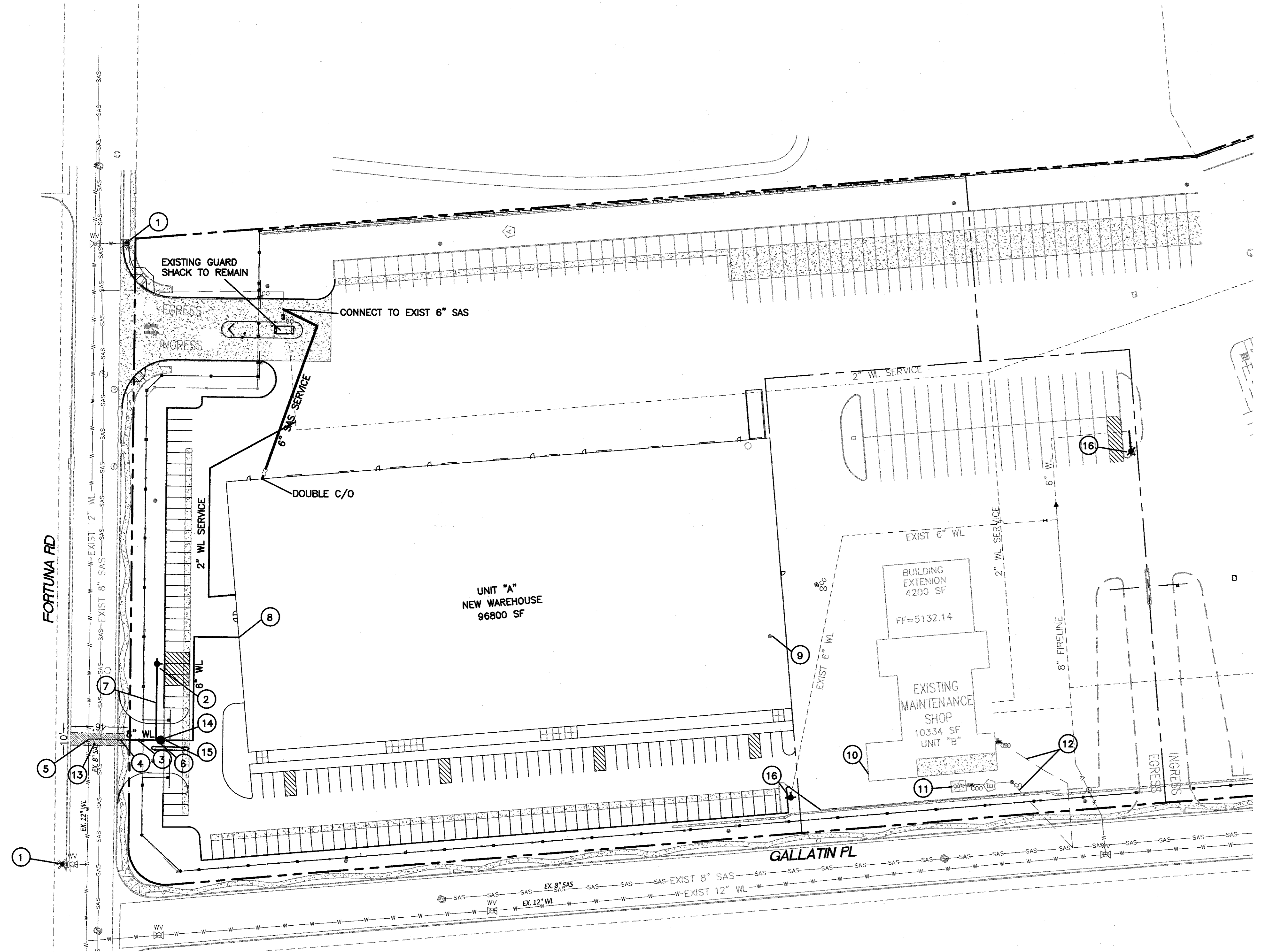
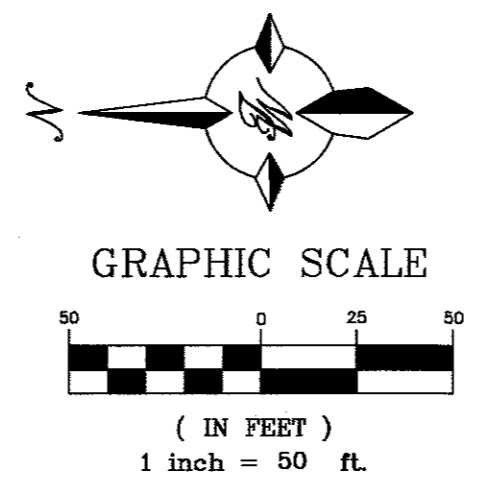
1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
7. ALL EX. SD INLETS AND MH SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
11. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
12. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
13. ALL BUILDINGS - CONSTRUCTION TYPE IS II-B

KEYED NOTES

- 1 EXISTING FIRE HYDRANT (PUBLIC)
- 2 NEW PRIVATE FIRE HYDRANT PER COA STD DWG 2340
- 3 10" GATE VALVE (PRIVATE)
- 4 10" GATE VALVE (PUBLIC)
- 5 12"x12"x10" TEE NON PRESSURE CONNECTION
- 6 10"x10"x6" TEE
- 7 22 LF 6" WL
- 8 120 LF 10" FIRELINE
- 9 EXIST LIGHT TO BE REMOVED
- 10 FDC
- 11 EXISTING SAND SEPARATOR W/CLEANOUTS
- 12 EXISTING 4" SAS SERVICE
- 13 REMOVE AND REPLACE EXIST ASPHALT PER COA STD DWG 2465 (40'X20') REMOVE AND REPLACE EXIST CURB AND GUTTER PER COA STD DWG 2415A
- 14 PIV
- 15 8"x6" REDUCER
- 16 EXISTING FIRE HYDRANT (PRIVATE)

CAUTION

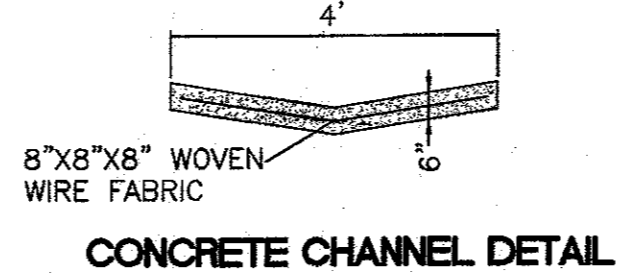
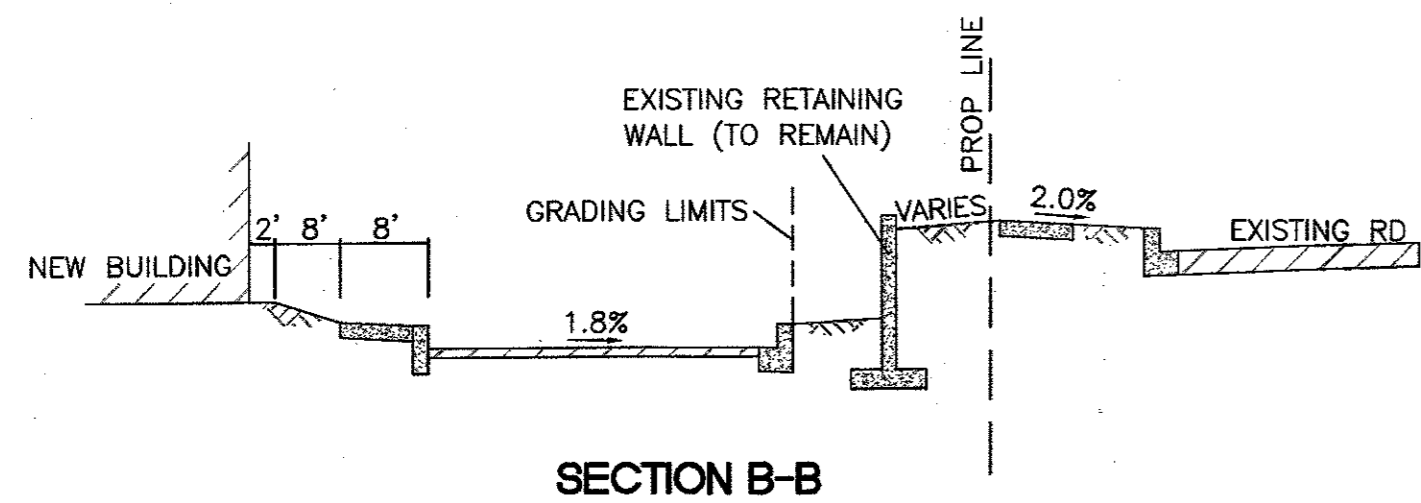
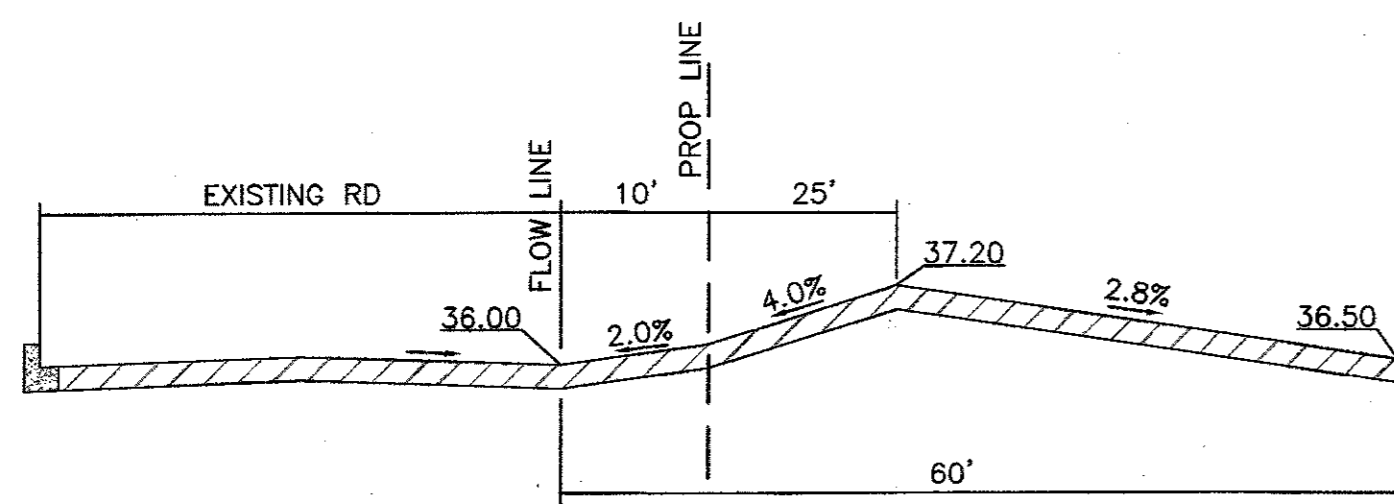
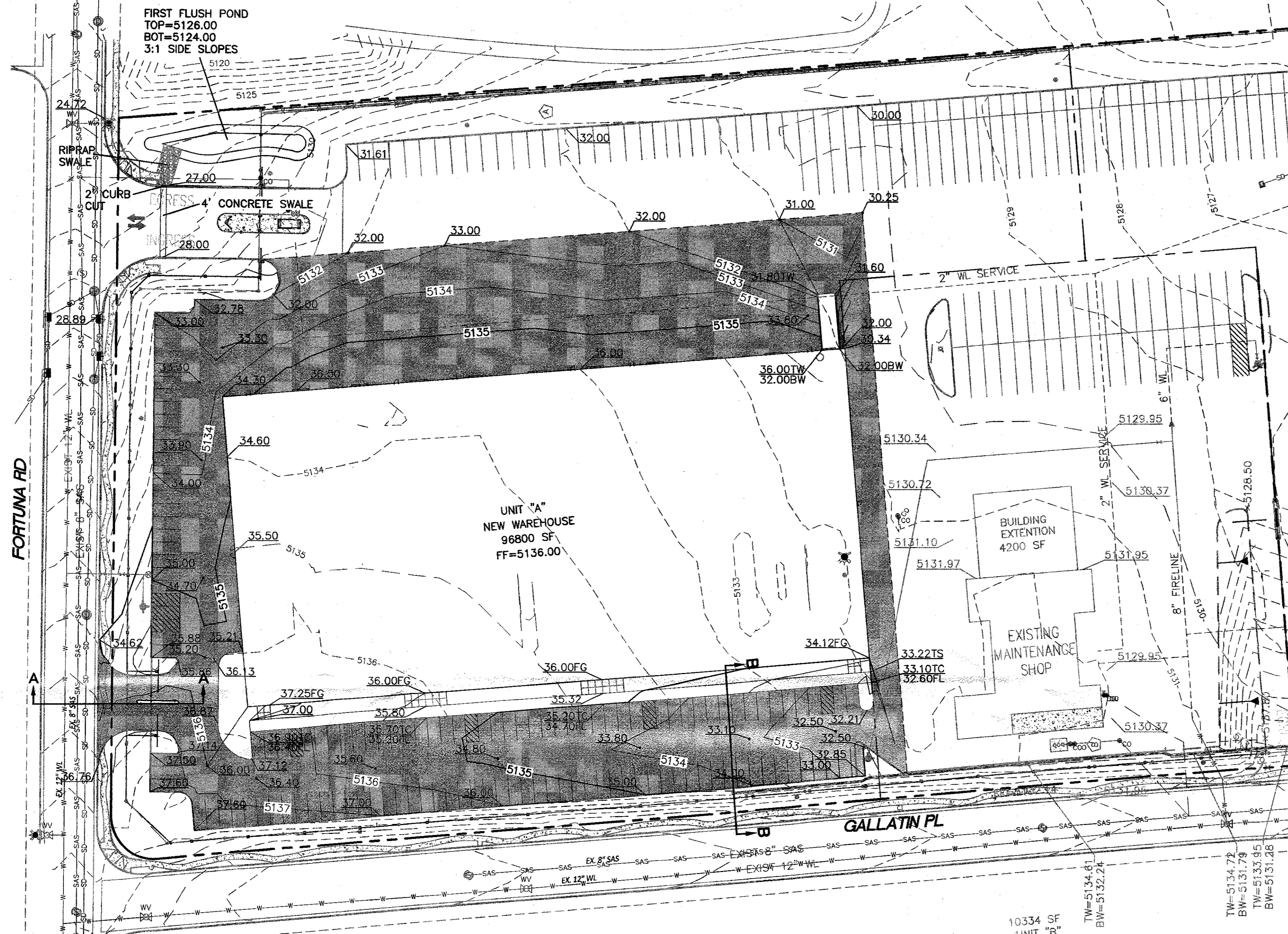
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



ENGINEER'S SEAL	7601 LOS VOLCANES RD NW ALBUQUERQUE, NM 87121	DRAWN BY pm
	MASTER UTILITY PLAN	DATE 9-26-19
		DRAWING 2019025-MU
		SHEET # MU-1
		JOB # 2019025

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

RONALD R. BOHANNAN
P.E. #7868

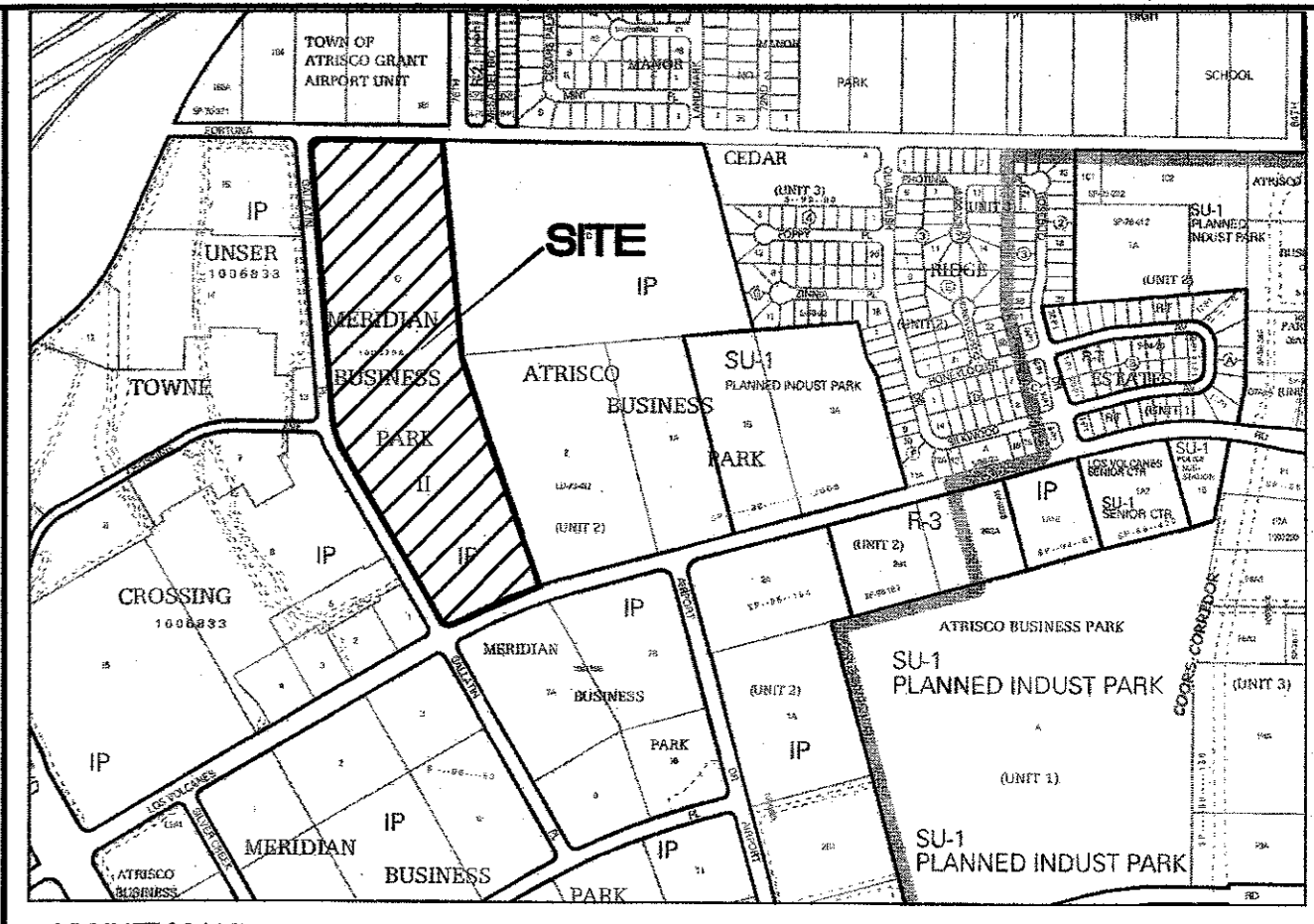
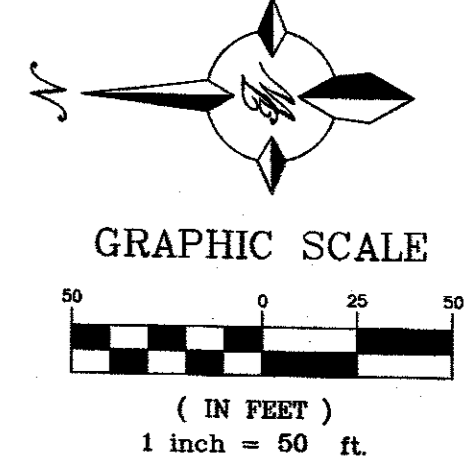


LEGEND

- BOUNDARY LINE
- BUILDING
- - - EXISTING CURB & GUTTER
- - - SD EXISTING STORM SEWER LINE
- - - SAS EXISTING SANITARY SEWER LINE
- - - EXISTING WATERLINE
- - - E EXISTING ELECTRIC LINE
- EXISTING SINGLE CLEAN OUT
- DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING INLET
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- - - SAWCUT LINE
- REMOVE AND REPLACE EXIST PAVING

- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
 8. PRIOR TO WORK WITHIN THE COA RIGHT-OF-WAY, A WORK ORDER PERMIT WILL BE REQUIRED.
 9. ALL DISTURBED AREAS MUST BE STABILIZED PRIOR TO ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY.
 10. FUTURE BUILDING AND PAVEMENT AREAS ARE TO BE GRADED IN PHASE 1 TO SUBGRADE ELEVATIONS. THESE AREAS SHALL BE STABILIZED IN PHASE 1 WITH GRAVEL MULCH AS NOTED ON THE LANDSCAPE PLAN. SEE SHEET C-208 FOR ULTIMATE BUILD OUT CONCEPTUAL GRADING AND DRAINAGE PLAN.

- EROSION CONTROL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.



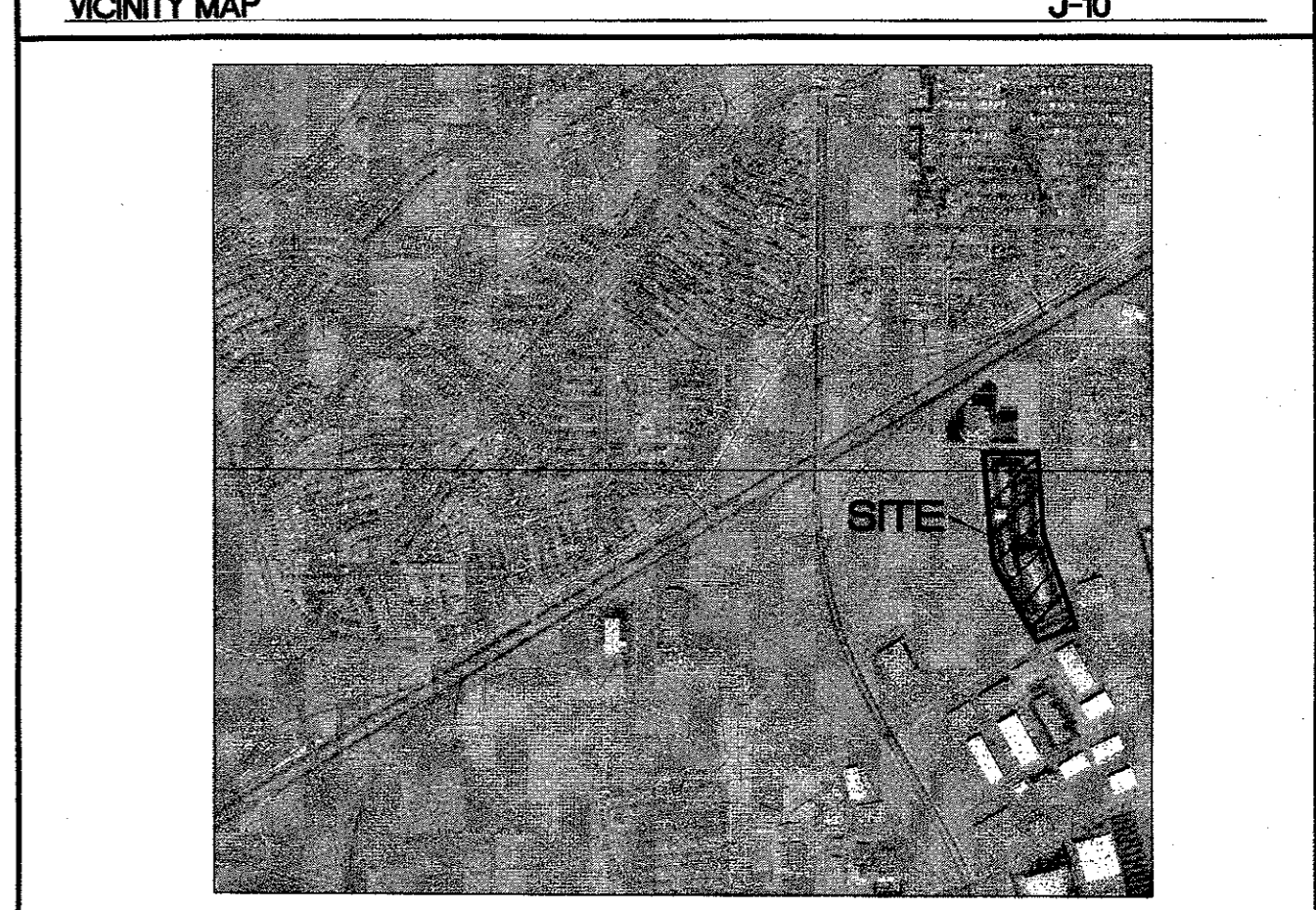
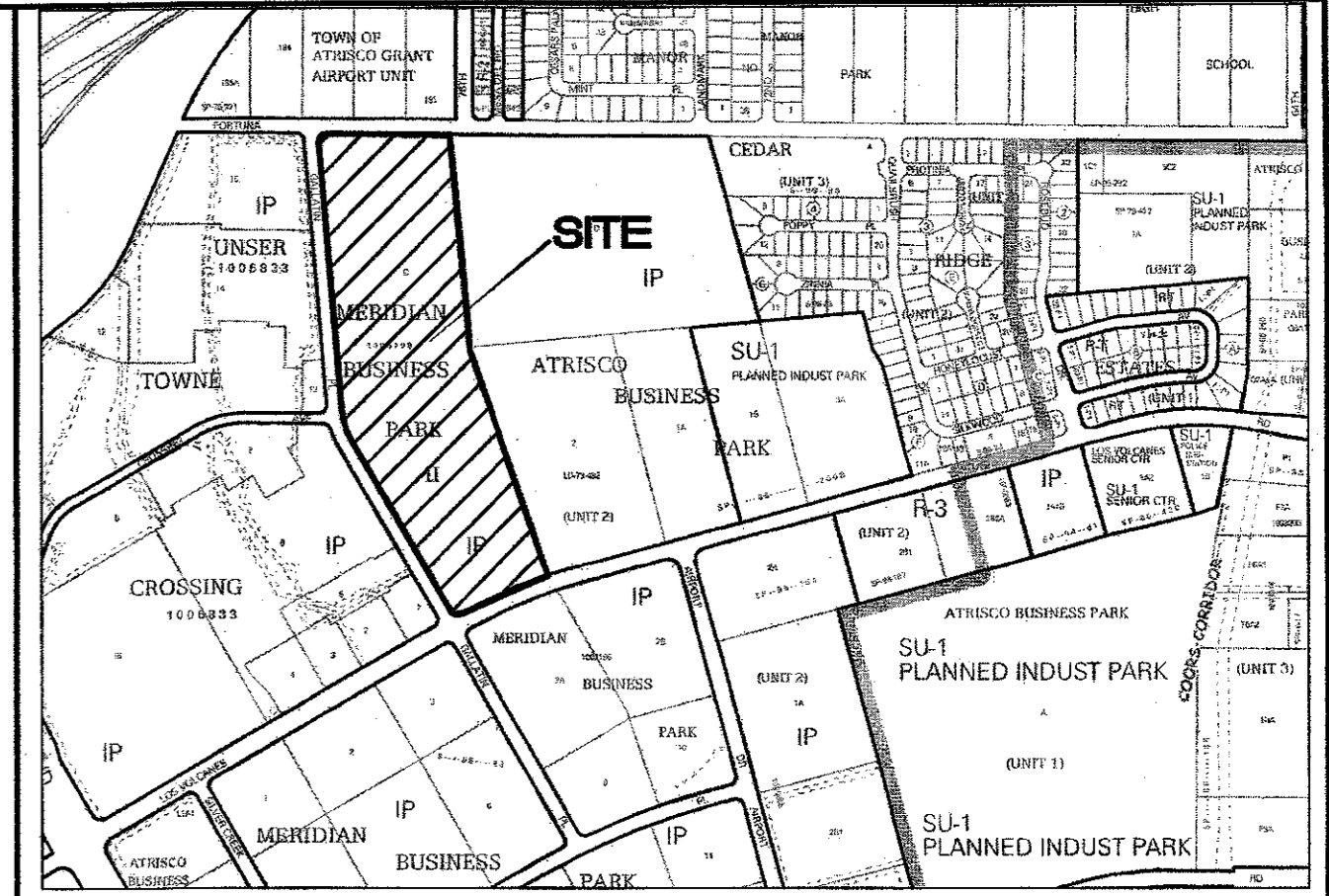
FIRM MAP 35001C0328J

	7601 LOS VOLCANES RD NW ALBUQUERQUE, NM 87121	DRAWN BY pm
	GRADING PLAN UNIT A	DATE 8-22-19
TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2019025-GR	SHEET # GR-1
RONALD R. BOHANNAN P.E. #7868	JOB # 2019025	

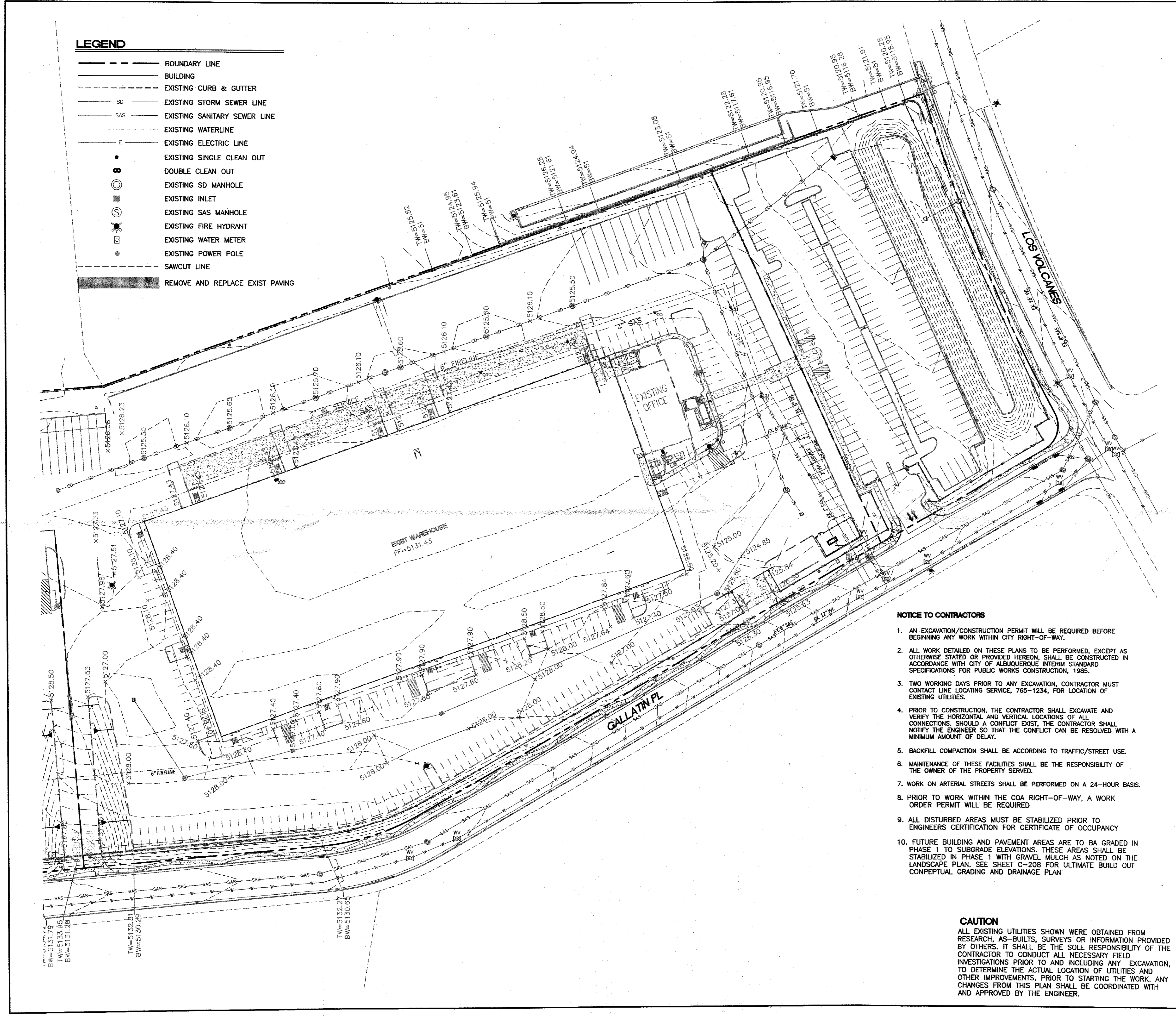
CAUTION
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

LEGEND

- BOUNDARY LINE
- BUILDING
- - - EXISTING CURB & GUTTER
- - - EXISTING STORM SEWER LINE
- - - EXISTING SANITARY SEWER LINE
- - - EXISTING WATERLINE
- - - EXISTING ELECTRIC LINE
- EXISTING SINGLE CLEAN OUT
- EXISTING DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING INLET
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- - - SAWCUT LINE
- REMOVE AND REPLACE EXIST PAVING



VICINITY MAP J-10
AERIAL PHOTO
FIRM MAP 35001C0328J



NOTICE TO CONTRACTORS

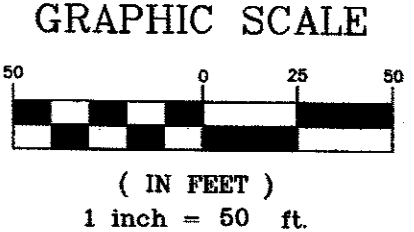
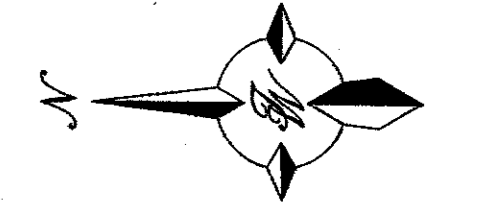
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. PRIOR TO WORK WITHIN THE COA RIGHT-OF-WAY, A WORK ORDER PERMIT WILL BE REQUIRED.
9. ALL DISTURBED AREAS MUST BE STABILIZED PRIOR TO ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY.
10. FUTURE BUILDING AND PAVEMENT AREAS ARE TO BE GRADED IN PHASE 1 TO SUBGRADE ELEVATIONS. THESE AREAS SHALL BE STABILIZED IN PHASE 1 WITH GRAVEL MULCH AS NOTED ON THE LANDSCAPE PLAN. SEE SHEET C-208 FOR ULTIMATE BUILD OUT CONCEPTUAL GRADING AND DRAINAGE PLAN.

CAUTION

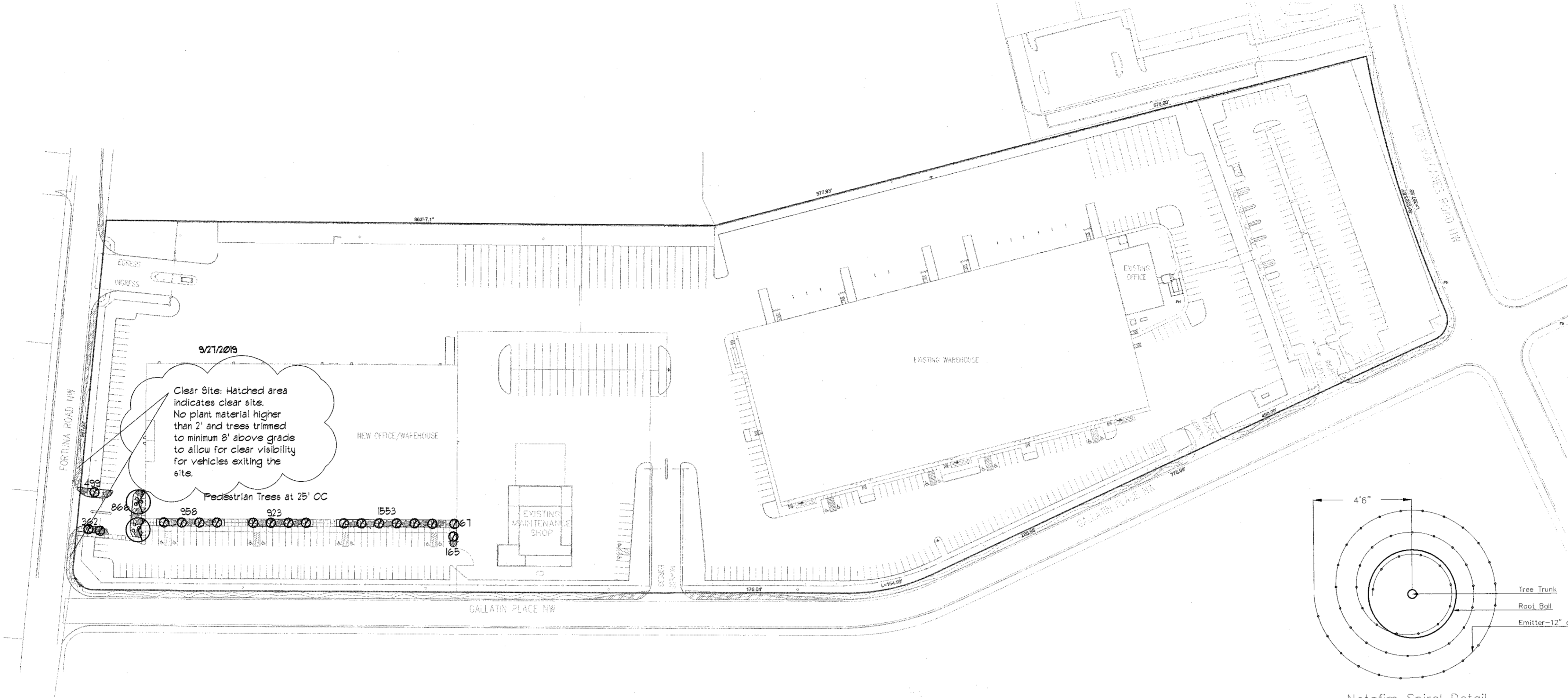
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.



<p>ENGINEER'S SEAL</p> <p>RONALD R. BOHANNAN P.E. #7868</p>	<p>7601 LOS VOLCANES RD NW ALBUQUERQUE, NM 87121</p> <p>GRADING PLAN UNIT A</p> <p style="text-align: center;"><i>TERRA WEST, LLC</i> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com</p>	<p>DRAWN BY pjm</p> <p>DATE 8-22-19</p> <p>DRAWING 2019025-GR</p> <p>SHEET # GR-2</p> <p>JOB # 2019025</p>
---	---	---



LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
Trees			
13	15 Gal.	Oklahoma Redbud 15x12	144 2448 M
2	2" cal	Cercis reniformis	
6	5 Gal	Chinese Pistache 40x35	1225 2450 M
34	5 Gal	Pistacia chinensis	25 150 M
34	5 Gal	India Hawthorne 3x5	
22	5 Gal	Raphiolepis indica	36 124 M
22	5 Gal	Wintergreen Barberry 5x6	
22	5 Gal	Berberis julianae	144 332 M
22	5 Gal	Buffalo Juniper	
22	5 Gal	Juniperus sabina 'Buffalo'	
6331		Landscape Gravel / Filter Fabric	
		3/4" Crushed Grey	
Total Live Plants			9584
Total Ground Cover			4686

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	916759
TOTAL BUILDING AREA (sf)	-248422
TOTAL LOT AREA (sf)	728337
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	109250
TOTAL EXISTING LANDSCAPE	161310
TOTAL EXISTING GROUND COVER	
1854 Shrubs @ 32.2 sf each	59688
TOTAL EXISTING VEGETATIVE COVER	
286 Trees @ 60.4 sf each	17301
TOTAL NEW LANDSCAPE	6331
TOTAL NEW GROUND COVER	
See Landscape Legend	4686
TOTAL NEW VEGETATIVE COVER	
See Landscape Legend	9584
TOTAL LANDSCAPE	173101
TOTAL GROUND COVER	
See Landscape Legend	36%
TOTAL VEGETATIVE COVER	
See Landscape Legend	107%

Reference attached "As-Built" landscape drawings.
1/29/2019

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

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

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

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 45" from tree trunk pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 1/2" GPH Drip Emitters. Drip and Bubble systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

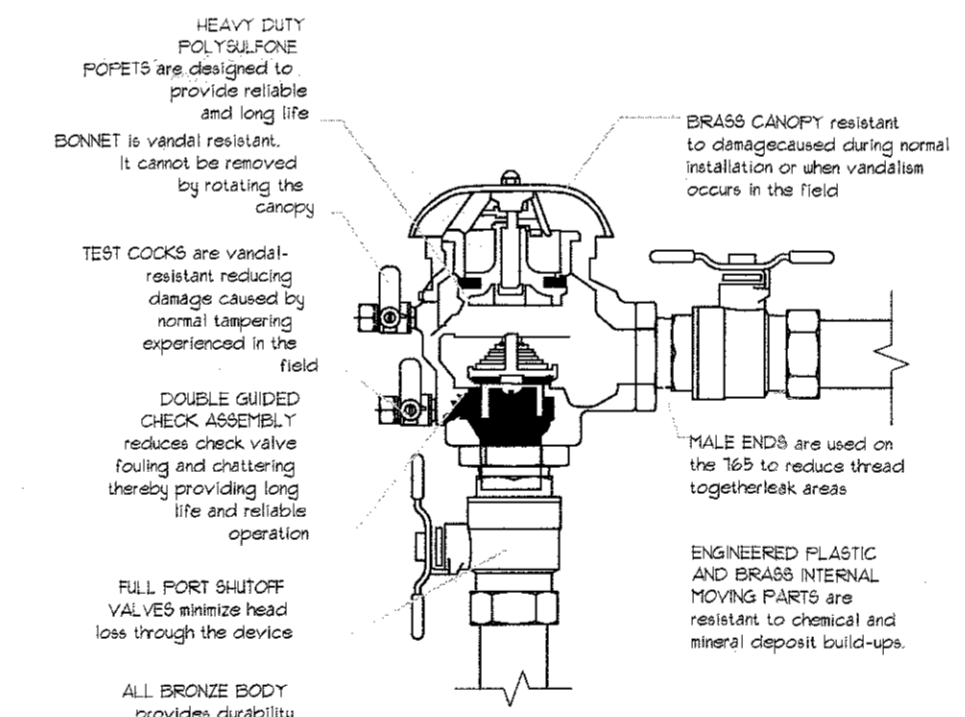
Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

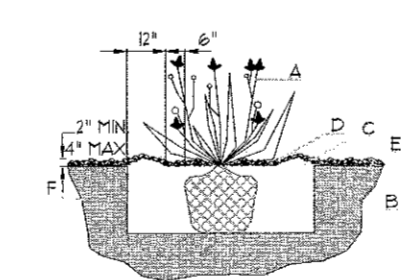
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

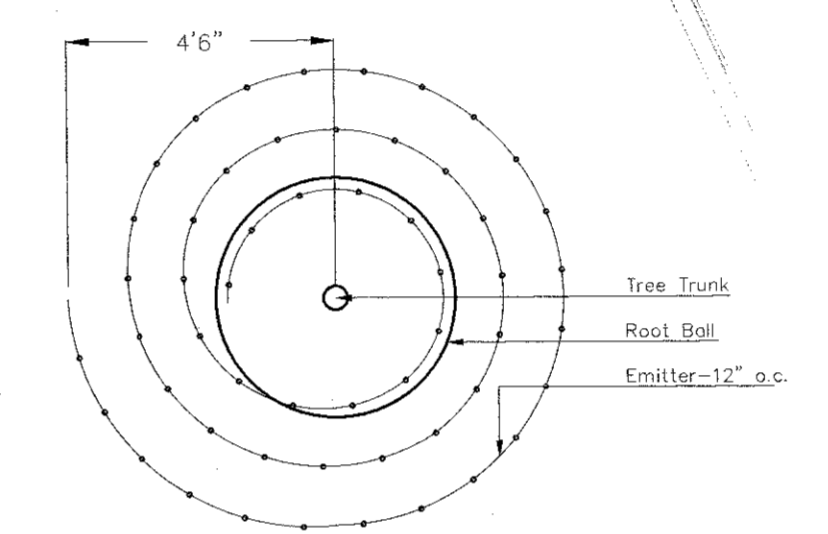
Water and Power source shall be the responsibility of the Developer/Builder.



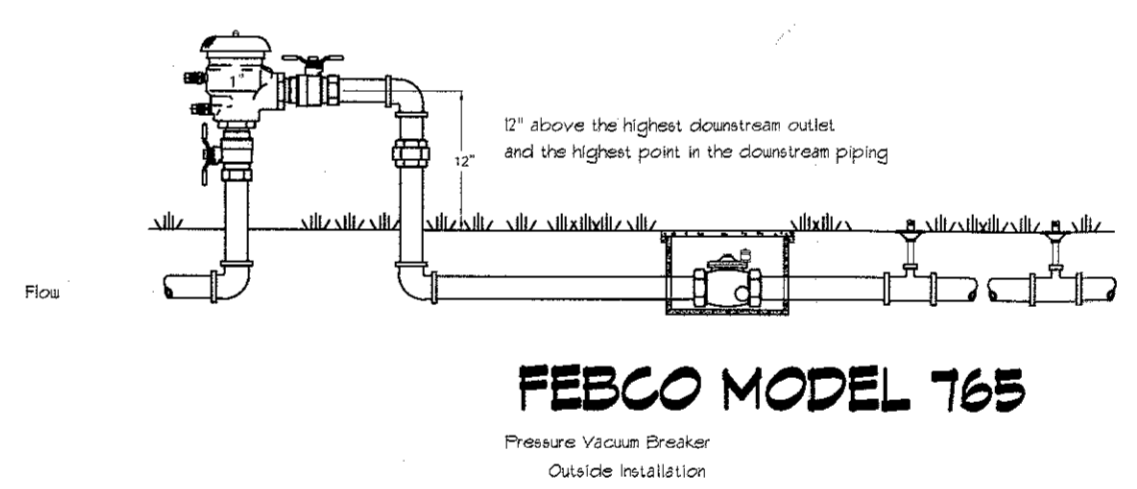
FEBCO MODEL 765
Pressure Vacuum Breaker Features



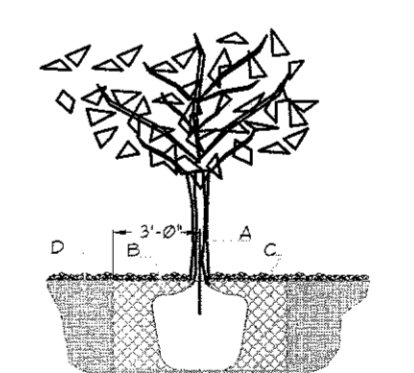
SHRUB PLANTING DETAIL
NTS



Netafim Spiral Detail

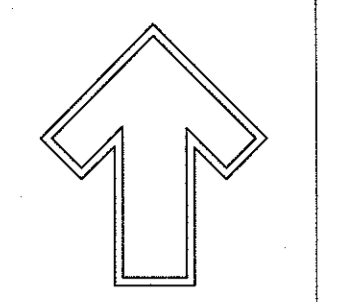
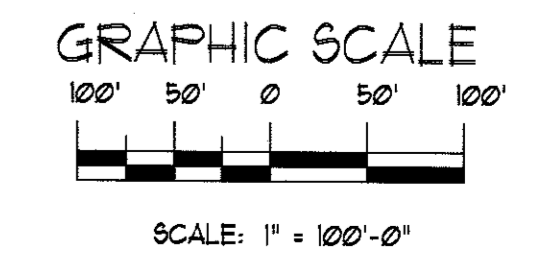


FEBCO MODEL 765
Pressure Vacuum Breaker



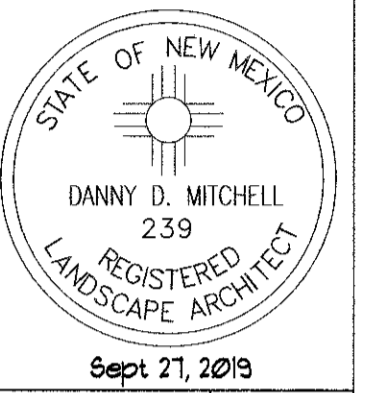
TREE PLANTING DETAIL
NTS

GENERAL NOTES:
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURIAL SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
CONSTRUCTION NOTES:
A. TREE
B. BACKFILL WITH EXISTING SOIL
C. 3\"/>



The Hilltop
1909 Edith NE
Albuquerque, NM 87113
Cont. Lic. #16458
Ph. (505) 893-3630
Fax (505) 893-1131
danny@hilltoplandscaping.com

Landscape Architect



Fed Ex, Unit A
1601 Los Volcanes, NW UNIT A
Albuquerque, NM

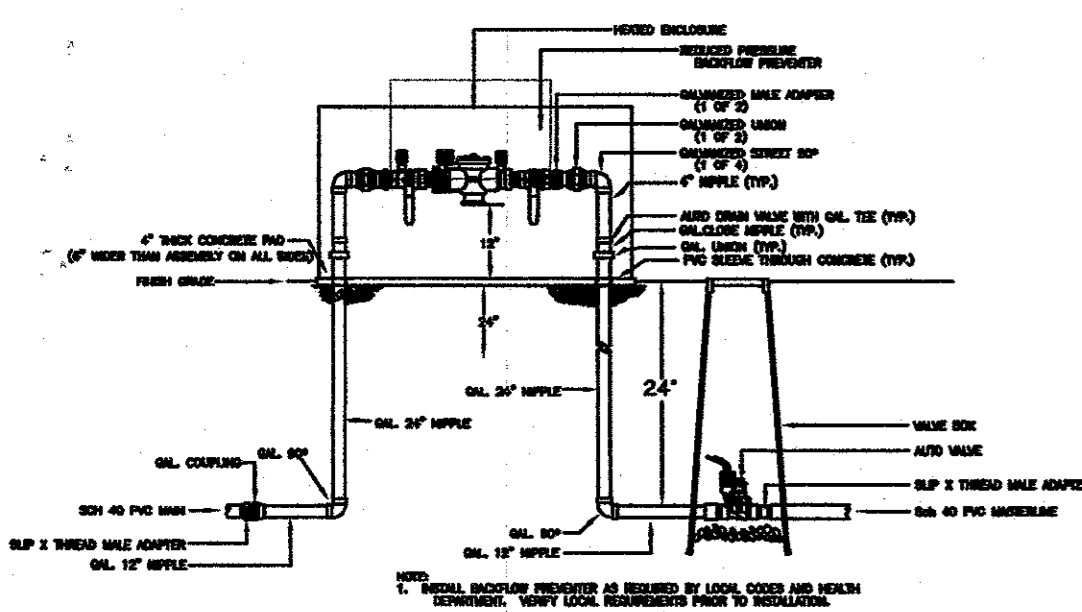
LANDSCAPE PLAN

The design contained herein remains the property of The Hilltop Landscape Architects and is provided by copyright. It is to be used only for the project indicated and no other use, reproduction or copying in any form is permitted without the prior written consent of The Hilltop Landscape Architects.

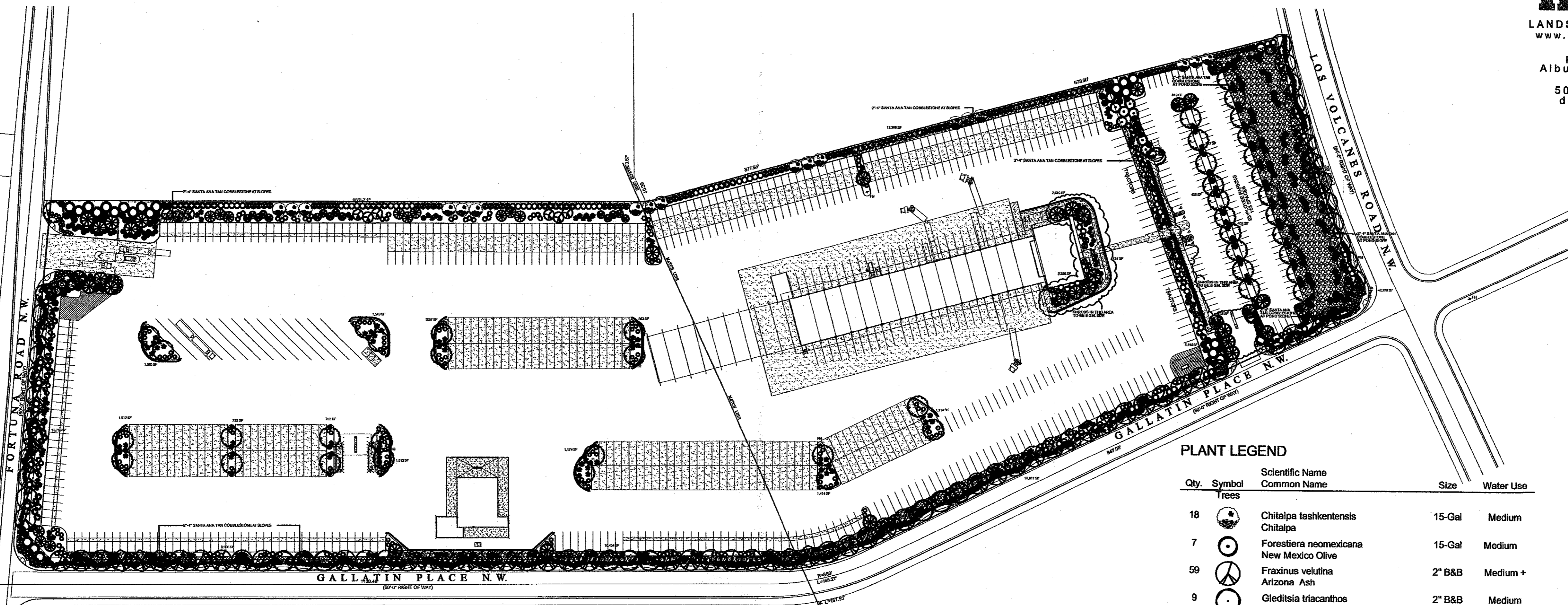


DRAWN BY	REVISION	DATE
cm		9/27/2019

SHEET #
LS-101



Mastervalue w/RPBA



PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Water Use
Trees				
18	(Symbol)	Chitalpa tashkentensis Chitalpa	15-Gal	Medium
7	(Symbol)	Forestiera neomexicana New Mexico Olive	15-Gal	Medium
59	(Symbol)	Fraxinus velutina Arizona Ash	2" B&B	Medium +
9	(Symbol)	Gleditsia triacanthos Honeylocust	2" B&B	Medium
33	(Symbol)	Pinus nigra Austrian Pine	2" B&B	Medium
48	(Symbol)	Pistacia chinensis Chinese Pistache	2" B&B	Medium +
2	(Symbol)	Pryus calleryana Aristocrat Flowering Pear	15-Gal	Medium +
18	(Symbol)	Quercus buckleyi Texas Red Oak	2" B&B	Medium
32	(Symbol)	Koelreuteria Golden Rain Tree	15-Gal	Medium
15	(Symbol)	Caesalpinia Bird of Paradise	5-Gal	Low
9	(Symbol)	Chilopsis Desert Willow	5-Gal	Medium
12	(Symbol)	Vitex Chaste Tree	5-Gal	Medium
Shrubs/Groundcovers				
80	(Symbol)	Buddleia davidii Butterfly Bush	1-5-Gal	Medium
299	(Symbol)	Caryopteris clandonensis Blue Mist	1-5-Gal	Medium
92	(Symbol)	Cotoneaster pameyi Clusterberry	1-5-Gal	Low +
38	(Symbol)	Ericameria laricifolia 'Aguirre' Turpentine Bush	1-5-Gal	Low+
232	(Symbol)	Hesperaloe parviflora Red Yucca	1-Gal	Low+
35	(Symbol)	Baccharis pilularis Dwarf Coyote Brush	1-5-Gal	Low +
93	(Symbol)	Lavandula angustifolia English Lavender	1-5-Gal	Low
118	(Symbol)	Comus Red Twig Dogwood	1-5-Gal	Medium+
128	(Symbol)	Vauquellinia Arizona Rosewood	1-Gal	Low +
46	(Symbol)	Prunus besseyi Western Sand Cherry	1-5-Gal	Medium
58	(Symbol)	Rhus trilobata Three-leaf Sumac	1-Gal	Low+
20	(Symbol)	Rosmarinus officinalis Rosemary	1-5-Gal	Low +
171	(Symbol)	Fallugia Apache Plume	1-Gal	Low+
116	(Symbol)	Rhus Gro Low Sumac	1-Gal	Low +
Ornamental Grasses				
76	(Symbol)	Calamagrostis acutiflora Karl Foerster Grass	5-Gal	Medium
190	(Symbol)	Miscanthus sinensis 'Gracillimus' Maiden Grass	1-Gal	Medium

SITE DATA

GROSS LOT AREA	978,759 SF
LESS BUILDING(S)	42,230 SF
LESS R.O.W. LANDSCAPE	16,017 SF
NET LOT AREA	819,512 SF
REQUIRED LANDSCAPE	
15% OF NET LOT AREA	122,926 SF
PROPOSED LANDSCAPE	153,881 SF
PERCENT OF NET LOT AREA	18.78 %

REQUIRED 2" CAL STREET TREES PROVIDED AT 30' O.C. SPACING ALONG STREET	83
REQUIRED 2" CAL PARKING LOT TREES PROVIDED AT 1 PER 10 SPACES (153 SPACES/10)	16
TOTAL REQUIRED 2" CAL TREES	109
TOTAL PROVIDED 2" CAL TREES	167

NOTE

MAINTENANCE OF LANDSCAPE AND IRRIGATION PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 975) PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY

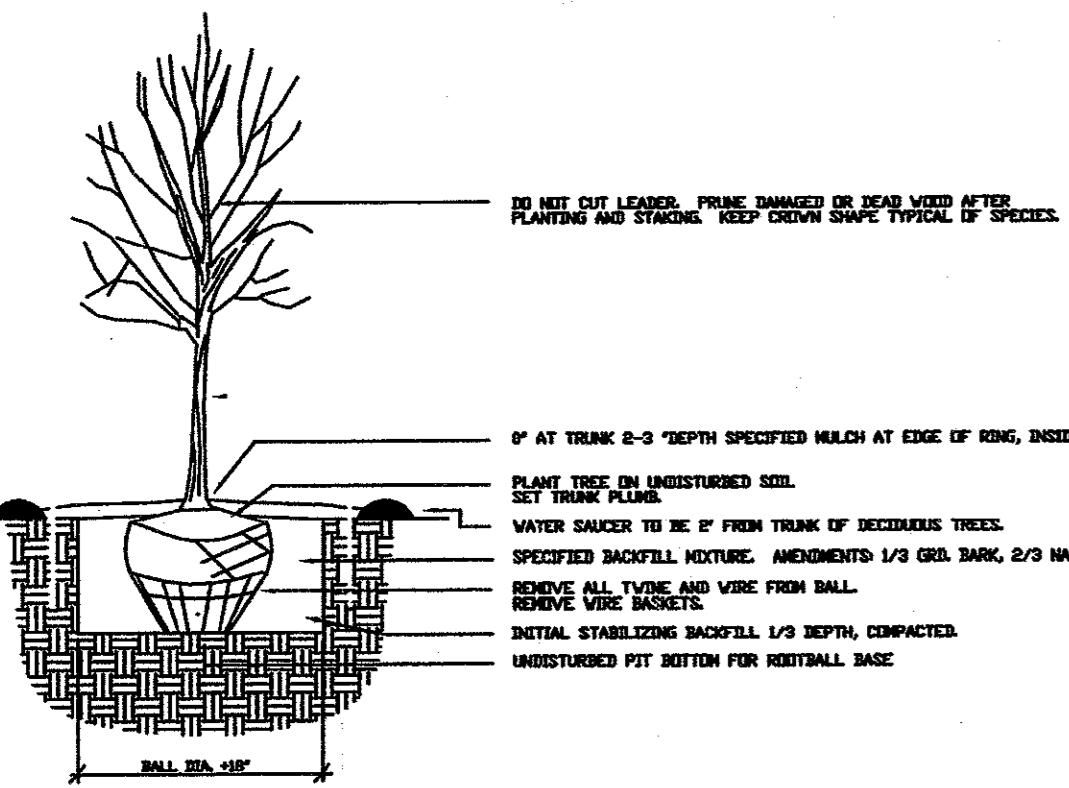
LANDSCAPE AREAS TO BE MULCHED WITH 3/4" SANTA ANA TAN GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE

TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE

ALL PLANTERS, LANDSCAPE AREAS AND GREEN SPACES TO BE IRRIGATED PER SECTION 2.8



1 Deciduous Tree
L100

Growing Better Up
Heads
LANDSCAPE CONTRACTORS
www.headsuplandscape.com
P.O. BOX 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@huic.com

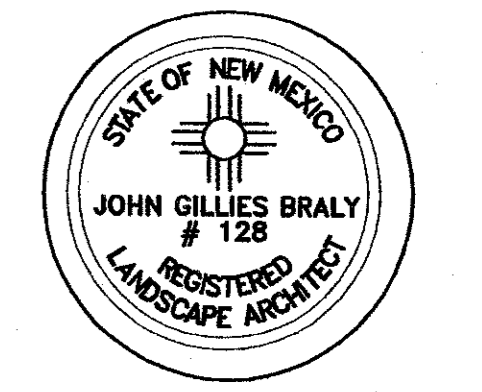
CLAUDIO VIGIL ARCHITECTS

1801 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1330

OWNERSHIP OF INSTRUMENTS OF SERVICE
All design concepts, details, specifications, plans, computer files, field data, notes and other documents and instruments prepared by Ambysis P.C., D.B.A. Claudio Vigil Architects, as instruments of service shall remain the property of Ambysis P.C. Claudio Vigil Architects, P.C. Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto.

CONSULTANTS

PROFESSIONAL SEAL



FedEx
Freight
FEDEX FREIGHT ALBUQUERQUE
SERVICE AND DISTRIBUTION CENTER
7601 LOS VOLCANES ROAD, N.W.
ALBUQUERQUE, NEW MEXICO

2/4/08
2/18/08
3/20/08
4/21/08
Final Revision

MARK	DATE	DESCRIPTION
-	1/18/08	-
-	12/11/07	-
-	11/20/07	-
-	10/22/07	-
-	10/1/07	-
-	9/24/07	-

PROJECT NUMBER: 07305
DRAWING FILE: FEDEX-ATRISCO-C-102-ESP
DRAWN BY: JC
CHECK BY: MS
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2007
DATE: APRIL 21, 2008

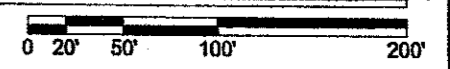
SHEET TITLE
LANDSCAPE SITE PLAN

SHEET NUMBER
L-100

L1

SCALE 1" = 100'-0"

MASTER LANDSCAPE PLAN



**Crowning
Better
Up
Heads**
LANDSCAPE CONTRACTORS
www.headsuplandscape.com

P. O. BOX 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@hulc.com



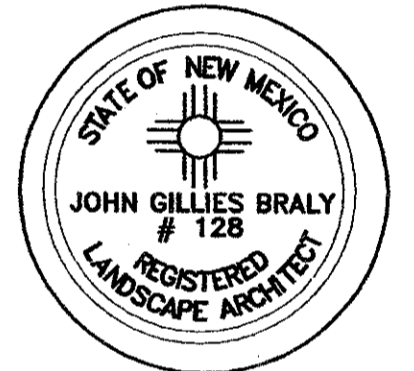
**CLAUDIO VIGIL
ARCHITECTS**

1801 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1330

OWNERSHIP OF INSTRUMENTS OF SERVICE
All design concepts, details, specifications,
plans, computer files, field data, notes
and other documents and instruments
prepared by Ambysis P.C., D.B.A. Claudio
Vigil Architects, as instruments of
service shall remain the property of
Ambysis P.C., Claudio Vigil Architects, P.C.
Architect shall retain all common law,
statutory and other reserved rights,
including the copyright thereto.

CONSULTANTS

PROFESSIONAL SEAL



FedEx
Freight

**FEDEX FREIGHT
ALBUQUERQUE**

SERVICE AND
DISTRIBUTION
CENTER

7601 LOS VOLCANES ROAD, N.W.
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION
-	1/18/08	-
-	12/11/07	-
-	11/20/07	-
-	10/22/07	-
-	10/1/07	-
-	9/24/07	-

PROJECT NUMBER: 07305
DRAWING FILE: FEDEX-ATRISCO-C-102-ESP
DRAWN BY: JC
CHECK BY: MS
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2007
DATE: MARCH 20, 2008

SHEET TITLE
**ENLARGED
PARTIAL
LANDSCAPE PLAN**

SHEET NUMBER
L-101

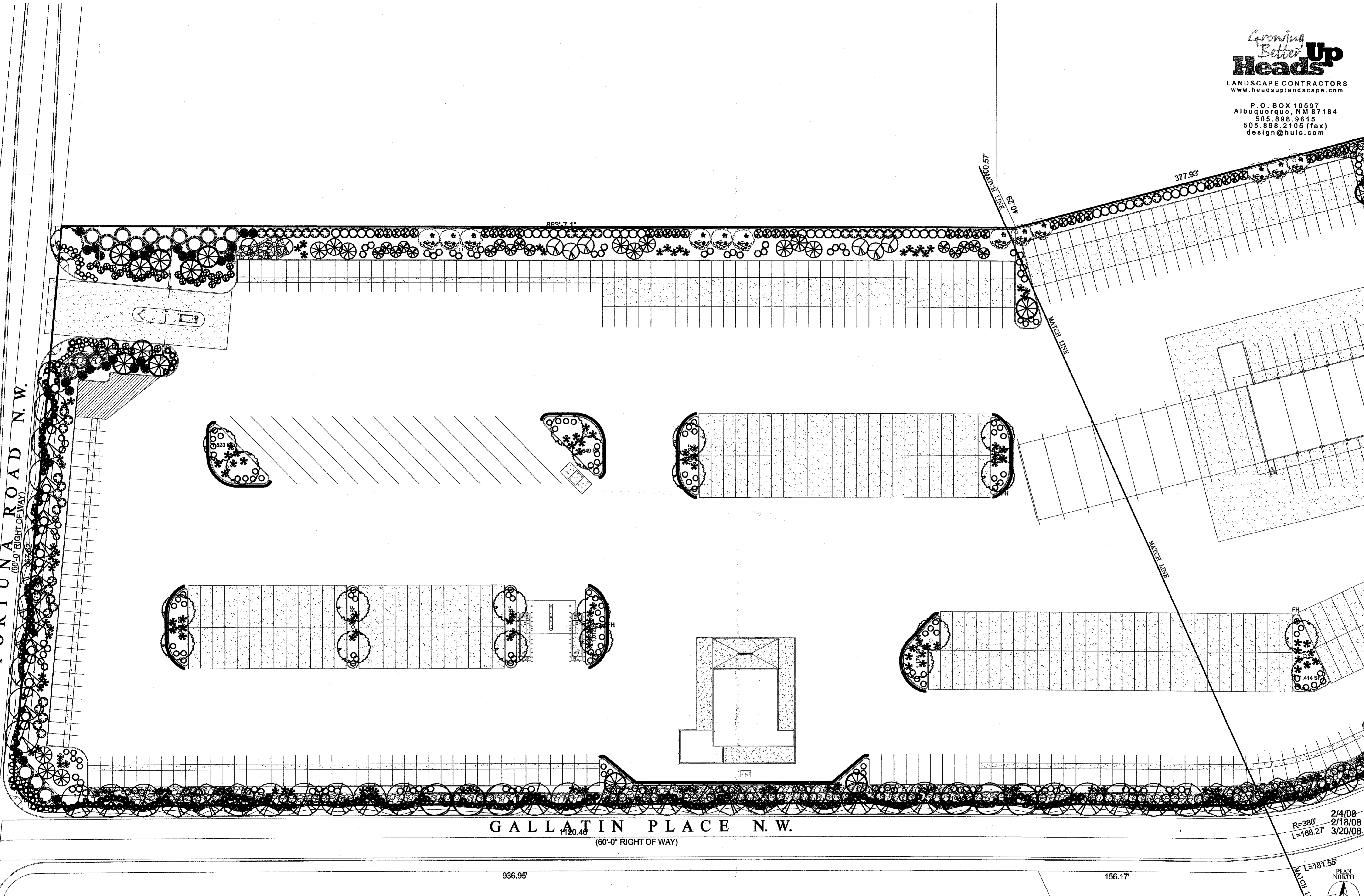
FORTUNA ROAD N.W.
(60'-0" RIGHT OF WAY)

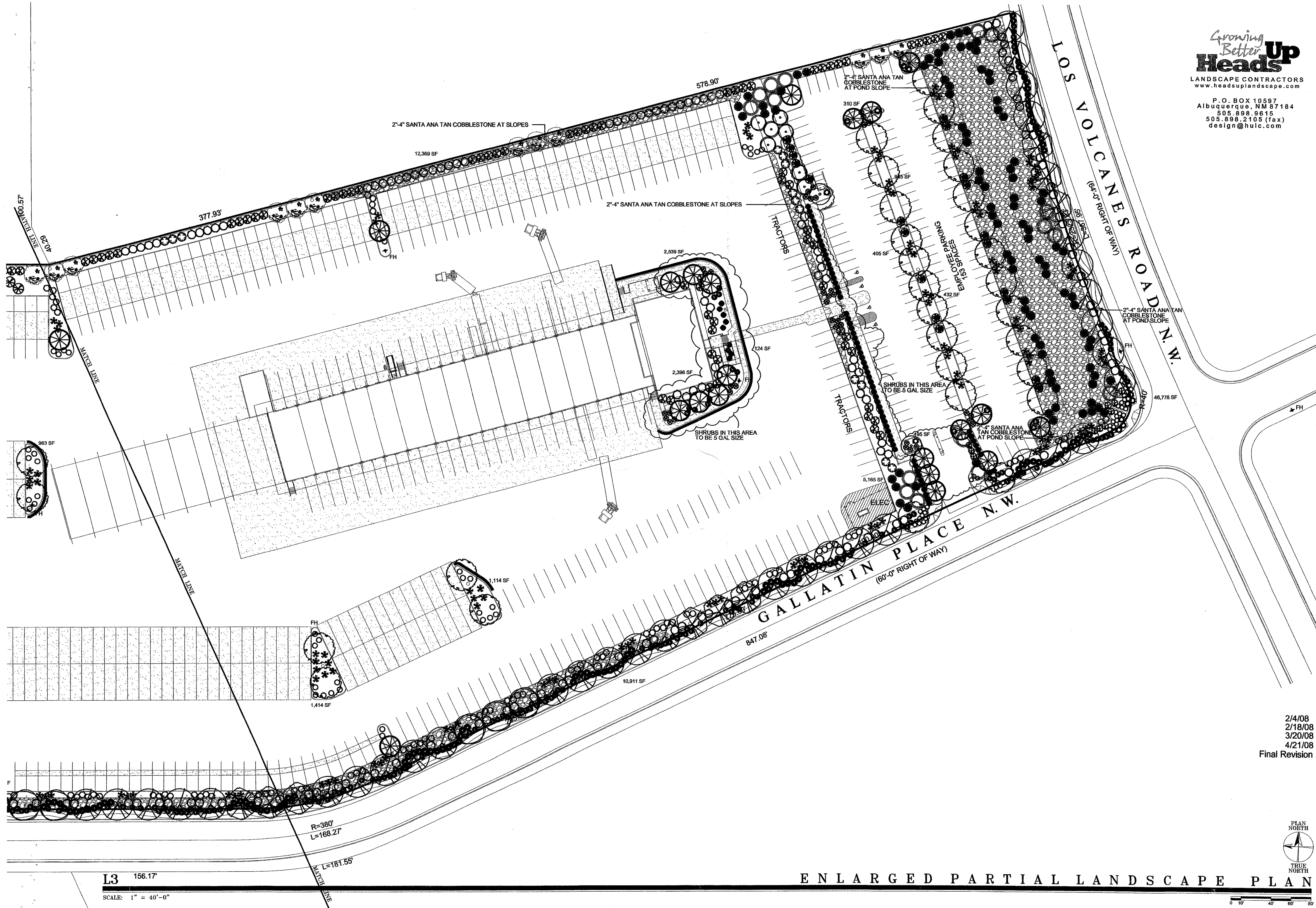
GALLATIN PLACE N.W.
(60'-0" RIGHT OF WAY)

L2
SCALE: 1" = 40'-0"

ENLARGED PARTIAL LANDSCAPE PLAN

0 10 40 60 80





Growing Better Up Heads
 LANDSCAPE CONTRACTORS
 www.headsuplandscape.com
 P.O. BOX 10597
 Albuquerque, NM 87184
 505.898.9615
 505.898.2105 (fax)
 design@hulc.com

CLAUDIO VIGIL ARCHITECTS

1801 Rio Grande Boulevard, N.W.
 Albuquerque, New Mexico
 Phone: (505) 842-1113
 Fax: (505) 842-1330

OWNERSHIP OF INSTRUMENTS OF SERVICE
 All design concepts, details, specifications, plans, computer files, field data, notes and other documents and instruments prepared by Ambysis P.C., D.B.A. Claudio Vigil Architects, as instruments of service shall remain the property of Ambysis P.C., Claudio Vigil Architects, P.C. Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto.

CONSULTANTS

PROFESSIONAL SEAL



FedEx
 Freight
FEDEX FREIGHT ALBUQUERQUE
 SERVICE AND DISTRIBUTION CENTER
 7601 LOS VOLCANES ROAD, N.W.
 ALBUQUERQUE, NEW MEXICO

2/4/08
 2/18/08
 3/20/08
 4/21/08
 Final Revision

MARK	DATE	DESCRIPTION
-	1/18/08	-
-	12/11/07	-
-	11/20/07	-
-	10/22/07	-
-	10/1/07	-
-	9/24/07	-

PROJECT NUMBER: 07305
 DRAWING FILE: FEDEX-ATRISCO-C-102-ESP
 DRAWN BY: JC
 CHECK BY: MS
 COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2007
 DATE: APRIL 21, 2008



L3 156.17'
 SCALE: 1" = 40'-0"

ENLARGED PARTIAL LANDSCAPE PLAN

SHEET TITLE
ENLARGED PARTIAL LANDSCAPE PLAN

SHEET NUMBER
L-102