

FACADE DESIGN COMPLIANCE IDO 5-11(E)

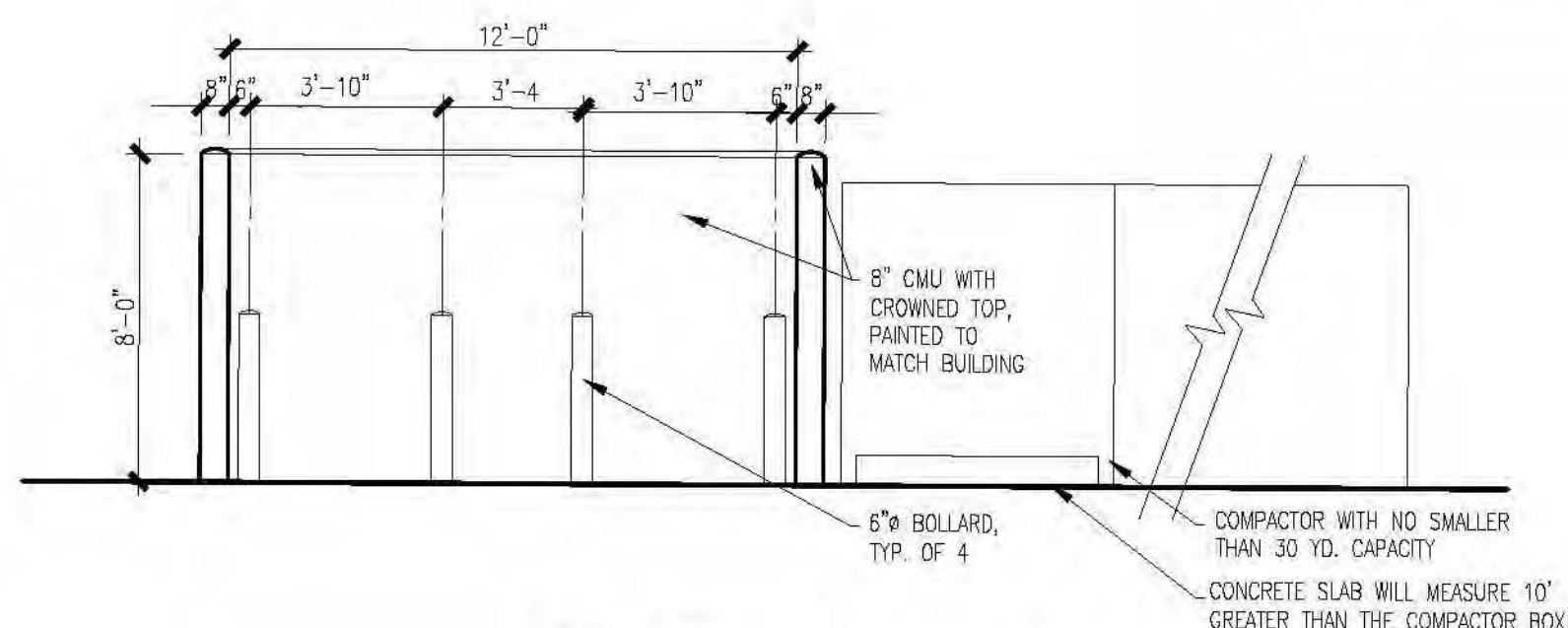
PROJECT FACADE DESIGN COMPLIES WITH ALL ATRISCO BUSINESS PARK MASTERPLAN GUIDELINES. IT ALSO COMPLIES WITH IDO 5-11(E) AS THERE ARE NO STREET FACING FACADES WITHIN 30 FEET OF PROPERTY LINE.

ABCWUA NOTE:

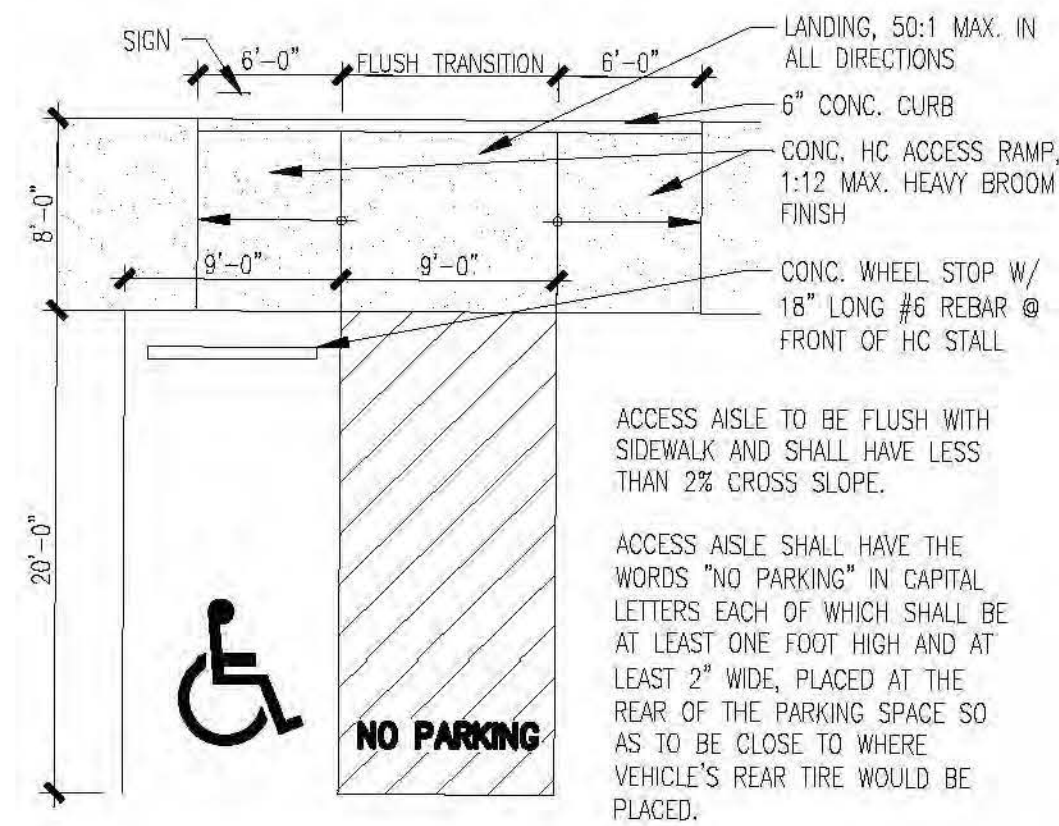
COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO DETERMINE THE APPROPRIATE CONTAINMENT DEVICE IS INSTALLED FOR THE PROPOSED NON-RESIDENTIAL DEVELOPMENT. CONTACT AT 505-289-3454

NOTE:

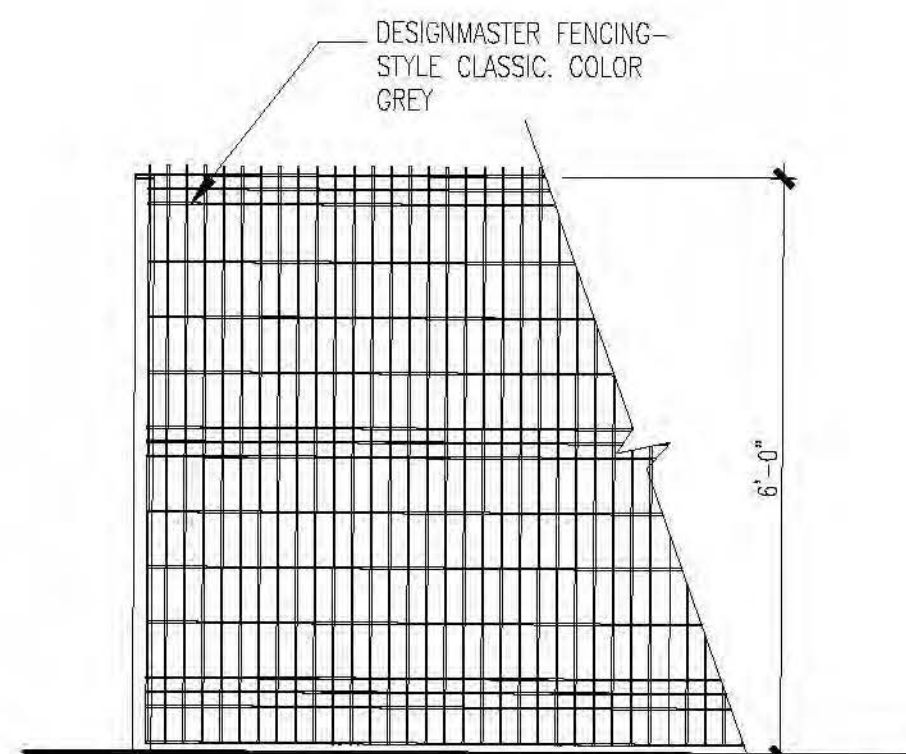
THIS SITE PLAN MEETS THE REQUIREMENTS AND DESIGN STANDARDS OF THE ATRISCO BUSINESS PARK MASTER PLAN (A PRIOR APPROVAL). WHERE THE MASTER PLAN IS SILENT, THIS SITE PLAN MEETS THE IDO.



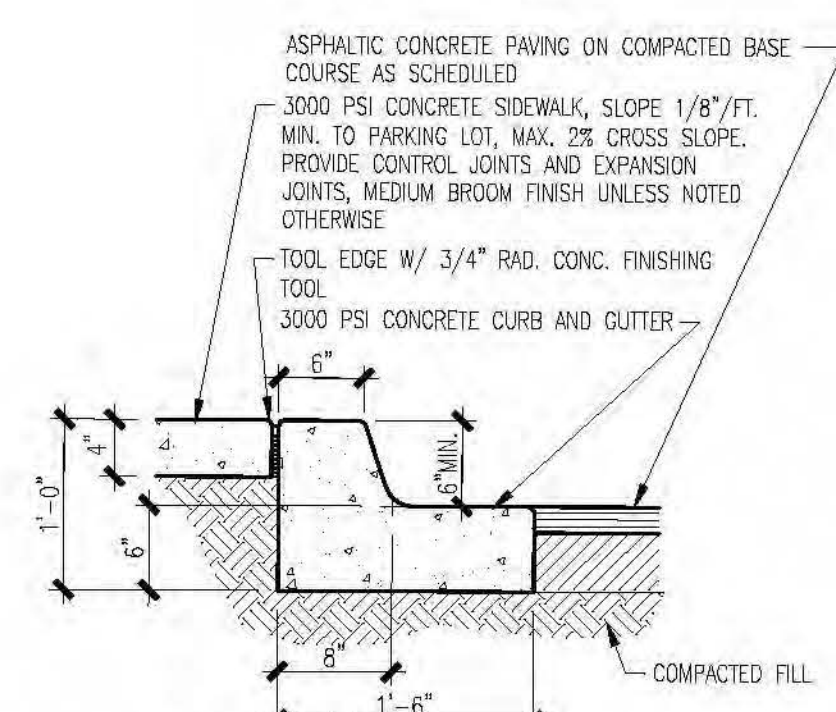
5 REFUSE SCREEN WALL ELEVATION
1/4"=1'-0"



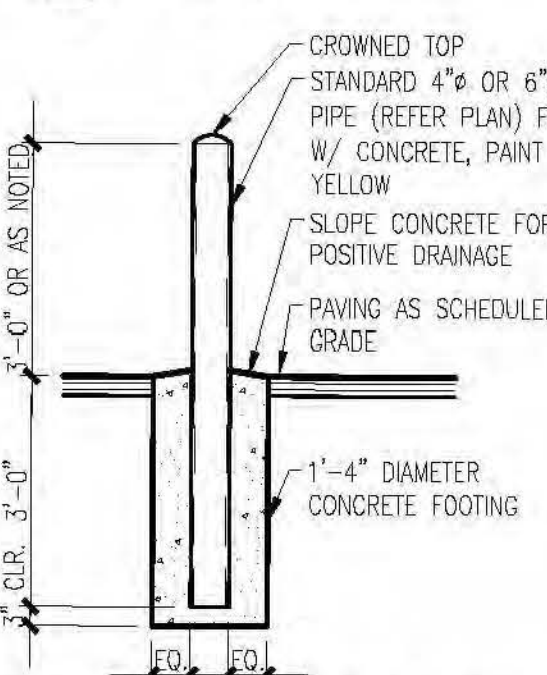
4 ACCESSIBLE PARKING
1/8"=1'-0"



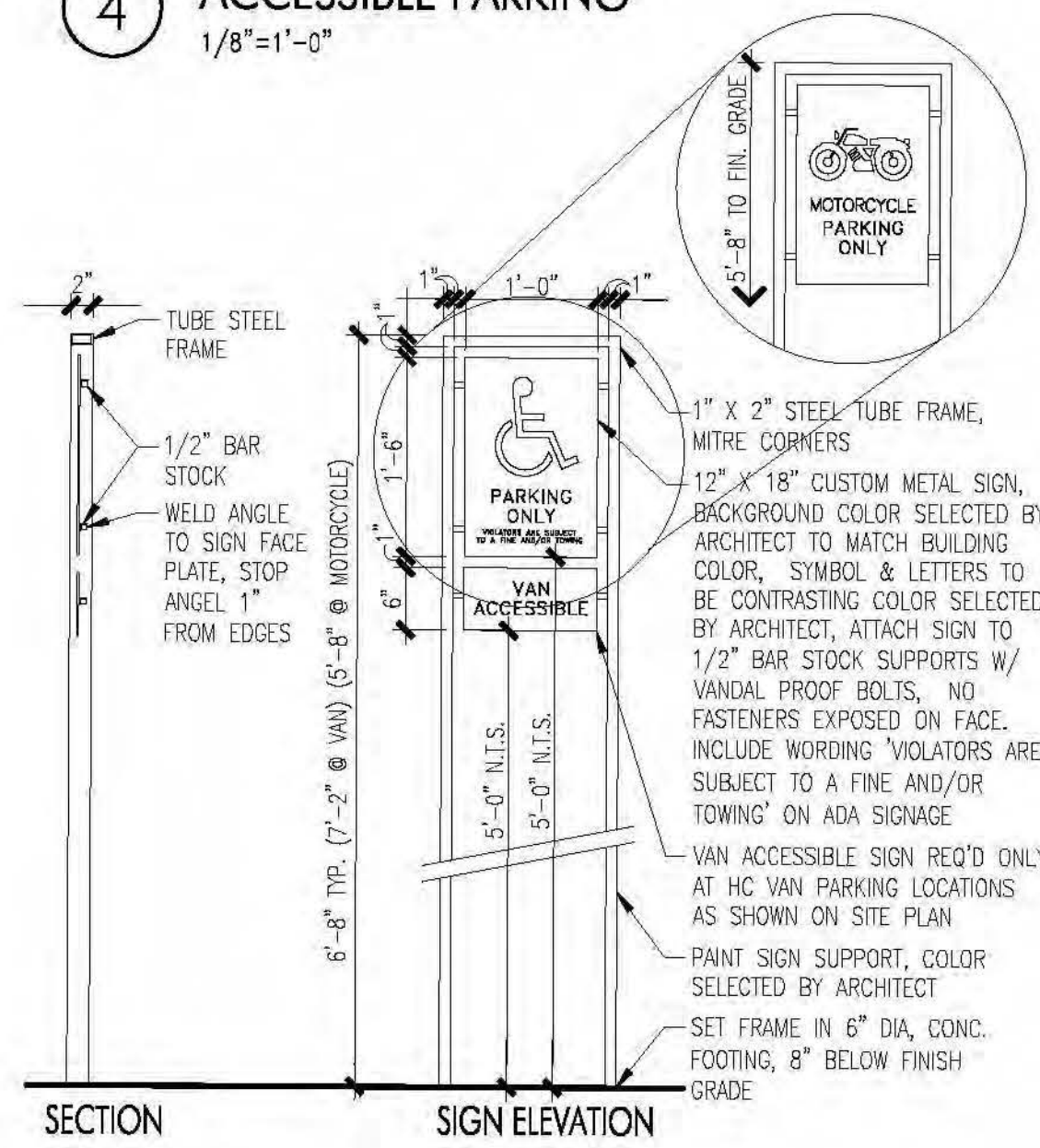
8 FENCING DETAIL
1/2"=1'-0"



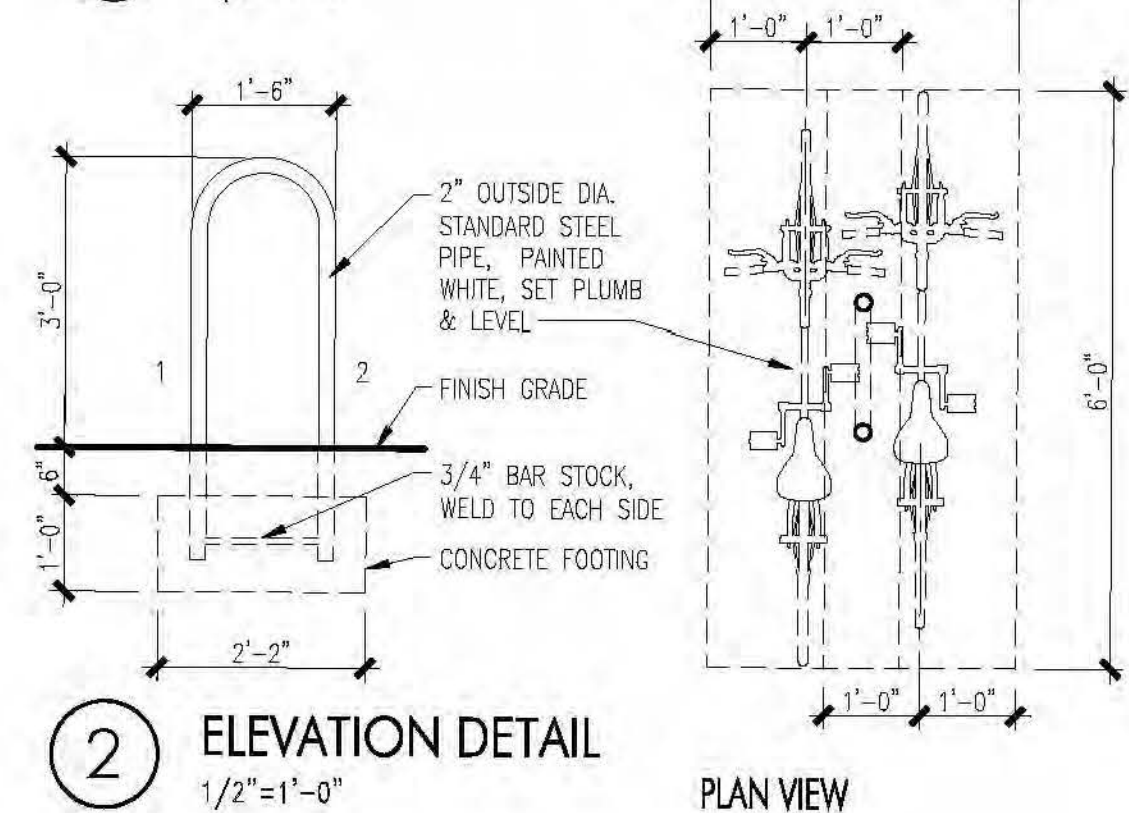
7 CURB/SIDEWALK DETAIL
1"=1'-0"



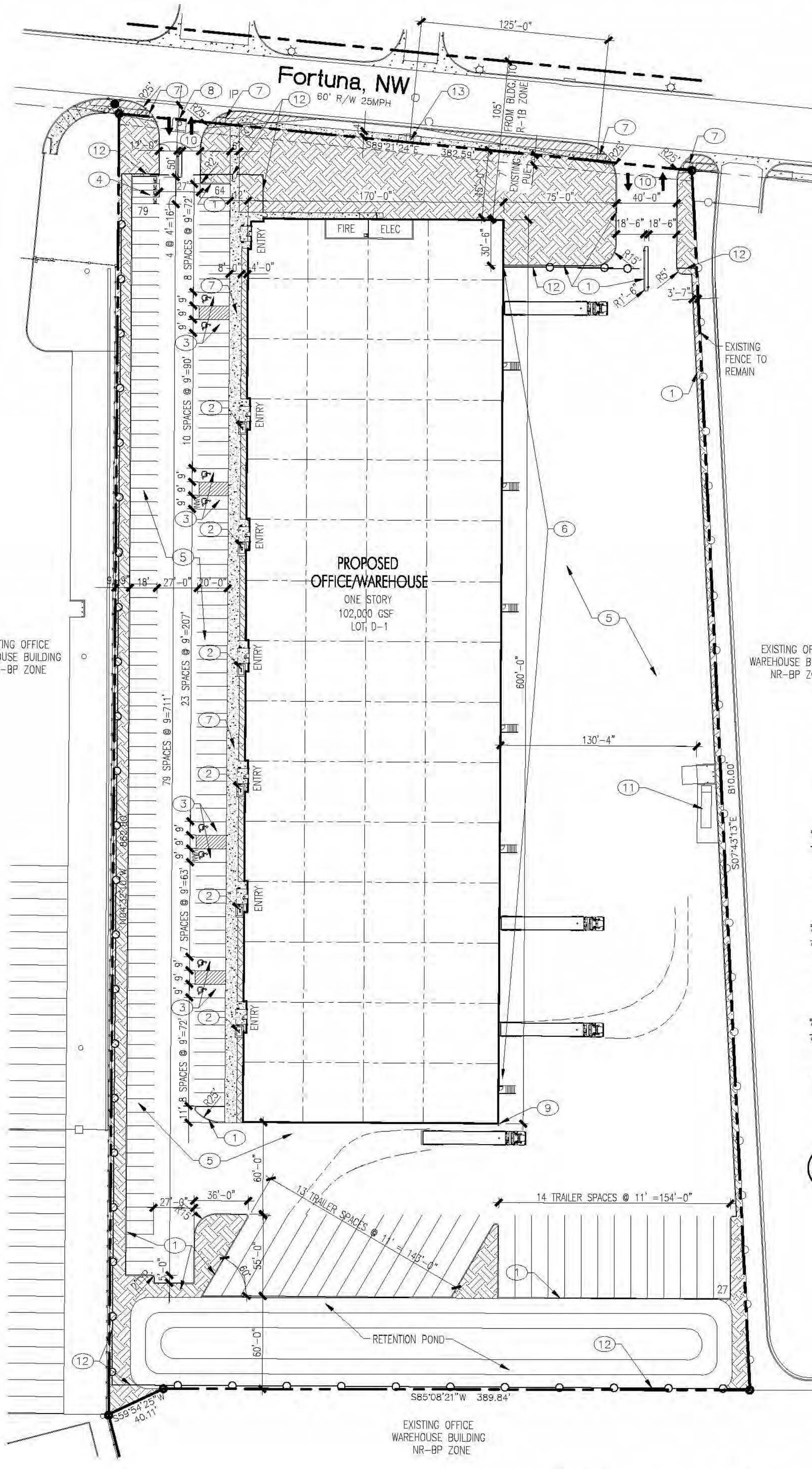
6 ELEVATION DETAIL
1/2"=1'-0"



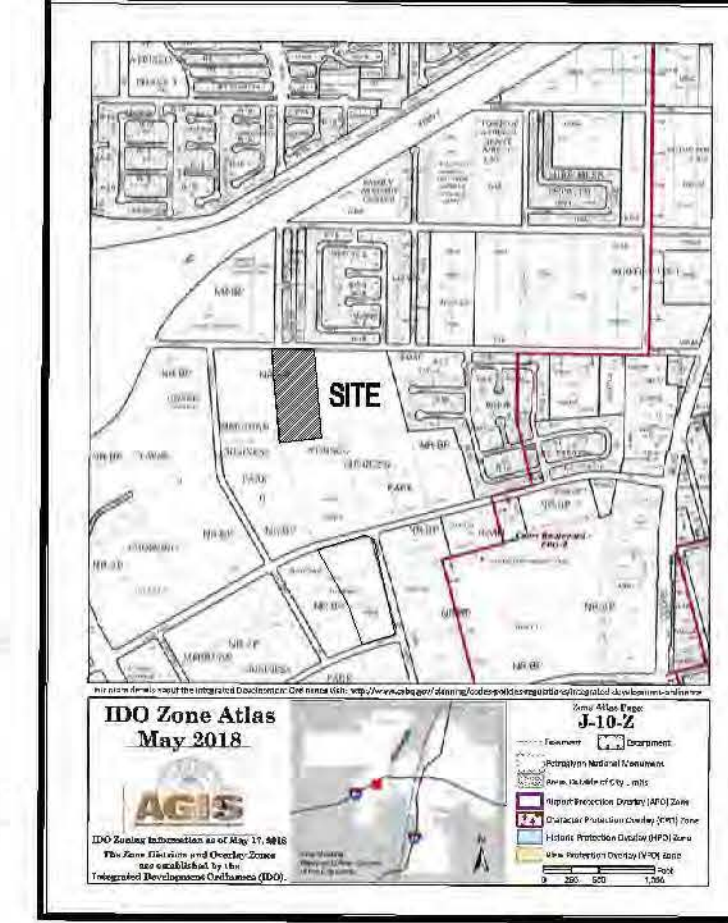
3 PARKING SIGNS
3/4"=1'-0"



2 ELEVATION DETAIL
1/2"=1'-0"



1 SITE PLAN
1"=50'



PROJECT NO. PR-2020-004538
APPLICATION NO. SI-2022-02197-SITE PLAN

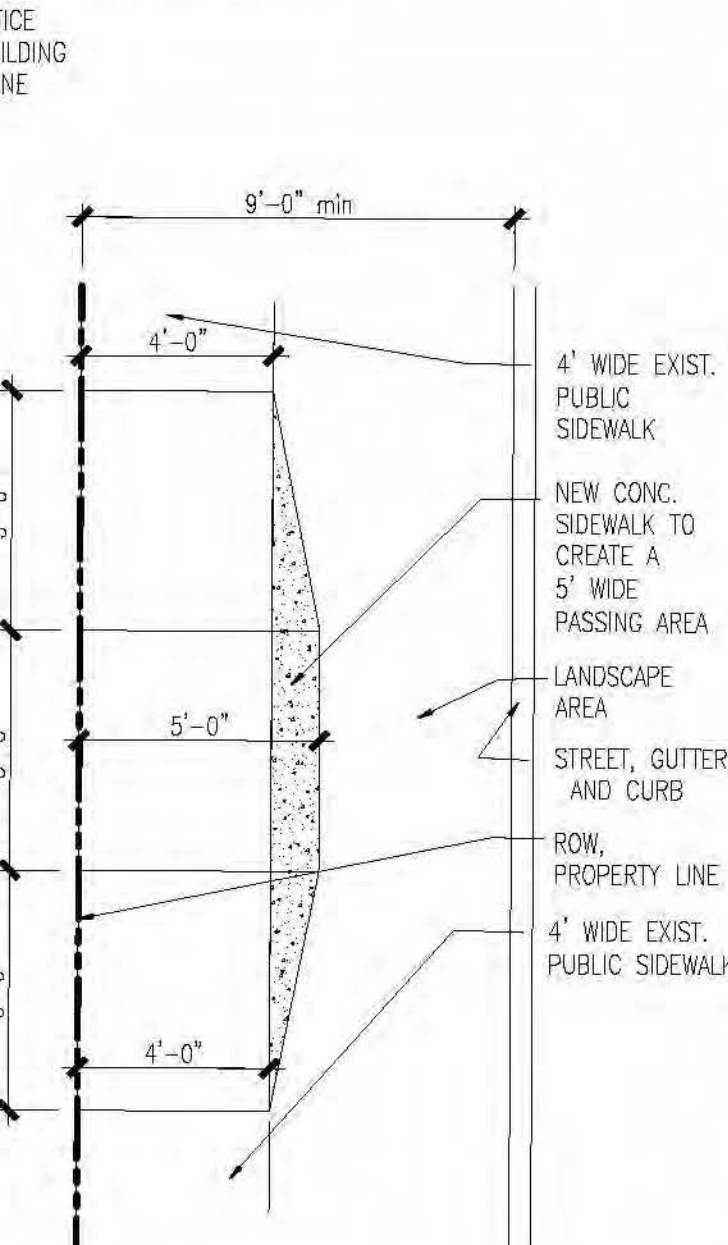
THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE EPC, DATED [] AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO
IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.
DRG SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:

Client Approval	Mar 13, 2023
TEAM LEAD ENGINEER, TRANSPORTATION DIVISION	Mar 24, 2023
NOVUM	Mar 13, 2023
PARKS & RECREATION DEPARTMENT	Mar 13, 2023
CITY ENGINEER/INSPECTOR	Mar 13, 2023
168-PR-2022-02197-SITE PLAN (08-20-2023)	Mar 13, 2023
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	
ENVIRONMENTAL HEALTH, IF NECESSARY	
DATE	Mar 27, 2023

KEYED NOTES

- CONCRETE CURB, REFER DETAIL 7/SDP-1
- BICYCLE PARKING STALLS W/ 1' CLEAR ZONE AROUND STALL, REFER DETAILS 2/SDP-1
- HC PARKING, RAMP & SIGN, REFER DETAILS 3&4/SDP-1
- 4'x18' MOTORCYCLE PARKING SPACE & SIGN, REFER DETAILS 3/SDP-1, PARKING SPACE SHALL HAVE THE LETTERS "MC" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST 2" WIDE PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE VEHICLES REAR TIRE WOULD BE PLACED
- 2" ASPHALT PAVING OVER 4" BASE COURSE
- DOCKS, REFER ELEVATIONS
- NEW ENTRANCE DRIVE PER COA STD DWG 2426
- RELOCATE EXISTING PULL BOX
- BOLLARDS, REFER DETAILS 6/SDP-1
- NEW REFUSE ENCLOSURE FOR 30 YARD COMPACTOR AND ONE RECYCLE BIN, REFER DETAIL 5/SDP-1
- NEW FENCING, REFER DETAIL 8/SDP-1
- WIDENED AREA OF SIDEWALK FOR HC PASSING, REFER DETAIL 9/SDP-1



9 WIDENED SIDEWALK DETAIL
1/4"=1'-0"

PROJECT INFORMATION

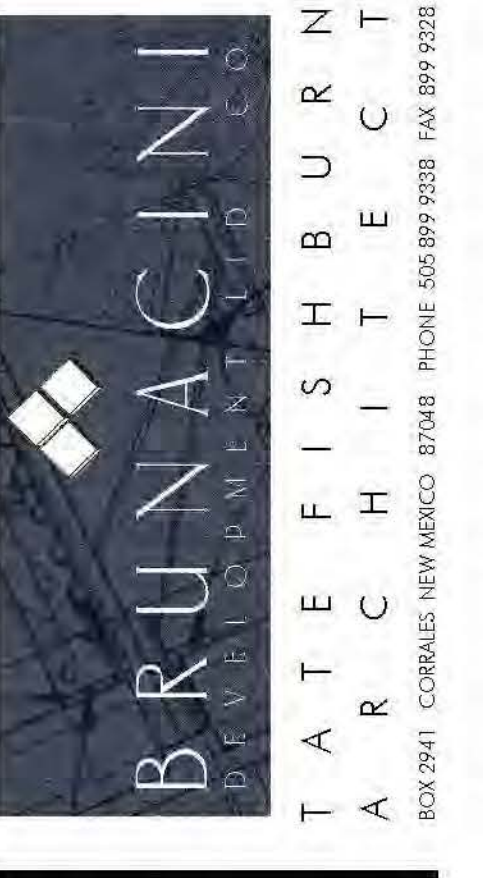
PROJECT: NEW OFFICE/WAREHOUSE
LOCATION: 7500 FORTUNA, NW ALBUQUERQUE, NEW MEXICO
OWNER: BRUNACINI BUILDERS 1 OPPORTUNITY LAND, LLC
ARCHITECT: TATE FISHBURN ARCHITECT
LEGAL DESCRIPTION: LOT D-1 MERIDIAN BUSINESS PARK II
CURRENT ZONING CLASSIFICATION: NR-BP
NET SITE AREA: 333,752 SF 7.66 ACRES
BUILDING AREA: OFFICE 30,600 GSF, WAREHOUSE 71,400 GSF, TOTAL 102,000 GSF
FAR: 30.5
PARKING ANALYSIS: OFF-STREET PARKING 30,600 GSF 3.5:1000 = 108 SPACES, 71,400 GSF NO REQUIREMENT, TOTAL SPACES PROVIDED 143 SPACES
HANDICAP PARKING (101-300 PRVD) = 8 SPACES TOTAL (2 VAN), 8 SPACES TOTAL (2 VAN)
MOTORCYCLE PARKING (101-150 PRVD) = 4 SPACES PROVIDED, 4 SPACES PROVIDED
BICYCLE PARKING (10% RPD PARKING SPACES) = 11 SPACES PROVIDED, 12 SPACES PROVIDED

GENERAL NOTES

- ALL SITE LIGHTING SHALL COMPLY WITH IDO SECTION 14-16-9-B, OUTDOOR AND SITE LIGHTING.
- 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 BUILDINGS 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 #2426.
- ALL ADA CURB RAMPS WITHIN THE PUBLIC ROW SHALL BE UPDATED TO CURRENT STANDARDS AND HAVE TRUNCATED DOMES INSTALLED.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.

LEGEND

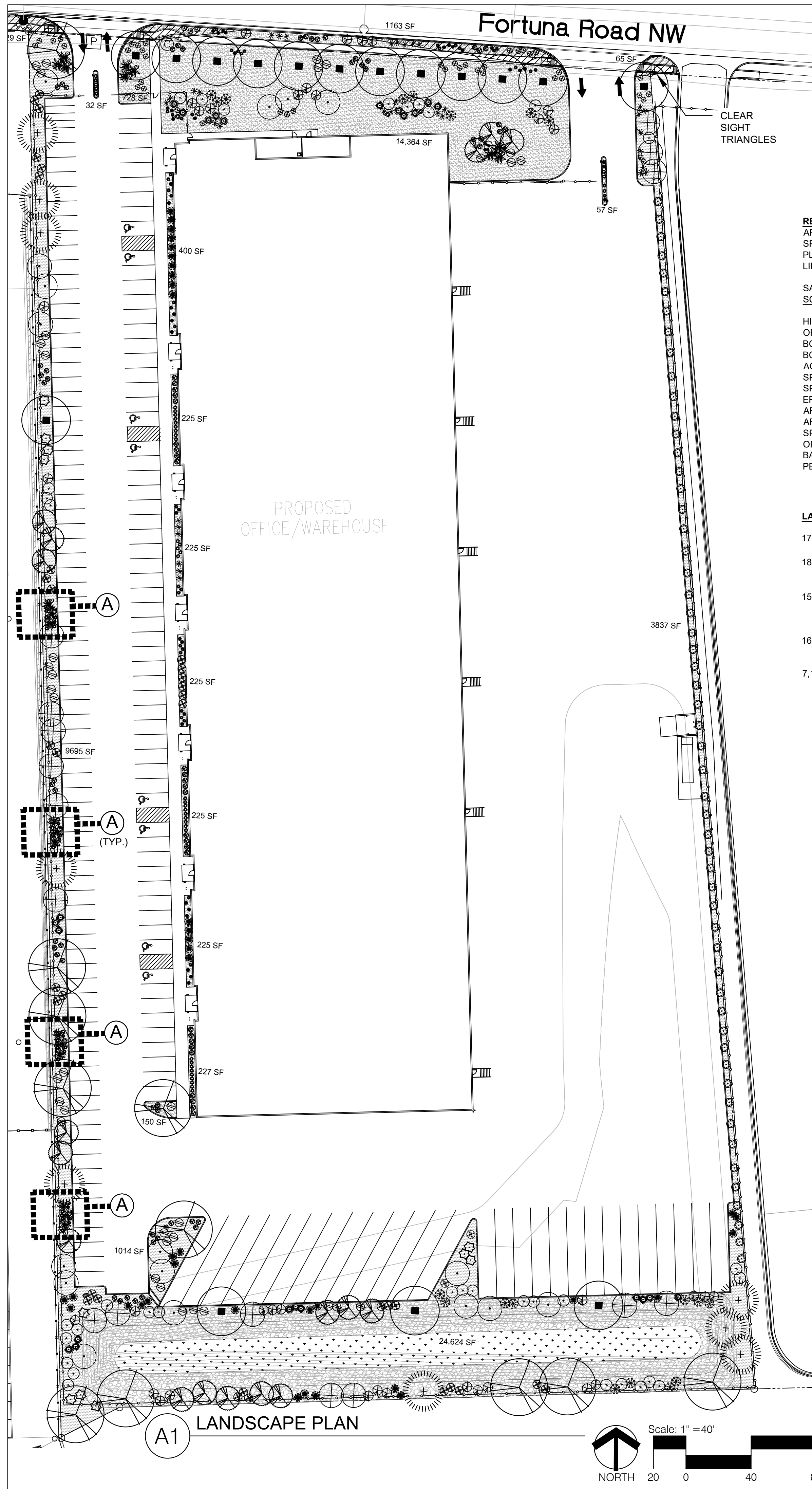
- PROPERTY LINE
- EASEMENT LINE
- LANDSCAPED AREA
- HANDICAP PARKING PAVEMENT MARKING
- FIRE HYDRANT
- SITE DISTANCE AND SITE TRIANGLE BASED ON COA DPM 7-5(1)(5)(iii) and 7-5(1)(5)(iv). LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SITE TRIANGLE.



NEW OFFICE/WAREHOUSE FOR BRUNACINI DEVELOPMENT
7500 FORTUNA, NW
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE: OCTOBER 13, 2022
SCALE: 1"=50'-0" OR AS NOTED
DRAWING NAME: SITE DEVELOPMENT PLAN
SHEET NUMBER: SDP-1



REVEGETATION SEEDING
AREAS SHALL BE REVEGETATED BY HYDROMULCH APPLICATION PER COA SPECIFICATION SECTION 1012. LIMITS OF REVEGETATED SEEDING SHOWN ON PLANS IS SCHEMATIC. CONTRACTOR SHALL APPLY REVEGETATED SEED TO LIMIT OF DISTURBANCE.

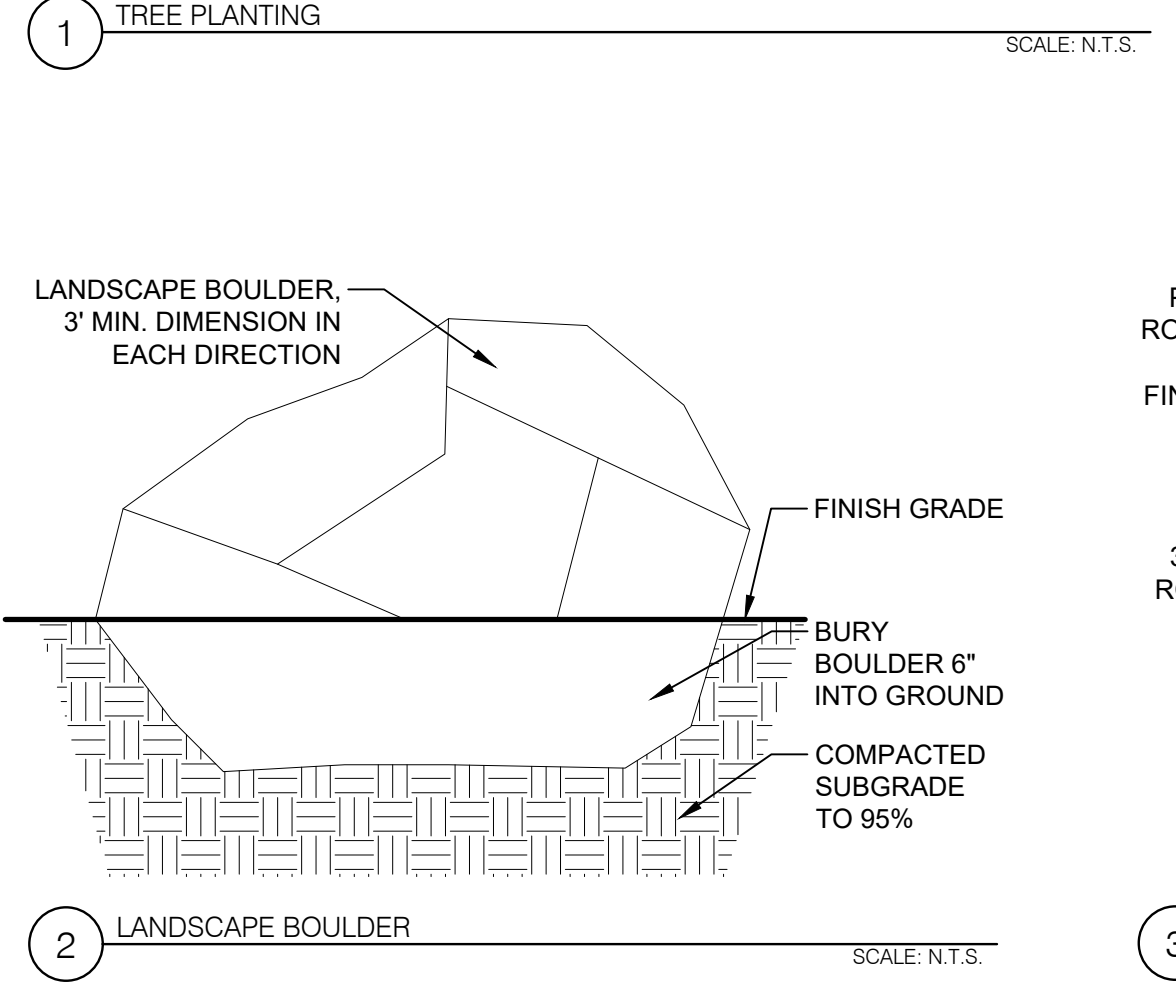
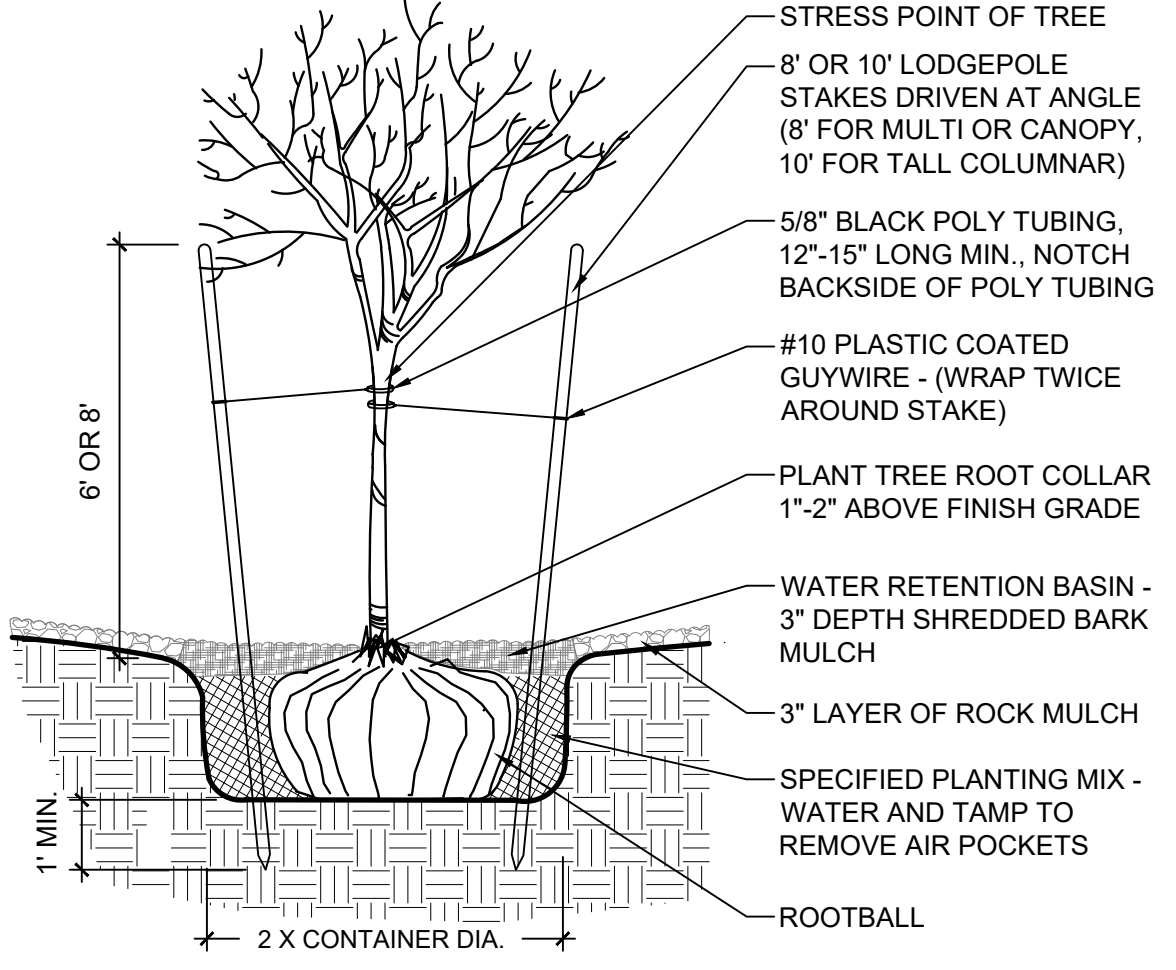
SANDY SOILS MIX (20 LBS. PLS PER ACRE TOTAL)
SCIENTIFIC NAME - COMMON NAME #PLS/AC

HILARIA JAMESII 'VIVA' - GALLETA	7.0
ORYZOPSIS HYMENOIDES 'NESPAR' - INDIAN RICE GRASS	5.0
BOUPELLOU GRACILIS 'HACHITA' - BLUE GRAMA	2.0
BOUPELLOU CURTIPENDULA 'VAUGHN' - SIDEOATS GRAMA	1.0
AGROPYRON SMITHII - WESTERN WHEAT	1.0
SPOROBOLUS CRYPTANDRUS - SAND DROPSEED	1.0
SPOROBOLUS AIROIDES 'SALADO' - ALKALI SACATON	1.0
EPHEDRA VIRIDIS - GREEN MORMON TEA	.25
ARTIPLEX CANESCENS - FOURWING SALTBRUSH	.25
ARTEMISIA FILIFOLIA - SAND SAGE	.5
SPHAERALCEA AMBIGUA - DESERT GLOBEMALLOW	.25
OENOTHERA PALLID - WHITE EVENING PRIMROSE	.25
BAILEYA MULTIRADIATA - DESERT MARIGOLD	.25
PENSTEMON AMBIGUUS - SAND PENSTEMON	.25

LANDSCAPE BOULDERS AND GRAVEL MULCH

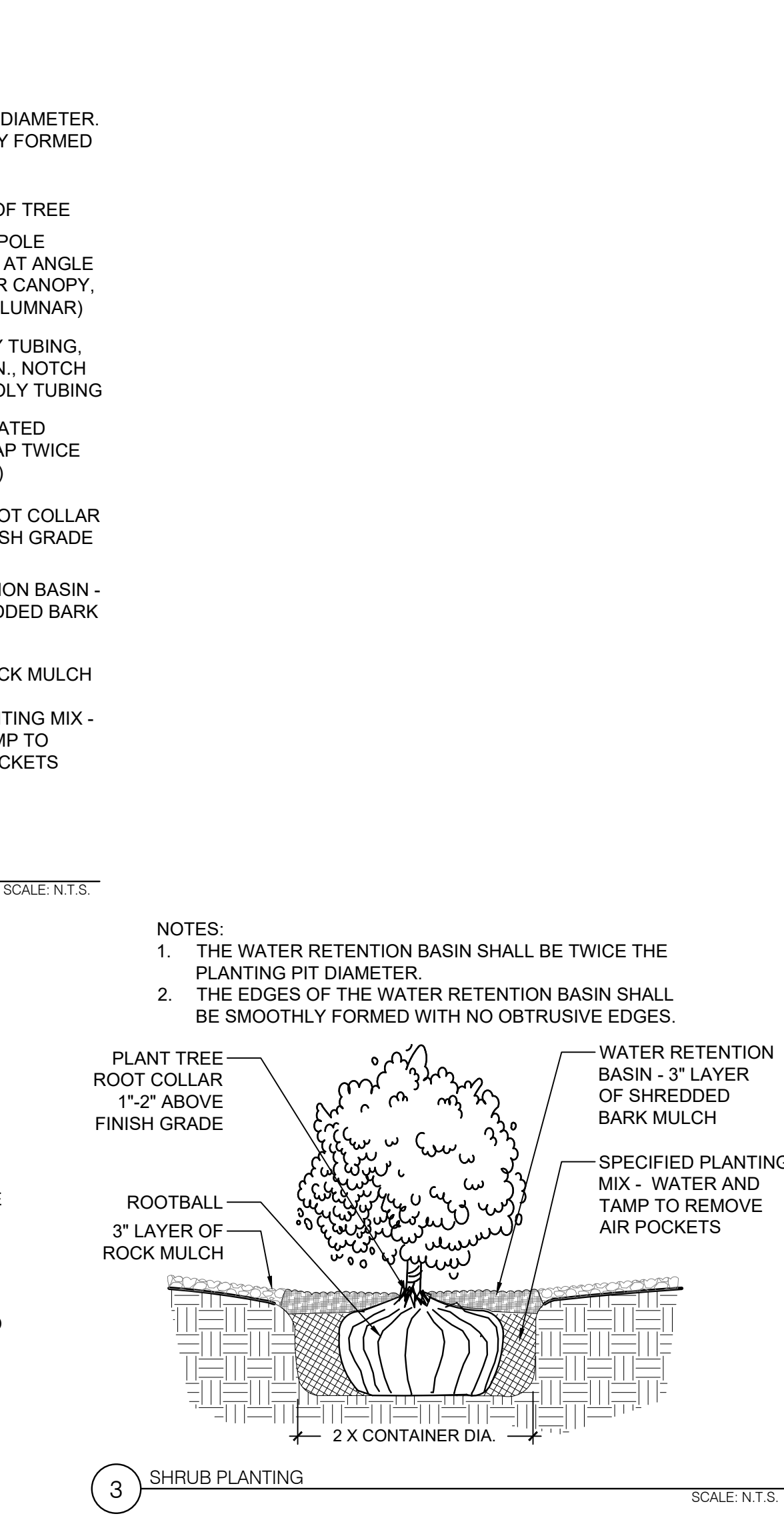
17	LANDSCAPE BOULDER - MINIMUM SIZE 3'x3'
18,129 SF	1/4" MOUNTAIN AIR BROWN GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
15,722 SF	3/8" MANZANO GRAY CRUSHED GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
16,660 SF	4"-8" RIP RAP GRAVEL (6" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
7,155 SF	REVEGETATION SEEDING

- NOTES:**
- THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
 - THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
 - REMOVE ROPE AND BURLAP AFTER PLANTING.



PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	MATURE SIZE
TREES				
11		GLEDITSIA TRIACANTHOS HONEY LOCUST (M)	2.5" B&B	40' HT. X 35' SPR.
9		PINUS NIGRA AUSTRIAN PINE (M)	6" - 8"	35' HT. X 25' SPR.
16		PISTACIA CHINENSIS CHINESE PISTACHE (M+)	2.5" B&B	40' HT. X 30' SPR.
17		PYRUS CALLERYANA BRADFORD PEAR (M)	15 GAL.	20' HT. X 15' SPR.
17		VITEX AGNUS-CASTUS CHASTE TREE (M)	15 GAL.	20' HT. X 15' SPR.
SHRUBS & GROUNDCOVERS				
55		BERBERIS JULIANAE WINTERGREEN BARBERRY (M)	5-GAL.	5' HT. X 5' SPR.
36		Buddleia DAVIDII 'MISS VIOLET' BUTTERFLY BUSH (M)	5-GAL.	5' HT. X 5' SPR.
80		CARYOPTERIS CLANDONENSIS BLUE MIST SPIREA (M)	5-GAL.	2' HT. X 3' SPR.
34		CHRYSOTHAMNUS NAUSEOSUS CHAMISA (L)	5-GAL.	5' HT. X 7' SPR.
35		FALLUGIA PARADOXA APACHE PLUME (L)	5-GAL.	6' HT. X 7' SPR.
16		FORESTIERA NEOMEXICANA NEW MEXICO OLIVE (M)	2.5" B&B	15' HT. X 15' SPR.
21		JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER (M)	5-GAL.	1' HT. X 8' SPR.
11		JASMINUM NUDIFLORUM WINTER JASMINE (M)	5-GAL.	4' HT. X 7' SPR.
37		LEUCOPHYLLUM LANGMANIAE LYNN'S LEGACY TEXAS RANGER (L)	5-GAL.	5' HT. X 5' SPR.
44		SALVIA GREGGII CHERRY SAGE (M)	5-GAL.	2' HT. X 3' SPR.
DESERT ACCENTS				
24		DASYLIRION WHEELERI BLUE SOTOL (RW)	5-GAL.	5' HT. X 5' SPR.
34		HESPERALOE PARVIFLORA 'RED' RED YUCCA (L+)	5-GAL.	30" HT. X 4' SPR.
19		YUCCA FAXONIANA PALM YUCCA (M)	4' - 6'	15' HT. X 6' SPR.
ORNAMENTAL GRASSES				
90		BOUPELLOU GRACILIS BLONDE AMBITION BLUE GRAMA (L)	5-GAL.	30" HT. X 30" SPR.
61		CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER GRASS (M)	5-GAL.	4' HT. X 2' SPR.
37		NOLINA MICROCAPA BEARGRASS	5-GAL.	6' HT. X 5' SPR.



GENERAL LANDSCAPE NOTES

- PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE.
- IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
- ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
- ALL EXISTING PLANT MATERIALS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. DAMAGED MATERIALS SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
- PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS SHALL TAKE PRECEDENCE.
- THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING. IN ADDITION, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
- PLANTING INSTALLATION SHALL BE IN ACCORDANCE WITH ALL CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS (SECTION 1005 - PLANTING) AND DETAILS.

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS AND SHRUBS/ GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS.

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

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

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

SHREDDED BARK MULCH AT TREES
SHREDDED BARK MULCH WILL BE PROVIDED BENEATH THE ENTIRE TREE CANOPY FOR ALL NEW TREES IN LANDSCAPE AREAS. PROVIDE 3' DIAMETER CIRCLE.

LANDSCAPE CALCULATIONS

SITE AREA (7.66 AC)	333,752 SF
BUILDING FOOTPRINT	- 102,000 SF
NET LOT	231,752 SF
REQUIRED / PROVIDED LANDSCAPE	50,063 SF (15%) / 57,666 SF (17%)

COVERAGE

REQUIRED / PROVIDED VEGETATIVE COVER	37,547 SF (75%) / 45,547 SF (91%)
REQUIRED / PROVIDED GROUND-LEVEL COVER	12,516 SF (25%) / 12,997 SF (26%)

PARKING LOT TREES

PARKING LOT SPACES PROVIDED	143
ONE (1) TREE IS REQUIRED PER 10 PARKING SPACES	
REQUIRED/PROVIDED PARKING LOT TREES (1/10 SPACES)	14 / 15

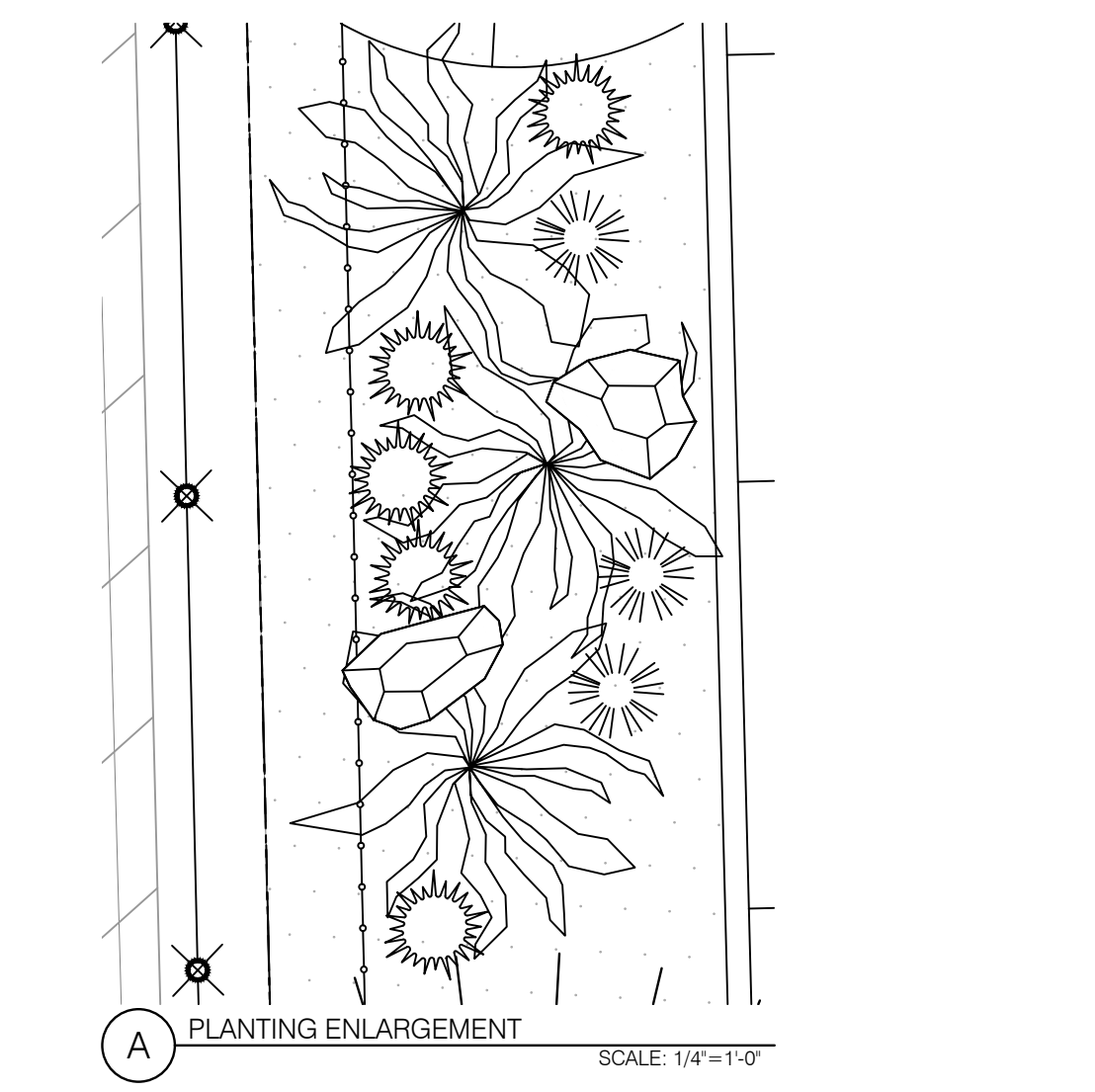
PARKING LOT AREA

AT LEAST 15 PERCENT OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES SHALL BE LANDSCAPED.	
PARKING LOT AREA	44,000 SF
REQUIRED / PROVIDED PARKING LOT LANDSCAPE	6,600 SF (15%) / 11,950 SF (27%)

ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH OF CONTINUOUS EVERGREEN SHRUBBERY 3 FEET IN HEIGHT.

ANY PARKING LOT LOCATED WITHIN 20 FEET OF THE SIDE OR REAR LOT LINE SHALL BE SCREENED BY A LANDSCAPE STRIP AT LEAST 6 FEET WIDE CONTAINING AT LEAST 2 TREES AND 6 SHRUBS PER 25 FEET OF THE PARKING LOT EDGE.

STREET TREES
STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 25' O.C. FORTUNA ROAD NW IS 315'.
REQUIRED / PROVIDED STREET TREES: 13 / 13



CONSENSUS
PLANNING

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

DESCRIPTION

WILSON & COMPANY

4401 MASTHEAD ST. NE. SUITE 150
ALBUQUERQUE, NM 87109
PHONE: 505-348-4000
FAX: 505-348-4055
www.wilco.com

TATE FISHBURN
ARCHITECT

BRUNACINI
DEVELOPMENT LTD. CO.

STATE OF NEW MEXICO
KENNETH A. ROMIG
REGISTERED ARCHITECT
#337
03-27-2023

NEW OFFICE / WAREHOUSE FOR BRUNACINI DEVELOPMENT

7500 FORTUNA NW
ALBUQUERQUE, NM

OCTOBER 26, 2022

Not for Construction

SUBMITTAL: 10/26/22

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO: 1083-09
CAD DWG FILE:
DESIGNED BY: ISH DATE: 10/26/22
DRAWN BY: ISH DATE: 10/26/22
CHECKED BY: KR / JS DATE: 10/26/22

SHEET TITLE

LANDSCAPE PLAN

DRAWING SHEET

LP-101

EXTERIOR FINISHES

TILT-UP CONC. PANELS- FIELD COLOR - DARK GRAY
 TILT-UP CONC. PANELS- ACCENT COLOR - MEDIUM GRAY

METAL SIDING-COLOR- LIGHT GRAY
 METAL ACCENT COLOR- WHITE

ALUMINUM WINDOW FRAMES- CLEAR ANODIZED

WINDOW GLAZING- 1" TINTED INSULATED
 TINT COLOR- SOLAR GRAY

OVERHEAD & HM DOORS- MEDIUM GRAY

ALL BUILDING MOUNTED 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.

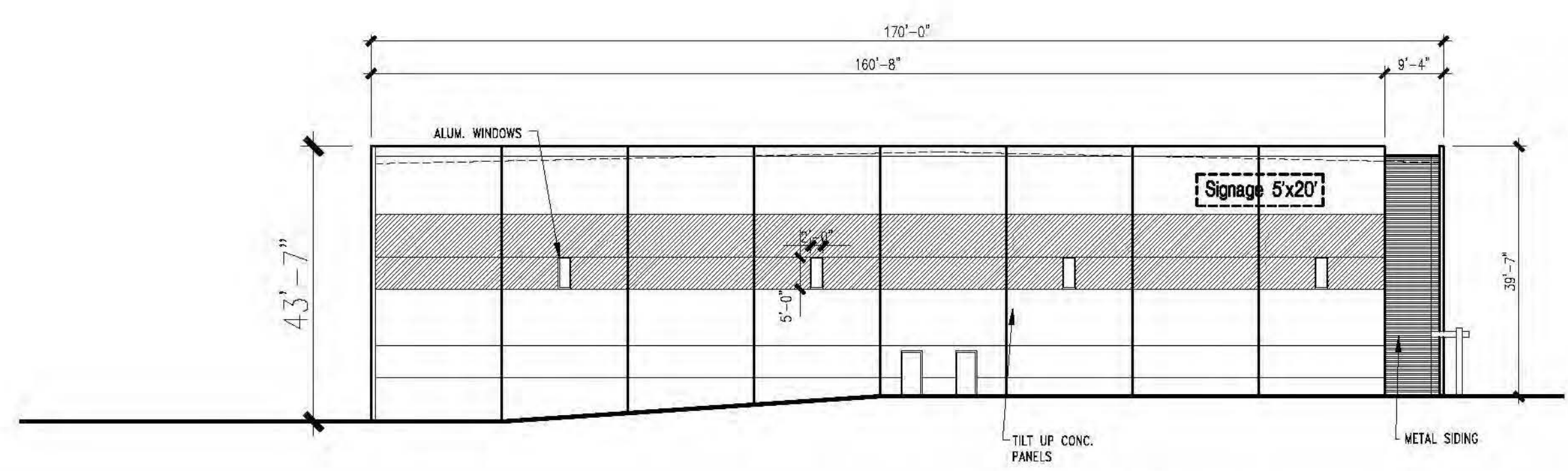
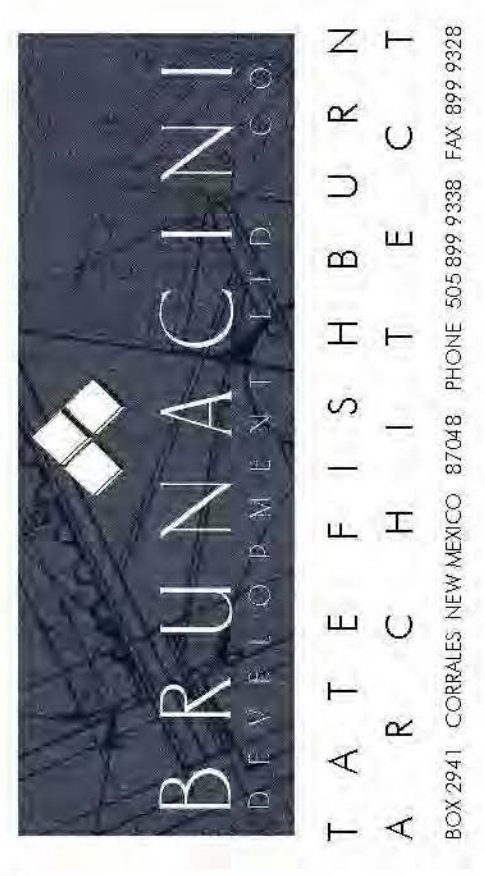
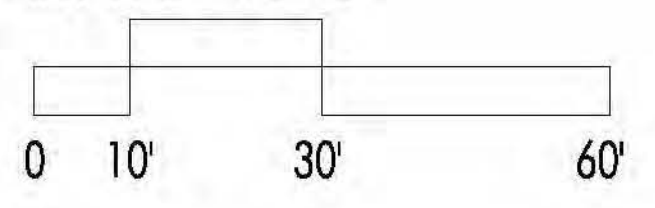
ALL BUILDING MOUNTED SIGNAGE TO BE LIGHTED EITHER INTERNALLY OR EXTERNALLY. ANY LIGHTING FOR SIGNAGE SHALL CONFORM TO NIGHT SKIES ACT. SIGNAGE MATERIAL TO BE EITHER RAISED METAL LETTERING OR TRANSLUCENT LEXAN PANELS OF ANY COLOR. NO BOX SIGNAGE ALLOWED. INDIVIDUAL RAISED LETTERS ONLY.

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

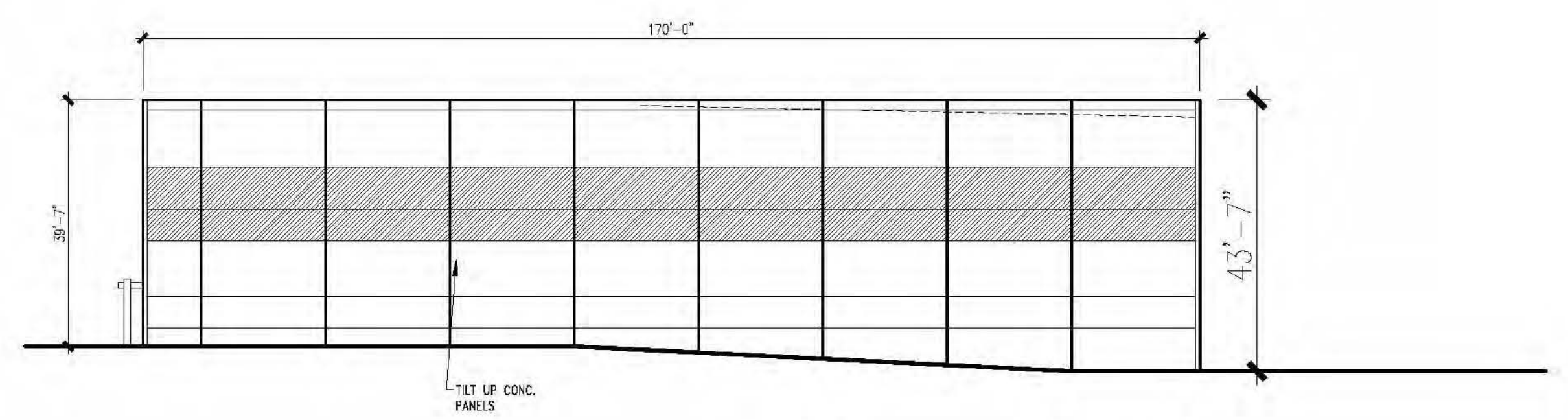
BUILDING SIGNAGE CALCS:

EAST ELEVATION- BLDG. AREA-20,583 S.F. SIGNAGE- 600 S.F.
 $600 / 20,583 = 3\%$
 NORTH ELEVATION- BLDG. AREA-7,340 S.F. SIGNAGE- 200 S.F.
 $200 / 7,340 = 2.7\%$

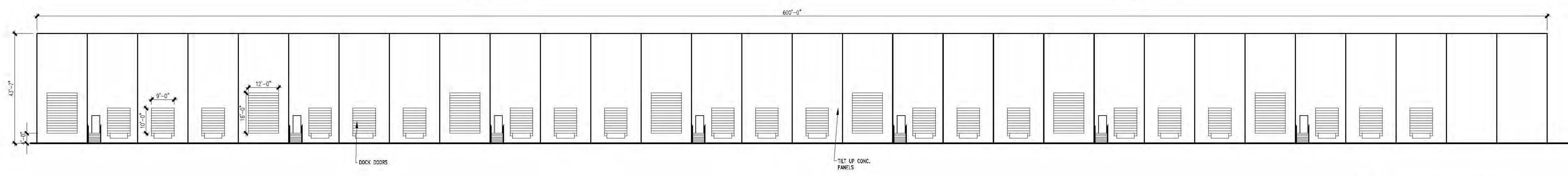
GRAPHIC SCALE



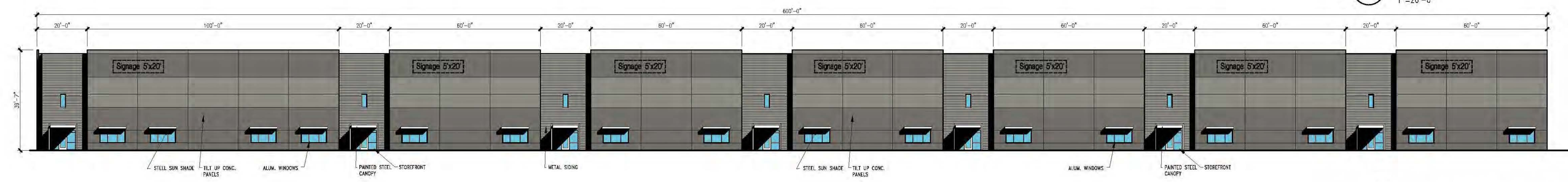
4 NORTH ELEVATION
 1"=20'-0"



3 SOUTH ELEVATION
 1"=20'-0"



2 EAST ELEVATION
 1"=20'-0"



1 WEST ELEVATION
 1"=20'-0"

PROJECT

NEW OFFICE/WAREHOUSE
 FOR BRUNACINI DEVELOPMENT
 7500 FORTUNA, NW
 ALBUQUERQUE, NEW MEXICO

REVISIONS

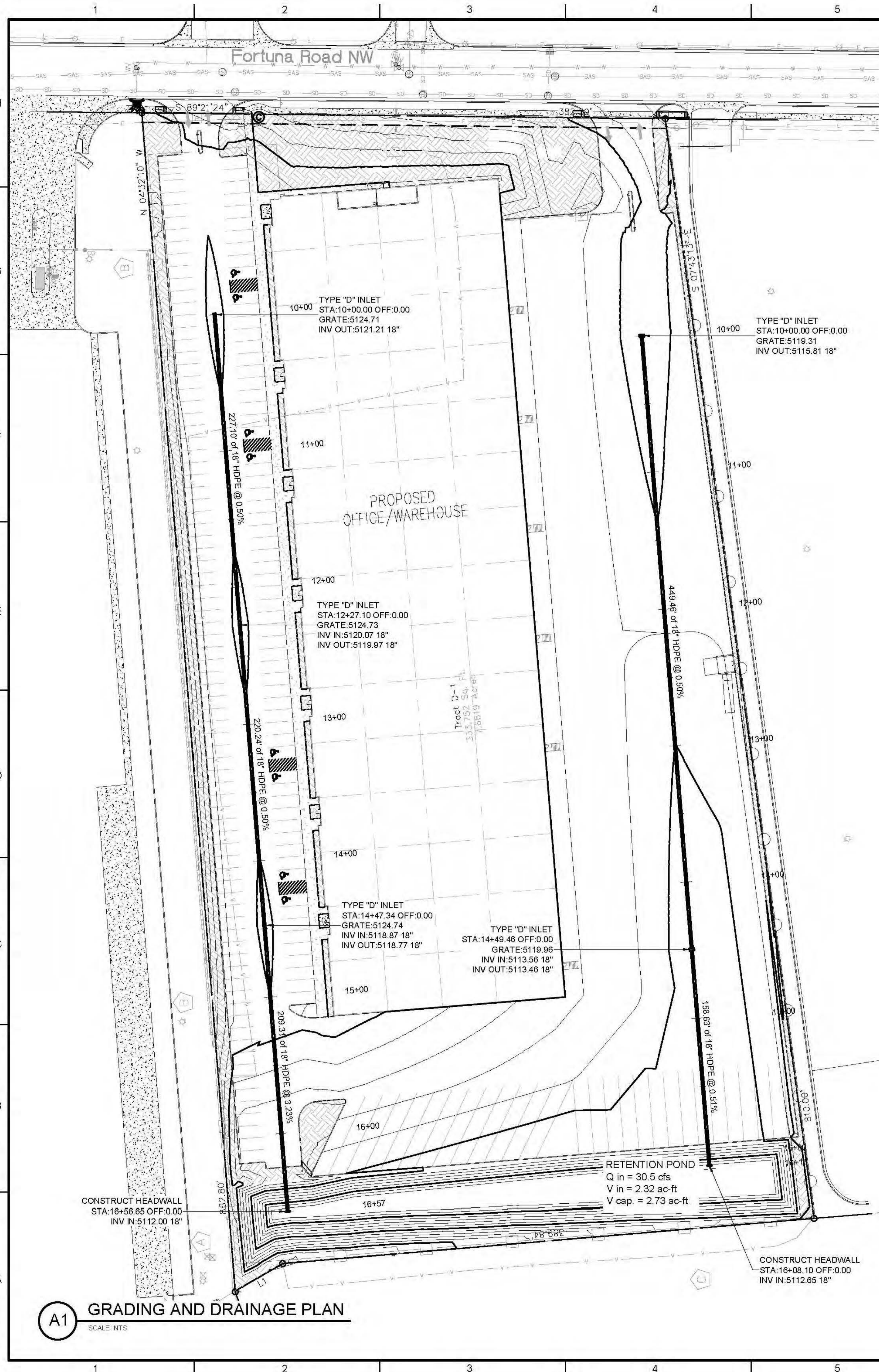
DATE OCTOBER 13, 2022

SCALE
 1"=20'-0"
 OR AS NOTED

DRAWING NAME
 BUILDING ELEVATIONS

SHEET NUMBER
 SDP-2

9/12/2022 M:\MSD\22-600-285-002_Disiplines_SHEETS\2_Sheets - civil\226285-GD01.dwg



Drainage Narrative

Introduction
 The project site is located at 7500 Fortuna Rd. NW. The site is bounded by Fortuna Road NW to the north, Gallatin Place NW to the west, and Los Volcanes Road NW to the south. The existing site and proposed improvements are contained within Tract D-1 of Meridian Business Park II. The site is labeled as an area of minimal flood hazard (Zone X) in the FEMA flood plain map service center, see firm maps 35001C0326J and 35001C0328J.

Existing Conditions
 The existing site topography in Tract D-1 generally drains from west to east by review of survey topography and site visit. Across the southern edge of the property, there is approximately 6 feet of elevation difference from the southwestern corner to the southeastern corner. The site was recently used as a temporary stockpile and borrow site for neighboring development, and a large portion of the site was left compacted and barren. The temporary ponding area for the stockpile has since been filled according to topographic data and site inspection, allowing flow to continue draining east toward the neighboring property. There is an existing retention pond on the northwestern corner of the site. No drainage infrastructure was observed to outfall to the pond, and it likely only receives flow from the immediate vicinity.

In its current condition, the on-site basin is generating a peak discharge of 22.1 cfs for the 100-year 24-hour event. The site is generating a runoff volume of 0.6818 ac-ft for the 100-year 24-hour event, and a volume of 0.7664 ac-ft for the 100-year 10-day event.

Proposed Conditions
 A 102,000 square-foot tenant space is to be constructed, with entrances, sidewalk, and parking for the new office space on the western side of the building. The eastern face of the building will have a loading bay with a 4-foot vertical drop from the finished floor elevation. A trash enclosure is to be constructed along the eastern edge of the site. The enclosure will be raised to reduce the amount of surface runoff that drains through this location. The proposed site will direct surface runoff towards the western and eastern edges of the site, where a series of Type D sag inlets will be constructed to capture the flow. There will be 3 inlets in the western parking area, and 2 inlets on the eastern side of the building.

A proposed retention pond is to be constructed on the southernmost edge of the site. Tie in slopes at the western edge of the pond require that a 2:1 side slope be used. To protect the slopes, gravel mulch will be laid. To retain the 100-year 10-day storm without altering the pond boundary, water will be allowed to pond in the site up to the 5121 contour, with the site boundary bermed as needed to prevent flow from spilling into the neighboring lots. At this elevation, the pond will spill to the north toward Fortuna Rd. in the event that this pond overtops. A dry well will be installed in the pond to increase the pond's permeability and reduce the amount of time that water sits in the pond. The storm drain lines on each side of the site will discharge to the proposed pond. The western and eastern lines will be 18" HDPE. These lines will discharge at the bottom of pond. A concrete rundown will be constructed along the southern edge of the trailer parking to allow surface runoff from the vicinity to enter the pond. The southwestern corner of the lot will have a concrete passage running west to east through a median feature to permit flow from the area to travel to the rundown.

In the proposed condition, the on-site basin is generating a peak discharge of 30.5 cfs for the 100-year 24-hour event. The site is generating a runoff volume of 1.5212 ac-ft for the 100-year 24-hour event, and a volume of 2.3221 ac-ft for the 100-year 10-day event.

Conclusion
 In summary, Type D inlets and 18" HDPE storm drain will be installed to capture on-site flows and deliver the water to the proposed retention pond. The pond will be graded to accommodate the 100-year 10-day excess runoff volume, with some portion of the impervious site area used as storage for the event. A dry well will also be constructed to aid in percolation of the pond and water quality.

Fortuna Pond - Proposed Staging

Stage	Area	Storage	Cumulative Storage	Cumulative Storage
Elev. (ft)	Ft ²	Ft ³	Ft ³	Ac-ft
5114	8013	0.000	0	
5115	9603	8807.985	8808	
5116	11223	10412.745	19221	
5117	12876	12049.165	31270	
5118	14561	13718.130	44988	
5119	16280	15420.100	60408	
5120	37672	26975.820	87384	
5121	25225	31448.690	118833	2.7280

MS4 Calculations

Basin	Area	Volume	Volume
	Ft ²	ft ³	Ac-ft
101	333752.0669	11681.32	0.27
		Total	0.27

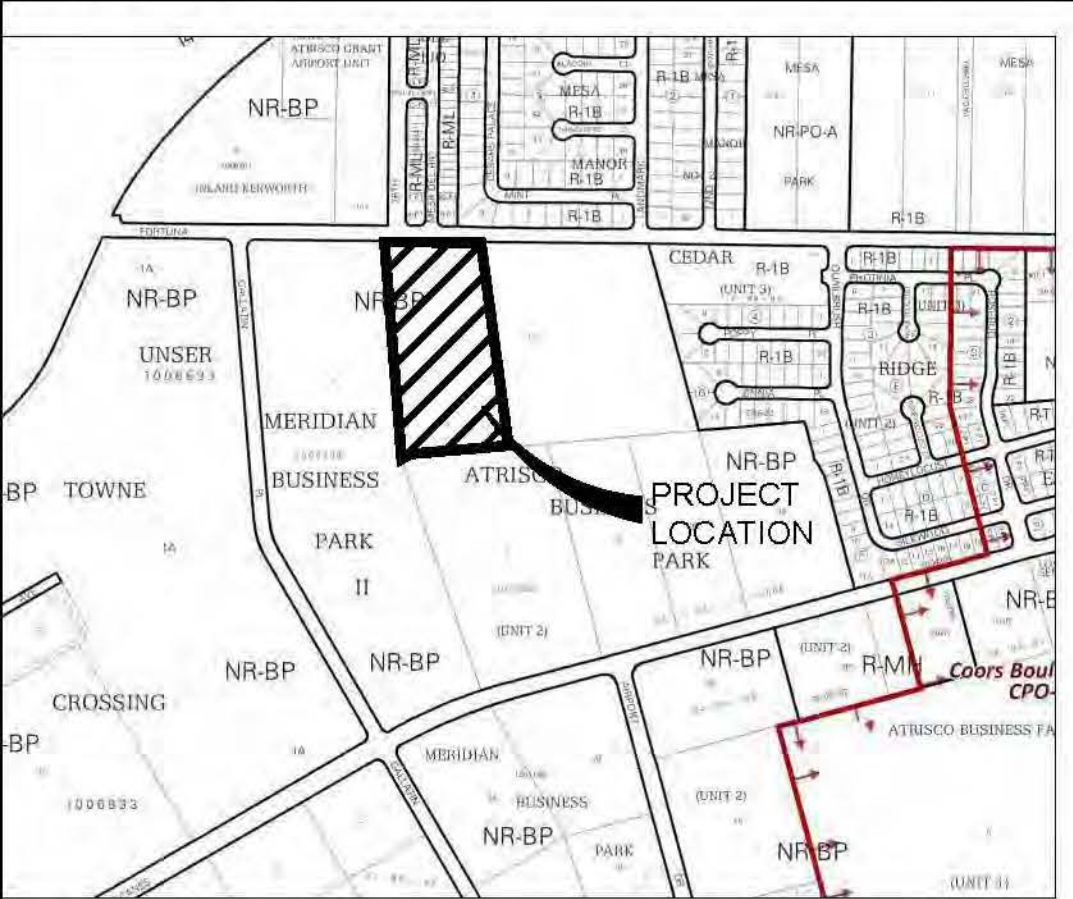
Existing Conditions

Basin	Total Area (sq ft)	Total Area (Ac)	%				Peak Discharge, Q	Excess Precip. (Weighted)	Volume (6hr, acre-ft)	Volume (24hr, acre-ft)	Volume (10day, acre-ft)				
			A	B	C	D									
101	333752.07	7.662	0	0	15.3	1.17	75.3	5.77	9.4	0.72	22.1	1.04	0.6626	0.6818	0.7664

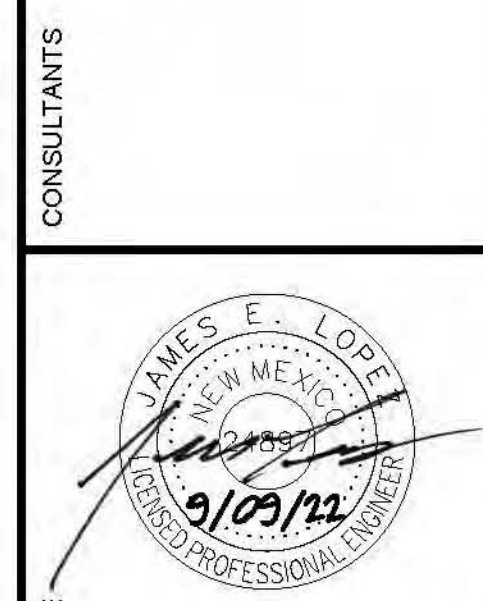
Proposed Conditions

Basin	Total Area (sq ft)	Total Area	%				Peak Discharge, Q	Excess Precip. (Weighted)	Volume (6hr, acre-ft)	Volume (24hr, acre-ft)	Volume (10day, acre-ft)				
			A	B	C	D									
101	333752.07	7.662	0	0.00	0	0.00	11%	0.85	89%	6.82	30.5	2.10	1.3394	1.5212	2.3221

MAPS



WILSON & COMPANY
 4401 WASHINGTON ST. NE, SUITE 650
 ALBUQUERQUE, NM 87109
 PHONE: 505-344-4000
 FAX: 505-344-4005
 www.wilsonco.com



NEW OFFICE/WAREHOUSE FOR BRUNACINI DEVELOPMENT
 7500 FORTUNA RD, NW
 ALBUQUERQUE, NM 87121

REV.	DATE	DESCRIPTION	BY

PROJECT NO: 22-600-285-00
 DESIGNED BY: JEL
 DRAWN BY: DY
 CHECKED BY: JEL
 DATE: SEPTEMBER 2022

SHEET TITLE
OVERALL GRADING & DRAINAGE PLAN

SHEET NO:
C-102



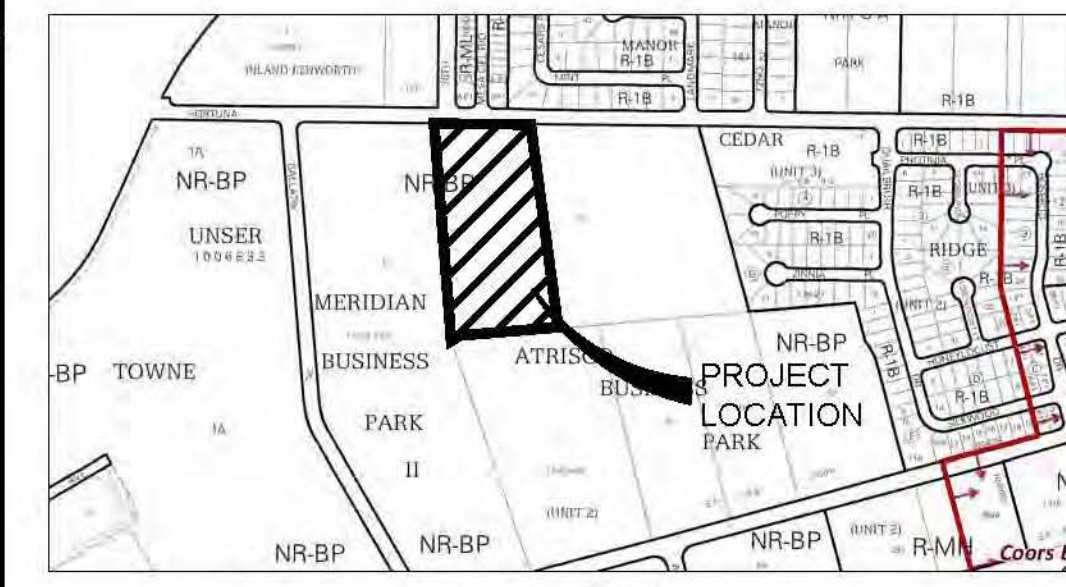
KEYNOTES

- 1' FOOT CURB CUT PER DETAIL.
- 6-INCH MEDIAN CURB & GUTTER PER COA STD DWG #2415B.
- ASPHALT PER DETAIL.
- UNI-DIRECTIONAL RAMP PER DETAIL.
- DETECTABLE WARNING SURFACE PER DETAIL.
- SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.
- TYPE "D" INLET PER COA STD DWG #2206.
- SIDE SLOPES NEED TO BE STABILIZED WITH NATIVE GRASS SEED (PER CITY SPEC 1012) WITH AGGREGATE MULCH OR EQUAL (MUST SATISFY THE "FINAL STABILIZATION CRITERIA" CGP 2.2.14.B.)

GENERAL NOTES

1. SIDEWALK AND CURB RAMPS SHALL COMPLY WITH THE CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). THE CONTRACTOR SHALL CONTACT THE CITY STAFF TO SCHEDULE INSPECTIONS.

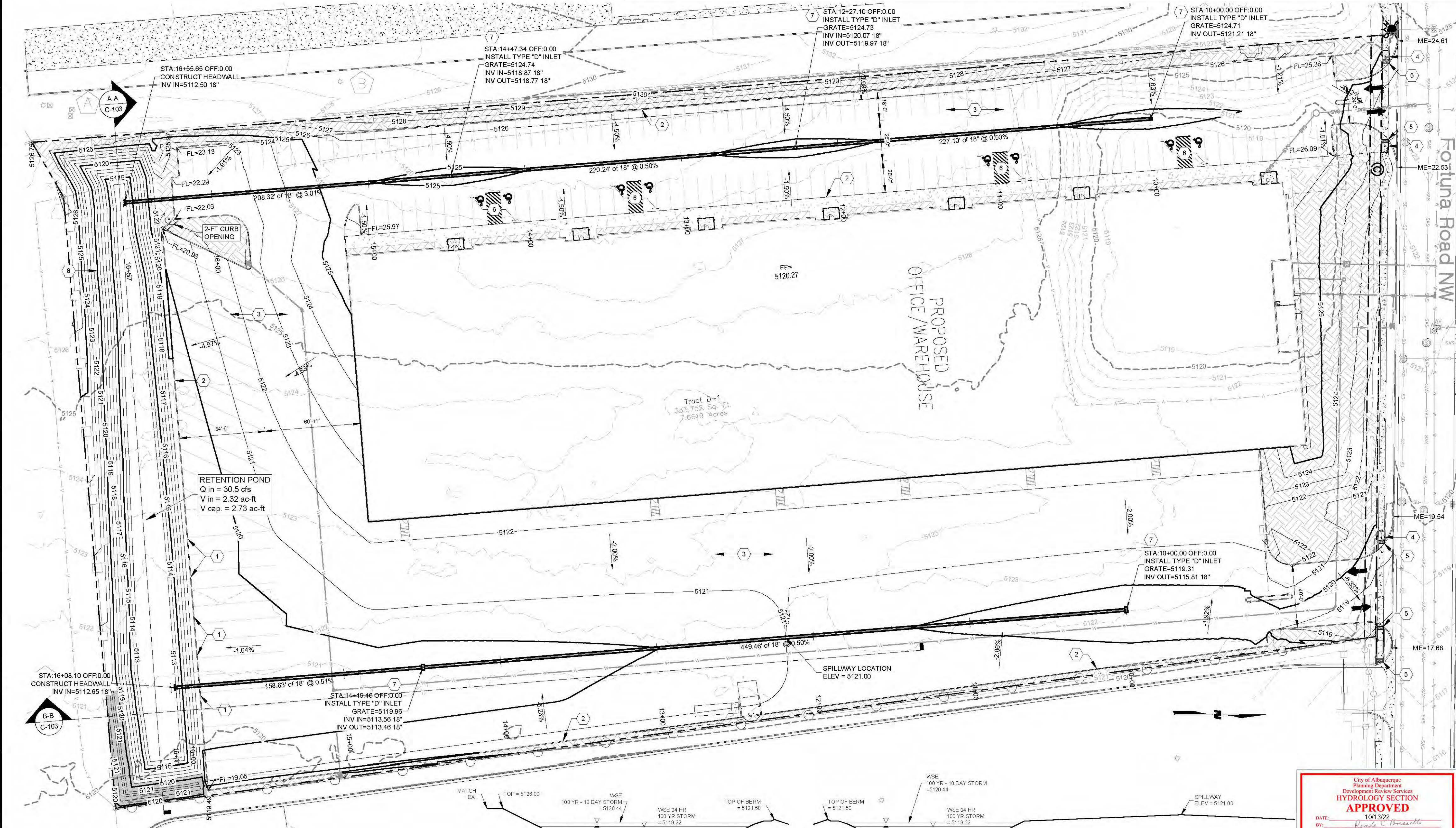
MAPS



LOCATION MAP
ZONE ATLAS MAP J-10-Z

FLOOD INSURANCE MAP
REFERENCE: PANEL NO. 35001C0328J AND 35001C0328K

SOILS MAP
REFERENCE: NRCS SOILS DATA



A1 GRADING & DRAINAGE PLAN
SCALE: 1" = 30'

SECTION A-A
SCALE: NTS

SECTION B-B
SCALE: NTS

City of Albuquerque
Planning Department
Development Review Section
HYDROLOGY SECTION
APPROVED
DATE: 10/13/22
BY: [Signature]
HydroTrans # 1100048

WILSON & COMPANY
4401 WASHHEAD ST. NE, SUITE 150
ALBUQUERQUE, NM 87109
PHONE: 505-241-4000
FAX: 505-241-4001
WWW.WILSONCO.COM

CONSULTANTS
JAMES E. LOPEZ
NEW MEXICO
9/10/22
REGISTERED PROFESSIONAL ENGINEER

PROJECT NAME
NEW OFFICE/WAREHOUSE
FOR BRUNACINI DEVELOPMENT
7500 FORTUNA RD, NW
ALBUQUERQUE, NM 87121

REV.	DATE	DESCRIPTION	BY

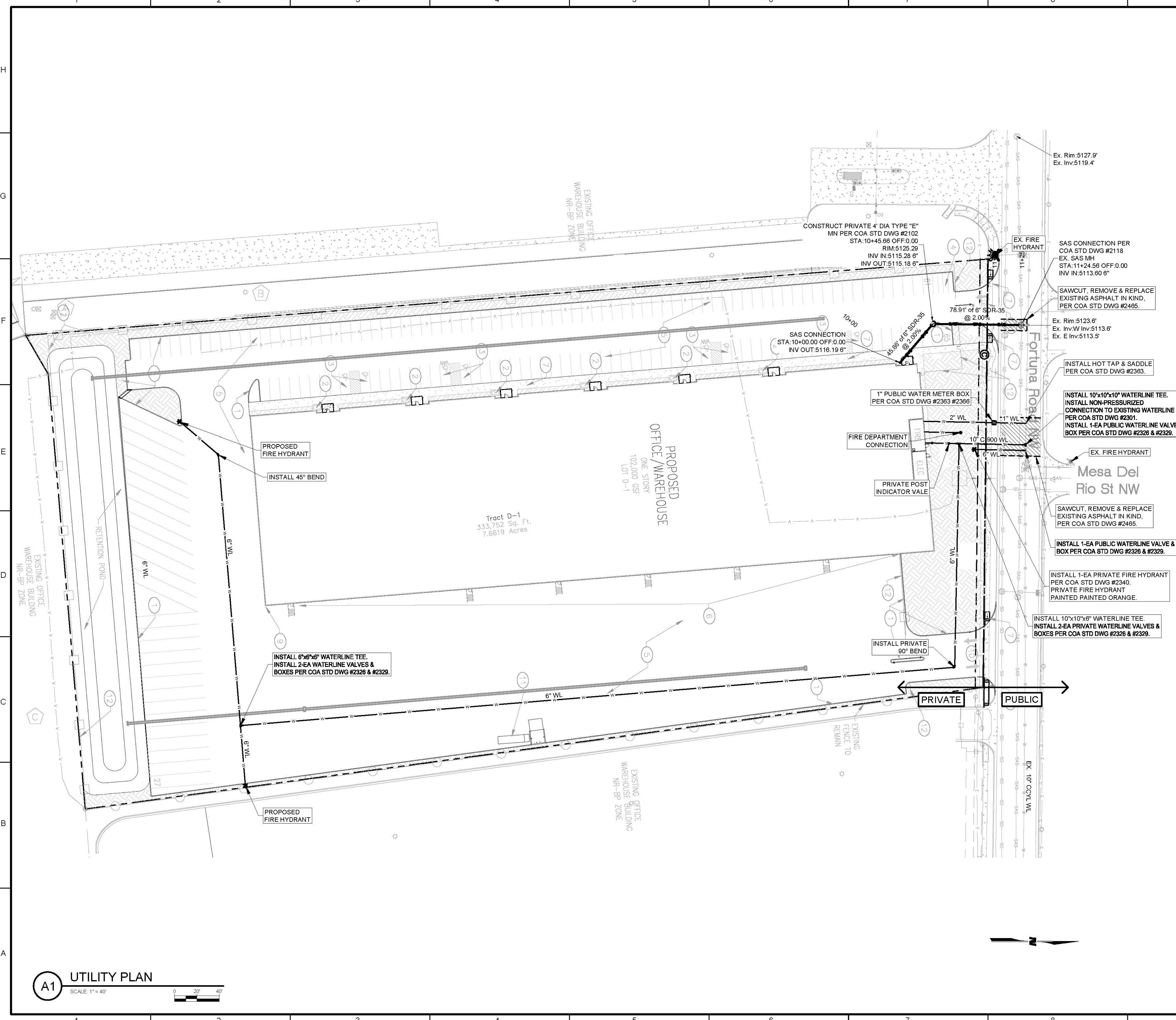
PROJECT NO: 22-600-285-00
DESIGNED BY: JEL
DRAWN BY: DY
CHECKED BY: JEL
DATE: SEPTEMBER 2022
SHEET TITLE

GRADING & DRAINAGE PLAN

SHEET NO: **C-103**

10/13/2022 MA:MSD122-600-285-002_Sheets - civil\12260285-GD02.dwg

3/24/2023 M:\MSD\12-600-285-002_Disciplines_SHEETS\2_Sheets - civil\2260285-UT01.dwg



A1 UTILITY PLAN
 SCALE: 1" = 40'
 0 20' 40'



WATER SHUT-OFF PLAN

- NOTES:**
- ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 - NOTIFY ABCWUA, WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN.
 - APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
 - SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN.
 - COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.
 - WORK WITHIN PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED VIA WATER AUTHORITY CONNECTION PERMIT.

WILSON & COMPANY
 4401 WASTHEAD ST. NE. SUITE 150
 ALBUQUERQUE, NM 87109
 PHONE: 505-263-4600
 FAX: 505-263-4600
 WWW.WILSONCO.COM

CONSULTANTS



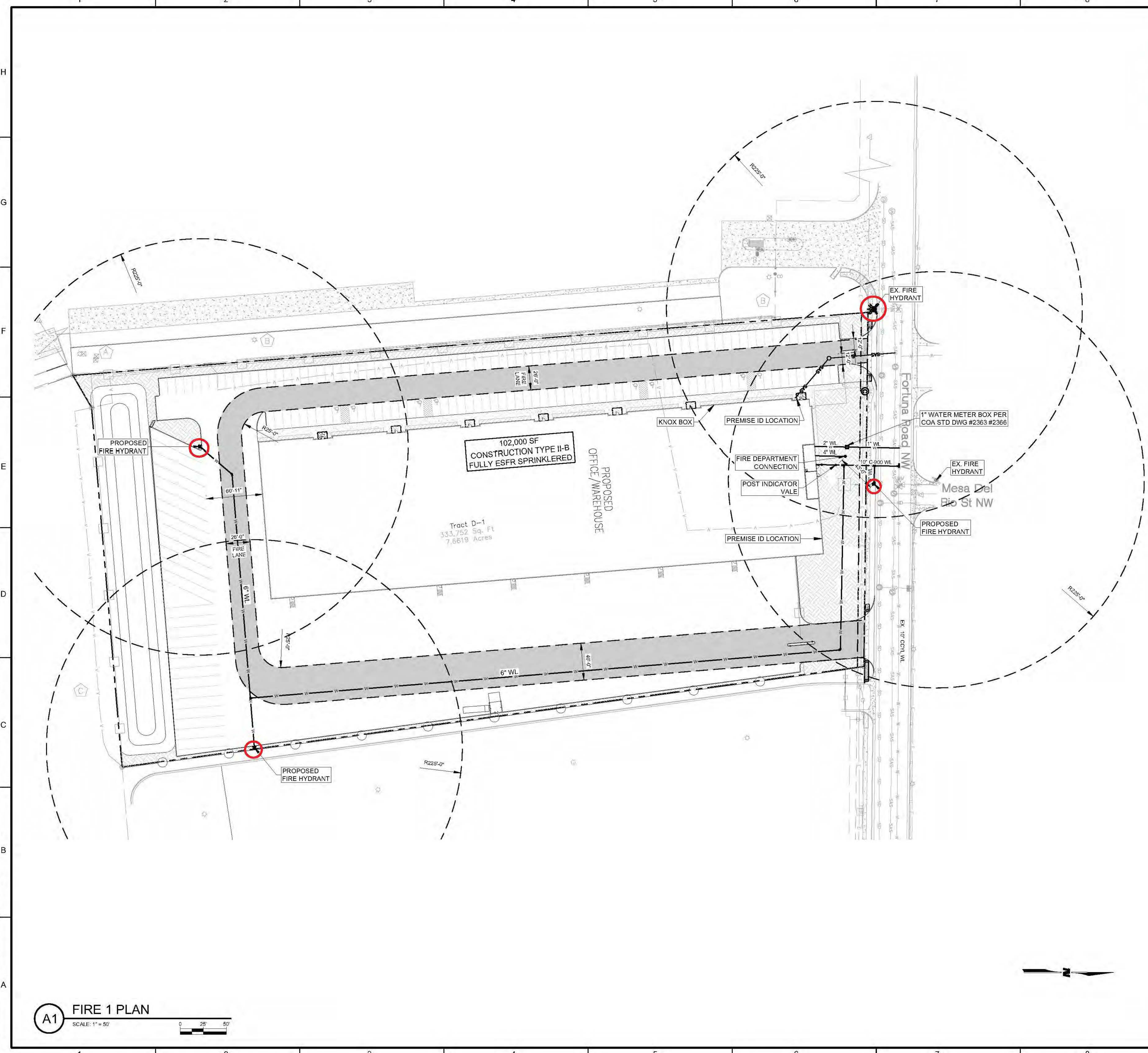
PROJECT NAME
**NEW OFFICE/WAREHOUSE
 FOR BRUNACINI DEVELOPMENT
 7500 FORTUNA RD, NW
 ALBUQUERQUE, NM 87121**

REV.	DATE	DESCRIPTION	BY

PROJECT NO: 22-600-285-00
 DESIGNED BY: JEL
 DRAWN BY: DY
 CHECKED BY: JEL
 DATE: SEPTEMBER 2022
 SHEET TITLE

UTILITY PLAN
 SHEET NO:
C-101

8/18/2022 M:\MSD\22-600-285-00\2_Disiplines\SHEETS\2_Sheets - civil\2260285-FIRE.dwg



ALBUQUERQUE FIRE MARSHAL'S OFFICE
ALBUQUERQUE FIRE DEPARTMENT
ENGINEERING DIVISION
PERMIT
 THIS SUBMITTAL IS SUBJECT TO THE CLEARLY DESIGNATED AND
 UR FIRE RATES.
PERMIT NUMBER: FP-22-011123
APPROVED DATE: 08/02/22

APPROVED

THESE CONDITIONS GOVERN THE PERMIT AND SHALL BE READ IN CONJUNCTION WITH THE CITY OF ALBUQUERQUE FIRE DEPARTMENT ORDINANCES AND THE INTERNATIONAL FIREMANS' ASSOCIATION LOCAL UNION NO. 1000. THE PERMIT IS VALID FOR THE DURATION OF THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT.
FIRE FLOW CONSULTANTS FF-3375

5. ALL DRIVING SURFACES SHALL BE ASPHALT OR CONCRETE.
6. FIRE APPARATUS ROAD DIMENSIONS: FIRE APPARATUS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH NOT LESS THAN 20 FEET AND AN UNOBSTRUCTED HEIGHT NOT LESS THAN 13 FEET 6 INCHES. THEY SHALL HAVE AN UNOBSTRUCTED WIDTH NOT LESS THAN 26 FEET IN WIDTH WHEN FIRE DEPARTMENT ACCESS ROAD EXCEEDS 300 FEET.
7. ACCESS AND LOADING: AN APPROVED FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
8. ENGINEERING DATA: ENGINEERING DATA SHALL BE SUBMITTED TO SUBSTANTIATE WEIGHT BEARING CAPACITY AND ALL WEATHER DRIVING CAPABILITIES FOR FIRE APPARATUS ACCESS ROADS.
9. GRADE: FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.
10. SECURITY GATES: SECURITY GATES THAT EXTEND ACROSS FIRE APPARATUS ACCESS ROADS OR IMPEDE FIRE APPARATUS ACCESS SHALL HAVE AN APPROVED MEANS OF OPERATION TO ALLOW FIRE DEPARTMENT ACCESS.

WILSON & COMPANY
 4401 WASHHEAD ST. NE, SUITE 150
 ALBUQUERQUE, NM 87109
 PHONE: 505-264-4000
 FAX: 505-264-4000
 WWW.WILSONCO.COM

CONSULTANTS

SEAL
 XX% SUBMITTAL
 NOT FOR
 CONSTRUCTION

PROJECT NAME
**NEW OFFICE/WAREHOUSE
 FOR BRUNACINI DEVELOPMENT
 7500 FORTUNA RD, NW
 ALBUQUERQUE, NM 87121**

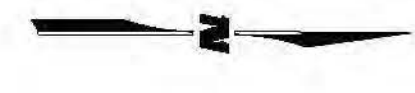
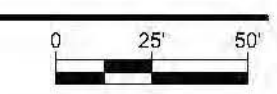
REV.	DATE	DESCRIPTION	BY

PROJECT NO: 22-600-285-00
 DESIGNED BY: JEL
 DRAWN BY: DY
 CHECKED BY: JEL
 DATE: AUGUST 2022

SHEET TITLE
FIRE 1 PLAN

SHEET NO:
C-102

A1 FIRE 1 PLAN
 SCALE: 1" = 50'



PR-2020-004538_SI-2022-02197_Site_Plan_Aproved_12-14-22

Interim Agreement Report







2023-03-25

Created:	2023-03-13
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Out for Signature
Transaction ID:	CBJCHBCAABAApUneam5B5NtkCyoLUzBsom_g4el0T_QF

Agreement History

Agreement history is the list of the events that have impacted the status of the agreement prior to the final signature. A final audit report will be generated when the agreement is complete.

"PR-2020-004538_SI-2022-02197_Site_Plan_Approved_12-14-22" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2023-03-13 - 1:30:12 PM GMT - IP address: 73.242.135.213
-  Document emailed to Jolene Wolfley (jwolfley@cabq.gov) for signature
2023-03-13 - 1:35:27 PM GMT
-  Document emailed to Ernest Armijo (earmijo@cabq.gov) for signature
2023-03-13 - 1:35:27 PM GMT
-  Document emailed to Tiequan Chen (tchen@cabq.gov) for signature
2023-03-13 - 1:35:28 PM GMT
-  Document emailed to David Gutierrez (dggutierrez@abcwua.org) for signature
2023-03-13 - 1:35:28 PM GMT
-  Document emailed to Jeff Palmer (jppalmer@cabq.gov) for signature
2023-03-13 - 1:35:28 PM GMT
-  Document emailed to Cheryl Somerfeldt (csomerfeldt@cabq.gov) for signature
2023-03-13 - 1:35:28 PM GMT
-  Email viewed by Ernest Armijo (earmijo@cabq.gov)
2023-03-13 - 1:41:43 PM GMT - IP address: 143.120.132.81



Document e-signed by Ernest Armijo (earmijo@cabq.gov)

Signature Date: 2023-03-13 - 1:42:07 PM GMT - Time Source: server- IP address: 143.120.132.81



Email viewed by Tiequan Chen (tchen@cabq.gov)

2023-03-13 - 1:51:51 PM GMT- IP address: 143.120.132.88



Document e-signed by Tiequan Chen (tchen@cabq.gov)

Signature Date: 2023-03-13 - 1:52:07 PM GMT - Time Source: server- IP address: 143.120.132.88



Email viewed by Jeff Palmer (jppalmer@cabq.gov)

2023-03-13 - 2:20:06 PM GMT- IP address: 143.120.136.68



Document e-signed by Jeff Palmer (jppalmer@cabq.gov)

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Email viewed by Cheryl Somerfeldt (csomerfeldt@cabq.gov)

2023-03-13 - 10:17:59 PM GMT- IP address: 143.120.170.57



Document e-signed by Cheryl Somerfeldt (csomerfeldt@cabq.gov)

Signature Date: 2023-03-13 - 10:18:22 PM GMT - Time Source: server- IP address: 143.120.170.57



Email viewed by David Gutierrez (dggutierrez@abcwua.org)

2023-03-15 - 2:21:01 PM GMT- IP address: 142.202.67.2



Email viewed by David Gutierrez (dggutierrez@abcwua.org)

2023-03-16 - 3:20:06 PM GMT- IP address: 142.202.67.2



Email viewed by Jolene Wolfley (jwolfley@cabq.gov)

2023-03-22 - 2:01:41 PM GMT- IP address: 143.120.133.169



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2023-03-22 - 2:06:56 PM GMT- IP address: 142.202.67.2



Email viewed by David Gutierrez (dggutierrez@abcwua.org)

2023-03-22 - 2:07:22 PM GMT- IP address: 142.202.67.2



Email viewed by Jolene Wolfley (jwolfley@cabq.gov)

2023-03-23 - 2:16:51 PM GMT- IP address: 143.120.133.169



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2023-03-24 - 8:26:48 PM GMT- IP address: 142.202.67.2



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2023-03-24 - 8:27:13 PM GMT- IP address: 142.202.67.2



Document e-signed by David Gutierrez (dggutierrez@abcwua.org)

Signature Date: 2023-03-24 - 11:04:50 PM GMT - Time Source: server- IP address: 142.202.67.2



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PR-2020-004538_SI-2022-02197_Site_Plan_Aproved_12-14-22

Final Audit Report

2023-03-27

Created:	2023-03-25
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAa1vzdQYg9tikxC12x38zLPD8pziU3UmT

"PR-2020-004538_SI-2022-02197_Site_Plan_Approved_12-14-22" History

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-  Document emailed to Jolene Wolfley (jwolfley@cabq.gov) for signature
2023-03-25 - 2:00:46 AM GMT
-  Email viewed by Jolene Wolfley (jwolfley@cabq.gov)
2023-03-27 - 2:50:59 PM GMT - IP address: 75.161.225.16
-  Document e-signed by Jolene Wolfley (jwolfley@cabq.gov)
Signature Date: 2023-03-27 - 11:06:27 PM GMT - Time Source: server - IP address: 75.161.225.16
-  Agreement completed.
2023-03-27 - 11:06:27 PM GMT

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