



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2021-006070

Application No. SI-2021-01889

TO:

Planning Department/Chair

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 12/15/21 HEARING DATE OF DEFERRAL: 12/1/21

SUBMITTAL

DESCRIPTION: Comment response memo, revised plan set, and proposed infrastructure list.

CONTACT NAME: Michael Vos, AICP _____

TELEPHONE: (505) 764-9801 EMAIL: vos@consensusplanning.com _____



Memorandum

To: City of Albuquerque Development Review Board

From: Michael Vos, AICP, Consensus Planning, Inc. *MV*

Date: December 10, 2021

Re: Westpointe40 North Site Plan DRB Comment Responses (PR-2021-006070)

This memo outlines the responses and changes made to the site plan for the proposed 150K spec industrial building at Westpointe40 based on the comments received and reviewed at the December 1, 2021 DRB meeting. The comments are numbered and followed by the response in italics.

Code Enforcement

1. The Site Plan must comply with all applicable provisions of the IDO, the DPM, and other adopted City regulations.
 - *Understood.*
2. IDO Zone district is NR-BP.
 - *Understood. The project has been designed to comply with the NR-BP zone district regulations.*
3. Dimensional standards per IDO section 5-1. Clarify different setback notes on plat.
 - *The setbacks on the site plan have been updated to correctly reflect the NR-BP zone district standards, and the plan complies with these setbacks.*
4. Provide building calculation, with/without expansion, for building coverage maximum of 50%.
 - *The building coverage for the north site is approximately 36% (150,574/421,660)*
5. Landscaping Edge Buffer per 5-6-E, table 5-6-4. Please clarify use. Non-Residential or Industrial require different standards.
 - *While this building is a spec building and may primarily house warehousing, wholesale, and distribution uses, the applicant has reconfigured the site plan to provide a 25-foot landscape buffer consistent with the industrial standards. This will allow flexibility in leasing and future uses that can utilize the proposed building.*
6. Additional detail needed for meeting equipment screening and loading, service refuse areas. IDO section 5-6-G.
 - *The loading, service, and refuse areas are located at the rear of the building where they are not visible from the adjacent street, as required by this section. The property to the east is not considered low-density residential, so it is not strictly required by the IDO to provide screening beyond the landscape edge buffer requirements. There is an existing 8-foot-tall perimeter wall for the multi-family development that will be further enhanced by the 25-foot landscape buffer, so there will still be significant screening of the service and loading area from the east. If considered an outdoor storage area for the purposes of Section 5-6(G)(4) due to trailer parking, the existing 8-foot-tall wall satisfies the screening requirement.*

7. Additional detail needed for meeting outdoor lighting. IDO section 5-8.
 - *Keynote 23 identifies the site lighting with a maximum height of 16 feet tall. This is the maximum height allowed within 100 feet of a residential zone district per Table 5-8-1.*
8. Additional detail needed for meeting Façade Design general standards, IDO section 5-11-E.
 - *Despite the large size and function of the building, a human scale is provided along the primary building façade through a differentiation in colors and use of windows and doors around entries.*
 - *The building is setback more than 30 feet from Daytona Road, so it does not meet the definition of a street-facing façade and therefore is not required to meet the standards outline in Section 5-11(E)(2)(a)2. However, the applicant has taken care to provide visible primary pedestrian entrances and the use of ground floor windows to improve the overall look and feel of the building from the parking lot.*
 - *While it is not considered a street-facing façade, the west elevation breaks up its length using a change in parapet heights and building articulation every 60 to 70 feet, as well as using multiple colors along the entire length of the façade.*
 - *Per Section 5-11(E)(3), a 500 square foot patio space is provided on the north side of the building (reference Keynote 24)*
9. Does project submittal include a signage plan or is owner applicant referencing the NR-C zone district for standards?
 - *No specific signage plan is proposed except for showing a potential location for a monument sign (Keynote 16). Further details will be required through the separate sign permit process and will comply with the NR-C standards as allowed by the IDO.*

Hydrology

1. Hydrology did receive the submittals for both the North Tract and the South Tract on 11/04/2021 (K09D050 – South Tract & K09D051 – North Tract). Currently these are #9 & 10 in the que and will be looked at some time the week of December 27th.
2. Hydrology recommends a four-week deferral.
 - *Understood. We will discuss the appropriate deferral time based on any updates received from Hydrology at the December 15th DRB meeting.*

Transportation Development

1. What type of truck will this facility serve, and will the turning radii provided be sufficient? Provide a turning template.
 - *Turning templates are provided as part of this supplemental submittal showing truck access to and through the site from both directions on Daytona Road.*
2. Provide a 6-foot ADA pathway from the building to the right-of-way.
 - *The pedestrian connection has been updated with the required width (Keynote 11).*
3. Show cross-section of adjacent road to include the new sidewalk, curb, and landscape buffer.
 - *Roadway cross sections are included in the supplemental submittal information.*
4. With the clear sight triangles shown on the landscape plan, will height restrictions be met? It is not clear.
 - *The landscape plan is showing street trees that are required along Daytona Road to comply with the IDO and Street Tree Ordinance. Within the clear sight triangle, these trees will need to be maintained and will be pruned to meet the minimum clearances.*

5. Obtain Fire-1 plan for the submittal set.
 - *Fire 1 plan will be submitted for the final plan set.*
6. Include the Det-1 sheet with all required details such as sidewalk, bike rack, curb ramps, curb, handicapped parking and signage, motorcycle signage, etc.
 - *These details have been added to the plan set.*
7. With the curb ramp configuration shown, there is no turning room space for the wheelchair behind the curb ramp.
 - *The accessible space and ramp locations have been modified to allow for the appropriate turnaround.*

ABCWUA

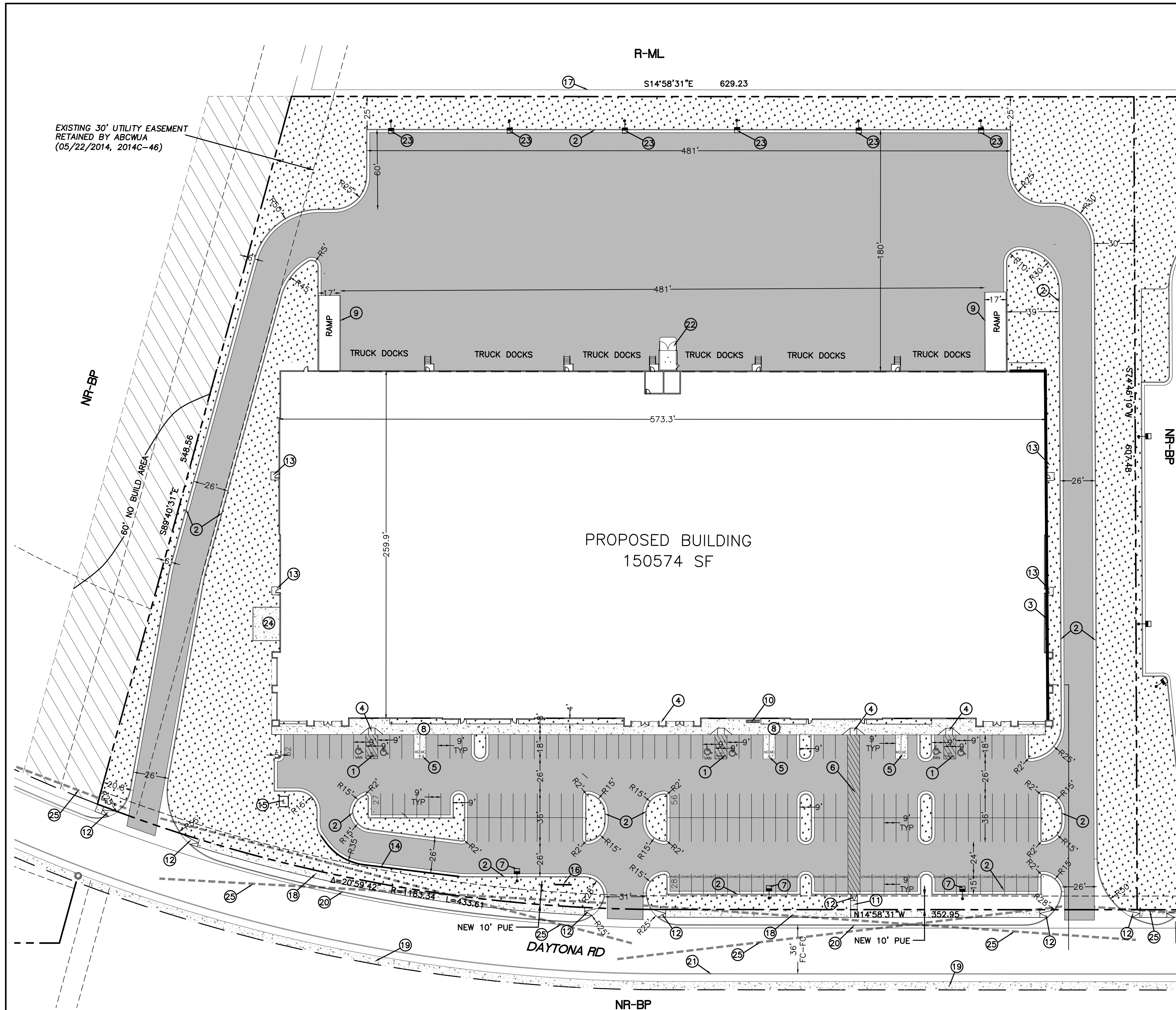
1. Availability Statement #210916R has been issued and provides the criteria for service. Extensions are required.
 - *Understood. An infrastructure list is included with the site plan.*
2. This project is within the adopted service area.
3. Pro rata is not owed for this property.
4. Utility Plan:
 - a. The meters need to be at the right-of-way line. The WUA will not maintain a line onsite to shorten the private water line lengths.
 - b. The proposed public hydrant needs to be within the right-of-way or within a public water easement. Please revise accordingly.
 - c. The required water main has been revised to a ten-inch. Please revise the call-out to be consistent with this requirement.
 - d. One of the four required hydrants is to be on the parcel to the south. Please provide some sort of agreement or easement that will enable this site to utilize that offsite hydrant.
 - *An updated utility plan has been provided with the supplemental submittal.*
5. Infrastructure List:
 - a. The improvements required in the Availability Statement shall be incorporated into the infrastructure list.
6. Easements:
 - a. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.
 - *A plat is accompanying this site plan application.*

Planning

1. The warehouse is an industrial use and will require a landscaped edge buffer area at least 25-feet in width along all boundaries with non-industrial development. The North Site Plan has multi-family on the eastern boundary. The South Site Plan has multi-family on the eastern boundary and single family on the southern boundary (please see the attached comments on Industrial Buffers). On the South Site Plan, a landscaped edge buffer area at least 15-feet in

width must be provided along the eastern boundary between the detention pond and the eastern property boundary.

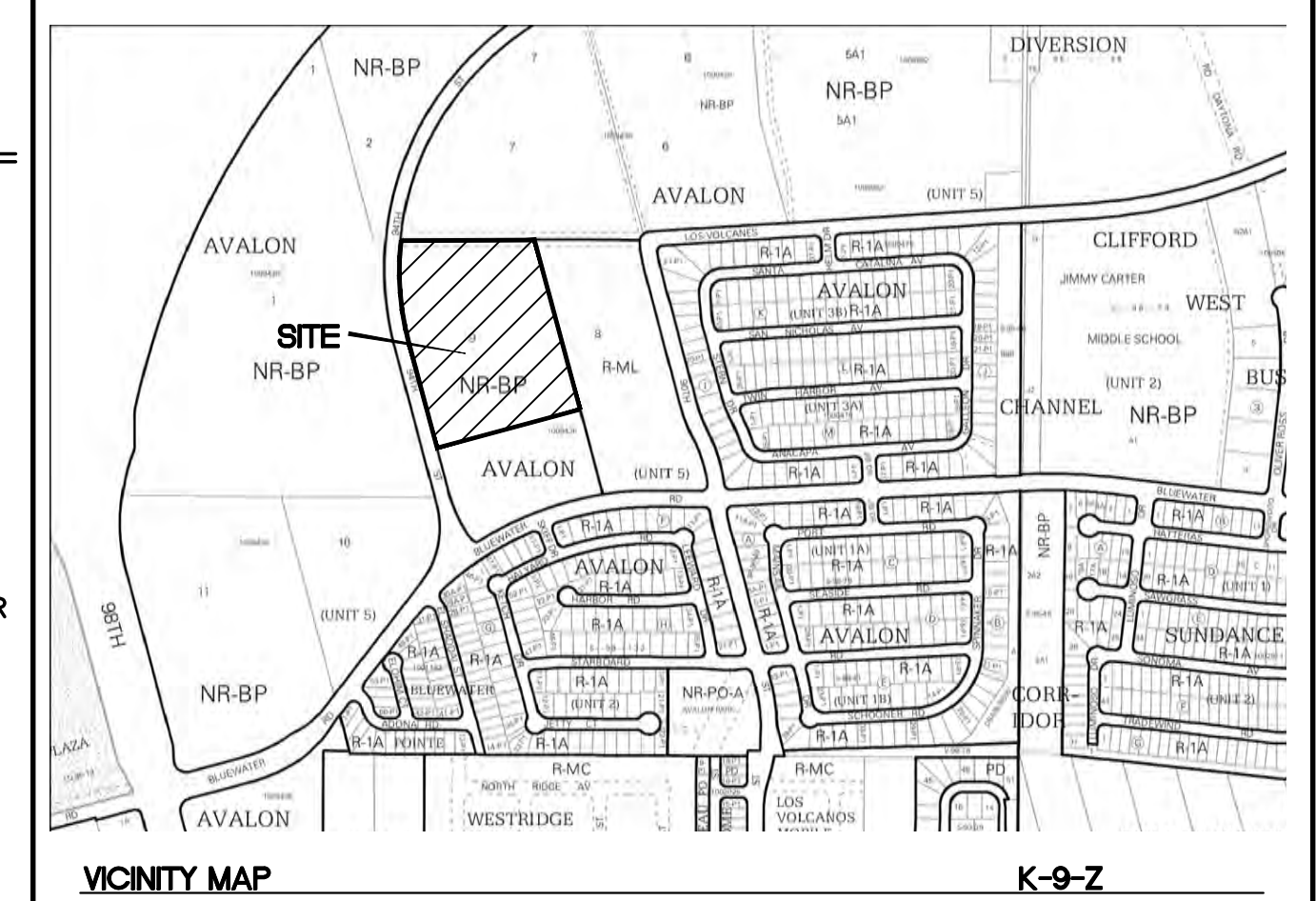
- a. A 25-foot buffer has been created on the east side of the site.
2. The project and application numbers need to be added to the Site Plan prior to distribution of the Site Plans to the DRB members for their e-signatures.
 - a. These have been added to the site plan.
3. The Solid Waste signature must be obtained on the Site Plans prior to final sign-off from Planning.
 - *We will obtain Solid Waste's signature for final sign-off.*
4. The applicant must confirm that the Façade Design requirements of 5-11(E) of the IDO are being met in a comment response letter and how they are being met.
 - *Please see the response to Code Enforcement comment #8.*
5. The building setbacks are depicted on the Site Plan as 5-feet for the front, and 0-feet for the sides and rear. The setback requirements in the NR-BP zone district are 20-feet for the front, and 10-feet for the sides and rear. The setbacks for the buildings based on the NR-BP standards appear to be met. Confirm that the setbacks are being met and note the correct required setback standards and the setbacks for the proposed buildings on the Site Plans.
 - *The setbacks have been updated on the site plan.*



LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- ▭ BUILDING
- ▭ SIDEWALK
- ▭ EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- ▭ RETAINING WALL
- ▭ HEAVY DUTY PAVING
- ▭ LIGHT DUTY PAVING
- ▭ LANDSCAPING

- KEYED NOTES**
- 1 ACCESSIBLE SPACE PER ADA REQUIREMENTS WITH SIGN
 - 2 6" CURB AND GUTTER (TYP) PER COA STD DWG 2415A
 - 3 EXTENDED STEM WALL
 - 4 ACCESSIBLE RAMP SEE DETAIL SHEET SP-2
 - 5 MOTORCYCLE PARKING W/SIGN (4'X8' MIN)
 - 6 9' PEDESTRIAN CROSSING
 - 7 SITE LIGHTING, 30' MAX HEIGHT, LED
 - 8 CONCRETE SIDEWALK PER COA STD DWG 2430
 - 9 RETAINING WALL, HEIGHT VARIES 1'-4'
 - 10 BICYCLE RACK SEE DETAIL SHEET SP-2
 - 11 6' CONCRETE WALK PER COA STD DWG 2430
 - 12 UNIDIRECTION ACCESSIBLE RAMP SEE DETAIL SHEET SP-2
 - 13 6'X6' CONCRETE PAD
 - 14 RETAINING WALL
 - 15 TRANSFORMER W/BOLLARDS
 - 16 MONUMENT SIGN (TBD)
 - 17 EXISTING CMU PERIMETER WALL, 8' HIGH
 - 18 NEW 6' SIDEWALK PER COA STD DWG 2430
 - 19 FUTURE 6' SIDEWALK
 - 20 8" CURB AND GUTTER PER COA STD DWG 2415A
 - 21 FUTURE CURB AND GUTTER
 - 22 SINGLE DUMPSTER W/RECYCLING SEE DETAIL SHEET DET-2
 - 23 SITE LIGHTING, 16' MAX HEIGHT, LED
 - 24 500 SF OUTDOOR PATIO AREA
 - 25 SIGHT LINES



LEGAL DESCRIPTION:
PORTION OF LOT 9 AVALON SUBDIVISION

SITE DATA

PROPOSED USAGE	COMMERCIAL
LOT AREA	421765 SF (9.68 ACRES)
ZONING	NR-BP
BUILDING AREA	150574 SF
BUILDING SETBACK	
FRONT	20
REAR	10'
SIDE	10'
PARKING REQUIRED	76 SPACES (1 SPACE PER 2000 SF)
PARKING PROVIDED	163 SPACES (28 COMPACT=17.2%)
ACCESSIBLE PARKING REQUIRED	5 SPACES
ACCESSIBLE SPACES PROVIDED	6 SPACES
	TOTAL 162 SPACES
BICYCLE SPACES REQUIRED	8
BICYCLE SPACES PROVIDED	8
MOTORCYCLE SPACES REQUIRED	3 SPACES
MOTORCYCLE SPACES PROVIDED	6 SPACES
LANDSCAPE REQUIRED	40678 SF
LANDSCAPE PROVIDED	52710 SF

PROJECT NUMBER: PR-2020-006070
APPLICATION NUMBER: SI-2021-01889

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

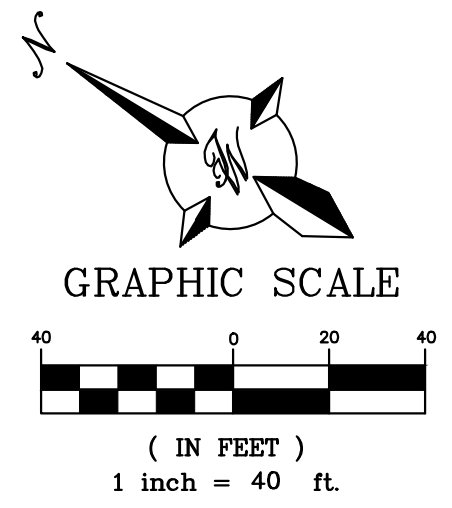
Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

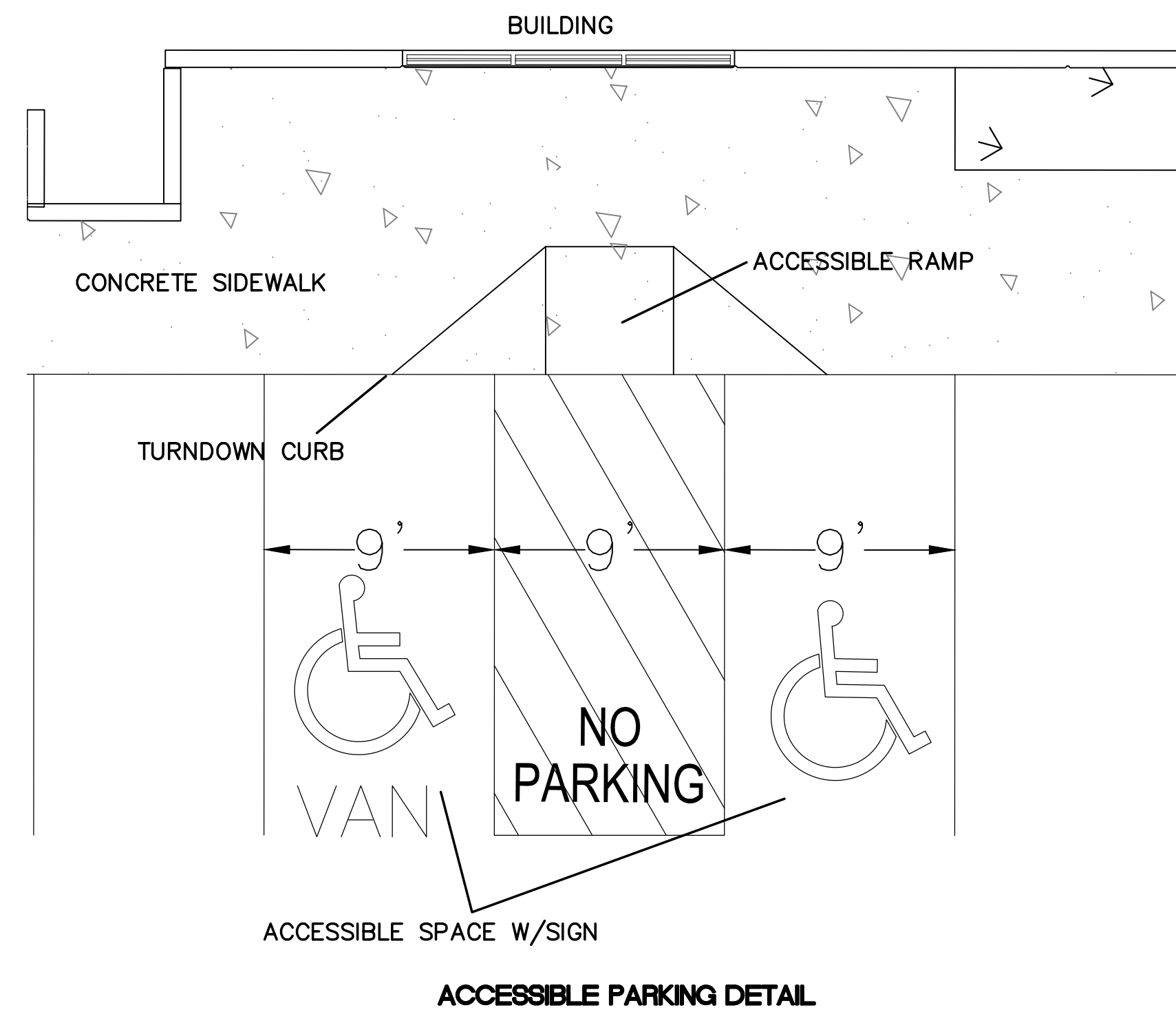
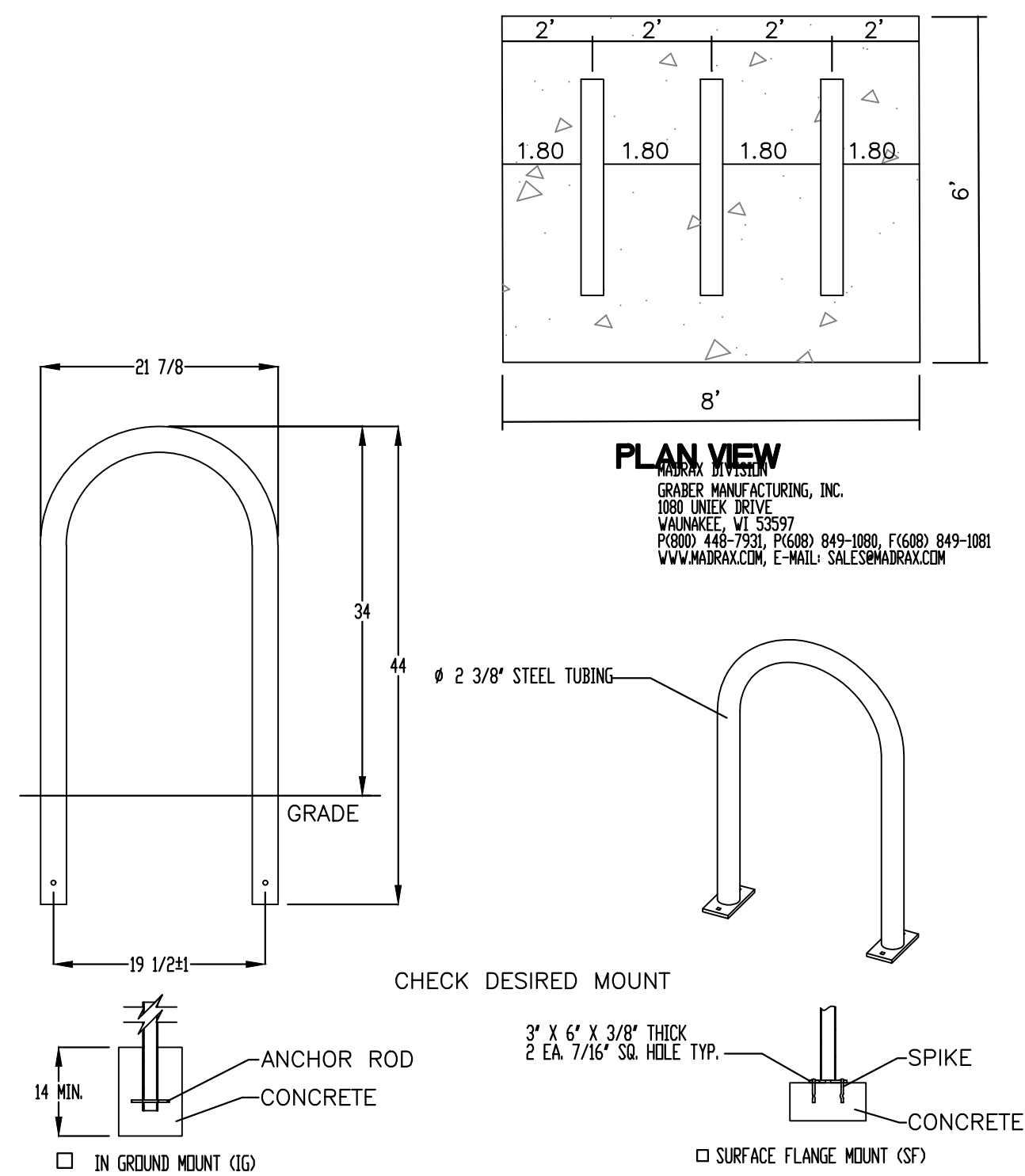
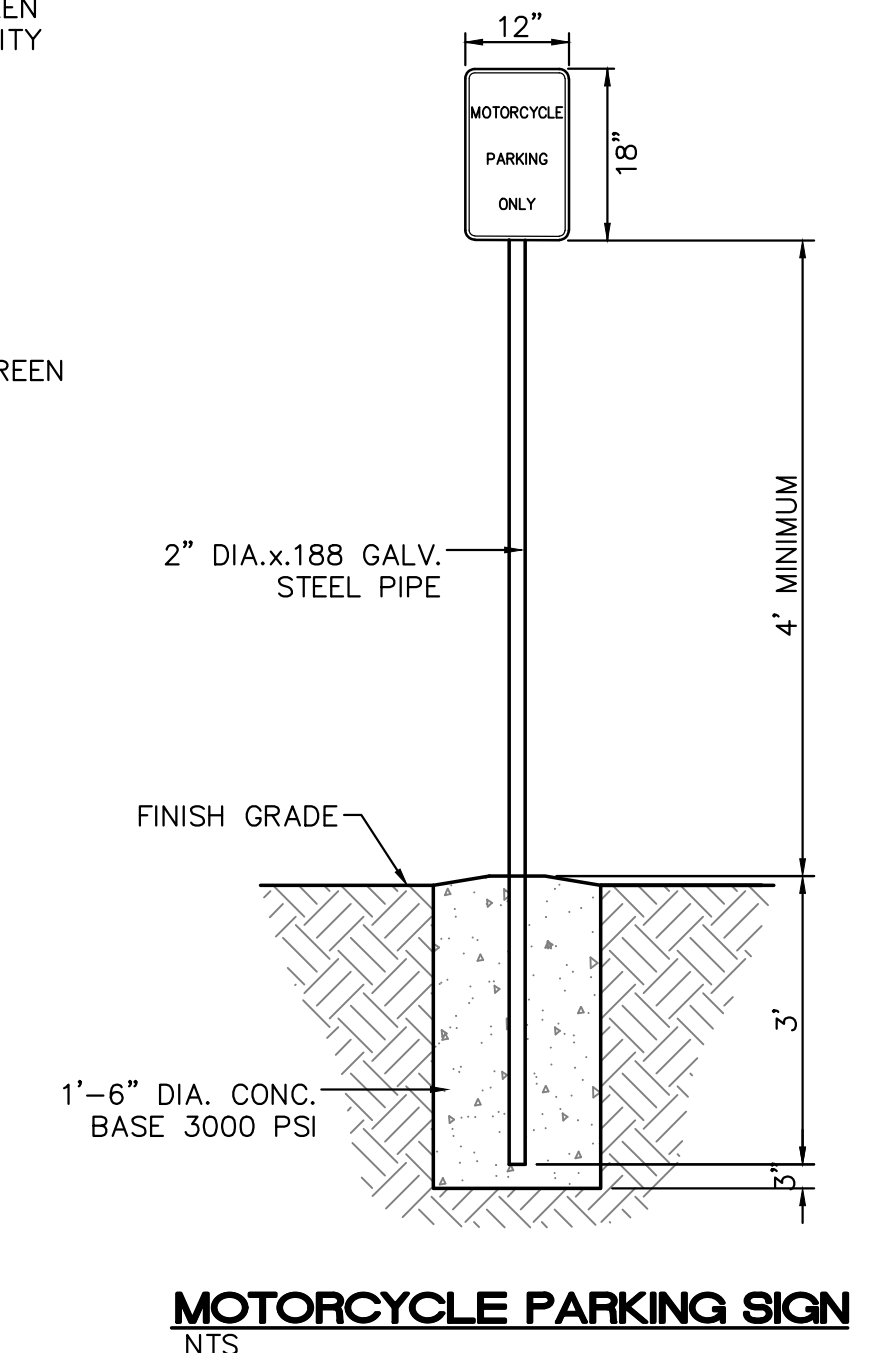
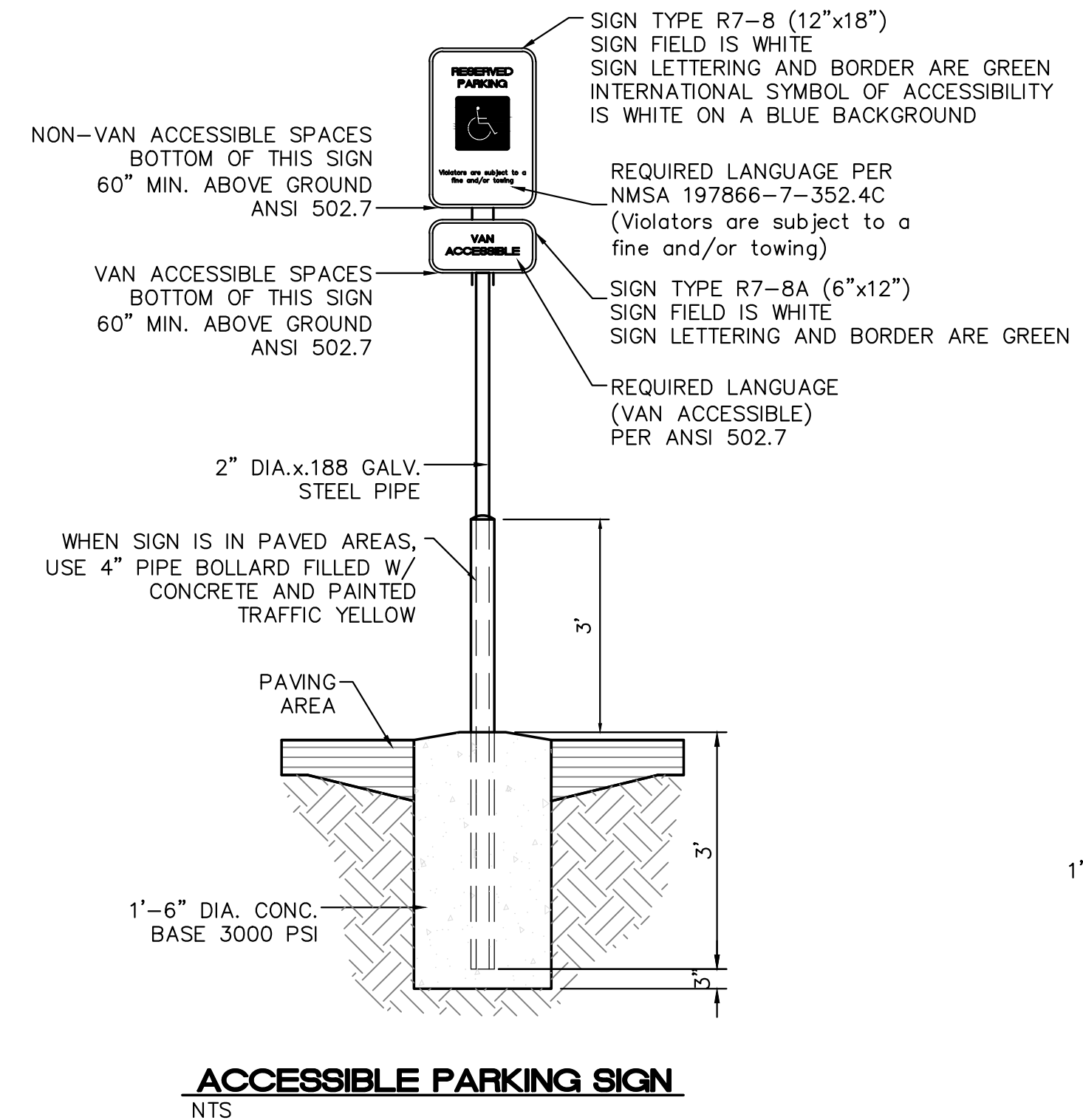
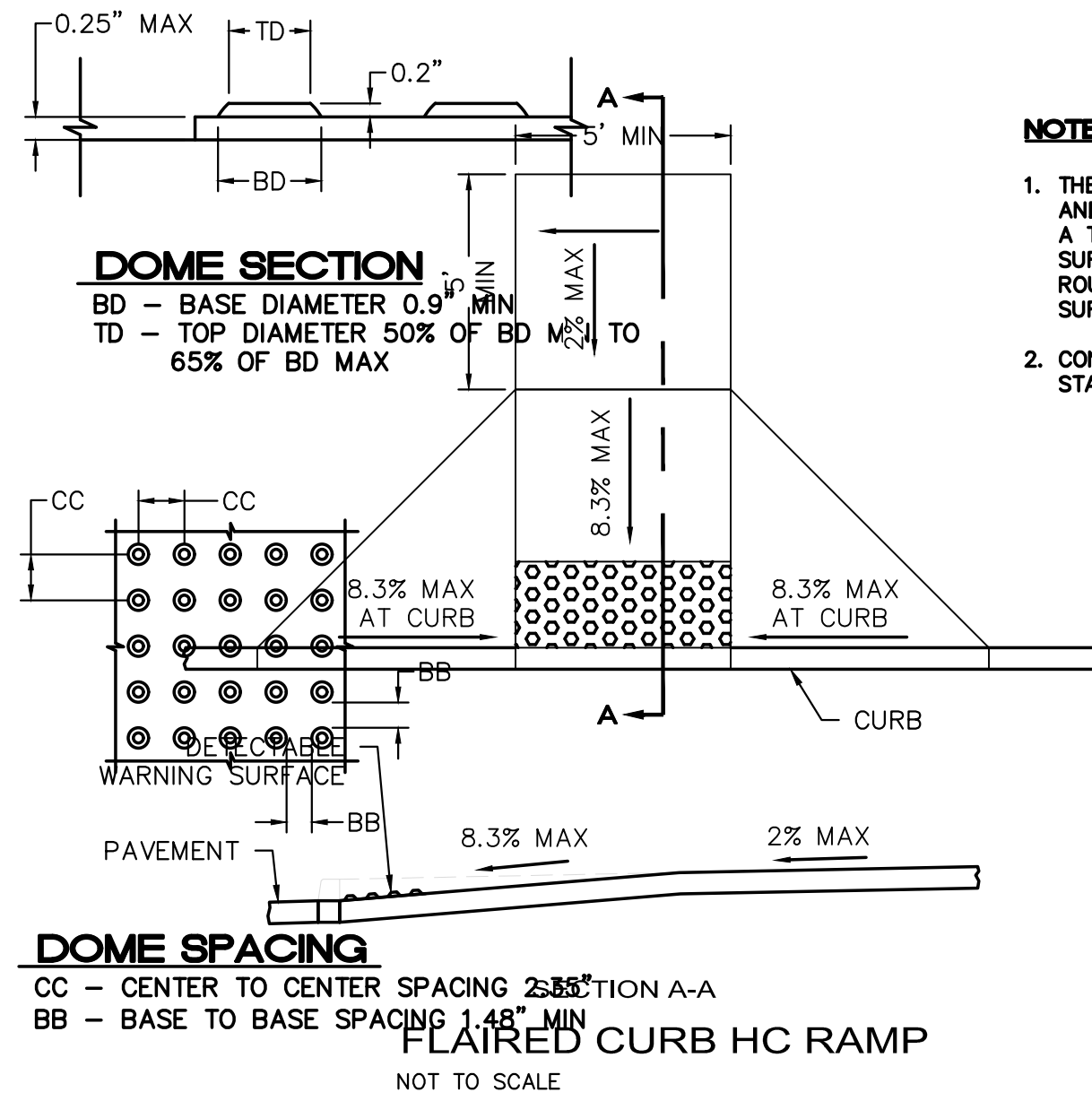
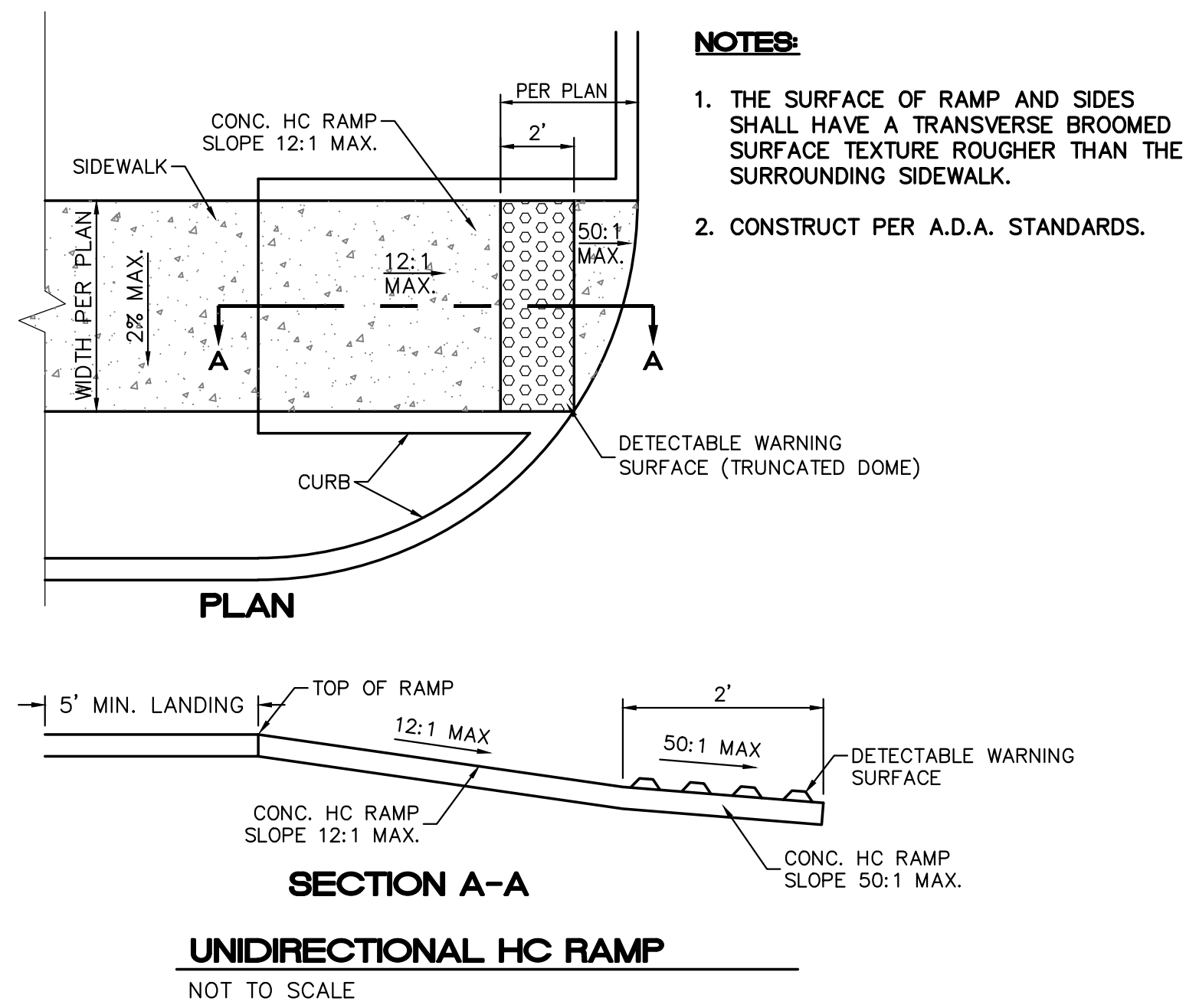
Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

NOTE
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 SIGHT TRIANGLE



	TITAN 150K SPEC BUILDING ALBUQUERQUE, NM	DRAWN BY pm
	SITE PLAN FOR BUILDING PERMIT	DATE 12-6-21
	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2020088-150K.DWG
		SHEET # SP-1
RONALD R. BOHANNAN P.E. #7868		JOB # 2020088



PRODUCT: 1238-16357
DESCRIPTION: 17' BIKE RACK
DATE: 10-4-18
ENG: SNC

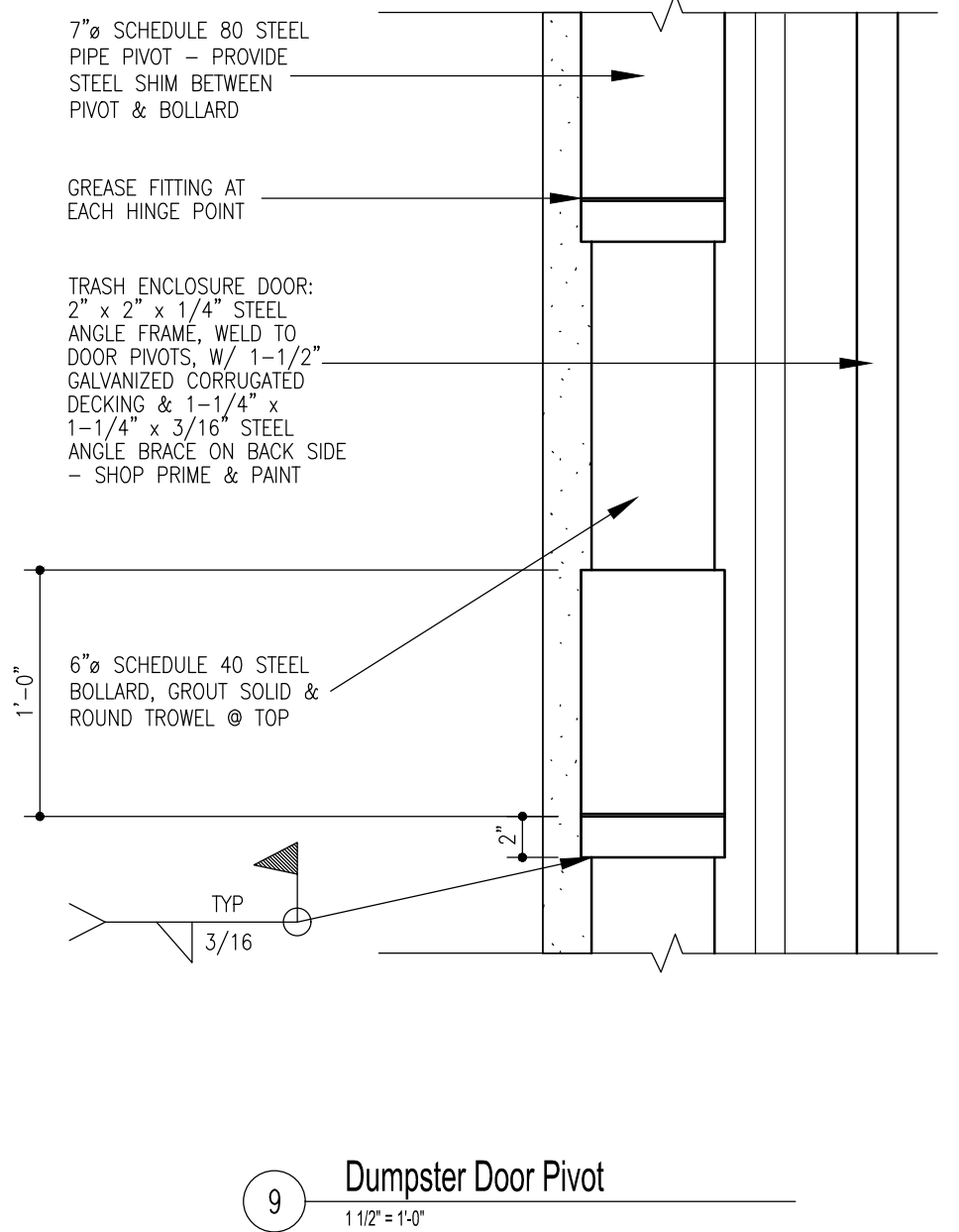
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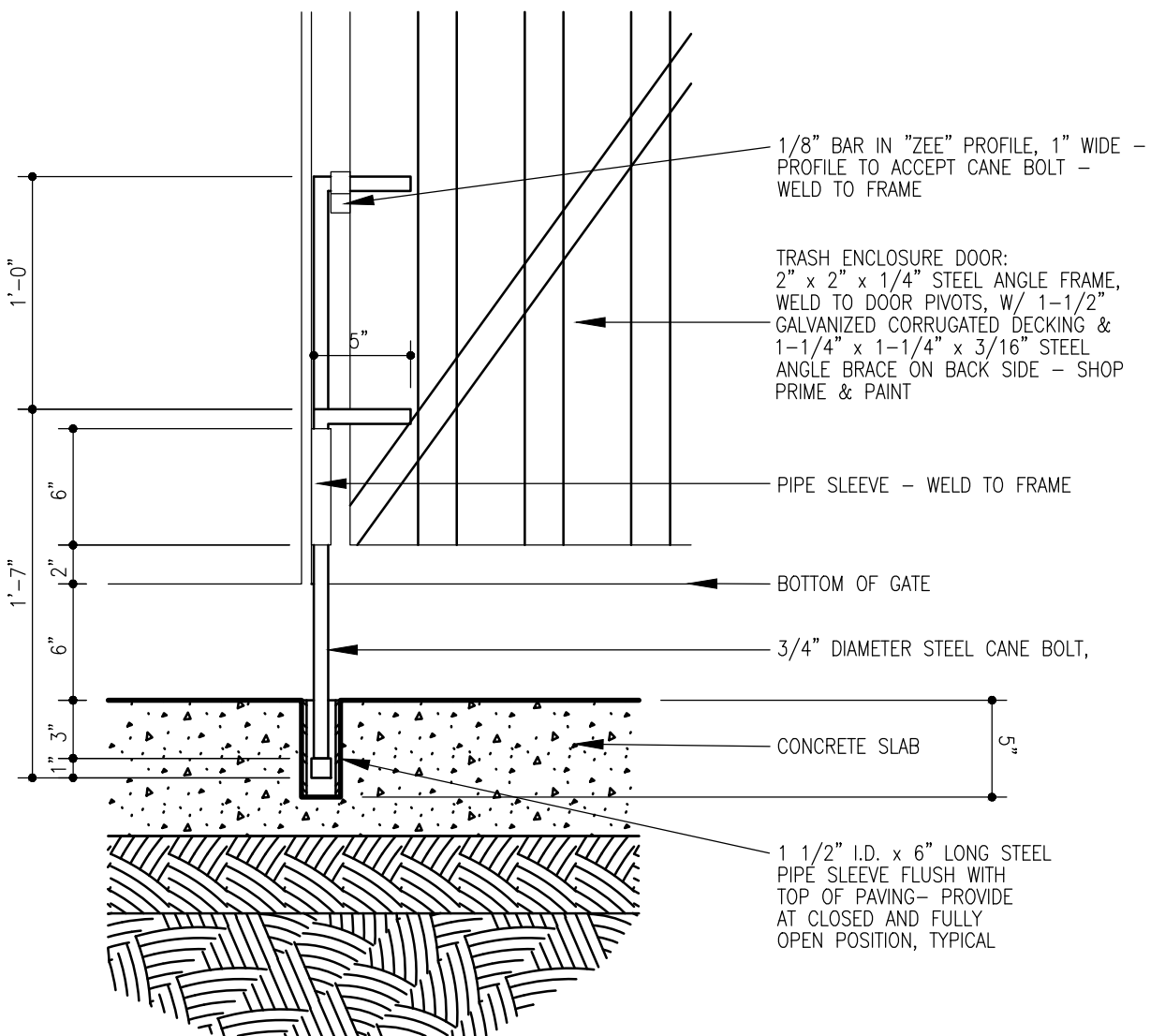
NOTES:

1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR OF FINISH. SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
4. BIKE RACK SHALL HAVE A 1-FOOT CLEAR ZONE ALL AROUND.
5. EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.

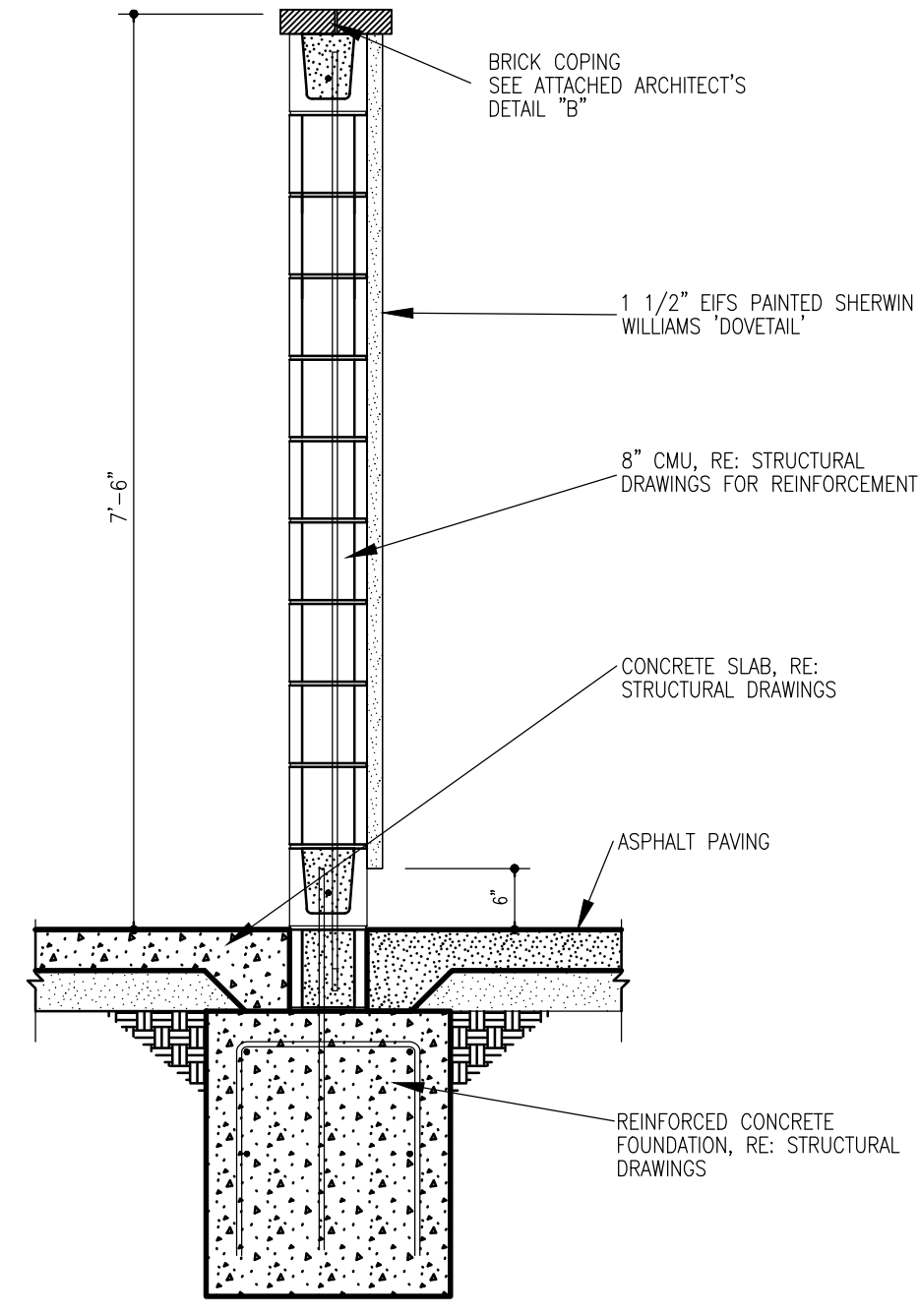
	TITAN 150K SPEC BUILDING ALBUQUERQUE, NM	DRAWN BY pm
	CONSTRUCTION DETAILS	DATE 12-6-21
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2020088-150K.DWG
		SHEET # SP-2
		JOB # 2020088



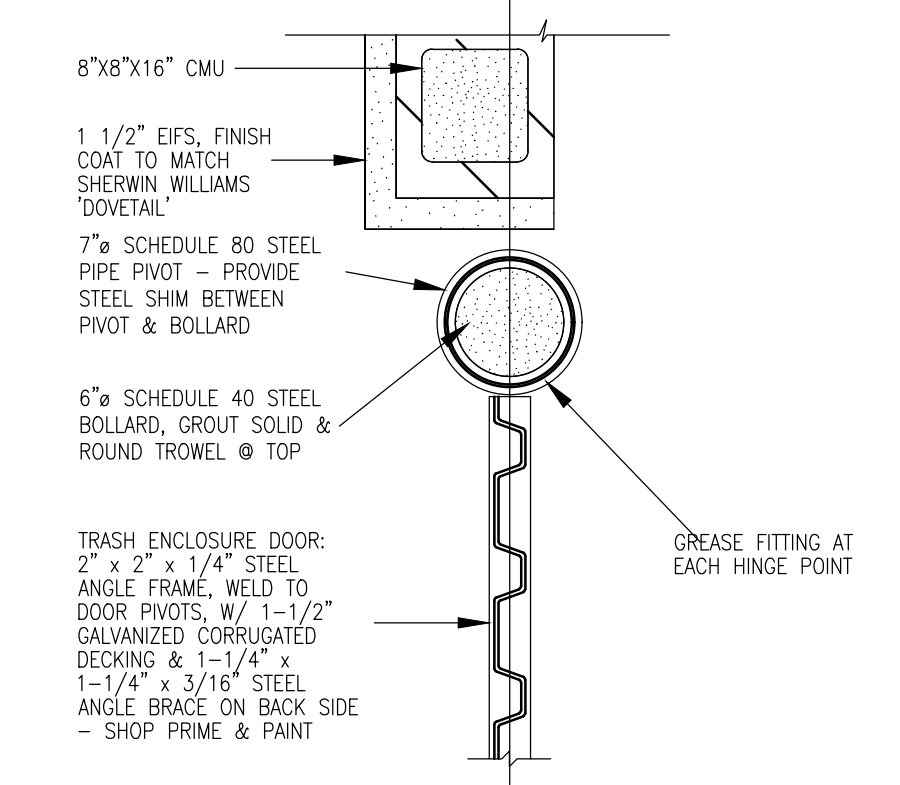
9 Dumpster Door Pivot
1 1/2' x 1' 0"



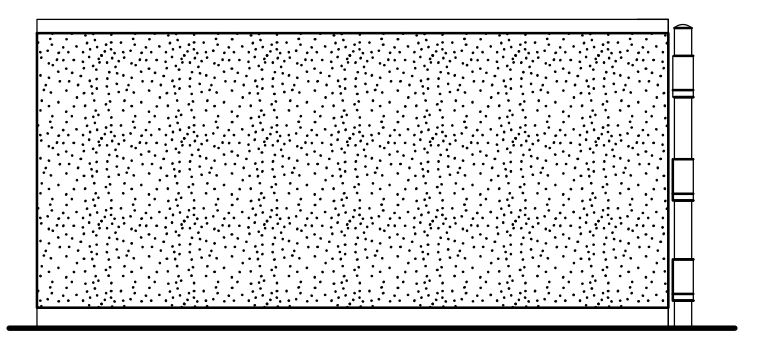
8 Cane Bolt Detail
1 1/2' x 1' 0"



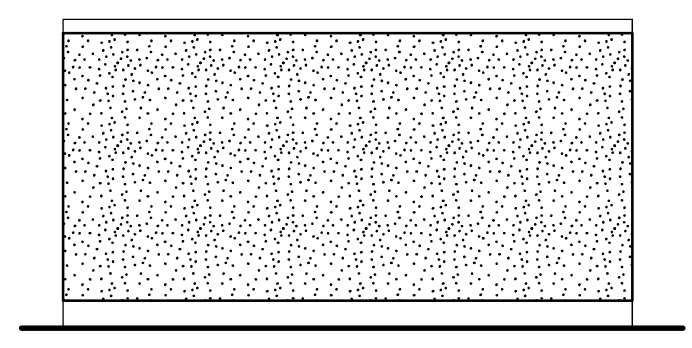
7 Wall Section
3/4' x 1' 0"



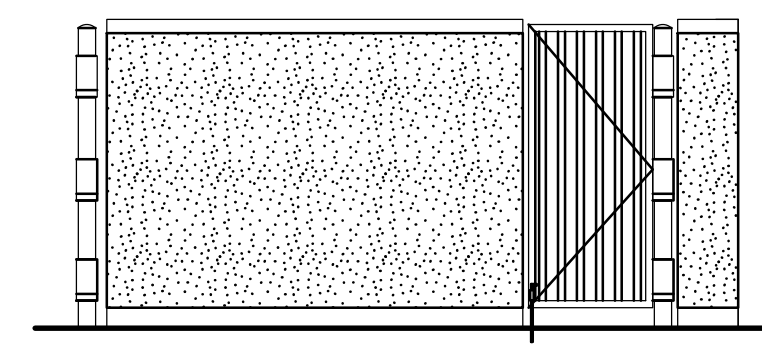
6 Plan Detail
1 1/2' x 1' 0"



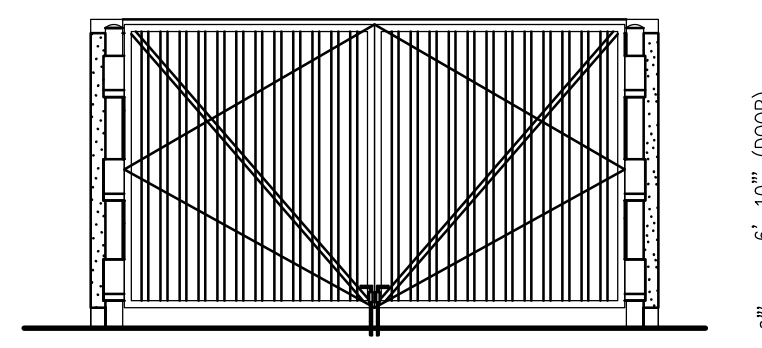
5 Side Elevation
1/4' x 1' 0"



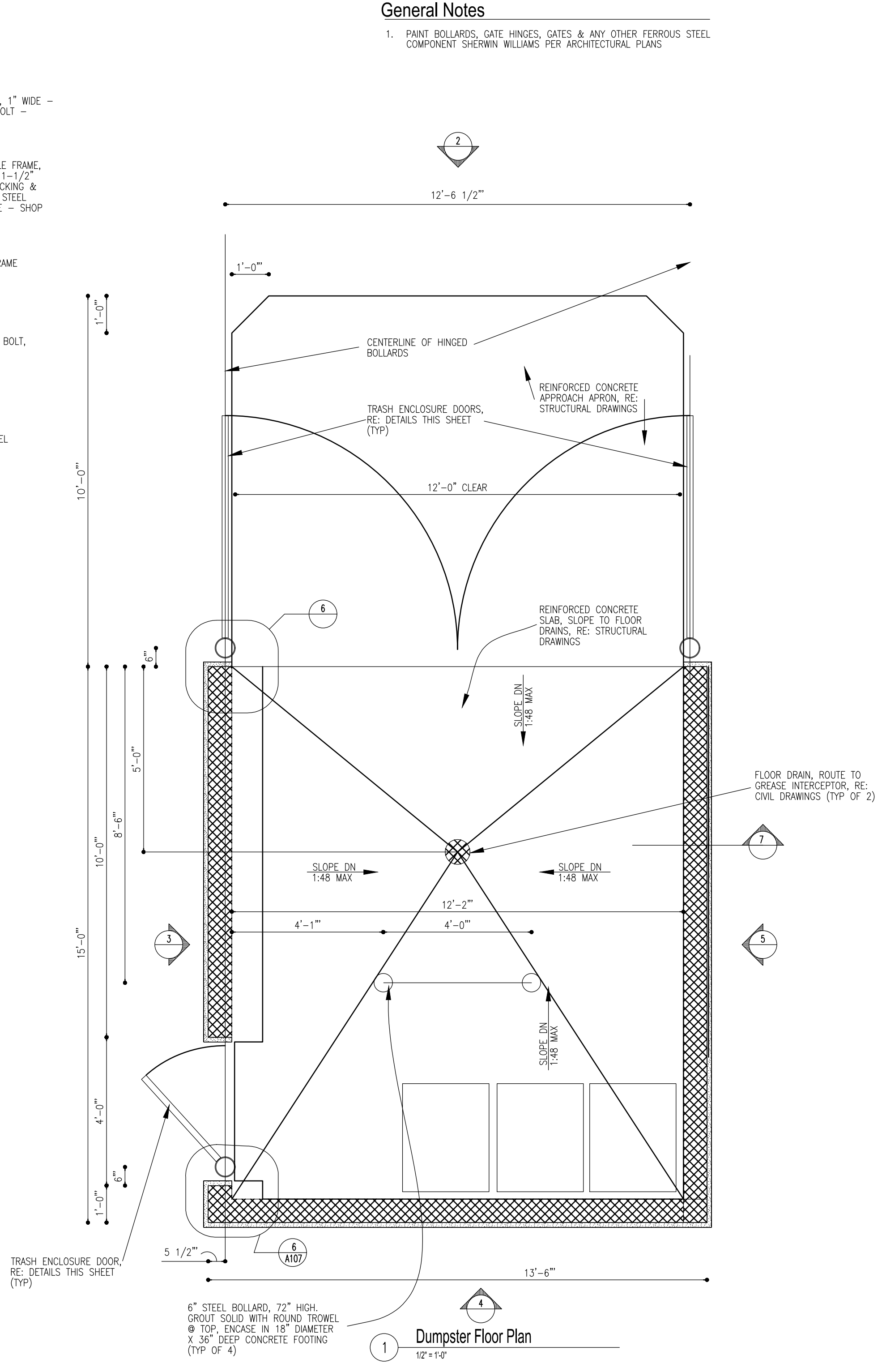
4 Back Elevation
1/4' x 1' 0"



3 Side Elevation
1/4' x 1' 0"

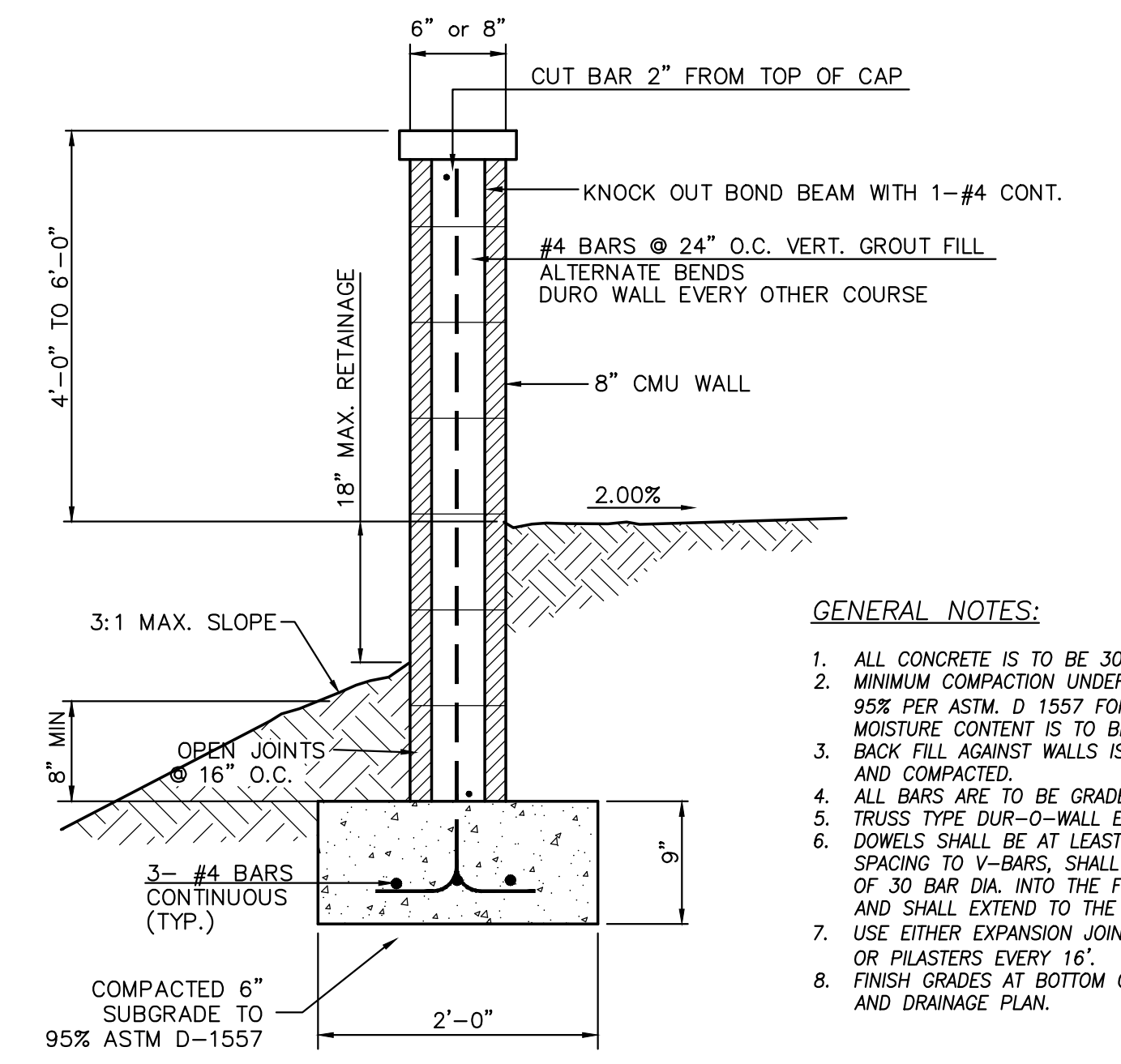


2 Front Elevation
1/4' x 1' 0"



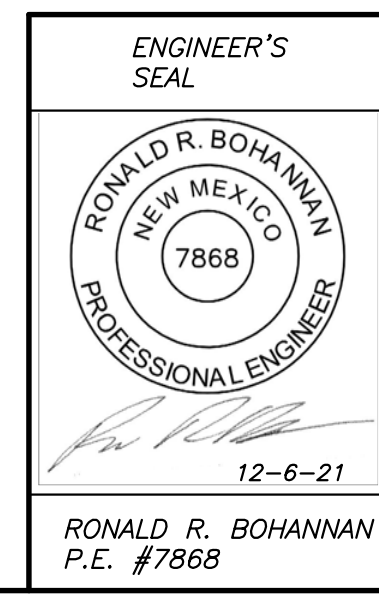
1 Dumpster Floor Plan
12' x 12'

General Notes
1. PAINT BOLLARDS, GATE HINGES, GATES & ANY OTHER FERROUS STEEL COMPONENTS SHERWIN WILLIAMS PER ARCHITECTURAL PLANS



SCREEN WALL SECTION
NTS

- GENERAL NOTES:**
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
 2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D-1557 FOR A DEPTH OF 12\"/>
 - 3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - 4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
 - 5. TRUSS TYPE DWR-O-WALL EVERY OTHER COURSE.
 - 6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
 - 7. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
 - 8. FINISH GRADES AT BOTTOM OF WALL PER GRADING AND DRAINAGE PLAN.



ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER	TITAN 150K SPEC BUILDING ALBUQUERQUE, NM	DRAWN BY pm
	CONSTRUCTION DETAILS	DATE 12-6-21
TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2020088-150K.DWG	SHEET # SP-3
	JOB # 2020088	

GENERAL LANDSCAPE NOTES

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

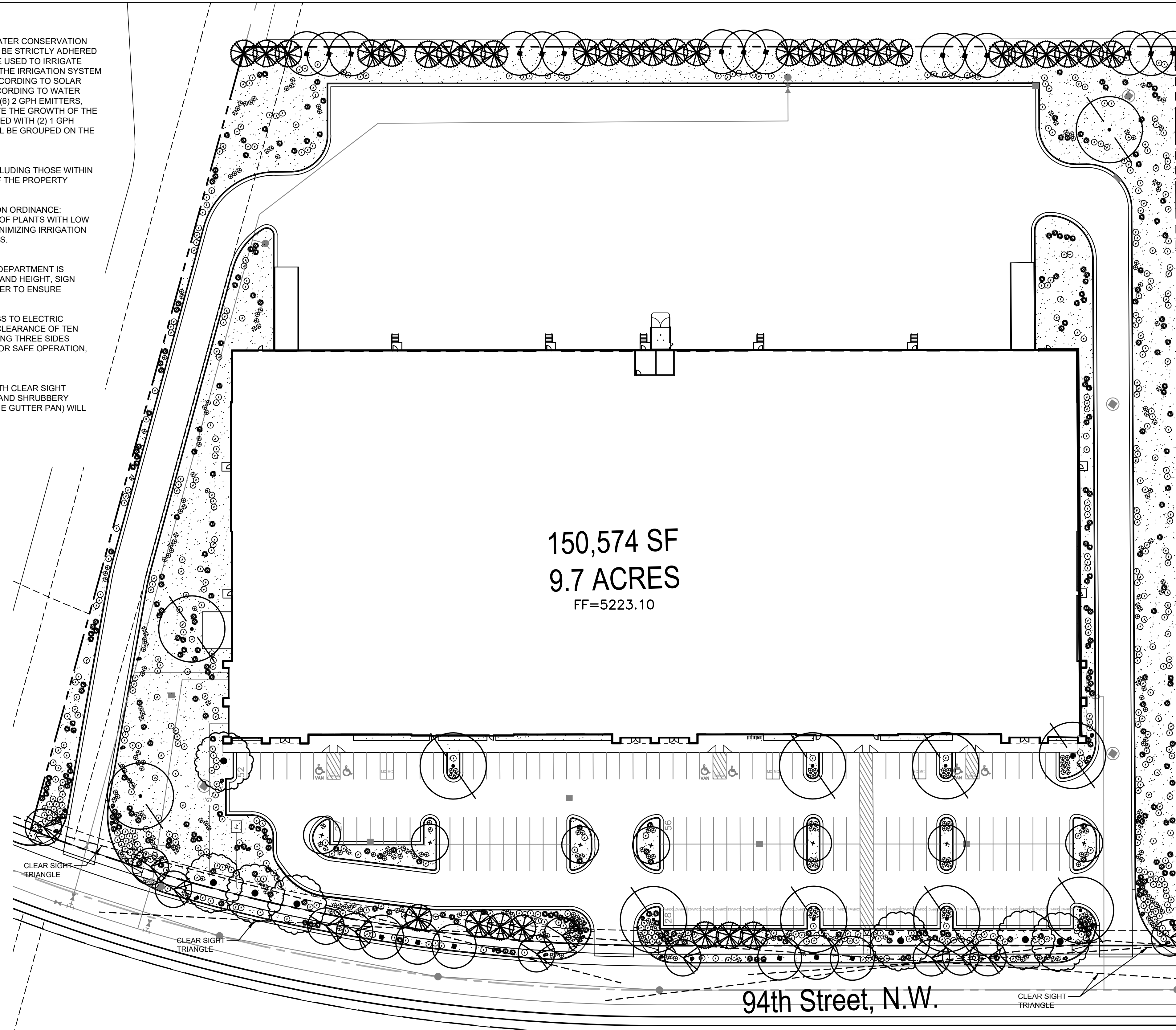
RESPONSIBILITY OF MAINTENANCE:
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

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

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

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

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

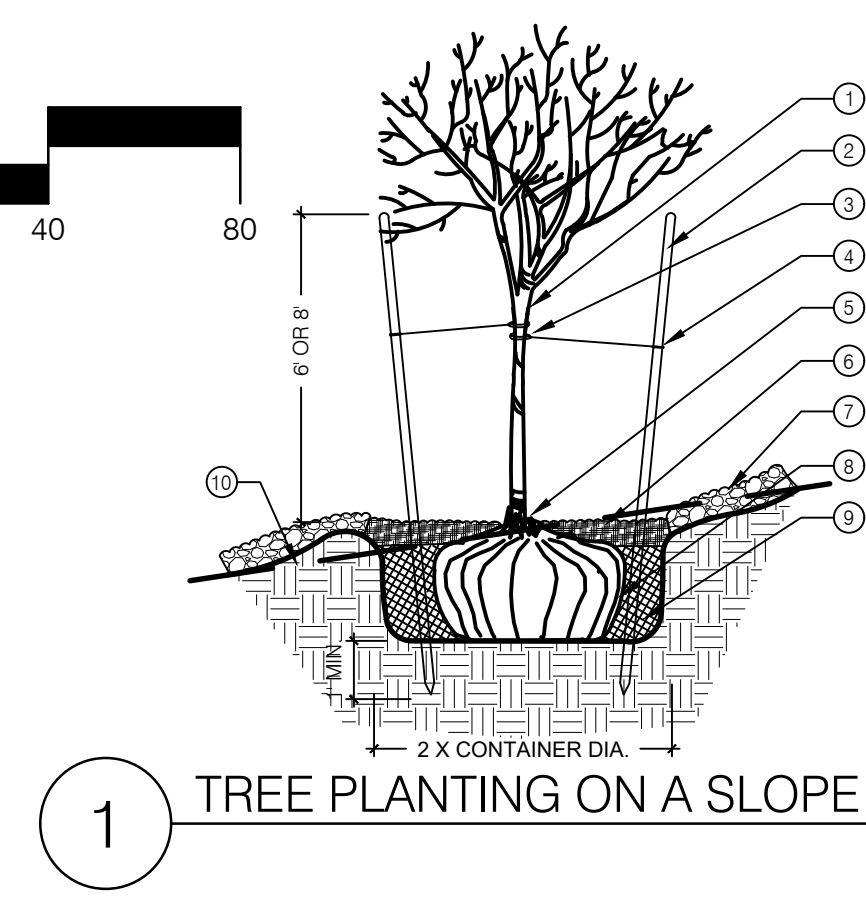
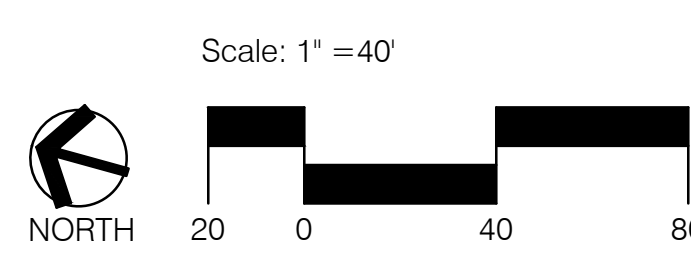


150,574 SF
9.7 ACRES
FF=5223.10

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	MATURE SIZE
21	(Symbol)	TREES - REFERENCE DETAIL 1/L101 PISTACIA CHINENSIS CHINESE PISTACHE (M)	2.5" B&B	40' HT. X 30' SPR
10	(Symbol)	GL'EDITSIA TRIACANTHOS 'IMPERIAL' IMPERIAL HONEY LOCUST (M)	2.5" B&B	50' HT. X 45' SPR.
7	(Symbol)	CELTIS RETICULATA NETLEAF HACKBERRY (L)	2.0" B&B	25' HT. X 25' SPR.
7	(Symbol)	ULMUS 'FRONTIER' FRONTIER ELM (M)	2.5" B&B	40' HT. X 40' SPR.
12	(Symbol)	CHILOPSIS LINEARIS DESERT WILLOW 'BUBBA' (RW)	2.0" CAL MULTI	20' HT. X 25' SPR.
34	(Symbol)	PINUS ELDIRICA AFGHAN PINE (M)	8' HT.	40' HT. X 18' SPR.
540	(Symbol)	SHRUBS AND GROUNDCOVERS - REFERENCE DETAIL 2/L101 ERICAMERIA LARICIFOLIA TURPENTINE BUSH (L)	1-GAL	3' HT. X 4' SPR.
		BUDDLEIA DAVIDII NANH 'MONGO' PETITE INDIGO BUTTERFLY BUSH (M)	5-GAL	5' HT. X 5' SPR.
		LAVANDULA 'GROSSO' GROSSO LAVENDER (M)	5-GAL	3' HT. X 3' SPR.
		FALLUGIA PARADOXA APACHE PLUME (L)	5-GAL	5' HT. X 5' SPR.
		PINUS MUGO VAR. PUMILIO DWARF MUGO PINE (M)	5-GAL	4' HT. X 8' SPR.
		ACHILLEA 'TAYGETEA MOONSHINE' MOONSHINE YARROW (M)	5-GAL	2' HT. X 2' SPR.
		BERBERIS THUNBERGII 'ROSE GLOW' ROSE GLOW BARBERRY (L)	5-GAL	5' HT. X 4' SPR.
		SALVIA GREGGII CHERRY SAGE (L)	5-GAL	2' HT. X 3' SPR.
		AGASTACHE AYA AYA'S HUMMINGBIRD MINT (L)	5-GAL	4' HT. X 2' SPR.
		BACCHARIS X 'STARN THOMPSON' PROSTRATE COYOTE BUSH (L)	5-GAL	2' HT. X 5' SPR.
303	(Symbol)	DESERT ACCENTS - REFERENCE DETAIL 2/L101 NOLINA MICROCARPA BEARGRASS (L)	5-GAL	4' HT. X 4' SPR.
		DASYLIRION WHEELERI DESERT SPOON (L)	5-GAL	5' HT. X 5' SPR.
		HESPERALOE PARVIFLORA 'YELLOW' YELLOW YUCCA (L)	5-GAL	3' HT. X 4' SPR.
		OPUNTIA ELISIANA 'SPINELESS' SPINELESS PRICKLY PEAR (RW)	5-GAL	4' HT. X 5' SPR.
		YUCCA FILAMENTOSA ADAM'S NEEDLE YUCCA (L)	5-GAL	3' HT. X 3' SPR.
292	(Symbol)	ORNAMENTAL GRASSES - REFERENCE DETAIL 2/L101 MISCANTHUS SINENSIS GRACILLIMUS MAIDEN HAIR GRASS (M)	5-GAL	5' HT. X 5' SPR.
		CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER GRASS (M)	5-GAL	4' HT. X 2.5' SPR.
88,813 SF	(Symbol)	MULCHES AND BOULDERS LANDSCAPE AREAS WILL BE COVERED WITH ROCK OR WOOD MULCH OVER FILTER FABRIC. A VARIETY OF TYPES WILL BE USED TO ADD INTEREST OR ADDRESS GRADING. TYPES WILL BE VENETIAN BROWN CRUSHER FINES, 1" ULTRAVIOLET GRAVEL, 7/8" SANTA FE BROWN GRAVEL, 3/4" BASALT GRAVEL AND 2"-4" SANGRIA COBBLE		
32 EA	(Symbol)	PUEBLO ROSE BOULDERS 3'X3'X3'		

LANDSCAPE CALCULATIONS

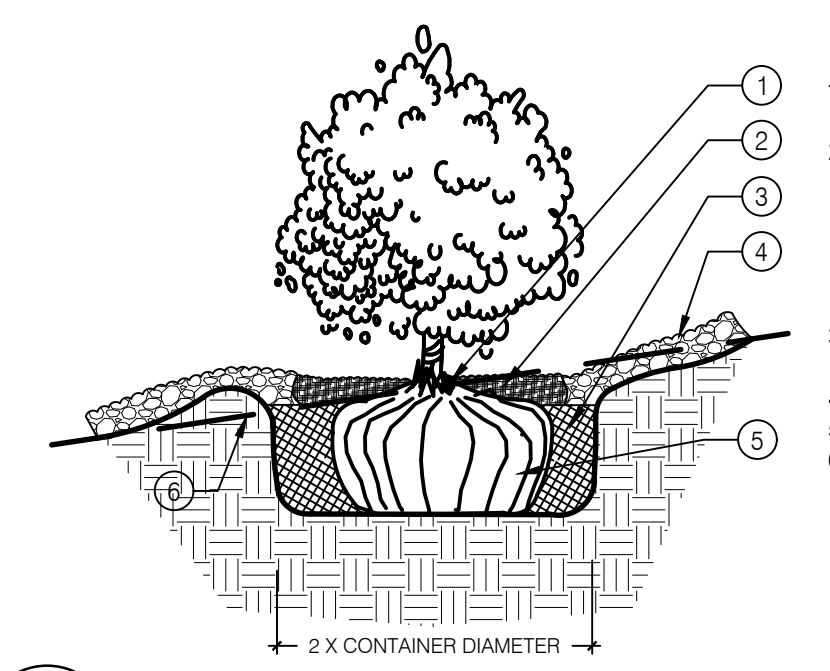
SITE AREA (9.7 AC)	422,532 SF
BUILDING FOOTPRINT	-150,574 SF
NET LOT	271,958 SF
-REQUIRED/PROVIDED LANDSCAPE	40,794 SF (15%) / 88,813 SF (33%)
COVERAGE	
-REQUIRED/PROVIDED VEGETATIVE COVER	66,610 SF (75%) / 67,250 SF (76%)
-REQUIRED/PROVIDED GROUND-LEVEL COVER	16,652 SF (25%) / 16,708 SF (25%)
PARKING LOT TREES	
PARKING LOT SPACES PROVIDED	162
ONE (1) TREE IS REQUIRED PER 10 PARKING SPACES	
-REQUIRED/PROVIDED PARKING LOT TREES	17/17
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	59,237 SF
-REQUIRED/PROVIDED PARKING LOT LANDSCAPE	8,886 SF (15%) / 11,742 SF (20%)
STREET TREES	
STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 25' O.C. 94TH ST NW FRONTAGE IS 780'.	
-REQUIRED/PROVIDED STREET TREES:	31/33
BUFFER LANDSCAPE	
IF A WALL AT LEAST 3 FEET IN HEIGHT IS PROVIDED OR EXISTS ALONG THE PROPERTY LINE BETWEEN THE TWO PROPERTIES, 1 TREE AT LEAST 8 FEET HIGH AT THE TIME OF PLANTING SHALL BE PROVIDED EVERY 15 FEET ALONG THE WALL 628' OF EXISTING WALL	
-REQUIRED/PROVIDED TREES:	42/42



1 TREE PLANTING ON A SLOPE

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

SCALE: N.T.S.



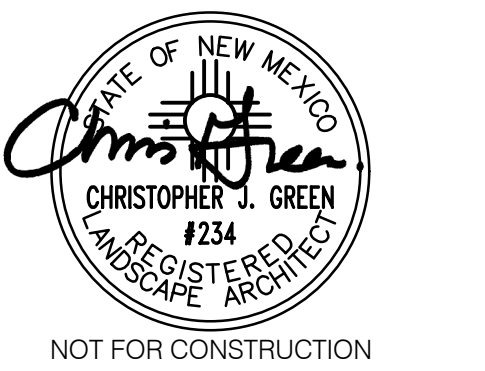
2 SHRUB PLANTING ON A SLOPE

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

SCALE: N.T.S.



CONSULTANTS



WESTPOINT 40
150K BUILDING
ALBUQUERQUE, NM

DECEMBER 9, 2021

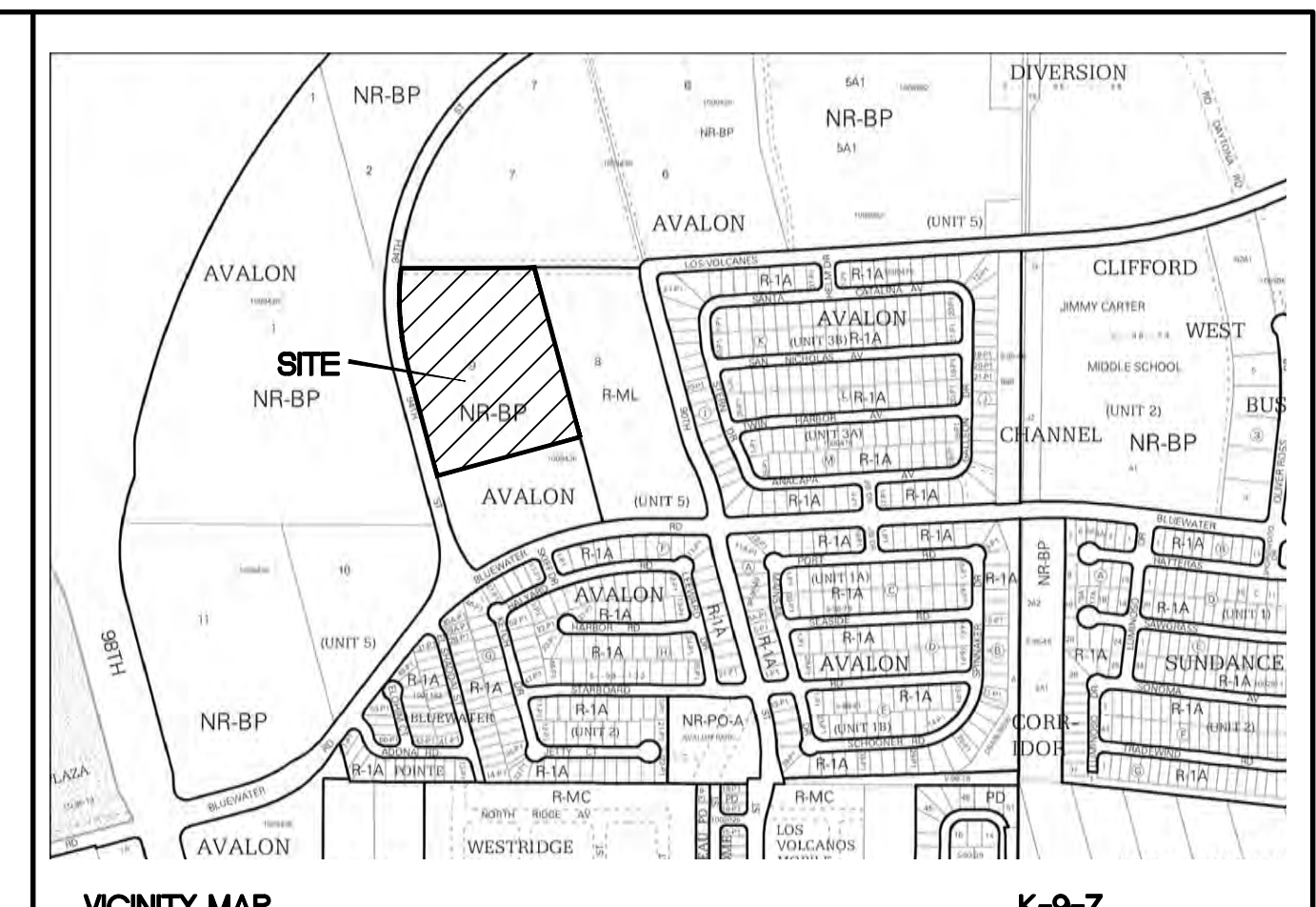
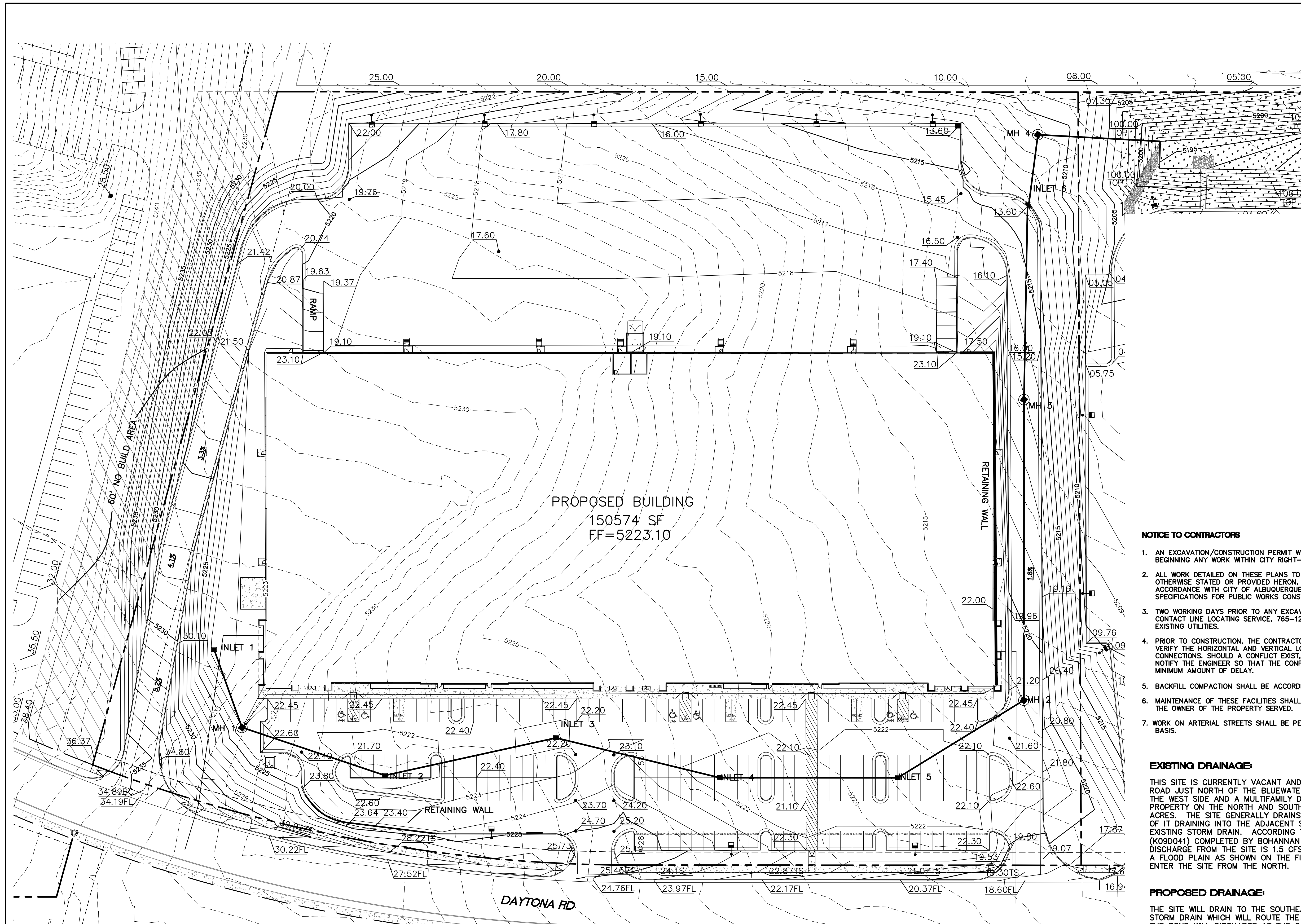
SUBMITTAL: DRB

NO.	DATE	DESCRIPTION

PROJECT NO: 1634-37
CAD DWG FILE:
DESIGNED BY: KP
DRAWN BY: KP
CHECKED BY: CG

SHEET TITLE
LANDSCAPE PLAN

DRAWING SHEET
L101



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 HERON, 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.

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.
6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 2" GRAVEL.

EXISTING DRAINAGE

THIS SITE IS CURRENTLY VACANT AND IS LOCATED ON THE EAST SIDE OF DAYTONA ROAD JUST NORTH OF THE BLUEWATER RD. THE SITE IS BOUNDED BY ROADS ON THE WEST SIDE AND A MULTIFAMILY DEVELOPMENT ON THE EAST SIDE AND VACANT PROPERTY ON THE NORTH AND SOUTH SIDES. IT CONTAINS APPROXIMATELY 9.69 ACRES. THE SITE GENERALLY DRAINS FROM NORTHWEST TO SOUTHEAST WITH MOST OF IT DRAINING INTO THE ADJACENT SITE WHICH DRAINS TO BLUEWATER ROAD EXISTING STORM DRAIN. ACCORDING TO AN APPROVED MASTER DRAINAGE PLAN (K09D041) COMPLETED BY BOHANNAN HUSTON INC. THE ALLOWABLE DEVELOPED DISCHARGE FROM THE SITE IS 1.5 CFS PER ACRE. THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN AS SHOWN ON THE FIRM MAP. THERE ARE OFFSITE FLOWS THAT ENTER THE SITE FROM THE NORTH.

PROPOSED DRAINAGE

THE SITE WILL DRAIN TO THE SOUTHEAST CORNER OF THE SITE INTO A PROPOSED STORM DRAIN WHICH WILL ROUTE THE FLOWS TO A PROPOSED DETENTION POND. THE POND WILL DISCHARGE AT THE CONTROLLED RATE OF 1.5 CFS PER ACRE TO THE EXISTING STORM DRAIN IN BLUEWATER ROAD. THIS POND WILL ALSO RETAIN THE WATER QUALITY VOLUME FOR THIS PARCEL.

LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- ▭ BUILDING
- ▭ SIDEWALK
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- ▭ RETAINING WALL

STRUCTURE TABLE

STRUCTURE	SIZE/TYPE	RIM	INVERT
INLET 1	TYPE 'C'	5221.30	5134.70
INLET 2	TYPE 'C'	5221.40	5130.09
INLET 3	TYPE 'C'	5221.60	5127.76
INLET 4	TYPE 'C'	5221.40	5134.00 IN 5131.42 OUT
INLET 5	TYPE 'C'	5221.40	5134.00 IN 5131.42 OUT
INLET 6	TYPE 'D'	5213.60	5128.29

MH TABLE

STRUCTURE	SIZE/TYPE	RIM	INVERT
MH 1	TYPE 'C' 4' DIA	5223.00	5134.70
MH 2	TYPE 'C' 4' DIA	5221.02	5130.09
MH 3	TYPE 'C' 4' DIA	5216.52	5127.76
MH 4	TYPE 'C' 4' DIA	5211.25	5134.00 IN 5131.42 OUT

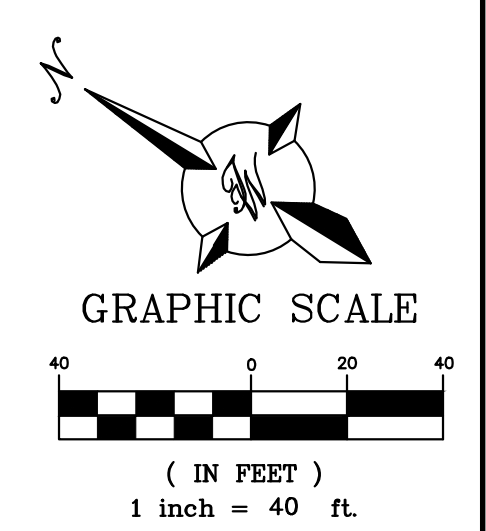
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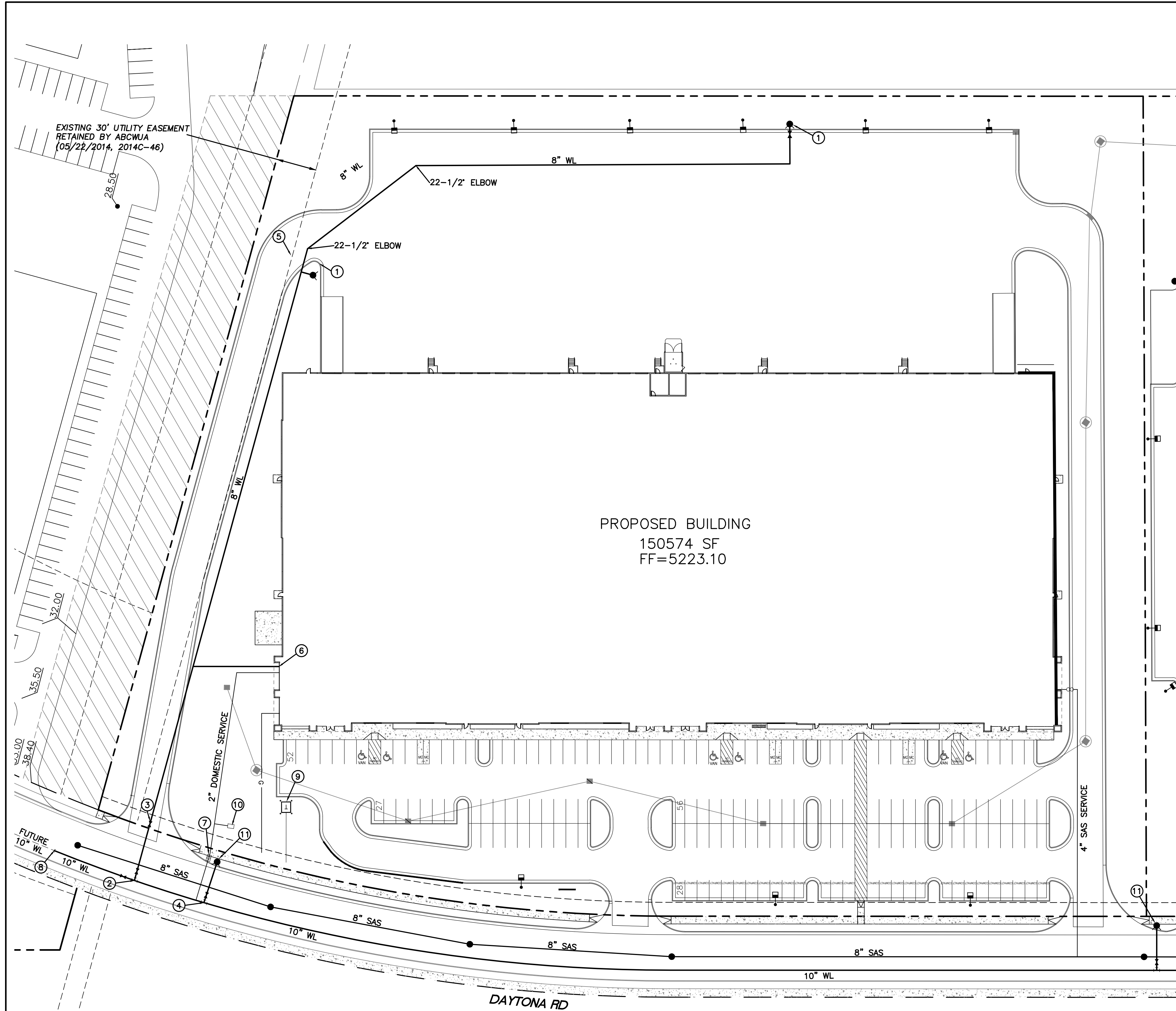
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND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

ENGINEER'S SEAL
RONALD R. BOHANNAN
NEW MEXICO
PROFESSIONAL ENGINEER
7868
12-6-21
RONALD R. BOHANNAN
P.E. #7868

**TITAN 150K SPEC BUILDING
ALBUQUERQUE, NM**
**CONCEPTUAL GRADING
AND DRAINAGE PLAN**
TERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY
pm
DATE
12-6-21
DRAWING
2020088-150K-GR.DWG
SHEET #
GR-1
JOB #
2020088



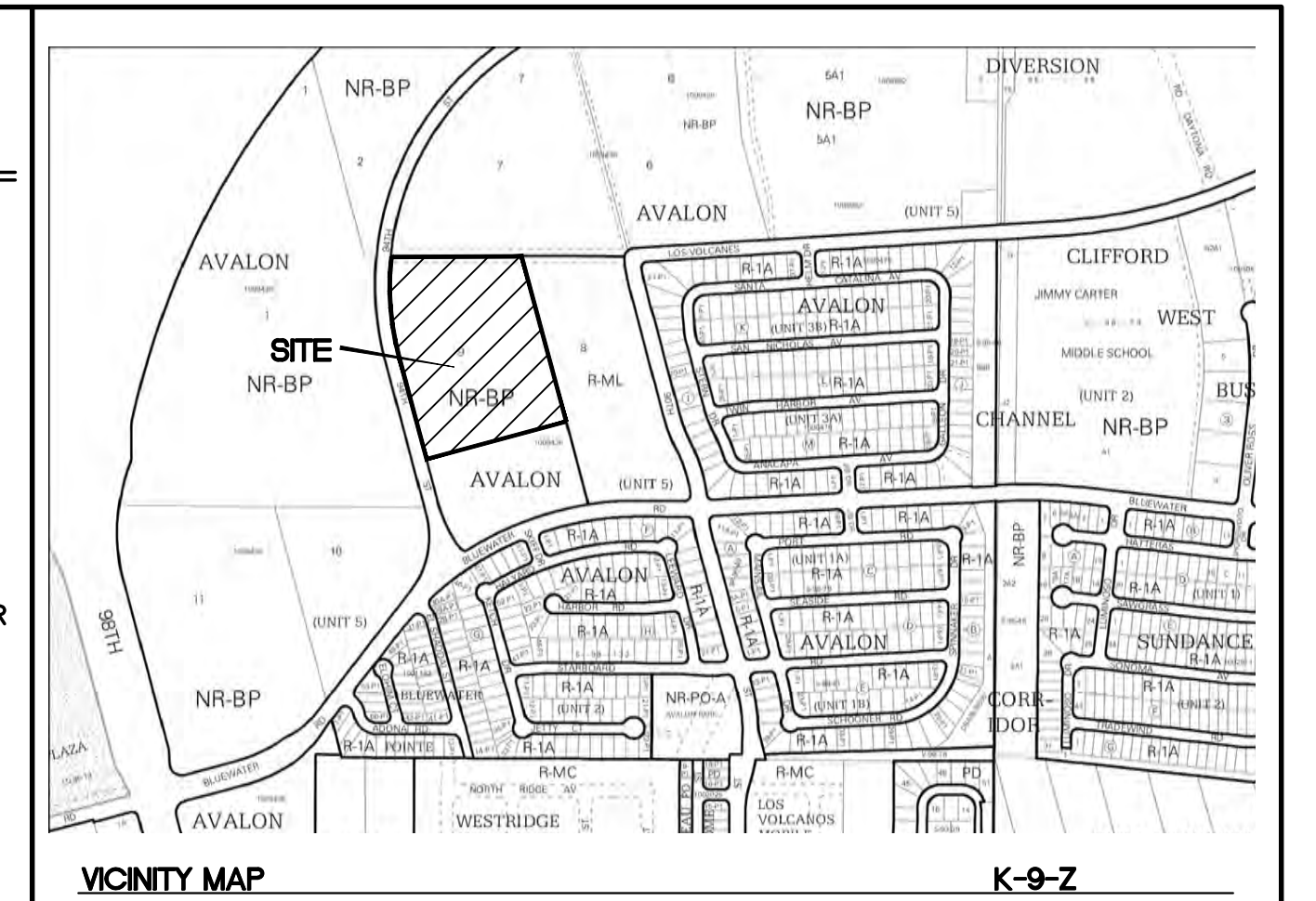


LEGEND

---	CURB & GUTTER
---	BOUNDARY LINE
---	EASEMENT
---	CENTERLINE
---	RIGHT-OF-WAY
---	BUILDING
---	SIDEWALK
---	EXISTING CURB & GUTTER
---	EXISTING BOUNDARY LINE
---	RETAINING WALL
---	8" SAS
---	8" WL
●	PROPOSED HYDRANT
●	NEW SAS MH
○	NEW WATER METER

KEYED NOTES

- ① NEW FIRE HYDRANT PER COA STD DWG 2326, 2328, 2340 (PRIVATE)
- ② 10"x10"x8" TEE
10" GATE VALVE N=____, E=____ (PUBLIC)
8" GATE VALVE N=____, E=____ (PUBLIC)
- ③ 8" GATE VALVE (PRIVATE)
- ④ 10"x10"x6" TEE
6" GATE VALVE N=____, E=____ (PUBLIC)
- ⑤ 8"x8"x6" TEE
6" GATE VALVE
- ⑥ 6" FIRE LINE
- ⑦ 2" WATER METER PER COA STD DWG 2367
- ⑧ 10" CAP
- ⑨ TRANSFORMER
- ⑩ IRRIGATION SERVICE/BFP
- ⑪ NEW FIRE HYDRANT PER COA STD DWG 2326, 2328, 2340 (PUBLIC)



GENERAL UTILITY NOTES:

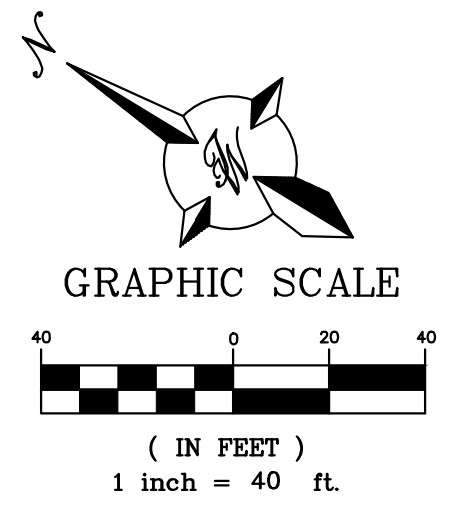
1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE BUILDING
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. TO BE PROVIDED IN THE BUILDING
7. ALL EX. SD INLETS AND MH'S 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.

INSPECTION NOTE

CONTRACTOR SHALL CONSULT THE LOCAL BUILDING DEPARTMENT OFFICIALS FOR ANY PLAN REVIEW, PERMITTING REQUIREMENTS OR BUILDING CODE INSPECTIONS THAT MAY BE REQUIRED TO ENFORCE LOCAL, STATE OR NATIONAL BUILDING CODES PRIOR TO CONSTRUCTING IMPROVEMENTS

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.



	TITAN 150K SPEC BUILDING ALBUQUERQUE, NM	DRAWN BY pm
	CONCEPTUAL MASTER UTILITY PLAN	DATE 12-6-21
	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2020088-150K-MU.DWG
RONALD R. BOHANNAN P.E. #7868	SHEET # MU-1	JOB # 2020088

ALBUQUERQUE WESTPOINTE40
 ALBUQUERQUE, NM



11-4-21

REV	DATE	DESCRIPTION

PROJECT NUMBER
14904

DATE
11/05/2021
DESIGN REVIEW SET

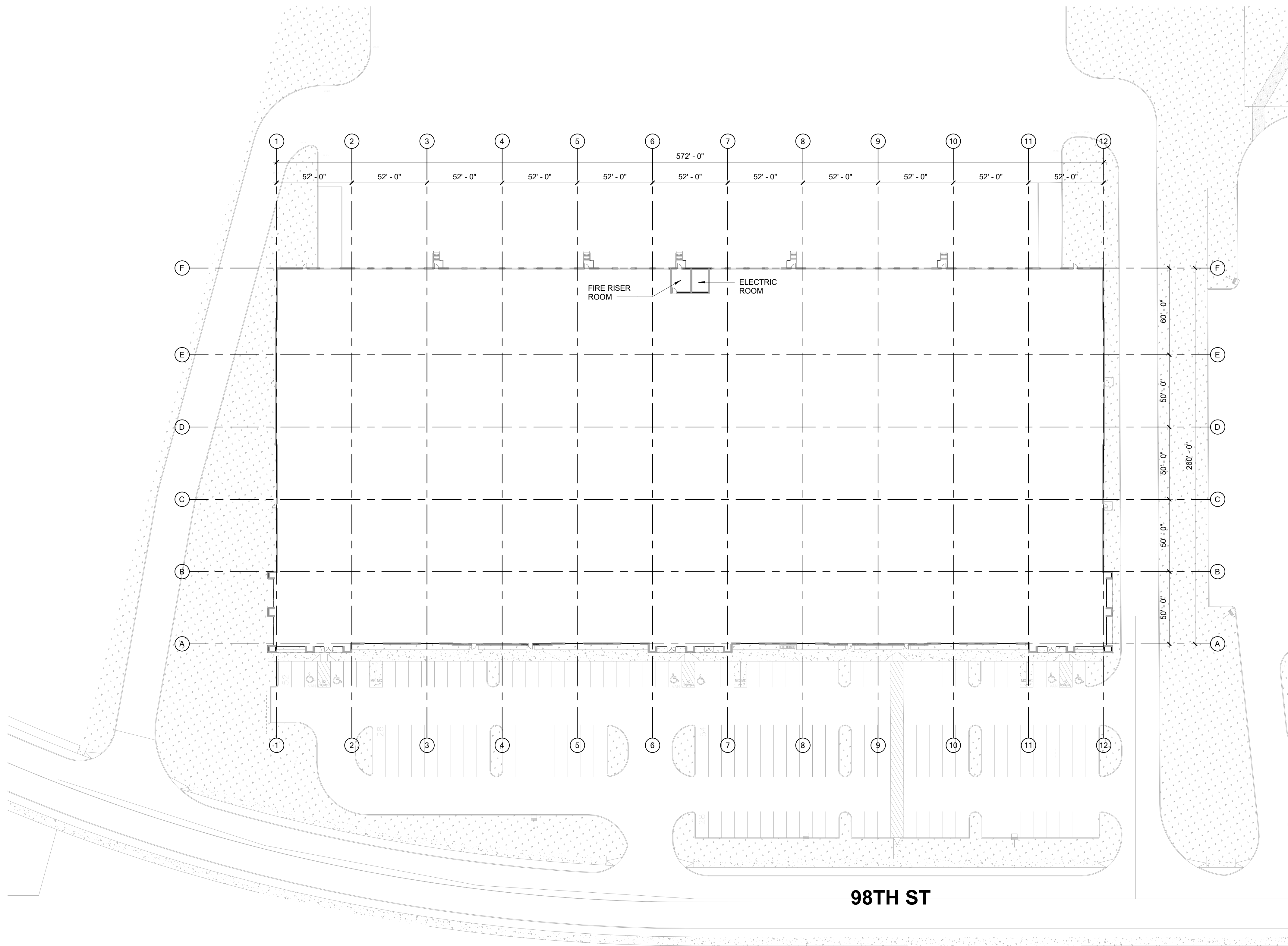
DESIGNED: JRV
 DRAWN: TRH
 REVIEWED: CDR

SHEET TITLE

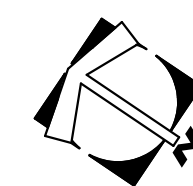
ARCHITECTURAL SITE PLAN

SHEET NUMBER

A1.01



98TH ST





REV	DATE	DESCRIPTION

PROJECT NUMBER
14904

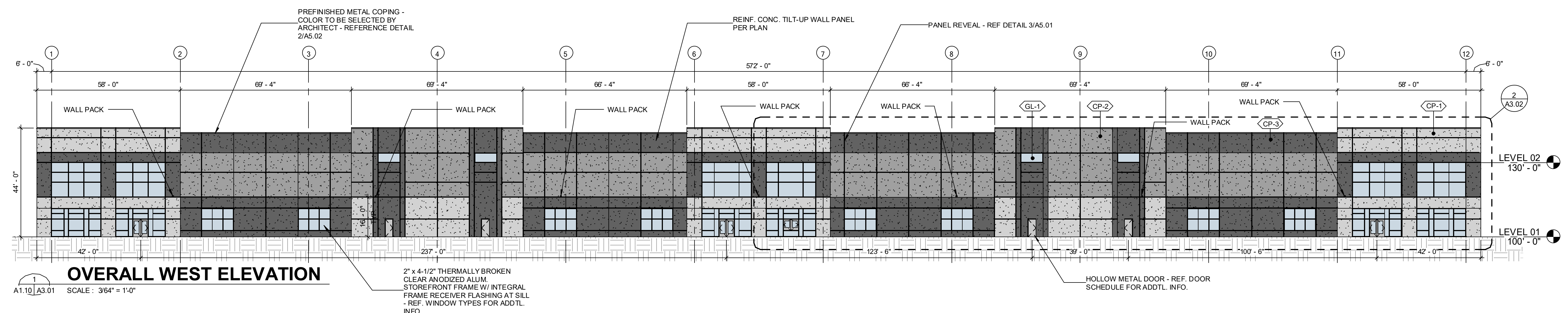
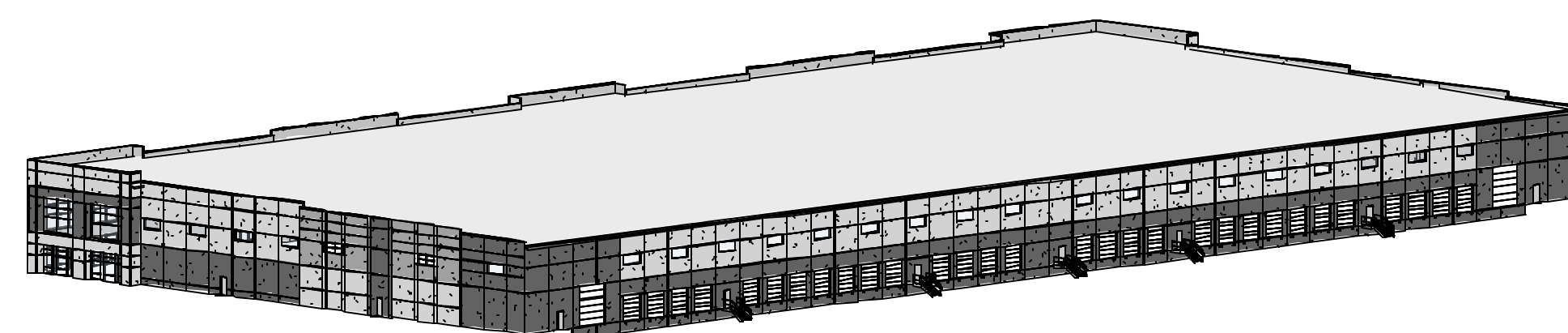
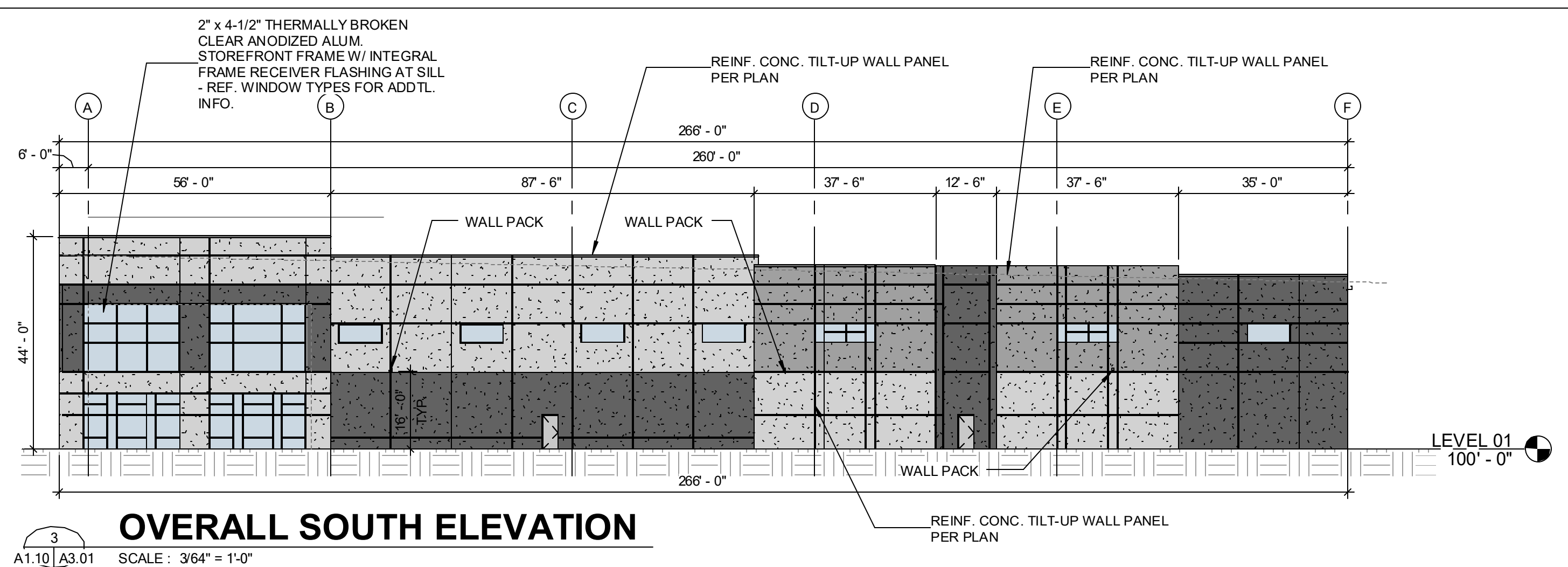
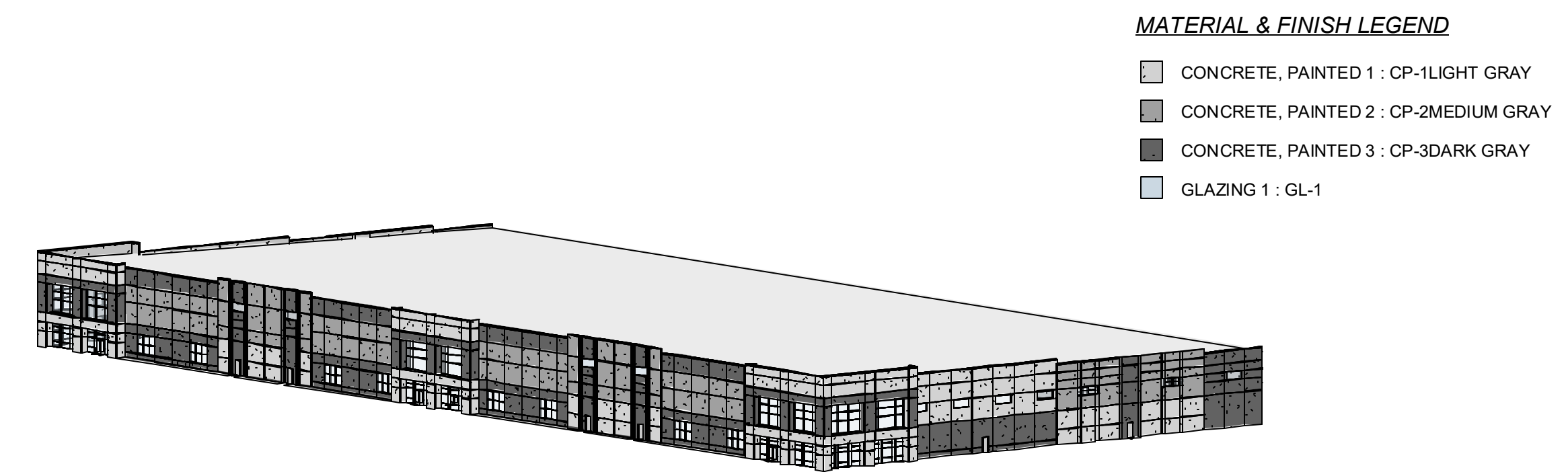
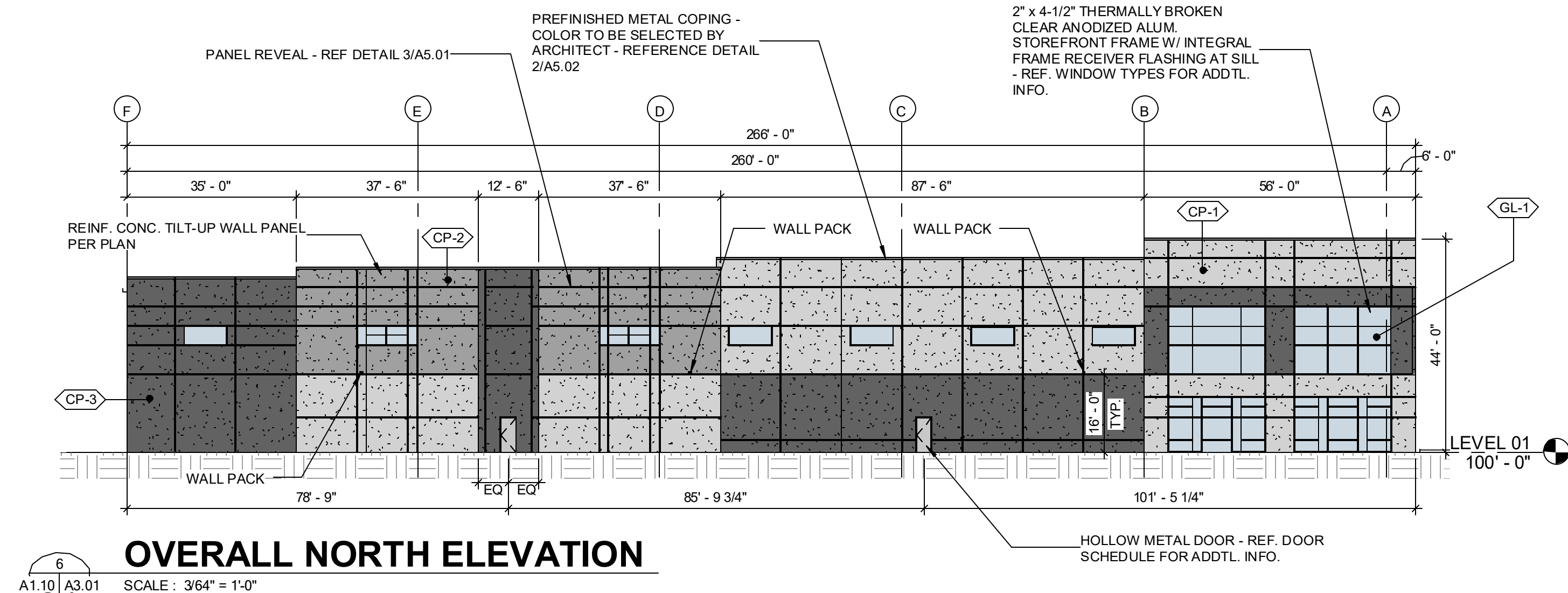
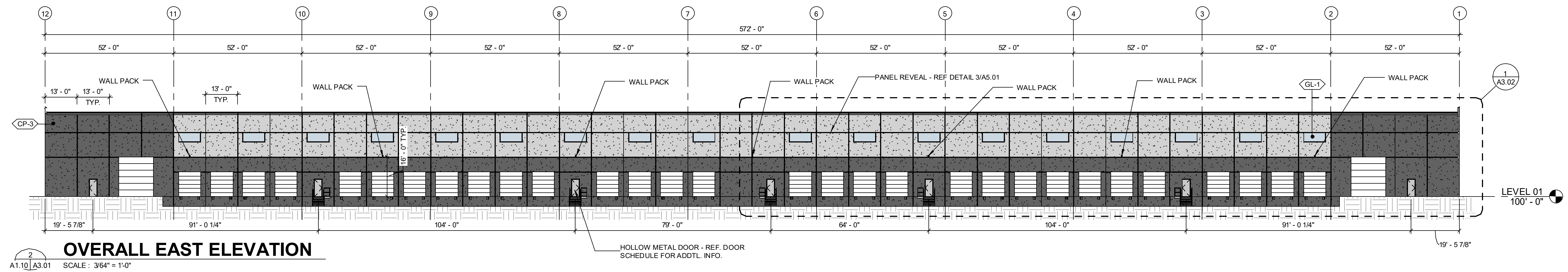
DATE
11/05/2021
DESIGN REVIEW SET

DESIGNED: JRV
DRAWN: TRH
REVIEWED: CDR
SHEET TITLE

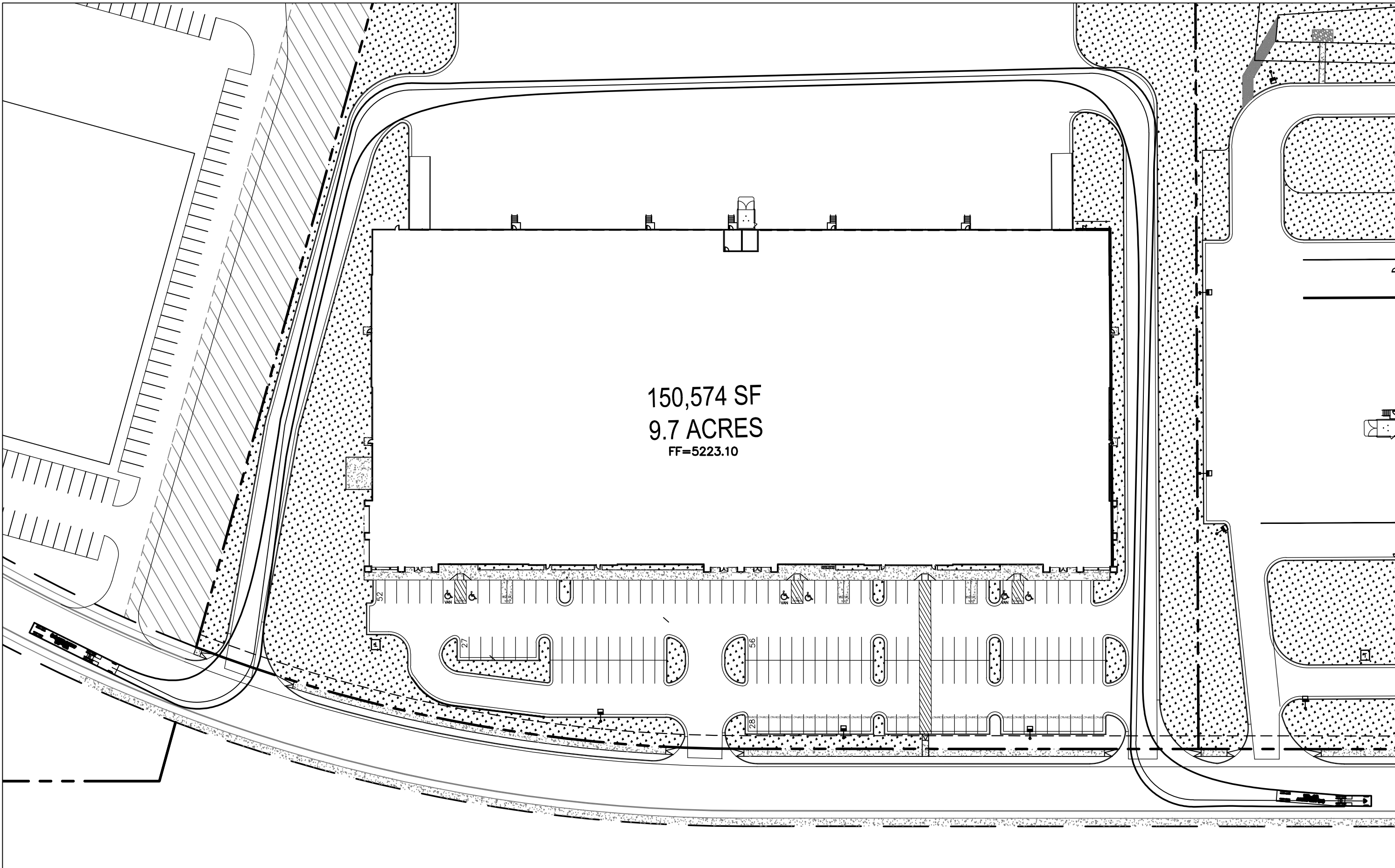
EXTERIOR ELEVATIONS

SHEET NUMBER

A3.01

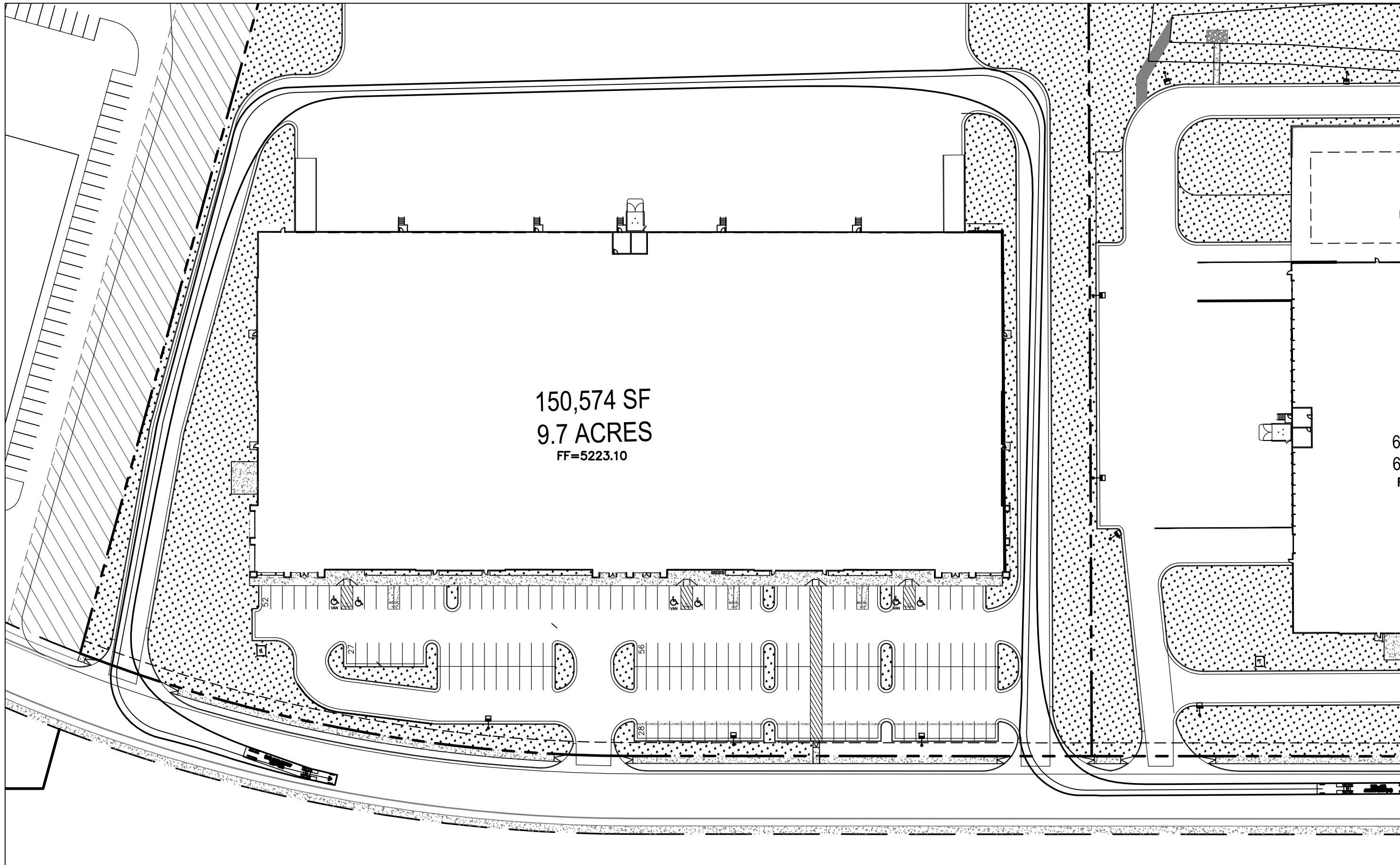


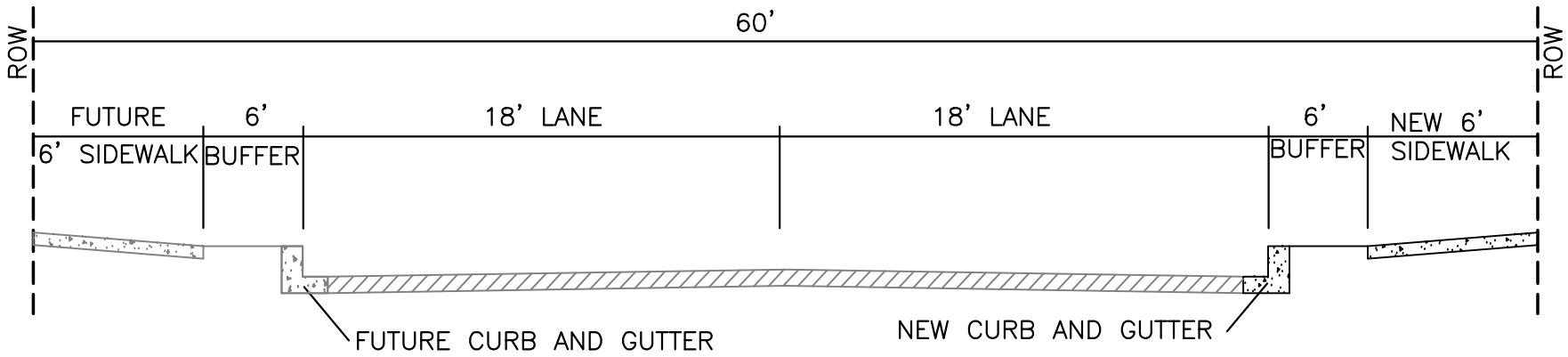
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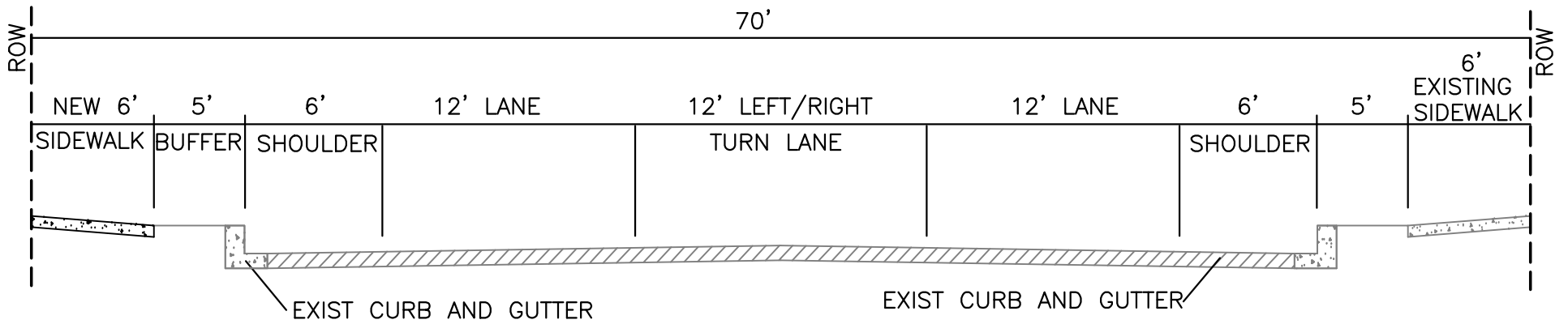
150,574 SF
9.7 ACRES
FF=5223.10

6
6
F





DAYTONA RD SECTION



BLUEWATER RD SECTION

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____

INFRASTRUCTURE LIST

Date Site Plan Approved: _____

(Rev. 2-16-18)

Date Preliminary Plat Approved: _____

EXHIBIT "A"

Date Preliminary Plat Expires: _____

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DRB Project No.: _____

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

DRB Application No.: _____

150K SPEC

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 9A AVALON SUBDIVISION UNIT 5

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	24' F-Edge	Major Local Paving, Curb & Gutter 6' Sidewalk (east side)	Daytona Road	South Property Line	North Property Line	/	/	/
<input type="text"/>	<input type="text"/>	8"	SAS Gravity Line	Daytona Road	South Property Line	North Property Line	/	/	/
<input type="text"/>	<input type="text"/>	10"	Water PVC Line	Daytona Road	South Property Line	North Property Line	/	/	/
<input type="text"/>	<input type="text"/>	18" - 30"	Storm Drain RCP	Daytona Road	South Property Line	North Property Line	/	/	/
<input type="text"/>	<input type="text"/>	26' E-E	Temporary Turnaround	Daytona Road	40' North of North Property Line		/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification				
							Private Inspector	P.E.	City Cnst Engineer		
<input type="text"/>	<input type="text"/>						/	/	/		
<input type="text"/>	<input type="text"/>						/	/	/		
Approval of Creditable Items:							Approval of Creditable Items:				
Impact Fee Administrator Signature							Date		City User Dept. Signature		Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 Storm drain to include manholes and inlets
- 2 _____
- 3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

NAME (print)

FIRM

SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

CODE ENFORCEMENT - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER