



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 2021-006258

Application No. SI 2022-00057

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.

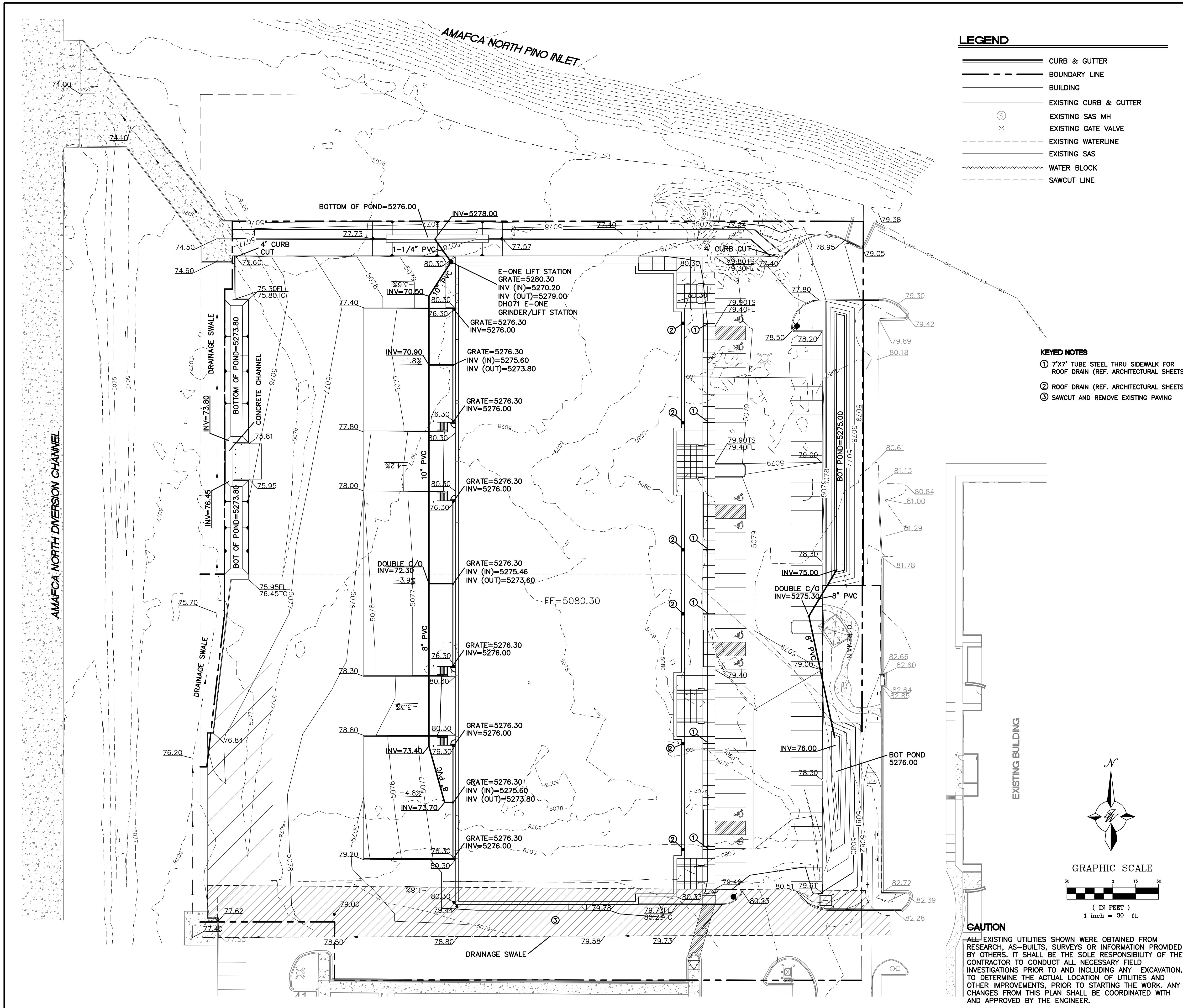
DRB SCHEDULED HEARING DATE: 03/02/2022 HEARING DATE OF DEFERRAL: 02/02/2022

SUBMITTAL

DESCRIPTION: Grading Plan Update, Landscape Plan Update, Misc. Plan Comment Update

CONTACT NAME: VINCE CARRICA

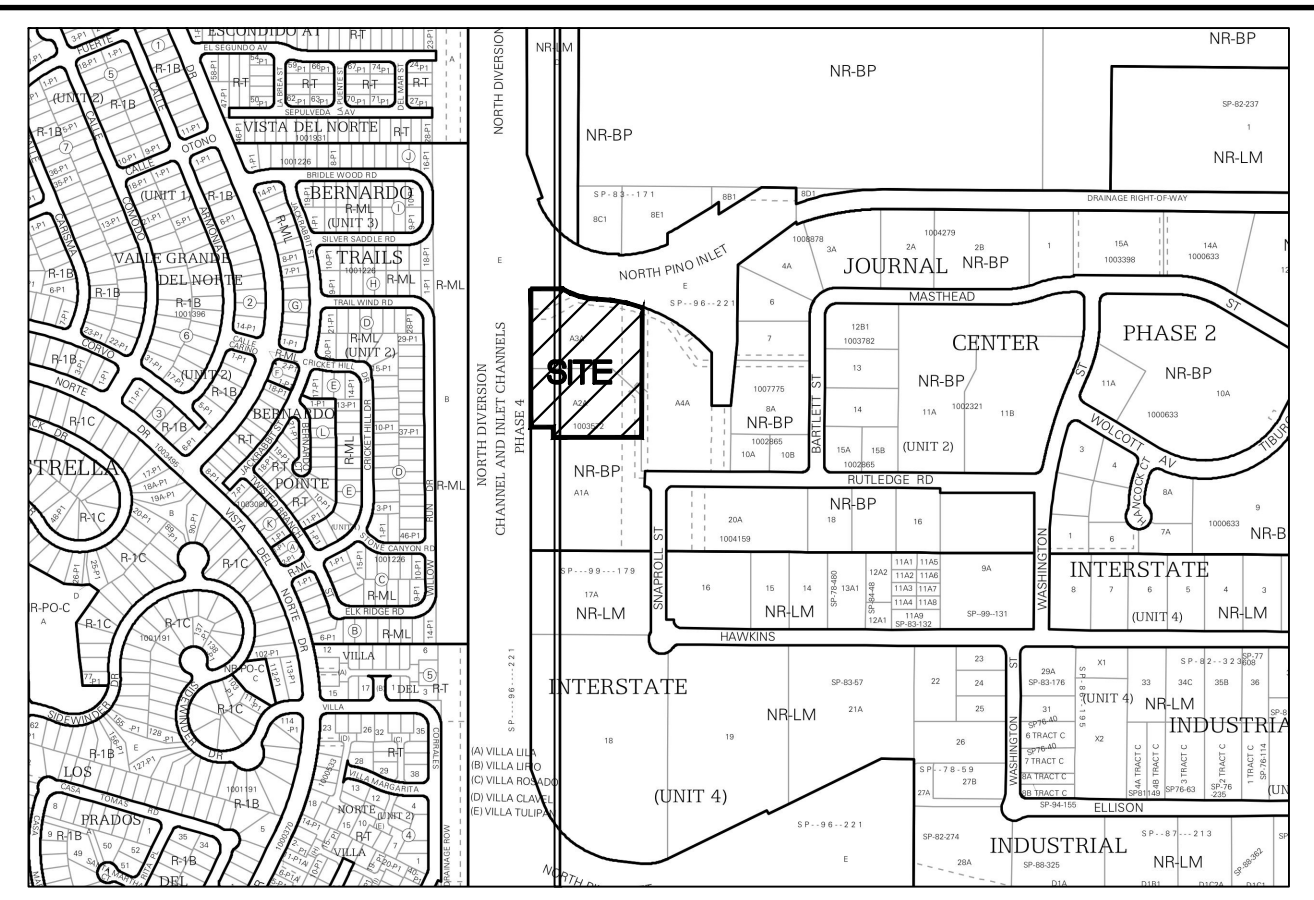
TELEPHONE: (505) 858-3100 EMAIL: VCARRICA@TIERRAWESTLLC.COM



LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	BUILDING
	EXISTING CURB & GUTTER
	EXISTING SAS MH
	EXISTING GATE VALVE
	EXISTING WATERLINE
	EXISTING SAS
	WATER BLOCK
	SAWCUT LINE

- KEYED NOTES**
- ① 7'X7' TUBE STEEL THRU SIDEWALK FOR ROOF DRAIN (REF. ARCHITECTURAL SHEETS)
 - ② ROOF DRAIN (REF. ARCHITECTURAL SHEETS)
 - ③ SAWCUT AND REMOVE EXISTING PAVING



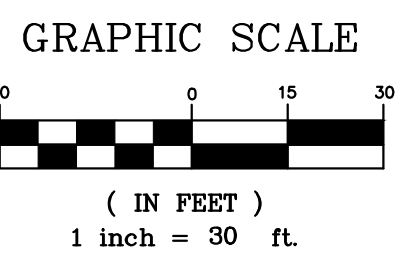
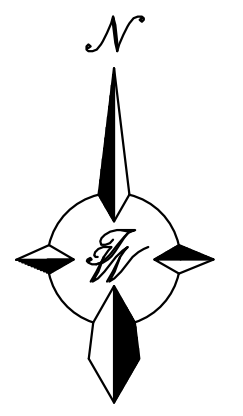
VICINITY MAP D-16Z, D-17Z



FLOOD MAP 35001C01366

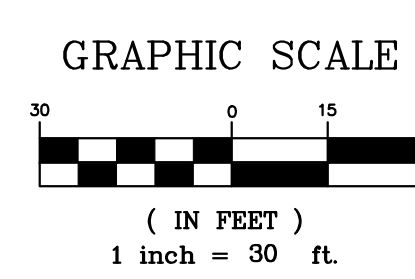
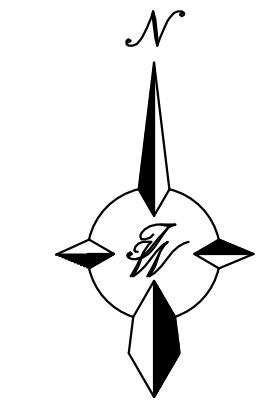
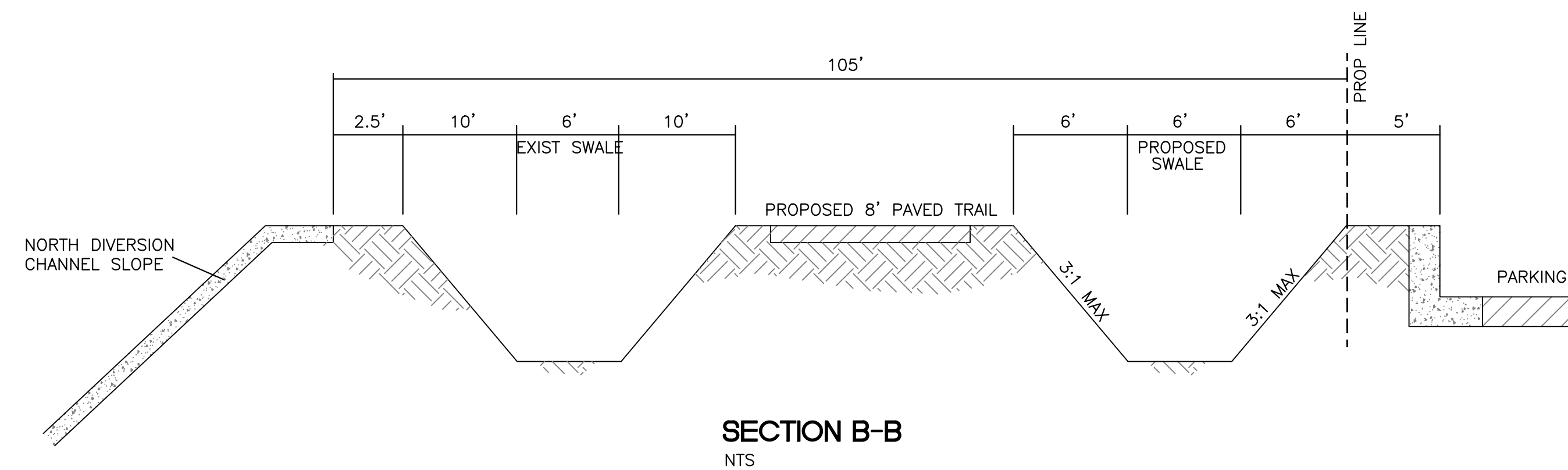
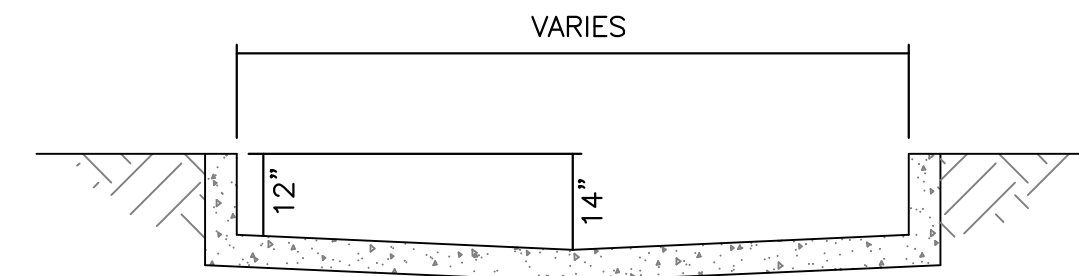
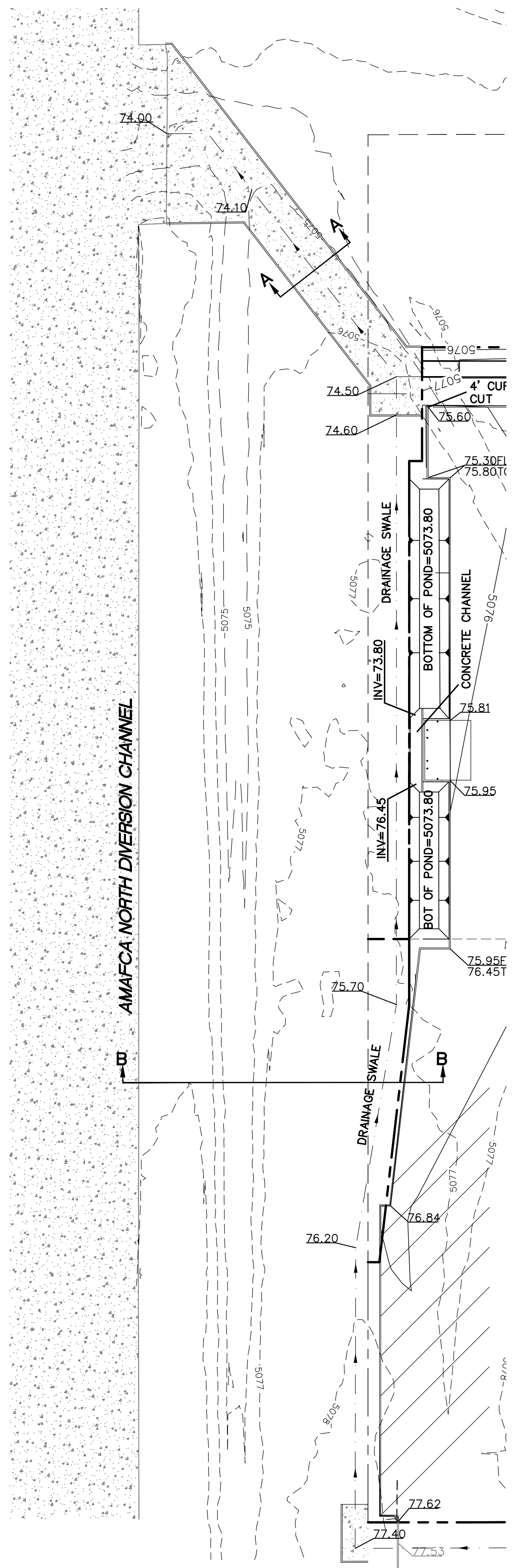
- NOTICE TO CONTRACTORS**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF RIO RANCHO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 - 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.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

- EROSION CONTROL NOTES**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
 - ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL.

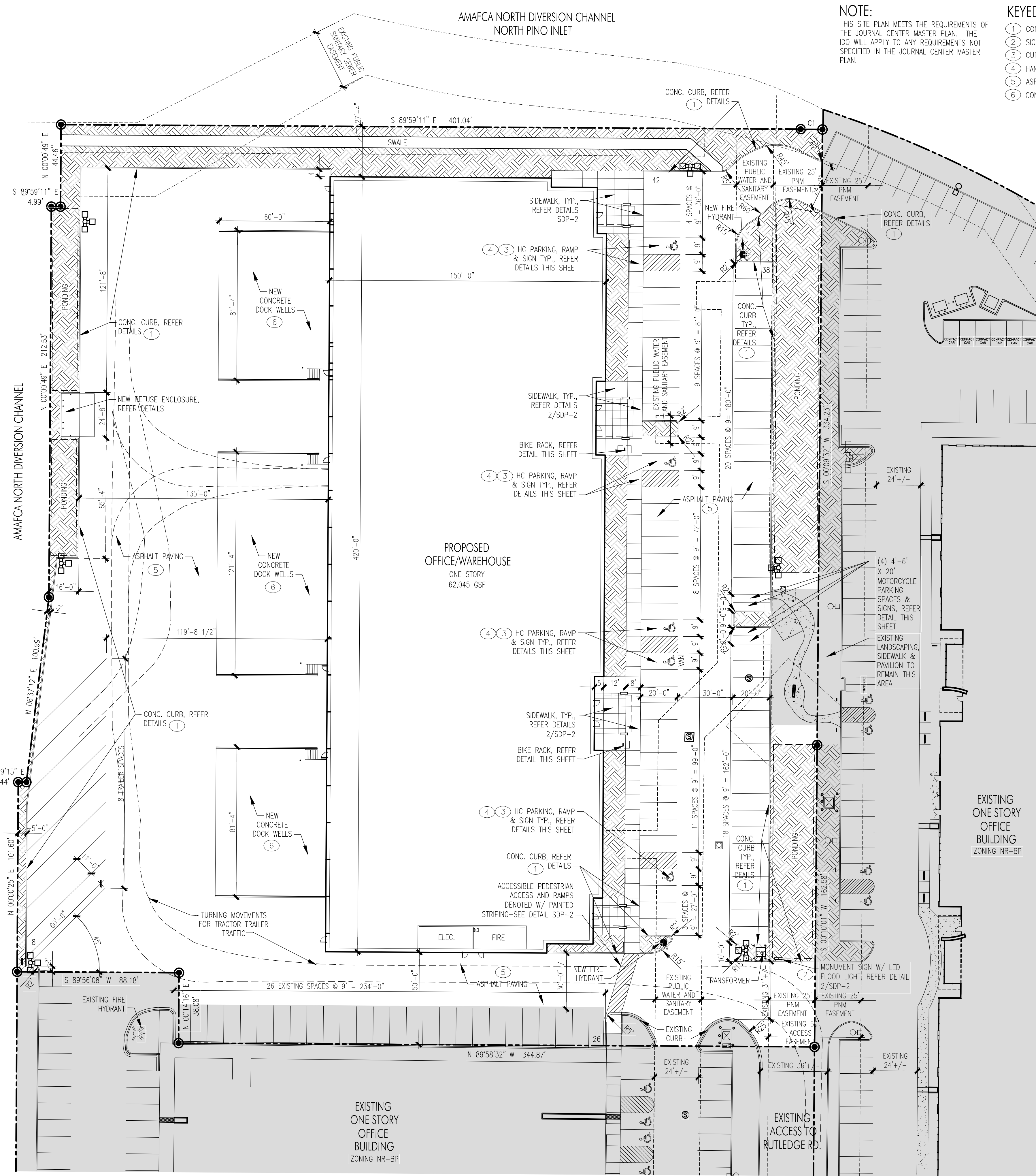


CAUTION
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES 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 RONALD R. BOHANNAN NEW MEXICO PROFESSIONAL ENGINEER 7868	RUTLEDGE OFFICE/WAREHOUSE ALBUQUERQUE, NM	DRAWN BY pm
	RUTLEDGE SPEC BUILDING GRADING AND DRAINAGE PLAN	DATE 2-22-22	DRAWING
TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com		SHEET # GR-1	JOB # 2021051

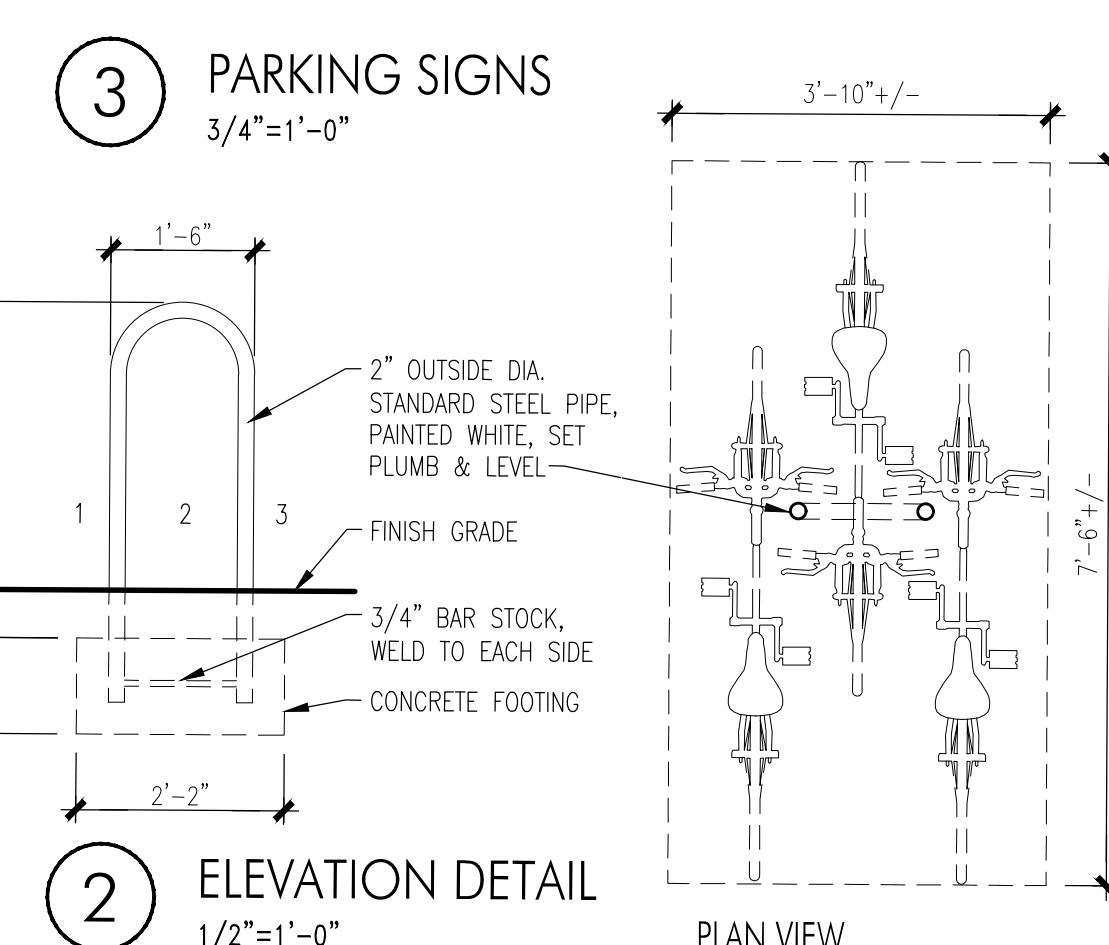
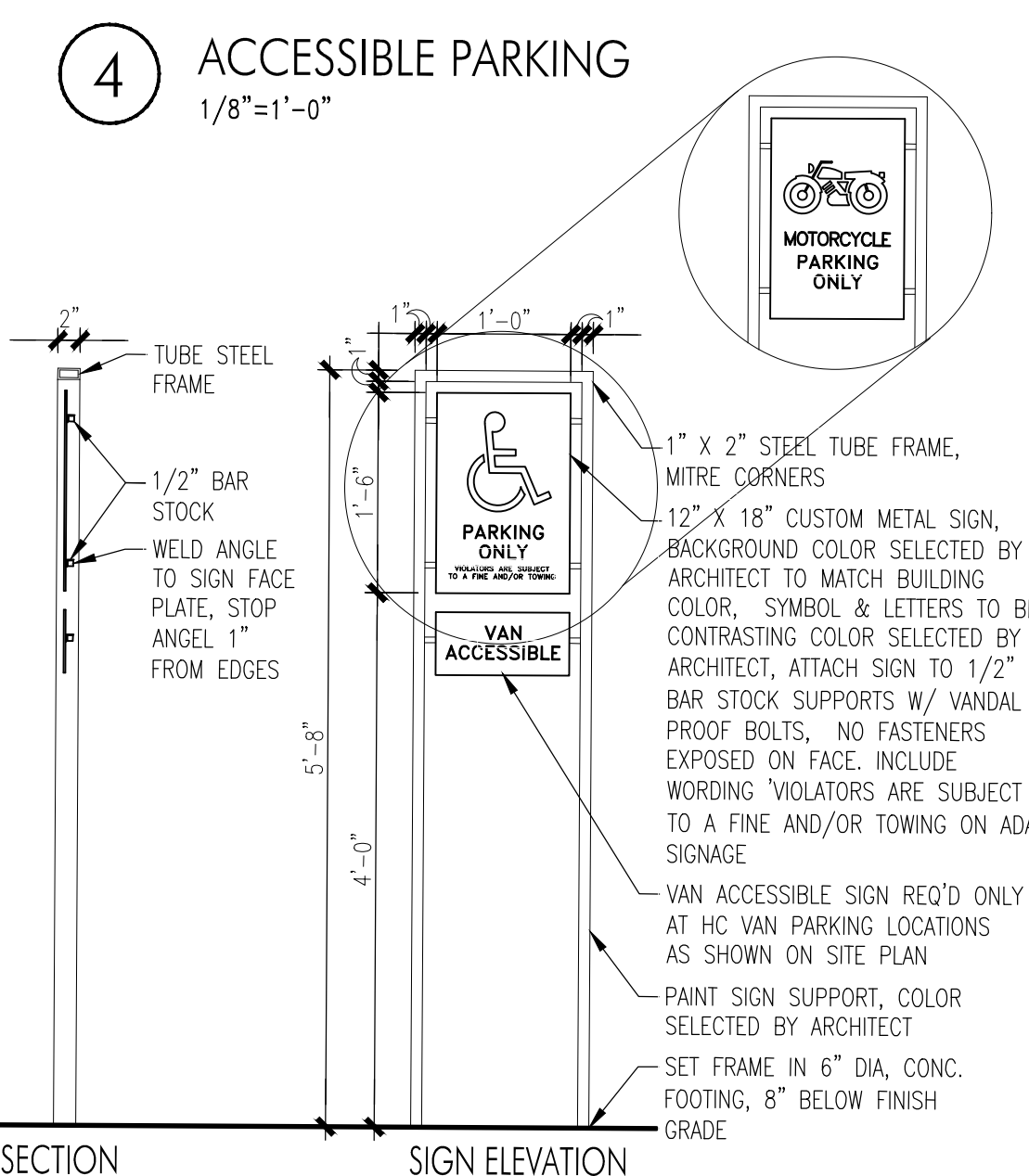
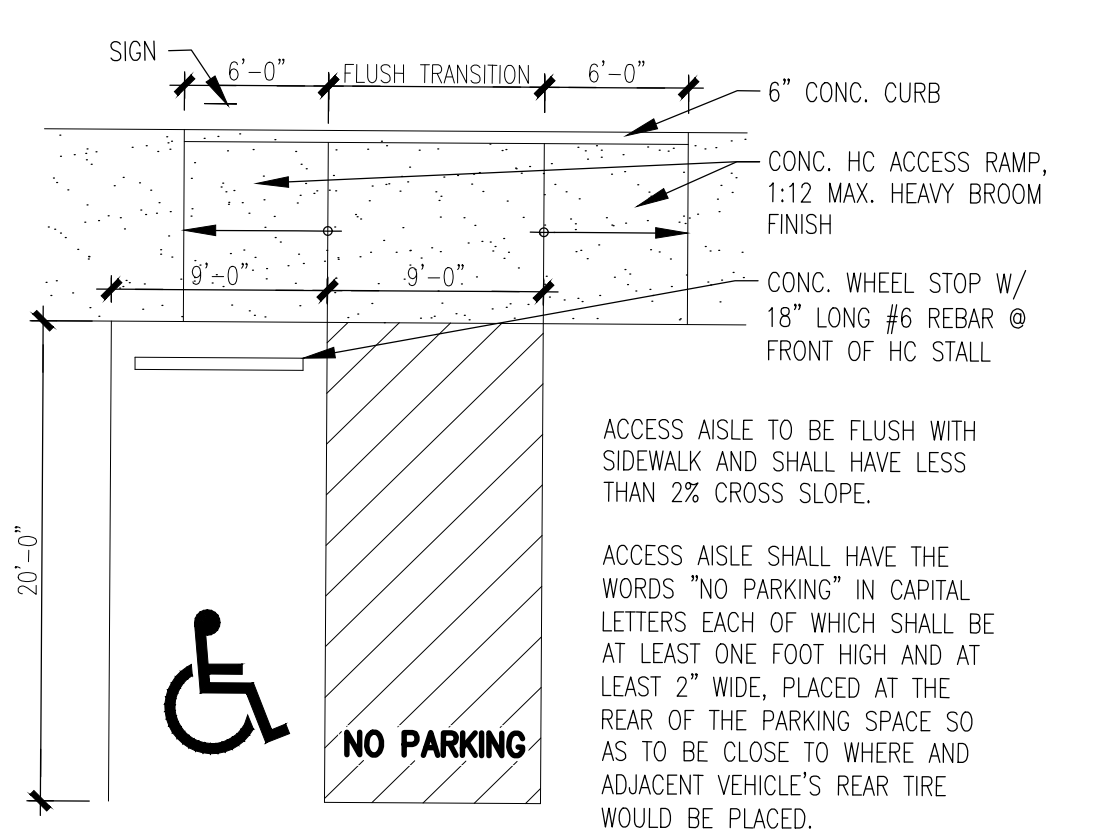
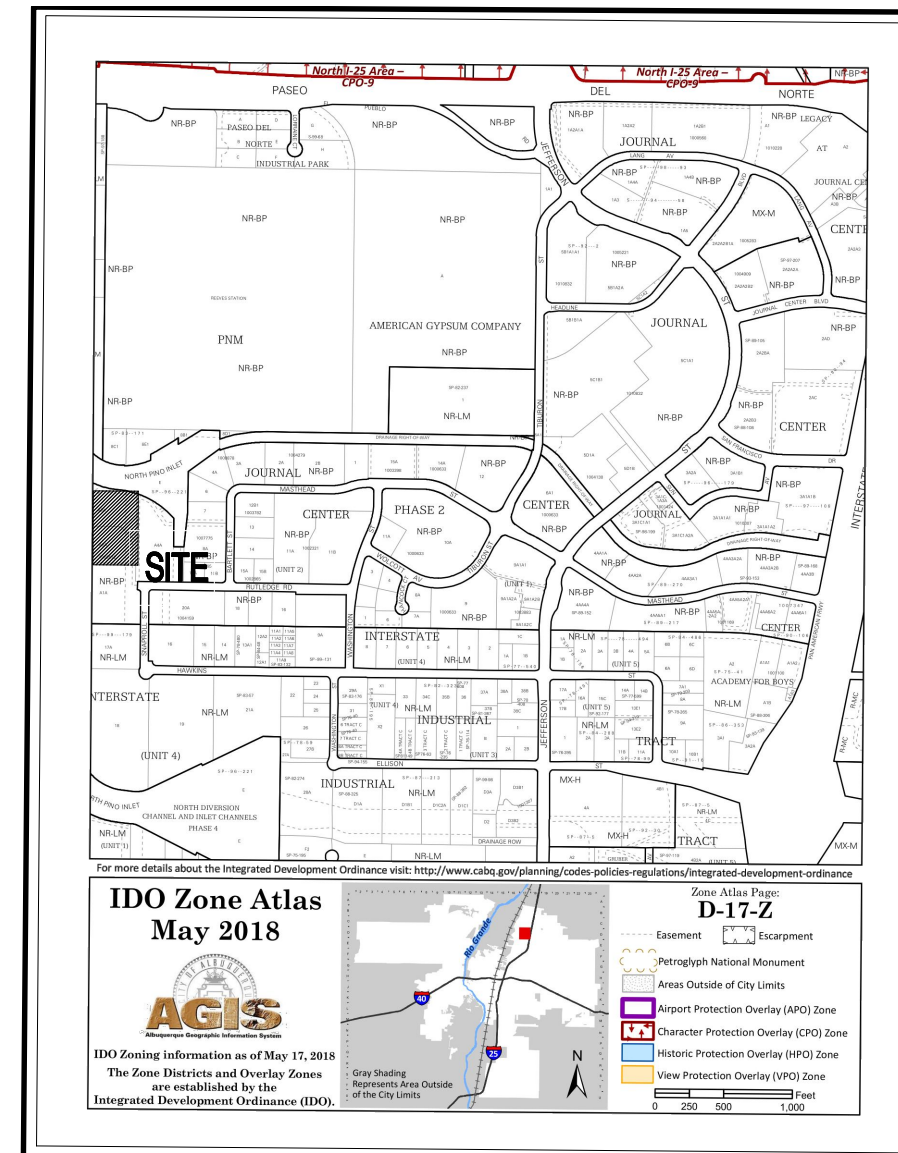


ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	RUTLEDGE OFFICE/WAREHOUSE ALBUQUERQUE, NM	DRAWN BY pm
	CHANNEL SECTIONS	DATE 2-22-22
TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # GR-2	JOB # 2021051



NOTE:
THIS SITE PLAN MEETS THE REQUIREMENTS OF THE JOURNAL CENTER MASTER PLAN. THE IDO WILL APPLY TO ANY REQUIREMENTS NOT SPECIFIED IN THE JOURNAL CENTER MASTER PLAN.

- KEYED NOTES**
- 1 CONCRETE CURB, REFER DETAIL
 - 2 SIGNAGE
 - 3 CURB RAMP
 - 4 HANDICAPPED PARKING
 - 5 ASPHALT PAVING
 - 6 CONCRETE DOCK WELLS



1 SITE PLAN
1" = 30'-0"

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

PROJECT NO. PR-2021-006258
APPLICATION NO. SI-2022-00057-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 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 FOR BUILDING PERMIT:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABC/VLIA	DATE
PARKS & RECREATION DEPARTMENT	DATE
CITY ENGINEER/HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE	DATE
DRB CHAIRPERSON, ALBUQUERQUE PLANNING DEPARTMENT	DATE
*ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

PROJECT INFORMATION

PROJECT: NEW OFFICE/WAREHOUSE
LOCATION: SNAPROLL & RUTLEDGE ROAD, NE ALBUQUERQUE, NEW MEXICO
OWNER: BRUNACINI DEVELOPMENT
ARCHITECT: TATE FISHBURN ARCHITECT
LEGAL DESCRIPTION: TRACTS A-2-A AND A-3-A JOURNAL CENTER PHASE 2, UNIT 2

CURRENT ZONING CLASSIFICATION: NR-BP
NET SITE AREA: 206,704 SF 4.7453 ACRES
BUILDING AREA: OFFICE 4,343 GSF, WAREHOUSE 57,702 GSF, 62,045 GSF
FAR: 30.0

PARKING ANALYSIS:

OFF-STREET PARKING			
OFFICE	4,343 GSF	1:300	= 15 SPACES
WAREHOUSE	20,000 GSF	1:1000 (1ST 20000SF)	= 20 SPACES
	20,000 GSF	1:2000 (2ND 20000SF)	= 10 SPACES
	7,702 GSF	1:4000 (REMAINDER)	= 5 SPACES
		REQUIRED	50 SPACES
		PROVIDED	105 SPACES
HANDICAP PARKING (101-150 PRVD)		REQUIRED	5 SPACES TOTAL (1 VAN)
		PROVIDED	5 SPACES TOTAL (1 VAN)
MOTORCYCLE PARKING (50 RD PARKING SPACES)		REQUIRED	2 SPACES
		PROVIDED	4 SPACES
BICYCLE PARKING (10% RD PARKING SPACES)		REQUIRED	5 SPACES
		PROVIDED	6 SPACES

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- [Hatched] PONDING AREA
- [Hatched] LANDSCAPED AREA
- [Hatched] EXISTING PARKING, DRIVES, CURBS AND LANDSCAPING TO REMAIN
- [Symbol] HANDICAP PARKING PAVEMENT MARKING
- [Symbol] FIRE HYDRANT
- [Symbol] 25' WHITE PARKING LOT POLE W/ (3) 100 WATT LED FIXTURE HEADS

- GENERAL NOTES**
- ALL SITE LIGHTING SHALL COMPLY WITH IDO SECTION 14-16-5-8. 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 #2441.

CURVE TABLE

NUMBER	DELTA	CHORD DIRECTION	RADIUS	LENGTH	CHORD LENGTH
C1	0°51'22"	S 89°25'05" E	810.00'	12.10'	12.10'

BRUNACINI DEVELOPMENT

TATE FISHBURN ARCHITECT

ARCHITECT SEAL

STATE OF NEW MEXICO

TATE FISHBURN ARCHITECT

ENGINEER SEAL

PROJECT

NEW OFFICE/WAREHOUSE BUILDING
BRUNACINI DEVELOPMENT
SNAPROLL & RUTLEDGE ROAD, N.E.
ALBUQUERQUE, NEW MEXICO

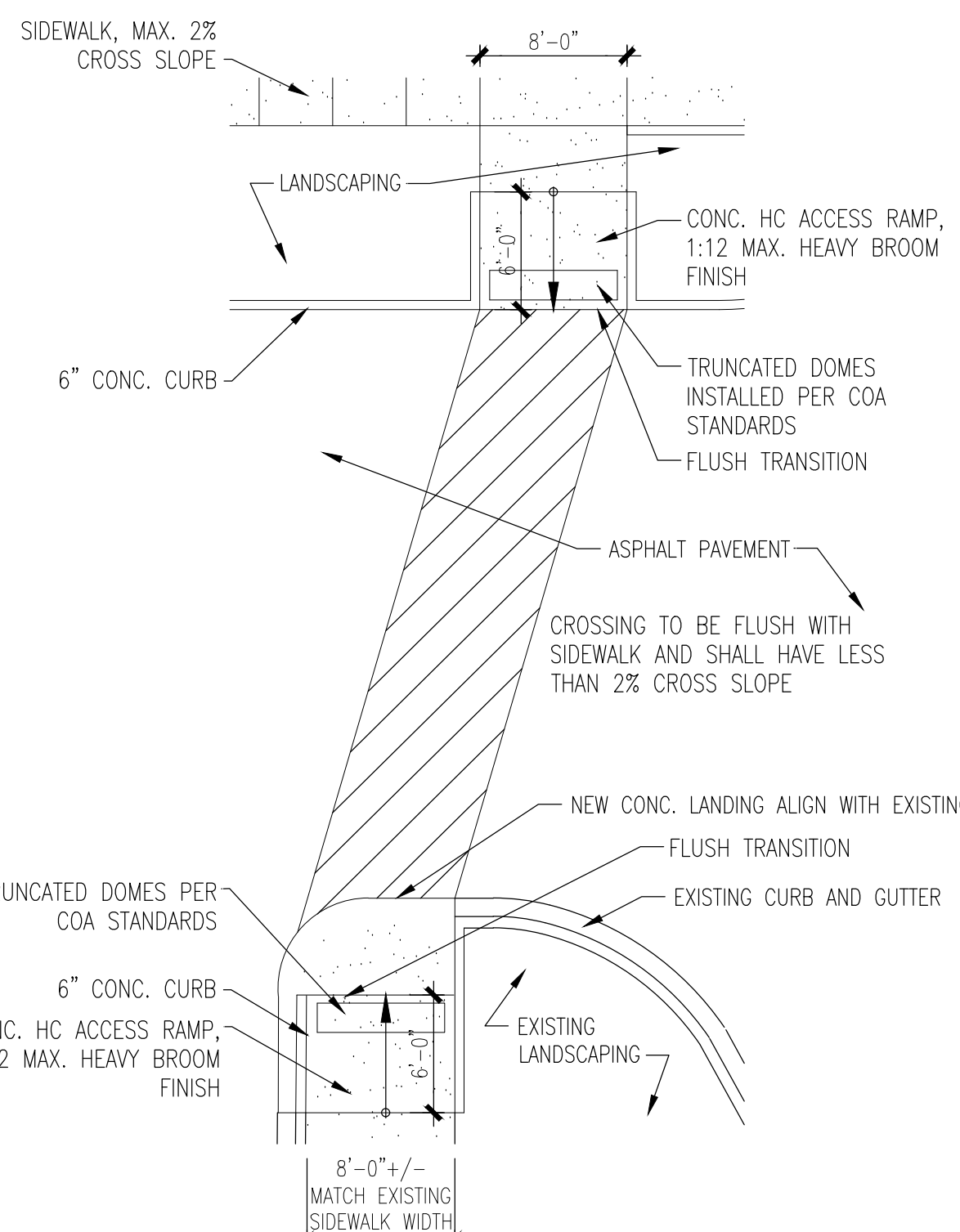
REVISIONS

DATE: FEBRUARY 16, 2022

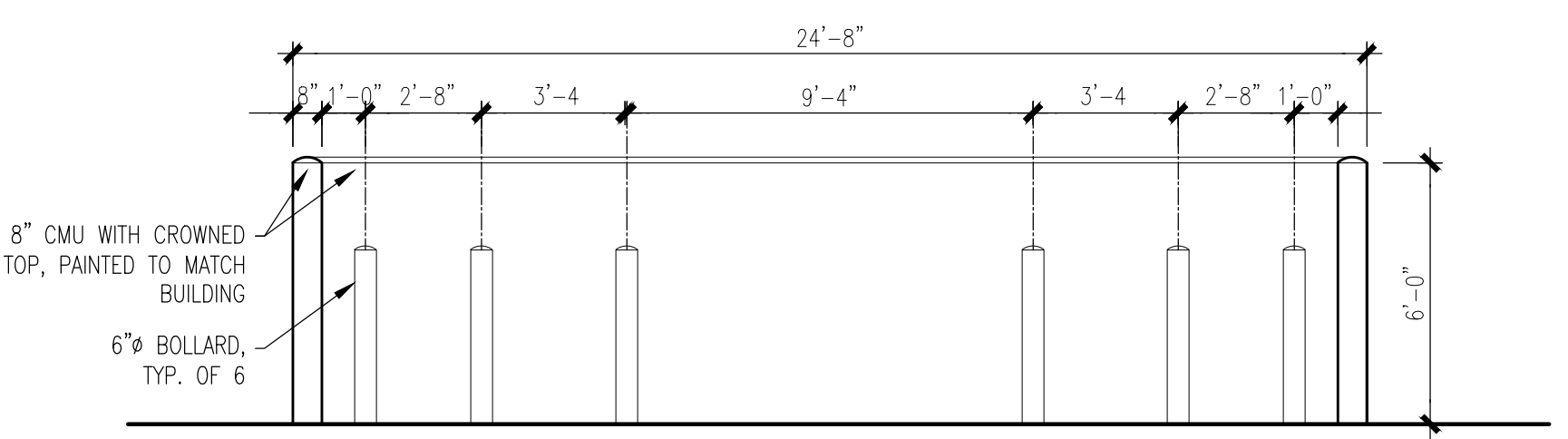
SCALE: 1" = 30' OR AS NOTED

DRAWING NAME: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

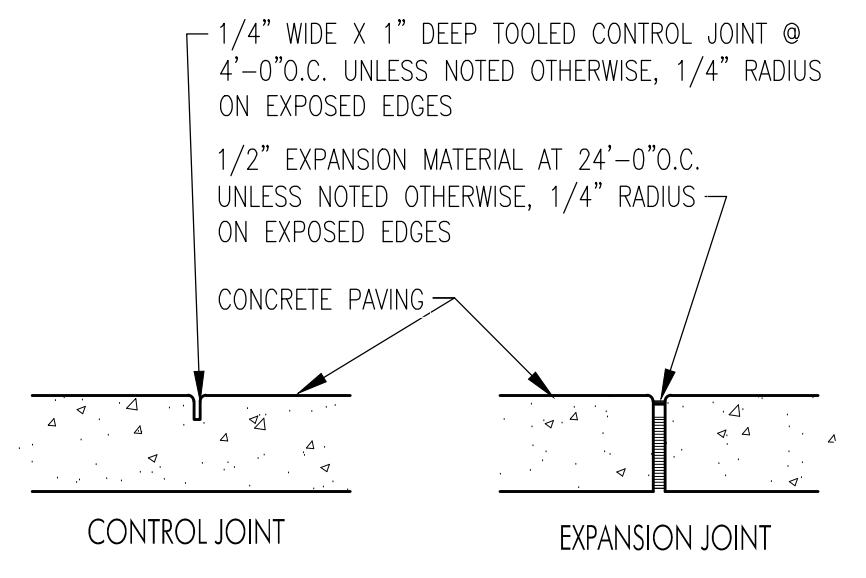
SHEET NUMBER: SDP-1



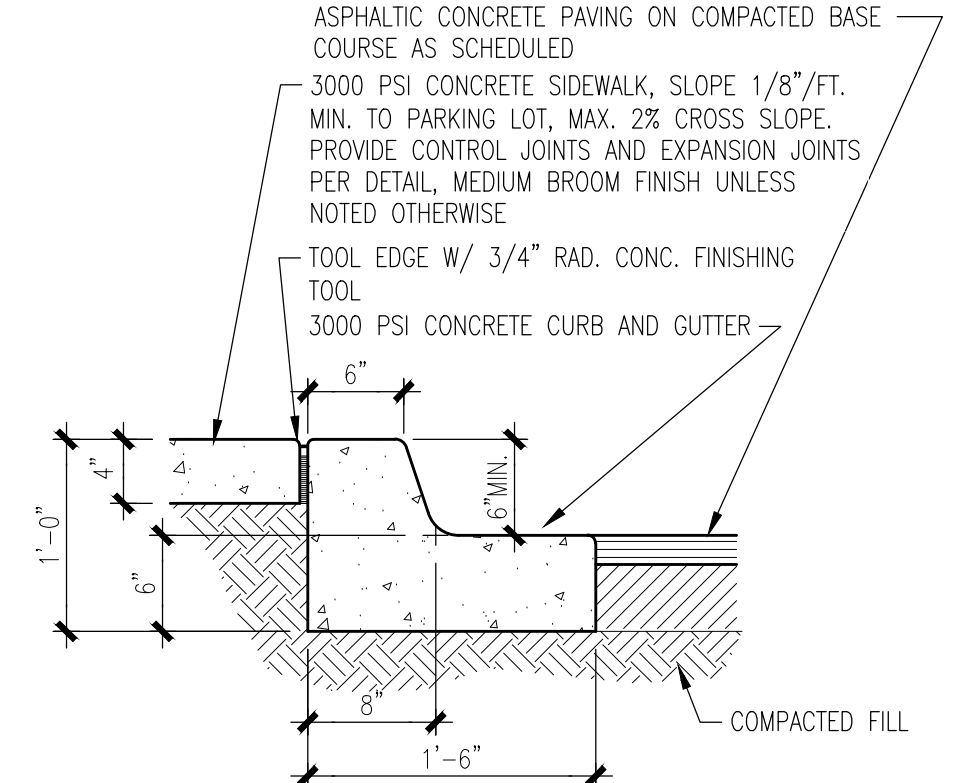
8 PEDESTRIAN PATH DETAIL
1/16"=1'-0"



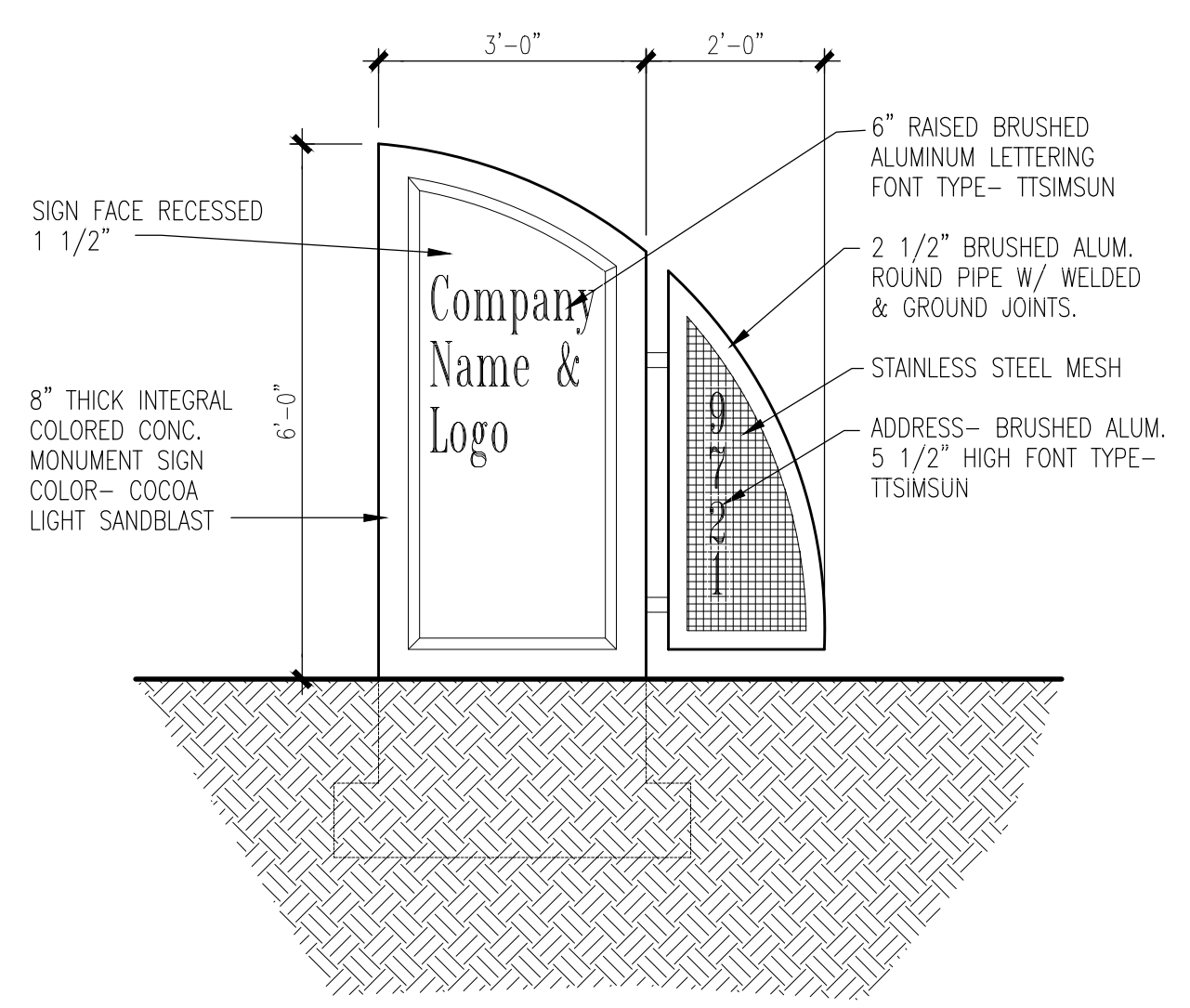
9 REFUSE SCREEN WALL ELEVATION
1/4"=1'-0"



7 JOINT DETAIL
1 1/2"=1'-0"



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



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

NOTE: SIGNAGE MAY BE AMENDED PROVIDED IT COMPLIES WITH THE JOURNAL CENTER 2 DESIGN GUIDELINES.

EXTERIOR FINISHES

- TILT-UP CONC. PANELS- COLOR - LIGHT GRAY
- ALUMINUM COMPOSITE PANELS-COLOR- MEDIUM GRAY
- METAL ACCENT COLOR- RED
- ALUMINUM WINDOW FRAMES- CLEAR ANODIZED
- WINDOW GLAZING- 1" TINTED INSULATED TINT COLOR- SOLAR GRAY
- OVERHEAD & HM DOORS- LIGHT 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 FRO THE SITE PERIMETER.

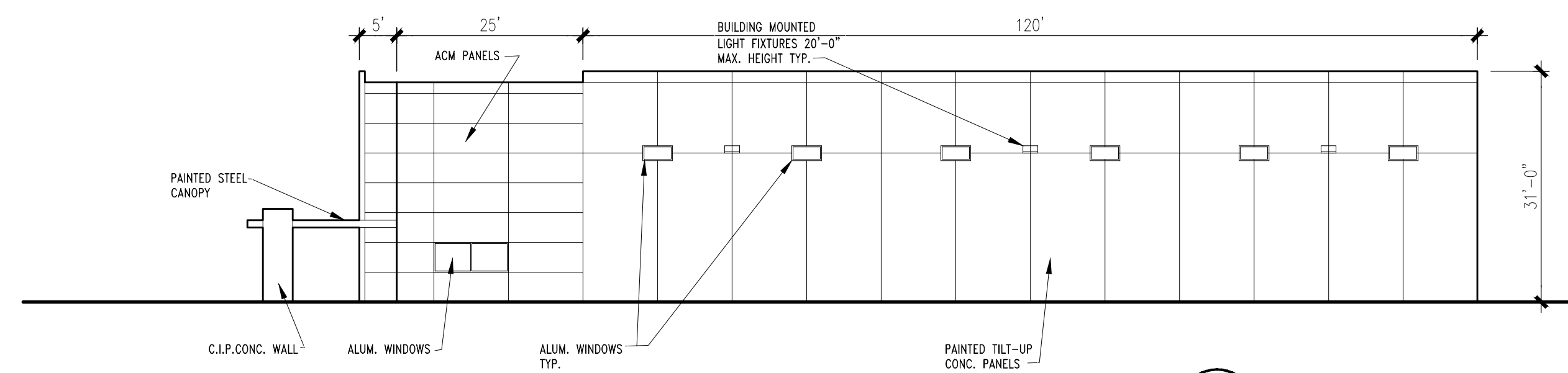
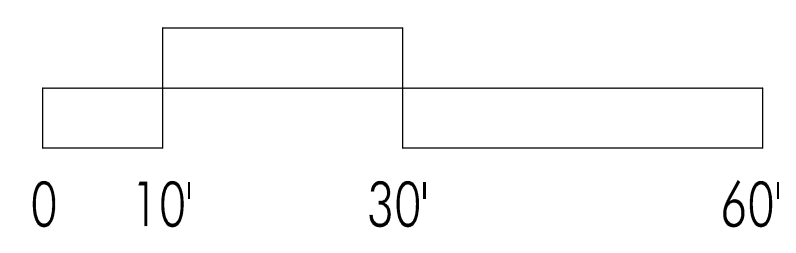
ALL BUILDING MOUNTED SIGNAGE TO BE LIGHTED EITHER INTERNALLY OR EXTERNALLY. ANY LIGHTING FOR SIGNAGE SHALL CONFORM TO NIGHT SKIES ACT. SIGNAGE MATERIAL TO BE EITHER RAISED METAL LETTERING OR TRANSLUCENT LEXAN PANELS OF ANY COLOR. NO BOX SIGNAGE ALLOWED. INDIVIDUAL RAISED LETTERS ONLY.

NOTE: SIGNAGE MAY BE AMENDED PROVIDED IT COMPLIES WITH THE JOURNAL CENTER 2 MASTERPLAN REGULATIONS.

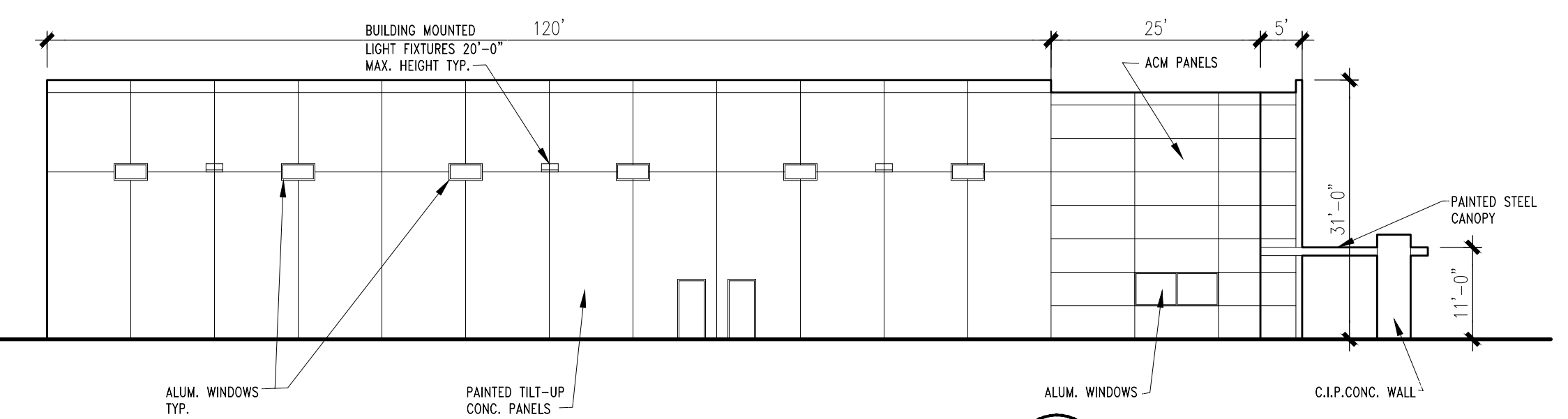
BUILDING SIGNAGE CALCS:

EAST ELEVATION- BLDG. AREA-12,810 S.F. SIGNAGE- 600 S.F.
600 / 12,810 = 4.7%

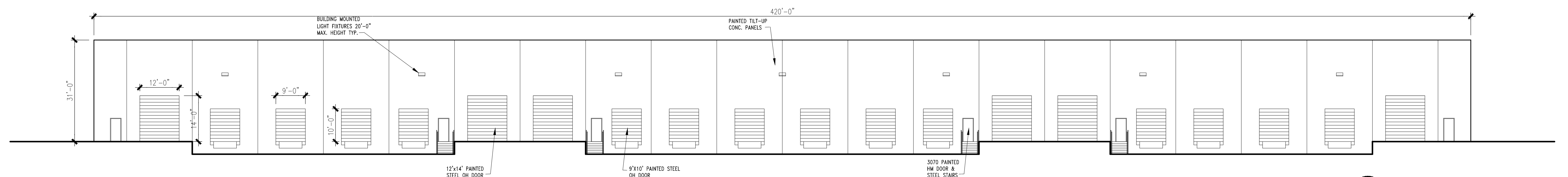
GRAPHIC SCALE



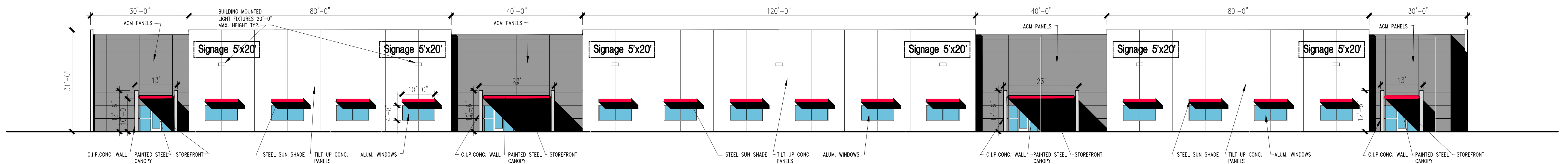
4 NORTH ELEVATION
1/16"=1'-0"



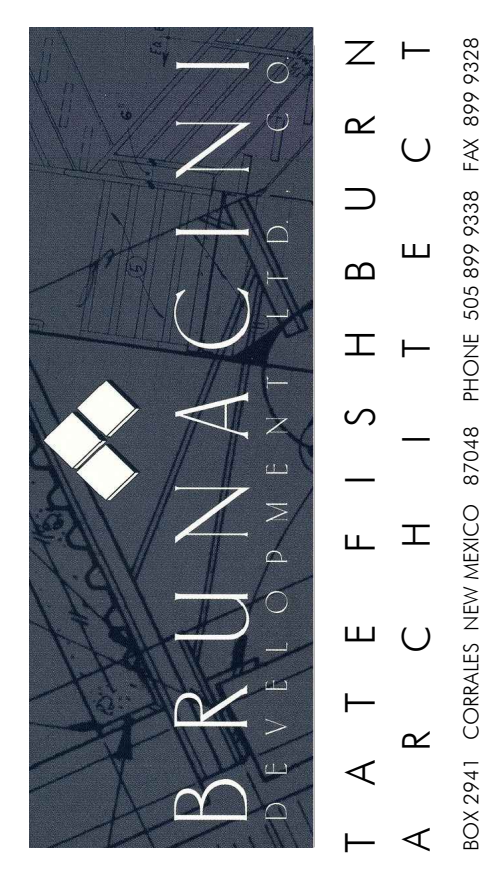
3 SOUTH ELEVATION
1/16"=1'-0"



2 WEST ELEVATION
1/16"=1'-0"

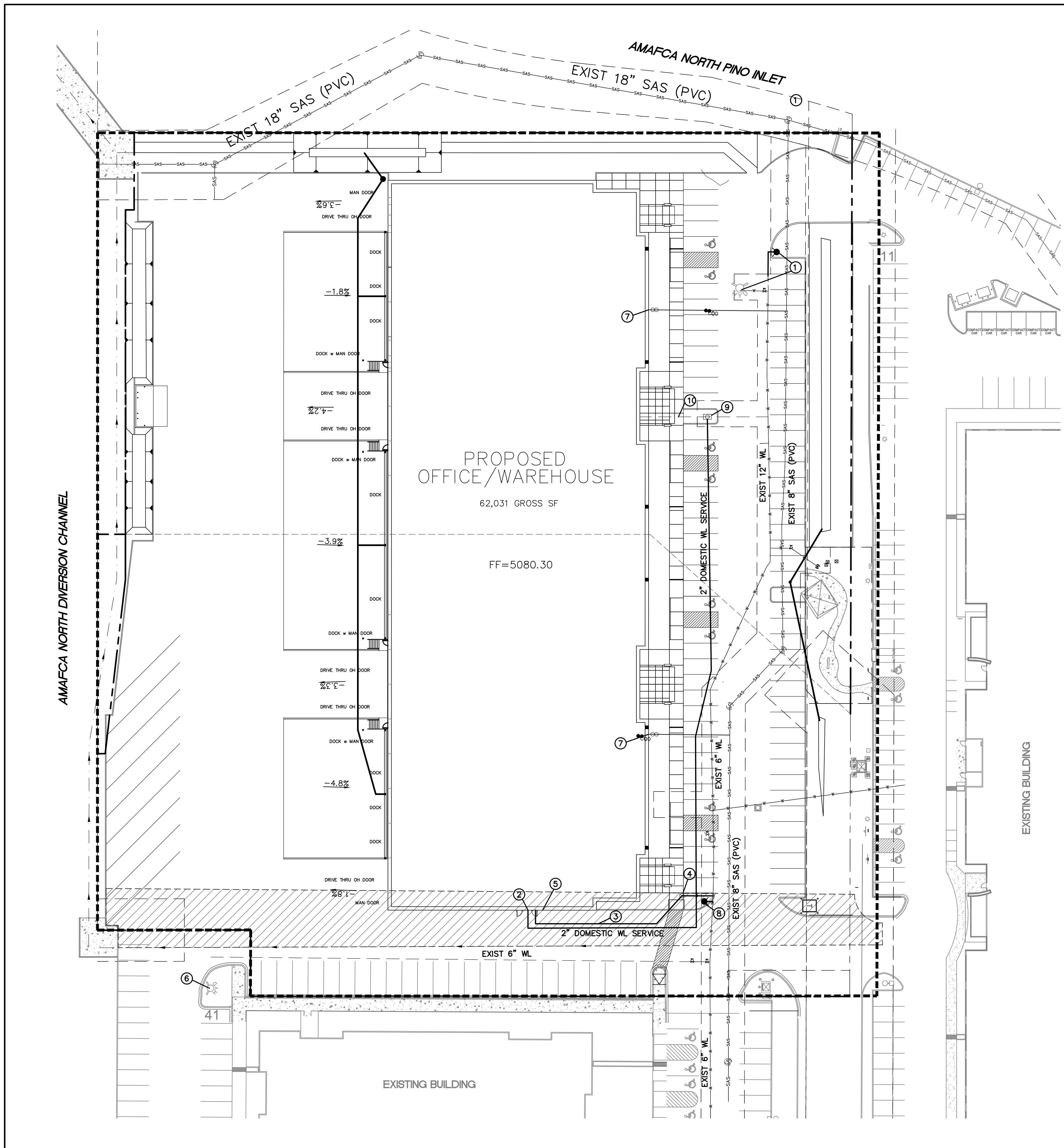


1 EAST ELEVATION
1/16"=1'-0"



PROJECT
NEW OFFICE/WAREHOUSE BUILDING
BRUNACINI DEVELOPMENT
SNAPROLL & RUTLEDGE ROAD, N.E.
ALBUQUERQUE, NEW MEXICO

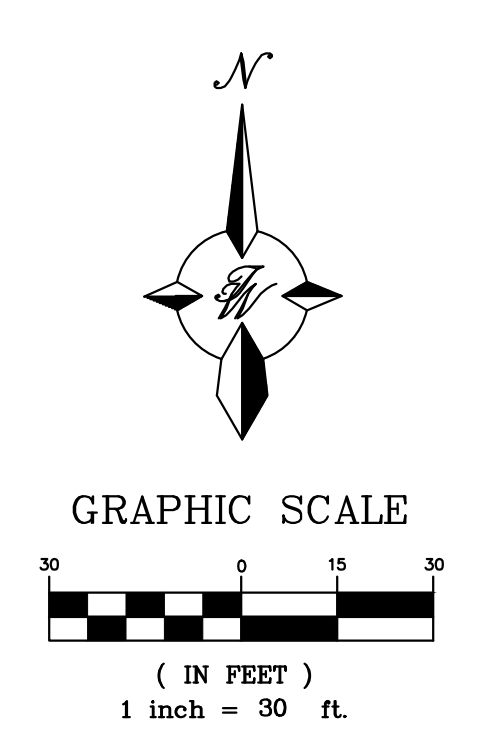
REVISIONS
 DATE FEBRUARY 16, 2022
 SCALE
 1/16"=1'-0"
 OR AS NOTED
 DRAWING NAME
BUILDING ELEVATIONS
 SHEET NUMBER
SDP-2



LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	BUILDING
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	PROJECT LIMITS
	PROPOSED HYDRANT
	8" SAS
	8" WL
	EXISTING SAS MH
	EXISTING GATE VALVE
	EXISTING WATERLINE
	SAS
	EXISTING SAS

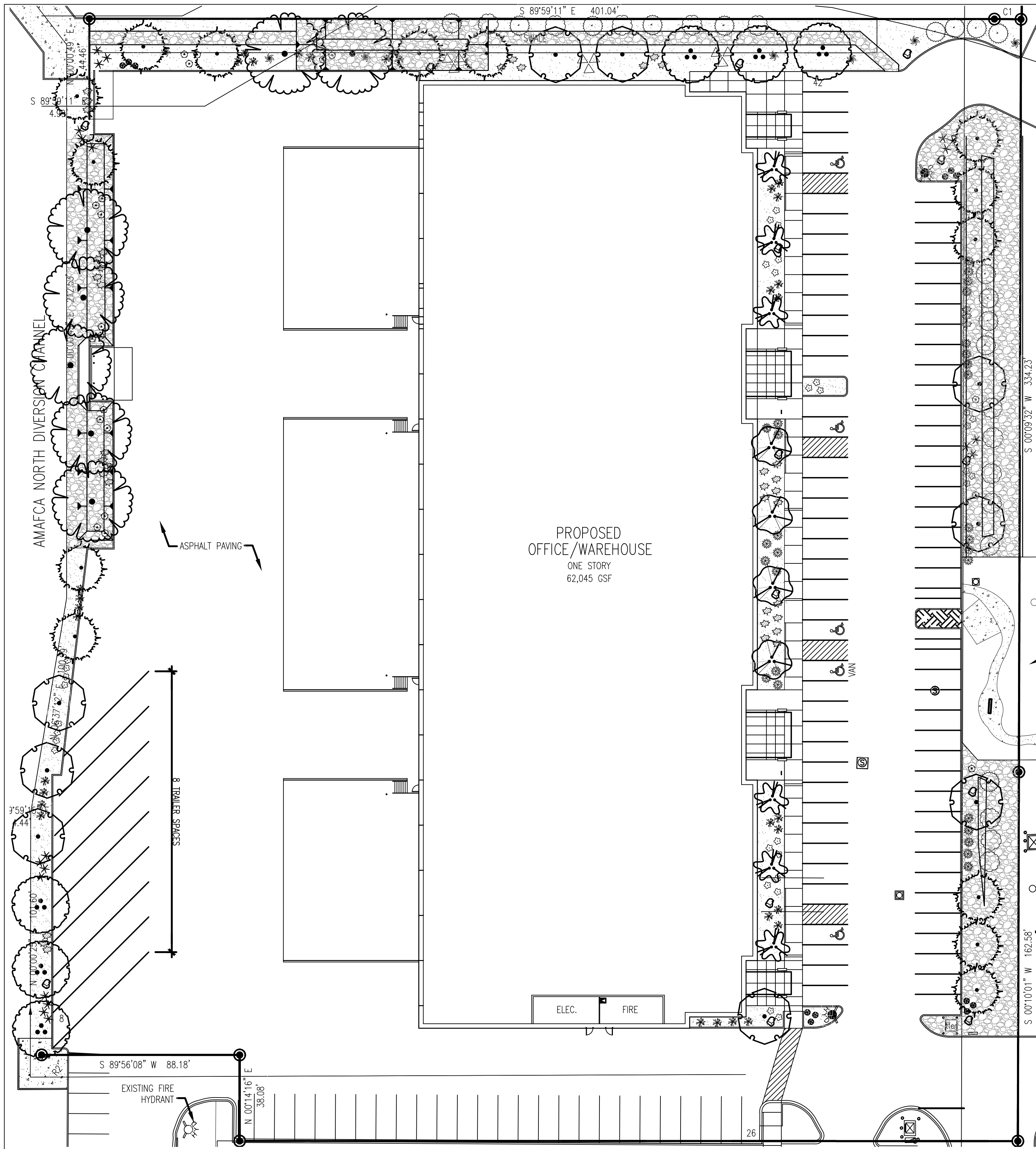
- KEYED NOTES**
- 1 RELOCATE EXIST FIRE HYDRANT (PUBLIC) PER COA STD DWG 2340
 - 2 2" DOMESTIC WL SERVICE
 - 3 8" FIRELINE
 - 4 PIV
 - 5 FDC
 - 6 EXISTING FIRE HYDRANT (PUBLIC)
 - 7 EXISTING 4" SAS SERVICE W/CLEANOUTS
 - 8 NEW FIRE HYDRANT W/GATE VALVE (PUBLIC) PER COA STD DWG 2340
 - 9 EXISTING 2" WATER METER TO REMAIN
 - 10 REMOVE AND DISPOSE 36 LF EXISTING WL SERVICE



CAUTION
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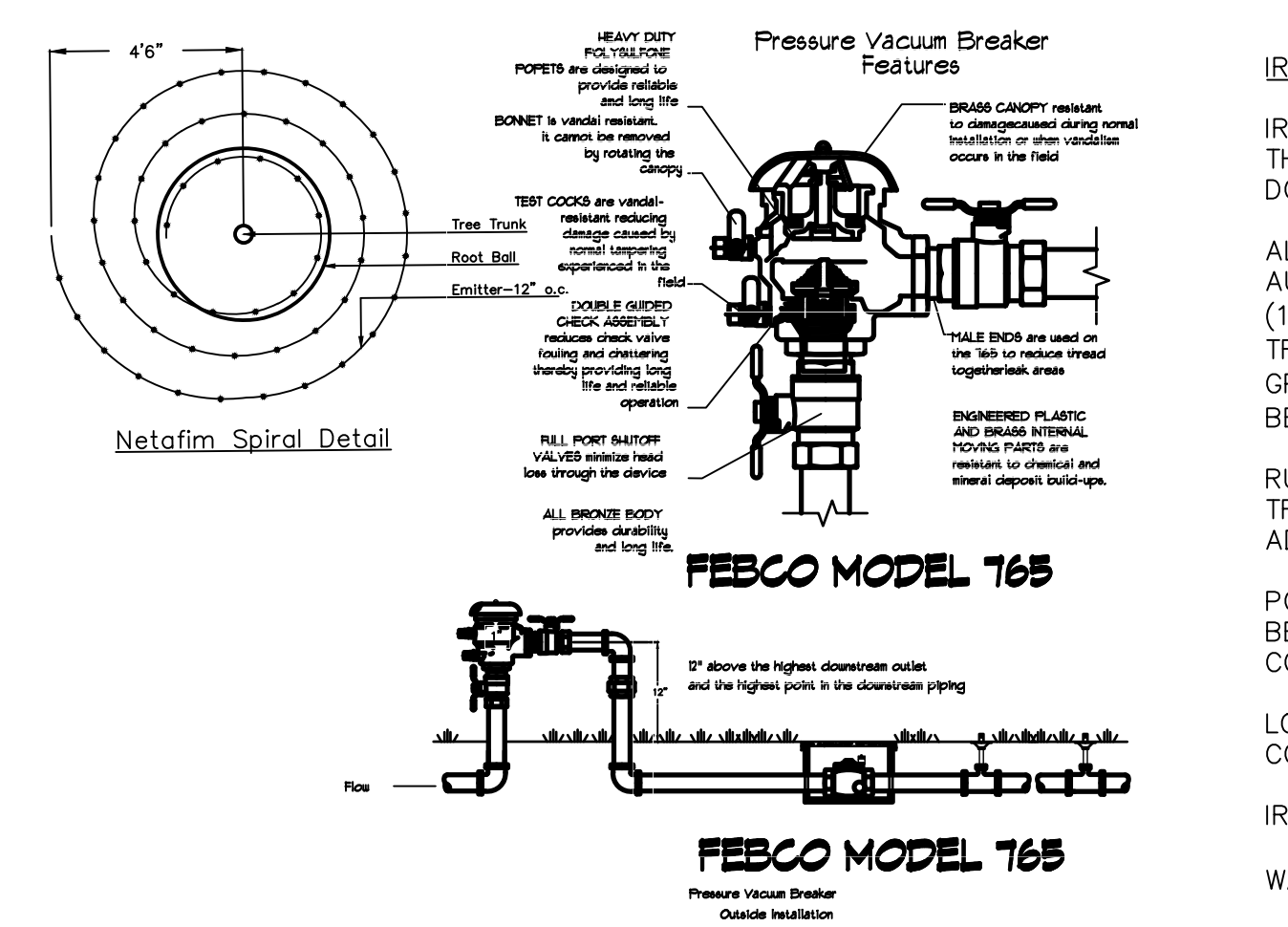
- GENERAL UTILITY NOTES:**
1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
 2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
 3. REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED 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.
 13. DURING MAINTENANCE OF THE PUBLIC WATER AND/OR PUBLIC SEWER MAINS THE EASTERN ROW OF PARKING SPACES MAY NEED TO BE CLEARED OF ALL VEHICLES
- 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

	RUTLEDGE OFFICE/WAREHOUSE ALBUQUERQUE, NM	DRAWN BY pm
	RUTLEDGE SPEC BUILDING CONCEPTUAL UTILITY PLAN	DATE 2-22-22
	SHEET # MU-1	DRAWING
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2021051



LANDSCAPE CALCULATIONS

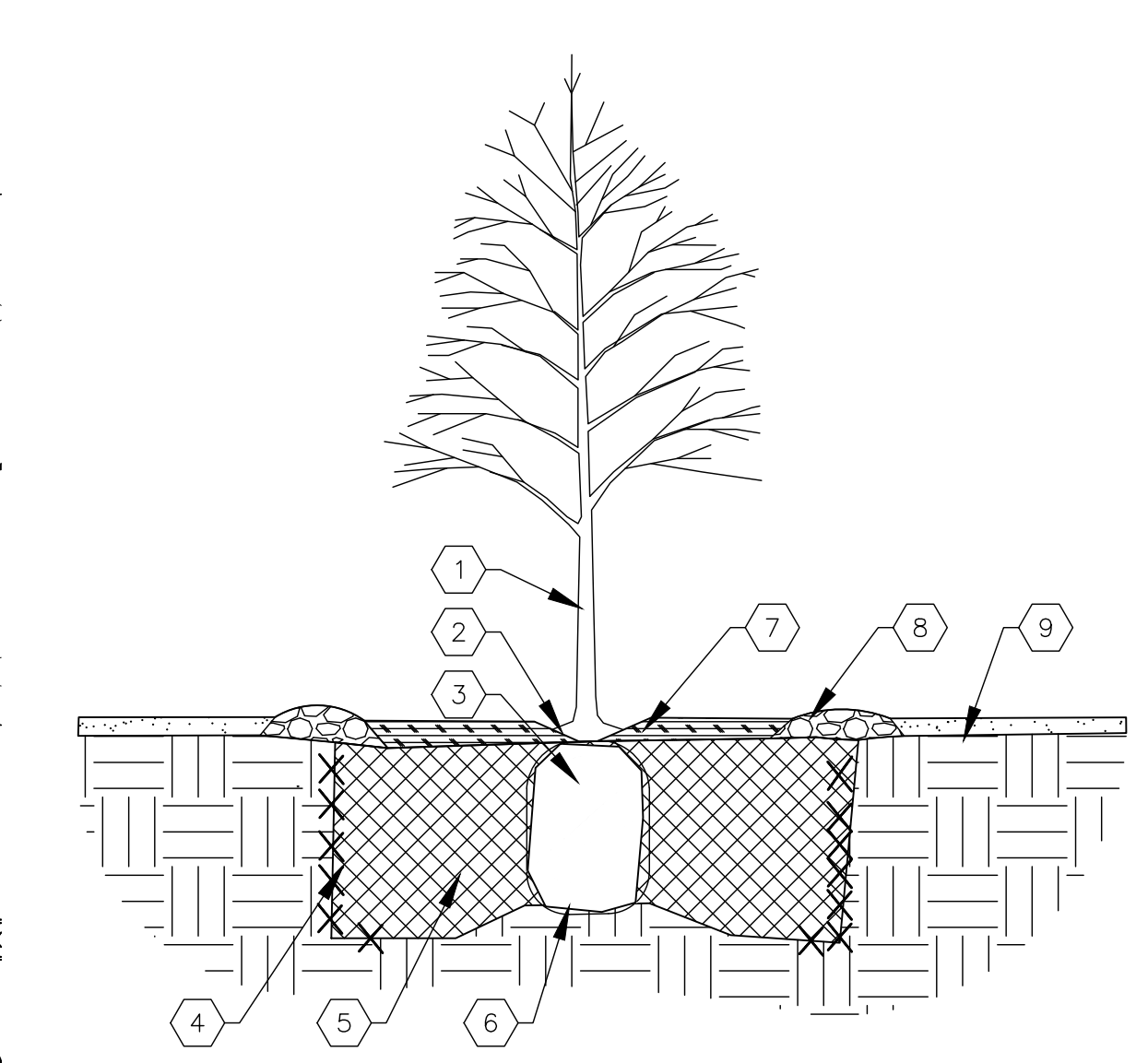
ZONING	PD: PLANNED DEVELOPMENT
APPLICABLE REGULATION(S)	IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994
TOTAL LOT AREA (ACRES)	4.74
TOTAL LOT AREA (SF)	206150
BUILDING AREA (SF)	62031
NET LOT AREA (SF)	144,119
REQUIRED LANDSCAPE (%)	15
REQUIRED LANDSCAPE (SF)	21708
LANDSCAPE PROVIDED (SF)	30494
VEGETATIVE COVER (% - REQ)	15.0
VEGETATIVE COVER (SF - REQ)	22871
VEGETATIVE COVER (SF - PROV.)	41325
REQ. TREES - 1ST AND 2ND STORY UNITS	35
PROVIDED UNIT TREES	46



SHRUB PLANTING KEYED NOTES

- SHRUB LOCATION, SPECIES, AND CONDITION AS PER PLAN.
- INSTALL WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
- USE WOOD CHIP MULCH OVER ROOTBALL, FEATHERED TO A 2" DEPTH AND HELD BACK 2" FROM TRUNKS AND STEMS AND TO COVER DRIP LINE.
- 2" HIGH X 8" WIDE BERRY.
- BACKFILL PER SPECIFICATIONS, LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
- UNDISTURBED NATIVE SOIL.
- SCARIFY AND LOOSEN EDGES OF PLANTING FIT.
- MULCH - SEE PLANTING PLAN, 3" DEPTH UNLESS OTHERWISE NOTED.

01 SHRUB PLANTING
NTS
SHRUB PLANTING DETAIL



TREE PLANTING KEYED NOTES

- TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.
- REMOVING EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
- INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURL AP EXCEPT FROM BOTTOM OF ROOT BALL.
- SCARIFY AND LOOSEN EDGES OF PLANTING FIT.
- BACKFILL PER SPECIFICATIONS, LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
- UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
- INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL AND TO COVER DRIP LINE. GENERALLY, MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK.
- 4" HIGH X 16" WIDE COBBLE BERRY AT DRIP LINE.
- MULCH - SEE PLANTING PLAN.

02 TREE PLANTING
NTS
TREE PLANTING DETAIL

IRRIGATION NOTES:

IRRIGATION SYSTEM MAINTENANCE AND OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. IT SHALL BE THE OWNER'S RESPONSIBILITY TO ENSURE THAT FUGITIVE WATER DOES NOT LEAVE THE SITE DUE TO OVERWATERING OR MALFUNCTIONING EQUIPMENT.

ALL ON-SITE PLANT MATERIAL, NEW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. TREES SHALL RECEIVE ONE (1) NETAFIM SPIRAL (50' LENGTH) WITH 3 LOOPS AT A FINAL RADIUS OF 4.5' FROM TREE TRUNK, PINNED IN PLACE. NETAFIM SHALL HAVE EMITTERS 12" O.C. WITH A FLOW OF .6 GPH. SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE SHALL RUN 1.5 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.

LANDSCAPE LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HxW	WATER USE	COVER (EA.)	TOTAL
Trees							
6	2" Cal	Sensation Box Elder <i>Acer negundo 'Sensation'</i>	40' x 30'	M	900	5400	
4	15 Gal	Desert Willow <i>Chilopsis linearis</i>	20' x 25'	L	625	2500	
1	2" Cal	Honey Locust <i>Gleditsia triacanthos inermis</i>	50' x 45'	M+	2025	14175	
14	6'+ Height	Austrian Pine <i>Pinus nigra</i>	35' x 25'	M+	625	8750	
9	2" Cal	Chinese Pistache <i>Pistachia chinensis</i>	40' x 30'	M	900	8100	
6	15 Gal	Chaste Tree <i>Vitex agnus-castus</i>	20' x 20'	M	400	2400	
46							
Total Tree Coverage:							41325
Shrubs & Groundcovers							
31	5 Gal	Blue Mist Spirea <i>Caryopteris x clandonensis</i>	3' x 3'	Low+	9	279	
12	5 Gal	Curly-Leaf Mountain Mahogany <i>Cercocarpus ledifolius</i>	15' x 15'	Low+	225	2700	
1	5 Gal	Sota <i>Dasyllron wheeleri</i>	5' x 5'	RW	25	175	
20	5 Gal	Red Yucca <i>Hesperaloe parviflora</i>	3' x 3'	Low+	9	180	
15	5 Gal	Althea / Rose of Sharon <i>Hibiscus syriacus</i>	10' x 10'	M	100	1500	
9	5 Gal	Morning Light Maidengrass <i>Miscanthus sinensis var.</i>	5' x 5'	M	25	225	
28	5 Gal	Bear Grass <i>Nolina macrocarpa</i>	5' x 6'	RW	36	1008	
32	5 Gal	Feather Reed Grass <i>Calamagrostis arundinacea</i>	30" x 2'	M	4	128	
21	5 Gal	Tree-Leaf Sumac <i>Rhus trilobata</i>	6' x 6'	Low+	36	756	
39	5 Gal	Pink Double Knock Out Rose <i>Rosa 'Pink Double Knock Out'</i>	4' x 4'	M	16	624	
12	5 Gal	Autumn Cherry Sage <i>Salvia greggii</i>	2' x 3'	Low+	9	108	
226							
Total Shrub Coverage:							7683

Other Materials

SYMB.	QTY	TYPE
14	EA	Boulders (2-3cf) To be placed at contractor's discretion
14689	SF	Landscape Gravel #4 with Filter Fabric 3/4" Crushed Gray Gravel
15805	SF	Oversize Landscape Gravel / No Filter Fabric 2-4" Angular Cobble/RipRap

PLANTING NOTES

ALL PLANTS TO CONTAIN BARK MULCH AROUND THE ROOTBALL, TO THE EXTENT TO COVER THE DRIP LINES.

GENERAL NOTES

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY 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.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

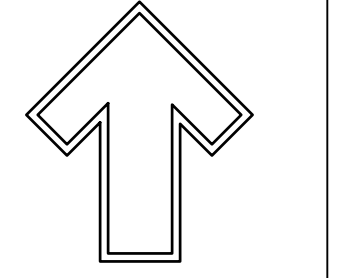
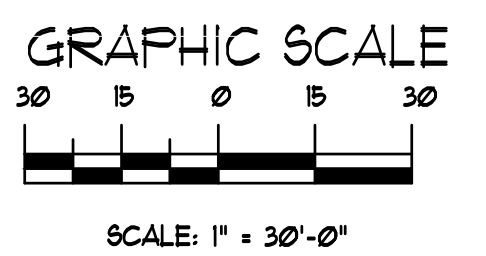
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

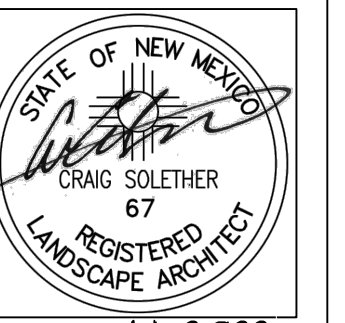
GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER HATCHED GROUND COVER AREA. ALL GRAVEL SHALL BE PLACED .5"-1" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.



The Hilltop
13069 Edith NE
Albuquerque, NM 87113
Cell: 505.283.4649
Fax: 505.283.3600
Fax: 505.283.1131
julian@hilltoplandscape.com



February 14, 2022

New Office
9721 Rutledge Rd NE
Albuquerque, NM
Landscape Design Development

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DRAWN BY: JJI
REVISION:
DATE: 02/15/2022

SHEET #
LS-101



ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION

PERMIT
PERMIT NUMBER: 2100790
APPROVED DATE: 03/16/22

APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS FROM THE DATE OF ISSUANCE. A FINAL INSPECTION IS REQUIRED.



VICINITY MAP

D-16-Z, D-17-Z

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- ▭ BUILDING
- - - - EXISTING CURB & GUTTER
- - - - EXISTING BOUNDARY LINE
- FIRE ACCESS
- PROPOSED HYDRANT
- - - - PROJECT LIMITS

LEGAL DESCRIPTION:
TRACTS A2A AND A3A, JOURNAL CENTER

NOTES:
UPC NO: 101706300323630427, 101706300320730428

RUTLEDGE SPEC BUILDING
TRACTS A2A, A3A JOURNAL CENTER
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY

COMMERCIAL
OCCUPANCY TYPE: OFFICE/WAREHOUSE
LOT AREA: 206,704 SF (4.75 ACRES)
BUILDING AREA: 62,031 SF

CONSTRUCTION TYPE: II-B

FULLY SPRINKLED
MAX BUILDING HEIGHT 31' TOP OF PARAPET

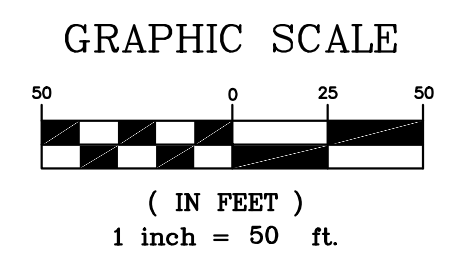
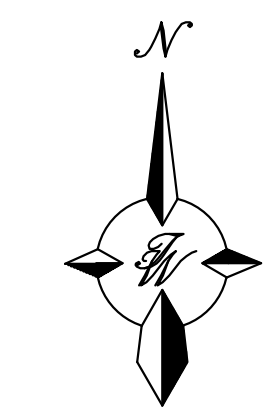
FIRE FLOW 2625 gpm (50% OF 5250 gpm)

NOTES

1. ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL
2. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75000 LBS
3. KEY BOX (KNOX BOX) SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE AND SHALL BE ILLUMINATED.

KEYED NOTES

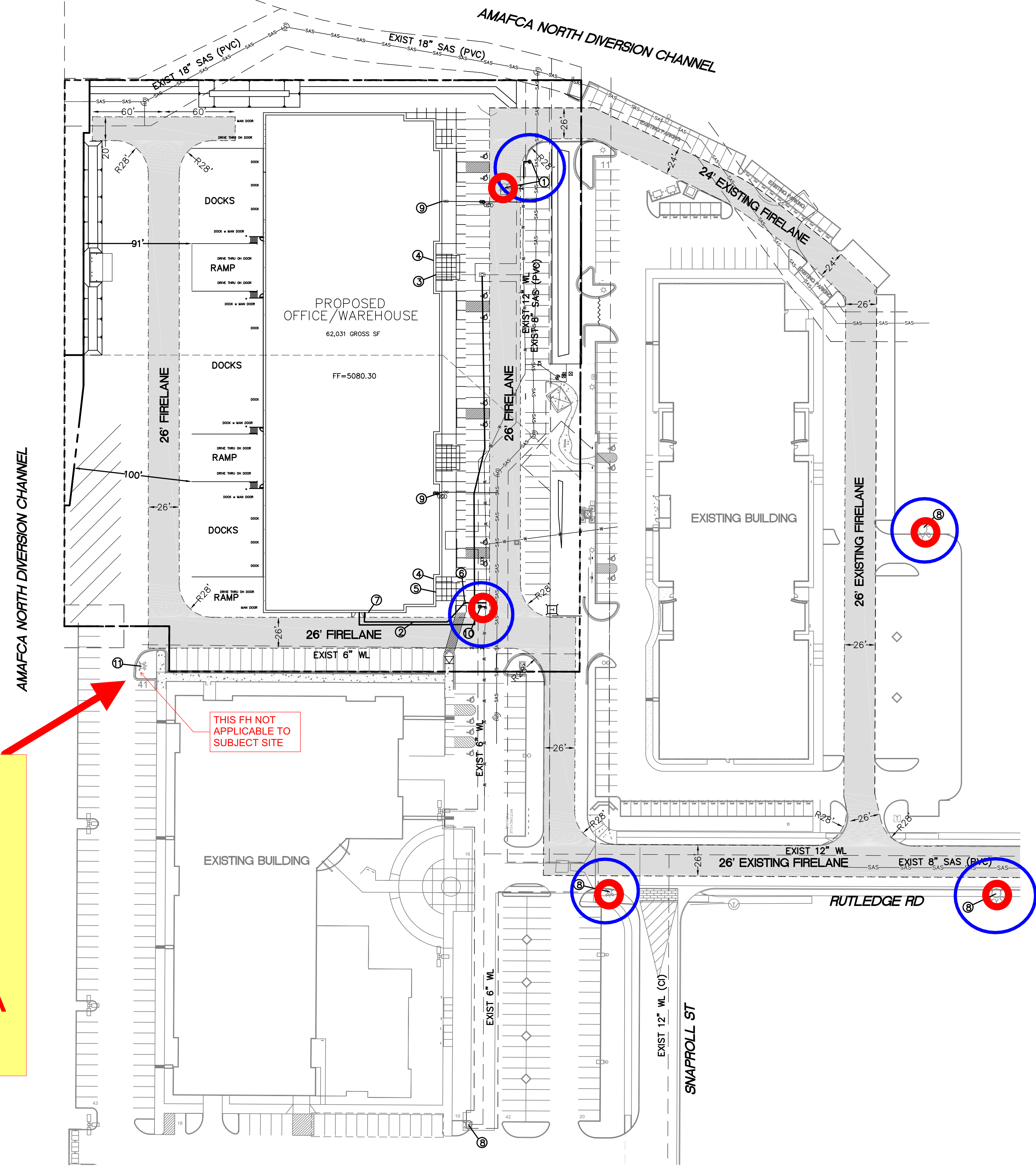
- ① RELOCATE EXIST FIRE HYDRANT (PUBLIC)
- ② 8" FIRELINE
- ③ 2" DOMESTIC WL SERVICE (EXIST 2" METER/SERVICE)
- ④ BUILDING ADDRESS
- ⑤ KNOX BOX
- ⑥ PIV
- ⑦ FDC
- ⑧ EXISTING FIRE HYDRANT (PUBLIC)
- ⑨ EXISTING 6" SAS SERVICE W/CLEANOUTS
- ⑩ NEW FIRE HYDRANT W/GATE VALVE (PUBLIC)
- ⑪ EXISTING FIRE HYDRANT (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.

 RONALD R. BOHANNAN P.E. #7868	9721 RUTLEDGE OFFICE/WAREHOUSE ALBUQUERQUE, NM	DRAWN BY pm
	RUTLEDGE SPEC BUILDING FIRE ONE PLAN	DATE 2-15-22
 TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING	SHEET # 1
		JOB # 2021051



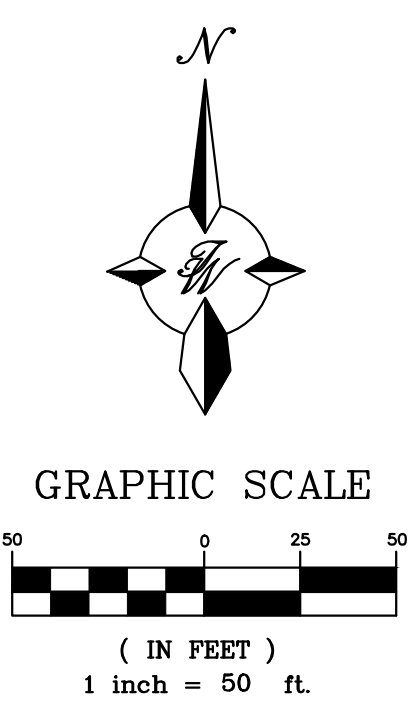
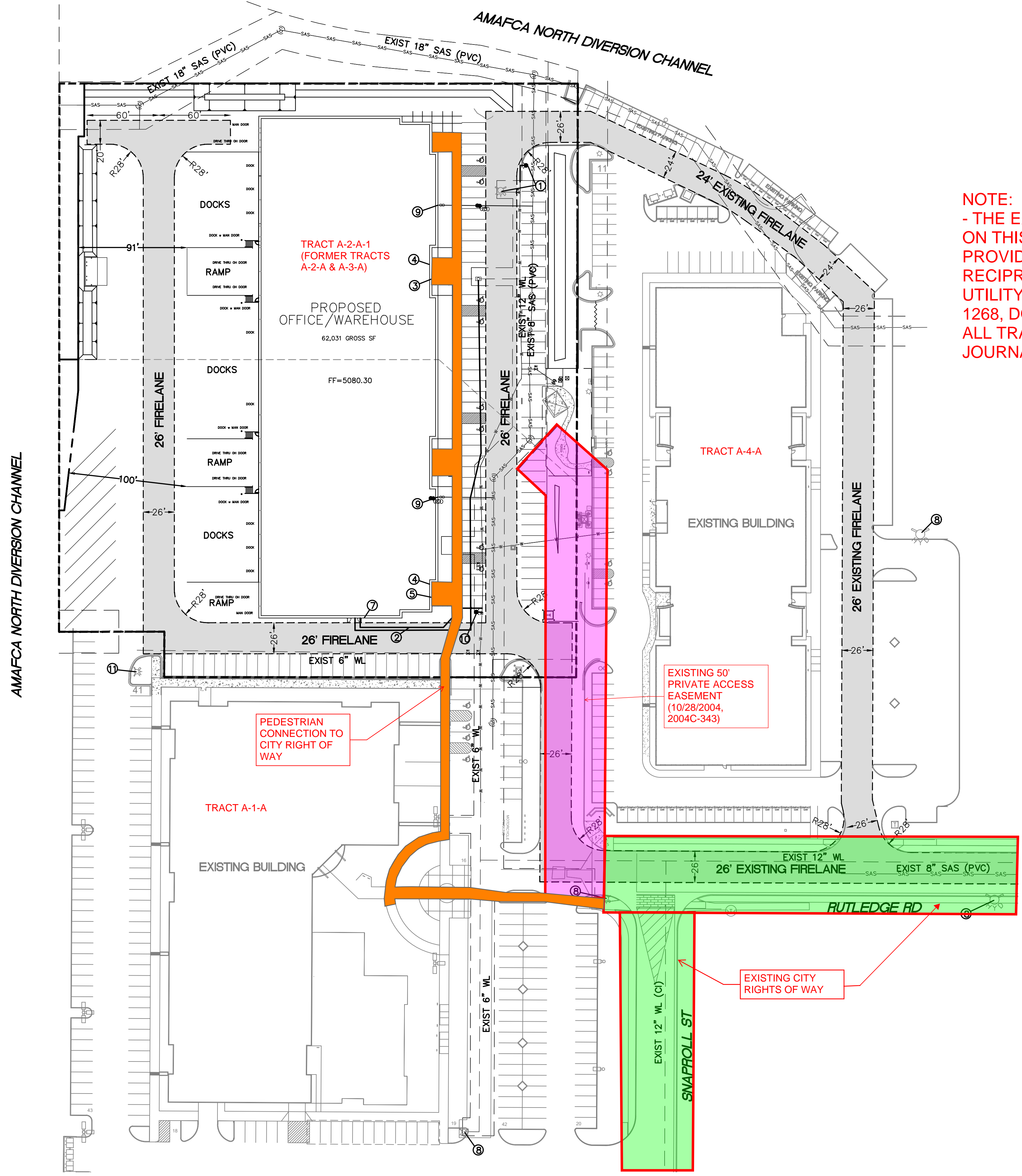
THIS FH NOT APPLICABLE TO SUBJECT SITE

THIS HYDRANT IS TO REMAIN IN PLACE AND OPERATIONAL.

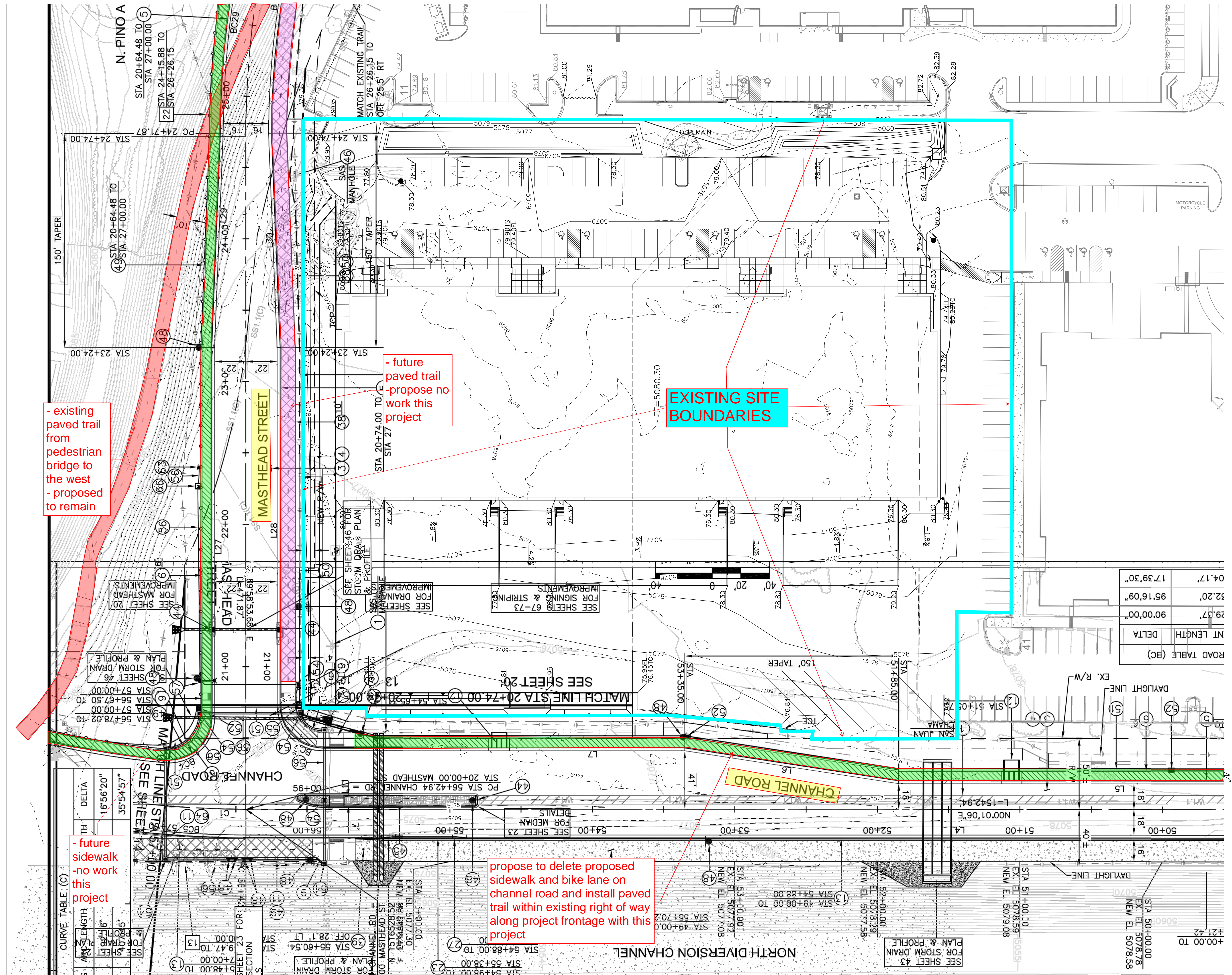
LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	BUILDING
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	FIRE ACCESS
	PROPOSED HYDRANT
	PROJECT LIMITS

NOTE:
 - THE EXISTING 50' ACCESS EASEMENT SHOWN ON THIS EXHIBIT IS IN ADDITION TO THE ACCESS PROVIDED BY THE EXISTING DECLARATION OF RECIPROCAL ACCESS, PARKING, DRAINAGE AND UTILITY EASEMENTS (10-28-2004, BK. A86, [G/1268, DOC. NO. 2004151690) WHICH APPLIES TO ALL TRACTS SUBDIVIDED FROM TRACT A JOURNAL CENTER PHASE 2, UNIT 2.



**ACCESS EXHIBIT
2-18-2022**



- existing paved trail from pedestrian bridge to the west
- proposed to remain

- future paved trail
- propose no work this project

EXISTING SITE BOUNDARIES

propose to delete proposed sidewalk and bike lane on channel road and install paved trail within existing right of way along project frontage with this project

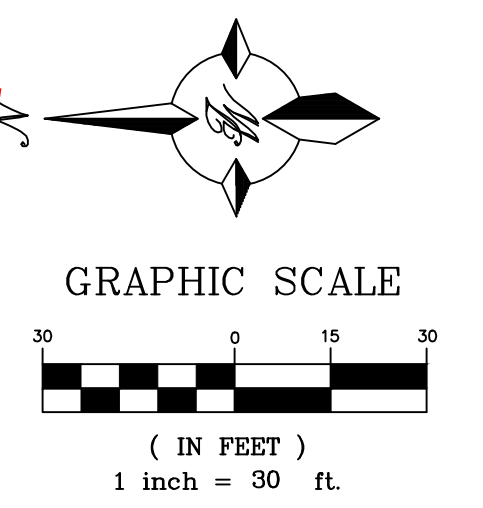
- future sidewalk
- no work this project

ROAD TABLE (BC)

NT LENGTH	DELTA
90'00"00"	95'16'09"
17'39'30"	04'17"

CURVE TABLE (C)

STATION	DELTA	CHORD
57+00.00 TO 57+54.57"	35°54'57"	16'56'20"



Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 2/24/2022

INFRASTRUCTURE LIST

(Rev. 2-16-18)

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

EXHIBIT "A"

DRB Project No.: PR-2021-00658

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

DRB Application No.: SI-2022-00057

**RUTLEDGE JOURNAL CENTER
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**TRACT A-1-A & A-2-A
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		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>	--	10' Asphalt Multiuse Trail	Channel Road	South Property Line	Existing Trail 150' North of North Property Line	/	/	/
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/
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<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		City Cnst Engineer	
							Inspector	P.E.		
<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 _____

2 _____

3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ronald R. Bohannon

 NAME (print)

_____ - date
 DRB CHAIR

_____ - date
 PARKS & RECREATION

Tierra West, LLC

 FIRM

_____ - date
 TRANSPORTATION DEVELOPMENT

_____ - date
 AMAFCA



 SIGNATURE - date

_____ - date
 UTILITY DEVELOPMENT

_____ - date
 CODE ENFORCEMENT

_____ - date
 CITY ENGINEER

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER