

**COMPLIANCE WITH 5-11(E)(3)**  
 PROJECT COMPLIES WITH IDO 5-11(E)(3) AS IT PROVIDES A GATHERING AND SEATING AREA WITH A MINIMUM OF 500 S.F. SEE KEYED NOTE 17.

**FAÇADE DESIGN COMPLIANCE IDO 5-11(E)(2)**  
 PROJECT FAÇADE DESIGN COMPLIES WITH IDO 5-11(E)(2). THERE ARE NO STREET FACING FAÇADES WITHIN 30' OF ROW PER THE IDO DEFINITION. IT ALSO COMPLIES WITH 5-11(E)(2)a AND 5-11(E)(2)b AS THERE ARE NO STREET FACING FAÇADES WITHIN 30' OF ROW.

**PROJECT INFORMATION**

**PROJECT:** NEW OFFICE/WAREHOUSE  
**LOCATION:** 7226 CENTRAL AVE., SW ALBUQUERQUE, NEW MEXICO  
**OWNER:** BRUNACINI DEVELOPMENT  
**ARCHITECT:** TATE FISHBURN ARCHITECT  
**LEGAL DESCRIPTION:** TRACTS 54, 55 & 1 TOWN OF ATRISCO GRANT UNIT 6

**CURRENT ZONING CLASSIFICATION:** NR-C  
**NET SITE AREA:** 13.59 ACRES  
**BUILDING AREA:** OFFICE 2,937 GSF  
 WAREHOUSE PHASE 1 47,063 GSF  
 WAREHOUSE PHASE 2 65,000 GSF  
 TOTAL 115,000 GSF

**FAR:** 19.4

**PARKING ANALYSIS:**  
 OFF-STREET PARKING  
 OFFICE 2,937 GSF 3.5:1000 = 11 SPACES  
 WAREHOUSE 112,063 GSF NO REQUIREMENT  
 TOTAL SPACES PROVIDED 75 SPACES  
 REQUIRED 11 SPACES  
 PROVIDED 4 SPACE TOTAL (1 VAN)  
 REQUIRED 4 SPACE TOTAL (1 VAN)  
 PROVIDED 4 SPACE TOTAL (1 VAN)

**MOTORCYCLE PARKING** (1-25 ROD) = REQUIRED 1 SPACE PROVIDED 1 SPACE

**BICYCLE PARKING** 10% OF REQ'D OR 3 = REQUIRED 3 SPACES PROVIDED 3 SPACES

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	42.49' [42.45']	25.00'	97°22'49"	37.56'	S 59°14'35" E
C2	39.23' [39.30']	270.00'	8°19'32"	39.20'	S 06°23'24" E
C3	72.75' [72.68']	330.00'	12°37'50"	72.60'	S 08°32'33" E
C4	76.76' [76.39']	330.00'	13°19'36"	76.58'	S 21°31'15" E
C5	62.50' [62.50']	270.00'	13°15'47"	62.36'	S 21°33'10" E
C6	72.89' [72.68']	330.00'	12°39'18"	72.74'	S 21°13'01" E
C7	59.49' [59.47']	270.00'	12°37'24"	59.37'	S 21°13'58" E

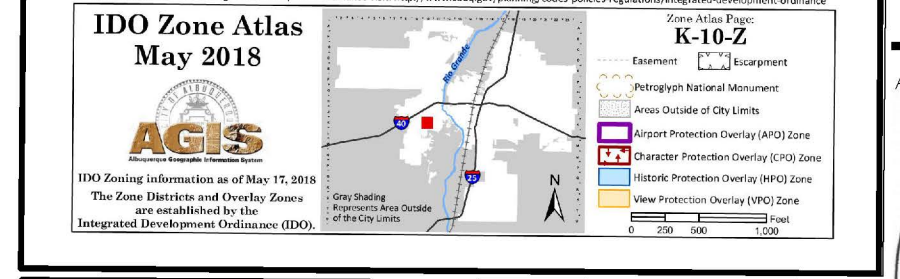
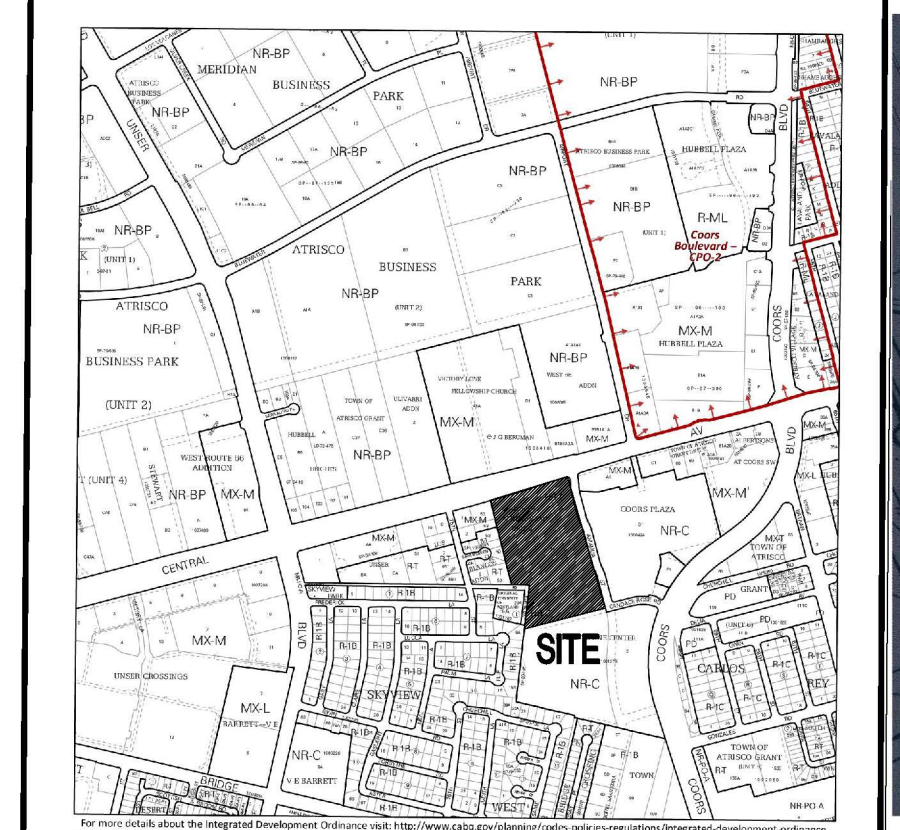
Line Table

Line #	Direction	Length (ft)
L1	N 89°18'08" W ((N 89°48'32" W))	129.99' (130.4')
L2	N 14°33'44" W *(N 14°34'27" W)*	126.15'
L3	N 14°41'34" W *(N 14°34'27" W)*	57.64' *(55.40)*
L4	N 14°03'07" W *(N 15°06' W)*	40.73'
L5	N 74°53'24" E *(N 74°53'24" E)*	40.01' *(40.00)*
L6	S 72°06'00" W *(S 71°44'20" W)*	64.65'
L7	N 14°20'05" W *(N 15°02'48" W)*	24.13' *(24.13)*
L8	S 71°16'46" W *(S 71°44'20" W)*	40.11' *(40.06)*
L9	N 14°20'05" W *(S 15°02'48" E)*	59.86' *(60.00)*
L10	N 14°27'22" W *(N 15°06' W)*	100.08'
L11	N 14°27'31" W	139.76'

- KEYED NOTES**
- CONCRETE CURB, TYP.
  - BICYCLE PARKING STALLS W/ 1' CLEAR ZONE AROUND STALL, REFER DETAIL 3/SDP-2
  - HC PARKING, RAMP & SIGN, REFER DETAIL 1/SDP-2
  - 4"x20" MOTORCYCLE PARKING SPACE & SIGN, REFER DETAIL 4/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
  - SIDEWALK & RAMPS PER COA STD DWG 2430 & 2415. ALL SIDEWALKS MUST HAVE A MIN. 4' PATHWAY AROUND ALL OBSTRUCTIONS WITHIN ROW. ROW DEDICATION MAY BE REQUIRED AND ALL WORK WITHIN ROW SHALL BE DONE UNDER A CITY WORK ORDER WITH ALL INFRASTRUCTURE ITEMS PLACED ON AN INFRASTRUCTURE LIST.
  - ENTRANCE DRIVE PER COA STD DWG 2426
  - REFUSE CONTAINER LOCATION
  - 4" CRUSHED RECYCLED ASPHALT
  - 10' WIDE CONCRETE SIDEWALK
  - RAMPS PER COA STD DWG 2430 & 2415
  - CONCRETE DRIVE @ TRUCK DOCK
  - ELEC. TRANSFORMER LOCATION
  - 10'x30' CONCRETE PADS
  - EXISTING BILL BOARD SIGN
  - NEW FIRE HYDRANT LOCATION (PRIVATE)
  - 500 S.F. MIN. OUTDOOR SEATING AND GATHERING AREA
  - LINE OF FUTURE EXPANSION

**INDEX TO DRAWINGS**

SDP-1	SITE DEVELOPMENT PLAN
SDP-2	SITE DETAILS
SDP-3	BUILDING ELEVATIONS
GR-1	GRADING & DRAINAGE PLAN
MU-1	MASTER UTILITY PLAN
LS-101	LANDSCAPE PLAN



PROJECT NO. PR-2022-007299  
 APPLICATION NO. SI-2024-00931-SITE PLAN-DFT

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

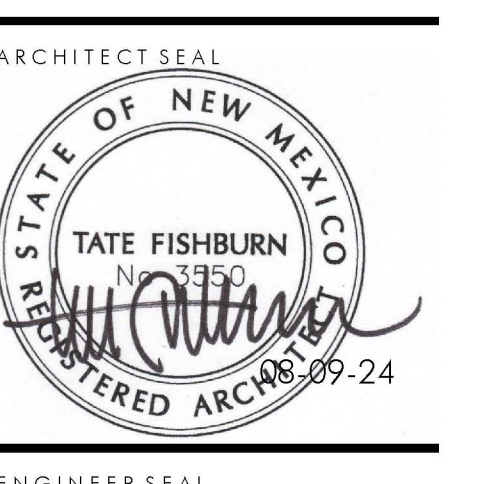
DFT SITE DEVELOPMENT PLAN APPROVAL:

Ernest Sanger	Aug 28, 2024
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
Don Gaudin	Aug 29, 2024
ABCWUA	DATE
Wally Pelt	Aug 28, 2024
PARKS & RECREATION DEPARTMENT	DATE
Wesley Chan	Aug 28, 2024
HYDROLOGY	DATE
Shy De	Aug 28, 2024
CODE ENFORCEMENT	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
Jim	Aug 28, 2024
PLANNING DEPARTMENT	DATE
ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

- LEGEND**
- PROPERTY LINE
  - EASEMENT LINE
  - LANDSCAPED AREA
  - 6' DESIGNMASTER FENCING, CLASSIC AND GATES AS NOTED SEE DETAIL 4/SDP-2
  - 8' TALL OPAQUE FENCING AND GATES AS NOTED SEE DETAIL 4/SDP-2
  - PONDING PONDING AREA
  - SITE DISTANCE AND SITE TRIANGLE BASED ON COA DPM 7-4(0)(5)(ii) and 7-4(0)(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.
  - HANDICAP PARKING PAVEMENT MARKING
  - EXTERIOR LIGHT POLE LOCATION. SEE GENERAL NOTES FOR EXTERIOR LIGHTING REQUIREMENTS.
  - EXISTING FIRE HYDRANT

- GENERAL NOTES**
- THIS SITE PLAN MEETS THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE IDO.
  - 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.
  - ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.

**BRUNACINI DEVELOPMENT**  
 TATE FISHBURN ARCHITECT



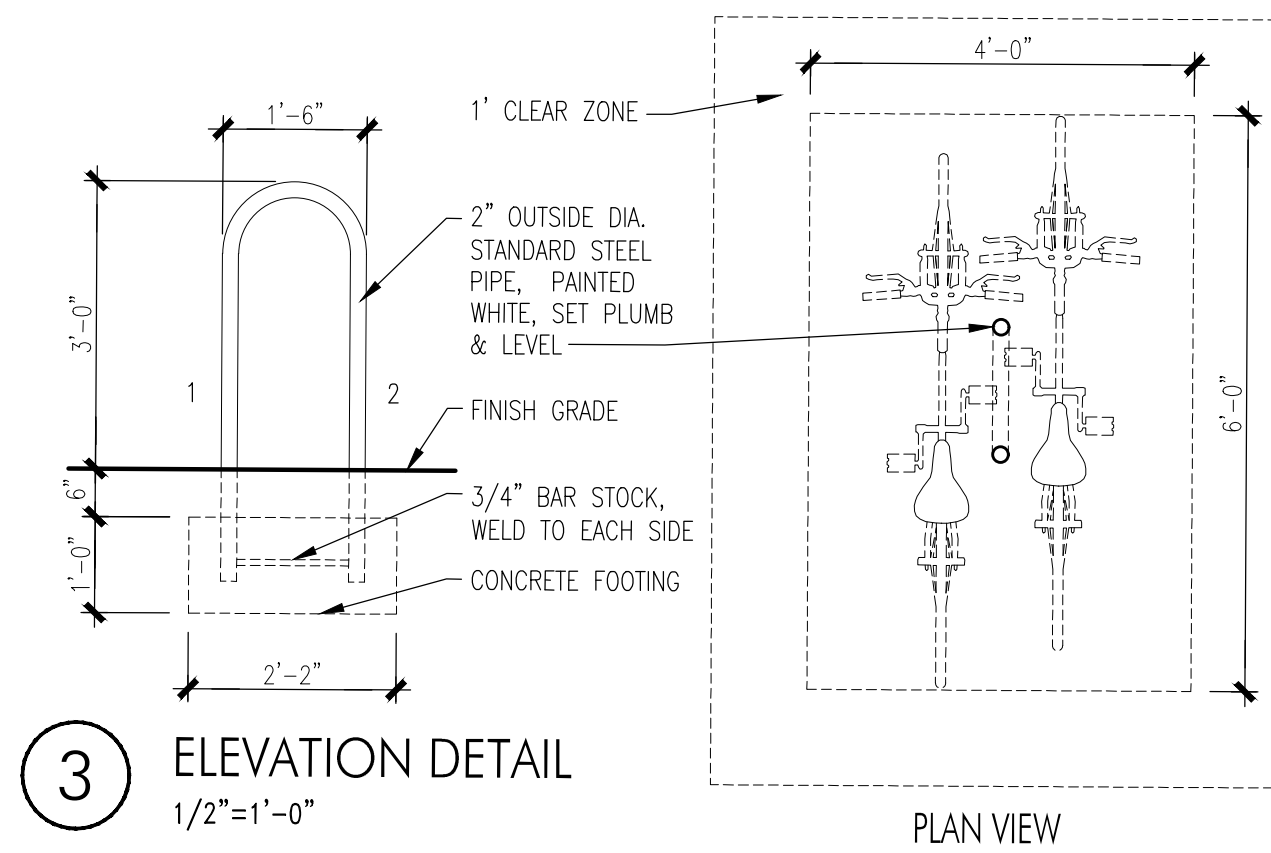
ENGINEER SEAL

PROJECT  
**SKYVIEW WEST INDUSTRIAL FOR BRUNACINI DEVELOPMENT FOR 7226 CENTRAL AVE., SW ALBUQUERQUE, NEW MEXICO**

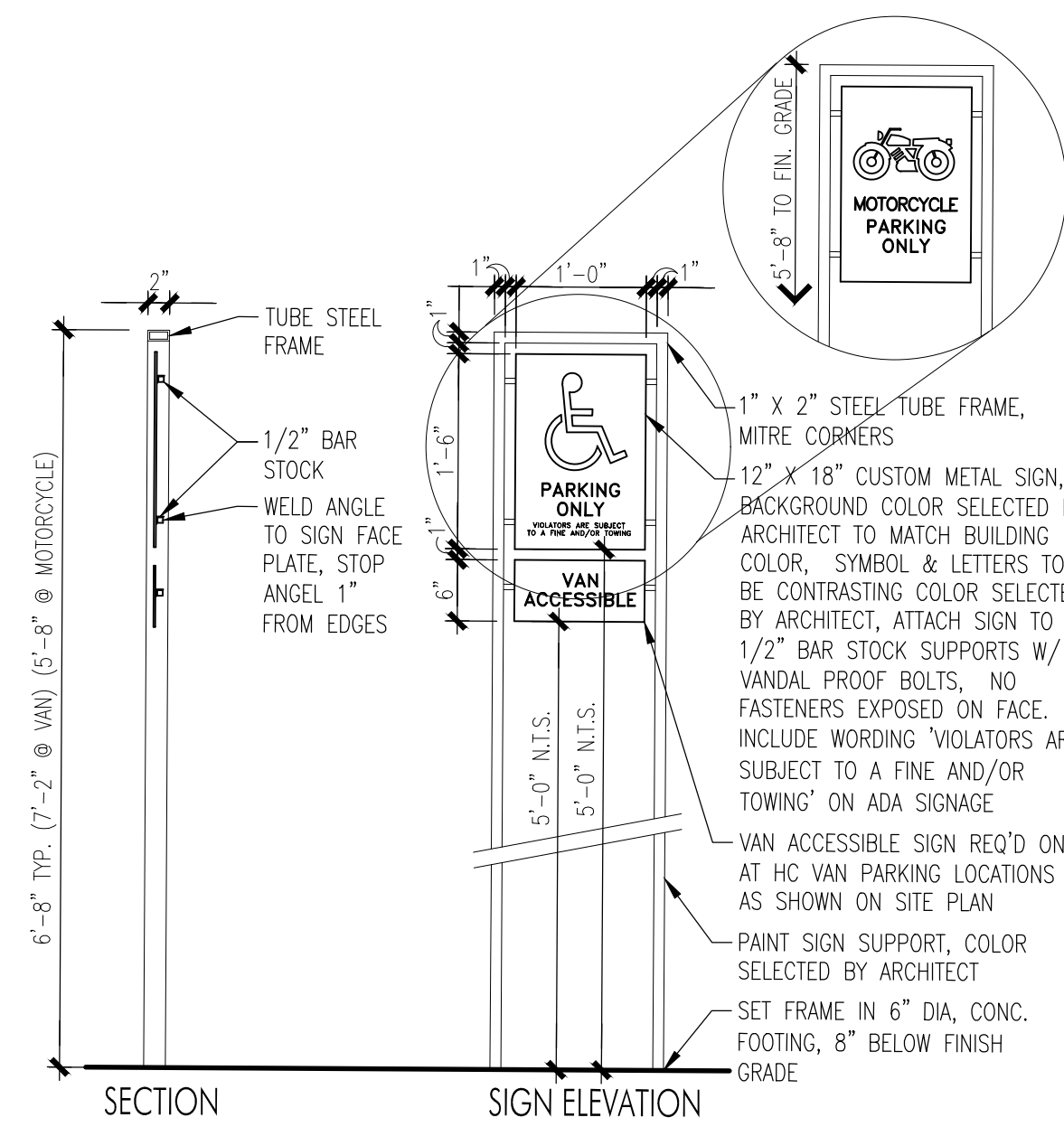
REVISIONS

DATE	AUGUST 9, 2024
NORTH	SCALE
	1"=60'-0" OR AS NOTED
DRAWING NAME	SITE DEVELOPMENT PLAN
SHEET NUMBER	SDP-1

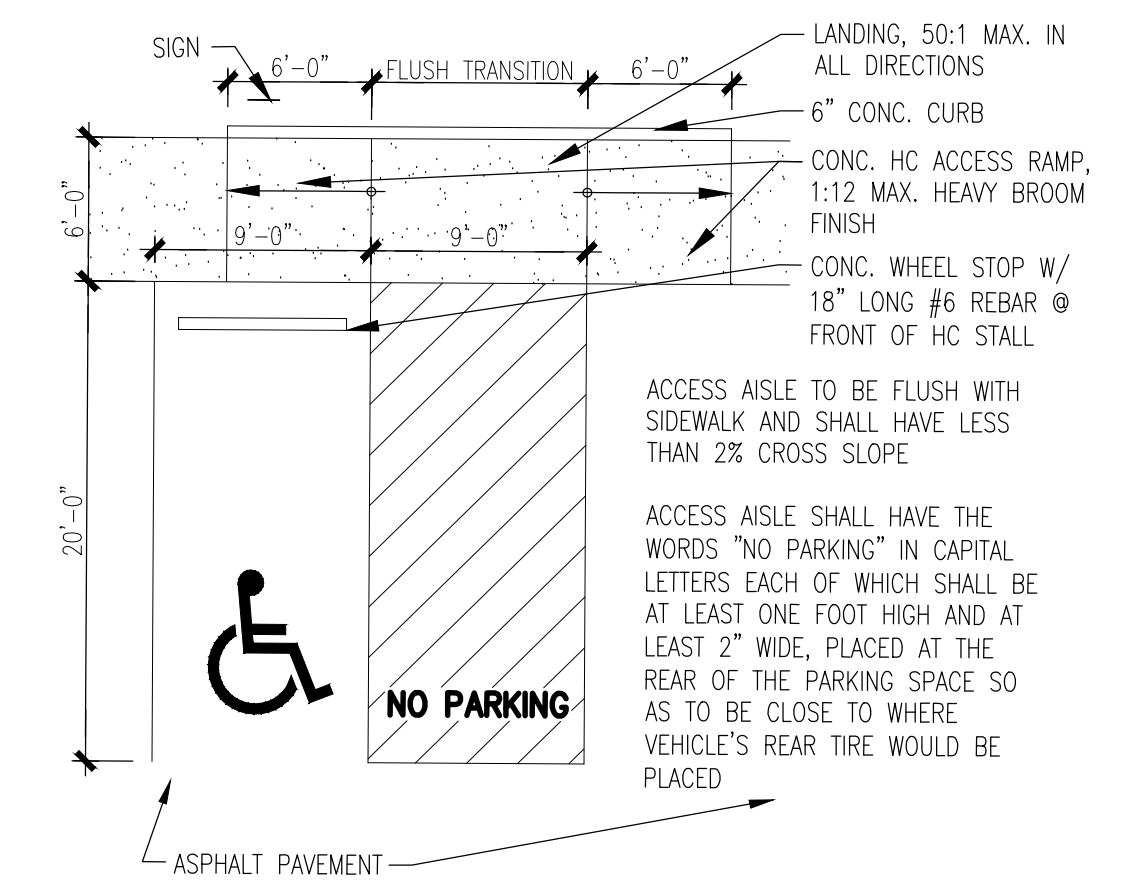
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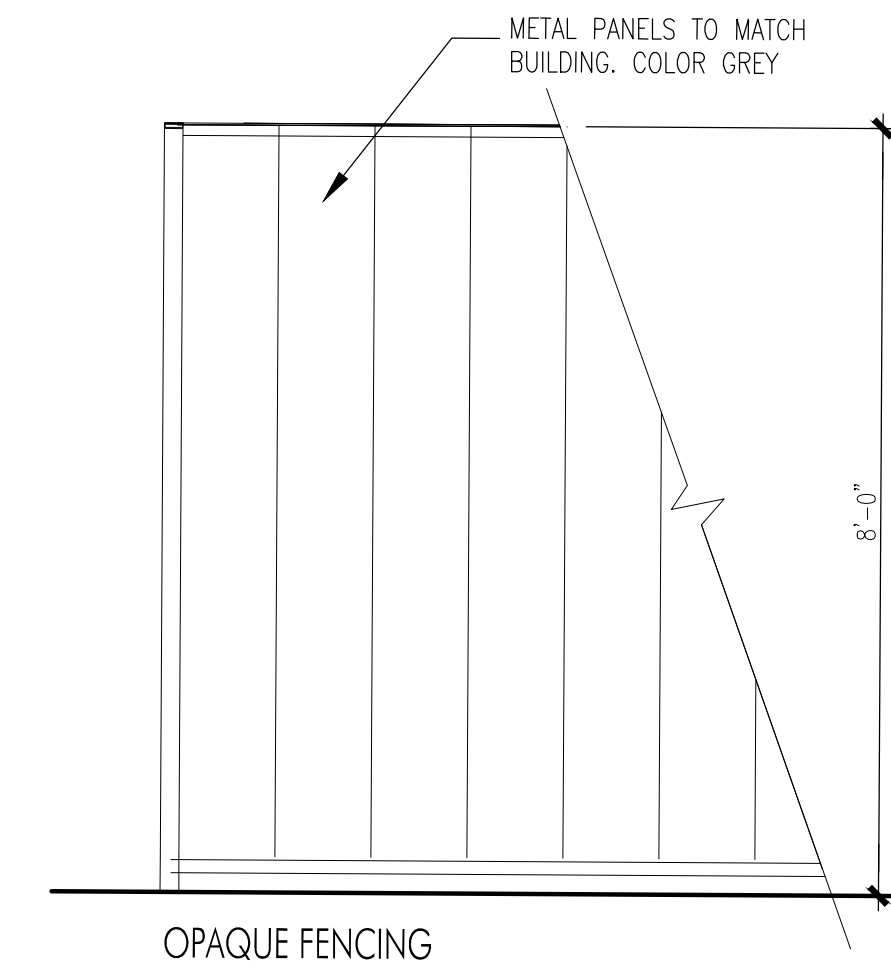
3 ELEVATION DETAIL  
1/2"=1'-0"



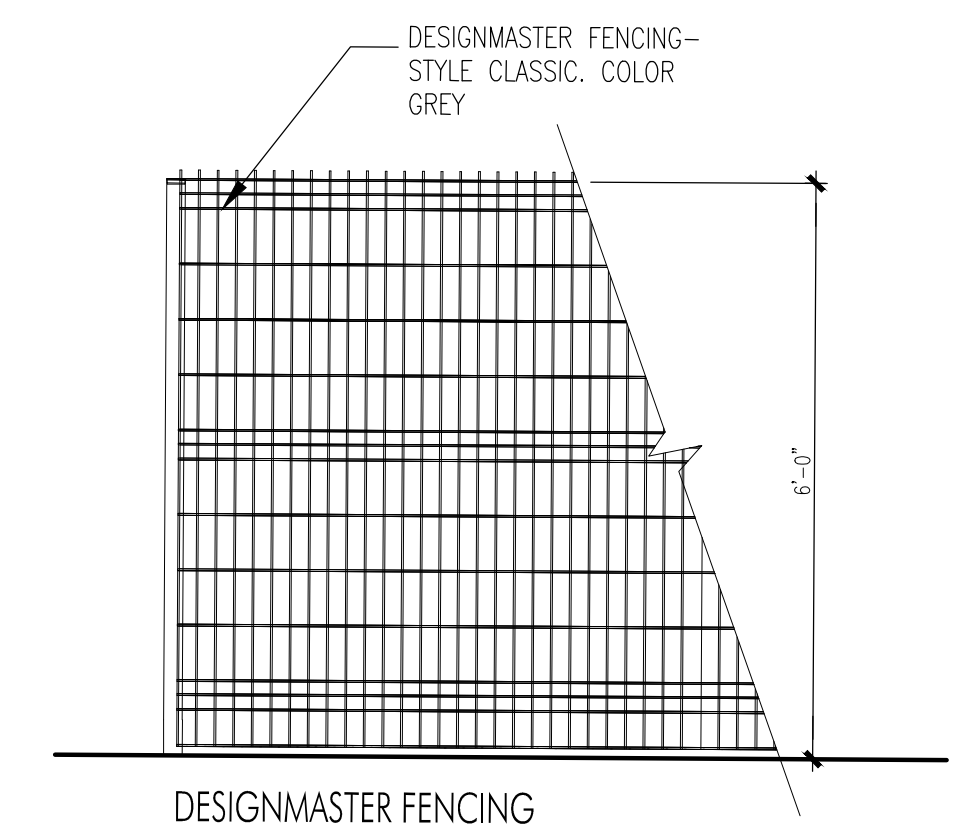
2 PARKING SIGNS  
3/4"=1'-0"



1 ACCESSIBLE PARKING & PATHWAY  
1/8"=1'-0"



OPAQUE FENCING



DESIGNMASTER FENCING

4 FENCING DETAILS  
1/2"=1'-0"

PROJECT

SKYVIEW WEST INDUSTRIAL  
FOR BRUNACINI DEVELOPMENT  
7226 CENTRAL AVE., SW  
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE AUGUST 9, 2024

NORTH SCALE

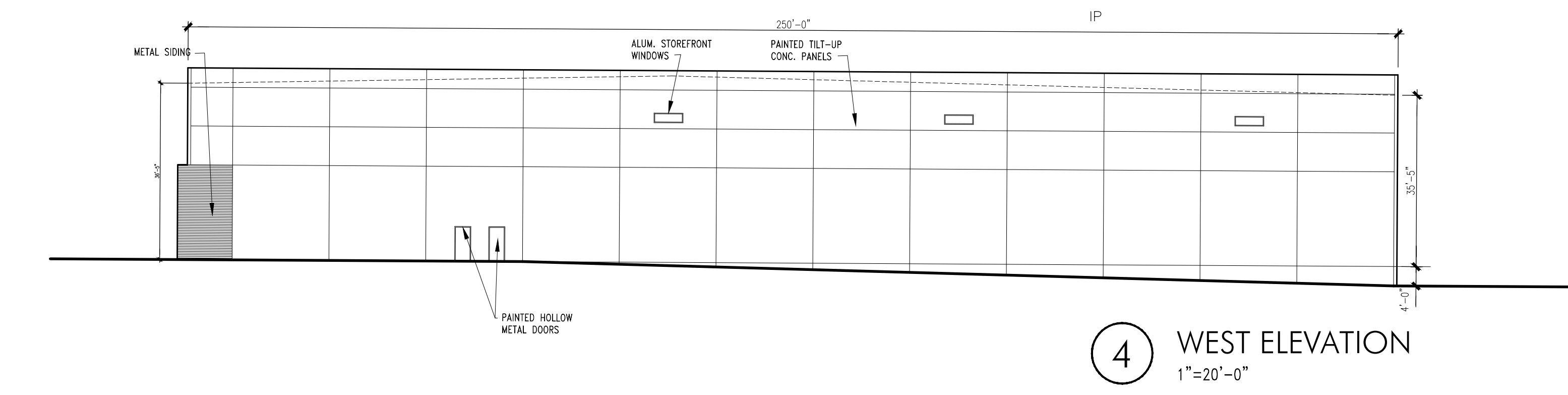
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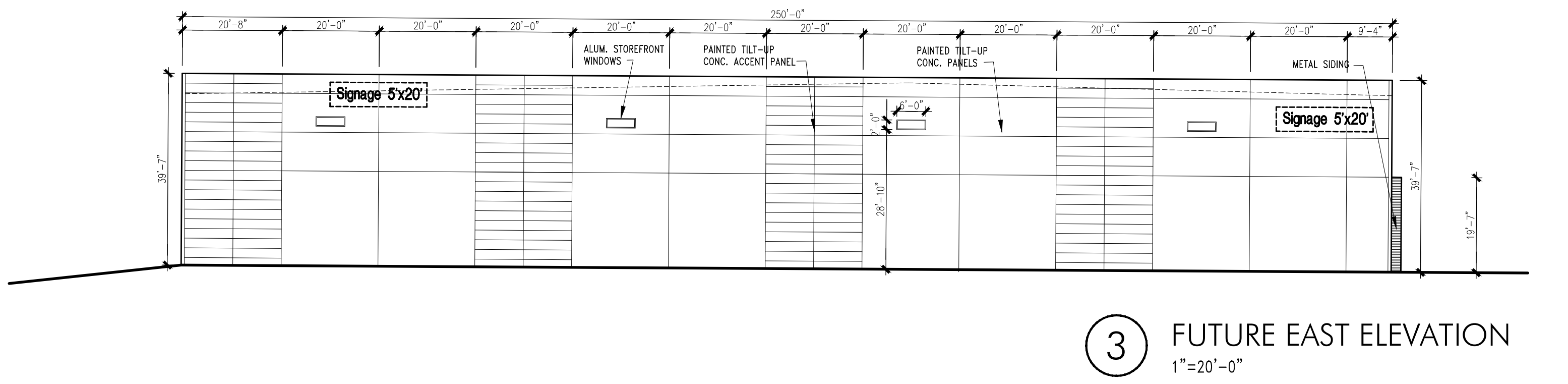
SITE DEVELOPMENT  
PLAN- SITE DETAILS

SHEET NUMBER

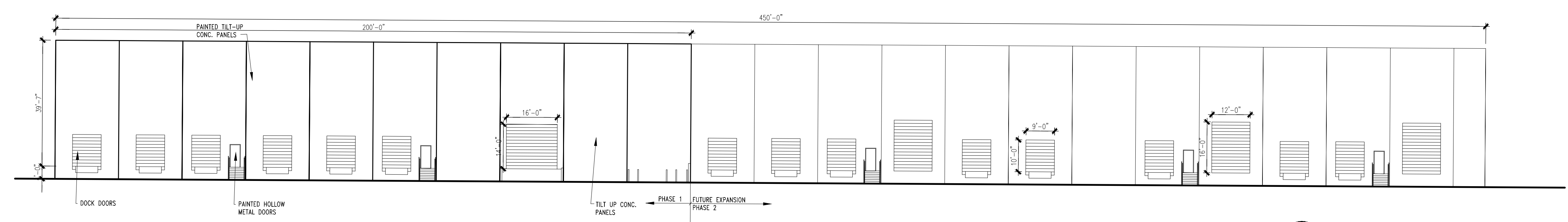
SDP-2



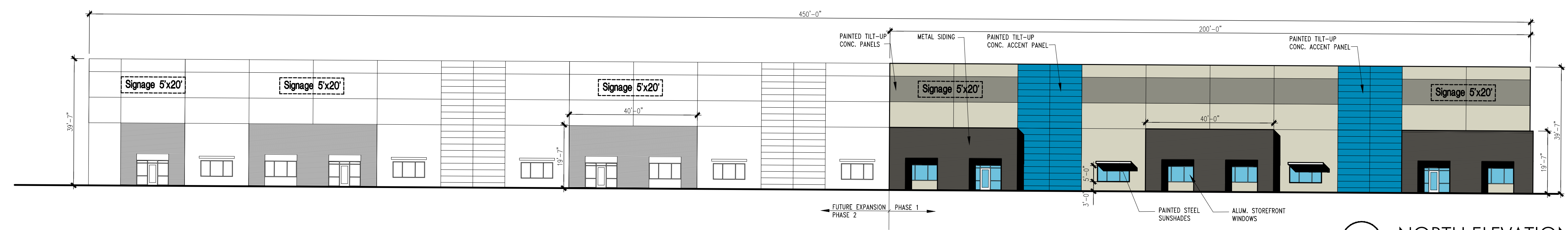
4 WEST ELEVATION  
1"=20'-0"



3 FUTURE EAST ELEVATION  
1"=20'-0"



3 SOUTH ELEVATION  
1"=20'-0"



1 NORTH ELEVATION  
1"=20'-0"

EXTERIOR FINISHES

- TILT-UP CONC. PANELS- FIELD COLOR - LIGHT GRAY
- TILT-UP CONC. PANELS- ACCENT COLOR - MEDIUM GRAY
- TILT-UP CONC. PANELS- ACCENT COLOR - BLUE
- METAL SIDING-COLOR- DARK GRAY
- METAL ACCENT COLOR- WHITE
- 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 FROM THE SITE PERIMETER.

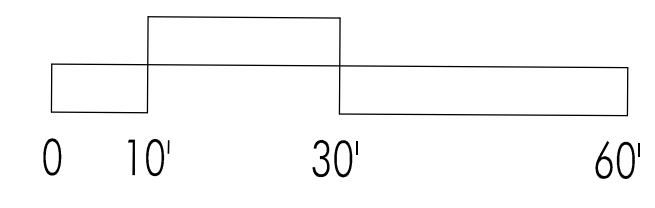
ALL BUILDING MOUNTED SIGNAGE TO BE LIGHTED EITHER INTERNALLY OR EXTERNALLY. ANY LIGHTING FOR SIGNAGE SHALL CONFORM TO NIGHT SKIES ACT. SIGNAGE MATERIAL TO BE EITHER RAISED METAL LETTERING OR TRANSLUCENT LEXAN PANELS OF ANY COLOR. NO BOX SIGNAGE ALLOWED. INDIVIDUAL RAISED LETTERS ONLY.

BUILDING SIGNAGE CALCS:

EAST ELEVATION- BLDG. AREA-9,917 S.F. SIGNAGE- 200 S.F.  
200 / 9,917 = 2%

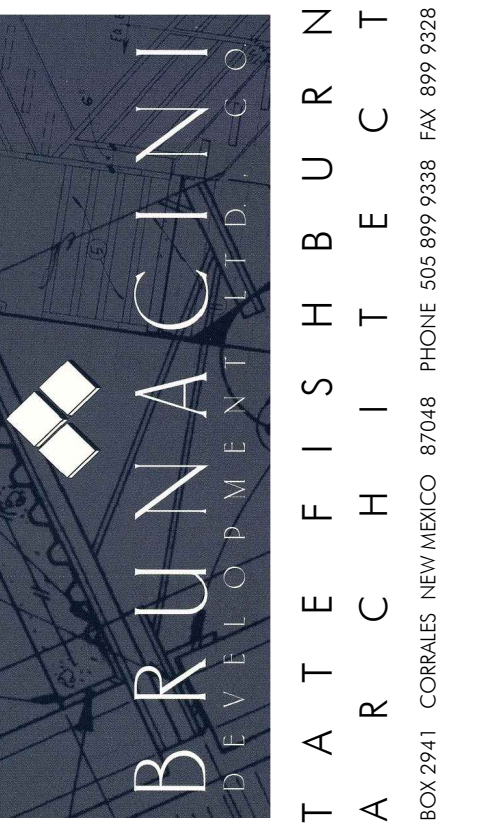
NORTH ELEVATION- BLDG. AREA-17,851 S.F. SIGNAGE- 500 S.F.  
500 / 17,851 = 2.8%

GRAPHIC SCALE



FACADE DESIGN COMPLIANCE IDO 5-11(E)(2)

PROJECT FACADE DESIGN COMPLIES WITH IDO 5-11(E)(2). THERE ARE NO STREET FACING FACADES WITHIN 30' OF ROW PER THE IDO DEFINITION. IT ALSO COMPLIES WITH 5-11(E)(2)a AND 5-11(E)(2)b AS THERE ARE NO STREET FACING FACADES WITHIN 30' OF ROW.



SKYVIEW WEST INDUSTRIAL  
FOR BRUNACINI DEVELOPMENT  
7226 CENTRAL AVE., SW  
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE AUGUST 9, 2024

NORTH SCALE

OR AS NOTED

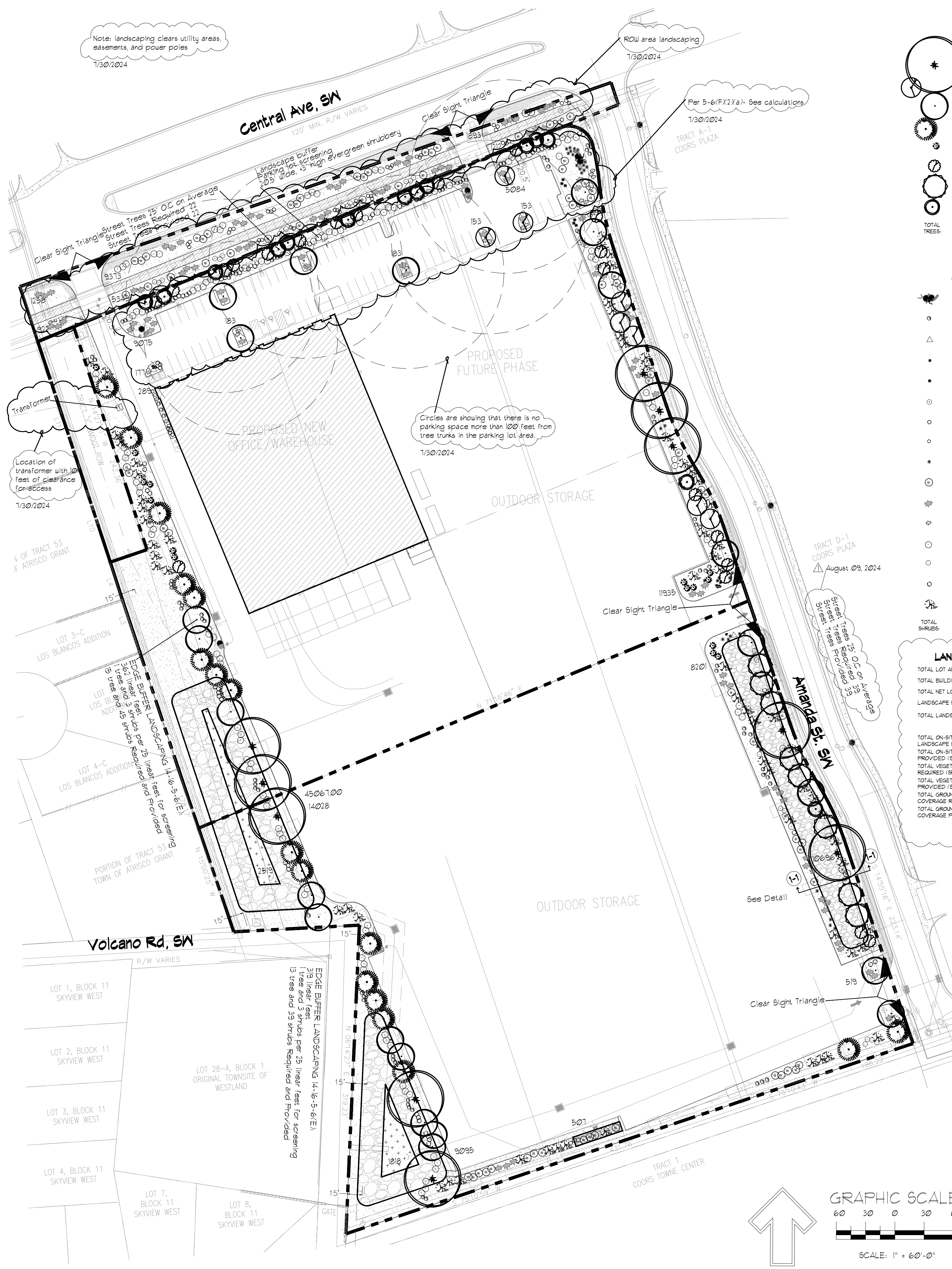
DRAWING NAME

BUILDING ELEVATIONS

SHEET NUMBER

SDP-3

Note: Landscaping clears utility areas, easements, and power poles  
7/30/2024



### LANDSCAPE LEGEND

TREES						
QTY	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
2	21"	Chinese Pistache <i>Pistacia chinensis</i>	60"x60"	M	2626	2626.00
2	21"	Russian Hawthorn <i>Crataegus ambigua</i>	20"x20"	M	314	292.00
22	21"	Frontier Elm <i>Ulmus 'Frontier'</i>	40"x20"	M	106.50	1943.00
11	8"	Austrian Pine <i>Pinus nigra</i>	35"x25"	M	490.63	8340.11
15	8"	Blue Arrow Juniper <i>Juniperus scopulorum 'Blue Arrow'</i>	12"x4"	M	1256	188.40
20	21"	Western Redbud <i>Cercis occidentalis</i>	10"x10"	M	13.04	226.80
8	21"	Desert Willow <i>Chilopsis linearis</i>	20"x25"	RW	490.63	3205.04
14	21"	Thornless Cockspur Hawthorn <i>Crataegus crus-galli thermis</i>	8"x8"	M	176.62	2472.68
TOTAL	114				TOTAL COVERAGE	63502.63

Shrubs & Groundcovers						
QTY	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
2	3"	Palm Yucca <i>Yucca taxoniana</i>	12"x6"	M	2626	56.92
99	3"	India Hawthorn <i>Raphiolepis indica</i>	3"x4"	M	1256	1243.44
2	2"	Butterfly Bush <i>Buddleia davidii</i>	5"x1"	M	38.41	76.94
3	3"	Karl Foerster Grass <i>Calamagrostis acutiflora 'Karl Foerster'</i>	3"x2"	M	314	9.42
6	3"	Dwarf Fountain Grass <i>Pennisetum alopecuroides 'Hamelin'</i>	25"x2"	RW	4.90	29.40
3	3"	Blue Mist <i>Caryopteris x clandonensis</i>	3"x5"	M	1963	176.62
93	3"	Autumn Sage <i>Salvia greggii</i>	3"x4"	L	2563	665.68
2	3"	Deep Blue Lavender <i>Lavender angustifolia 'Hidcote'</i>	3"x3"	L	1.07	14.14
32	3"	Red Yucca <i>Hesperaloe parviflora</i>	3"x3"	L	1.07	226.24
78	3"	Gro-Low Sumac <i>Rhus aromatica 'Gro-Low'</i>	3"x8"	M	5024	398.72
99	3"	Buffalo Juniper <i>Juniperus sabinna 'Buffalo'</i>	1"x8"	M	5024	493.76
15	3"	Blue Rug Juniper <i>Juniperus horizontalis</i>	1"x6"	M	2626	423.90
20	3"	Apache Plume <i>Fouglia paradoxa</i>	6"x1"	L	38.41	468.40
29	3"	Chamisa <i>Chrysothamnus nauseosus</i>	5"x5"	L	1963	569.21
10	3"	Turpentine Bush <i>Ericameria laricifolia</i>	3"x4"	L	5024	356.80
68	3"	Yellow Bird of Paradise <i>Caesalpinia gilliesii</i>	10"x10"	RW	7850	5338.00
TOTAL SHRUBS	681				TOTAL COVERAGE	25899.30

LANDSCAPE CALCULATIONS		Gravel and Other Landscape Covers	
TOTAL LOT AREA	59980.4 sqm	Boulders	11
TOTAL BUILDING AREA (SF)	15000	Every 33' (Noe Rock or Equal)	11
TOTAL NET LOT AREA (SF)	416380.40	Landscape Gravel / Filter Fabric	10202.00
LANDSCAPE REQUIREMENT	15%	3/4" Crushed Gravel	28363.62
TOTAL LANDSCAPE REQUIRED	7541	Organic Mulch (Not Shown - See the calculation)	34326.00
TOTAL ON-SITE AND OFF-SITE LANDSCAPE PROVIDED (SF)	139689.00	Overlize Landscape Gravel / Filter Fabric	4337.00
TOTAL ON-SITE LANDSCAPE PROVIDED (SF)	176692	Revegetation Seeding	139689.00
TOTAL VEGETATIVE COVERAGE REQUIRED (SF)	89762	TOTAL LANDSCAPING	139689.00
TOTAL VEGETATIVE COVERAGE PROVIDED (SF)	5365493		
TOTAL GROUND VEGETATIVE COVERAGE REQUIRED (SF)	12140		
TOTAL GROUND VEGETATIVE COVERAGE PROVIDED (SF)	209120		

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

It is the intent of this plan to comply with the City of Albuquerque, I.D.O Ordinance.

Water management is the sole responsibility of the Property Owner.

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

Contractor shall supply to the owner samples and prices of various gravel samples for approval prior to installing.

25% of landscape area shall be covered with wood mulch. Mulch shall be a minimum of 4" deep in areas as shown on the plan. Landscape maintenance shall ensure that all wood mulch areas are maintained and refreshed on a regular basis. Filter Fabric shall not be placed in areas to receive wood mulch.

Landscape shall be watered by a complete underground irrigation system operated by automatic timer.

Trees and shrubs shall be zoned separately.

Landscaping shall be installed according to the approved plan. Installation shall be completed within 60 days of the related building's occupancy.

No substitutions or alterations to this plan without the express written permission of the Landscape Architect, and approval of the City of Albuquerque, approved permit set.

**Clear Site Triangle Note:**  
Landscaping and signage will not interfere with clear site requirements. Signs, walls, trees and shrubbery, between 3 and 9 feet tall, (as measured from the gutter pan) are not included within the clear site triangle.

**Street Tree Notes:**  
Per Section 5-6(D) (1) (a) Required Street Trees. Trees are GENERALLY required along street frontages every 25 feet on center unless otherwise specified in Part 6-2-2 of ROA 1994 (Street Trees)

**Section 6-6-2-5 Street Trees (A)**

- Size of the trees at maturity should be in proportion to the planting space provided for them. ... Smaller species of trees will require closer spacing, and larger trees will require greater spacing. Spacing shall be approved as part of the plan approval process.
- On sites where evenly spaced street trees are not possible, or do not conform to the overall design objectives of the site, provided that the number of trees equals or exceeds the number that would be required if the trees were evenly spaced.

**Drainage Basin Treatments**  
Per City of Albuquerque  
Drainage Basin Treatments

The bottom and sides must be seeded with a native mix per City Standard specification 10/22 depending on soil type for that City area. Please reference this native seed selection and the section on plan sheet.

For pond bottoms: Gravel 3/4 to 1 inch mulch. One layer thick, not stacked. Native grass establishment must be achieved by the contractor within a 3 year time frame. Temporary irrigation or water trucks must be used when rain is lacking. Seeds must germinate in one year or reseeding will likely be needed.

Maintenance will be per City of Albuquerque Specification 10/23.9.1 and 10/23.9.2.

Contractor must used the basin during/after the first growing season. Needs city inspection. Stormwater Quality Ordinance-final stabilization must be accepted by the City.

Per 5-6(C)4(g) all vegetation shall comply with Article 9-12 and Parts 6-1-1 and 6- 6-2 of ROA 1994 (Folien Control, Water Conservation Landscaping and Water Waste, and Street Trees) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance) as applicable.

Per 5-6(C)4(h) all required plant materials shall be free of disease and insects and shall conform to the American Standard for Nursery Stock (ANSNA) of the American Nursery and Landscape Association.

Per 5-6(C)5(a), all vegetated material required by this Section 14-16-5-6 shall be planted in uncompacted soil.

Per 5-6(C)5(b), if used, weed barriers shall be permeable to optimize stormwater infiltration and prevent runoff.

Per 5-6(C)5(c), a minimum of 2 inches of organic mulch is required in all planting areas, with 3-4 inches recommended.

**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA: 59980.4 sqm

TOTAL BUILDING AREA (SF): 15000

TOTAL NET LOT AREA (SF): 416380.40

LANDSCAPE REQUIREMENT: 15%

TOTAL LANDSCAPE REQUIRED: 7541

TOTAL ON-SITE AND OFF-SITE LANDSCAPE PROVIDED (SF): 139689.00

TOTAL ON-SITE LANDSCAPE PROVIDED (SF): 176692

TOTAL VEGETATIVE COVERAGE REQUIRED (SF): 89762

TOTAL VEGETATIVE COVERAGE PROVIDED (SF): 5365493

TOTAL GROUND VEGETATIVE COVERAGE REQUIRED (SF): 12140

TOTAL GROUND VEGETATIVE COVERAGE PROVIDED (SF): 209120

**Gravel and Other Landscape Covers**

Boulders: 11

Every 33' (Noe Rock or Equal): 11

Landscape Gravel / Filter Fabric: 10202.00

3/4" Crushed Gravel: 28363.62

Organic Mulch (Not Shown - See the calculation): 34326.00

Overlize Landscape Gravel / Filter Fabric: 4337.00

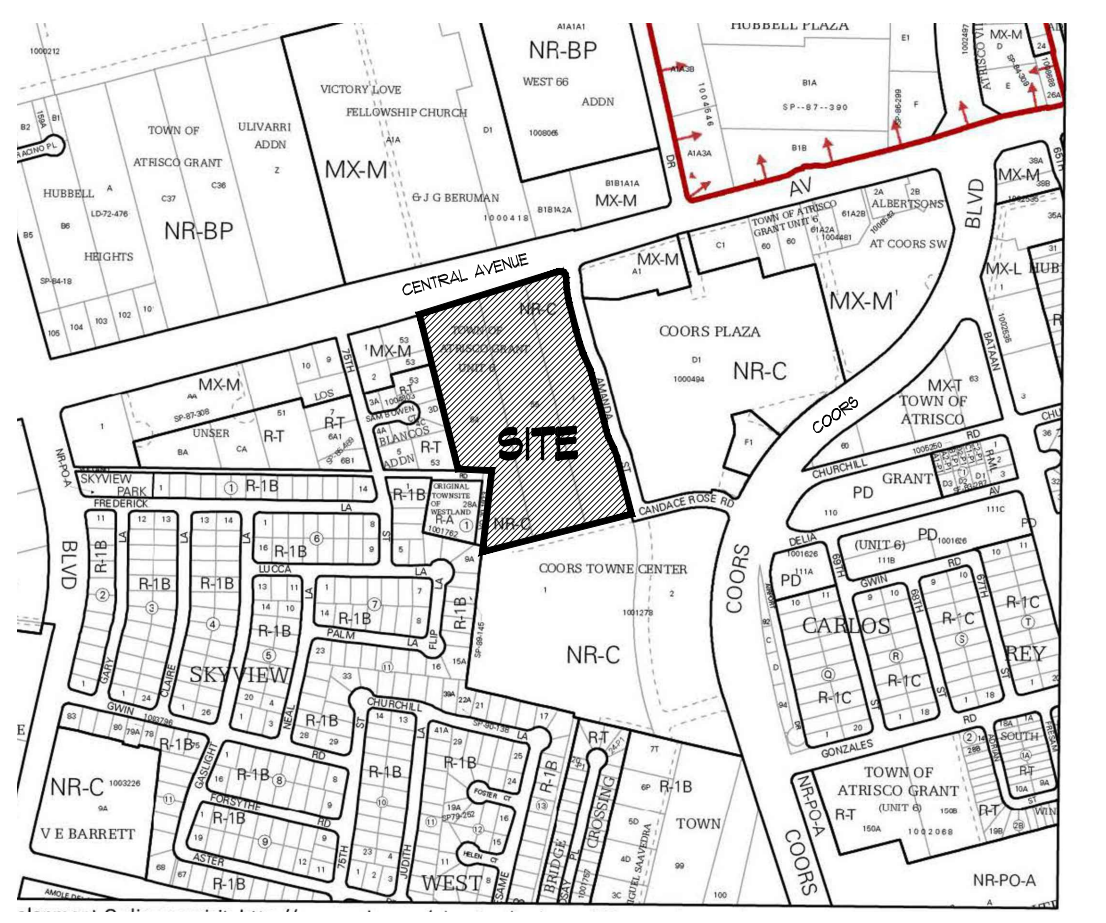
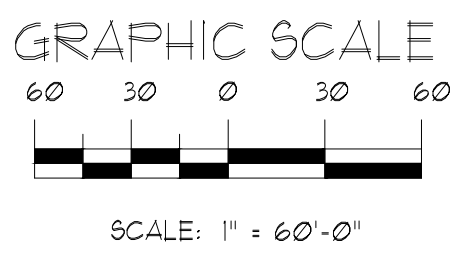
Revegetation Seeding: 139689.00

**TOTAL LANDSCAPING: 139689.00**

**Organic Mulch No Fabric**  
Submit samples of organic mulch for approval  
Organic Mulch 25% Required  
Note, Each Tree, min, 5' rad. 78.5sf  
114 Trees x 78.5 sf = 8949  
See Tree Detail, a 5' radius of organic mulch is require around each tree w/out Filter Fabric  
Note, Each Shrub, min, 3' rad. 28.26sf  
687 Shrubs x 28.26 sf = 19414.62  
Total Mulch Provided: 28363.62  
Total Mulch Required: 20711  
Parking Lot Landscape Area Calculation  
Total Parking: 79 space  
180 sf each x 79 space = 14220  
landscape required: 14220 x 0.15 = 2133  
Landscape Required: 2133 sf  
Landscape Provided: 15008sf

**Tree Required**  
Tree Provided: 8

**Deciduous Tree Required**  
Deciduous Tree Provided: 6



**Vicinity Map**

5-6(C)3(a) All planting of vegetated material or installation of any landscaping, buffering, or screening material in the public right-of-way shall require the prior approval of the City. The property owner shall be responsible for the maintenance, repairs, or liability for all the landscaping placed in or over the public right-of-way.

5-6(C)3(b) Any trees that overhang a public sidewalk or Major Public Open Space shall be trimmed to maintain an 8-foot clearance over the sidewalk. Any trees that overhang a public street shall be trimmed to maintain a 9-foot clearance over the street surface.

Per 5-6(C)3(c) where landscaping is installed in the public right-of-way, the applicant shall install an adequate irrigation system that meets the minimum technical requirements in Article 6-6 of ROA 1994 (Trees, Vegetation and Landscaping) and the DPM, with a separate meter for the landscape area in the public right-of-way, or a separate valve(s) at the property line allowing isolation of the irrigation to the landscape within the public right-of-way. Drip irrigation systems and artificial turf shall not be allowed within the public right-of-way.

5-6(C)3(c) Any damage to utility lines resulting from the negligence of the abutting property owner or the property owner's agents or employees in the installation and maintenance of any landscaping, screening, or buffering in a public right-of-way, private way, or easement shall be the responsibility of such property owner. Any damage to utility lines resulting from the growth of plant materials that have been approved by the applicable public utility as part of a plan for landscaping, screening, or buffering on the public right of way shall be the responsibility of such public utility. If a public utility disturbs landscaping, screening, or buffering in a public right-of-way, private way, or easement, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If the plant materials die despite those efforts, it is the obligation of the abutting property owner to replace the plant materials.

5-6(C)3(d) Property owners acknowledge that approved landscaping and trees installed and maintained in a public right-of-way, private way, or easement abutting private properties are the property of the City, and that the City reserves the right to remove them if necessary for a transportation project without compensation, but at no cost to the property owner. Landscaping installed in an abutting public right-of-way, private way, or easement by property owners and later removed by the City shall not impact previously approved net lot area calculations for required landscaping.

5-13(B)1(X) Landscaping screening and buffering areas shall be maintained in compliance with Articles 6-6 and 9-8 of ROA 1994 (Trees, Vegetation and Landscaping and Weeds, Litter, and Snow) and Section 4 of the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance).

5-13(B)1(Xb) All landscaped areas shall be maintained with a neat and orderly appearance, which includes pruning, removal and replacement of dead or diseased plants and trees, disposal of litter, repair of damaged walls and hard surface areas, and upkeep of irrigation systems.

5-13(B)1(Xd) Where landscaping was installed pursuant to a Site Plan or development approval, the landscaping shall be replaced according to any landscaping and maintenance plan under that approval.

5-13(B)1(Xe) Trees or plants that die shall be replaced by the owner as expeditiously as possible, but in no case longer than 60 calendar days after notice from the City. The replacement of dead vegetation is the responsibility of the property owner.

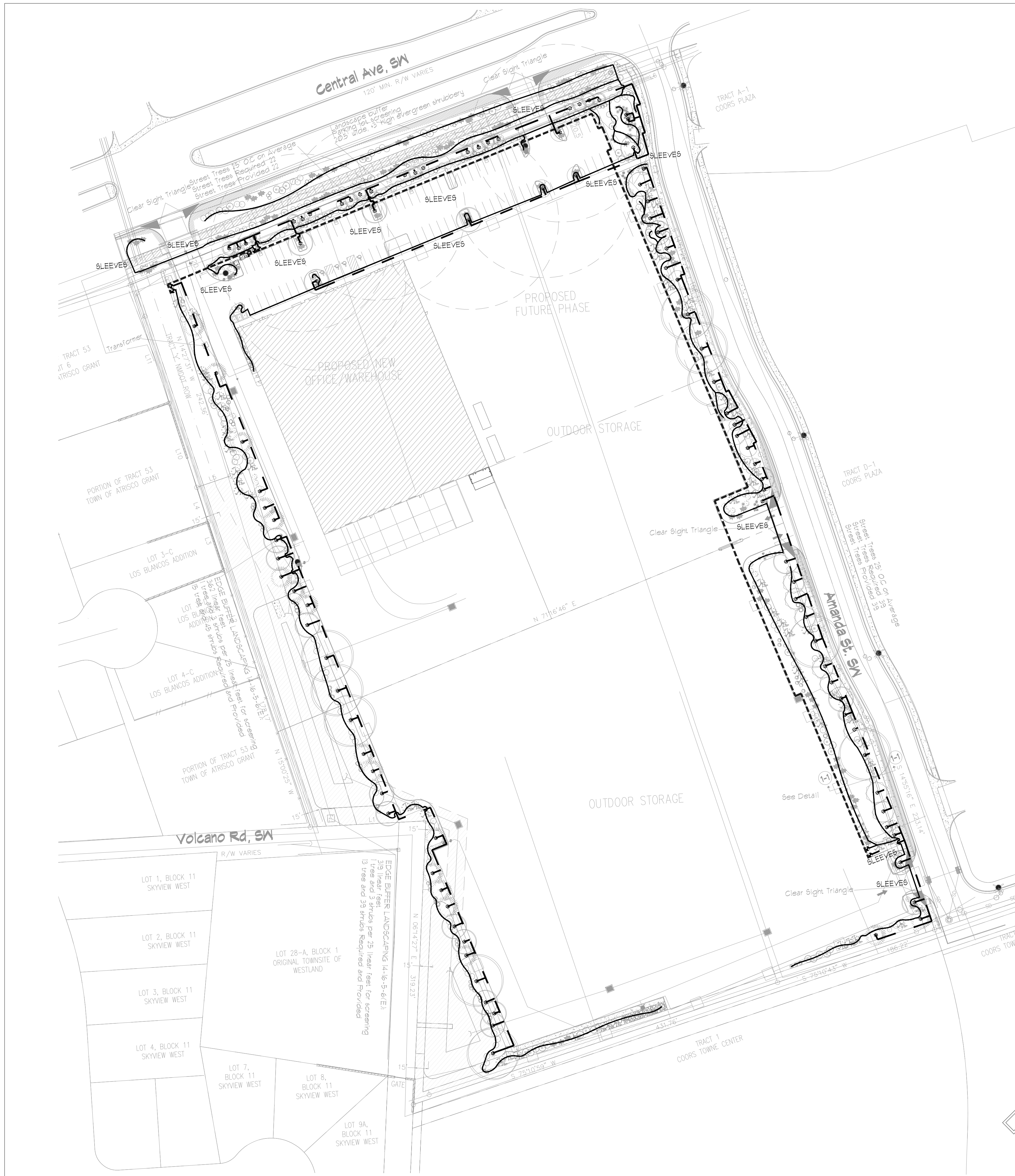
5-13(B)1(Xf) Street trees shall be maintained alive and healthy. Maintaining and replacing street trees or other trees planted in the public right-of-way are the responsibility of abutting property owners.

	<b>SKYVIEW WEST INDUSTRIAL FOR BRUNACINI DEVELOPMENT</b> 7226 CENTRAL AVE, SW ALBUQUERQUE, NM	DRAWN BY: P.P. APPROVED BY: D.M. Date: July 31, 2024 Date: August 09, 2024 Date: August 20, 2024
	<b>Landscape Plan</b>	SHEET # <b>LS-101</b>
		PROJECT NO: 2024-093

LANDSCAPE ARCHITECT'S SEAL  
 STATE OF NEW MEXICO  
 DANNY D. MITCHELL  
 REGISTERED LANDSCAPE ARCHITECT  
 No. 239  
 Date: August 09, 2024  
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**TIERRA WEST, LLC**  
 5571 MIDWAY PARK PL. NE  
 ALBUQUERQUE, NEW MEXICO 87109  
 (505) 858-3100  
 www.tierrawestllc.com

Mitchell Associates, Inc  
 Landscape Architecture  
 Danny Mitchell  
 danny@mitchellassociatesinc.com 505.639.9583



### IRRIGATION LEGEND

COMPONENT	MANUFACTURER	SIZE / NOTES
□ POINT OF CONNECTION, PROVIDED BY OTHERS	SEE CIVIL PLANS	1 1/2", 100gpm, 10psi required
□ IRRIGATION CONTROLLER	HUNTER	As Required
■ RFA METER BOX	FESCO (OR EQUAL)	1 1/2" Cover, Provide Freeze Protection
⊕ MASTERVALVE ASSEMBLY	HUNTER	2"
--- MAINLINE	5ch 40 PVC	2"
● ELECTRIC ZONE VALVE	HUNTER	3/4" with Pressure Regulation and Y Filter
— SLEEVES	Class 200 PVC	2 SIZES LARGER THAN PIPE TO BE SLEEVED.
— Drip Line, Tree Netafim Rings	Class 200 PVC	1 1/2"
— Drip Line, Shrub Drip Emittér Line	Polyline	3/4"- 1"
● Tree Drip Emittér	RAINEIRD,	SEE DETAIL

Size Equipment as Required for Flow Rate

### IRRIGATION NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
- THE IRRIGATION CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
- IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
- ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
- SUPPLY LINE AND WATER METER TO BE PROVIDED BY OWNER. BACKFLOW PREVENTOR TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN DOWNSTREAM OF THE IRRIGATION WATER METER.

IRRIGATION NOTES:  
Irrigation shall be a complete underground system.

Trees and shrubs shall be on separate valves.

Point of connection for irrigation system shall be as indicated on the Utility Plan, Civil drawings. Landscape Contractor point of connection and responsibility shall begin downstream of the point of connection.

Irrigation will be operated by smart irrigation system automatic controller, capable of multi-programming ability.

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

Irrigation maintenance shall be the responsibility of the Property Owner.

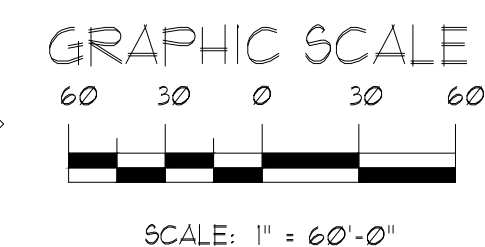
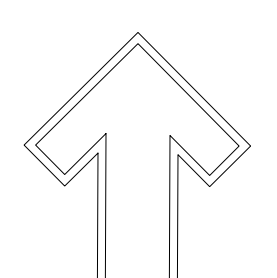
Water and Power source for irrigation system shall be the responsibility of the Property Owner.

Per 5-6(CX14)(a), irrigation systems shall comply with Section 6 of the ABCWA Legislation and Ordinances (Cross Connection Prevention and Control Ordinance).

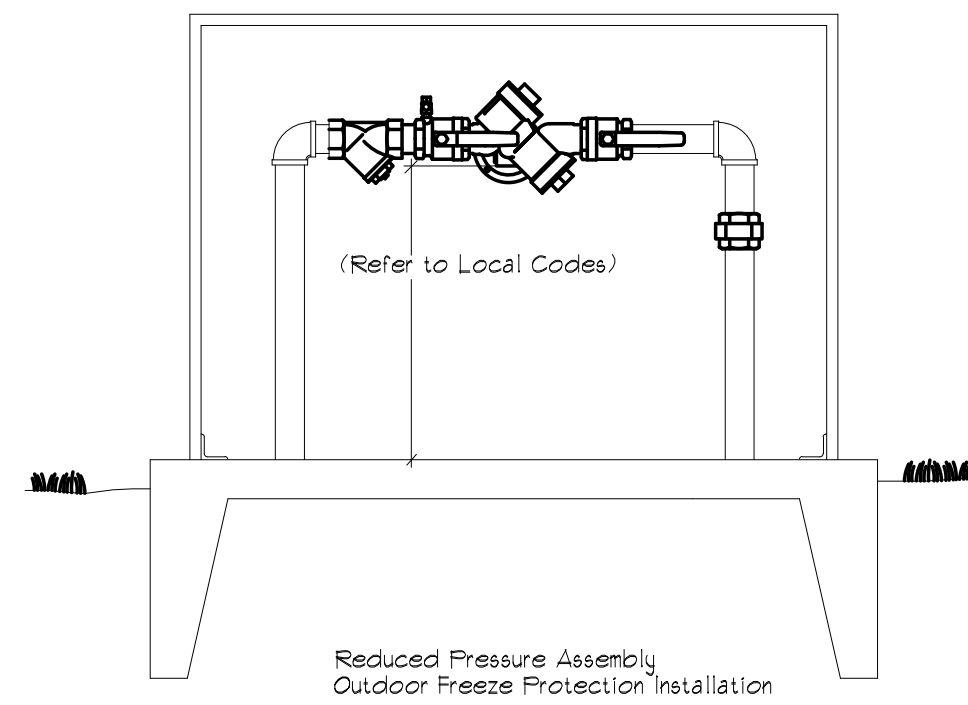
Per 5-6(CX14)(b), all irrigation systems shall be designed to minimize the use of water.

5-6(CX14)(c), all non-residential landscape irrigation shall have automatic timers and/or programmable settings to avoid overwatering.

Per 5-6(CX14)(d), the irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, drive aisles, streets, and parking and loading areas.

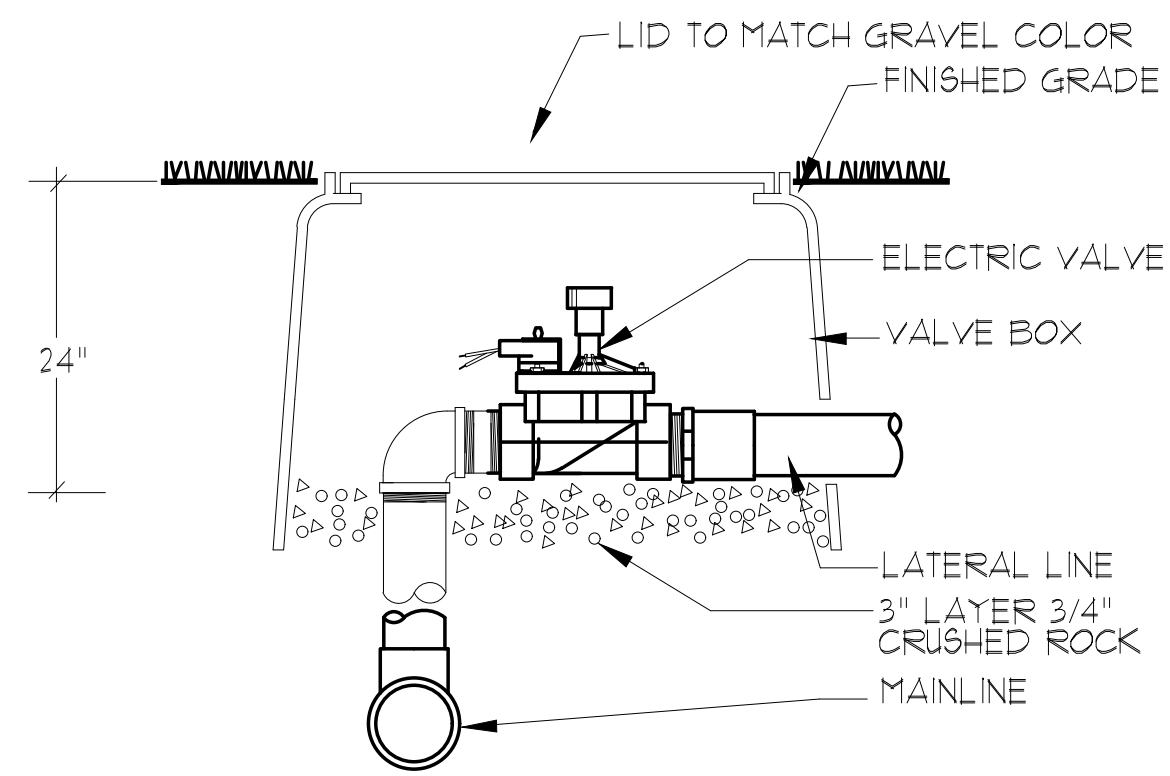


LANDSCAPE ARCHITECT'S SEAL  DANNY D. MITCHELL REGISTERED LANDSCAPE ARCHITECT Date: August 09, 2024 Copyright Mitchell Associates Inc all rights reserved	SKYVIEW WEST INDUSTRIAL FOR BRUNACINI DEVELOPMENT 7226 CENTRAL AVE., SW ALBUQUERQUE, NM <b>Irrigation Plan</b>	DRAWN BY: PFP APPROVED BY: DM1 Date: July 31, 2024 DRAWING
	<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>LS-102</b>



**RPA, HOTBOX TYP.**

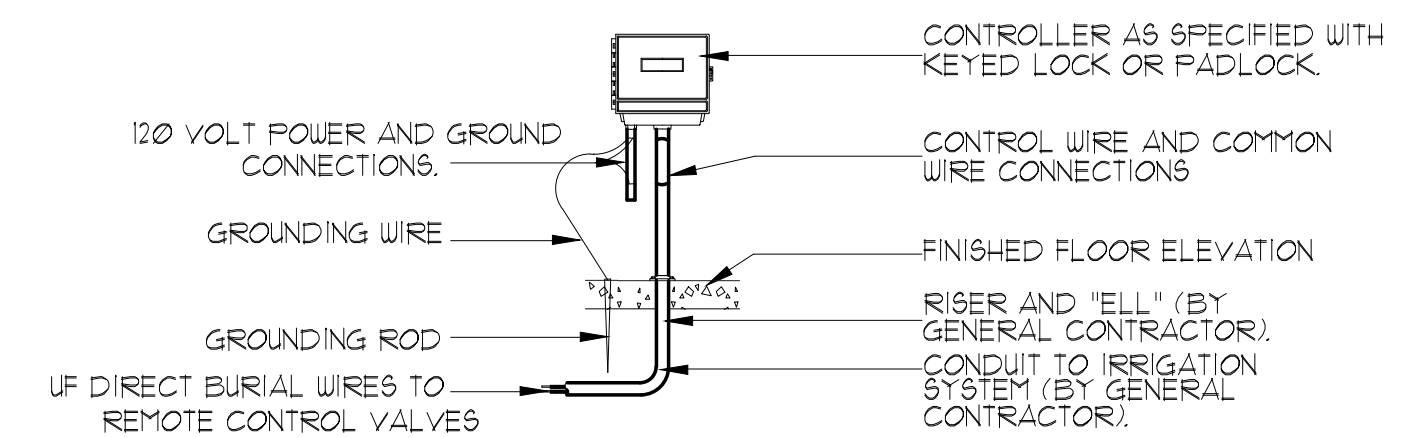
N.T.S.



**ELECTRIC VALVE ASSEMBLY**

N.T.S.

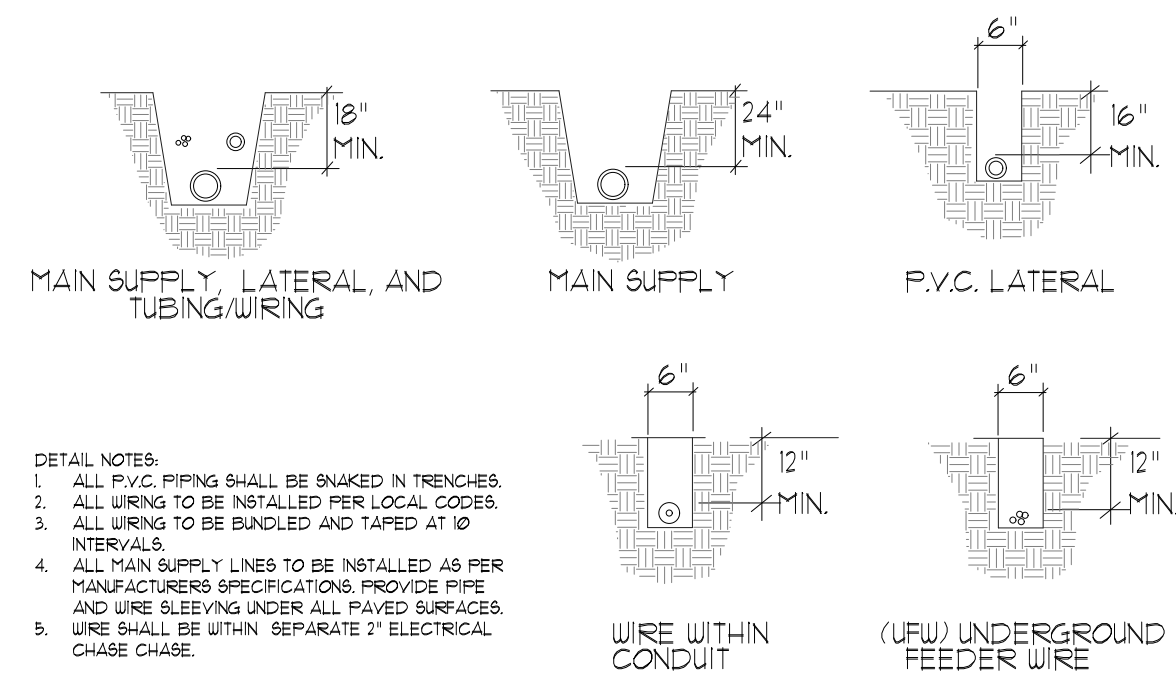
NOTE: ALL IRRIGATION COMPONENTS WILL USE RECLAIMED WATER WHEN IT BECOMES AVAILABLE TO MESA DEL SOL



- DETAIL NOTES:
1. ELECTRICAL POWER TO BE SUPPLIED BY OTHERS.
  2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
  3. SEE ELECTRICAL PLANS FOR LOCATION OF CONTROLLER.
  4. CONTROLLER TO BE MOUNTED APPROXIMATELY 5'-0" ABOVE FINISHED FLOOR ELEVATION.

**CONTROLLER DETAIL**

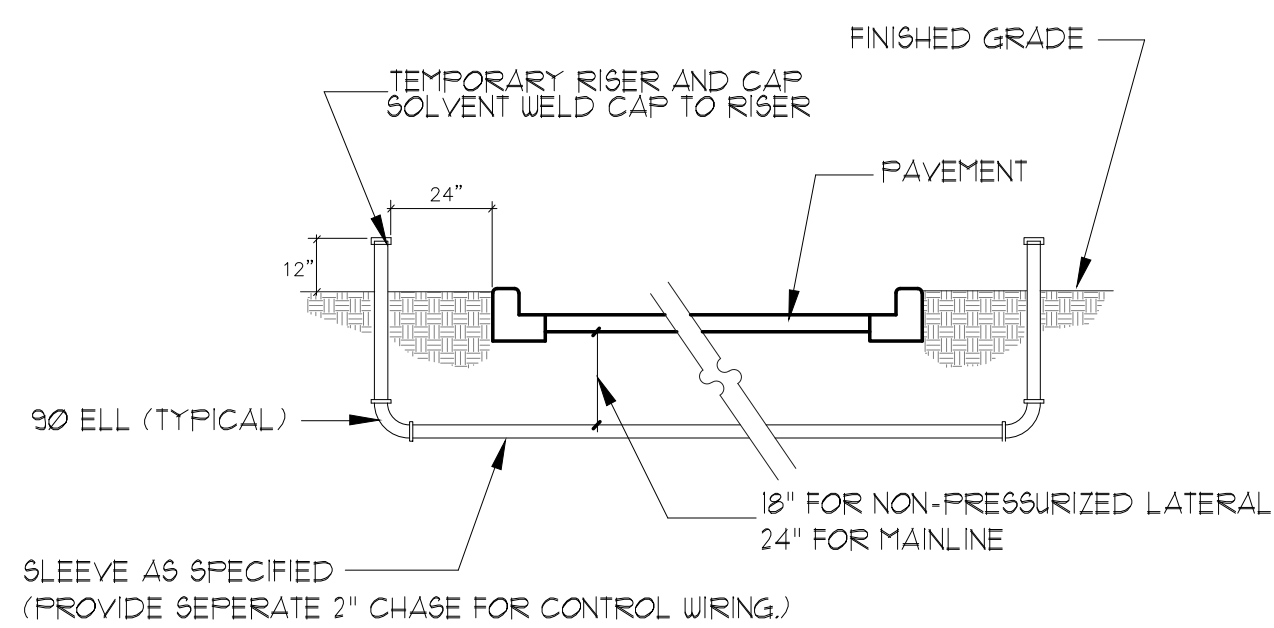
N.T.S.



**TRENCHING DETAIL**

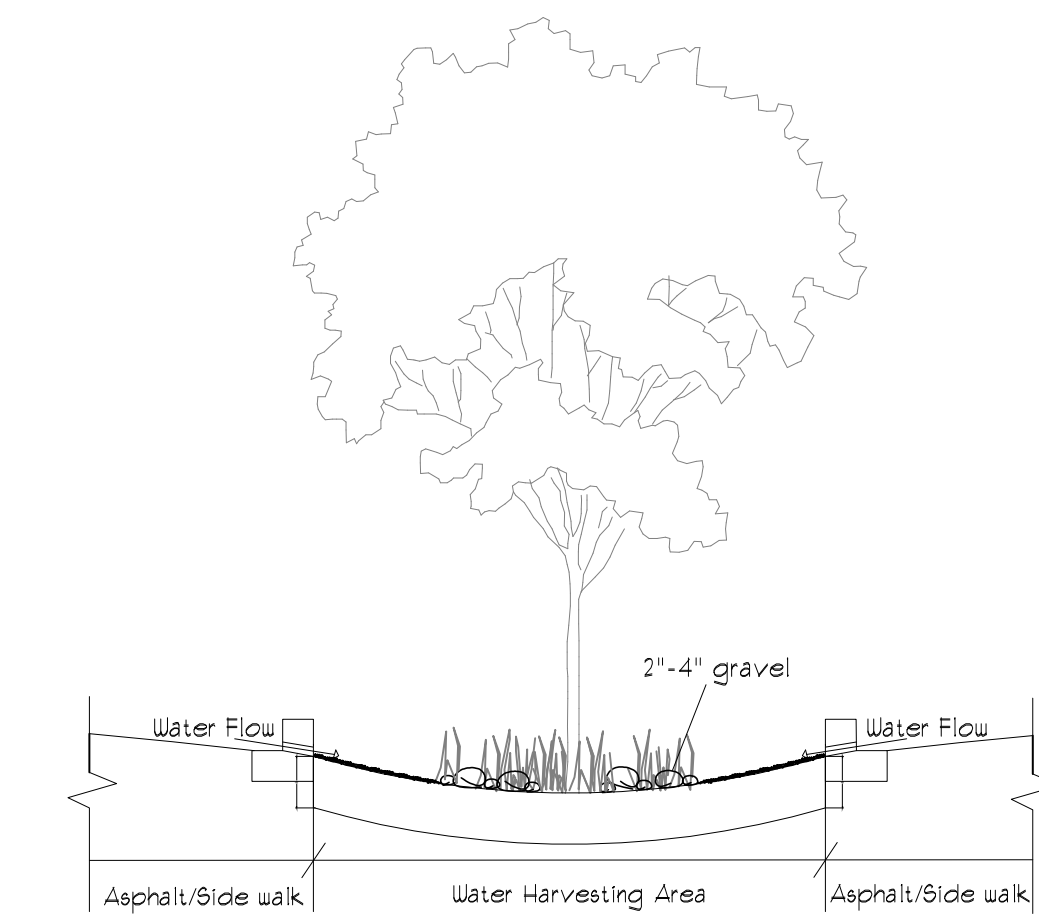
N.T.S.

- DETAIL NOTES:
1. ALL P.V.C. PIPING SHALL BE SNAKED IN TRENCHES.
  2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
  3. ALL WIRING TO BE BUNDLED AND TIED AT 90° INTERVALS.
  4. ALL MAIN SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. PROVIDE PIPE AND WIRE SLEEVING UNDER ALL PAVED SURFACES.
  5. WIRE SHALL BE WITHIN SEPARATE 2" ELECTRICAL CHASE CHASE.



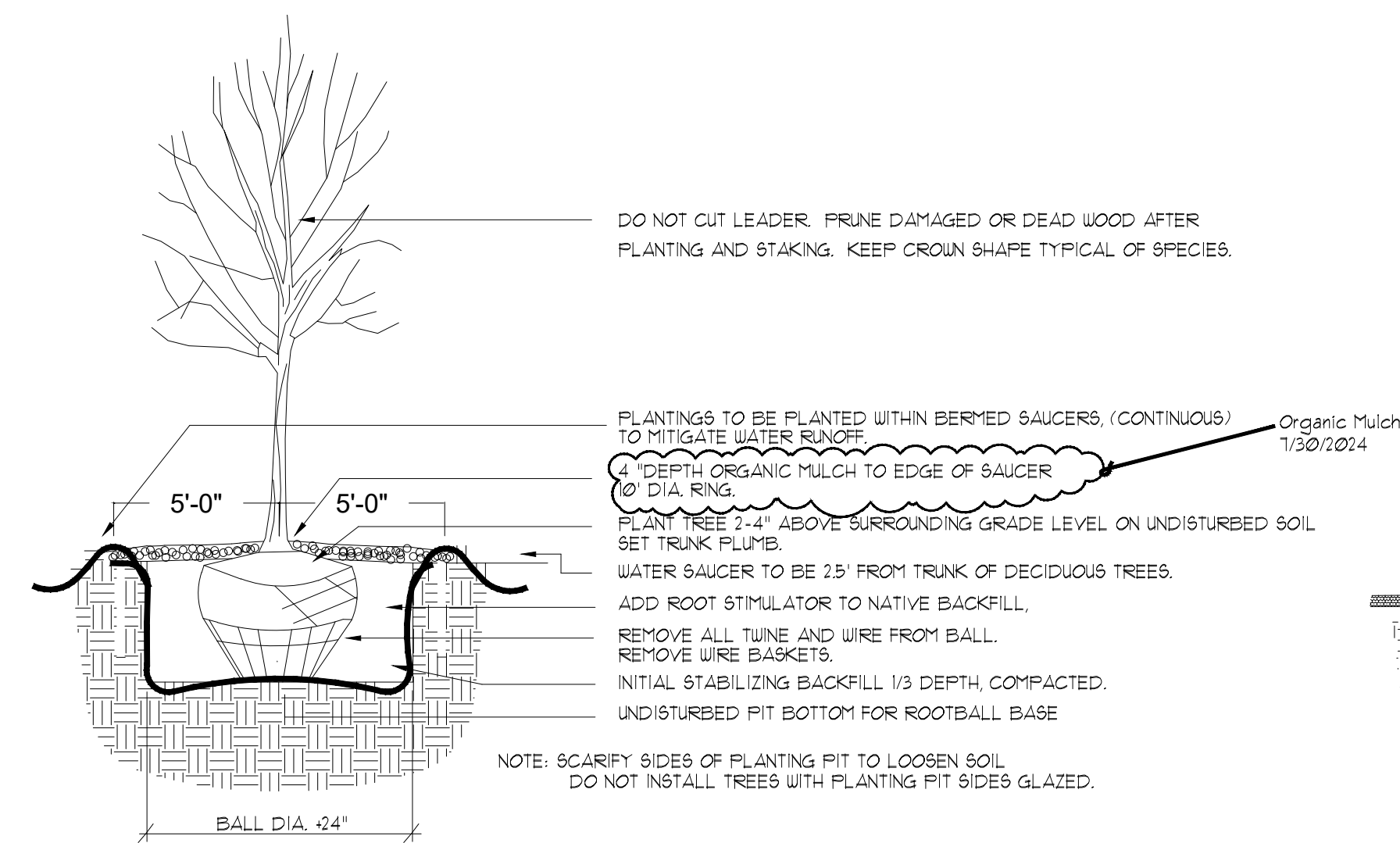
**SLEEVE INSTALLATION DETAIL**

N.T.S.



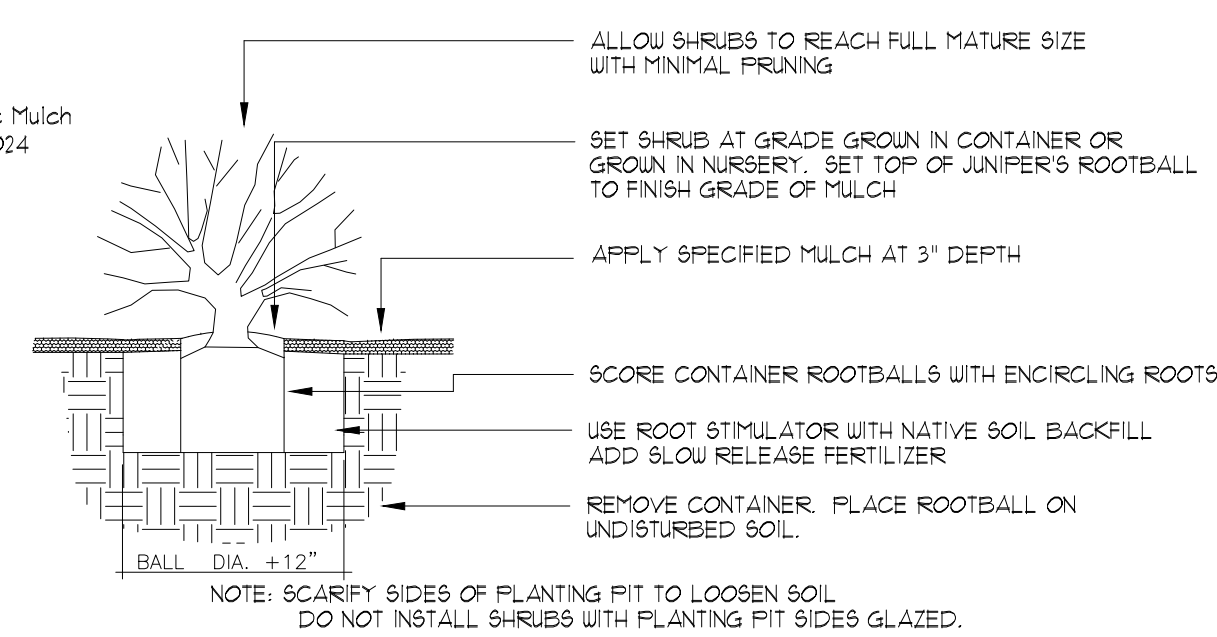
**1-1 Water Harvesting**

Section-Typical



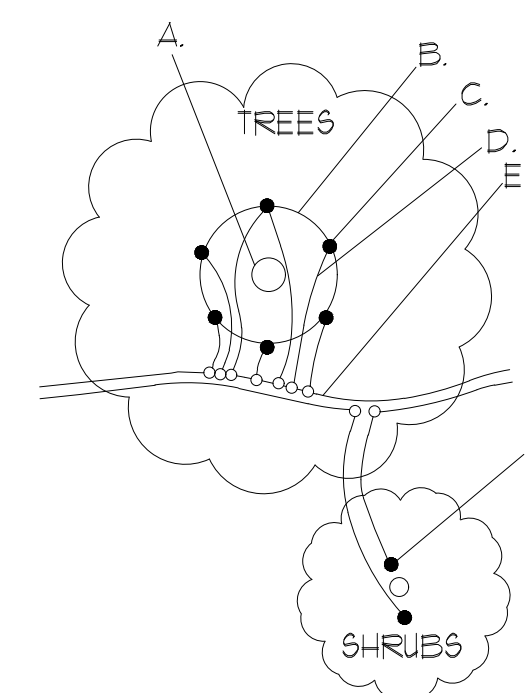
**TREE PLANTING DETAIL**

N.T.S.



**SHRUB PLANTING DETAIL**

N.T.S.



- A. TREE TRUNK/ROOT CROWN
  - B. 24" CIRCLE FROM TRUNK
  - C. EMITTERS
  - D. 1/8" DISTRIBUTION LINE
  - E. PE DRIPLINE
  - F. EMITTER PLACED WITHIN 6" OF PLANT STEM
- NOTE: PLACE EMITTER ABOVE PLANT ON SLOPE

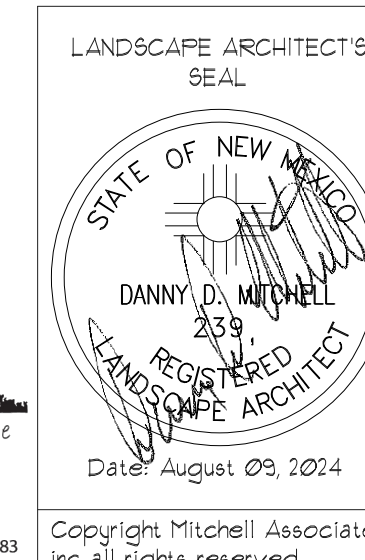
**EMITTER PLACEMENT DETAIL**

N.T.S.



danny@mitchellassociatesinc.com

505.639.9583



SKYVIEW WEST INDUSTRIAL FOR BRUNACINI DEVELOPMENT  
7226 CENTRAL AVE., SW ALBUQUERQUE, NM

**Landscape Details**

**TIERRA WEST, LLC**  
5571 MIDWAY PARK PL NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 858-3100  
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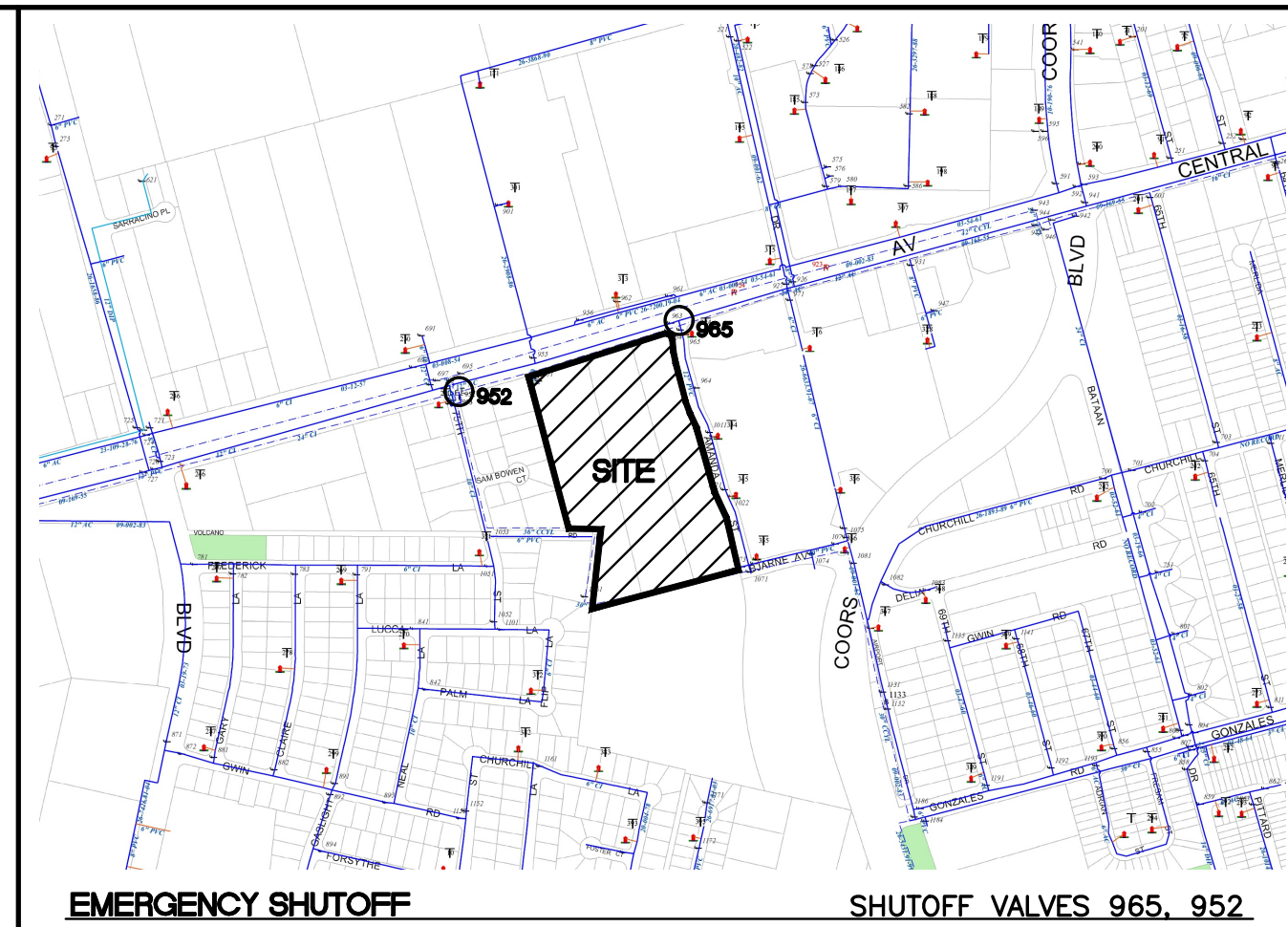
DRAWN BY: P.P.  
APPROVED BY: D.M.

Date: July 31, 2024

DRAWING

SHEET #  
**LS-103**

PROJECT NO: 2024-093



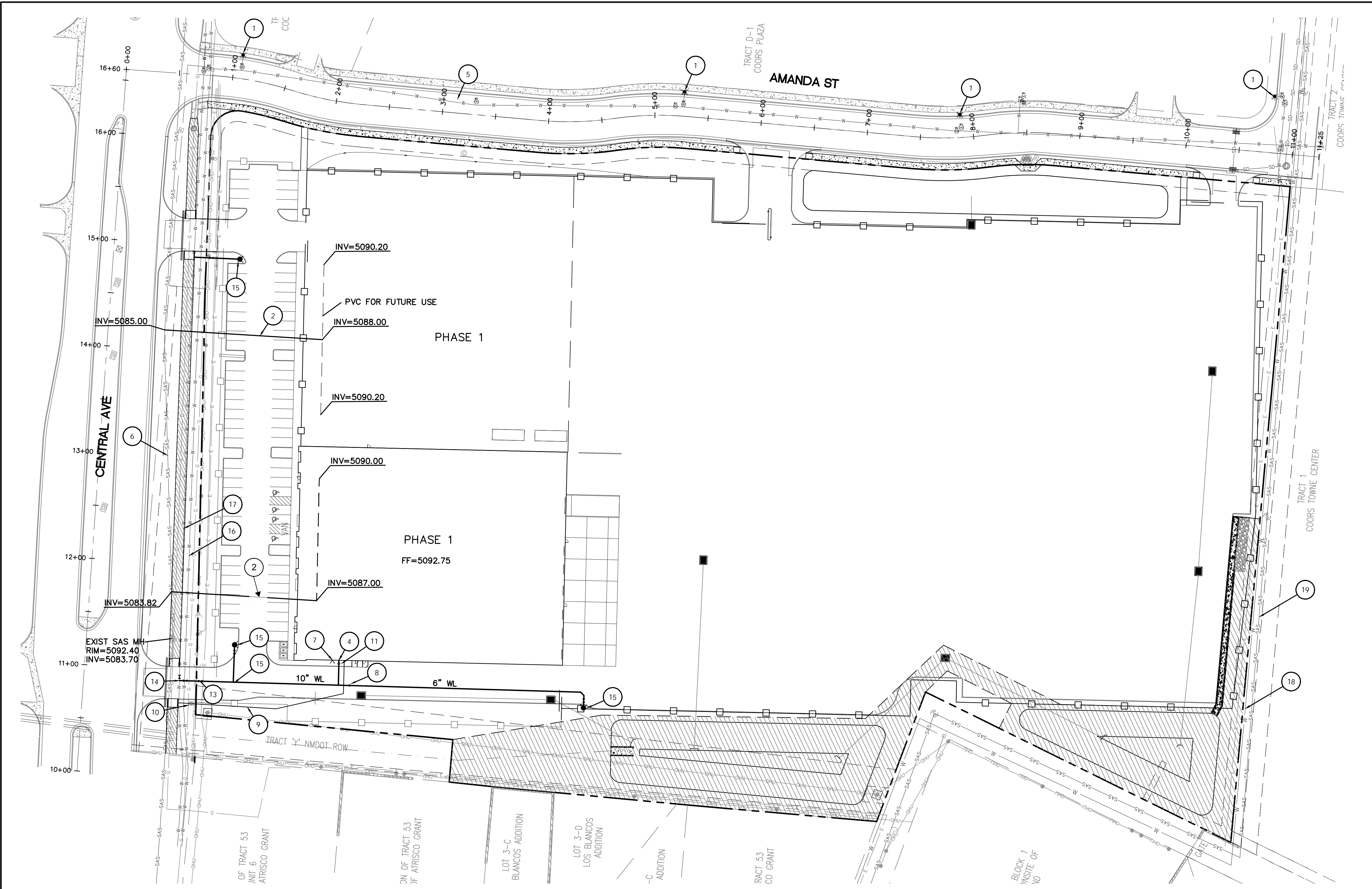
THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ARCWUA.ORG/CONTENT/VIEW/463/729/](http://arCWUA.ORG/CONTENT/VIEW/463/729/).

**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



**LEGEND**

- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- EXISTING CURB & GUTTER
- EXISTING SAS MH
- EXISTING GATE VALVE
- EXISTING WATERLINE
- EXISTING SAS
- WATERLINE
- PROPOSED HYDRANT
- NEW WATER VALVE
- NEW SINGLE WATER METER
- 8" SAS SANITARY SEWER LINE
- 8" WL WATERLINE

**NOTES:**

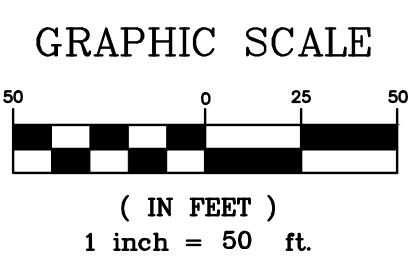
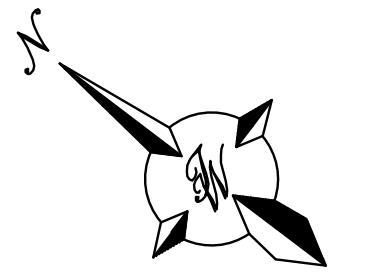
COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.

COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.

ALL NEW PUBLIC CONNECTIONS AND INFRASTRUCTURE PROPOSED WILL BE CONSTRUCTED BY OTHER PERMIT.

**KEYED NOTES**

- 1 EXISTING FIRE HYDRANT (PUBLIC)
- 2 6" SAS SERVICE (PRIVATE)
- 3 6" FIRE LINE (PRIVATE)
- 4 8" FIRE LINE (PRIVATE)
- 5 EXISTING 10" PVC (PUBLIC)
- 6 EXISTING 8" SAS (VITRIFIED CLAY)
- 7 FDC
- 8 10"x6" REDUCER
- 9 2" DOMESTIC SERVICE
- 10 2" DOMESTIC SERVICE METER PER COA DWG 2367
- 11 PIV
- 12 10"x10"x6" TEE
- 13 10" GATE VALVE (PRIVATE)
- 14 12x12"x10" TEE
- 15 12" GATE VALVE (PUBLIC)
- 16 10"x10"x6" TEE
- 17 6" GATE VALVE
- 18 EXISTING 24" CAST IRON WL (PUBLIC)
- 19 EXISTING 12" AC WL (PUBLIC)
- 20 EXISTING 30" CYL WL (PUBLIC)
- 21 EXISTING 12" SAS CLAY (PUBLIC)



**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  
P.E. #7868

**SKYVIEW WEST  
ALBUQUERQUE, NM**

**CONCEPTUAL UTILITY  
PLAN**

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

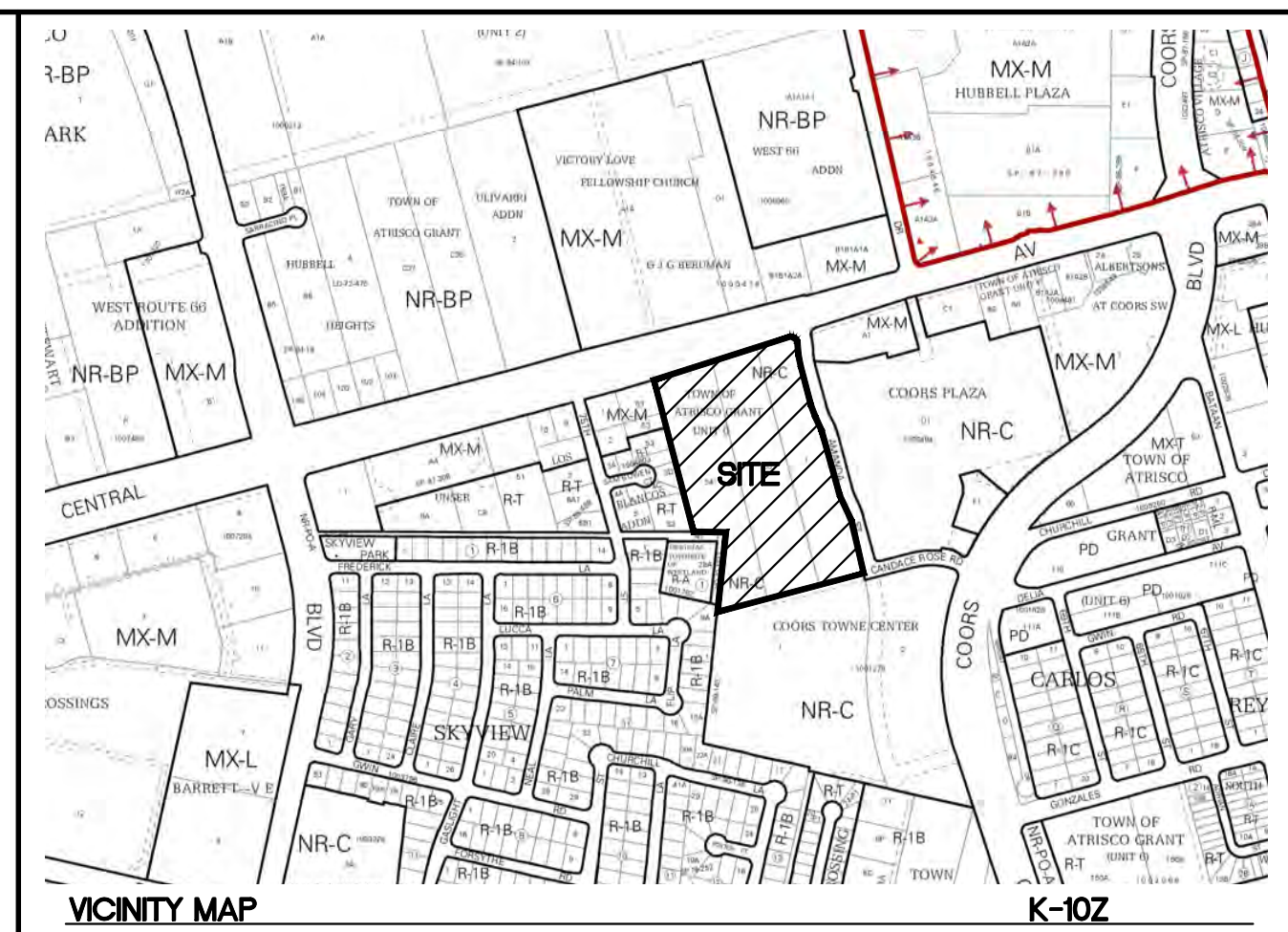
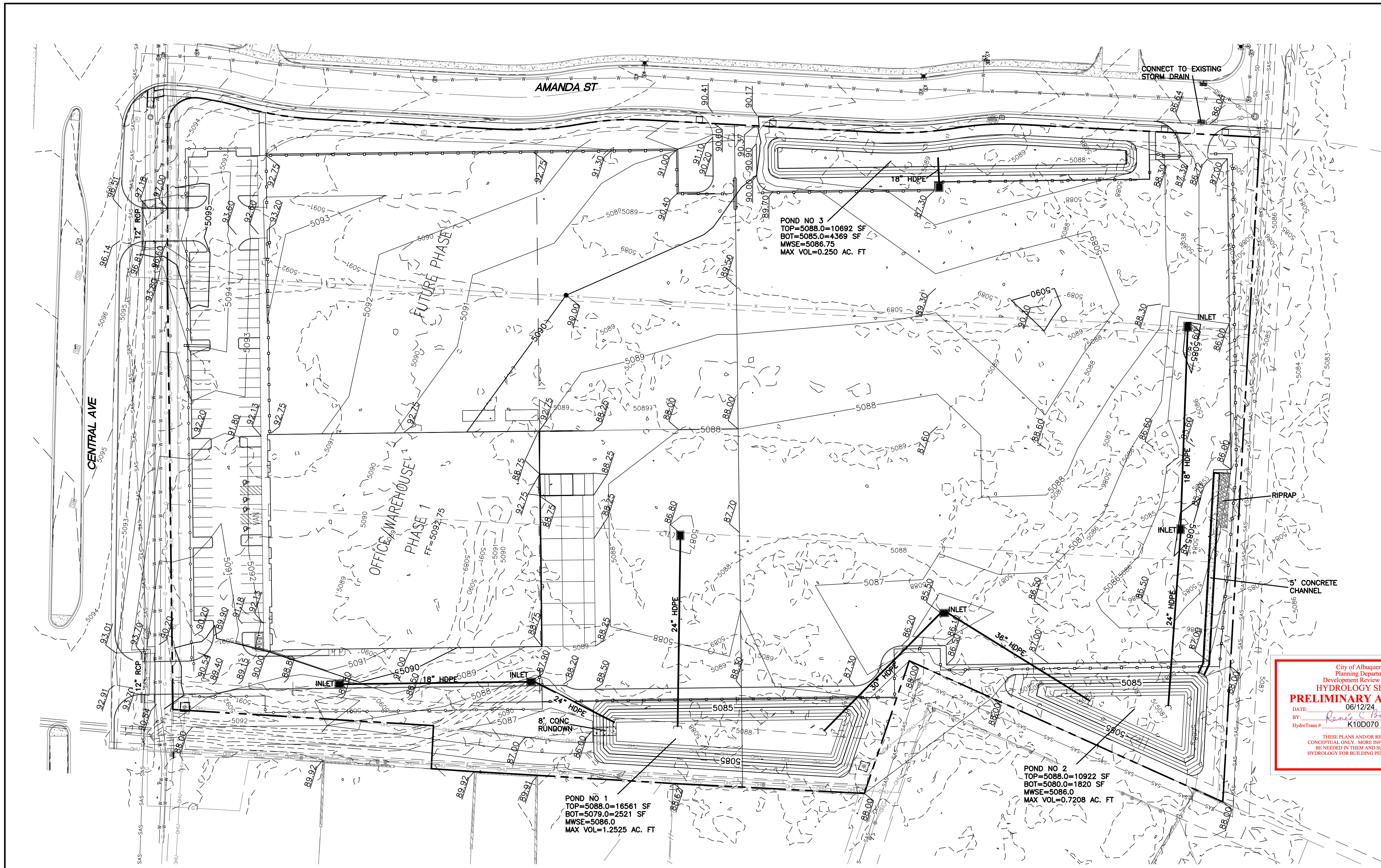
DRAWN BY  
pm

DATE  
7-23-24

DRAWING

SHEET #  
**7**

JOB #  
2023062



City of Albuquerque  
 Planning Department  
 Development Review Services  
**HYDROLOGY SECTION**  
**PRELIMINARY APPROVED**  
 DATE: 08/12/24  
 BY: *Ronald R. Bohannan*  
 HydroTrans # K10D070

THESE PLANS AND/OR REPORT ARE  
 CONCEPTUAL ONLY. MORE INFORMATION MAY  
 BE NEEDED IN THEM AND SUBMITTED TO  
 HYDROLOGY FOR BUILDING PERMIT APPROVAL.

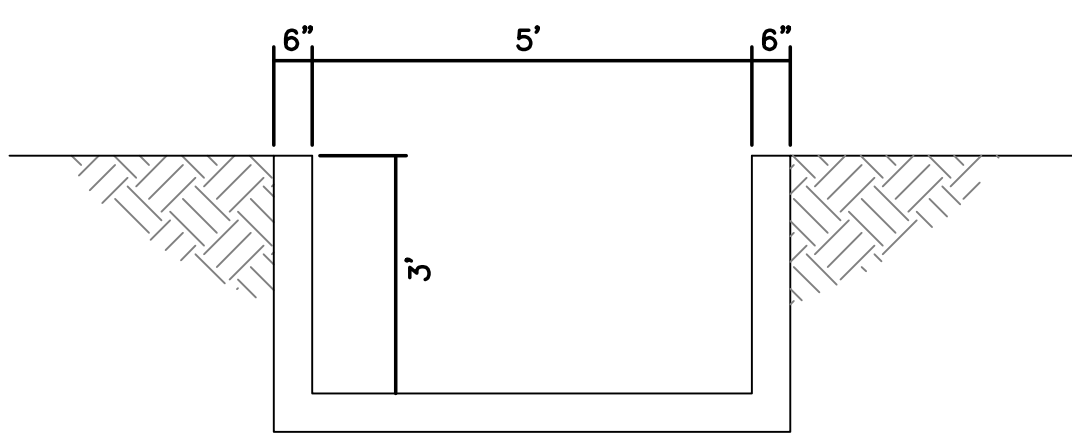
**DRAINAGE MANAGEMENT PLAN:**  
 SKYVIEW WEST WILL BE DEVELOPED WITH A 50,000 SF OFFICE-WAREHOUSE IN PHASE 1 WITH A POSSIBLE FUTURE 65,000 SF ADDITION IN PHASE 2, PARKING FACILITIES, DRIVE AISLES, DOCK AREAS AND OUTDOOR STORAGE. THE PURPOSE OF THIS SUBMITTAL IS TO PROVIDE THE DRAINAGE MANAGEMENT PLAN FOR APPROVAL OF SITE PLAN FOR PHASE 1 & PHASE 2.

THE SITE IS CURRENTLY UNDEVELOPED. UPLAND FLOWS FROM CENTRAL AVENUE AS WELL AS DEVELOPED AND UNDEVELOPED PROPERTIES ADJACENT TO CENTRAL AVENUE ENTER THE SITE AT THE NORTHWEST CORNER AND PASS THROUGH A SMALL DETENTION POND ON ITS WAY OUT THE SOUTH END OF THE PROPERTY WHERE IT IS ROUTED VIA SURFACE FLOW TO AND PICKED UP BY A STORM DRAIN IN COORS BOULEVARD. THE TOTAL UPLAND FLOWS ENTERING THE SITE TOTAL JUST UNDER 85 CFS.

THE PROPOSED ADDITION OF THE THREE DETENTION PONDS WILL CONTROL THE STORM WATER DISCHARGE FROM THIS SITE TO 0.1 CFS PER ACRE FOR ONSITE PLUS THE TOTAL UPLAND FLOWS ENTERING THE PROPERTY. THIS IS CONSISTENT WITH THE AMOLE-HUBBELL MASTER DRAINAGE PLAN WHICH GOVERNS DRAINAGE FOR THIS AREA. A TOTAL OF 86.31 CFS (84.95 CFS UPLAND FLOWS PLUS 1.36 CFS FOR ONSITE FLOWS) WILL BE RELEASED FROM THE SUBJECT PROPERTY ALONG THE HISTORIC ROUTE AT THE SOUTHERN BOUNDARY OF THE SITE. THESE FLOWS WILL BE ROUTED VIA A CONCRETE CHANNEL FROM POND NO. 2 TO THE HISTORIC LOW SPOT ALONG THE SOUTHERN BOUNDARY OF THE SITE. THE FLOWS WILL EXIT THE CHANNEL THROUGH A 50' WEIR TO AID IN CONTROLLING EROSION ON THE ADJACENT PROPERTY TO THE SOUTH.

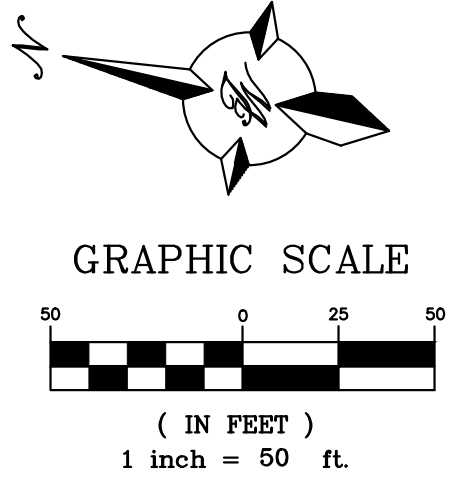
- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN COUNTY RIGHT-OF-WAY.
  2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH SANTA FE COUNTY SPECIFICATIONS
  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 (COUNTY) ACCEPTANCE OF ANY PROJECT.
  6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH SANTA FE COUNTY SPECS OR 3/4" GRAVEL.



**CONCRETE CHANNEL CROSS SECTION**

CHANNEL SLOPE = 0.5%  
 FLOW DEPTH = 2 FT  
 FREE BOARD = 1 FT  
 CHANNEL WIDTH = 5 FT  
 N = 0.013  
 Q CAPACITY = 86.7 CFS > Q REQUIRED = 86.31 CFS  
 V = 8.7 FT/S

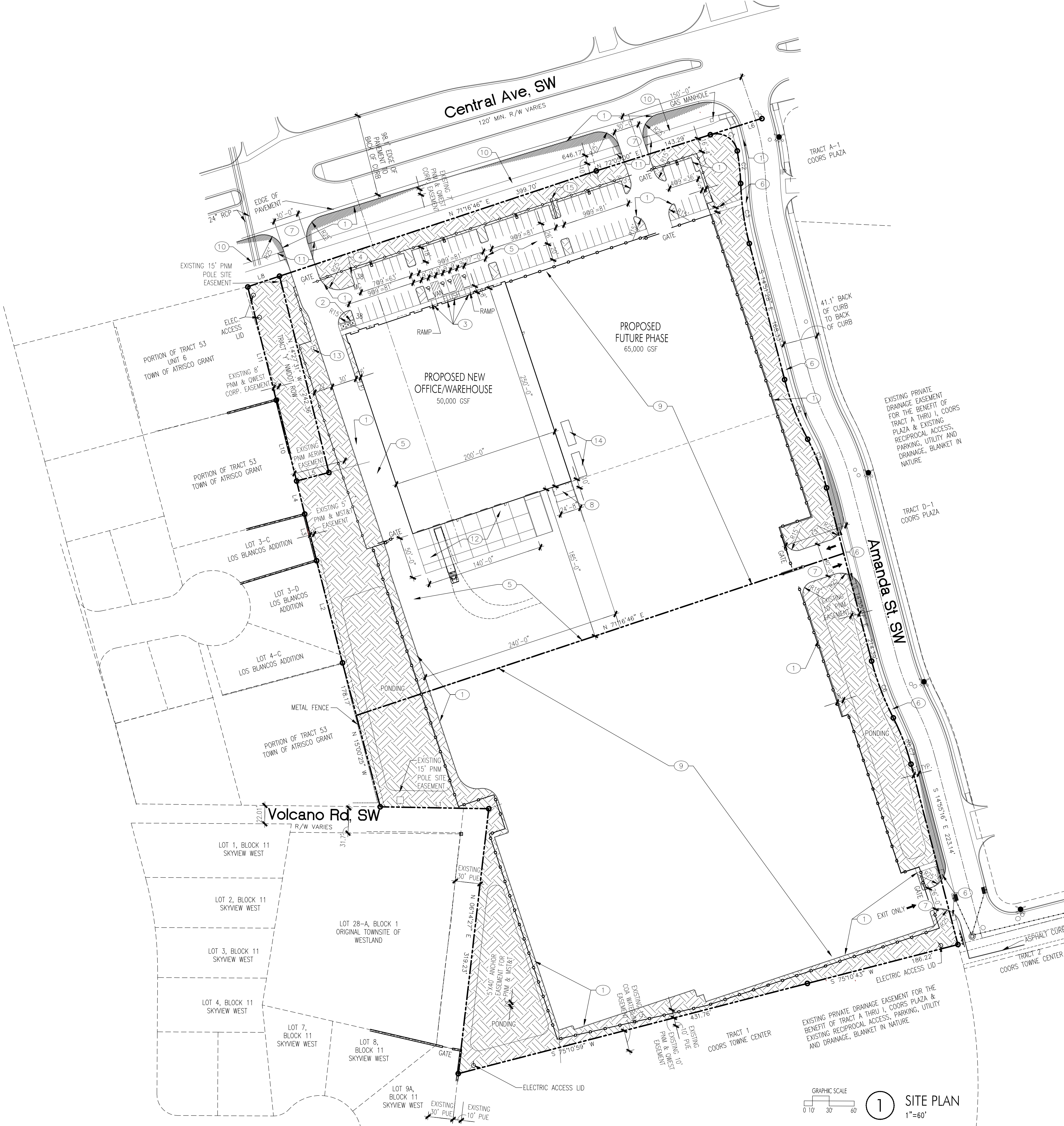


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ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	<b>SKYVIEW WEST          ALBUQUERQUE, NM</b>	DRAWN BY pm
	<b>CONCEPTUAL GRADING          PLAN</b>	DATE 6-6-24 DRAWING
 <b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>GR-1</b>	JOB # 2023062





**PROJECT INFORMATION**

PROJECT: NEW OFFICE/WAREHOUSE  
 LOCATION: 7226 CENTRAL AVE., SW ALBUQUERQUE, NEW MEXICO  
 OWNER: BRUNACINI DEVELOPMENT  
 ARCHITECT: TATE FISHBURN ARCHITECT  
 LEGAL DESCRIPTION: TRACTS 54, 55 & 1 TOWN OF ATRISCO GRANT UNIT 6  
 CURRENT ZONING CLASSIFICATION: NR-C  
 NET SITE AREA: 13.59 ACRES  
 BUILDING AREA: OFFICE 2,937 GSF  
 WAREHOUSE PHASE 1 47,063 GSF  
 WAREHOUSE PHASE 2 65,000 GSF  
 TOTAL 115,000 GSF  
 FAR: 19.4  
 PARKING ANALYSIS:  
 OFF-STREET PARKING: OFFICE 2,937 GSF 3.5:1000 = 11 SPACES  
 WAREHOUSE 112,063 GSF NO REQUIREMENT  
 TOTAL SPACES PROVIDED 77 SPACES  
 HANDICAP PARKING (50-100 PRVD) = REQUIRED 4 SPACE TOTAL (1 VAN) PROVIDED 4 SPACE TOTAL (1 VAN)  
 MOTORCYCLE PARKING (1-25 ROD) = REQUIRED 1 SPACE PROVIDED 1 SPACE  
 BICYCLE PARKING 10% OF REQ'D OR 3 = REQUIRED 3 SPACES PROVIDED 3 SPACES

Curve Table

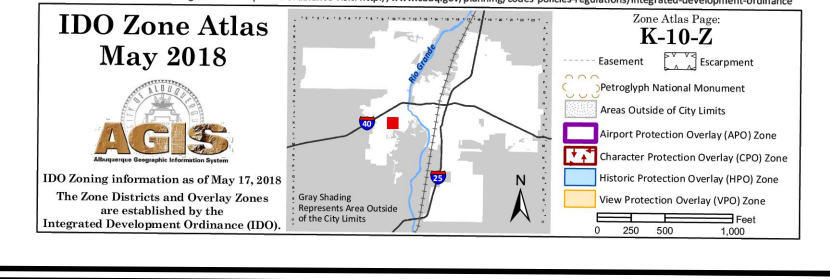
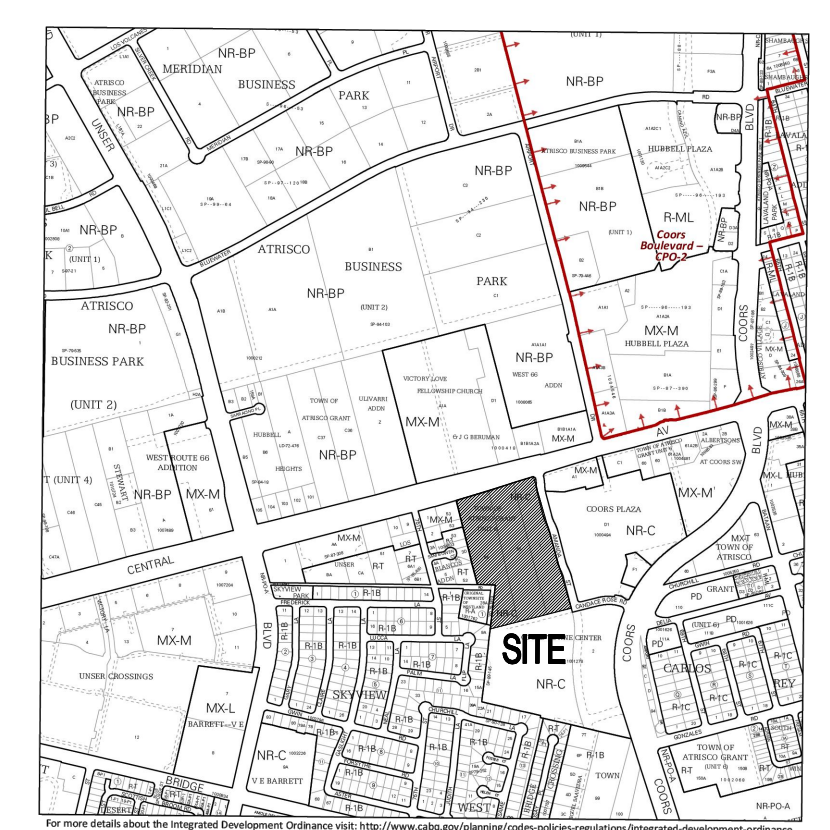
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C3	72.75' {72.68'}	330.00'	12°37'50"	72.60'	S 08°32'33" E
C4	76.76' {76.39'}	330.00'	13°19'36"	76.58'	S 21°31'15" E
C5	62.50' {62.50'}	270.00'	13°15'47"	62.36'	S 21°33'10" E
C6	72.89' {72.68'}	330.00'	12°39'18"	72.74'	S 21°13'01" E
C7	59.49' {59.47'}	270.00'	12°37'24"	59.37'	S 21°13'58" E

Line Table

Line #	Direction	Length (ft)
L1	N 89°18'08" W ((N 89°48'32" W))	129.99' (130.4')
L2	N 14°33'44" W ((N 14°34'27" W))*	126.15'
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L5	N 74°53'24" E ((N 74°53'24" E))*	40.01' *(40.00)*
L6	S 72°06'00" W ((S 71°44'20" W))*	64.65'
L7	N 14°20'05" W ((N 15°02'48" W))*	24.13' *(24.13)*
L8	S 71°16'46" W ((S 71°44'20" W))*	40.11' *(40.06)*
L9	N 14°20'05" W ((S 15°02'48" E))*	59.86' *(60.00)*
L10	N 14°27'22" W ((N 15°06' W))*	100.08'
L11	N 14°27'31" W	139.76'

- KEYED NOTES**
- CONCRETE CURB, TYP.
  - (3) BICYCLE PARKING STALLS W/ 1' CLEAR ZONE AROUND STALL, REFER DETAIL 3/SDP-2
  - HC PARKING, RAMP & SIGN, REFER DETAIL 1/SDP-2
  - (1) 4'X20' MOTORCYCLE PARKING SPACE & SIGN, REFER DETAIL 4/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
  - SIDEWALK & RAMPS PER COA STD DWG 2430 & 2415
  - ENTRANCE DRIVE PER COA STD DWG 2426
  - REFUSE ENCLOSURE
  - 4" CRUSHED ASPHALT
  - 10' ASPHALT SIDEWALK
  - RAMPS PER COA STD DWG 2430 & 2415
  - CONCRETE DRIVE @ TRUCK DOCK
  - ELEC. TRANSFORMER LOCATION
  - 10'X30' CONCRETE PADS
  - EXISTING BILL BOARD SIGN

**TRAFFIC CIRCULATION LAYOUT APPROVED**  
 Ernest Arroyo 6/5/2024  
 Signed Date



PROJECT NO. PR-2024-000000  
 APPLICATION NO. SI-2024-00000-SITE PLAN-DFT

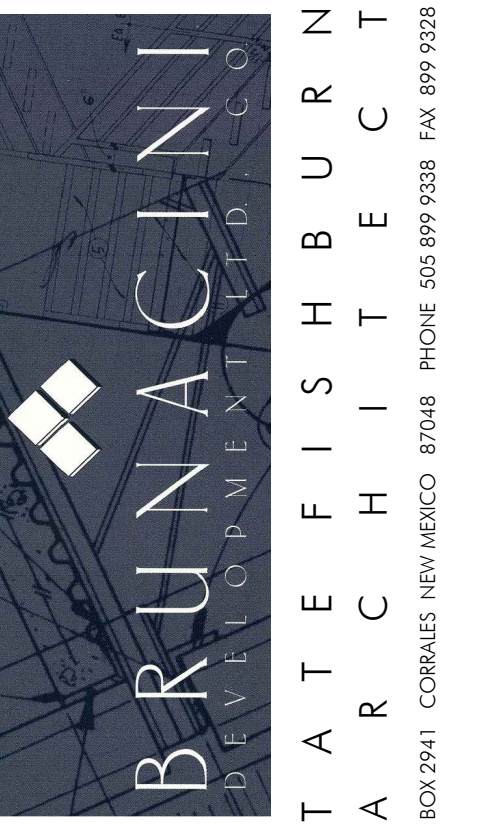
IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO  
 IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DFT SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS & RECREATION DEPARTMENT	DATE
HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
PLANNING DEPARTMENT	DATE
*ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

- LEGEND**
- PROPERTY LINE
  - EASEMENT LINE
  - LANDSCAPED AREA
  - 6' DESIGNMASTER FENCING, CLASSIC AND GATES AS NOTED
  - 8' TALL OPAQUE FENCING AND GATES AS NOTED
  - PONDING PONDING AREA
  - SITE DISTANCE AND SITE TRIANGLE BASED ON COA DPM 7-4(1)(5)(ii) and 7-4(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
  - HANDICAP PARKING PAVEMENT MARKING
  - EXISTING FIRE HYDRANT

- GENERAL NOTES**
- THIS SITE PLAN MEETS THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE IDO.
  - 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 BUILDING'S BASIC MATERIALS. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND THE SITE ACCESS EASEMENT.
  - SITE HANDICAP RAMPS SHALL BE BUILT BY COA STANDARD DRAWING #2441.
  - ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.



ENGINEER SEAL

PROJECT  
**SKYVIEW WEST INDUSTRIAL  
 FOR BRUNACINI DEVELOPMENT  
 7226 CENTRAL AVE., SW  
 ALBUQUERQUE, NEW MEXICO**

REVISIONS

DATE	MAY 30, 2024
NORTH SCALE	1"=60'-0" OR AS NOTED
DRAWING NAME	SITE DEVELOPMENT PLAN
SHEET NUMBER	SDP-1

GRAPHIC SCALE 0 10 30 60  
**1 SITE PLAN**  
 1"=60'

TRAFFIC CIRCULATION  
LAYOUT APPROVED

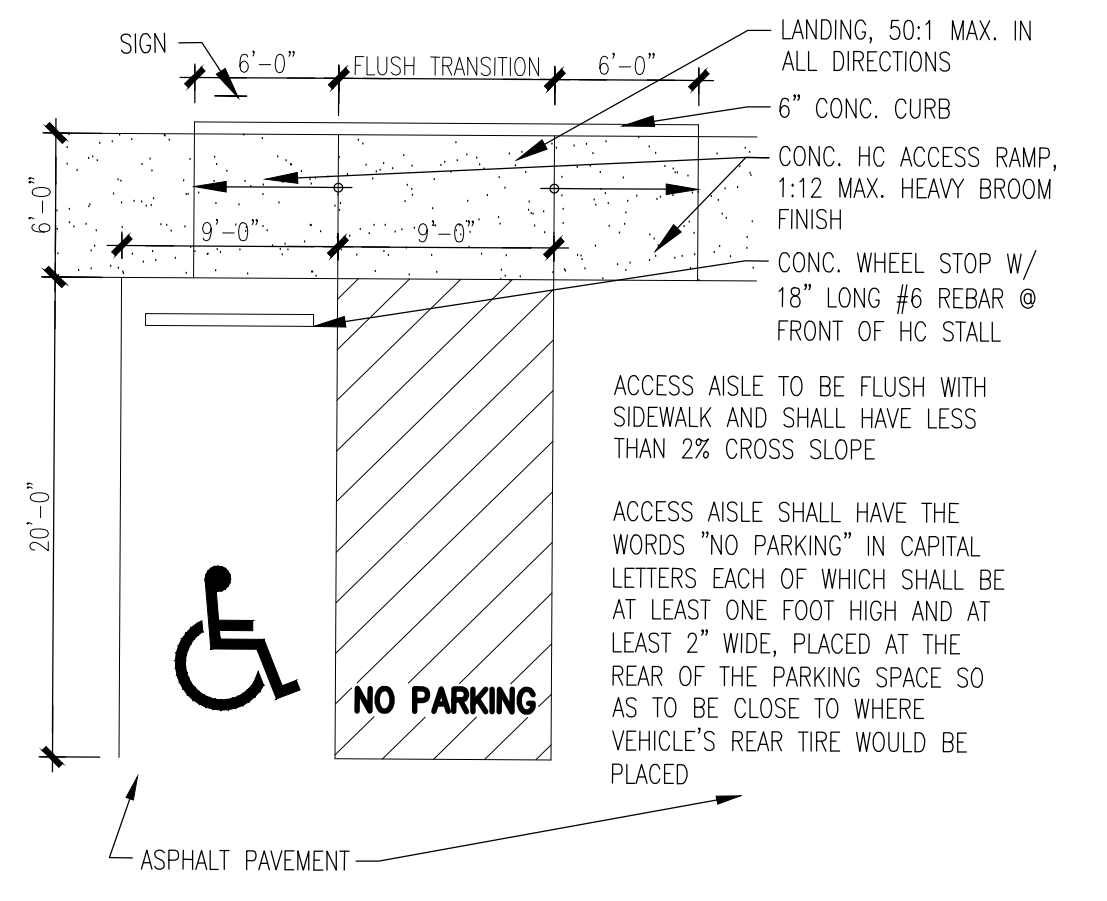
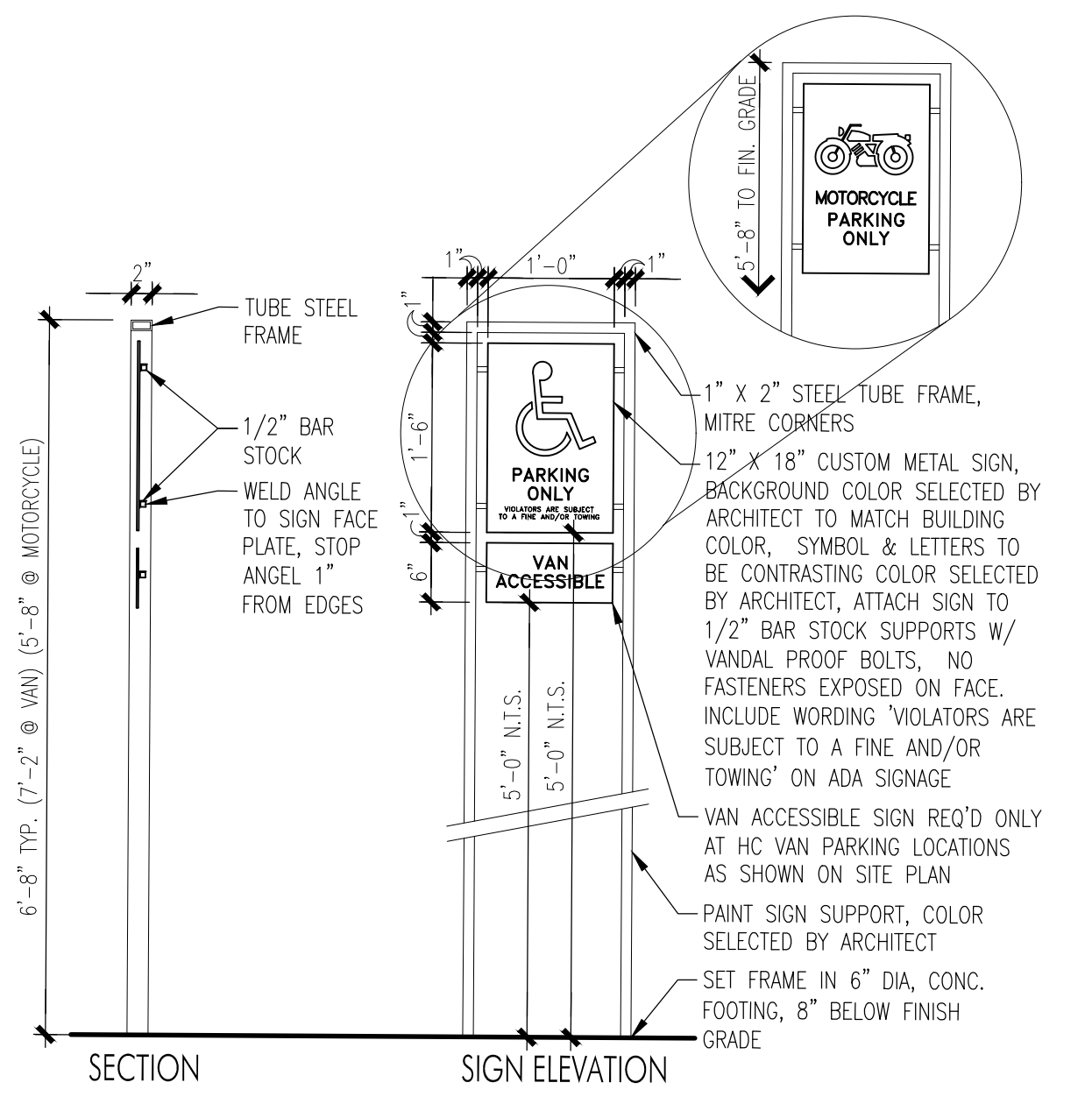
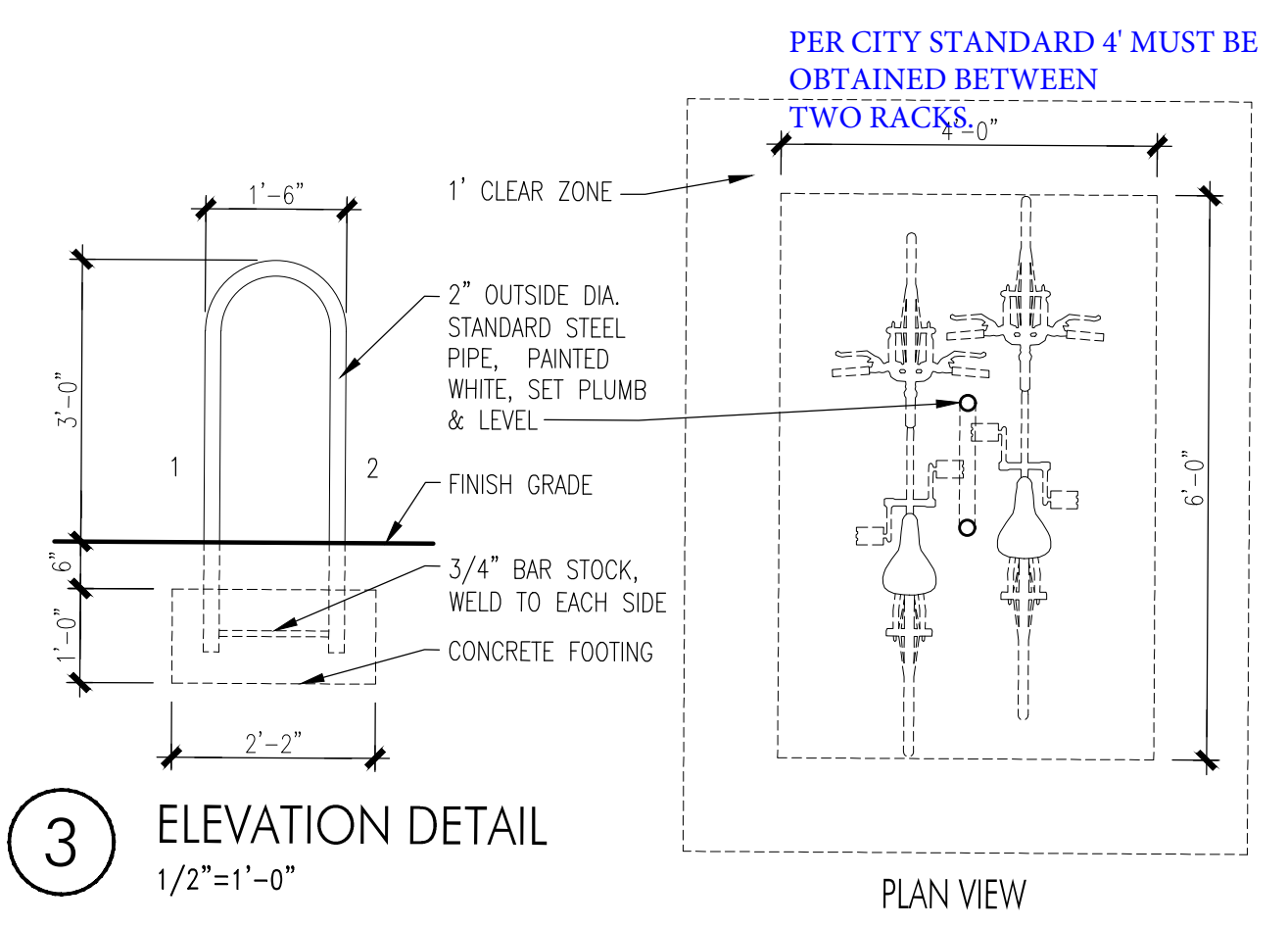
Ernest Arroyo 6/5/2024  
Signed Date

IP



PROJECT

SKYVIEW WEST INDUSTRIAL  
FOR BRUNACINI DEVELOPMENT  
7226 CENTRAL AVE., SW  
ALBUQUERQUE, NEW MEXICO



REVISIONS

DATE MAY 30, 2024

NORTH SCALE

OR AS NOTED

DRAWING NAME  
SITE DEVELOPMENT  
PLAN- SITE DETAILS

SHEET NUMBER

SDP-2



**ALBUQUERQUE FIRE MARSHAL'S  
DIVISION OFFICE PLANS  
CHECKING DIVISION  
PERMIT**  
PERMIT NUMBER: FP-23-015047  
APPROVED DATE: 07/11/23  
**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. FINAL INSPECTION IS REQUIRED.



**LEGAL DESCRIPTION:**  
PARCEL NO. 1  
TRACT NUMBERED FIFTY-FOUR (54) AND TRACT NUMBERED FIFTY-FIVE (55) OF UNIT NO. SIX (6)  
PARCEL NO. 2  
TRACT LETTERED "I" OF COORS PLAZA, PLAT OF TRACTS A THRU I COORS PLAZA

SKYVIEW INDUSTRIAL  
7226 CENTRAL AVE SW  
ALBUQUERQUE, NM

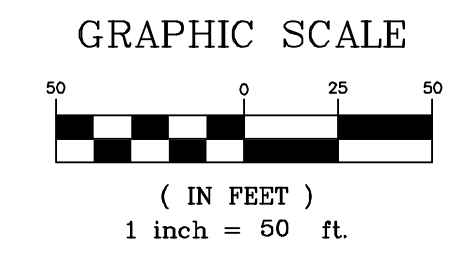
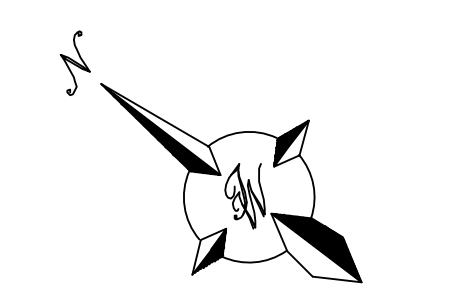
OFFICE/WAREHOUSE  
OCCUPANCY TYPE: NONE (SHELL BUILDING)  
LOT AREA 577141 SF (13.56 AC)

**BUILDING A**  
BUILDING AREA: 115000 SF  
FIRE FLOW: 3625 gpm (50% OF 7250 gpm) - 4 HYDRANTS REQ

**BUILDING B**  
BUILDING AREA: 80000 SF  
FIRE FLOW: 3000 gpm (50% OF 6000 gpm) - 3 HYDRANTS REQ

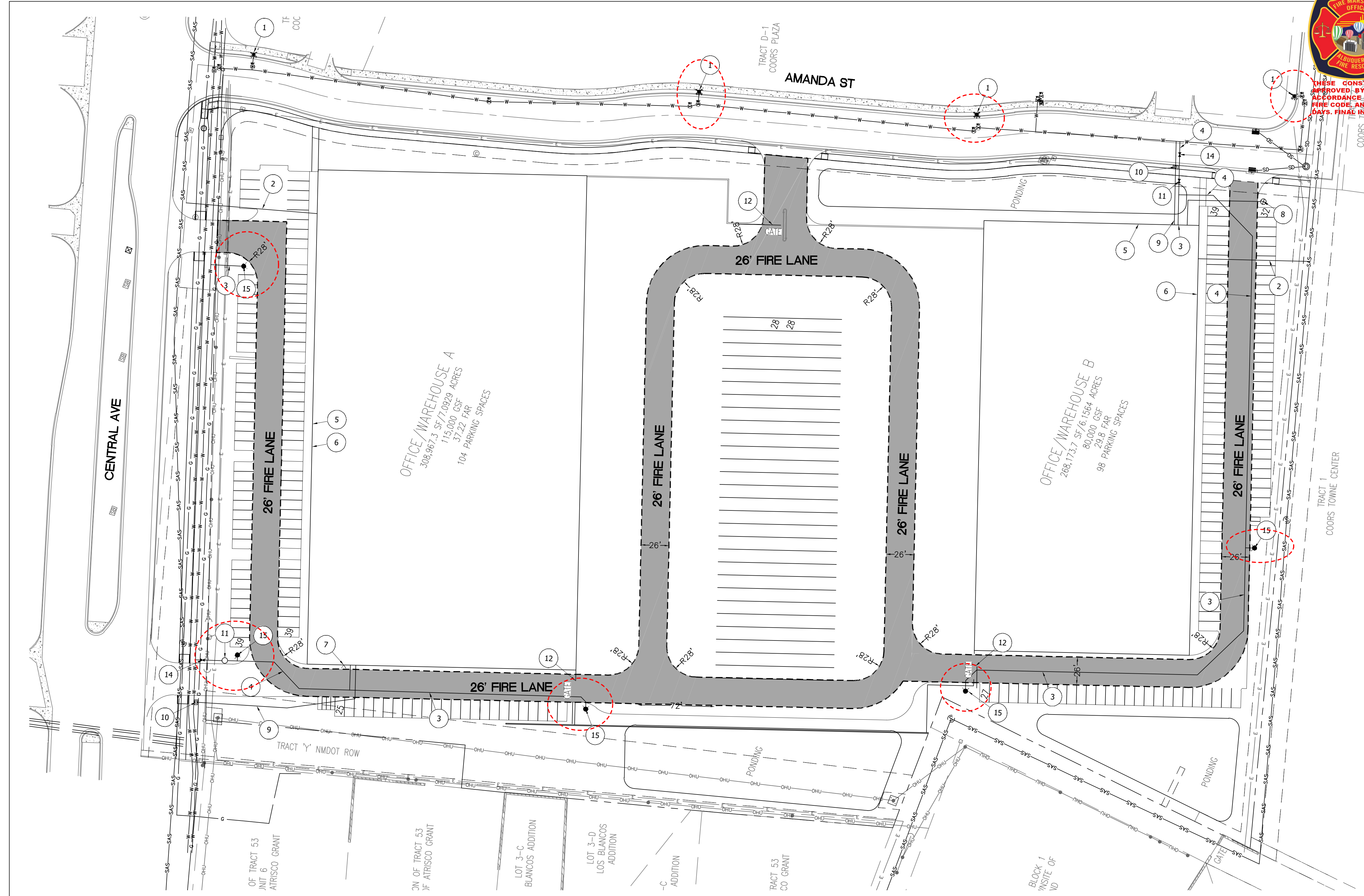
CONSTRUCTION TYPE: TYPE II-B  
FULLY SPRINKLED  
MAX BUILDING HEIGHT 44'-7"

- NOTES**
- ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHAL
  - 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
  - KEY BOX (KNOX BOX) SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE AND SHALL BE ILLUMINATED.
  - MECHANICAL PENTHOUSE AND ROOF SCREENS MAY EXCEED MAXIMUM BUILDING HEIGHT LISTED ABOVE BY 8 FEET



	<b>SKYVIEW WEST ALBUQUERQUE, NM</b>	DRAWN BY pm
	<b>FIRE ONE PLAN</b>	DATE 7-7-2023
	<b>TERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # <b>FO-1</b>
		JOB # 2023062

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**LEGEND**

	CURB & GUTTER
	BOUNDARY LINE
	BUILDING
	EXISTING CURB & GUTTER
	EXISTING SAS MH
	EXISTING GATE VALVE
	EXISTING WATERLINE
	EXISTING SAS
	8" WL WATERLINE
	PROPOSED HYDRANT
	NEW WATER VALVE
	NEW SINGLE WATER METER
	FIRELANE

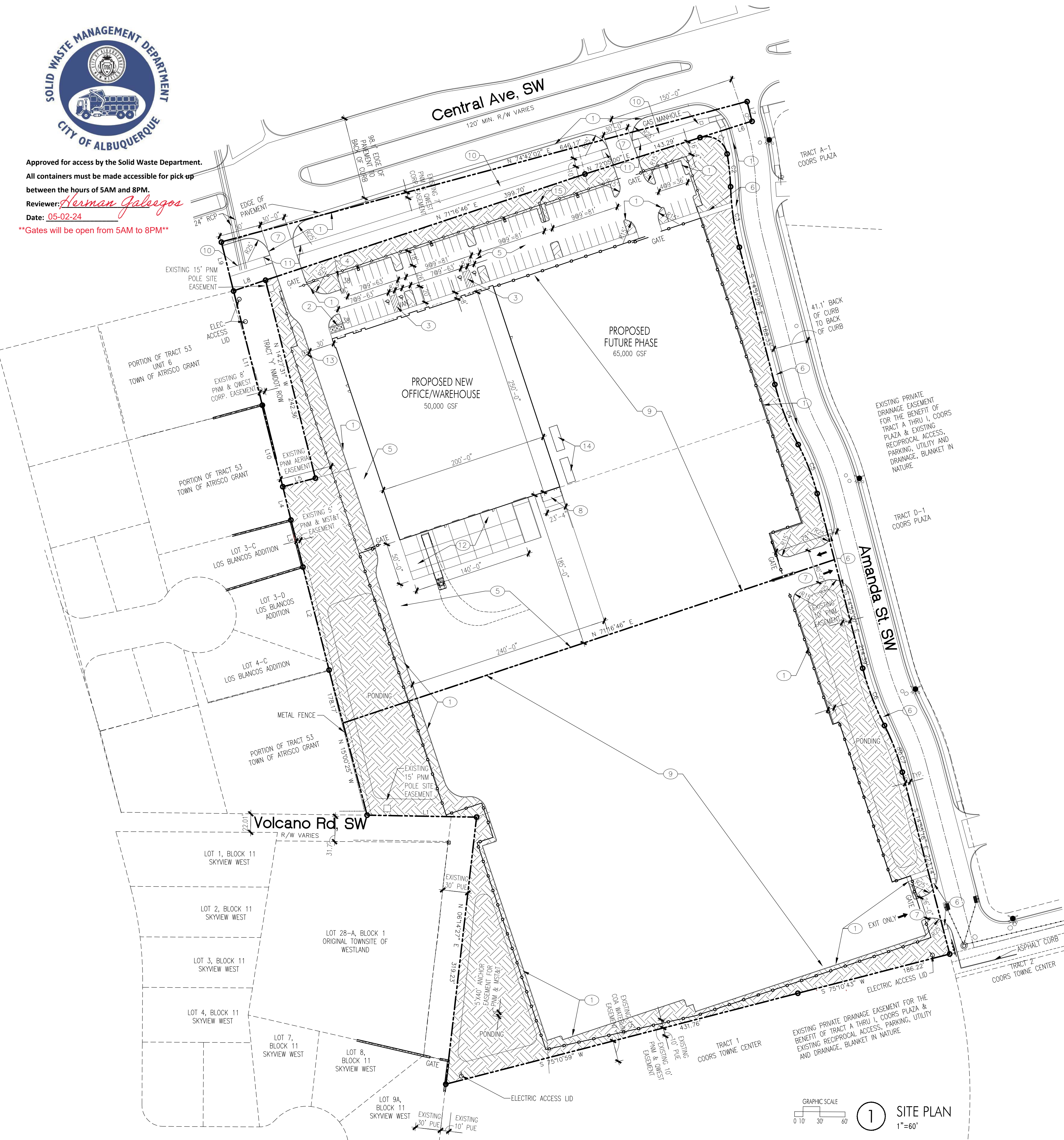
**KEYED NOTES**

① EXISTING FIRE HYDRANT (PUBLIC)	⑨ 2" DOMESTIC WATERLINE
② 6" SAS LINE	⑩ 2" DOMESTIC SERVICE METER
③ 6" FIRE LINE	⑪ PIV
④ 8" FIRE LINE	⑫ GATE W/KNOX BOX
⑤ BUILDING ADDRESS	⑬ GATE VALVE (PRIVATE)
⑥ KNOX BOX	⑭ GATE VALVE (PUBLIC)
⑦ FDC	⑮ NEW FIRE HYDRANT (PRIVATE)
⑧ REMOTE FDC	

**KNOX key switch for electrically operated gates**



Approved for access by the Solid Waste Department.  
 All containers must be made accessible for pick up  
 between the hours of 5AM and 8PM.  
 Reviewer: *Herman Gallegos*  
 Date: 05-02-24  
 \*\*Gates will be open from 5AM to 8PM\*\*



**PROJECT INFORMATION**

PROJECT: NEW OFFICE/WAREHOUSE  
 LOCATION: 7226 CENTRAL AVE., SW ALBUQUERQUE, NEW MEXICO  
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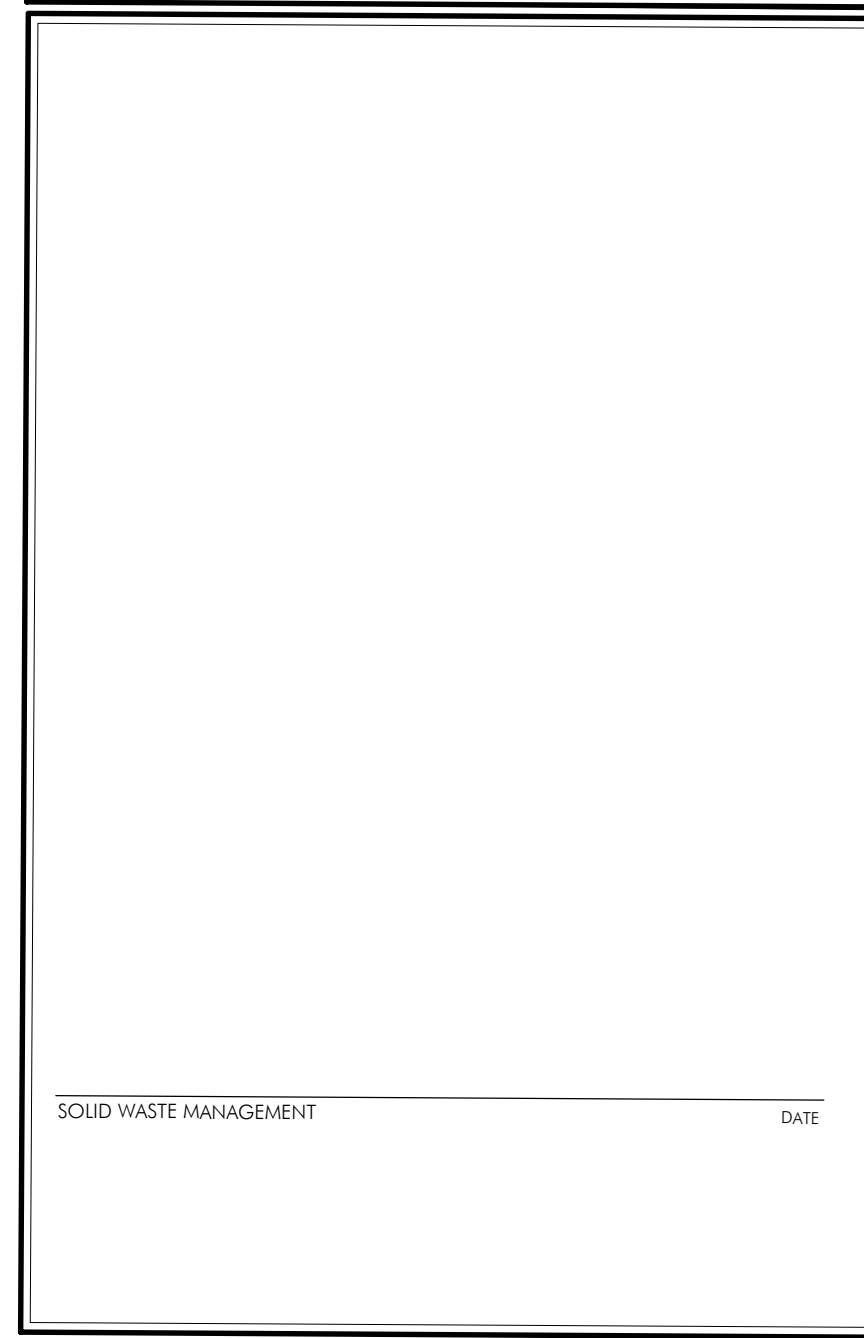
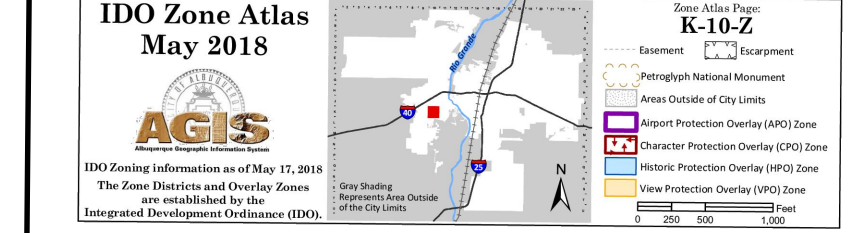
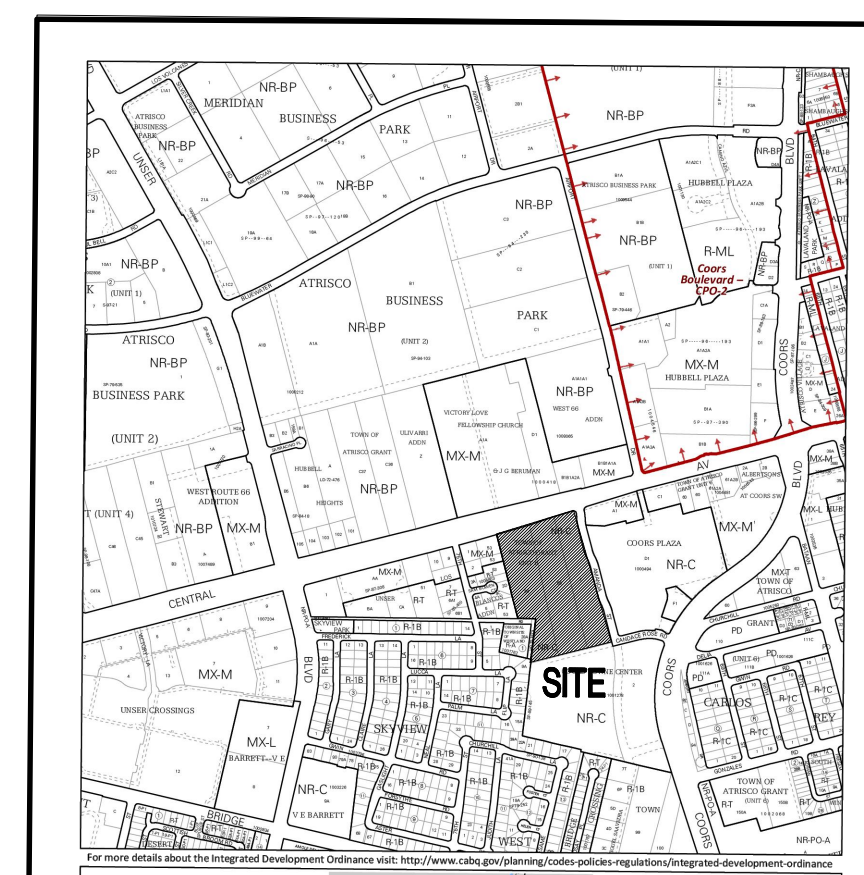
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Line Table

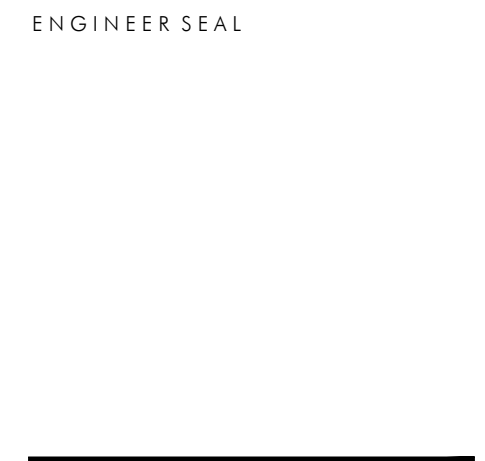
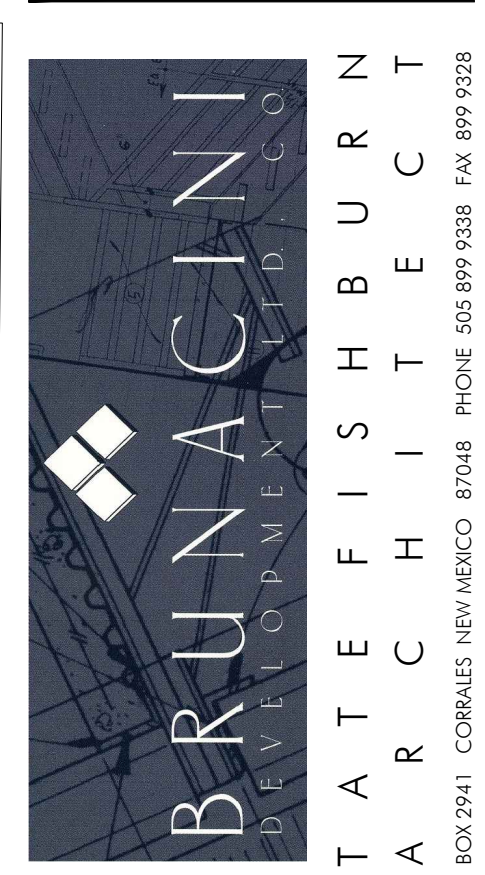
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  - 4" CRUSHED ASPHALT
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  - CONCRETE DRIVE @ TRUCK DOCK
  - ELEC. TRANSFORMER LOCATION
  - 10'x30' CONCRETE PADS
  - EXISTING BILL BOARD SIGN



- LEGEND**
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  - EASEMENT LINE
  - LANDSCAPED AREA
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  - PONDING PONDING AREA
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  - HANDICAP PARKING PAVEMENT MARKING
  - EXISTING FIRE HYDRANT

- GENERAL NOTES**
- THIS SITE PLAN MEETS THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE IDO.
  - ALL SITE LIGHTING SHALL COMPLY WITH IDO SECTION 14-16-5-B. OUTDOOR AND SITE LIGHTING.
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PROJECT

SKYVIEW WEST INDUSTRIAL  
 FOR BRUNACINI DEVELOPMENT  
 7226 CENTRAL AVE., SW  
 ALBUQUERQUE, NEW MEXICO

REVISIONS

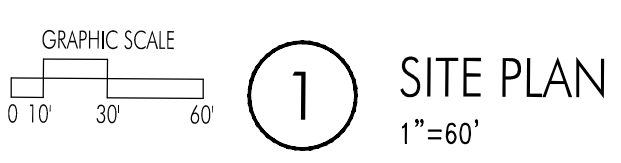
DATE: MAY 1, 2024

NORTH SCALE

1"=60'-0" OR AS NOTED

DRAWING NAME: SITE DEVELOPMENT PLAN

SHEET NUMBER: SDP-1













# PR-2022-007299\_SI-2024-00931\_Site\_Plan\_Approved\_8-21-24\_Sheet\_1

Final Audit Report

2024-08-29


Created:	2024-08-28
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAejSDgTUK2stAbx18AskLafeZa3_Nhpp4

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