

**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)  
 4 SPACE TOTAL (1 VAN)

**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

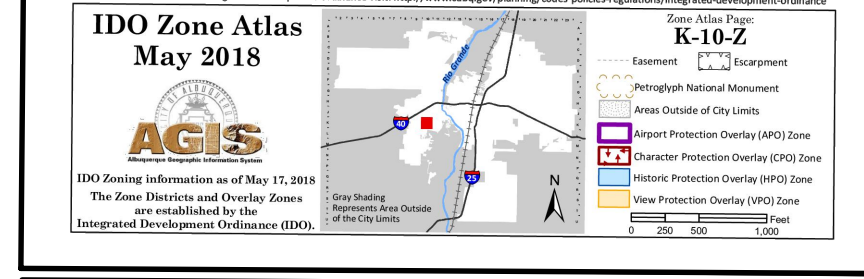
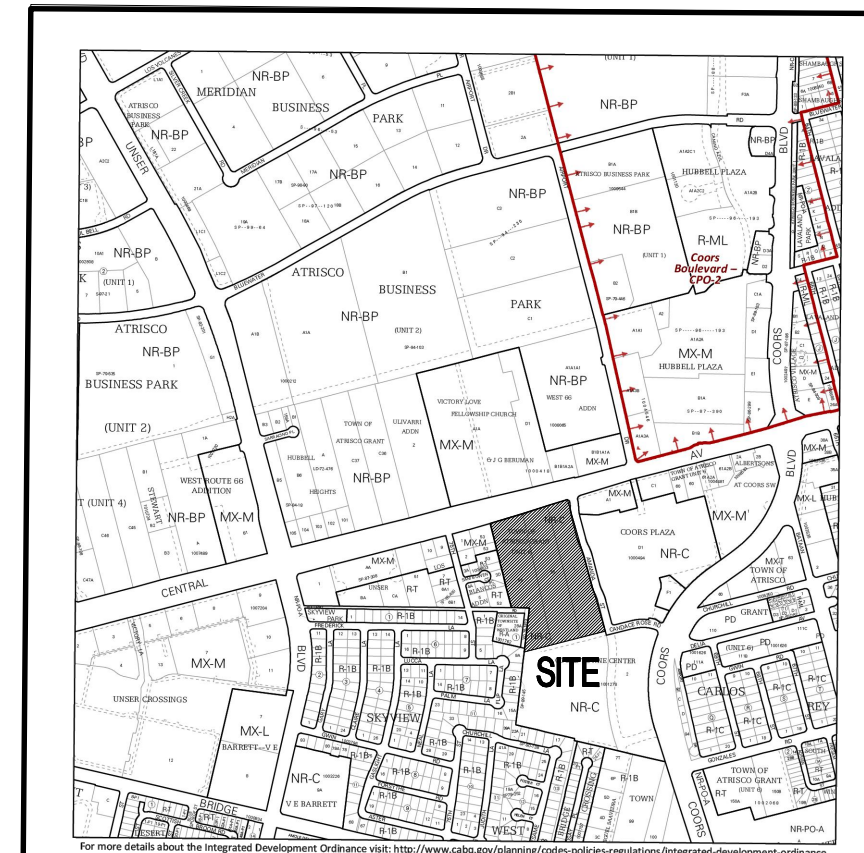
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	42.49' [42.45']	25.00'	97°22'49"	37.56'	S 59°14'35" E
C2	39.23' [39.30']	270.00'	8°19'32"	39.20'	S 06°23'24" E
C3	72.75' [72.68']	330.00'	12°37'50"	72.60'	S 08°32'33" E
C4	76.76' [76.39']	330.00'	13°19'36"	76.58'	S 21°31'15" E
C5	62.50' [62.50']	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°31'01" 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.
  - (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. 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:

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 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 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.

**BRUNACINI DEVELOPMENT**

TATE FISHBURN ARCHITECT

ARCHITECT SEAL

STATE OF NEW MEXICO

TATE FISHBURN ARCHITECT

ENGINEER SEAL

PROJECT

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

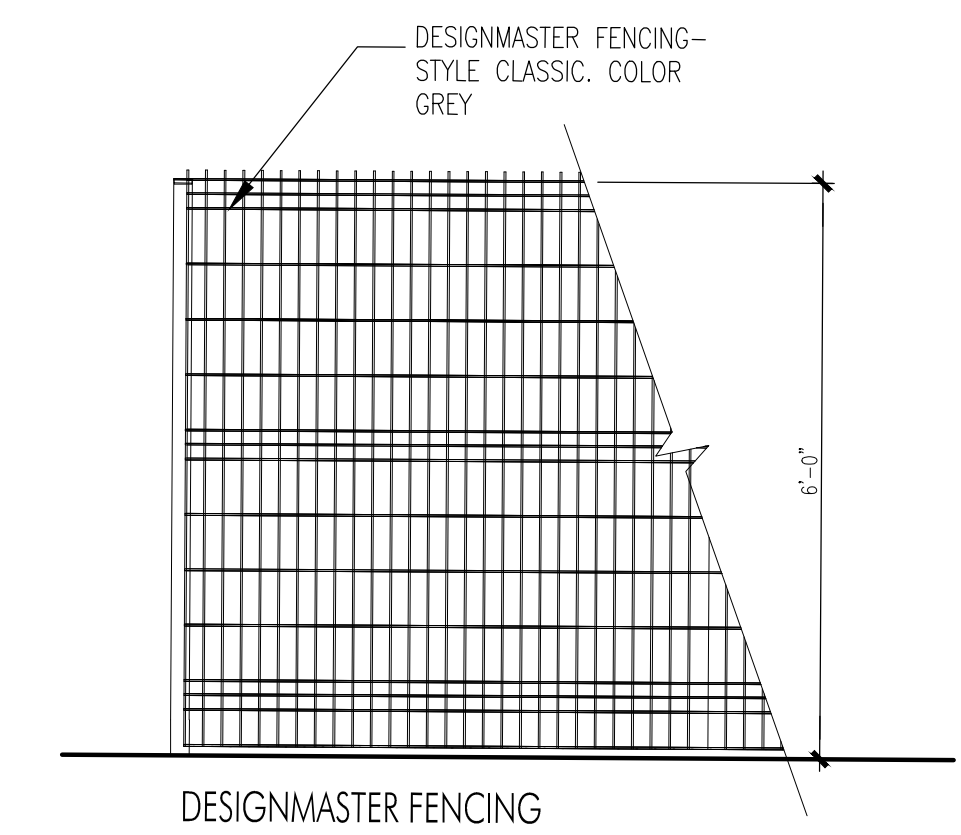
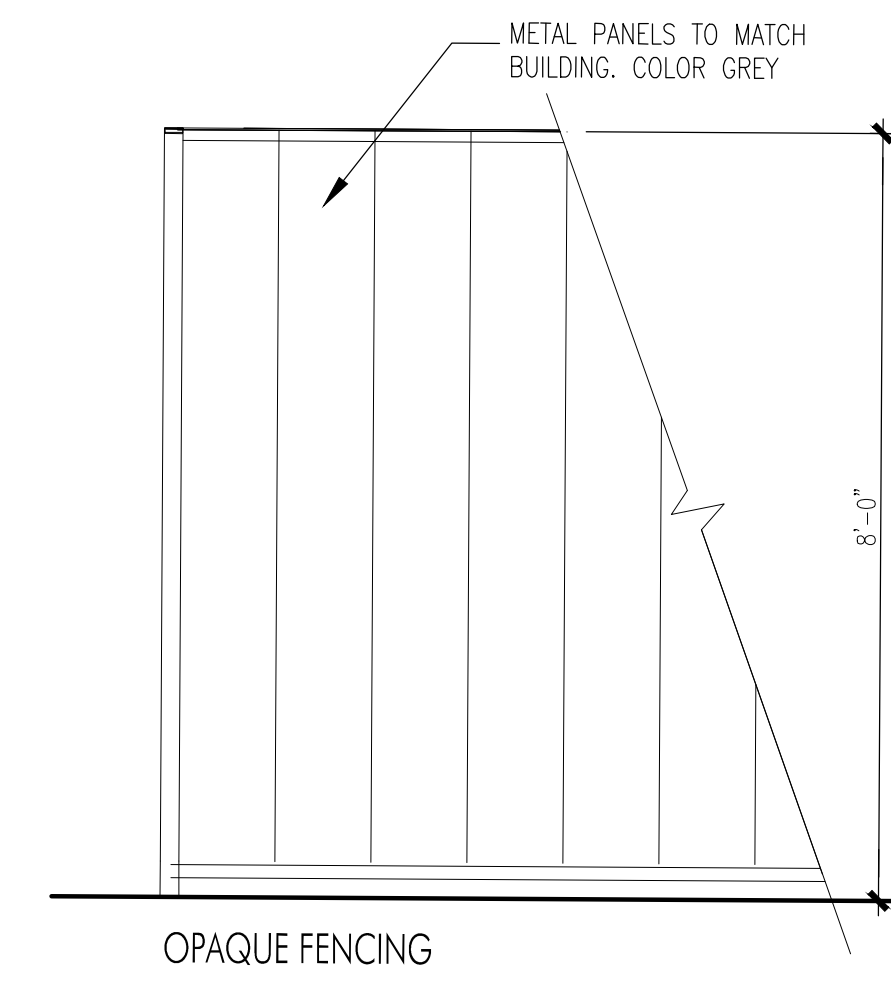
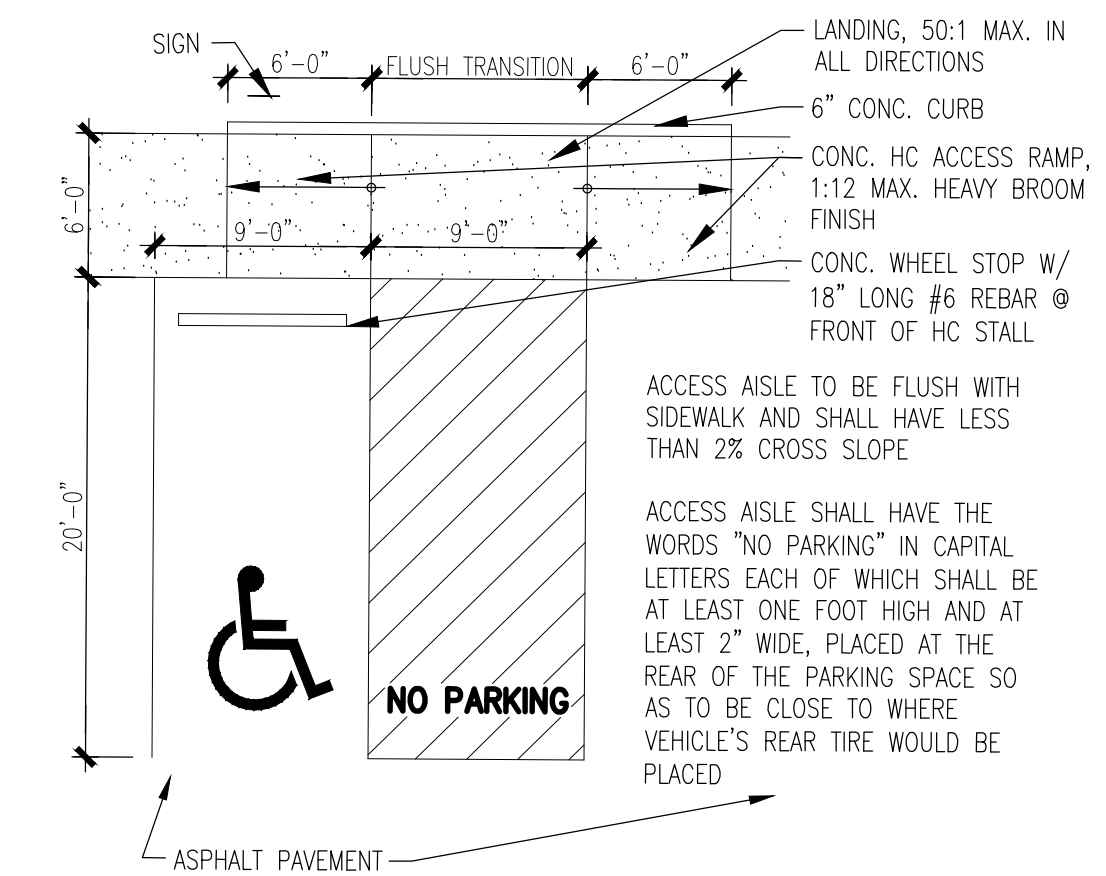
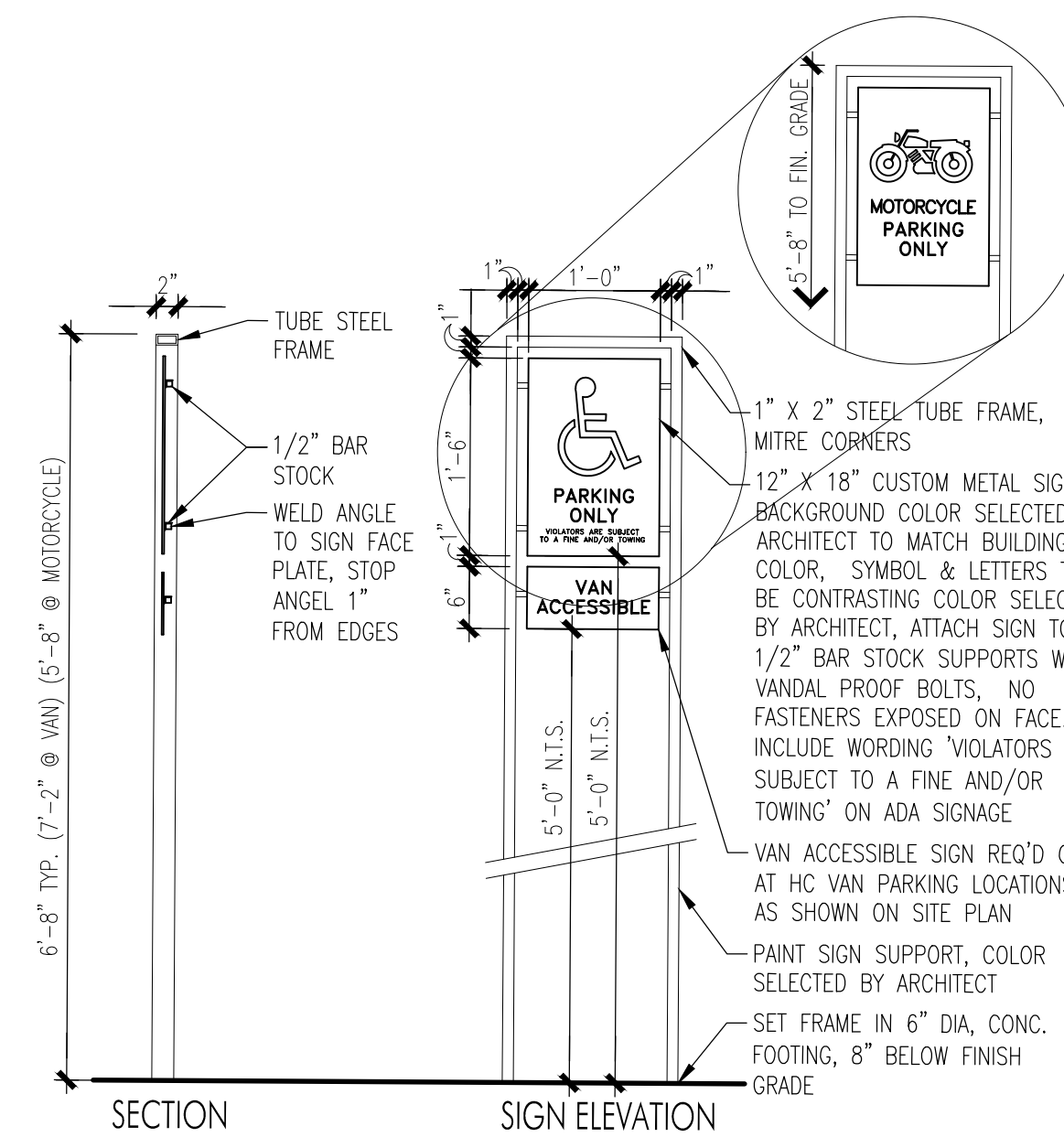
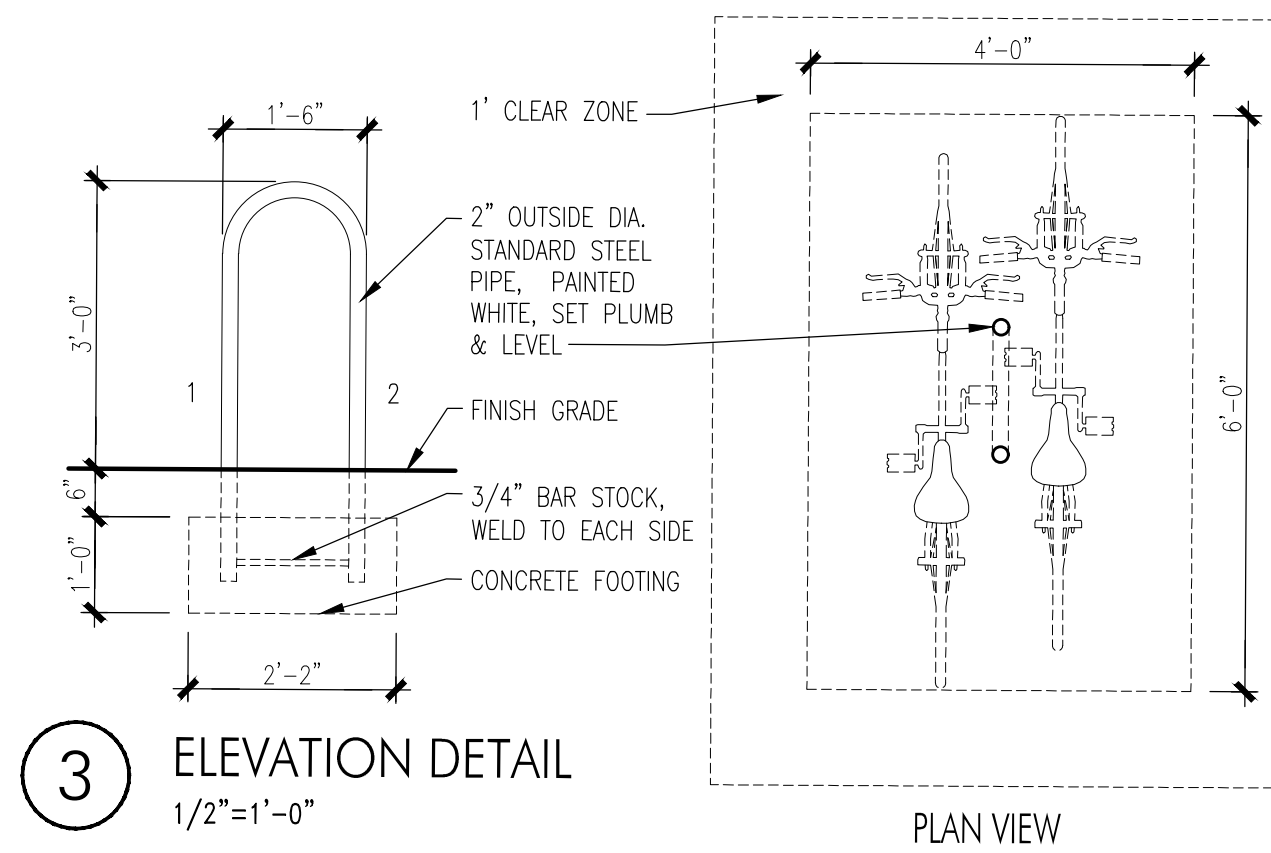
DATE: AUGUST 9, 2024

NORTH SCALE: 1"=60'-0" OR AS NOTED

DRAWING NAME: SITE DEVELOPMENT PLAN

SHEET NUMBER: SDP-1

IP



**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

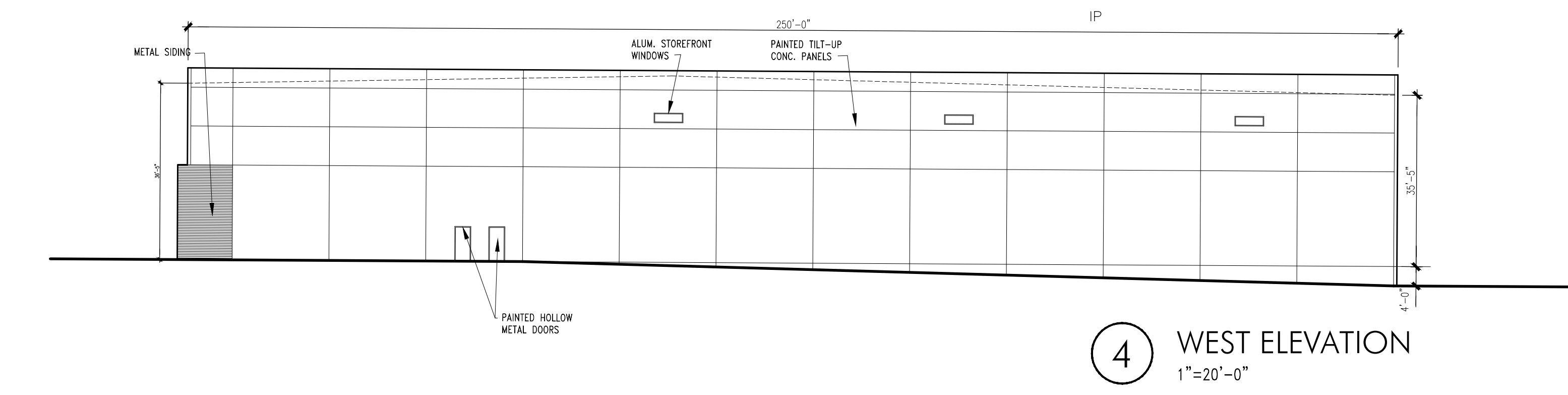
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DRAWING NAME

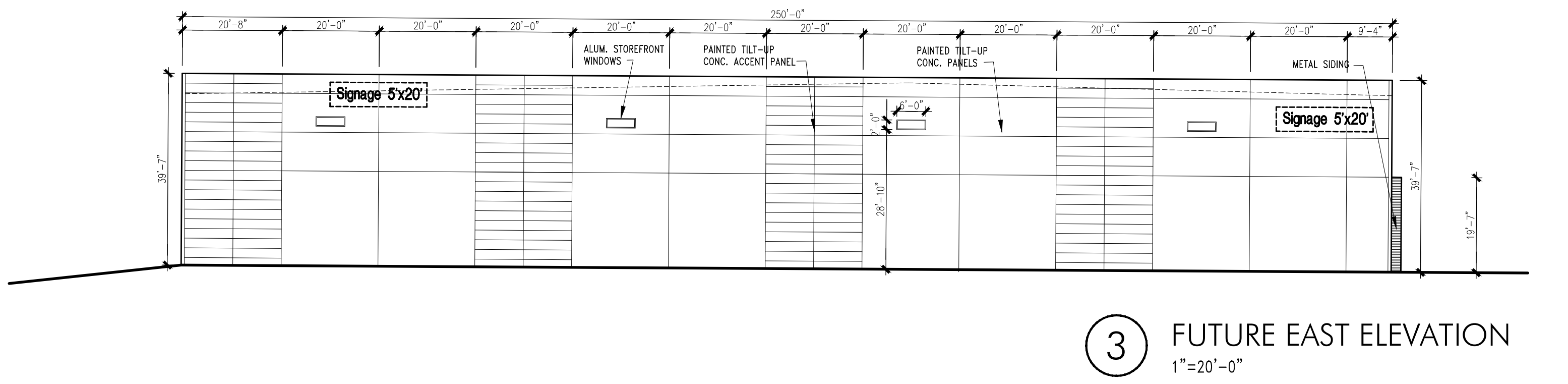
**SITE DEVELOPMENT**  
**PLAN- SITE DETAILS**

SHEET NUMBER

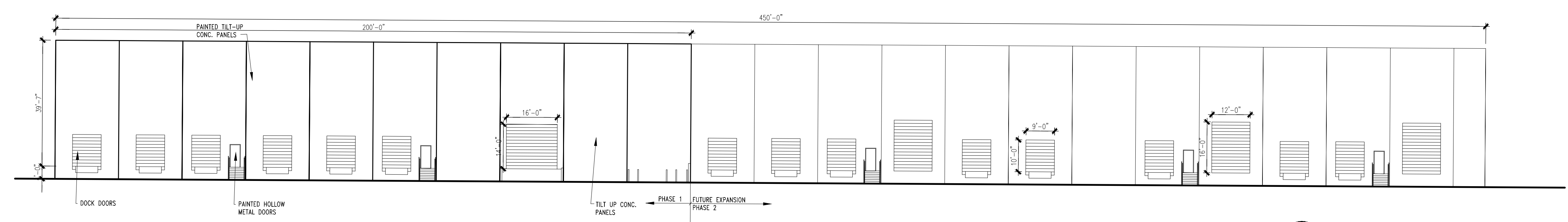
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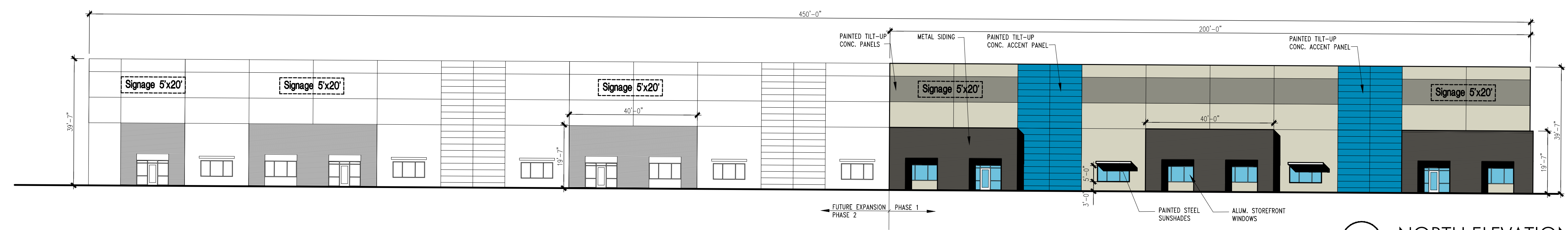
4 WEST ELEVATION  
1"=20'-0"



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

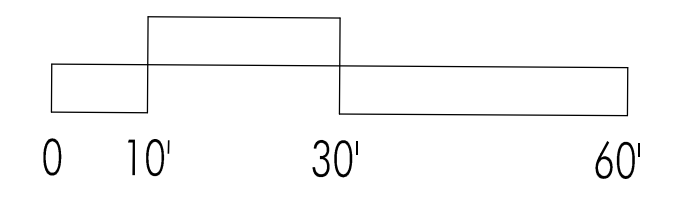
ALL BUILDING MOUNTED LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER.

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.

REVISIONS

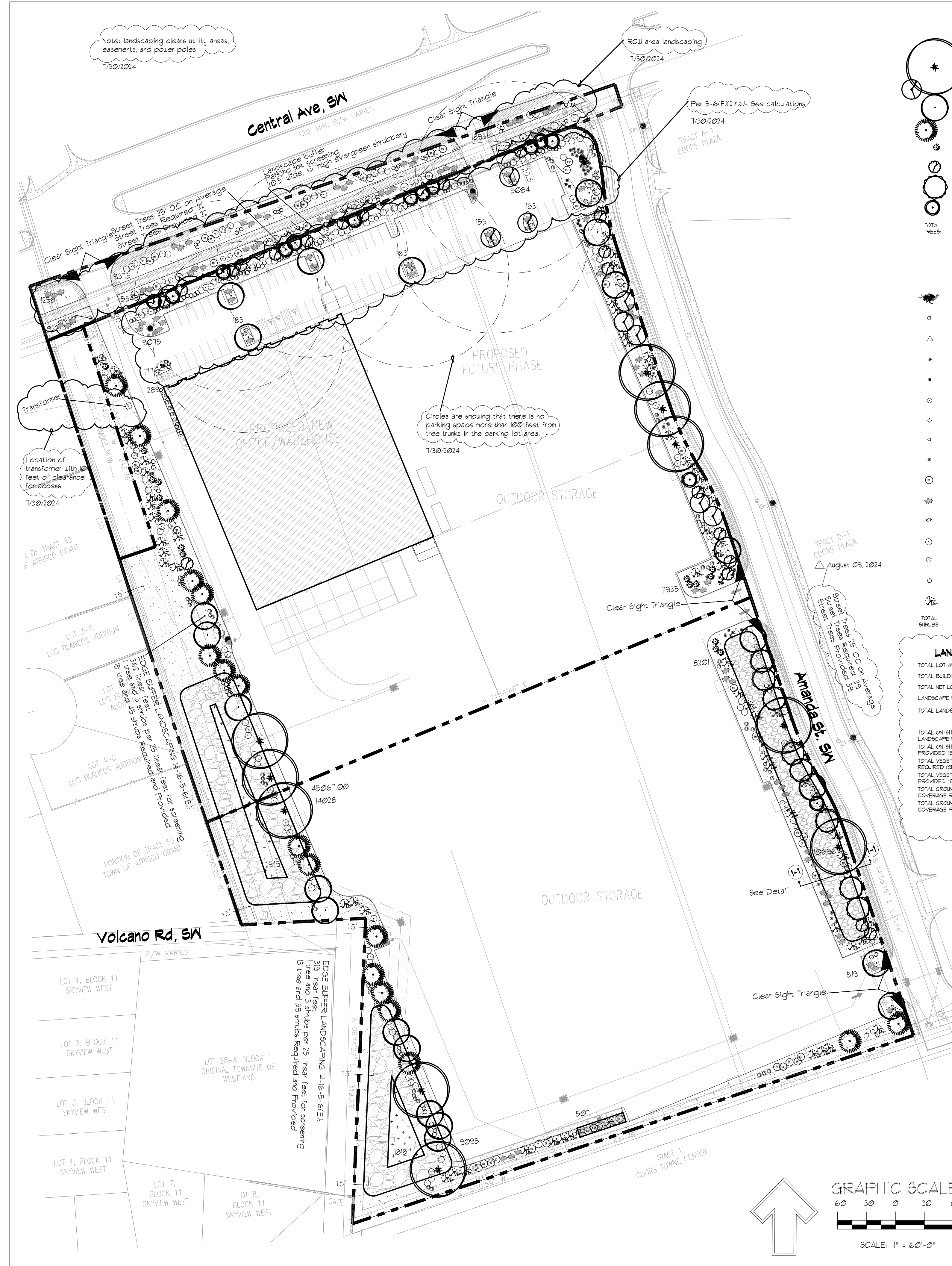
DATE AUGUST 9, 2024  
 NORTH SCALE

OR AS NOTED

DRAWING NAME  
 BUILDING ELEVATIONS

SHEET NUMBER

SDP-3



**LANDSCAPE LEGEND**

**TREES**

QTY	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGES
2	21"	Chinese Pistache <i>Pistacia chinensis</i>	60"x60"	M	2626	2626.00
2	21"	Russian Hawthorn <i>Crategeus 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>	39"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"x12"	M	13.04	226.80
8	21"	Desert Willow <i>Chilopsis linearis</i>	20"x25"	RW	490.63	3205.04
14	21"	Thornless Cocksbur Hawthorn <i>Crategeus crus-galli thernis</i>	9"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	6"	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**

TOTAL LOT AREA	59980.4 sq. ft.
TOTAL BUILDING AREA (SF)	15000
TOTAL NET LOT AREA (SF)	44980.40
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIRED	7541
TOTAL ON-SITE AND OFF-SITE LANDSCAPE PROVIDED (SF)	139689.00
TOTAL ON-SITE LANDSCAPE PROVIDED (SF)	17662
TOTAL VEGETATIVE COVERAGE REQUIRED (SF)	85762
TOTAL VEGETATIVE COVERAGE PROVIDED (SF)	1369493
TOTAL GROUND VEGETATIVE COVERAGE REQUIRED (SF)	12440
TOTAL GROUND VEGETATIVE COVERAGE PROVIDED (SF)	309120

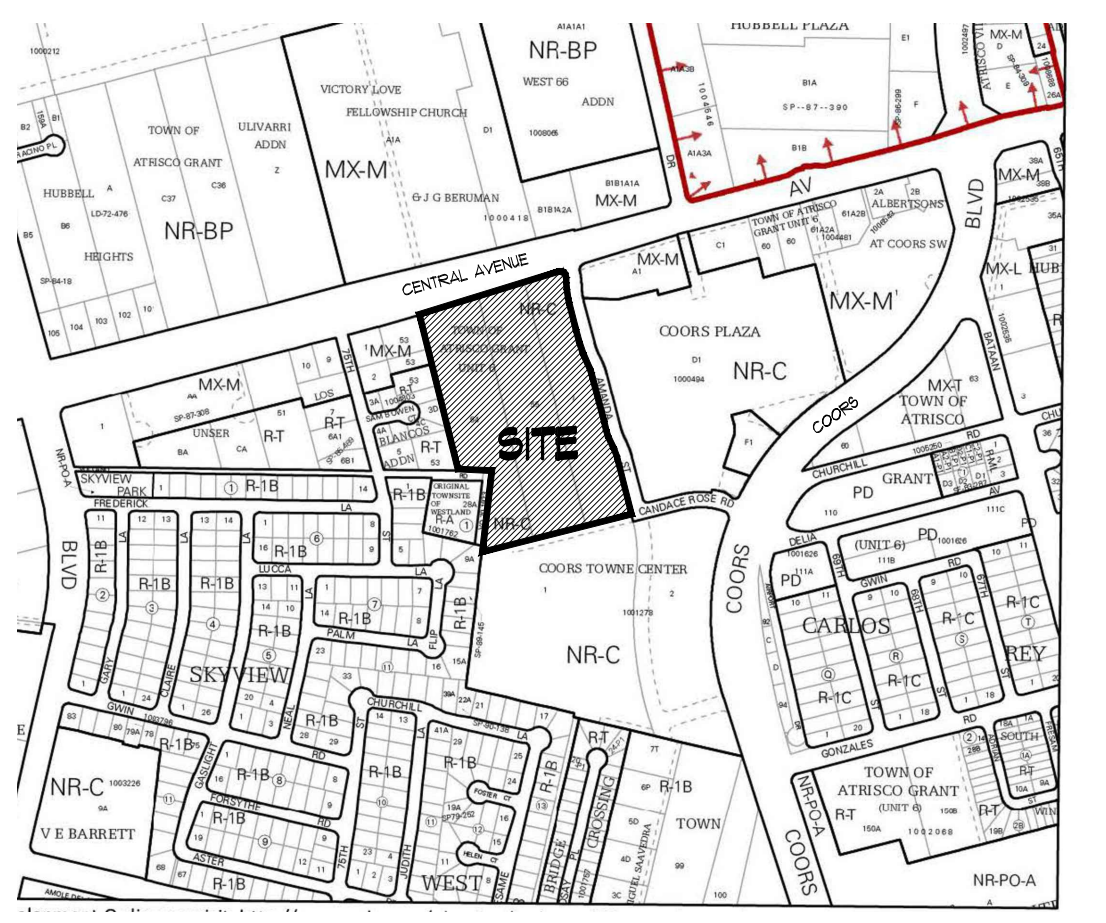
**Gravel and Other Landscape Covers**

Boulders (Avg 13" Base Rock or Equal)	10202.00
Landscape Gravel / Filter Fabric 3/4" Crushed Gray	28363.62
Organic Mulch (Not Shown - See the calculation)	34326.00
Overlize Landscape Gravel / Filter Fabric 2-4" Adobe Gray	4337.00
Revegetation Seeding	139689.00
TOTAL LANDSCAPING	136949.30

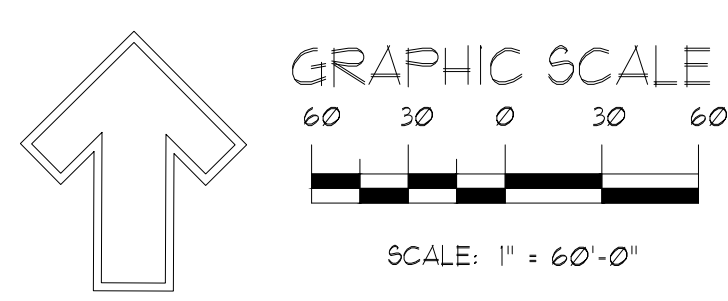
**LANDSCAPE NOTES:**  
 Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain landscaping in a living, healthy, and attractive condition.  
 It is the intent of this plan to comply with the City of Albuquerque, I.D.O Ordinance.  
 Water management 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)**  
 1. 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.  
 2. 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

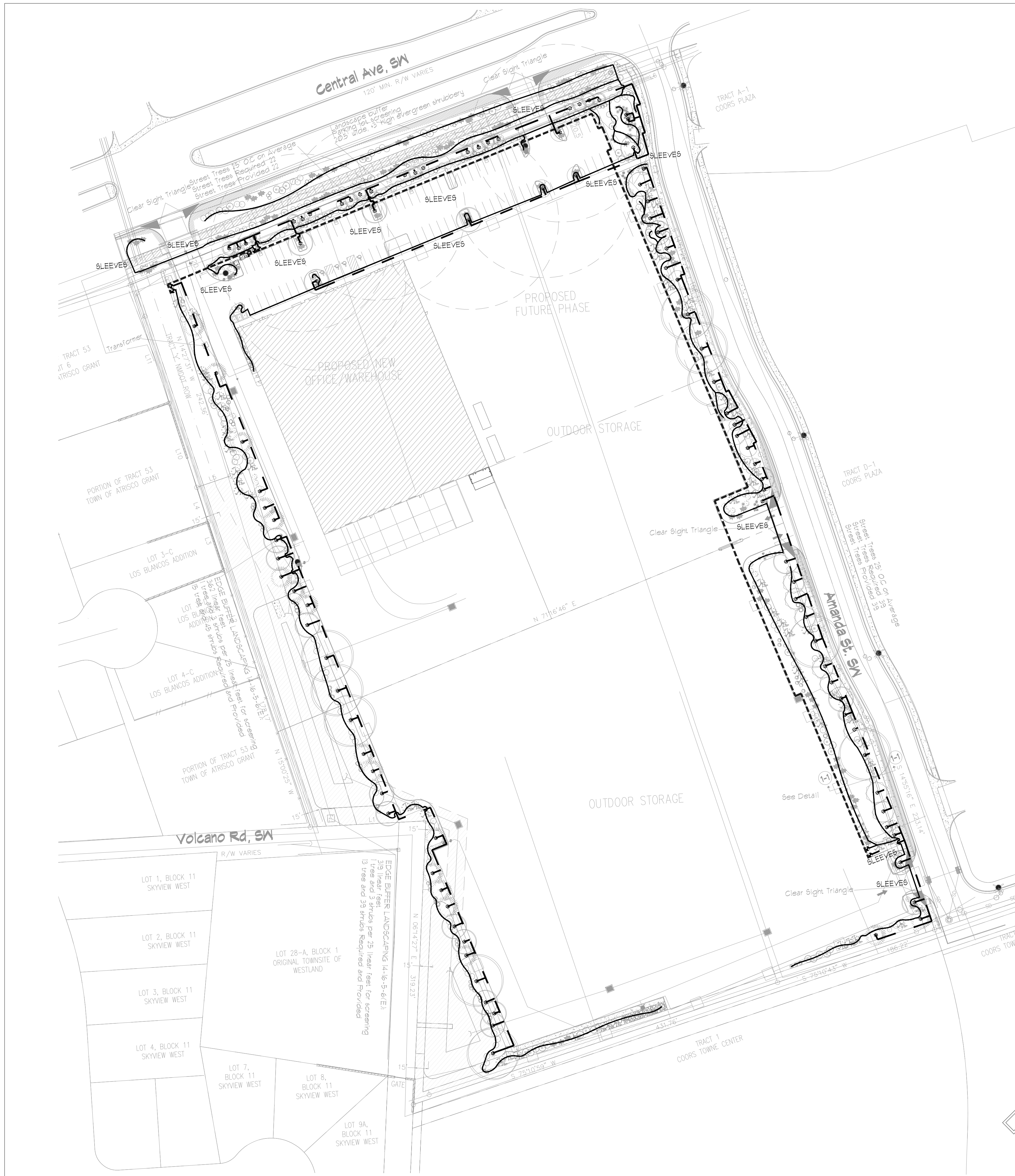
The bottom and sides must be seeded with a native mix per City Standard specification 10/22 depending on soil type for that City area. Please reference this native seed selection and the section on plan sheet.  
 For pond bottoms: Gravel 1/2 to 1 inch mulch. One layer thick, not stacked.  
 Native grass 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 (ABCWA) 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 (ANS) 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.



**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 Authority (ABCWA) 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.



LANDSCAPE ARCHITECT'S SEAL 	<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>
	<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	Copyright Mitchell Associates Inc all rights reserved PROJECT NO: 2024-093



### 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
RFID METERBOX	FEBCO (OR EQUAL)	1 1/2" Cover, Provide Freeze Protection
MASTERVAVE 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.

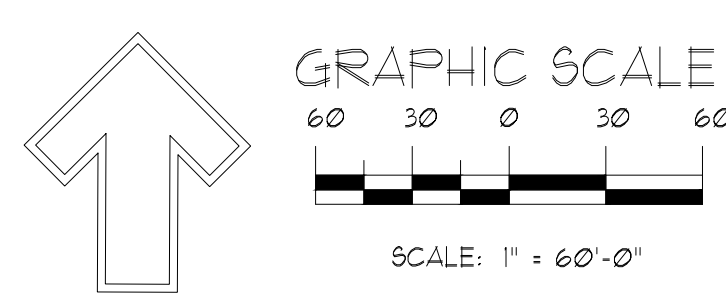
Water and Power source for irrigation system shall be the responsibility of the Property Owner.

Per 5-6(CX14)(a), irrigation systems shall comply with Section 8 of the ABCWA Legislation and Ordinances (Cross Connection Prevention and Control Ordinance).

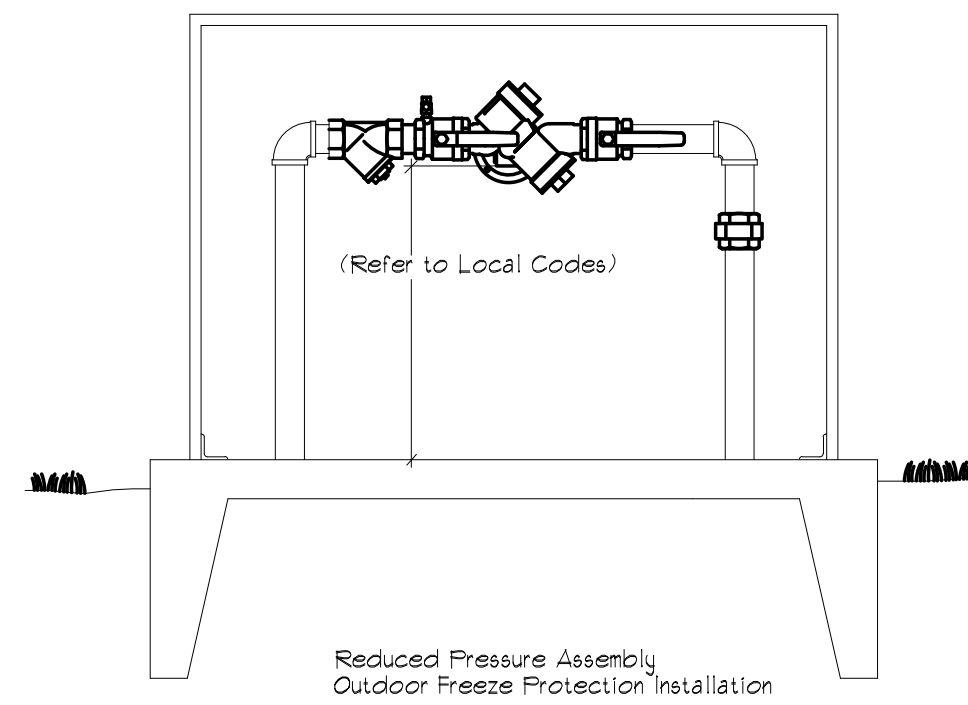
Per 5-6(CX14)(b), all irrigation systems shall be designed to minimize the use of water.

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.

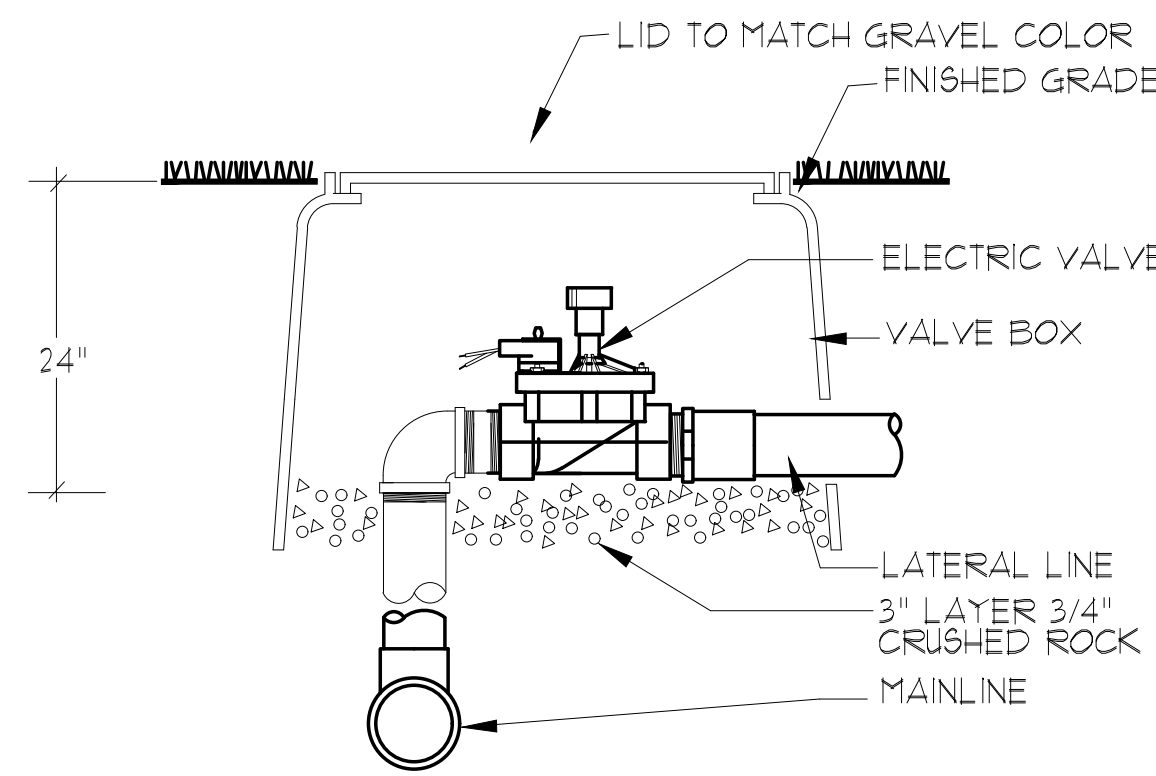


LANDSCAPE ARCHITECT'S SEAL  DANNY D. MITCHELL REGISTERED LANDSCAPE ARCHITECT Date: August 09, 2024 Copyright Mitchell Associates Inc all rights reserved	SKYVIEW WEST INDUSTRIAL FOR BRUNACINI DEVELOPMENT 7226 CENTRAL AVE., SW ALBUQUERQUE, NM <b>Irrigation Plan</b>	DRAWN BY: PFP APPROVED BY: DM1 Date: 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.**

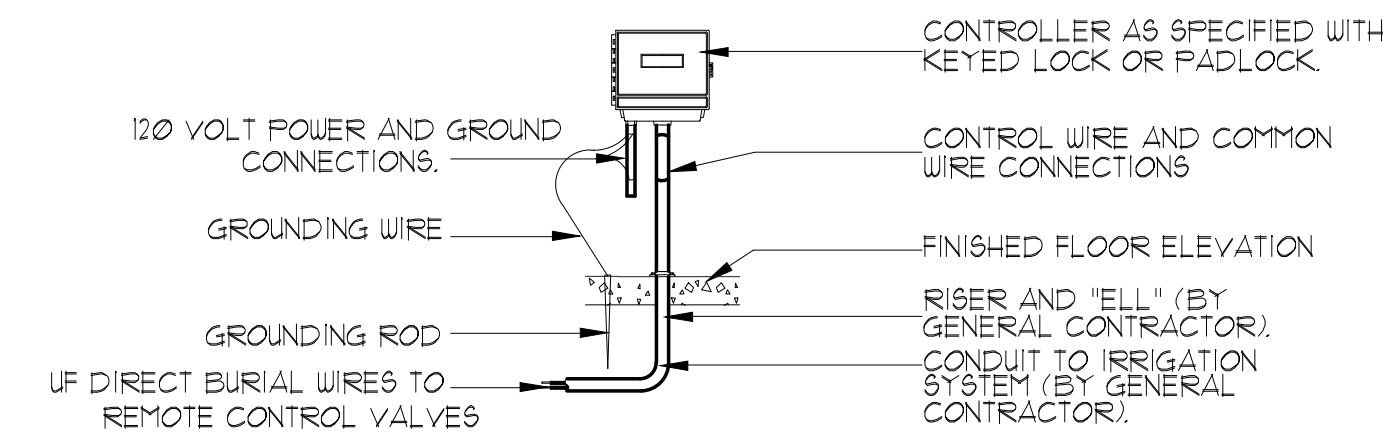
N.T.S.



**ELECTRIC VALVE ASSEMBLY**

N.T.S.

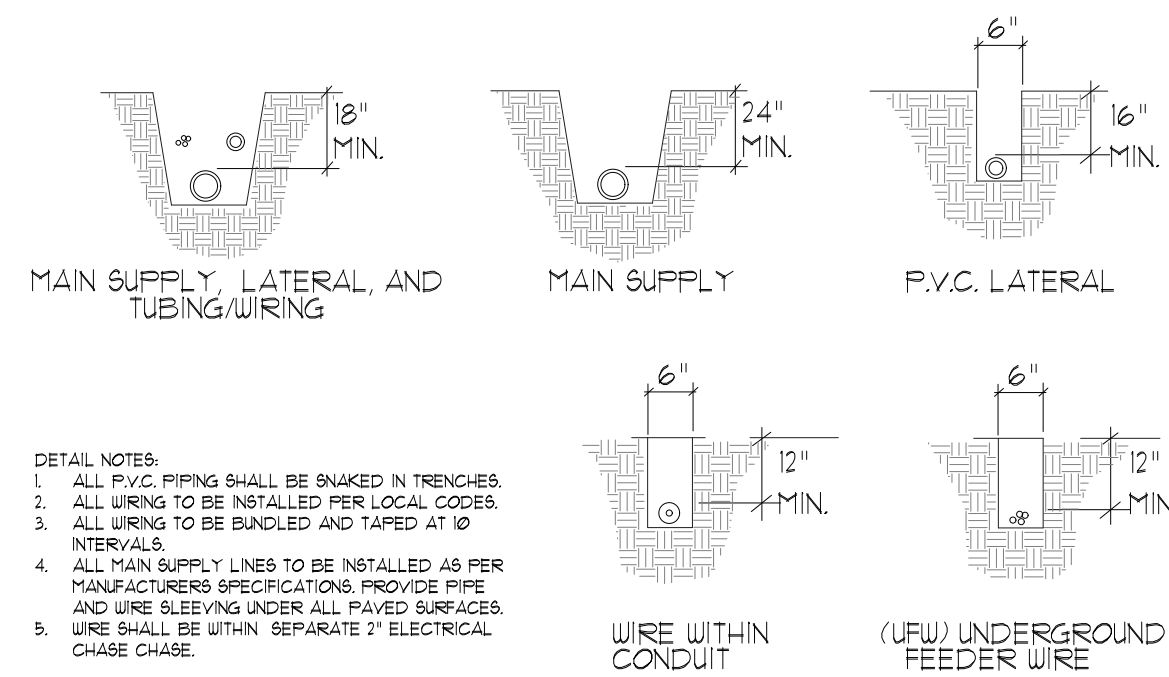
NOTE: ALL IRRIGATION COMPONENTS WILL USE RECLAIMED WATER WHEN IT BECOMES AVAILABLE TO MESA DEL SOL



- 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**

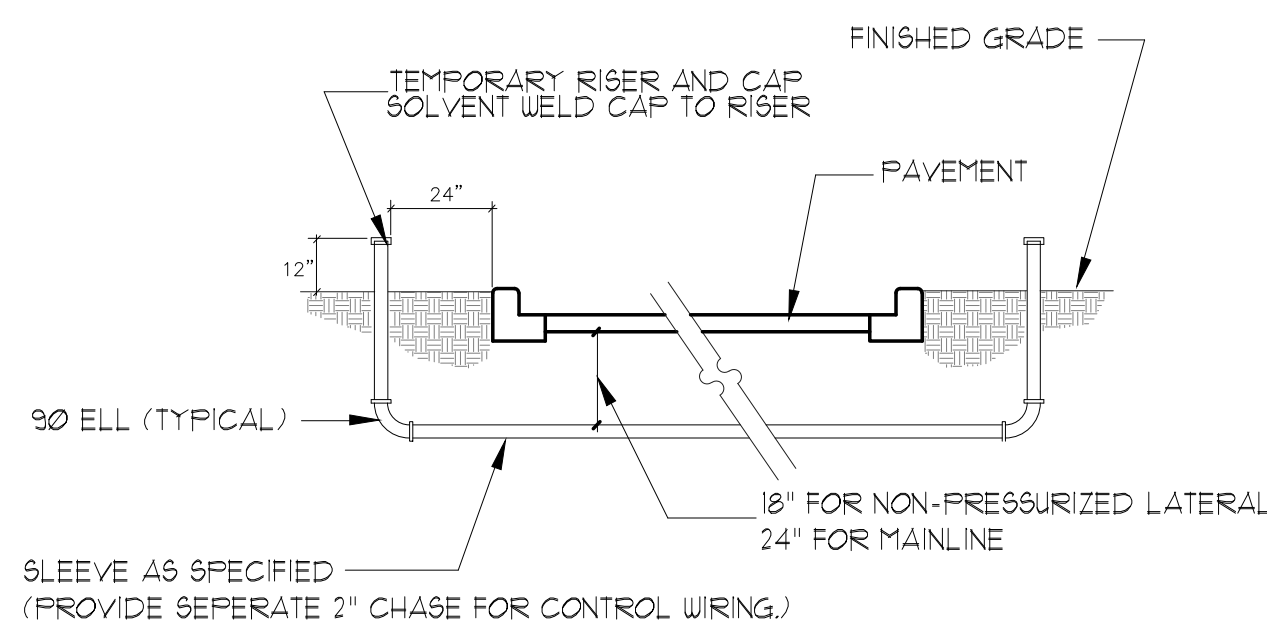
N.T.S.



**TRENCHING DETAIL**

N.T.S.

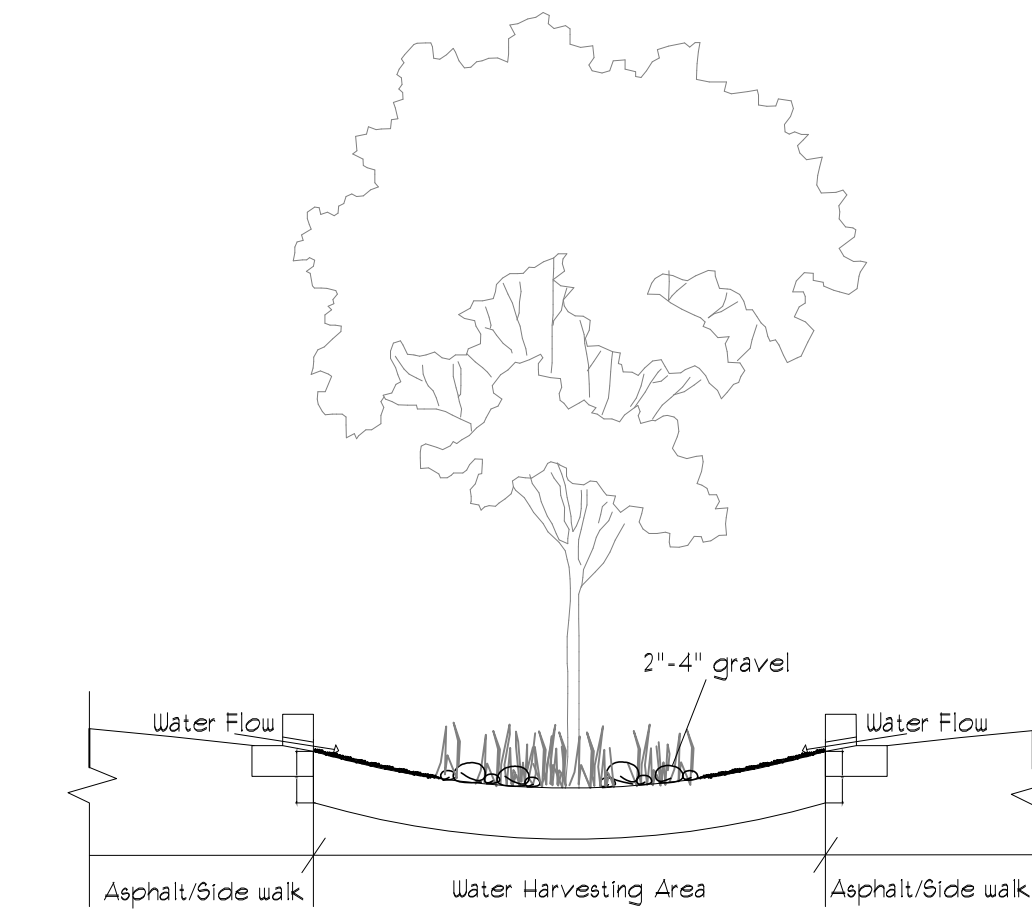
- DETAIL NOTES:
1. ALL P.V.C. PIPING SHALL BE SNAKED IN TRENCHES.
  2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
  3. ALL WIRING TO BE BUNDLED AND TIED AT 90° INTERVALS.
  4. ALL MAIN SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. PROVIDE PIPE AND WIRE SLEEVING UNDER ALL PAVED SURFACES.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



**SLEEVE INSTALLATION DETAIL**

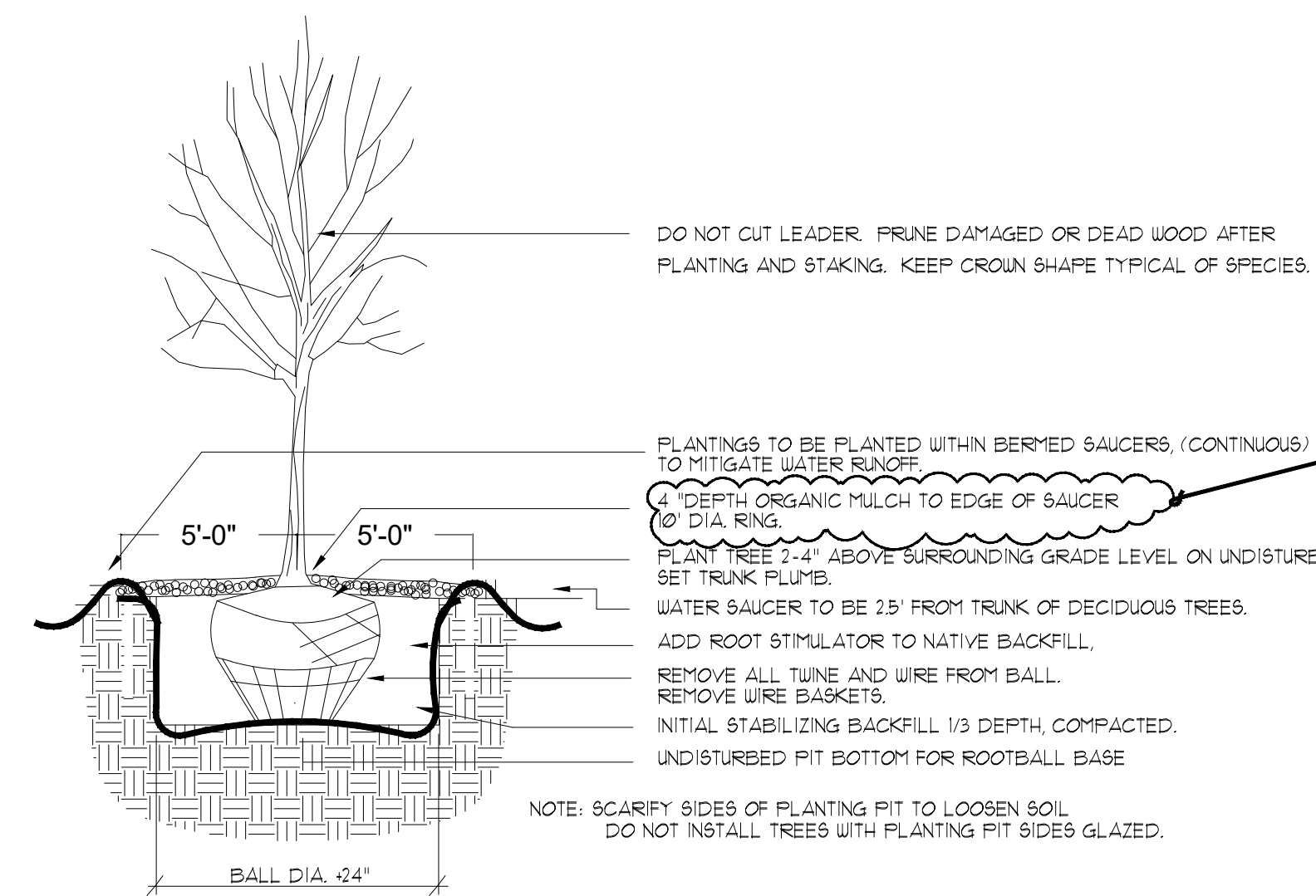
N.T.S.

SLEEVE AS SPECIFIED (PROVIDE SEPERATE 2" CHASE FOR CONTROL WIRING.)



**1-1 Water Harvesting**

Section-Typical



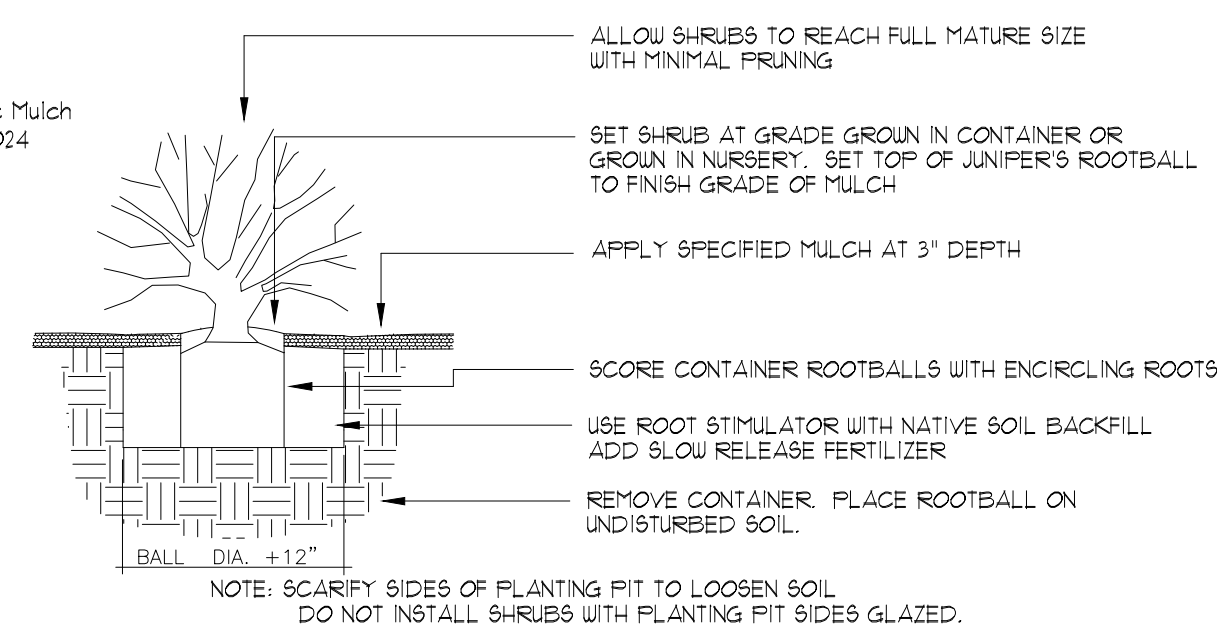
**TREE PLANTING DETAIL**

N.T.S.

DO NOT CUT LEADER. PRUNE DAMAGED OR DEAD WOOD AFTER PLANTING AND STAKING. KEEP CROWN SHAPE TYPICAL OF SPECIES.

- PLANTINGS TO BE PLANTED WITHIN BERTIED SAUCERS, (CONTINUOUS) TO MITIGATE WATER RUNOFF.
- 6" DEPTH ORGANIC MULCH TO EDGE OF SAUCER (1/30/2024)
- PLANT TREE 2'-4" ABOVE SURROUNDING GRADE LEVEL ON UNDISTURBED SOIL. GET TRUNK PLUMB.
- WATER SAUCER TO BE 25' FROM TRUNK OF DECIDUOUS TREES.
- ADD ROOT STIMULATOR TO NATIVE BACKFILL.
- REMOVE ALL TWINE AND WIRE FROM BALL.
- REMOVE WIRE BASKETS.
- INITIAL STABILIZING BACKFILL 1/3 DEPTH, COMPACTED.
- UNDISTURBED PIT BOTTOM FOR ROOTBALL BASE.

NOTE: SCARIFY SIDES OF PLANTING PIT TO LOOSEN SOIL. DO NOT INSTALL TREES WITH PLANTING PIT SIDES GLAZED.

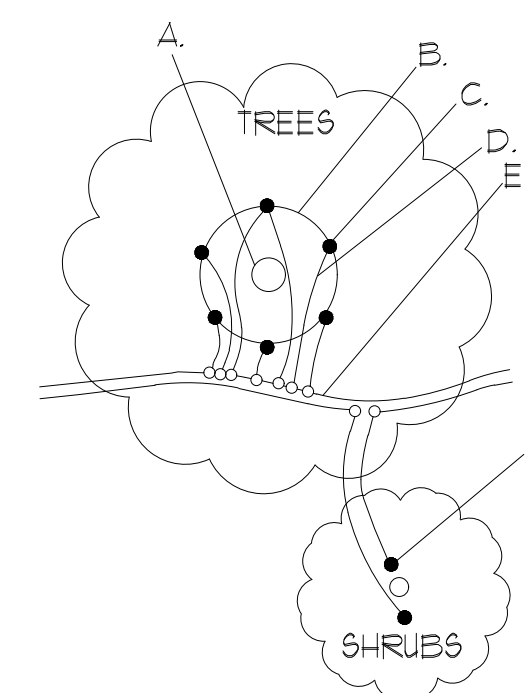


**SHRUB PLANTING DETAIL**

N.T.S.

- ALLOW SHRUBS TO REACH FULL MATURE SIZE WITH MINIMAL PRUNING.
- SET SHRUB AT GRADE GROWN IN CONTAINER OR GROWN IN NURSERY. SET TOP OF JUNIPER'S ROOTBALL TO FINISH GRADE OF MULCH.
- APPLY SPECIFIED MULCH AT 3" DEPTH.
- SCORE CONTAINER ROOTBALLS WITH ENCIRCLING ROOTS.
- USE ROOT STIMULATOR WITH NATIVE SOIL BACKFILL. ADD SLOW RELEASE FERTILIZER.
- REMOVE CONTAINER. PLACE ROOTBALL ON UNDISTURBED SOIL.

NOTE: SCARIFY SIDES OF PLANTING PIT TO LOOSEN SOIL. DO NOT INSTALL SHRUBS WITH PLANTING PIT SIDES GLAZED.



- 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

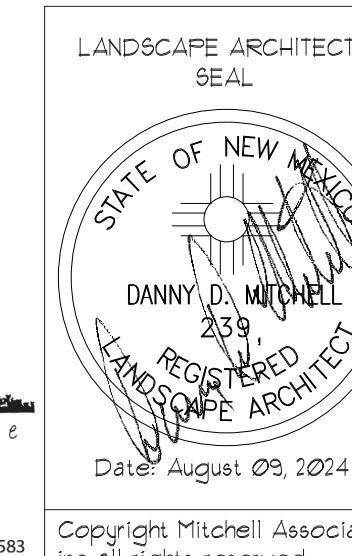
**EMITTER PLACEMENT DETAIL**

N.T.S.



danny@mitchellassociatesinc.com

505.639.9583



Date: August 09, 2024  
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SKYVIEW WEST INDUSTRIAL FOR BRUNACINI DEVELOPMENT  
7226 CENTRAL AVE., SW ALBUQUERQUE, NM

**Landscape Details**

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DRAWN BY: P.P.  
APPROVED BY: D.M.

Date: July 31, 2024

DRAWING

SHEET #  
**LS-103**

PROJECT NO: 2024-093