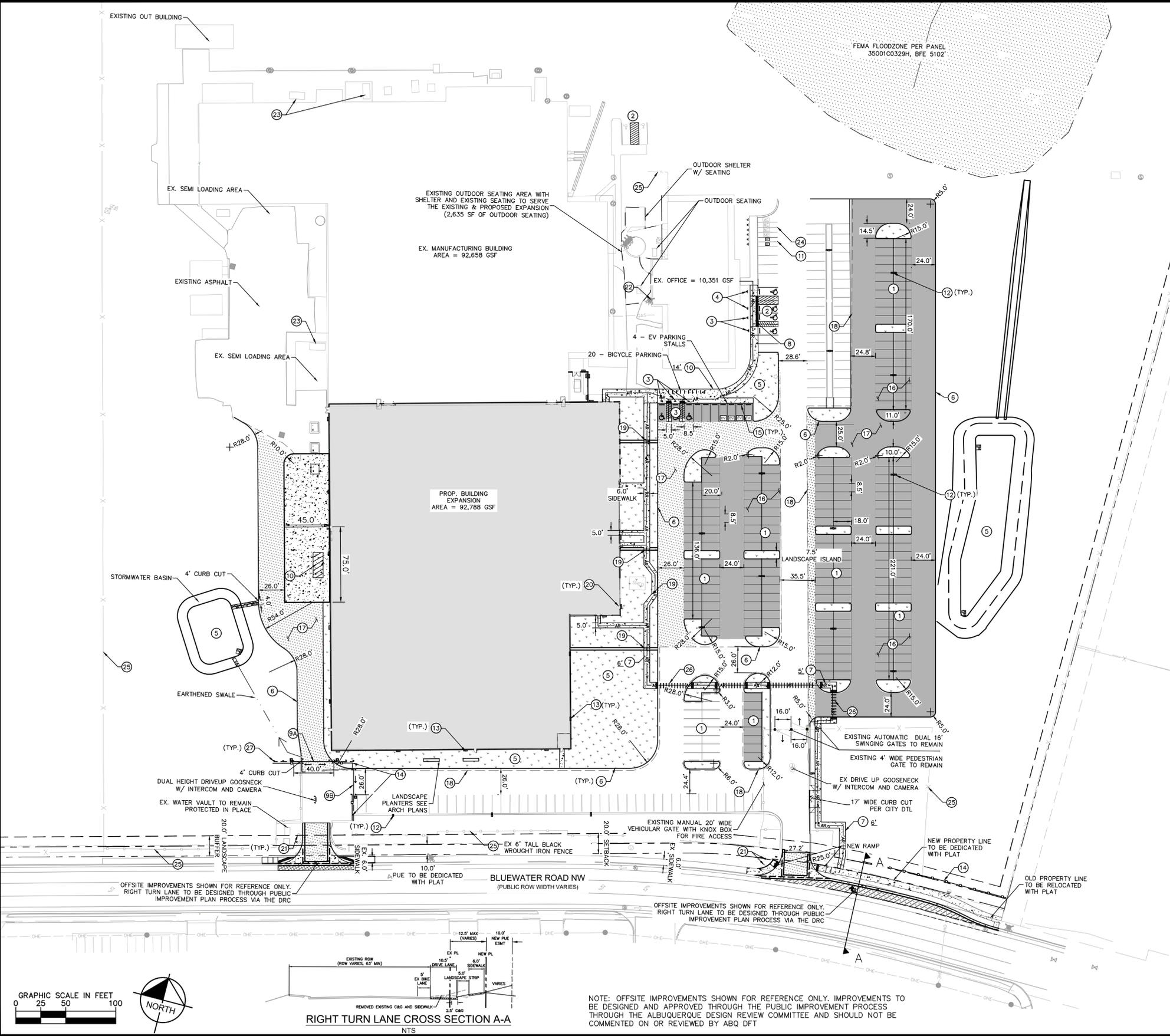


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LEGEND:

- PROPERTY LINE
- ADJACENT SECTION LINE
- - - EX. UTILITY ESMT
- - - EX. WROUGHT IRON FENCE
- - - EX. CHAIN LINK FENCE
- ⊗ EX. FIRE HYDRANT/VALVE
- ⊗ EX. FLAGPOLE
- ⊙ EX. SITE LIGHT
- EX. SIGN
- PROP. 6" VERTICAL CURB PER CITY DTL
- ▭ PROP. BUILDING (SEE ARCH PLANS)
- ▭ PROP. HEAVY DUTY ASPHALT
- ▭ PROP. LIGHT DUTY ASPHALT
- ▭ PROP. CONCRETE
- ▭ PROP. LANDSCAPE (SEE LANDSCAPE PLANS)
- AR ACCESSIBLE ROUTE
- ⊞ PROP. POLE MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN)
- ⊞ PROP. BUILDING MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN)
- ⊞ PROPOSED SIGN, TYPE PER KEYNOTES

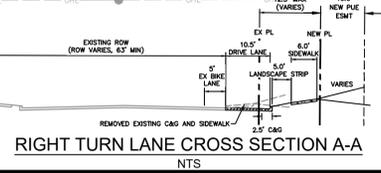
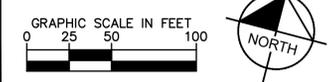
KEYNOTE LEGEND:

1	PROP. STANDARD 8.5'X18' PARKING STALLS
2	PROP. 8.5'X18' ACCESSIBLE PARKING STALLS
3	ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET C1.3)
4	VAN ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET C1.3)
5	PROP. LANDSCAPING (REFER TO LANDSCAPE PLANS)
6	PROP. 6" VERTICAL CURB PER CITY DETAIL 2415A
7	PROP. CONCRETE SIDEWALK WIDTH PER PLAN (SEE DTL SHEET C3.1)
8	ACCESSIBLE CURB RAMP PER CITY DTL 2441, 2443, 2445, 2448)
9A	PROP. 40' AUTOMATIC CANTILEVER GATE W/ KNOX BOX (SEE DTL SHEET C1.3)
9B	PROP. 26' AUTOMATIC SLIDING CANTILEVER GATE W/ KNOX BOX (SEE DTL ON SHEET C1.3)
10	PROP. TEMPORARY LOADING ZONE (10X25)
11	PROP. MOTORCYCLE STALL (4' X 8') W/ MOTORCYCLE PARKING SIGN
12	NEW LIGHT POLE (SEE LIGHTING PLANS)
13	NEW WALL MOUNTED LIGHTING (SEE LIGHTING PLANS)
14	NEW 6' BLACK WROUGHT IRON FENCE (SEE SHEET C1.3)
15	WHEEL STOP
16	LIGHT DUTY PAVEMENT (SEE DTL SHEET C3.1)
17	HEAVY DUTY PAVEMENT (SEE DTL SHEET C3.1)
18	SAWCUT LINE
19	PROP. SIDEWALK CHASE
20	EX. LIGHT POLES (TO REMAIN)
21	EX. SIGNAGE (TO REMAIN)
22	EX. FIRE HYDRANTS (TO REMAIN)
23	EXISTING OPEN TOP ROLL TRASH CONTAINER
24	EX. MOTORCYCLE PARKING (TO REMAIN)
25	EX. SITE SECURITY FENCING (TO REMAIN)
26	PROP. CROSS WALK STRIPING PER CITY STDs
27	BOLLARDS PER CITY DETAIL 2250

DIMENSION NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB SHALL BE 6" STANDARD EXCEPT WHERE OTHERWISE NOTED ON PLANS.
3. REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTINGS.
4. ALL CURB RETURN RADIUS TO BE 28', 25', 15' OR 2' UNLESS OTHERWISE NOTED.

Project Number: PR-2023-009209
Application Number: SI-2024-00158



NOTE: OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. IMPROVEMENTS TO BE DESIGNED AND APPROVED THROUGH THE PUBLIC IMPROVEMENT PROCESS THROUGH THE ALBUQUERQUE DESIGN REVIEW COMMITTEE AND SHOULD NOT BE COMMENTED ON OR REVIEWED BY ABQ DFT

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
©2023 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: MEJ
DRAWN BY: MEJ
CHECKED BY: SAL
DATE: 04/04/2024

LEGAL DESCRIPTION:
TRACT A ATRISCO BUSINESS
PARK UNIT 1 CONTAINING
39.775 ACRES

ABB ABQ ADDITION
6625 BLUEWATER ROAD NW
SITE PLAN - DFT
DETAILED SITE PLAN



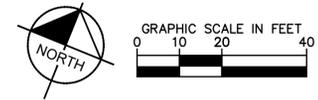
PROJECT NO.
096523009
SHEET
C1.1

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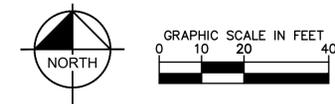
WBL BLUEWATER ROAD NW & UNSER BLVD NW NW LEFT TURN STRIPING

FOR REFERENCE ONLY



EBL BLUEWATER ROAD NW & COORS BLVD NW LEFT TURN STRIPING

FOR REFERENCE ONLY



NOTE: OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. IMPROVEMENTS TO BE DESIGNED AND APPROVED THROUGH THE PUBLIC IMPROVEMENT PROCESS THROUGH THE ALBUQUERQUE DESIGN REVIEW COMMITTEE AND SHOULD NOT BE COMMENTED ON OR REVIEWED BY ABQ DFT

NO.	REVISION	BY	DATE	APPR

Kimley»Horn

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6200 South Syracuse Way, Suite 500
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: MEJ
DRAWN BY: MEJ
CHECKED BY: SAL
DATE: 04/04/2024

LEGAL DESCRIPTION:
TRACT A, TRISCO BUSINESS
PARK UNIT 1 CONTAINING
39.775 ACRES

ABB ABQ ADDITION
6625 BLUEWATER ROAD NW
SITE PLAN - DFT
DETAILED SITE PLAN (OFFSITE)

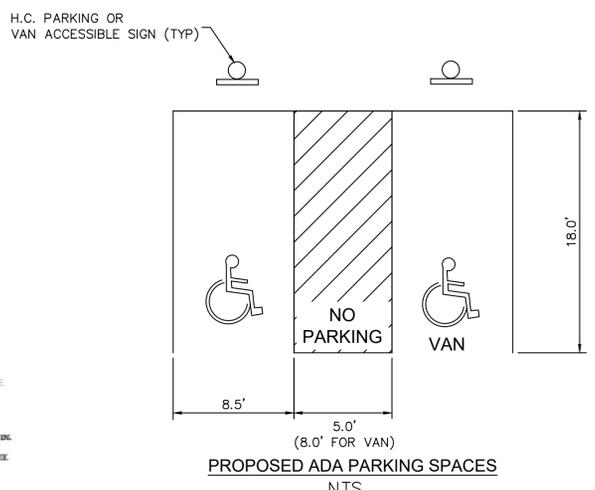
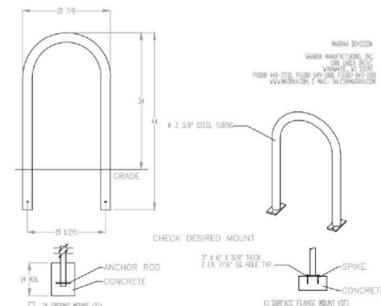


PROJECT NO.
096523009

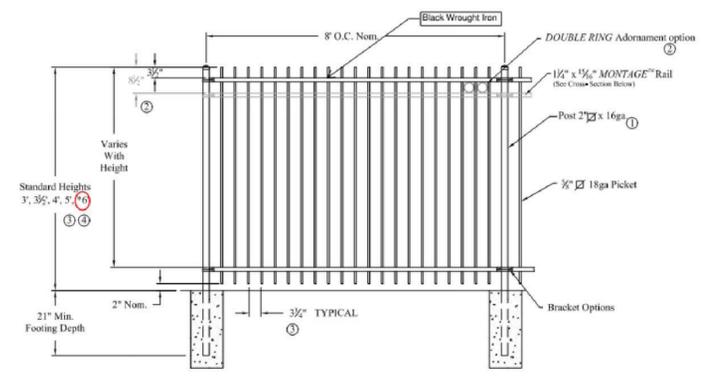
SHEET

C1.2

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NOTE:
1- PARKING SPACE AND ACCESS AISLES SHALL HAVE OSHA SAFETY BLUE STRIPING. STRIPING SHALL BE 4" WIDE. ACCESS AISLES STRIPING SHALL BE 30" ON CENTER. ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTER OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE PLACED AT THE REAR OF THE PARKING SPACES SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLES REAR TIRES WOULD BE PLACED.



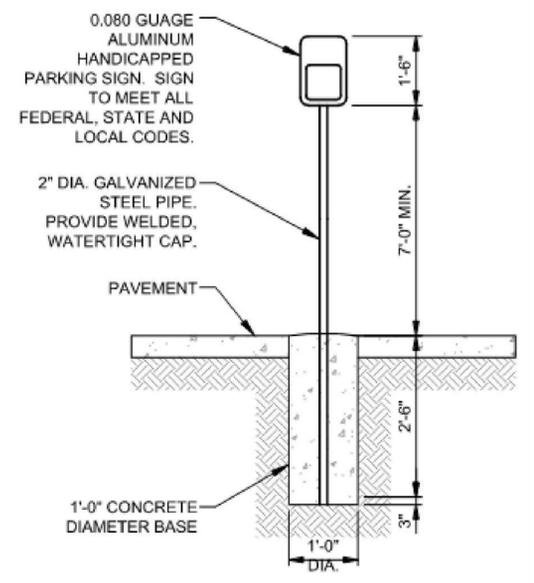
PROPOSED 6' WROUGHT IRON FENCING
NTS



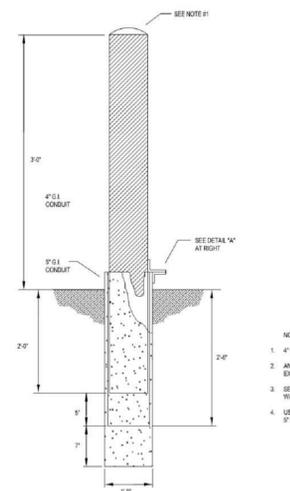
ADA PARKING SIGN DETAIL
NTS



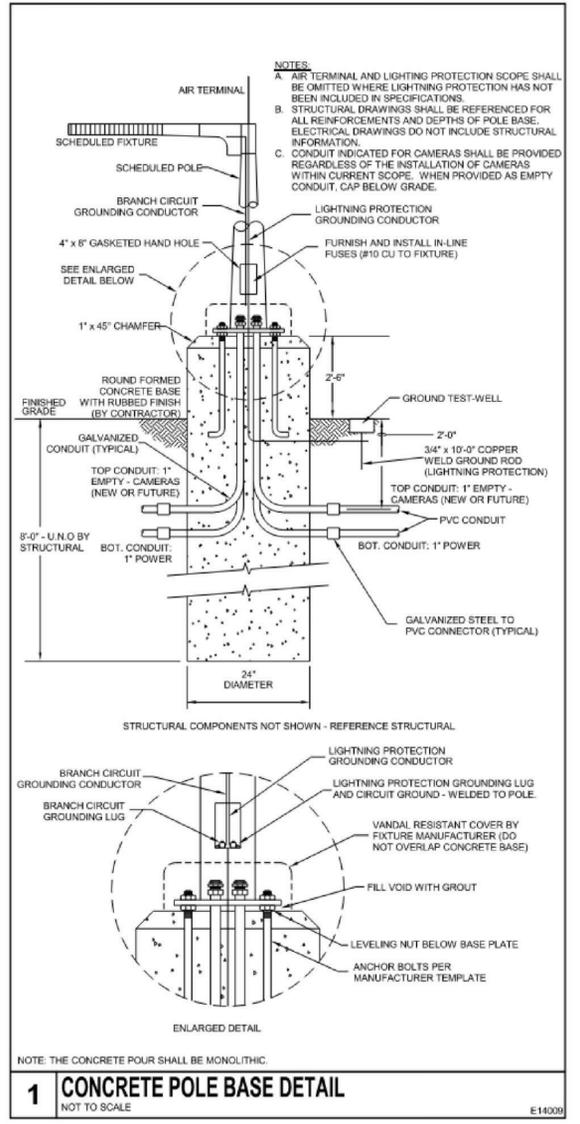
MOTORCYCLE PARKING SIGN DETAIL
NTS



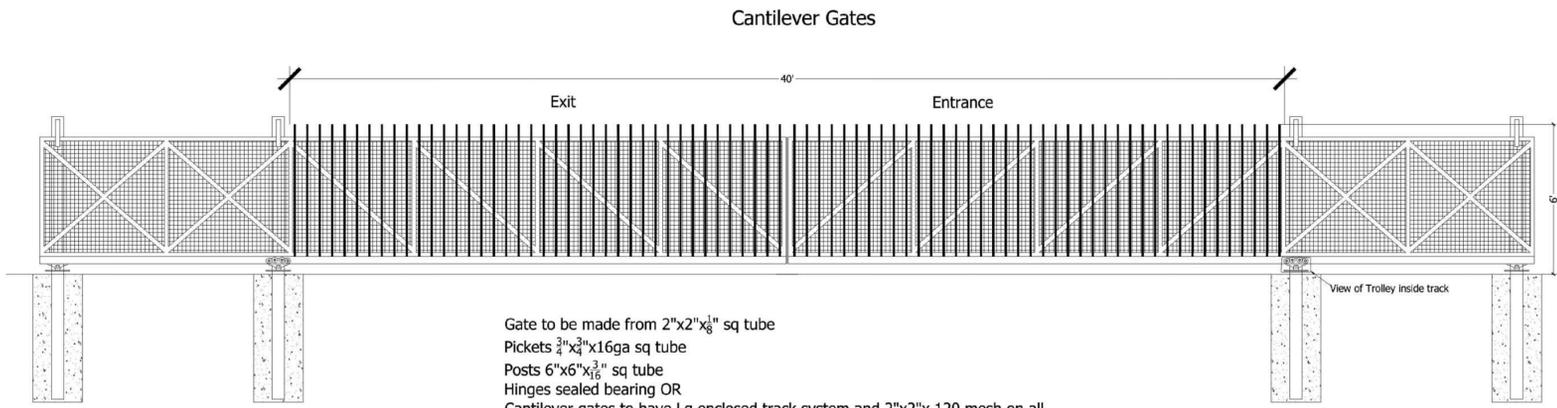
ACCESSIBLE PARKING SIGN
NTS



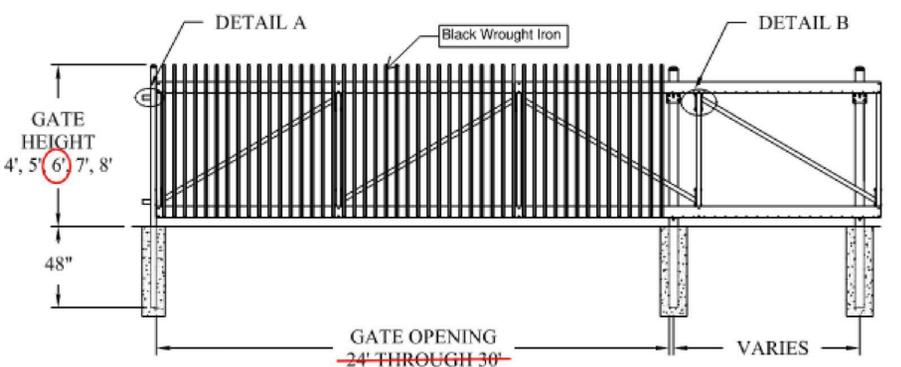
BOLLARD DETAIL
NTS



CONCRETE POLE BASE DETAIL
NOT TO SCALE



PROPOSED 40' AUTOMATIC ACCESS GATE (A)
NTS



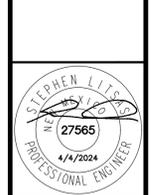
PROPOSED 26' AUTOMATIC ACCESS GATE (B)
NTS

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
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6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: MEJ
DRAWN BY: MEJ
CHECKED BY: SAL
DATE: 04/04/2024

ABB ABQ ADDITION
6625 BLUEWATER ROAD NW
SITE PLAN - DFT
DETAILED SITE PLAN



PROJECT NO. 096523009
SHEET C1.3



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: 01-11-24
 See keynote 23

LEGEND:

- PROPERTY LINE
- - - ADJACENT SECTION LINE
- - - EX. UTILITY ESMT
- - - EX. WROUGHT IRON FENCE
- - - EX. CHAIN LINK FENCE
- ⊗ EX. FIRE HYDRANT/VALVE
- ⊗ EX. FLAGPOLE
- ⊗ EX. SITE LIGHT
- ⊗ EX. SIGN
- PROP. 6" VERTICAL CURB PER CITY DTL
- ▭ PROP. BUILDING (SEE ARCH PLANS)
- ▭ PROP. HEAVY DUTY ASPHALT
- ▭ PROP. LIGHT DUTY ASPHALT
- ▭ PROP. CONCRETE
- ▭ PROP. LANDSCAPE (SEE LANDSCAPE PLANS)
- AR ACCESSIBLE ROUTE
- ⊗ PROP. POLE MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN)
- ⊗ PROP. BUILDING MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN)
- ⊗ PROPOSED SIGN, TYPE PER KEYNOTES

KEYNOTE LEGEND:

1	PROP. STANDARD 8.5'X18' PARKING STALLS
2	PROP. 8.5'X18' ACCESSIBLE PARKING STALLS
3	ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET C1.2)
4	VAN ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET C1.2)
5	PROP. LANDSCAPING (REFER TO LANDSCAPE PLANS)
6	PROP. 6" VERTICAL CURB PER CITY DETAIL 2415A
7	PROP. CONCRETE SIDEWALK (WIDTH PER PLAN)
8	PROP. ACCESSIBLE CURB RAMP
9A	PROP. 40' AUTOMATIC CANTILEVER GATE W/ KNOX BOX (SEE DTL SHEET C1.2)
9B	PROP. 26' AUTOMATIC SLIDING CANTILEVER GATE W/ KNOX BOX (SEE DTL ON SHEET C1.2)
10	PROP. TEMPORARY LOADING ZONE (10X25)
11	PROP. MOTORCYCLE STALL (4' X 8' MIN)
12	NEW LIGHT POLE (SEE LIGHTING PLANS)
13	NEW WALL MOUNTED LIGHTING (SEE LIGHTING PLANS)
14	NEW 6' BLACK WROUGHT IRON FENCE (SEE SHEET C1.2)
15	WHEEL STOP
16	LIGHT DUTY PAVEMENT
17	HEAVY DUTY PAVEMENT
18	SAWCUT LINE
19	PROP. SIDEWALK CHASE
20	EX. LIGHT POLES (TO REMAIN)
21	EX. SIGNAGE (TO REMAIN)
22	EX. FIRE HYDRANTS (TO REMAIN)
23	EXISTING 30 YARD OPEN TOP ROLL TRASH CONTAINER
24	EX. MOTORCYCLE PARKING (TO REMAIN)
25	EX. SITE SECURITY FENCING (TO REMAIN)
26	PROP. CROSS WALK STRIPING PER CITY STDS
27	BOLLARDS PER CITY DETAIL 2250

DIMENSION NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB SHALL BE 6" STANDARD EXCEPT WHERE OTHERWISE NOTED ON PLANS.
- REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTINGS.
- ALL CURB RETURN RADIUS TO BE 28', 25', 15' OR 2' UNLESS OTHERWISE NOTED.

NO.	REVISION	BY	DATE

Kimley»Horn
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 6200 South Syracuse Way, Suite 300
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: MEJ
 DRAWN BY: MEJ
 CHECKED BY: SAL
 DATE: 10/01/2024

LEGAL DESCRIPTION:
 TRACT A ATRISCO BUSINESS
 PARK UNIT 1 CONTAINING
 39.775 ACRES

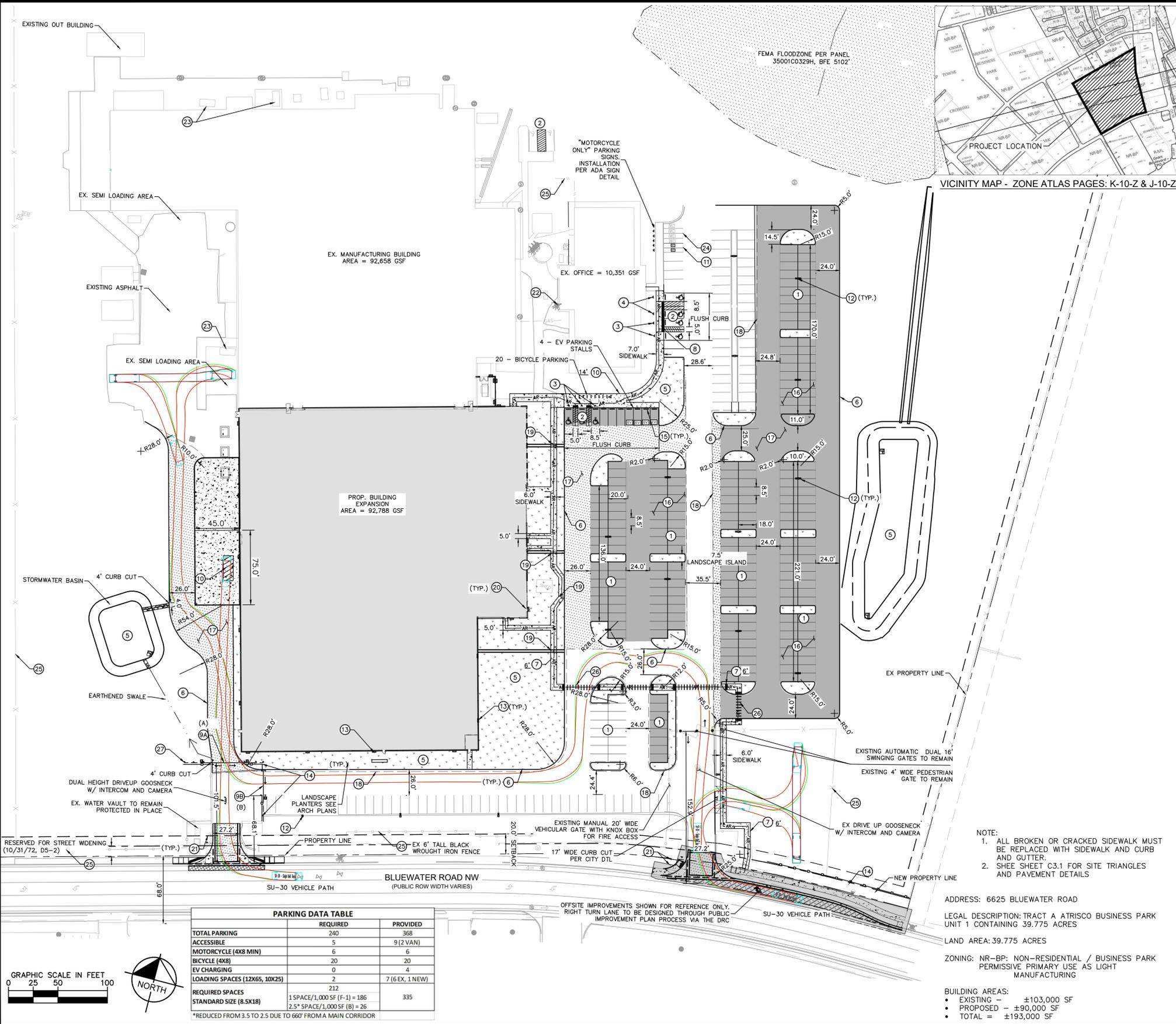
ABB ABQ ADDITION
 6825 BLUEWATER ROAD NW
 SITE PLAN - DFT
 SOLID WASTE PLAN

PROJECT NO.
096523009

SHEET
C2.0

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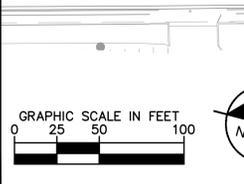


LEGEND:

- PROPERTY LINE
- - - ADJACENT SECTION LINE
- - - EX. UTILITY ESMT
- - - EX. WROUGHT IRON FENCE
- - - EX. CHAIN LINK FENCE
- ⊗ EX. FIRE HYDRANT/VALVE
- ⊗ EX. FLAGPOLE
- ⊗ EX. SITE LIGHT
- ⊗ EX. SIGN
- ▬ PROP. 6" VERTICAL CURB PER CITY DTL
- ▬ PROP. BUILDING (SEE ARCH PLANS)
- ▬ PROP. HEAVY DUTY ASPHALT
- ▬ PROP. LIGHT DUTY ASPHALT
- ▬ PROP. CONCRETE
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- AR ACCESSIBLE ROUTE
- ⊗ PROP. POLE MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN)
- ⊗ PROP. BUILDING MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN)
- ⊗ PROPOSED SIGN, TYPE PER KEYNOTES

KEYNOTE LEGEND:

1	PROP. STANDARD 8.5'X18' PARKING STALLS
2	PROP. 8.5'X18' ACCESSIBLE PARKING STALLS
3	ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET C1.3)
4	VAN ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET C1.3)
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6	PROP. 6" VERTICAL CURB PER CITY DETAIL 2415A
7	PROP. CONCRETE SIDEWALK WIDTH PER PLAN (SEE DTL SHEET C3.1)
8	ACCESSIBLE CURB RAMP PER CITY DTL 2441, 2443, 2445, 2448
9A	PROP. 40' AUTOMATIC CANTILEVER GATE W/ KNOX BOX (SEE DTL SHEET C1.3)
9B	PROP. 26' AUTOMATIC SLIDING CANTILEVER GATE W/ KNOX BOX (SEE DTL ON SHEET C1.3)
10	PROP. TEMPORARY LOADING ZONE (10X25)
11	PROP. MOTORCYCLE STALL (4' X 8') W/ MOTORCYCLE PARKING SIGN
12	NEW LIGHT POLE (SEE LIGHTING PLANS)
13	NEW WALL MOUNTED LIGHTING (SEE LIGHTING PLANS)
14	NEW 6" BLACK WROUGHT IRON FENCE (SEE SHEET C1.3)
15	WHEEL STOP
16	LIGHT DUTY PAVEMENT (SEE DTL SHEET C3.1)
17	HEAVY DUTY PAVEMENT (SEE DTL SHEET C3.1)
18	SAWCUT LINE
19	PROP. SIDEWALK CHASE
20	EX. LIGHT POLES (TO REMAIN)
21	EX. SIGNAGE (TO REMAIN)
22	EX. FIRE HYDRANTS (TO REMAIN)
23	EXISTING OPEN TOP ROLL TRASH CONTAINER
24	EX. MOTORCYCLE PARKING (TO REMAIN)
25	EX. SITE SECURITY FENCING (TO REMAIN)
26	PROP. CROSS WALK STRIPING PER CITY STDS
27	BOLLARDS PER CITY DETAIL 2250



PARKING DATA TABLE

	REQUIRED	PROVIDED
TOTAL PARKING	240	368
ACCESSIBLE	5	9 (2 VAN)
MOTORCYCLE (4X8 MIN)	6	6
BICYCLE (4X8)	20	20
EV CHARGING	0	4
LOADING SPACES (12X65, 10X25)	2	7 (6 EX, 1 NEW)
REQUIRED SPACES	212	
STANDARD SIZE (8.5X18)	1 SPACE/1,000 SF (F-1) = 186	335
	2.5" SPACE/1,000 SF (B) = 26	

*REDUCED FROM 3.5 TO 2.5 DUE TO 660' FROM A MAIN CORRIDOR

OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. RIGHT TURN LANE TO BE DESIGNED THROUGH PUBLIC IMPROVEMENT PLAN PROCESS VIA THE DRC

NOTE:
 1. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER.
 2. SHEE SHEET C3.1 FOR SITE TRIANGLES AND PAVEMENT DETAILS

ADDRESS: 6625 BLUEWATER ROAD
 LEGAL DESCRIPTION: TRACT A ATRISCO BUSINESS PARK UNIT 1 CONTAINING 39.775 ACRES
 LAND AREA: 39.775 ACRES
 ZONING: NR-BP: NON-RESIDENTIAL / BUSINESS PARK PERMISSIVE PRIMARY USE AS LIGHT MANUFACTURING
 BUILDING AREAS:
 • EXISTING - ±103,000 SF
 • PROPOSED - ±90,000 SF
 • TOTAL - ±193,000 SF

- DIMENSION NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB SHALL BE 6" STANDARD EXCEPT WHERE OTHERWISE NOTED ON PLANS.
 - REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTINGS.
 - ALL CURB RETURN RADIUS TO BE 28', 25', 15' OR 2' UNLESS OTHERWISE NOTED.

Kimley»Horn

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 6200 South Syracuse Way, Suite 500
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: MEJ
 DRAWN BY: MEJ
 CHECKED BY: SAL
 DATE: 04/04/2024

LEGAL DESCRIPTION:
 TRACT A ATRISCO BUSINESS PARK UNIT 1 CONTAINING 39.775 ACRES

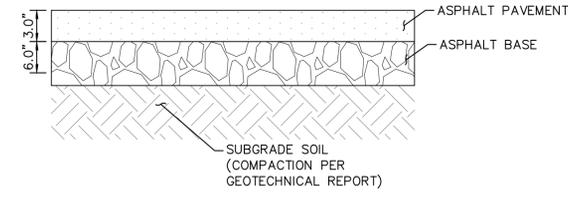
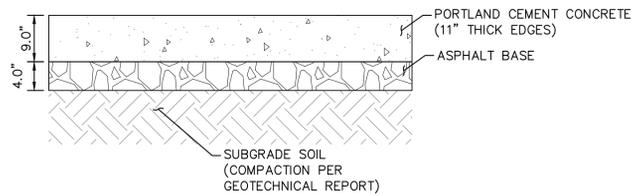
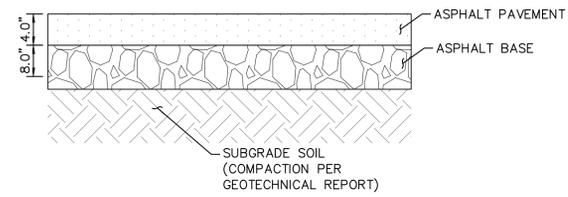
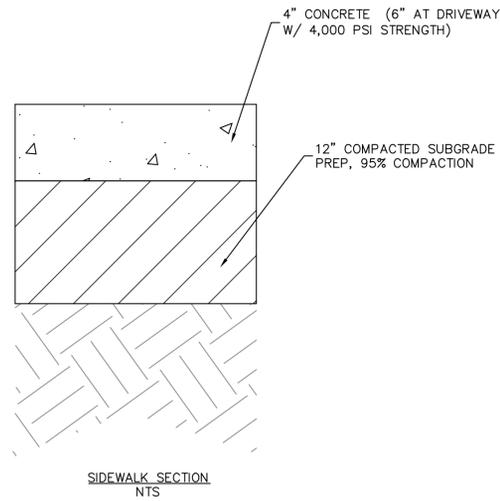
ABB ABQ ADDITION
 6625 BLUEWATER ROAD NW
 SITE PLAN - DFT
 CONCEPT TRAFFIC CIRCULATION LAYOUT

STEPHEN L. LITTON
 PROFESSIONAL ENGINEER
 27565
 4/4/2024

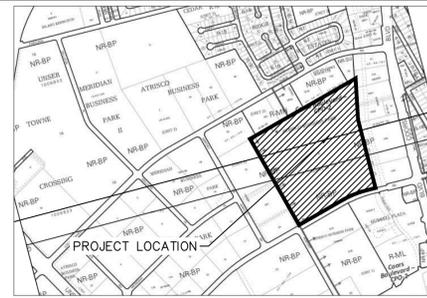
PROJECT NO. 096523009
 SHEET C3.0

NO.	REVISION	BY	DATE

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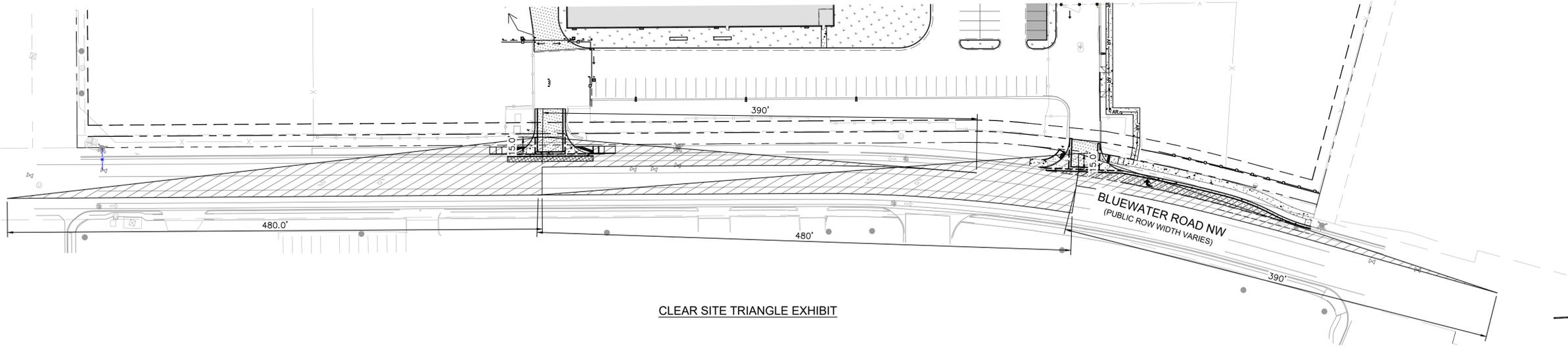


NOTES:
1. PAVEMENT SECTIONS ARE BASED ON RECOMMENDATIONS FROM NINYO & MOORE, INC "GEOTECHNICAL EVALUATION", PROJECT #607850001, DATED SEPTEMBER 28, 2023.

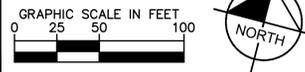


- LEGEND:**
- PROPERTY LINE
 - ADJACENT SECTION LINE
 - - - EX. UTILITY ESMT
 - - - EX. WROUGHT IRON FENCE
 - - - EX. CHAIN LINK FENCE
 - ⊗ EX. FIRE HYDRANT/VALVE
 - ⊗ EX. FLAGPOLE
 - ⊗ EX. SITE LIGHT
 - ⊗ EX. SIGN
 - PROP. 6" VERTICAL CURB PER CITY DTL
 - ▭ PROP. BUILDING (SEE ARCH PLANS)
 - ▭ PROP. HEAVY DUTY ASPHALT (SEE SHEET C2.2)
 - ▭ PROP. LIGHT DUTY ASPHALT (SEE SHEET C2.2)
 - ▭ PROP. CONCRETE (SEE SHEET C2.2)
 - ▭ PROP. LANDSCAPE (SEE LANDSCAPE PLANS)
 - AR ACCESSIBLE ROUTE
 - ⊗ PROP. POLE MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN)
 - ⊗ PROP. BUILDING MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN)
 - ⊗ PROPOSED SIGN, TYPE PER KEYNOTES

- KEYNOTE LEGEND:**
- △ SITE TRIANGLE (SEE NOTE THIS SHEET)



- CLEAR SITE TRIANGLE NOTES:**
1. SITE TRIANGLES ARE DESIGN PER THE FOLLOWING:
 - BLUEWATER ROAD SPEED LIMIT: 40 MPH (PER ABQ MAP)
 - STOP CONTROLLED RIGHT TURN SIGHT DISTANCE: 390'
 - STOP CONTROLLED LEFT TURN SIGHT DISTANCE: 480'
 2. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGN REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (MEASURED FROM GUTTER PLAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.



NO.	REVISION	BY	DATE	APPR

Kimley»Horn

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6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: MEJ
DRAWN BY: MEJ
CHECKED BY: SAL
DATE: 04/04/2024

LEGAL DESCRIPTION:
TRACT A ATRISCO BUSINESS
PARK UNIT 1 CONTAINING
39.775 ACRES

ABB ABQ ADDITION
6625 BLUEWATER ROAD NW
SITE PLAN - DFT
SITE TRIANGLES AND DETAILS SHEET



PROJECT NO.
096523009

SHEET
C3.1



ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION

PERMIT

PERMIT NUMBER: EP 23-016070

APPROVED DATE: 10/03/23

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.

FIRE FLOW: 4000 GPM EX. BROUGHT IRON FENCE

LEGEND

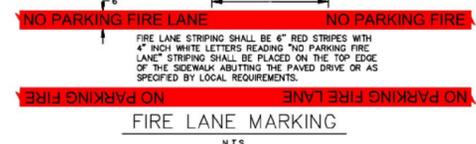
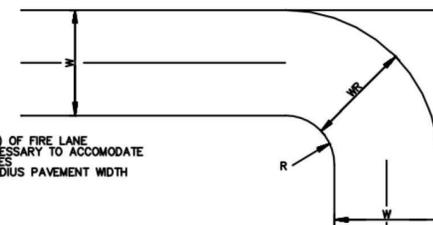
- EX. CHAIN LINK FENCE
- EX. FIRE HYDRANT/VALVE
- EX. WATER LINE
- EX. FIRE PROTECTION LINE
- PROP. BUILDING EXPANSION
- PROP. BUILDING SETBACK
- PROP. 6" VERTICAL CURB
- PROP. FIRE ACCESS ROAD
- PROP. FIRE HYDRANT
- PROP. FIRE LINE
- PROP. FIRE LANE MARKING

NOTES:

1. ON-SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES OR AS DIRECTED BY THE FIRE MARSHALL. SEE FIRE LANE MARKING DETAIL THIS SHEET.
2. FIRE APPARATUS ACCESS ROAD SHALL NOT EXCEED 10% IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING 75,000 LBS.
3. KNOX KEY SWITCH REQUIRED FOR ALL ELECTRIC GATES AND ALL BUILDINGS.
4. ALL CURB ALONG FIRE LANES WILL BE 6" HEADER CURB UNLESS OTHERWISE NOTED ON THE PLAN.

W	R	WR
20'	30'	30' MIN.
25'	20'	30' MIN.
30'	10'	30' MIN.

W = WIDTH (feet) OF FIRE LANE
R = RADIUS NECESSARY TO ACCOMMODATE FIRE VEHICLES
WR = TURNING RADIUS PAVEMENT WIDTH

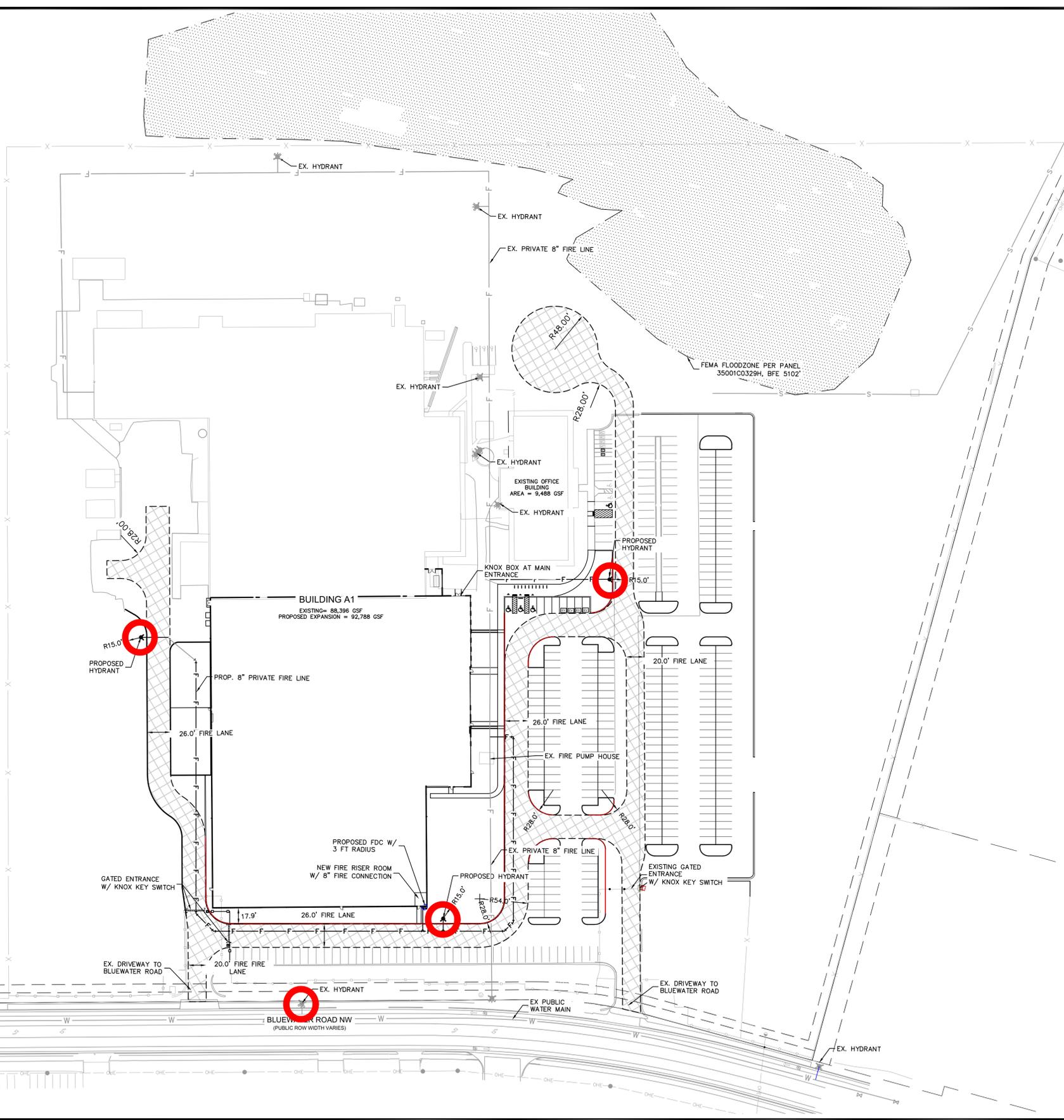


BUILDING A1 (EXISTING + EXPANSION WAREHOUSE)
TOTAL BUILDING FOOTPRINT: 92,788 (EXPANSION) + 88,396 SF (EXISTING) = 181,184 GSF
BUILDING HEIGHT: 32' (EXPANSION) & 27' (EXISTING)
OCCUPANCY TYPE: F-1 (FACTORY)
CONSTRUCTION TYPE: TYPE II-B, FULLY SPRINKLED
SPRINKLER SYSTEM: YES
FIRE SEPARATION: 4 HOUR RATING
FIRE-FLOW: 8,000 GPM

BUILDING A2 (EXISTING OFFICE)
TOTAL BUILDING FOOTPRINT: 9,488 GSF
BUILDING HEIGHT: 17'
OCCUPANCY TYPE: B (BUSINESS)
CONSTRUCTION TYPE: TYPE II-B, FULLY SPRINKLED
SPRINKLER SYSTEM: YES
FIRE SEPARATION: 2 HOUR RATING
FIRE-FLOW: 2,250 GPM



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Kimley»Horn

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6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: MEJ
DRAWN BY: MEJ
CHECKED BY: SAL
DATE: 02/10/2023

LEGAL DESCRIPTION:
TRACT A ATRISCO BUSINESS
PARK UNIT 1 CONTAINING
39.775 ACRES

ABB ABQ ADDITION
6625 BLUEWATER ROAD NW
MAJOR AMENDMENT
FIRE 1 PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096523009

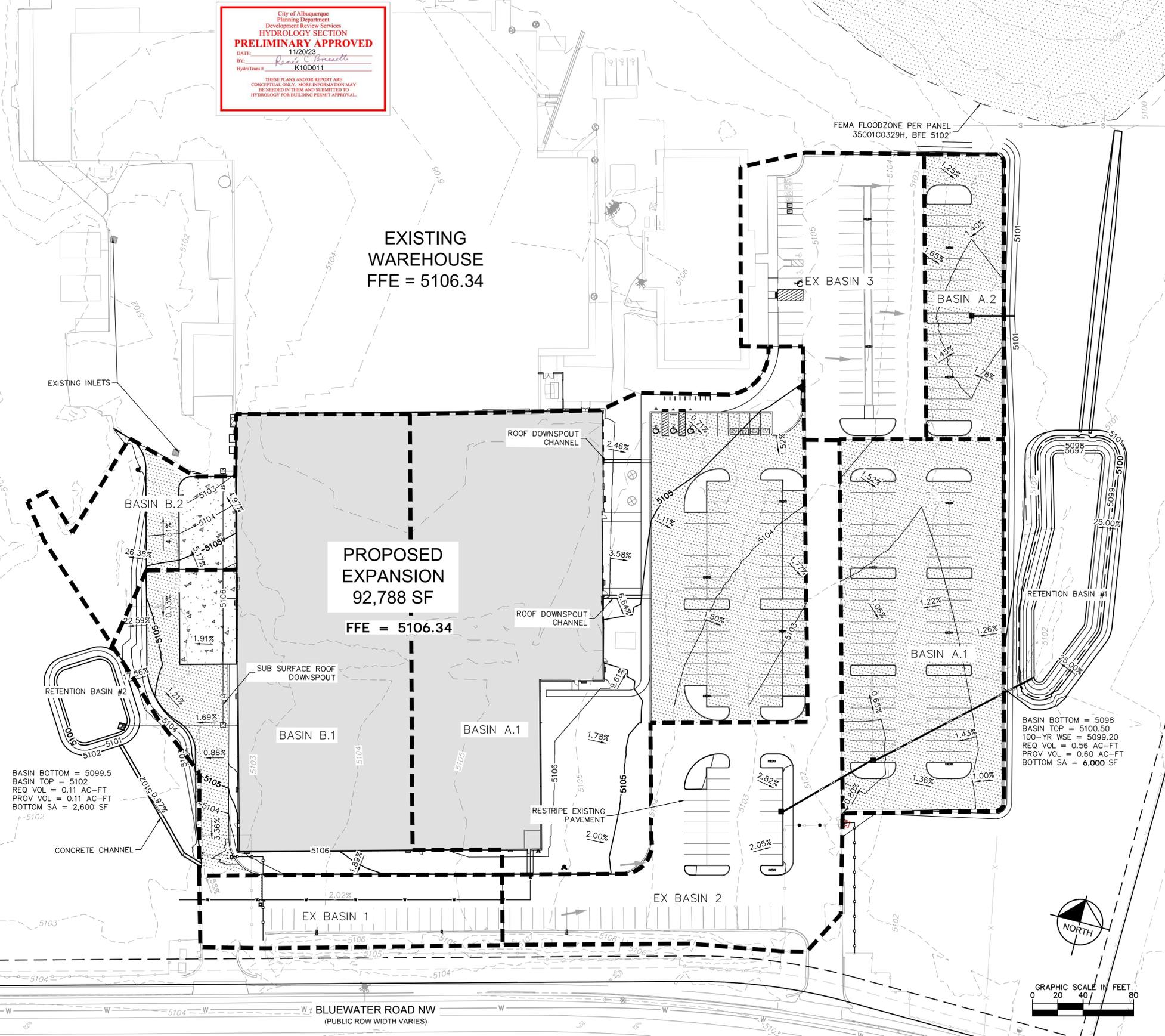
SHEET

F1

NO.	REVISION	BY	DATE	APPR

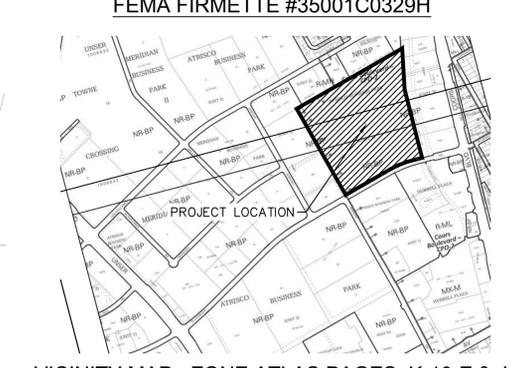
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
 DATE: 11/20/23
 BY: *[Signature]*
 HydroTrans # K10D011
 THESE PLANS AND/OR REPORT ARE
 CONCEPTUAL ONLY. MORE INFORMATION MAY
 BE NEEDED IN THEM AND SUBMITTED TO
 HYDROLOGY FOR BUILDING PERMIT APPROVAL.



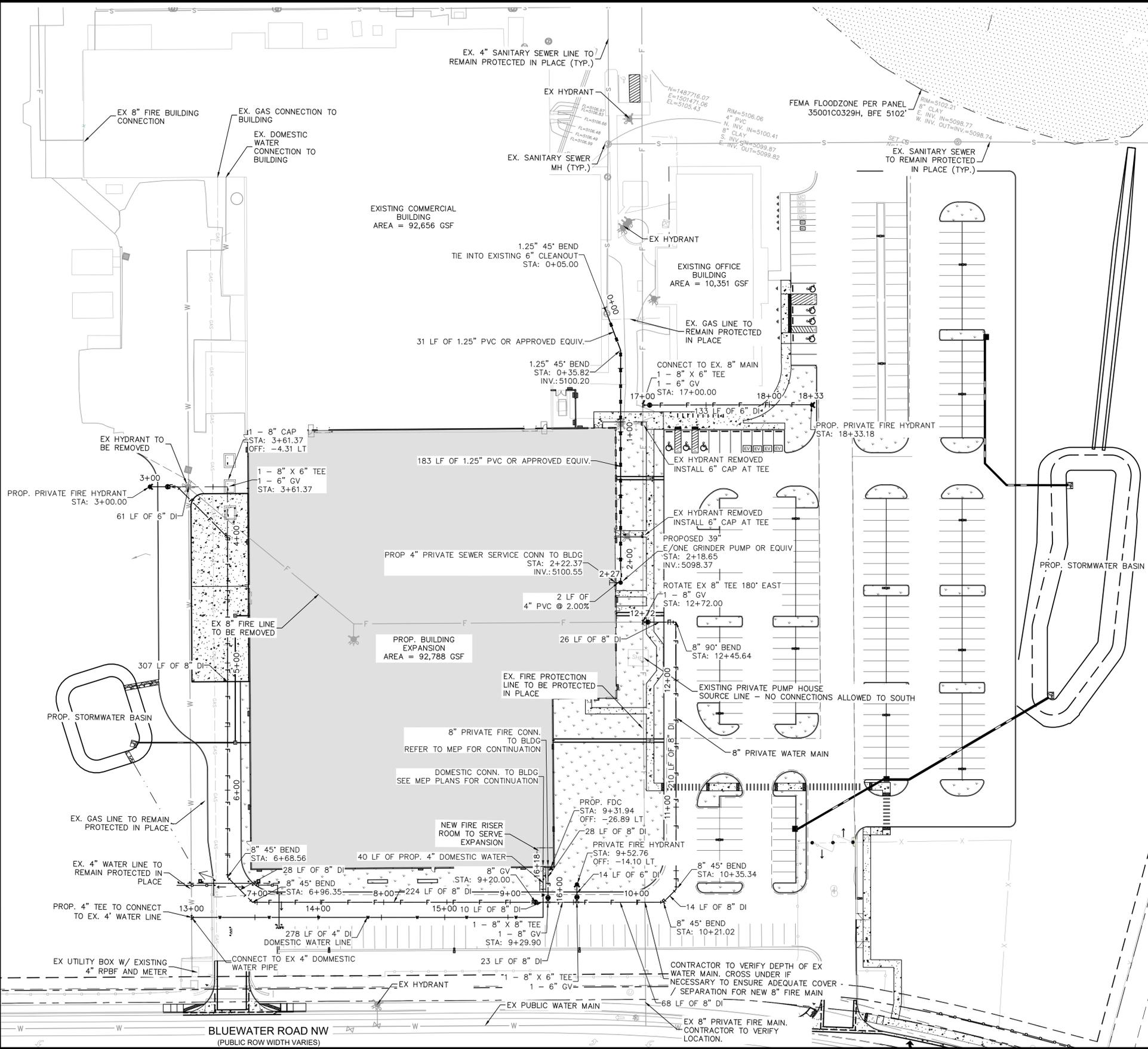
- LEGEND:**
- PROPERTY LINE
 - - - ADJACENT SECTION LINE
 - - - EX. UTILITY ESMT
 - - - EX. WROUGHT IRON FENCE
 - - - EX. CHAIN LINK FENCE
 - ⊗ EX. FIRE HYDRANT/VALVE
 - ⊙ EX. SANITARY SEWER MANHOLE/CLEANOUT
 - - - EX. SANITARY SEWER LINE
 - ⊗ EX. FLAGPOLE
 - - - EX. OVERHEAD ELECTRICAL
 - ⊙ EX. STORM INLET
 - ⊙ EX. SITE LIGHT
 - ⊙ EX. SIGN
 - PROP. 6" VERTICAL CURB
 - ▭ PROP. BUILDING
 - ▭ PROP. PAVEMENT
 - - - PROP. FIRE LANE
 - - - PROP. CONTOUR
 - - - EX. CONTOUR
 - - - PROP. SLOPE ARROW
 - - - PROP. BUILDING SETBACK
 - EX. SLOPE ARROW

- GRADING LEGEND:**
- FLOWLINE = FL
 - BOTTOM OF CURB = BOC
 - FINISHED GRADE = FG
 - EXISTING GRADE = EG
 - FINISHED FLOOR ELEVATION = FFE
 - EDGE OF PAVEMENT = EOP
 - HIGH POINT = HP
 - LOW POINT = LP
 - SIDEWALK = SW
 - CENTERLINE = CL



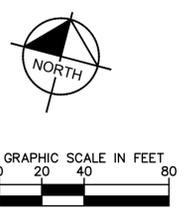
<p>Kimley»Horn</p> <p>©2023 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 500 Greenwood Village, Colorado 80111 (303) 228-2300</p>	<p>DESIGNED BY: MEJ DRAWN BY: MEJ CHECKED BY: SAL DATE: 11/06/2023</p>
<p>LEGAL DESCRIPTION: TRACT A ATRISCO BUSINESS PARK UNIT 1 CONTAINING 39.775 ACRES</p>	
<p>ABB ABQ ADDITION 6625 BLUEWATER ROAD NW SITE PLAN - DFT CONCEPTUAL GRADING & DRAINAGE PLAN</p>	
<p>PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley»Horn Kimley-Horn and Associates, Inc.</p>	
<p>PROJECT NO. 096523009</p>	
<p>SHEET D2</p>	
<p>NO. _____</p> <p>REVISION _____</p> <p>BY _____</p> <p>DATE _____</p>	

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- LEGEND:**
- PROPERTY LINE
 - ADJACENT SECTION LINE
 - EX. UTILITY ESMT
 - EX. WROUGHT IRON FENCE
 - EX. CHAIN LINK FENCE
 - ⊗ EX. FIRE HYDRANT/VALVE
 - ⊙ EX. SANITARY SEWER MANHOLE/CLEANOUT
 - S --- EX. SANITARY SEWER LINE
 - ⊗ EX. FLAGPOLE
 - OHE --- EX. OVERHEAD ELECTRICAL
 - GAS --- EX. GAS LINE
 - EX. STORM INLET
 - ☆ EX. SITE LIGHT
 - EX. SIGN
 - PROP. 6" VERTICAL CURB
 - PROP. BUILDING
 - PROP. FIRE LANE
 - W --- EX. WATER LINE
 - F --- EX. FIRE PROTECTION LINE
 - W-W-W --- PROP. DOMESTIC LINE
 - SS-SS-SS --- PROP. PRIVATE SEWER SERVICE
 - F-F-F --- PROP. PRIVATE FIRE LINE
 - PROP. BUILDING SETBACK

- UTILITY GENERAL NOTES:**
- ALL EXISTING UNDERGROUND UTILITIES TO REMAIN PROTECTED IN PLACE DURING CONSTRUCTION.
 - SEE MEP PLANS FOR ALL UTILITY CONNECTIONS INTO BUILDINGS.
 - REFER TO CITY STANDARD AND DETAILS FOR TRENCHING, BEDDING, BACKFILL, AND TRENCH COMPACTION REQUIREMENTS.
 - CONTRACTORS TO NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINES.
 - SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
PRIVATE = PVC SDR 35 PER ASTM D 304
 - WATER LINES SHALL BE AS FOLLOWS:
PRIVATE (LARGER THAN 3 INCHES): PVC DR-18 (C-900) PER ASTM D 2241 WITH POLYWRAPPED CAST IRON OR DUCTILE IRON PER AWA C-150
PRIVATE (3 INCHES OR SMALLER): TYPE "K" SOFT COPPER, ASTM B88 OR PVC DR-18 (C-900) PER ASTM D 2241 OR ADS POTABLE WATER SERVICE TUBING (POLYFLEX - CTS PE4710)
 - CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY WITH REGARDS TO MATERIALS AND INSTALLATION OF UTILITIES WITH TCEQ GUIDELINES FOR UTILITY CROSSINGS.



NO.	REVISION	BY	DATE	APPROVED

Kimley»Horn
 ©2023 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 South Syracuse Way, Suite 500
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: MEJ
 DRAWN BY: MEJ
 CHECKED BY: SAL
 DATE: 04/04/2024

LEGAL DESCRIPTION:
 TRACT A, ATRISCO BUSINESS
 PARK UNIT 1 CONTAINING
 39.775 ACRES

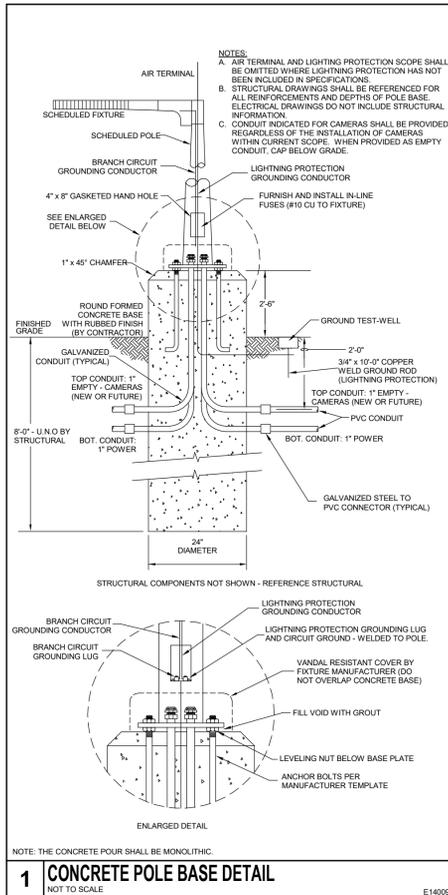
ABB ABQ ADDITION
 6625 BLUEWATER ROAD NW
 SITE PLAN - DFT
 PRIVATE UTILITY PLAN



PROJECT NO.
096523009

SHEET
C4.0

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND UNAUTHORIZED RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
S1			4	NLS Lighting	NV-1 T3 48L 740K	NV-1 SERIES SIZE 1 AREA LUMINAIRE 48 LED PERFORMANCE 4000K CCT TYPE 3 WITH HOUSE SIDE SHIELD	1	6968	1	104.3	
S2			12	NLS Lighting	NV-1 T5 48L 740K	NV-1 SERIES SIZE 1 AREA LUMINAIRE 48 LED PERFORMANCE 4000K CCT TYPE 5	1	12480	1	208.6	
W2			19	Lithonia Lighting	W062 LED P4 40K 70CRI 1FTM	W062 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE FORWARD THROW MEDIUM OPTIC	1	4742	1	46.6589	
D2			15	Lithonia Lighting	LDN4 40/20 LO4AR LSS	4IN LDN, 4000K, 2000LM, CLEAR, SEMI-SPECULAR REFLECTOR, 80CRI	1	2008	1	22.32	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
GRADE LEVEL	+	2.04 fc	26.2 fc	0.0 fc	N/A	N/A

- Note**
- ALL CALCULATION POINTS SET AT GRADE LEVEL, 0'.
 - ALL SITE LIGHTING POLES SET AT 18'6" OVERALL.
 - ALL WALL PACKS ARE MOUNTED AT 15'.
 - ALL DOWN LIGHTING IS MOUNTED AT 12', RECESSED.
 - ALL SITE AND BUILDING-MOUNTED LIGHT FIXTURES ARE FULL CUT-OFF
 - ALL LIGHT FIXTURES INSTALLED IN CANOPIES ARE RECESSED ABOVE THE LOWER EDGE OF THE CANOPY AND HAVE FLAT LENSES.



DBR
 9990 Richmond Avenue
 South Building, Suite 300
 Houston, Texas 77042
 713.914.0886 p 713.914.0886 f
 TBPE Firm Registration No. 2234

DBR Project Number 230277.000

EK LG DT GH -

ISSUE FOR PERMIT	DT	TR
	01/22/2024	

Kimley»Horn
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 6400 South Syracuse Way, Suite 300
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: MEJ
 DRAWN BY: MEJ
 CHECKED BY: SAL
 DATE: ---

LEGAL DESCRIPTION:
 TRACT A, AIRISCO
 BUSINESS PARK UNIT 1
 CONTAINING 39.775 ACRES

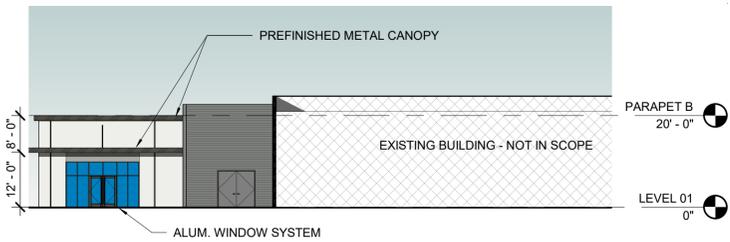
ABB ABQ ADDITION
 6625 BLUEWATER ROAD NW
 SITE PLAN - DFT
 SITE PLAN

SHEET TITLE:
 SITE
 PHOTOMETRICS

PROJECT NUMBER
 234047

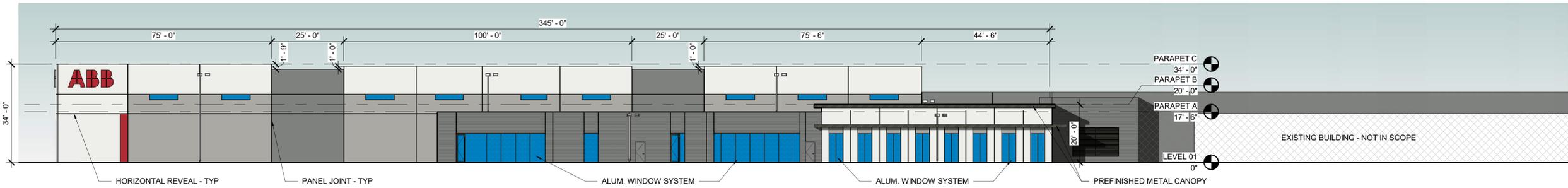
SHEET NUMBER:
EPH1.01

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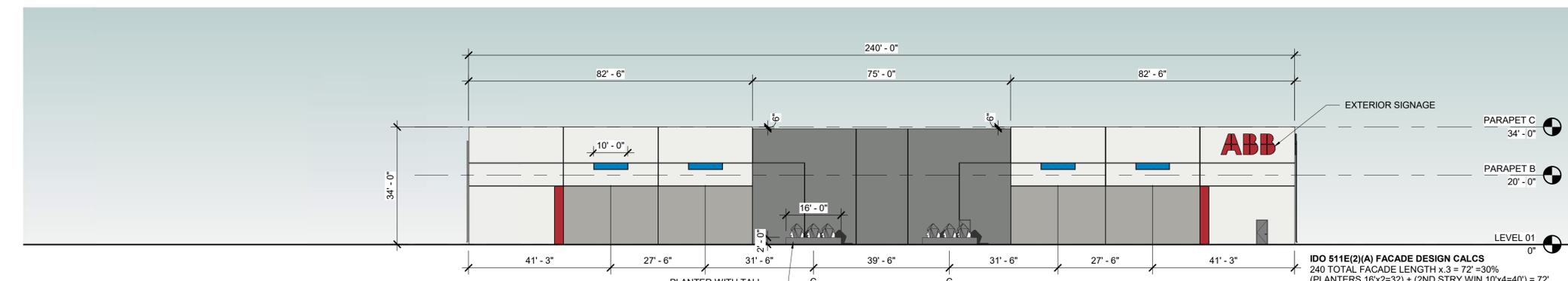
OVERALL ELEVATION - NORTH - SDP

SCALE: 1" = 20'-0"



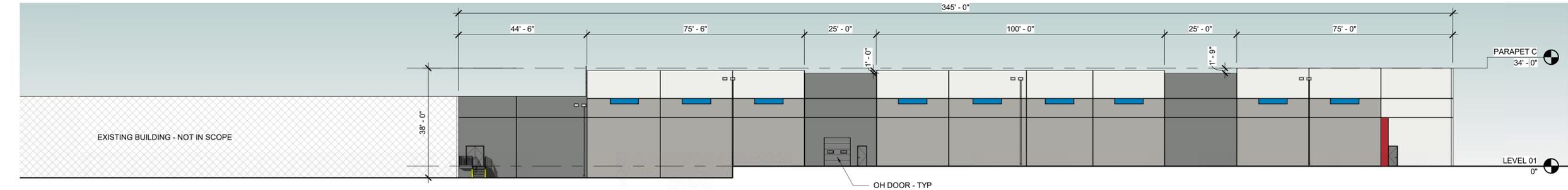
OVERALL ELEVATION - EAST - SDP

SCALE: 1" = 20'-0"



OVERALL ELEVATION - SOUTH - SDP

SCALE: 1" = 20'-0"



OVERALL ELEVATION - WEST - SDP

SCALE: 1" = 20'-0"



3D VIEW @ NE CORNER

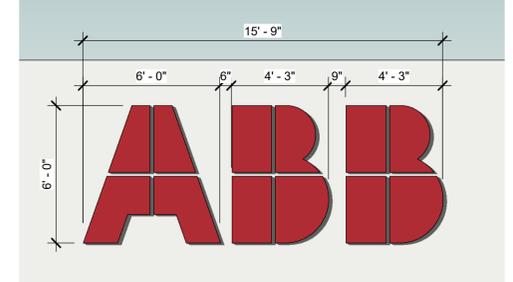
SCALE:



3D VIEW @ SE CORNER

SCALE:

- FIELD PAINT - EXTRA WHITE SW 70006
- ACCENT PAINT 1 - ELLIE GRAY SW7650
- ACCENT PAINT 2 - CITYSCAPE SW7067
- ACCENT PAINT 3 - POSITIVE RED 6871
- ACCENT PAINT 2 WITH FORMLINER
- VISION GLAZING
- PREFINISHED METAL CANOPY/STOREFRONT - DARK BRONZE



SIGN NOTES:
 SIGN AREA: 66 SF
 TYPE: INTERIOR ILLUMINATED WALL MOUNTED BUILDING SIGN
 MATERIALS: TRANSLUCENT ACRYLIC LENS WITH EXTRUDED ALUMINUM BACKING/MOUNTING PLATE

EXTERIOR SIGNAGE - ABB LOGO

SCALE: 1/4" = 1'-0"

IDO 511E(2)(A) FACADE DESIGN CALCS
 240 TOTAL FACADE LENGTH x .3 = 72' = 30%
 (PLANTERS 16'x2=32) + (2ND STRY WIN 10'x4=40) = 72'

NO.	REVISION	BY	DATE	APPR.

2150 W 29th Ave
 Suite 400
 Denver, Colorado 80211
 303.225.3345
 www.powersbrown.com

powers brown architecture

DESIGNED BY: MF
 DRAWN BY: MF
 CHECKED BY: KS
 DATE: 01/05/2023

LEGAL DESCRIPTION:
 TRACT 4, ATRISCO
 BUSINESS PARK, UNIT 1
 CONTAINING .39.775 ACRES

ABB ABQ ADDITION
 6625 BLUEWATER ROAD NW
 SITE PLAN - DFT
 BUILDING ELEVATIONS

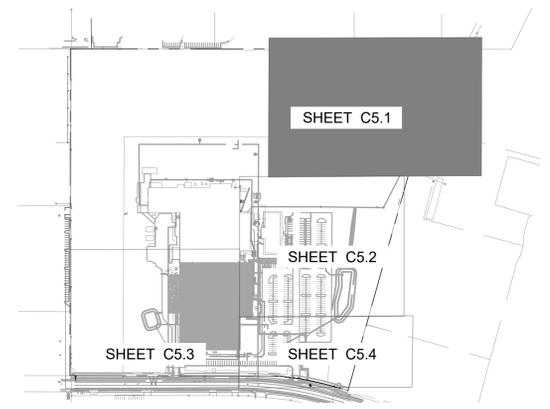
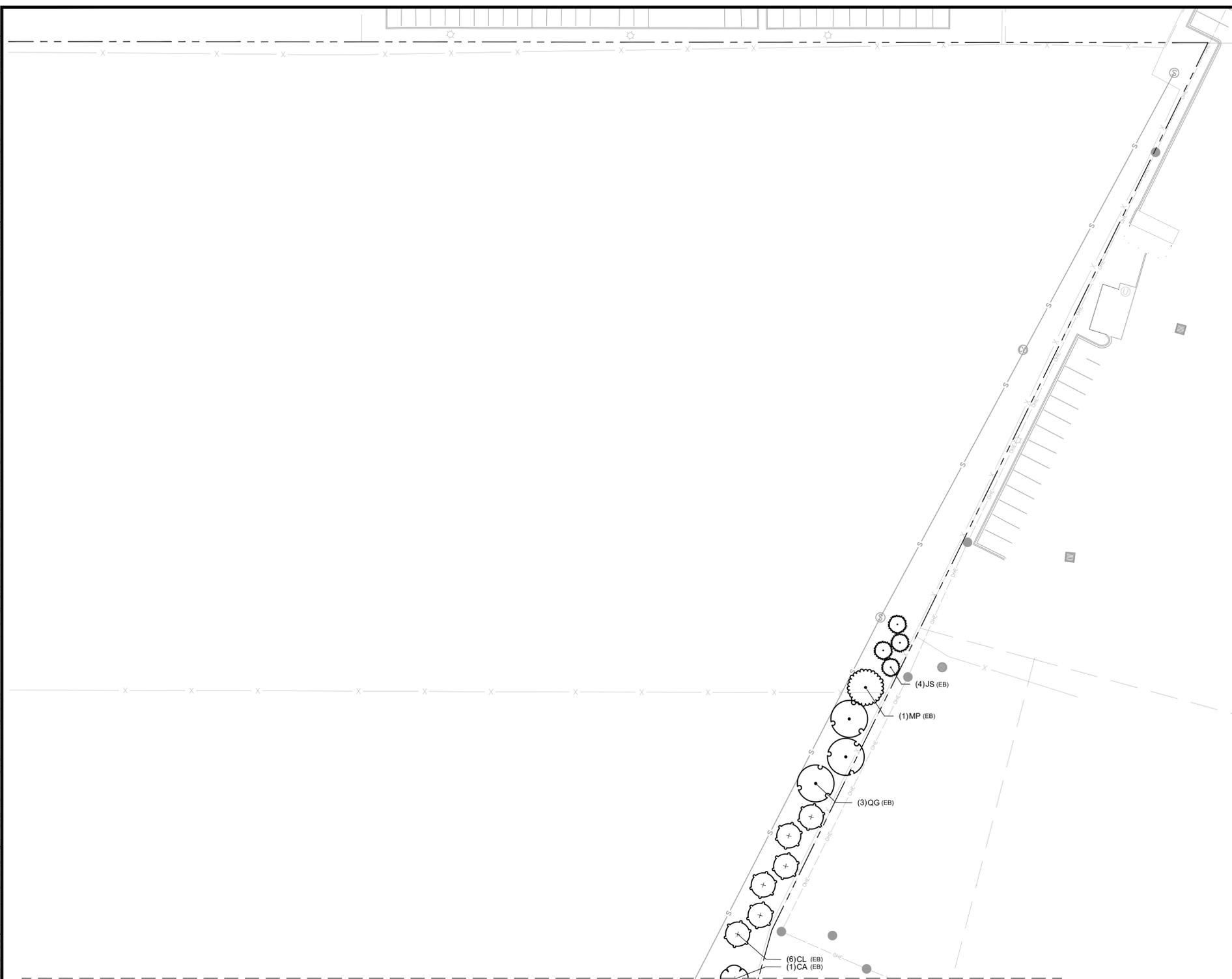


PROJECT NO. 096523009

SHEET

A1.0

THIS DOCUMENT, TOGETHER WITH THE CONTRACT, AND SPECIFICATIONS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND GENT FOR WHICH IT WAS PREPARED. REVIEW OF AND MISUSE OR RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ASSUMPTION OF LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHHOLD LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

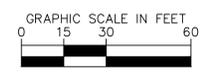


KEY MAP
N.T.S

SYMBOL	CODE	QTY	BUFFER	LANDSCAPE AREA	STREET SCAPE	BOTANICAL NAME	COMMON NAME
GROUND COVERS							
	XL2	8,281 SF		8,281 SF		1-4" AGGREGATE MULCH ROCK	1-4" ANGULAR AGGREGATE MULCH
	XT	4,093 SF		4,093 SF		2-4" AGGREGATE MULCH ROCK	2-4" ANGULAR AGGREGATE MULCH
	RM	57,793 SF	9,350 SF	37,750 SF	10,693 SF	3/4"-1" ROCK MULCH	TO MATCH EXISTING
	XL	24,890 SF		24,890 SF		APPLEWOOD NATIVE SEED MIX	NATIVE SEED MIX
	XA	8,060 SF		8,060 SF		APPLEWOOD SEED MIX	DETENTION SEED MIX

MATCHLINE; SEE SHEET C5.2

- CONSTRUCTION BID NOTES:**
- ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
 - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
 - ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION. PLANS TAKE PRECEDENT OVER PLANT SCHEDULE FOR PLANT QUANTITY COUNT.



SEE SHEET C5.9 - LANDSCAPE DETAILS FOR COMPLETE PLANT SCHEDULE

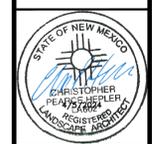
NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
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 6200 South Syracuse Way, Suite 300
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: ECS
 DRAWN BY: ECS
 CHECKED BY: EIWS
 DATE: 4/5/2024

LEGAL DESCRIPTION:
 TRACT A, TRISCO BUSINESS
 PARK UNIT 1 CONTAINING
 39.775 ACRES

ABB ABQ ADDITION
 6625 BLUEWATER ROAD NW
 SITE PLAN - DFT
 DETAILED LANDSCAPE PLAN

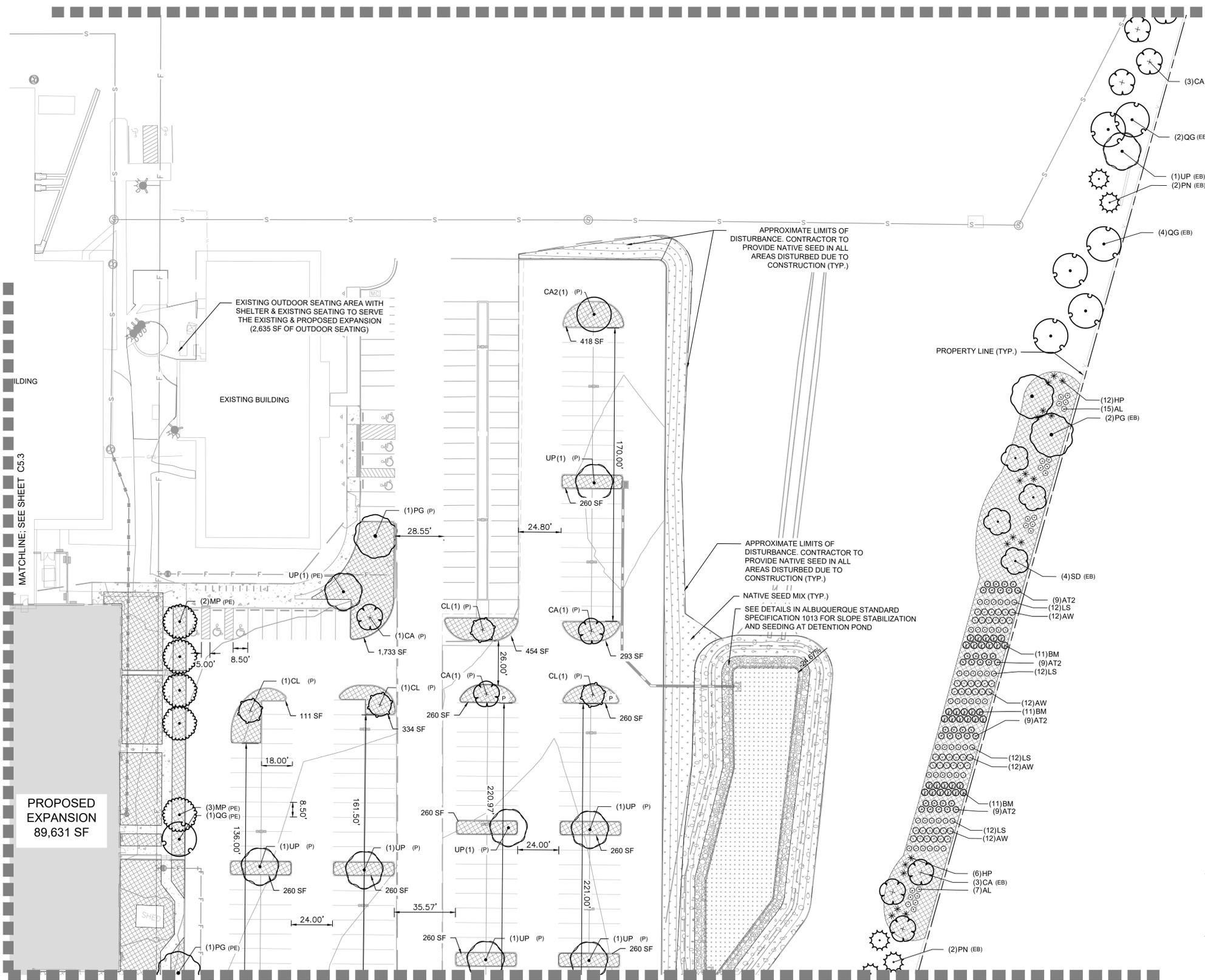


PROJECT NO.
096523009

SHEET
C5.1

THIS DOCUMENT, TOGETHER WITH THE CONTRACT AND REVISIONS HERETO, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND GROUND FOR WHICH IT WAS PREPARED. REVIEW OF AND MODIFICATIONS TO THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ASSUMPTION BY THE ARCHITECT OR ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO ARCHITECT AND ASSOCIATES, INC.

MATCHLINE; SEE SHEET C5.1



MATCHLINE; SEE SHEET C5.3

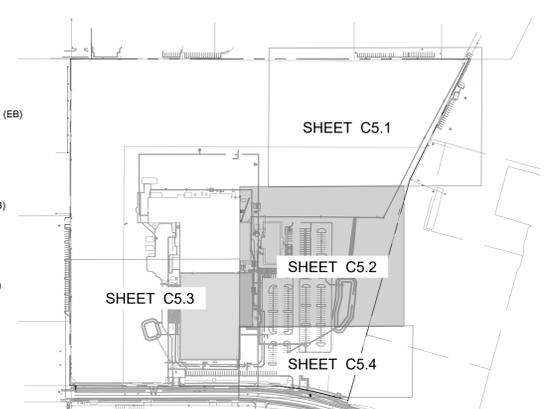
PROPOSED EXPANSION
89,631 SF

EXISTING OUTDOOR SEATING AREA WITH SHELTER & EXISTING SEATING TO SERVE THE EXISTING & PROPOSED EXPANSION (2,635 SF OF OUTDOOR SEATING)

APPROXIMATE LIMITS OF DISTURBANCE. CONTRACTOR TO PROVIDE NATIVE SEED IN ALL AREAS DISTURBED DUE TO CONSTRUCTION (TYP.)

APPROXIMATE LIMITS OF DISTURBANCE. CONTRACTOR TO PROVIDE NATIVE SEED IN ALL AREAS DISTURBED DUE TO CONSTRUCTION (TYP.)

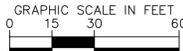
SEE DETAILS IN ALBUQUERQUE STANDARD SPECIFICATION 1013 FOR SLOPE STABILIZATION AND SEEDING AT DETENTION POND



KEY MAP
N.T.S

SYMBOL	CODE	QTY	BOTANICAL NAME
	XL2	8,281 SF	1-4" AGGREGATE MULCH ROCK
	XT	4,093 SF	2-4" AGGREGATE MULCH ROCK
	RM	57,793 SF	3/4"-1" ROCK MULCH
	XL	24,890 SF	APPLEWOOD NATIVE SEED MIX
	XA	8,060 SF	APPLEWOOD SEED MIX

SEE SHEET C5.9 - LANDSCAPE DETAILS FOR COMPLETE PLANT SCHEDULE



CONSTRUCTION BID NOTES:

- ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
- ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION. PLANS TAKE PRECEDENT OVER PLANT SCHEDULE FOR PLANT QUANTITY COUNT.

LANDSCAPE NOTES:

- TREE CANOPIES AND GROUND-LEVEL PLANS SHALL COVER A MINIMUM OF 75 PERCENT OF THE TOTAL LANDSCAPE AREA AS MEASURED BY CANOPY WIDTH OR THE AREA BENEATH THE DRIPLINE OF THE MATURE SIZE OF THE ACTUAL VEGETATION.
- NO MORE THAN 10 PERCENT OF REQUIRED LANDSCAPE AREAS SHALL BE TURF GRASS SPECIES REQUIRING IRRIGATION FOR SURVIVAL AFTER THE FIRST 2 GROWING SEASONS.
- THE USE OF GRAVEL OR CRUSHER FINES AS GROUND COVER IS LIMITED TO A MAXIMUM OF 75 PERCENT OF ANY LANDSCAPED AREA.
- VEGETATION REQUIRED BY THIS SECTION 14-16-5-6 SHALL BE LOCATED AT LEAST 3 FEET IN ANY DIRECTION FROM ANY FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS.
- TREES SHALL NOT BE PLANTED WITHIN 10 FEET IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
- IRRIGATION WILL BE PROPOSED FOR THIS SITE AT THE CD PLAN LEVEL.

MATCHLINE; SEE SHEET C5.4

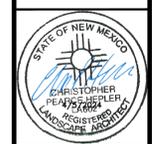
NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
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6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: ECS
DRAWN BY: ECS
CHECKED BY: EIWS
DATE: 4/5/2024

LEGAL DESCRIPTION:
TRACT A ATRISCO BUSINESS PARK UNIT 1 CONTAINING 39.775 ACRES

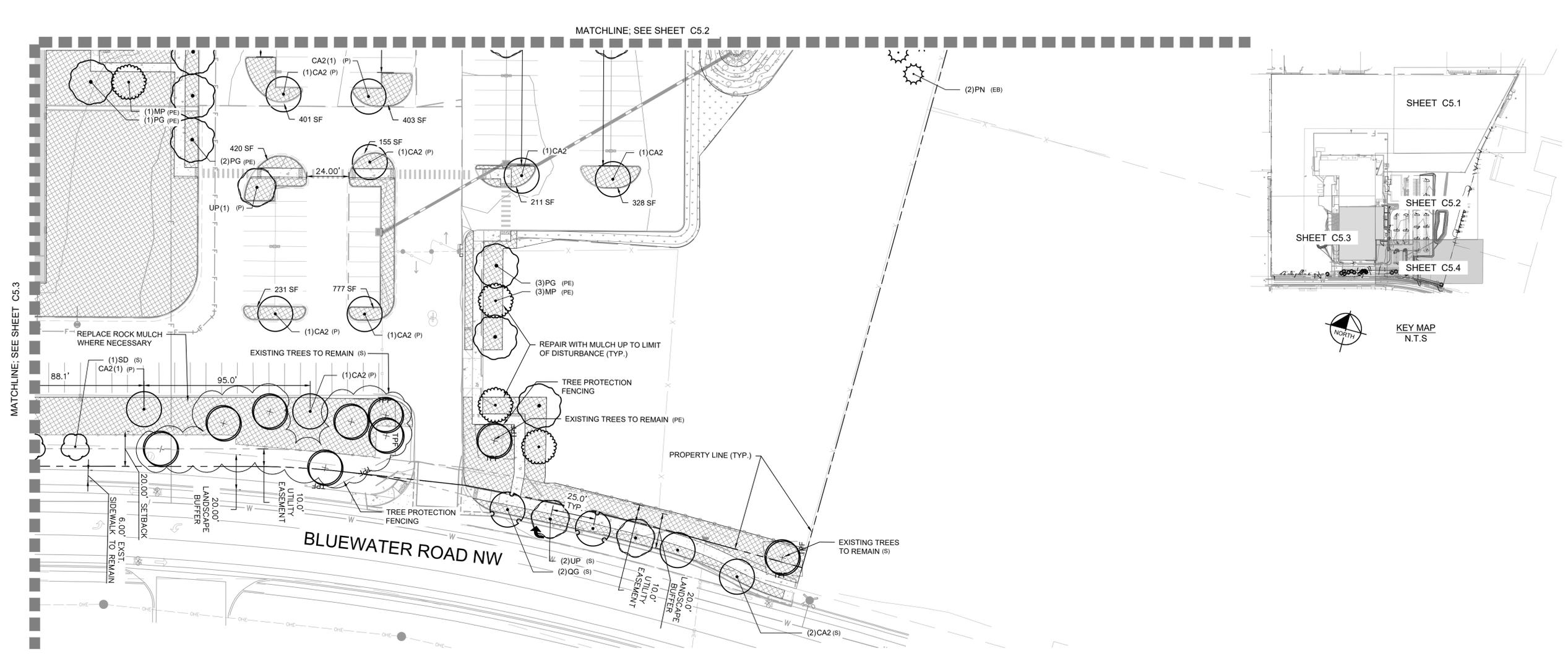
ABB ABQ ADDITION
6625 BLUEWATER ROAD NW
SITE PLAN - DFT
DETAILED LANDSCAPE PLAN



PROJECT NO.
096523009

SHEET
C5.2

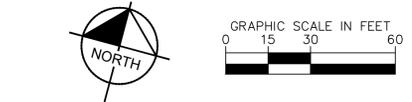
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PLANT SCHEDULE LANDSCAPE AREA

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	XI	28	----- EXISTING TREE TO REMAIN
DECIDUOUS TREES			
	CA2	16	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN
	MP	12	MACLURA POMIFERA OSAGE ORANGE
	PG	14	PROSOPIS GLANDULOSA HONEY MESQUITE
	QG	13	QUERCUS GAMBELII GAMBEL OAK
	SD	9	SAPINDUS DRUMMONDII WESTERN SOAPBERRY
	UP	13	ULMUS PARVIFOLIA LACEBARK ELM
EVERGREEN TREES			
	JS	4	JUNIPERUS MONOSPERMA ONESEED JUNIPER
	PN	6	PINUS NIGRA AUSTRIAN PINE

ORNAMENTAL TREES			
	CL	10	CHILOPSIS LINEARIS DESERT WILLOW
	CA	10	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN
SHRUBS			
	AL	22	AMORPHA CANESCENS LEADPLANT
	AW	48	ANISACANTHUS WRIGHTII WRIGHT'S DESERT HONEYSUCKLE
	AT2	36	ARTEMISIA TRIDENTATA BIG SAGEBRUSH
	BM	33	BUDDLEJA MARRUBIFOLIA WOOLLY BUTTERFLY BUSH
	FP	9	FALLUGIA PARADOXA APACHE PLUME
	HP	28	HESPERALOE PARVIFLORA RED YUCCA
	LS	78	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS RANGER
ORNAMENTAL GRASSES			
	SW	6	SPOROBOLUS WRIGHTII BIG SACATON
GROUND COVERS			
	XL2	8,281 SF	1-4" AGGREGATE MULCH ROCK
	XT	4,093 SF	1-4" ANGULAR AGGREGATE MULCH
	RM	57,793 SF	2-4" AGGREGATE MULCH ROCK
	XL	24,890 SF	2-4" ANGULAR AGGREGATE MULCH
	XL	24,890 SF	3/4"-1" ROCK MULCH TO MATCH EXISTING
	XL	24,890 SF	APPLEWOOD NATIVE SEED MIX
	XA	8,060 SF	NATIVE SEED MIX APPLEWOOD SEED MIX DETENTION SEED MIX



- CONSTRUCTION NOTES:**
- ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
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- LANDSCAPE NOTES:**
- TREE CANOPIES AND GROUND-LEVEL PLANS SHALL COVER A MINIMUM OF 75 PERCENT OF THE TOTAL LANDSCAPE AREA AS MEASURED BY CANOPY WIDTH OR THE AREA BENEATH THE DRIPLINE OF THE MATURE SIZE OF THE ACTUAL VEGETATION.
 - NO MORE THAN 10 PERCENT OF REQUIRED LANDSCAPE AREAS SHALL BE TURF GRASS SPECIES REQUIRING IRRIGATION FOR SURVIVAL AFTER THE FIRST 2 GROWING SEASONS.
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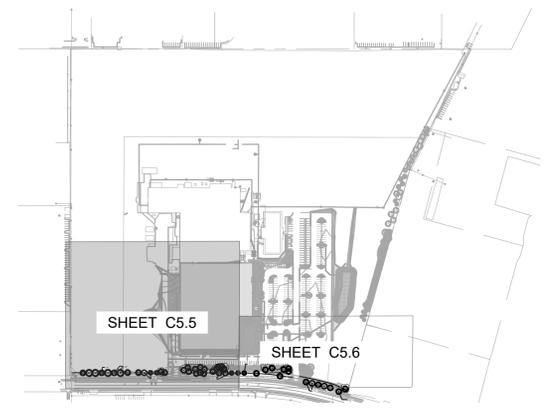
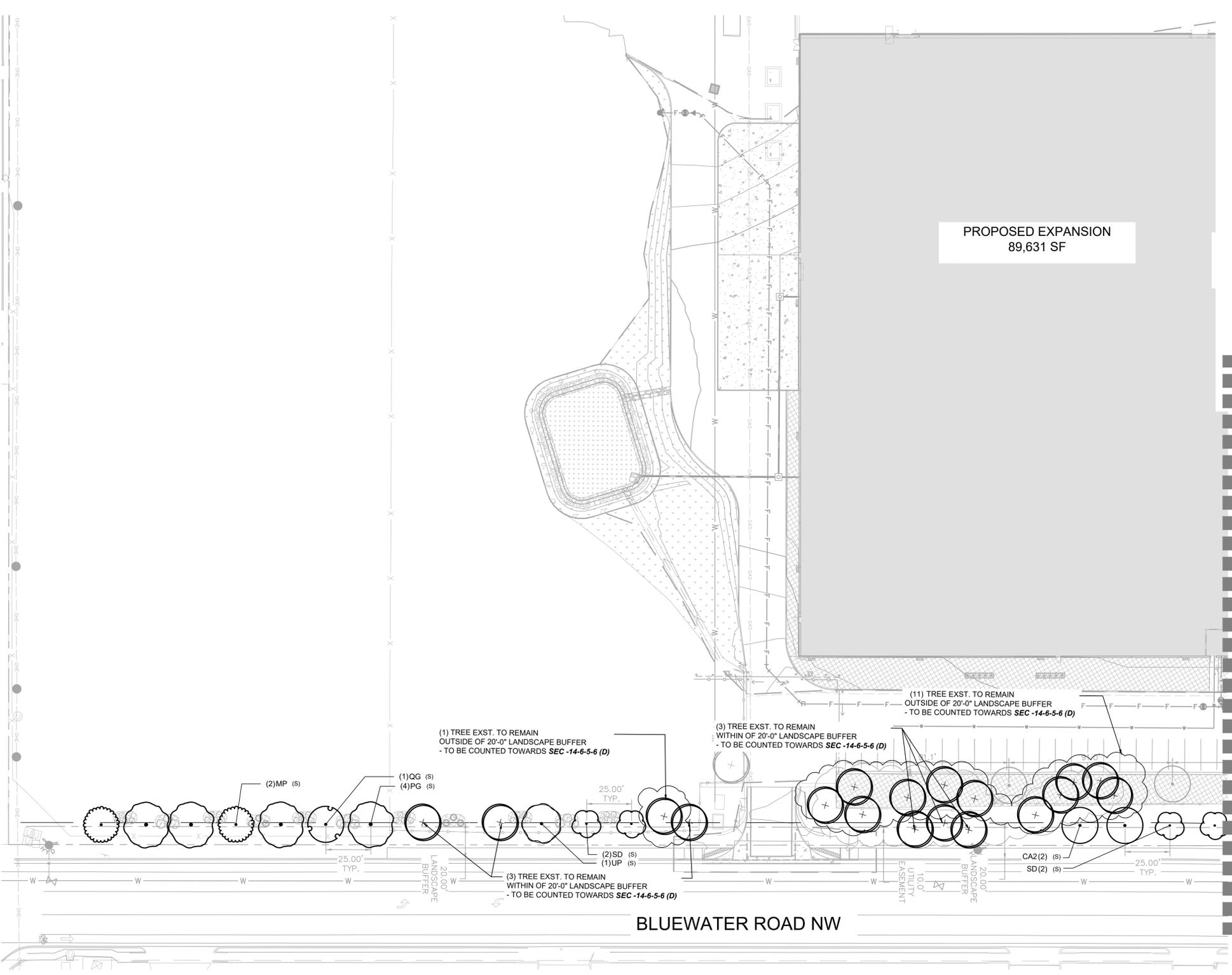
LEGAL DESCRIPTION:
 TRACT A, ATRISCO BUSINESS
 PARK, UNIT 1, CONTAINING
 39.775 ACRES

ABB ABQ ADDITION
 6625 BLUEWATER ROAD NW
 SITE PLAN - DFT
 DETAILED LANDSCAPE PLAN



PROJECT NO.
 096523009
 SHEET
C5.4

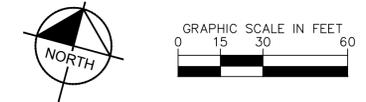
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ALTERNATE LANDSCAPE
STREET FRONTAGE 14-6-5-6(D)

1 TREE / 25 LF OF STREET FRONTAGE REQUIRED =	45 TREES
TOTAL TREES PROPOSED	21 TREES
TOTAL EXISTING TREES TO REMAIN FOR STREET FRONTAGE REQ.	26 TREES
EXISTING TREES WITHIN 20'-0" LANDSCAPE BUFFER	8 TREES
EXISTING TREES OUTSIDE 20'-0" LANDSCAPE BUFFER	18 TREES
TOTAL TREES PROVIDED (EXISTING AND PROPOSED)	47 TREES

MATCHLINE: SEE SHEET C5.6



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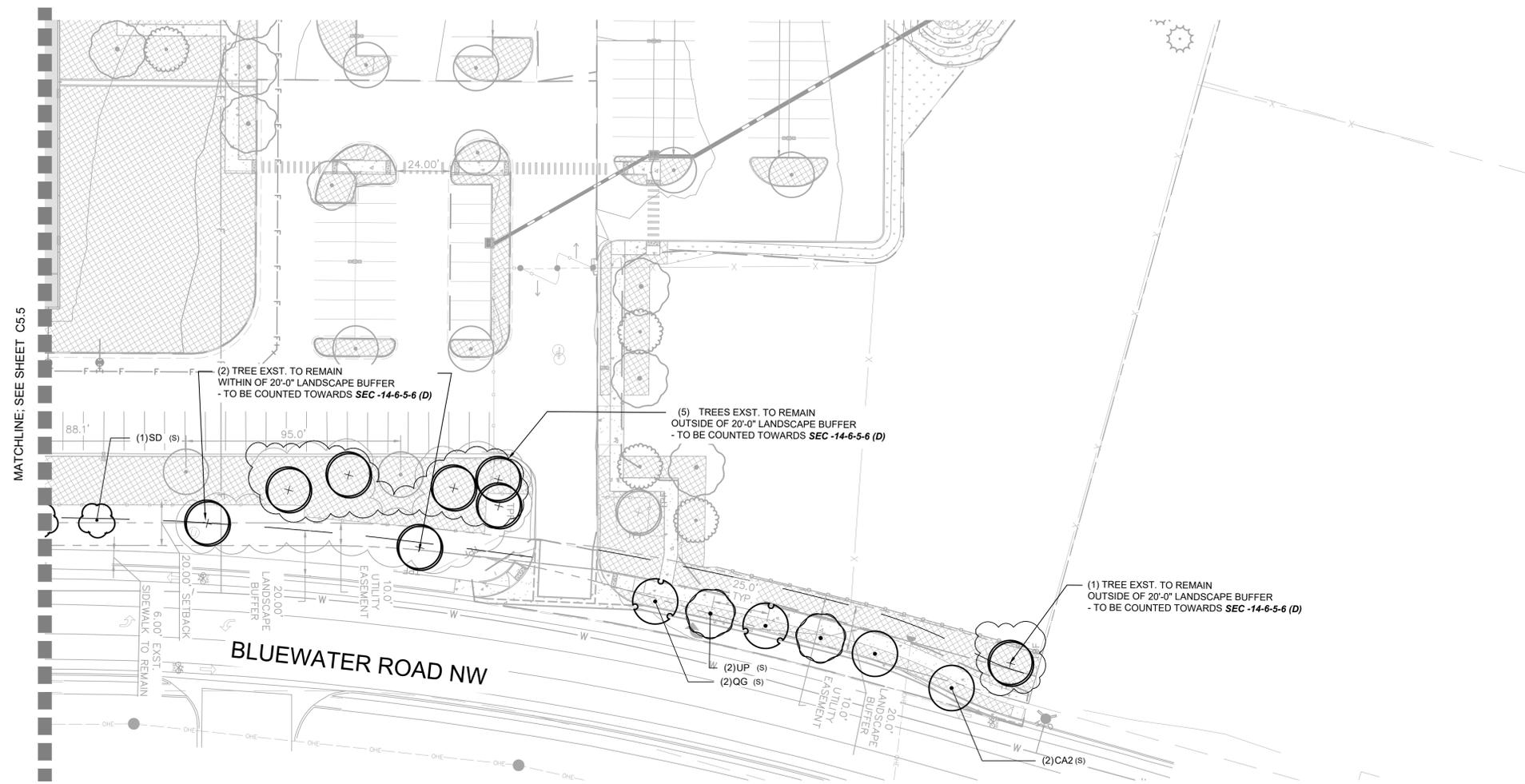
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PARK UNIT 1 CONTAINING
39.775 ACRES

ABB ABQ ADDITION
6625 BLUEWATER ROAD NW
SITE PLAN - DFT
ALTERNATE LANDSCAPE PLAN

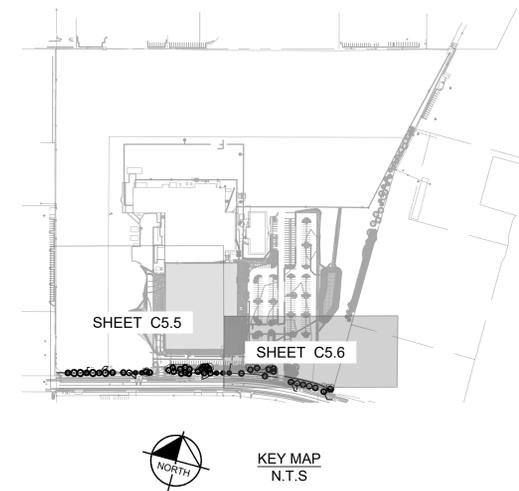


PROJECT NO.
096523009
SHEET
C5.5

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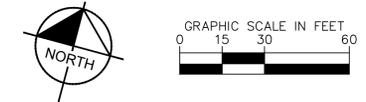


MATCHLINE: SEE SHEET C5.5



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STREET FRONTAGE 14-6-5-6(D)

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TOTAL TREES PROPOSED	21 TREES
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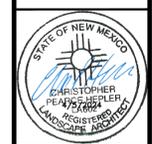
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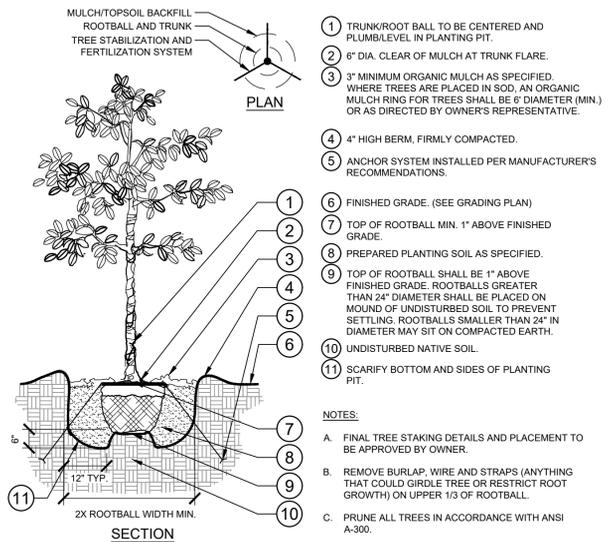
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TRACT A, ATRISCO BUSINESS PARK UNIT 1 CONTAINING 39.775 ACRES

ABB ABQ ADDITION
6625 BLUEWATER ROAD NW
SITE PLAN - DFT
ALTERNATE LANDSCAPE PLAN

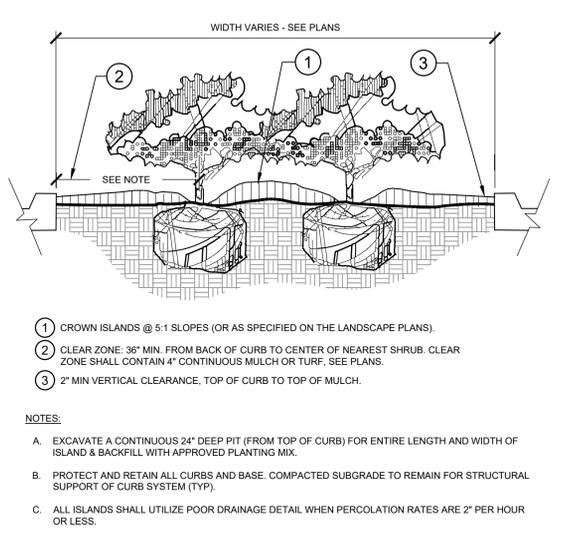


PROJECT NO.
096523009
SHEET
C5.6

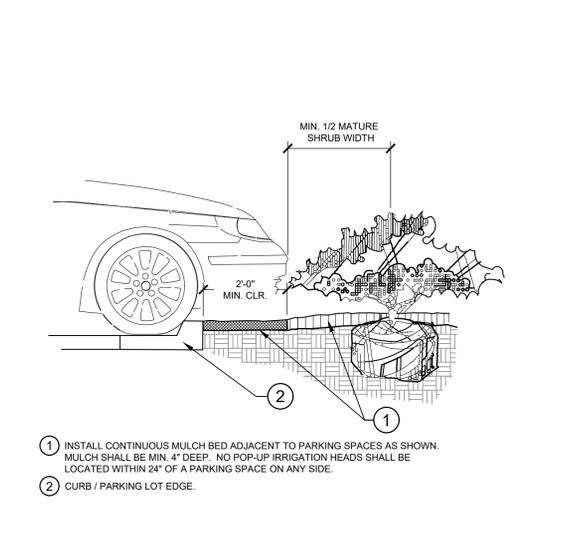
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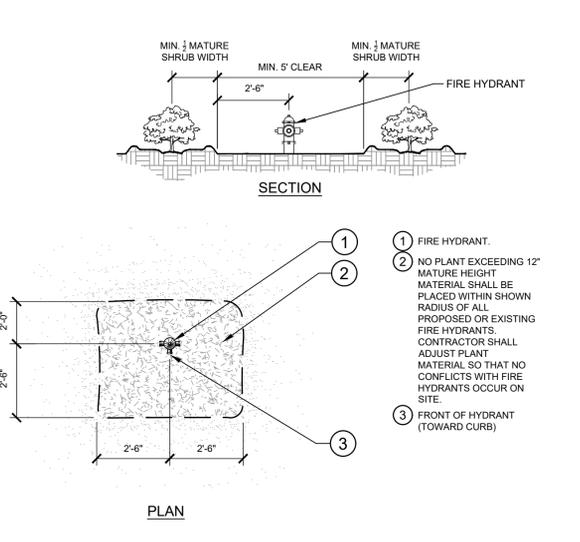
1 TREE PLANTING
SECTION / PLAN
NTS



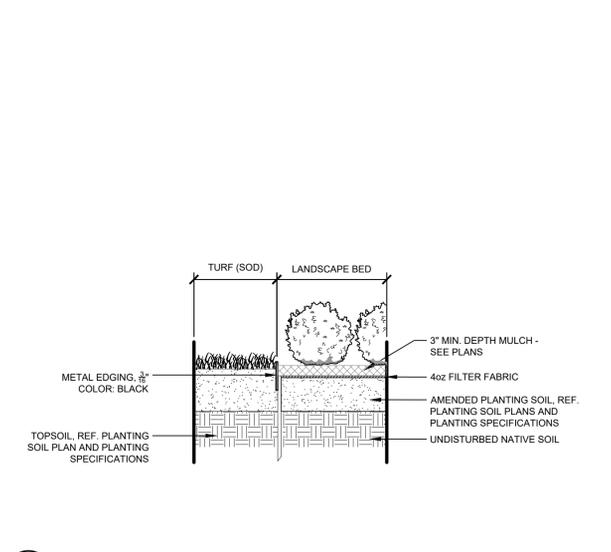
2 PLANTED PARKING LOT ISLANDS/MEDIANS
SECTION
NTS



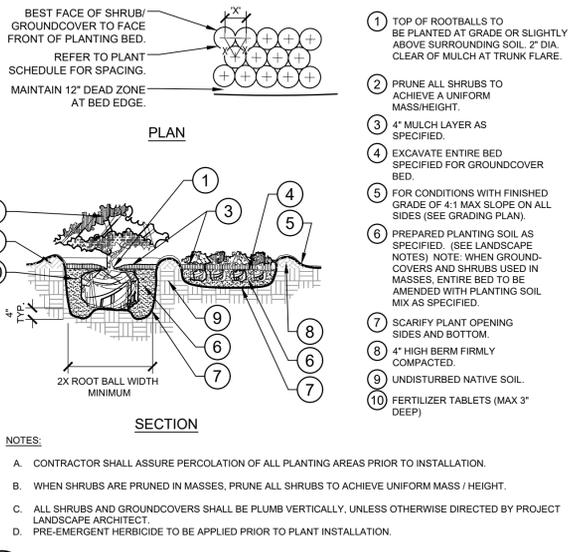
3 PARKING SPACE/CURB PLANTING
SECTION
NTS



4 SHRUB PLANTING AT FIRE HYDRANT
SECTION / PLAN
NTS



5 METAL EDGER AT PLANTING BED
SECTION / PLAN
1" = 1"
096-523-009-21
NTS



6 SHRUB/GROUNDCOVER PLANTING
SECTION / PLAN
NTS

DETENTION SEED MIX

WATER PLANTAIN	ALISMA SUBCORDATUM
SWAMP MILKWEED	ASCLEPIAS INCARNATA
TICKSEED SUNFLOWER	BIDENS ARISTOSA
ALLEGHENY MONKEYFLOWER	MIMULUS RINGENS
DITCH STONECROP	PENTHORUM SEDOIDES
CUTLEAF CONEFLOWER	RUDBECKIA LACINIATA
COMMON ARROWHEAD	SAGITTARIA LATIFOLIA
BLUE VERVAIN	VERBENA HASTATA
AWL-FRUITED SEDGE	CAREX STIPATA
FOX SEDGE	CAREX VULPINOIDEA
VIRGINIA WILDRIE	ELYMUS VIRGINICUS
SPIKE RUSH	ELEOCHARIS SPECIES
SOFT RUSH	JUNCUS EFFUSUS
PATH RUSH	JUNCUS TENUIS
RICE CUT GRASS	LEERSIA ORYZOIDES
SWITCHGRASS	PANICUM VIRGATUM
SOFTSTEM BULRUSH	SCHOENOPLECTUS TABERNAEMONTANI
PRAIRIE CORDGRASS	SPARTINA PECTINATA

NURSE CROPS:	AVENA SATIVA
COMMON OATS	LOLIUM MULTIFLORUM
ANNUAL RYE	

THIS MIX IS COMPOSED OF TENACIOUS SPECIES OF WILDFLOWERS, GRASSES, RUSHES AND SEDGES THAT CAN TOLERATE AREAS THAT ARE INUNDATED PERIODICALLY BY WATER. PRODUCT CODE: DBWT PLANTING RATE: 35 LBS./ACRE *MIXTURE MAY VARY OCCASIONALLY FROM THE INDICATED LISTING, BASED ON AVAILABILITY OF INDIVIDUAL SPECIES. NOTE: POND STABILIZATION TO FOLLOW SECTION 1013. SEE DETAILS IN ALBUQUERQUE STANDARD SPECIFICATION 1013 FOR SLOPE STABILIZATION AND SEEDING AT DETENTION POND

NATIVE SEED MIX

SANDY SOILS	#PLS/AC
Hilaria jamesii 'Viva' - Galleta	7.0
Oryzopsis hymenoides 'Paloma' - Indian Rice Grass	5.0
Bouteloua gracilis 'Hachita' - Blue Grama	2.0
Bouteloua curtipendula 'Vaughn' - Sideoats Grama	1.0
Agropyron smithii 'Arriba' - Western Wheat	1.0
Sporobolus cryptandrus - Sand Dropseed	1.0
Sporobolus airoides 'Salado' - Alkali Sacaton	1.0
Artemisia frigida - Fringed sagebush	.25
Sphaeralcea ambigua - Desert Globemallow	.25
Sphaeralcea parvifolia - Nelson Globemallow	.25
Helianthus annuus	.5
Oenothera pallida - White Evening Primrose	.25
Baileya multiradiata - Desert Marigold	.25
Abronia fragrans or Abronia villosa - Sand Verbena	.25

Dalea purpurea var purpurea - Purple Prairie Clover	.25
Machaeranthera canescens - Hoary tansyaster	.25
Berlandiera lyrata - Chocolate Flower	.25
Ratibida columnifera forma pulcherrima - Mexican Hat	.25

NOTE: POND STABILIZATION TO FOLLOW SECTION 1013. SEE DETAILS IN ALBUQUERQUE STANDARD SPECIFICATION 1013 FOR SLOPE STABILIZATION AND SEEDING AT DETENTION POND.

SEED RATE IS GIVEN IN POUNDS OF PURE LIVE SEED (PLS) PER ACRE. MIX SHALL INCLUDE AT LEAST FOUR OF THE WILDFLOWER SPECIES LISTED BELOW AT A TOTAL APPLICATION RATE OF AT LEAST 2.0# PLS/AC.

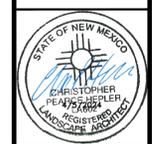
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LEGAL DESCRIPTION:
TRACT A, ATRISCO BUSINESS
PARK UNIT 1 CONTAINING
39.775 ACRES

ABB ABQ ADDITION
6625 BLUEWATER ROAD NW
SITE PLAN - DFT
LANDSCAPE DETAILS



PROJECT NO.
096523009

SHEET
C5.8

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PLANT SCHEDULE LANDSCAPE AREA

SYMBOL	CODE	QTY	BUFFER	LANDSCAPE AREA	STREET SCAPE	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
TREES										
	XI	28	2		26	-----	EXISTING TREE TO REMAIN	-		
DECIDUOUS TREES										
	CA2	16		8	8	CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	B & B	2" CAL MIN	10' - 12' HT. MIN.
	MP	12	1	9	2	MACLURA POMIFERA	OSAGE ORANGE	B & B	2" CAL MIN	10' - 12' HT. MIN.
	PG	14	2	8	4	PROSOPIS GLANDULOSA	HONEY MESQUITE	B & B	2" CAL MIN	10' - 12' HT. MIN.
	QG	13	9	1	3	QUERCUS GAMBELII	GAMBEL OAK	B & B	2" CAL MIN	10' - 12' HT. MIN.
	SD	9	4		5	SAPINDUS DRUMMONDII	WESTERN SOAPBERRY	B & B	2" CAL MIN	10' - 12' HT. MIN.
	UP	13	1	9	3	ULMUS PARVIFOLIA	LACEBARK ELM	B & B	2" CAL MIN	10' - 12' HT. MIN.
EVERGREEN TREES										
	JS	4	4			JUNIPERUS MONOSPERMA	ONESEED JUNIPER	B & B		6' HT MIN
	PN	6	6			PINUS NIGRA	AUSTRIAN PINE	B & B		6' HT MIN
ORNAMENTAL TREES										
	CL	10	6	4		CHILOPSIS LINEARIS	DESERT WILLOW	B & B	2" CAL MIN	10' - 12' HT. MIN.
	CA	10	7	3		CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	B & B	2" CAL MIN	10' - 12' HT. MIN.
SYMBOL	CODE	QTY	BUFFER	LANDSCAPE AREA	STREET SCAPE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
SHRUBS										
	AL	22	22			AMORPHA CANESCENS	LEADPLANT	5 GAL	SEE PLAN	18" FULL
	AW	48	48			ANISACANTHUS WRIGHTII	WRIGHT'S DESERT HONEYSUCKLE	5 GAL	SEE PLAN	18" HT MIN
	AT2	36	36			ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	5 GAL	SEE PLAN	36" FULL
	BM	33	33			Buddleja MARRUBIFOLIA	WOOLY BUTTERFLY BUSH	5 GAL	SEE PLAN	36" FULL
	FP	9			9	FALLUGIA PARADOXA	APACHE PLUME	5 GAL	SEE PLAN	24" FULL
	HP	28	18	10		HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	SEE PLAN	18" FULL
	LS	78	48		30	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	SEE PLAN	24" HT MIN
ORNAMENTAL GRASSES										
	SW	6			6	SPOROBOLUS WRIGHTII	BIG SACATON	1 GAL		
SYMBOL	CODE	QTY	BUFFER	LANDSCAPE AREA	STREET SCAPE	BOTANICAL NAME	COMMON NAME	CONT		
GROUND COVERS										
	XL2	8,281 SF		8,281 SF		1-4" AGGREGATE MULCH ROCK	1-4" ANGULAR AGGREGATE MULCH	ROCK		
	XT	4,093 SF		4,093 SF		2-4" AGGREGATE MULCH ROCK	2-4" ANGULAR AGGREGATE MULCH	ROCK		
	RM	57,793 SF	9,350 SF	37,750 SF	10,693 SF	3/4"-1" ROCK MULCH	TO MATCH EXISTING	-		
	XL	24,890 SF		24,890 SF		APPLEWOOD NATIVE SEED MIX	NATIVE SEED MIX	SEED		
	XA	8,060 SF		8,060 SF		APPLEWOOD SEED MIX	DETENTION SEED MIX	SEED		

CODE TABLE

LANDSCAPE AREA
TOTAL LOT AREA = 39.94 ACRES / 1,739,791 SF

TOTAL GROSS LOT AREA = 1,739,791 SF
TOTAL BUILDING AREA (EXISTING TO REMAIN) = 103,007 SF
TOTAL BUILDING AREA (PROPOSED) = 89,631 SF
NET LOT AREA = 1,547,153 SF

TOTAL NET LOT AREA = 1,547,153 x 20% =
TOTAL LANDSCAPE REQUIREMENT = 309,431 SF

EXISTING LANDSCAPE = 285,700 SF
PROPOSED LANDSCAPE = 94,658 SF
TOTAL LANDSCAPE AREA PROVIDED = 380,358 SF (24%)
*NOT COUNTING OVERLAPPING MULCH

EXISTING TREES TO BE REMOVED = 3 TREE
EXISTING TREES TO REMAIN = 28 TREES
PROVIDED SHADE TREES = 77 TREES
PROVIDED ACCENT/ORNAMENTAL TREES = 20 TREES
PROVIDED EVERGREEN TREES = 10 TREES

TOTAL COVERAGE (PROPOSED LANDSCAPE AREA) 94,658 x 75% =
TOTAL COVERAGE REQUIREMENT = 70,933.5 SF
TOTAL COVERAGE PROVIDED = 107,853 SF
COVERAGE OF ROCK MULCH PROVIDED = 63,886.5 SF (66%)
COVERAGE OF GROUND-LEVEL PLANTS REQ. = 23,664.5 SF (25%)
COVERAGE OF GROUND-LEVEL PLANTS PROV. = 38,150 SF (40%)
*CALCULATION ASSUMES 20 SF PER GROUND PLANT AS AN AVERAGE MATURE SPREAD AND CANOPY COVERAGE

14-6-5-6(F) PARKING LOT LANDSCAPING (P)
242 PROPOSED PARKING STALLS
1 TREE EVERY 100'-0" FT OF PARKING
1 TREE / FOR EACH 10 PARKING STALLS REQUIRED = 25 TREES
TOTAL TREES PROVIDED = 27 TREES

14-6-5-6(D) STREET TREE LANDSCAPING (S)
1,118 LF OF STREET FRONTAGE
1 TREE / PER 25 LF OF STREET FRONTAGE REQUIRED = 45 TREES
TOTAL TREES PROVIDED = 21 TREES
EXISTING TREES TO REMAIN = 26 TREES
(8) EXISTING TREES ARE WITHIN 20'-0" LANDSCAPE BUFFER
(18) EXISTING TREES ARE OUTSIDE 20'-0" LANDSCAPE BUFFER

14-6-5-6(E) EDGE BUFFER LANDSCAPING (EB)
819 LF OF PERIMETER
1 TREE / PER 20 LF OF SITE PERIMETER REQUIRED = 41 TREES
5 SHRUBS / PER 20 LF OF SITE PERIMETER REQUIRED = 205 SHRUBS
TOTAL TREES PROVIDED = 41 TREES
TOTAL SHRUBS PROVIDED = 205 SHRUBS

14-6-5-6(C) PEDESTRIAN WALKWAYS (PE)
459 LF OF PEDESTRIAN WALKWAYS
1 TREE / PER 25 LF OF PEDESTRIAN WALKWAY REQUIRED = 19 TREES
TOTAL TREES PROVIDED = 19 TREES

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
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DESIGNED BY: ECS
DRAWN BY: ECS
CHECKED BY: EIVS
DATE: 4/5/2024

LEGAL DESCRIPTION:
TRACT A, TRISCO BUSINESS
PARK UNIT 1 CONTAINING
39.775 ACRES

ABB ABQ ADDITION
6625 BLUEWATER ROAD NW
SITE PLAN - DFT
LANDSCAPE DETAILS



PROJECT NO.
096523009

SHEET
C5.9