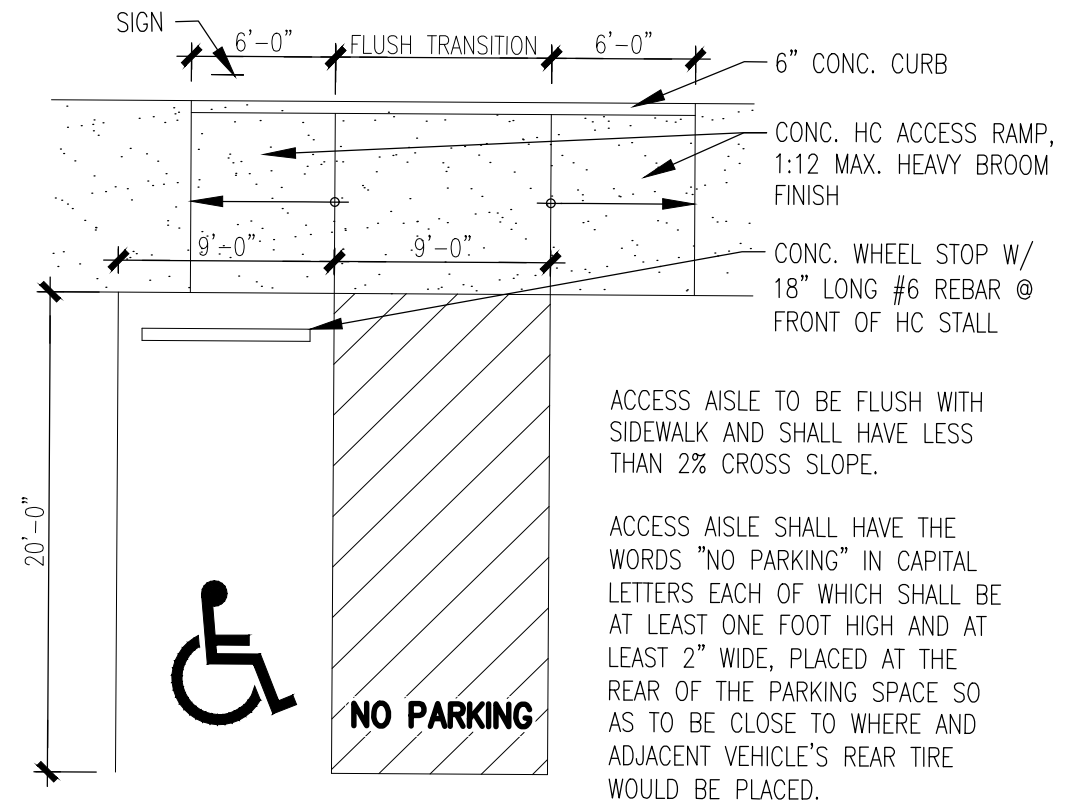
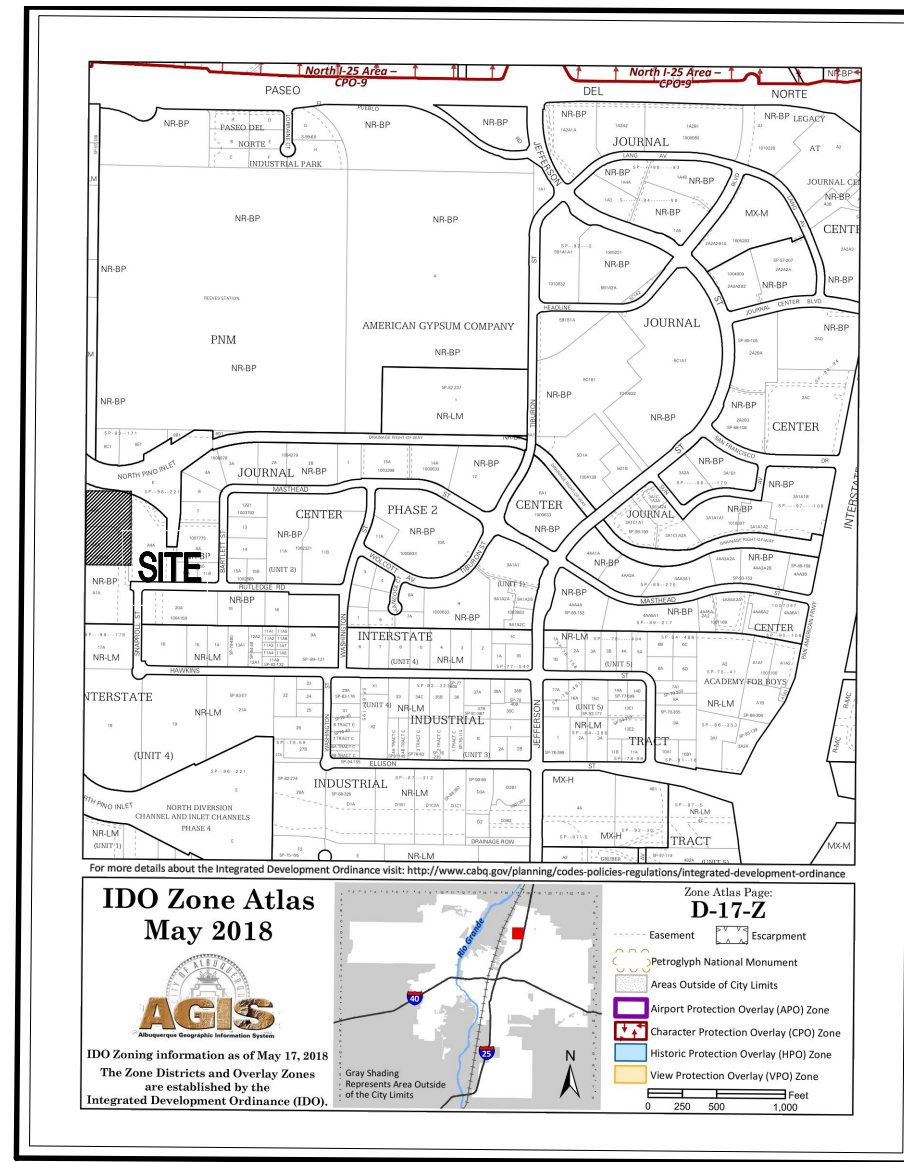


NOTE:
THIS SITE PLAN MEETS THE REQUIREMENTS OF THE JOURNAL CENTER MASTER PLAN. THE IDO WILL APPLY TO ANY REQUIREMENTS NOT SPECIFIED IN THE JOURNAL CENTER MASTER PLAN.

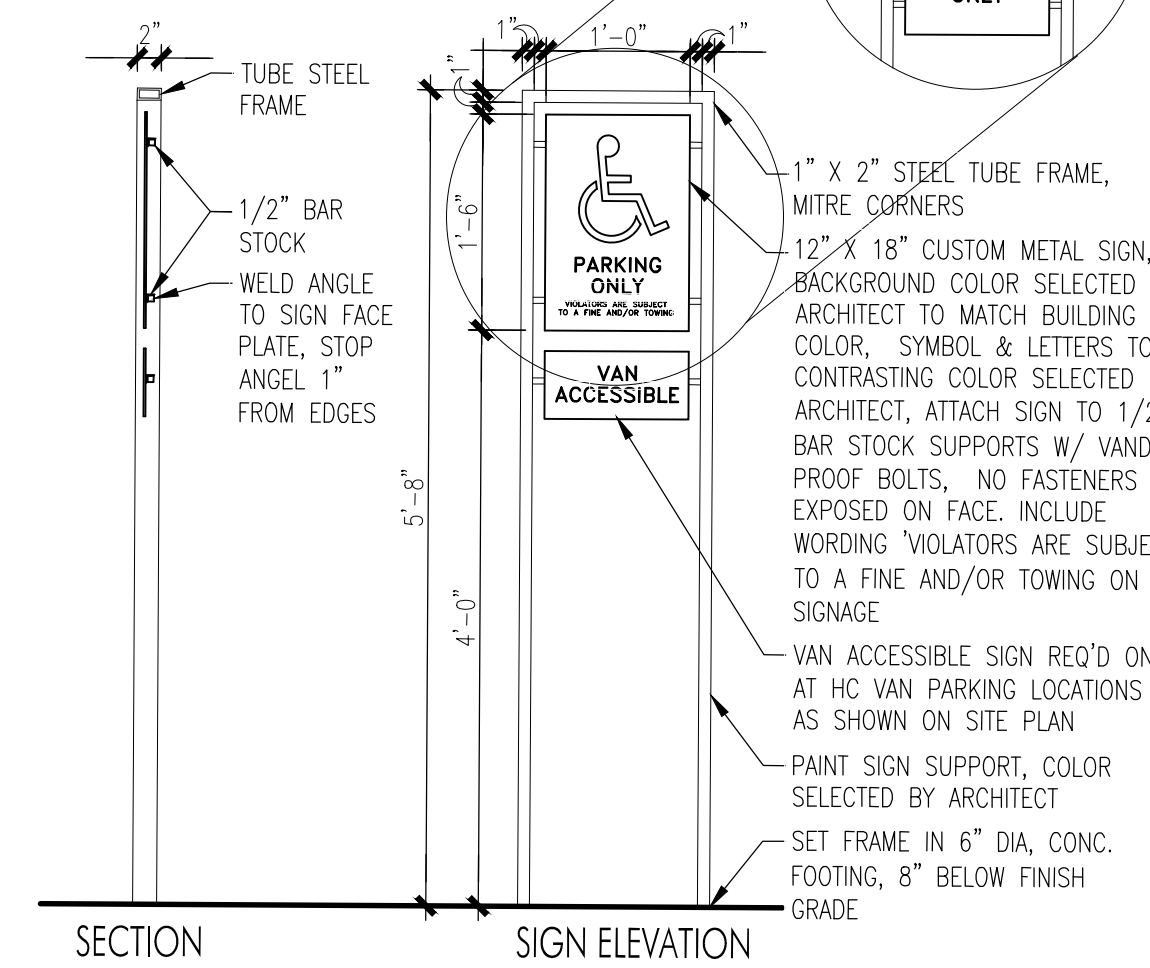
KEYED NOTES

- 1 CONCRETE CURB, REFER DETAIL
- 2 SIGNAGE
- 3 CURB RAMPS
- 4 HANDICAPPED PARKING
- 5 ASPHALT PAVING
- 6 CONCRETE DOCK WELLS



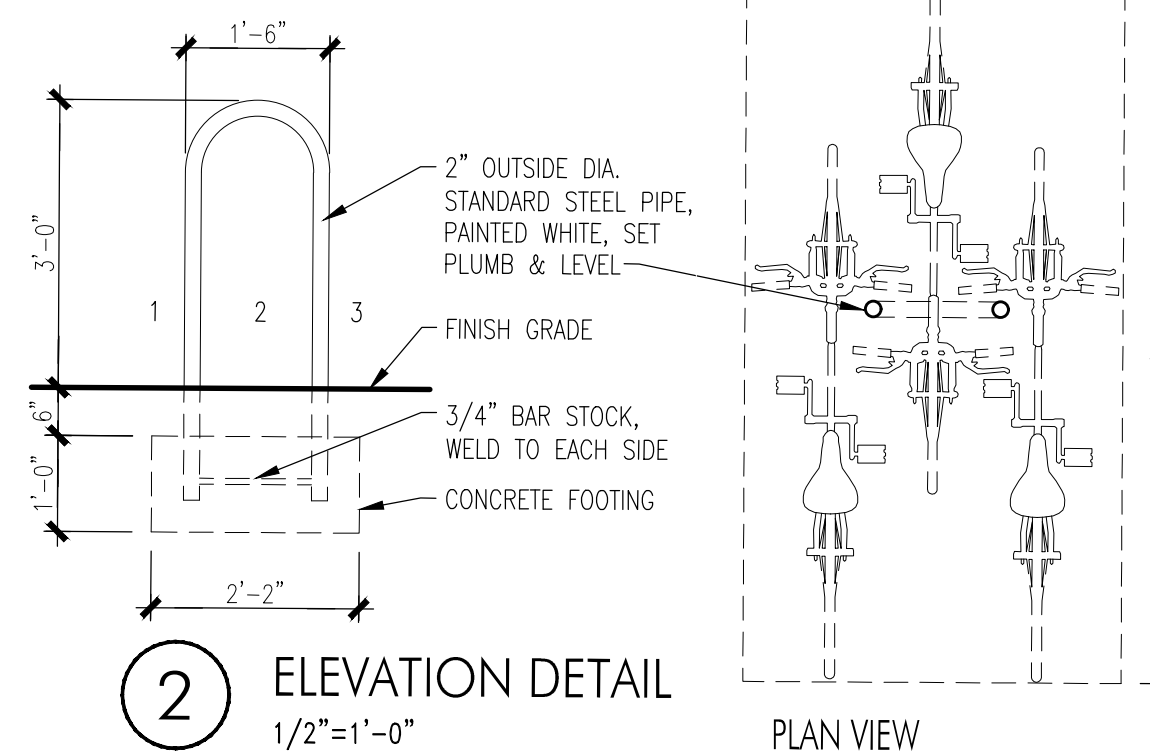
4 ACCESSIBLE PARKING

1/8"=1'-0"



3 PARKING SIGNS

3/4"=1'-0"



2 ELEVATION DETAIL

1/2"=1'-0"

PROJECT NO. PR-2021-006258
APPLICATION NO. SI-2022-00057-SITE PLAN

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE EPC, DATED AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

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

DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:

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

PROJECT INFORMATION

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

CURRENT ZONING CLASSIFICATION: NR-BP

NET SITE AREA: 206,704 SF 4.7453 ACRES

BUILDING AREA: OFFICE 4,343 GSF
WAREHOUSE 57,702 GSF
62,045 GSF

FAR: 30.0

PARKING ANALYSIS:

OFF-STREET PARKING
OFFICE 4,343 GSF 1:300 = 15 SPACES
WAREHOUSE 20,000 GSF 1:1000 (1ST 20000SF) = 20 SPACES
20,000 GSF 1:2000 (2ND 20000SF) = 10 SPACES
7,702 GSF 1:4000 (REMAINDER) = 5 SPACES

REQUIRED 50 SPACES
PROVIDED 105 SPACES
105 + 8 TRAILER SPACES = 113 TOTAL SPACES PROVIDED

HANDICAP PARKING (101-150 PRVD) = REQUIRED 5 SPACES TOTAL (1 VAN)
PROVIDED 5 SPACES TOTAL (1 VAN)

MOTORCYCLE PARKING (50 RD PARKING SPACES) = REQUIRED 2 SPACES
PROVIDED 4 SPACES

BICYCLE PARKING (10% RD PARKING SPACES) = REQUIRED 5 SPACES
PROVIDED 6 SPACES

LEGEND

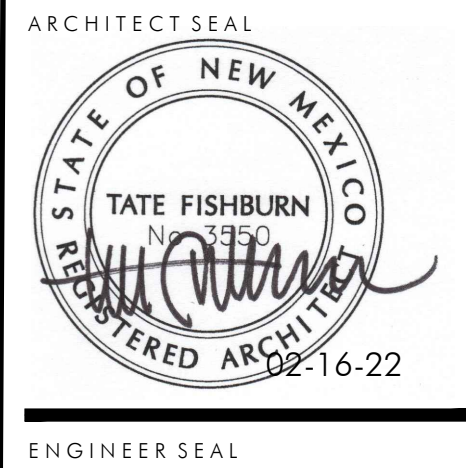
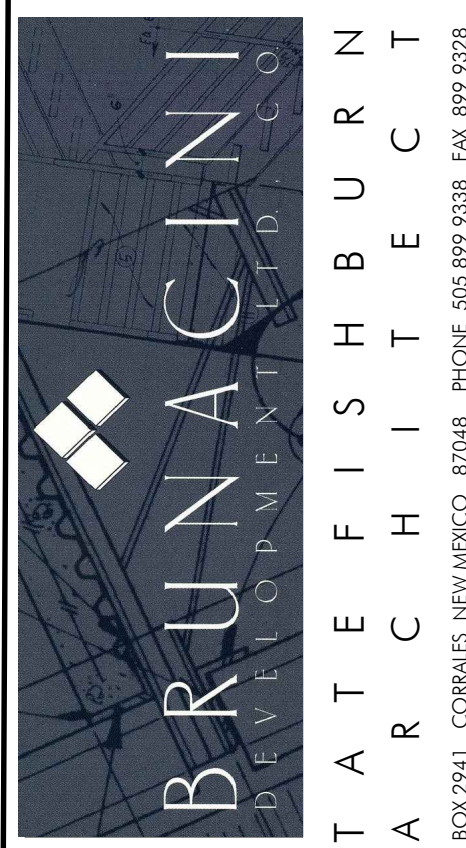
- PROPERTY LINE
- - - EASEMENT LINE
- [PONDING] PONDING AREA
- [LANDSCAPED AREA] LANDSCAPED AREA
- [EXISTING PARKING, DRIVES, CURBS AND LANDSCAPING TO REMAIN] EXISTING PARKING, DRIVES, CURBS AND LANDSCAPING TO REMAIN
- [HANDICAP PARKING PAVEMENT MARKING] HANDICAP PARKING PAVEMENT MARKING
- [FIRE HYDRANT]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

GENERAL NOTES

1. ALL SITE LIGHTING SHALL COMPLY WITH IDO SECTION 14-16-5-8. OUTDOOR AND SITE LIGHTING.
2. PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUMINATION REQUIREMENTS.
3. 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 FRO THE SITE PERIMETER.
4. 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.
5. SITE HANDICAP RAMPS SHALL BE BUILT BY COA STANDARD DRAWING #2441.

CURVE TABLE

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



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

REVISIONS

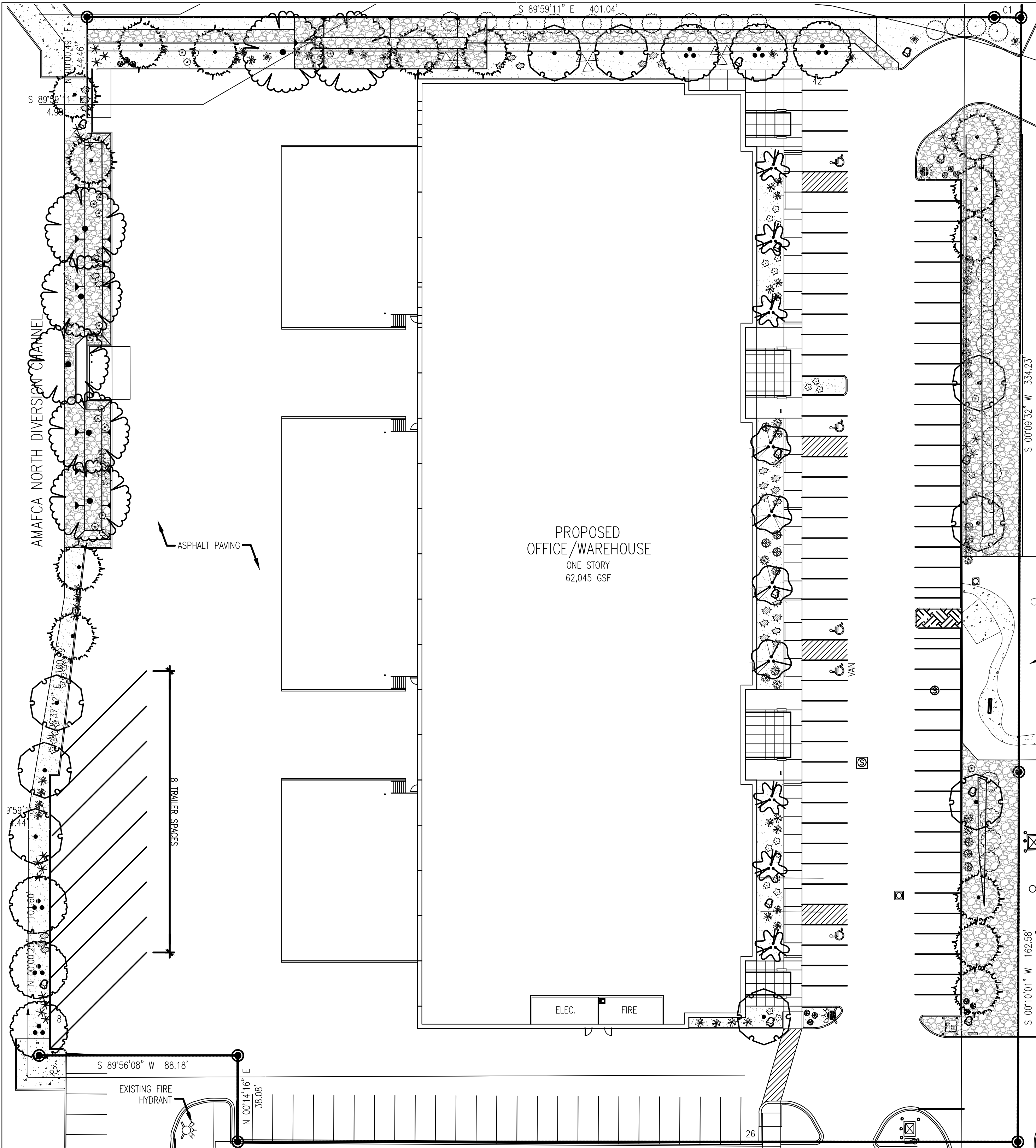
DATE FEBRUARY 16, 2022

NORTH SCALE 1"=30' OR AS NOTED

DRAWING NAME
SITE DEVELOPMENT
PLAN FOR
BUILDING PERMIT

SHEET NUMBER

SDP-1



LANDSCAPE CALCULATIONS

ZONING
APPLICABLE REGULATION(S)

TOTAL LOT AREA (ACRES)
TOTAL LOT AREA (SF)
BUILDING AREA (SF)
NET LOT AREA (SF)

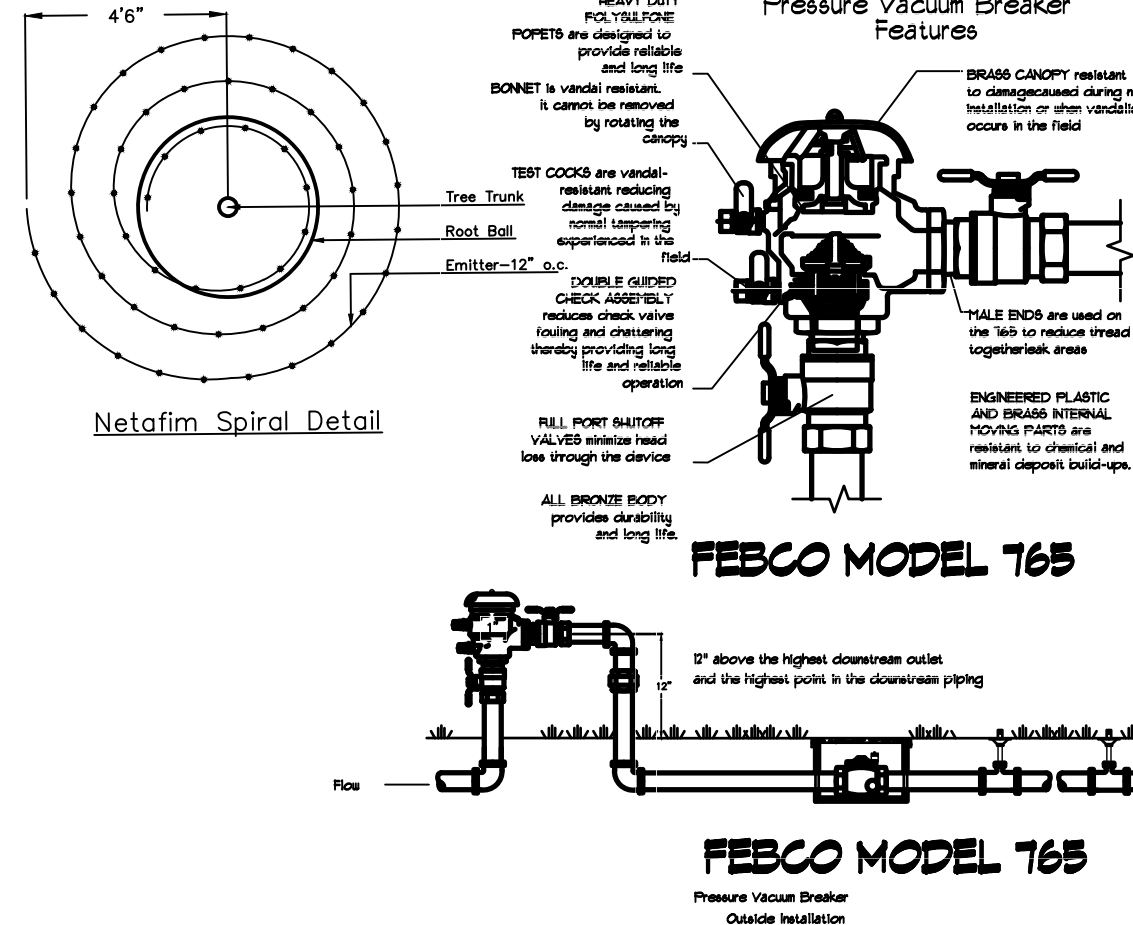
PD: PLANNED DEVELOPMENT
IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994

GROUND COVER (% - REQ)
GROUND COVER (SF - REQ)
GROUND COVER (SF - PROV.)
PARKING LOT AREA (SF)
REQ. PARKING LANDSCAPE 10% (SF)
PROV. PARKING LANDSCAPE (SF)
REQ. PARKING TREES (1/10 SPOTS)
PROV. PARKING TREES

VEGETATIVE COVER (% - REQ)
VEGETATIVE COVER (SF - REQ)
VEGETATIVE COVER (SF - PROV.)

REQ. TREES - 1ST AND 2ND STORY UNITS
PROVIDED UNIT TREES

COOL SEASON GRASS (SF)
COOL SEASON GRASS (% OF LANDSCAPE)

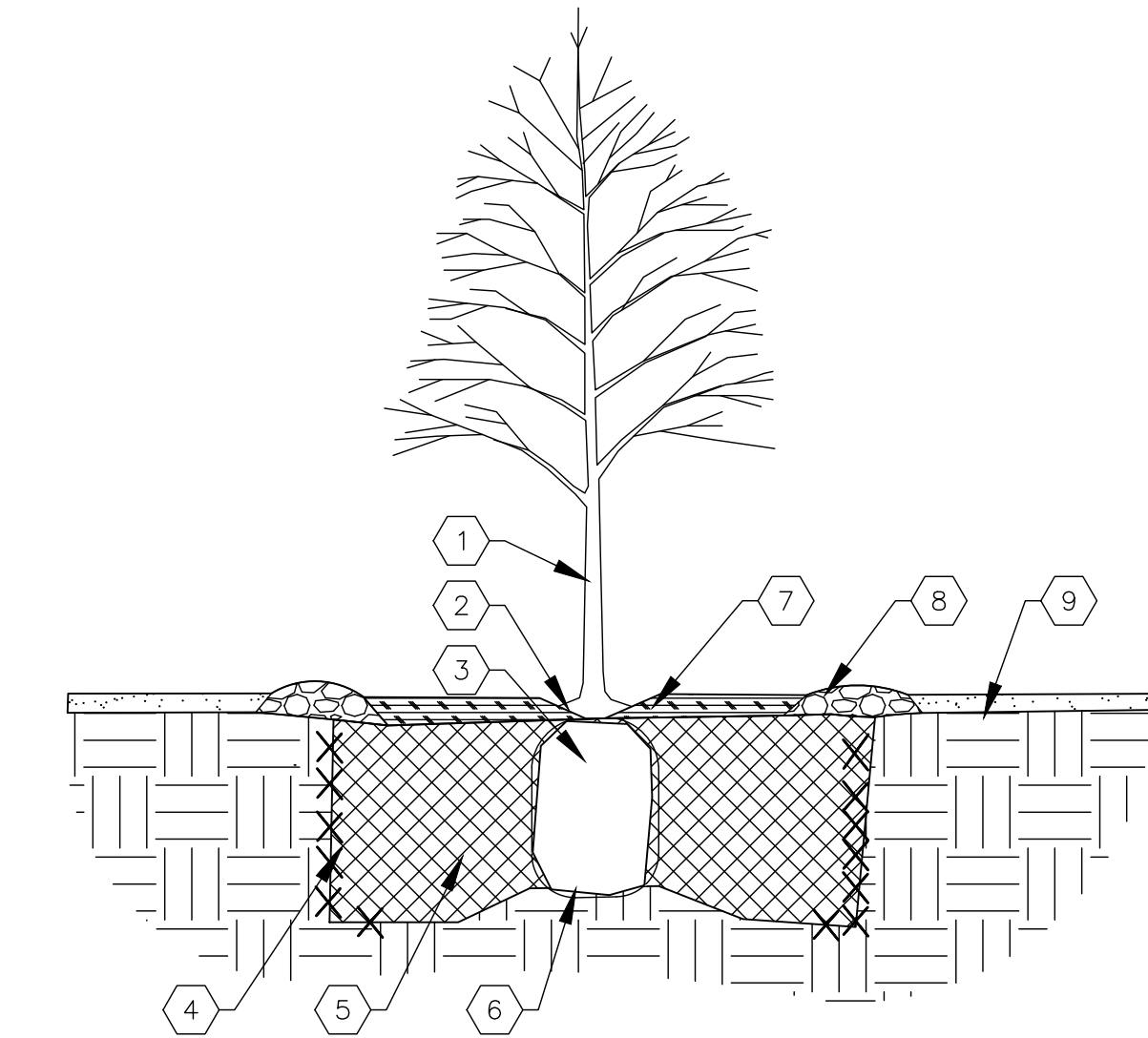


01 SHRUB PLANTING

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

02 TREE PLANTING

01 SHRUB PLANTING KEYED NOTES



02 TREE PLANTING KEYED NOTES

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

IRRIGATION NOTES:

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

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

RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE SHALL RUN 1.5 HOURS, 3 TIMES PER WEEK. RUN TIME WILL BE ADJUSTED ACCORDING TO THE SEASON.

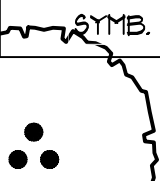






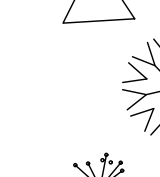



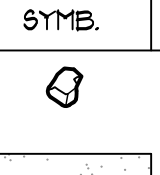
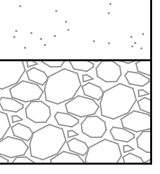
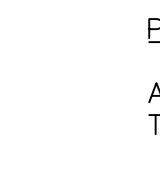
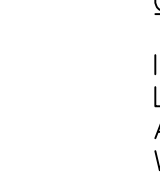
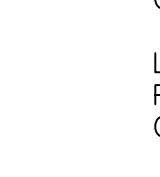
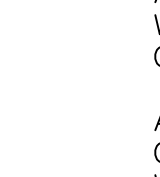
POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER.

LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.

LANDSCAPE LEGEND

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

Other Materials

SYMB.	QTY	TYPE
14	EA	Boulders (2-3cf) To be placed at contractor's discretion
14689	SF	Landscape Gravel A with Filter Fabric ¾" Crushed Gray Gravel
15805	SF	Override Landscape Gravel / No Filter Fabric 2-4" Angular Cobble/RipRap

PLANTING NOTES

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

GENERAL NOTES

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

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

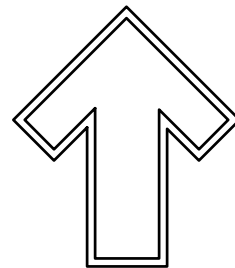
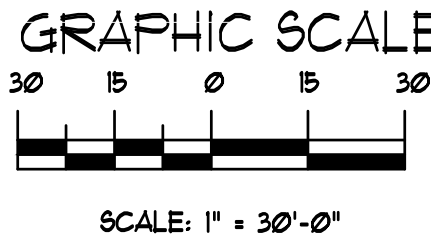
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

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

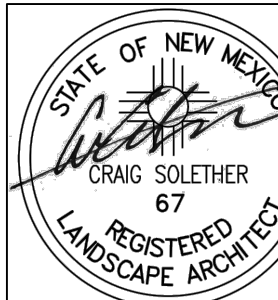
GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER HATCHED GROUND COVER AREA. ALL GRAVEL SHALL BE PLACED .5"-1" LOWER THAN ADJACENT HARD SURFACES.

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

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



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jullianhilltoplandscape.com



February 14, 2022

New Office
9721 Rutledge Rd NE
Albuquerque, NM

Landscape Design Development

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The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY
JULI
REVISION
DATE
02/25/2022

SHEET #

LS-101