CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

October 24, 2024

Ronald Bohannan, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

RE: Skyview West
Grading & Drainage Plan
Engineer's Stamp Date: 09/25/2024 (most recent)
Hydrology File: K10D070

Dear Mr. Bohannan:

Based upon the information provided in your submittal received 10/22/2024, the Grading & Drainage Plan is approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit and by the Development Hearing Officer (DHO) on the Preliminary Plat.

As a reminder, please prepare and provide Drainage Covenants for the detention ponds and private storm drains per Chapter 17 of the DPM prior to Permanent Release of Occupancy. Please submit on the 4th floor of Plaza de Sol. A $25 fee will be required.

Also, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3362 or richardmartinez@cabq.gov.

Sincerely,

Richard Martinez, P.E.
Senior Engineer, Hydrology
Planning Department

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Skyview West Hydrology File # _____
Legal Description: Tracts 54, 55 & 1 Town of Atrisco Grant
City Address, UPC, OR Parcel: 7110/7226/7320 Central Ave SW ABQ NM (UPC# 101005734815440516 / 101005732815040514 / 101005730614640512)

Applicant/Agent: Tierra West, LLC Contact: Vince Carrica, PE
Address: 5571 Midway Park Pl NE Phone: 505-858-3100
Email: vcarrica@tierrawestllc.com

Applicant/Owner: _____ Contact: _____
Address: _____ Phone: _____
Email: _____

TYPE OF DEVELOPMENT: ☐ Plat (# of lots) _____ ☐ Single Family Home
☑ All other Developments

RE-SUBMITTAL: ☑ YES ☐ NO

DEPARTMENT: ☐ TRANSPORTATION ☑ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

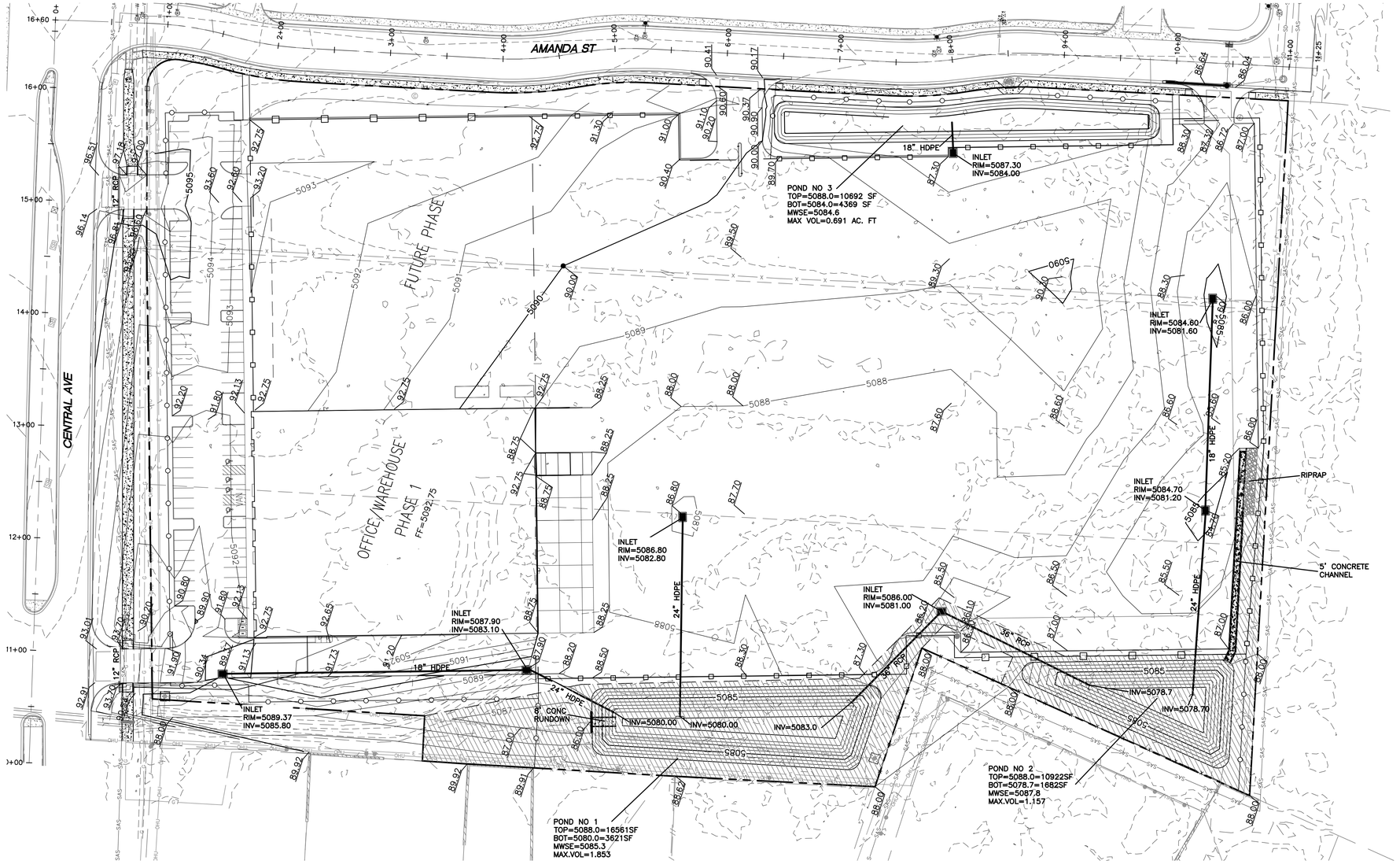
- ☐ Engineering / Architect Certification
- ☐ Conceptual Grading & Drainage Plan
- ☑ Grading & Drainage Plan, and/or Drainage Report
- ☐ Drainage Report (Work Order)
- ☐ Drainage Master Plan
- ☐ Conditional Letter of Map Revision (CLOMR)
- ☐ Letter of Map Revision (LOMR)
- ☐ Floodplain Development Permit
- ☐ Traffic Circulation Layout (TCL) – Administrative
- ☐ Traffic Circulation Layout (TCL) – DFT Approval
- ☐ Traffic Impact Study (TIS)
- ☐ Street Light Layout
- ☐ OTHER (SPECIFY) _____

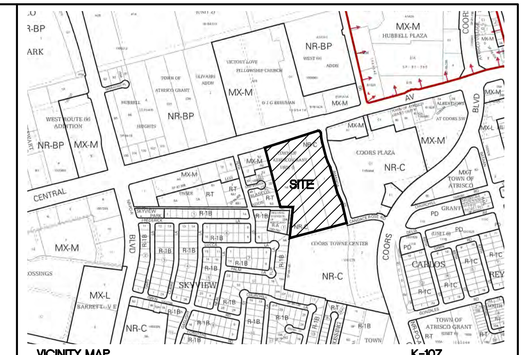
TYPE OF APPROVAL SOUGHT:

- ☐ Pad Certification
- ☐ Building Permit
- ☐ Grading Permit
- ☐ Paving Permit
- ☐ SO-19 Permit
- ☐ Foundation Permit
- ☐ Certificate of Occupancy - ☐ Temp ☐ Perm
- ☑ Preliminary / Final Plat
- ☑ Site Plan for Building Permit - DFT
- ☑ Work Order (DRC)
- ☐ Release of Financial Guarantee (ROFG)
- ☐ CLOMR / LOMR
- ☐ Conceptual TCL - DFT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 10/22/2024

REV. 04/03/24





VICINITY MAP K-10Z

FIRM MAP F3197E00-AC12

LEGEND

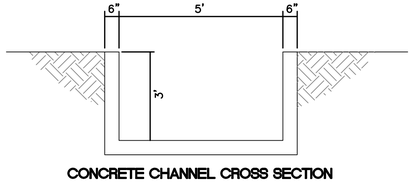
- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- EXISTING CURB & GUTTER
- PROPOSED HYDRANT
- AREA INLET
- EXISTING SAS MH
- EXISTING GATE VALVE
- EXISTING WATERLINE
- EXISTING SAS
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED INDEX CONTOUR
- DRAINAGE EASEMENT
- EXISTING CHAIN LINK FENCE
- 6' DESIGNER FENCE
- 8' OPAQUE FENCE

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPECIFICATIONS
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR ¾" GRAVEL
7. REFERENCE LS-101 LANDSCAPE PLAN FOR FINAL STABILIZATION AND SITE DEVELOPMENT (SDP-1) PLAN FOR PLACEMENT OF 4" CRUSHED RECYCLED ASPHALT IN OUTDOOR STORAGE AREA.



CONCRETE CHANNEL CROSS SECTION

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 11/04/2024
BY:
K10D078
Hydro Trans #

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR POLICY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CITY TO ALLOW DEVIATIONS FROM BUILDING CODES, ORDINANCES, POLICIES, STANDARDS, SPECIFICATIONS, OR CONSTRUCTIONAL SUITE APPROVED PLANS. RESULT NOT OBTAINED BY THE ENGINEER ALTERED WITHOUT AUTHORIZATION.

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

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

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

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

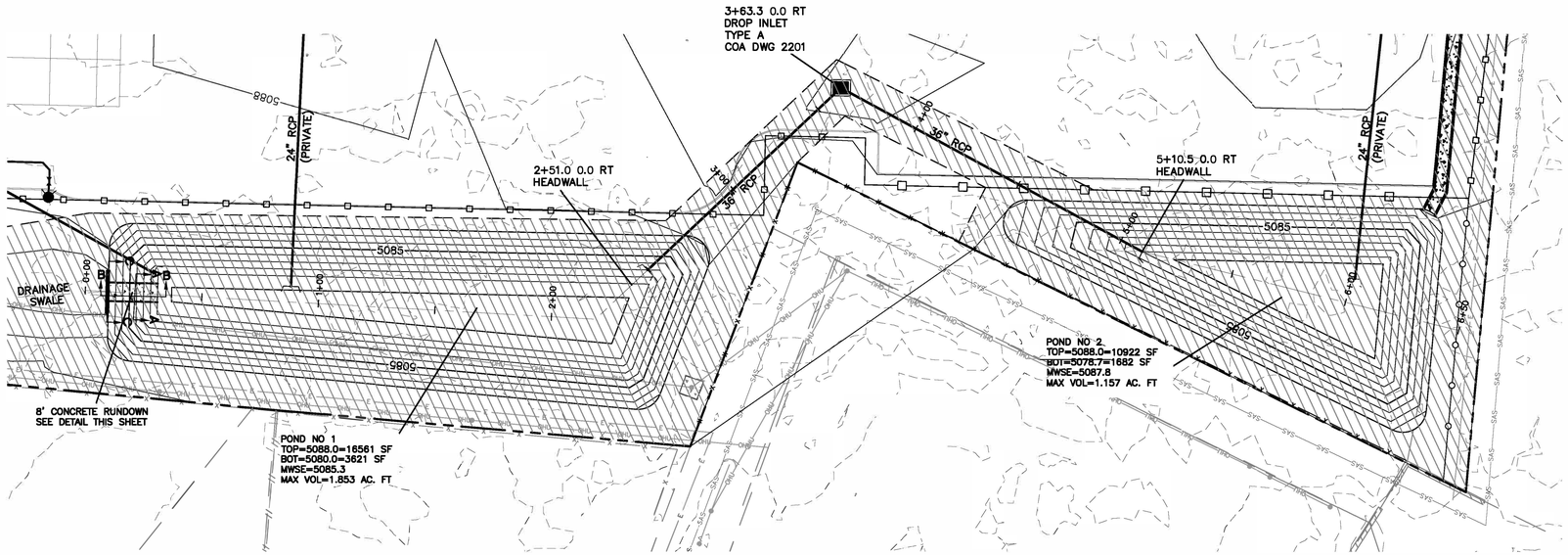
ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
10-21-24
RONALD R. BOHANNAN P.E. #7868

SKYVIEW WEST ALBUQUERQUE, NM

GRADING PLAN

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

DRAWN BY pm
DATE 10-21-24
DRAWING
SHEET # GR-1
JOB # 2023062



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
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- EXISTING SAS MH
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- EXISTING WATERLINE
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- PROPOSED CONTOUR
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- EXISTING CHAIN LINK FENCE
- 6' DESIGNER FENCE
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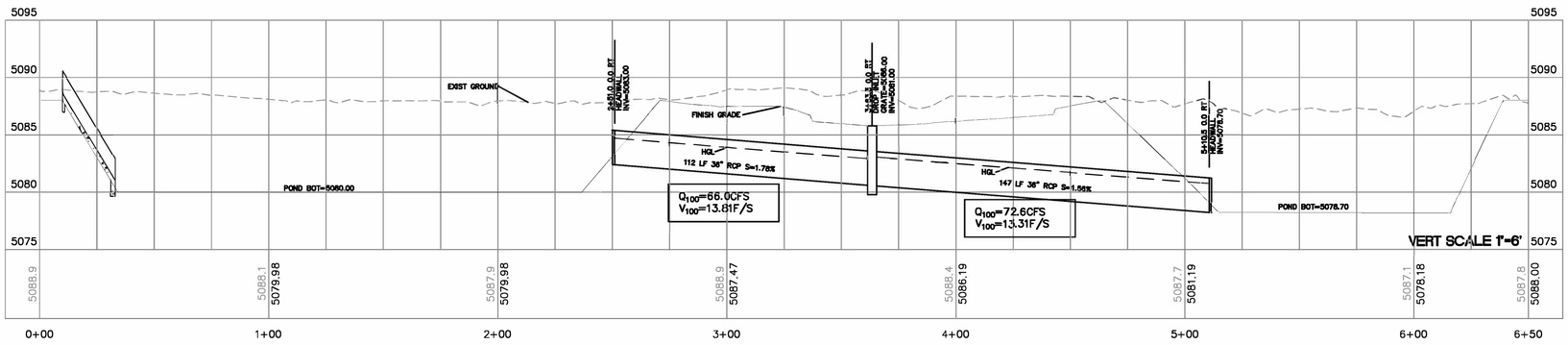
GRAPHIC SCALE

30 0 10 30

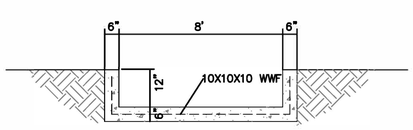
(IN FEET)
1 inch = 30 ft.



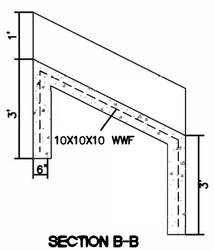
City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 9/24/2024
BY:
HydroTrans #: K10D070

THIS APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATION OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY FROM REQUIRING THE CORRECTION OF ERRORS IN THE CONSTRUCTION PLANS, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION

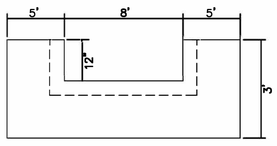
APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.



SECTION A-A



SECTION B-B



SECTION C-C

NOTE

REFERENCE LS-101 LANDSCAPE PLAN FOR FINAL STABILIZATION AND SITE DEVELOPMENT (SDP-1) PLAN FOR PLACEMENT OF 4" CRUSHED RECYCLED ASPHALT IN OUTDOOR STORAGE AREA.

AS BUILT INFORMATION

CONTRACTOR
WORK STARTED BY DATE
STAKED BY
ACCEPTANCE BY DATE
FIELD DRAWINGS BY DATE
CORRECTION BY
CORRECTED BY DATE

MICRO-FILM INFORMATION

RECORDED BY DATE
NO.

BENCH MARKS

ACS MONUMENT "9-K10"
NAD 1983 CENTRAL ZONE
NEW MEXICO STATE PLANE COORDINATES
X=1498430.817
Y=1485617.623
ELEV=5117.72 (NAVD 1988)
GROUND TO GRID=0.999682230
DELTA ALPHA ANGLE=-0°16'22.01"

SURVEY INFORMATION

FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER
9-25-24

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: VC — DATE: SEP, 2024
DRAWN BY: pm — DATE: SEP, 2024
DRAWN NAME: — JOB NO.: 2023062
CHECKED BY: RRB — DATE: SEP, 2024

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

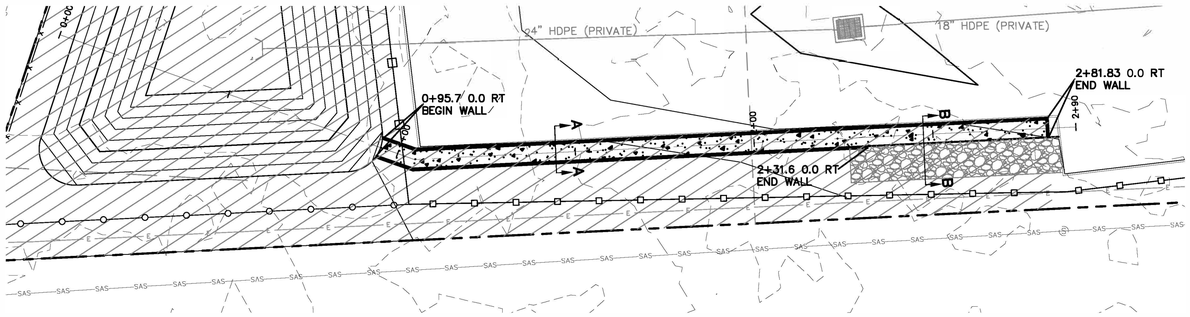
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

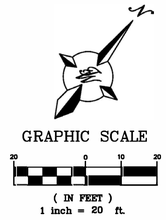
TITLE:

SKYVIEW WEST
WEST STORM DRAIN PLAN AND PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. 7886.79
ZONE MAP NO. K-10-Z
SHEET GR-2 OF





LEGEND

- CURB & GUTTER
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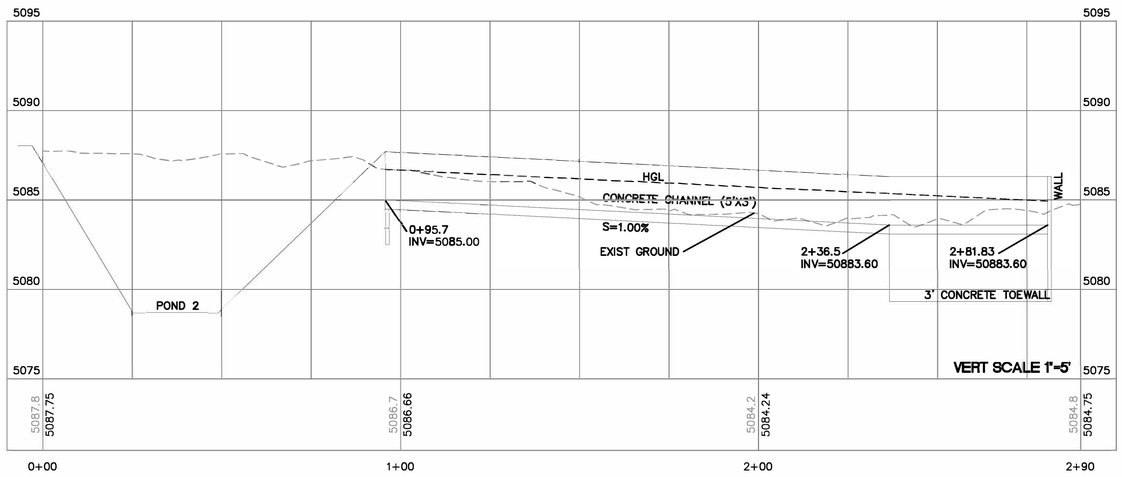

NOTE

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City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 10/24/2024
BY:
HydroTrans # K10D070

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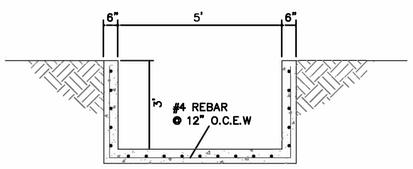
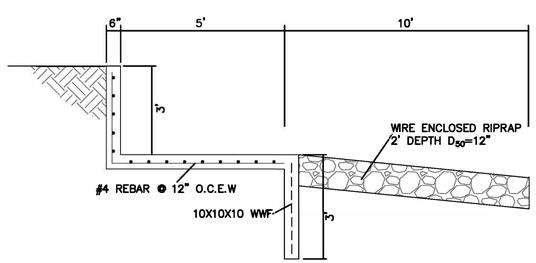


SECTION A-A



SECTION B-B CONCRETE CHANNEL

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

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FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

RONALD R. BOHANNAN
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9-25-24

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

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CITY OF ALBUQUERQUE
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TITLE:

SKYVIEW WEST
CHANNEL PLAN AND PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
7886.79	K-10-Z	GR-3	

Global Summary Results for Run "Run 2"

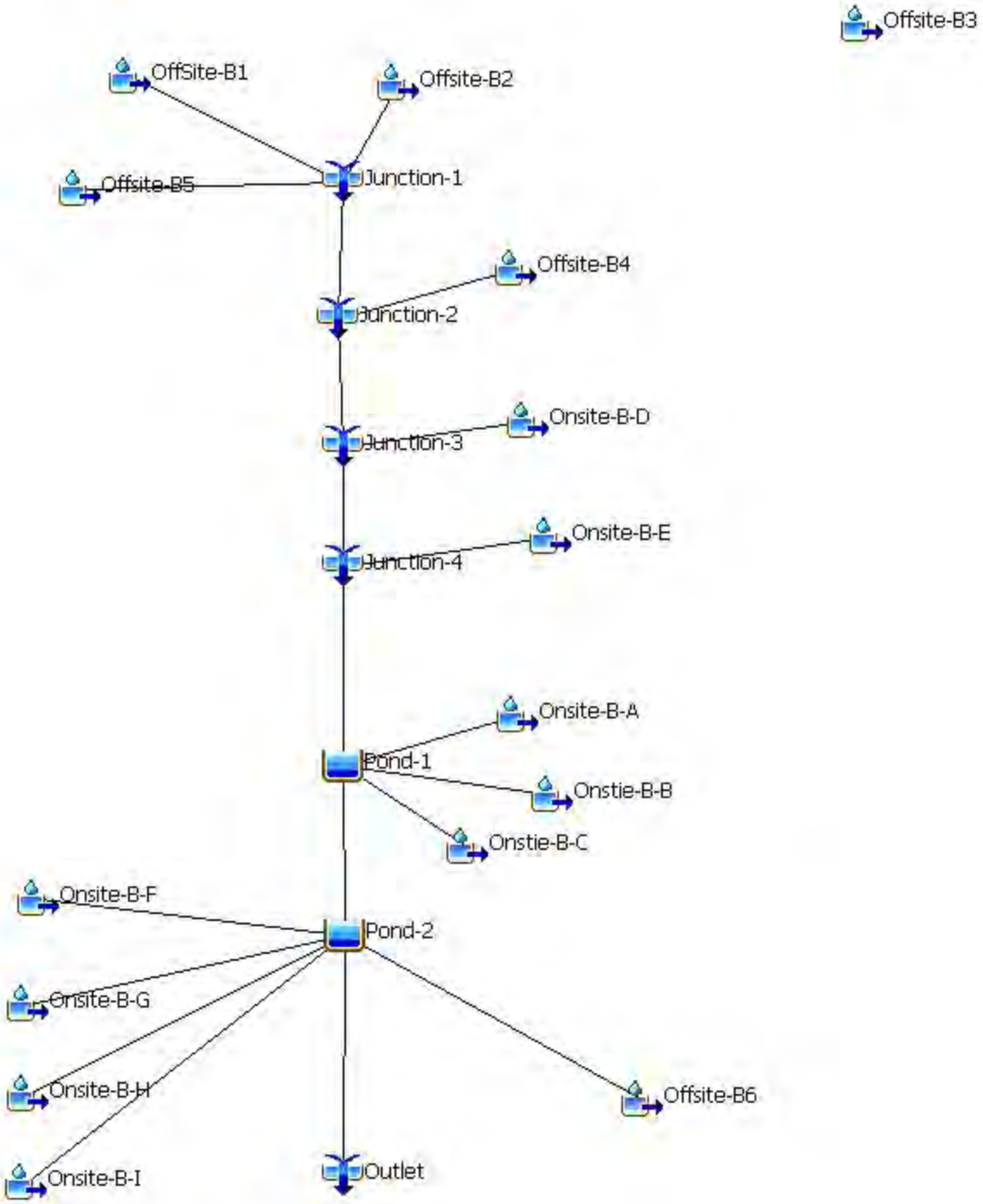
Project: Sky_View_Drainage Simulation Run: Run 2

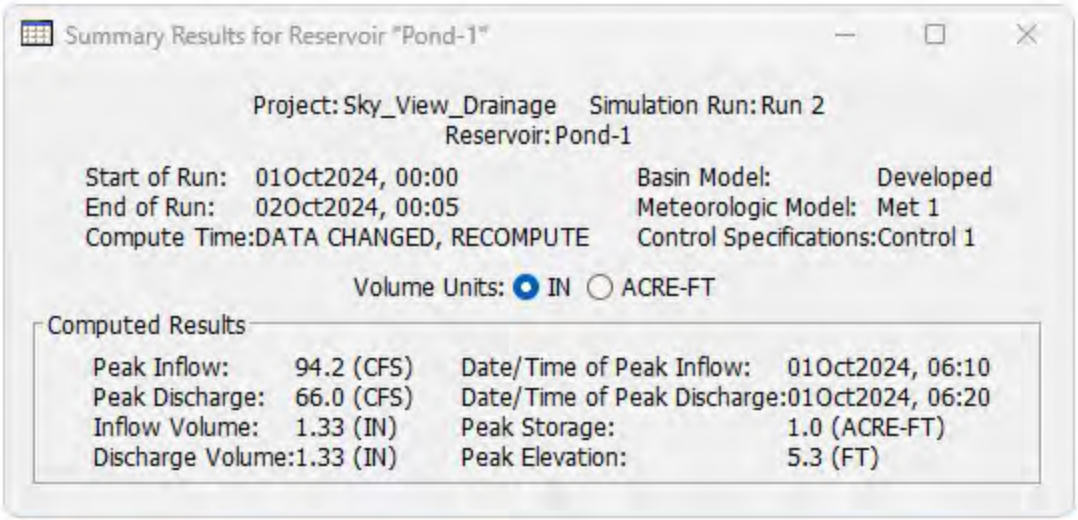
Start of Run: 01Oct2024, 00:00
End of Run: 02Oct2024, 00:05
Compute Time: DATA CHANGED, RECOMPUTE

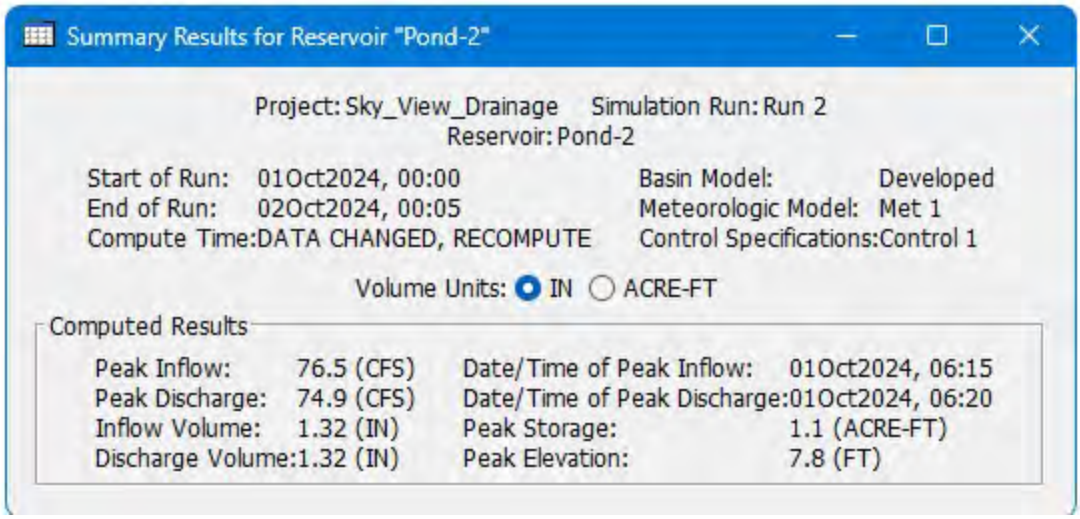
Basin Model: Developed
Meteorologic Model: Met 1
Control Specifications: Control 1

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Watershed Explorer

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
OffSite-B1	0.02865	29.6	1 October 2024, 0...	0.92
Offsite-B2	0.01133	21.4	1 October 2024, 0...	1.73
Offsite-B5	0.00082	2.1	1 October 2024, 0...	2.31
Junction-1	0.04080	53.1	1 October 2024, 0...	1.18
Offsite-B4	0.01102	18.8	1 October 2024, 0...	1.57
Junction-2	0.05182	71.9	1 October 2024, 0...	1.26
Onsite-B-D	0.00046	0.4	1 October 2024, 0...	0.82
Junction-3	0.05228	72.3	1 October 2024, 0...	1.26
Onsite-B-E	0.00116	1.1	1 October 2024, 0...	0.82
Junction-4	0.05344	73.4	1 October 2024, 0...	1.25
Onstie-B-B	0.00861	16.6	1 October 2024, 0...	1.72
Onsite-B-A	0.00163	3.7	1 October 2024, 0...	2.08
Onstie-B-C	0.00022	0.5	1 October 2024, 0...	2.17
Pond-1	0.06390	66.0	1 October 2024, 0...	1.33
Onsite-B-F	0.00358	5.3	1 October 2024, 0...	1.23
Offsite-B6	0.00173	2.6	1 October 2024, 0...	1.23
Onsite-B-G	0.00151	2.2	1 October 2024, 0...	1.23
Onsite-B-I	0.00144	2.1	1 October 2024, 0...	1.23
Onsite-B-H	0.00068	0.6	1 October 2024, 0...	0.82
Pond-2	0.07284	74.9	1 October 2024, 0...	1.32
Outlet	0.07284	74.9	1 October 2024, 0...	1.32
Offsite-B3	0.02718	65.8	1 October 2024, 0...	2.23


Offsite-B3
OffSite-B1
Offsite-B2
Offsite-B5
Junction-1
Offsite-B4
Junction-2
Onsite-B-D
Junction-3
Onsite-B-E
Junction-4
Onsite-B-A
Pond-1
Onstie-B-B
Onstie-B-C
Onsite-B-F
Pond-2
Onsite-B-G
Onsite-B-H
Offsite-B6
Onsite-B-I
Outlet


Summary Results for Reservoir "Pond-1"
Project: Sky_View_Drainage Simulation Run: Run 2
Reservoir: Pond-1
Start of Run: 01Oct2024, 00:00
End of Run: 02Oct2024, 00:05
Compute Time: DATA CHANGED, RECOMPUTE
Basin Model: Developed
Meteorologic Model: Met 1
Control Specifications: Control 1
Volume Units: IN ACRE-FT
Computed Results
Peak Inflow: 94.2 (CFS)
Peak Discharge: 66.0 (CFS)
Inflow Volume: 1.33 (IN)
Discharge Volume: 1.33 (IN)
Date/Time of Peak Inflow: 01Oct2024, 06:10
Date/Time of Peak Discharge: 01Oct2024, 06:20
Peak Storage: 1.0 (ACRE-FT)
Peak Elevation: 5.3 (FT)


Summary Results for Reservoir "Pond-2"
Project: Sky_View_Drainage Simulation Run: Run 2
Reservoir: Pond-2
Start of Run: 01Oct2024, 00:00
End of Run: 02Oct2024, 00:05
Compute Time: DATA CHANGED, RECOMPUTE
Basin Model: Developed
Meteorologic Model: Met 1
Control Specifications: Control 1
Volume Units: IN ACRE-FT
Computed Results
Peak Inflow: 76.5 (CFS)
Peak Discharge: 74.9 (CFS)
Inflow Volume: 1.32 (IN)
Discharge Volume: 1.32 (IN)
Date/Time of Peak Inflow: 01Oct2024, 06:15
Date/Time of Peak Discharge: 01Oct2024, 06:20
Peak Storage: 1.1 (ACRE-FT)
Peak Elevation: 7.8 (FT)

VOLUME CALCULATIONS

SKYVIEW WEST

POND 1

Ab - Bottom Of The Pond Surface Area
At - Top Of The Pond Surface Area
D - Water Depth
Dt - Total Pond Depth
C - Change In Surface Area / Water Depth

Volume = Ab * D + 0.5 * C * D^2
C = (At - Ab) / Dt

Ab =	3,621.00	B.O.P.=	5080.00
At =	16,561.00	T.O.P. =	5088.00
Dt =	8.00		
C =	1617.50		
B Elev. =	5,080.00		

ACTUAL ELEV.	DEPTH (FT)	VOLUME (AC-FT)	Q (CFS)
5080.00	0	0	0.000
5081.00	1.00	0.1017	0.000
5082.00	2.00	0.2405	0.000
5083.00	3.00	0.4165	0.000
5084.00	4.00	0.6296	53.814
5085.00	4.50	0.7500	58.950
5086.00	6.00	1.1671	72.199
5086.70	6.70	1.3904	77.612
5087.00	7.00	1.4916	79.819
5088.00	8.00	1.8533	86.773

Orifice Equation
Q = CA SQRT(2gH)

C =	0.6
Diameter (in)	36
Area (ft^2)=	7.068583471
g =	32.2
H (Ft) =	Depth of water above center of orifice
Q (CFS)=	Flow

VOLUME CALCULATIONS

SKYVIEW WEST

POND 2

Ab - Bottom Of The Pond Surface Area
At - Top Of The Pond Surface Area
D - Water Depth
Dt - Total Pond Depth
C - Change In Surface Area / Water Depth

Volume = Ab * D + 0.5 * C * D^2
C = (At - Ab) / Dt

Ab =	1,682.00	B.O.P.=	5080.00
At =	10,922.00	T.O.P. =	5088.00
Dt =	8.00		
C =	1155.00		
B Elev. =	5,080.00		

ACTUAL ELEV.	DEPTH (FT)	VOLUME (AC-FT)	Q (CFS)
5080.00	0	0	0.000
5080.00	0.00	0.0000	0.000
5081.00	1.00	0.0519	0.000
5082.00	2.00	0.1303	0.000
5083.00	3.00	0.2352	0.000
5083.94	3.94	0.3579	0.000
5084.00	4.00	0.3666	0.000
5085.00	5.00	0.5245	0.000
5086.00	6.00	0.7090	0.000
5087.00	7.00	0.9199	32.380
5088.00	8.00	1.1574	86.310

<u>Orifice Equation</u>
Q = CA SQRT(2gH)

C =	0.6
Diameter (in)	0
Area (ft^2)=	0
g =	32.2

H (Ft) = Depth of water above center of orifice
Q (CFS)= Flow

VOLUME CALCULATIONS

SKYVIEW WEST

POND 3

Ab - Bottom Of The Pond Surface Area
At - Top Of The Pond Surface Area
D - Water Depth
Dt - Total Pond Depth
C - Change In Surface Area / Water Depth

Volume = Ab * D + 0.5 * C * D^2
C = (At - Ab) / Dt

Ab =	4,369.00	B.O.P.=	5084.00
At =	10,692.00	T.O.P. =	5088.00
Dt =	4.00		
C =	1580.75		
B Elev. =	5,084.00		

ACTUAL ELEV.	DEPTH (FT)	VOLUME (AC-FT)	Q (CFS)
5084.00	0	0	0.000
5084.78	0.78	0.0893	0.000
5085.00	1.00	0.1184	0.000
5086.00	2.00	0.2732	0.000
5087.00	3.00	0.4642	0.000
5088.00	4.00	0.6915	0.000

Orifice Equation
Q = CA SQRT(2gH)

C =	0.6
Diameter (in)	14
Area (ft^2)=	1.069014167
g =	32.2
H (Ft) =	Depth of water above center of orifice
Q (CFS)=	Flow

Skyview West
Upland Drainage Basins
Legend
B1: 18.33 AC
Q100=35.02 CFS
B2:
7.25 AC
Q100=
23.48
CFS
B3: 17.39 AC
Q100=0.00 CFS
TOTAL RETENTION
B4: 7.06 AC
Q100=21.46 CFS
B5: 0.53 AC
Q100=2.17 CFS
B6: 1.11 AC
Q100=2.83 CFS
B7: 13.59 AC
Q100=40.69 CFS
Q ALLOWABLE=
1.36 CFS
@ 0.1 CFS/ACRE
ALLOWABLE
DISCHARGE
=86.31 CFS
N
1000 ft
Google Earth

Weighted E Method

Zone:
Zone 1
Developed Onsite

Basin	Basin Area			Treatments								100-Year		
	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
				%	(acres)	%	(acres)	%	(acres)	%	(acres)			
A	45,527	1.045	0.00163	0%	0.00	24%	0.25	0%	0.00	76%	0.79	1.878	0.164	3.81
B	240,162	5.513	0.00861	0%	0.00	8%	0.44	50%	2.76	42%	2.32	1.474	0.677	18.40
C	6,181	0.142	0.00022	0%	0.00	0%	0.00	25%	0.04	75%	0.11	1.918	0.023	0.54
D	12,786	0.294	0.00046	0%	0.00	100%	0.29	0%	0.00	0%	0.00	0.730	0.018	0.63
E	32,264	0.741	0.00116	0%	0.00	100%	0.74	0%	0.00	0%	0.00	0.730	0.045	1.60
Sub totals											3.22		0.926	24.99
F	99,902	2.293	0.00358	0%	0.00	0%	0.00	100%	2.29	0%	0.00	0.950	0.182	6.58
G	42,218	0.969	0.00151	0%	0.00	0%	0.00	100%	0.97	0%	0.00	0.950	0.077	2.78
H	19,028	0.437	0.00068	0%	0.00	100%	0.44	0%	0.00	0%	0.00	0.730	0.027	0.94
I	40,200	0.923	0.00144	0%	0.00	0%	0.00	100%	0.92	0%	0.00	0.950	0.073	2.65
											0.00		0.358	12.96
J	33,722	0.774	0.00121	0%	0.00	0%	0.00	100%	0.77	0%	0.00	0.950	0.061	2.22
K	19,990	0.459	0.00072	0%	0.00	100%	0.46	0%	0.00	0%	0.00	0.730	0.028	0.99
Sub totals											0.00		0.089	3.21
TOTALS	**591,980**	**13.59**									**3.22**			**41.16**

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)
Volume = Weighted D * Total Area
Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

STORM WATER QUALITY VOLUME REQUIRED **4,904** **CU.FT.**
STORM WATER QUALITY VOLUME PROVIDED **96,877** **CU.FT.**

REQUIRED VOLUME	100YR,6HR MAX Q		PROVIDED VOLUME		IMPERV. AREA (D)		10-DAY VOLUME	MAX WSE	TOP OF POND	OVERFLOW WEIR
0.926	24.993	NORTH POND	1.853		3.22		1.390	5086.70	5088.00	
0.358	12.956	DIRECT DISCHARGE	1.157		0.00		0.358	5083.94	5088.00	
0.089	3.213	WEST POND	0.692		0.00		0.089	5084.78	5088.00	

V 10-DAY=V6HR+AD(P10DAYS-P6HR)/12 IN/FT
P10DAYS = 3.90 IN
P6HR = 2.17 IN
Q weir = 1.6LH3/2

Weighted E Method

Zone:
Zone 1
Existing Upland Basins Draining to Site

Basin	Basin Area			Treatments								100-Year		
	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
				%	(acres)	%	(acres)	%	(acres)	%	(acres)			
1	798,601	18.333	0.02865	75%	13.75	0%	0.00	22%	4.03	3%	0.55	0.689	1.052	35.02
2	315,804	7.250	0.01133	0%	0.00	45%	3.26	0%	0.00	55%	3.99	1.561	0.943	23.48
3	757,620	17.393	0.02718	0%	0.00	15%	2.61	0%	0.00	85%	14.78	2.014	2.918	66.54
4	307,340	7.056	0.01102	0%	0.00	55%	3.88	0%	0.00	45%	3.18	1.410	0.829	21.46
5	22,920	0.526	0.00082	0%	0.00	10%	0.05	0%	0.00	90%	0.47	2.089	0.092	2.06
6	48,169	1.106	0.00173	0%	0.00	0%	0.00	100%	1.11	0%	0.00	0.950	0.088	3.17
7	591,980	13.590	0.02123	0%	0.00	23%	3.13	54%	7.34	23%	3.13	1.196	1.355	40.69
TOTALS	2842434.00	65.25	0.10											**192.43**

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)
Volume = Weighted D * Total Area
Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

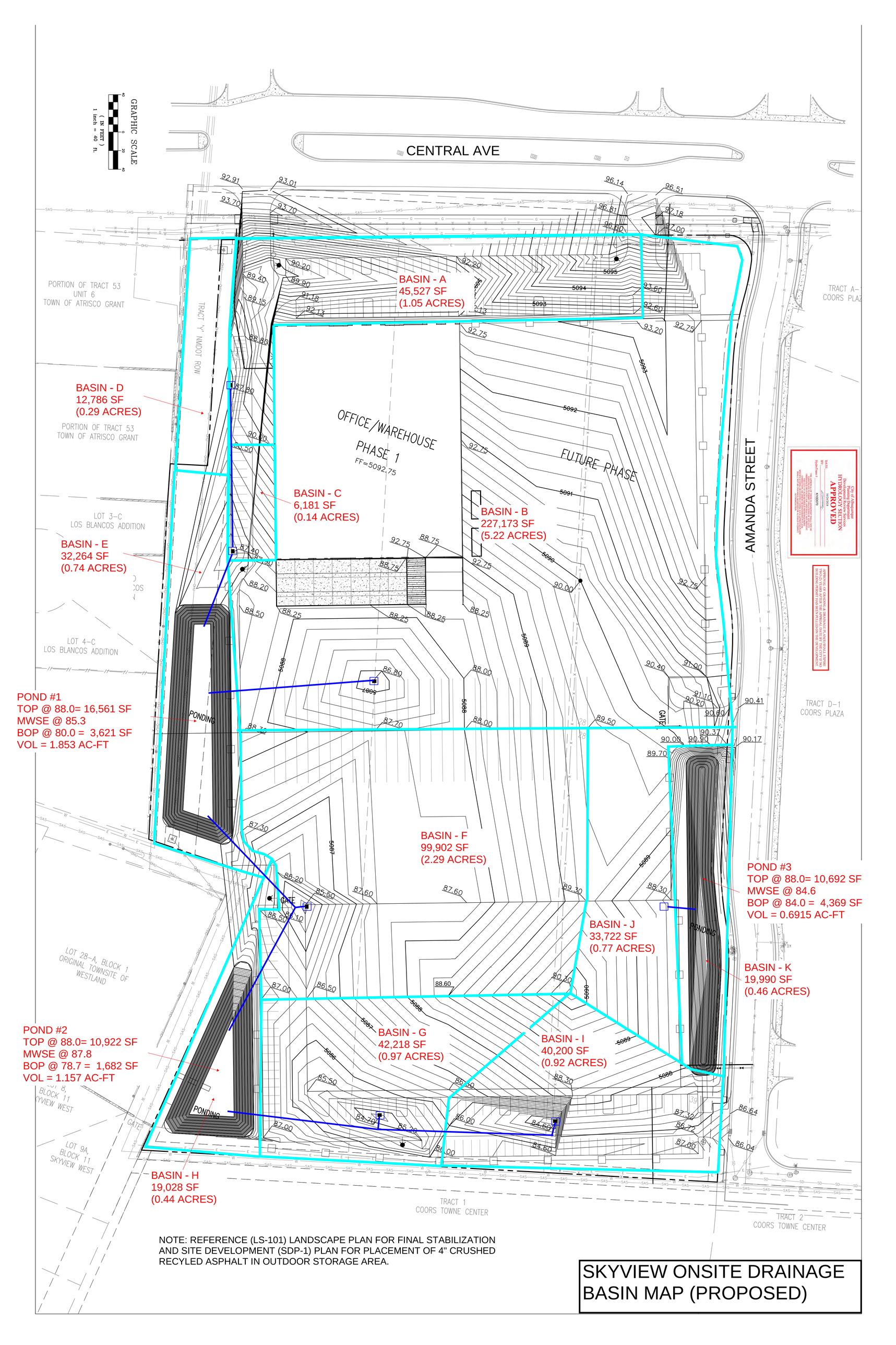
Weighted E Method

Zone:
Zone 1
Existing Upland Basins Draining to Site

Basin	Basin Area			Treatments								100-Year			
	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Discharge with Ponding (CFS)
				%	(acres)	%	(acres)	%	(acres)	%	(acres)				
1	798,601	18.333	0.02865	75%	13.75	0%	0.00	22%	4.03	3%	0.55	0.689	1.052	35.02	35.02
2	315,804	7.250	0.01133	0%	0.00	45%	3.26	0%	0.00	55%	3.99	1.561	0.943	23.48	23.48
3	757,620	17.393	0.02718	0%	0.00	15%	2.61	0%	0.00	85%	14.78	2.014	2.918	66.54	0.00
4	307,340	7.056	0.01102	0%	0.00	55%	3.88	0%	0.00	45%	3.18	1.410	0.829	21.46	21.46
5	22,920	0.526	0.00082	0%	0.00	10%	0.05	0%	0.00	90%	0.47	2.089	0.092	2.06	2.17
6	48,169	1.106	0.00173	0%	0.00	0%	0.00	100%	1.11	0%	0.00	0.950	0.088	3.17	2.83
7	591,980	13.590	0.02123	0%	0.00	23%	3.13	54%	7.34	23%	3.13	1.196	1.355	40.69	1.36
TOTALS	2842434.00	65.25	0.10											**192.43**	86.31

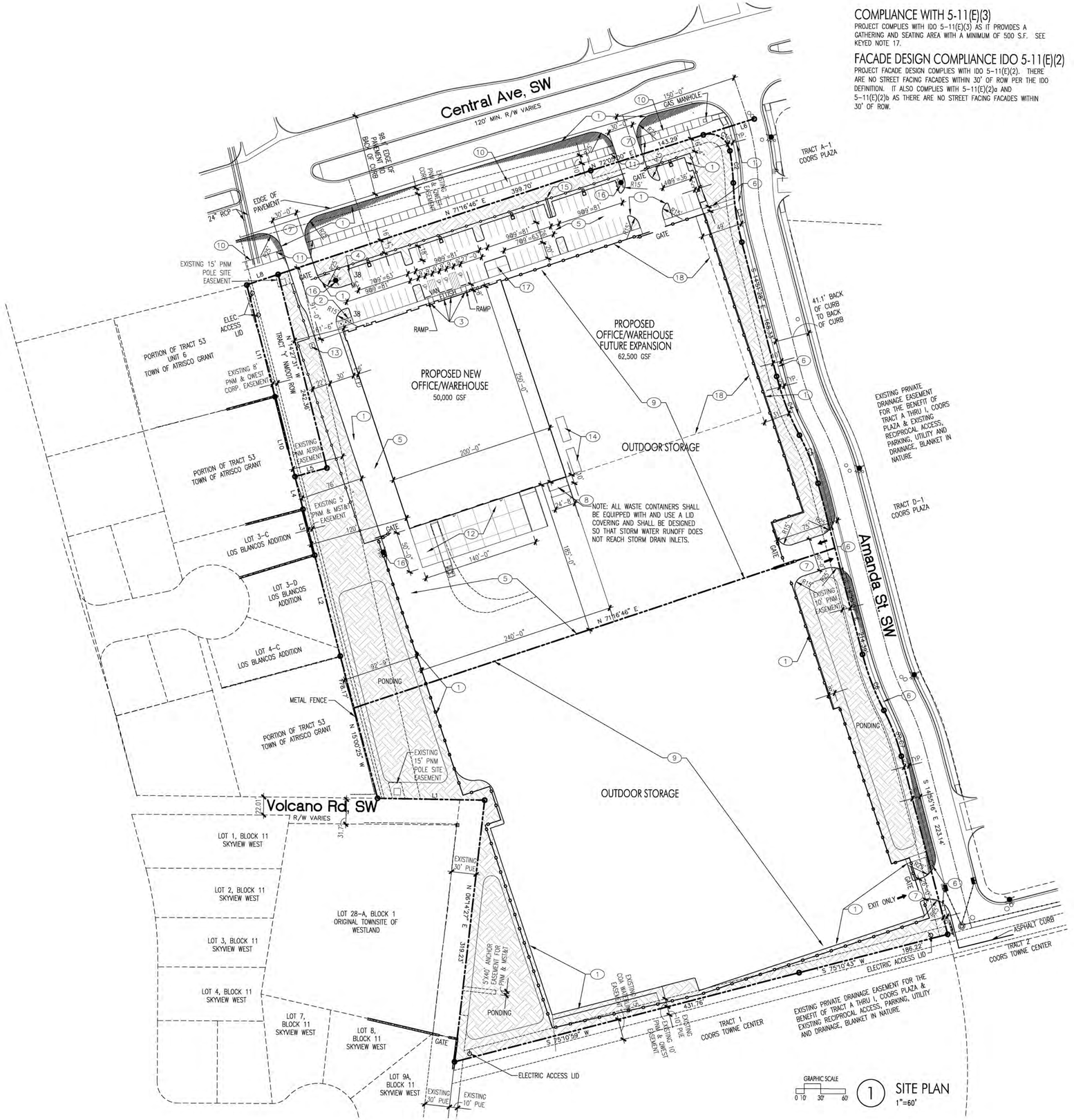
Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)
Volume = Weighted D * Total Area
Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad



NOTE: REFERENCE (LS-101) LANDSCAPE PLAN FOR FINAL STABILIZATION AND SITE DEVELOPMENT (SDP-1) PLAN FOR PLACEMENT OF 4" CRUSHED RECYLED ASPHALT IN OUTDOOR STORAGE AREA.

SKYVIEW ONSITE DRAINAGE BASIN MAP (PROPOSED)



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.

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.

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
	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
		REQUIRED 11 SPACES
		TOTAL SPACES PROVIDED 75 SPACES
HANDICAP PARKING	(50–100 PRVD) =	REQUIRED 4 SPACE TOTAL (1 VAN)
		PROVIDED 4 SPACE TOTAL (1 VAN)
MOTORCYCLE PARKING		(1–25 RQD) = REQUIRED 1 SPACE
		PROVIDED 1 SPACE
BICYCLE PARKING		10% OF REQ'D or 3 = REQUIRED 3 SPACES
		PROVIDED 3 SPACES

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

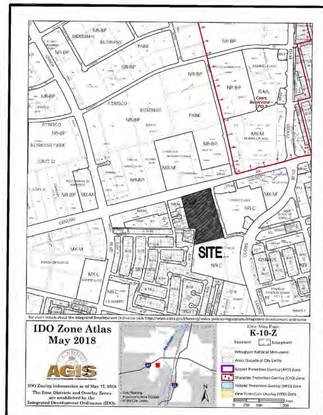
Line Table			
Line #	Direction	Length (ft)	
L1	N 89°18'08" W ((N 89°48'32" W))	129.99'	(130.4')
L2	N 14°33'44" W *(N 14°34'27" W)*	126.15'	
L3	N 14°41'34" W *(N 14°34'27" W)*	57.64'	*(55.40')*
L4	N 14°03'07" W *[N 15°06' W]*	40.73'	
L5	N 74°53'24" E *[N 74°53'24" E]*	40.01'	*[40.00']*
L6	S 72°06'00"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

KEYED NOTES

1. CONCRETE CURB, TYP.
2. (3) BICYCLE PARKING STALLS W/ 1' CLEAR ZONE AROUND STALL, REFER DETAIL 3/SDP-2
3. HC PARKING, RAMP & SIGN, REFER DETAIL 1/SDP-2
4. (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
5. 2" ASPHALT PAVING OVER 4" BASE COURSE
6. 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.
7. ENTRANCE DRIVE PER COA STD DWG 2426
8. REFUSE CONTAINER LOCATION
9. 4" CRUSHED RECYCLED ASPHALT
10. 10' WIDE CONCRETE SIDEWALK
11. RAMPS PER COA STD DWG 2430 & 2415
12. CONCRETE DRIVE @ TRUCK DOCK
13. ELEC. TRANSFORMER LOCATION
14. 10'X30' CONCRETE PADS
15. EXISTING BILL BOARD SIGN
16. NEW FIRE HYDRANT LOCATION (PRIVATE)
17. 500 S.F. MIN. OUTDOOR SEATING AND GATHERING AREA
18. 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:

	Aug 28, 2024
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
	Aug 29, 2024
ABCWUA	DATE
	Aug 28, 2024
PARKS & RECREATION DEPARTMENT	DATE
	Aug 28, 2024
HYDROLOGY	DATE
	Aug 28, 2024
CODE ENFORCEMENT	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
	Aug 28, 2024
PLANNING DEPARTMENT	DATE

*ENVIRONMENTAL HEALTH, IF NECESSARY

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(I)(5)(iii) and 7-4(I)(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

1. THIS SITE PLAN MEETS THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE IDO.
2. ALL SITE LIGHTING SHALL COMPLY WITH IDO SECTION 14-16-5-8. OUTDOOR AND SITE LIGHTING.
3. PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUMINATION REQUIREMENTS.
4. 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.
5. 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.
6. SITE HANDICAP RAMPS SHALL BE BUILT BY COA STANDARD DRAWING #2441.
7. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.

BRUNACINI DEVELOPMENT CO
TATE FISHBURN ARCHITECT
BOX 2941 CORRALES NEW MEXICO 87048 PHONE 505.899.9338 FAX 899.9328

ARCHITECT SEAL

STATE OF NEW MEXICO
TATE FISHBURN
No. 23550
REGISTERED ARCHITECT
08-09-24

ENGINEER SEAL

PROJECT

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

REVISIONS

DATE AUGUST 9, 2024

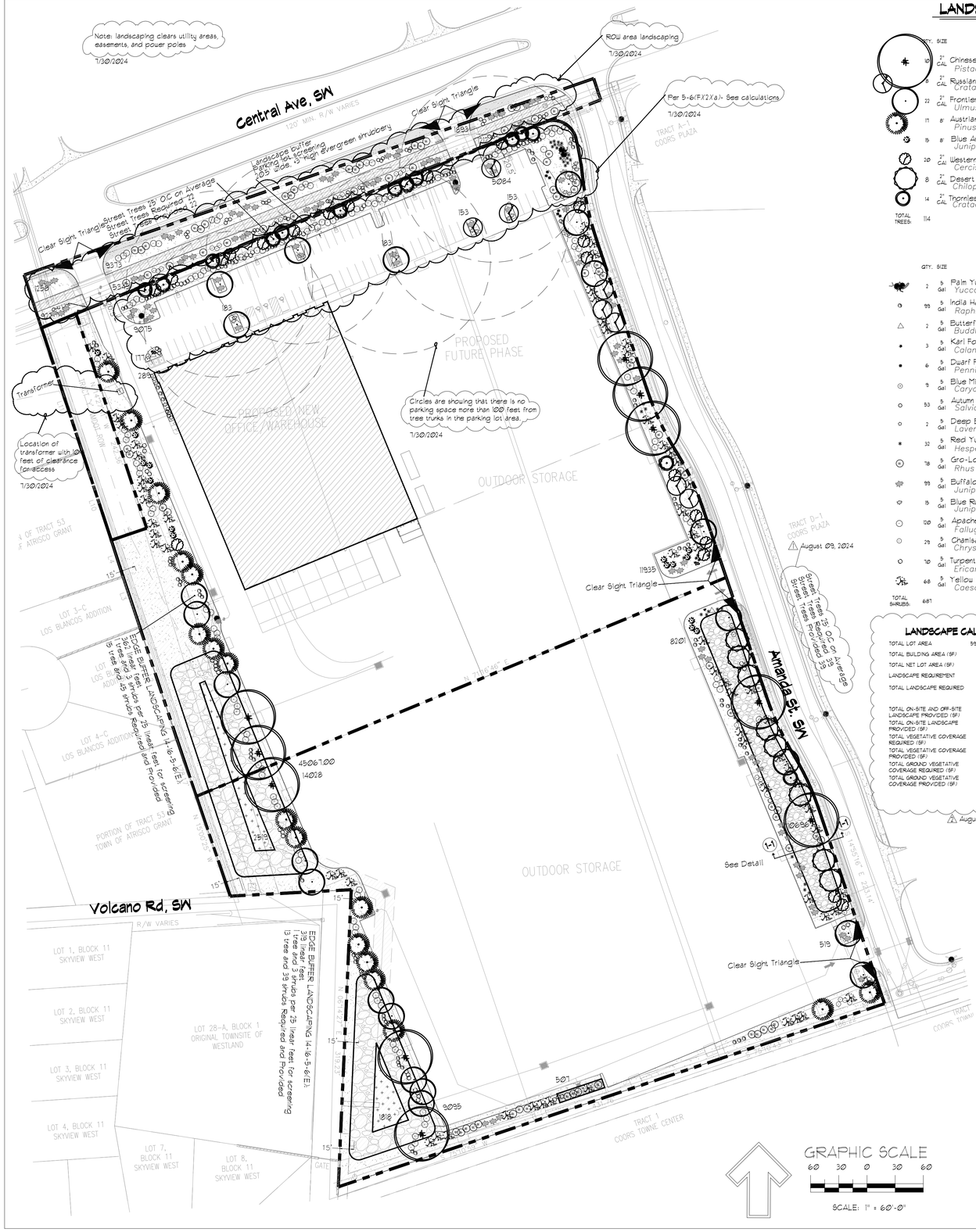
NORTH SCALE 1"=60'-0" OR AS NOTED

DRAWING NAME

SITE DEVELOPMENT PLAN

SHEET NUMBER

SDP-1



LANDSCAPE LEGEND

TREES

QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
10	2" CAL	Chinese Pistache *Pistacia chinensis*	60'x60'	M	2826	28260.00
8	2" CAL	Russian Hauthorn *Crataegus ambigua*	20'x20'	M	314	2512.00
22	2" CAL	Frontier Elm *Ulmus 'Frontier*	40'x30'	M	1206.50	18543.00
17	8'	Austrian Pine *Pinus nigra*	35'x25'	M+	490.63	8340.71
15	8'	Blue Arrow Juniper *Juniperus scopulorum "Blue Arrow"*	12'x4'	M	12.56	188.40
20	2" CAL	Western Redbud *Cercis occidentalis*	10'x12'	M	113.04	2260.80
8	2" CAL	Desert Willow *Chilopsis linearis*	20'x25'	RW	490.63	3925.04
14	2" CAL	Thornless Cockspur Hauthorn *Crataegus crus-galli inermis*	15'x15'	M	176.62	2472.68
TOTAL TREES:	114				TOTAL COVERAGE:	63507.63

Shrubs & Groundcovers

QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
2	5 Gal	Palm Yucca *Yucca faxoniana*	12'x6'	M	28.26	56.52
99	5 Gal	India Hauthorne *Raphiolepis indica*	3'x4'	M	12.56	1243.44
2	5 Gal	Butterfly Bush *Buddleia davidii*	5'x7'	M	38.47	76.94
3	5 Gal	Karl Foerster Grass *Calamagrostis acutiflora 'Karl Foerster'*	3'x2'	M	3.14	9.42
6	5 Gal	Dwarf Fountain Grass *Pennisetum alopecuroides 'Hamelin'*	2.5'x2.5'	RW	4.90	29.40
9	5 Gal	Blue Mist *Caryopteris x clandonensis*	3'x5'	M	19.63	176.67
53	5 Gal	Autumn Sage *Salvia greggii*	3'x4'	L	12.56	665.68
2	5 Gal	Deep Blue Lavendar *Lavendar angustifolia 'Hidcote'*	3'x3'	L	7.07	14.14
32	5 Gal	Red Yucca *Hesperaloe parviflora*	3'x3'	L	7.07	226.24
78	5 Gal	Gro-Low Sumac *Rhus aromatica 'Gro-Low'*	3'x8'	M	50.24	3918.72
99	5 Gal	Buffalo Juniper *Juniperus sabina 'Buffalo'*	1'x8'	M	50.24	4973.76
19	5 Gal	Blue Rug Juniper *Juniperus horizontalis*	1'x8'	M	28.26	423.90
120	5 Gal	Apache Plume *Fallugia paradoxa*	6'x7'	L	38.47	4616.40
29	5 Gal	Chamisa *Chrysothamnus nauseosus*	5'x5'	L	19.63	569.27
90	5 Gal	Turpentine Bush *Ericameria laricifolia*	3'x4'	L	50.24	3516.80
68	5 Gal	Yellow Bird of Paradise *Caesalpinia gilliesii*	10'x10'	RW	78.50	5338.00
TOTAL SHRUBS:	687				TOTAL COVERAGE:	25855.30

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	593560.4 sqft	13.6 acres
TOTAL BUILDING AREA (SF)	117000	
TOTAL NET LOT AREA (SF)	476560.40	
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIRED	71541	
TOTAL ON-SITE AND OFF-SITE LANDSCAPE PROVIDED (SF)	139685.00	
TOTAL ON-SITE LANDSCAPE PROVIDED (SF)	119682	
TOTAL VEGETATIVE COVERAGE REQUIRED (SF)	89762	
TOTAL VEGETATIVE COVERAGE PROVIDED (SF)	93693.93	
TOTAL GROUND VEGETATIVE COVERAGE REQUIRED (SF)	22440	
TOTAL GROUND VEGETATIVE COVERAGE PROVIDED (SF)	30912.30	

Gravel and Other Landscape Covers

	11	Boulders *Bury 1/3, Moss Rock or Equal*
	10021.00	Landscape Gravel / Filter Fabric *3/4" Crushed Grey*
	2836.362	Organic Mulch (Not Shown- See the calculation)
	34326.00	Oversize Landscape Gravel / Filter Fabric *2-4" Adobe Grey*
	4337.00	Revegetation Seeding
	TOTAL LANDSCAPING: 139685.00	

NOTE: Wood mulch is only used as a requirement of the City of Albuquerque, IDO. Wood mulch will need to be refreshed often as it is washed, and blown away and will result in a negative impact on the health of the plant material. Additionally, historically, wood mulch in commercial applications has clogged storm sewers creating damage to commercial properties, lawsuits, and damages assessed to landscape architects and contractors. Designer assumes no responsibility for flooding or erosion as the result of the use of Wood Mulch as required by the City of Albuquerque.

Organic Mulch No Fabric
Submit samples of organic mulch for approval

Organic Mulch, 25% Required

Note, Each Tree, min, 5' rad. 78.5sf
114 Trees x 78.5 sf = 8949
See Tree Detail, a 5' radius of organic mulch is require around each tree w/out Filter Fabric
Note, Each Shrub, min, 3' rad. 28.26sf
687 Shrubs x 28.26 sf = 19414.62

Total Mulch Provided 28363.62
Total Mulch Required 20711

Parking Lot Landscape Area Calculation

Total Parking 79 Space
180 sf each x 79 space =14220
landscape required 14220 x 0.15 =2133
Landscape Required 2133 sf
Landscape Provided 15008sf

Tree Required 8
Tree Provided 8

Deciduous Tree Required 6
Deciduous Tree Provided 8

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, IDO 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 freshened 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 with out 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 8 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 1012.2 depending on soil type for that City area. Please reference this native seed selection and the section on plan sheet.

For pond bottoms: Gravel ¾ 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 1012.3.9.1 and 1012.3.9.2.

Contractor must weed the basin during/after the first growing season.

Needs city inspection. Stormwater Quality Ordinance-final stabilization must be accepted by the City.

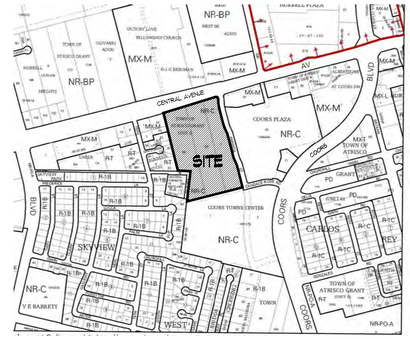
Per 5-6(C)(4)(g), all vegetation shall comply with Article 9-12 and Parts 6-1-1-1 and 6- 6-2 of ROA 1994 (Pollen Control, Water Conservation Landscaping and Water Waste, and Street Trees) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste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

Per 5-6(C)(4)(h), all required plant materials shall be free of disease and insects and shall conform to the American Standard for Nursery Stock (ASNA) 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)(d), a minimum of 2 inches of organic mulch is required in all planting areas, with 3-4 inches recommended.



Vicinity Map

5-6(C)(9)(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)(9)(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)(9)(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)(15)(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)(15)(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 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)(a) 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 (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance).

5-13(B)(1)(b) 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)(d) 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)(e) 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)(f) 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

STATE OF NEW MEXICO — DANNY D. MITCHELL — 2559 — REGISTERED LANDSCAPE ARCHITECT

Date: August 09, 2024

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

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

Landscape Plan

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

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