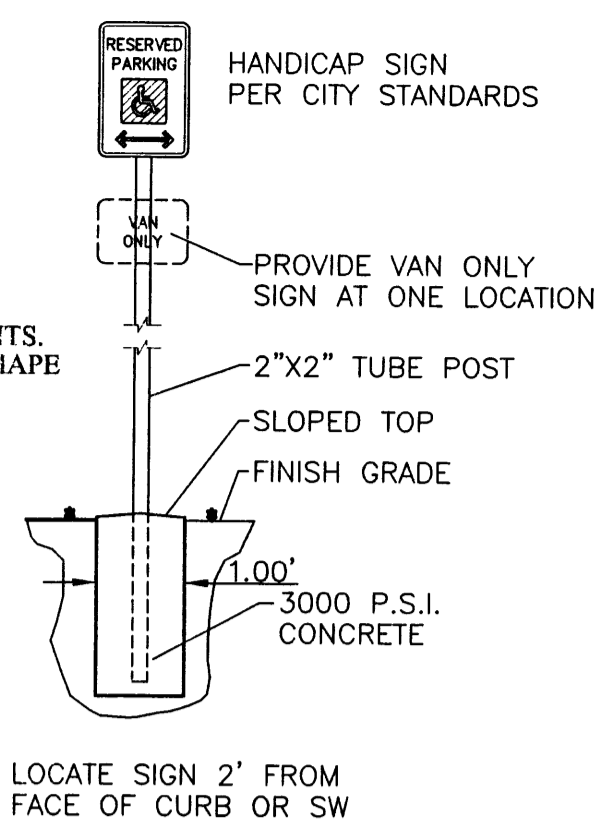


LEGEND

- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- PROPOSED CURB
- PROPOSED SCREEN WALL
- EXISTING CURB & GUTTER
- CHAIN LINKED FENCE

- NOTES:**
- SIGN TO BE PER LOCAL HANDICAPPED REQUIREMENTS. VERIFY WITH CITY SIZE & SHAPE
 - PROVIDE SIGN @ ALL HANDICAPPED PARKING STALLS INDICATED ON SITE PLAN
 - PLACE SIGN 2' FROM THE CURB



HANDICAP SIGN DETAIL
NTS

GENERAL NOTES:

- SITE LIGHTING WILL BE BUILDING-MOUNTED, HIGH PRESSURE SODIUM, 400 WATTS. LIGHTING SHALL BE CONTROLLED BY PHOTOCELLS AND/OR TIME CLOCKS. ALL LIGHTING SHALL BE SHIELDED FROM SURROUNDING PROPERTIES.
- THE SIGNAGE WILL CONSIST OF A MONUMENT SIGN. SEE DETAIL THIS SHEET FOR MONUMENT SIGN. ALL SIGNAGE SHALL CONFORM TO THE CITY OF ALBUQUERQUE SIGN CODE.
- THIS SITE PLAN CONFORMS WITH THE REQUIREMENTS OF THE NORTH 1-25 SECTOR DEVELOPMENT PLAN, THE ALAMEDA DESIGN OVERLAY ZONE, THE NORTH VALLEY AREA PLAN, AND THE IP, INDUSTRIAL PARK ZONE.
- THIS SITE PLAN ALSO CONFORMS WITH THE APPROVED AMENDED MASTER DEVELOPMENT PLAN FOR THE ALAMEDA BUSINESS PARK DATED 08/04/99, DRB 98-223.
- IF THE REAR FACADE IS VISIBLE FROM EDITH BLVD. METAL PANELING MAY NOT BE USED, PER APPROVED MASTER PLAN 7/12/00.

LANDFILL DISCLOSURE STATEMENT

THE SUBJECT PROPERTY IS LOCATED NEAR A LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1000 FEET OF LANDFILLS" REVISED August 29, 2000) SHALL BE CONSULTED PRIOR DEVELOPMENT OF THE SITE.

SITE DATA

| | |
|--------------------|--|
| PROPOSED USAGE: | OFFICE/STORAGE |
| LOT AREA: | 48,182 S.F. (1.1061 ACRE) |
| OFFICE AREA: | 3,394 S.F. |
| STORAGE AREA: | 6,886 S.F. |
| CONSTRUCTION TYPE: | IIN (PRE-ENGINEERED STEEL BUILDING, W/ NON-COMBUSTIBLE INTERIOR FRAMING) |

| | |
|-------------------------|---------------------|
| LANDSCAPE CALCULATIONS: | |
| NET LOT AREA | 37,902 SF ± |
| LANDSCAPING REQUIRED: | 5,685 SF ± |
| 15% OF 37,902 SF | |
| LANDSCAPE PROVIDED | 12,102 SF ± (31.9%) |

| | | |
|-----------------------|-----------------------|-----------|
| PARKING CALCULATIONS: | | |
| PARKING REQUIRED: | | |
| OFFICES | 3,394 GSF / 200 GSF | 17 SPACES |
| STORAGE | 6,886 GSF / 2,000 GSF | 3 SPACES |
| TOTAL | | 20 SPACES |

| | |
|--------------------------|-----------------|
| TOTAL PARKING PROVIDED: | 25 SPACES |
| HC PARKING REQUIRED: | 1 SPACE (1 VAN) |
| HC PARKING PROVIDED: | 2 SPACE (1 VAN) |
| BICYCLE SPACES REQUIRED: | 2 SPACE |
| BICYCLE SPACES PROVIDED: | 2 SPACE |



VICINITY MAP: C-16-Z

LEGAL DESCRIPTION:
LOT 13, ALAMEDA BUSINESS PARK, CONTAINING 1.1061 ACRE.
ZONING SU1 FOR IP

SHEET INDEX

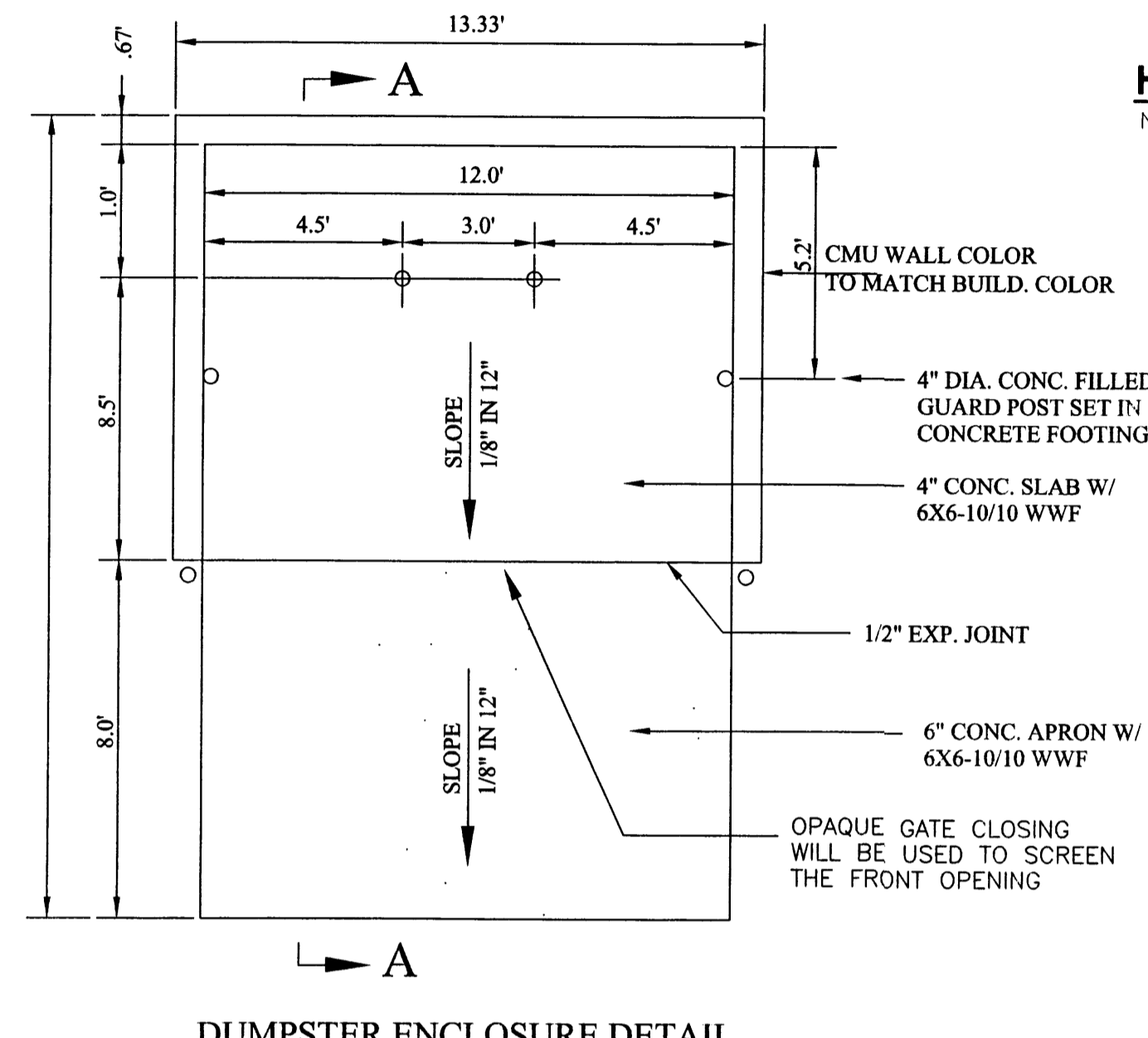
- SITE PLAN
- LANDSCAPING PLAN
- GRADING AND DRAINAGE PLAN
- ELEVATIONS

Project # 1000 624
DRB Application # 01420-00000-00810

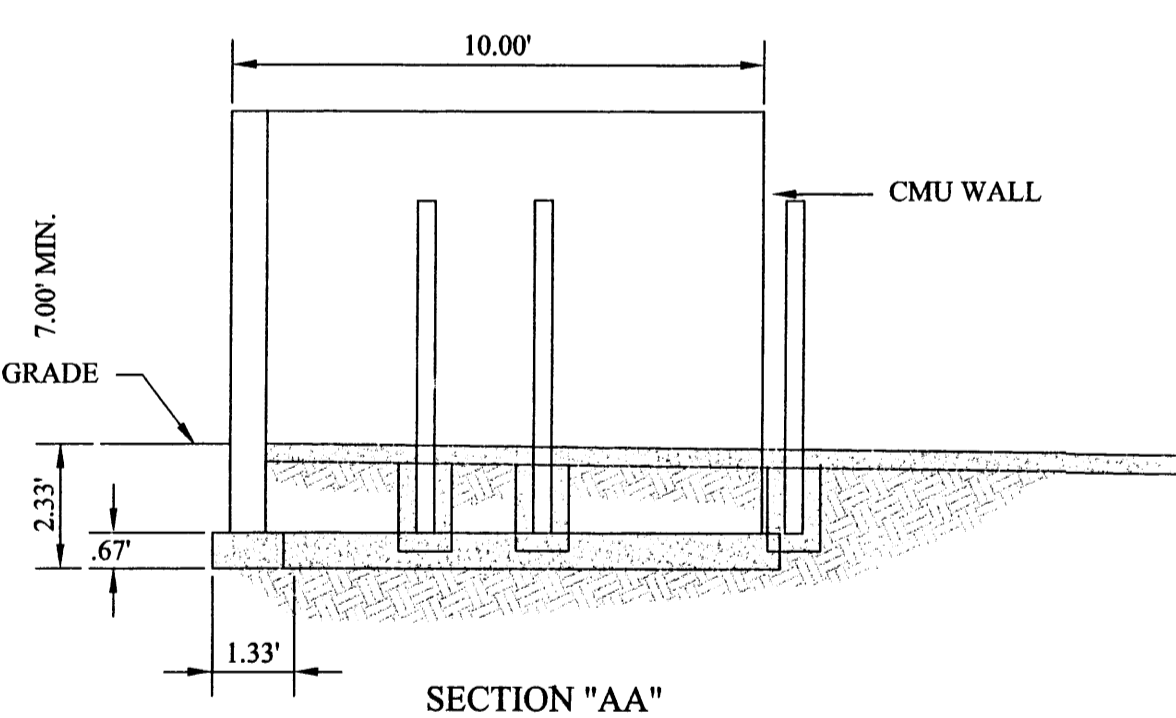
CASE NUMBER: DRB-98-223

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on [blank] and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

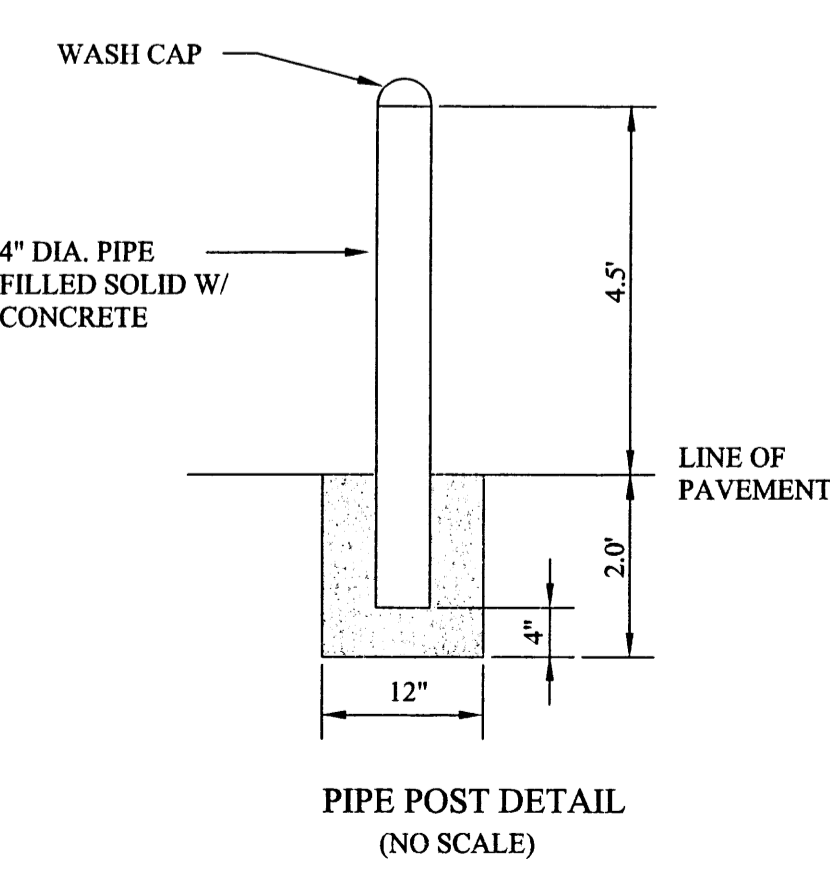
| | |
|---|----------------|
| SITE DEVELOPMENT PLAN | |
| <i>Richard J. Dante</i> | 7-30-01 |
| Traffic Engineer, Transportation Division | Date |
| <i>Adriana E. Cardenas</i> | 7/11/01 |
| Parks & Recreation Services Department | Date |
| <i>Nancy D. Musick</i> | 7/25/01 |
| Public Works, Water Utilities Division | Date |
| <i>Loren P. Mc...</i> | 7/11/01 |
| City Engineer, Engineering Division / AMAFCA | Date |
| APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual. | |
| <i>Jan 35</i> | 8/1/01 |
| City Planner, Albuquerque / Bernadette | Date |
| <i>Sharon Sue Baca</i> | June 7th, 01 |
| Solid Waste | Date |
| <i>Sharon Sue Baca</i> | June 7th, 2001 |
| ENVIRONMENTAL HEALTH | Date |
| PLNZ (10706) 4/96 | |



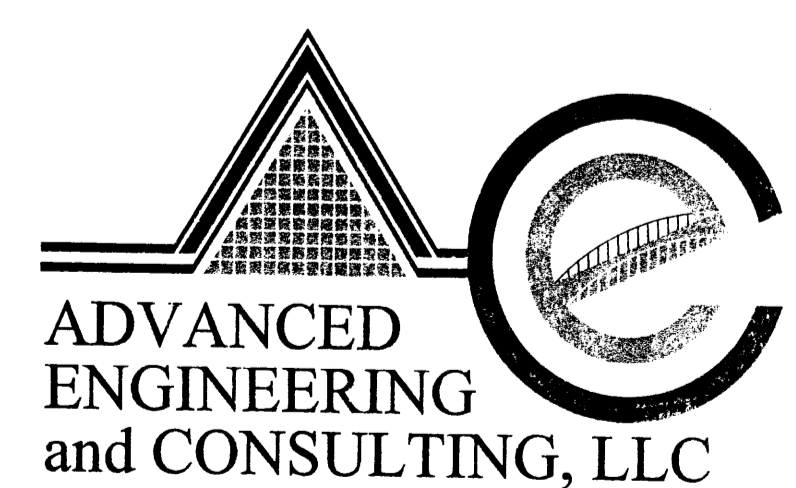
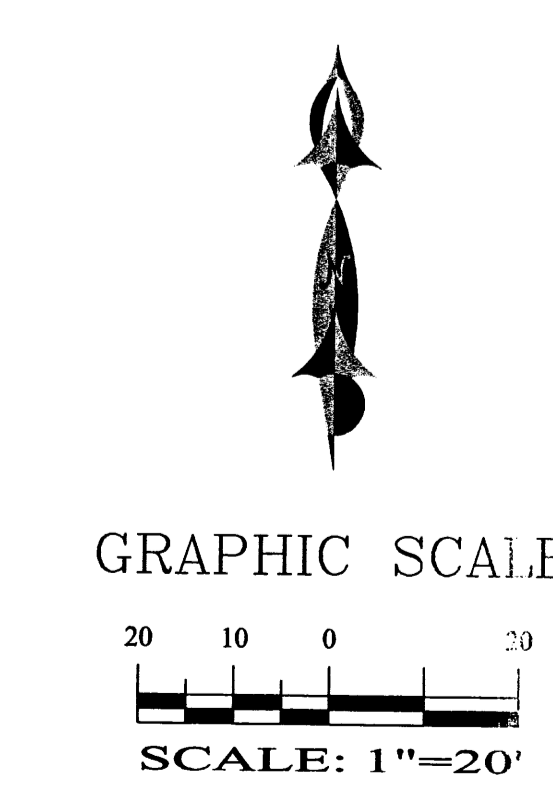
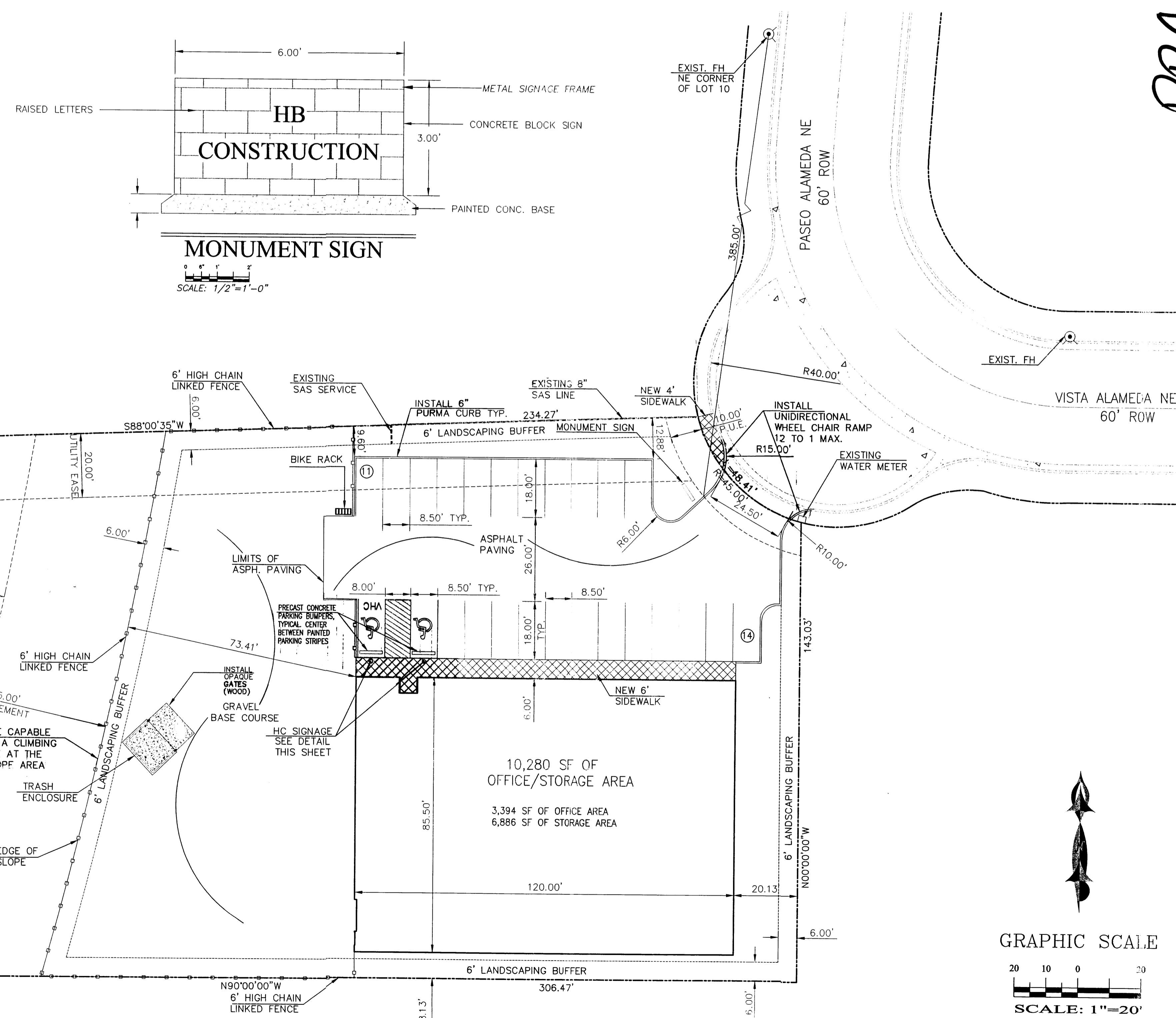
DUMPSTER ENCLOSURE DETAIL
NTS



SECTION "AA"



PIPE POST DETAIL
(NO SCALE)



SHAHAB BIAZAR
P.E. #13479
10205 SNOWLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

**HB CONSTRUCTION
SITE PLAN**

| | | | |
|---------------|-----------|----------|---------|
| DRAWING: | DRAWN BY: | DATE: | SHEET # |
| 200123-ST.DWG | SBB | 06-04-01 | 1 OF 4 |

LAST REVISION: 06-04-01

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque, 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. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping, and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Crusher Fines over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

25 SQ FT OVERSIZE GRAVEL WILL BE PLACED AT THE BASE OF EVERY ROOF DRAIN.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

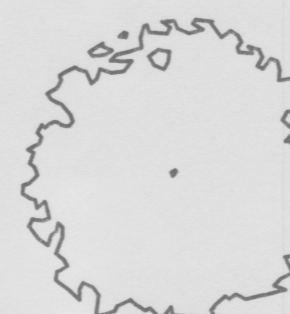

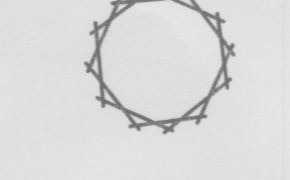


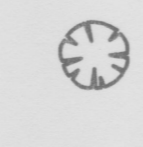
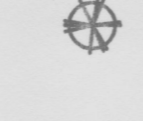
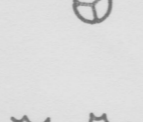


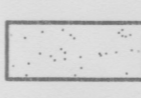
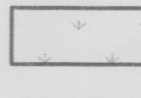
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

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.

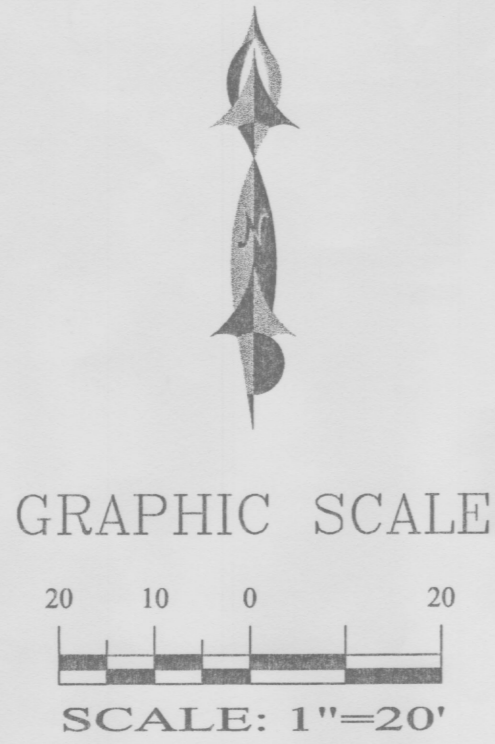
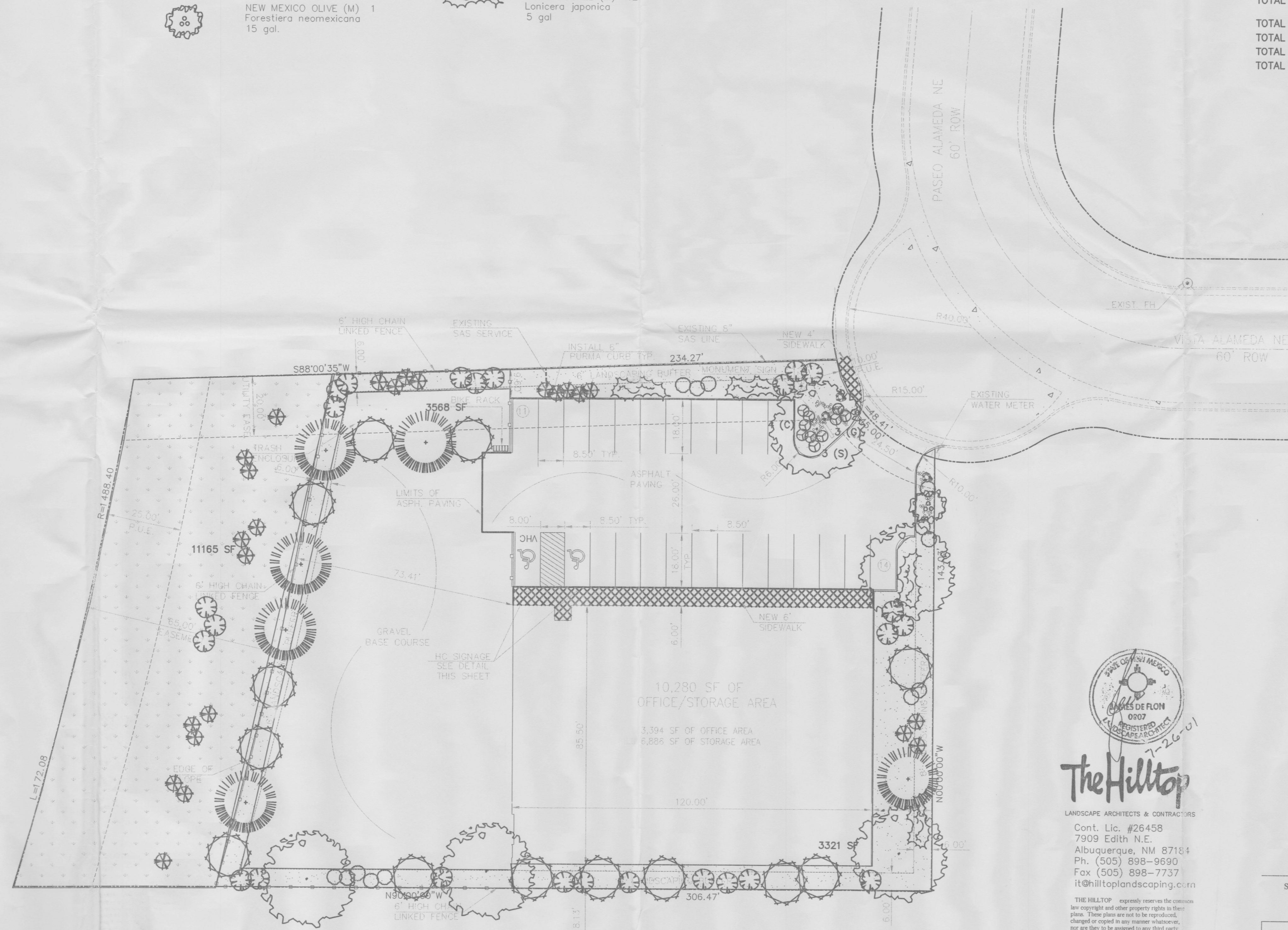
Irrigation maintenance shall be the responsibility of the Property Owner.

PLANT LEGEND

-  ASH (H) OR PURPLE ROBE LOCUST (H) 5
Fraxinus pennsylvanica
Robinia spp.
2" Cal.
-  AUSTRIAN PINE (H) 6
Pinus edulis
6-8'
-  DESERT WILLOW (M) 12
Chilopsis linearis
15 gal/ 6'
-  NEW MEXICO OLIVE (M) 1
Forestiera neomexicana
15 gal.
-  APACHE PLUME (M) 13
Fallugia paradoxa
5 gal.
-  CHAMISA (L) 25
Chrysothamnus nauseosus
1 gal.
-  THREE-LEAF SUMAC (M) 24
Rhus trilobata
5 gal.
-  WILDFLOWER 10
(S) Sedum, (C) Coryopsis, (G) Gaillardia, (L) Lavender
1 gal.
-  HONEYSUCKLE (M) 12
Lonicera japonica
5 gal.
-  OVERSIZE GRAVEL & BOULDERS
-  3" DEEP 1-1/2" SANTA ANA TAN GRAVEL
FILTER FABRIC
-  CRIMPED STRAW & NATIVE SEED

LANDSCAPE CALCULATIONS

| NET LANDSCAPE AREA | |
|-----------------------------|-------------------------|
| TOTAL LOT AREA | 48201 square feet |
| TOTAL BUILDINGS AREA | 10280 square feet |
| OFFSITE AREA | 0 square feet |
| NET LOT AREA | 37921 square feet |
| LANDSCAPE REQUIREMENT | 15% |
| TOTAL LANDSCAPE REQUIREMENT | 5688 square feet |
| TOTAL LANDSCAPE PROVIDED | 18054 (48%) square feet |
| TOTAL BED PROVIDED | 6889 square feet |
| TOTAL SOD PROVIDED | 0 square feet |
| TOTAL NATIVE SEED PROVIDED | 11165 square feet |



The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
it@hilltoplandscaping.com

SHAHAB BLAZAR
P.E. #13479

**ADVANCED
ENGINEERING
and CONSULTING, LLC**

10205 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

| HB CONSTRUCTION LANDSCAPE PLAN | | | |
|-----------------------------------|-----------|----------|---------|
| DRAWING: | DRAWN BY: | DATE: | SHEET # |
| | IRT | 06-04-01 | 2 OF 4 |

LAST REVISION: 07-25-01

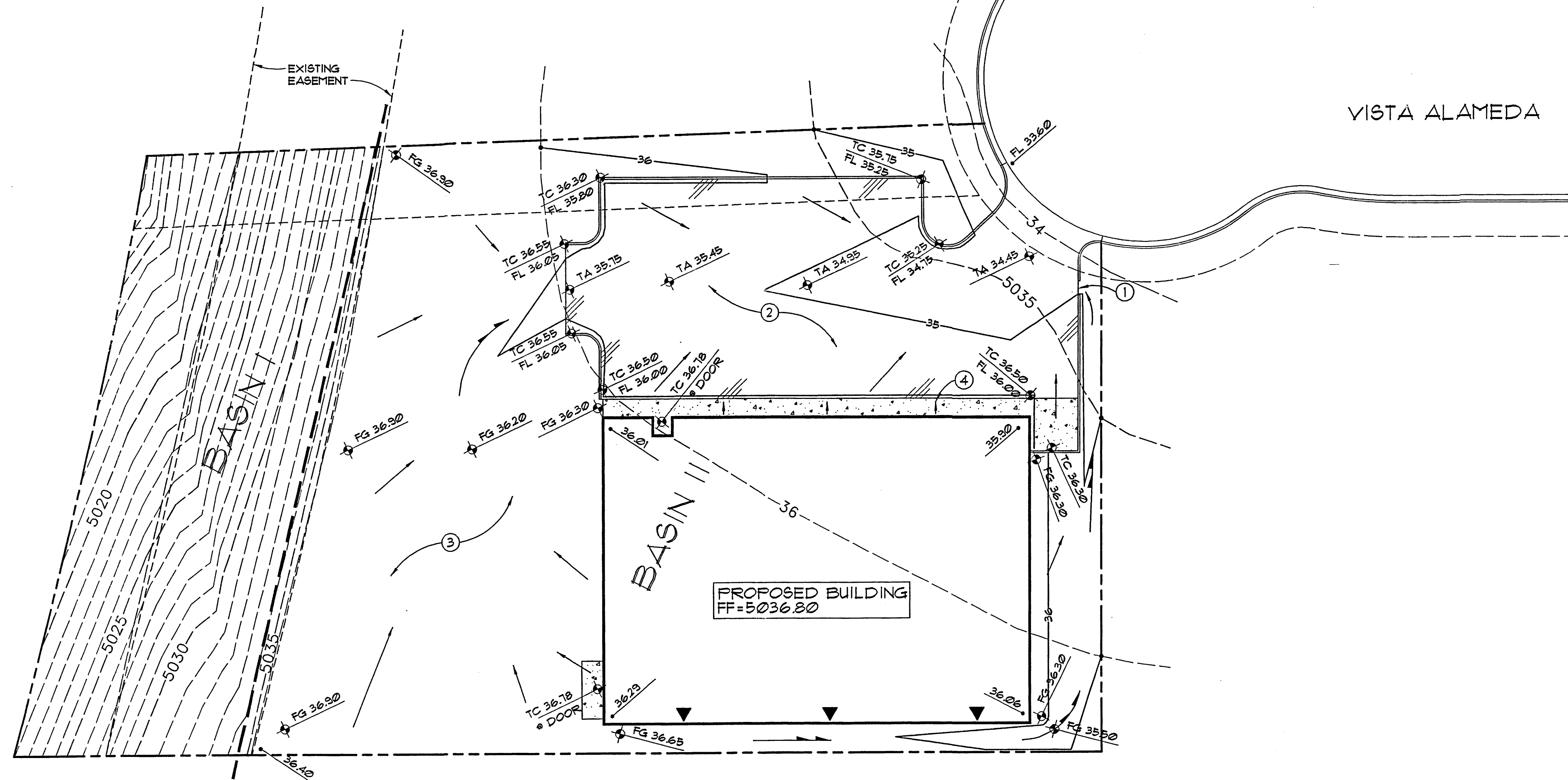
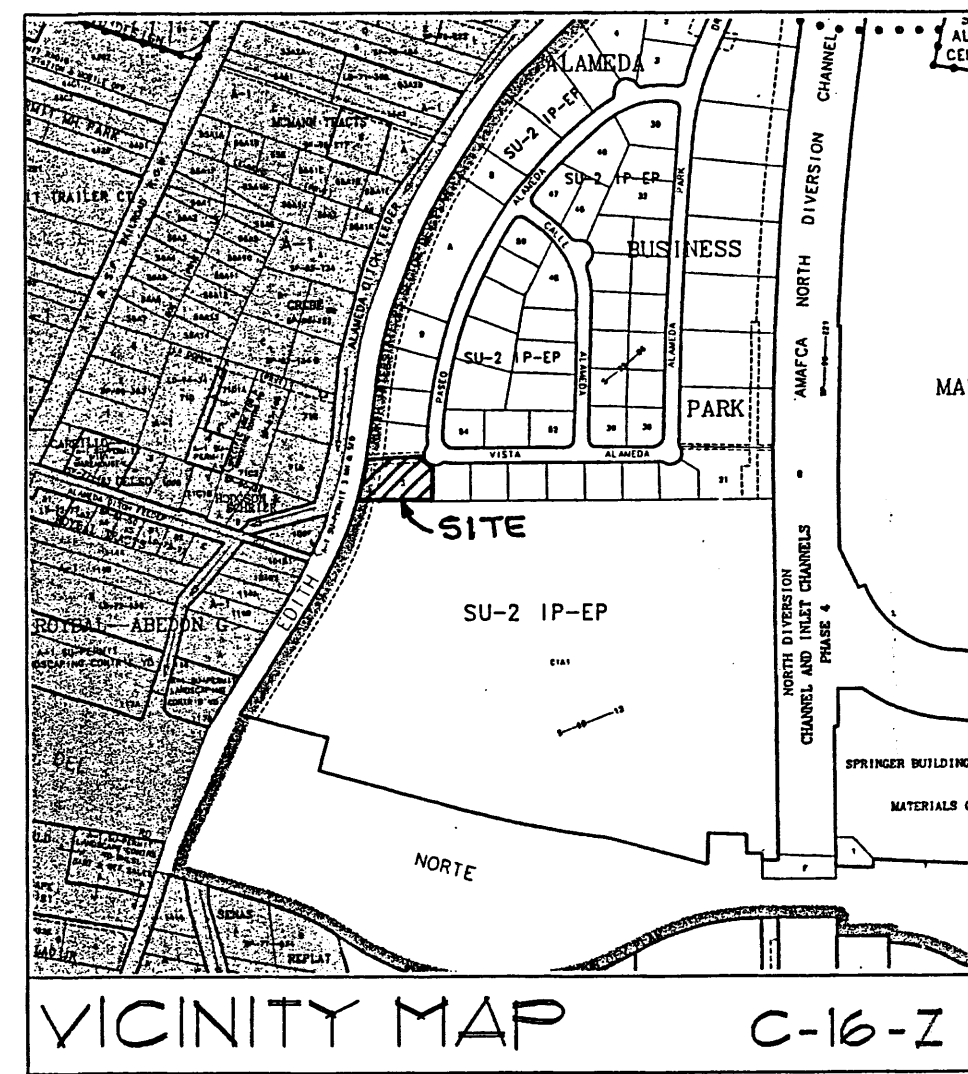
HYDROLOGY CALCULATIONS

ALBUQUERQUE, NM DPM (JANUARY, 1993) CRITERIA - SIMPLE PROCEDURE
 PRECIPITATION ZONE 2 - PER DPM 22.2
 100 - YR Design Storm (P) Depth (in)
 1hr 6hr 24hr 4day 10day
 2.01 2.35 2.75 3.30 3.95

| EXISTING CONDITIONS | | P6 | | Q | | V6 | | V24 | | V4day | | V10day | |
|---------------------|-------------|-------------|---------|----------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------|
| TREATMENT CLASS | AREA (ACRE) | AREA % | (IN/AC) | (CFS/AC) | (CFS) | (CF) | (CF) | (CF) | (CF) | (CF) | (CF) | (CF) | (CF) |
| A | 0.00 | 0% | 0.53 | 1.56 | 0.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| B | 0.00 | 0% | 0.78 | 2.28 | 0.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| C | 1.10 | 100% | 1.13 | 3.14 | 3.45 | 4,512 | 4,512 | 4,512 | 4,512 | 4,512 | 4,512 | 4,512 | 0 |
| D | 0.00 | 0% | 2.12 | 4.70 | 0.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTALS | 1.10 | 100% | | | 3.45 | 4,512 | 4,512 | 4,512 | 4,512 | 4,512 | 4,512 | 4,512 | 0 |

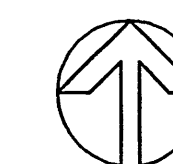
| PROPOSED CONDITIONS - BASIN I | | P6 | | Q | | V6 | | V24 | | V4day | | V10day | |
|-------------------------------|-------------|-------------|---------|----------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------|
| TREATMENT CLASS | AREA (ACRE) | AREA % | (IN/AC) | (CFS/AC) | (CFS) | (CF) | (CF) | (CF) | (CF) | (CF) | (CF) | (CF) | (CF) |
| A | 0.00 | 0% | 0.53 | 1.56 | 0.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| B | 0.00 | 0% | 0.78 | 2.28 | 0.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| C | 0.25 | 100% | 1.13 | 3.14 | 0.79 | 1,025 | 1,025 | 1,025 | 1,025 | 1,025 | 1,025 | 1,025 | 0 |
| D | 0.00 | 0% | 2.12 | 4.70 | 0.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTALS | 0.25 | 100% | | | 0.79 | 1,025 | 1,025 | 1,025 | 1,025 | 1,025 | 1,025 | 1,025 | 0 |

| PROPOSED CONDITIONS - BASIN II | | P6 | | Q | | V6 | | V24 | | V4day | | V10day | |
|--------------------------------|-------------|-------------|---------|----------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------|
| TREATMENT CLASS | AREA (ACRE) | AREA % | (IN/AC) | (CFS/AC) | (CFS) | (CF) | (CF) | (CF) | (CF) | (CF) | (CF) | (CF) | (CF) |
| A | 0.00 | 0% | 0.53 | 1.56 | 0.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| B | 0.95 | 11% | 0.78 | 2.28 | 0.22 | 269 | 269 | 269 | 269 | 269 | 269 | 269 | 0 |
| C | 0.315 | 37% | 1.13 | 3.14 | 0.99 | 1,292 | 1,292 | 1,292 | 1,292 | 1,292 | 1,292 | 1,292 | 0 |
| D | 0.440 | 52% | 2.12 | 4.70 | 2.07 | 3,386 | 4,025 | 4,903 | 5,942 | 5,942 | 5,942 | 5,942 | 0 |
| TOTALS | 0.85 | 100% | | | 3.27 | 4,947 | 5,586 | 6,464 | 7,503 | 7,503 | 7,503 | 7,503 | 0 |



GRADING and DRAINAGE PLAN

1" = 20'



LEGAL DESCRIPTION

LOT 13, ALAMEDA BUSINESS PARK, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO

PERMANENT BENCHMARK

AMAFCA BRASS TABLET STAMPED "NDC -1" NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X = 394,094.80 Y = 1522,635.84
 GROUND-TO-GRID FACTOR = 0.99961075
 ELEVATION = 5026.6

KEYED NOTES

- 4' WIDE CURB BREAK FOR DRAINAGE FLOW
- 2" AC PAVING OVER 4" AGGREGATE BASE COURSE OVER 12" SCARIFIED AND COMPACTED SUBGRADE
- GRAVEL LAY DOWN AREA
- 2% CROSS SLOPE - TYPICAL

LEGEND

- PROPERTY LINE
- - - 5035 EXISTING CONTOUR
- - - 35 PROPOSED CONTOUR
- 36.20 PROPOSED SPOT ELEVATION
- 36.40 EXISTING SPOT ELEVATION
- FLOW DIRECTION ARROW
- SWALE DIRECTION
- FF FINISHED FLOOR
- FG FINISHED GRADE
- TC TOP OF CONCRETE
- FL FLOWLINE
- TA TOP OF ASPHALT
- ▼ ROOF DRAIN
- - - BASIN BOUNDARY
- ▭ PROPOSED BUILDING
- ▨ PROPOSED ASPHALT PAVING
- ▩ PROPOSED CONC. PAVING

Walla ENGINEERING LTD
 Structural Engineering
 Civil Engineering
 6100 Indian School Road NE • Suite 211
 Albuquerque • New Mexico • 87110
 881-3008 • Facsimile 884-5390

HB Construction Office
 GRADING and DRAINAGE PLAN

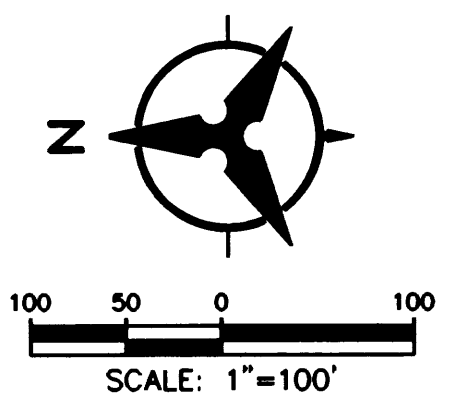
DESIGN: MJW PROJECT NO.: H11-0101

DRAWN: LEK

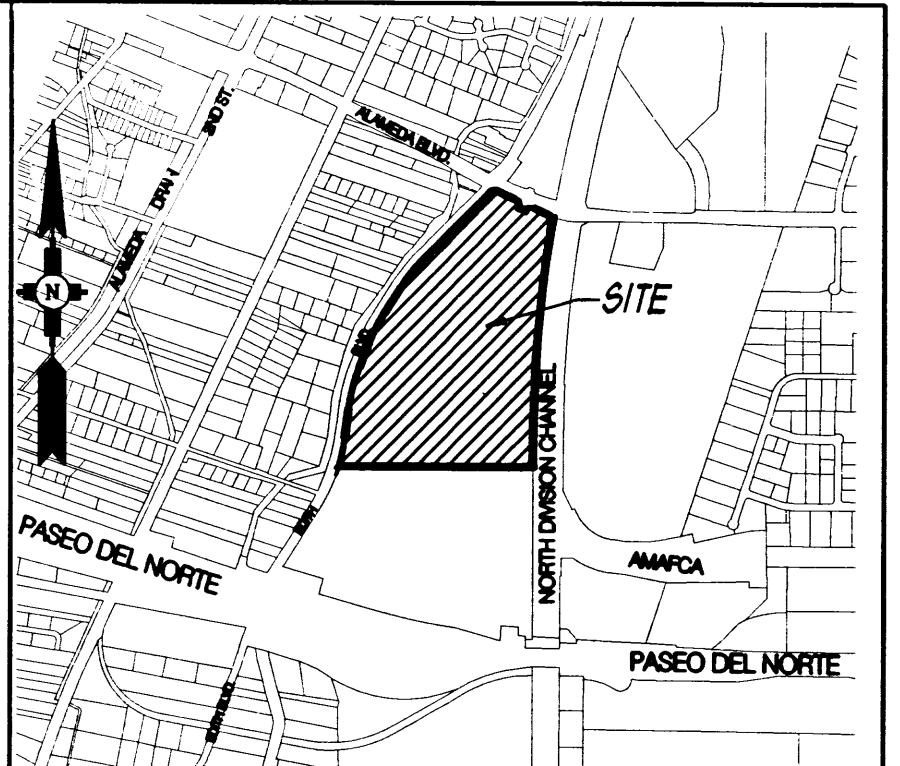
CHECKED: MJW DATE: MAY 1, 2001

SHEET #

3 OF 4



EXISTING TRACT E, LANDS OF SPRINGER BUILDING MATERIALS CORP. (OLD BALLOON PARK) ZONED SU-2, PARK



VICINITY MAP
ZONE ATLAS MAP NO. C-16
AMENDED 8/14/99

SITE DEVELOPMENT PLAN NOTES:

- PROPOSED DEVELOPMENT PLAN MUST CONFORM TO THE REQUIREMENTS OF THE NORTH I-25 SECTOR DEVELOPMENT PLAN, THE ALAMEDA DESIGN OVERLAY ZONE, THE NORTH VALLEY AREA PLAN, AND THE INDUSTRIAL PARK ZONE.
- SITE DEVELOPMENT PLANS AND LANDSCAPE PLANS ARE REQUIRED FOR PERMISSIBLE USES ON ALL LOTS. LOTS 13 AND 14-36 SHALL BE APPROVED BY THE PLANNING DIRECTOR. LOTS 1-12, 17-19, AND 21-29 SHALL BE APPROVED BY THE PLANNING DIRECTOR FOLLOWING NOTIFICATION OF AND OPPORTUNITY FOR REVIEW BY THE ALAMEDA NORTH VALLEY NEIGHBORHOOD ASSOCIATION.
- ALL REFUSE COLLECTION AND OUTDOOR STORAGE AREAS SHALL BE VISUALLY SCREENED FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT PROPERTY LINES. SCREENING SHALL CONSIST OF OPAQUE MATERIALS. SOLID WALLS OR PROPERTY FENCING SHALL BE AT LEAST 60 FT HIGH AND BE CONSTRUCTED OF MATERIALS WHICH BLEND WITH THE ARCHITECTURAL STYLE OF BUILDINGS ON SITE.
- ALL LOADING AREAS USED FOR THE LOADING AND UNLOADING OF COMMERCIAL VEHICLES SHALL BE SET BACK FROM THE PUBLIC RIGHT-OF-WAY LINE AND FROM ALL PROPERTY LINES TO REDUCE THE VISUAL IMPACT OF LARGE COMMERCIAL VEHICLES AND LOADING AREAS.
- BUILDING SETBACK REQUIREMENTS:
A) FRONT YARD: NOT LESS THAN 30'
B) SIDE YARD: NOT LESS THAN 10'
C) REAR YARD: NOT LESS THAN 10'
D) LOTS 1 AND 4-13 SHALL HAVE A 5' SETBACK FROM THE TOP OF THE SLOPED PORTION OF THE LOT, ADJUTING EDITH BLVD.
- STRUCTURE HEIGHT AND BIRTH SHALL FALL WITHIN 45° ANGLE PLANS DRAIN FROM THE HORIZONTAL AT THE REAR GRADE ALONG EACH BOUNDARY OF THE PROPERTIES, BUT A STRUCTURE SHALL NOT EXCEED A HEIGHT OF 60 FT (EXCEPT AS FURTHER DEFINED IN THE ZONING CODE).
- NO MORE THAN 50% OF THE SURFACE OF ANY LOT SHALL BE COVERED WITH BUILDINGS.
- FOR LANDSCAPE BUFFER REQUIREMENTS SEE LANDSCAPE NOTES ON SHEET 2 OF 2.
- SEE SHEET 2 OF 2 FOR SIGNAGE, SITE LIGHTING, AND ARCHITECTURAL REQUIREMENTS.

DRB 98-223 Project # 1000624
Application # 00450-05A.00 - 00553
THIS PLAN IS CONSISTENT WITH THE REQUIREMENTS OF THE NORTH I-25 SECTOR DEVELOPMENT PLAN AND CITY OF ALBUQUERQUE ZONING ORDINANCE.

Jan 25 1/23/99
PLANNING DEPT. DATE

3:09:99
TRANSPORTATION DEPT. DATE

7/28-9-99
CITY ENGINEER AMARCA DATE

Roger A. Green 3-7-99
UTILITY DEPT. DATE

CIP. DATE

AMENDED 8/4/99
NOTE:
Amended 7/12/00
Approval of this site development subdivision plan by the COA Transportation Development Division is based on the Traffic Impact Study (TIS) prepared by Bohannon + Huston, Inc. dated December 24, 1998 and Letter Revision dated March 30, 1999. This trip generation was determined assuming an average overall development ratio of 25% office and 75% warehouse/storage yards. Any substantial deviation of this assumption, with respect to the actual development of this site, may require an updated TIS and off-site mitigation requirements.

Bohannon + Huston
Engineers Planners Photographers
7500 JEFFERSON AVE. ALBUQUERQUE, NEW MEXICO 87129

MT INVESTMENT ZONED SU-2 M-1

TRACT A MT INVESTMENT ZONED SU-2 IP-EP

NO STRUCTURES ARE TO BE BUILT IN THIS AREA

LEGEND

| | |
|--|---|
| | PROPOSED PUBLIC ROADWAY CENTERLINE |
| | PROPOSED LOT LINE |
| | PROPOSED EASEMENT LINE |
| | EXISTING EASEMENT LINE |
| | SUBDIVISION BOUNDARY LINE |
| | PROPOSED ROW LINE |
| | EXISTING RAIL SPURS |
| | EXISTING FENCE TO BE REMOVED UNLESS OTHERWISE SPECIFIED |
| | COA SURVEY CONTROL MONUMENT |
| | USABLE LOT AREA (NOT SUBJECT TO SEVERE SLOPES) |
| | GROSS LOT AREA |

APPROVED AS AMENDED
AMENDMENT 7/12/00

Approval and Condition Acceptance as specified by DPM:

Jan 25 1/23/00
Planner, Albuquerque/Bernalillo County Planning Division
Date

7-27-00
Traffic Engineer, Transportation Division
Date

7/28/00
7/28/00
Public Works/Water Utilities Division
Date

7-27-00
7-27-00
Engineer, Engineering Division/AMARCA
Date

MASTER DEVELOPMENT PLAN FOR ALAMEDA BUSINESS PARK

ALBUQUERQUE, NEW MEXICO

REVISED MARCH 3, 1999
REVISED JULY 2, 1999

REVISED 7/12/00

SHEET 1 OF 2

LANDSCAPE DEVELOPMENT NOTES:

DEVELOPMENT REQUIREMENTS

- PROPOSED DEVELOPMENT PLAN MUST CONFORM TO THE REQUIREMENTS OF THE NORTH I-25 SECTOR DEVELOPMENT PLAN, AND THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE.
- LANDSCAPING BUFFER AREAS SHALL BE REQUIRED ON EACH LOT:
 - FRONT YARD: 10 FT LANDSCAPING BUFFER
 - SIDE YARD: 6 FT MIN. LANDSCAPING BUFFER, EXCEPT AS FOLLOWS:
 - LOTS WITH SIDE YARDS ABUTTING ALAMEDA BLVD. SHALL HAVE A 10 FT SIDE YARD LANDSCAPING BUFFER REQUIRED ON THE ABUTTING SIDE.
 - REAR YARD: 6' REAR LANDSCAPING BUFFER IS REQUIRED, EXCEPT AS FOLLOWS:
 - LOTS WITH REAR YARDS ABUTTING ALAMEDA BLVD. SHALL HAVE A 10 FT REAR YARD LANDSCAPING BUFFER REQUIRED ON THE ABUTTING SIDE.
 - IF NOT REQUIRED BY COA ZONING ENFORCEMENT STAFF, THIS BUFFER SHALL NOT BE REQUIRED.**
 - LOTS 1 AND 4-13 SHALL HAVE A 6' REAR YARD LANDSCAPING BUFFER AT THE TOP OF THE SLOPE. NO ADDITIONAL REAR YARD LANDSCAPING BUFFER SHALL BE REQUIRED AT THE REAR PROPERTY LINE (EDITH BLVD. ROW) HOWEVER, EACH LOT SHALL BE REQUIRED TO PLANT, IRRIGATE, UNTIL SELF-SUSTAINING, AND MAINTAIN A MINIMUM OF SIX (6) NATIVE PLANT SHRUBS ON THE SIXTY FOOT (60') WIDE SLOPED AREA OF THE LOT (ABUTTING EDITH BLVD.) THE NATIVE SHRUBS SHALL BE SELECTED FROM THE FOLLOWING SPECIES:

| | |
|-------------------------|---------------------|
| CHRYSOTHAMNUS NAUSEOSUS | CHAMISA |
| ATRIFLEX CANESCENS | FOUR WING SALT BUSH |
| FALLUSIA PARADOXA | APACHE PLUME |
| RAUS TRIOBATA | THREE LEAF SUMAC |

 THESE PLANTS SHALL BE RANDOMLY PLANTED ON THE HILL, AND SPACED A MINIMUM OF 10' FROM OTHER PLANTS.
- SLOPED PORTIONS OF LOTS ADJACENT TO EDITH BLVD. SHALL BE SEEDED PER COA SPECS. NO BUILDING SHALL BE CONSTRUCTED WITHIN THIS SIXTY FOOT (60') WIDE SLOPED AREA.
- LOTS ABUTTING ALAMEDA BLVD. SHALL PLANT STREET TREES IN ACCORDANCE WITH THE COA STREET TREE ORDINANCE. TREES SHALL BE PLANTED AT TWENTY FEET (20') FROM THE TOP OF THE SLOPED PORTION OF LOTS 1 AND 4-13 ON THE EDITH ABUTTING SIDE. AT LEAST 50% OF WHICH SHALL BE EVERGREEN TREES. THE DECIDUOUS TREES SHALL BE:

| | |
|--------------------|--------------------|
| SCOTCH LARCH | PURPLE ROBE LOCUST |
| STYACIA CANADENSIS | CHINESE PISTACHE |
| CHILOPSIS LINEARIS | DESERT WILLOW |
| FRAXINUS VELUTINA | ARIZONA ASH |
| QUERCUS SHUMARDI | SUMMERS RED OAK |

 THE EVERGREEN TREES SHALL BE:

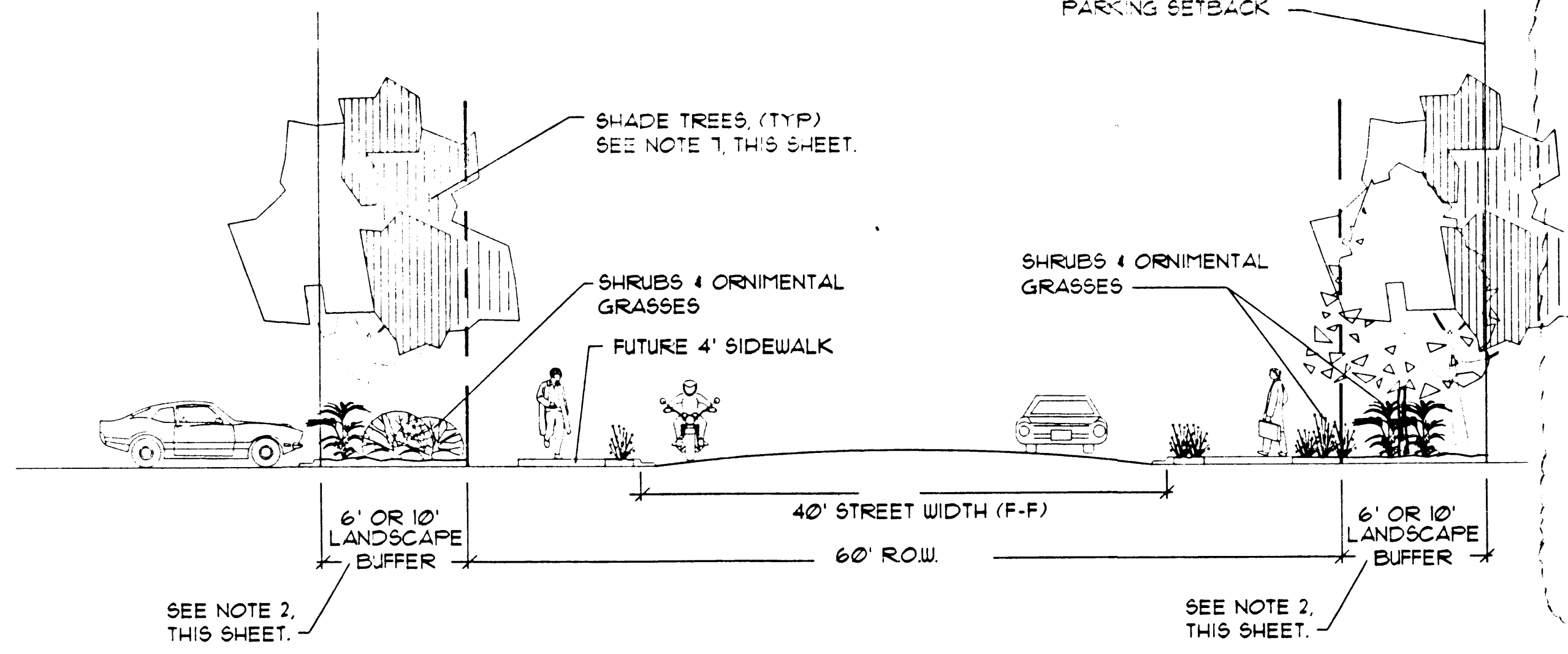
| | |
|--|------------------|
| CUPRESSOCYPARIS LEYLANDII | LEYLAND CYPRESS |
| JUNIPERUS MONOSPERMA (FEMALE VARIETY ONLY) | ONE SEED JUNIPER |
| PINUS ELGARICA | AFGHAN PINE |
| PINUS NIGRA | AUSTRIAN PINE |
| PINUS SYLVESTRIS | SCOTCH PINE |

 THESE TREES SHALL FORM AN OPAQUE VISUAL BUFFER TO TWENTY FEET (20') IN HEIGHT MINIMUM IN A 10-15 YEAR GROWING PERIOD. NO ADDITIONAL STREET TREE PLANTING WILL BE REQUIRED FOR THESE LOTS, EXCEPT LOT 1, WHICH MUST CONFORM TO THE COA STREET TREE ORDINANCE ON ALAMEDA BLVD.
- ALL AREAS USED FOR OFF-STREET PARKING SHALL BE DESIGNED AND LANDSCAPED TO REDUCE THE VISUAL IMPACT OF PARKED CARS. LANDSCAPING SHALL BE IN ACCORDANCE WITH THE OFF-STREET PARKING LANDSCAPING REGULATIONS OF THE COA COMPREHENSIVE ZONING CODE, WITH THE FOLLOWING EXCEPTIONS:
 - ALL AREAS OF PARKING LOTS NOT USED FOR PARKING OR AUTO CIRCULATION MUST BE LANDSCAPED.
 - NO PARKING SPACE MAY BE MORE THAN 50 FT FROM A TREE.
- TREES, SHRUBS, AND VEGETATIVE GROUND COVER SHALL BE SELECTED FROM PLANT LEGEND ON THIS PAGE.
- PLANTINGS SHALL BE PLACED ON SITE TO PROVIDE SHADE FOR ALL PEDESTRIAN AREAS AND BUILDINGS DURING SUMMER MONTHS.
- LANDSCAPING SHALL CONFORM TO TO COA'S WATER CONSERVATION POLICIES.

- PLANTINGS SHALL BE LOCATED WITH RESPECT TO THE CLEAR SIGHT TRIANGLE REQUIREMENTS.
- TREES SHALL NOT BE PLANTED IN PUBLIC UTILITY EASEMENTS.
- ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" LAYER OF 1-1/2" SANTA ANA TAN GRAVEL. ALL GRAVEL SHALL BE UNDERLINED WITH DE WITT PRO 5, 28 MIL. FILTER FABRIC OR APPROVED EQUAL. EXCLUDE FILTER FABRIC IN GROUND COVER AND PERENNIAL AREAS.
- RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE LOT OWNER.
- AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS TO BE DESIGNED AND CONSTRUCTED FOR ALL INSTALLED PLANT MATERIALS. GRASS AREAS SHALL BE SPRAY IRRIGATED, TREES SHALL BE IRRIGATED WITH A LOW FLOW BUBBLER SYSTEM, SHRUBS AND GROUND COVERS SHALL BE IRRIGATED WITH A DRIP EMITTER SYSTEM.
- LOTS 1 AND 4-13 SHALL CONSTRUCT A SIX FOOT (6') HIGH FENCE CAPABLE OF SUPPORTING A CLIMBING VINE VEGETATIVE SCREENING AT THE TOP OF THE SLOPED AREA OF THE LOT ABUTTING EDITH BLVD. CLIMBING VINES SHALL BE PLANTED AT A SPACING WHICH WILL RESULT IN COMPLETE COVERAGE OF THE FENCE, AND SHALL BE SELECTED FROM THE FOLLOWING:

| | |
|-----------------------------|--------------------|
| CAMPSIS RADICANS | TRUMPET VINE |
| LONGICERA JAPONICA HALLIANA | HALL'S HONEYSUCKLE |
| LONGICERA SEMPERVIRENS | CORAL HONEYSUCKLE |
| PARTHENOCISSUS INSERTA | WOODBINE |
| ROSA BANKSIAE | ROSE LADY BANKS |
- PLANTS AND TREES WHICH ARE PERMITTED INCLUDE ALL SPECIES ALLOWED BY THE CITY OF ALBUQUERQUE'S WATER CONSERVATION AND POLLEN ORDINANCES, AND MUST BE PLANTED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING CODE, THE NORTH I-25 SECTOR DEVELOPMENT PLAN, AND OTHER REGULATIONS CONTAINED IN THIS DOCUMENT.

Fencing and landscaping along Edith Blvd. shall be maintained in perpetuity.



STREETScape TYPICAL SECTION
NT5

Site Signage

- Signage on each lot shall comply with the City of Albuquerque Comprehensive Zoning Code and the following:
 - Lot developments shall be allowed the following:
 - A maximum of one building mounted sign per tenant. Total building mounted signage area per building shall not exceed 15% of the area of the facade.
 - A maximum of one site monument sign.
 - Building mounted signage area will not exceed 15% of the area of the facade on which it is mounted.
 - Projecting signs and roof signs are not allowed.

Site Lighting

- In addition to lighting regulations in the Zoning Code, and the Alameda Design Overlay Zone, the following shall apply:
 - Site lighting of parking lots, drives, plazas and entries will be provided to insure adequate lighting for both vehicular and pedestrian traffic after dark.
 - Site parking lot lighting fixtures will not exceed 24'-0" in height. For lots 1 and 4-13 on the side abutting Edith Blvd, site and building mounted lighting shall be no higher than sixteen feet (16') when located between the west side of the building and the top of the sloped area of the site. Pole mounted lighting shall be placed a minimum distance of thirty feet (30') from the top of the sloped area of the lot.
 - Light fixtures for walkways and plazas will be located between 8'-0" and 16'-0" in height.
 - All parking lot lighting will be high pressure sodium type fixtures.
 - Site and exterior area lighting pole mounted fixtures will be of the "shoebox" type with full cut-off features to avoid lights from interfering with local or adjacent traffic and nearby residential development. Finish of poles and fixtures are to be consistent with the colors of the building.
 - The use of landscape and building exterior lighting is encouraged to accent building features and highlight site and landscape areas.

Architectural Design Criteria

- General
 - Architectural Design Criteria are established to promote a visual and aesthetic consistency within the development and to avoid incompatible design schemes and elements harmful to the overall and individual developments.
- Building Heights
 - Structure height and width shall fall within a 45-degree angle drawn from the horizontal at the mean grade along each boundary of the premises, but a structure shall not exceed 120 feet, except as further defined in the Zoning Code, and clarified for specific lots as follows:

For lots 1 and 4-13, structure placement is encouraged to be on the eastern side of the lot. In no case however, shall structure height on these lots exceed 26' and it's width and height shall fall within a 45 degree angle drawn from the horizontal at the mean grade along the north, south, and east property lines and the top of the sloped area of the lot.
- Materials and Finishes
 - Opaque exterior building materials used will be consistent with commonly used materials in Albuquerque and New Mexico. These include stucco, exterior finish and insulation system (EIFS) with synthetic stucco finishes, brick and stone masonry or veneer, concrete masonry with architectural exterior treatment and pre-cast architectural concrete. Materials not allowed as the predominant facade finishes include both face concrete masonry, metal paneling, ceramic tile veneer or reflective glass. Windows and storefronts are to have tinted glass and are to be in anodized aluminum or pre-finished metal frames. Glass colors are to be compatible with the overall color scheme of the building. Glass curtainwalls are limited to building entries and should not exceed 25% of the area of the building facade of which they are part. Glass curtainwalls may have reflective glass of a color compatible with other glass used in windows and storefronts. Glass installed on the westerly facing facades shall be of a type which reduces light reflectance. Mirrored glass and/or highly reflective glass shall not be installed in westerly facing facades. Accent walls or accent elements introduced to the building design to give it detailing may utilize any of the allowable materials above as well as painted or pre-finished metal, stainless steel, ceramic tile veneer or colored concrete.
- Building Colors of major facades are to be muted or pastel rather than bright or brilliant. The use of primary colors for major building walls is prohibited. Architectural accent walls, detached entry walls or colonnades or attached accent elements (entry canopies, window shading devices, medallions, window transoms) may be primary or bright colors.
- Roofs may be either flat or pitched. Flat roofs shall have a perimeter parapet which at no point will be lower than any portion of the roof it surrounds. Pitched roofs are to be of either concrete tiles, clay tiles or pre-finished ribbed metal. Tile and metal roof colors are to be consistent with the building colors. Colors are not to have a highly reflective surface. Metal buildings having a pre-finished metal roof with a pitch of at least 4: to 12: shall not require a parapet. Metal roofs may not be bright, garish colors or reflective metal surfaces. Roofs may be tan, brown, sand, green, blue, non-reflective white and grey metallic finishes (in accordance with the following):
 - Mechanical equipment on roofs is to be screened from public view as much as practical. Roof equipment screens are to be at least as high as the highest part of the equipment. Roof screens are to be architecturally compatible with the building.
- Building mounted signage will conform to the zoning ordinance and the following:
 - Dimensional height of any portion of the signs shall not exceed 3'-6".
 - No portion of the sign shall protrude more than 6" from the building face on which it is mounted.
 - Direct lot access to Edith Blvd. and/or Alameda Blvd. is not permitted.

**LANDSCAPING DEVELOPMENT REQUIREMENTS
FOR ALAMEDA BUSINESS PARK
ALBUQUERQUE, NEW MEXICO
REVISED MARCH 3, 1999
REVISED JULY 2, 1999
REVISED 7/12/00**

Approved: *[Signature]*
Approved: *[Signature]*
Bohannon & Hinson
Engineers, Planners, Photogrammetrists, Surveyors, Software Developers
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