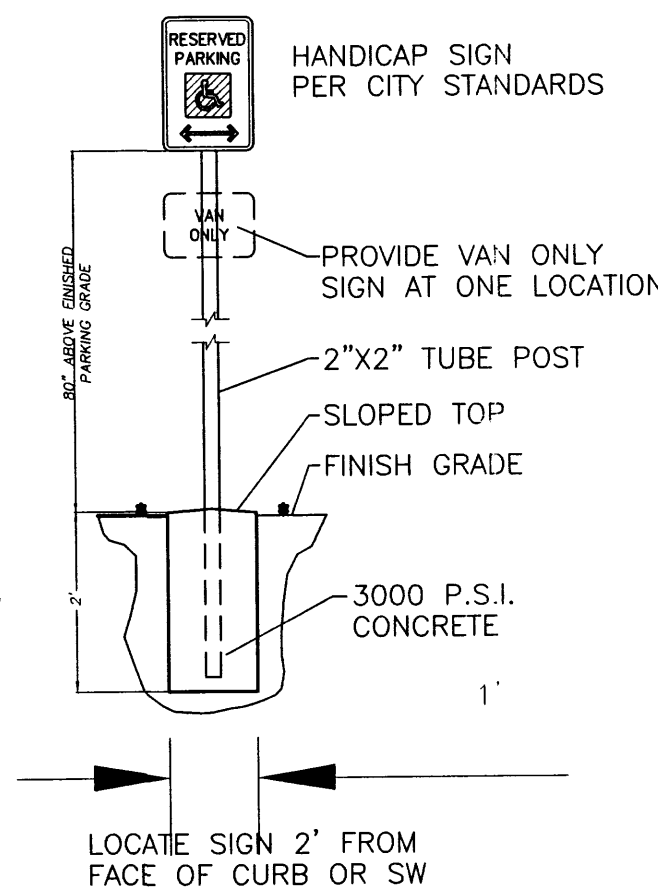


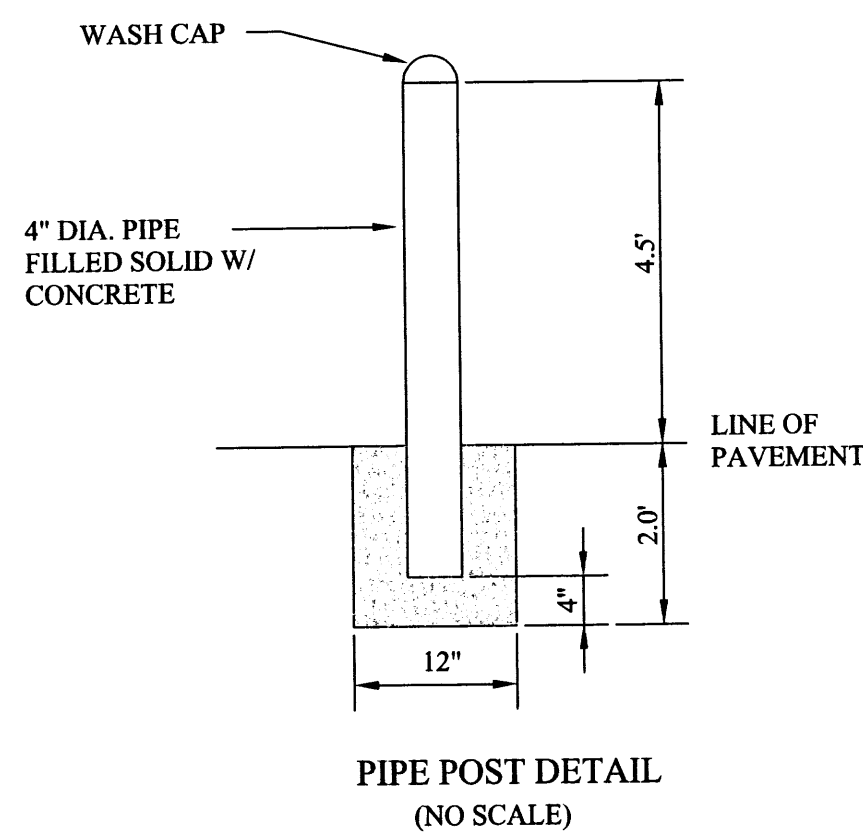
**LEGEND**

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

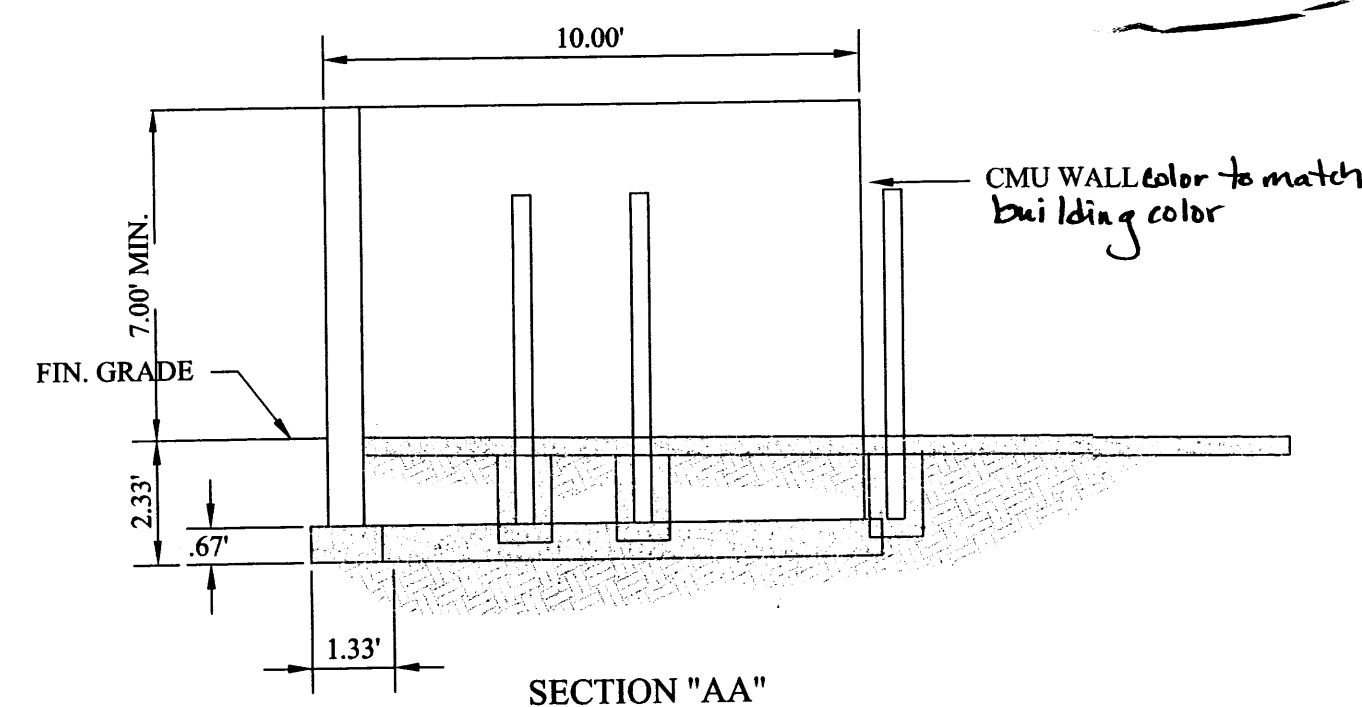
- NOTES:**
- SIGN TO BE PER LOCAL HANDICAPPED REQUIREMENTS. VERIFY WITH CITY SIZE & SHAPE
  - PROVIDE SIGN @ ALL HANDICAPPED PARKING STALLS INDICATED ON SITE PLAN
  - PLACE SIGN 2' FROM THE CURB



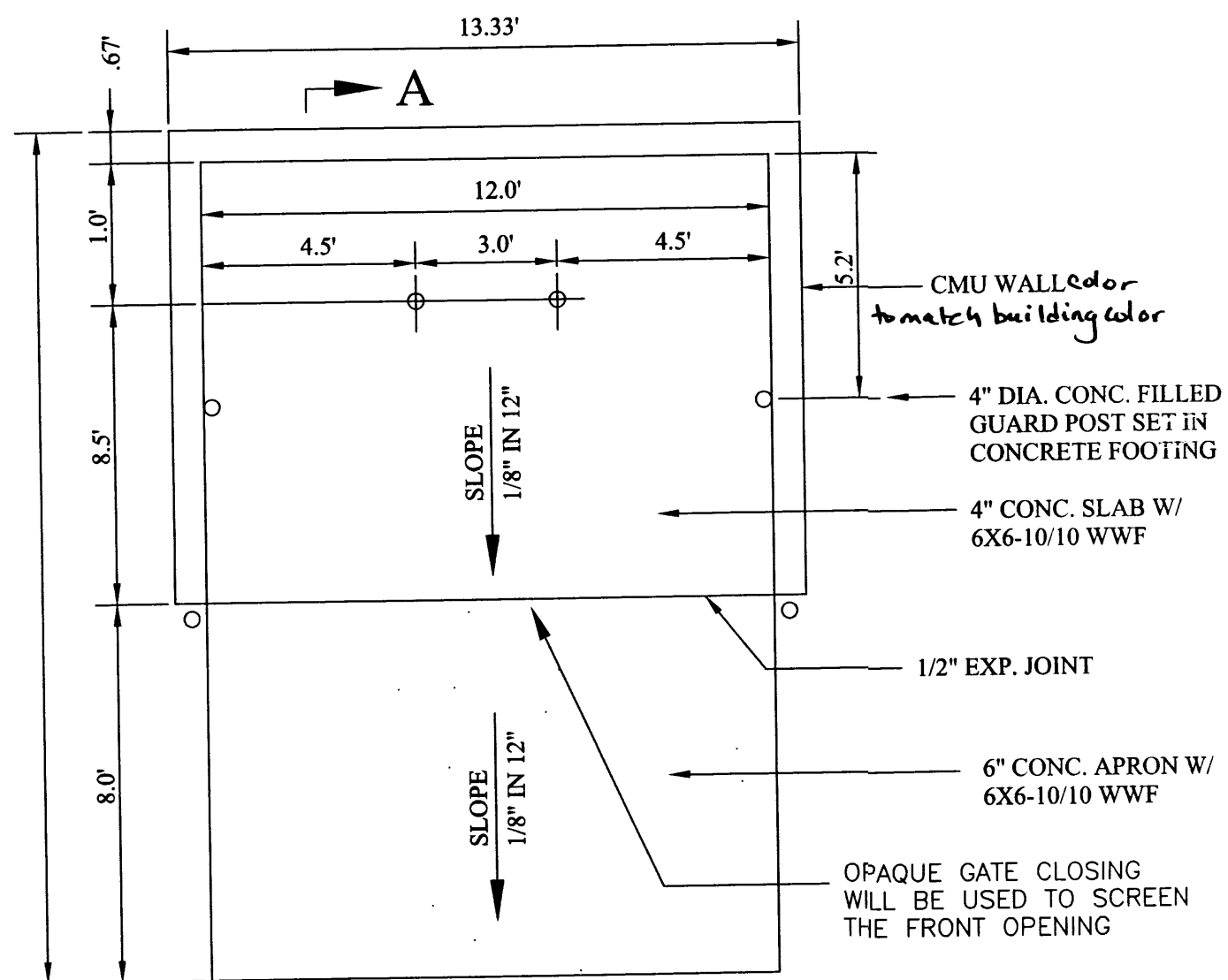
**HANDICAP SIGN DETAIL**  
NTS



PIPE POST DETAIL  
(NO SCALE)



SECTION "AA"



DUMPSTER ENCLOSURE 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 APRIL 10, 2000) SHALL BE CONSULTED PRIOR DEVELOPMENT OF THE SITE.

**SITE DATA**

PROPOSED USAGE: OFFICE/STORAGE  
 LOT AREA: 35,140 S.F. (0.8067 ACRE)  
 OFFICE AREA: 1,000 S.F.  
 STORAGE AREA: 6,500 S.F.  
 CONSTRUCTION TYPE: IIN (PRE-ENGINEERED STEEL BUILDING, W/ NON-COMBUSTABLE INTERIOR FRAMING)

**LANDSCAPE CALCULATIONS:**

NET LOT AREA: 27,640 SF ±  
 LANDSCAPING REQUIRED: 4,146 SF ±  
 15% OF 27,640 SF  
 LANDSCAPE PROVIDED: 4,756 SF ± (17.2%)

**PARKING CALCULATIONS:**

PARKING REQUIRED:  
 OFFICES: 1,000 GSF / 200 GSF 5 SPACES  
 STORAGE: 6,500 GSF / 2,000 GSF 3 SPACES  
 TOTAL: 8 SPACES

TOTAL PARKING PROVIDED: 11 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 10, ALAMEDA BUSINESS PARK, CONTAINING 0.8067 ACRE.  
 ZONING SU1 FOR IP

**SHEET INDEX**

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

PROJECT # 1000624

DRB Application # 01450-00000-00258

CASE NUMBER: Z-

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

**SITE DEVELOPMENT PLAN**

*Richard D. Dault* 3-21-01  
 Traffic Engineer, Transportation Division Date

*Blueme E. Cardenas* 3/21/01  
 Parks & General Services Department Date

*San Ramon Regalado* 3-21-01  
 Public Works, Water Utilities Division Date

*Loren J. May* 3/21/01  
 City Engineer, Engineering Division / AMAFCA Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

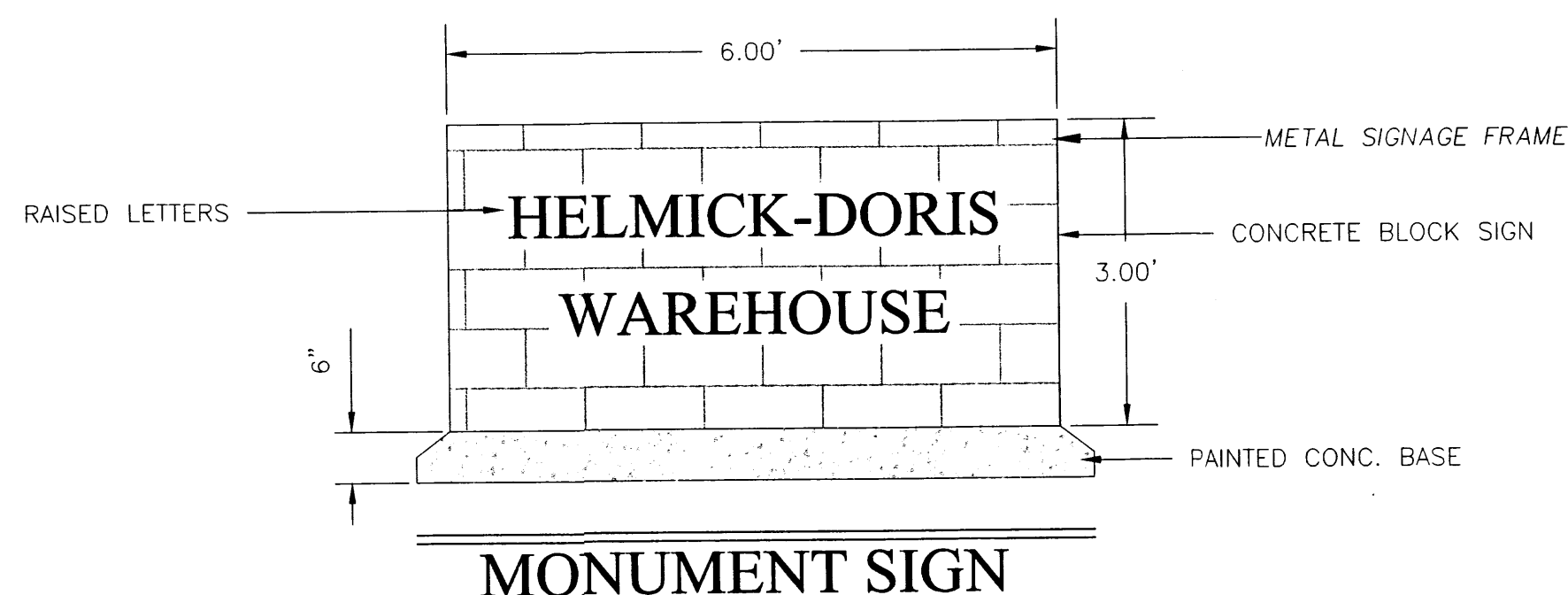
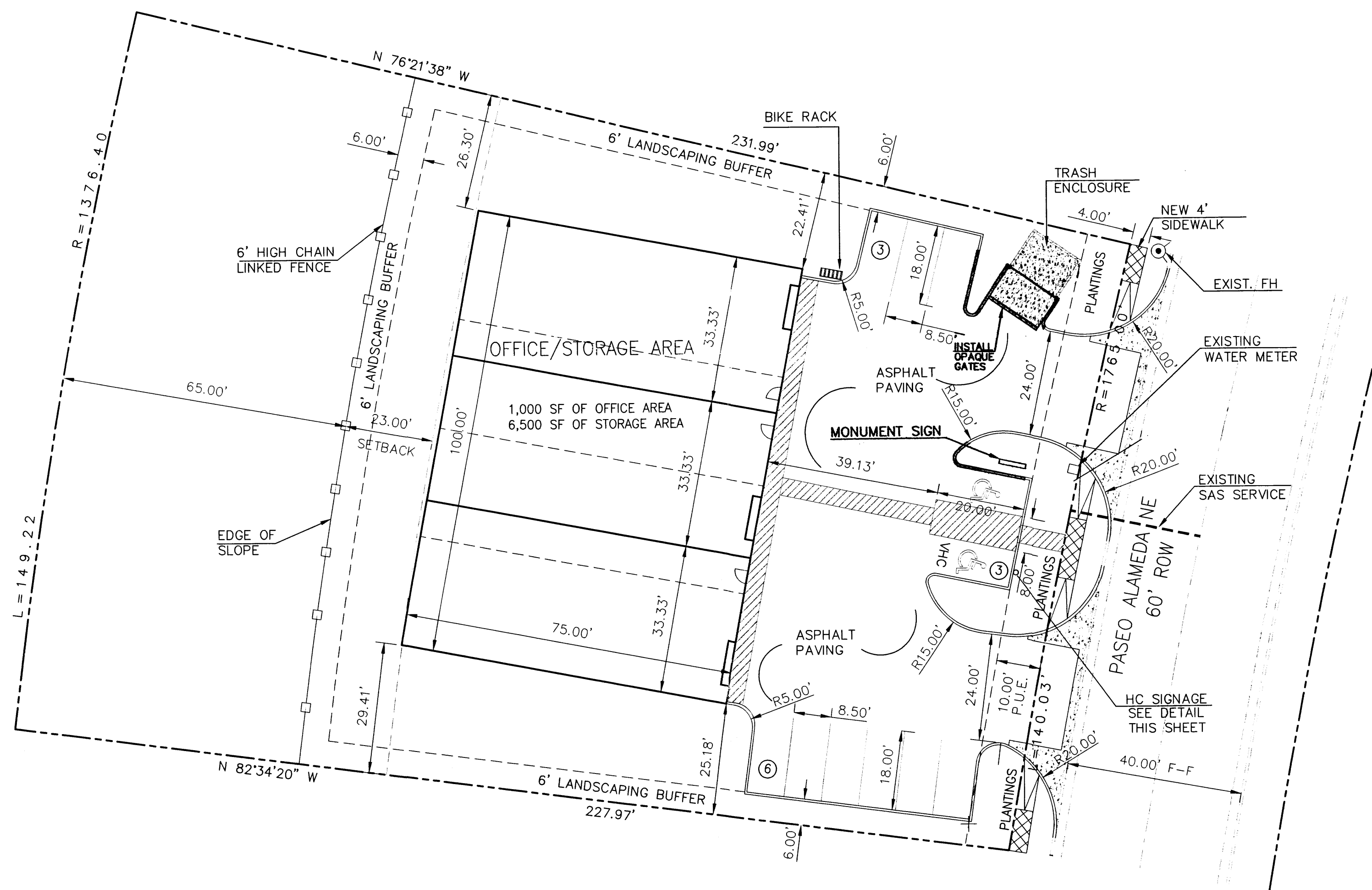
*Jan 3* 5/3/01  
 City Planner, Albuquerque / Bernalillo Date

*Shirley Ann Baca* 02-20-01  
 Solid Waste Date

*Shirley Ann Baca* 02-20-01  
 Solid Waste Date

*Shirley Ann Baca* Feb 20, 2001  
 ENVIRONMENTAL HEALTH Date

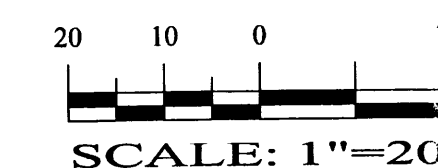
PLNZ (10706) 4/96



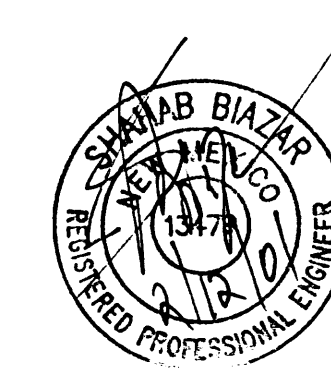
MONUMENT SIGN

SCALE: 1/2"=1'-0"

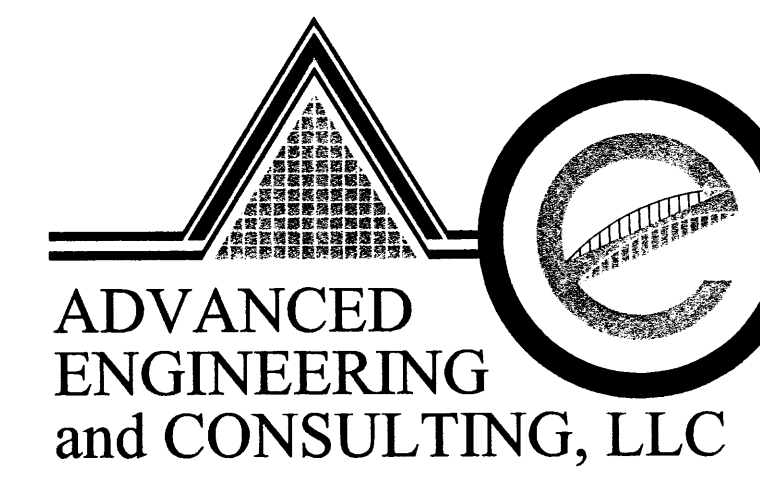
**GRAPHIC SCALE**



SCALE: 1"=20'



SHAHAB BIAZAR  
 P.E. #13479



**ADVANCED  
 ENGINEERING  
 and CONSULTING, LLC**

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

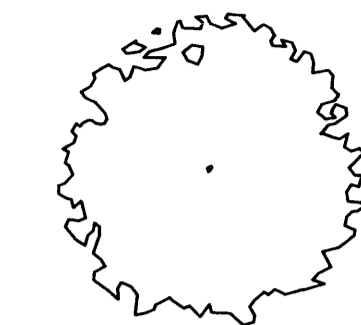
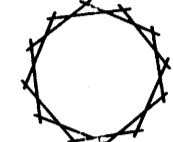
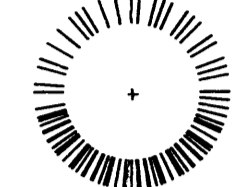
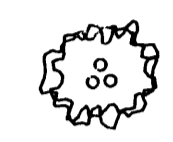







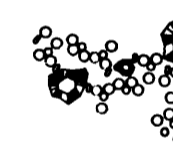
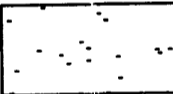
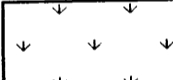
**HELMICK-DORIS WAREHOUSE  
 SITE PLAN**

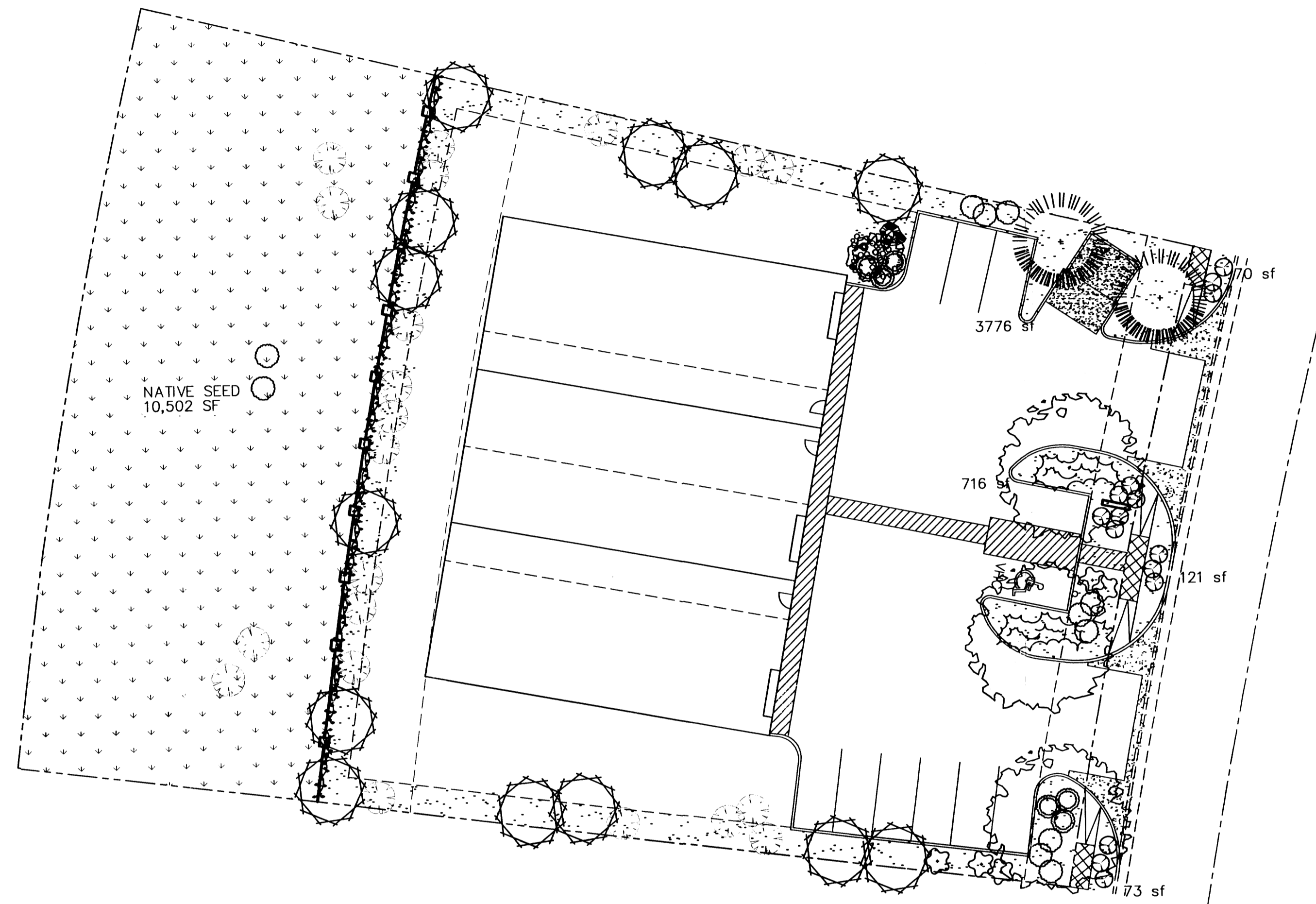
DRAWING: 2042-ST.DWG	DRAWN BY: SBB	DATE: 01-09-01	SHEET # 1 OF 4
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LAST REVISION: 02-16-01

PROJECT # 1000624

## PLANT LEGEND

-  ASH (H) OR HONEY LOCUST (H) 3  
Fraxinus pennsylvanica  
Gleditsia triacanthos  
2" Gal.
-  DESERT WILLOW (L) 13  
Chilopsis linearis  
15 Gal.
-  AUSTRIAN PINE (H) 2  
Pinus nigra  
6'-8'
-  NEW MEXICO OLIVE (L) 1  
Forestiera neomexicana  
15 Gal.
-  ROSEMARY (M) 6  
Rosmarinus officinalis  
5 Gal.
-  APACHE PLUME (L) 9  
Fallugia paradoxa  
5 Gal.
-  POTENTILLA (M) 9  
Potentilla fruticosa  
5 Gal.
-  CHAMISA / APACHE PLUME (L) 17  
Chrysothamnus nauseosus  
Fallugia paradoxa  
1 Gal.
-  WILDFLOWER 15  
1 Gal.
-  TAM JUNIPER (M) 6  
Juniperus sabinia  
5 Gal.
-  TRUMPET VINE (M) 20  
Campsis radicans  
5 Gal.  
\*NOTE: To be installed and maintained by owner.
-  OVERSIZED GRAVEL & BOULDERS
-  1 1/2" SANTA ANA TAN GRAVEL WITH DE WITT PRO 5.28 MIL. FILTER FABRIC (or approved equal). 3" DEEP.
-  CRIMP STRAW/NATIVE SEED



### 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.

1 1/2" Santa Ana Tan Gravel over DeWitt Pro 5.28 mil. filter fabric (or approved equal) shall be placed in all landscape areas which are not designated to receive native seed.

### 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.

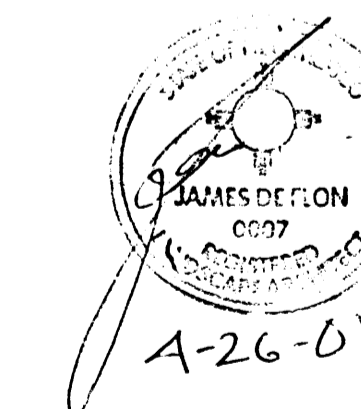
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

## LANDSCAPE CALCULATIONS

### NET LANDSCAPE AREA

TOTAL LOT AREA	35,122	square feet
TOTAL BUILDINGS AREA	7,500	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	27,622	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	4,143	square feet
TOTAL LANDSCAPE PROVIDED	15,258	square feet
TOTAL BED PROVIDED	4,756	square feet
TOTAL NATIVE SEED PROVIDED	10,502	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

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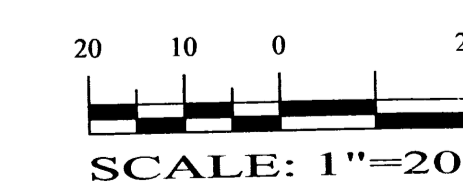


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SHAHAB BIAZAR  
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ALBUQUERQUE, NEW MEXICO 87114  
(505) 899-5570

### GRAPHIC SCALE



LAST REVISION: 02/07/08

## HELMICK-DORIS WAREHOUSE LANDSCAPE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
2042-L.S.DWG	IRT	03-22-01	2 OF 4

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
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 CONSTRUCTIONS. 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 RESIDENTIAL 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.

GENERAL NOTES:

- 1: ADD 5000 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
- 2: CONTOUR INTERVAL IS ONE (1) FOOT.
- 3: ELEVATIONS ARE BASED ON THE AMAFCA BRASS TABLET "NDC-7" HAVING AN ELEVATION OF 5062.80 FEET ABOVE SEA LEVEL.
- 4: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
- 5: THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
- 6: SLOPES ARE AT 3:1 MAXIMUM.
- 7: TOPOGRAPHY WAS SUPPLIED BY THE OWNER.



VICINITY MAP

C-16-Z

LEGAL DESCRIPTION:  
LOT 10, ALAMEDA BUSINESS PARK

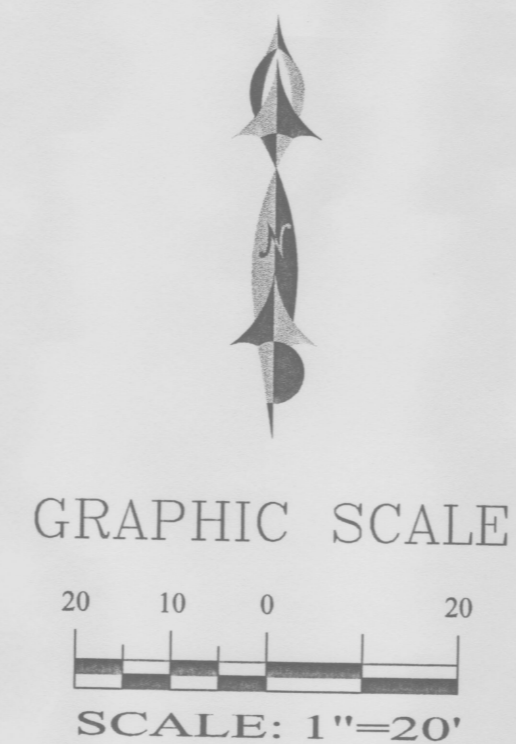


LEGEND

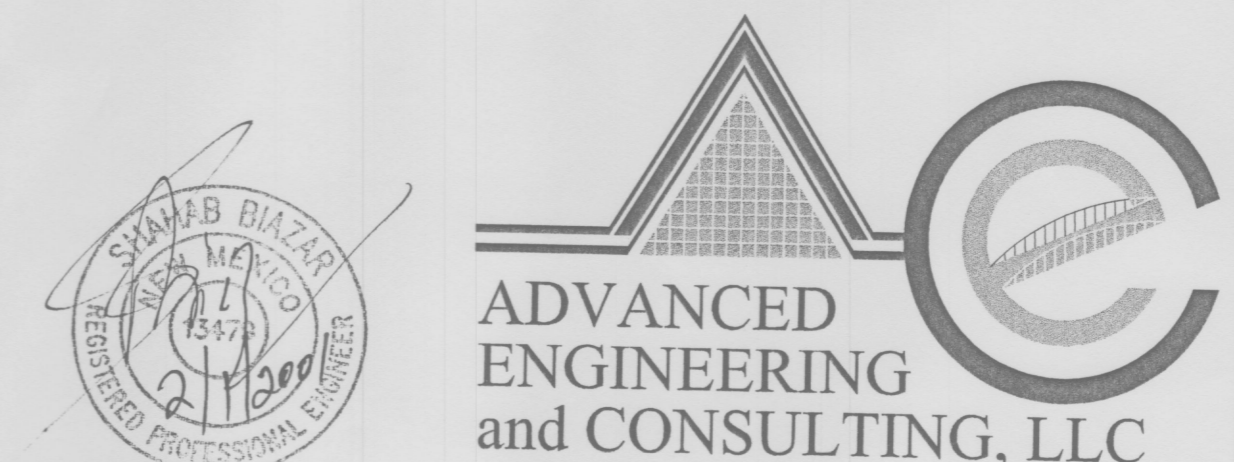
- EXISTING SAS MANHOLE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EXISTING AIR RELEASE VALVE
- EXISTING REDUCER
- EX. 8" SAS
- EXISTING SANITARY SEWER LINE
- EX. 16" WL
- EXISTING CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EASEMENT
- LIMITS OF TOP OF EXISTING SLOPE
- PROPOSED GRADE
- PROPOSED SPOT ELEVATION
- EXISTING GRADE
- EXISTING POWER LINES
- EXISTING FENCE

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.



ROUGH GRADING APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_



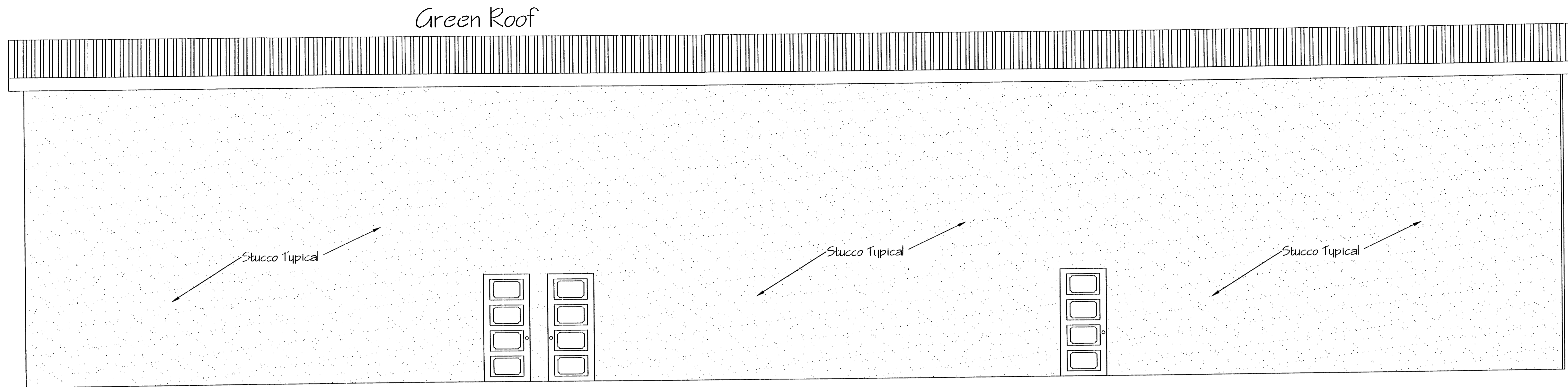
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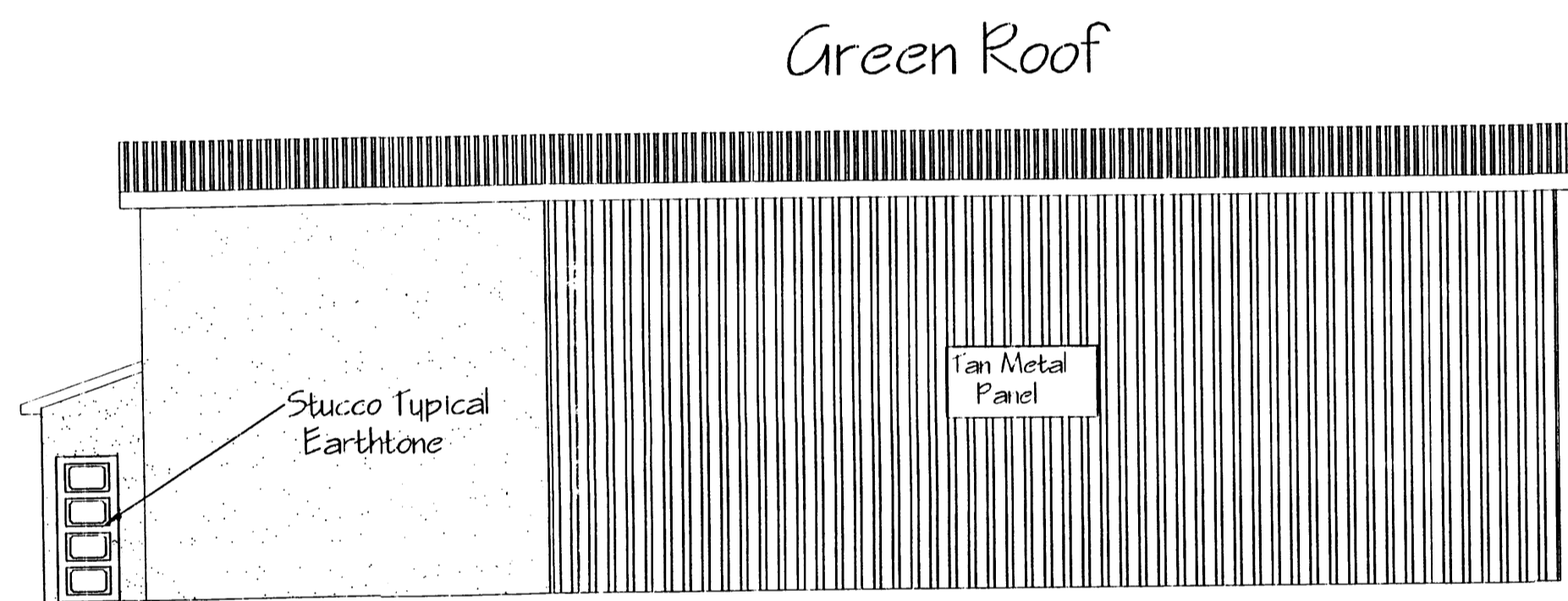
**HELMICK-DORIS WAREHOUSE  
GRADING AND DRAINAGE PLAN**

DRAWING: 9865GRA.DWG	DRAWN BY: SBB	DATE: 03-16-99	SHEET # 3 OF 4
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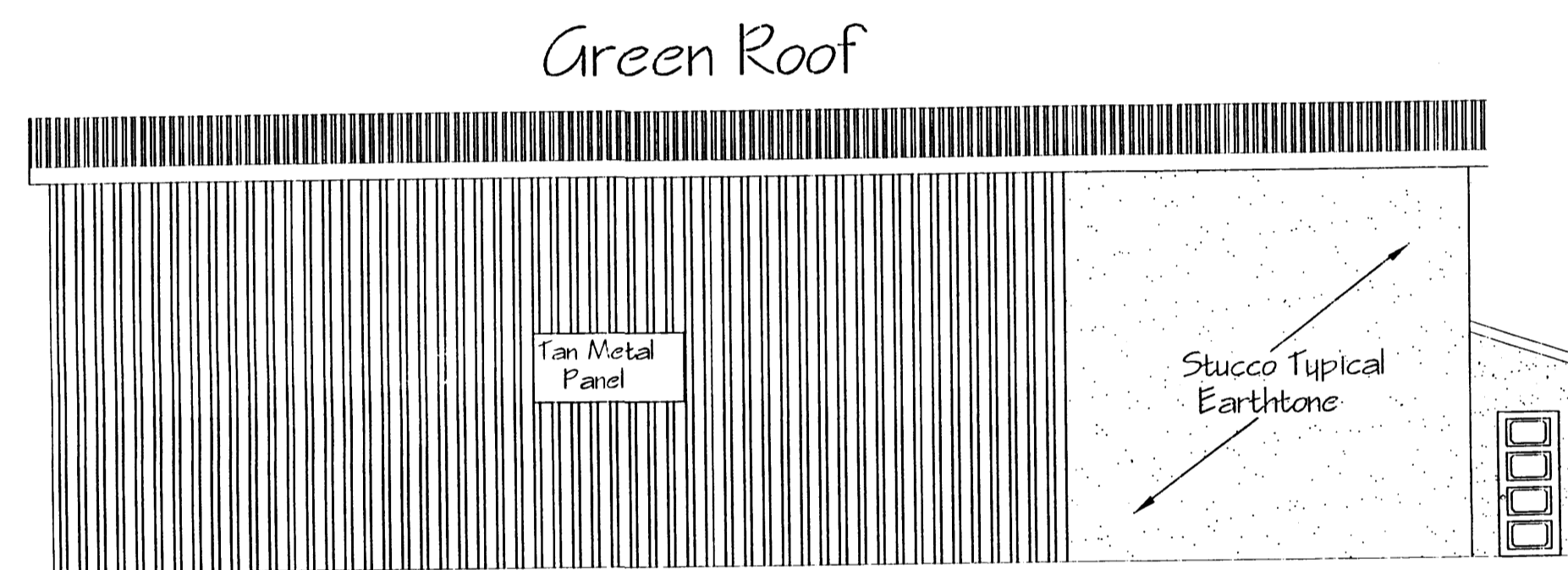
LAST REVISION: 05-04-99



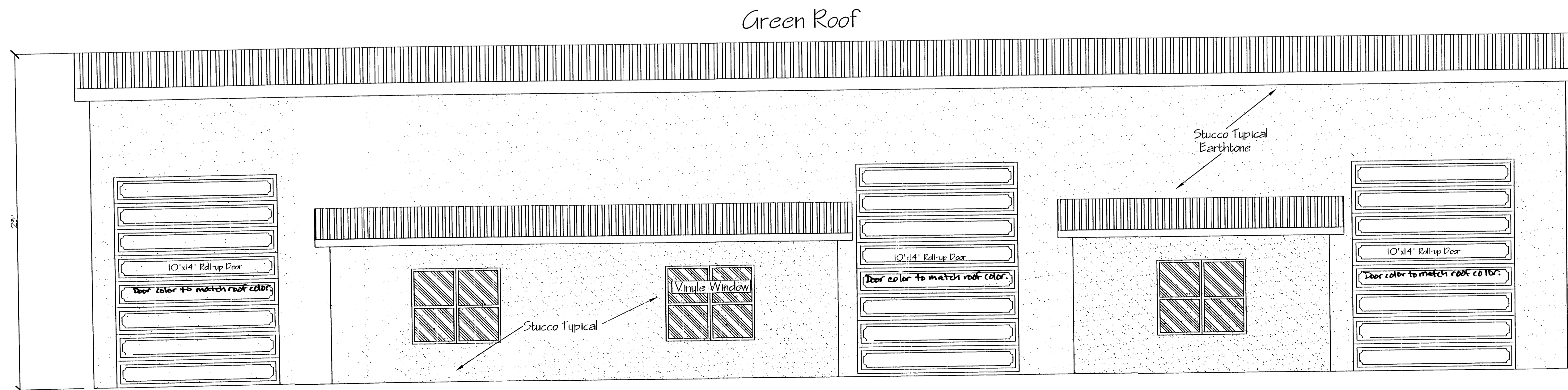
Back Elevation Scale 1/4" = 1'



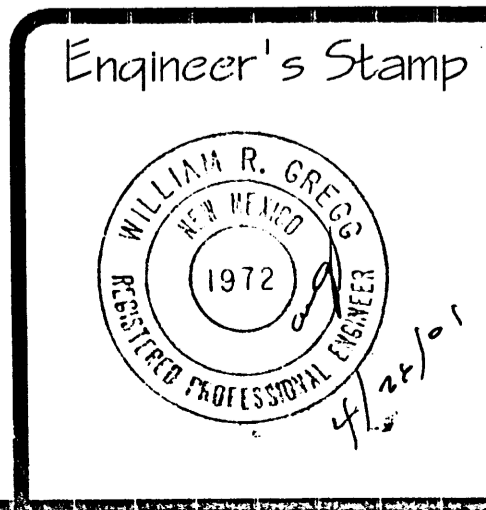
Right Elevation 1/8" = 1' Scale



Left Elevation 1/8" = 1' Scale



Front Elevation Scale 1/4" = 1'



Ron Montoya Custom Designs  
Residential Design and Drafting Services  
11001 Pino Ave. N.E. Albuquerque NM  
(505) 823-6474 Cell. (505) 264-2610

March 23, 2001  
Elevations

Elevations  
Helmick Homes

Sheet  
4  
Of 4 Sheets