

- GENERAL NOTES**
1. PEDESTRIAN CROSSINGS ARE OF 6' WIDE STAMPED CONCRETE PAVING.
 2. ALL CANOPIES, ANTENNA, AND ATM'S SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
 3. SEE SHEET 5 FOR THE ULTIMATE SITE PLAN AND SHEET 6 FOR ULTIMATE LANDSCAPE PLAN.
 4. REFLECTIVE GLASS SHALL NOT BE USED.
 5. COLORS AND MATERIALS ARE NOTED ON SHEETS 4 AND 5. THE COLOR KEY IS NOTED ON SHEET 4.
 6. PERIMETER WALLS SHALL COMPLY WITH THE PLANNING DEPARTMENTS GUIDELINES FOR PERIMETER WALLS. NO CHAINLINK, RAZOR WIRE OR PLASTIC FENCING IS PERMITTED.
 7. ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF PARAPET AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THE SITE.

PARKING SUMMARY

LEGAL	TRACTS 4 AND 5
SITE AREA	SANDIA RESEARCH PARK
ZONING	2.01 ACRES
	SU-1/IP USES

PARKING SUMMARY

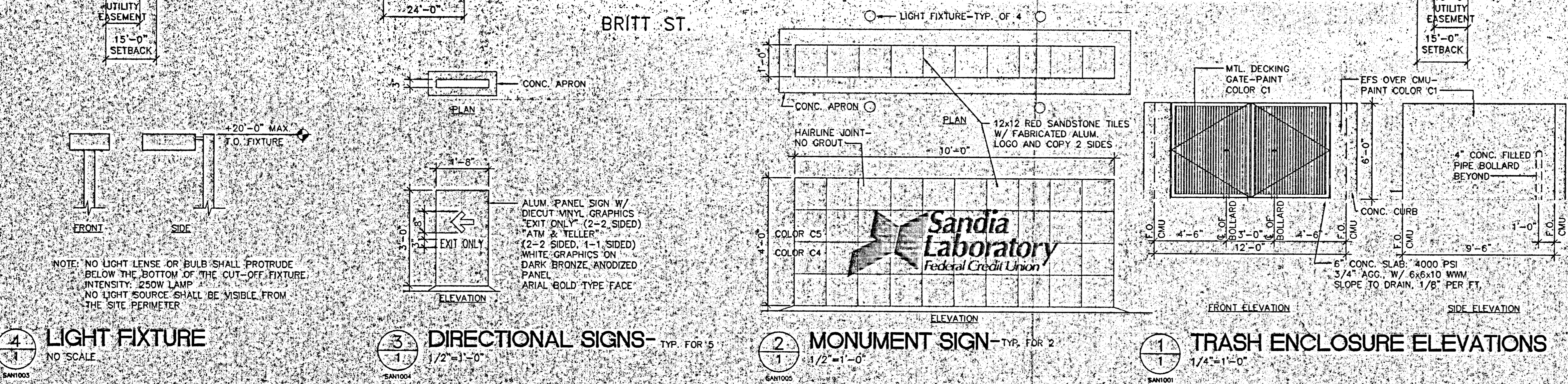
INITIAL PLAN	
STANDARD	66 STALLS
COMPACT	12 STALLS
HANDICAP ACCESSIBLE	4 STALLS
TOTAL	82 STALLS
REQUIRED:	62 STALLS
ULTIMATE PLAN	
STANDARD	81 STALLS
COMPACT	17 STALLS
HANDICAP ACCESSIBLE	5 STALLS
TOTAL	103 STALLS
REQUIRED:	95 STALLS

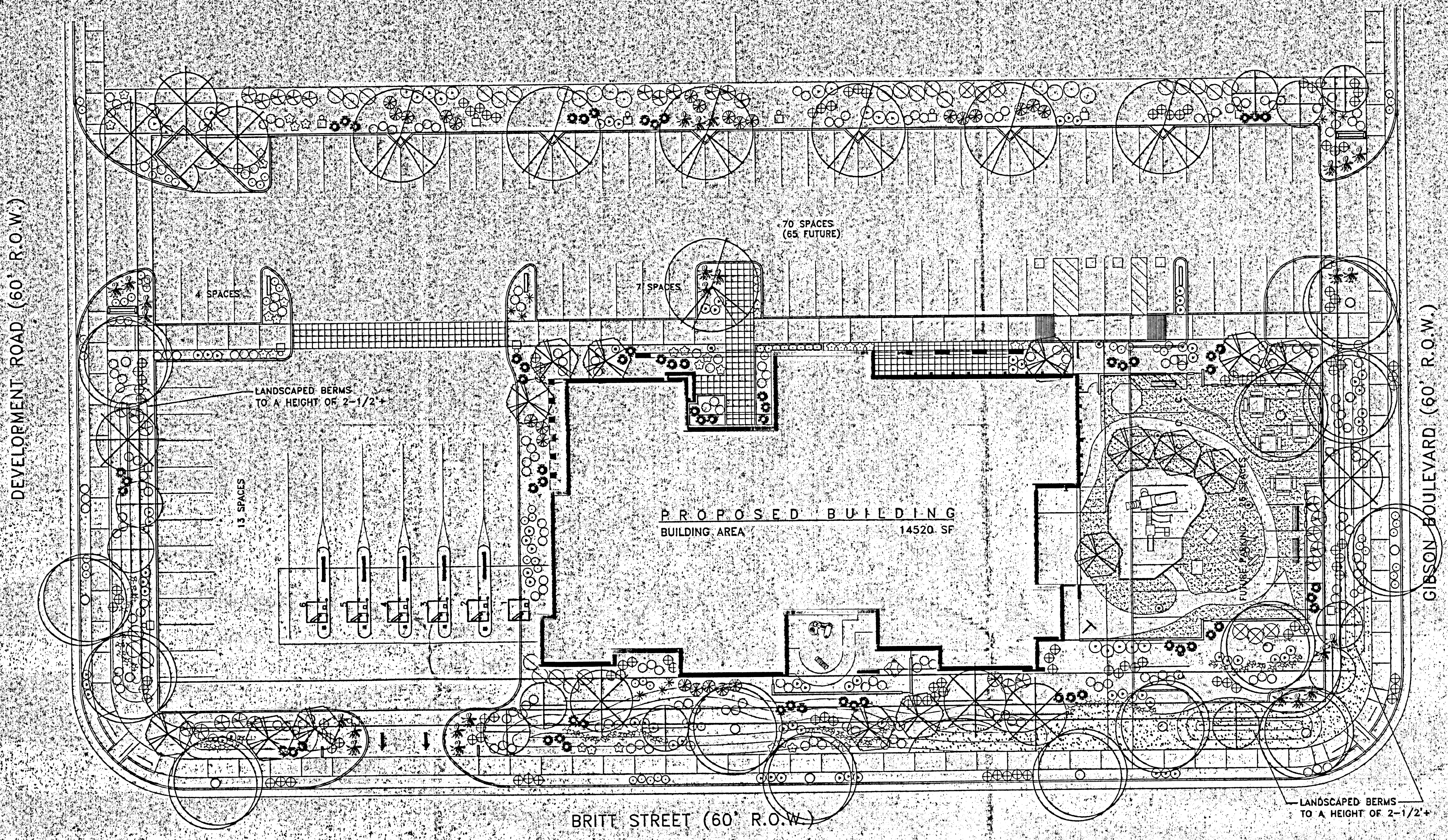
BICYCLE RACK

INITIAL PLAN	FUTURE PLAN
No. OF BICYCLES: 7	No. OF BICYCLES: 7
REQUIRED: 4	REQUIRED: 6

EPC 01128-00000-00430
 APPROVALS #1001158 / 01450-00000-00814

Planning Director: *Michael D. Duke* 8/21/01 Date
 Transportation Development: *Michael D. Duke* 8/21/01 Date
 City Engineer/AMAFCA: *John O. Mc...* 6/13/01 Date
 Utility Development: *Nancy D. ...* Date
 Parks and Recreation Department: *William E. ...* 6/13/01 Date
 Solid Waste Department: *Diana R. ...* 5/25/01 Date





GENERAL
 The design and provision of landscape features within the Sandia Laboratory Credit Union Site will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and the Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

TREE REQUIREMENTS
 Street trees required under the Sandia Science & Technology Park Master Plan are as follows:

Required - 21 Provided - 28

- PLANT PALETTE**
- Evergreen Trees (6 min ht.)
 Austrian Pine, Fir, Pine, Leyland Cypress, Upright Juniper
 - Deciduous Trees (2" Caliper Min.)
 Modesto Ash, Skyline Honeylocust, Chinese Pistache
 - Accent Trees (1-1/2" Caliper Min.)
 Bradford Pear, Flowering Locust, Chitalpa, Desert Willow, New Mexico Olive
 - Shrubs and Groundcovers (1 and 5 Gallon)
 Juniper Species, Potentilla, Chamisa, Artemesia Species, Red Yucca, Apache Plume, Barberry, Cotoneaster Species, Cherry Sage, Russian Sage, Three-leaf Sumac, Blue Mist, Yucca Species, Virginia Creeper, Rosemary, Santolina, Coyotebush, Dalea Species, Photinia, India Hawthorn
 - Ornamental Grasses (1 Gallon)
 Maiden Grass, Muhly Grass, Fountain Grass, Threadgrass
 - Turf Grasses
 Kentucky Bluegrass/Fescuo Mix (sod), Buffalo Grass (seeded)
 - Mulches
 Santa Fe Brown Crusher Fines, 3/4" Santa Fe Brown Rock Mulch, 2" - 4" Santa Ana Tan Rock Mulch, Moss Rock Boulders (3' dia.)

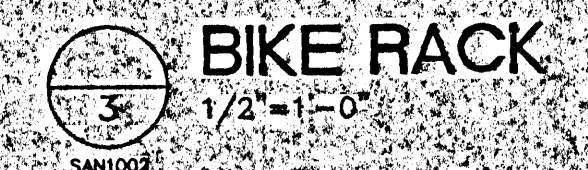
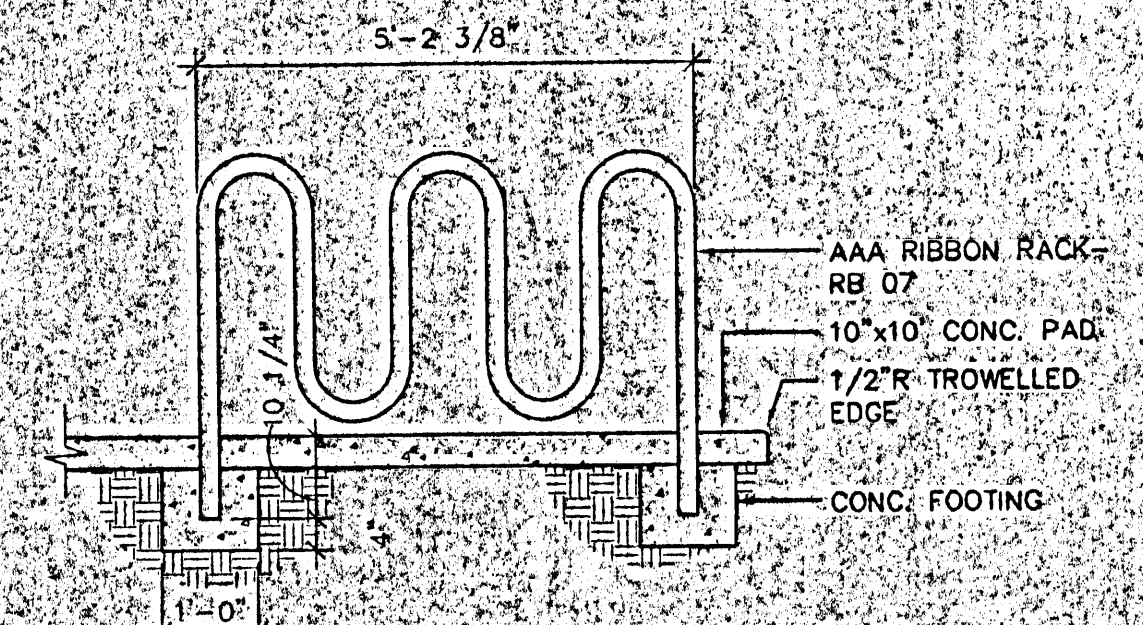
IRRIGATION SYSTEM
 Irrigation system standards, outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated turf spray and drip irrigation system will be utilized to irrigate tree, shrub, and groundcover planting areas.

MAINTENANCE RESPONSIBILITY
 Maintenance of the landscaping and irrigation system, including that within the adjacent public right-of-way, shall be the responsibility of the Owner.

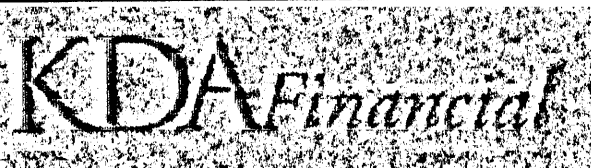
Zoning Code Landscape Requirements

Total Site Area	27406 SF
Building Footprint/Service Areas	14520 SF
Landscape within R.O.W.	2284 SF
Total Area	10602 SF
Required Percentage	15%
Landscape Area Required	10590 SF
Landscape Area Provided	29355 SF
Turf Area Allowed	9,871 SF (20%)
Turf Area Provided	5,785 SF

Note: Per the City Zoning Code, at plant maturity, a minimum of 75% of the landscape area shall be covered with living vegetative material.



LANDSCAPE PLAN



ENGLISH HARPER RETA
 ARCHITECTS

Sandia Tech Center

Albuquerque, New Mexico Rev. June 1, 2001/May 4, 2001





ZONE ATLAS MAP No. M-21-Z

LEGAL DESCRIPTION
 LOTS NUMBERED FOUR (4) AND FIVE (5) IN BLOCK NUMBERED ONE (1) IN THE SANDIA RESEARCH PARK SUBDIVISION, AS THE SAME IS SHOWN AND DESCRIBED ON THE PLAN FOR SAID SUBDIVISION, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 16, 1988, IN VOLUME C-81, PAGE 1030.115.

BENCHMARK
 BENCH MARK "1-SIG"
 STANDARD ACS BRASS TABLET
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE (NAD)
 COORDINATES (CENTRAL ZONE)
 X=441539.38 (NAD 1927)
 Y=4176749.55
 ELEVATION=5481.645
 DELTA ALTIMETER=079.44"

CONCEPTUAL DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION
 The purpose of this submittal is to present a conceptual drainage and grading plan for the proposed development. The plan is based on the site plan and the information provided in the project description. The plan is being submitted for EDC review at the City of Albuquerque. The site is located east of the intersection of Gibson (also known as Opportunity) and Clark, within the existing platted lots of Sandia Research Park. The site is bounded on the east by Britt Street and on the south by Development Road and on the north by Gibson. Please see the site plan for a more detailed description of the site boundaries.

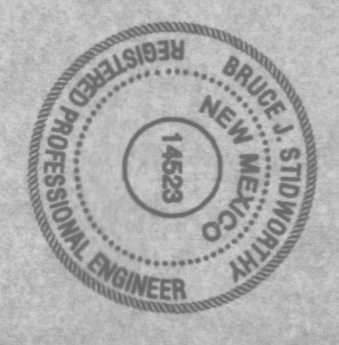
II. EXISTING HYDROLOGIC CONDITIONS
 The site is vacant land, open agriculture exists. Currently the southern half of the site abuts onto the southwest end of Britt Street. There is currently a small berm along the southern property line of the site. This berm extends from the site to the north and south along the site boundary. The berm is approximately 2 feet high and 2 feet wide.

III. PROPOSED HYDROLOGIC CONDITIONS
 The project proposes to construct a new curb/curb curb. The existing approved drainage report for the Sandia Research Park, dated 1988, provides the hydrologic data for the site. The proposed drainage plan is based on the hydrologic data provided in the approved drainage report. The site will be substantially the same as under existing conditions. Runoff from the developed site will be directed to Development Road and Britt Street.

IV. CONCLUSIONS
 The proposed drainage management plan complies with the requirements of the approved drainage report for the Sandia Research Park, and which have city engineer requirements. With this submittal, we are seeking site plan for building permit approval and final plat approval (note the plat is only required to consider the two existing lots into one).

ON-SITE EXISTING CONDITIONS CALCULATIONS
 Basin A (existing lots 3 & 4) 2.0 acres, Drain 1
 Basin B (existing lots 5 & 6) 2.0 acres, Drain 2
 Basin C (existing lots 7 & 8) 2.0 acres, Drain 3
 Basin D (existing lots 9 & 10) 2.0 acres, Drain 4
 NOTE: Approximately 50% of Underdrain
 Basin A flows to Gibson and 50% to Development Road
 Basin B flows to Development Road
 Basin C flows to Development Road
 Basin D flows to Gibson and 50% to Development Road

ON-SITE PROPOSED CONDITIONS CALCULATIONS
 Basin A (entire proposed site)
 Land Treatment: 1.5 acres, Drain 1
 Land Treatment: 1.5 acres, Drain 2
 NOTE: Approximately 50% of Underdrain
 Basin A flows to Gibson and 50% to Development Road



CONSENSUS PLANNING, INC.
 Planning / Landscape Architecture
 924 Park Avenue SW
 Albuquerque, NM 87102
 (505) 764-9801 Fax 842-5495
 e-mail: cp@consensusplanning.com

Bolton/Hill/Hirston
 CONSULTANTS
 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109

BUSINESS PLANNERS PHOTOGRAPHERS SURVEYORS SCULPTURE ENGINEERS

Center

SHEET 3 March 29, 2001

Sandia Tech

Albuquerque, New Mexico

CONCEPTUAL GRADING & UTILITY PLAN

Sandia Laboratory
 Federal Credit Union

KDA Financial
 ARCHITECTS

- UTILITY KEYED NOTES
- EXISTING 1" WATER METERS TO BE USED FOR PROPOSED WATER
 - EXISTING 1" WATER METERS BOX TO BE USED FOR PROPOSED WATER
 - EXISTING 4" SANITARY SEWER SERVICE NOT TO BE USED
 - EXISTING PUBLIC W. CHANNEL
 - EXISTING PUBLIC SANITARY SEWER CONCRETE WASTEWATER S-40.5

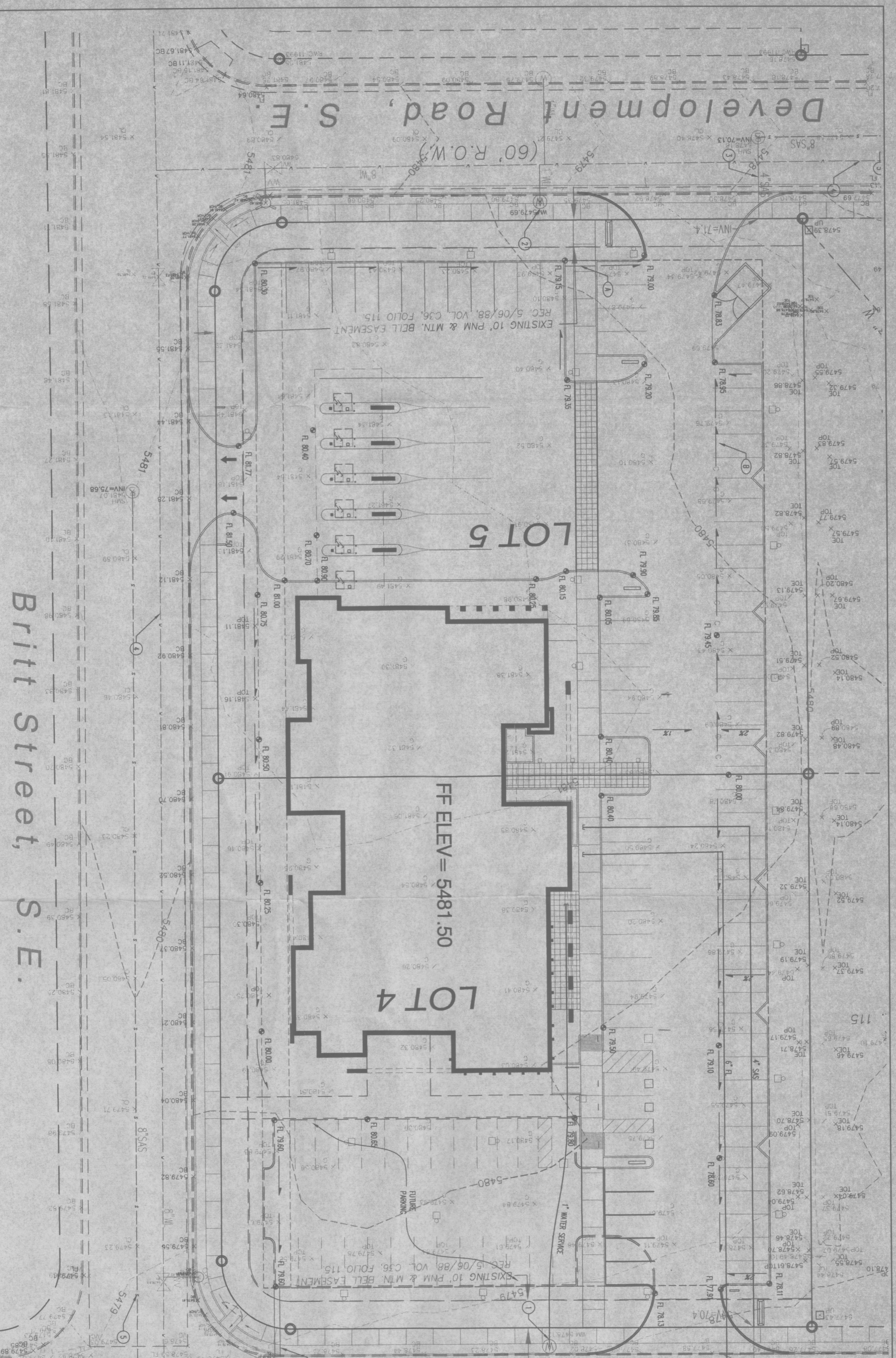
- GRADING AND DRAINAGE KEYED NOTES
- SEWAGE COLLECTOR CONCRETE BASSIN
 - CONCRETE WASTEWATER S-40.5



APD PLANS CHECKING OFFICE
 924-3611
 APPROVED/AS-APPROVED
 HYDROGRAPHS ONLY
 5-31-01
 STIMMARTHE & DATE

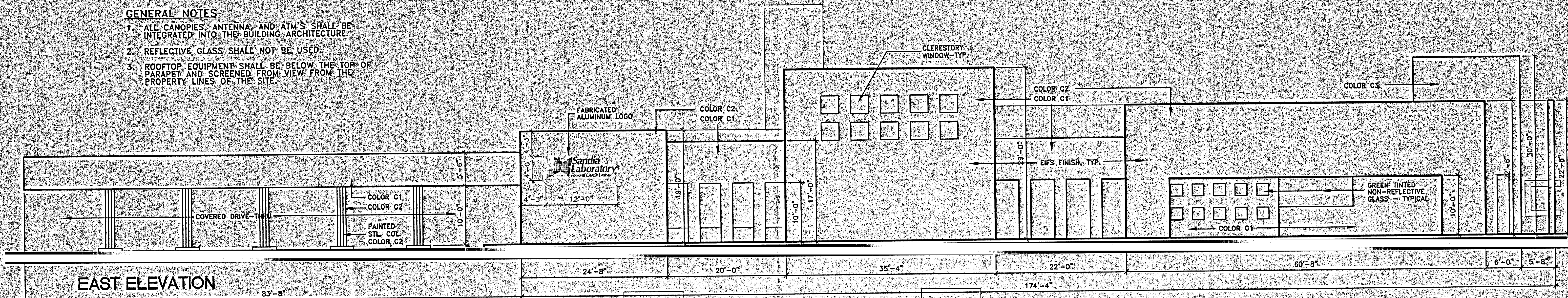
Britt Street, S.E.
 (60' R.O.W.)

Gibson Boulevard, S.E.
 (60' R.O.W.)

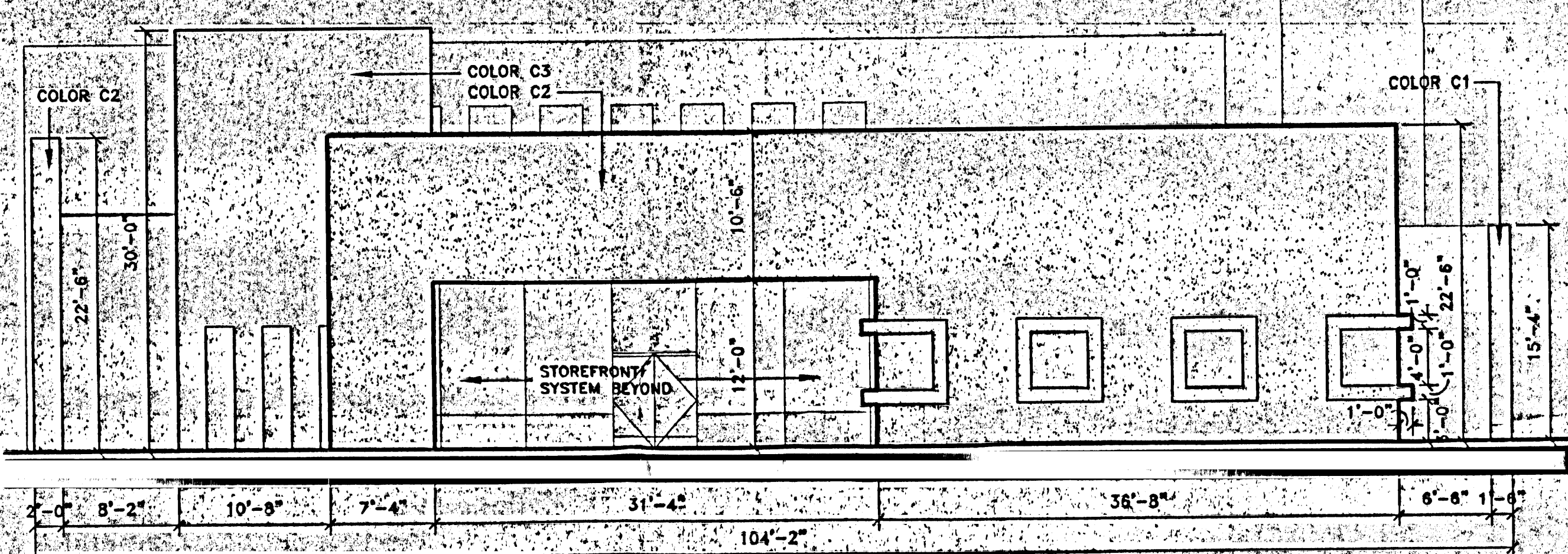


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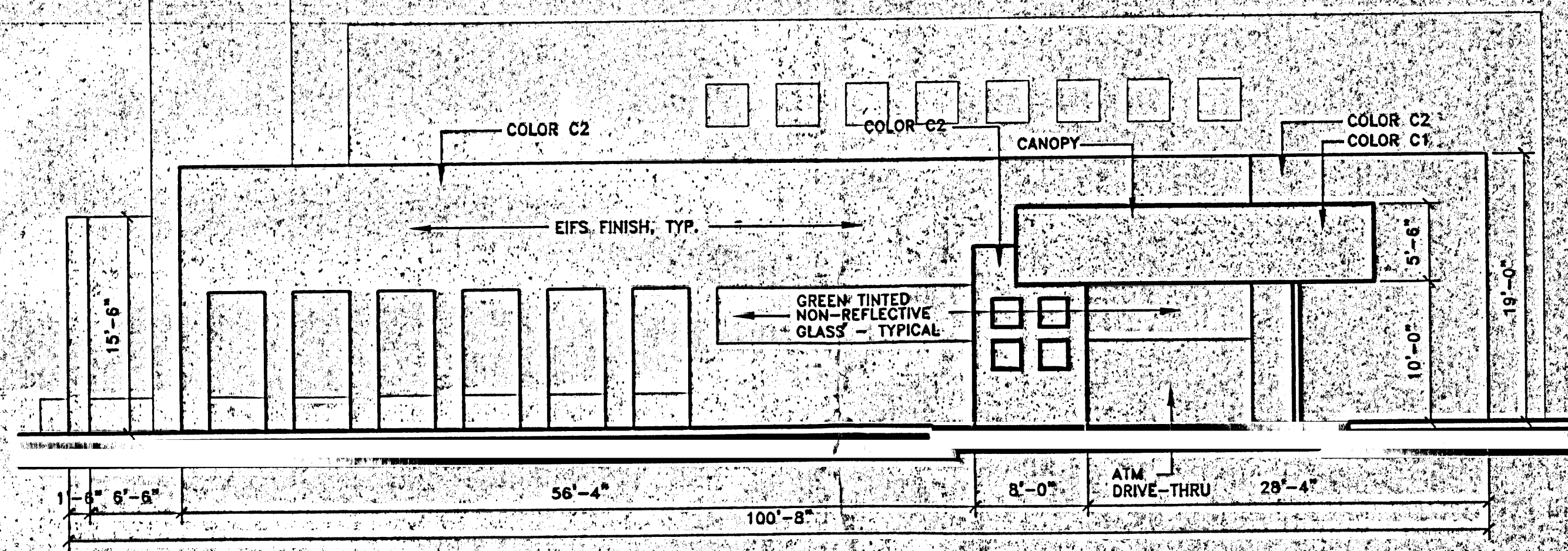
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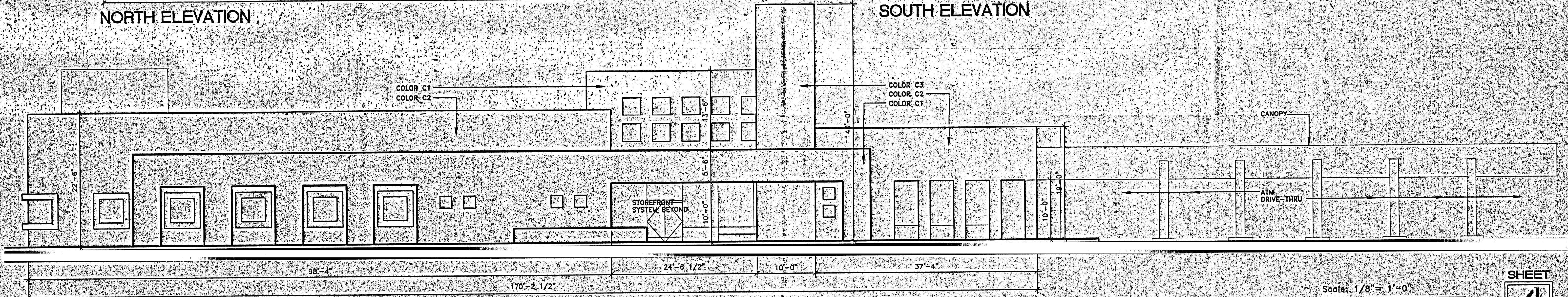
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

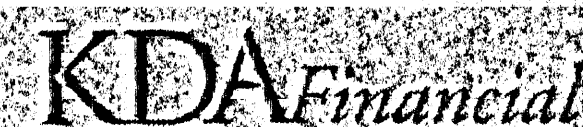
- COLOR C1 DUNN EDWARDS DE 968 L3 'MAYAN'
- COLOR C2 DUNN EDWARDS DE 932 M4 'BRICK TOWN'
- COLOR C3 DUNN EDWARDS DE 7-7 M3 'SECRET'
- COLOR C4 KELLY MOORE AC47-N, TOUR DE FRANCE
- COLOR C5 BRIGHT BRASS METALLIC FINISH

Scale: 1/8" = 1'-0"

SHEET
4

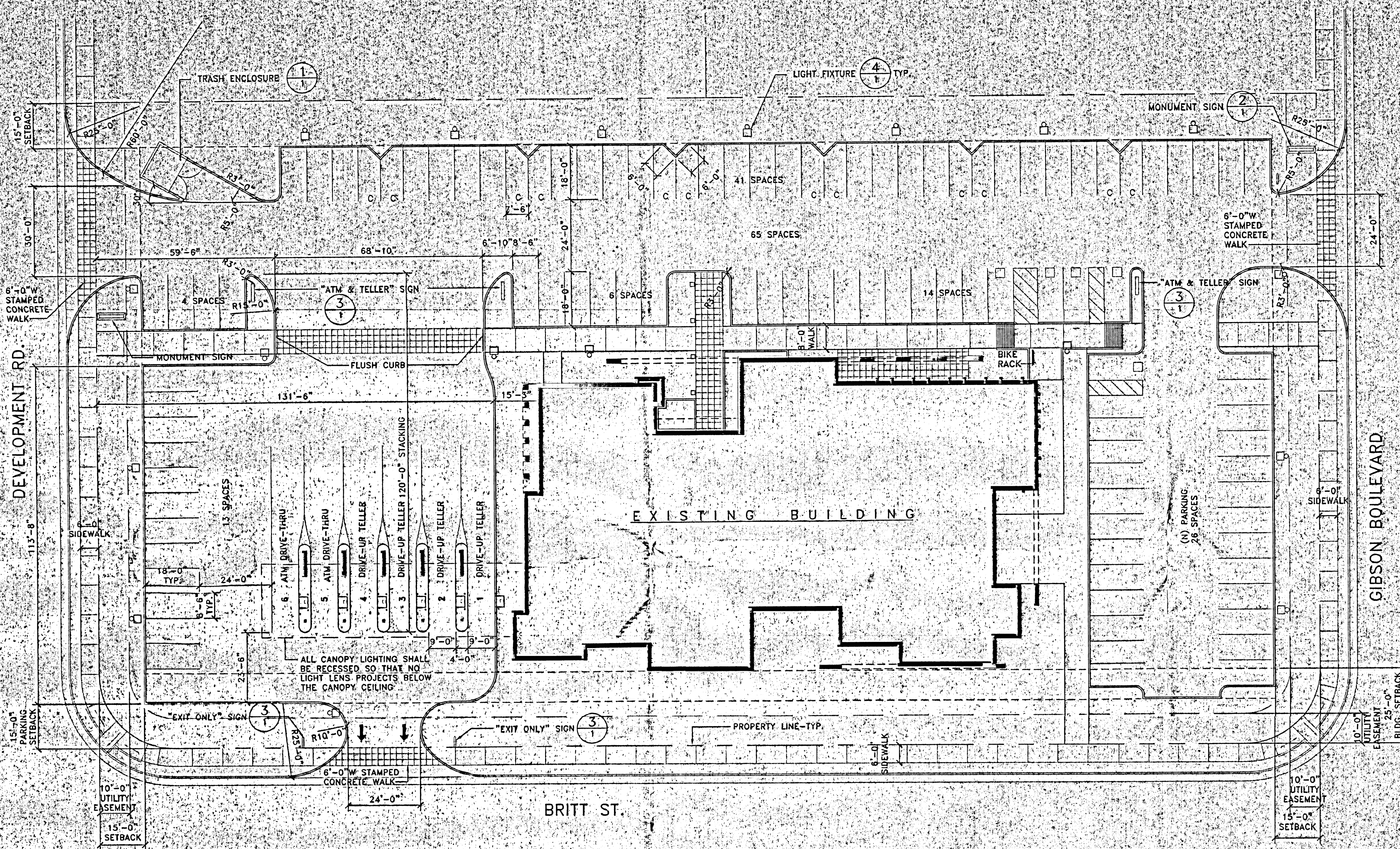


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ARCHITECTS

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ULTIMATE SITE PLAN (CREDIT UNION)

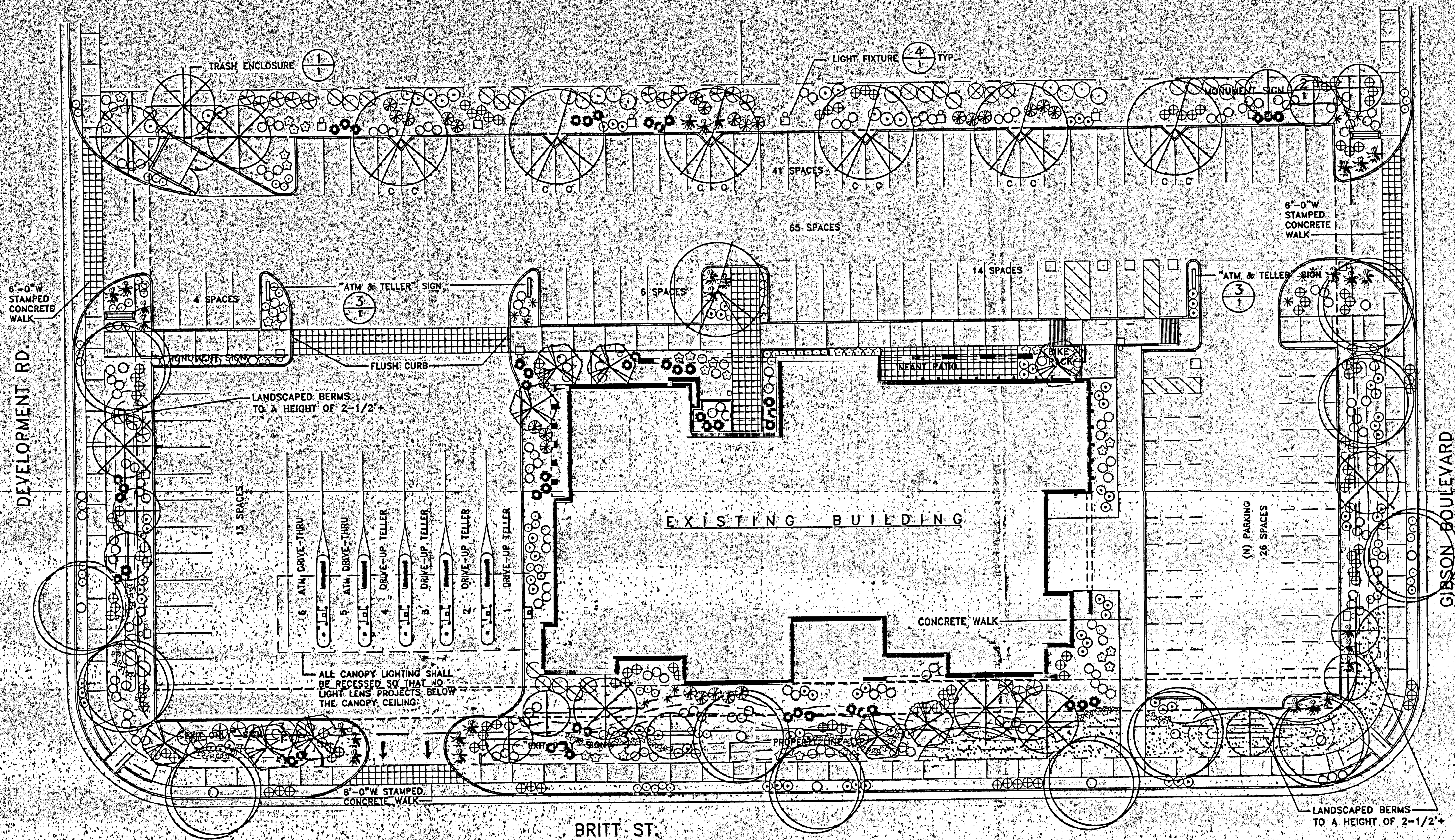
Sandia Tech Center



ENGLISH HARPER RETA ARCHITECTS

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SHEET 5



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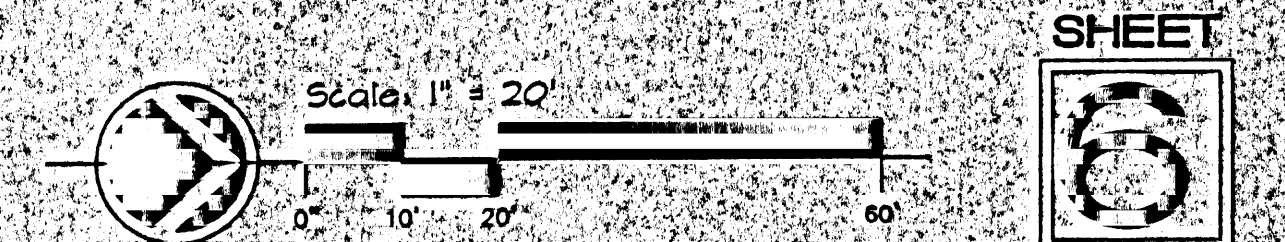
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SHEET
6



ULTIMATE LANDSCAPE PLAN

Sandia Tech Center



ENGLISH HARPER RETA ARCHITECTS

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