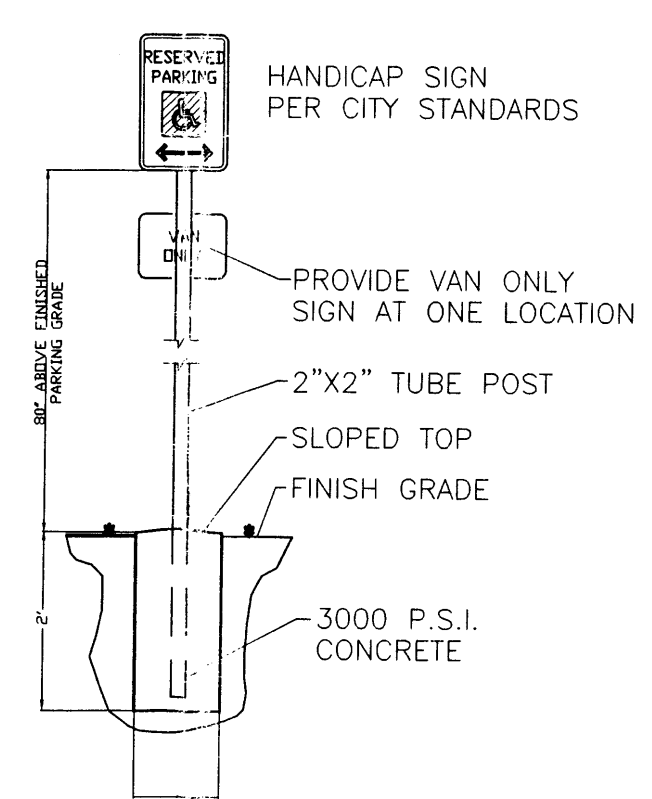


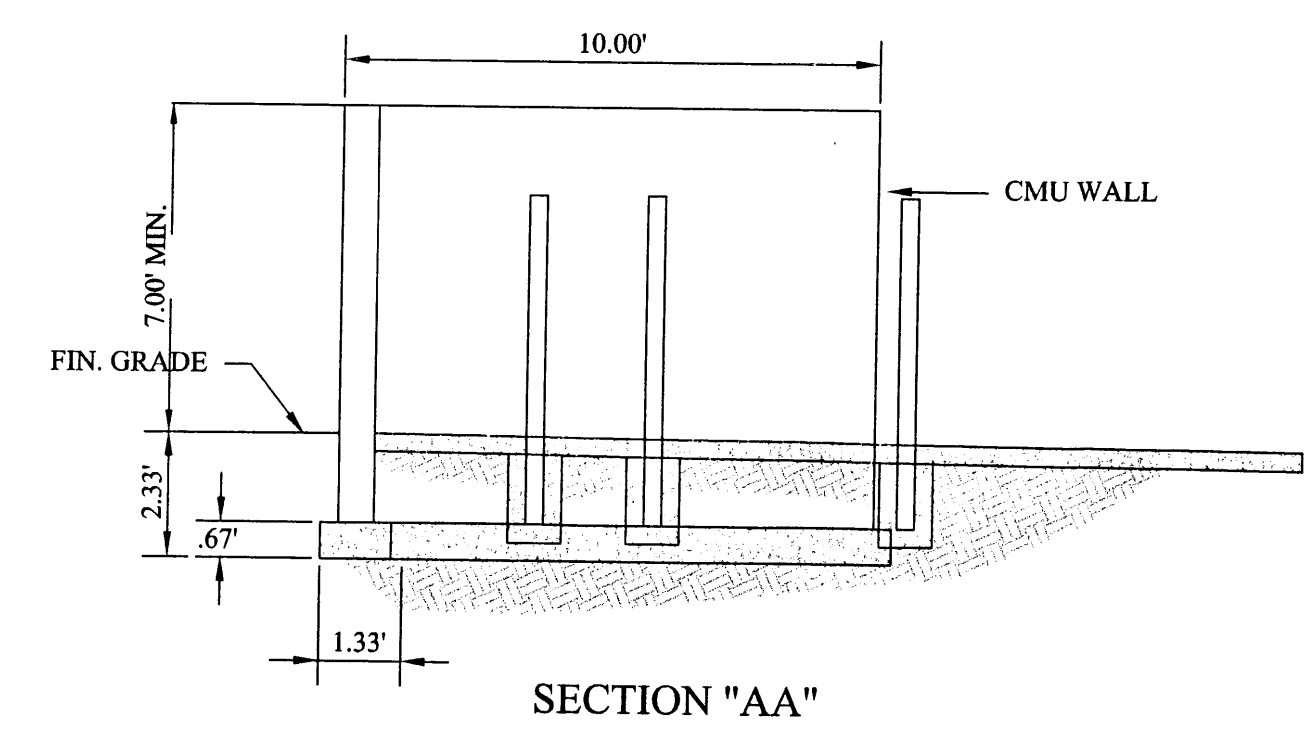
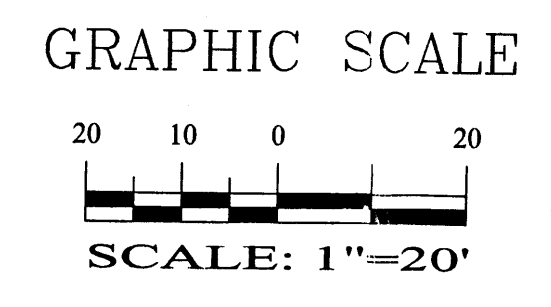
PIPE POST DETAIL  
NTS



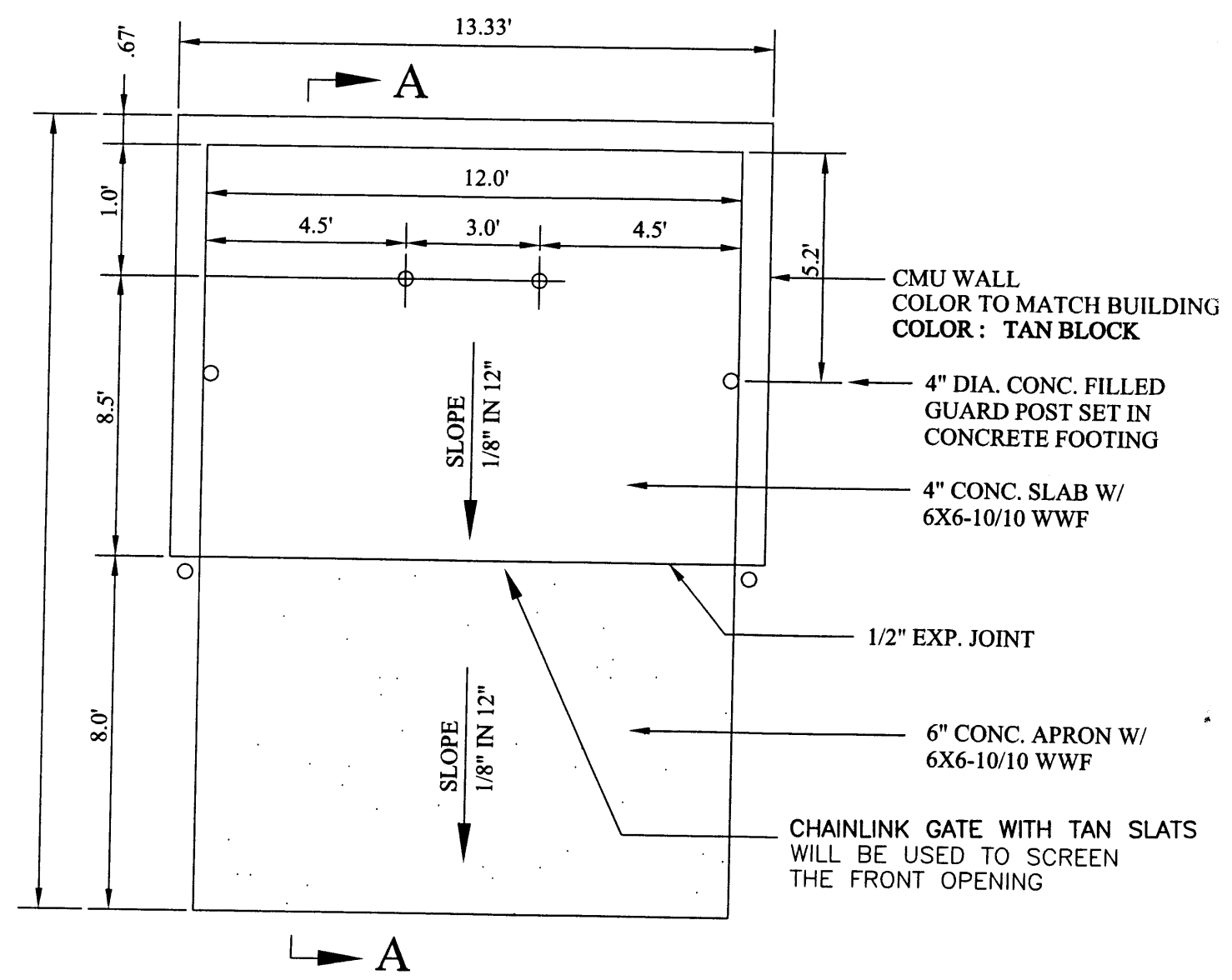
HANDICAP SIGN DETAIL  
NTS

**LEGEND**

---	BOUNDARY LINE
---	BUILDING
---	PROPOSED CURB ON SITE
---	EXISTING CURB & GUTTER
---	EX. 8" WL
---	EXISTING WATER LINE
---	EXISTING SAS



SECTION "AA"



DUMPSTER ENCLOSURE DETAIL  
NTS

**GENERAL NOTES:**

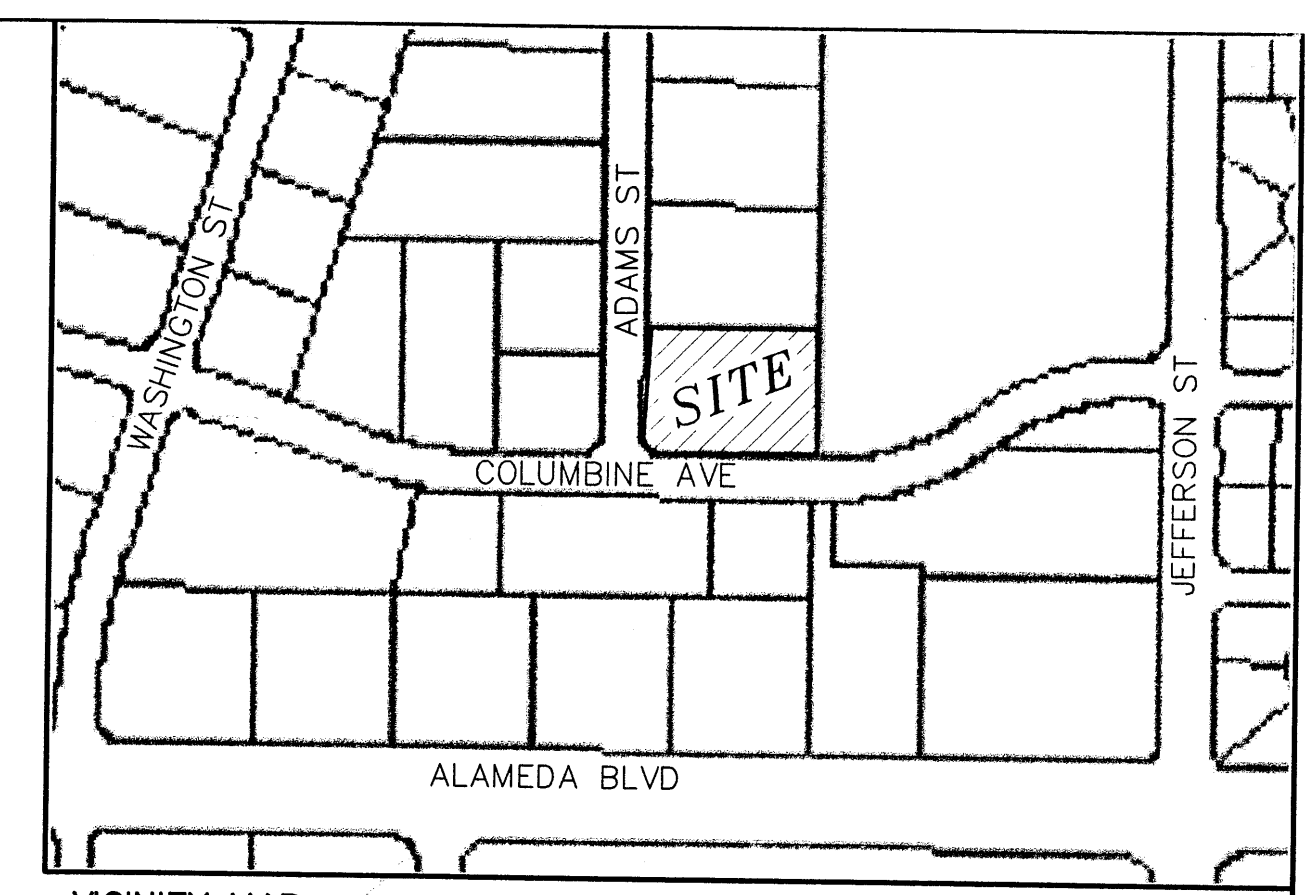
1. SITE LIGHTING WILL CONSIST OF BUILDING-MOUNTED, STEEL OR WOOD POLE MOUNTED, HIGH PRESSURE SODIUM, 400 WATTS. LIGHTING SHALL BE CONTROLLED BY PHOTOCELLS AND/OR TIME CLOCKS. ALL LIGHTING SHALL BE SHIELDED FROM SURROUNDING PROPERTIES. PARKING LOT FIXTURES ARE TO HAVE AN OVERALL HEIGHT OF SIXTEEN(16) FEET. WALKING LIGHTING FIXTURES ARE TO HAVE AN OVERALL MAXIMUM HEIGHT OF TWELVE (12) FEET.
2. THE SIGNAGE WILL CONSIST OF A MONUMENT SIGN AND BUILDING MOUNTED SIGN. THE MONUMENT SIGN SIZE SHALL NOT EXCEED 24 SQUARE FEET AND THE HEIGHT SHALL NOT EXCEED 6.00'
3. THIS SITE PLAN CONFORMS WITH AND APPROVED SITE PLAN CASE #Z-85-70-1.
4. CURRENT ZONING IS IP.
5. WATER AND SEWER: PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SERVICE TO THE SITE MUST BE VERIFIED AND COORDINATED WITH THE CITY OF ALBUQUERQUE UTILITY DEPARTMENT.
6. BUILDINGS:  
BUILDING HEIGHT:  
BUILDING STRUCTURE SHALL NOT EXCEED 26 FEET IN HEIGHT.  
BUILDING TYPES:  
BUILDINGS WILL BE STEEL FRAME WITH FLAT AND PITCHED ROOF.  
BUILDINGS WILL BE STUCCO.  
BUILDING COLORS:  
SEE ELEVATION PLAN
7. THIS SITE WILL COMPLY WITH THE REQUIREMENTS OF THE STREET TREE ORDINANCE AND APPROVED SITE PLAN CASE #Z-85-70-1.
8. THE LANDSCAPING PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.
9. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
10. ALL EXTERNAL SIDEWALKS HAVE BEEN DIFFERED. THE AREA FROM BACK OF CURB TO PROPERTY LINE SHOULD BE LANDSCAPED PER APPROVED SITE PLAN CASE #Z-85-70-1.
11. NO FUGITIVE LIGHT IS ALLOWED TO ESCAPE THE SITE.

**SITE DATA**

PROPOSED USAGE:	OFFICE/STORAGE
LOT AREA:	46,670.51 S.F. (1.0714 ACRE)
OFFICE AREA (LEASEABLE):	10,150.00 S.F.
COMMON AREA:	1,100.00 S.F.
GROSS BUILDING AREA:	11,250.00 S.F.
CONSTRUCTION TYPE:	IIN (PRE-ENGINEERED STEEL BUILDING, W/ NON-COMBUSTIBLE INTERIOR FRAMING)
<b>LANDSCAPE CALCULATIONS:</b>	
NET LOT AREA	35,420.00 SF ±
LANDSCAPING REQUIRED:	5,313.00 SF ±
15% OF 35,770 SF	
LANDSCAPE PROVIDED	6,640.00 SF ±
<b>PARKING CALCULATIONS:</b>	
PARKING REQUIRED:	
OFFICE AREA (LEASEABLE):	10,150 GSF / 200 GSF 51 SPACES
TOTAL PARKING PROVIDED:	57 SPACES
HC PARKING REQUIRED:	4 SPACES (1 VAN)
HC PARKING PROVIDED:	4 SPACES (1 VAN)
BICYCLE SPACES REQUIRED:	2 SPACES
BICYCLE SPACES PROVIDED:	2 SPACES

**NOTES:**

1. NEW ENTRANCE PER COA STANDARD DRAWING #2426.
2. EXISTING CURB AND GUTTER.
3. REMOVE EXISTING CURB.
4. NEW ASPHALT PAVING AREA.
5. NEW CONCRETE HEADER CURB PER COA STANDARD DRAWING #2415.
6. NEW 6' TURNDOWN SIDEWALK.
7. NEW WHEELCHAIR RAMP.
8. PAINTED ARROW TYP.
9. HANDICAP SIGN FOR DETAIL SEE THIS SHEET.
10. INSTALL ONE WAY SIGN
11. INSTALL DO NOT ENTER SIGN



VICINITY MAP: C-17-Z

**LEGAL DESCRIPTION:**  
LOT 42, RICHFIELD PARK, CONTAINING 46,512.47 S.F. (1.06778 AC)  
ZONING: IP

**SHEET INDEX**

1. SITE PLAN
2. LANDSCAPING PLAN
3. GRADING AND DRAINAGE PLAN
4. ELEVATIONS

PROJ 1001973

DRB PROJ. # 1001973  
DRB APP. # 02DRB-00924

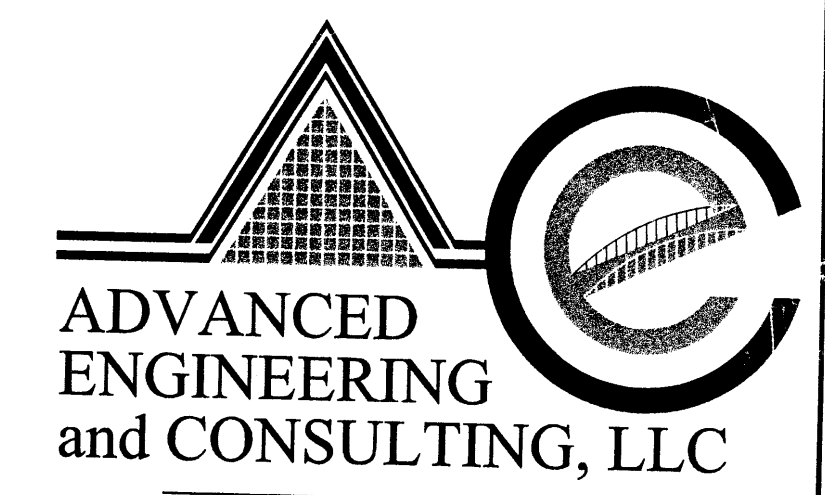
**CASE NUMBER:**

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**

<i>Rishab Datta</i> Traffic Engineer, Transportation Division	6-27-02 Date
<i>Deborah Wilgus</i> Parks & Recreation Department	6/26/02 Date
<i>Ragan A. Shea</i> Public Works, Water Utilities Division	6-26-02 Date
<i>Buddy L. Bingham</i> City Engineer, Engineering Division / AMAFCA	6/26/02 Date
<i>Janet [ ]</i> City Planner, Albuquerque / Bernalillo County Planning Division	6/28/02 Date
<i>Shawn [ ]</i> Solid Waste	6-24-02 Date

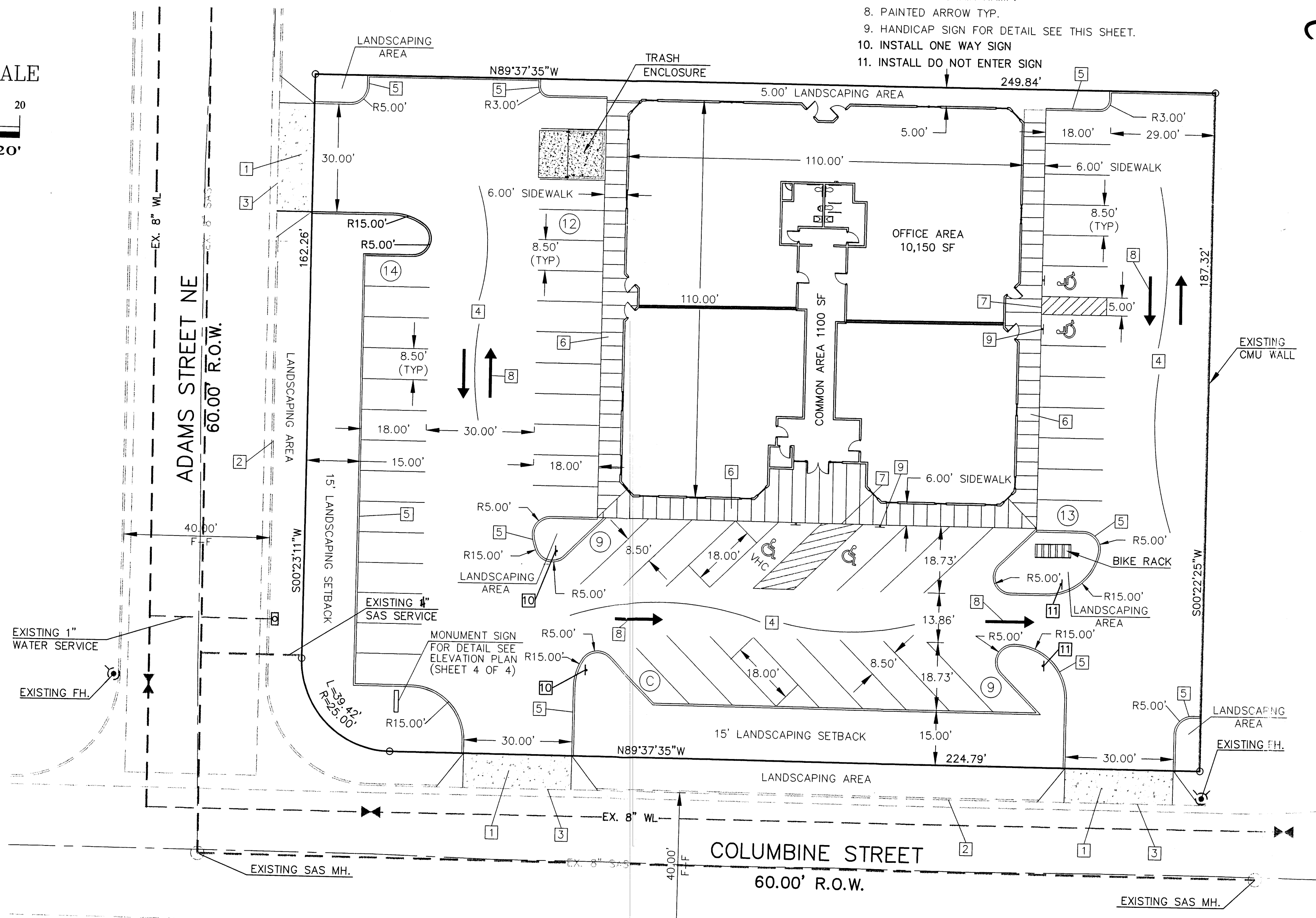
PLNZ (10706) 4/96

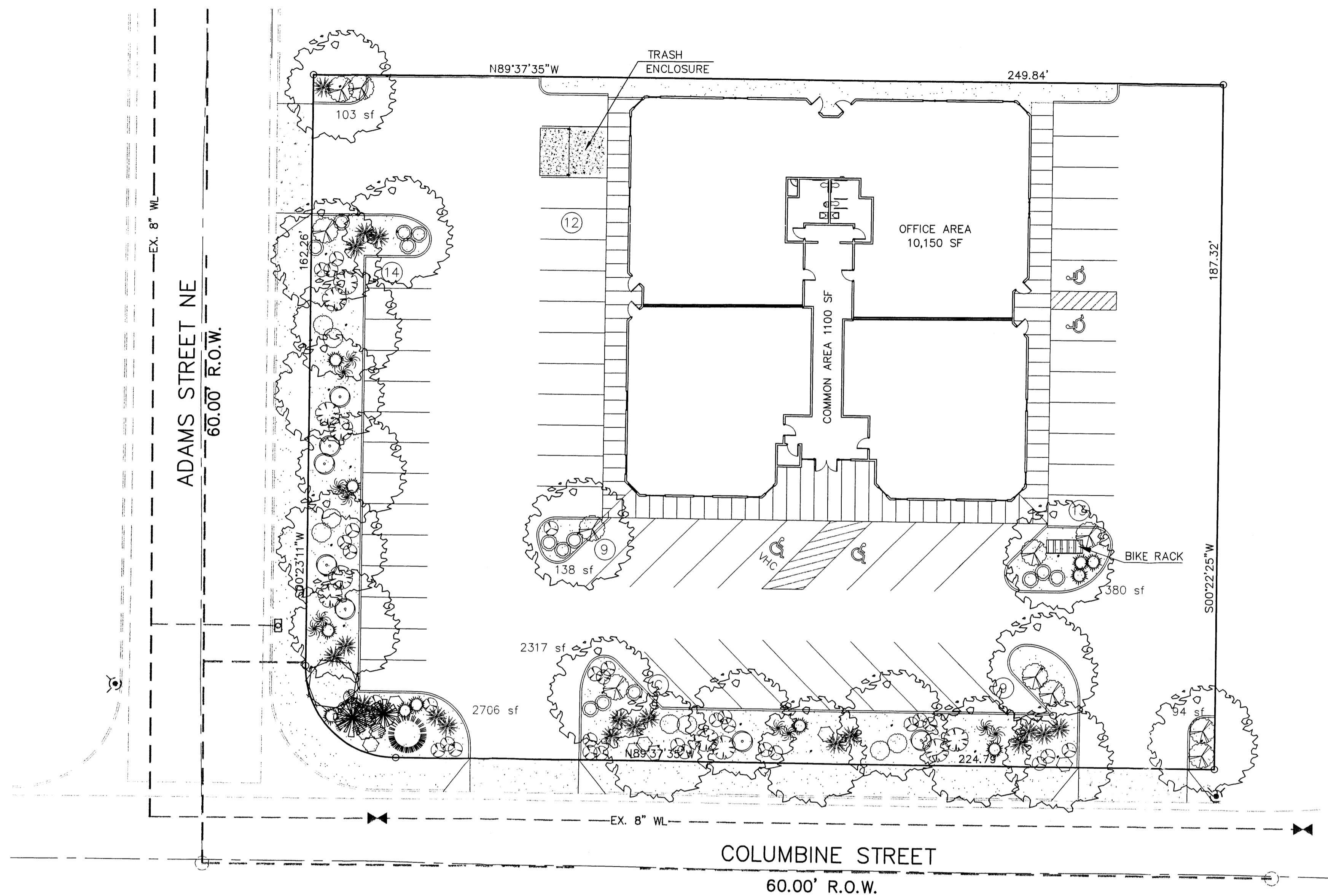


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**HELMICK HOMES, INC.  
SITE PLAN**

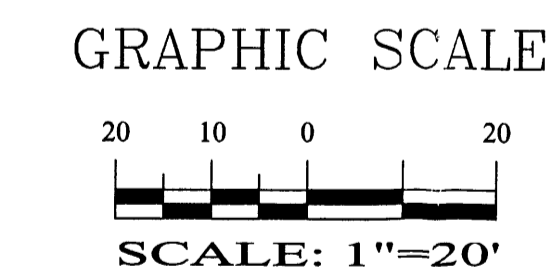
DRAWING:	DRAWN BY:	DATE:	SHEET #
260218-ST.DWG	SHH	06-10-02	1 OF 4





**PLANT LEGEND**

- ASH (H) OR HONEY LOCUST (H) 19  
*Fraxinus pennsylvanica*  
*Gleditsia triacanthos*  
2" Gal.
- DESERT WILLOW (L) 1  
*Chilopsis linearis*  
15 Gal.
- RED YUCCA (L) 19  
*Hesperaloe parviflora*  
5 Gal.
- MAIDENGRASS (M) 10  
*Miscanthus sinensis*  
5 Gal. 16sf
- RUSSIAN SAGE (M) 7  
*Perovskia atriplicifolia*  
5 Gal.
- AUTUMN SAGE (M) 9  
*Salvia greggii*  
2 Gal. 9sf
- HONEYSUCKLE (M) 11  
*Lonicera sempervirens*  
1 Gal. 200sf  
Unstaked-Groundcover
- MESA BROWN GRAVEL WITH FILTER FABRIC
- PINON PINE (M) 1  
*Pinus edulis*  
6-8"
- PALM YUCCA (L) 2
- APACHE PLUME (L) 8  
*Fallugia paradoxa*  
5 Gal. 25sf
- LANAS/ SCOTCH BROOM (M) 11  
*Cytisus scoparius*/  
*Genista hispanica*  
5 Gal.
- ROSEMARY (M) 14  
*Rosmarinus officinalis*  
2 Gal. 36sf
- CHAMISA (L) 10  
*Chrysothamnus nauseosus*  
1 Gal. 25sf
- WILDFLOWER 33  
1 Gal. 4sf
- OVERSIZED GRAVEL & 3 BOULDERS



**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.

Gravel over Filter Fabric 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.

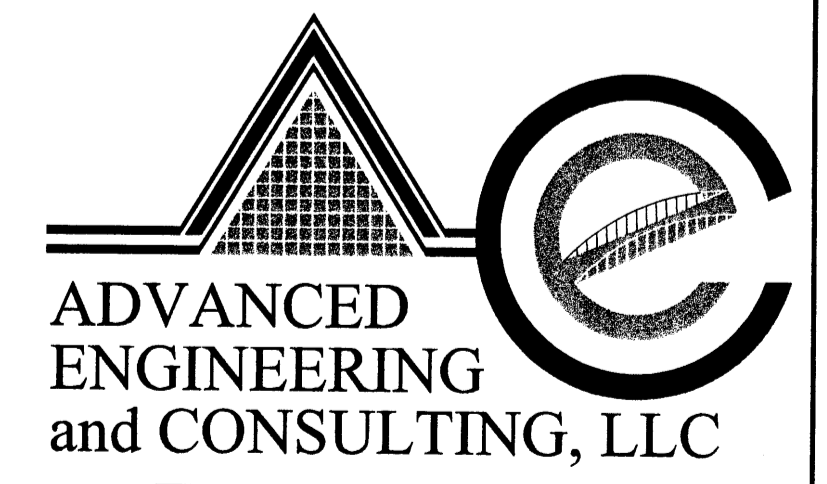
**LANDSCAPE CALCULATIONS**

NET LANDSCAPE AREA	
TOTAL LOT AREA	46752 square feet
TOTAL BUILDINGS AREA	11250 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	35502 square feet
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	5325 square feet
TOTAL LANDSCAPE PROVIDED	5656 square feet
TOTAL BED PROVIDED	5656 square feet
TOTAL SOD PROVIDED	0 square feet
TOTAL NATIVE SEED PROVIDED	0 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  
 iwo@hilltoplandscaping.com

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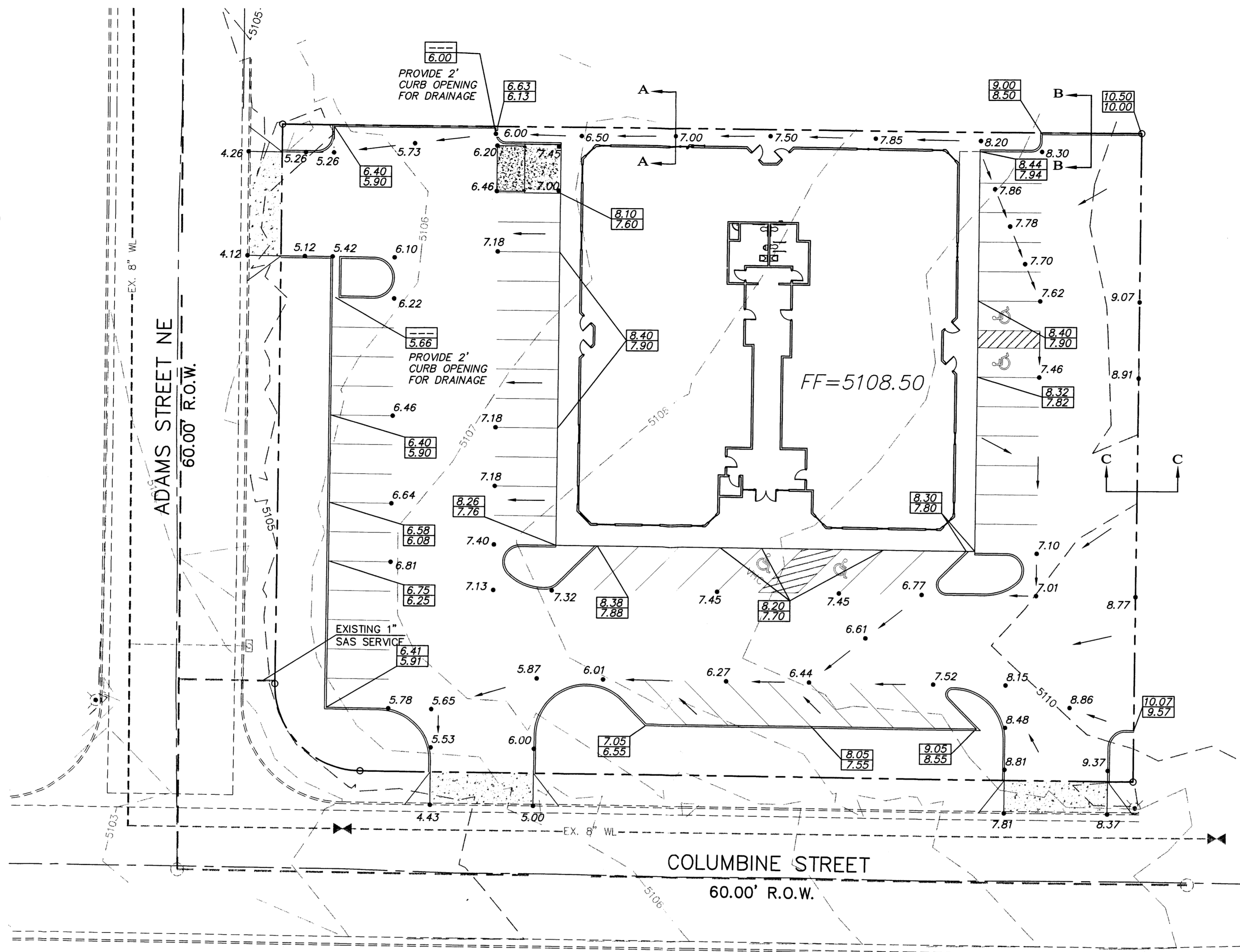
**HELMICK HOMES, INC.  
LANDSCAPING PLAN**

DRAWING: HTLS-01.DWG	DRAWN BY: CMD	DATE: 05-30-02	SHEET # 2 OF 4
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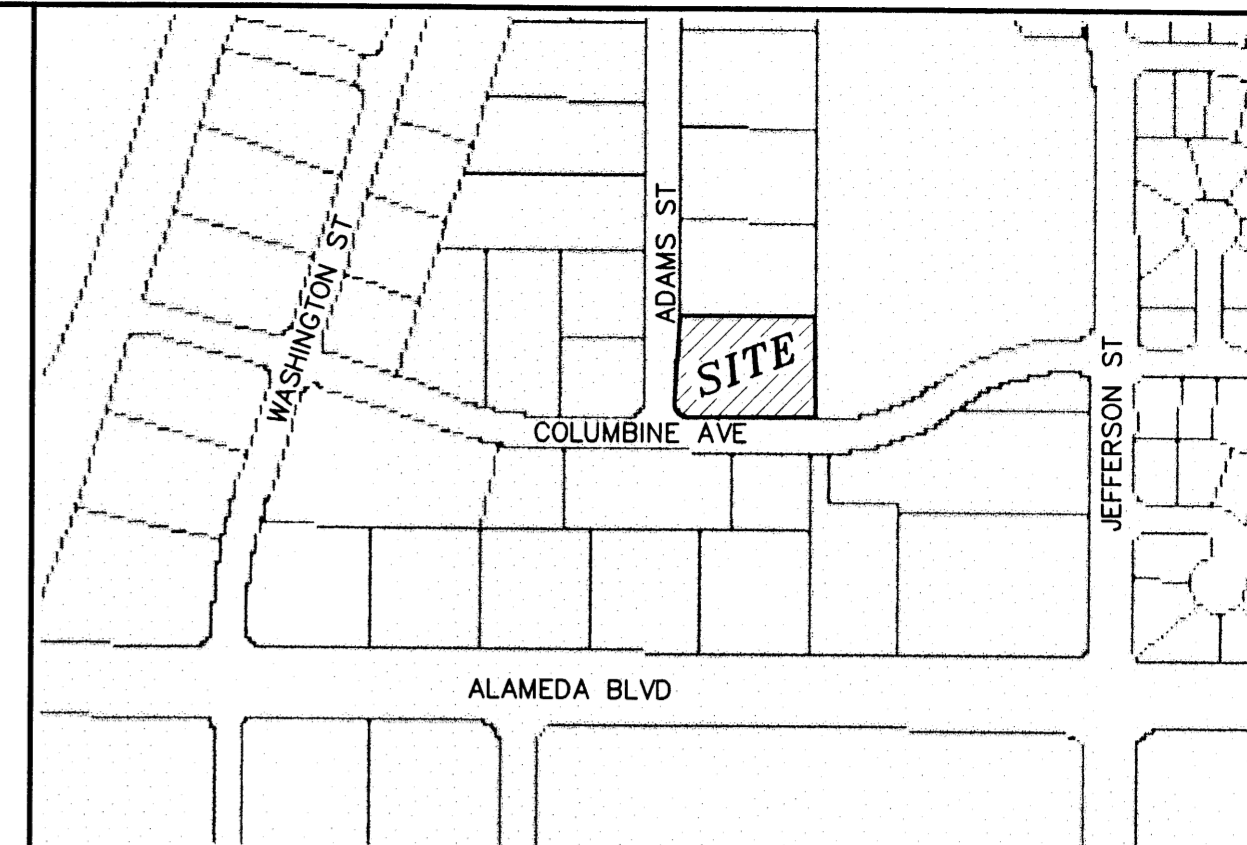
- GENERAL NOTES:**
- 1: ADD 5100 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
  - 2: CONTOUR INTERVAL IS ONE (1) FOOT.
  - 3: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION HAVING AN ELEVATION OF 5120.52 FEET ABOVE SEA LEVEL.
  - 4: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION 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 4:1 MAXIMUM.

**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. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.



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



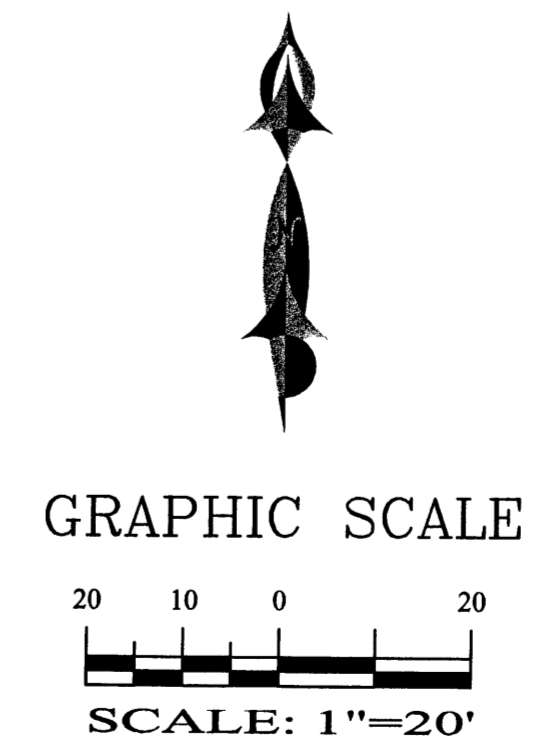
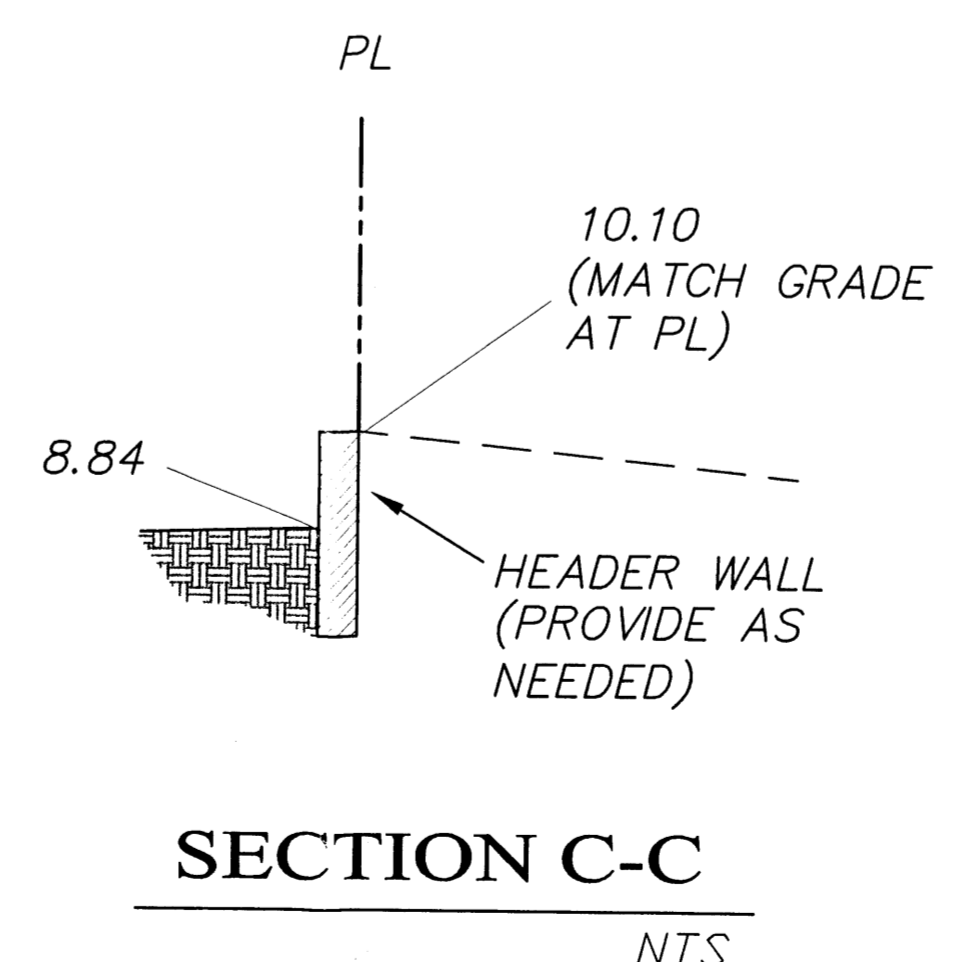
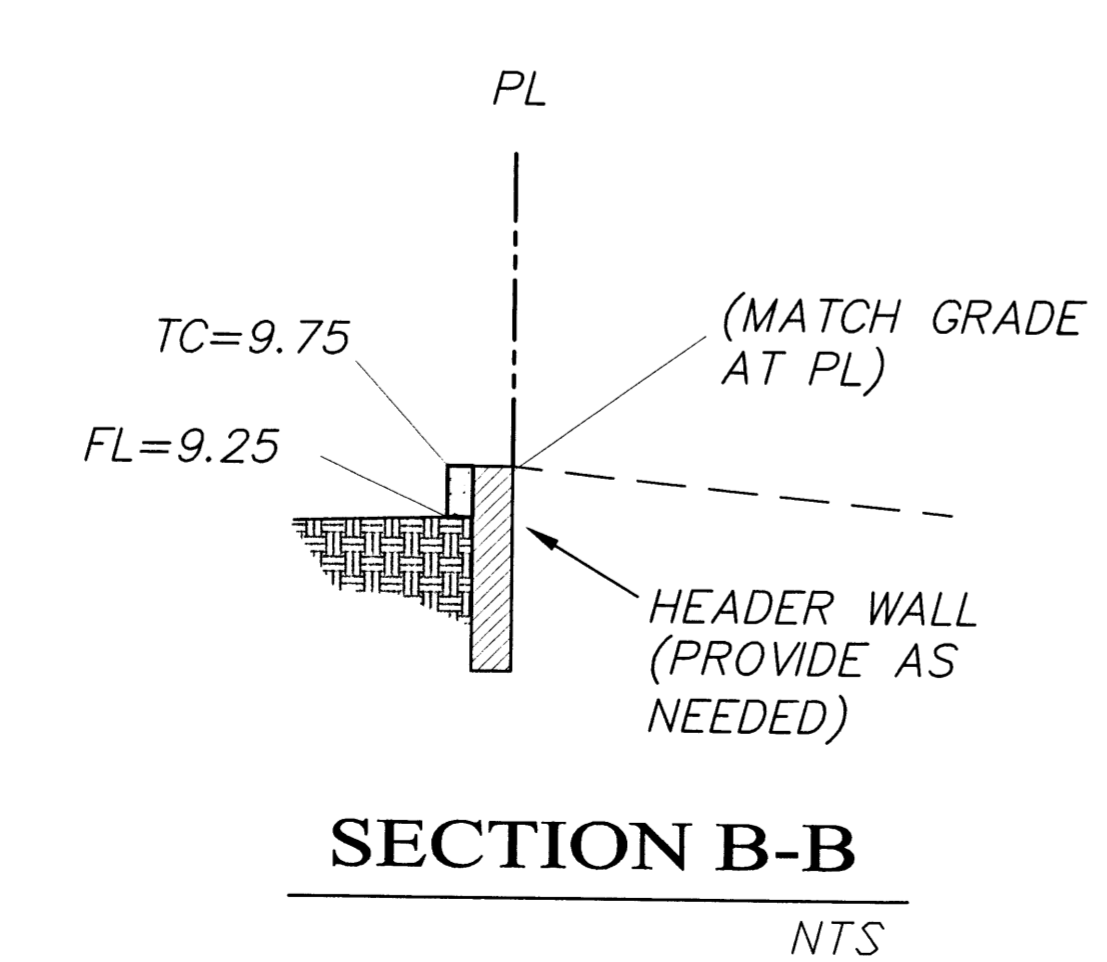
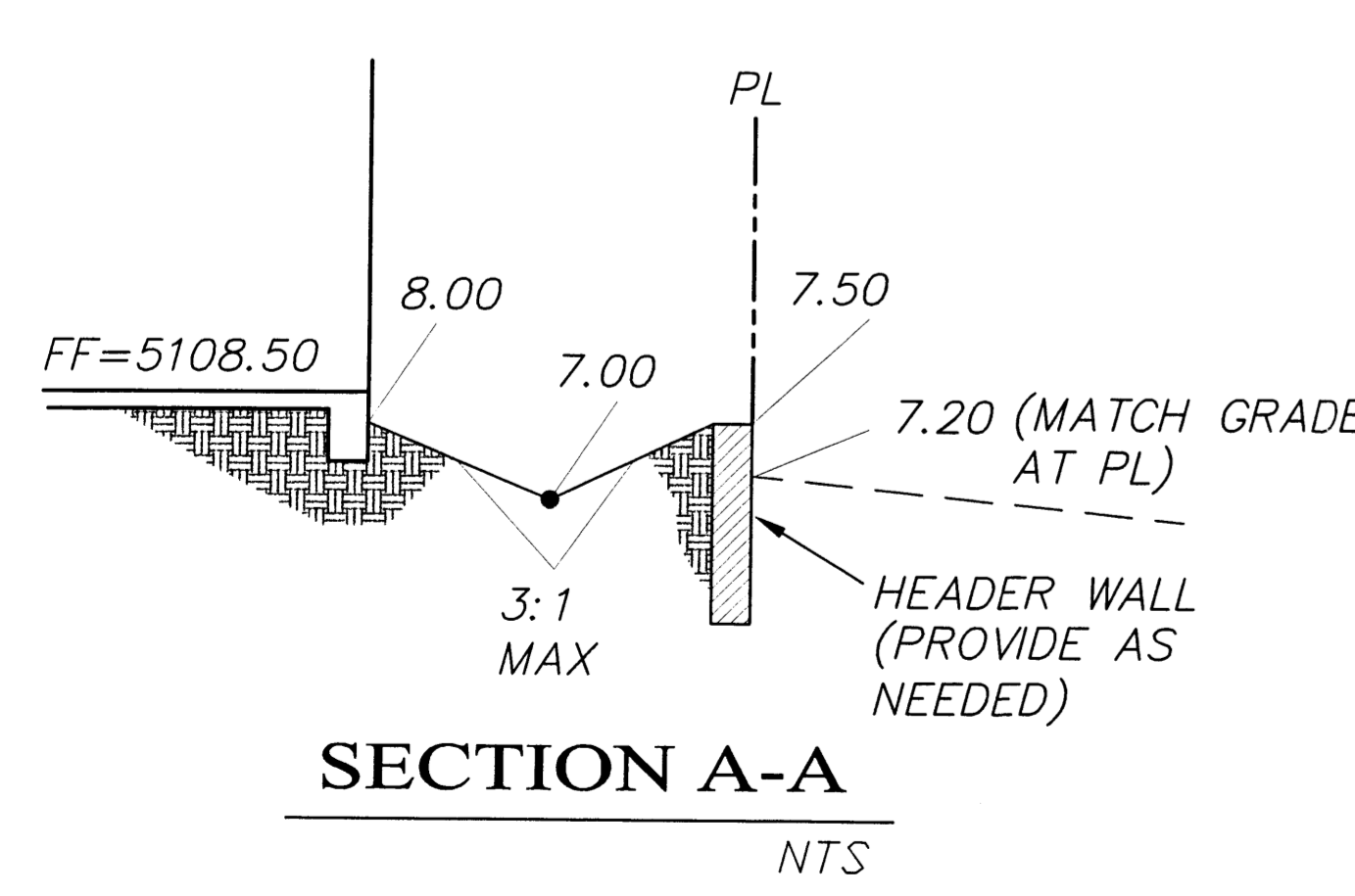
VICINITY MAP: C-17-Z

**LEGAL DESCRIPTION:**  
 LOT 42, RICHFIELD PARK, CONTAINING 46512.47 S.F. (1.06778 AC)  
 ZONING: IP

**SITE ADDRESS:**  
 8900 ADAMS ST NE

**LEGEND**

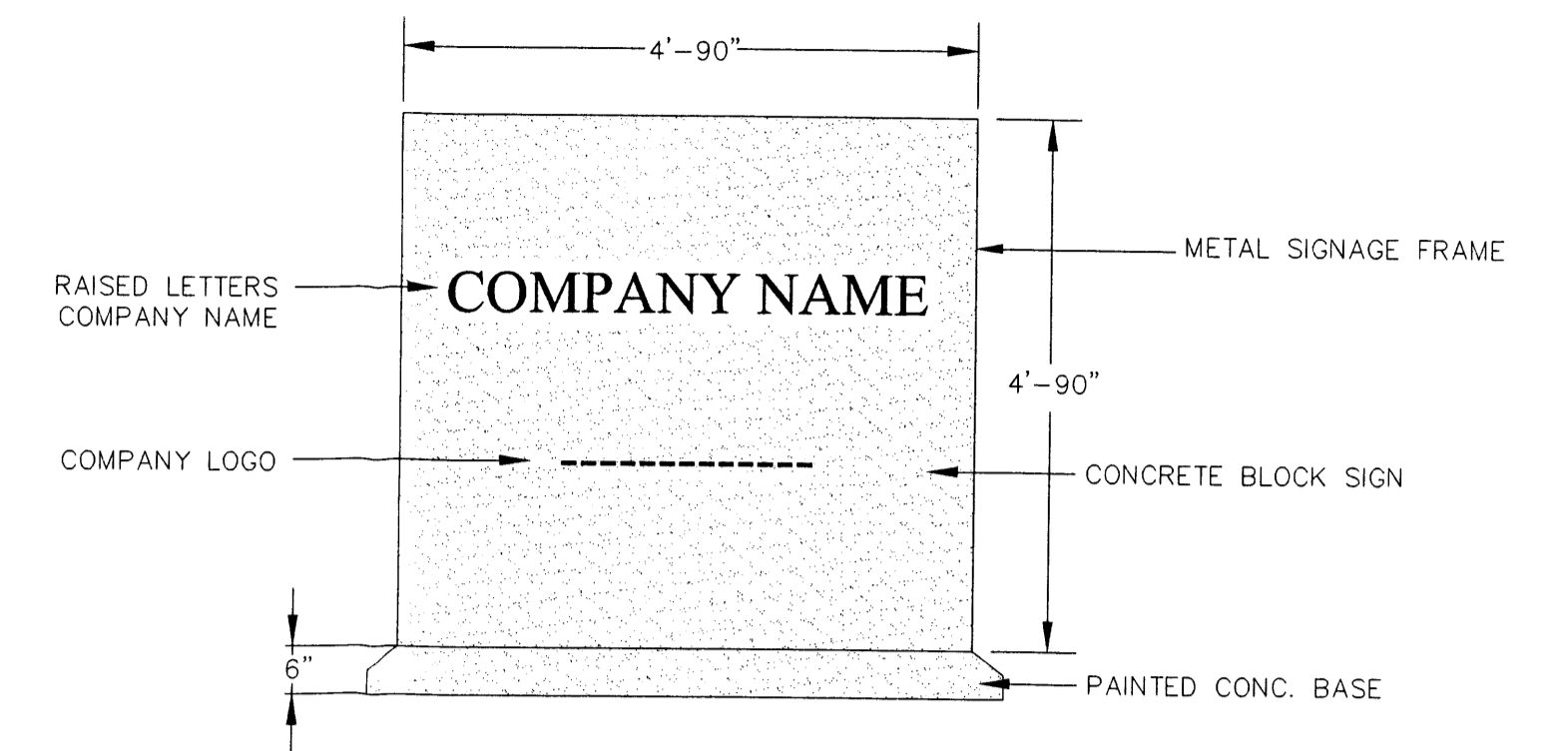
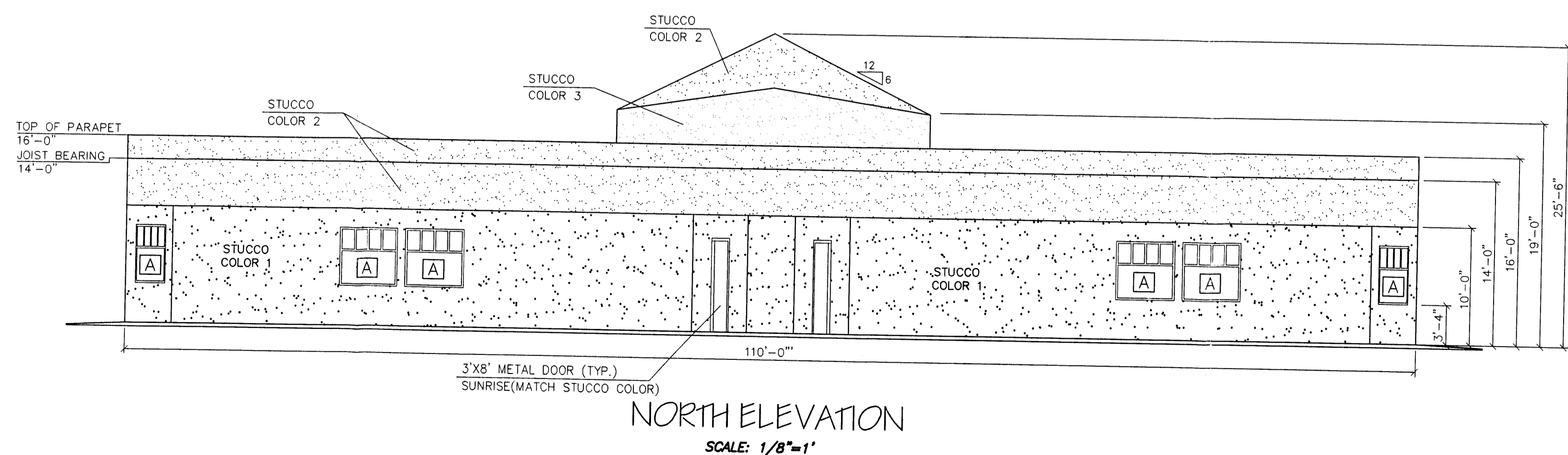
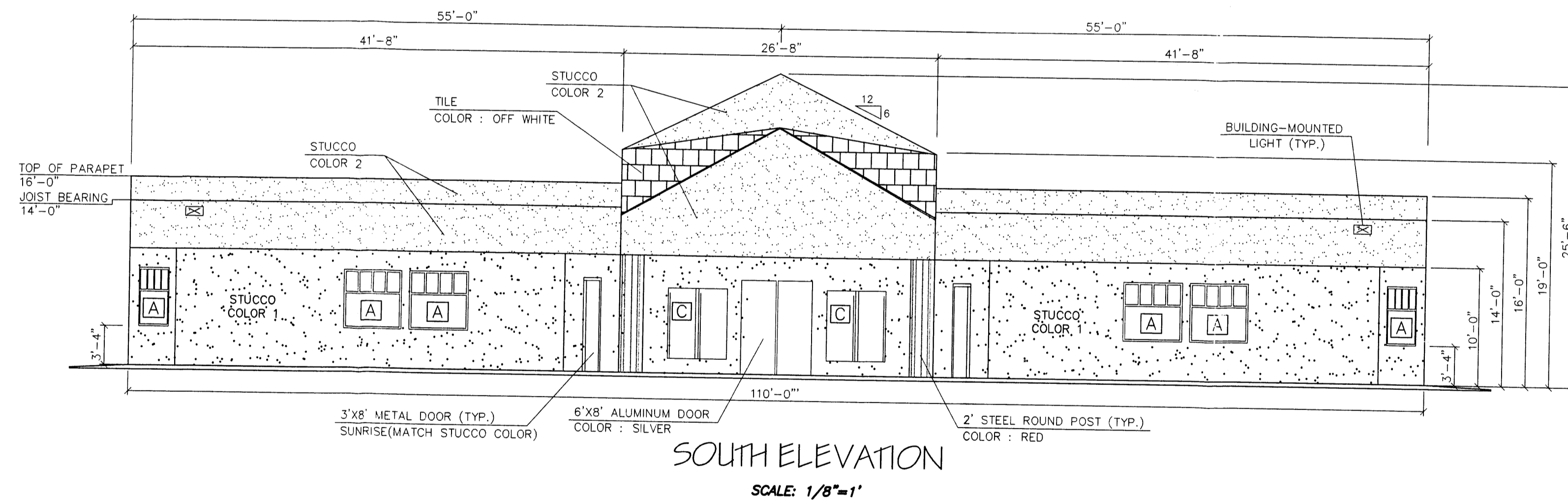
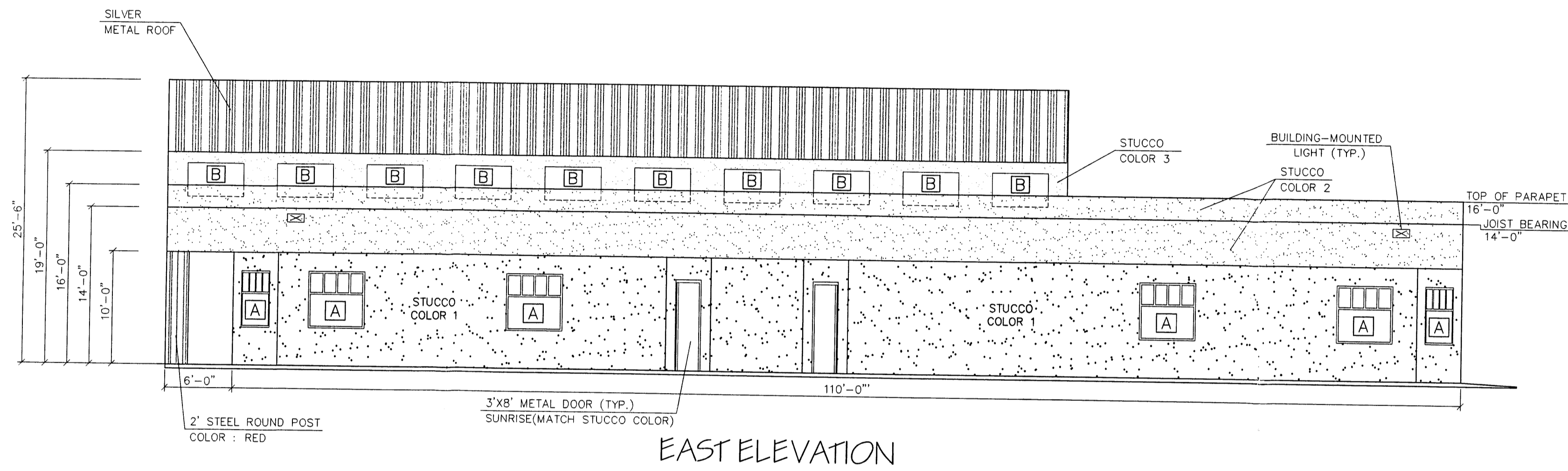
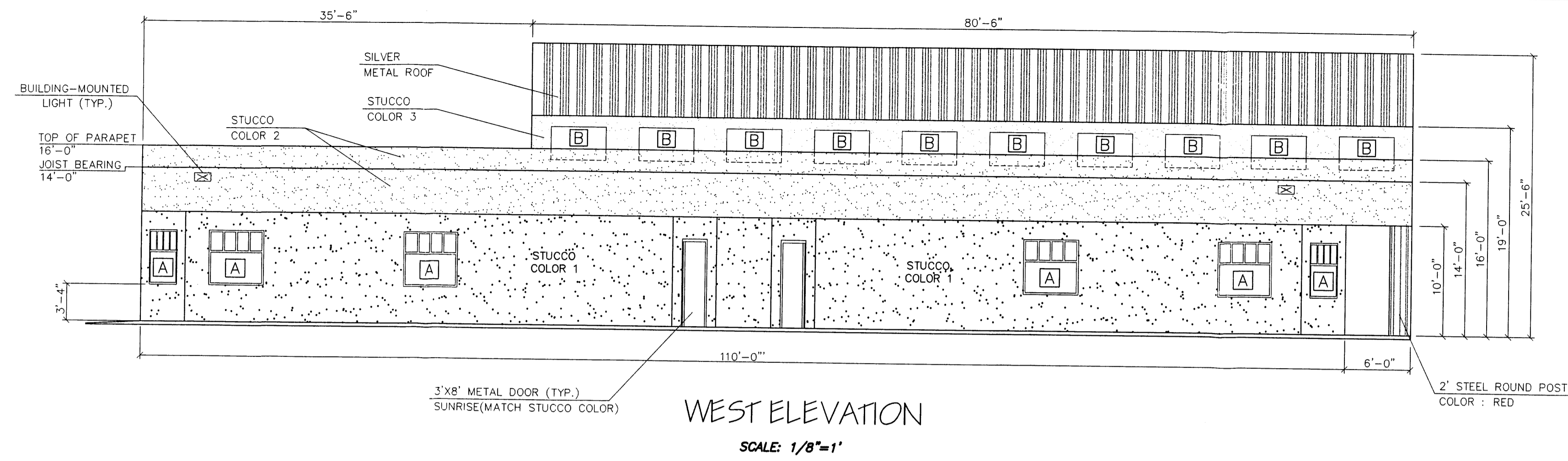
	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	EXISTING CURB & GUTTER
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	EASEMENT
	LIMITS OF TOP OF EXISTING SLOPE
	PROPOSED SIDEWALK
	PROPOSED GRADE
	PROPOSED SPOT ELEVATION
	EXISTING GRADE
	EXISTING POWER LINES



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LOT 42 GRADING AND DRAINAGE PLAN			
DRAWING: 200218-GR.DWG	DRAWN BY: SBB	DATE: 05-29-2002	SHEET # 3 OF 4

LAST REVISION: 05-31-2002



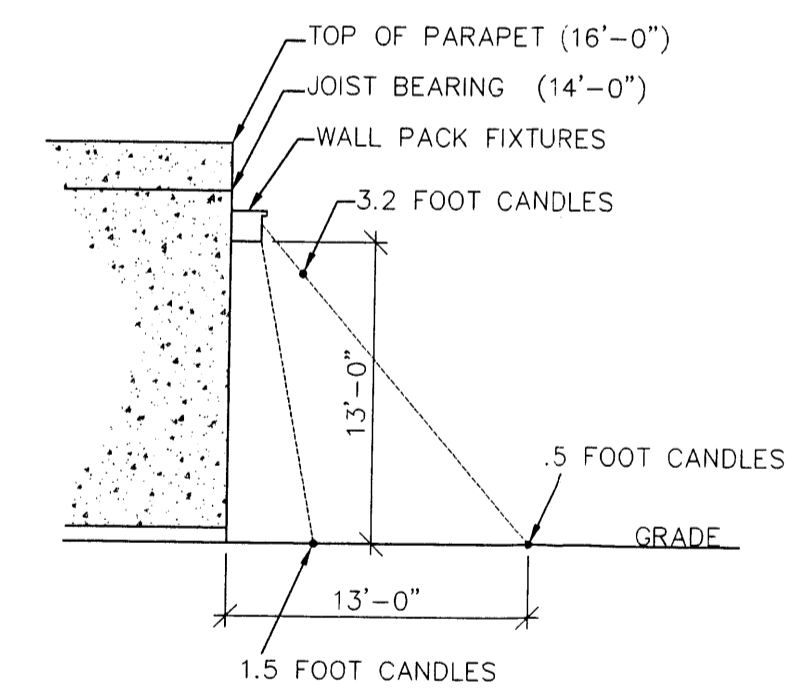
**OPTIONAL MONUMENT SIGN**  
NTS

**ARCHITECTURAL NOTES:**

- BUILDING HEIGHT: BUILDING STRUCTURE SHALL NOT EXCEED 26 FEET IN HEIGHT.
- BUILDING TYPES: BUILDINGS WILL BE STEEL FRAME WITH FLAT AND PICHED ROOF. BUILDINGS WILL BE STUCCO.
- THE TRIM COLORS TO MATCH THE BUILDING COLOR.

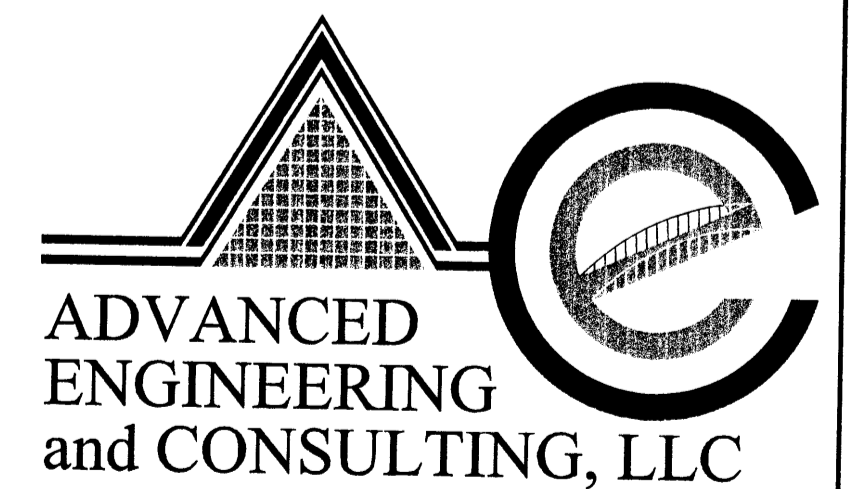
**STUCCO COLORS:**

ALL STUCCOS ARE TEIFS WALL SYSTEMS BRAND.



WINDOW SIZE & TYPE & COLOR			
WINDOW	SIZE	TYPE	COLOR
A	5'X5'	ALUMINUM	SILVER
B	3'X5'	ALUMINUM	SILVER
C	5'X6'	ALUMINUM	SILVER

STUCCO COLOR CHART	
NUMBER	STUCCO COLOR
1	SUNRISE
2	MAUVE GREY
3	DERRICK GRAY



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**HELMICK HOMES, INC.**  
**ELEVATION PLAN**

DRAWING:	DRAWN BY:	DATE:	SHEET #
200218-ELEV.DWG	SHH	06-10-02	4 OF 4

LAST REVISION: 06-10-02