

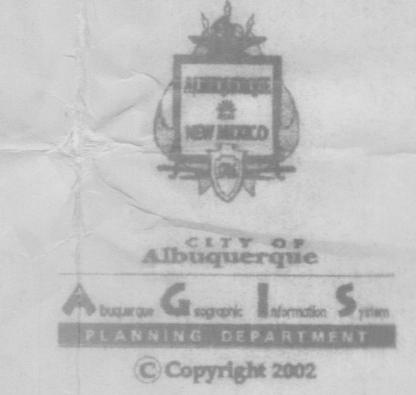
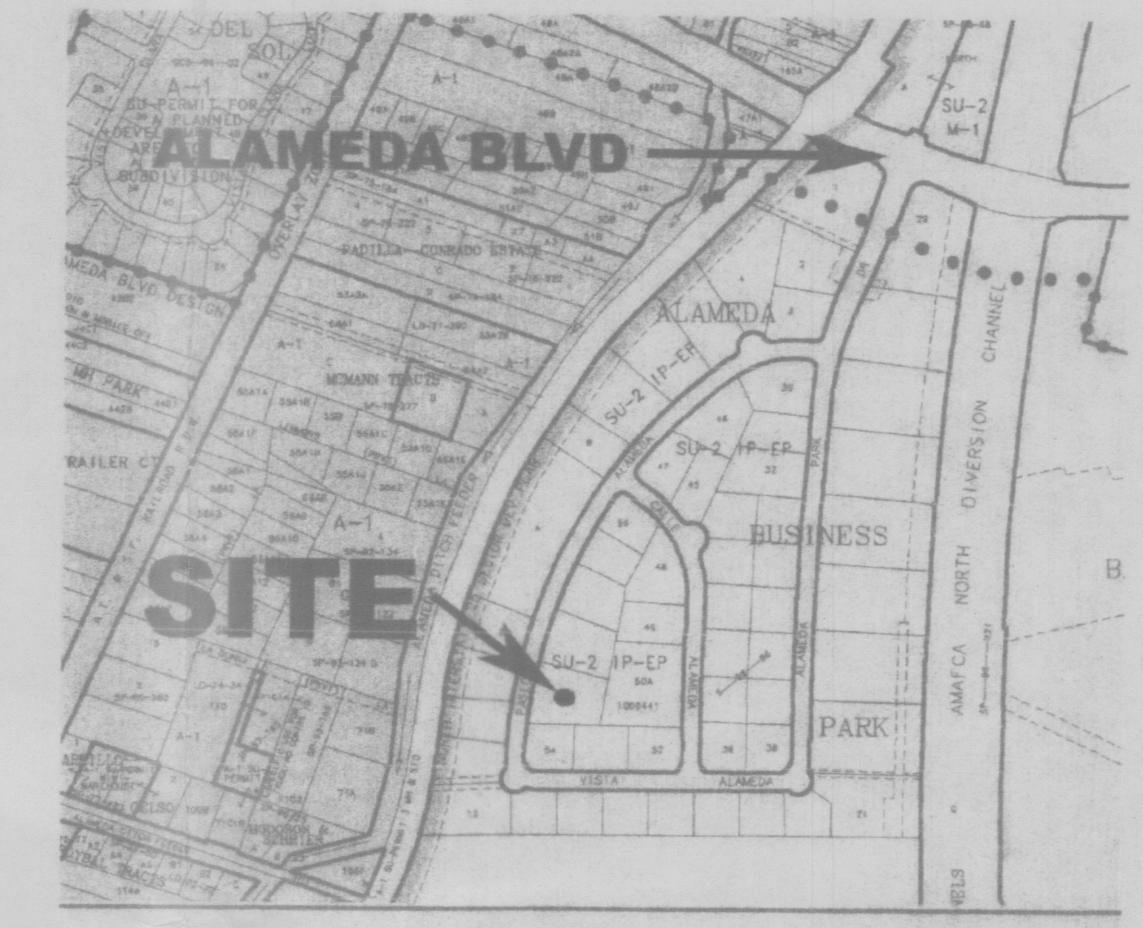
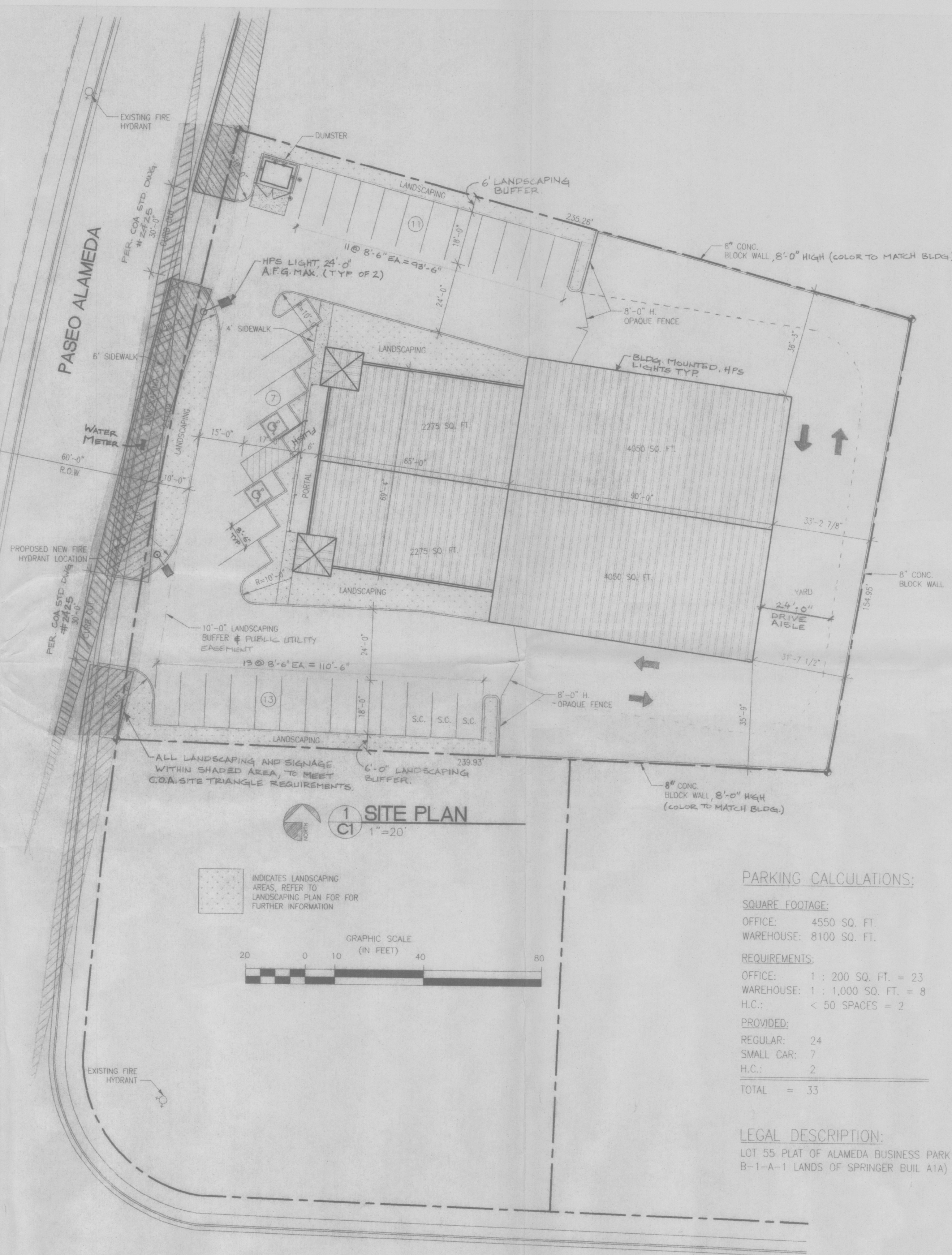
PRB
 PROJ 100 2327

Project Number: 1002327
 Application Number: OZDRB - -01678

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated DRB-98-223 and that the findings and conditions in the Official Notice of Decision have been complied with.

SITE DEVELOPMENT PLAN APPROVAL:

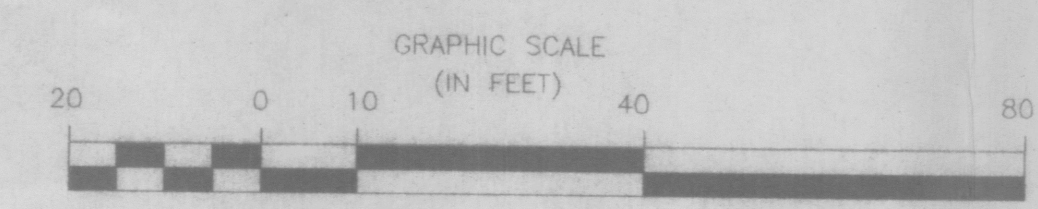
Environmental Health Department - conditional	Date
ON MYLAR / C-1	
File Marshal	Date
ON MYLAR / C-1	
Solid Waste Management	Date
<i>[Signature]</i>	11/14/02
Public Works	Date
<i>[Signature]</i>	11/13/02
Utilities Department	Date
<i>[Signature]</i>	11/13/02
Parks and Recreation Department	Date
N/A	
AMAFCA	Date
<i>[Signature]</i>	11/13/02
City Engineer	Date
<i>[Signature]</i>	
SEAL AND CONDITIONS ACCEPTANCE: as specified by the Development Process Manual	Date
<i>[Signature]</i>	11/15/02
City Planner, Planning Department	Date



GRAPHIC SCALE IN FEET
 250 0 750 1000
Zone Atlas Page
C-16-Z
 Map Amended through April 03, 2002

1 SITE PLAN
 C1 1"=20'

INDICATES LANDSCAPING AREAS, REFER TO LANDSCAPING PLAN FOR FURTHER INFORMATION



PARKING CALCULATIONS:

SQUARE FOOTAGE:
 OFFICE: 4550 SQ. FT.
 WAREHOUSE: 8100 SQ. FT.

REQUIREMENTS:
 OFFICE: 1 : 200 SQ. FT. = 23
 WAREHOUSE: 1 : 1,000 SQ. FT. = 8
 H.C.: < 50 SPACES = 2

PROVIDED:
 REGULAR: 24
 SMALL CAR: 7
 H.C.: 2
 TOTAL = 33

LEGAL DESCRIPTION:

LOT 55 PLAT OF ALAMEDA BUSINESS PARK (A REPLAT OF TRACT B-1-A-1 LANDS OF SPRINGER BUIL A1A)

LANDSCAPE REQUIREMENTS:

TOTAL LOT AREA: 43,360 SQ.FT.
 TOTAL BLDGS. AREA: 12,650 SQ.FT.
 NET LOT AREA = 30,710 SQ.FT.

REQUIRED:
 NET LOT AREA x .15% = 4,606 SQ.FT.

PROVIDED:
 TOTAL LANDSCAPING = 5,149 SQ.FT.

PROJECT DATA:

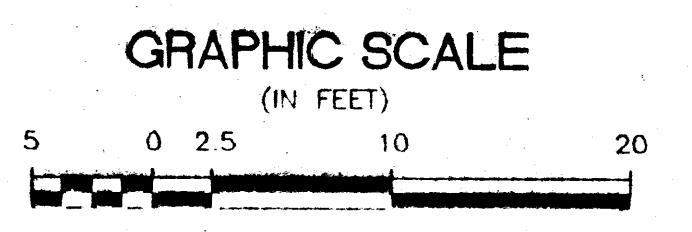
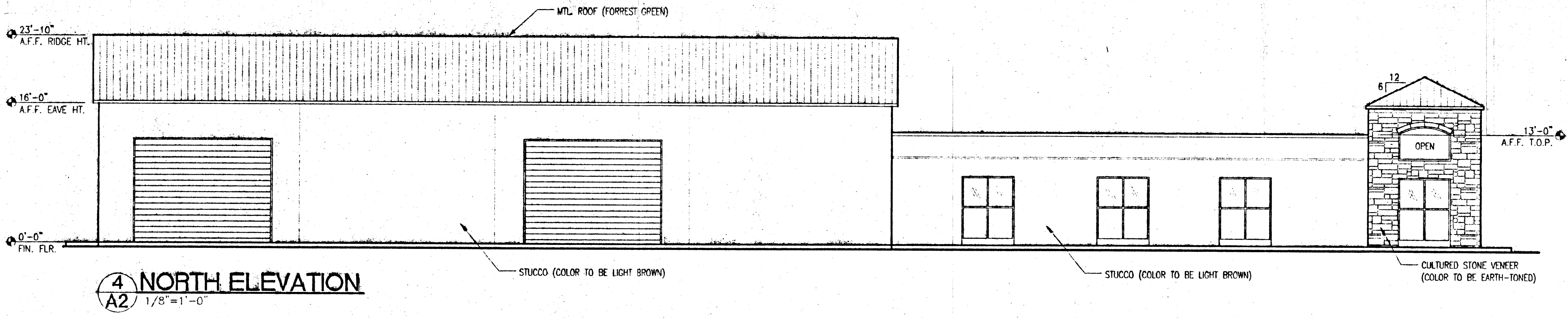
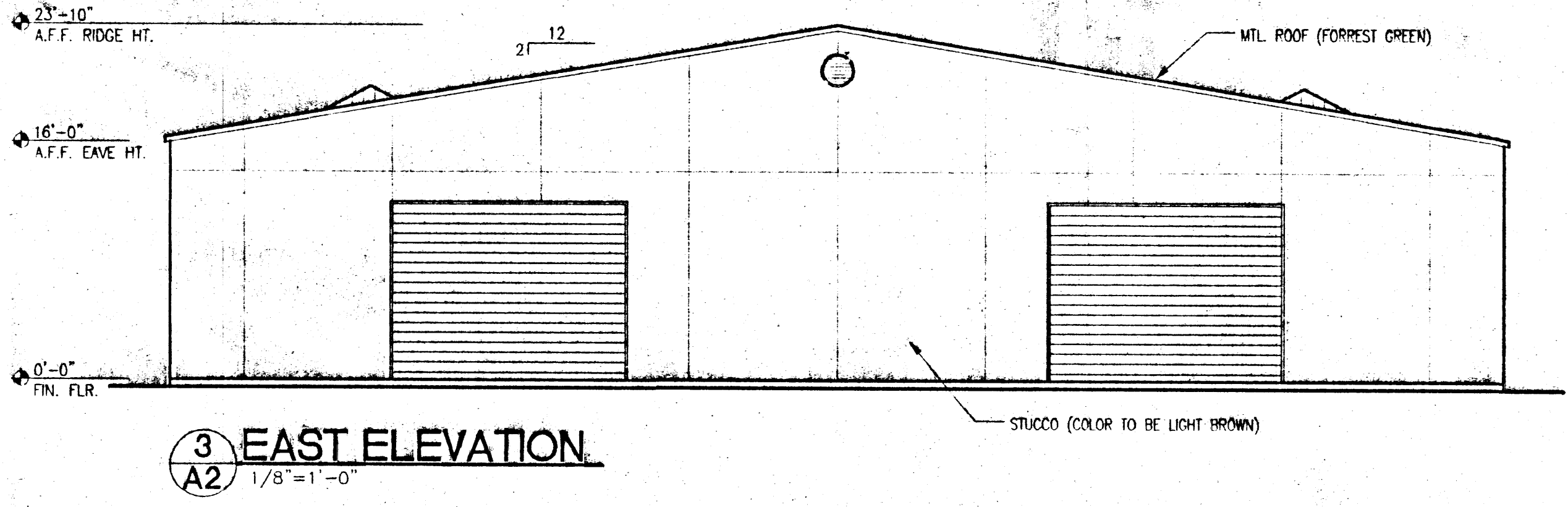
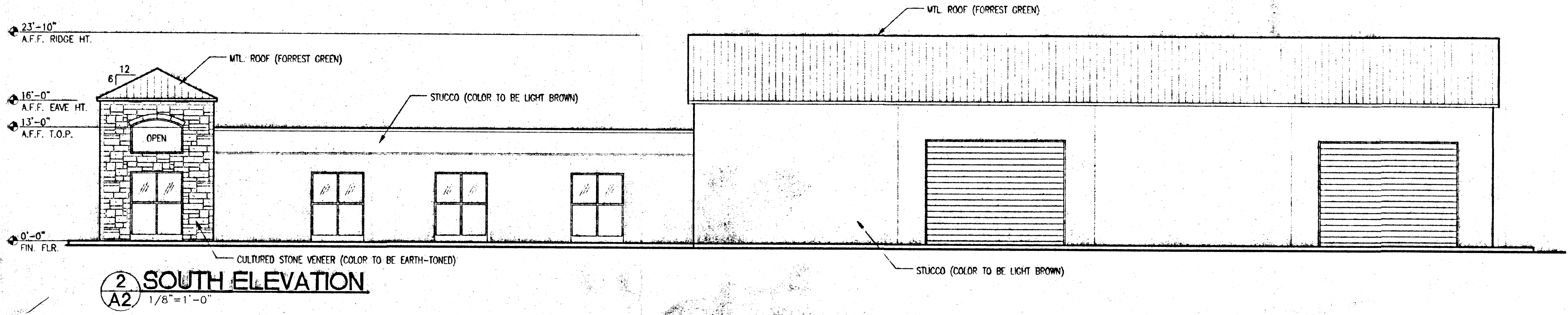
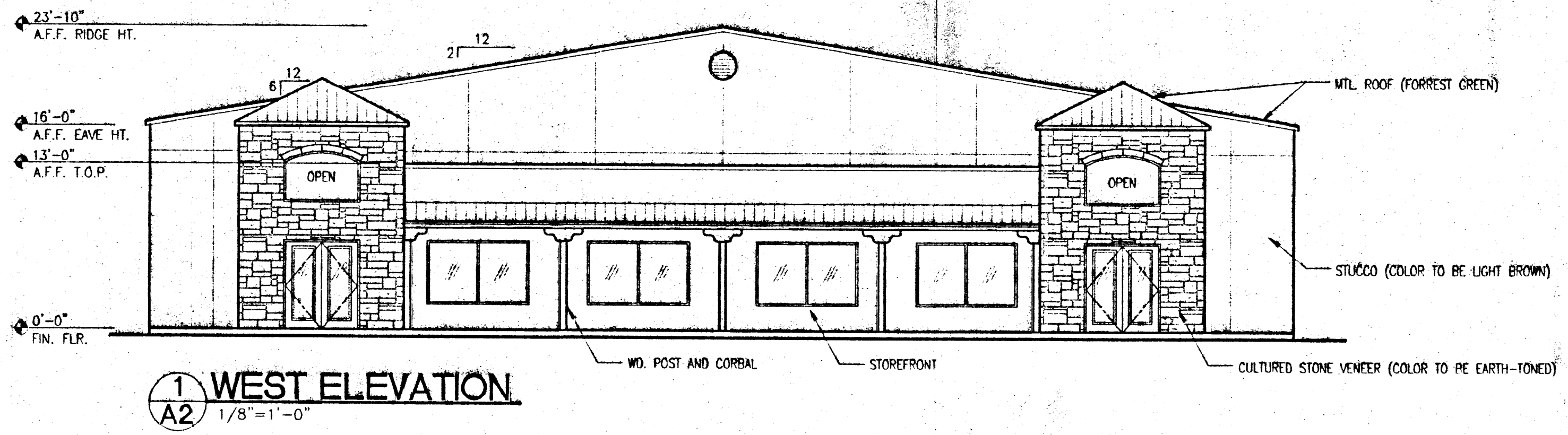
CONSTRUCTION TYPE: V-1 HR.
 OWNER: KIETH CHESHIRE
 ARCHITECT: RICK BENNETT ARCHITECTS
 ADDRESS: 8508 PASEO ALAMEDA NW ALBUQUERQUE, NM

Soils Waste: *[Signature]*
 Approved: October 29-2002.

AFD PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
 HYDRANT(S) ONLY
[Signature] 10-29-02
 SIGNATURE & DATE

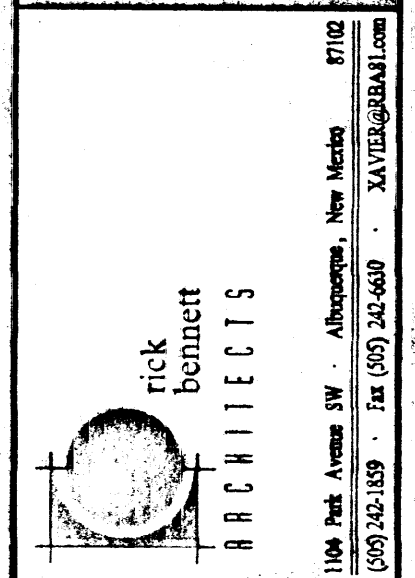
KBC CONSTRUCTION
 SITE PLAN
 ALBUQUERQUE, NEW MEXICO
 PROJECT #0255

REVISION DATE
DATE 10-29-2002
SHEET NUMBER C-1

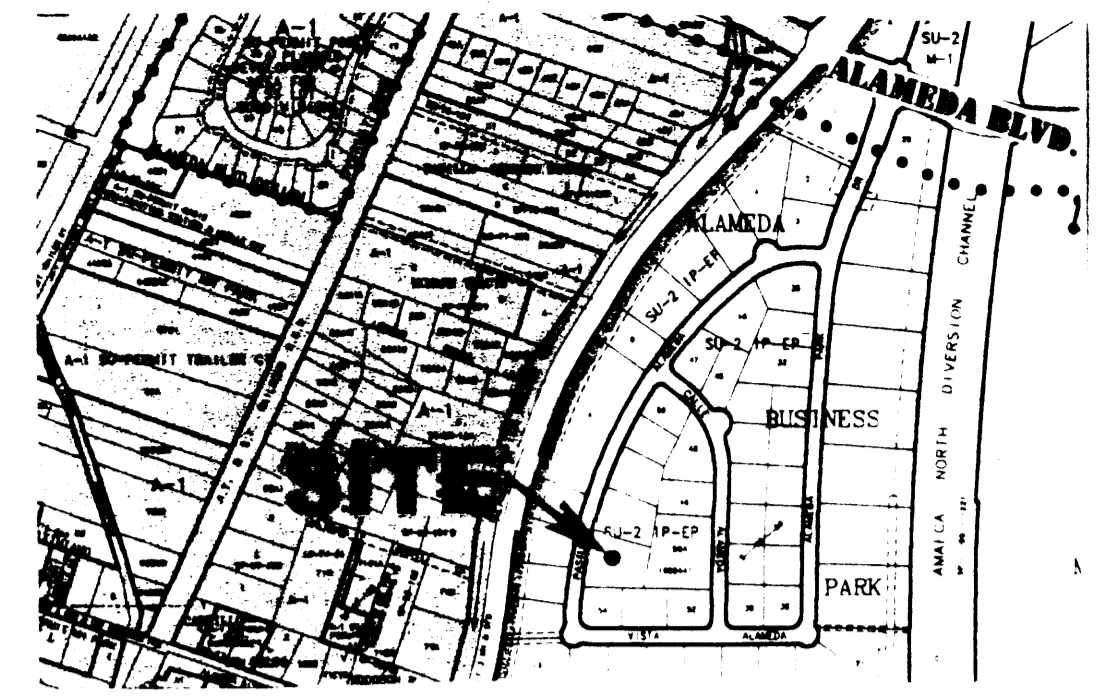
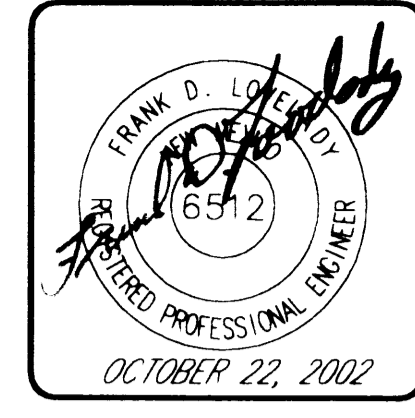


KBC CONSTRUCTION
 EXTERIOR ELEVATIONS
 ALBUQUERQUE, NEW MEXICO
 PROJECT #0255

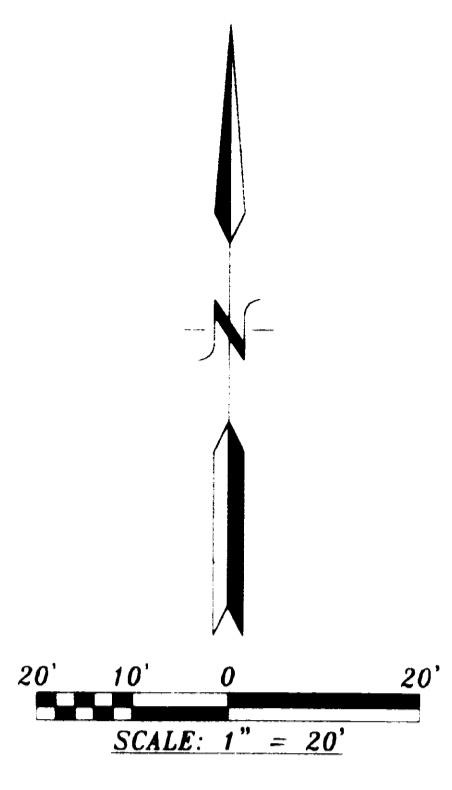
REVISION DATE
DATE
11-11-2002
SHEET NUMBER
A-2



Rick Bennett
 ARCHITECTS
 1104 1/2 Ave SW Albuquerque, New Mexico 87102
 (505) 243-1187 Fax (505) 243-0800 FAX (505) 243-0800



VICINITY MAP ZONE ATLAS NO. C-16-Z



GENERAL NOTES:

- 1: CONTOUR INTERVAL IS ONE (1) FOOT.
- 2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "NDC 7-182", HAVING AN ELEVATION OF 5064.40.
- 3: 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 AND DISTANCES SHOWN HEREON ARE FOR REFERENCE ONLY.

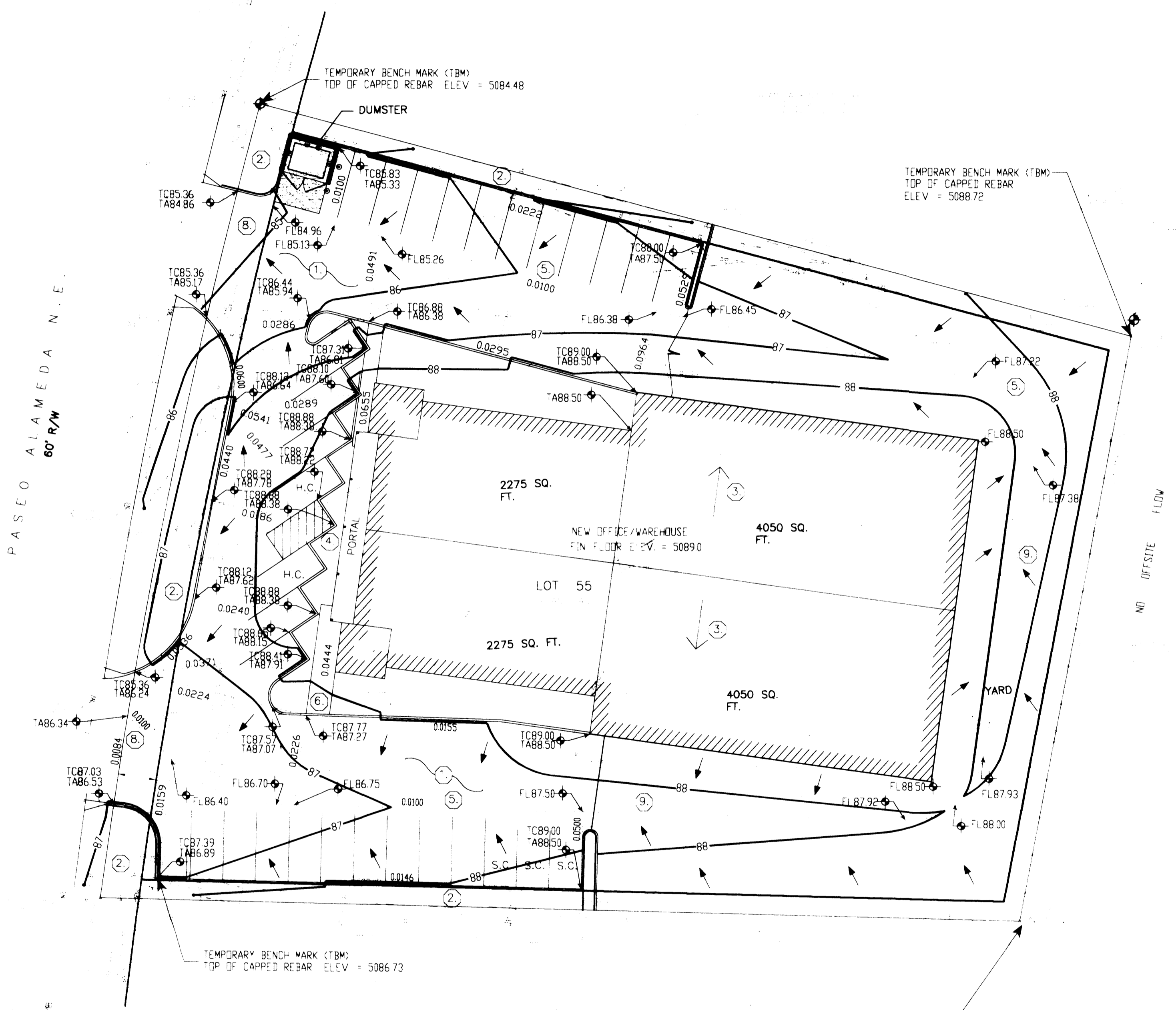
KEYED NOTES:

- 1 NEW ASPHALT PAVEMENT
- 2 NEW LANDSCAPING. DEPRESS TO RETAIN ALL DRAINAGE.
- 3 ROOF SLOPE.
- 4 ACCESS RAMP - MAX. SLOPE = 1 IN 12.
- 5 DRAINAGE SWALE, SLOPE = 0.0100 FT./FT.
- 6 6' WIDE SIDEWALK.
- 7 NOT USED.
- 8 WATERBLOCK.
- 9 DRAINAGE SWALE AT 0.0050 FT./FT.

LEGEND:

EXISTING	NEW	DESCRIPTION
		CONTOUR
		SPOT ELEVATION
		PROPERTY LINE
		SWALE W/ SLOPE (FT PER FT)
		SHEFT FLOW

BOC	=	BACK OF CURB
DC	=	DRIVE CUT
EA	=	EDGE OF ASPHALT
EC	=	EDGE OF CURB
EOW	=	EDGE OF WALL
FL	=	FLOW LINE
G	=	GROUND
TC	=	TOP OF CURB/CONCRETE
TA	=	TOP OF ASPHALT



DRAINAGE CALCULATIONS

THE MASTER GRADING AND DRAINAGE PLAN FOR ALAMEDA BUSINESS PARK HAS PROVIDED FOR PONDING FOR ALL SITE RUNOFF FROM EACH LOT IN THE SUBDIVISION. SINCE THIS IS A CONCEPTUAL GRADING AND DRAINAGE PLAN, CALCULATIONS ARE NOT PROVIDED BUT WILL BE PROVIDED ON THE FINAL SUBMITTAL OF THE GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT.

FLOOD MAP

THE SUBDIVISION HAS BEEN EXTENSIVELY REGRADED SO THE FLOOD MAPS FOR THE AREA ARE NO LONGER APPLICABLE. THE MASTER GRADING AND DRAINAGE PLAN FOR ALAMEDA BUSINESS PARK SHOWS THAT THERE ARE NO FLOOD ZONES AFFECTING THIS SITE.

LEGAL DESCRIPTION:

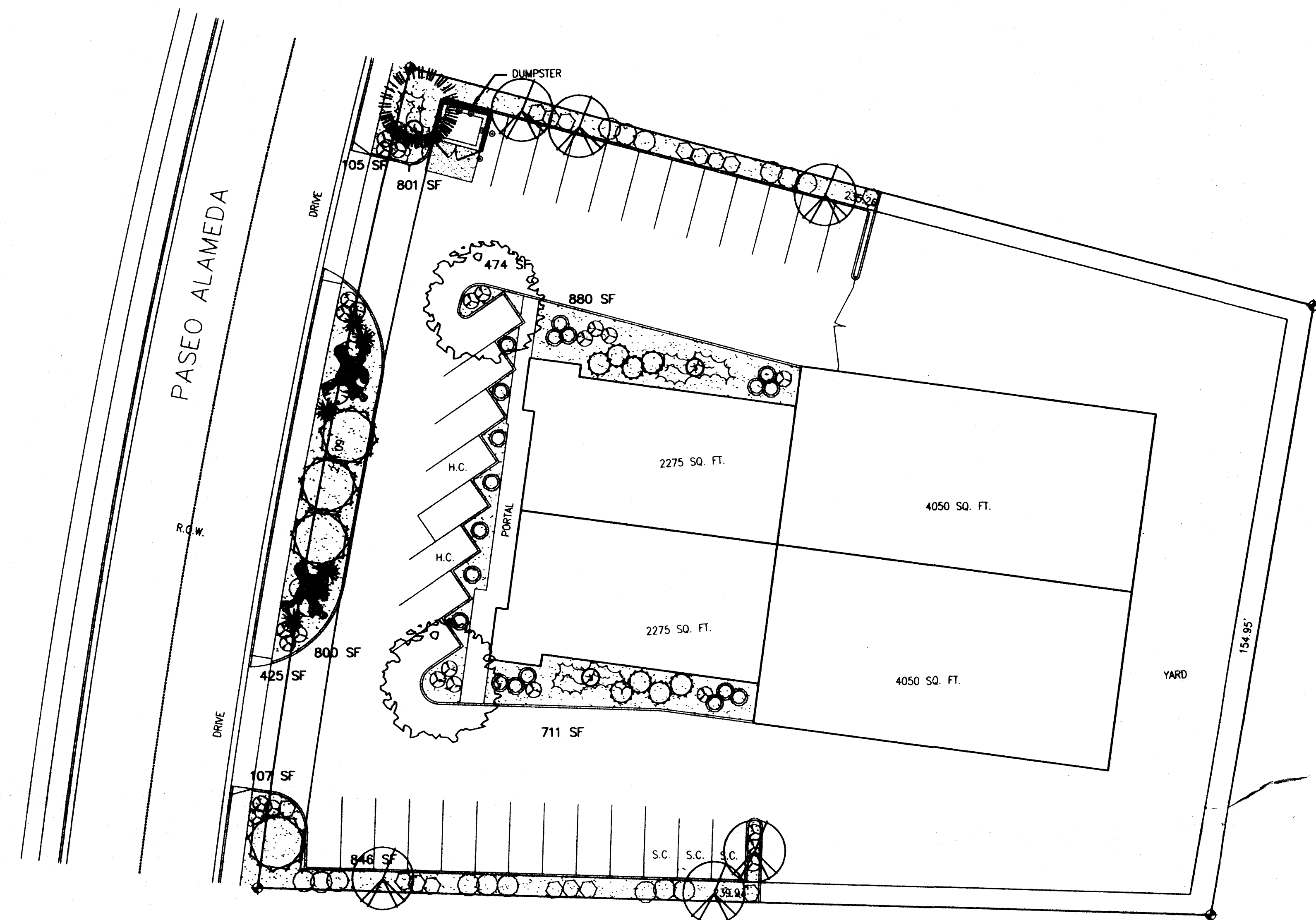
LOT 55, PLAT OF ALAMEDA BUSINESS PARK (A REPLAT OF TRACT B-1-A-1 LANDS OF SPRINGER BUIL. AIA)

CONCEPTUAL GRADING AND DRAINAGE PLAN
 PROPOSED OFFICE/ WAREHOUSE FACILITY
 KBC CONSTRUCTION
 LOCATED IN LOT 55, ALAMEDA BUSINESS PARK

FRANK D. LOVELADY, P.E.

JOB NO.	644
DATE:	OCTOBER 22, 2002
REVISIONS	

SHEET NO.
 1 OF 1



LANDSCAPE PLAN
1"=20'

PLANT LEGEND

- ASH (H) OR PURPLE ROBE LOCUST (H) 2
Fraxinus pennsylvanica
Robinia spp.
2" Cal.
- AUSTRIAN PINE (H) 1
Pinus nigra
6'-8'
- PURPLE-LEAF PLUM (M) 6
Prunus spp.
1 1/2" Cal.
- DESERT WILLOW (L) 4
Chilopsis linearis
15 Gal.
- APACHE PLUME (L) 17
Fallugia paradoxa
5 Gal. 25sf
- THREE-LEAF SUMAC (L) 8
Rhus trilobata
5 Gal. 36sf
- RED YUCCA (L) 6
Hesperaloe parviflora
5 Gal.
- ROSEMARY (M) 19
Rosmarinus officinalis
2 Gal. 36sf
- AUTUMN SAGE (M) 16
Salvia greggii
2 Gal. 9sf
- CHAMISA (L) 3
Chrysothamnus nauseosus
1 Gal. 25sf
- WILDFLOWER 26
1 Gal. 4sf
- TAM JUNIPER (M) 9
Juniperus sabina
5 Gal. 225sf
- OVERSIZED GRAVEL
& 6 BOULDERS
- SANTA ANA TAN
WITH FILTER FABRIC

ALAMEDA BUSINESS PARK
LANDSCAPE PLAN

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.

SAT 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.

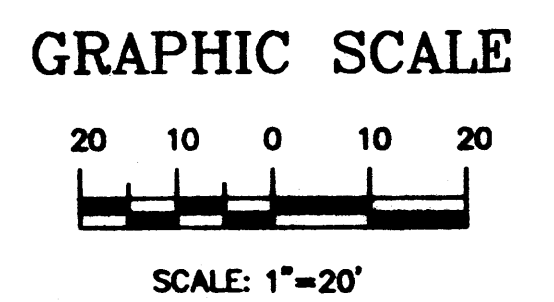
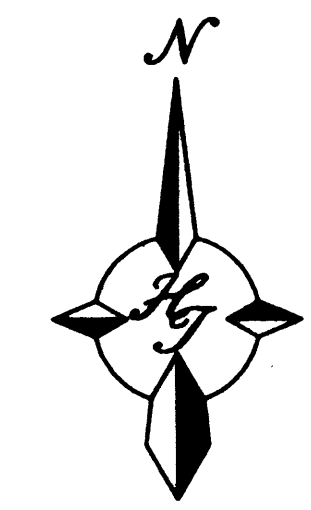
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	
TOTAL LOT AREA	43,360 square feet
TOTAL BUILDINGS AREA	12,650 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	30,710 square feet
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	4,606 square feet
TOTAL LANDSCAPE PROVIDED	5149 square feet
TOTAL BED PROVIDED	5149 square feet
TOTAL SOD PROVIDED	0 square feet
TOTAL NATIVE SEED PROVIDED	0 square feet

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.



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

REVISION	DATE
1	10-10-02

DATE	10-9-02
SHEET NUMBER	L-1