

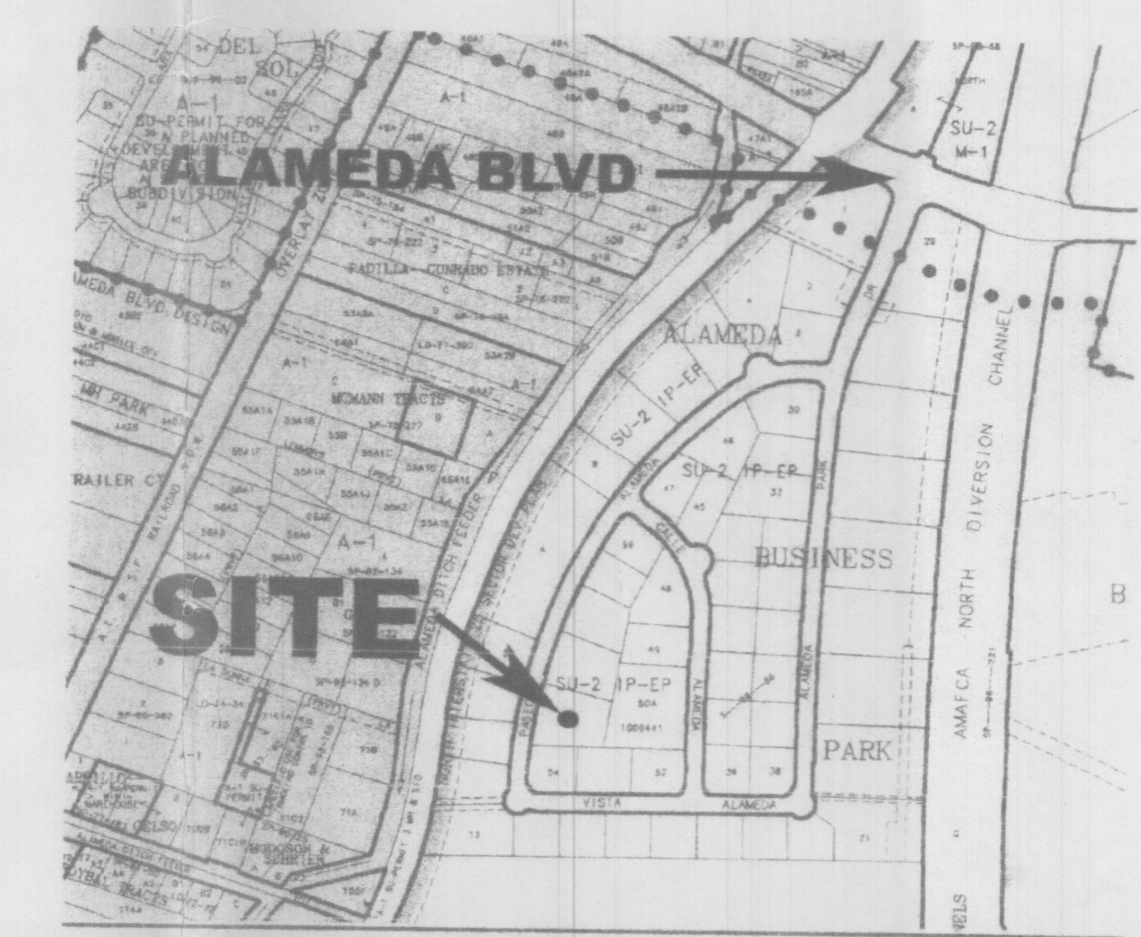
Project Number : \_\_\_\_\_

Application Number : \_\_\_\_\_

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

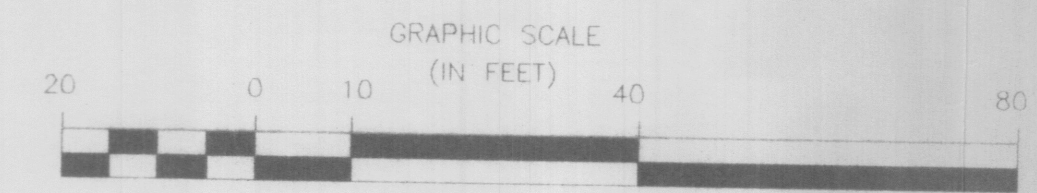
**SITE DEVELOPMENT PLAN APPROVAL:**

Environmental Health Department - conditional	Date
Fire Marshal	Date
Solid Waste Management	Date
Traffic Engineering, Transportation Division	Date
Utilities Department	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.	
City Planner, Planning Department	Date



**1 SITE PLAN**  
1"=20'

INDICATES LANDSCAPING AREAS. REFER TO LANDSCAPING PLAN FOR FURTHER INFORMATION



**PARKING CALCULATIONS:**

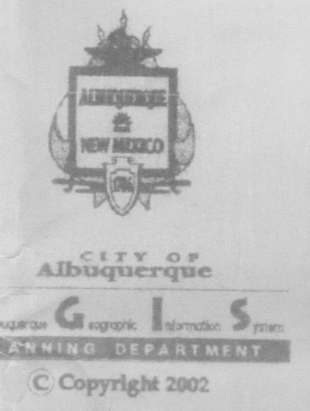
**SQUARE FOOTAGE:**  
OFFICE: 4550 SQ. FT.  
WAREHOUSE: 8100 SQ. FT.

**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)



GRAPHIC SCALE IN FEET  
250 500 750 1000

**Zone Atlas Page**  
**C-16-Z**  
Map Amended through April 05, 2002

**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

Solid Waste: *Shirley Lee Gibson*  
Approved: *October 29-2002*

AFD PLANS CHECKING OFFICE  
924-3611  
APPROVED/DISAPPROVED  
HYDRANT(S) ONLY  
*June 10, 2002*  
SIGNATURE & DATE

**KBC CONSTRUCTION**  
**SITE PLAN**  
**ALBUQUERQUE, NEW MEXICO**  
**PROJECT #0255**

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



**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.

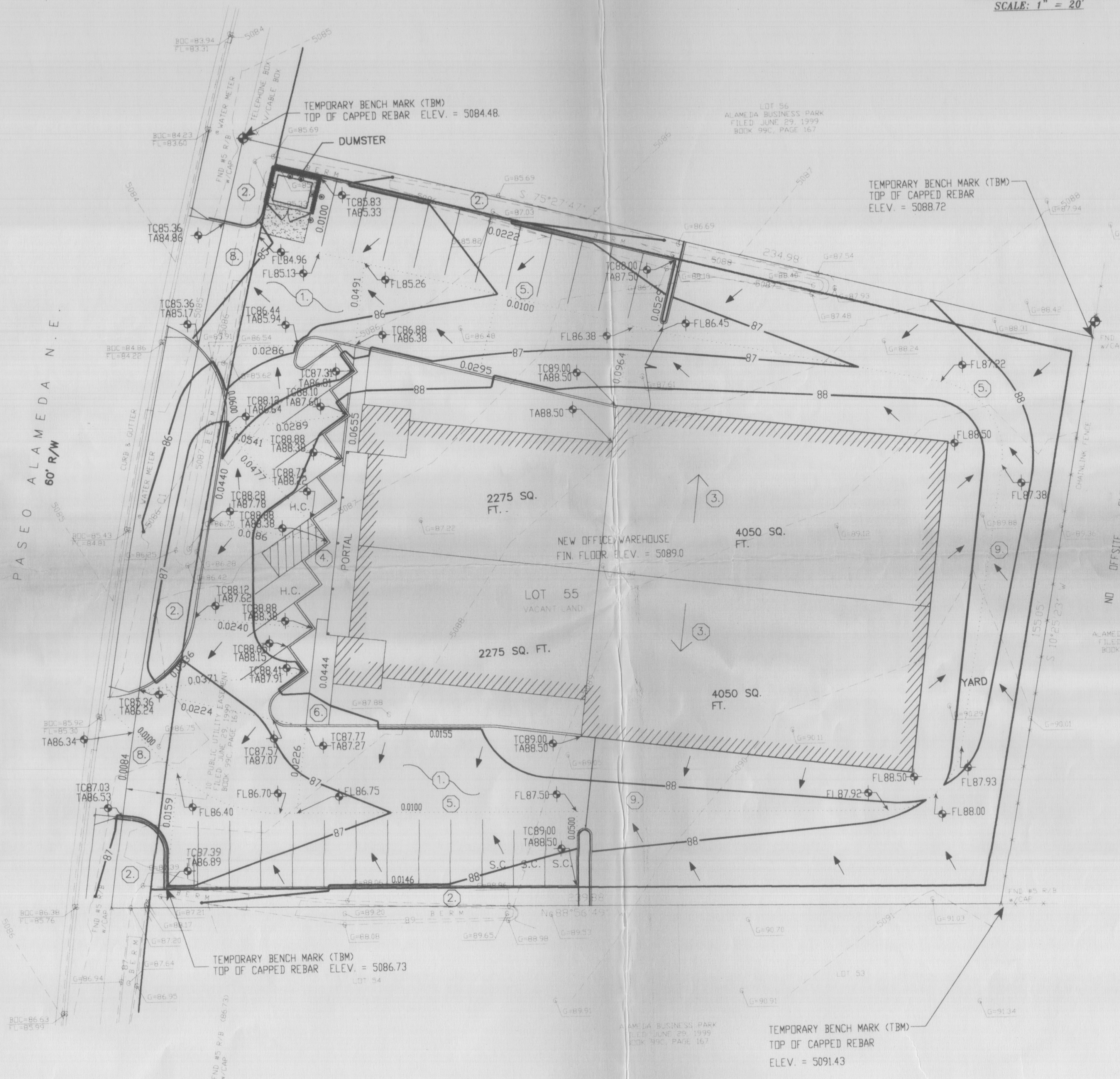
**KEYED NOTES:**

- 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.

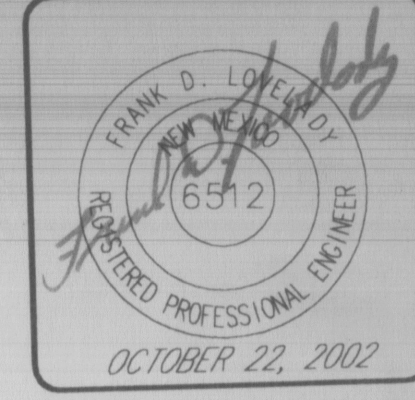
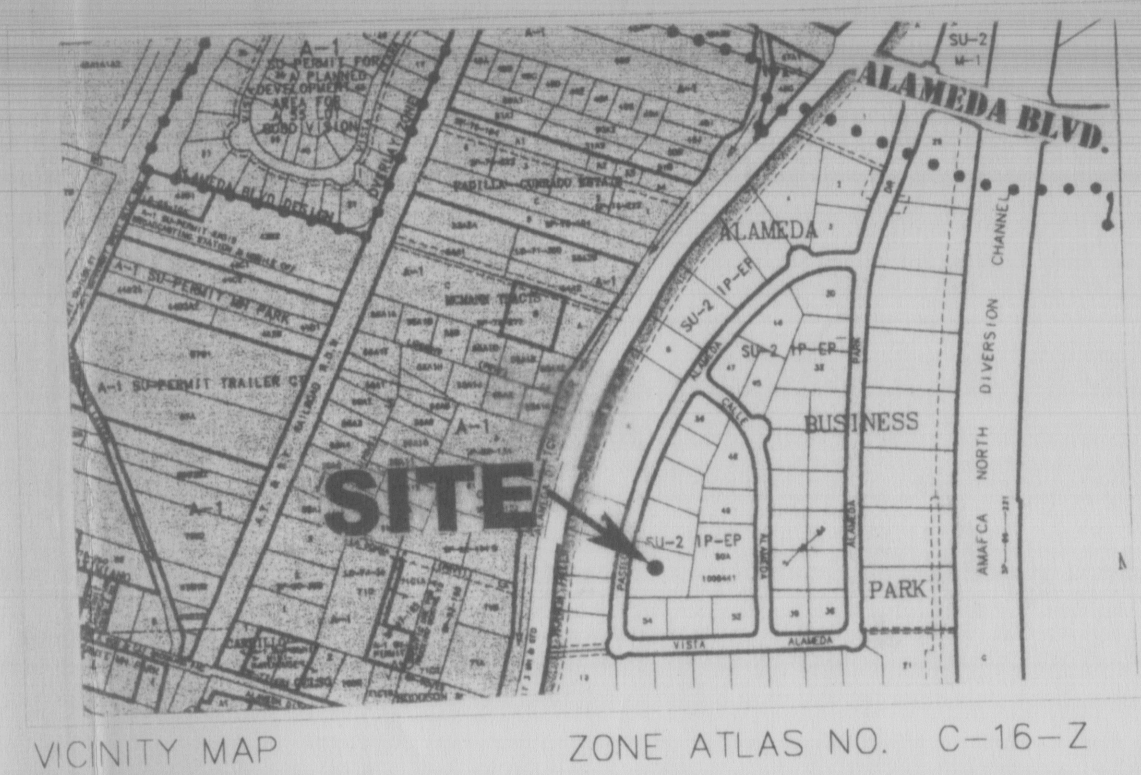
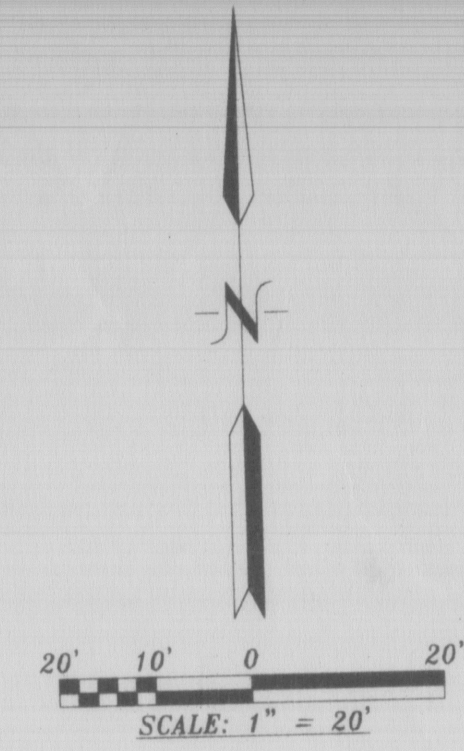
**LEGEND:**

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

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



CURVE DATA  
 CI =  
 R = 1700.00  
 Δ = 07°03'29"  
 CH = 5.11'37"  
 CH = 230.97  
 L = 271.51



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



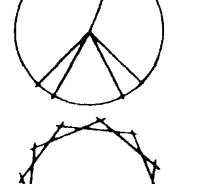
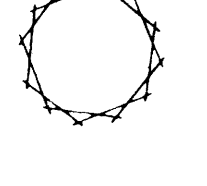










**DRAINAGE CALCULATIONS:**  
 THE MASTER GRADING AND DRAINAGE PLAN FOR ALAMEDA BUSINESS PARK HAS PROVIDED FOR PONDING FOR ALL SITE RUNOFF FROM EACH LOT IN THE SUBDIVISION. SINCE THIS IS A CONCEPTUAL GRADING AND DRAINAGE PLAN, CALCULATIONS ARE NOT PROVIDED BUT WILL BE PROVIDED ON THE FINAL SUBMITTAL OF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

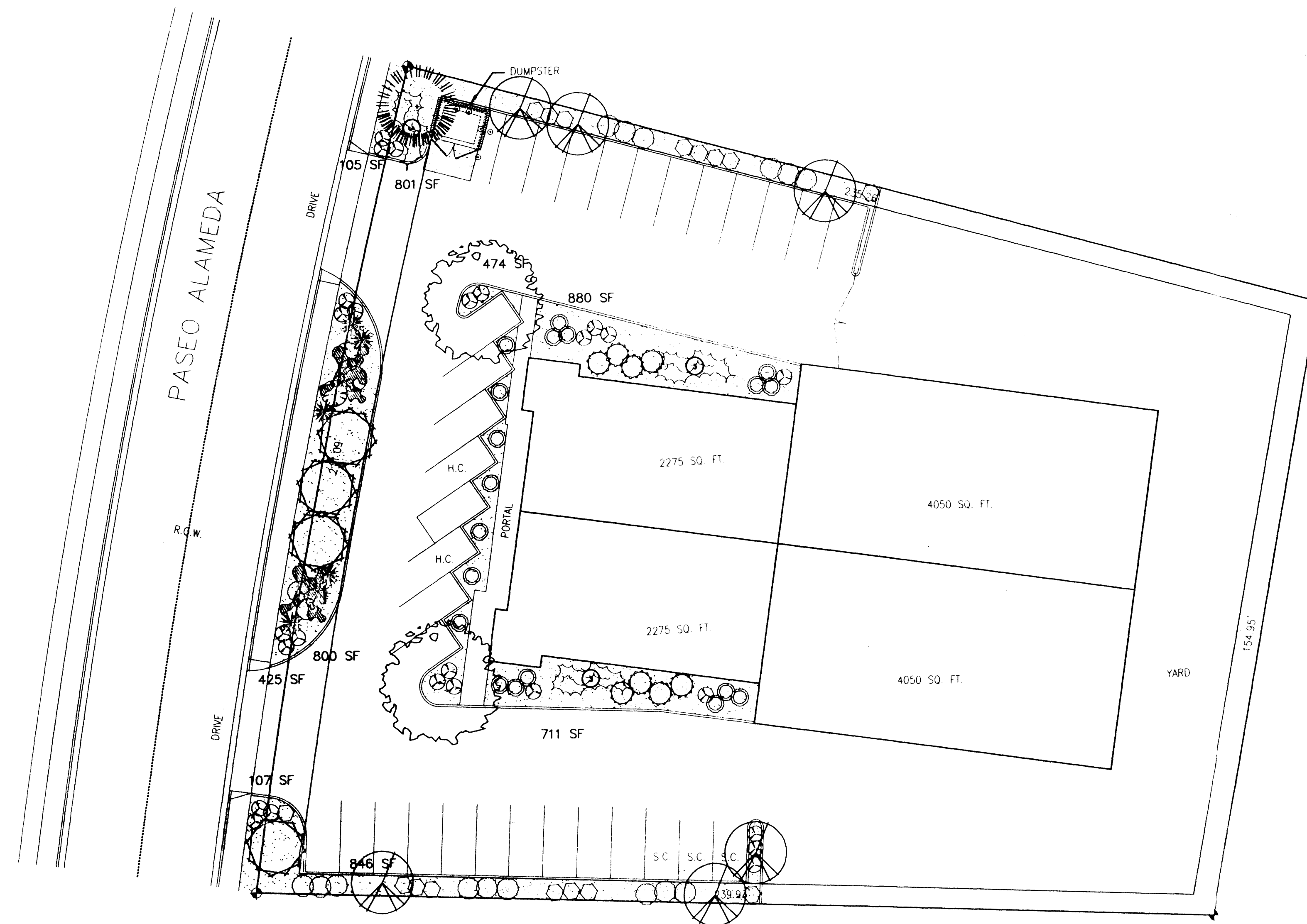
**FLOOD MAP:**  
 THE SUBDIVISION HAS BEEN EXTENSIVELY REGRADED SO THE FLOOD MAPS FOR THE AREA ARE NO LONGER APPLICABLE. THE MASTER GRADING AND DRAINAGE PLAN FOR ALAMEDA BUSINESS PARK SHOWS THAT THERE ARE NO FLOOD ZONES AFFECTING THIS SITE.

**LEGAL DESCRIPTION:**  
 LOT 55, PLAT OF ALAMEDA BUSINESS PARK (A REPLAT OF TRACT B-1-A-1 LANDS OF SPRINGER BUIL. A1A)



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



1 LANDSCAPE PLAN  
1"=20'

ALAMEDA BUSINESS PARK  
LANDSCAPE PLAN

REVISION DATE

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" polypipe 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.

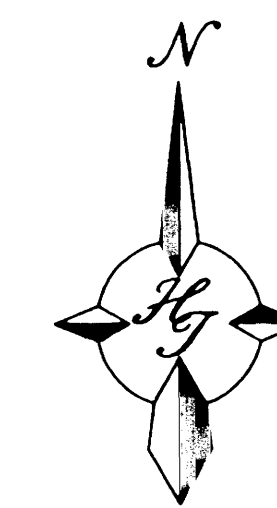
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

LANDSCAPE CALCULATIONS

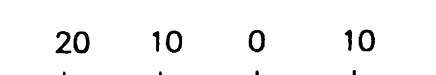
NET LANDSCAPE AREA		
TOTAL LOT AREA	43,360	square feet
TOTAL BUILDINGS AREA	12,650	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	30,710	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	4,606	square feet
TOTAL LANDSCAPE PROVIDED	5149	square feet
TOTAL BED PROVIDED	5149	square feet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



10-10-02

GRAPHIC SCALE



SCALE: 1"=20'

**The Hilltop**

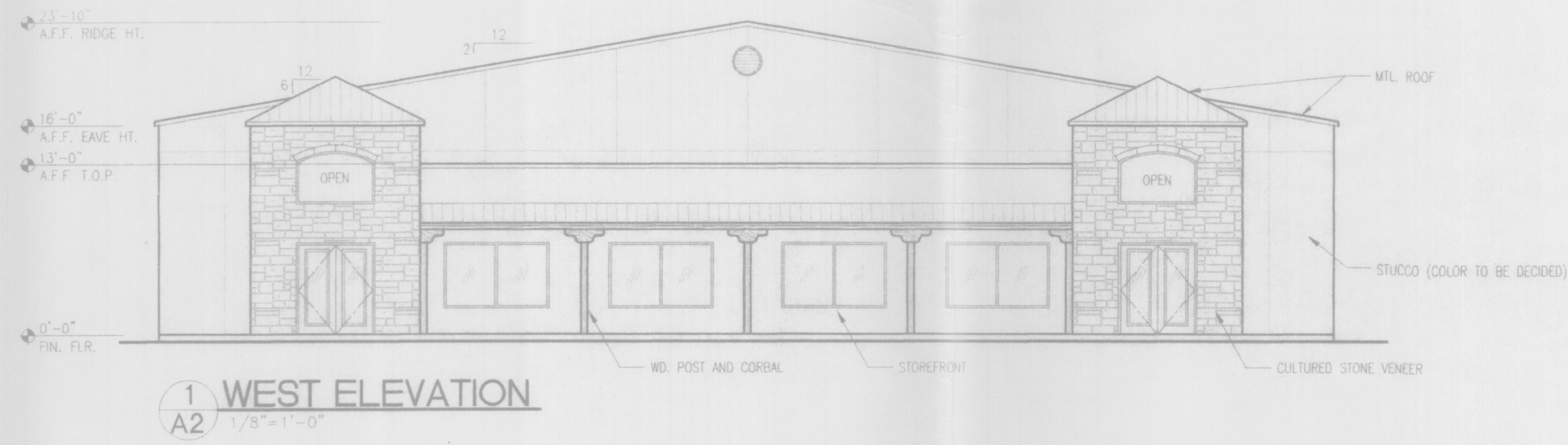
LANDSCAPE ARCHITECTS & CONTRACTORS  
Cont. Lic. #26458  
7909 Edith N.E.  
Albuquerque, NM 87184  
Ph. (505) 898-9690  
Fax (505) 898-7737  
cmd@hilltoplandscaping.com

DATE  
10-9-02

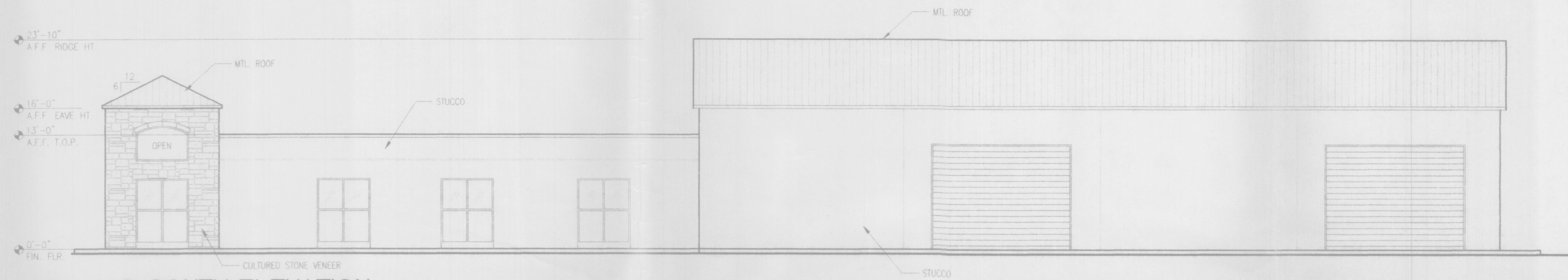
SHEET NUMBER

L-1

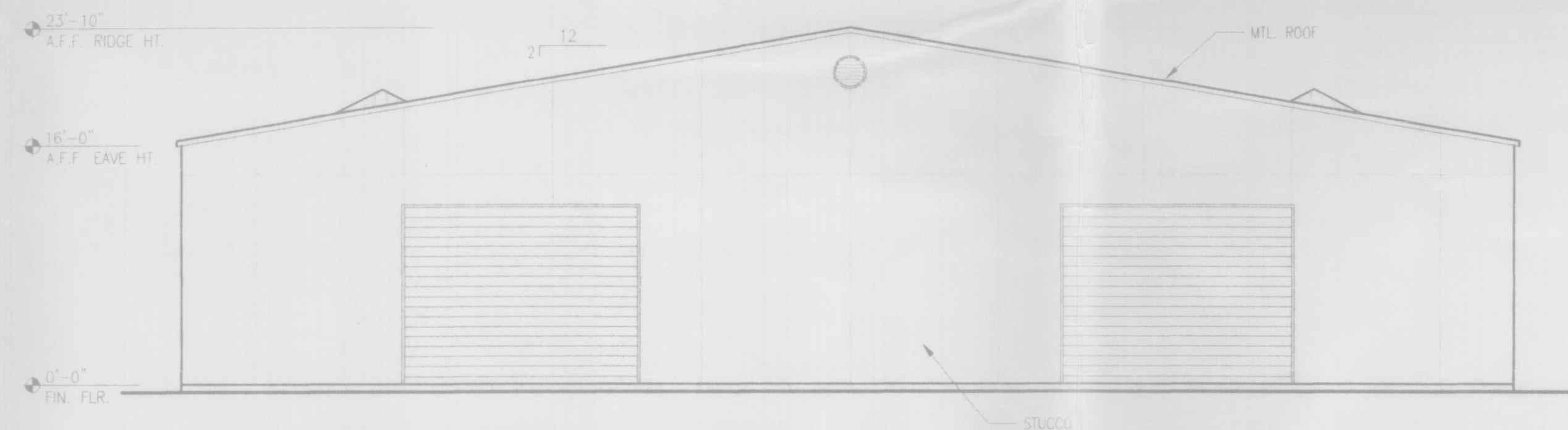




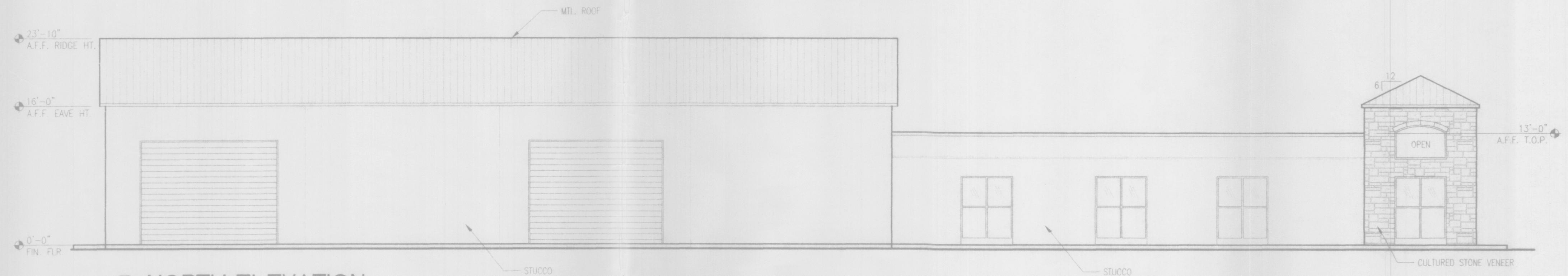
1 WEST ELEVATION  
A2 1/8"=1'-0"



2 SOUTH ELEVATION  
A2 1/8"=1'-0"



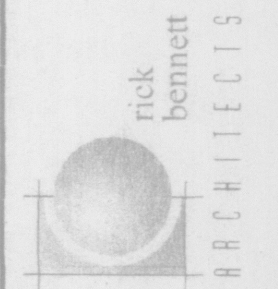
3 EAST ELEVATION  
A2 1/8"=1'-0"



4 NORTH ELEVATION  
A2 1/8"=1'-0"

GENERAL NOTES:  
1. EXTERIOR BUILDING COLORS ARE TO BE CHOSEN BY ARCHITECT AND VERIFIED WITH OWNER.  
2. SITE FENCE AND WALL NOT SHOWN FOR CLARITY.

KBC CONSTRUCTION  
EXTERIOR ELEVATIONS  
ALBUQUERQUE, NEW MEXICO  
PROJECT #0255

REVISION DATE
 <small>1104 Dick Avenue SW • Albuquerque, New Mexico 87102          (505) 242-1155 • Fax (505) 242-4600 • nba@nickbennett.com</small>
DATE
10-29-2002
SHEET NUMBER
A-2