

**GENERAL NOTES:**

1. 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.
2. THE SIGNAGE WILL CONSIST OF A MONUMENT SIGN. ALL SIGNAGE SHALL CONFORM TO THE CITY OF ALBUQUERQUE SIGN CODE.
3. THIS SITE PLAN CONFORMS WITH THE REQUIREMENTS OF THE NORTH I-25 SECTOR DEVELOPMENT PLAN, AND THE IP, INDUSTRIAL PARK ZONE.
4. 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.
5. BUILDINGS: BUILDING HEIGHT: BUILDING STRUCTURE SHALL NOT EXCEED 26 FEET IN HEIGHT. BUILDING TYPES: BUILDINGS WILL BE STEEL FRAME WITH FLAT OR PITCHED ROOF. BUILDINGS WILL BE STUCCO. BUILDING COLORS: SEE ELEVATION PLAN
6. THIS SITE WILL COMPLY WITH THE REQUIREMENTS OF THE STREET TREE ORDINANCE
7. THE LANDSCAPING PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.
8. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. NO FUGITIVE LIGHT IS ALLOWED TO ESCAPE THE SITE.
10. THE PROPERTY OWNER SHOULD CONSIDER INSTALLING MONITORING POINTS FOR LANDFILL GASES.

NOTES:

1. CONSTRUCT NEW PRIVATE ENTRANCE W/CONCRETE VALLEY GUTTER PER COA STD. DWG. #2425.
2. NEW CONCRETE HEADER CURB PER COA STANDARD DRWG #2415.
3. FUTURE STANDARD CURB AND GUTTER PER COA STANDARD DRWG #2415.
4. HANDICAP SIGN FOR DETAIL SEE THIS SHEET.
5. PAINTED ARROW (TYP).
6. WHEEL STOP W/#6 ANCHORS 18" IN LENGTH.
7. FUTURE 4.00' SIDEWALK.
8. FUTURE UNIDIRECTIONAL WHEELCHAIR RAMP PER COA STANDARD DWG. #2440.
9. NEW 4' CONCRETE PAD FOR HANDICAP ACCESSIBILITY, FLUSH WITH ASPHALT.
10. INSTALL ONE WAY SIGN
11. INSTALL DO NOT ENTER SIGN
12. NEW ASPHALT PAVING AREA.
13. MONUMENT SIGN SEE DETAIL THIS SHEET.
14. INSTALL NEW FIRE HYDRANT.

**LEGEND**

- BOUNDARY LINE
- - - - EASEMENT
- BUILDING
- XXXXXX FUTURE SIDEWALK
- NEW CURB
- FUTURE CURB & GUTTER

**SITE DATA**

PROPOSED USAGE: OFFICE/WAREHOUSE  
 LOT AREA: 38,650 S.F. (0.8873 ACRE)  
 OFFICE AREA: 1000 S.F.  
 STORAGE AREA: 12,170 S.F.  
 TOTAL BUILDING AREA: 13,170 S.F.  
 CONSTRUCTION TYPE: IIN (PRE-ENGINEERED STEEL BUILDING, W/ NON-COMBUSTIBLE INTERIOR FRAMING)

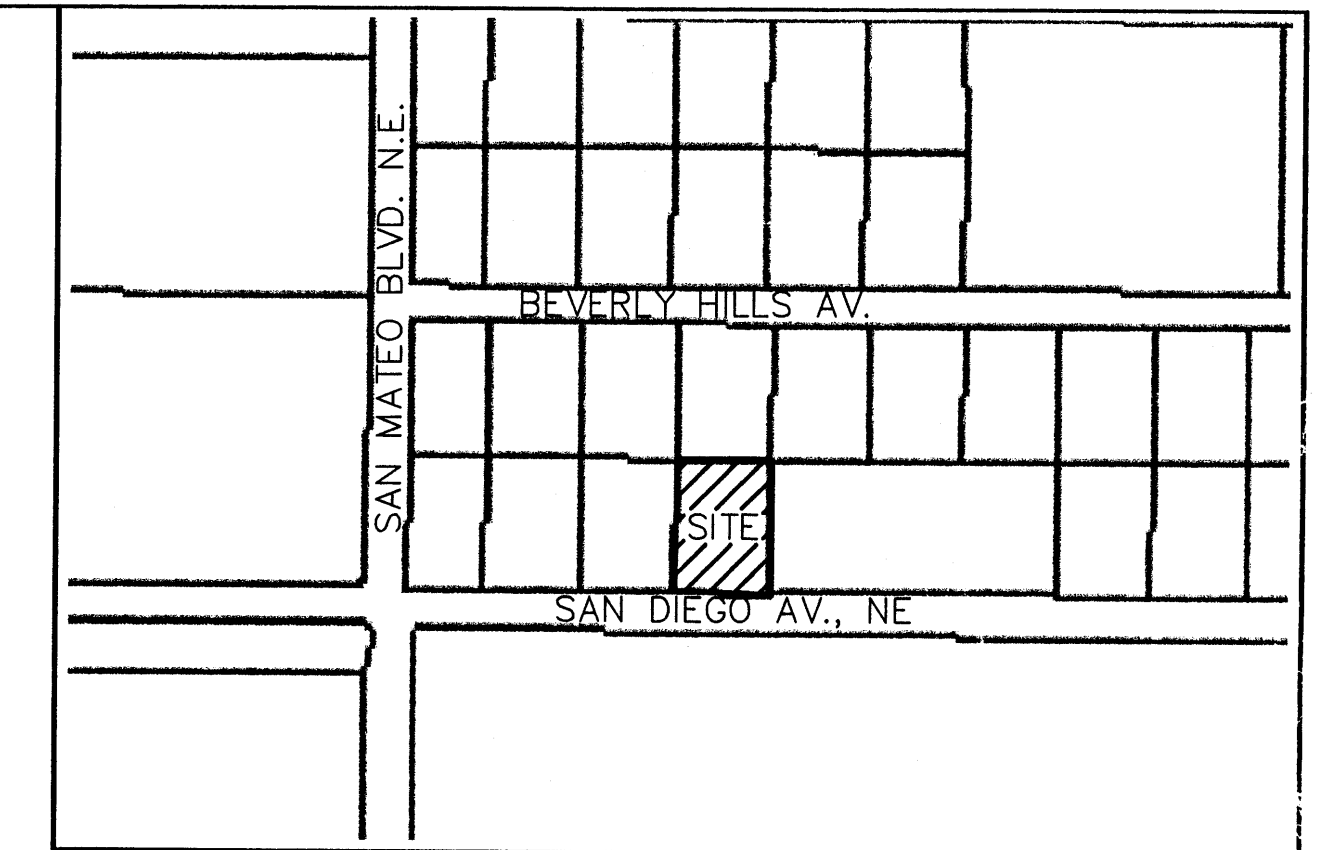
**LANDSCAPE CALCULATIONS:**

NET LOT AREA: 25,480 SF ±  
 LANDSCAPING REQUIRED: 3,822 SF ±  
 15% OF 25,480 SF  
 LANDSCAPE PROVIDED: 4,921 SF ±

**PARKING CALCULATIONS:**

PARKING REQUIRED:  
 OFFICES 1000 GSF / 200 GSF 5 SPACES  
 STORAGE 12,170 GSF / 2,000 GSF 6 SPACES  
 TOTAL 11 SPACES

TOTAL PARKING PROVIDED: 12 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: B-18-Z

**LEGAL DESCRIPTION:**

LOT 29, BLOCK 5, TRACT A, UNIT B, NAA, CONTAINING 0.8873 ACRE.  
 ZONING: IP

**SHEET INDEX**

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

**LANDFILL DISCLOSURE STATEMENT**

THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER 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 MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1000 FEET OF LANDFILLS") SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

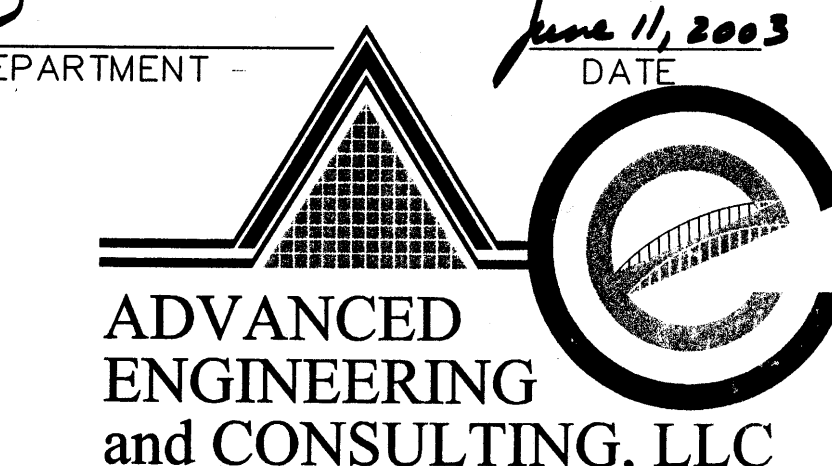
PROJECT NUMBER: 1002580

APPLICATION NUMBER: 03DRB-00566

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED \_\_\_\_\_ AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE; NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

SITE DEVELOPMENT PLAN APPROVAL:

<i>Michael Holtz</i>	4-7-03
SOLID WASTE MANAGEMENT <i>will comply w/ COA Specs</i>	DATE
<i>Richard Dault</i>	4/16/03
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Roger A Green</i>	4/16/03
UTILITIES DEVELOPMENT	DATE
<i>Christina Sandoval</i>	4/16/03
PARKS AND RECREATION DEPARTMENT	DATE
<i>Bradley L. Bjork</i>	9/5/03
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA	DATE
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.	
<i>Asheron Nelson</i>	9/8/03
CITY PLANNER, ALBUQUERQUE / BERNALILLO COUNTY PLANNING DIVISION	DATE
<i>Marcus Evans</i>	June 11, 2003
ENVIRONMENTAL HEALTH DEPARTMENT	DATE

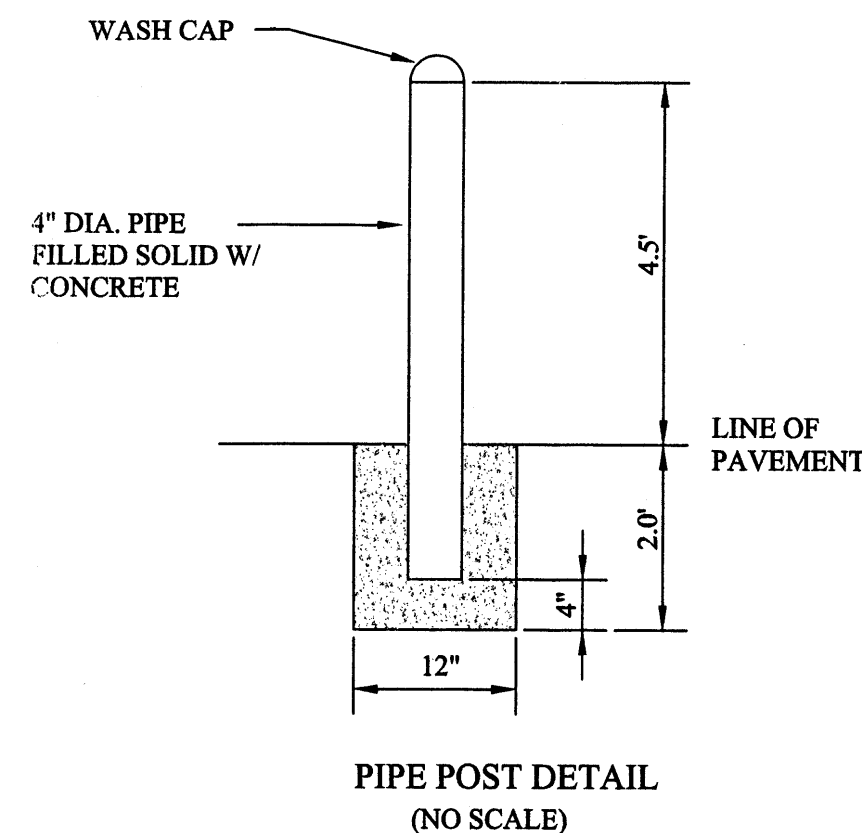
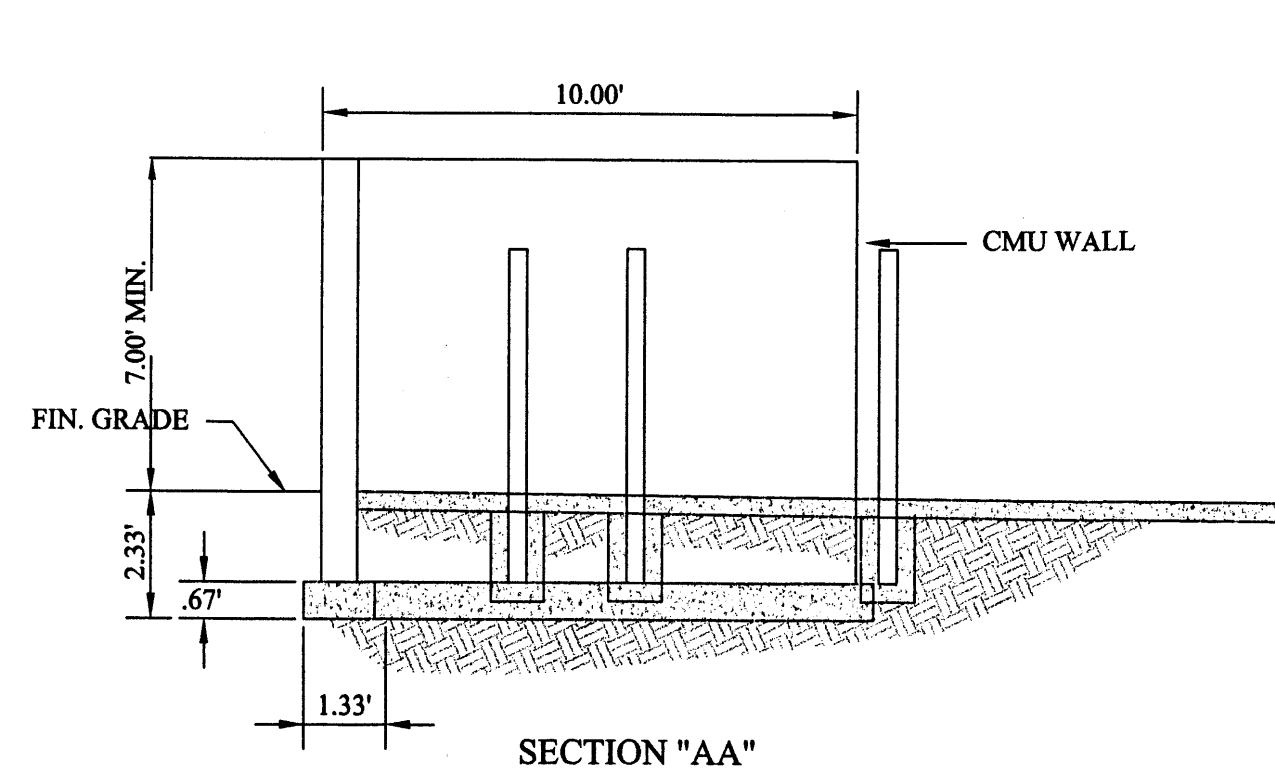
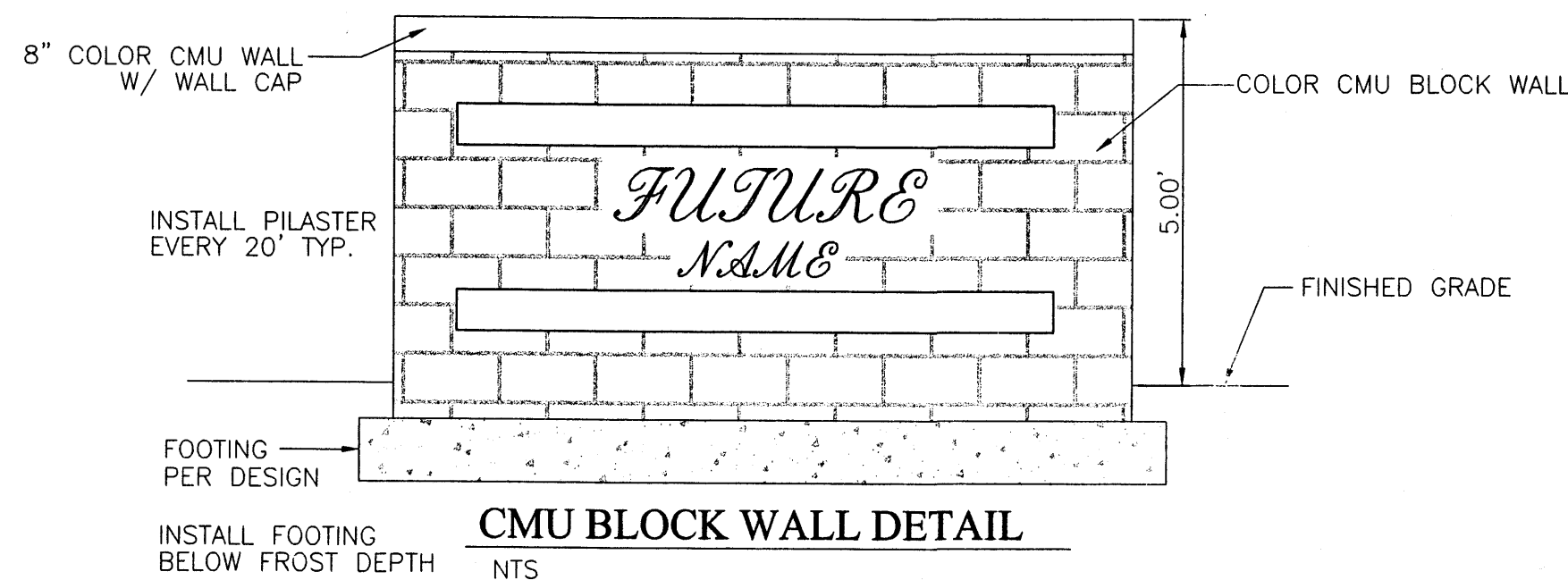


SHAHAB BIAZAR  
 P.E. #13479

10205 SNOWFLAKE CT., NW  
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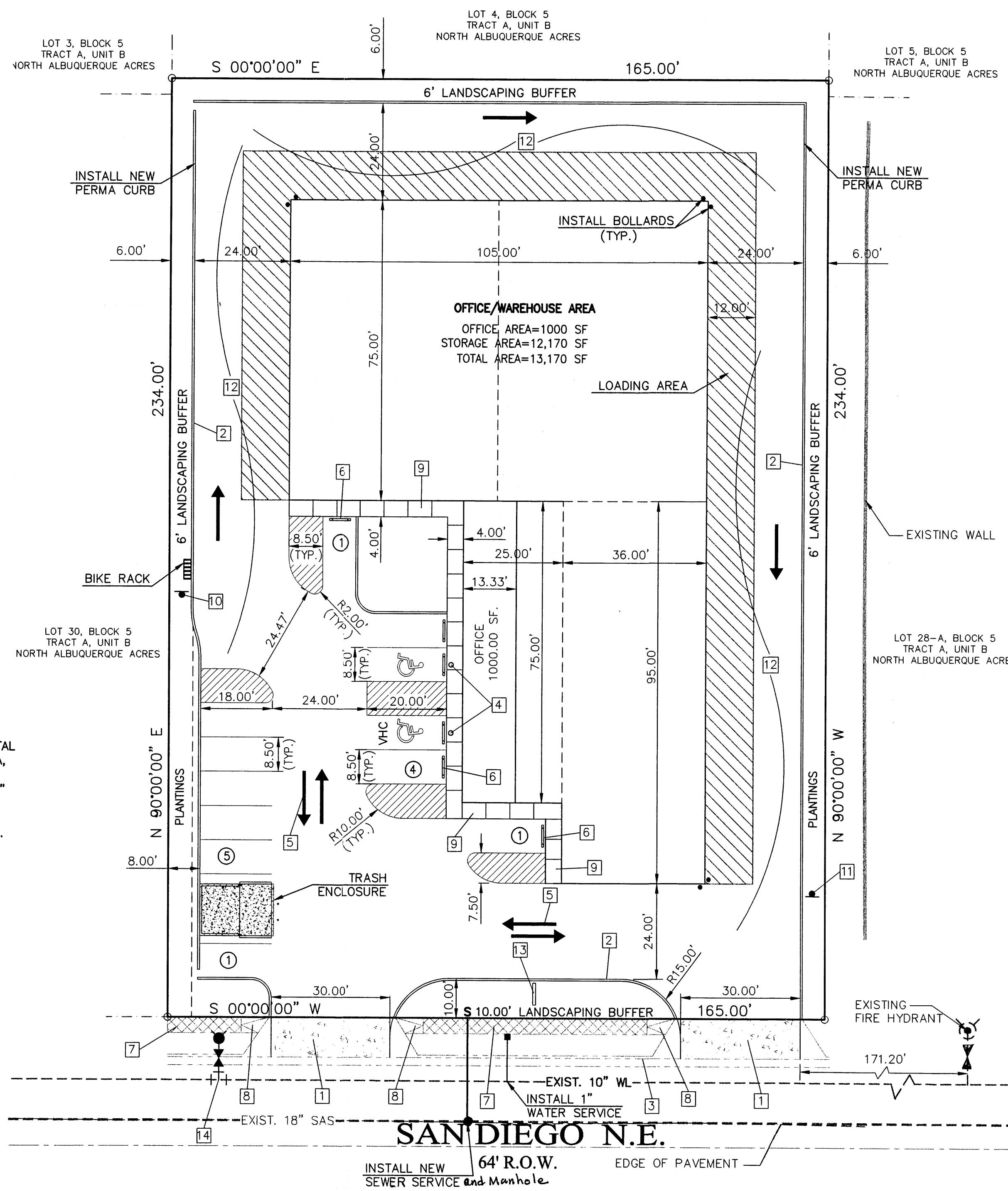
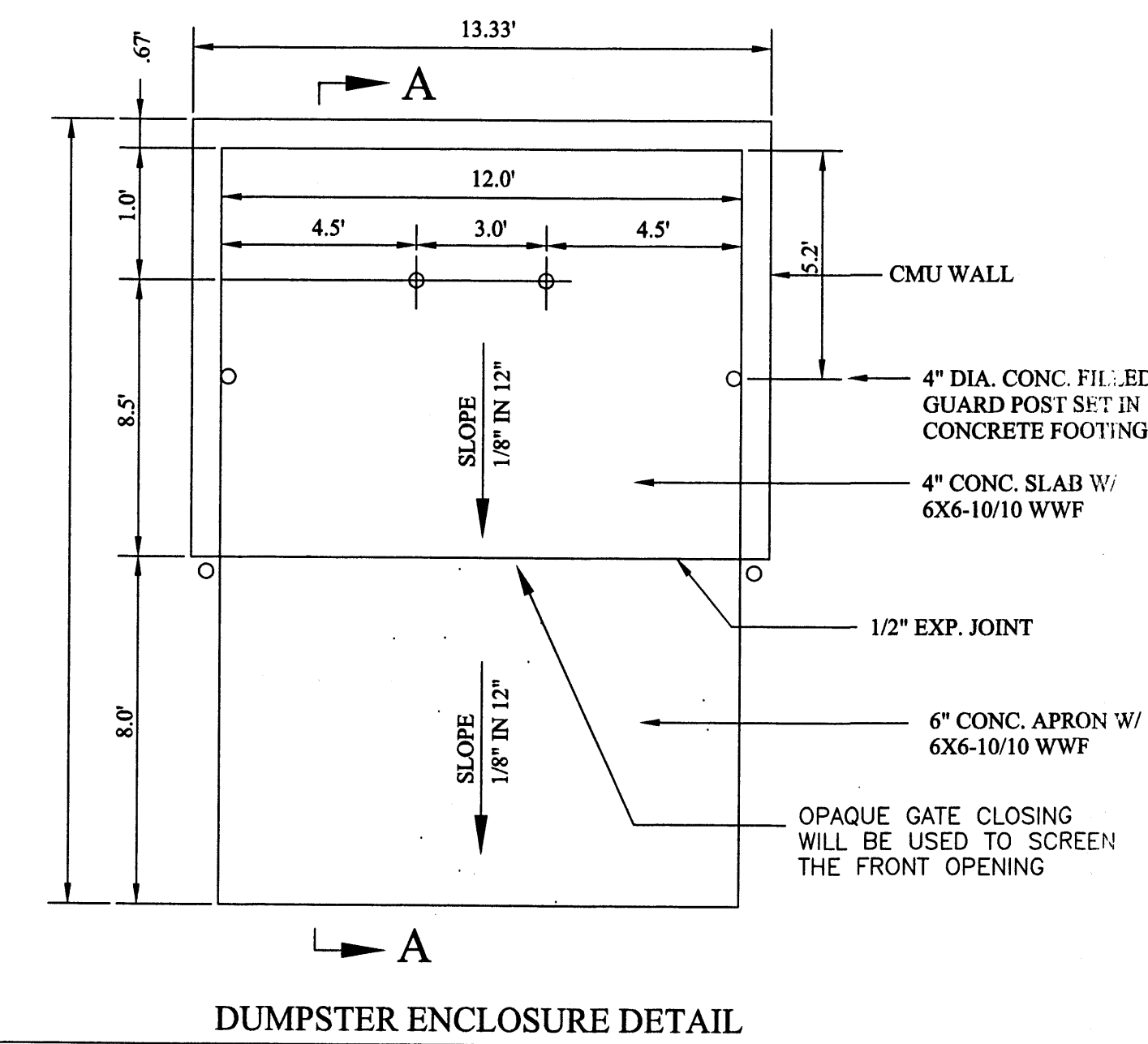
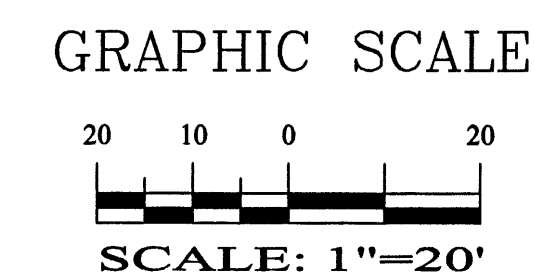
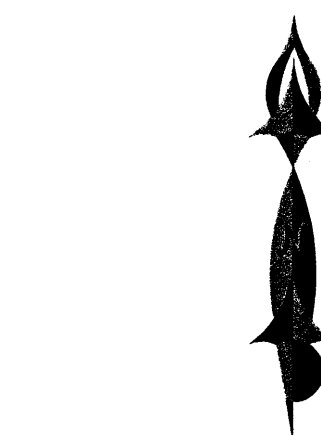
LOT 29, BLOCK 5, TRACT A, UNIT B, NAA  
 SITE PLAN FOR BUILDING PERMIT

DRAWING: 200121-SITE.DWG	DRAWN BY: SBB	DATE: 01-28-03	SHEET # 1 OF 4
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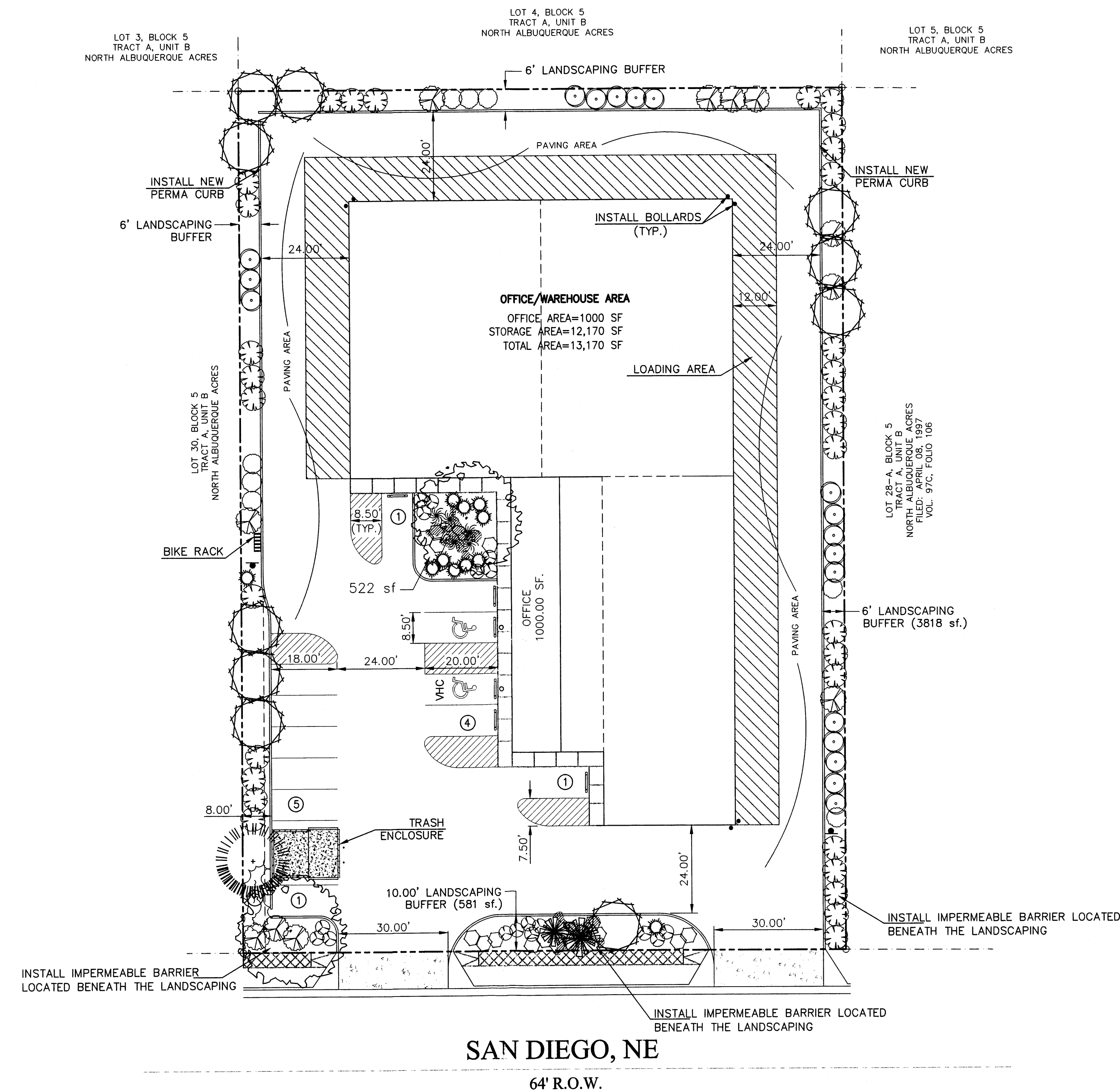
**AEHD SPECIAL REQUIREMENT:**

THERE ARE SPECIAL REQUIREMENTS FOR THE INSTALLATION OF UTILITY AND INFRASTRUCTURE LINES AS REQUIRED BY THE PROFESSIONAL ENGINEER WITH LANDFILL GAS EXPERTISE IN HIS REPORT ENTITLED: "PHASE I AND II ENVIRONMENTAL SITE ASSESSMENT LOT 29 OF BLOCK 5, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES 5401 SAN DIEGO AVENUE, NE ALBUQUERQUE, NEW MEXICO" UNDATED. SEE SHEET 2 OF 4 FOR DETAIL LANDFILL GAS BARRIER TO BE USED ON ALL THE UTILITY LINES.



PROJECT 1002580





**PLANT LEGEND**

- ASH (H) OR HONEY LOCUST (H) 2  
Fraxinus pennsylvanica  
Gleditsia triacanthos  
2" Cal.
- AUSTRIAN PINE (H) 1  
Pinus nigra  
6'-8'
- DESERT WILLOW (L) 10  
Chilopsis linearis  
15 Gal.
- PALM YUCCA (L) 2
- APACHE PLUME (L) 8  
Fallugia paradoxa  
5 Gal. 25sf
- LANAS/ SCOTCH BROOM (M) 11  
Cytisus scoparius/  
Genista hispanica  
5 Gal.
- MAIDENGRASS (M) 5  
Miscanthus sinensis  
5 Gal. 16sf
- RUSSIAN SAGE (M) 18  
Perovskia atriplicifolia  
5 Gal.
- AUTUMN SAGE (M) 14  
Salvia greggii  
2 Gal. 9sf
- HONEYSUCKLE (M) 11  
Lonicera sempervirens  
1 Gal. 200sf  
Unstaked-Groundcover
- CHAMISA (L) 31  
Chrysothamnus nauseosus  
1 Gal. 25sf
- WILDFLOWER 17  
1 Gal. 4sf
- TAM JUNIPER (M) 3  
Juniperus sabina  
5 Gal. 225sf
- OVERSIZED GRAVEL & 6 BOULDERS
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC

**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. Water management is the sole responsibility of the Property Owner.

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.

SFB 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.

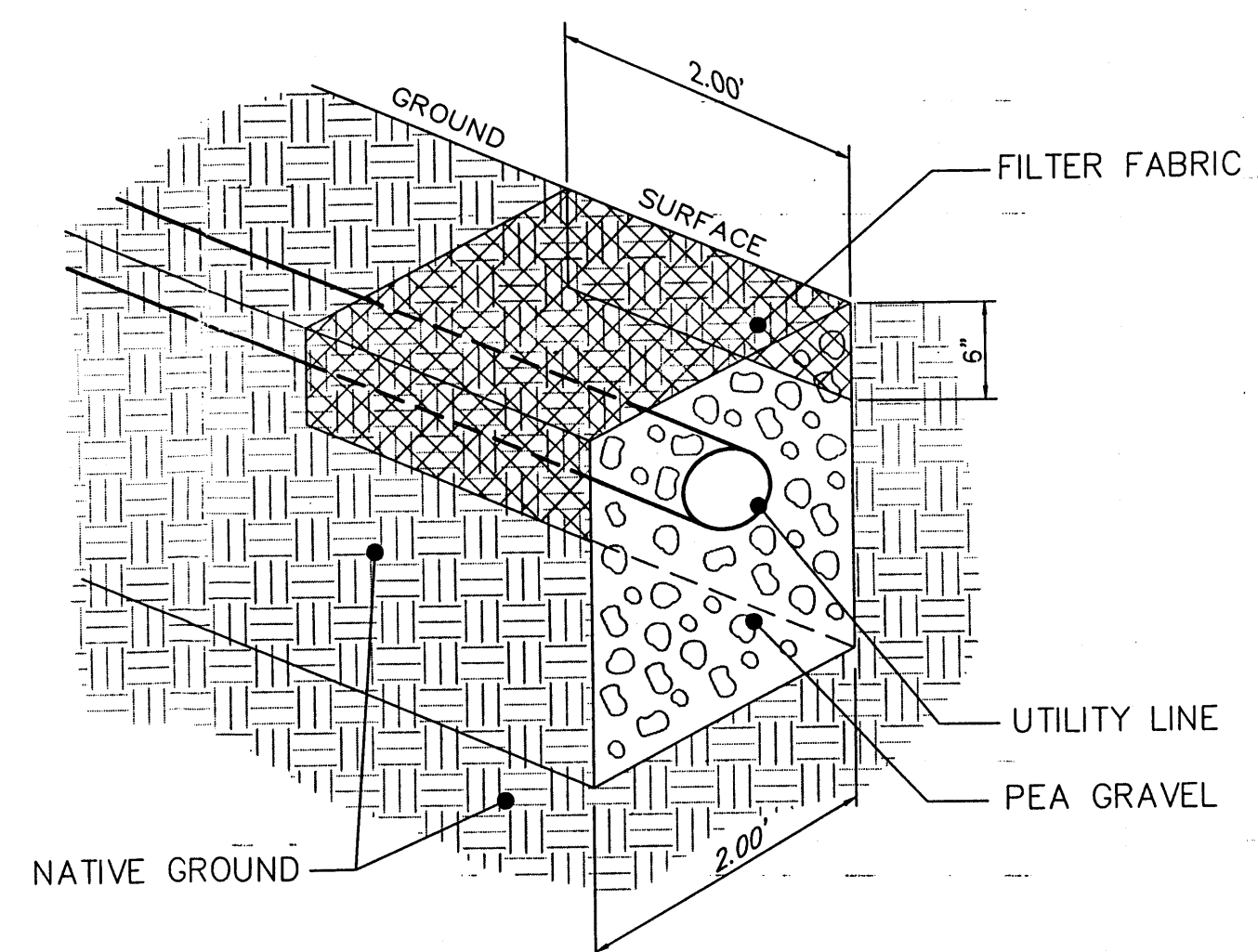
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

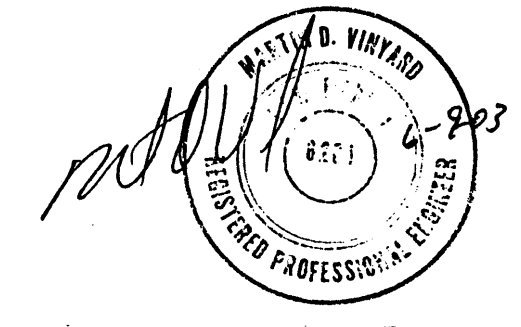
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

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



**DETAIL LANDFILL GAS BARRIER**



**AEHD SPECIAL REQUIREMENT:**

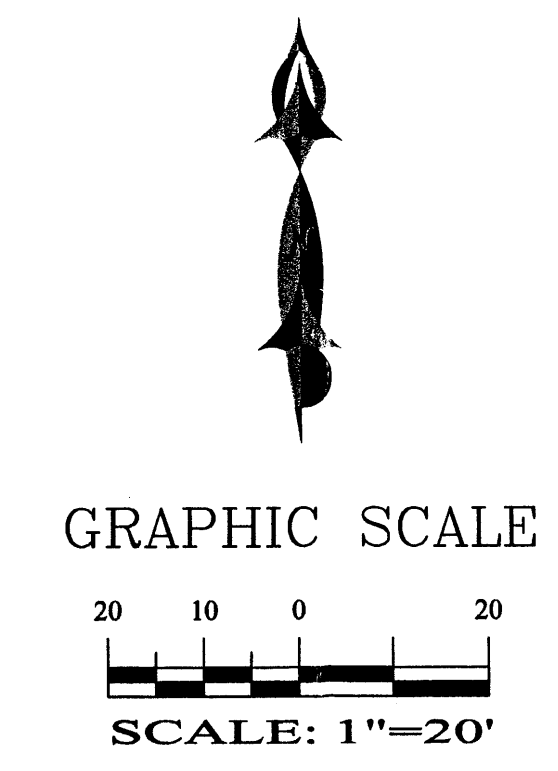
THERE NEEDS TO BE AN IMPERMEABLE BARRIER LOCATED BENEATH THE LANDSCAPING IN THE SOUTHER PORTION OF THE SITE AS REQUIRED BY THE PROFESSIONAL ENGINEER WITH LANDFILL GAS EXPERTISE IN HIS REPORT ENTITLED: "PHASE I AND II ENVIRONMENTAL SITE ASSESSMENT LOT 29 OF BLOCK 5, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES 5401 SAN DIEGO AVENUE, NE ALBUQUERQUE, NEW MEXICO" UNDATED.

**LANDSCAPE CALCULATIONS**

<b>NET LANDSCAPE AREA</b>	
TOTAL LOT AREA	38,650 square feet
TOTAL BUILDINGS AREA	13,170 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	25,480 square feet
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	3,822 square feet
<b>TOTAL LANDSCAPE PROVIDED</b>	
TOTAL BED PROVIDED	4,921 square feet
TOTAL SOD PROVIDED	0 square feet
TOTAL NATIVE SEED PROVIDED	0 square feet

**The Hilltop**  
LANDSCAPE ARCHITECTS & CONTRACTORS  
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**LOT 29, BLOCK 5, TRACT A, UNIT B, NAA LANDSCAPING PLAN**

DRAWING:	DRAWN BY:	DATE:	SHEET #
200121-LS.DWG	CMD	01-28-03	2 OF 4

