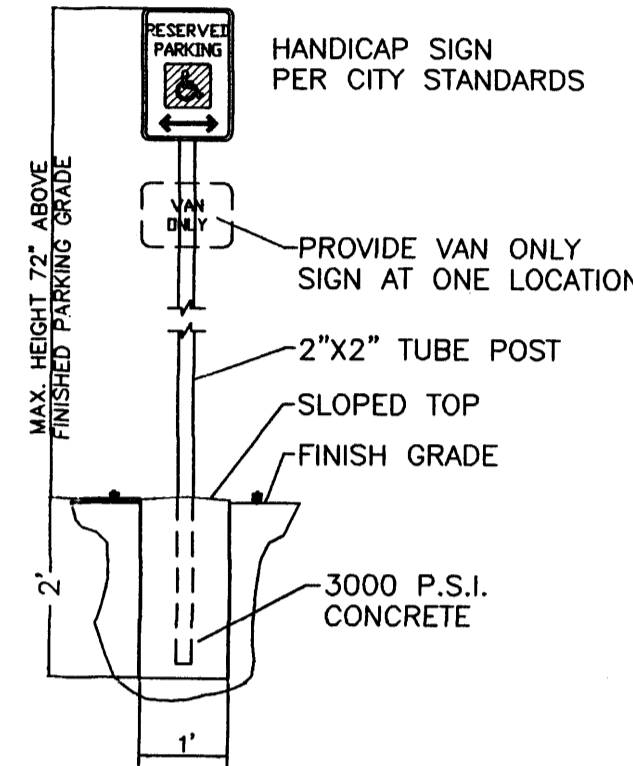
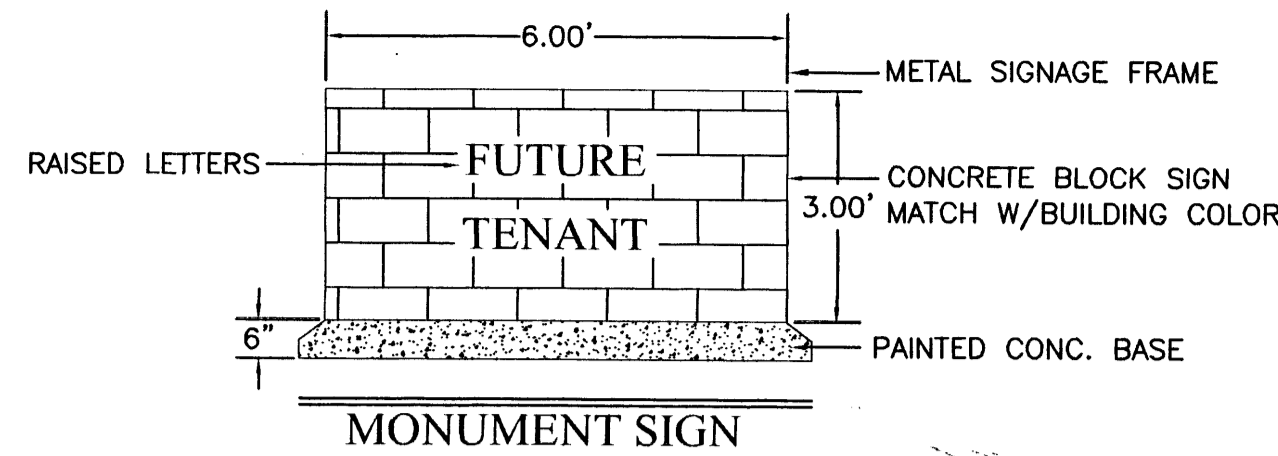


GENERAL NOTES:

- THIS SITE PLAN CONFORMS WITH THE REQUIREMENTS OF THE NORTH 1-25 SECTOR DEVELOPMENT PLAN, THE ALAMEDA DESIGN OVERLAY ZONE, THE NORTH VALLEY AREA PLAN, AND THE IP, INDUSTRIAL PARK ZONE.
- THIS SITE PLAN ALSO CONFORMS WITH THE APPROVED AMENDED MASTER DEVELOPMENT PLAN FOR THE ALAMEDA BUSINESS PARK DATED 08/04/99, DRB 98-223.
- 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.
- BUILDINGS:**
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.
BUILDING COLORS:
SEE ELEVATION PLAN
- THE LANDSCAPING PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 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.
- 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'
- THE SIGNAGE WILL CONSIST OF A MONUMENT SIGN AND BUILDING MOUNTAIN SIGN. SEE THIS SHEET FOR MONUMENT SIGN DETAIL AND ELEVATION PLAN FOR MOUNTAIN SIGN DETAIL. ALL SIGNAGE SHALL CONFORM TO THE CITY OF ALBUQUERQUE SIGN CODE.

SITE DATA

PROPOSED USAGE:	OFFICE/WAREHOUSE	
LOT AREA:	85,673.50 S.F. (1.9668 ACRE)	
OFFICE AREA:	5,000 S.F.	
WAREHOUSE AREA:	25,754.46 S.F.	
TOTAL BUILDING AREA:	30,754.46 S.F.	
LANDSCAPE CALCULATIONS:		
NET LOT AREA	54,919 SF ±	
LANDSCAPING REQUIRED:	8,237.85 SF ±	
15% OF 54,919 SF		
LANDSCAPE PROVIDED	9,366.00 SF ±	
PARKING CALCULATIONS:		
PARKING REQUIRED:		
OFFICES	5,000 GSF / 200 GSF	25 SPACES
WAREHOUSE	25,754.46 GSF / 2,000 GSF	13 SPACES
TOTAL		38 SPACES
TOTAL PARKING PROVIDED:		40 SPACES
HC PARKING REQUIRED	3 SPACES (1 VAN)	
HC PARKING PROVIDED	4 SPACES (1 VAN)	
BICYCLE SPACES REQUIRED:	2 SPACES	
BICYCLE SPACES PROVIDED:	2 SPACES	

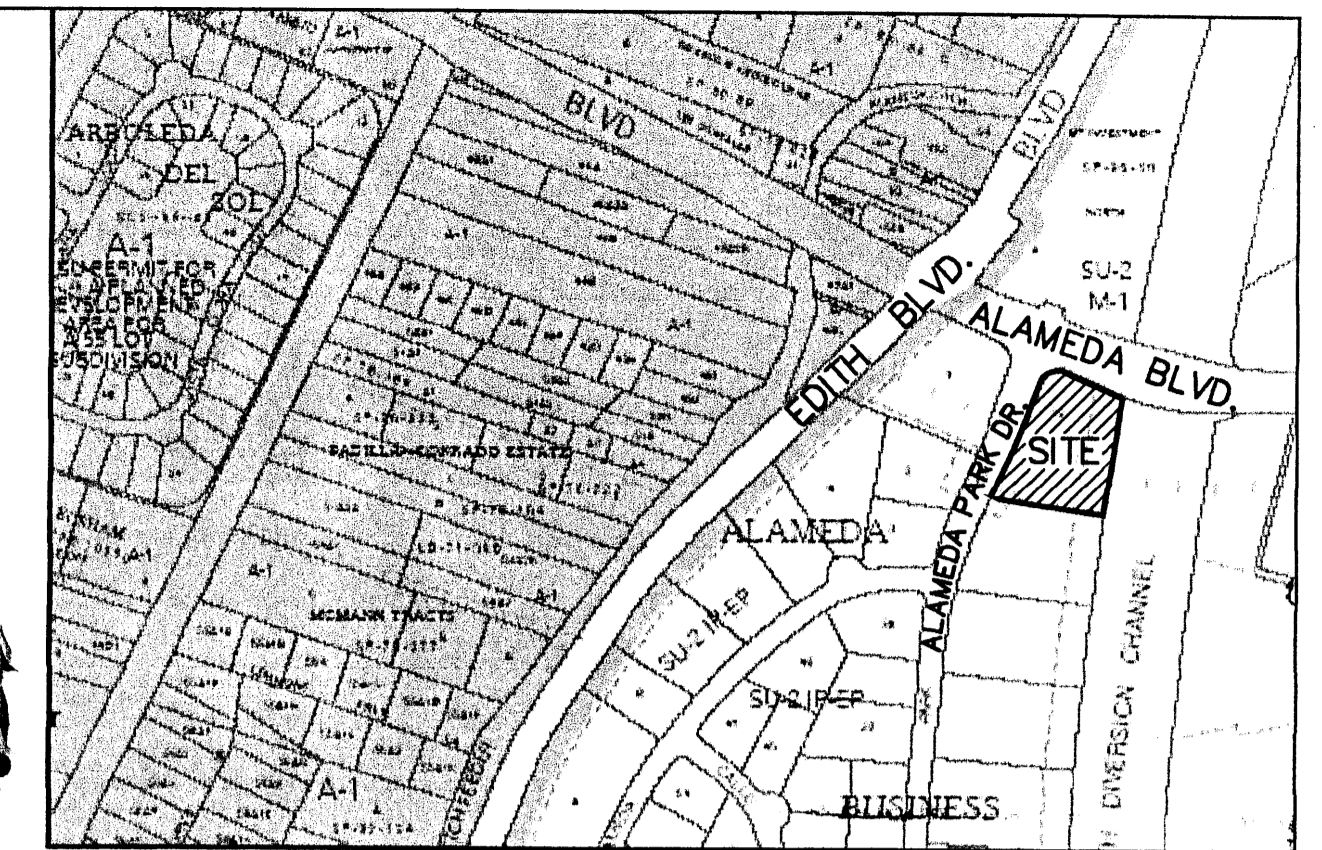


HANDICAP SIGN DETAIL
NTS

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD DIRECTION
C1	115.15	3738.88	57.58	1'45"52"	115.14	N23°59'57"E
C2	133.81	3742.88	66.91	2'02"54"	133.80	N20°52'29"E
C3	82.25	50.00	53.85	94'14"54"	73.28	S66°57'29"W
C4	18.34	543.00	9.17	1'56"07"	18.34	S66°51'05"E
C5	310.87	11552.53	155.44	1'32"30"	310.86	S08°56'00"W

NOTES:

- EXISTING ENTRANCE TO BE WIDEN PER COA STANDARD DRAWING #2426.
- EXISTING CURB AND GUTTER.
- REMOVE EXISTING CURB AND GUTTER.
- NEW ASPHALT PAVING AREA.
- NEW STANDARD CURB AND GUTTER PER COA STANDARD DRAWING 2415A.
- NEW TURNDOWN SIDEWALK.
- NEW UNIDIRECTIONAL WHEELCHAIR RAMP PER COA STD. DWG. #426.
- HANDICAP SIGN SEE DETAIL THIS SHEET.
- MONUMENT SIGN SEE DETAIL THIS SHEET.
- LANDSCAPED AREA.
- TRASH ENCLOSURE.
- 6' WIDE TEXTURED CONCRETE PEDESTRIAN CROSSING.
- REMOVE EXISTING BILLBOARD.
- NEW 6' SIDEWALKS PER COA STANDARD DRAWING 2430.
- BICYCLE RACK.
- SIDEWALK OBSTRUCTIONS PER COA STANDARD DRAWING 2431.
- NEW CURB AND GUTTER PER COA STANDARD DRAWING 2415A.



VICINITY MAP: C-18-Z

LEGAL DESCRIPTION:

LOT 29, ALAMEDA BUSINESS PARK, ALBUQUERQUE, NEW MEXICO
ZONING: SU-2 IP

SHEET INDEX

- SITE PLAN
- LANDSCAPING PLAN
- GRADING AND DRAINAGE PLAN
- 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.

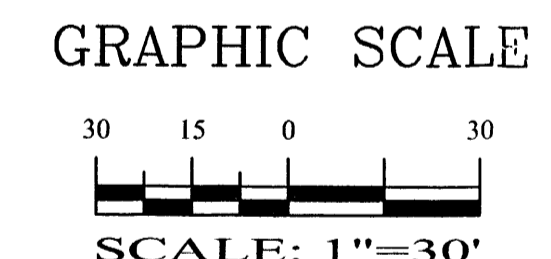
PROJECT NUMBER: 1004266

APPLICATION NUMBER: 05DRB-01017

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED [DATE] AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED. IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK-ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

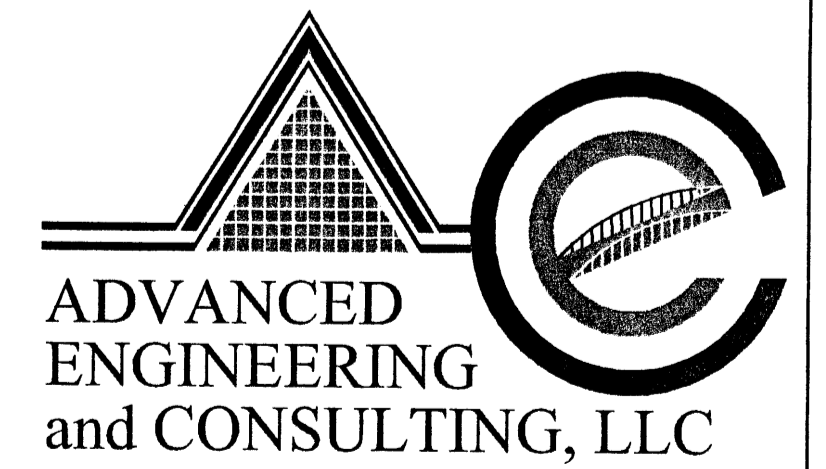
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>Roger A. Green</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	6-29-05 DATE
<i>Christina S. Anderson</i> UTILITIES DEVELOPMENT	6-27-05 DATE
<i>Budley S. Bingham</i> PARKS AND RECREATION DEPARTMENT	6/29/05 DATE
<i>Budley S. Bingham</i> CITY ENGINEER	6/29/05 DATE
<i>Michael Holton</i> SOLID WASTE MANAGEMENT	6-29-05 DATE
<i>Shahab Biazar</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	6/30/05 DATE
<i>Shahab Biazar</i> ENVIRONMENTAL HEALTH DEPARTMENT	June 28, 2005 DATE



LEGEND

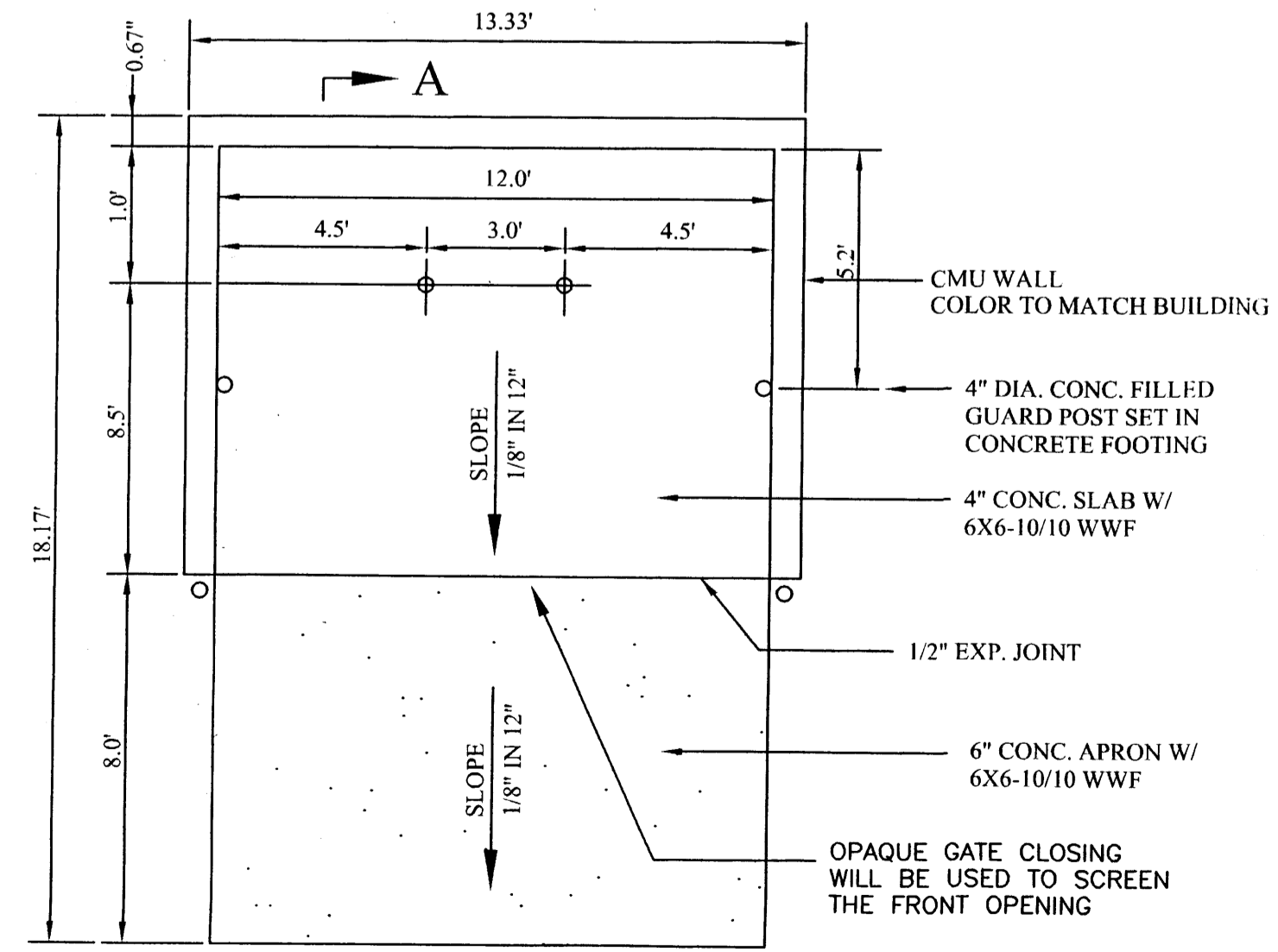
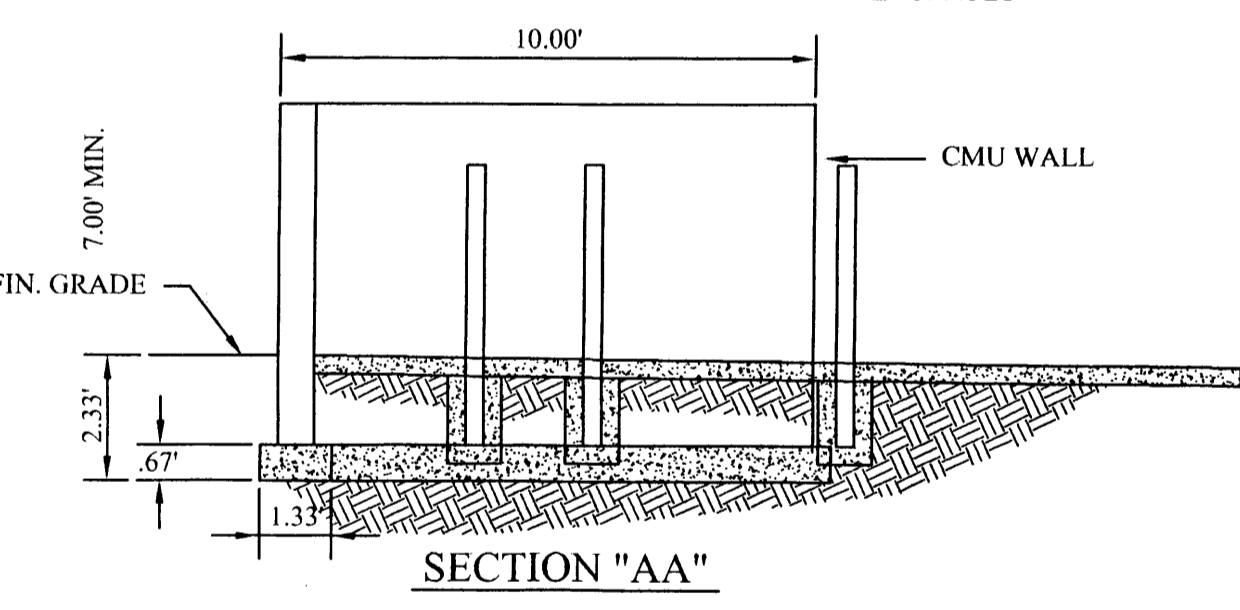
- EXISTING SAS MANHOLE
- EXISTING METER
- ⊗ EXISTING VALVE W/BOX
- ⊕ EXISTING FIRE HYDRANT
- - - EX. 8" SAS - - - EXISTING SANITARY SEWER LINE
- - - EX. 16" WL - - - EXISTING WATER LINE
- - - EXISTING CURB & GUTTER
- - - PROPOSED CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - EXISTING FENCE
- ☆ EXISTING STREET LIGHT
- ⊕ EXISTING ANCHER
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING TEL RISER
- ⊕ EXISTING ELEC METER



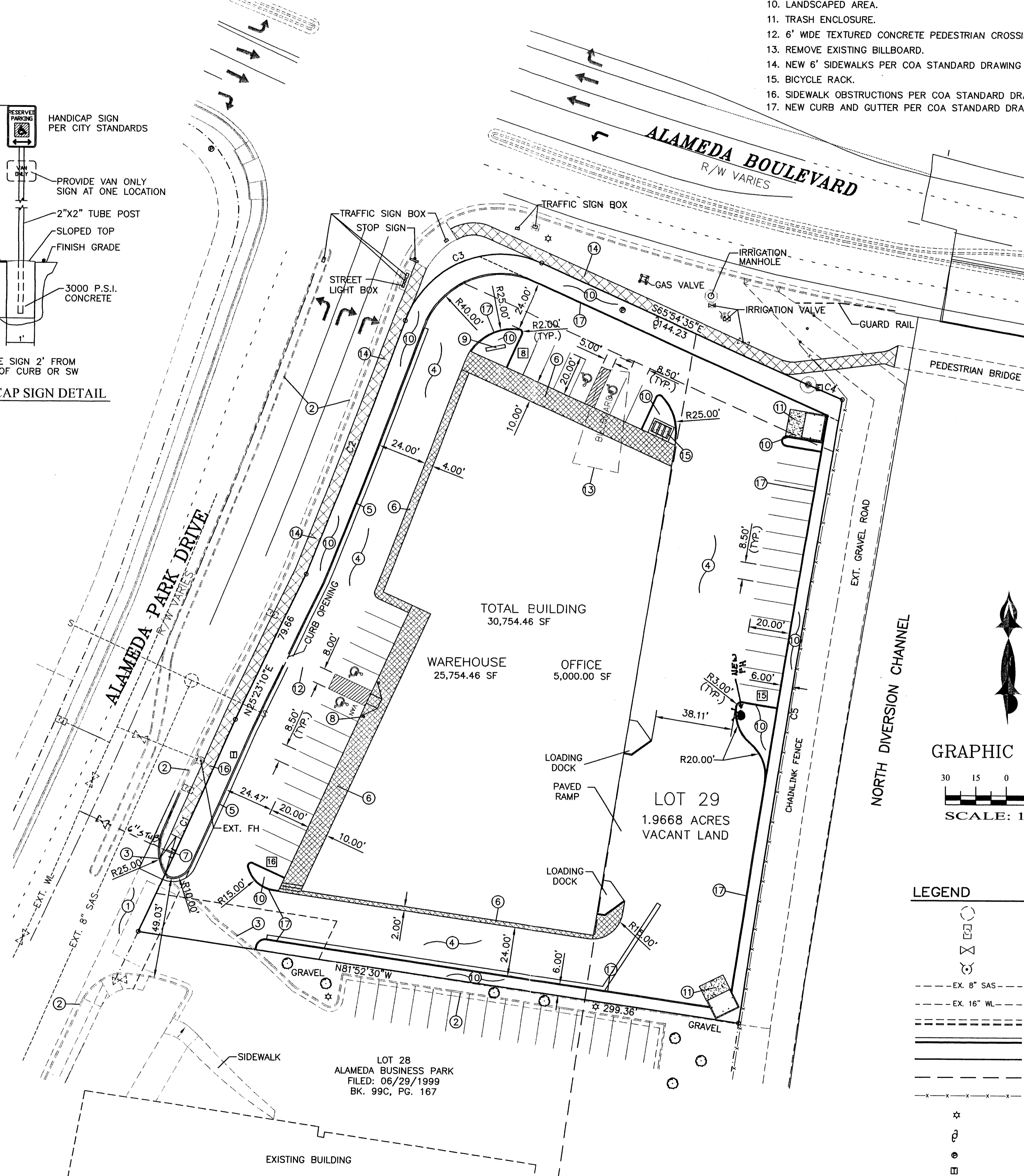
SHAHAB BIAZAR
P.E. #13479
4416 ANAHEIM AVE. NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

**LOT 29, ALAMEDA BUSINESS PARK
SITE PLAN**

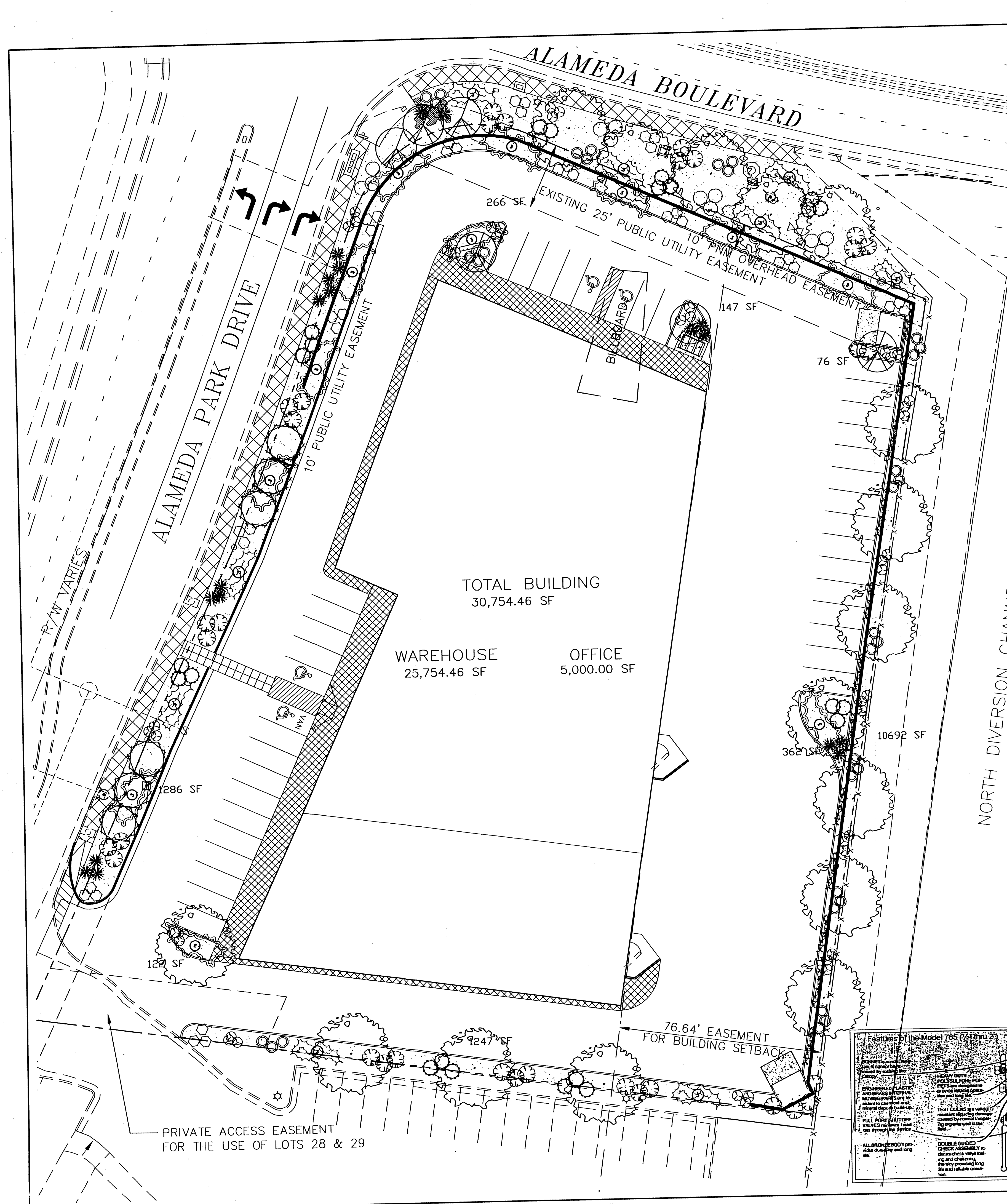
DRAWING:	DRAWN BY:	DATE:	SHEET #
200519-ST.DWG	SHH	06-28-05	1 OF 4



DUMPSTER ENCLOSURE DETAIL
NTS



PROJECT 1004266



PLANT LEGEND

- ASH (H) OR PURPLE ROBE LOCUST (H) 16
Fraxinus pennsylvanica
Robinia spp.
2" Cal.
- PURPLE-LEAF PLUM (M) 6
Prunus spp.
1 1/2" Cal.
- DESERT WILLOW (L) 6
Chilopsis linearis
15 Gal.
- APACHE PLUME (L) 12
Fallugia paradoxa
5 Gal.
- THREE-LEAF SUMAC (L) 24
Rhus trilobata
5 Gal.
- RED YUCCA (L) 19
Hesperaloe parviflora
5 Gal.
- TAM JUNIPER (M) 27
Juniperus sabina
5 Gal.
- ROSEMARY (M) 33
Rosmarinus officinalis
2 Gal.
- AUTUMN SAGE (M) 36
Salvia greggii
2 Gal.
- CHAMISA (L) 33
Chrysothamnus nauseosus
1 Gal.
- WILDFLOWER 45
1 Gal.
- BANK'S ROSE (M) 12
Rosa banksiae
1 Gal.
- CREeping ROSEMARY (L) 36
Rosmarinus officinalis 'Prostrata'
1 Gal.
- OVERSIZED GRAVEL & 3 BOULDERS
- SANTA ANA TAN WITH FILTER FABRIC

LANDSCAPE NOTES:
Irrigation 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.

Santa Ana Tan 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 Bubblers 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.

Water and Power source shall be the responsibility of the Developer/Builder.

STREET TREE REQUIREMENTS

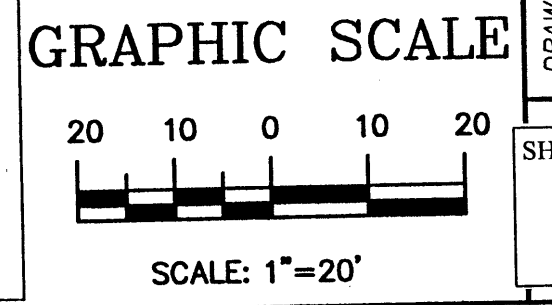
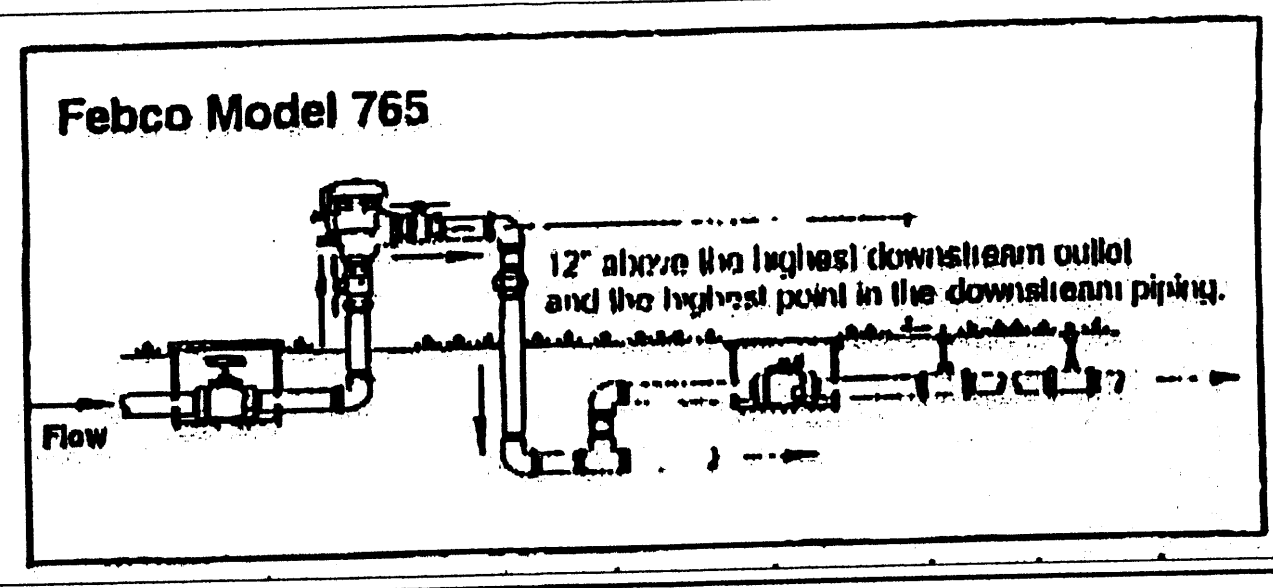
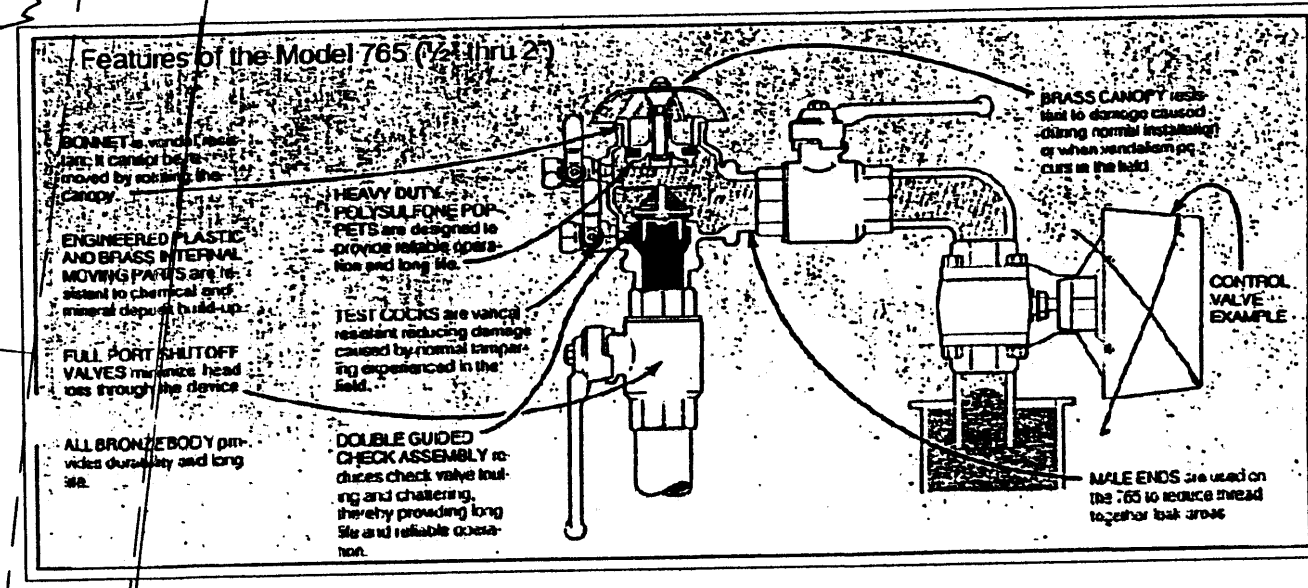
Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street: Alameda Boulevard
Required # 8 Provided # 8

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

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	85885	square feet
TOTAL BUILDINGS AREA	30754	square feet
OFFSITE AREA	5448	square feet
NET LOT AREA	60579	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	9087	square feet
TOTAL BED PROVIDED	14198	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	10649	square feet
TOTAL GROUND COVER PROVIDED	11223	square feet
TOTAL LANDSCAPE PROVIDED	14198	square feet



↑

Cont. Lic. #26488
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
emd@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL

JAMES DE FLOM
#0007

6-28-05

JAMES DE FLOM
#0007

ALAMEDA BUSINESS PARK
LOT 29
ALBUQUERQUE, NM
LANDSCAPE PLAN

All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is a conceptual drawing and is not to be used for construction without applicable fees have been paid or job deposit unless otherwise applicable fees have been paid or job deposit unless otherwise applicable.

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY: pab
REVISION # 1
DATE: 6-27-05
SHEET # 2 OF 4

GENERAL NOTES:

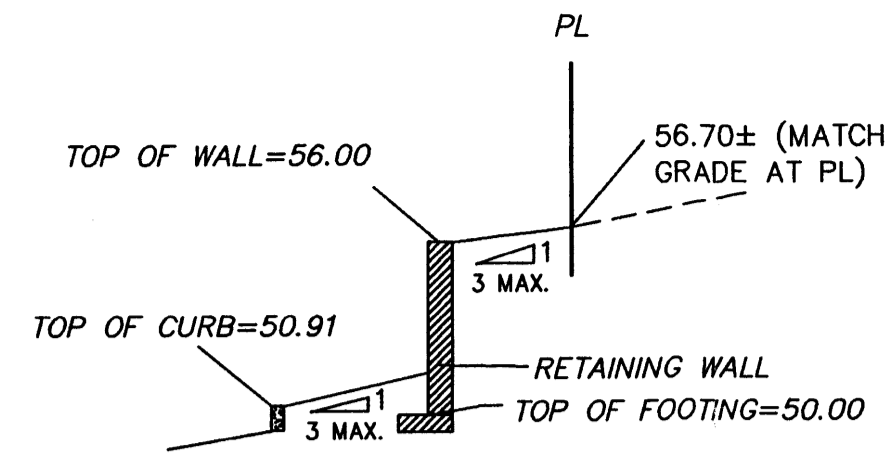
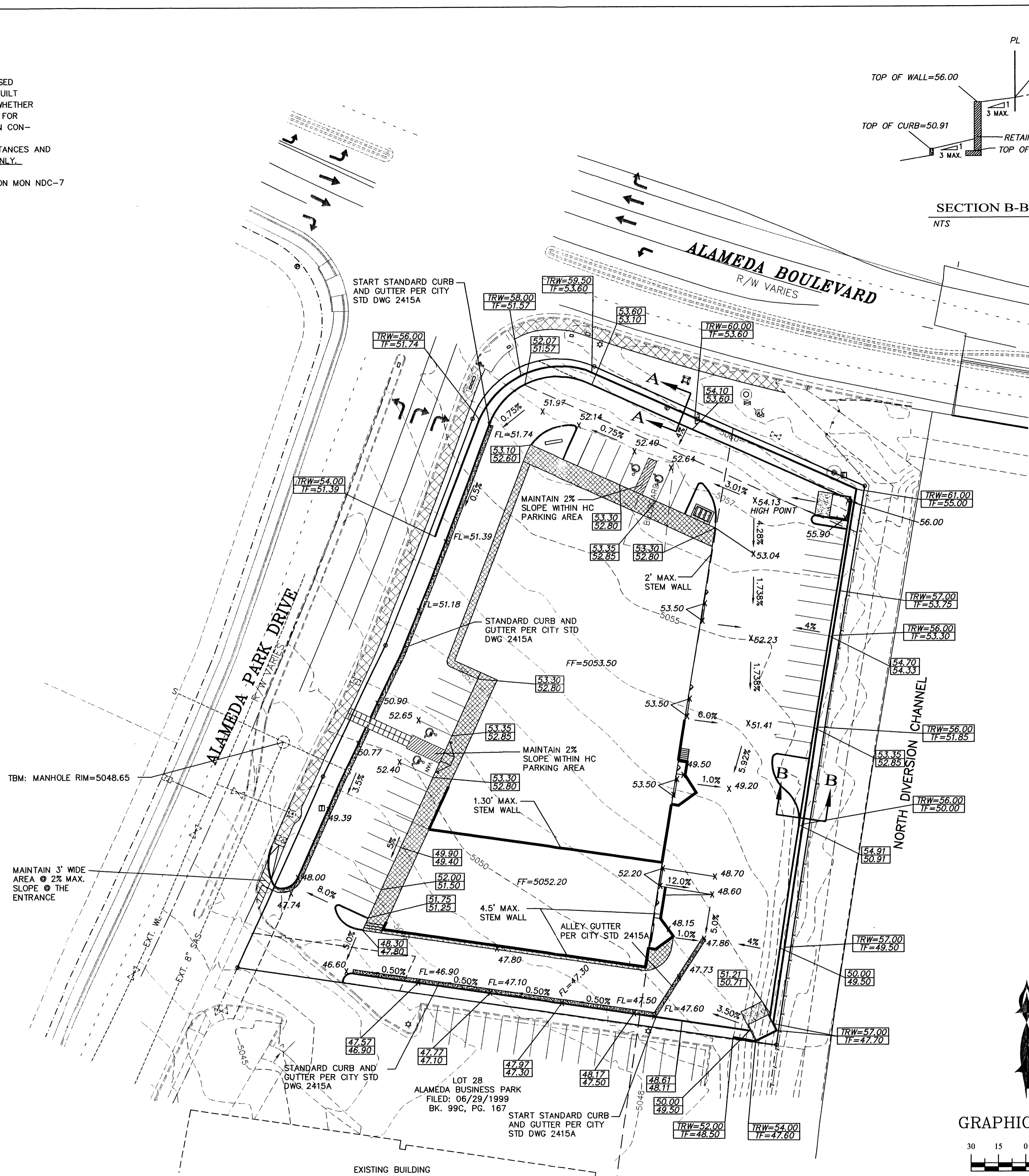
- 1: ADD 5000 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
- 2: CONTOUR INTERVAL IS ONE (1) FOOT.
- 3: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
- 4: THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
- 5: SLOPES ARE AT 3:1 MAXIMUM.
- 6: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION MON NDC-7 HAVING AN ELEVATION OF 5062.60 FEET ABOVE SEA LEVEL.

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

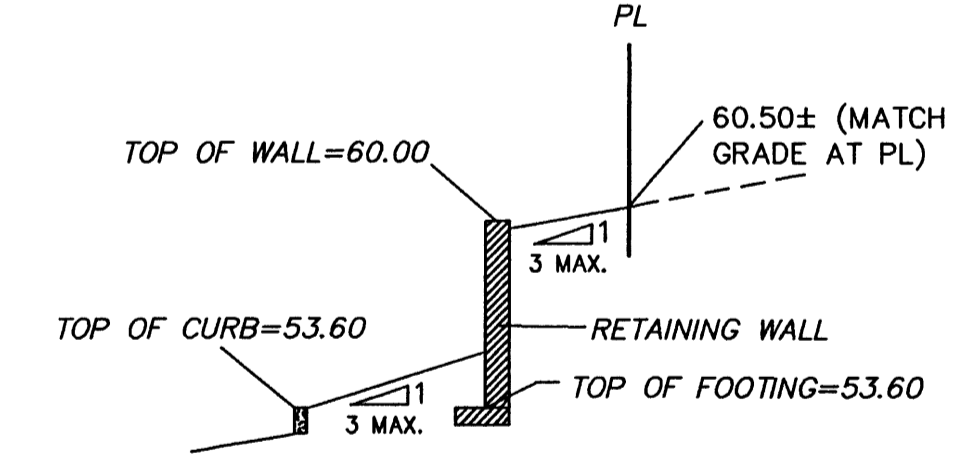
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF 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.

LEGEND

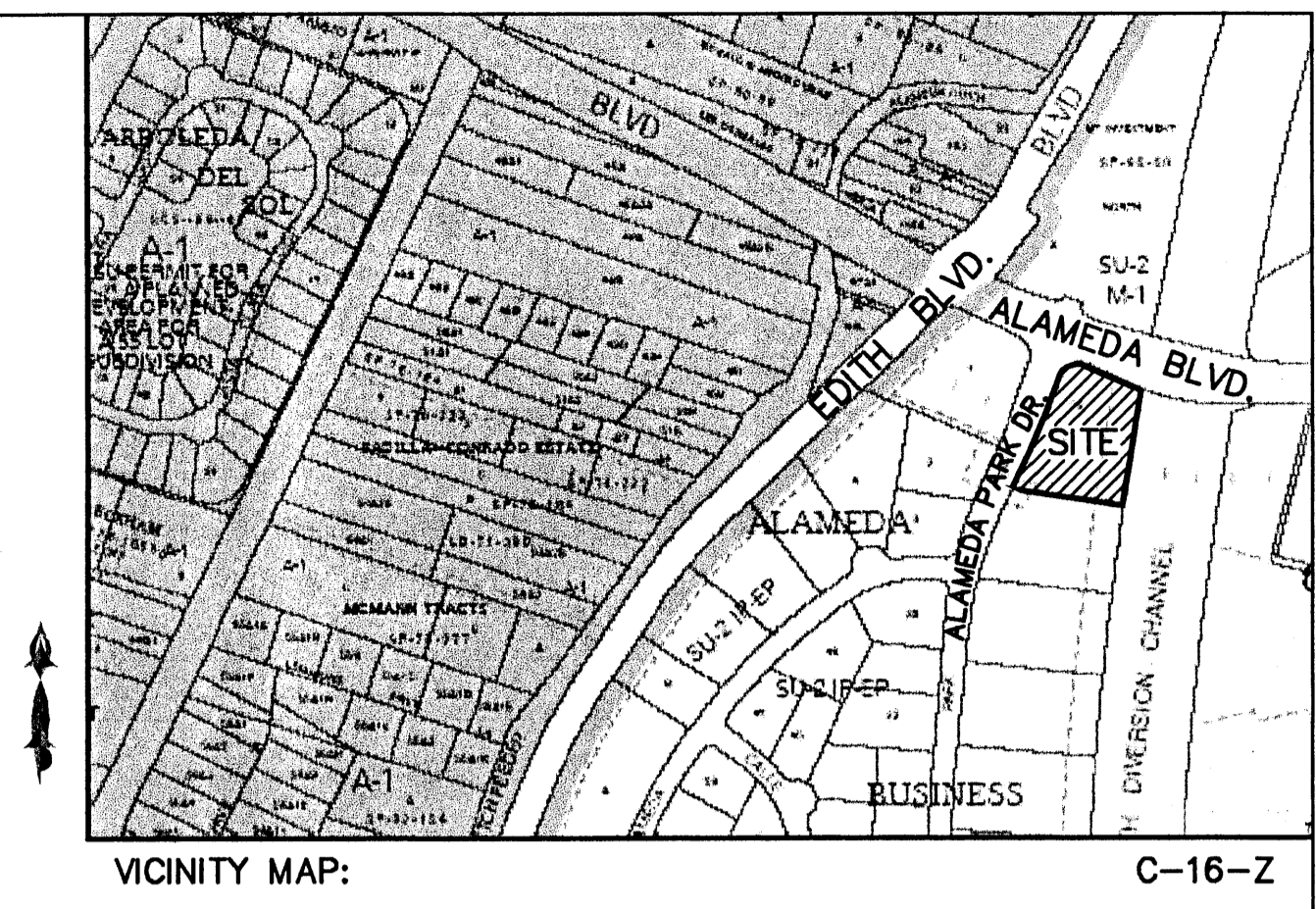
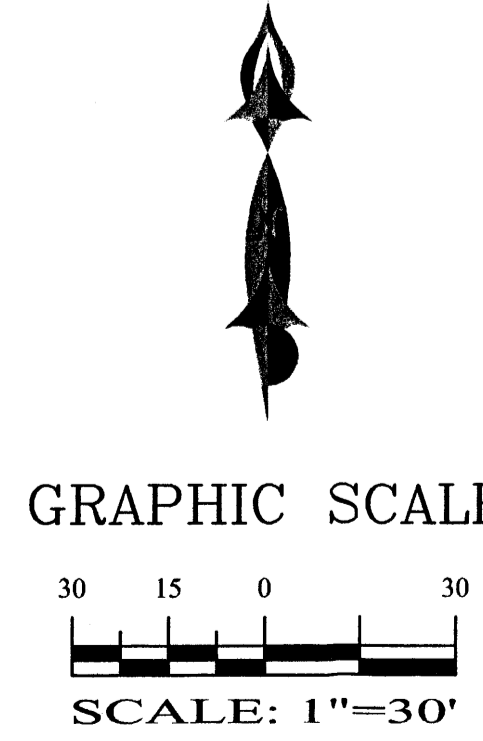
- EXISTING SAS MANHOLE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EX. 8" SAS --- EXISTING SANITARY SEWER LINE
- EX. 16" WL --- EXISTING WATER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- 5100 --- EXISTING CONTOUR (MAJOR)
- 5102 --- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- TC $\frac{70.90}{70.40}$ PROPOSED GRADE
- X 70.28 PROPOSED SPOT ELEVATION
- X 5265.16 EXISTING GRADE
- EXISTING POWER LINES
- EXISTING FENCE
- PROPOSED RETAINING WALL
- PROPOSED EXTENDED STEM WALL
- TRW=58.00 TOP OF RETAINING WALL
- TF=52.00 TOP OF FOOTING
- EXISTING DROP INLET
- EXISTING STREET LIGHT
- EXISTING ANCHOR
- EXISTING POWER POLE
- EXISTING TEL RISER
- EXISTING ELEC METER



SECTION B-B
NTS



SECTION A-A
NTS



LEGAL DESCRIPTION:
LOT 29, ALAMEDA BUSINESS PARK, ALBUQUERQUE, NEW MEXICO
ZONING: SU-2 IP

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

ADVANCED ENGINEERING and CONSULTING, LLC

SHAHAB BIAZAR
P.E. #13479

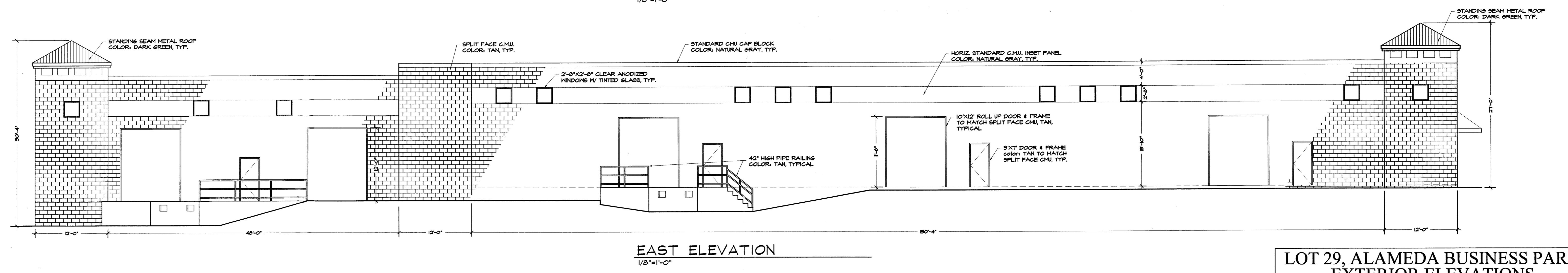
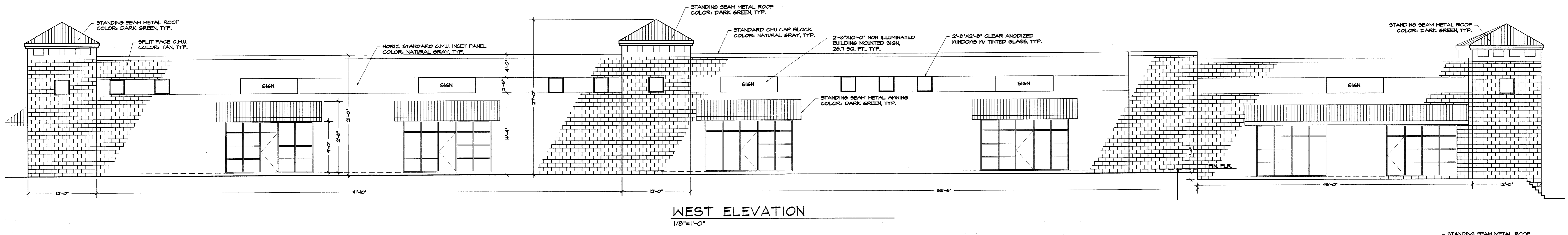
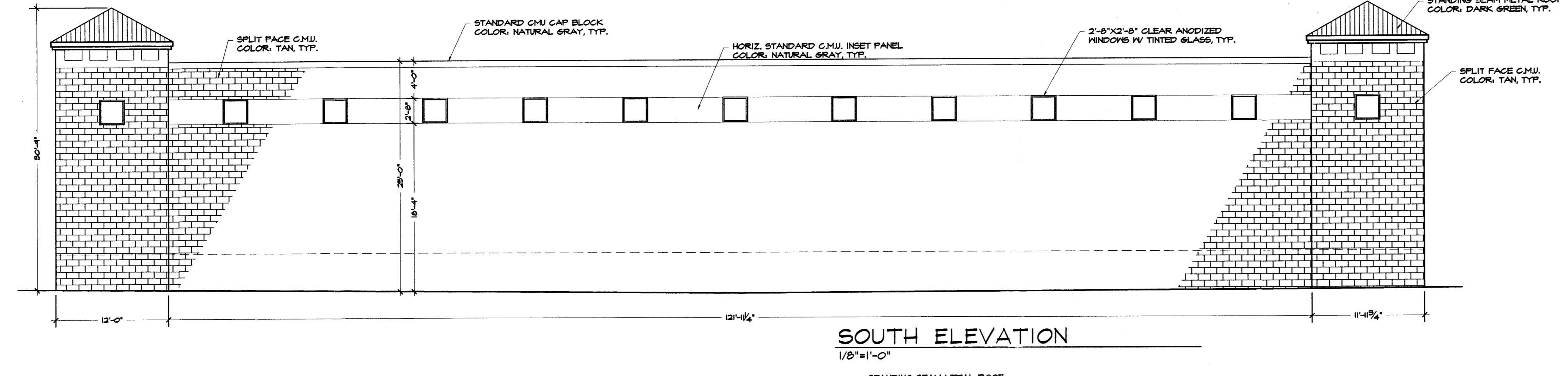
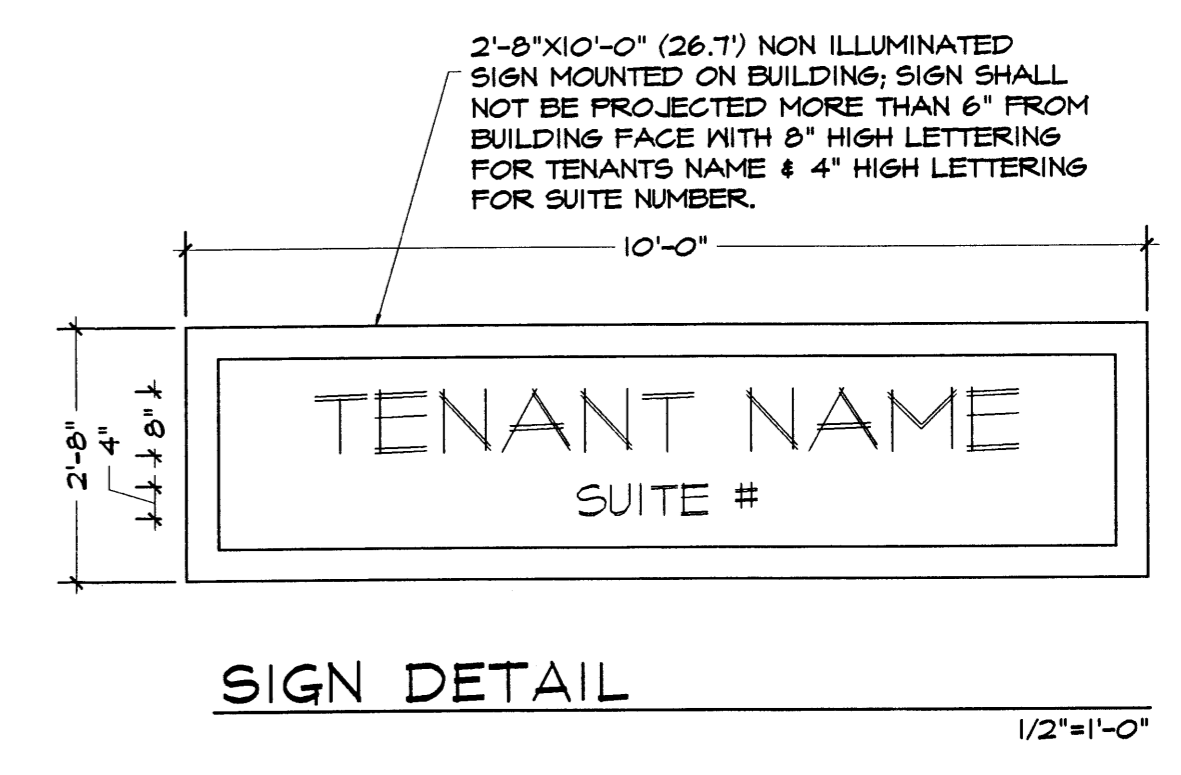
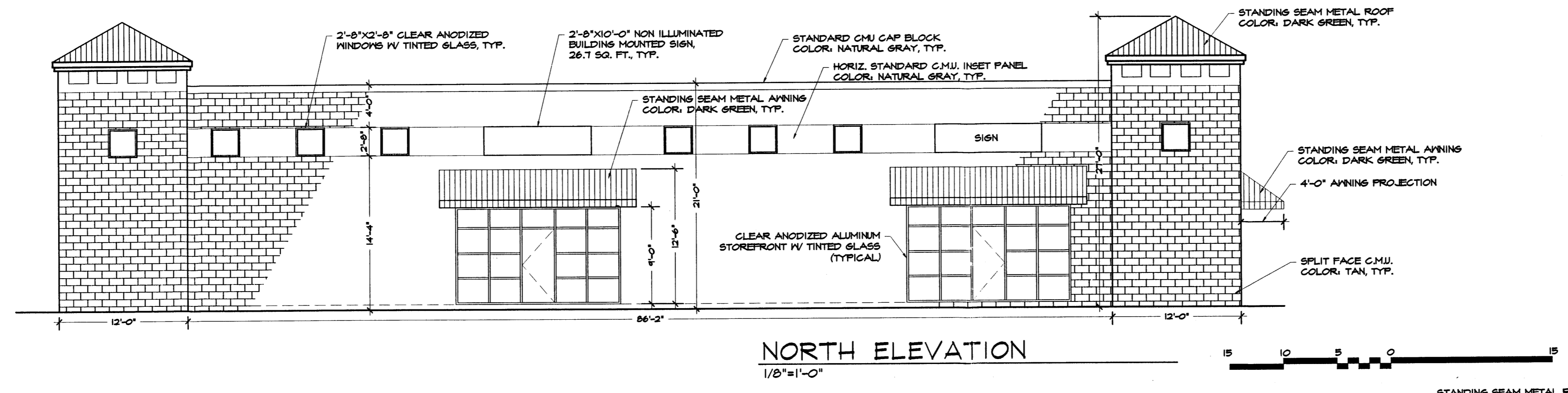
4116 ANAHEIM AVE. NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

LOT 29, ALAMEDA BUSINESS PARK GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
200519-ST.DWG	SHH	04-21-05	3 OF 4

ROUGH GRADING APPROVAL _____ DATE _____

LAST REVISION: 05-21-05



LOT 29, ALAMEDA BUSINESS PARK EXTERIOR ELEVATIONS			
DRAWING:	DRAWN BY:	DATE:	SHEET #:
	D.S.G.	06-09-05	4 OF 4