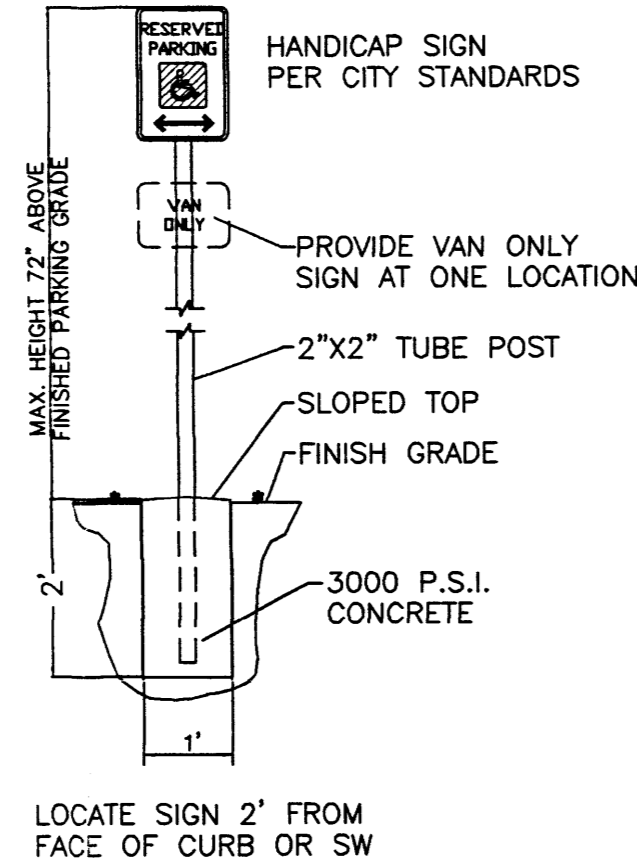
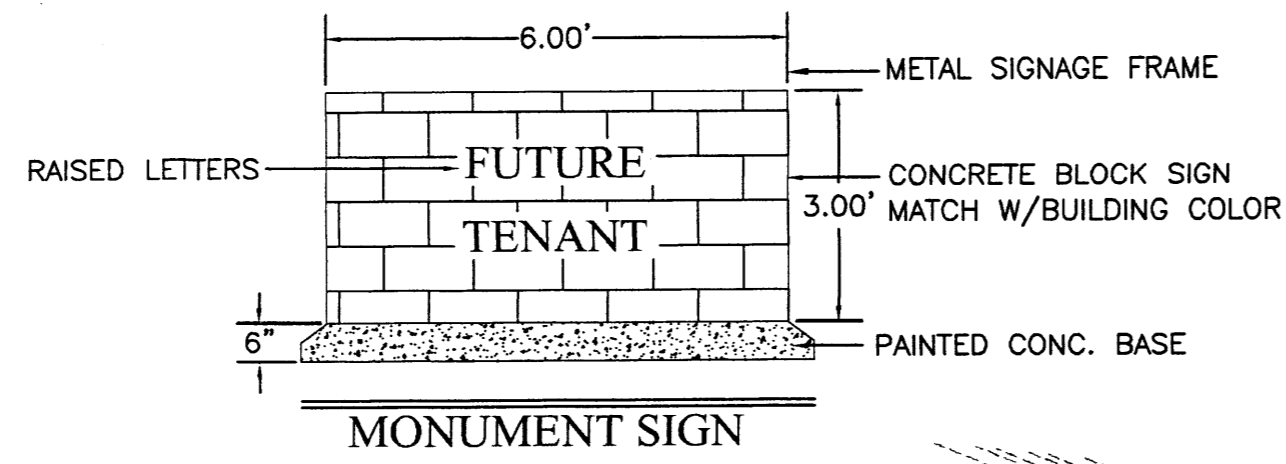


GENERAL NOTES:

1. THIS SITE PLAN CONFORMS WITH THE REQUIREMENTS OF THE NORTH I-25 SECTOR DEVELOPMENT PLAN, THE ALAMEDA DESIGN OVERLAY ZONE, THE NORTH VALLEY AREA PLAN, AND THE IP, INDUSTRIAL PARK ZONE.
2. THIS SITE PLAN ALSO CONFORMS WITH THE APPROVED AMENDED MASTER DEVELOPMENT PLAN FOR THE ALAMEDA BUSINESS PARK DATED 08/04/99, DRB 98-223.
3. 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.
4. BUILDINGS:
BUILDING HEIGHT: BUILDING STRUCTURE SHALL NOT EXCEED 26 FEET IN HEIGHT.
BUILDING TYPES: BUILDINGS WILL BE STEEL FRAME WITH FLAT AND PCHED ROOF. BUILDINGS WILL BE STUCCO.
BUILDING COLORS: SEE ELEVATION PLAN
5. THE LANDSCAPING PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.
6. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
7. 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.
8. THE SIGNAGE WILL CONSIST OF A MONUMENT SIGN AND BUILDING MOUNTED SIGN. THE MONUMENT SIGN SIZE SHALL NOT EXCEED 24 SQUARE FEET AND THE HIGHT SHALL NOT EXCEED 6.00'
9. 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:	85,873.50 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

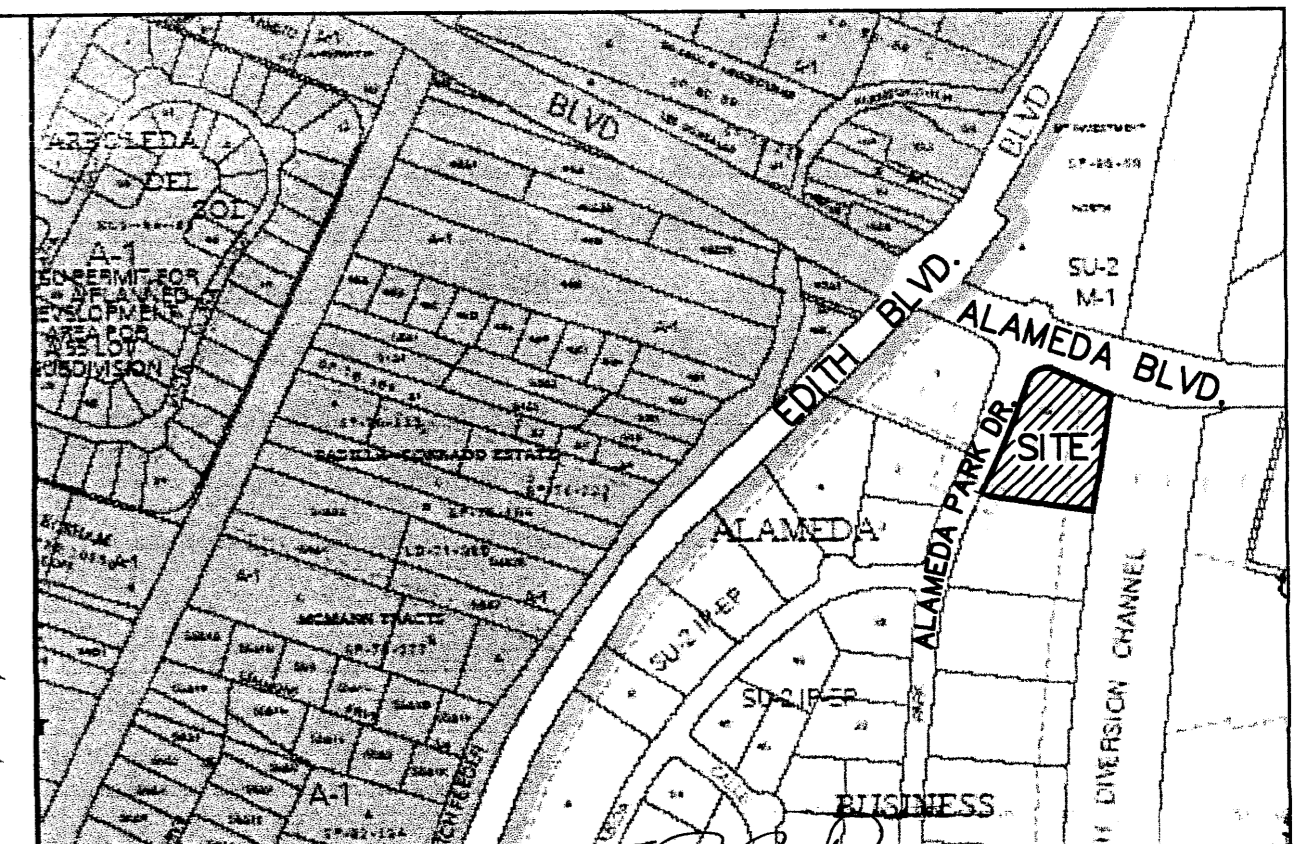


HANDICAP SIGN DETAIL
NTS

CURVE TABLE						
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:

1. EXISTING ENTRANCE TO BE WIDEN PER COA STANDARD DRAWING #2426.
2. EXISTING CURB AND GUTTER.
3. REMOVE EXISTING CURB AND GUTTER.
4. NEW ASPHALT PAVING AREA.
5. NEW STANDARD CURB AND GUTTER PER COA STANDARD DRAWING 2415A.
6. NEW TURNDOWN SIDEWALK.
7. NEW UNIDIRECTIONAL WHEELCHAIR RAMP PER COA STD. DWG. #2426.
8. HANDICAP SIGN SEE DETAIL THIS SHEET.
9. MONUMENT SIGN SEE DETAIL THIS SHEET.
10. LANDSCAPED AREA.
11. TRASH ENCLOSURE.
12. 6' WIDE TEXTURED CONCRETE PEDESTRIAN CROSSING.
13. REMOVE EXISTING BILLBOARD.
14. NEW 6' SIDEWALKS PER COA STANDARD DRAWING 2430.
15. BICYCLE RACK.
16. SIDEWALK OBSTRUCTIONS PER COA STANDARD DRAWING 2431.
17. NEW CURB AND GUTTER PER COA STANDARD DRAWING 2415A.



VICINITY MAP: C-10-2

LEGAL DESCRIPTION: **PRELIMINARY PLAT**
LOT 29, ALAMEDA BUSINESS PARK, ALBUQUERQUE, NEW MEXICO
ZONING: SU-2 IP
APPROVED BY DRB

SHEET INDEX ON 6/29/05

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

LANDFILL DISCLOSURE STATEMENT

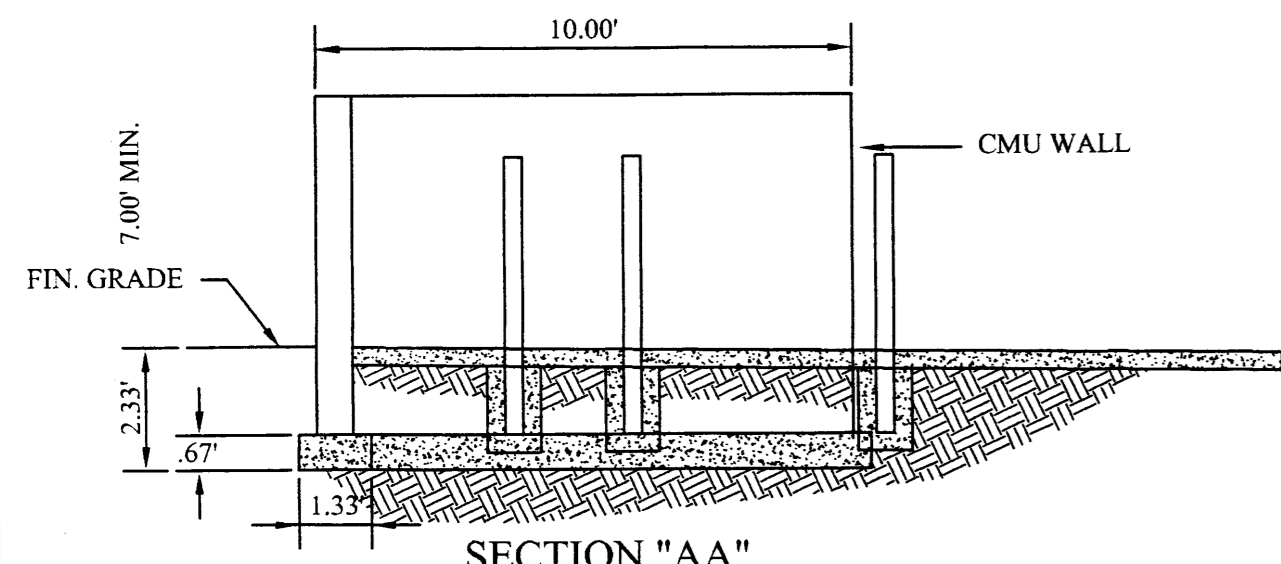
THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERISE IN LANDFILLS AND LANDFILL GAS 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

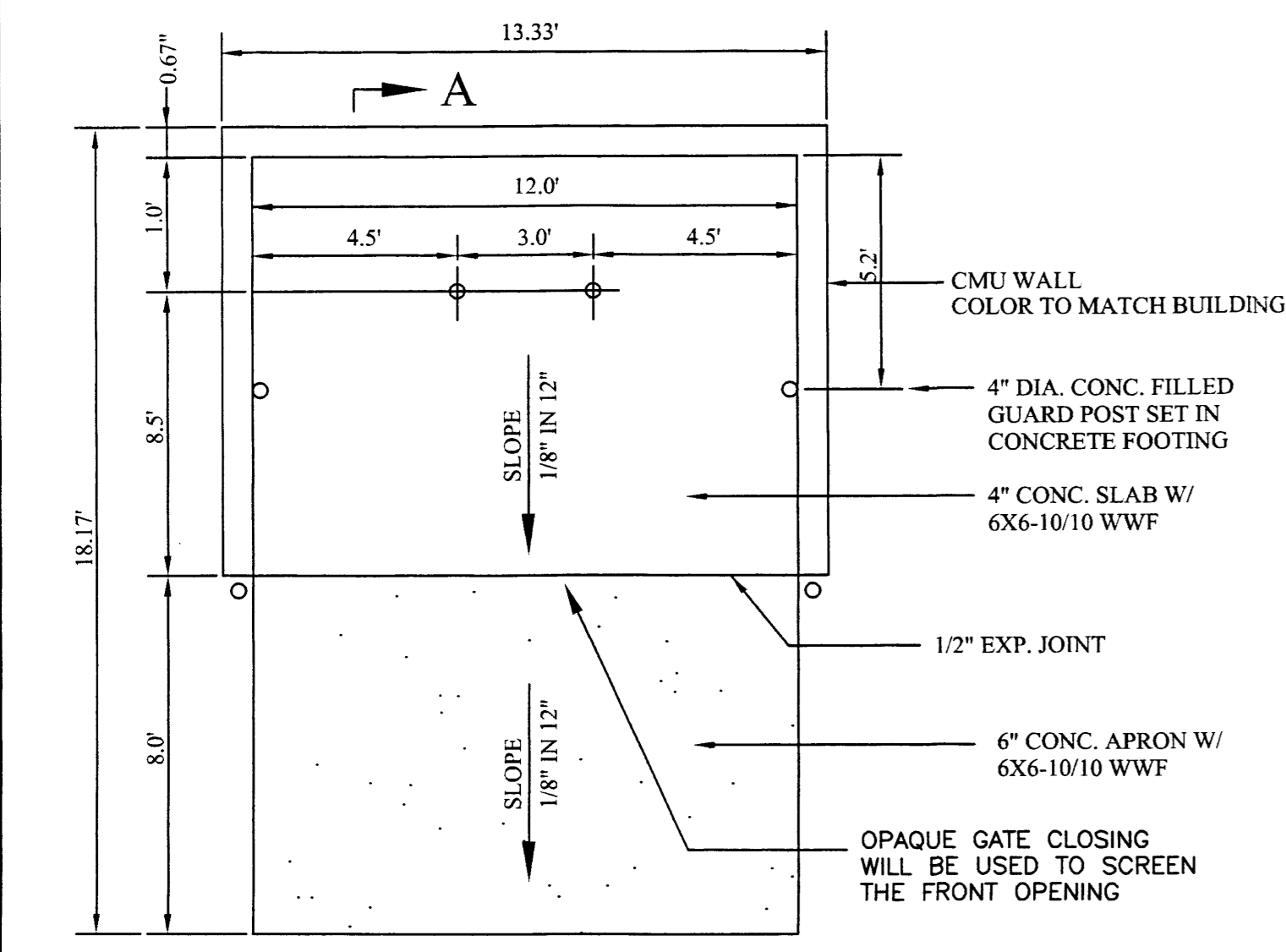
THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED [] AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED. IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, THEN A SET OF APPROVED DRG 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:

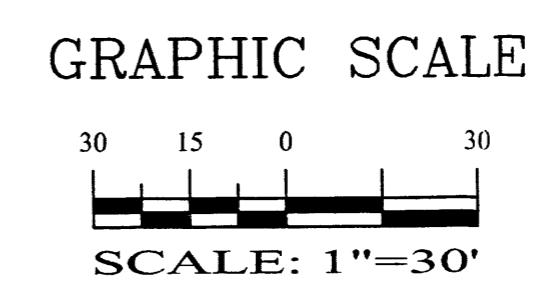
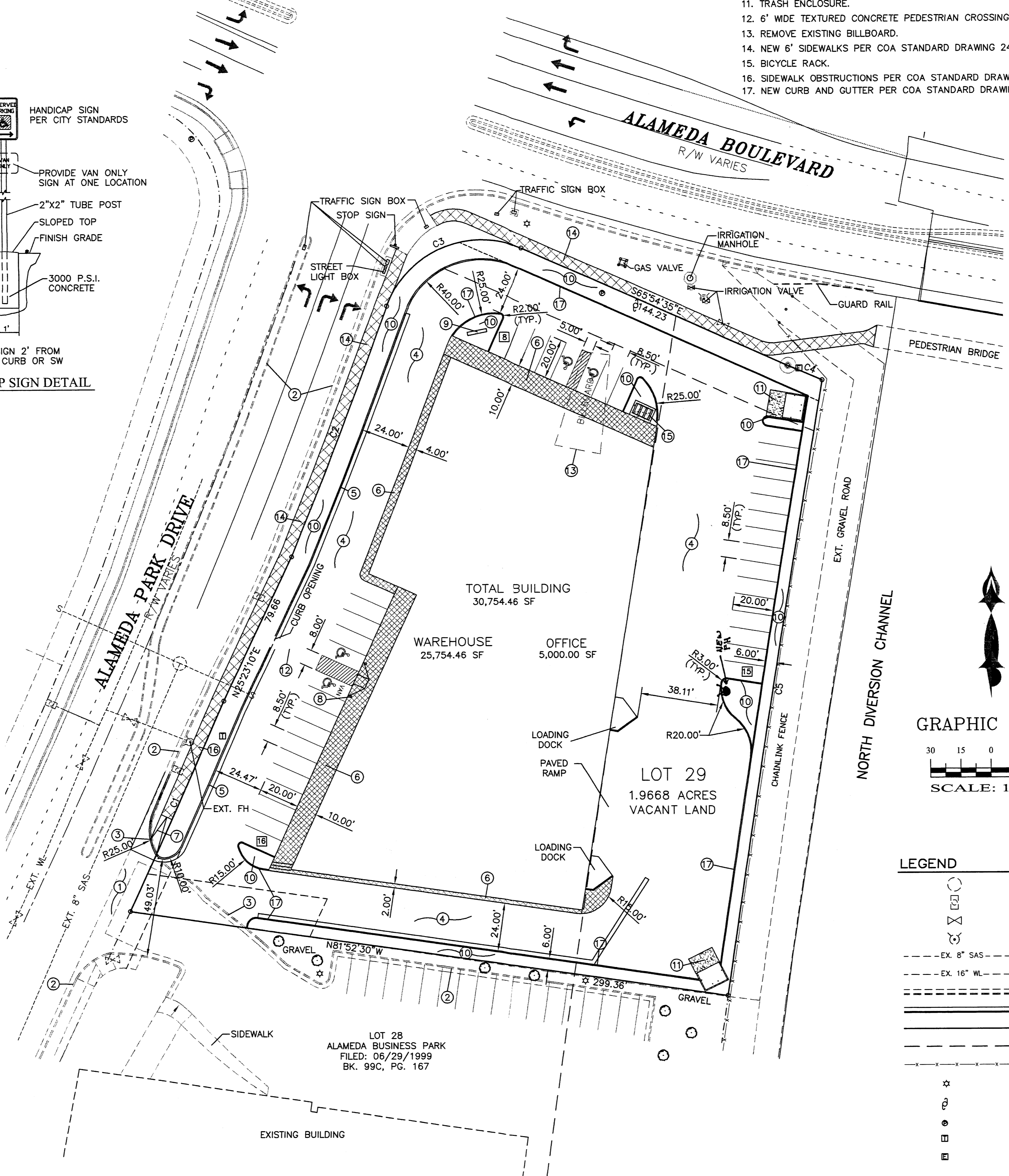
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE



SECTION "AA"



DUMPSTER ENCLOSURE DETAIL
NTS



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

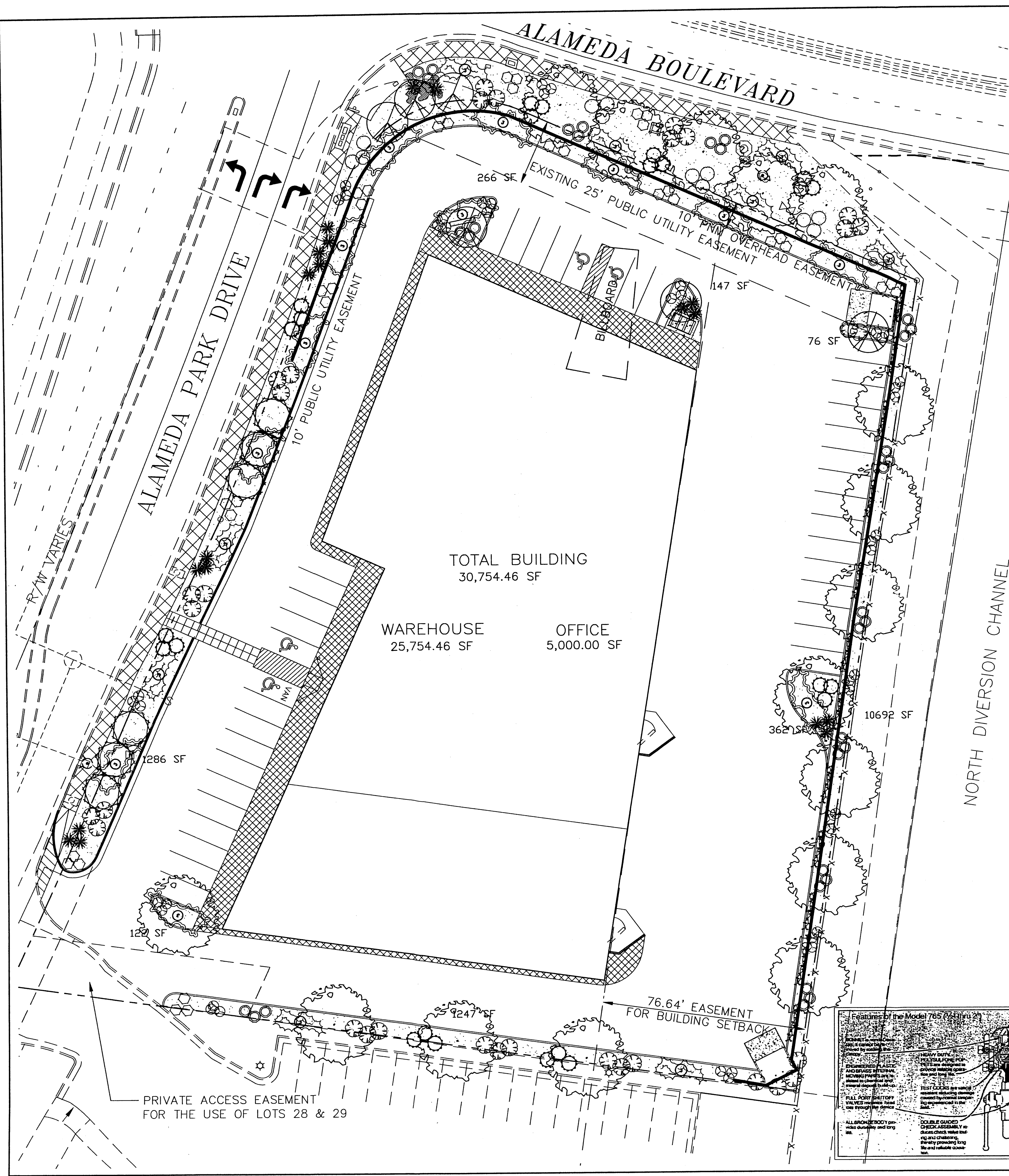


SHAHAB BLAZAR
P.E. #13479

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

LAST REVISION: 06-28-05



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:

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.

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 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.

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

STREET TREE REQUIREMENTS

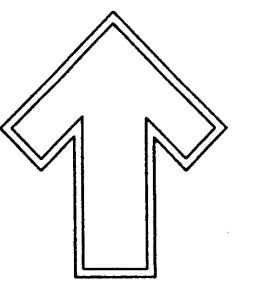
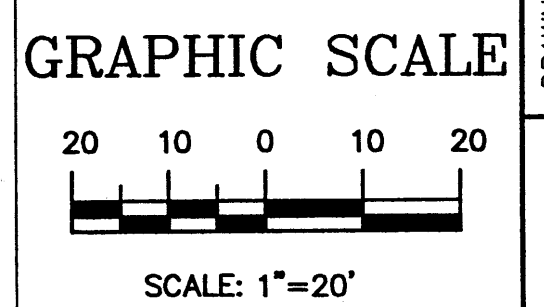
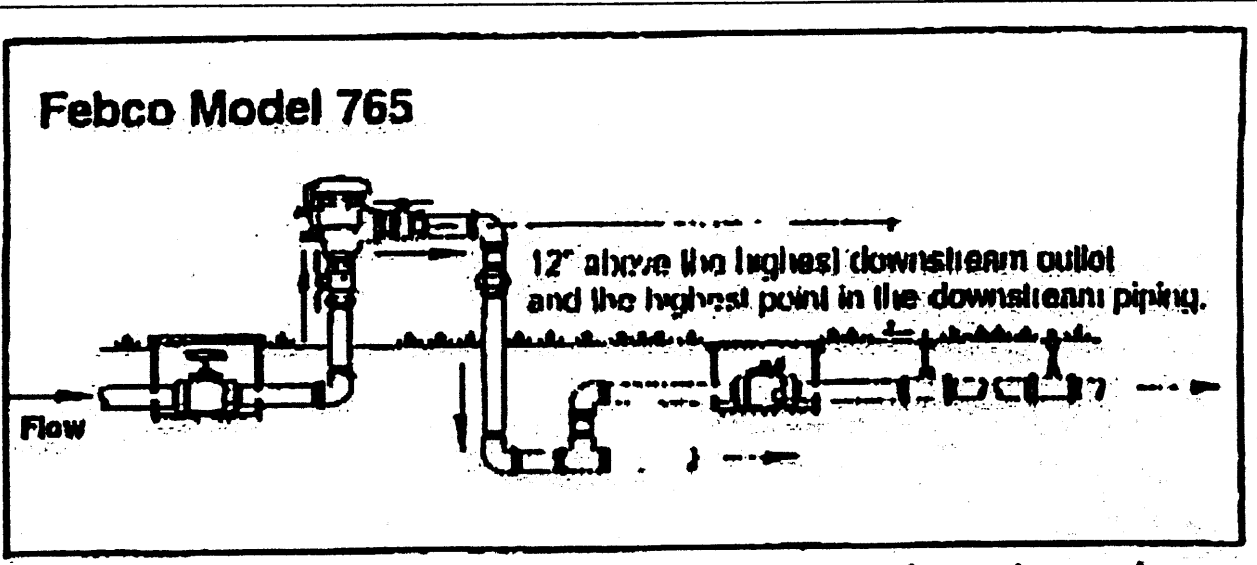
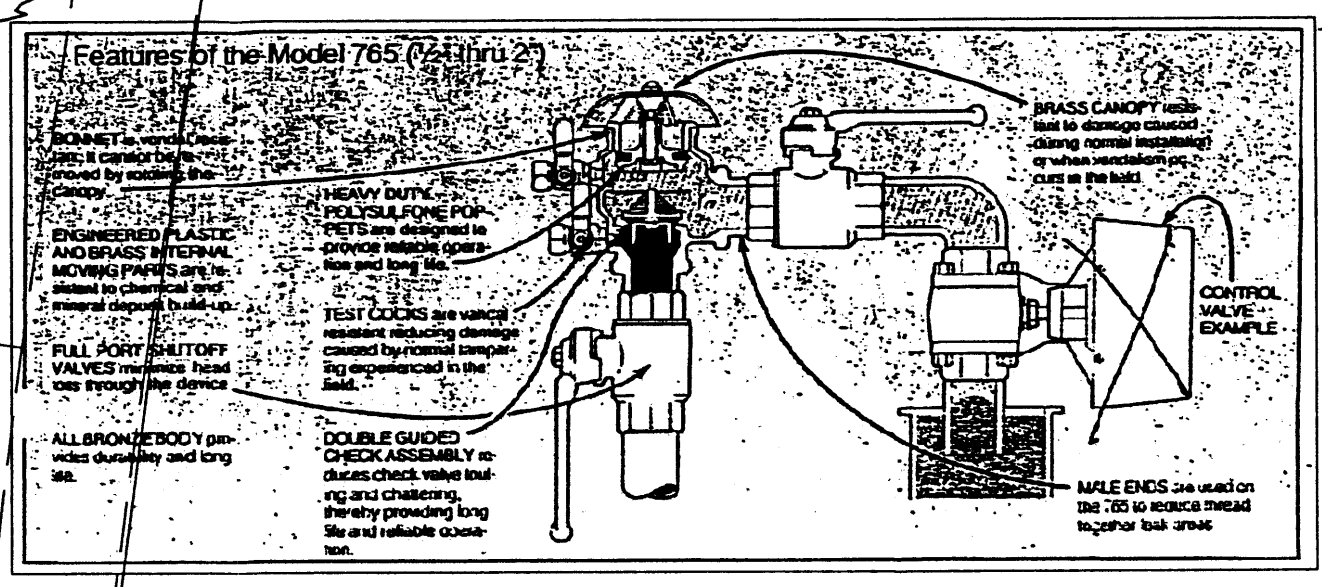
Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

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
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	10649	square feet
TOTAL GROUNDCOVER PROVIDED	11223	square feet
TOTAL LANDSCAPE PROVIDED	14198	square feet



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Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmd@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL



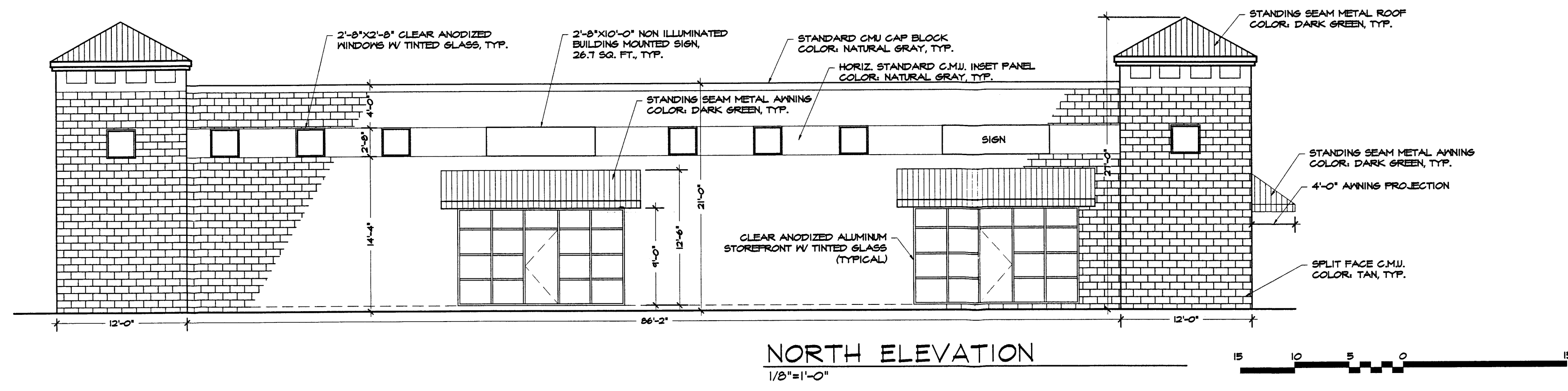
JAMES DE FLON #0007

ALAMEDA BUSINESS PARK
LOT 29
ALBUQUERQUE, NM
LANDSCAPE PLAN

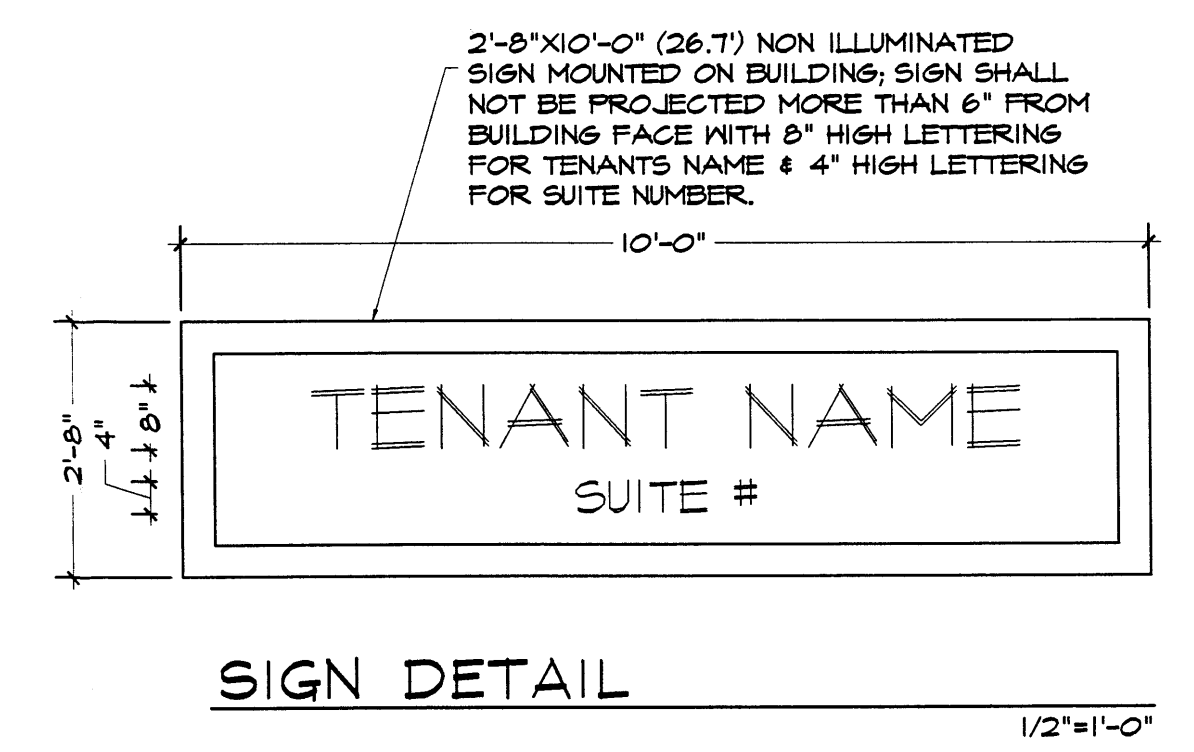
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The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

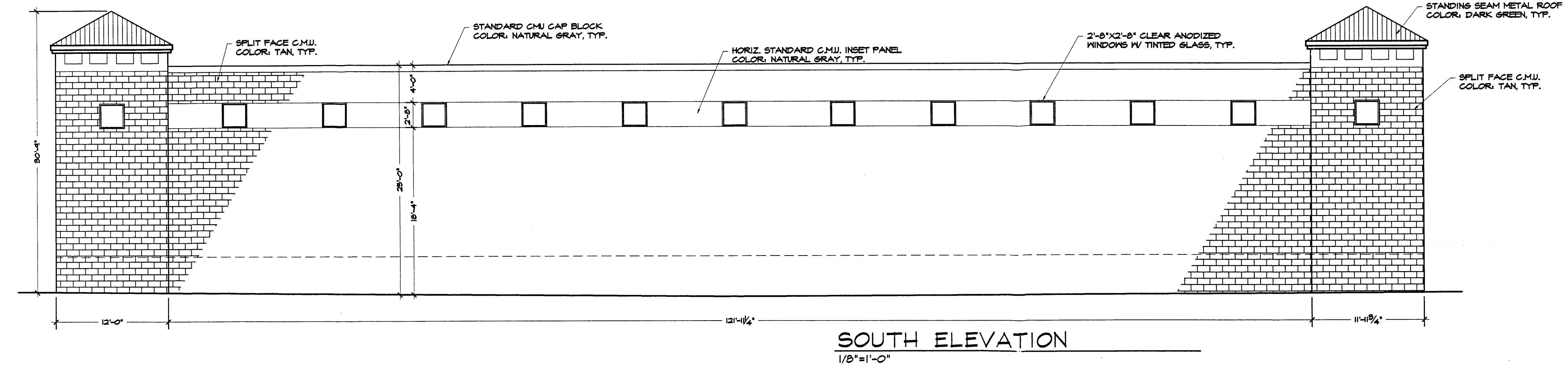
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REVISION #
DATE: 6-27-05
SHEET #
L1 of L1



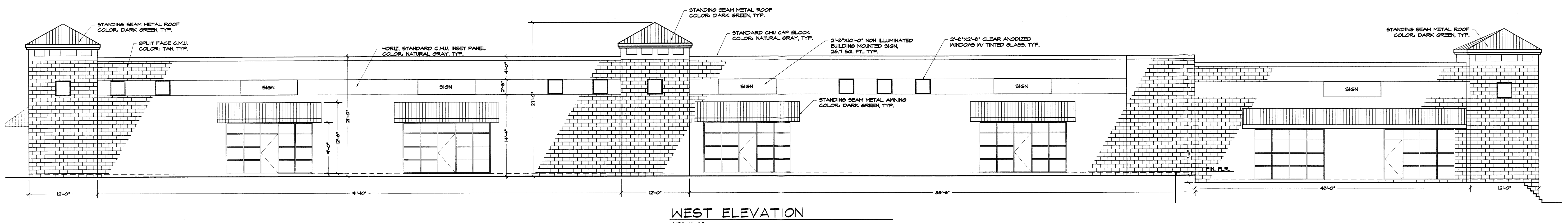
NORTH ELEVATION
1/8"=1'-0"



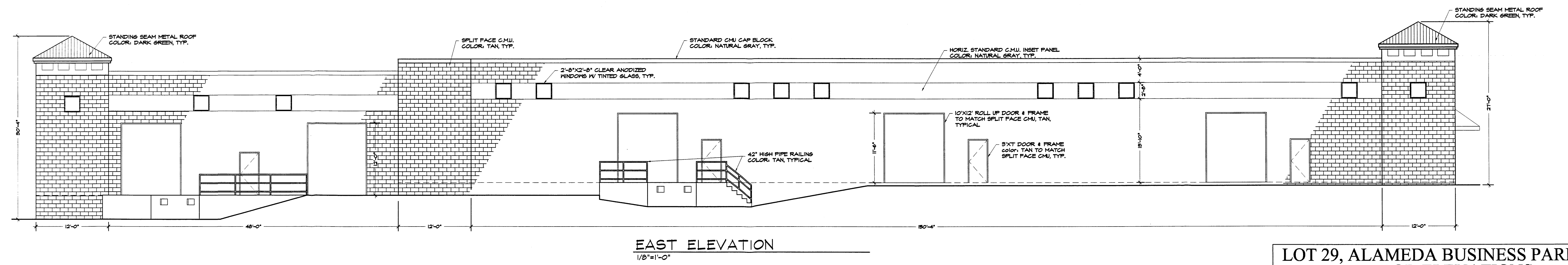
SIGN DETAIL
1/2"=1'-0"



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



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



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

LOT 29, ALAMEDA BUSINESS PARK
EXTERIOR ELEVATIONS

DRAWING:	DRAWN BY: D.S.G.	DATE: 06-09-05	SHEET #: 4 OF 4
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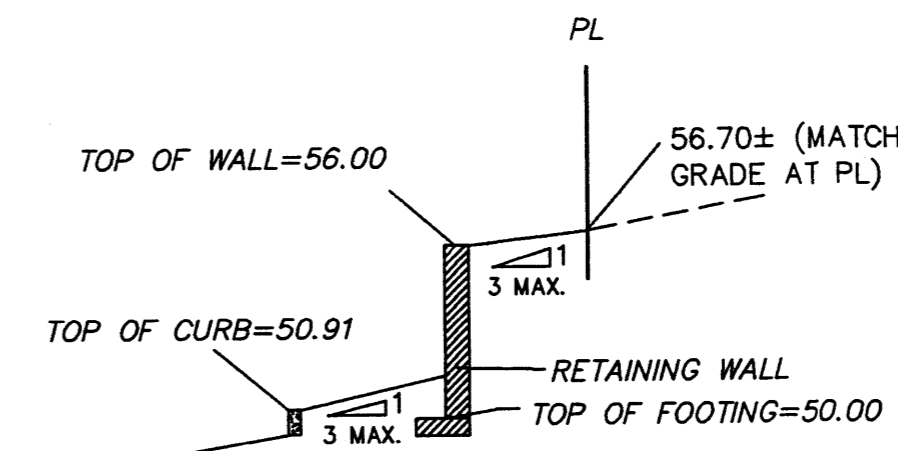
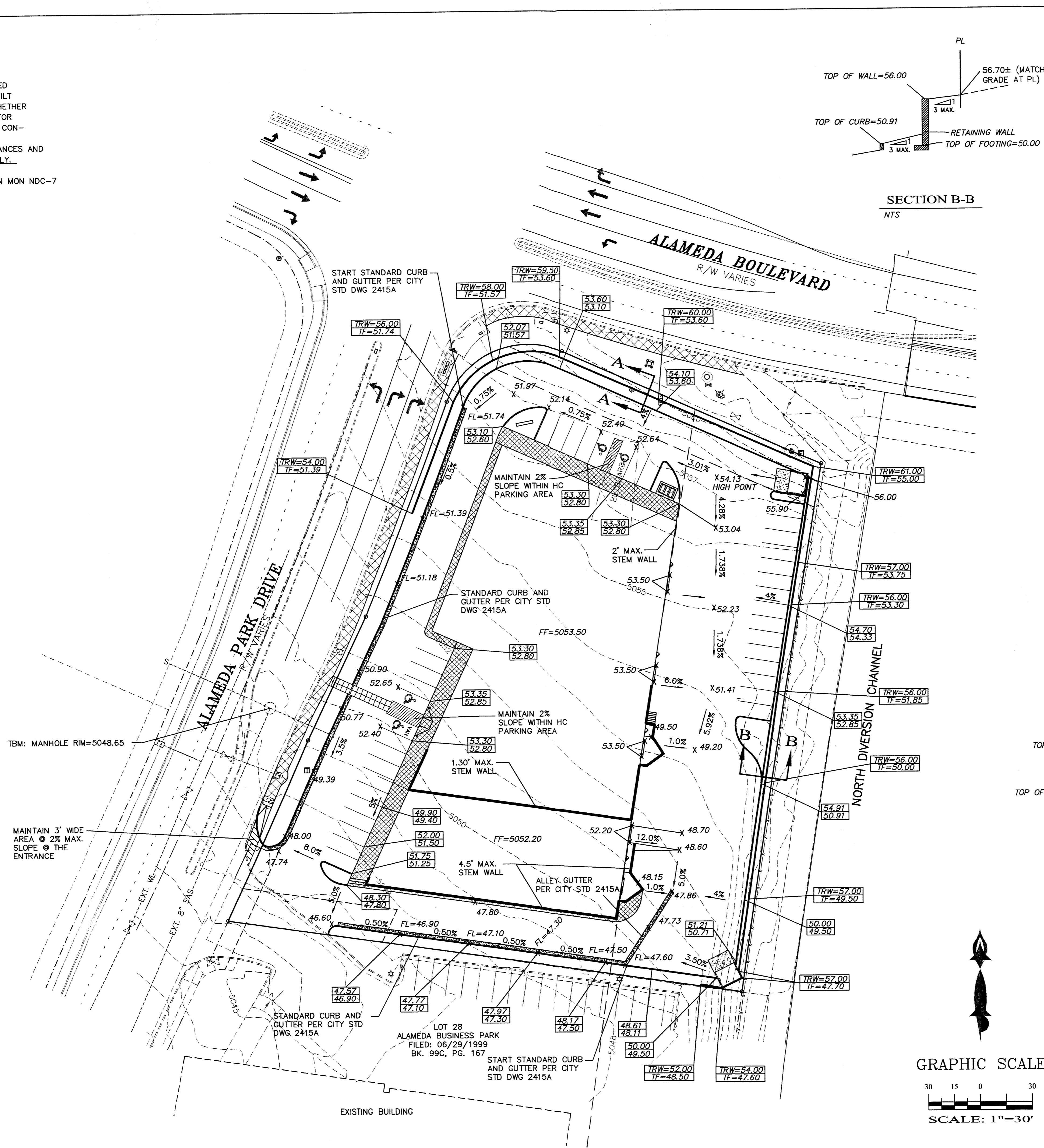
- GENERAL NOTES:**
- 1: ADD 5000 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
 - 2: CONTOUR INTERVAL IS ONE (1) FOOT.
 - 3: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, 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

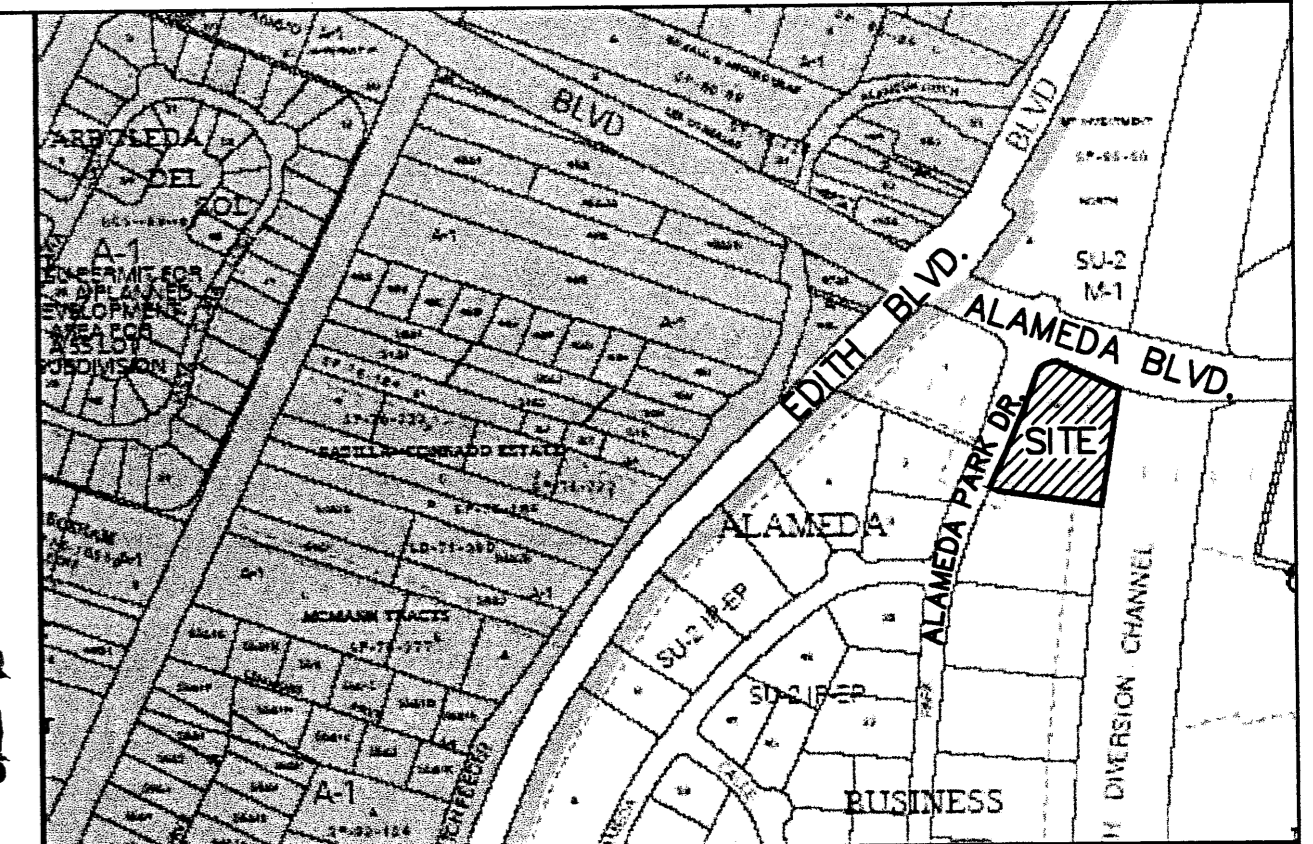
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF 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
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- PROPOSED GRADE
- PROPOSED SPOT ELEVATION
- EXISTING GRADE
- EXISTING POWER LINES
- EXISTING FENCE
- PROPOSED RETAINING WALL
- PROPOSED EXTENDED STEM WALL
- TOP OF RETAINING WALL
- TOP OF FOOTING
- EXISTING DROP INLET
- EXISTING STREET LIGHT
- EXISTING ANCHOR
- EXISTING POWER POLE
- EXISTING TEL RISER
- EXISTING ELEC METER



SECTION B-B
NTS

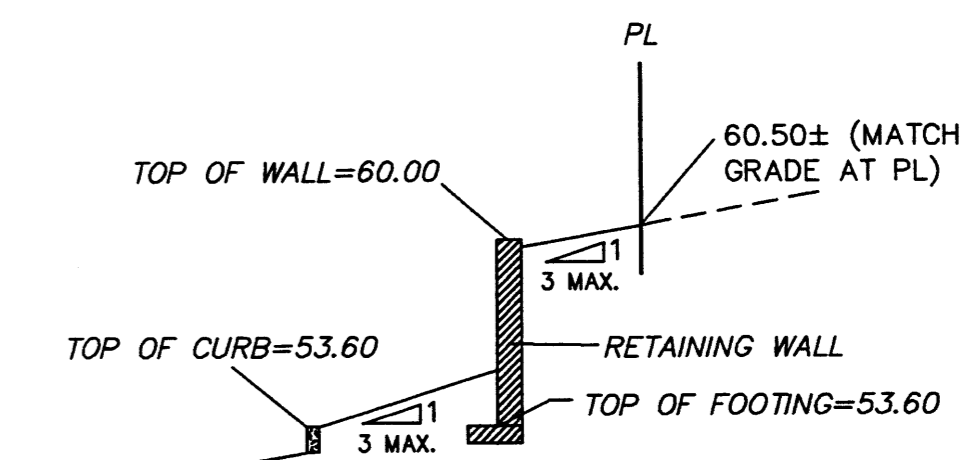


VICINITY MAP: C-16-Z

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

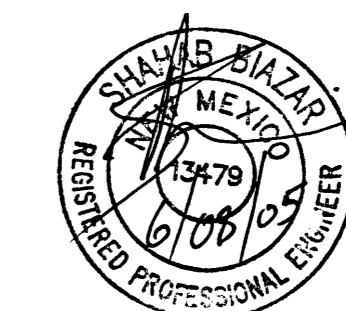
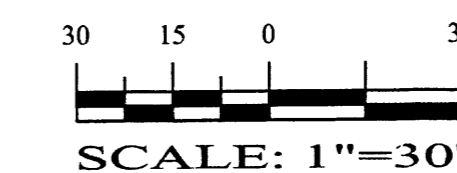
NOTICE TO CONTRACTORS

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.



SECTION A-A
NTS

GRAPHIC SCALE



SHAHAB BIAZAR
P.E. #13479



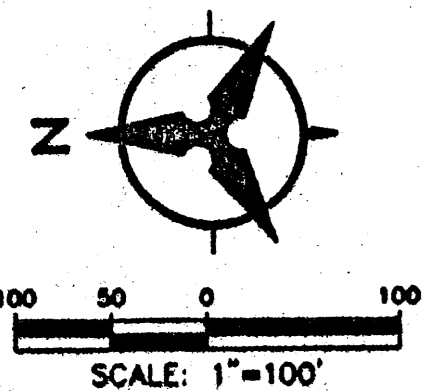
**ADVANCED
ENGINEERING
and CONSULTING, LLC**

4416 ANAHEIM AVE. NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

**LOT 29, ALAMEDA BUSINESS PARK
GRADING AND DRAINAGE PLAN**

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

ROUGH GRADING APPROVAL _____ DATE _____



EXISTING TRACT E, LANDS OF SPRINGER BUILDING MATERIALS CORP. (OLD BALLOON HESTA PARK) ZONED SJ-2, PARK

MT INVESTMENT ZONED SU-2 M-1

TRACT A MT INVESTMENT ZONED SU-2 IP-EP

NORTH DIVERSION CHANNEL

ALAMEDA-PARK-DRIVE

CALLE ALAMEDA

PASEO ALAMEDA

EDITH BLVD (PAVED)

SHEET 1 OF 2

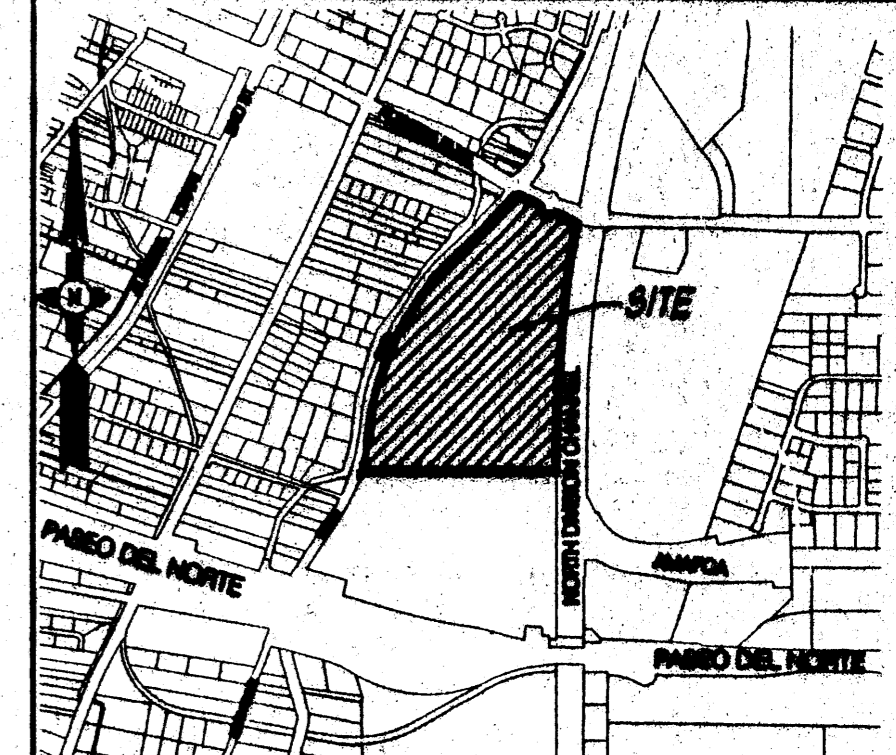
MASTER DEVELOPMENT PLAN FOR ALAMEDA BUSINESS PARK

ALBUQUERQUE, NEW MEXICO

REVISED MARCH 3, 1999
REVISED JULY 2, 1999

LEGEND	
	PROPOSED PUBLIC ROADWAY CENTERLINE
	PROPOSED LOT LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	SUBDIVISION BOUNDARY LINE
	PROPOSED RAIL LINE
	EXISTING RAIL SPURS
	EXISTING FENCE TO BE REMOVED UNLESS OTHERWISE SPECIFIED
	COA SURVEY CONTROL MONUMENT
	USABLE LOT AREA (NOT SUBJECT TO SEVERE SLOPES)
	GROSS LOT AREA

NOTES:
 (1) Less slope area only.
 (2) Less slope area and pedestrian easement.
 (3) Less slope area and sewer easement (or water easement).
 NOTE: This plan is revised to show corrected "gross and net decreases" of some of the lots, as indicated. The official approved plan does not reflect this information.



VICINITY MAP
 ZONE ATLAS MAP NO. C-16
 AMENDED 4/1/99

- SITE DEVELOPMENT PLAN NOTES:**
- PROPOSED DEVELOPMENT PLAN IS SUBJECT TO THE REQUIREMENTS OF THE NORTH I-25 SECTOR DEVELOPMENT PLAN AND THE INDUSTRIAL PARK ZONE.
 - SITE DEVELOPMENT PLANS AND LANDSCAPE PLANS ARE REQUIRED FOR PERMANENT USES ON ALL LOTS. LOTS 1-11 AND 12-14 SHALL BE APPROVED BY THE PLANNING DIRECTOR. LOTS 1-4, 11, AND 12-14 SHALL BE APPROVED BY THE PLANNING DIRECTOR. THE FOLLOWING NOTIFICATION OF AND OPPORTUNITY FOR REVIEW BY THE ALBUQUERQUE VALLEY NEIGHBORHOOD ASSOCIATION.
 - ALL WASTE COLLECTION AND STORAGE AREAS SHALL BE VISUALLY SCREENED FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT PROPERTY LINES. SCREENING SHALL CONSIST OF OPACITY MATERIALS, SOLID WALLS OR PROPERTY FENCES SHALL BE AT LEAST SIX FEET HIGH AND BE CONSTRUCTED OF MATERIALS WHICH BLEND WITH THE ARCHITECTURAL STYLE OF BUILDINGS ON SITE.
 - ALL LOADING AREAS USED FOR THE LOADING AND UNLOADING OF COMMERCIAL VEHICLES SHALL BE SET BACK FROM THE PUBLIC RIGHT-OF-WAY LINE AND FROM ALL PROPERTY LINES TO REDUCE THE VISUAL IMPACT OF LARGE COMMERCIAL VEHICLES AND LOADING AREAS.
 - BUILDING SETBACK REQUIREMENTS:
 A) FRONT YARD: NOT LESS THAN 30'
 B) SIDE YARD: NOT LESS THAN 10'
 C) REAR YARD: NOT LESS THAN 10'
 D) LOTS 1 AND 4-8 SHALL HAVE A 10' SETBACK FROM THE TOP OF THE SLOPED PORTION OF THE LOT, MEASURING NORTH BEYOND.
 - STRUCTURE HEIGHT AND WIDTH SHALL FALL WITHIN 45' ANGLE PLANS DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH BOUNDARY OF THE PROPERTY, BUT A STRUCTURE SHALL NOT EXCEED A HEIGHT OF 50 FEET (EXCEPT AS FURTHER SPECIFIED IN THE ZONING CODE).
 - NO MORE THAN 50% OF THE SURFACE OF ANY LOT SHALL BE COVERED WITH BUILDINGS.
 - FOR LANDSCAPE BUFFER REQUIREMENTS SEE LANDSCAPE NOTES ON SHEET 2 OF 2.
 - SEE SHEET 2 OF 2 FOR SIGNAGE, SITE LIGHTING, AND ARCHITECTURAL REQUIREMENTS.

DRB 98-223

THIS PLAN IS CONSISTENT WITH THE REQUIREMENTS OF THE NORTH I-25 SECTOR DEVELOPMENT PLAN AND CITY OF ALBUQUERQUE ZONING ORDINANCE.

	DATE
1/23/99	
	DATE
3-29-99	
	DATE
6-16-99	
	DATE
3-7-99	
	DATE
8-4-99	
	DATE
3-9-99	

APPROVED 8/1/99

NOTE:
 Approval of this site development subdivision plan by the COA Transportation Development Division is based on the Traffic Impact Study (TIS) prepared by Bohannon-Houston, Inc. dated December 24, 1998 and Letter Revision dated March 30, 1999. This trip generation was determined assuming an average overall development ratio of 25% office and 75% warehouse/storage yards. Any substantial deviation of this assumption, with respect to the actual development of this site, may require an updated TIS and off-site mitigation requirements.

Bohannon-Houston
 Courtyard One 7500 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87109
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS & FRAMEWORKERS