

**ADMINISTRATIVE  
APPROVAL**

ENGINEER

PROJECT

**SANDIA SCIENCE &  
TECHNOLOGY PARK**

**II Innovation Center**  
Research Road  
Albuquerque, New Mexico

REVISIONS  
8-11-06 COA comments

DRAWN BY ST  
REVIEWED BY TG  
DATE 04/01/06  
PROJECT NO. 05028

**AMENDED  
SITE PLAN FOR  
BUILDING PERMIT**

SHEET NO.

**BUILDING, SITE & PARKING DATA**

Legal Description:

4.17 ACRE PORTION OF SOUTHWEST CORNER OF TRACT A, LANDS OF SHAW, MITCHELL MALLORY PARTNERSHIP, JANUARY 22, 1989, VOLUME 996, FOLIO 14

Albuquerque Zoning Code

1. Lot area: 91,544 sf (2.1 acres.)
2. Zone: SU-1 IP - Industrial Park
3. Total building square footage: 24,628 SF
4. Signage:
  - a. Maximum: One freestanding (monumental) sign, 50 sf/face
  - b. Provided: 10' x 4' = 40 sf/face
5. Structure height:
  - a. Maximum allowed: 120' or less than 45' from property line
  - b. Actual height of building: 20' (outside of 45')
6. Lot size: no more than 50% buildings (24,628 / 91,544 = 27% < 50%) = 27 F.A.R.
7. Parking
  - a. Required:
    - i. Phase I Building "A": 25,475 x 85% = 21,654 sf net leasable area, / 200 = 108 spaces
    - ii. Phase II Building "B": 24,628 x 85% = 20,934 sf net leasable area, / 200 = 105 spaces
 Total # parking spaces required = 213
  - b. Handicapped spaces required: 16 (Phases I & II)
  - c. Bicycle parking spaces required: 219 / 20 = 11, provided: 14
8. Provided: 219 total spaces (incl. 16 H.C. & 20 compact)
  - i. Phase I: 108 spaces provided
  - ii. Phase II: 105 spaces provided

**SITE DEVELOPMENT PLAN**

APPROVED BY:

City Planning Director, City of Albuquerque Planning Department

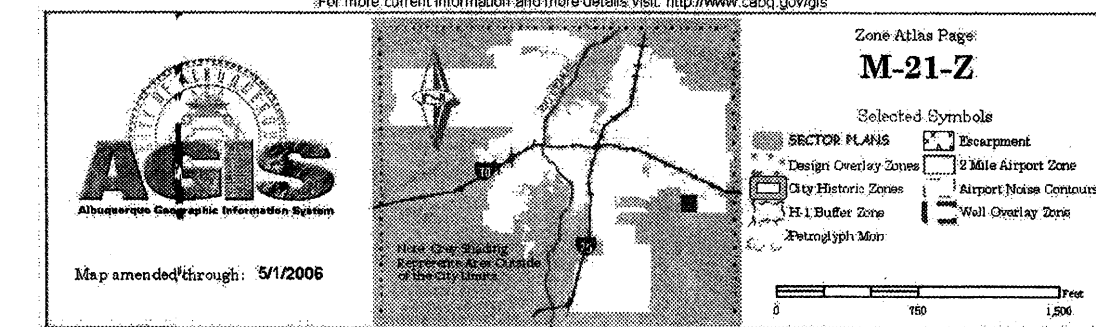
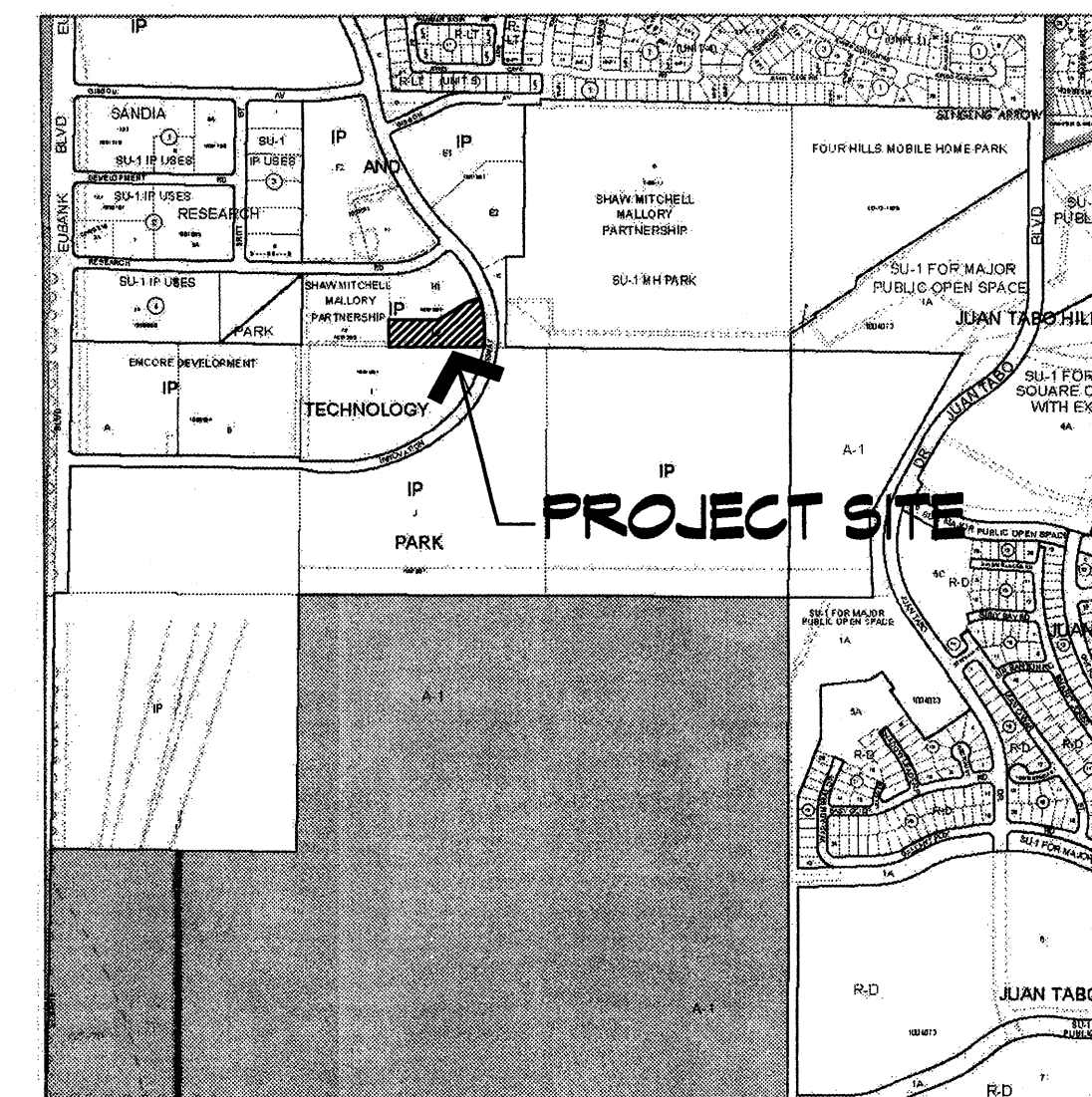
*James P. Clark*  
Master Developer / A.C.C.

Date  
8/16/06

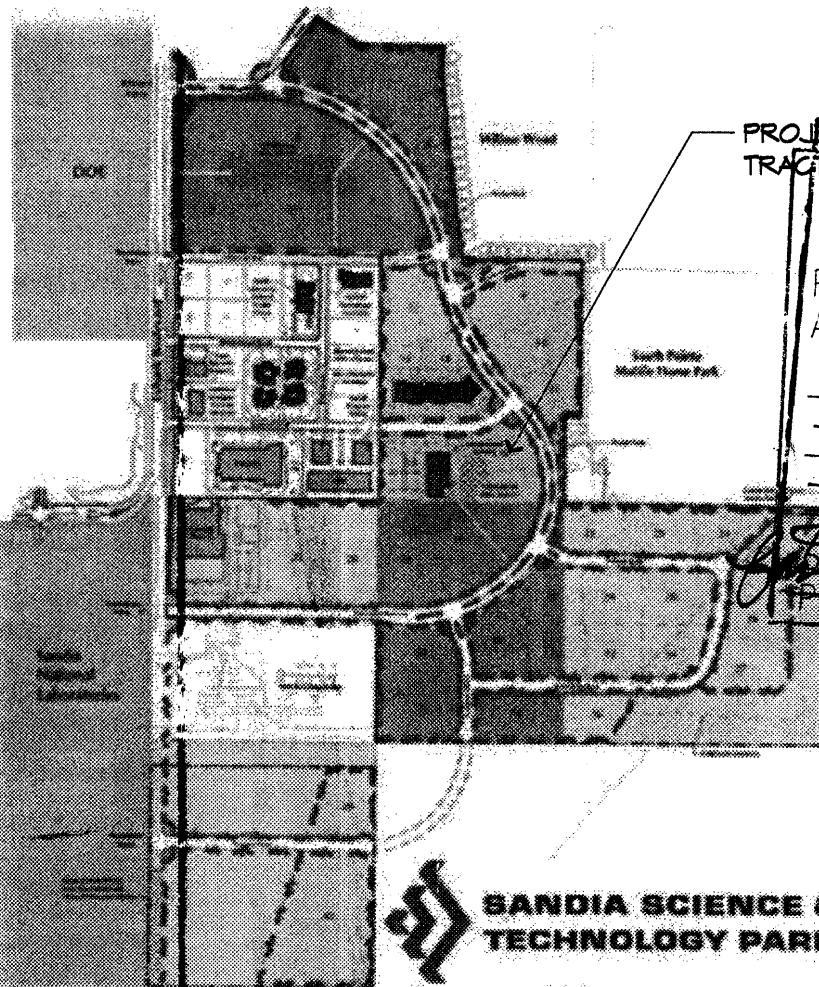
**PROJECT NUMBER:**

This plan is consistent with the specific site development plan for subdivision approval by the Environmental Planning Commission on March 22, 2001 and that the findings and conditions in the Official Notice, Notification of Decision have been complied with.

**SITE VICINITY MAP**



**PROJECT LOCATION**



FILE COPY

PROJECT LOCATION  
TRACT 16  
URS ADMINISTRATIVE  
SITE PLAN AMENDMENT  
PROJECT NO. 1004991  
PROBATION # 24AA-00948  
TRACT H-2  
OFFICE DEVELOP.  
DATE 9/2/06  
PLANNING DIRECTOR

**GENERAL NOTES**

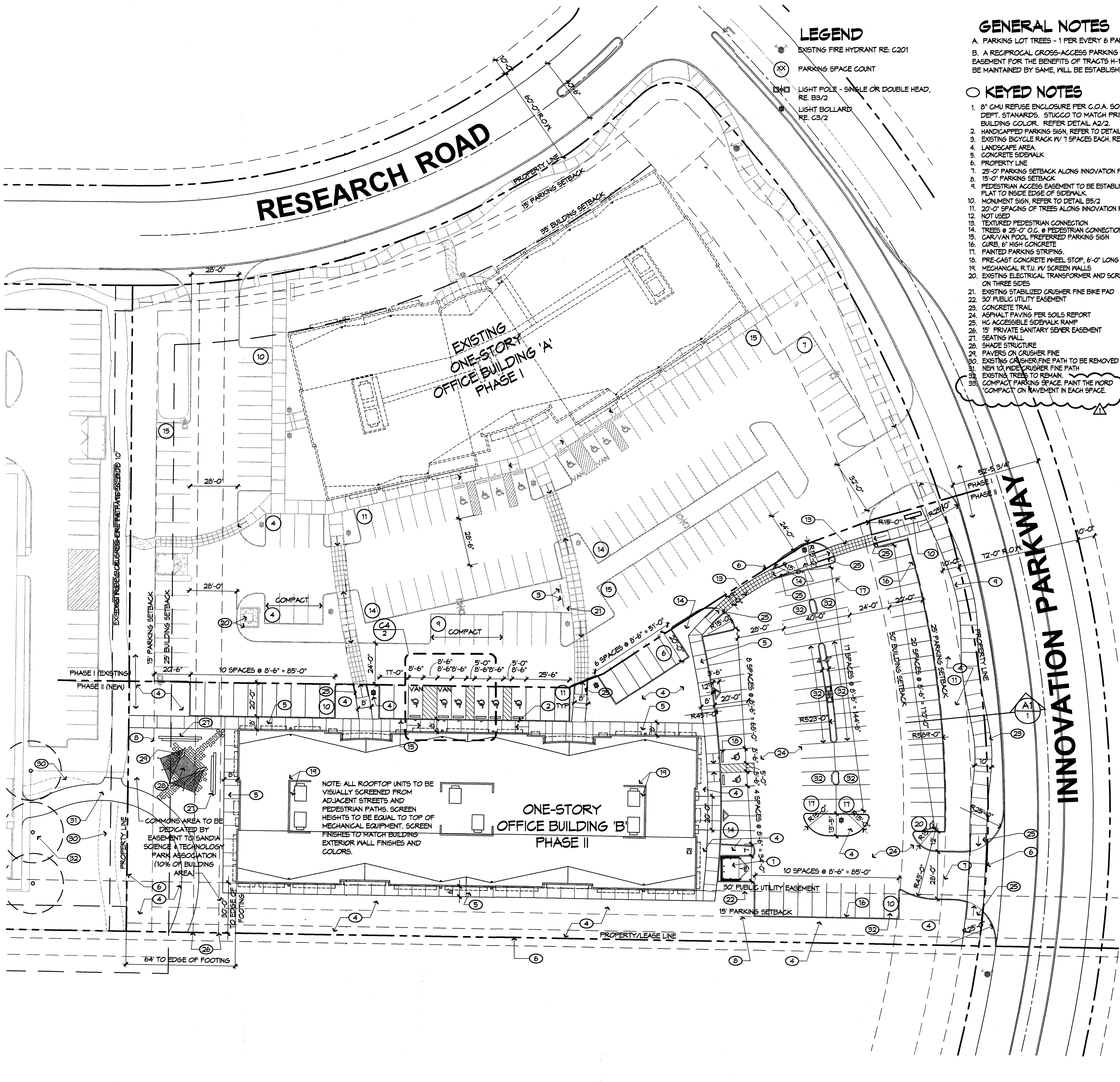
- A. PARKING LOT TREES - 1 PER EVERY 6 PARKING SPACES.
- B. A RECIPROCAL CROSS-ACCESS PARKING AND DRAINAGE EASEMENT FOR THE BENEFITS OF TRACTS H-1 AND H-2, TO BE MAINTAINED BY SAME, WILL BE ESTABLISHED BY PLAT.

**KEYED NOTES**

1. 6" CMU REFUSE ENCLOSURE PER C.O.A. SOLID WASTE DEPT. STANDARDS. STUCCO TO MATCH PRIMARY BUILDING COLOR. REFER DETAIL A2/2
2. HANDICAPPED PARKING SIGN, REFER TO DETAIL B4/2
3. EXISTING BICYCLE RACK IV 1 SPACES EACH. RE: A5/2
4. LANDSCAPE AREA
5. CONCRETE SIDEWALK
6. PROPERTY LINE
7. 25'-0" PARKING SETBACK ALONG INNOVATION PARKWAY
8. 15'-0" PARKING SETBACK
9. PEDESTRIAN ACCESS EASEMENT TO BE ESTABLISHED BY PLAT TO INSIDE EDGE OF SIDEWALK
10. MONUMENT SIGN, REFER TO DETAIL B5/2
11. 20'-0" SPACING OF TREES ALONG INNOVATION PARKWAY
12. NOT USED
13. TEXTURED PEDESTRIAN CONNECTION
14. TREES @ 25'-0" O.C. @ PEDESTRIAN CONNECTION
15. CAR/VAN POOL PREFERRED PARKING SIGN
16. CURB, 6" HIGH CONCRETE
17. PAINTED PARKING STRIPES
18. PRE-CAST CONCRETE WHEEL STOP, 6'-0" LONG MINIMUM
19. MECHANICAL R.T.U. IV SCREEN WALLS
20. EXISTING ELECTRICAL TRANSFORMER AND SCREEN WALL ON THREE SIDES
21. EXISTING STABILIZED CRUSHER FINE BIKE PAD
22. 30' PUBLIC UTILITY EASEMENT
23. CONCRETE TRAIL
24. ASPHALT PAVING PER SOILS REPORT
25. HC ACCESSIBLE SIDEWALK RAMP
26. 15' PRIVATE SANITARY SEWER EASEMENT
27. SEATING WALL
28. SHADE STRUCTURE
29. PAVERS ON CRUSHER FINE
30. EXISTING CRUSHER FINE PATH TO BE REMOVED
31. NEW 10' WIDE CRUSHER FINE PATH
32. EXISTING TREES TO REMAIN
33. COMPACT PARKING SPACE, PAINT THE WORD 'COMPACT' ON PAVEMENT IN EACH SPACE

**LEGEND**

- EXISTING FIRE HYDRANT RE: C201
- PARKING SPACE COUNT
- LIGHT POLE - SINGLE OR DOUBLE HEAD, RE: B3/2
- LIGHT BOLLARD RE: C3/2





**ADMINISTRATIVE  
APPROVAL**

ENGINEER

PROJECT

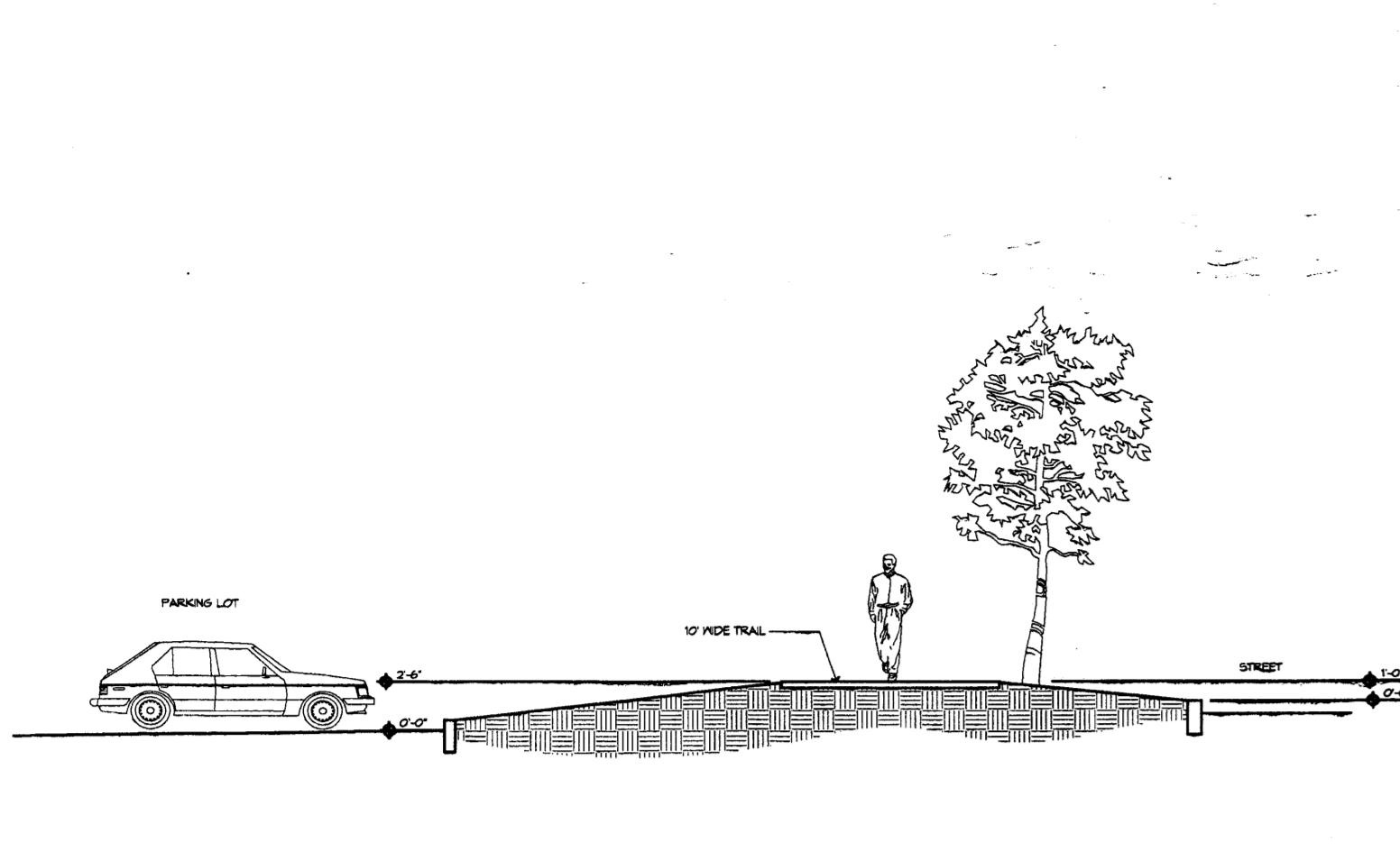
**SANDIA SCIENCE &  
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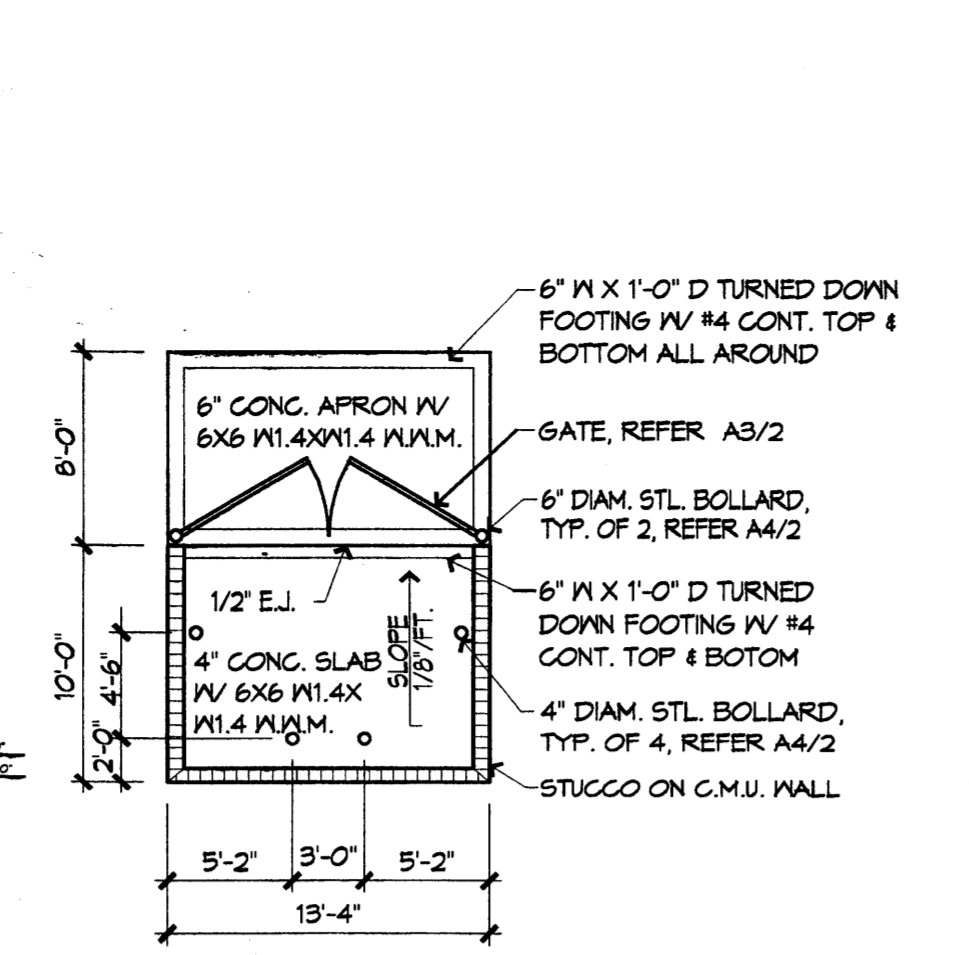
REVISIONS	
△	8-11-06 COA comments
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DRAWN BY	ST
REVIEWED BY	TG
DATE	04/01/06
PROJECT NO.	05028
DRAWING NAME	SITE DETAILS

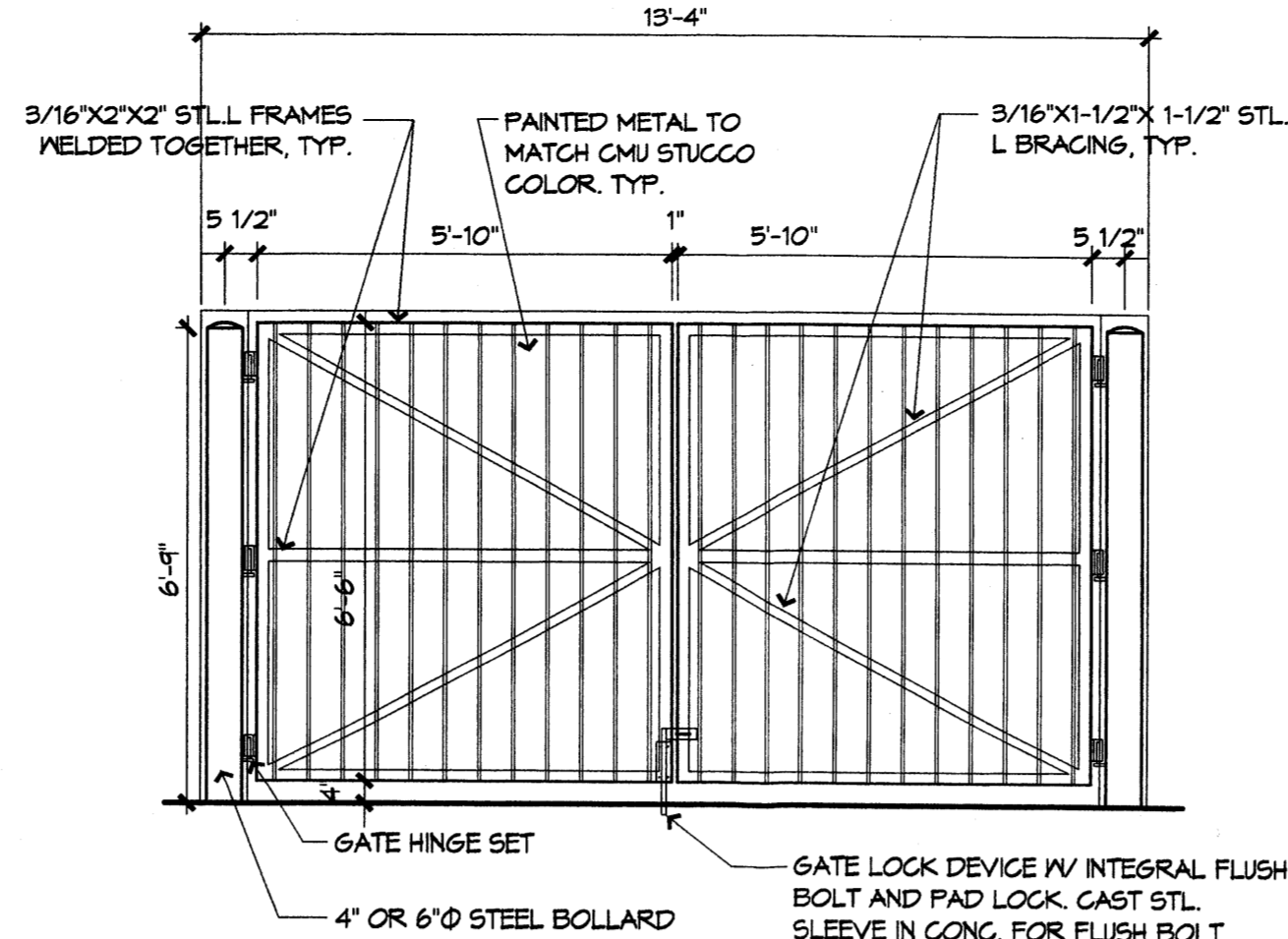
SHEET NO.



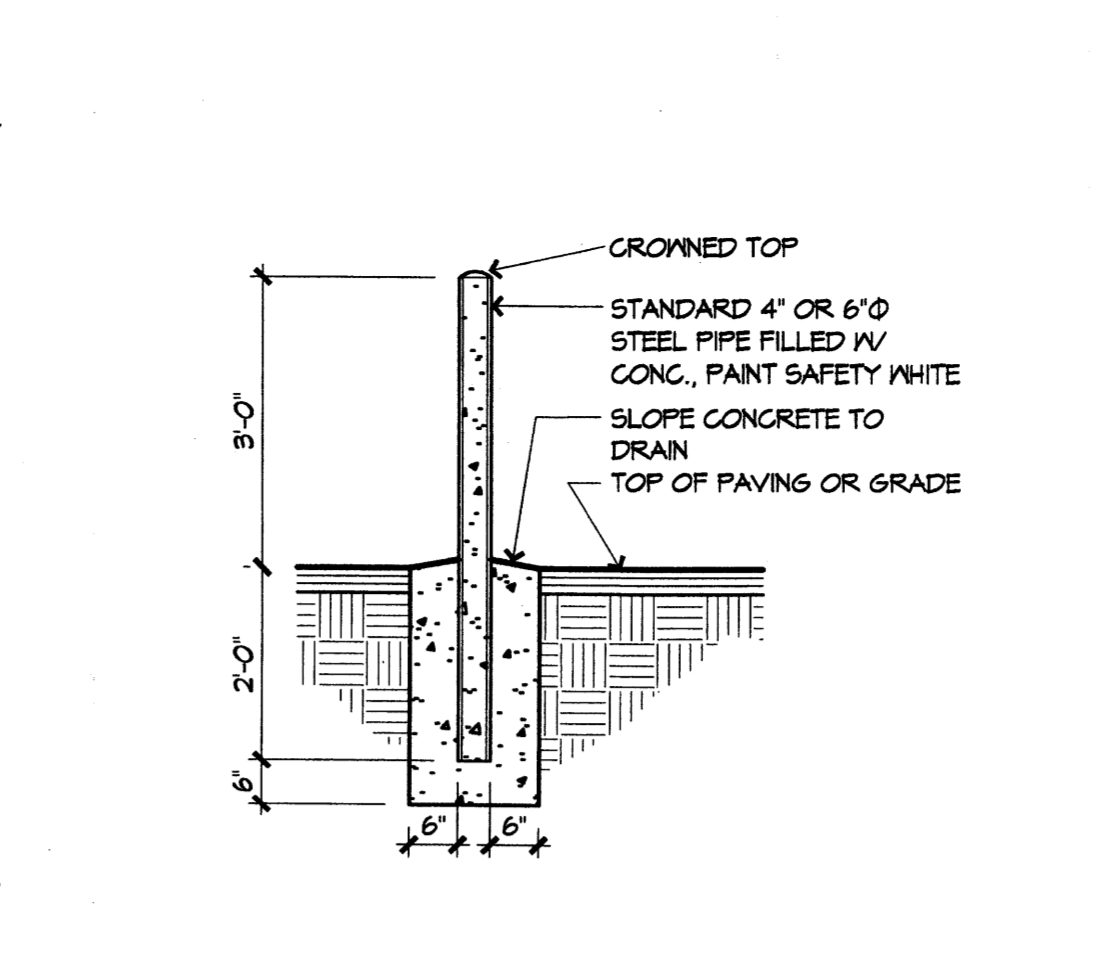
**A1 SITE SECTION**  
1/8" = 1'-0"



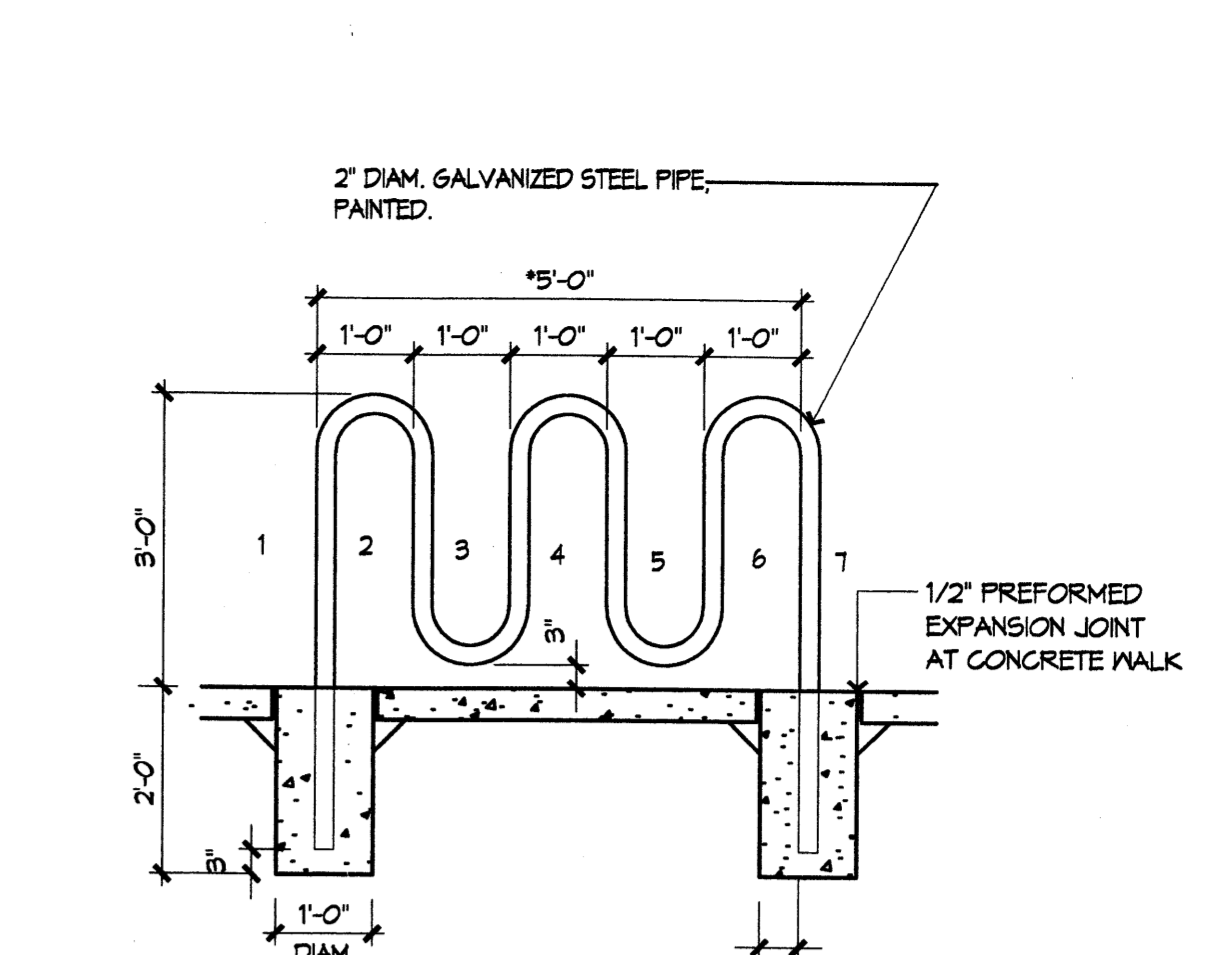
**A2 SINGLE REFUSE ENCLOSURE**  
1/8" = 1'-0"



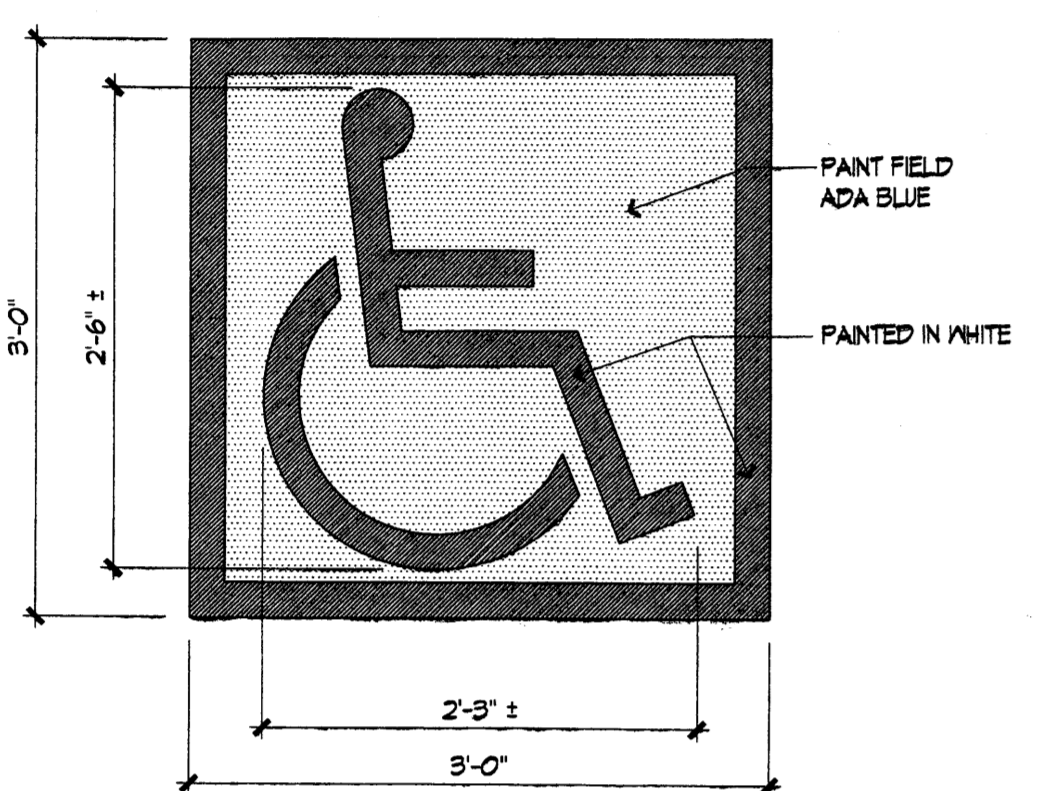
**A3 GATE ELEVATION**  
3/8" = 1'-0"



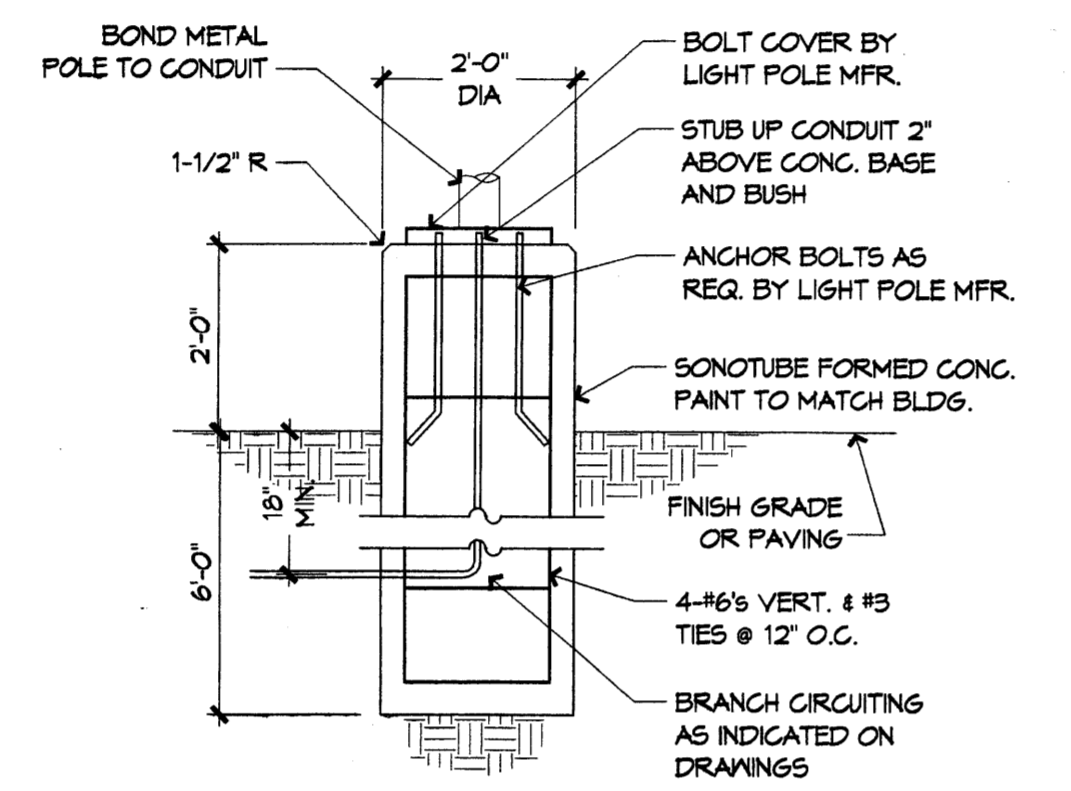
**A4 BOLLARD DETAIL**  
1/2" = 1'-0"



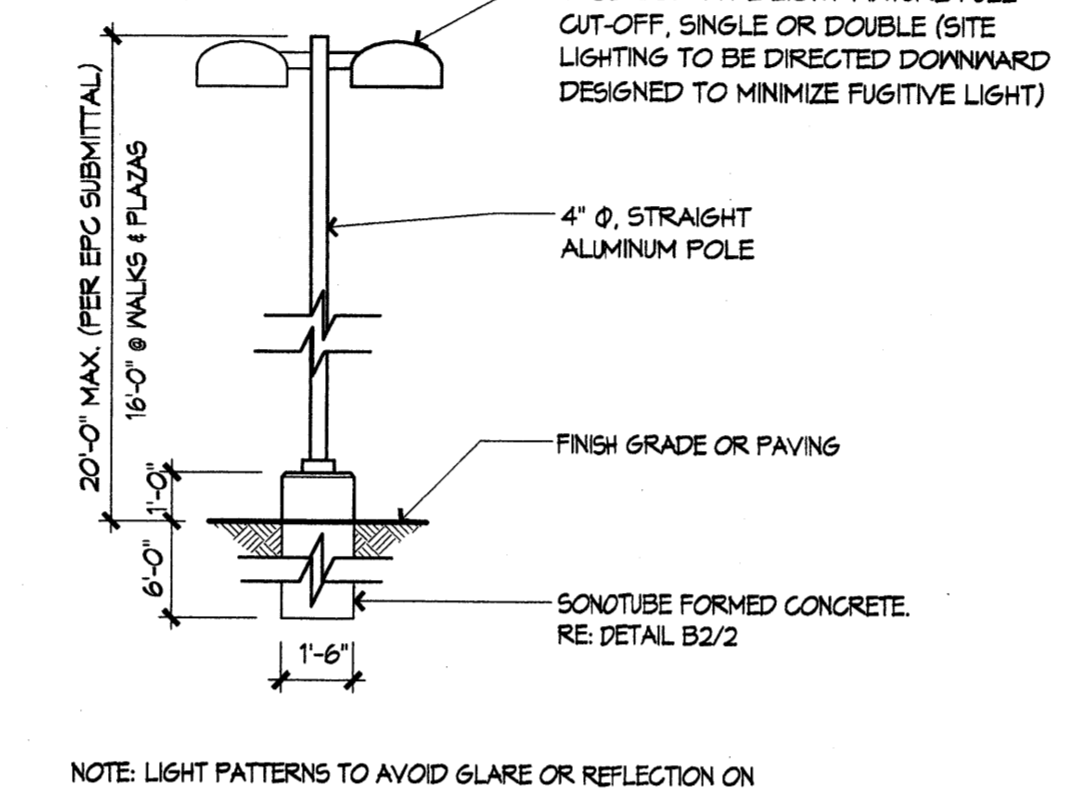
**A5 BIKE RACK DETAIL**  
1/2" = 1'-0"



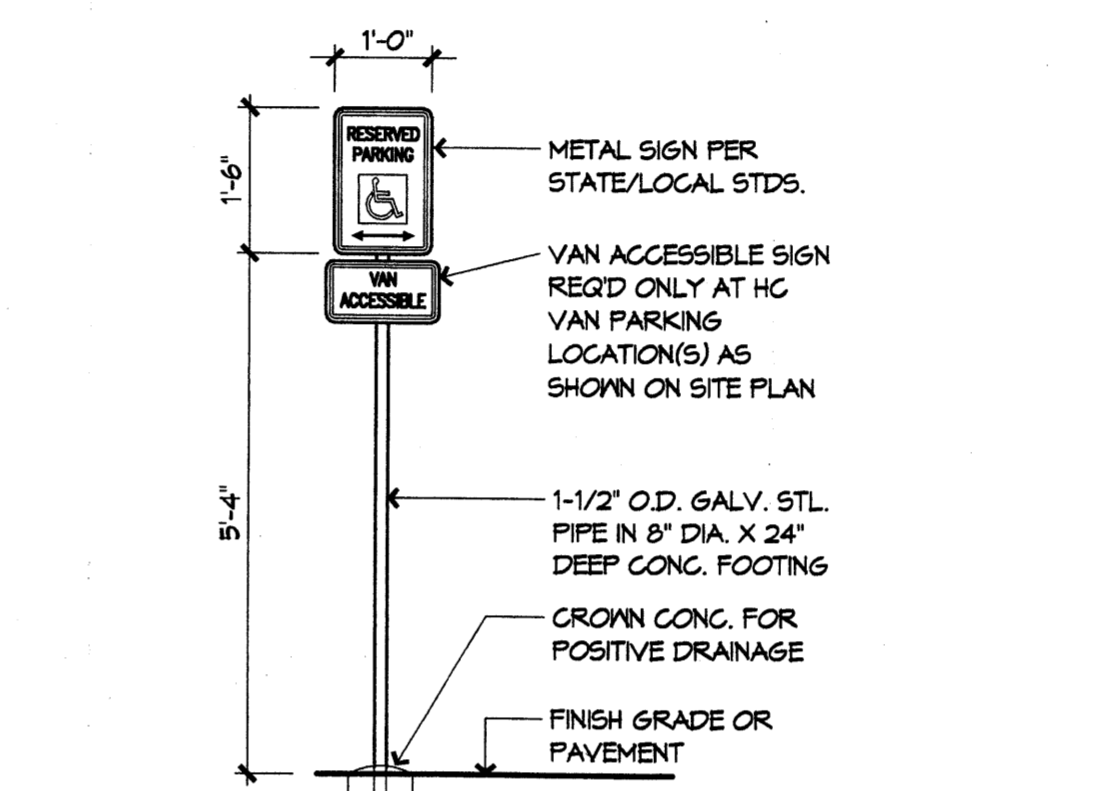
**B1 ACCESSIBLE LOGO**  
1" = 1'-0"



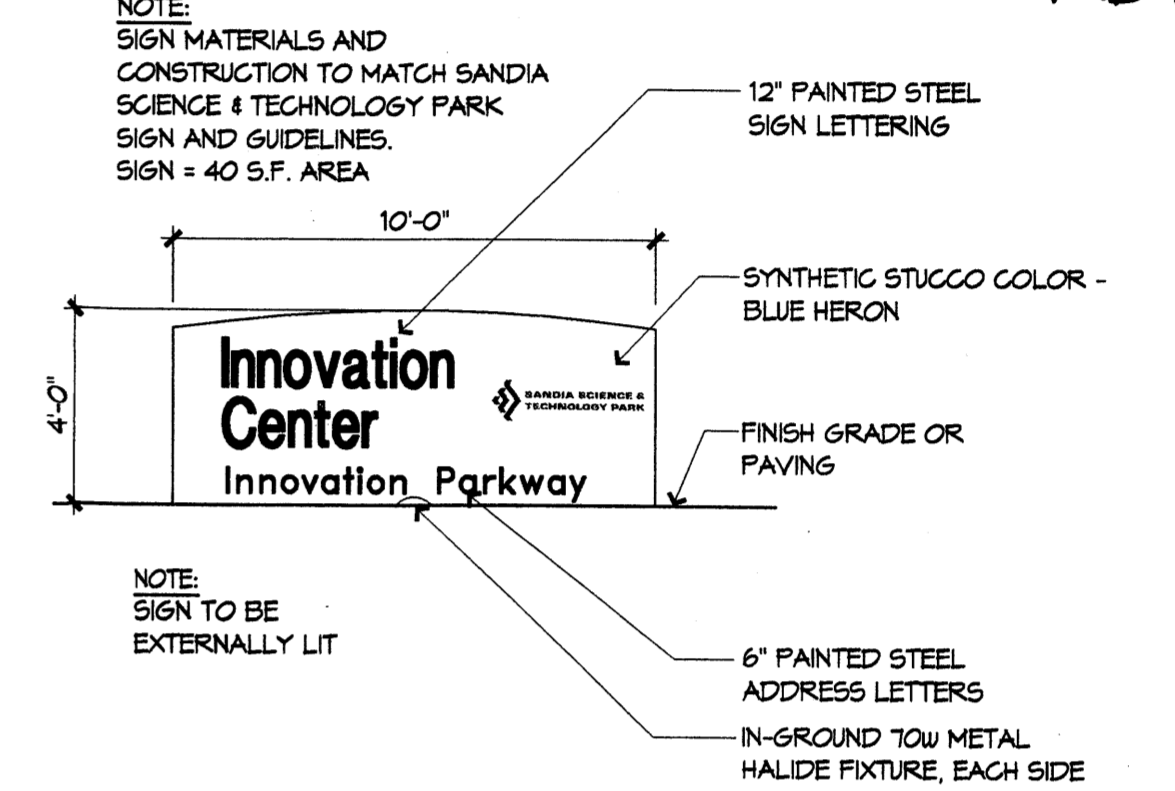
**B2 LIGHT POLE BASE**  
1/4" = 1'-0"



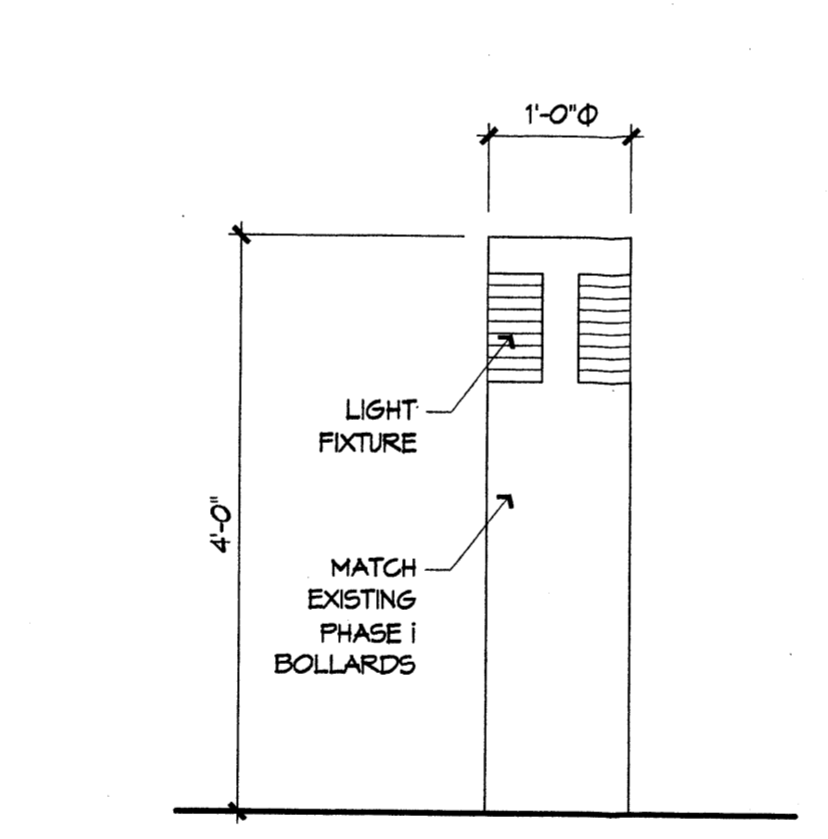
**B3 LIGHT STANDARD ELEVATION**  
1/4" = 1'-0"



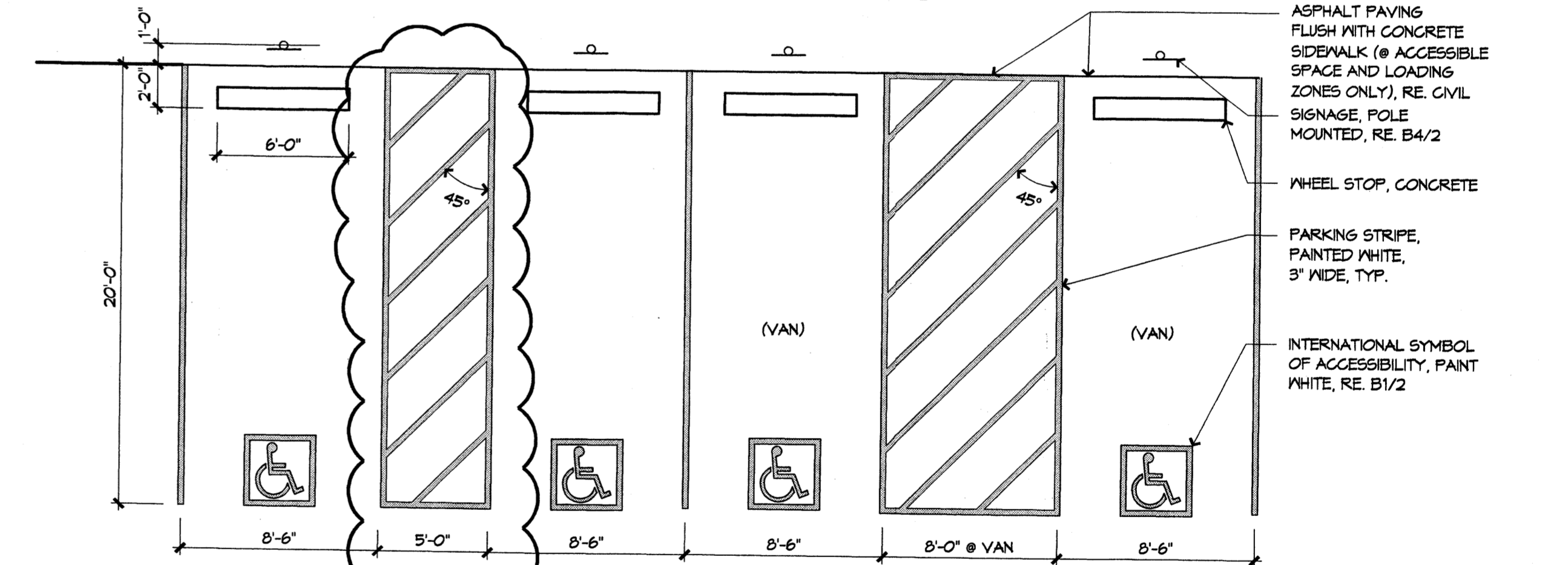
**B4 H.C. SIGN ELEVATION**  
1/2" = 1'-0"



**B5 MONUMENT SIGN ELEVATION**  
1/4" = 1'-0"



**C3 LIGHT BOLLARD**  
3/4" = 1'-0"



**C4 ACCESSIBLE PARKING, TYP.**  
3/16" = 1'-0"



△	comments	7/24/06	adf
△	comments	3/15/06	rmm
△	comments	8/16/05	
△	comments	5/31/05	

DRAWN BY drr/cmj

REVIEWED BY CMJ

DATE 4/25/05

PROJECT NO.

DRAWING NAME

Landscape  
Plan

SHEET NO.

3

**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.

Tree Requirements: 1 per 1500sf landscape area/ 1 per 6 parking spaces, 1 tree 20' o.c. on Innovation Parkway, and 1 per 30' o.c. on Research Road.

Santa Ana Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

Shrubs shall be planted a minimum of 3' from tree trunk, for ease of maintenance.

**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/backflow preventer 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.

**PLANT LEGEND - COMMON AREA**  
PHASE 2

	EXISTING TREE		SPANISH GOLD BROOM (L) 7 Cytisus purgens 5 Gal. 24sf
	CHINESE PISTACHE (M) 2 Pistacia chinensis 24" Box		RED HESPERALOE (L) 3 Hesperaloe parviflora 5 Gal. 16sf
	DESERT WILLOW (L) 3 Chilopsis linearis 15 Gal. Multi Trunk 225 sf		BEARGRASS (L) 8 Nolina erumpens 1 Gal. 20sf
	DESERT OLIVE (M) 4 Forestiera neomexicana 15 Gal. 225 sf		DESERT PRICKLY PEAR (L) 4 Cholla argentea 1 Gal. 9sf
	CREeping ROSEMARY (L) 6 Rosmarinus officinalis 'prostratus' 1 Gal. 9sf		CREeping BASKET-OF-GOLD (L) 4 Alyssum montanum 1 Gal. 2sf
	BLUE SELECT CATMINT (L) 34 Nepeta x foassenii 'Blue Select' 4" Pots 2sf		AUTUMN SAGE (L) 4 Salvia greggii 2 Gal. 4sf
	TRAILING ROSEMARY (L) 8 Rosmarinus officinalis 'Prostratus' 1 Gal. 16sf		COMMERCIAL GRADE STEEL EDGE
	MINUS CREeping THYME (L) 6 Thymus serpyllum 'Minus' 4" Pots 2sf		NEW GRAVEL TRAIL TO MATCH EXISTING
	HEAVENLY BLUE MAT SPEEDWELL (L) Veronica rupestris 'Heavenly Blue' 4" Pots 2sf		COMPACTED CRUSHER-FINE WITH FILTER FABRIC
			SOD

**PLANT LEGEND**  
PHASE 2

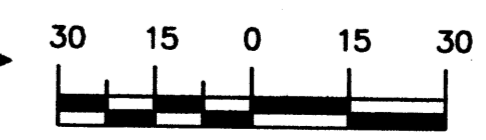
	MODESTO ASH (M) 23 Fraxinus velutina 6" Gal. 16sf		AUSTRIAN PINE (M) 4 Pinus nigra 6" Gal. 16sf
	DESERT WILLOW (L) 6 Chilopsis linearis 15 Gal. Multi Trunk 225sf		NEW MEXICO OLIVE (M) 6 Forestiera neomexicana 15 Gal. 225sf
	BUTTERFLY BUSH (M) 15 Buddleia davidii 5 Gal. 81sf		APACHE PLUME (L) 12 Fallugia paradoxa 5 Gal. 25sf
	ROSEMARY (M) 35 Rosmarinus officinalis 2 Gal. 36sf		RUSSIAN SAGE (M) 18 Perovskia atriplicifolia 5 Gal. 25sf
	INDIAN HAWTHORN (M) 25 Rhoicopsalis indica 5 Gal. 36sf		AUTUMN SAGE (M) 33 Salvia greggii 2 Gal. 9sf
	HALLS HONEYSUCKLE (M) 8 Jasminum 'Holland' 1 Gal. 144sf Symbol indicates three plants.		ORNAMENTAL GRASS (M) 44 1 Gal. 25sf
	SCOTCH BROOM (M) 23 Cytisus scoparius 1 Gal. 16sf		MAIDEN GRASS REGAL MIST FOUNTAIN GRASS BLUE AVENA BLUE FESCUE BEAR GRASS
	SANTA ANA TAN WITH FILTER FABRIC 2" DEEP		WILDFLOWER 66 1 Gal. 4sf Including but not limited to: BLACK EYE SUSAN, PENSTEMON, SANTOLINA, PRIMROSE, YARROW, BLANKET FLOWER, SNOW IN SUMMER, POPPY, DAYLILIES, ICEPLANT, RED HOT POKER, AND CONEFLOWER.
	OVERSIZED GRAVEL SLOPES 3:1 OR GREATER		

**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA	91544	square feet
TOTAL BUILDINGS AREA	24628	square feet
NET LOT AREA	66916	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	10037	square feet
TOTAL BED PROVIDED	13049	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	9787	square feet
TOTAL GROUND COVER PROVIDED	12794	square feet
TOTAL LANDSCAPE PROVIDED	13049	square feet



**GRAPHIC SCALE**

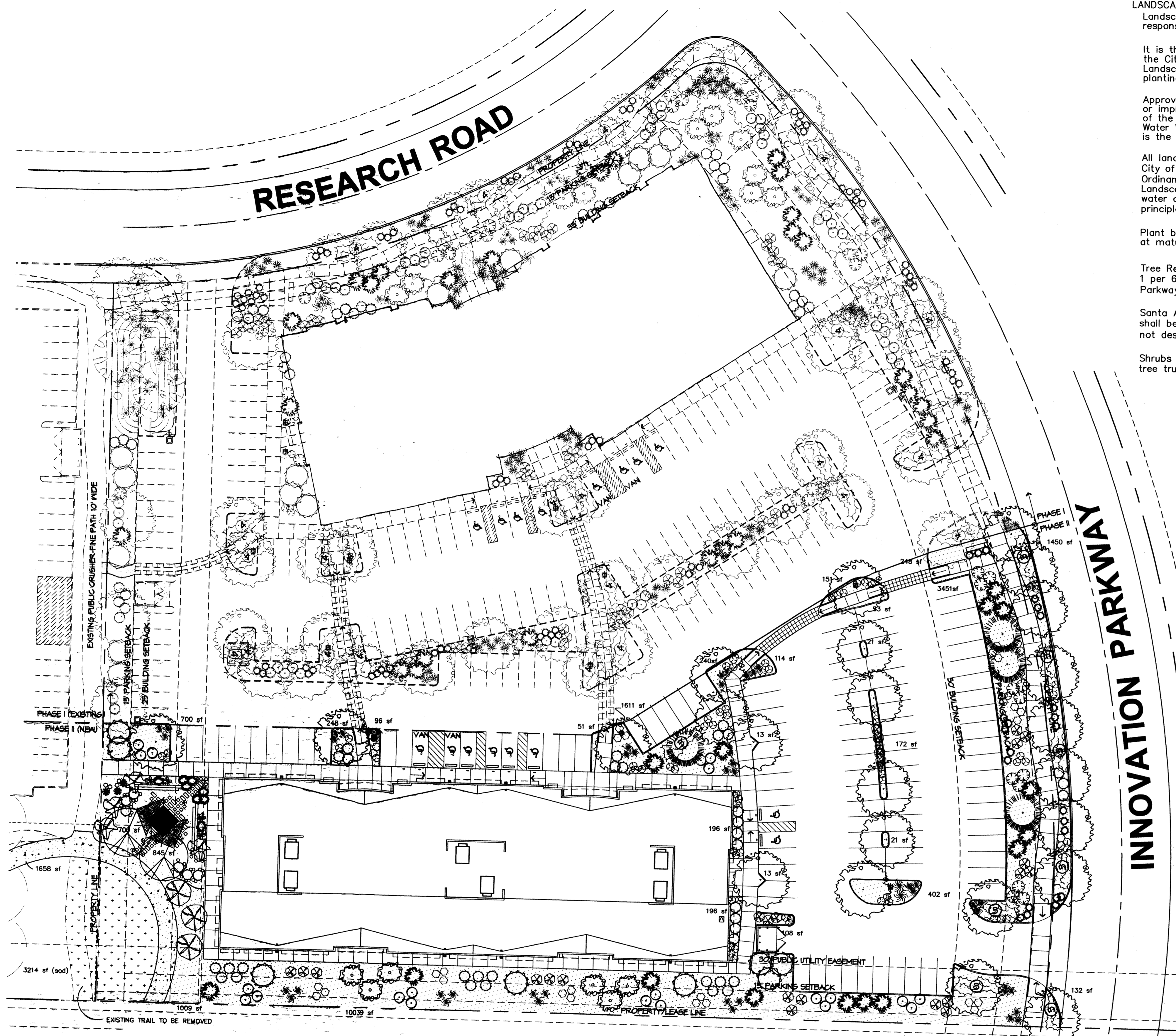


SCALE: 1"=30'

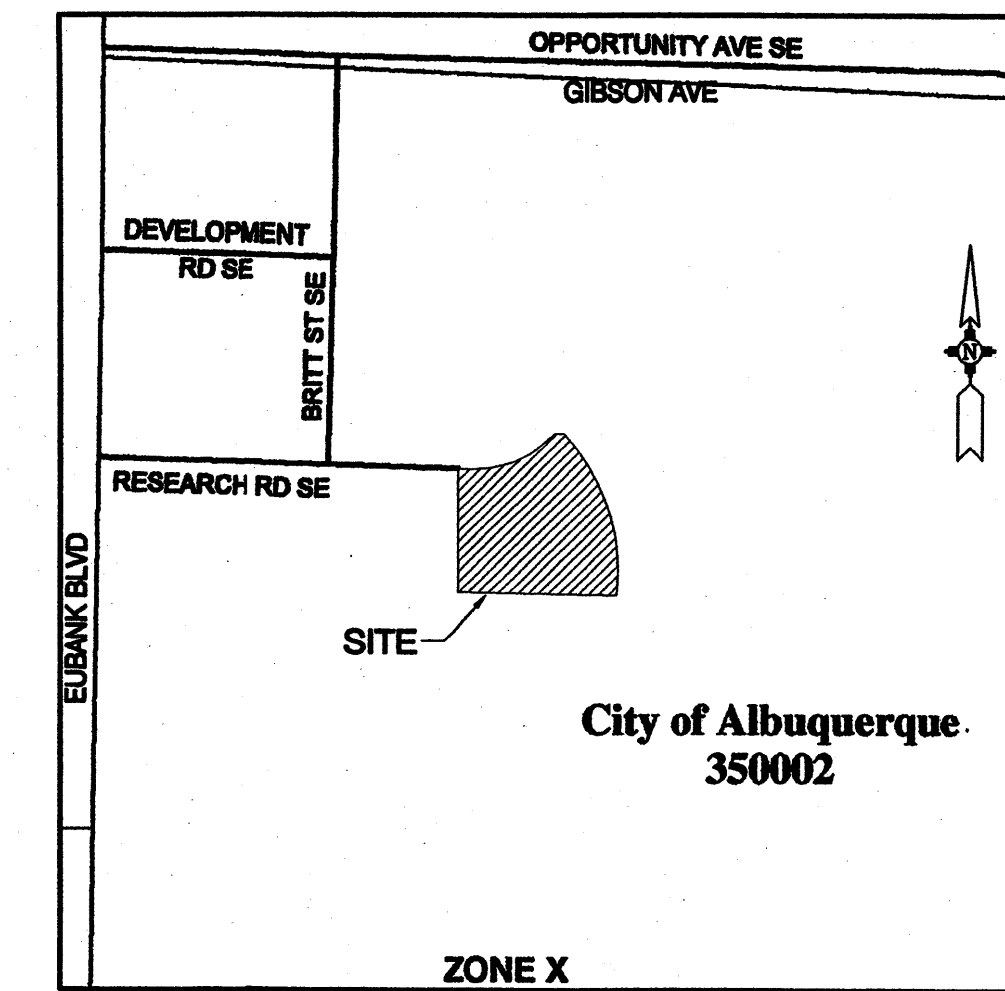


**The Hilltop**  
LANDSCAPE ARCHITECTS & CONTRACTORS  
Cont. Lic. #26458  
7909 Edith N.E.  
Albuquerque, NM 87184  
Ph. (505) 898-9690  
Fax (505) 898-7737  
cjohnson@hilltoplandscaping.com

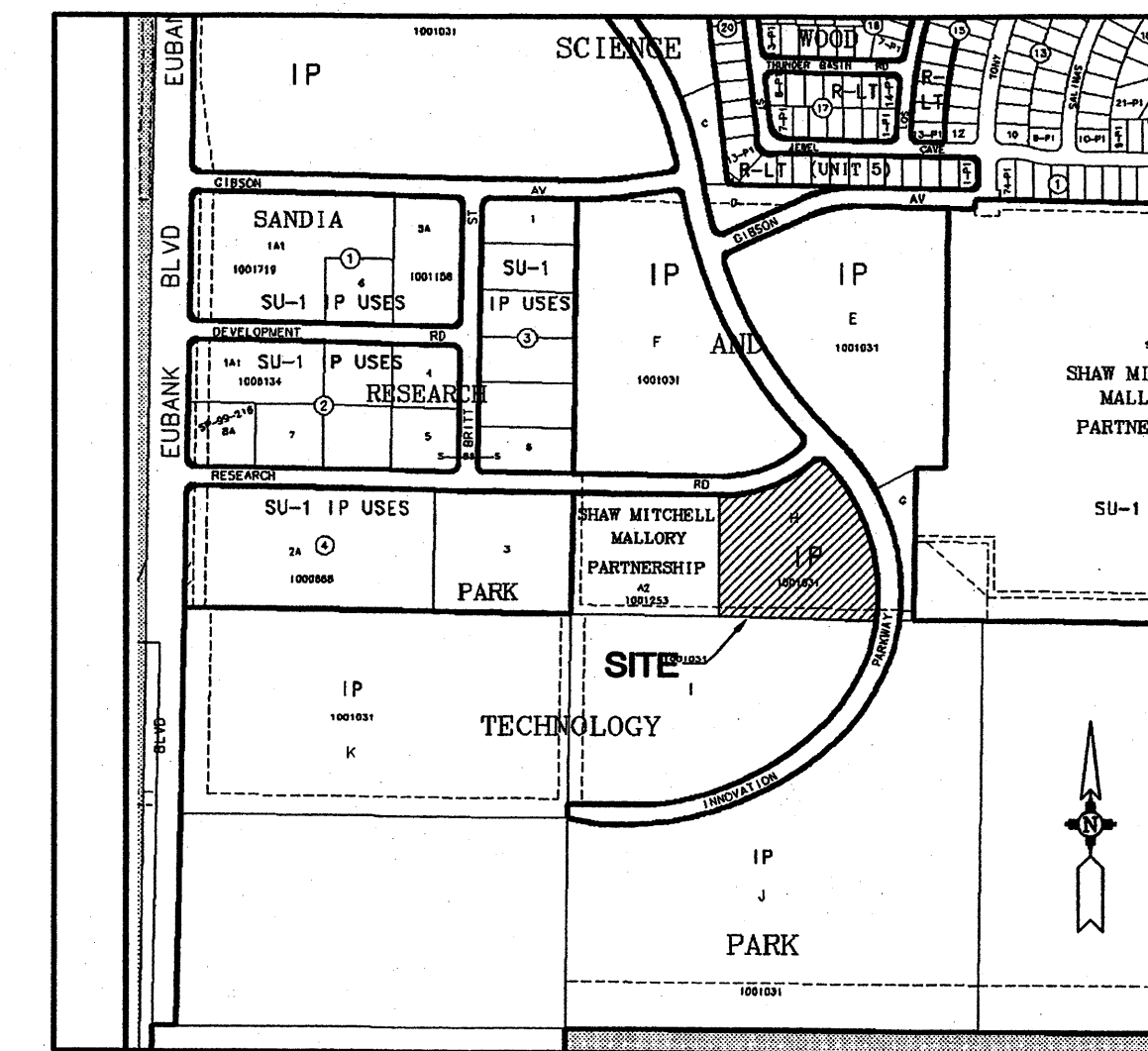
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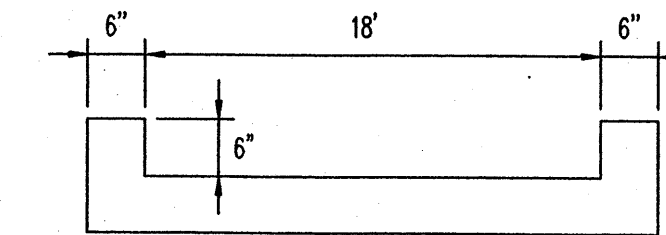




**ZONE X  
FLOOD INSURANCE RATE MAP**  
FEMA MAP # 35001C 0367F

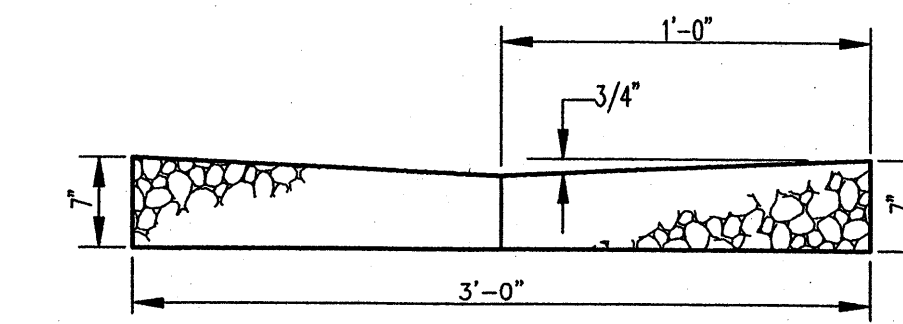


**LOCATION MAP**  
ZONE ATLAS INDEX MAP No. M-21-Z



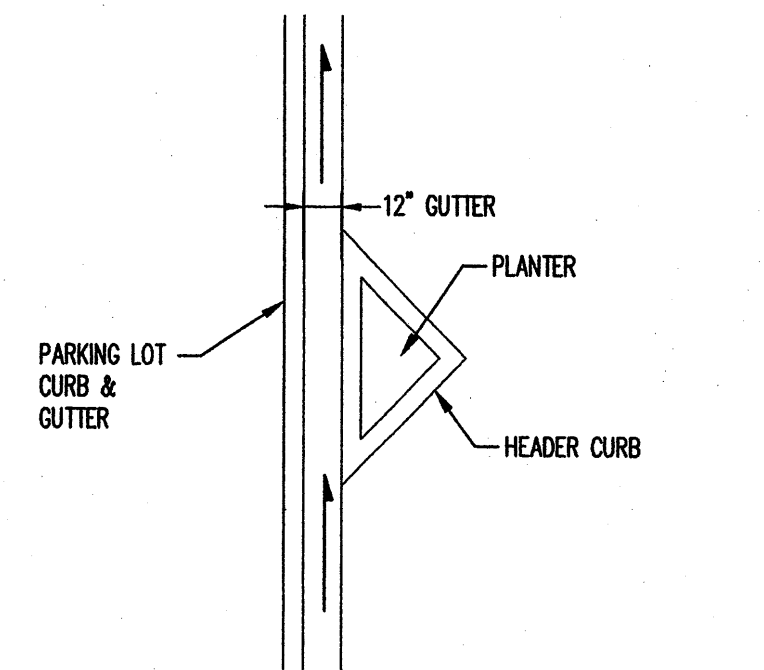
**1 RIBBON CHANNEL TYPICAL SECTION**

N.T.S.



**2 VALLEY GUTTER TYPICAL SECTION**

N.T.S.



**3 GUTTER DETAIL AT PLANTER**

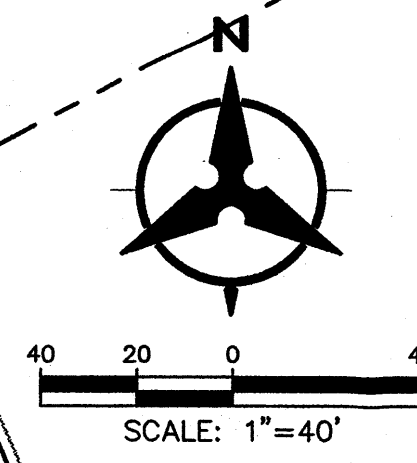
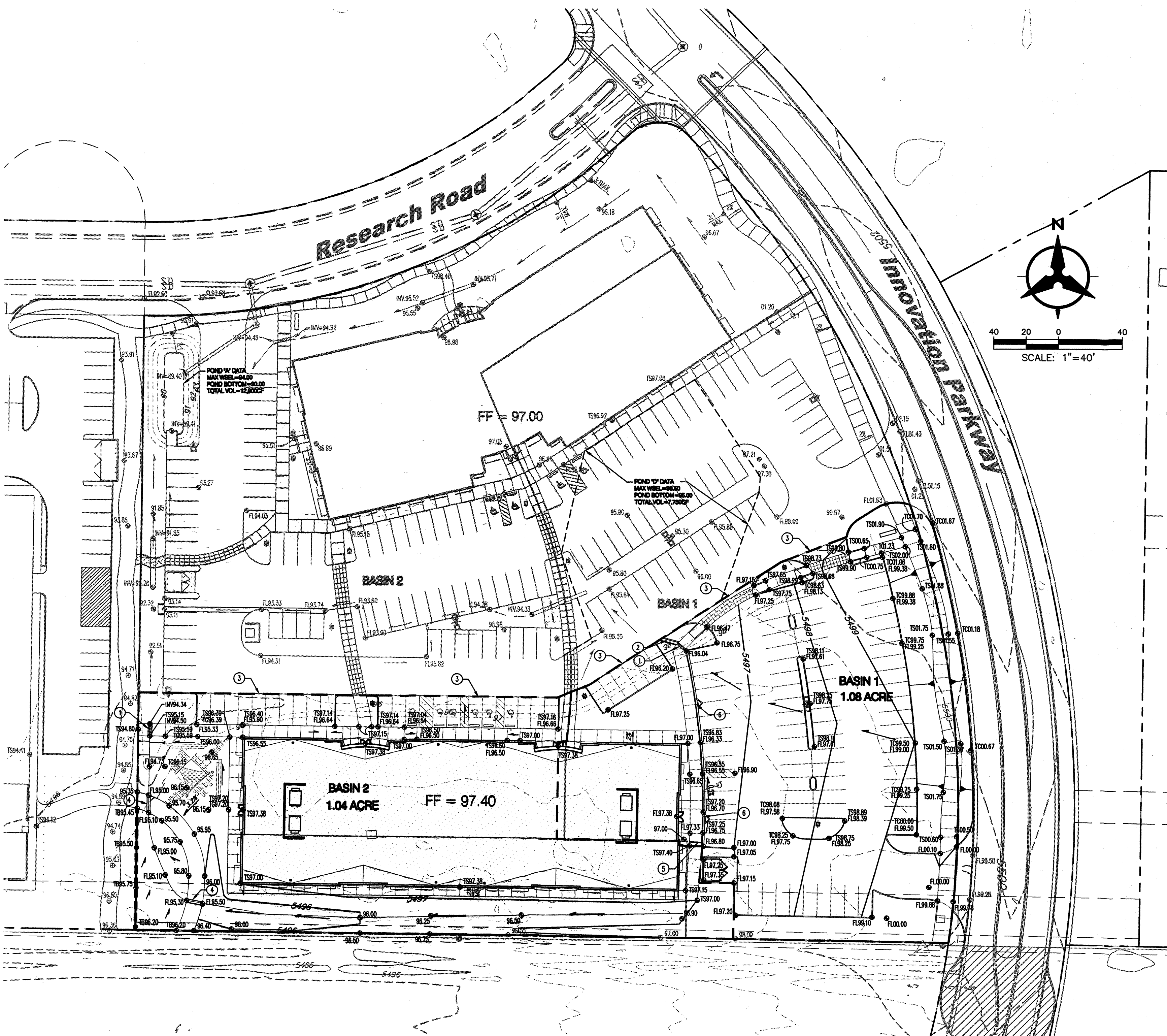
N.T.S.

**GRADING & DRAINAGE KEYED NOTES**

1. INSTALL 18" SIDEWALK CULVERT PER COA STD DWG 2236.
2. INSTALL CONCRETE RIBBON CHANNEL PER DETAIL 1 THIS SHEET.
3. MATCH EXISTING PAVEMENT.
4. INSTALL 2" WIDE VALLEY GUTTER PER DETAIL 2 THIS SHEET.
5. INSTALL 4" DRAIN PIPE.
6. INSTALL GUTTER SECTION PER DETAIL 3 THIS SHEET.

**GRADING NOTES**

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES PER DETAIL ON SHEET C203 AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.



**DRAINAGE MANAGEMENT PLAN**

**I. INTRODUCTION**

The purpose of this submittal is to present a final grading and drainage plan for a one-story buildings and corresponding parking lots on the corner of Innovation Parkway and Research Road. This submittal is made in order to support building permit approval.

**II. SITE LOCATION AND EXISTING CONDITIONS**

The project site is located on the southwest corner of Innovation Parkway and Research Road. The site is located within zone atlas map # M-21-Z, and hydrologic zone 3. A previous phase of this project has been built just north of the site. The Grading and Drainage Plan approved October 21, 2003 (M21/D7C) details the existing and proposed conditions for the full build out of this project. The approved master drainage plan for Sandia Science and Technology Park allows a discharge of 1.57cfs per acre. The full site (Phase I and Phase II) is 4.79 acres which results in maximum allowable runoff of 7.52cfs.

During Phase I, the site was divided into two basins. Due to the design requirements outlined by the Sandia Science and Technology Park, two ponds were constructed on site to mitigate flows before entering the storm drain in Research Road. Basin 1 drains into Pond D. Pond D's outflow is controlled with a 12" storm drain pipe. Pond D and Basin 2 will then drain into Pond A. Pond A uses a 12" storm drain to control flow into the existing 18" storm drain that ultimately drains into the 36" storm drain along Research Road. The discharge is regulated by the 12" diameter pipe. This flow was analyzed via AHYMO to be 7.25cfs which is less than the maximum allowable flow of 7.52cfs.

**III. PROPOSED HYDROLOGIC CONDITIONS**

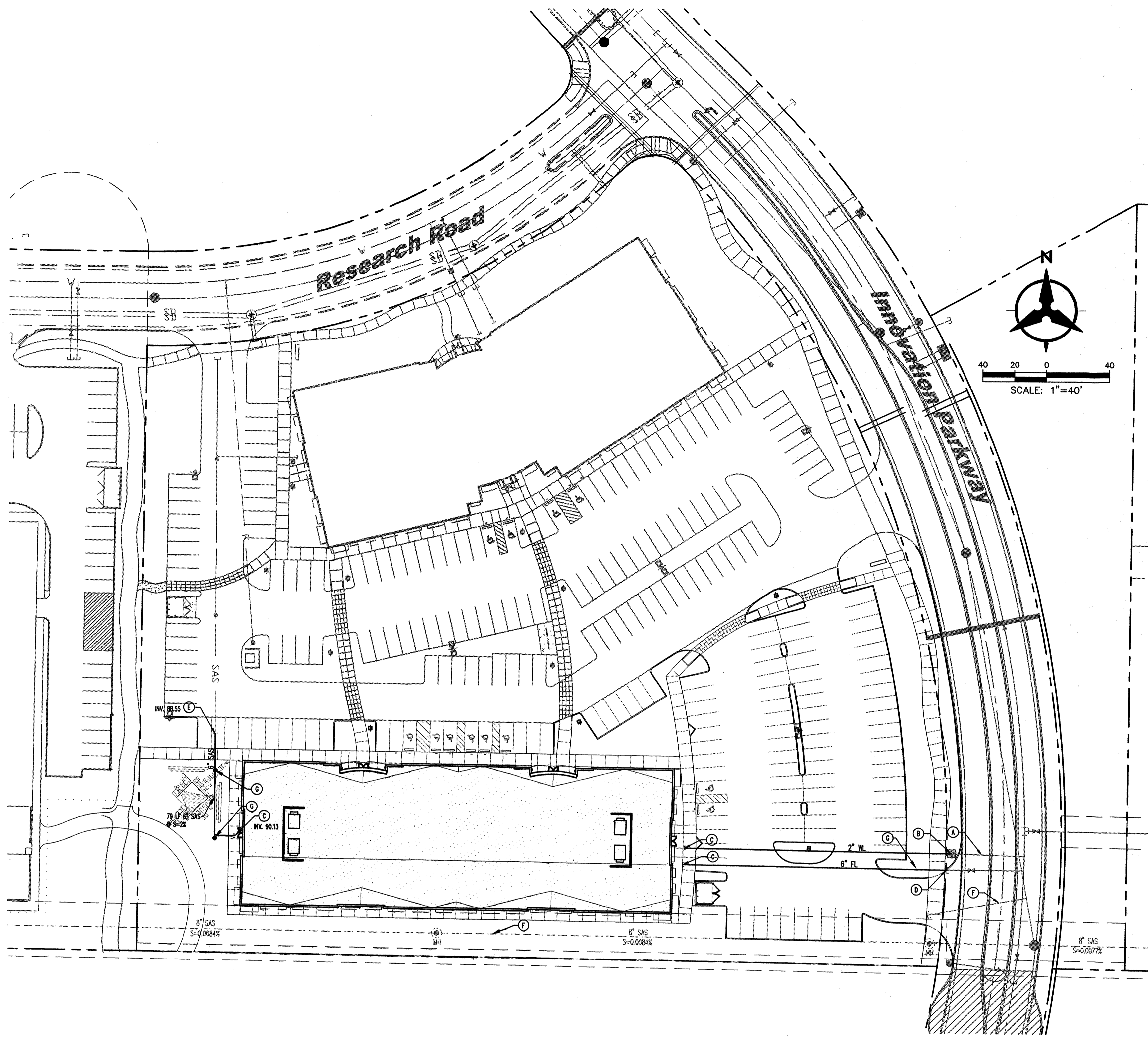
In accordance with Phase I, Basins 1 and 2 will be formed along with two new detention ponds. Drainage from this site will be conveyed by surface flow across the site through these two detention ponds. There was a slight increase in impervious area in Basin 2 which resulted in an increase in runoff of less than 1% (0.08cfs increase). This increase will be insignificant as the analysis allowed for 0.27cfs.

**V. CONCLUSION**

The final phase and previously constructed ponds ensure the outflow for the 100yr storm event does not surpass the 7.52cfs allowable flow required by the SS&TP. The improvements proposed with this final grading and drainage plan are capable of safely passing the 100 year storm and meet city requirements. With this submittal, we are seeking city hydrology approval for building permit.

Innovation Park Phase II										
Proposed Conditions Basin Data Table										
This table is based on the DPM Section 22.2, Zone: 3										
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac)	Q(100) (CFS)	V(100) (inches)	V(100) (CF)
			A	B	C	D				
<b>Existing Conditions</b>										
1	46920	1.08	0.0%	10.0%	10.0%	80.0%	4.62	4.98	2.11	8246
2	45440	1.04	0.0%	10.0%	10.0%	80.0%	4.62	4.82	2.11	7986
<b>TOTAL</b>	<b>92360</b>	<b>2.12</b>	-	-	-	-	<b>4.62</b>	<b>9.80</b>	<b>4.22</b>	<b>32465</b>
<b>Proposed Conditions</b>										
1	46920	1.08	0.0%	10.0%	10.0%	80.0%	4.62	4.98	2.11	8246
2	45440	1.04	0.0%	10.0%	5.0%	85.0%	4.70	4.90	2.16	8189
<b>TOTAL</b>	<b>92360</b>	<b>2.12</b>	-	-	-	-	<b>4.66</b>	<b>9.88</b>	<b>4.27</b>	<b>32876</b>





**GENERAL NOTES**

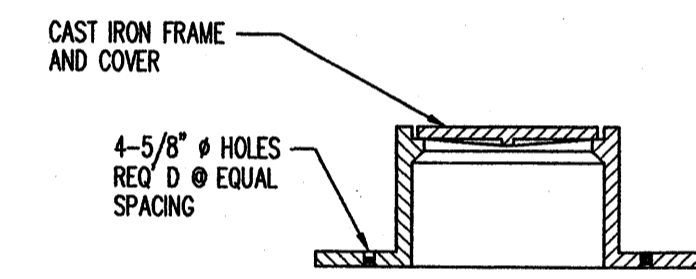
1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADEING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADES AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

**UTILITY NOTES**

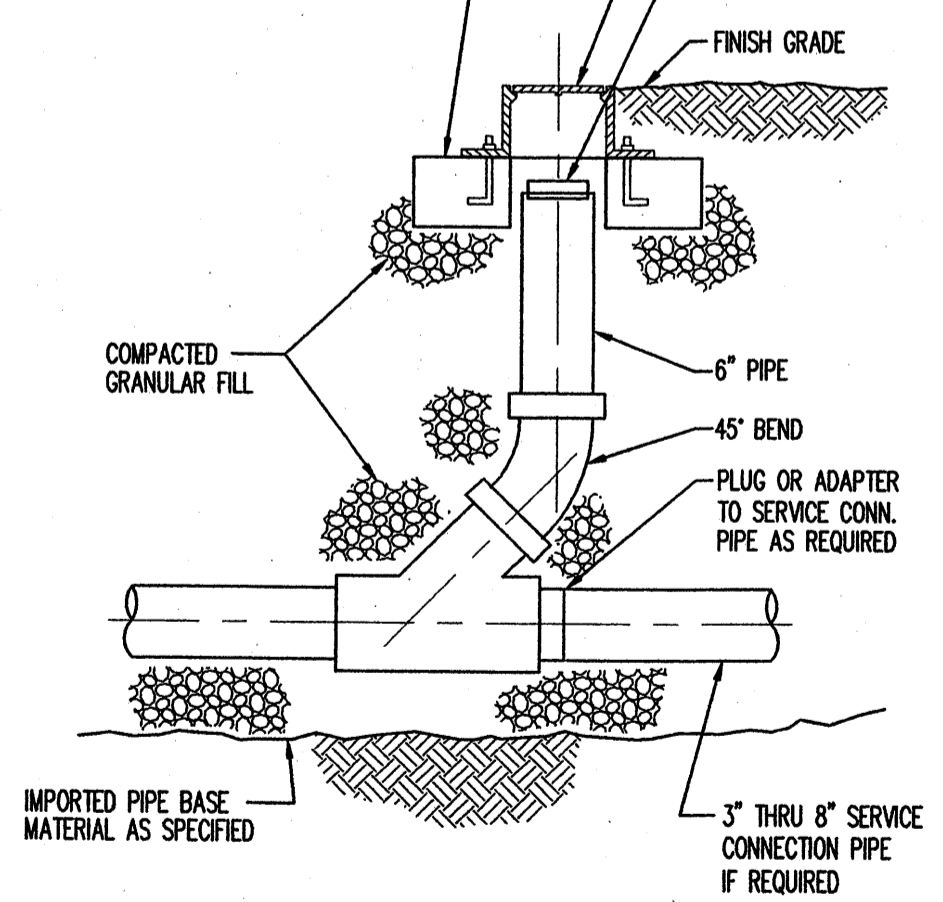
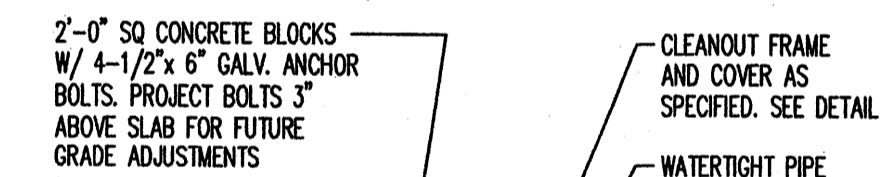
1. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 48" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE IAPMO UNIFORM PLUMBING CODE, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE ( $\pm 0.5'$ ) SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.
7. ALL VALVES SHALL BE ANCHORED PER CDA STANDARD DWG. 2333.
8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

**UTILITY KEYED NOTES**

- A. EXISTING WATER SERVICE LINE.
- B. INSTALL NEW 1 1/2" WATER METER & METER BOX.
- C. STUB TO WITHIN 5' OF BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
- D. TIE NEW 6" FIRE LINE TO EXISTING 6" STUB OUT.
- E. TIE NEW 6" SAS TO EXISTING SAS STUB OUT.
- F. EXISTING SAS SERVICE LINE, NOT USED.
- G. CONSTRUCT CLEANOUT PER DETAIL THIS SHEET.



**CLEANOUT  
FRAME & COVER**  
N.T.S.



**CLEANOUT**  
N.T.S.

REVISIONS

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REVIEWED BY	ELB
DATE	09/28/05
PROJECT NO.	05028
DRAWING NAME	

UTILITY  
PLAN



**ADMINISTRATIVE  
APPROVAL**

ENGINEER

PROJECT

**SANDIA SCIENCE &  
TECHNOLOGY PARK**

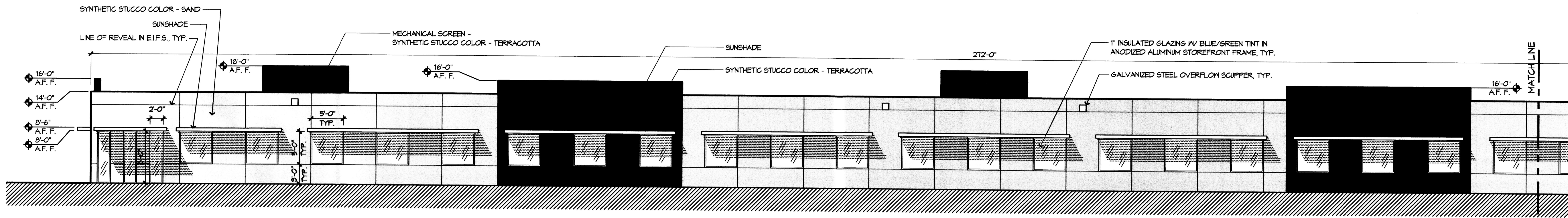
**II Innovation Center**  
Research Road  
Albuquerque, New Mexico

REVISIONS

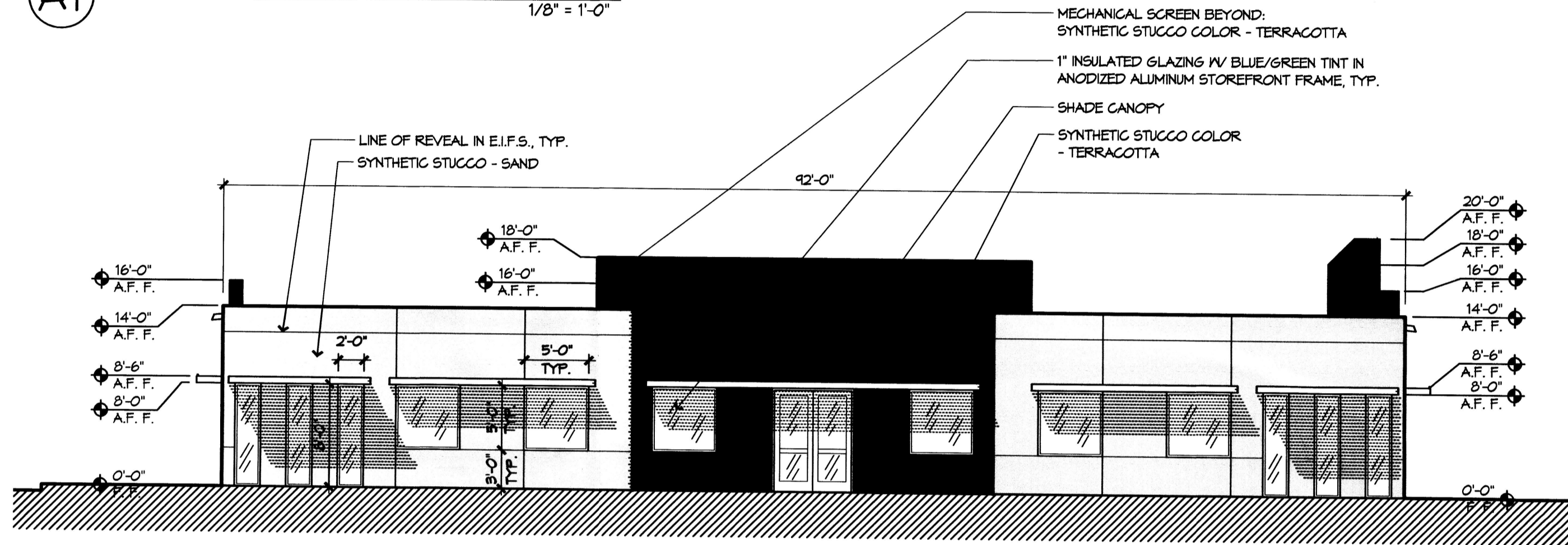
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DRAWN BY: ST  
REVIEWED BY: TG  
DATE: 04/01/06  
PROJECT NO.: 05028  
DRAWING NAME:  
**EXTERIOR  
ELEVATIONS**

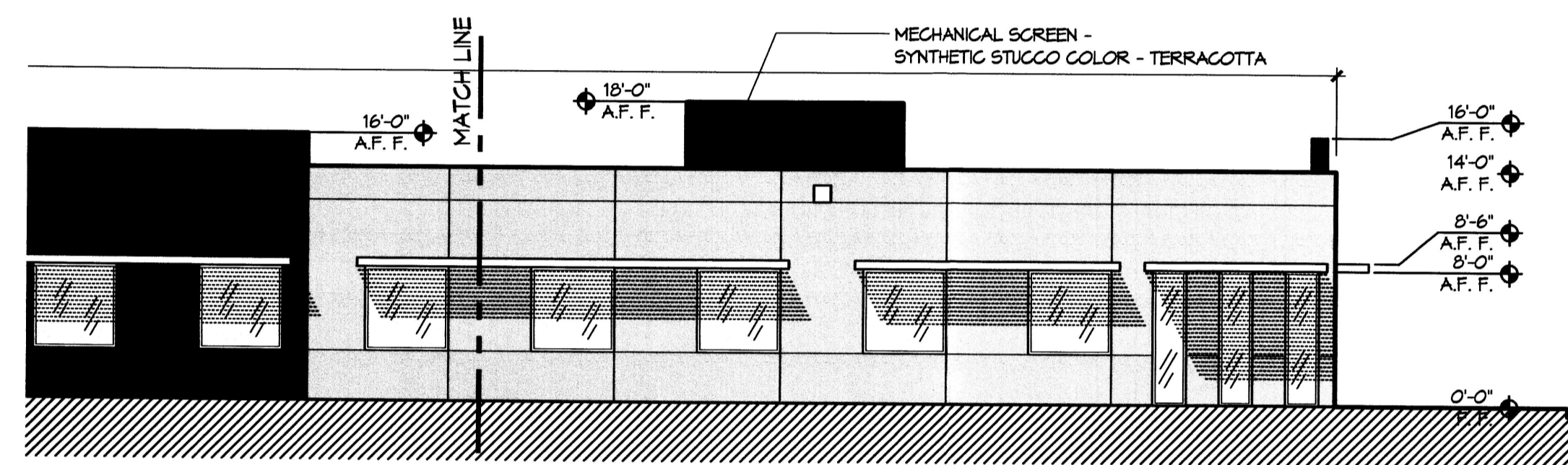
SHEET NO.



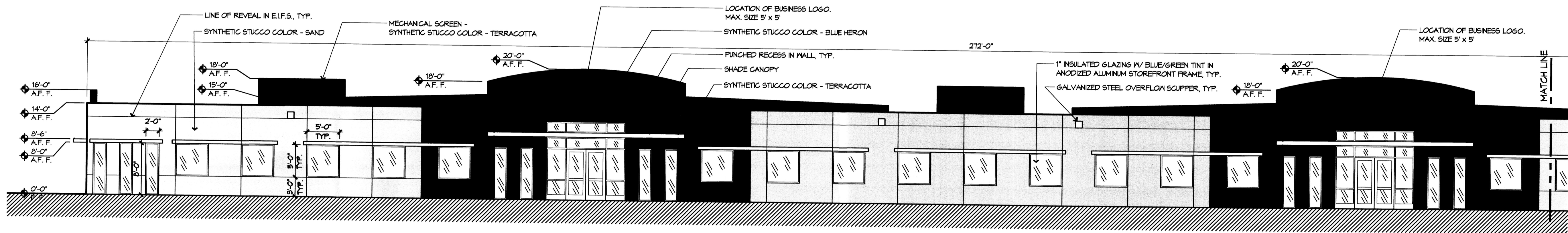
**A1 SOUTH ELEVATION**  
1/8" = 1'-0"



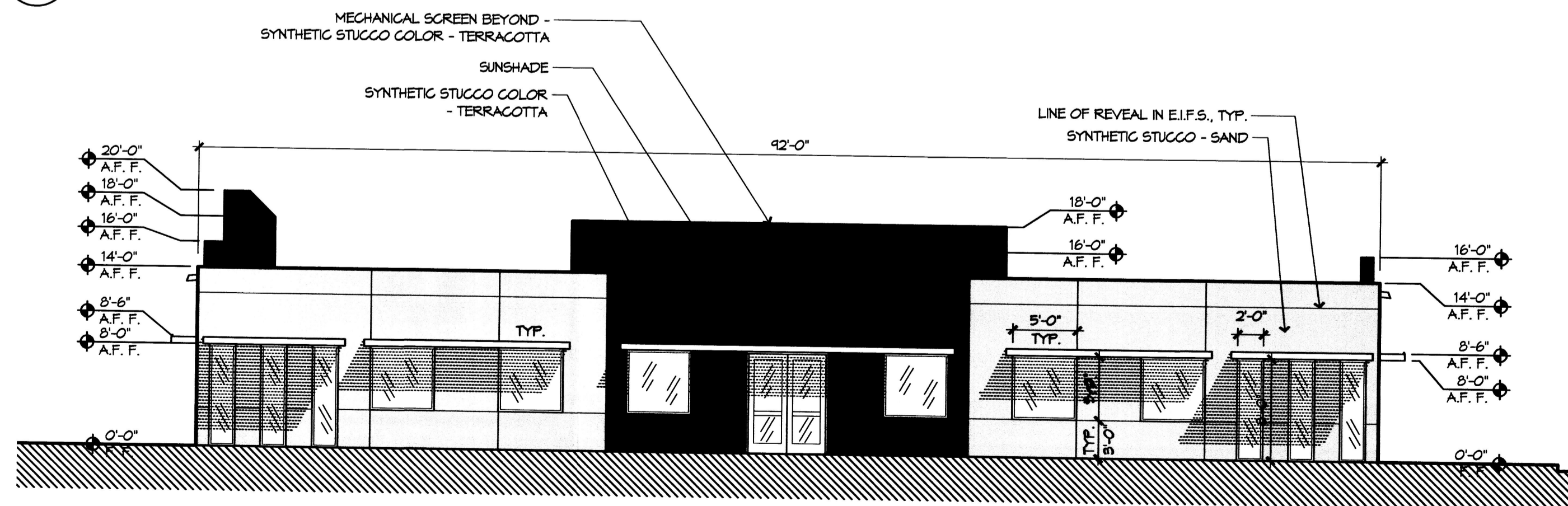
**B1 EAST ELEVATION**  
1/8" = 1'-0"



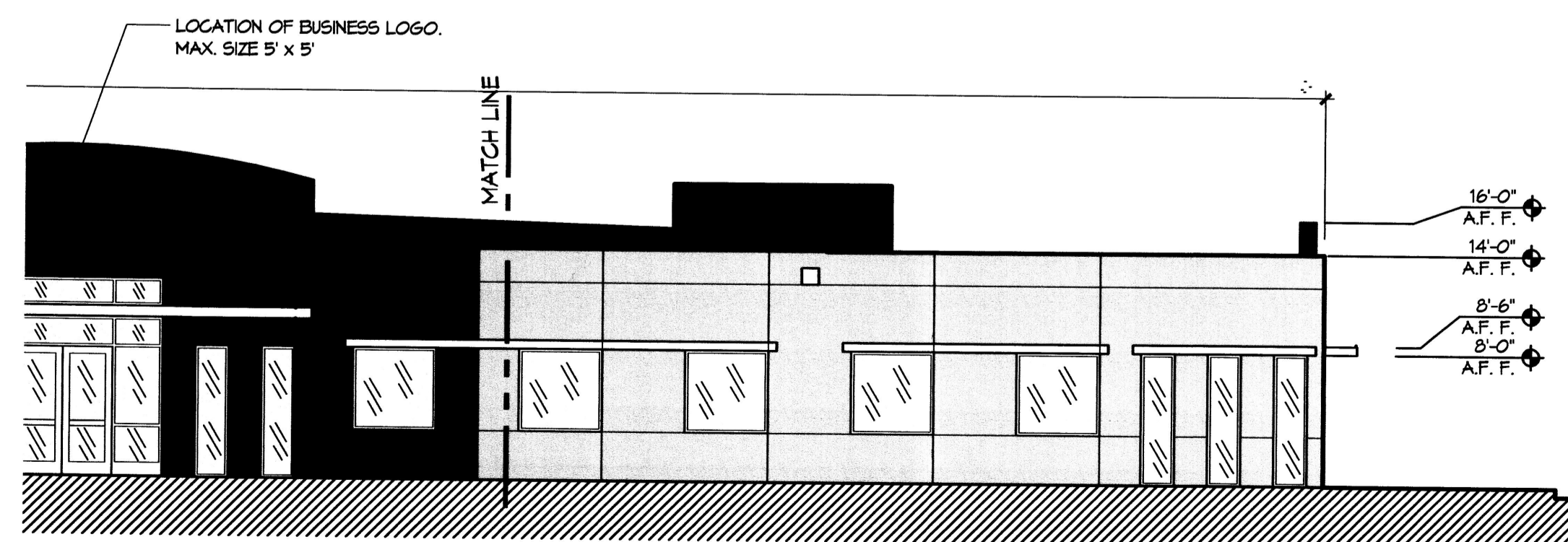
**B4 SOUTH ELEVATION**  
1/8" = 1'-0"



**C1 NORTH ELEVATION**  
1/8" = 1'-0"



**D1 WEST ELEVATION**  
1/8" = 1'-0"



**D4 NORTH ELEVATION**  
1/8" = 1'-0"



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**II Innovation Center**  
Research Road  
Albuquerque, New Mexico

REVISIONS

△	8-11-06	COA comments
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DRAWN BY: ST  
REVIEWED BY: TG  
DATE: 04/01/06  
PROJECT NO.: 05028

**AMENDED**  
SITE PLAN FOR  
BUILDING PERMIT

**BUILDING, SITE & PARKING DATA**

Legal Description:  
4.11 ACRE PORTION OF SOUTHWEST CORNER OF TRACT A, LANDS OF SHAM, MITCHELL MALLORY PARTNERSHIP, JANUARY 22, 1999, VOLUME 94C, FOLIO 14

Albuquerque Zoning Code

- Lot area: 91,544 sf (2.1 acres)
- Zone: 50-1 IP - Industrial Park
- Total building square footage: 24,628 sf
- Signage:
  - Maximum: One freestanding (monumental) sign, 50 sf/face
  - Provided: 10' x 4' = 40 sf/face
- Structure height:
  - Maximum allowed: 120' or less than 45° from property line
  - Actual height of building: 20' (outside of 45°)
- Lot size: no more than 50% buildings (24,628 / 91,544 = 27% < 50%) = .27 F.A.R.
- Parking
  - Required:
    - Phase I Building 'A': 25,475 x 85% = 21,654 sf net leasable area, / 200 = 108 spaces
    - Phase II Building 'B': 24,628 x 85% = 20,934 sf net leasable area, / 200 = 105 spaces
    - Total # parking spaces required = 213
 Handicapped spaces required: 16, provided: 16 (Phases I & II)  
Bicycle parking spaces required: 213 / 20 = 11, provided: 14  
Bicycle parking spaces (incl. 16 H.C. & 20 compact)
  - Phase I: 108 spaces provided
  - Phase II: 105 spaces provided

**SITE DEVELOPMENT PLAN**

APPROVED BY:

City Planning Director, City of Albuquerque Planning Department

*James P. Child*  
Market Developer / A.C.C.

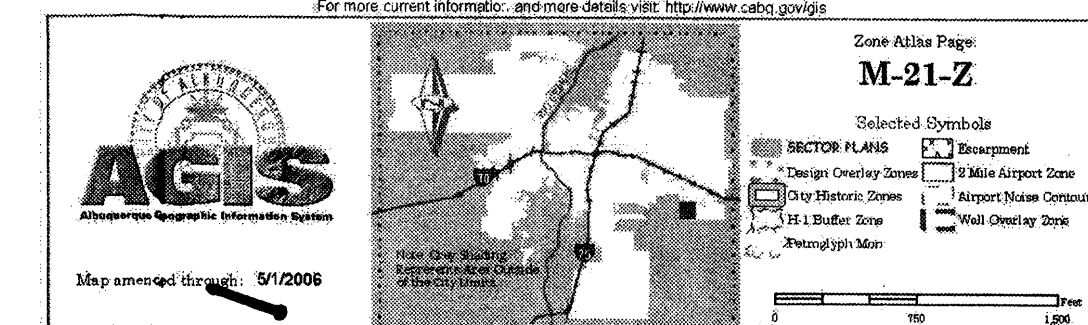
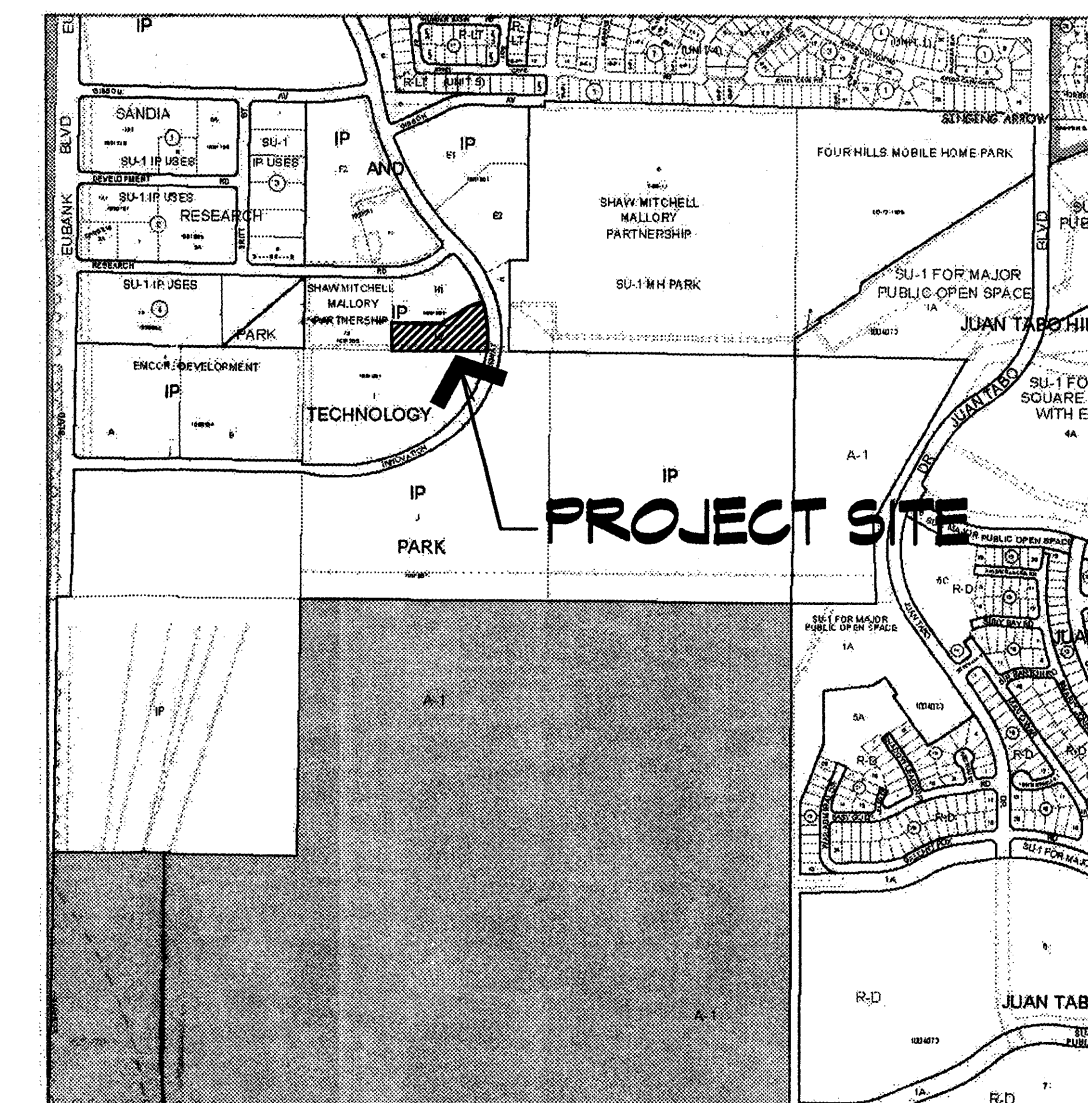
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Date

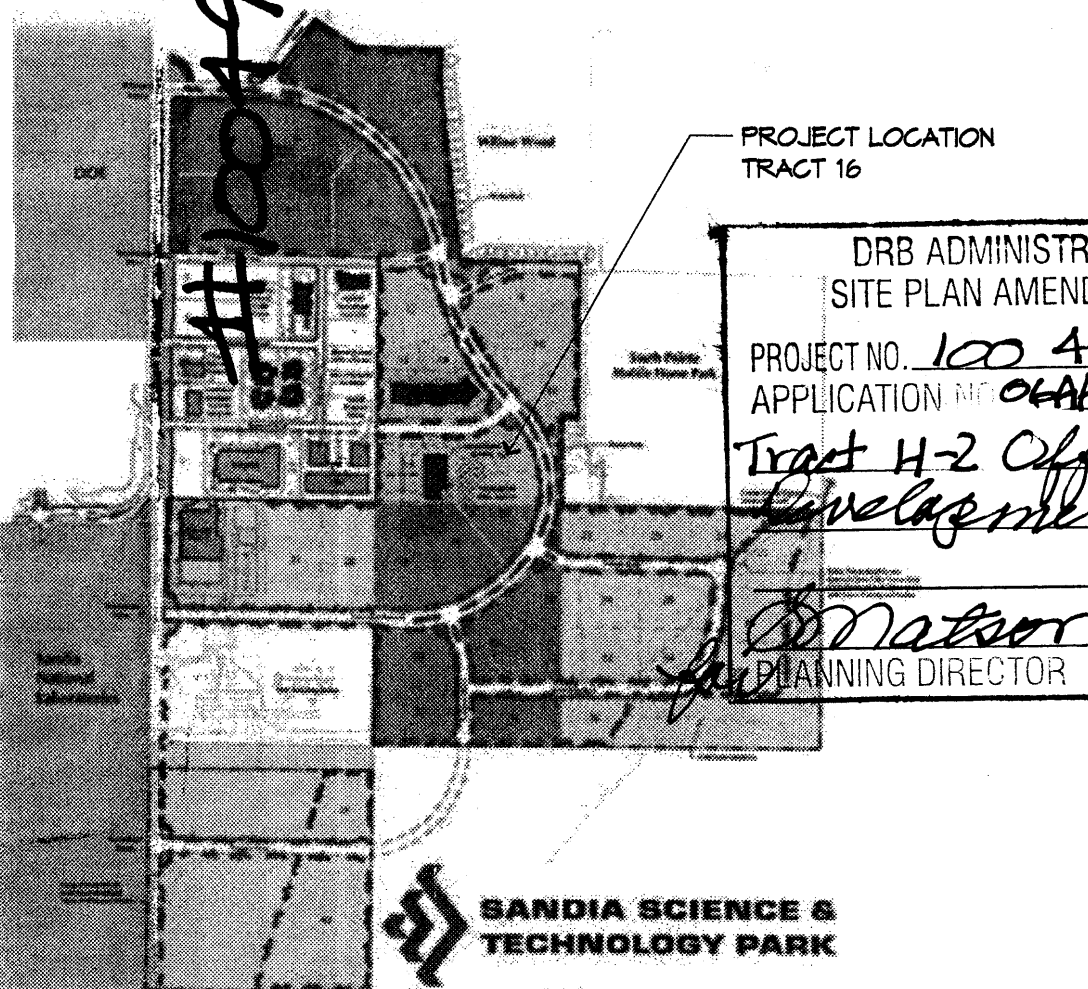
**PROJECT NUMBER:**

This plan is consistent with the specific site development plan for subdivision approval by the Environmental Planning Commission on March 22, 2001 and that the findings and conditions in the Official Notice, Notification of Decision have been complied with.

**SITE VICINITY MAP**



**PROJECT LOCATION**



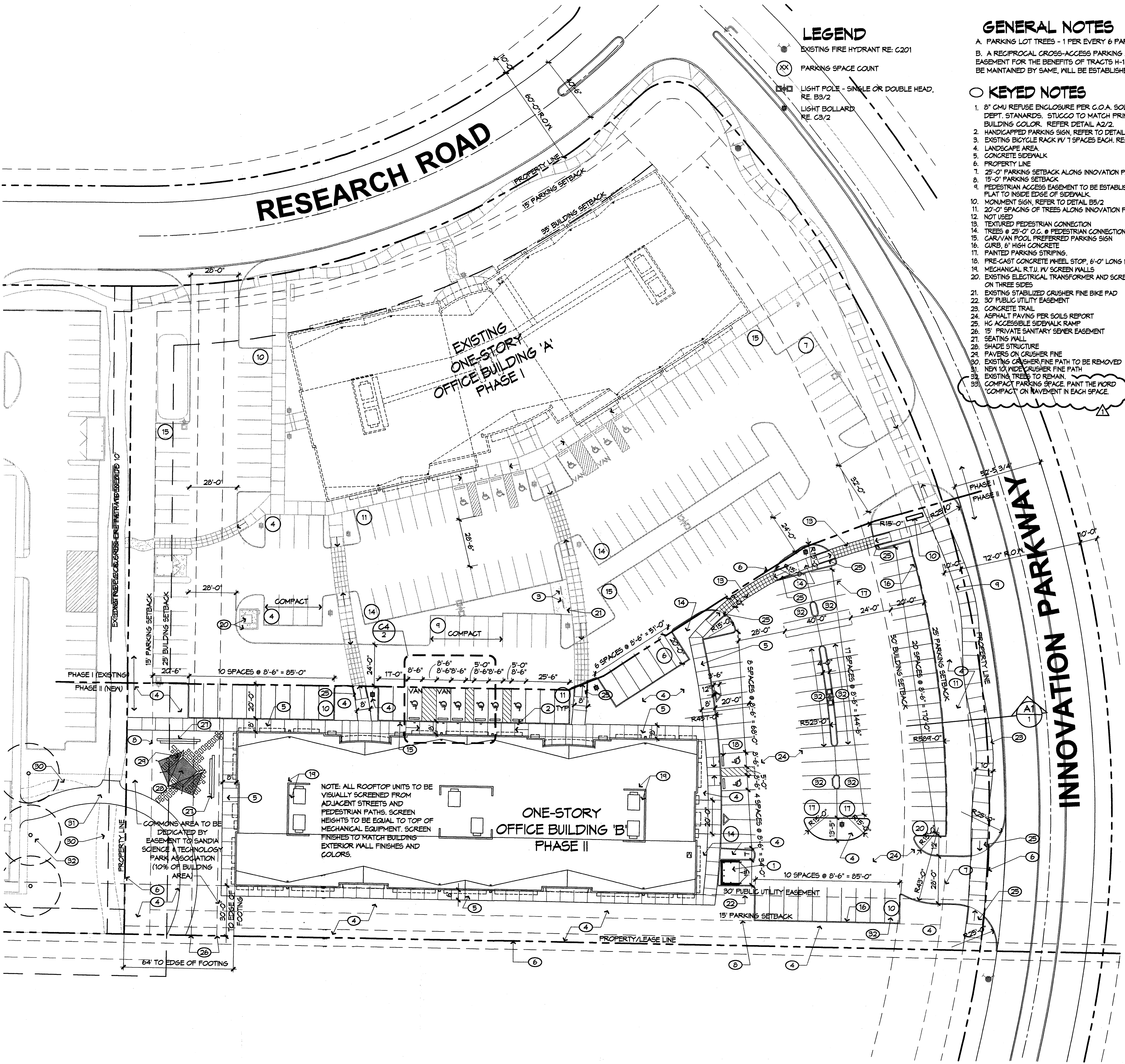
DRB ADMINISTRATIVE  
SITE PLAN AMENDMENT  
PROJECT NO. 100 4991  
APPLICATION NO. 04AA-00940  
Tract H-2 Office  
Development  
*[Signature]* 09/20/06  
PLANNING DIRECTOR DATE

**GENERAL NOTES**

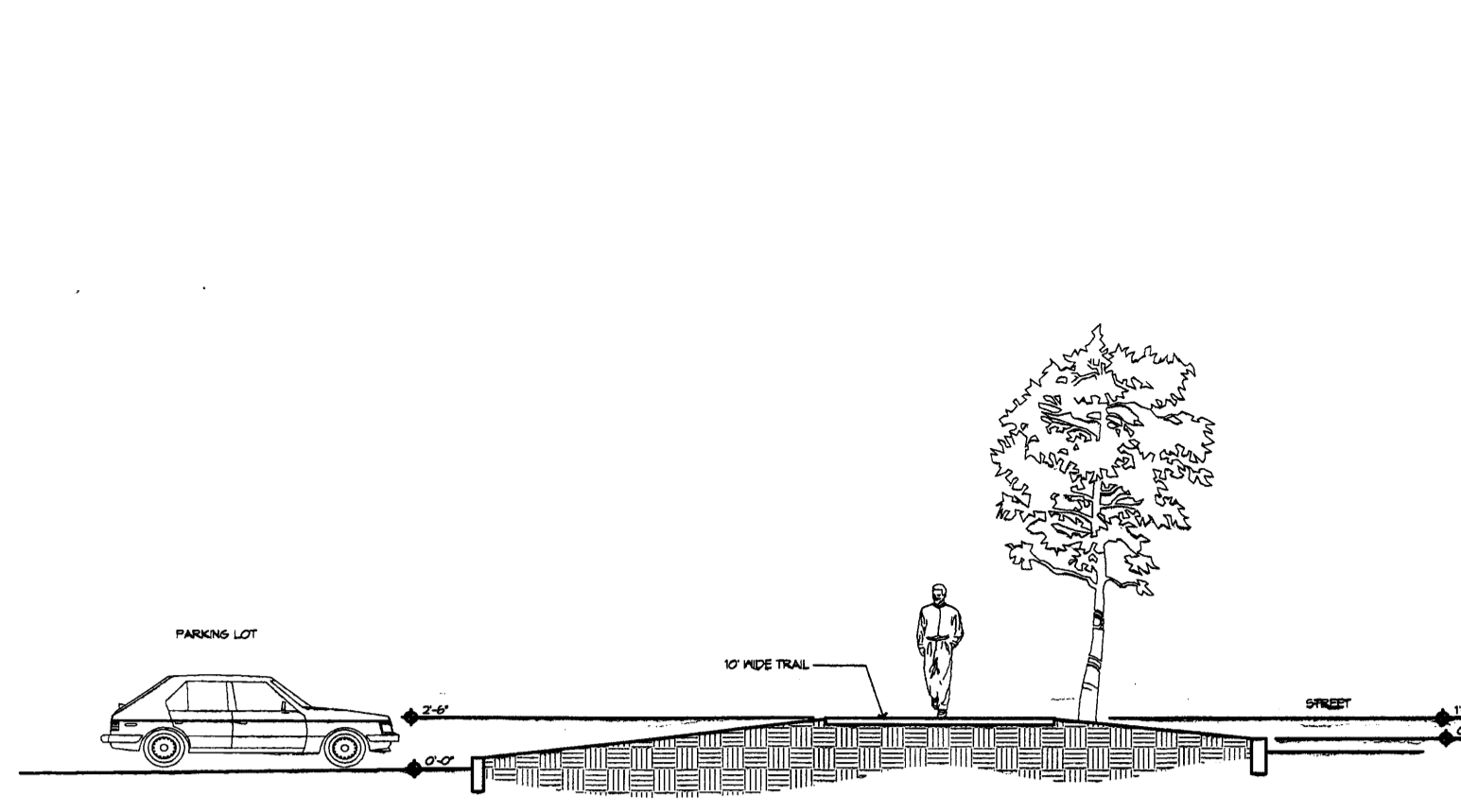
- A. PARKING LOT TREES - 1 PER EVERY 6 PARKING SPACES.  
B. A RECIPROCAL CROSS-ACCESS PARKING AND DRAINAGE EASEMENT FOR THE BENEFITS OF TRACTS H-1 AND H-2, TO BE MAINTAINED BY SAME, WILL BE ESTABLISHED BY PLAT.
- KEYED NOTES**
- 8" CMU REFUSE ENCLOSURE PER G.O.A. SOLID WASTE DEPT. STANDARDS. STUCCO TO MATCH PRIMARY BUILDING COLOR. REFER DETAIL A2/2.
  - HANDICAPPED PARKING SIGN, REFER TO DETAIL B4/2
  - EXISTING BICYCLE RACK IV 1 SPACES EACH. RE: A5/2
  - LANDSCAPE AREA
  - CONCRETE SIDEWALK
  - PROPERTY LINE
  - 25'-0" PARKING SETBACK ALONG INNOVATION PARKWAY
  - 15'-0" PARKING SETBACK
  - PEDESTRIAN ACCESS EASEMENT TO BE ESTABLISHED BY PLAT TO INSIDE EDGE OF SIDEWALK.
  - MONUMENT SIGN, REFER TO DETAIL B5/2
  - 20'-0" SPACING OF TREES ALONG INNOVATION PARKWAY
  - NOT USED
  - TEXTURED PEDESTRIAN CONNECTION
  - TREES @ 25'-0" O.C. @ PEDESTRIAN CONNECTION
  - CAR/VAN POOL PREFERRED PARKING SIGN
  - CURE, 6" HIGH CONCRETE
  - PAINTED PARKING STRIPES
  - PRE-CAST CONCRETE WHEEL STOP, 6'-0" LONG MINIMUM
  - MECHANICAL R.T.U. IV SCREEN WALLS
  - EXISTING ELECTRICAL TRANSFORMER AND SCREEN WALL ON THREE SIDES
  - EXISTING STABILIZED CRUSHER FINE BIKE PAD
  - 30' PUBLIC UTILITY EASEMENT
  - CONCRETE TRAIL
  - ASPHALT PAVING PER SOILS REPORT
  - H.C. ACCESSIBLE SIDEWALK RAMP
  - 15' PRIVATE SANITARY SEWER EASEMENT
  - SEATING WALL
  - SHADE STRUCTURE
  - PAVERS ON CRUSHER FINE
  - EXISTING CRUSHER FINE PATH TO BE REMOVED
  - NEW 10" WIDE CRUSHER FINE PATH
  - EXISTING TREES TO REMAIN
  - COMPACT PARKING SPACE PAINT THE WORD 'COMPACT' ON PAVEMENT IN EACH SPACE.

**LEGEND**

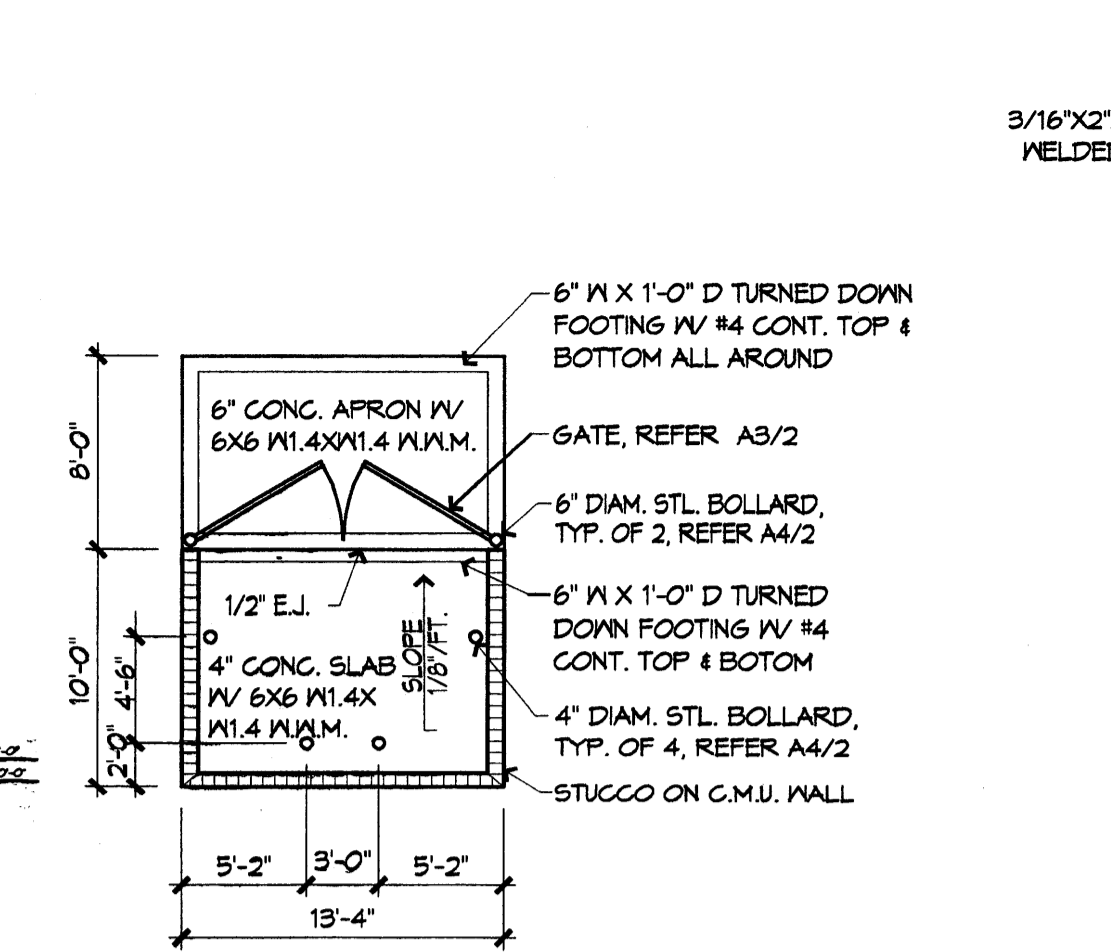
- EXISTING FIRE HYDRANT RE: C201
- PARKING SPACE COUNT
- LIGHT POLE - SINGLE OR DOUBLE HEAD, RE: B3/2
- LIGHT BOLLARD RE: C3/2



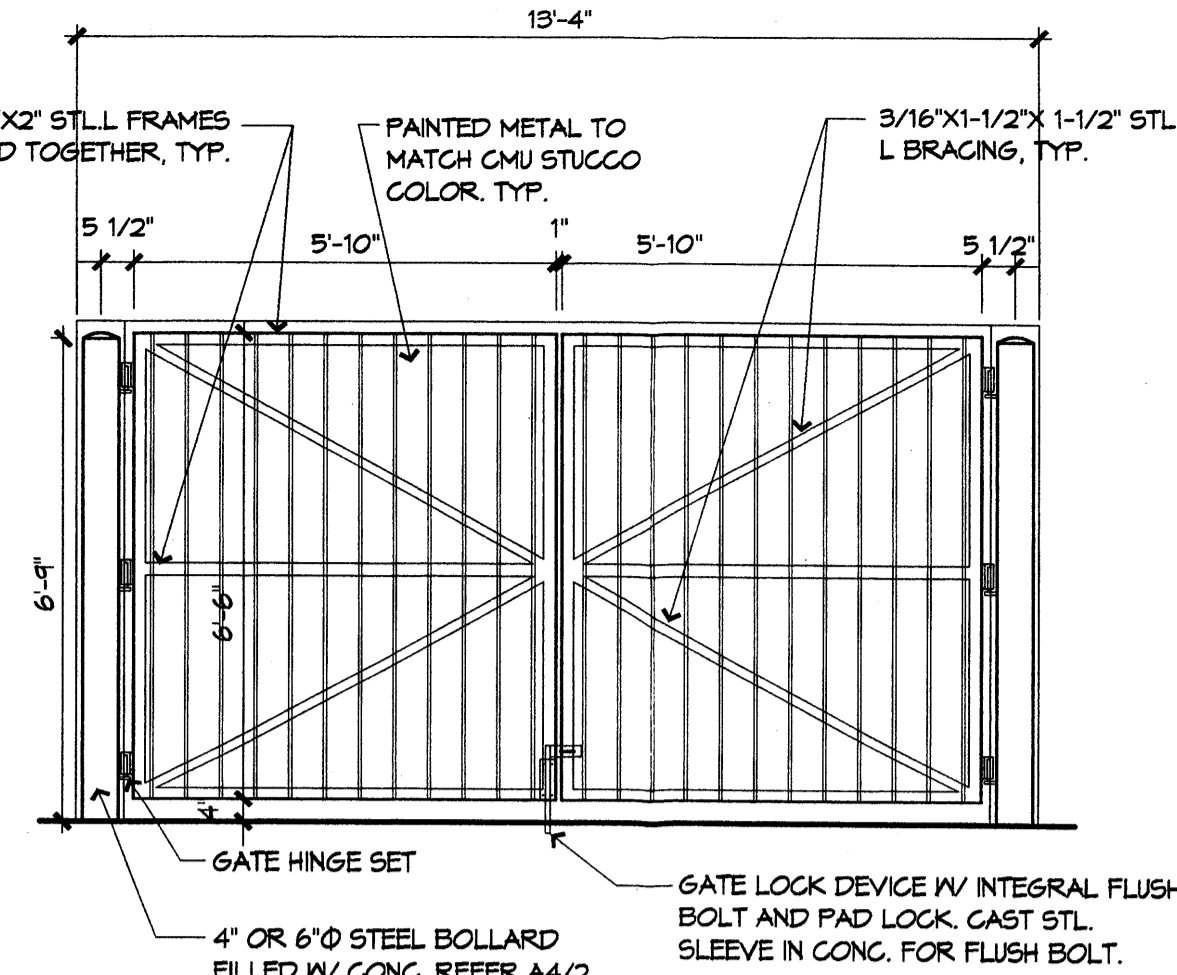




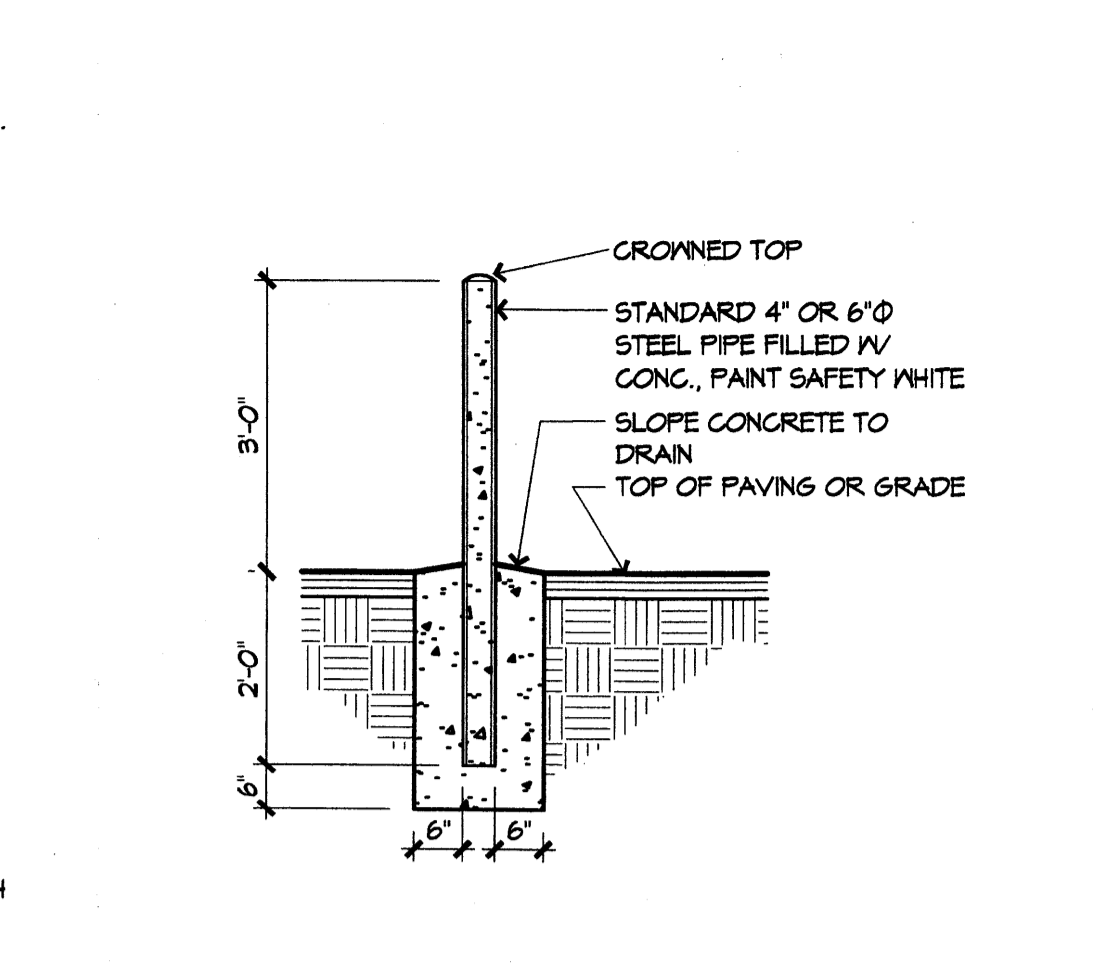
**A1 SITE SECTION** 1/8" = 1'-0"



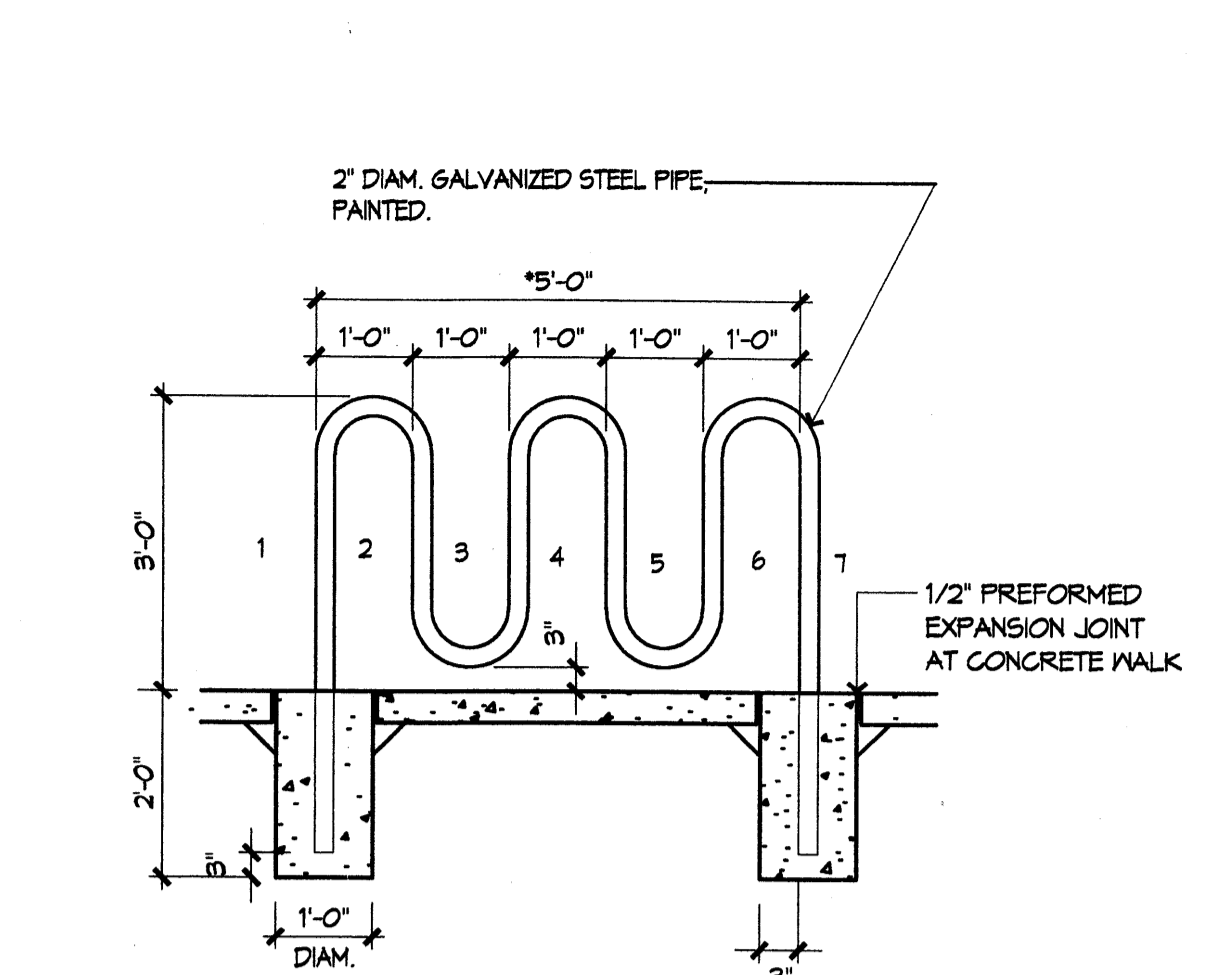
**A2 SINGLE REFUSE ENCLOSURE** 1/8" = 1'-0"



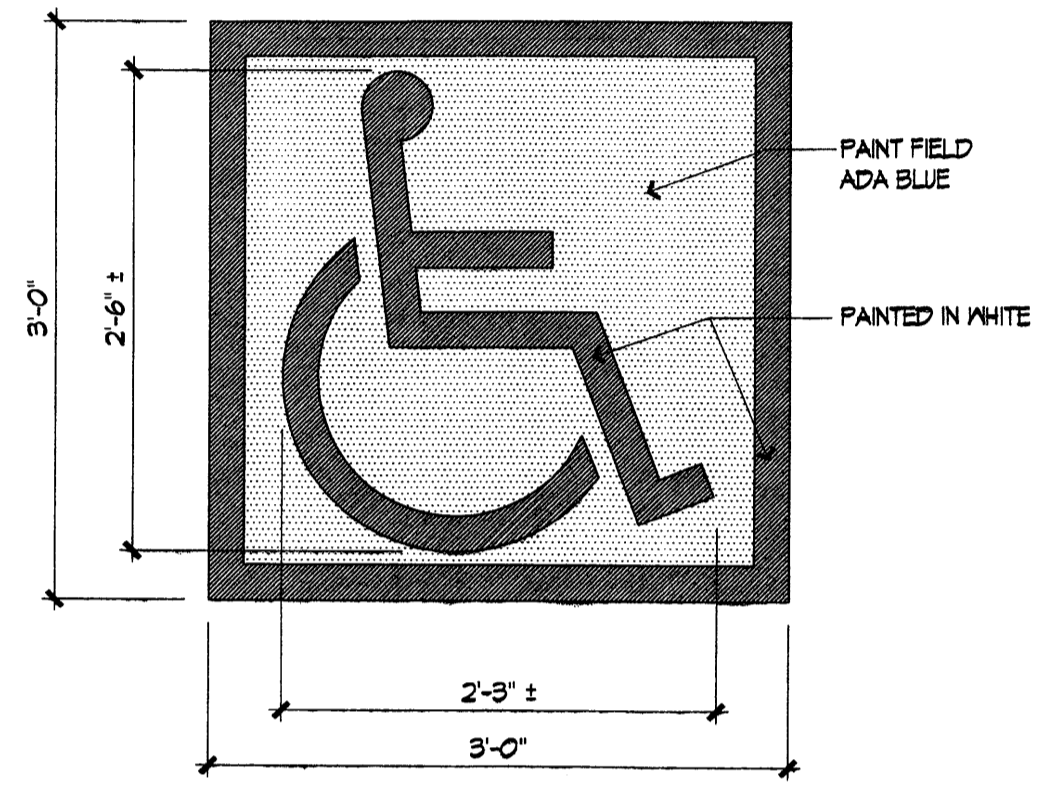
**A3 GATE ELEVATION** 3/8" = 1'-0"



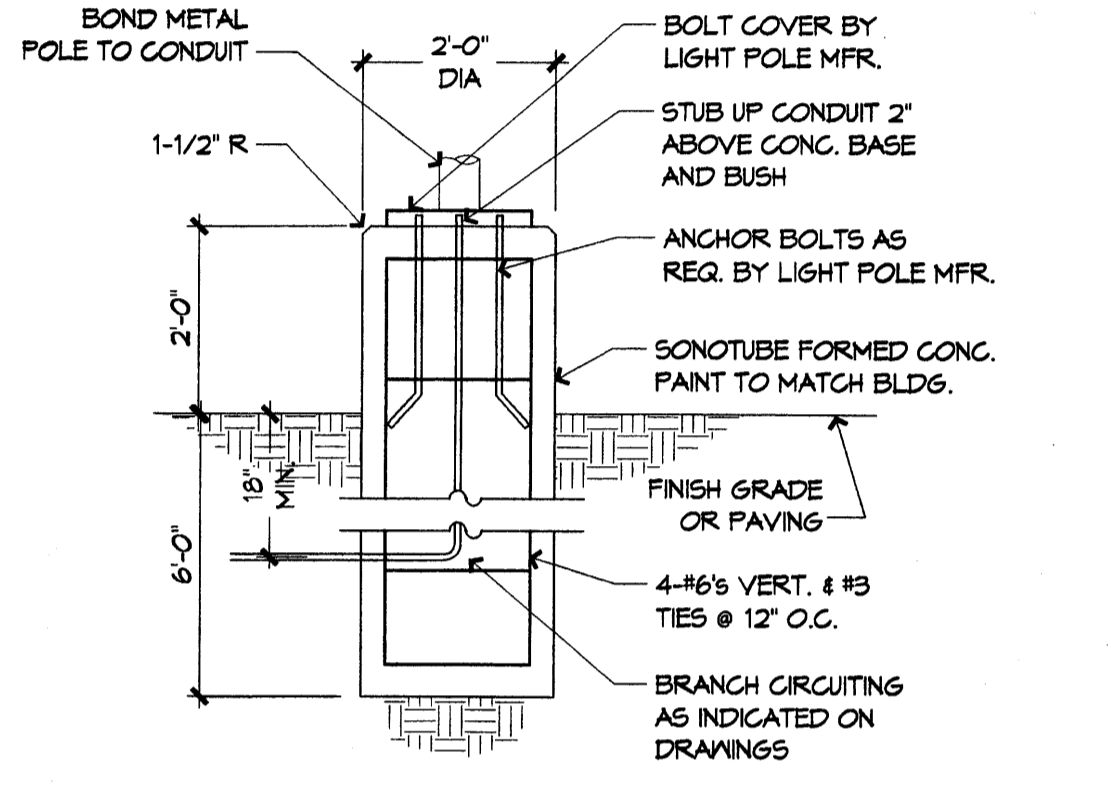
**A4 BOLLARD DETAIL** 1/2" = 1'-0"



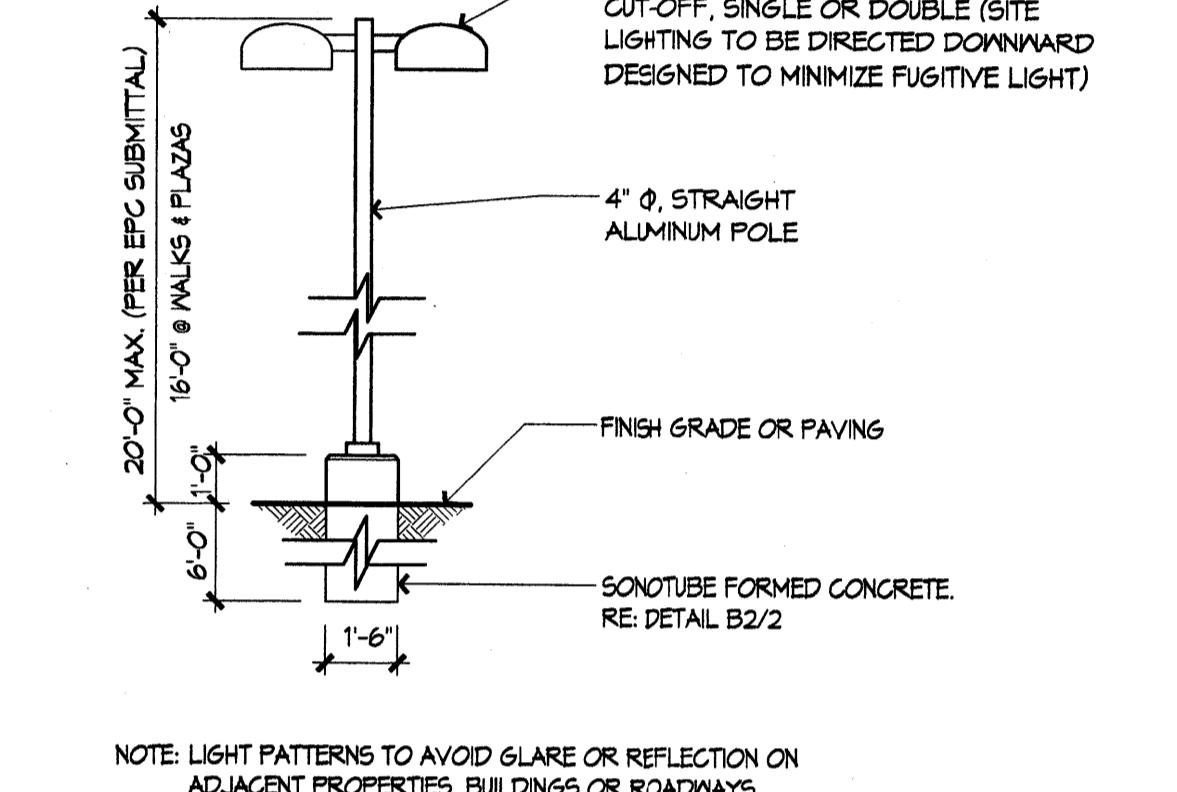
**A5 BIKE RACK DETAIL** 1/2" = 1'-0"



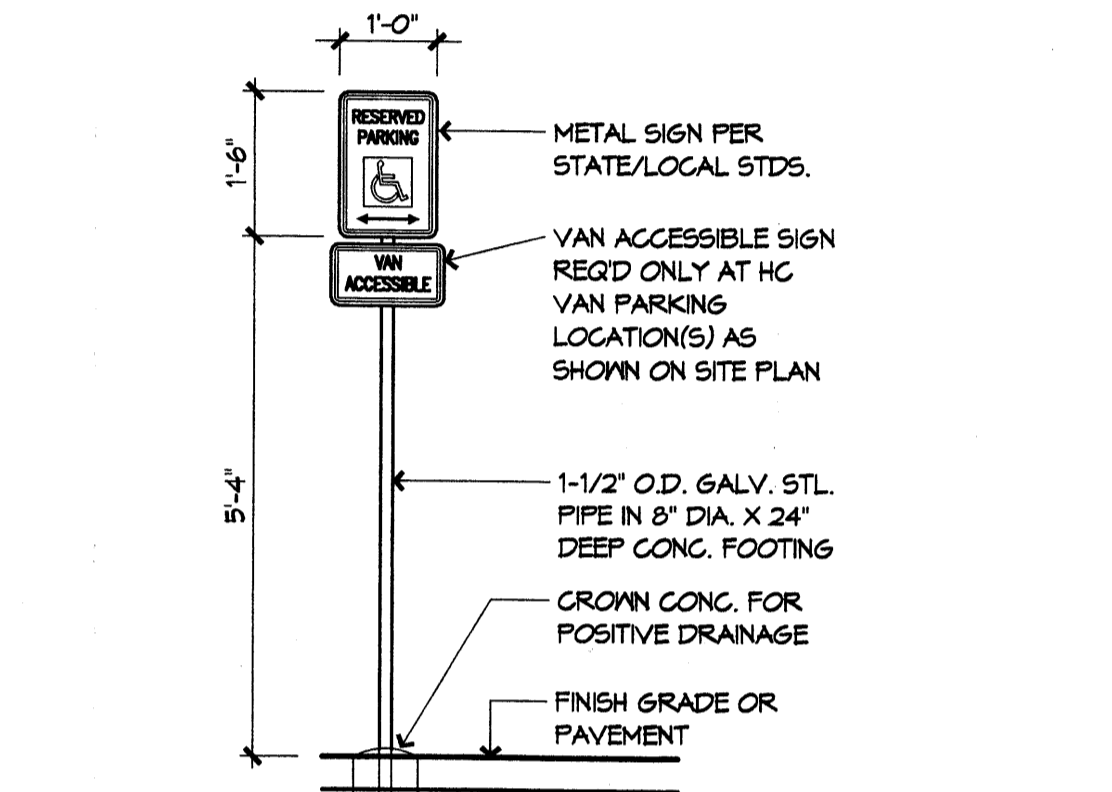
**B1 ACCESSIBLE LOGO** 1" = 1'-0"



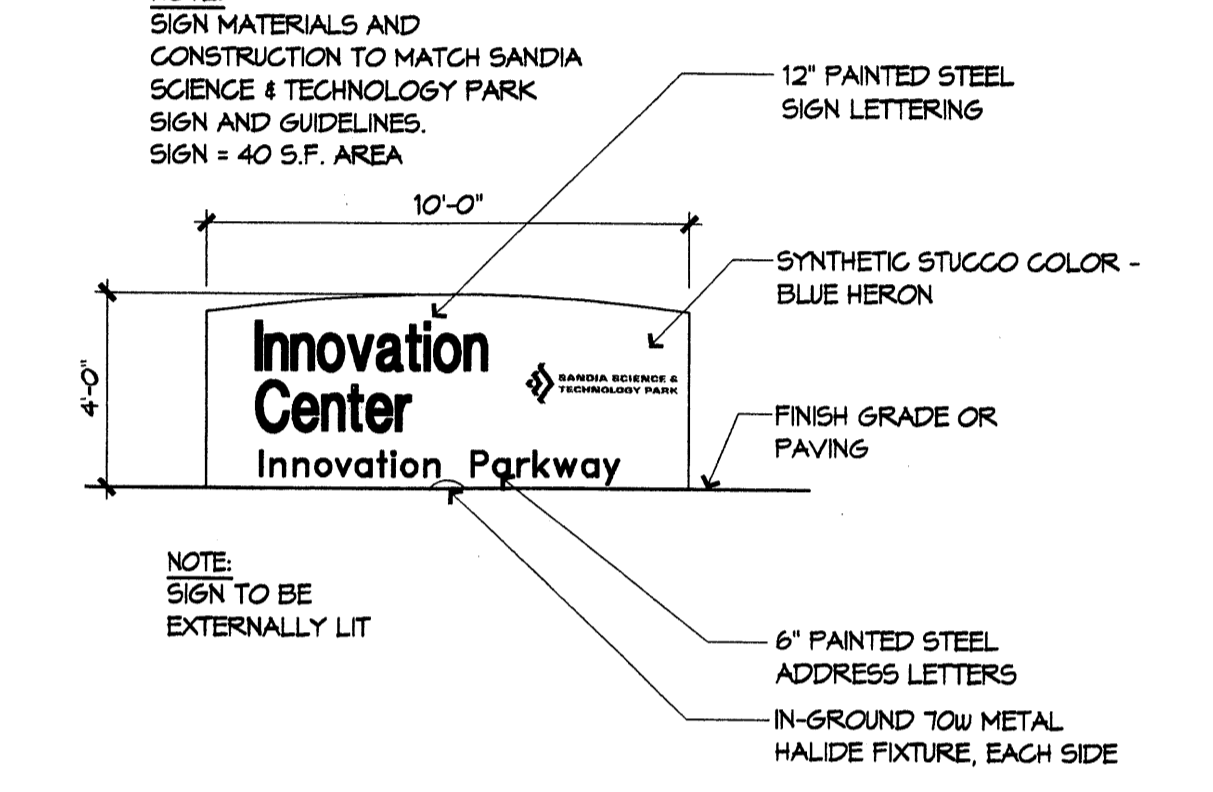
**B2 LIGHT POLE BASE** 1/4" = 1'-0"



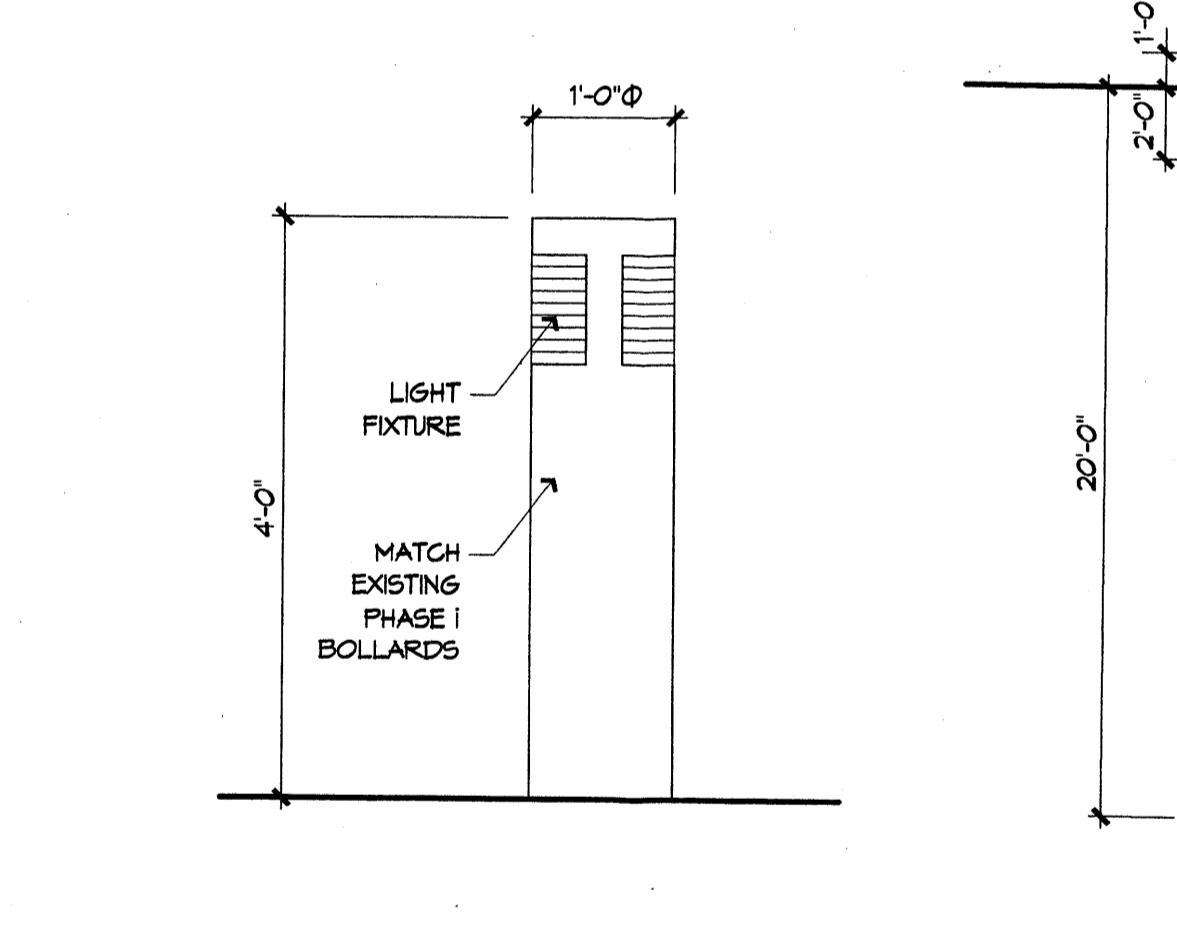
**B3 LIGHT STANDARD ELEVATION** 1/4" = 1'-0"



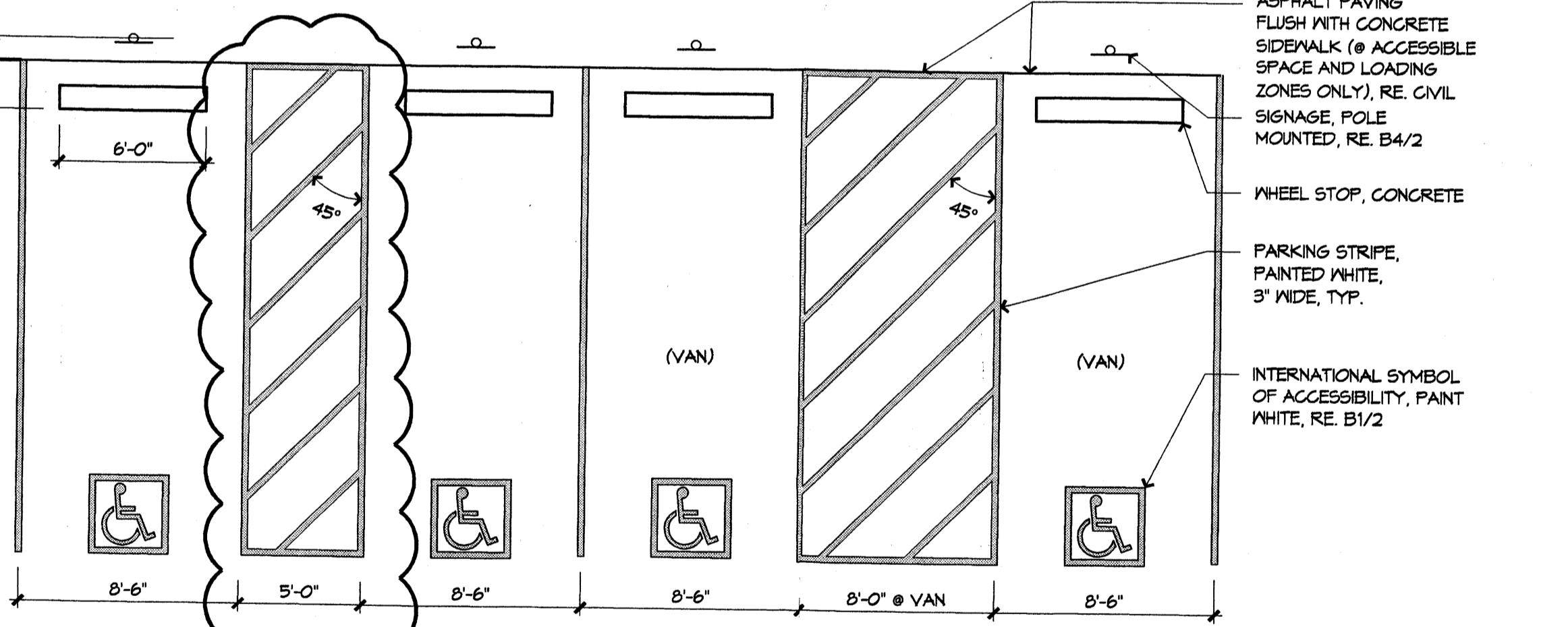
**B4 H.C. SIGN ELEVATION** 1/2" = 1'-0"



**B5 MONUMENT SIGN ELEVATION** 1/4" = 1'-0"



**C3 LIGHT BOLLARD** 3/4" = 1'-0"



**C4 ACCESSIBLE PARKING, TYP.** 3/16" = 1'-0"

**ADMINISTRATIVE APPROVAL**

ENGINEER

PROJECT

**SANDIA SCIENCE & TECHNOLOGY PARK**

**II Innovation Center**  
Research Road  
Albuquerque, New Mexico

REVISIONS

△	8-11-06	COA comments
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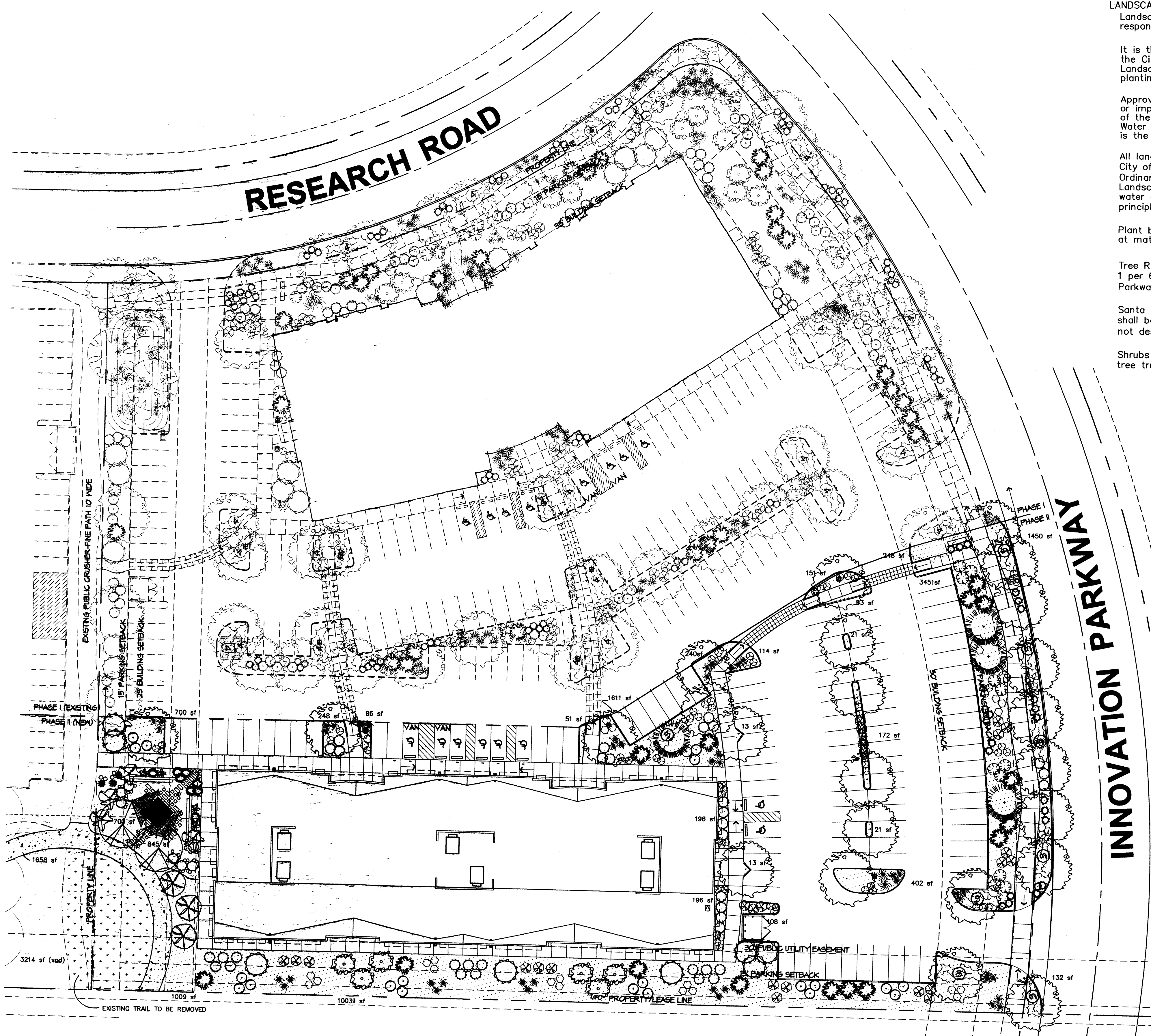
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REVIEWED BY	TG
DATE	04/01/06
PROJECT NO.	05023
DRAWING NAME	SITE DETAILS



REVISIONS

comments	7/24/06	adf
comments	3/15/06	rmm
comments	8/16/05	
comments	5/31/05	

DRAWN BY	drr/cmj
REVIEWED BY	CMJ
DATE	4/28/05
PROJECT NO.	
DRAWING NAME	



**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.

Tree Requirements: 1 per 1500sf landscape area/ 1 per 6 parking spaces, 1 tree 20' o.c. on Innovation Parkway, and 1 per 30' o.c. on Research Road.

Santa Ana Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

Shrubs shall be planted a minimum of 3' from tree trunk, for ease of maintenance.

**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/backflow preventer 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.

**PLANT LEGEND - COMMON AREA**  
PHASE 2

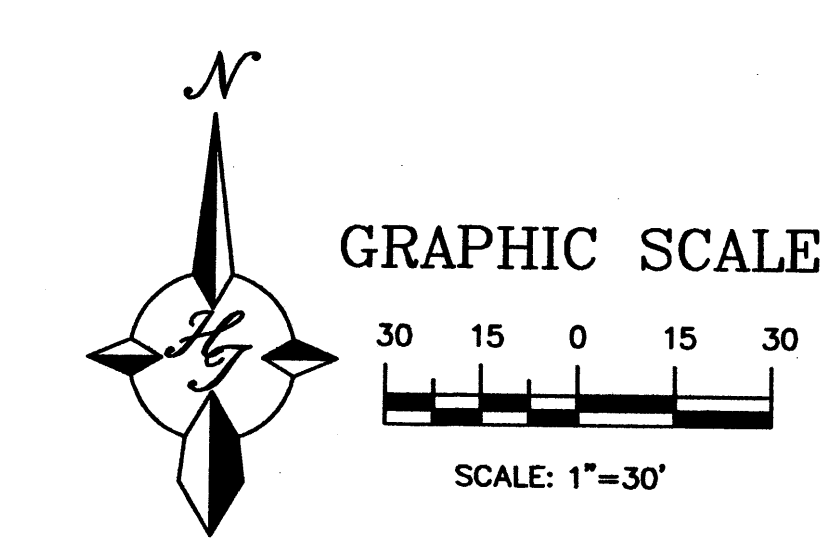
- |  |  |  |   |
|--|--|--|---|
|  | EXISTING TREE  |  | SPANISH GOLD BROOM (L) 7<br>Cytisus purgens<br>5 Gal. 24sf      |
|  | CHINESE PISTACHE (M) 2<br>Platanus chinensis<br>24" Box                              |  | RED HESPERALOE (L) 3<br>Hesperaloe parviflora<br>5 Gal. 16sf    |
|  | DESERT WILLOW (L) 3<br>Chilopsis linearis<br>15 Gal. Multi Trunk 225 sf              |  | BEARGRASS (L) 8<br>Nolina stricta<br>1 Gal. 20sf                |
|  | DESERT OLIVE (M) 4<br>Forestiera neomexicana<br>15 Gal. 225 sf                       |  | DESERT PRICKLY PEAR (L) 4<br>Opuntia engelmannii<br>1 Gal. 9sf  |
|  | CREeping ROSEMARY (L) 6<br>Rosmarinus officinalis 'Prostrata'<br>1 Gal. 9sf          |  | CREeping BASKET-OF-GOLD (L) 4<br>Alyssum montanum<br>1 Gal. 2sf |
|  | BLUE SELECT CATMINT (L) 34<br>Nepeta x faassenii 'Blue Select'<br>4" Pots 2sf        |  | AUTUMN SAGE (L) 4<br>Salvia greggii<br>2 Gal. 4sf               |
|  | TRAILING ROSEMARY (L) 8<br>Rosmarinus officinalis 'Prostrata'<br>1 Gal. 16sf         |  | COMMERCIAL GRADE STEEL<br>EDGE                                  |
|  | MINUS CREeping THYME (L) 6<br>Thymus serpyllum 'Minus'<br>4" Pots 2sf                |  | NEW GRAVEL TRAIL TO MATCH<br>EXISTING                           |
|  | HEAVENLY BLUE MAT SPEEDWELL (L)<br>Veronica rupestris 'Heavenly Blue'<br>4" Pots 2sf |  | COMPACTED CRUSHER FINES<br>WITH FILTER FABRIC                   |
|  |  |  | SOD   |

**PLANT LEGEND**  
PHASE 2

- |  |   |  |   |
|--|---|--|---|
|  | MODESTO ASH (M) 23<br>Fraxinus velutina<br>7" Gal.  |  | AUSTRIAN PINE (M) 4<br>Pinus nigra<br>6"-8" 22sf  |
|  | DESERT WILLOW (L) 6<br>Chilopsis linearis<br>15 Gal. Multi Trunk 225sf                            |  | NEW MEXICO OLIVE (M) 6<br>Forestiera neomexicana<br>15 Gal. 225sf   |
|  | BUTTERFLY BUSH (M) 15<br>Buddleia davidii<br>5 Gal. 81sf  |  | APACHE PLUME (L) 12<br>Fallugia paradoxa<br>5 Gal. 25sf   |
|  | ROSEMARY (M) 35<br>Rosmarinus officinalis<br>2 Gal. 36sf  |  | RUSSIAN SAGE (M) 18<br>Perovskia atriplicifolia<br>5 Gal. 25sf  |
|  | INDIAN HAWTHORN (M) 25<br>Rhoicostelepis indica<br>5 Gal. 36sf                                    |  | AUTUMN SAGE (M) 33<br>Salvia greggii<br>2 Gal. 9sf  |
|  | HALLS HONEYSUCKLE (M) 8<br>Lonicera 'Hollander'<br>1 Gal. 144sf<br>Symbol indicates three plants. |  | ORNAMENTAL GRASS (M) 44<br>1 Gal. 25sf  |
|  | SCOTCH BROOM (M) 23<br>Cytisus scoparius<br>1 Gal. 16sf   |  | MAIDEN GRASS<br>REGAL MIST<br>FOUNTAIN GRASS<br>BLUE AVENA<br>BLUE FESCUE<br>BEAR GRASS   |
|  | SANTA ANA TAN<br>WITH FILTER FABRIC<br>2" DEEP  |  | WILDFLOWER 66<br>1 Gal. 4sf<br>including but not limited to:<br>BLACK EYE SUSAN, PENSTEMON,<br>SANTOLINA, PRIMROSE,<br>YARROW, BLANKETFLOWER,<br>SNOW IN SUMMER, POPPY,<br>DAYLILIES, RED HOT POKER,<br>AND CONEFLOWER. |
|  | OVERSIZED GRAVEL<br>SLOPES 3:1 OR GREATER   |  |   |

**LANDSCAPE CALCULATIONS**

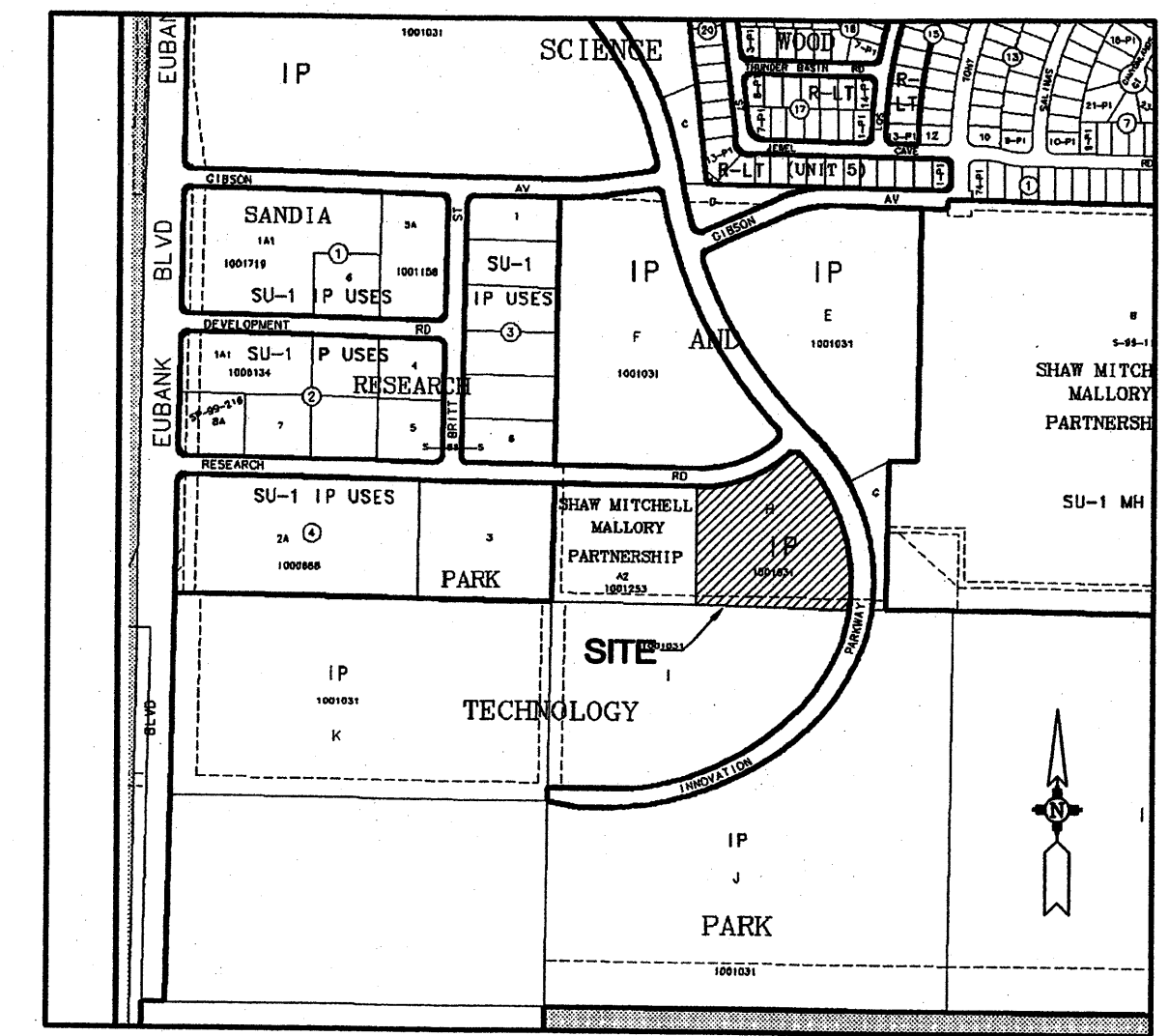
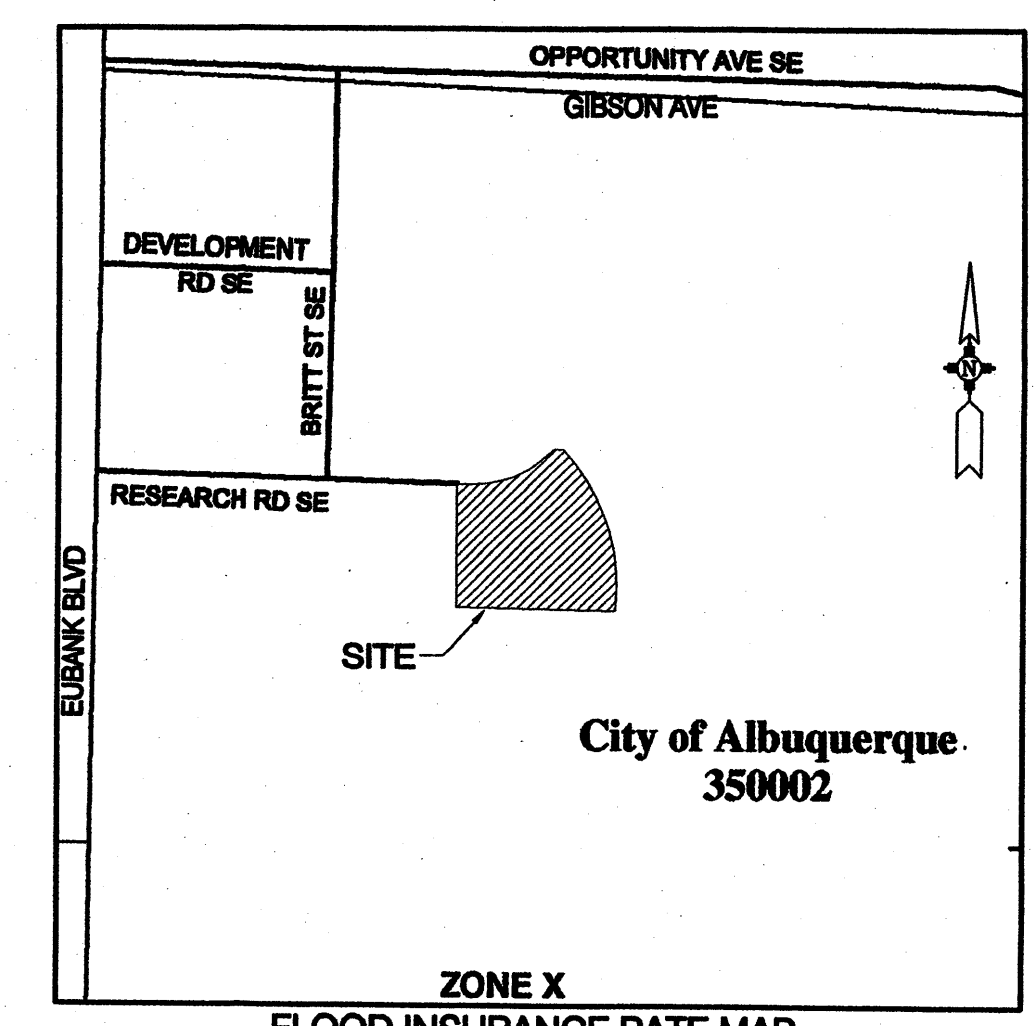
TOTAL LOT AREA	91544	square feet
TOTAL BUILDINGS AREA	24628	square feet
NET LOT AREA	66916	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	10037	square feet
TOTAL BED PROVIDED	13049	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	9787	square feet
TOTAL GROUND COVER PROVIDED	12794	square feet
TOTAL LANDSCAPE PROVIDED	13049	square feet



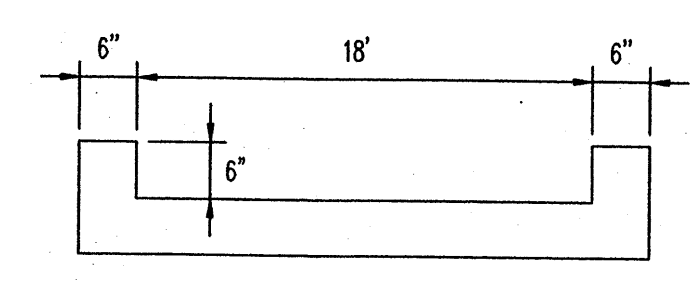
**The Hilltop**  
LANDSCAPE ARCHITECTS & CONTRACTORS  
Cont. Lic. #26458  
7909 Edith N.E.  
Albuquerque, NM 87184  
Ph. (505) 898-9690  
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cjohnson@hilltoplandscaping.com

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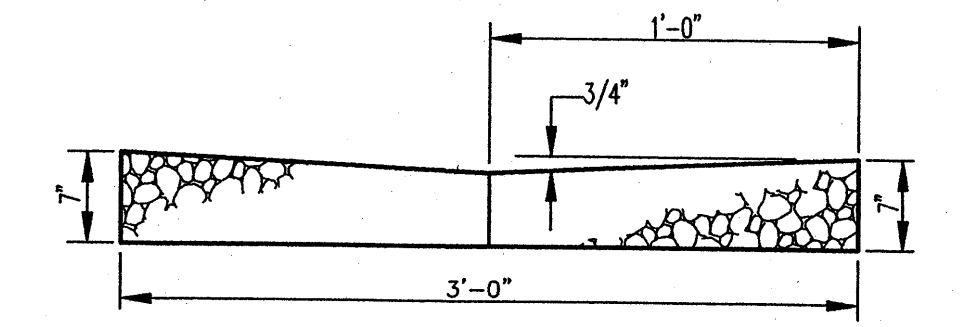


**LOCATION MAP**  
ZONE ATLAS INDEX MAP No. M-21-Z



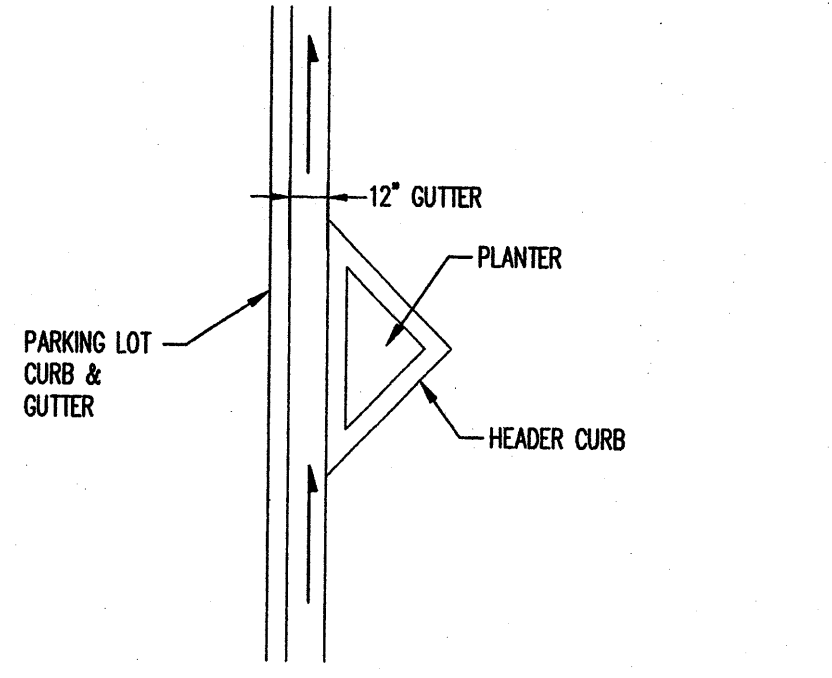
**1 RIBBON CHANNEL TYPICAL SECTION**

N.T.S.



**2 VALLEY GUTTER TYPICAL SECTION**

N.T.S.



**3 GUTTER DETAIL AT PLANTER**

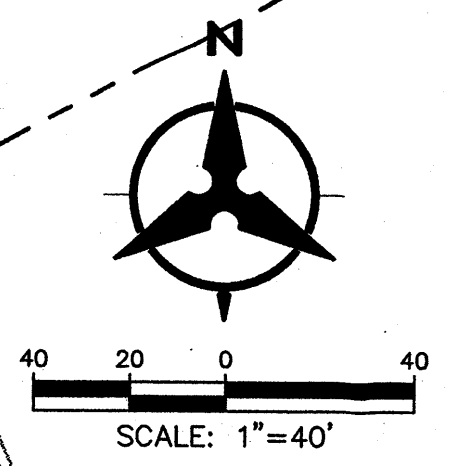
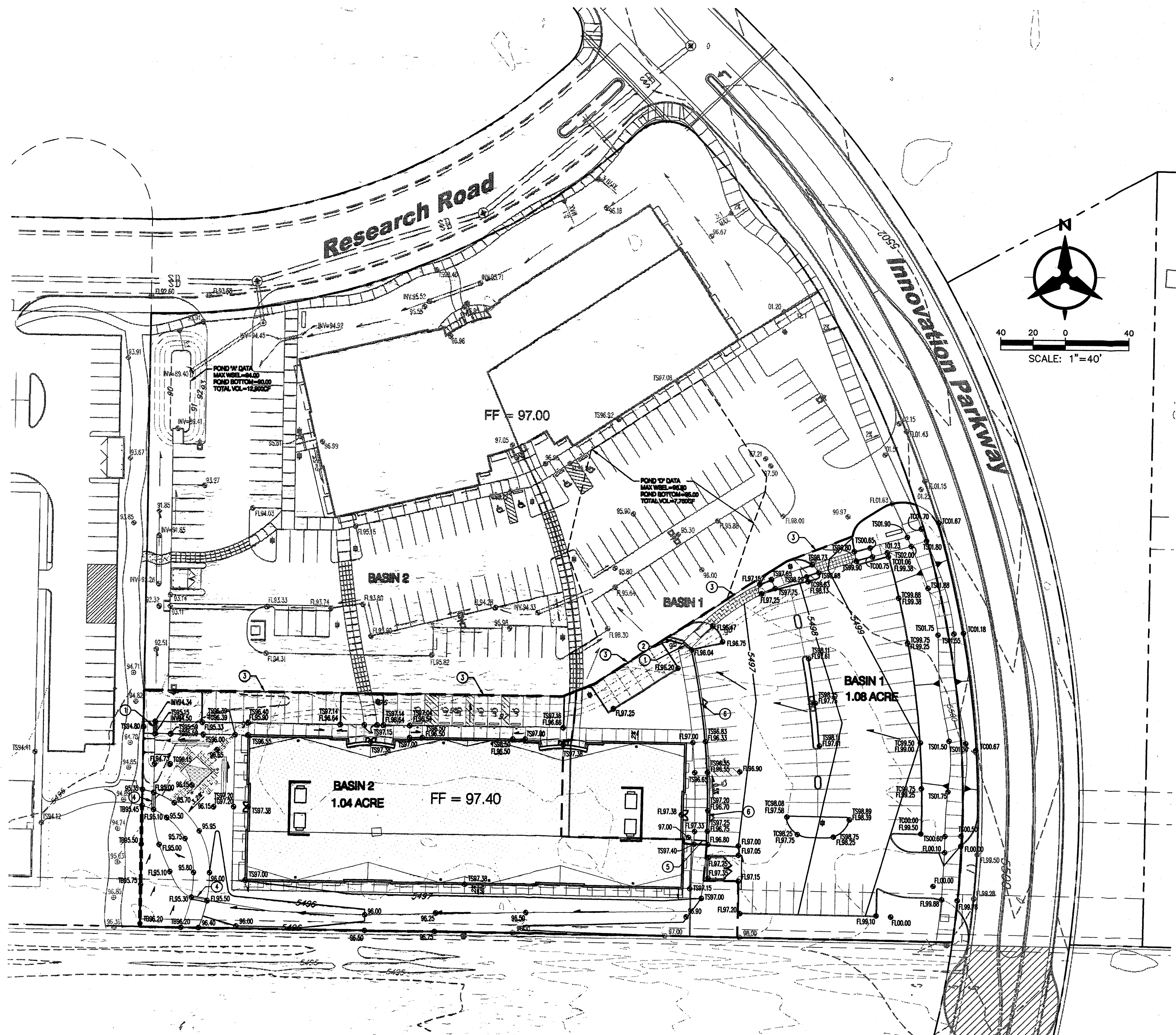
N.T.S.

**GRADING & DRAINAGE KEYED NOTES**

- INSTALL 18" SIDEWALK CULVERT PER COA STD DWG 2236.
- INSTALL CONCRETE RIBBON CHANNEL PER DETAIL 1 THIS SHEET.
- MATCH EXISTING PAVEMENT.
- INSTALL 2" WIDE VALLEY GUTTER PER DETAIL 2 THIS SHEET.
- INSTALL 4" DRAIN PIPE.
- INSTALL GUTTER SECTION PER DETAIL 3 THIS SHEET.

**GRADING NOTES**

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOLOGICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES PER DETAIL ON SHEET C203 AND NETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAIL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.



**DRAINAGE MANAGEMENT PLAN**

**I. INTRODUCTION**

The purpose of this submittal is to present a final grading and drainage plan for a one-story buildings and corresponding parking lots on the corner of Innovation Parkway and Research Road. This submittal is made in order to support building permit approval.

**II. SITE LOCATION AND EXISTING CONDITIONS**

The project site is located on the southwest corner of Innovation Parkway and Research Road. The site is located within zone atlas map # M-21-Z, and hydrologic zone 3. A previous phase of this project has been built just north of the site. The Grading and Drainage Plan approved October 21, 2003 (M21/D7C) details the existing and proposed conditions for the full build out of this project. The approved master drainage plan for Sandia Science and Technology Park allows a discharge of 1.57cfs per acre. The full site (Phase I and Phase II) is 4.79 acres which results in maximum allowable runoff of 7.52cfs.

During Phase I, the site was divided into two basins. Due to the design requirements outlined by the Sandia Science and Technology Park, two ponds were constructed on site to mitigate flows before entering the storm drain in Research Road. Basin 1 drains into Pond D. Pond D's outflow is controlled with a 12" storm drain pipe. Pond D and Basin 2 will then drain into Pond A. Pond A uses a 12" storm drain to control flow into the existing 18" storm drain that ultimately drains into the 36" storm drain along Research Road. The discharge is regulated by the 12" diameter pipe. This flow was analyzed via AHYMO to be 7.25cfs which is less than the maximum allowable flow of 7.52cfs.

**III. PROPOSED HYDROLOGIC CONDITIONS**

In accordance with Phase I, Basins 1 and 2 will be formed along with two new detention ponds. Drainage from this site will be conveyed by surface flow across the site through these two detention ponds. There was a slight increase in impervious area in Basin 2 which resulted in an increase in runoff of less than 1% (0.08cfs increase). This increase will be insignificant as the analysis allowed for 0.27cfs.

**V. CONCLUSION**

The final phase and previously constructed ponds ensure the outflow for the 100yr storm event does not surpass the 7.52cfs allowable flow required by the SS&TP. The improvements proposed with this final grading and drainage plan are capable of safely passing the 100 year storm and meet city requirements. With this submittal, we are seeking city hydrology approval for building permit.

Innovation Park Phase II										
Proposed Conditions Basin Data Table										
This table is based on the DPM Section 22.2, Zone: 3										
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	V(100) (inches)	V(100) (CF)
			A	B	C	D				
<b>Existing Conditions</b>										
1	46920	1.08	0.0%	10.0%	10.0%	80.0%	4.62	4.98	2.11	8246
2	45440	1.04	0.0%	10.0%	10.0%	80.0%	4.62	4.82	2.11	7986
<b>TOTAL</b>	<b>92360</b>	<b>2.12</b>	-	-	-	-	<b>4.62</b>	<b>9.80</b>	<b>4.22</b>	<b>32465</b>
<b>Proposed Conditions</b>										
1	46920	1.08	0.0%	10.0%	10.0%	80.0%	4.62	4.98	2.11	8246
2	45440	1.04	0.0%	10.0%	5.0%	85.0%	4.70	4.90	2.16	8189
<b>TOTAL</b>	<b>92360</b>	<b>2.12</b>	-	-	-	-	<b>4.66</b>	<b>9.88</b>	<b>4.27</b>	<b>32876</b>



REVISIONS	
△	
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DRAWN BY	BO
REVIEWED BY	BJB
DATE	04/28/05
PROJECT NO.	OBO28
DRAWING NAME	

UTILITY  
PLAN

**GENERAL NOTES**

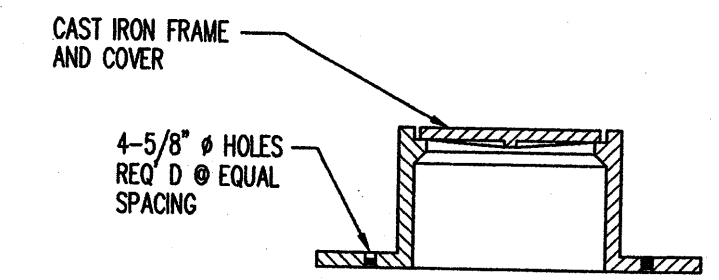
- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
- ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

**UTILITY NOTES**

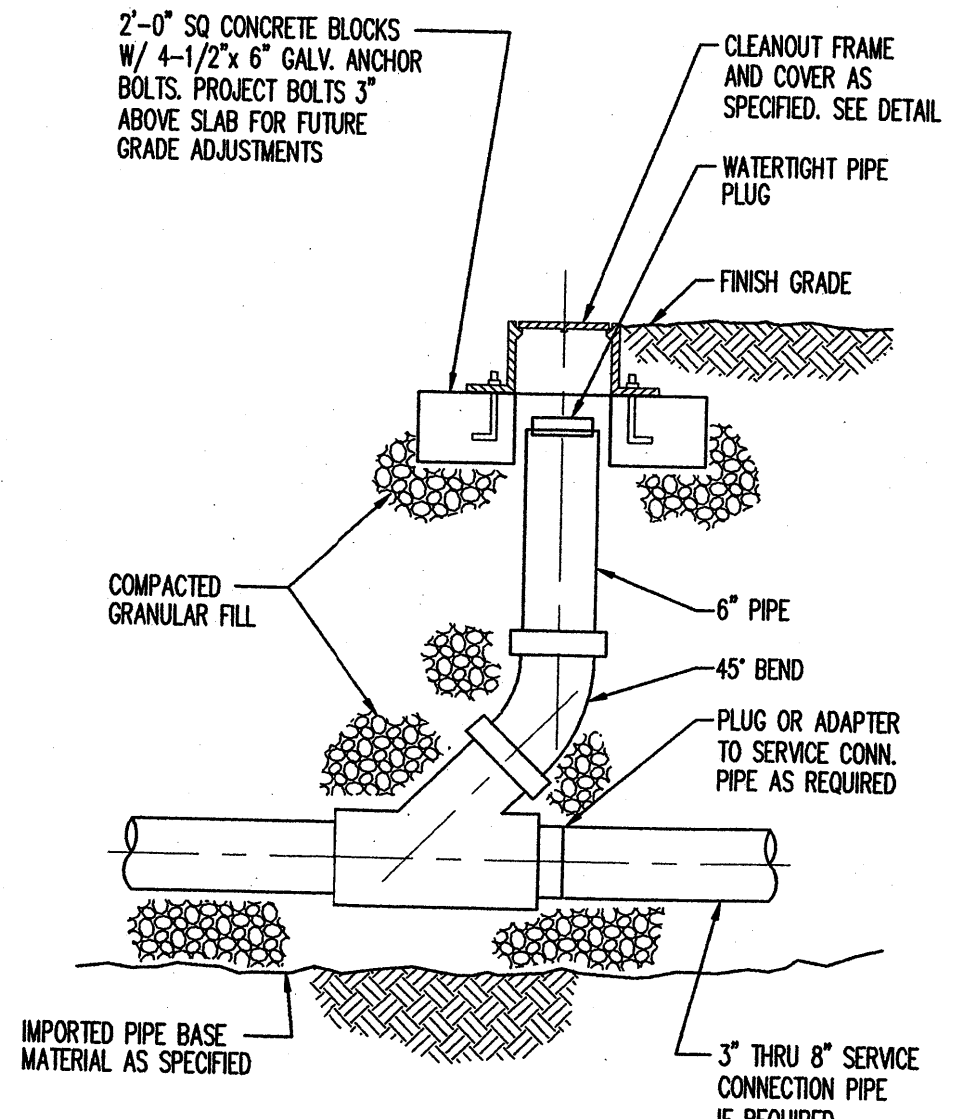
- THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
- MINIMUM DEPTHS OF COVER SHALL BE: 48" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE IAPMO UNIFORM PLUMBING CODE, LATEST EDITION.
- UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
- ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
- CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.
- ALL VALVES SHALL BE ANCHORED PER COA STANDARD DWG. 2333.
- FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
- CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

**UTILITY KEYED NOTES**

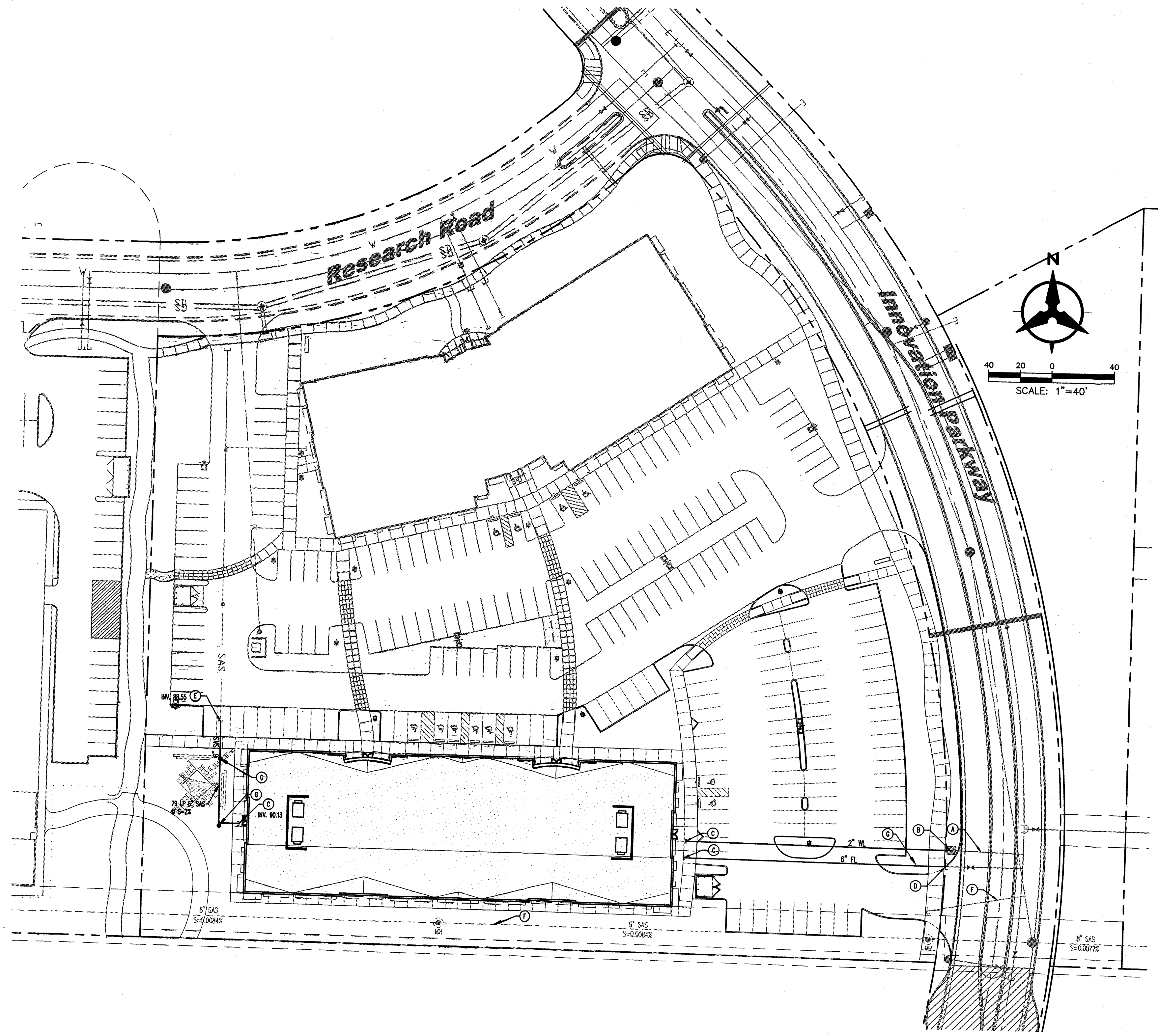
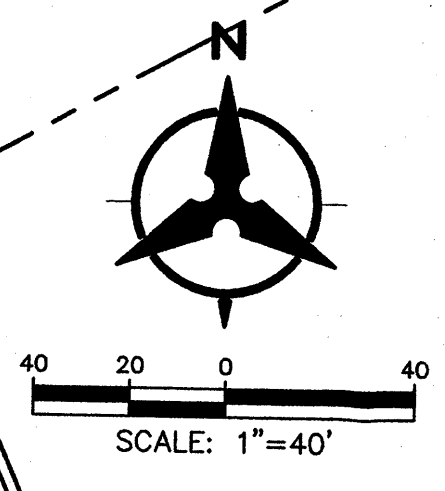
- EXISTING WATER SERVICE LINE.
- INSTALL NEW 1 1/2" WATER METER & METER BOX.
- STUB TO WITHIN 5' OF BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
- THE NEW 6" FIRE LINE TO EXISTING 6" STUB OUT.
- THE NEW 6" SAS TO EXISTING SAS STUB OUT.
- EXISTING SAS SERVICE LINE, NOT USED.
- CONSTRUCT CLEANOUT PER DETAIL THIS SHEET.



**CLEANOUT  
FRAME & COVER**  
N.T.S.



**CLEANOUT**  
N.T.S.





**ADMINISTRATIVE  
APPROVAL**

ENGINEER

PROJECT

**SANDIA SCIENCE &  
TECHNOLOGY PARK**

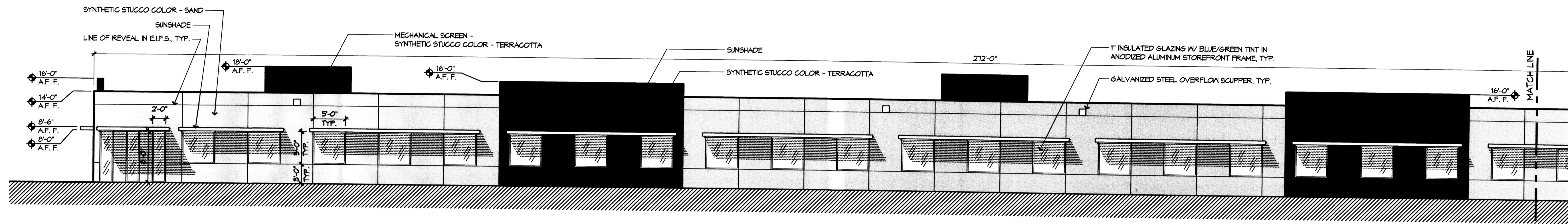
**II Innovation Center**  
Research Road  
Albuquerque, New Mexico

REVISIONS

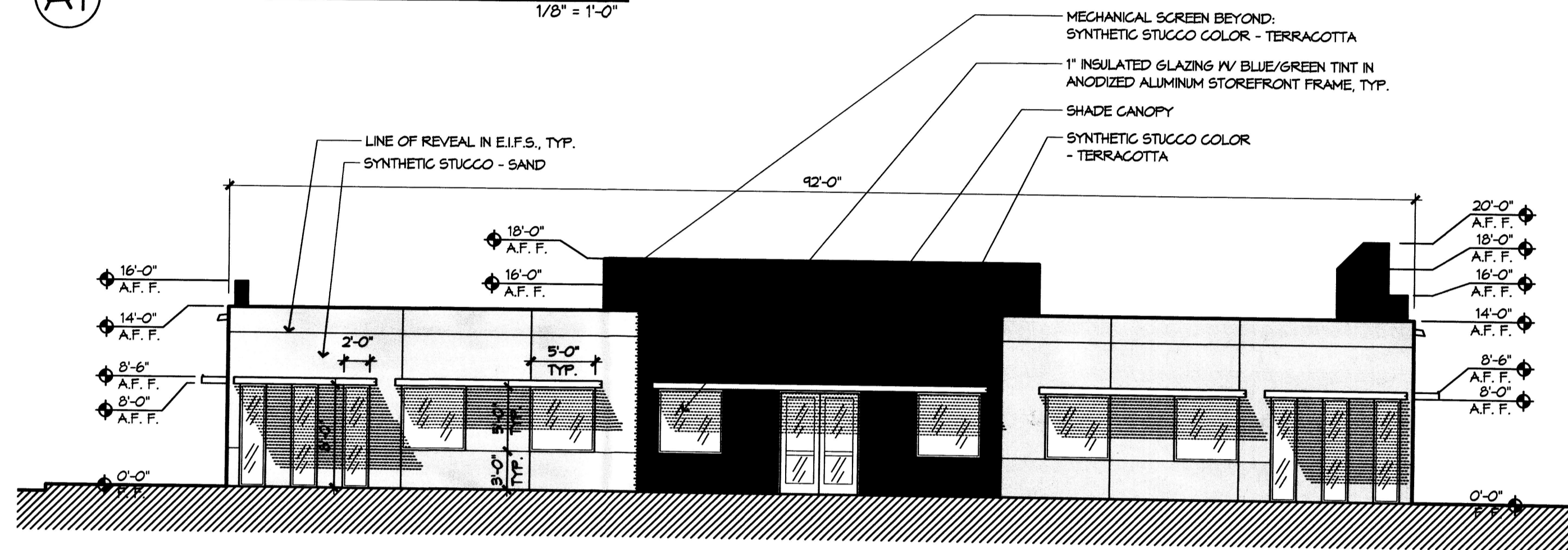
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REVIEWED BY TG  
DATE 04/01/06  
PROJECT NO. 05028  
DRAWING NAME  
**EXTERIOR  
ELEVATIONS**

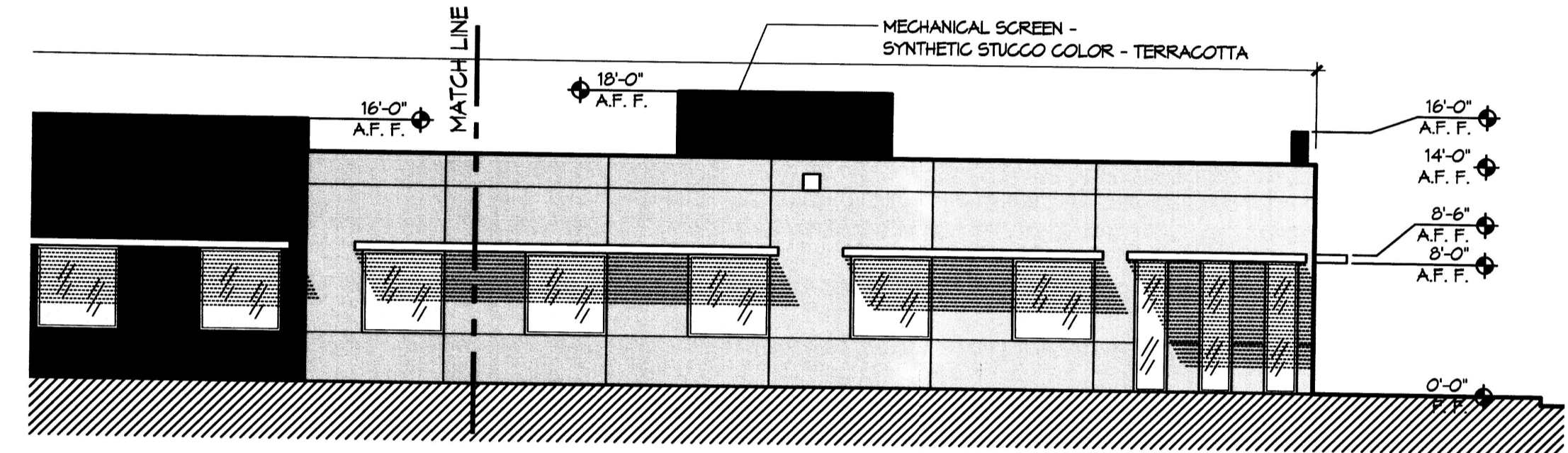
SHEET NO.



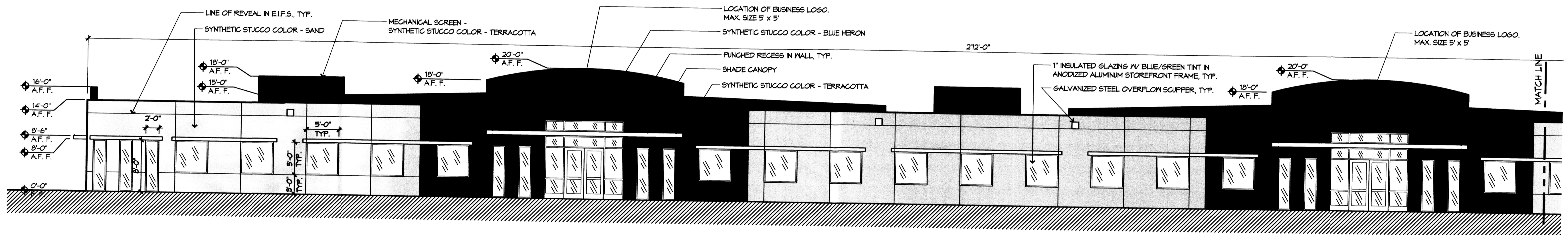
**A1 SOUTH ELEVATION**  
1/8" = 1'-0"



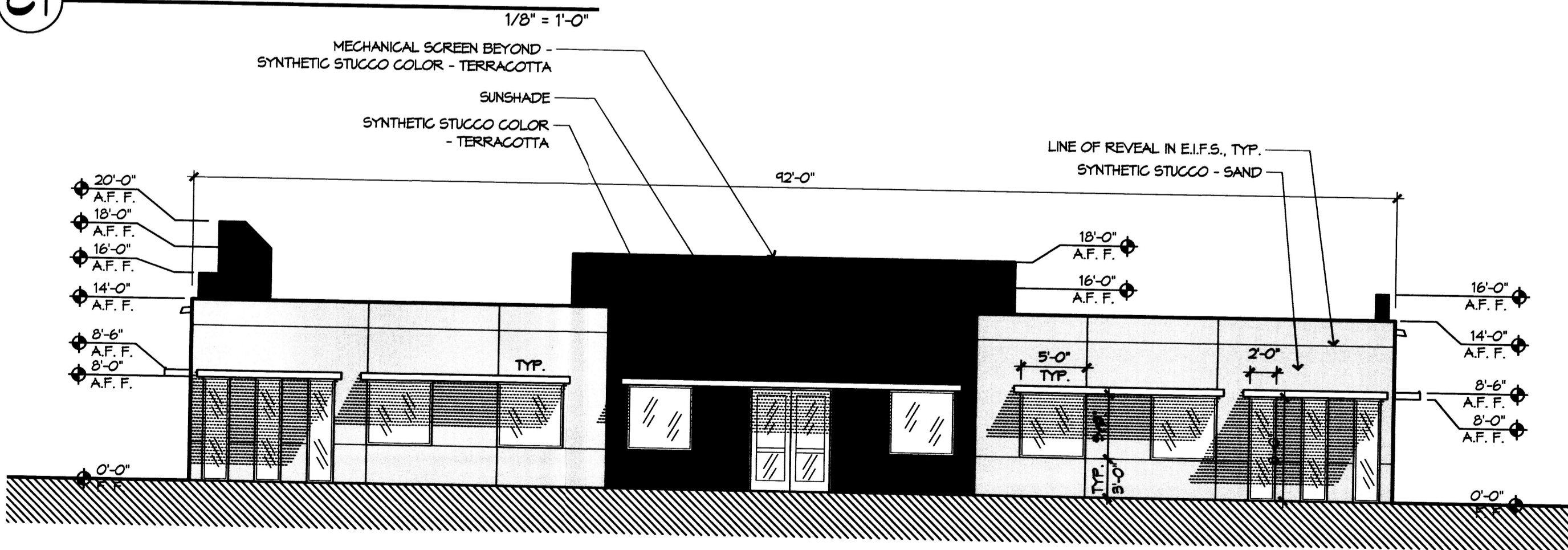
**B1 EAST ELEVATION**  
1/8" = 1'-0"



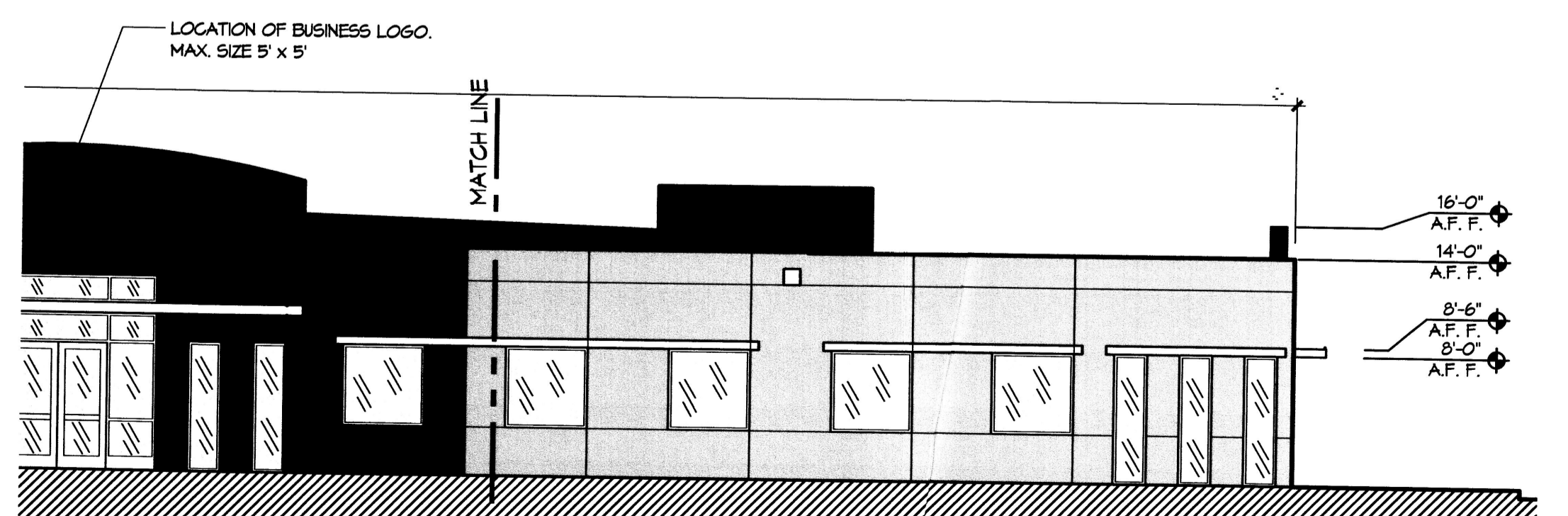
**B4 SOUTH ELEVATION**  
1/8" = 1'-0"



**C1 NORTH ELEVATION**  
1/8" = 1'-0"



**D1 WEST ELEVATION**  
1/8" = 1'-0"



**D4 NORTH ELEVATION**  
1/8" = 1'-0"



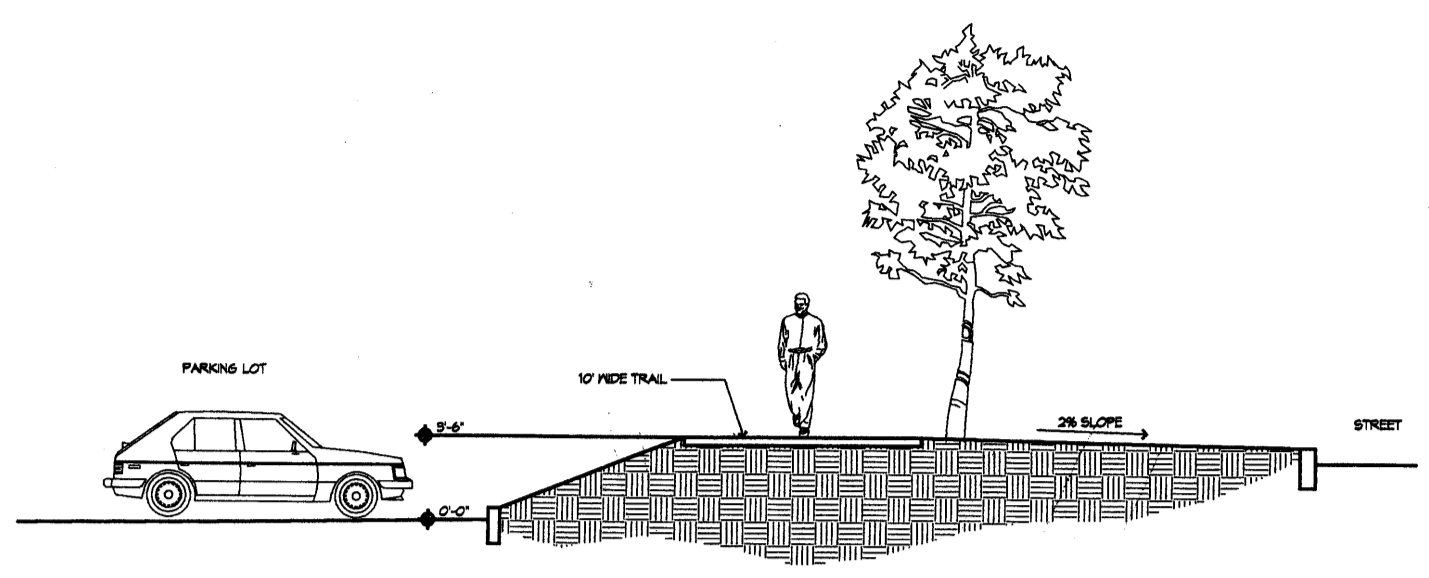
**GENERAL NOTES**

- A. PARKING LOT TREES - 1 PER EVERY 8 PARKING SPACES.
- B. CROSS ACCESS & CROSS PARKING AGREEMENT BETWEEN PHASE I & PHASE II WILL BE INCORPORATED INTO THE FINAL PLAN.

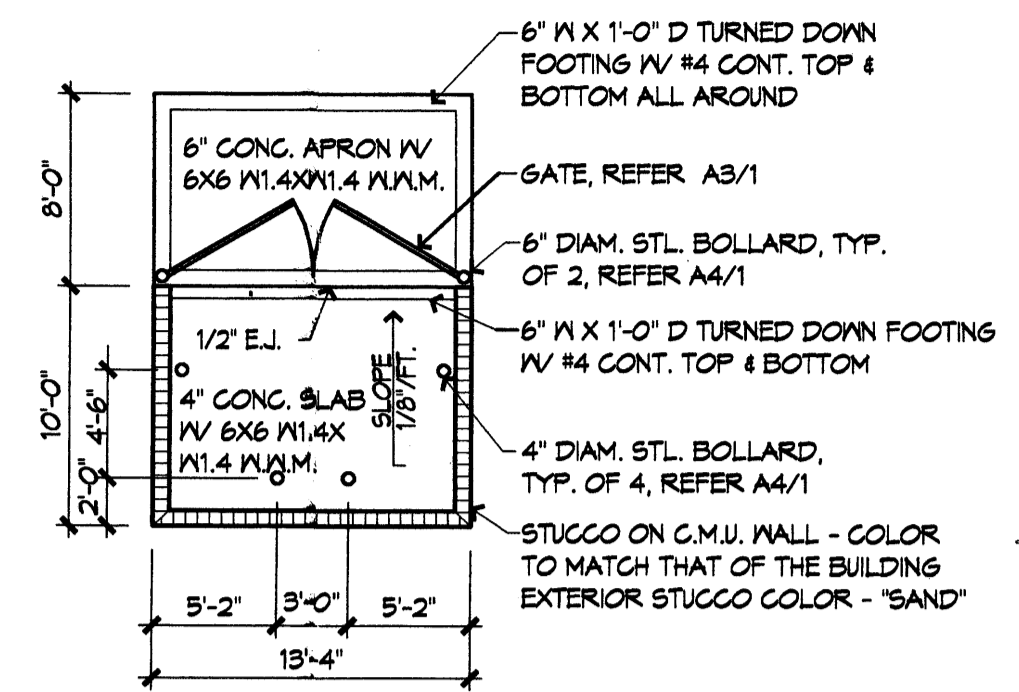
**KEYED NOTES**

1. 6" CMU REFUSE ENCLOSURE PER C.O.A. SOLID WASTE DEPT. STANDARDS. STUCCO TO MATCH PRIMARY BUILDING COLOR. REFER DETAIL A2/1.
2. HANDICAPPED PARKING SIGN, REFER TO DETAIL C1/1.
3. BICYCLE RACK IV 1 SPACES, REFER DETAIL A5/1.
4. LANDSCAPE AREA.
5. CONCRETE SIDEWALK.
6. PROPERTY LINE.
7. 25'-0" PARKING SETBACK ALONG INNOVATION PARKWAY.
8. 15'-0" PARKING SETBACK.
9. 50'-0" X 50'-0" PARKING SETBACK AT INTERIOR CORNER.
10. MONUMENT SIGN, REFER TO DETAIL D1/1.
11. 30'-0" SPACING OF TREES ALONG INNOVATION PARKWAY.
12. 30'-0" SPACING OF TREES ALONG RESEARCH ROAD.
13. TEXTURED PEDESTRIAN CONNECTION.
14. TREES @ 25'-0" O.C. @ PEDESTRIAN CONNECTION.
15. CAR/VAN POOL PREFERRED PARKING SIGN.
16. 30'-0" BUILDING SETBACK.
17. PAINTED PARKING STRIPES.
18. STABILIZED CRUSHER FINE PEDESTRIAN PATH, 6' WIDE.
19. R.T.U. IV SCREENS.
20. ELECTRICAL TRANSFORMER IV SCREEN WALL ON THREE SIDES CMU SCREEN WALL STUCCO FINISH TO MATCH PRIMARY BUILDING COLOR. HT. TO BE AS ABOVE EQUIPMENT.
21. STABILIZED CRUSHER FINE BIKE PAD.
22. 30" PUBLIC SANITARY SEWER EASEMENT.
23. CONCRETE TRAIL.
24. EXISTING RAMP.
25. LOCATE METERS ALONG WEST SIDE OF BUILDING.
26. ASPHALTIC PAVING PER SOils REPORT.
27. HC ACCESSIBLE RAMP.
28. COLORED CONCRETE PATO WITH CONTROL JOINTS @ 3'-0" O.C. AND EXPANSION JOINTS @ 25'-0" O.C.
29. PEDESTRIAN ACCESS EASEMENT TO BE ESTABLISHED BY PLAT TO INSIDE EDGE OF SIDEWALK.
30. NOT USED.
31. 15" PRIVATE SANITARY SEWER EASEMENT.

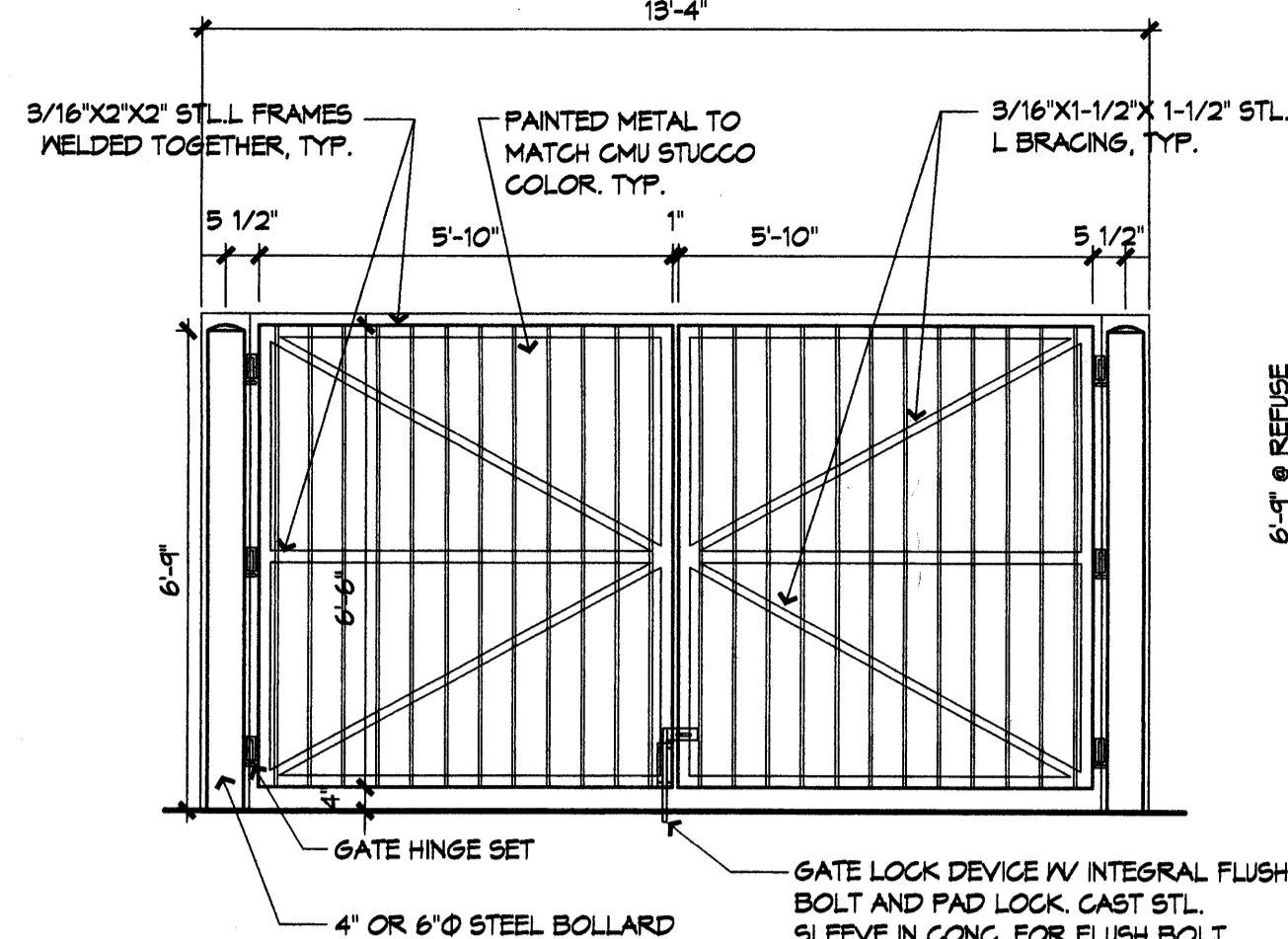
NOTE: MODIFY SIZE FOR # OF SPACES REQUIRED-CITY OF ALBUQUERQUE STANDARDS  
1 BIKE SPACE/20 CAR SPACES



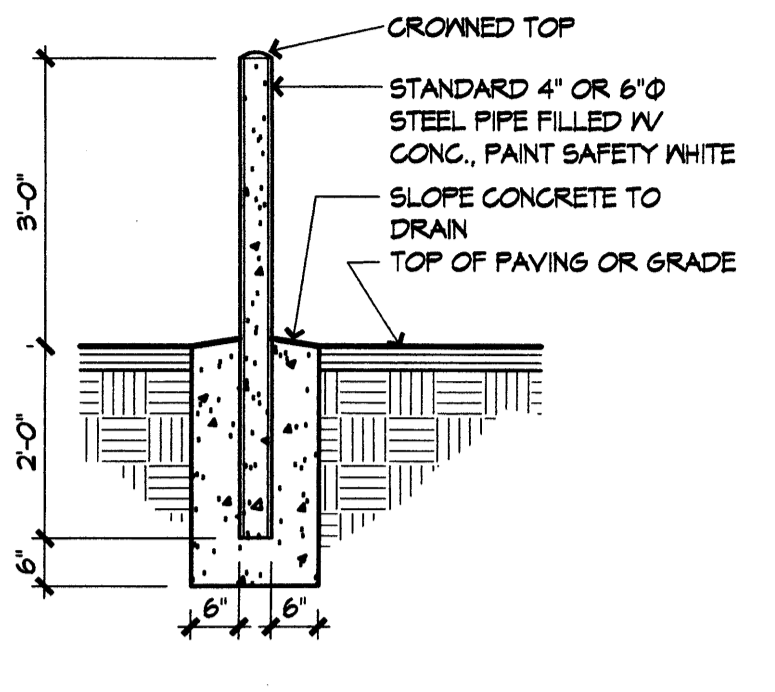
**A1 SITE SECTION AT PARKING**  
1/8" = 1'-0"



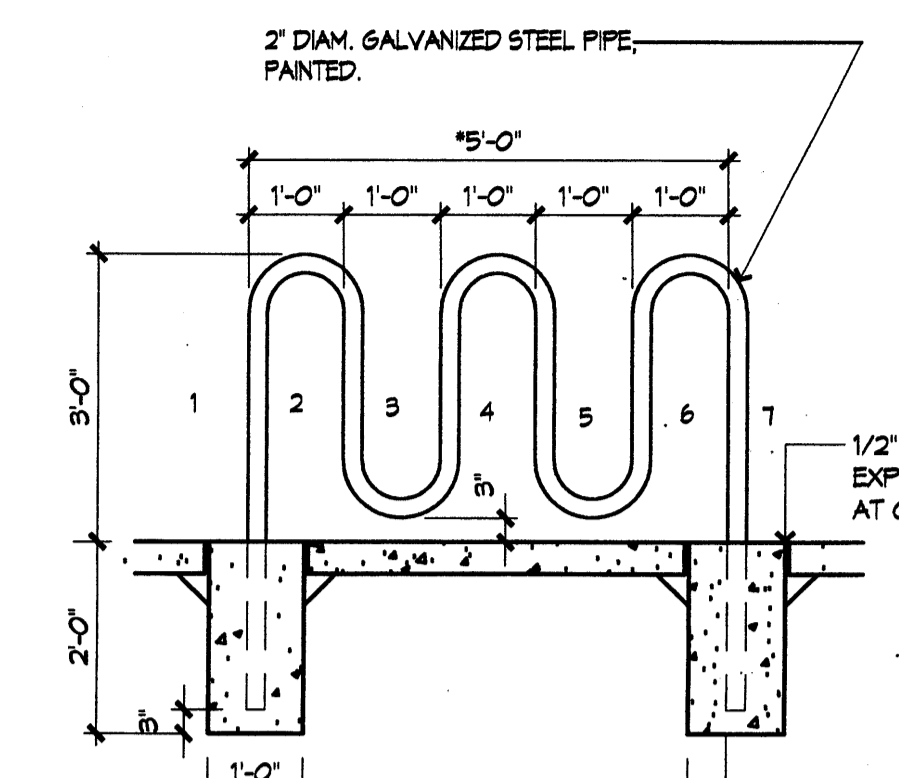
**A2 SINGLE REFUSE ENCLOSURE**  
1/8" = 1'-0"



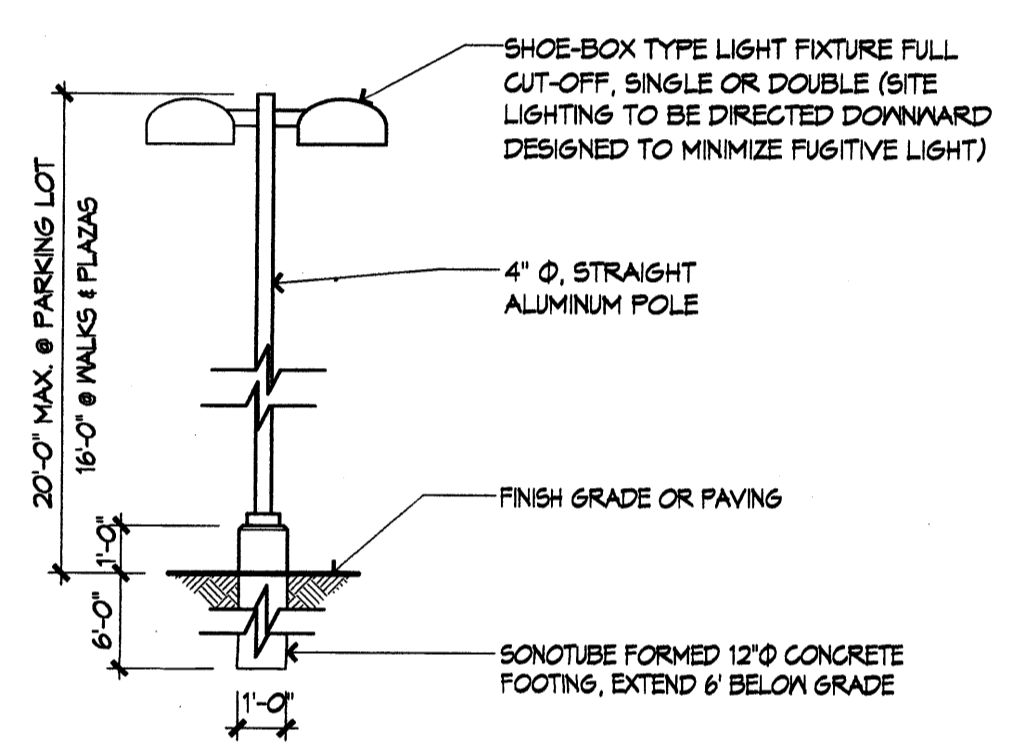
**A3 GATE ELEVATION**  
3/8" = 1'-0"



**A4 BOLLARD DETAIL**  
1/2" = 1'-0"

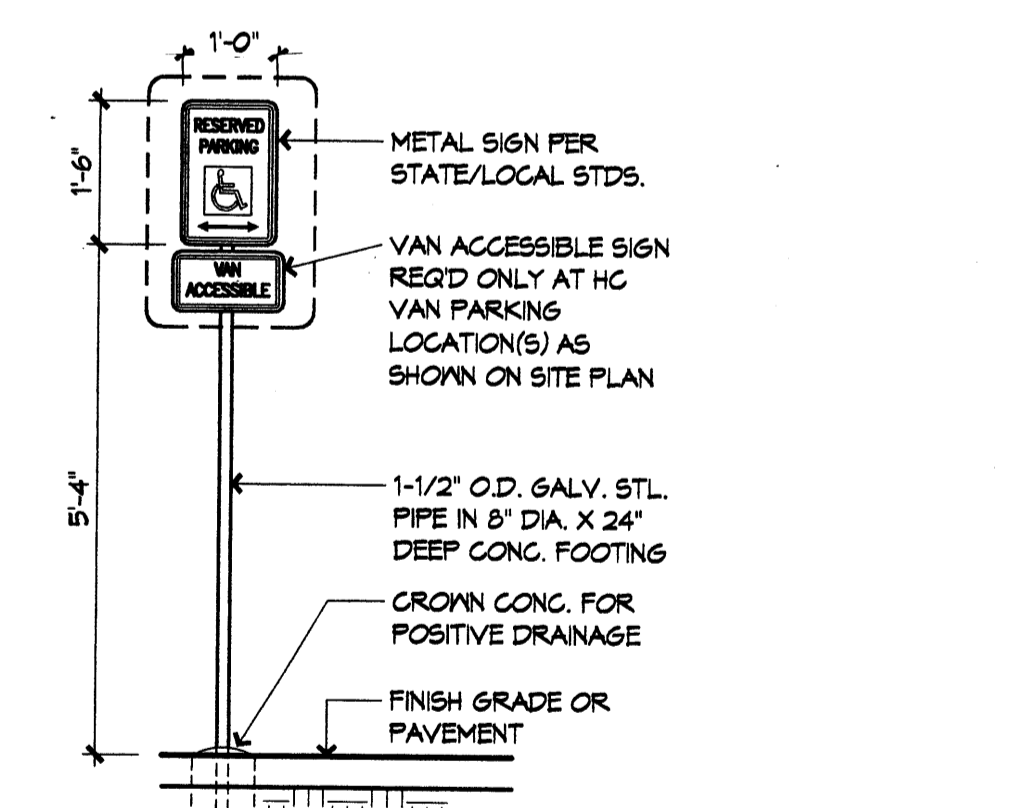


**A5 BIKE RACK DETAIL**  
1/2" = 1'-0"

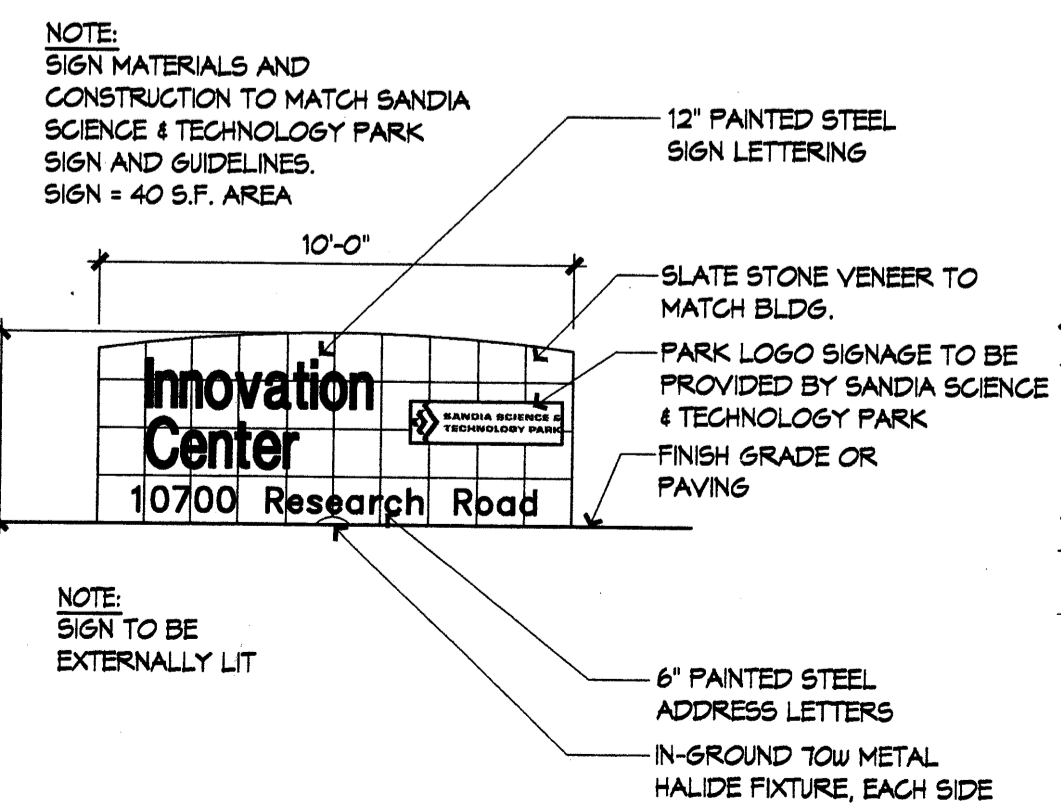


**B1 LIGHT STANDARD ELEVATION**  
1/4" = 1'-0"

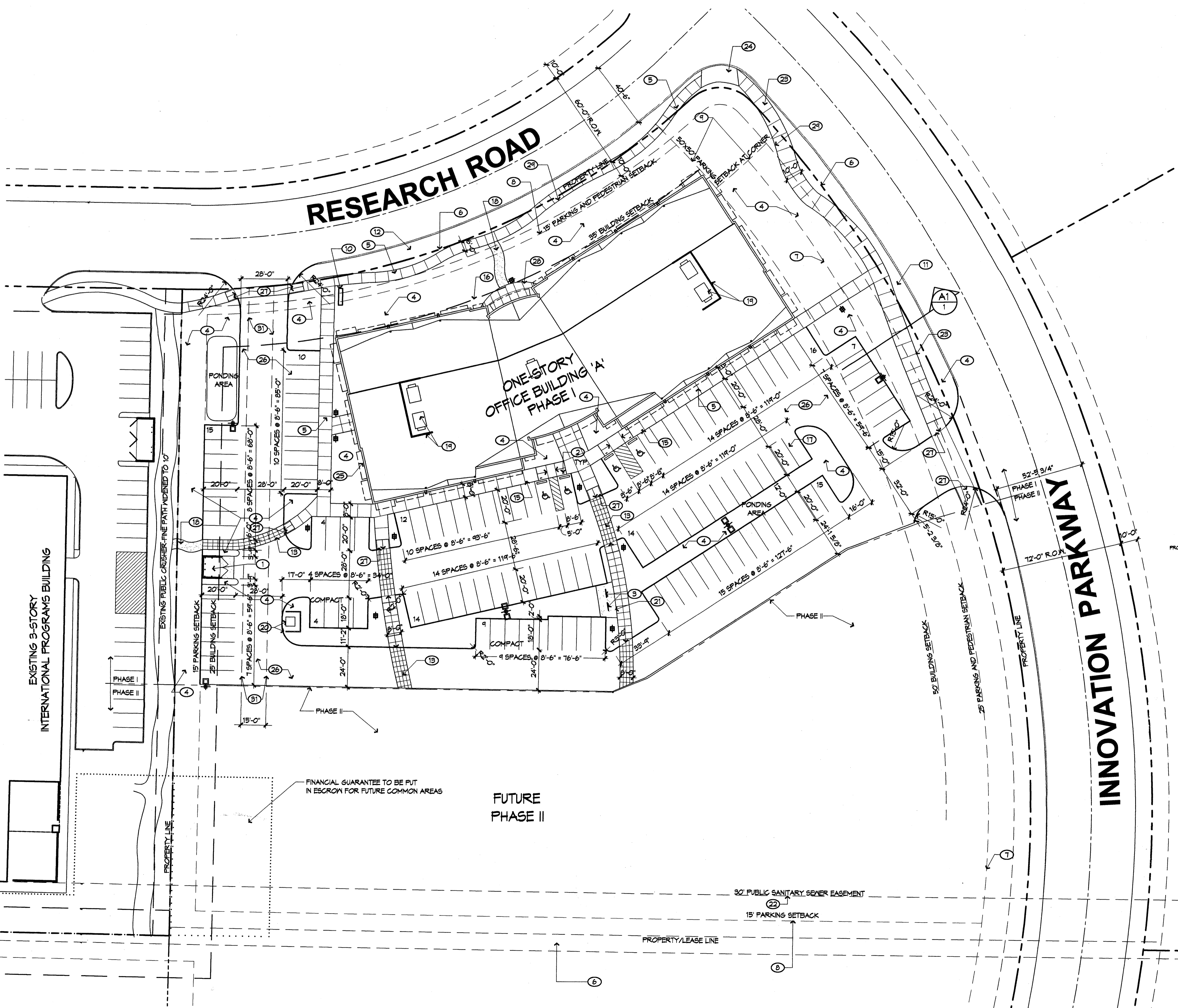
NOTE: LIGHT PATTERN TO AVOID GLARE OR REFLECTION ON ADJACENT PROPERTIES, BUILDINGS OR ROADWAYS.



**C1 H.C. SIGN ELEVATION**  
1/2" = 1'-0"



**D1 MONUMENT SIGN ELEVATION**  
1/4" = 1'-0"



**D3 SITE DEVELOPMENT PLAN**  
1" = 30'-0"

**BUILDING, SITE & PARKING DATA**

- Legal Description:  
4.11 ACRE PORTION OF SOUTHWEST CORNER OF TRACT A, LANDS OF SHAW, MITCHELL MALLORY PARTNERSHIP, JANUARY 22, 1999, VOLUME 99C, FOLIO 14
- Albuquerque Zoning Code  
1. Lot area: 208,619 sq ft (4.74 ac.)  
2. Zone: SU-1 IP - Industrial Park  
3. Signage:  
a. Maximum: One freestanding (monumental) sign, 50 sq ft/face  
b. Provided: 10' x 4' = 40 sq ft/face  
4. Structure height:  
a. Maximum allowed: 120' or less than 45' from property line  
b. Actual height of building: 20' (outside of 45')  
5. Lot size: no more than 50% buildings (50,109 / 208,619 = 24% < 50%)  
6. Setbacks:  
a. Front: 35'  
b. Side/Rear: 15'  
7. Parking  
a. Required:  
i. Building 1A: 25,475 x 25% = 21,654 sq ft net leasable area, / 200 = 108 spaces  
ii. Building 1B: 24,628 x 25% = 20,954 sq ft net leasable area, / 200 = 105 spaces  
iii. Total # parking spaces required = 213  
Handicapped spaces required: 8, provided: 8  
Bicycle parking spaces required: 213 / 20 = 11, provided: 14  
b. Provided: 226 total spaces (incl. 8 h.c., 4 15 compact)

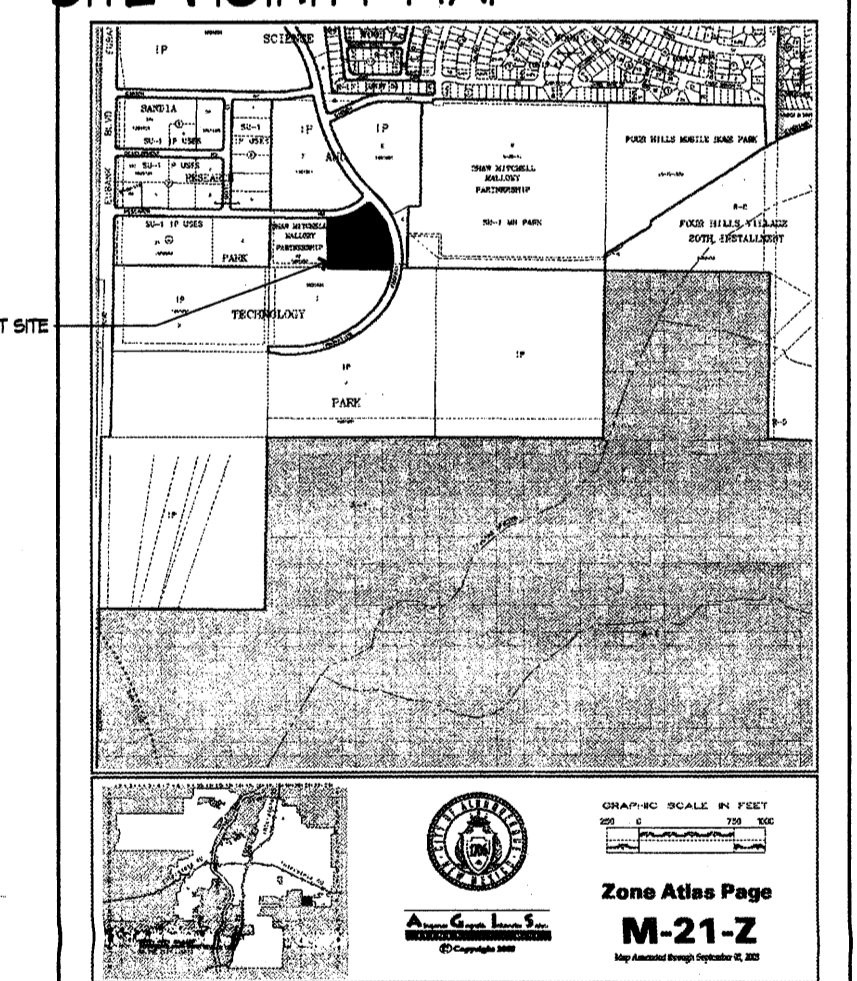
**SITE DEVELOPMENT PLAN**

APPROVED BY:  
*Sharon Nelson* 11/10/03  
City Planning Director, City of Albuquerque Planning Department  
*Michael J. Smith* 11/6/2003  
Master Developer / A.E.P.

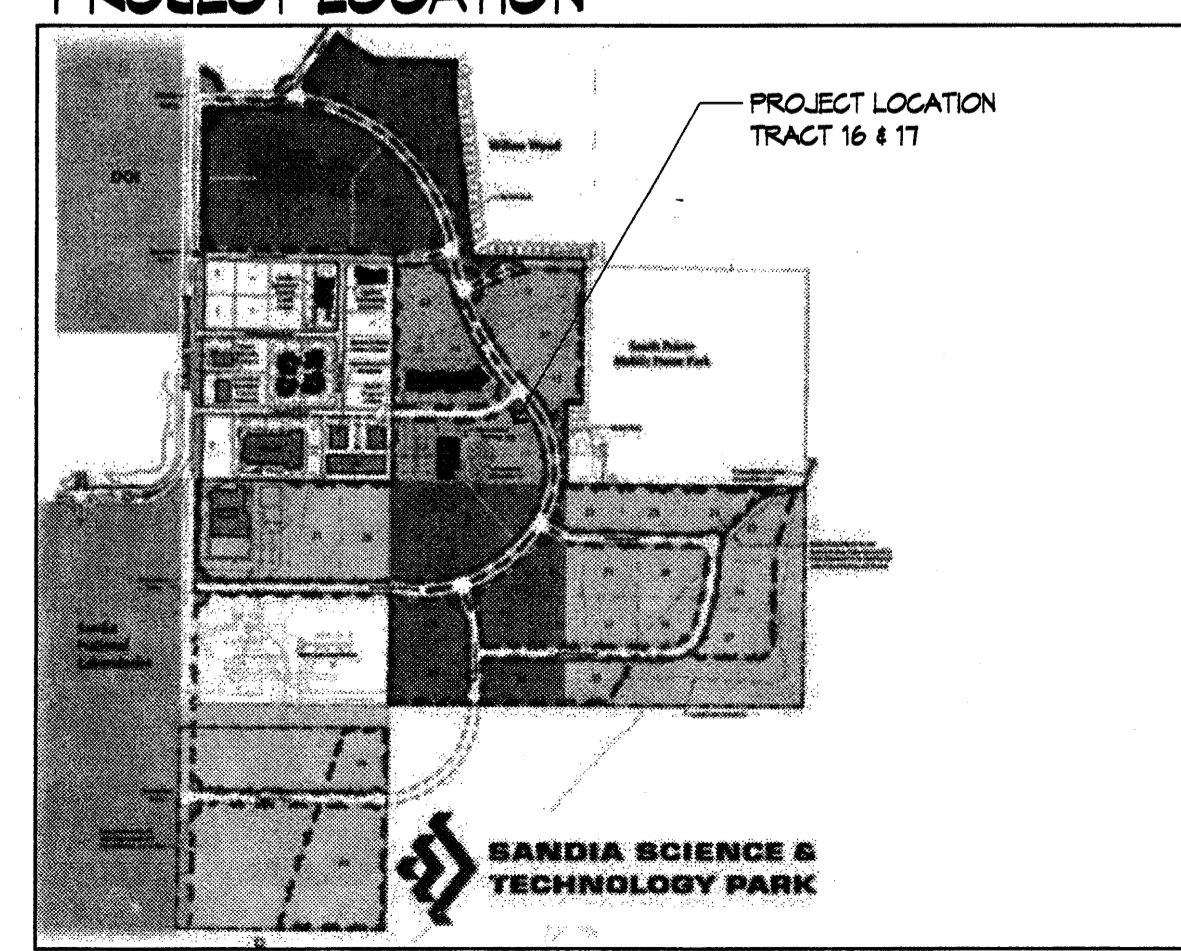
**PROJECT NUMBER:**

This plan is consistent with the specific site development plan for subdivision approval by the Environmental Planning Commission on March 22, 2001 and that the findings and conditions in the Official Notice, Notification of Decision have been complied with.

**SITE VICINITY MAP**



**PROJECT LOCATION**



*Site plan for Phase I*

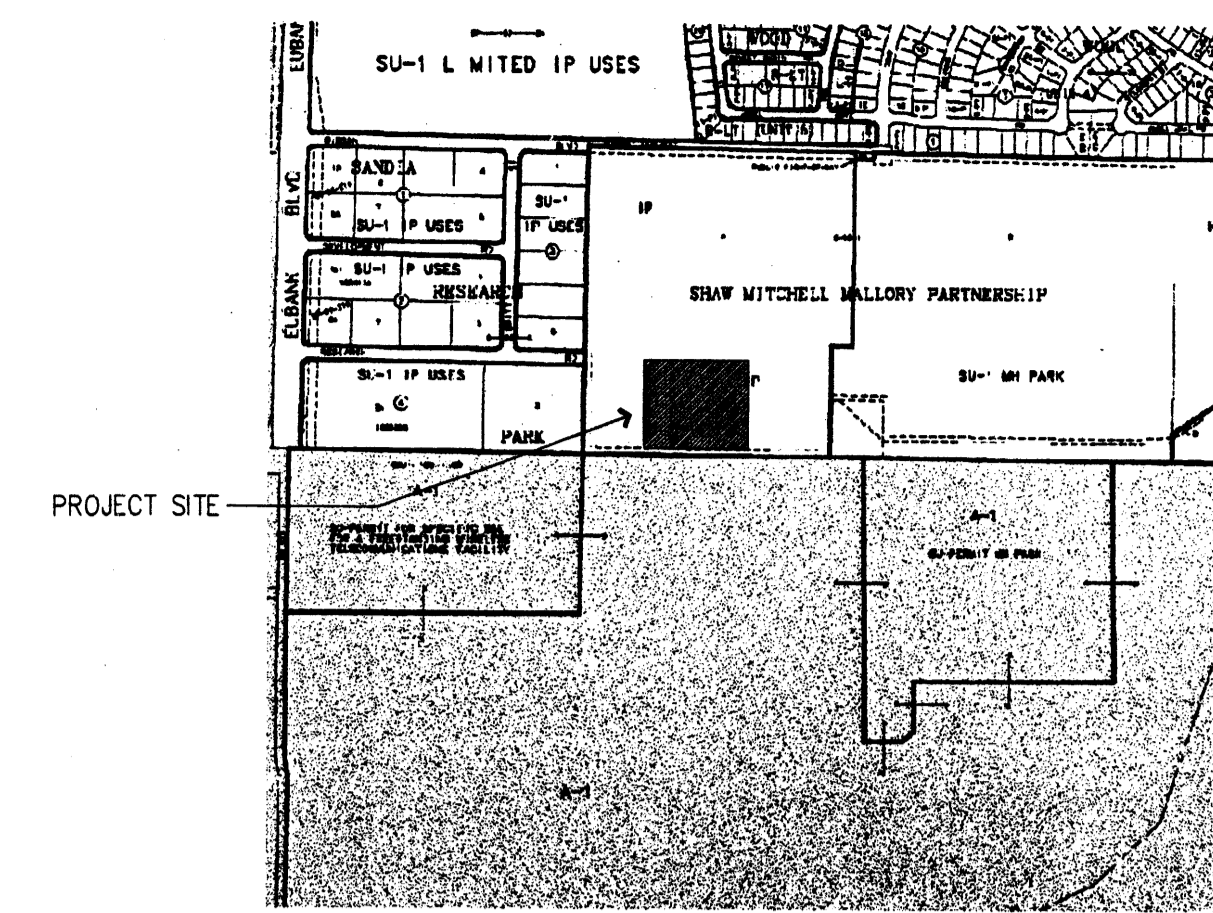
**Innovation Park**  
10700 Research Road  
Albuquerque, New Mexico



REVISIONS

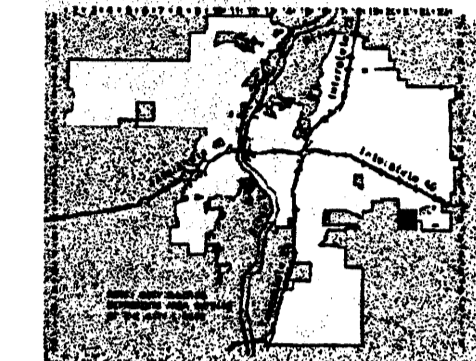

DRAWN BY: SAS  
REVIEWED BY: TG  
DATE: 10/08/03  
PROJECT NO.: 08040.001  
DRAWING NAME: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT





Zone Atlas Page  
**M-21-Z**

GRAPHIC SCALE IN FEET



**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.

Tree Requirements: 1 per 1500sf landscape area/ 1 per 6 parking spaces, 1 tree 20' o.c. on Innovation Parkway, and 1 per 30' o.c. on Research Road.

Santa Ana Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

Shrubs shall be planted a minimum of 3' from tree trunk, for ease of maintenance.

**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/backflow preventer for irrigation system is unknown at current time and will be coordinated in the field.

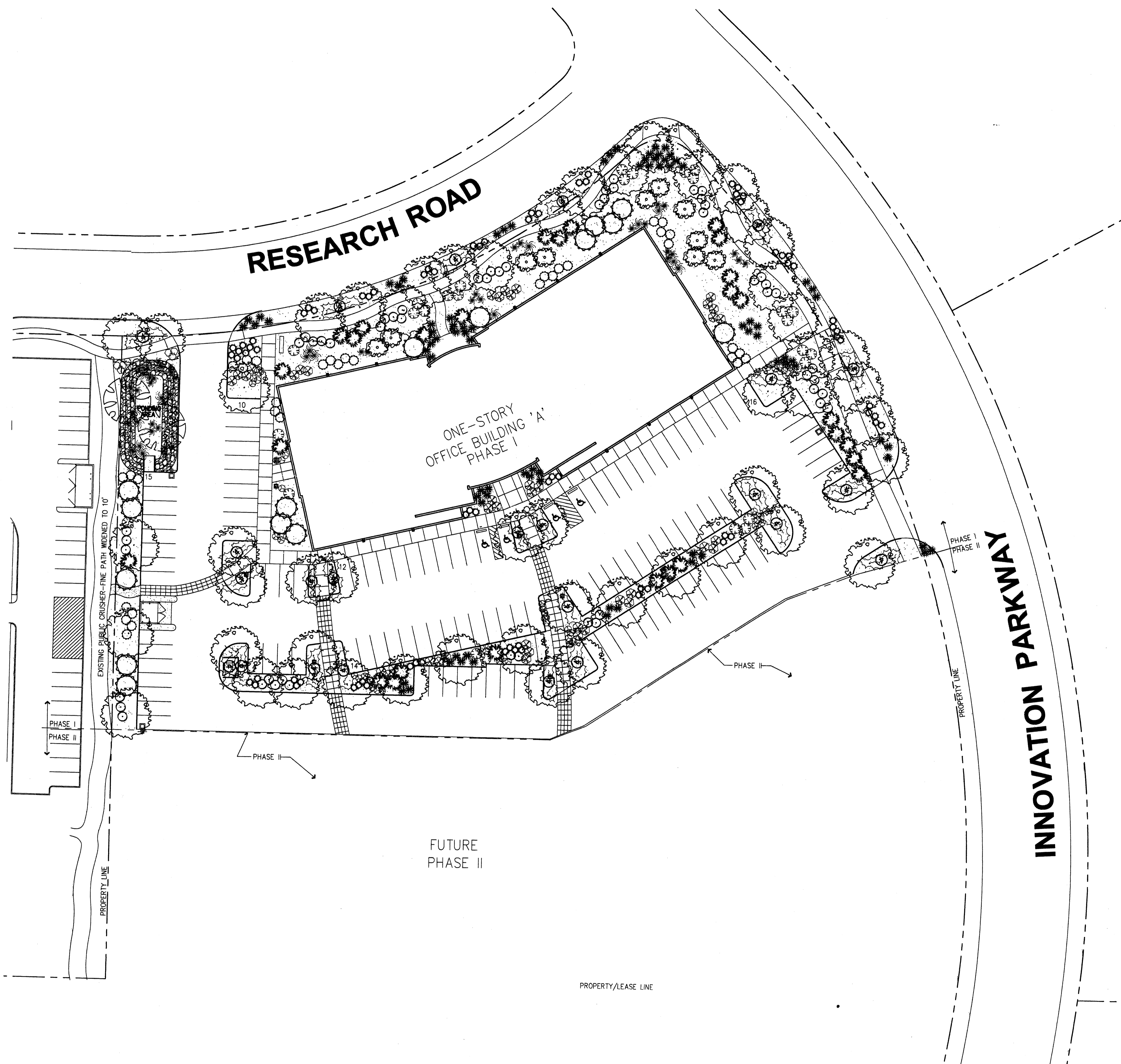
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

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

**LANDSCAPE CALCULATIONS**

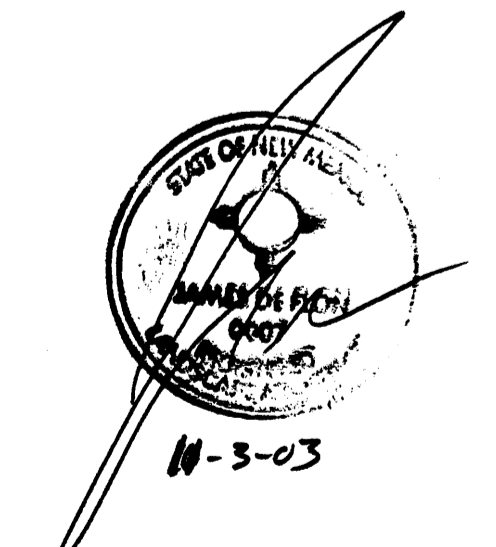
NET LANDSCAPE AREA		
TOTAL LOT AREA	208613	square feet
TOTAL PHASE 1 AREA	117072	square feet
TOTAL BUILDINGS AREA	-25475	square feet
OFFSITE AREA	-4957	square feet
NET LOT AREA	86640	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	12996	square feet
TOTAL LANDSCAPE PROVIDED	33316	square feet
TOTAL SOD PROVIDED	0	square feet
TOTAL NATIVE SEED PROVIDED	0	square feet
TOTAL BED PROVIDED	33316	square feet
TOTAL PONDS PROVIDED	-1314	square feet
TOTAL MINUS PONDS	32002	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	24001	square feet
TOTAL GROUND COVER PROVIDED	27064	square feet



**PLANT LEGEND**

- COTTONWOOD (M) 2  
*Populus tremula*  
 3-4" CAL. 50sf
- DESERT WILLOW (L) 15  
*Chrysothamnus*  
 5 Gal. 225sf
- BUTTERFLY BUSH (M) 28  
*Buddleia davidii*  
 5 Gal. 81sf
- RED YUCCA (M) 84  
*Hesperaloe parviflora*  
 1 Gal. 9sf
- ROSEMARY (M) 35  
*Rosmarinus officinalis*  
 2 Gal. 36sf
- INDIAN HAWTHORN (M) 42  
*Raphanistrum indicum*  
 5 Gal. 36sf
- HONEYSUCKLE (M) 96  
*Lonicera sp.*  
 1 Gal. 200sf  
 Symbol indicates four plants.
- SCOTCH BROOM (M) 78  
*Cytisus scoparius*  
 1 Gal. 16sf
- SANTA ANA TAN WITH FILTER FABRIC  
 2" DEEP
- OVERSIZED GRAVEL  
 SLOPES 3:1 OR GREATER
- CHINESE PISTACHE (M) 27  
*Platanus chinensis*  
 2-3" CAL. 50sf
- HONEY LOCUST (M) 27  
*Gleditsia inopurpurea thermis*  
 2" CAL. 50sf
- NEW MEXICO OLIVE (M) 10  
*Forsythia neomexicana*  
 15 Gal. 225sf
- APACHE PLUME (L) 27  
*Folium paradoxum*  
 5 Gal. 20sf
- RUSSIAN SAGE (M) 63  
*Perovskia atriplicifolia*  
 5 Gal. 36sf
- AUTUMN SAGE (M) 9  
*Salvia greggii*  
 2 Gal. 9sf
- ORNAMENTAL GRASS (M) 55  
 1 Gal. 20sf  
 REGAL MIST  
 FOUNTAIN GRASS  
 BLUE ARCHER  
 BLUE RESCUE  
 BEAR GRASS
- WILDFLOWER 44  
 1 Gal. 4sf  
 Including but not limited to:  
 BLUE EYE SUSAN, PANSTEMON,  
 SANTOLINA, PRIMROSE,  
 YARROW, BLANKETFLOWER,  
 SNOW IN SUMMER, POPPY,  
 DANIELS,  
 ICEPLANT, RED HOT POKER,  
 AND CRODWELL.

**Innovation Park**  
10700 Research Road  
Albuquerque, New Mexico

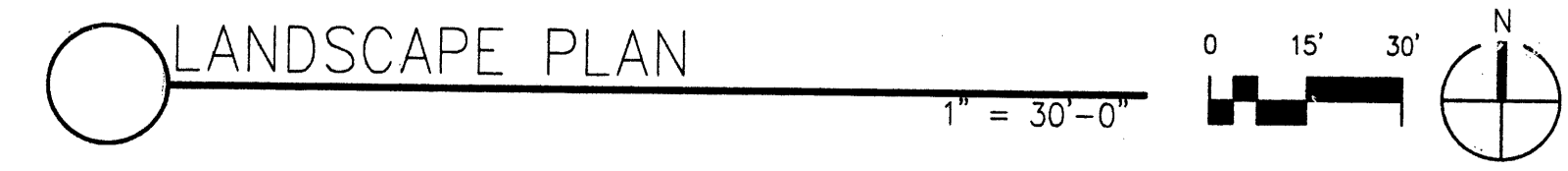


**The Hilltop**  
LANDSCAPE ARCHITECTS & CONTRACTORS  
Cont. Lic. #26458  
7309 Edith N.E.  
Albuquerque, NM 87184  
Ph. (505) 896-9690  
Fax (505) 898-7737  
cmd@hilltoplandscaping.com

REVISIONS

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DRAWN BY \_\_\_\_\_  
REVIEWED BY TG  
DATE 10/03/03  
PROJECT NO. 03040.001  
DRAWING NAME  
LANDSCAPE PLAN





**Innovation Park**  
10700 Research Road  
Albuquerque, New Mexico

**SANDIA SCIENCE & TECHNOLOGY PARK**  
**AMELANG PARTNERS INC.**  
DESIGN • BUILD • DEVELOP

- REVISIONS
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DRAWN BY: RJB  
REVIEWED BY: BUS  
DATE: 11/05/03  
PROJECT NO.: C040.001  
DRAWING NAME:

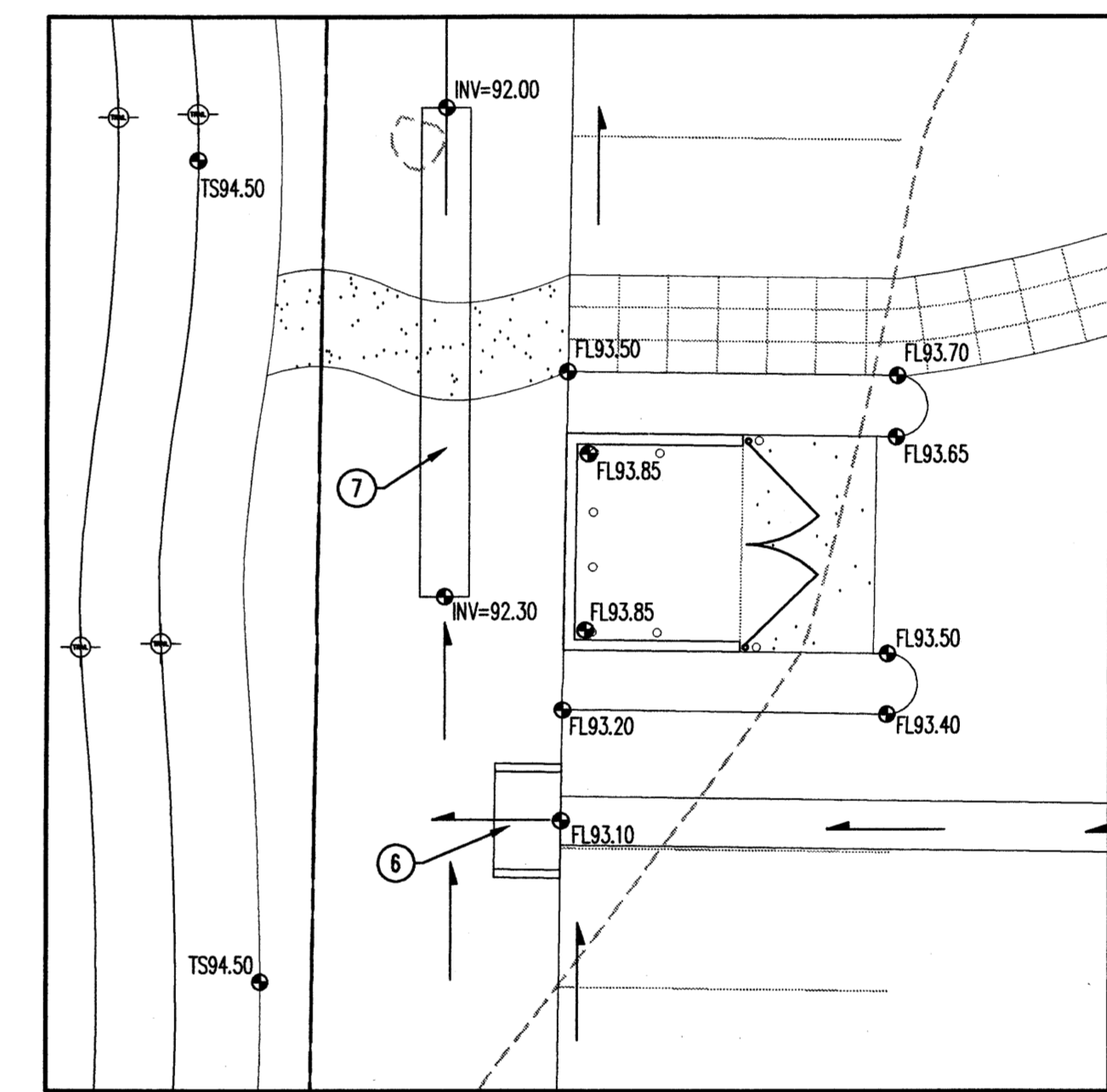
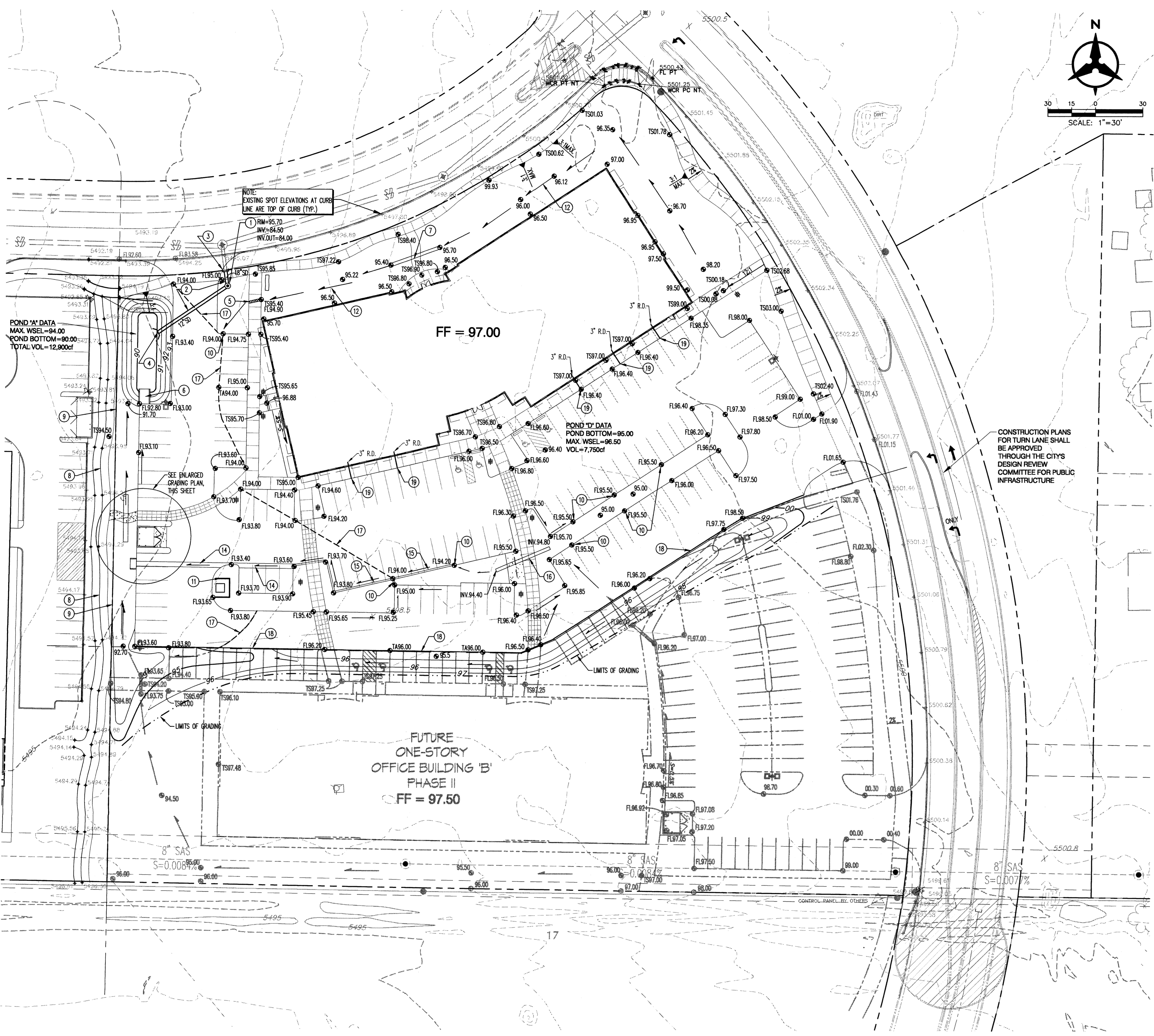
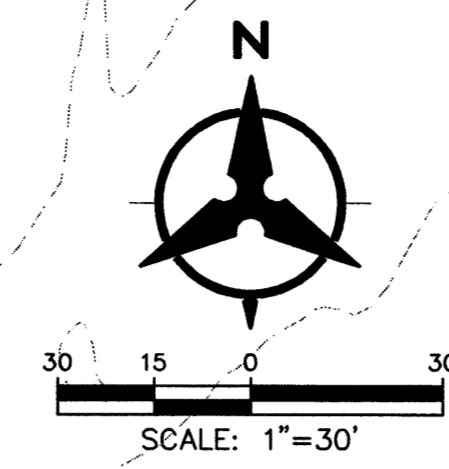
**GRADING & DRAINAGE PLAN**

**GRADING & DRAINAGE KEYED NOTES**

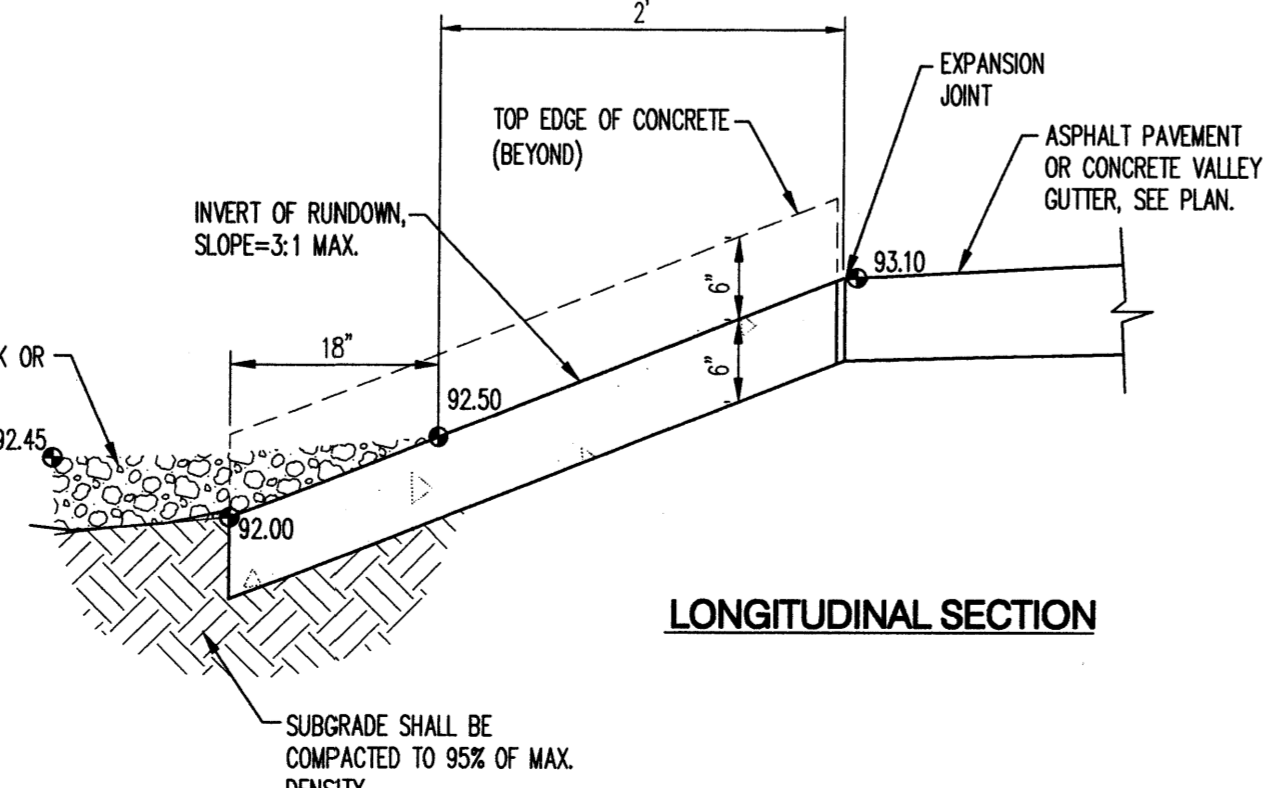
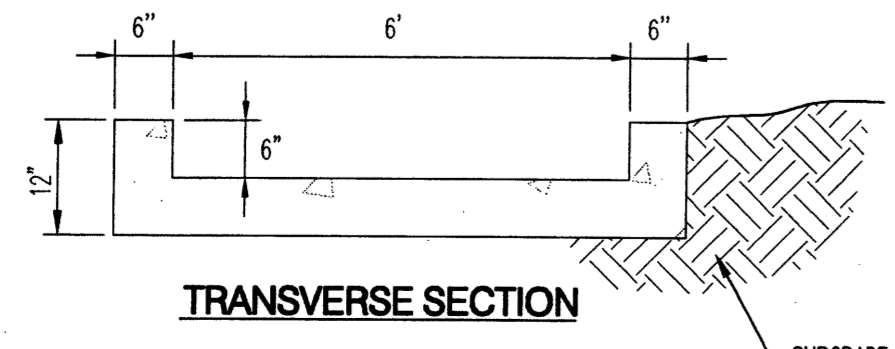
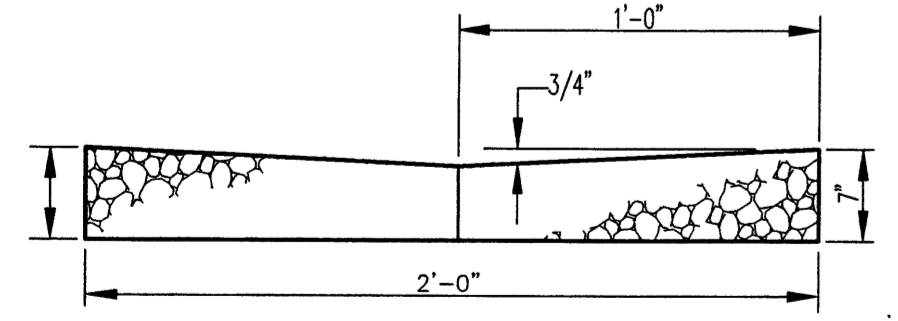
1. INSTALL NEW 4" DIA. TYPE "C" STORM DRAIN MANHOLE AS PER COA STD. DWG 2101
2. NEW 12" STORM DRAIN
3. THE NEW 12" STORM DRAIN TO EXISTING STUBOUT. REMOVE & DISPOSE IF EXISTING PLUG. PROVIDE CONCRETE COLLAR AT CONNECTION. INV.=83.47 (INVERT BASED ON AS-BUILTS, CONTRACTOR SHALL VERIFY)
4. DAYLIGHT NEW STORM DRAIN, INSTALL FLARED END SECTION, INV.=89.50
5. 18" WIDE SIDEWALK CULVERT AS PER COA STD. DWG 2236
6. CONCRETE RUNDOWN AS PER DETAILS, THIS SHEET. PROVIDE CURB OPENING TO MATCH WIDTH OF RUNDOWN.
7. DAYLIGHT 10" DRAINAGE PIPE. MITER END OF PIPE TO MATCH SLOPE. SEE PLAN FOR INVERT
8. EXISTING CRUSHER FINES PATH SHALL BE REGRADE AND RESURFACED WITH CRUSHER FINES SUCH THAT THE PATH SURFACE = 94.5 OR HIGHER.
9. ELEVATION AT PROPERTY LINE SHALL BE 84.00
10. PROVIDE 18" WIDE CURB OPENING FOR DRAINAGE
11. TRANSFORMER PAD ELEVATION = 94.30
12. DRAIN USED
13. NOT USED
14. VALLEY GUTTER AS PER DETAIL THIS SHEET.
15. CURB & GUTTER AS PER "MEDIAN CURB AND GUTTER", COA STD. DWG. 2415.
16. 12" STORM DRAIN PIPE. MITER ENDS TO MATCH SLOPE.
17. MAXIMUM THEORETICAL LIMIT OF POND.
18. INSTALL 6" EXTRUDED ASPHALT CURB ALONG SOUTH EDGE OF PARKING LOT
19. TIE TO 3" ROOF DRAIN, DAYLIGHT AT FACE OF CURB

**GRADING NOTES**

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOLOGICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES PER DETAIL ON SHEET C203 AND METTING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND Haul TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDANS AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.



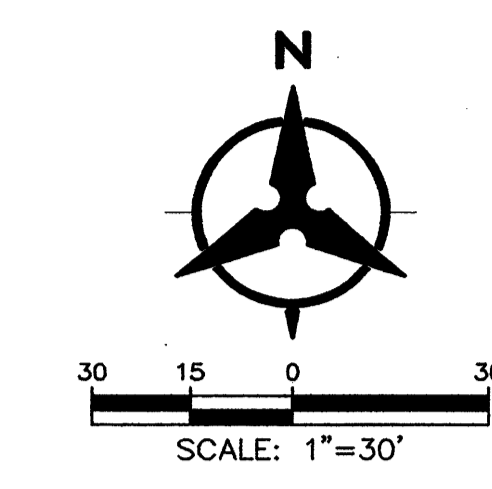
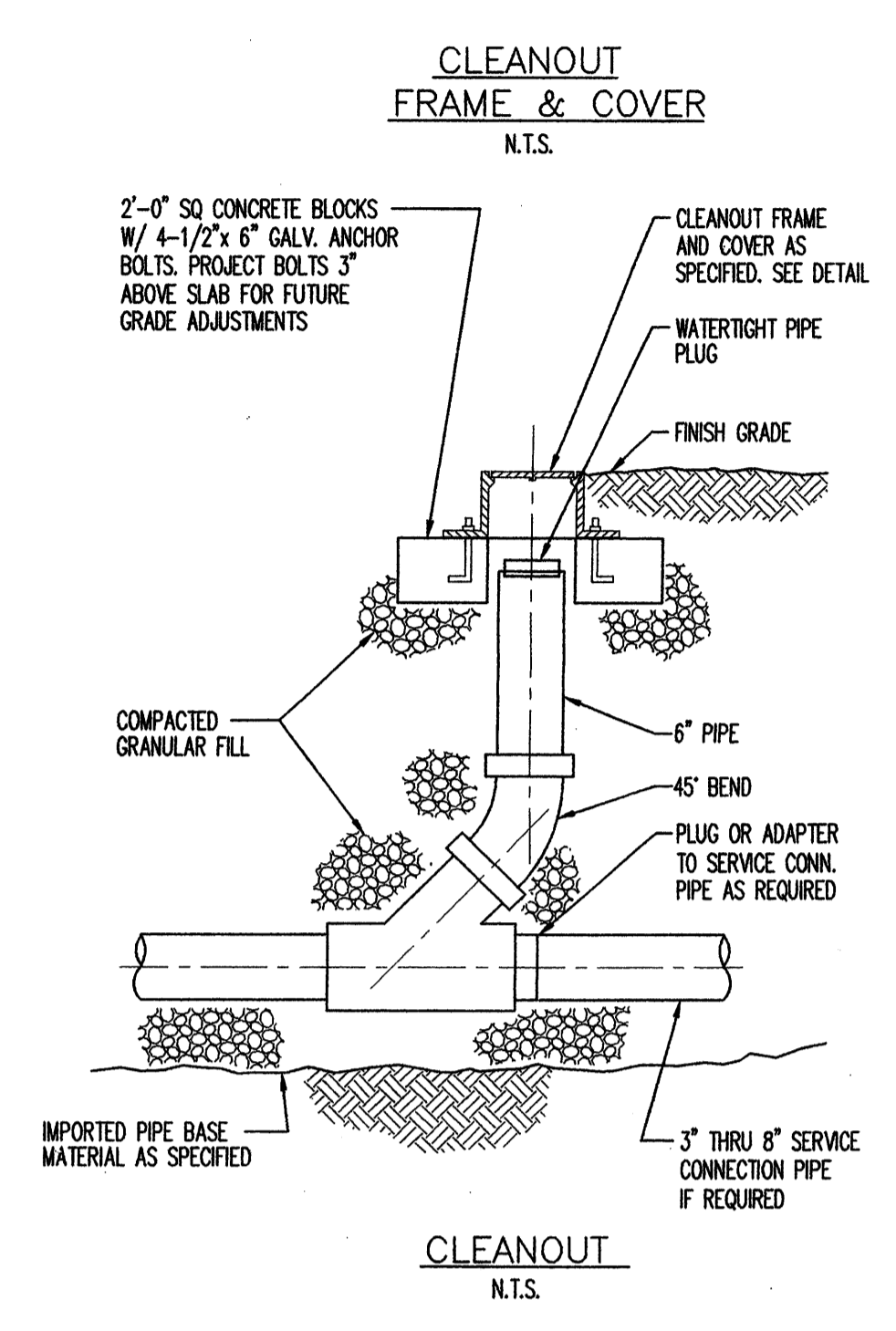
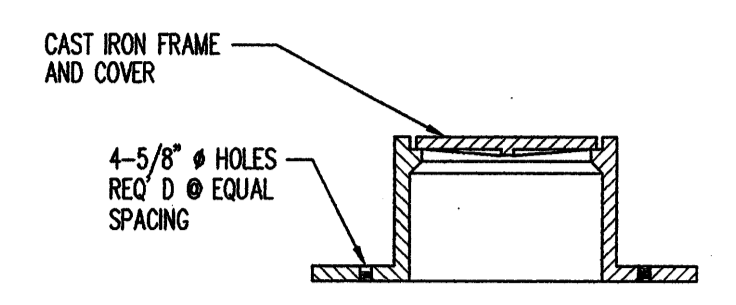
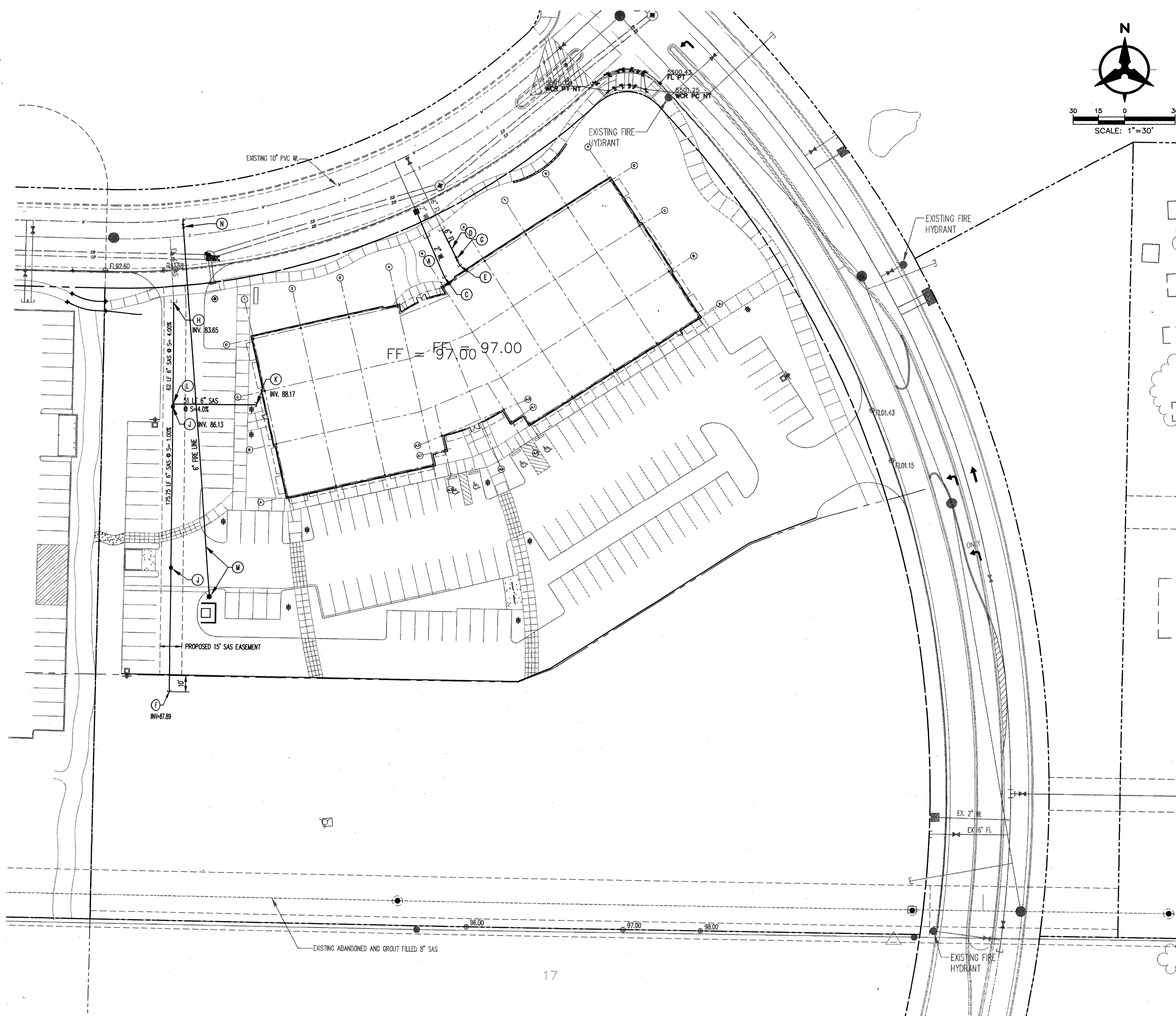
CONSTRUCTION PLANS FOR TURN LANE SHALL BE APPROVED THROUGH THE CITY'S DESIGN REVIEW COMMITTEE FOR PUBLIC INFRASTRUCTURE



**CONCRETE RUNDOWN DETAILS**  
N.T.S.

**Bohannon & Huston**  
Consulting Engineers  
17000 Jefferson St. NE Albuquerque, NM 87106-4336  
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES





**GENERAL NOTES**

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE. CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LINES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADEING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADEING AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

**UTILITY NOTES**

1. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 48" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTIONS.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE IAPMO UNIFORM PLUMBING CODE, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE (+0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.
7. ALL VALVES SHALL BE ANCHORED PER COA STANDARD DWG. 2333.
8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/GAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

**UTILITY KEYED NOTES**

- (A) CONTRACTOR SHALL COORDINATE W/ CITY FOR INSTALLATION OF 1.5" WATER METER AND METER BOX. CONTRACTOR SHALL TIE 2" WATER SERVICE LINE TO 1.5" TAIL PIECE ON DOWNSIDE SIDE OF WATER METER AND INSTALL 27 LF OF 2" WATER SERVICE LINE.
- (C) STUB 2" WATER SERVICE TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
- (D) THE NEW 6" FIRE LINE TO EXISTING 6" FIRE LINE STUB. REMOVE EXISTING CAP. INSTALL 6" FIRE LINE AS SHOWN.
- (E) STUB 6" FIRE LINE TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
- (F) STUB 6" SANITARY SEWER 10' PAST PROPERTY LINE.
- (G) REMOVE EXISTING CAP, INSTALL 6" GATE VALVE AND VALVE BOX AS PER COA. STD DWGS. 2333, 2326, 2328.
- (H) THE NEW 6" GAS TO EXISTING GAS STUB OUT.
- (J) INSTALL CLEANOUT PER DETAIL, THIS SHEET.
- (K) STUB GAS TO WITHIN 5' OF BUILDING. SEE PLUMBING PLAN FOR CONTINUATION.
- (L) INSTALL 6"x6" TEE-WYE. INSTALL CLEANOUT ON MAIN LINE IMMEDIATELY UPSTREAM OF TEE-WYE.
- (M) INSTALL 6" FIRE LINE WITHIN THE SITE AND INSTALL FIRE HYDRANT AS PER COA. STD. DWG. 2344. FLANGE ELEV. = 94.40.
- (N) CONTRACTOR SHALL COORDINATE AND PAY FOR CITY INSTALLATION OF 6" WATER LINE WITHIN CITY ROW, INCLUDING CONNECTION TO 10" CITY MAIN AND INSTALLATION OF GATE VALVE ON NEW 6" WATER LINE.

**Dekker Perich Sabatini**  
 6801 Jefferson NE  
 Suite 100  
 Albuquerque, NM 87109  
 505 761-9700  
 fax 761-4222  
 dps@dpsbg.com

ARCHITECT  
**ADMINISTRATIVE APPROVAL**  
 ENGINEER  
 PROJECT

**Innovation Park**  
 10700 Research Road  
 Albuquerque, New Mexico

**SANDIA SCIENCE & TECHNOLOGY PARK**  
**AMBLANG PARTNERS INC.**  
 DESIGN • BUILD • DEVELOP

REVISIONS

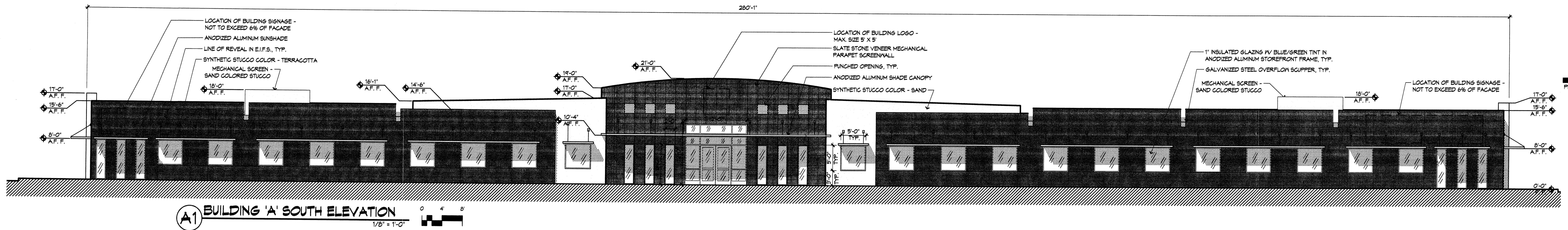

DRAWN BY: R/S  
 REVIEWED BY: B/S  
 DATE: 10/09/08  
 PROJECT NO.: 08040\_001  
 DRAWING NAME:

UTILITY PLAN

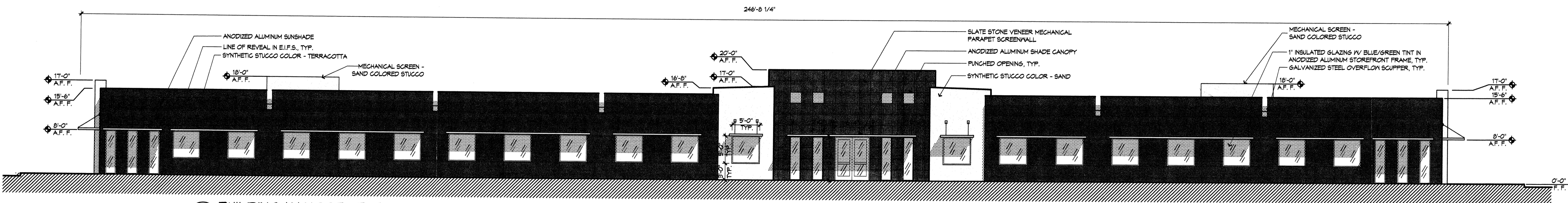
**Bohannon & Huston**  
 Courtyard 1 7800 Jefferson St. NE Albuquerque, NM 87109-4886  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

SHEET NO. 4

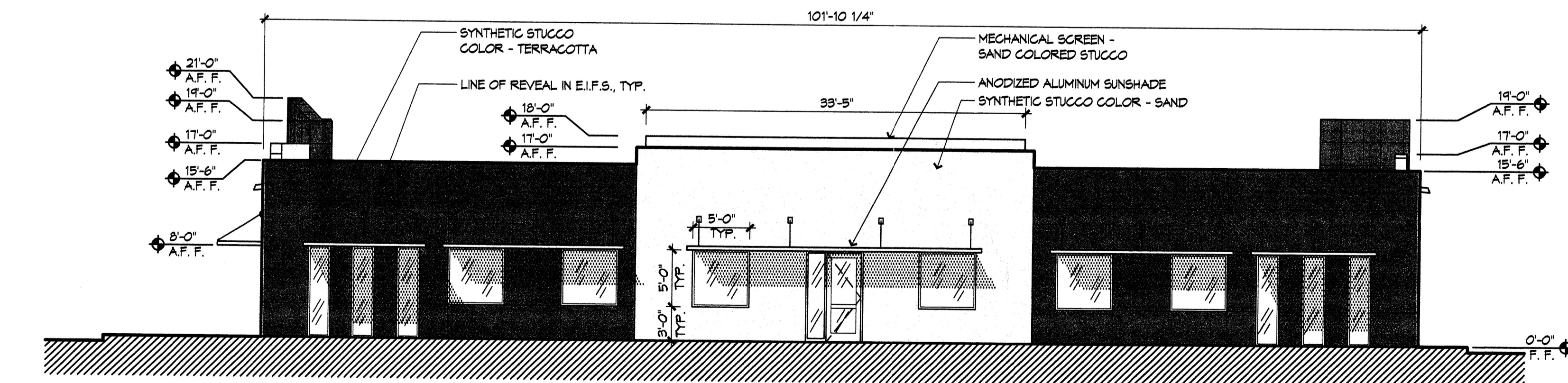




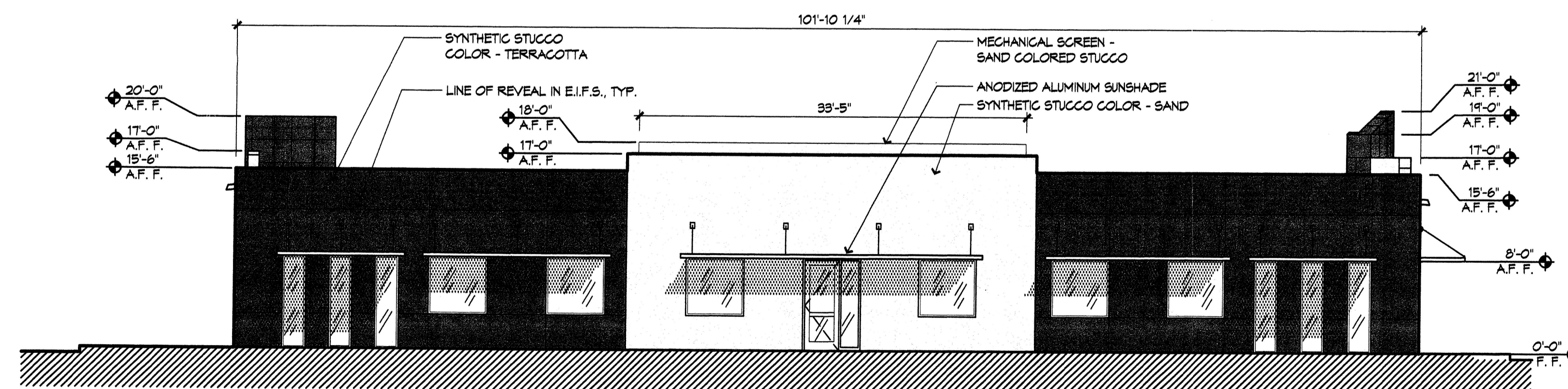
**A1** BUILDING 'A' SOUTH ELEVATION  
1/8" = 1'-0"



**B1** BUILDING 'A' NORTH ELEVATION  
1/8" = 1'-0"



**C1** BUILDING 'A' EAST ELEVATION  
1/8" = 1'-0"

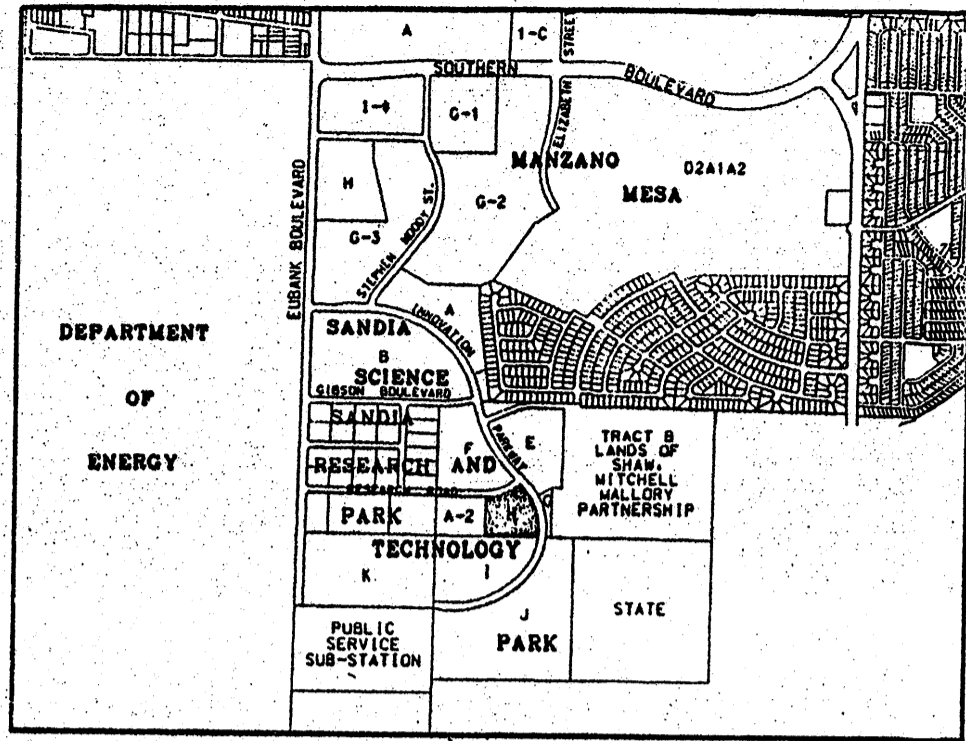


**C2** BUILDING 'A' WEST ELEVATION  
1/8" = 1'-0"

**Innovation Park**  
10700 Research Road  
Albuquerque, New Mexico



SP-2003403410



LOCATION MAP

ZONE ATLAS INDEX MAP No. M-21-Z

NOT TO SCALE

SUBDIVISION DATA

- 1. DRB No.
2. ZONE ATLAS INDEX No. M-21-Z.
3. GROSS SUBDIVISION ACREAGE: 4.7891 ACRES.
4. TOTAL NUMBER OF TRACTS CREATED: TWO (2) TRACTS.
5. THIS PLAT SHOWS EXISTING EASEMENTS.
6. DATE OF SURVEY: OCTOBER, 2003
7. PLAT IS LOCATED WITHIN SECTION 33, T10N, R4E, N1PM.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT H OF THE BULK LAND PLAT OF SANDIA SCIENCE AND TECHNOLOGY PARK, ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF...

NOTES

- 1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 1927).
2. DISTANCES ARE GROUND DISTANCES.
3. A RECIPROCAL CROSS-ACCESS, PARKING AND DRAINAGE EASEMENT FOR THE BENEFIT OF TRACTS H-1 AND H-2, TO BE MAINTAINED BY SAME, IS GRANTED WITH THIS PLAT.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE FOR THE COMMON JOINT USE OF:

- A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT...
B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES...
C. QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES...
D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES...

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS...

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT H OF THE BULK LAND PLAT OF SANDIA SCIENCE AND TECHNOLOGY PARK, ALBUQUERQUE, NEW MEXICO...

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT H, A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RESEARCH ROAD SE, WHENCE THE ALBUQUERQUE CITY SURVEY (ACS) MONUMENT 15-4217, A 3/16 INCH ALUMINUM CAP SET FLUSH IN A CURB, HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE, NAD 1927 OF X=417,974.01 AND Y=1,481,220.09 BEARS N06°28'26"E, A DISTANCE OF 5794.77 FEET AND FROM SAID POINT OF BEGINNING RUNNING THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT H AND ALSO ALONG SAID RIGHT-OF-WAY LINE...

TRACT CONTAINS 4.7891 ACRE, MORE OR LESS.

FREE CONSENT AND DEDICATION

THE FOREGOING PLAT OF THE CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT H OF THE BULK LAND PLAT OF SANDIA SCIENCE AND TECHNOLOGY PARK, ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF...

WELLS FARGO BANK NEW MEXICO, N.A. AS TRUSTEE FOR UNION PENSION TRANSACTION TRUST 2000-7 NM

BY: George H. Kuhn, Senior Vice President and Senior Trust Officer, Wells Fargo Bank, N.A., as Trustee for the Union Pension Transaction Trust 2000-7 NM

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 6 DAY OF October, 2003 BY GEORGE H. KUHN, SENIOR VICE PRESIDENT AND SENIOR TRUST OFFICER, WELLS FARGO BANK, N.A., AS TRUSTEE FOR UNION PENSION TRANSACTION TRUST 2000-7 NM

MY COMMISSION EXPIRES: 0-24-07 Stephanie L. Stratton, NOTARY PUBLIC



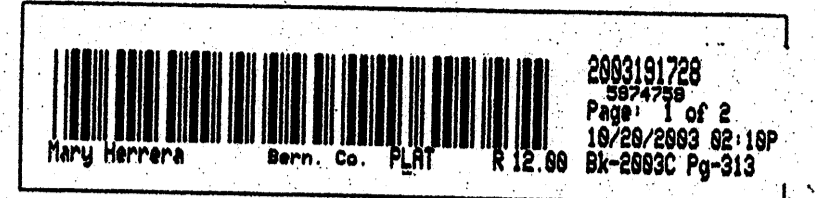
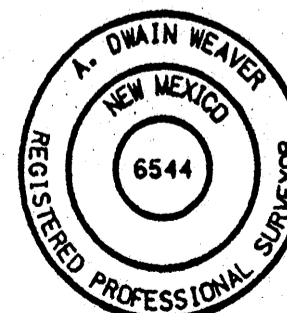
OFFICIAL SEAL
STEPHANIE L. STRATTON
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 0-24-07

SURVEYOR'S CERTIFICATION

I, A. DWAIN WEAVER, A REGISTERED PROFESSIONAL NEW MEXICO SURVEYOR, CERTIFY THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS...

A. DWAIN WEAVER
A. DWAIN WEAVER
NEW MEXICO PROFESSIONAL SURVEYOR 6544

DATE: OCTOBER 3, 2003



PLAT OF TRACTS H-1 & H-2 SANDIA SCIENCE & TECHNOLOGY PARK (A REPLAT OF TRACT H, SANDIA SCIENCE AND TECHNOLOGY PARK) ALBUQUERQUE, NEW MEXICO OCTOBER, 2001

PROJECT NUMBER 1001301 / 1001031

APPLICATION NUMBER 03 DRB- 01710 (Correct)

PLAT APPROVAL

Table with columns for Utility Approvals (QWEST TELECOMMUNICATIONS, COMCAST CABLE, PNM ELECTRIC SERVICES, PNM GAS SERVICES) and Date (10-6-03, 10-15-03, 10-6-03, 10-6-03).

Table with columns for City Approvals (CITY SURVEYOR, ENGINEERING, TRANSPORTATION DIVISION, UTILITIES DEVELOPMENT, PARKS & RECREATION DEPARTMENT, A.N.A.P.C.A., CITY ENGINEER, DRB CHAIRPERSON, PLANNING DEPARTMENT, ENVIRONMENTAL HEALTH DEPARTMENT) and Date (10-7-03, 10/15/02, 10/15/03, 10/15/03, 10-15-03, 10/20/03).

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

1.02105919041520570

PROPERTY OWNER OF RECORD SHAW MITCHELL & MALONEY

BERNALILLO COUNTY TREASURER'S OFFICE DATE 10/15/03

PNM STAMP

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

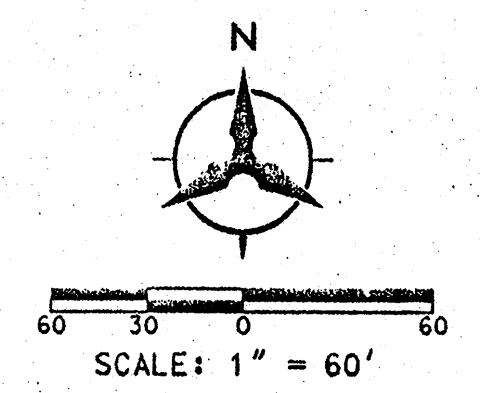


ACS ALUMINUM CAP "6-L21"  
 GEOGRAPHIC POSITION (NAD 1927)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 X = 417,975.01 Y = 1,481,220.09  
 GROUND TO GRID FACTOR = 0.99964527  
 DELTA ALPHA = -0°09'27"  
 ELEVATION = 5500.669 (SLD 1929)

2003191728  
 5874759  
 Page 2 of 2  
 10/28/2003 02:19P  
 BK-2603C Pg-313

Mary Herrera Bern. Co. PLMT R 12.00

PLAT OF  
**TRACTS H-1 & H-2**  
**SANDIA SCIENCE & TECHNOLOGY PARK**  
 (A REPLAT OF TRACT H SANDIA SCIENCE AND TECHNOLOGY PARK)  
 ALBUQUERQUE, NEW MEXICO  
 OCTOBER, 2001



SANDIA SCIENCE AND TECHNOLOGY PARK  
 FILED: DECEMBER 13, 2001  
 (2001C-324)

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
10' PUE	EXISTING 10' PUBLIC UTILITY EASEMENT FILED: DECEMBER 13, 2001 (2001C-324)
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	43°33'59"	171.84'	326.96'	430.00'	319.14'	N68°57'04"E
C2	89°26'45"	24.76'	39.03'	25.00'	35.18'	S88°06'33"E
C3	51°12'00"	294.18'	548.68'	614.00'	530.60'	S17°47'10"E
C4	26°41'17"	142.81'	280.64'	614.00'	278.20'	S30°17'32"E
C5	25°00'44"	136.19'	268.04'	614.00'	265.91'	S04°41'32"E
C6	01°59'56"	7.50'	15.00'	430.00'	15.00'	S85°29'54"W

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S89°15'56"E	4.23'
T2	S73°55'36"W	41.55'
T3	S68°10'27"W	22.36'
T4	S04°30'06"E	9.77'
T5	S89°17'06"E	15.00'
T6	N04°30'06"W	10.36'

TRACT A-2  
**LANDS OF SHAW MITCHELL, MALLORY PARTNERSHIP**  
 NOVEMBER 27, 2001  
 (2001C-304)

EXISTING 30' PUBLIC SANITARY SEWER EASEMENT  
 FILED: OCTOBER 26, 1992  
 (BK. BCR 92-25, PGS. 2002-2004)  
 DOCUMENT NO. 92107130

TRACT 1  
**SANDIA SCIENCE AND TECHNOLOGY PARK**  
 FILED: DECEMBER 13, 2001  
 (2001C-324)

EXISTING 5' PNM EASEMENT  
 FILED: APRIL 17, 1968  
 (MISC. BK. 100, PG. 539)  
 DOCUMENT NO. 90072 AND  
 EXISTING 5' PNM EASEMENT  
 FILED: AUGUST 24, 1982  
 (C20-24)

A. DWAIN WEAVER  
 NEW MEXICO  
 REGISTERED PROFESSIONAL SURVEYOR  
 6544  
 OCTOBER 3, 2003

**Bolannan & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87108-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES