

PROJECT # 1003477

PROJECT NUMBER: 1003477
 APPLICATION NUMBER: 04-00063

IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) 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.

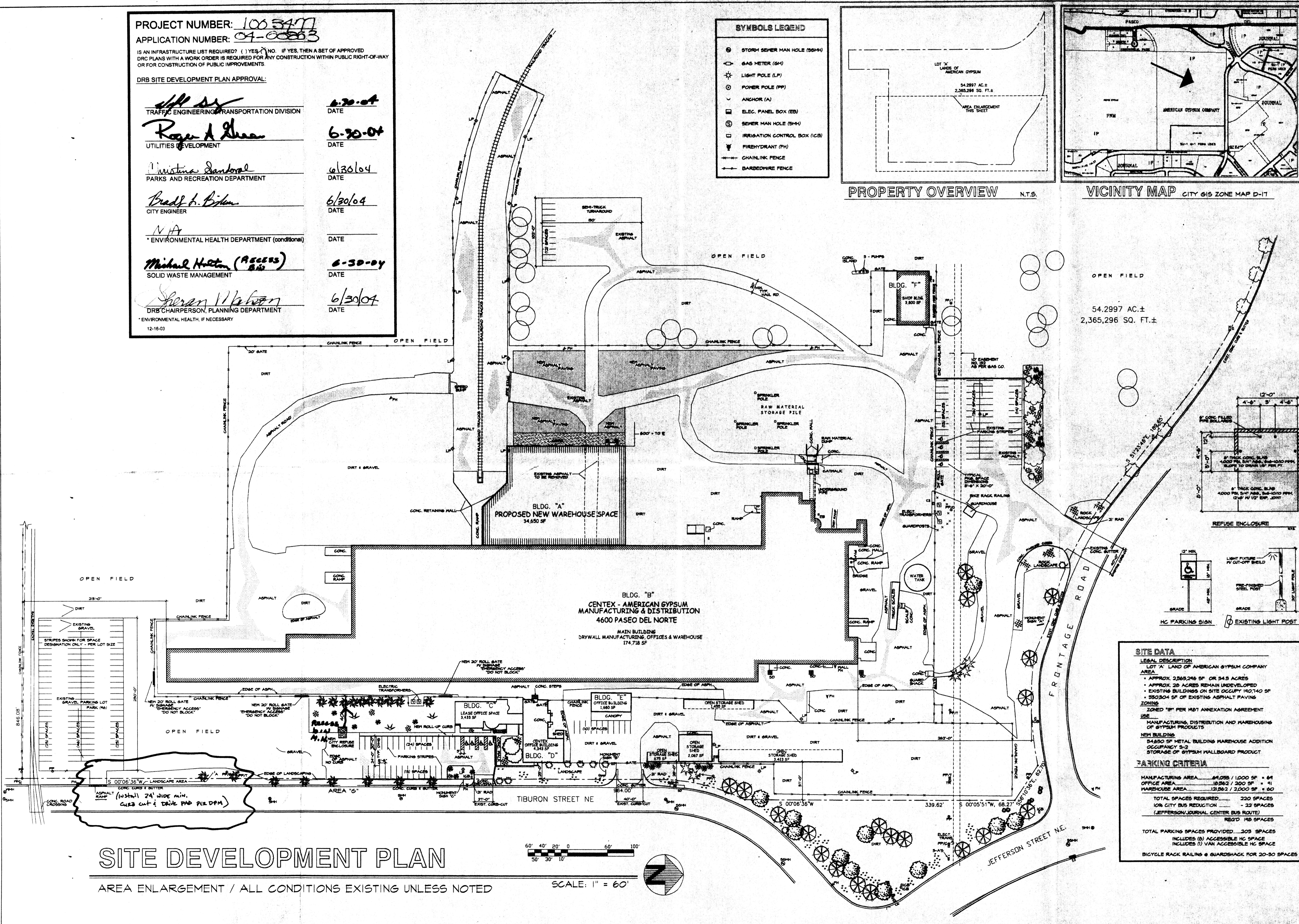
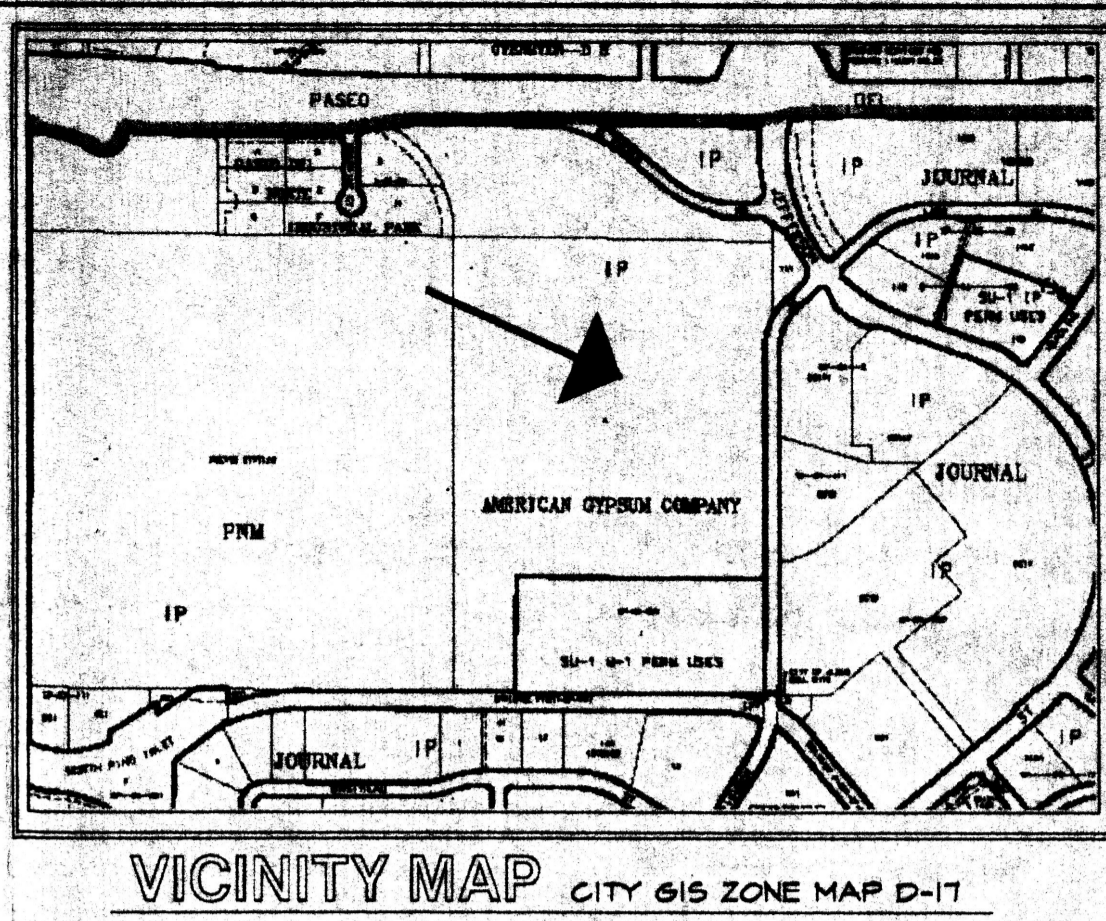
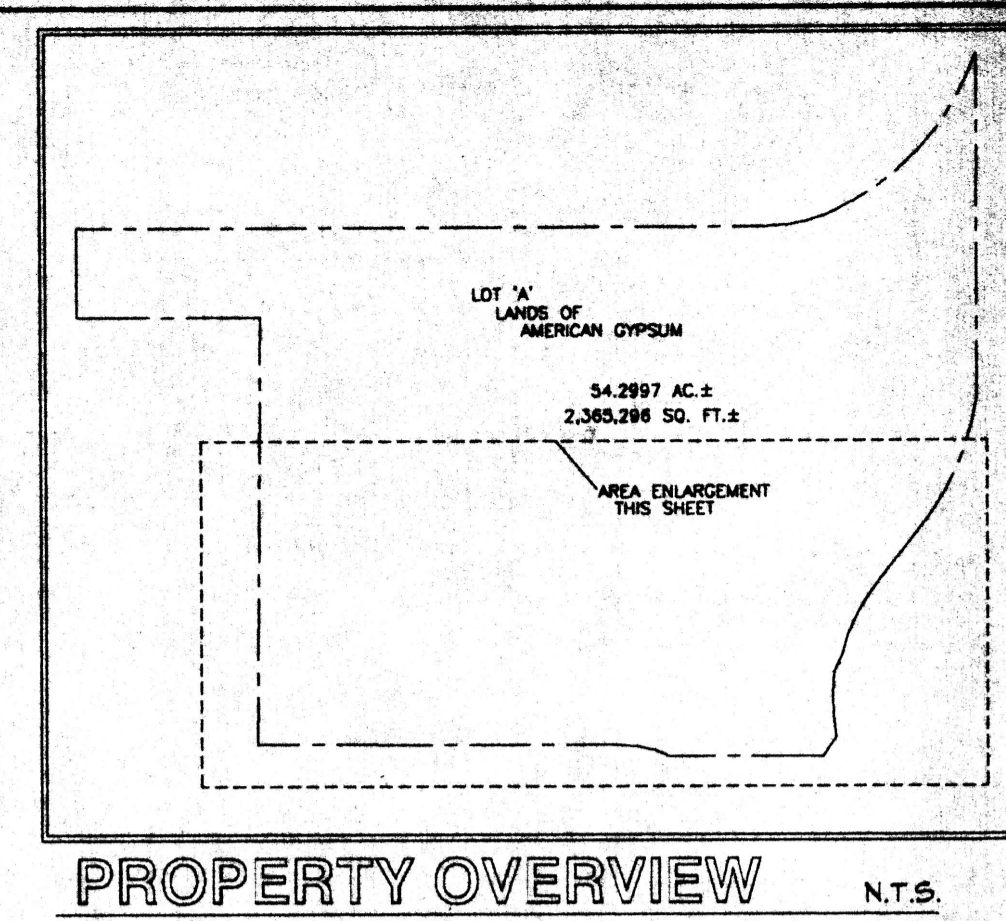
DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i> TRAFFIC ENGINEERING TRANSPORTATION DIVISION	6-20-04 DATE
<i>[Signature]</i> UTILITIES DEVELOPMENT	6-30-04 DATE
<i>[Signature]</i> PARKS AND RECREATION DEPARTMENT	6/30/04 DATE
<i>[Signature]</i> CITY ENGINEER	6/30/04 DATE
<i>[Signature]</i> * ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
<i>[Signature]</i> (Access) SOLID WASTE MANAGEMENT	6-30-04 DATE
<i>[Signature]</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	6/30/04 DATE

12-16-03

SYMBOLS LEGEND

- ⊙ STORM SEWER MAN HOLE (SSMH)
- ⊕ GAS METER (GM)
- ⊙ LIGHT POLE (LP)
- ⊙ POWER POLE (PP)
- ⊙ ANCHOR (A)
- ⊙ ELEC. PANEL BOX (EB)
- ⊙ SEWER MAN HOLE (SMH)
- ⊙ IRRIGATION CONTROL BOX (ICB)
- ⊙ FIREHYDRANT (FH)
- CHAINLINK FENCE
- BARBEDWIRE FENCE



SITE DATA

LEGAL DESCRIPTION
 LOT 'A' LAND OF AMERICAN GYPSUM COMPANY AREA
 • APPROX. 2,365,296 SF OR 54.5 ACRES
 • APPROX. 20 ACRES REMAIN UNDEVELOPED
 • EXISTING BUILDINGS ON SITE OCCUPY 190,740 SF
 • 350,504 SF OF EXISTING ASPHALT PAVING

ZONING
 ZONED 'I1' PER 1987 ANNEXATION AGREEMENT

USE
 MANUFACTURING, DISTRIBUTION AND WAREHOUSING OF GYPSUM PRODUCTS

NEW BUILDING
 54,850 SF METAL BUILDING WAREHOUSE ADDITION
 OCCUPANCY S-2
 STORAGE OF GYPSUM HALLBOARD PRODUCT

PARKING CRITERIA

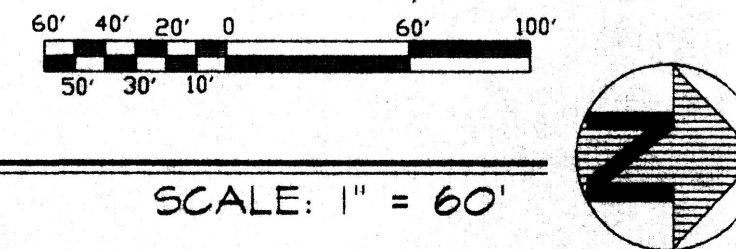
MANUFACTURING AREA	84,085 / 1,000 SF = 84
OFFICE AREA	10,962 / 200 SF = 55
WAREHOUSE AREA	131,862 / 2,000 SF = 66

TOTAL SPACES REQUIRED = 220 SPACES
 10% CITY BUS REDUCTION = 23 SPACES
 (JEFFERSON/JOURNAL CENTER BUS ROUTE)
 REQ'D 197 SPACES

TOTAL PARKING SPACES PROVIDED = 205 SPACES
 INCLUDES (8) ACCESSIBLE HC SPACE
 INCLUDES (1) VAN ACCESSIBLE HC SPACE
 BICYCLE RACK RAILINGS & GUARDSHACK FOR 20-30 SPACES

SITE DEVELOPMENT PLAN

AREA ENLARGEMENT / ALL CONDITIONS EXISTING UNLESS NOTED



REVISION

SHIVER CONSTRUCTION CO. DESIGN/BUILD

1412 BROADWAY BLVD. NE ALBUQUERQUE, NEW MEXICO 87102 PHONE (505) 344-3461 FAX (505) 764-8198 WWW.ShiverConstructionCompany.com

A NEW WAREHOUSE ADDITION FOR:
AMERICAN GYPSUM PLANT
 4600 PASEO DEL NORTE

SHEET **C1** OF **4** TOTAL PAGES

5/26/04 DATE
 P-04-04 PROJECT NO.