

Mesa Del Sol

Employment Center - Phase One
BUILDING 2 and BUILDING 3
Albuquerque, New Mexico

EPC SUBMITTAL: Site Plan for Building Permit Revised

10-10-06 to DRB

DRAWING INDEX

SHEET 1 OF 8	COVER
SHEET 2 OF 8	SITE PLAN
SHEET 3 OF 8	LANDSCAPE PLAN
SHEET 4 OF 8	PRELIMINARY GRADING PLAN
SHEET 5 OF 8	BUILDING 2 ELEVATIONS
SHEET 6 OF 8	BUILDING 3 ELEVATIONS
SHEET 7 OF 8	BUILDINGS 2 AND 3 ELEVATIONS
SHEET 8 OF 8	CONCEPTUAL UTILITY PLAN

*PROJECT
1004872
Final*

PROJECT TEAM

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LANDSCAPE ARCHITECT

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REVISIONS

△	10/10/06	DRB SUBMITTAL
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△		

DRAWN BY	SZ
REVIEWED BY	MB
DATE	10.10.06
PROJECT NO.	06002
DRAWING NAME	

**SITE PLAN FOR
BUILDING PERMIT**

GENERAL NOTES

- A. PARKING AREA SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS.
- B. PERMISSION TO USE 40 SCALE FOR THIS SITE PLAN HAS BEEN APPROVED BY STAFF.
- C. THERE ARE NO EXISTING STRUCTURES WITHIN 20 FEET OF THE SITE.
- D. CROSS LOT ACCESS WILL BE GRANTED WITH REQUIRED REFLAT.
- E. SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE IF INDUSTRIAL PARK ZONE.
- F. TRACT REFERENCES ARE TO THE TRACTS AS CONFIGURED AND ALIGNED IN THE SITE DEVELOPMENT PLAN. TRACT LINES ARE TO BE ADJUSTED/FIXED WITH REQUIRED REFLAT.
- G. STREET X TO HAVE TWO TRAVEL LANES ON EACH SIDE AT ULTIMATE BUILDOUT.
- H. SEE CONCEPTUAL CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE, AND UTILITY INFORMATION.
- I. CISTERN WATER TO BE USED TO SUPPLEMENT WATER FOR IRRIGATION.
- J. A FUTURE TRANSIT STOP MAY BE LOCATED ON THE EAST SIDE OF UNIVERSITY BOULEVARD, JUST NORTH OF STREET D. THERE ARE NO FUTURE TRANSIT STOPS PLANNED DIRECTLY ADJACENT TO THE PROPERTY.
- K. ALL GRAVEL AREA TO BE USED AS STORAGE AREAS SHALL BE SCREENED WITH A WALL OR FENCE AT FULL BUILD-OUT.
- L. THERE ARE NO PEDESTRIAN TRAILS CURRENTLY LOCATED IN THE VICINITY. A FUTURE TRAIL MAY BE LOCATED ON THE WEST SIDE OF UNIVERSITY BOULEVARD, OUTSIDE OF THE RIGHT-OF-WAY.
- M. SIGNS: SEE BUILDING ELEVATIONS FOR DESCRIPTION OF SIGNAGE ON BUILDING. TWO TYPES OF SITE SIGNS ARE LOCATED ON THE PROPERTY.
- 1A. TENANT SIGN A: LOCATED AT THE NORTH SIDE OF BUILDING 2 AND SOUTH SIDE BUILDING 3. SIZE: BASE - 3' WIDE X 9' LONG (MAX). HEIGHT: 15' MAX. LIGHTING: INTERNAL OR BACKLIT/SILHOUETTE MATERIALS: PER EPC SUBMITTAL
- 1B. TENANT SIGN B: LOCATED AT THE SW CORNER AND THE NW CORNER. SIZE: BASE - 3' WIDE X 15' LONG. HEIGHT: 15' MAX. LIGHTING: INTERNAL OR BACKLIT/SILHOUETTE MATERIALS: PER EPC SUBMITTAL
- 1C. ANY LAND THAT IS NOT IMMEDIATELY COVERED BY A BUILDING, PAVING, LANDSCAPE OR MULCH WILL BE SEEDED.
- 1D. BICYCLE AMENITIES: TENANT WILL PROVIDE REQUIRED BICYCLE STORAGE WITHIN THE BUILDING.
- 1E. ALL CURBS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS. CURBS WILL ALSO BE DESIGNED TO ALLOW WATER HARVESTING IN LANDSCAPE MEDIANS WHEREVER POSSIBLE TO REDUCE SURFACE RUN-OFF AND SUPPLEMENT IRRIGATION.
- 1F. ALL LIGHTING SHALL COMPLY TO LIGHTING STANDARD 3 AND LIGHTING STANDARD 5 OF THE MESA DEL SOL EMPLOYMENT CENTER MASTER DEVELOPMENT PLAN.

SITE INFORMATION

ZONING:
PLANNED COMMUNITY
GROSS BUILDING 1 AREA (GBA):
BUILDING= 93,642 SF. (FOOTPRINT)
GROSS BUILDING 2 AREA (GBA):
BUILDING= 93,642 SF. (FOOTPRINT)
TOTAL BUILDING AREA (GBA): 187,284 SF
TOTAL SITE AREA: 519,461 SF = 11.89 ACRES
GROSS F.A.R. (GBA/SITE AREA) = 0.36

PARKING INFORMATION

OFFICE: NET RENTABLE SF/200 (1ST. FL) AND 300 (2ND. FL)
WAREHOUSE: NET RENTABLE SF/1000
REQUIRED
TOTAL MANUFACTURING: 142,261 SF/1000 = 142
OFFICE: 45,016 SF/200 = 225
(10% REDUCTION FOR TRANSIT= 34)

TOTAL SPACES REQUIRED WITH REDUCTIONS (BOTH PHASES): 328
(TOTAL SPACES PER PHASE REQUIRED: 164)

HANDICAP PARKING STALLS REQUIRED:
101-300 PARKING STALLS: 8 HC STALLS REQUIRED
(2 VAN ACCESSIBLE)

BICYCLE PARKING REQUIRED (MAX.) (120 AUTOS): 10
MOTORCYCLE PARKING REQUIRED PER EPC CONDITIONS: 3
HOV VEHICLE PARKING REQUIRED: 3

PROVIDED:

BUILDING #2: TOTAL SPACES PROVIDED: 165
(INCLUDES 8 ACCESSIBLE SPACES WITH 2 VAN ACCESSIBLE)
BICYCLE PARKING PROVIDED: 16
MOTORCYCLE PARKING PROVIDED: 5
HYBRID VEHICLE PARKING PROVIDED: 4
HOV VEHICLE PARKING PROVIDED: 3

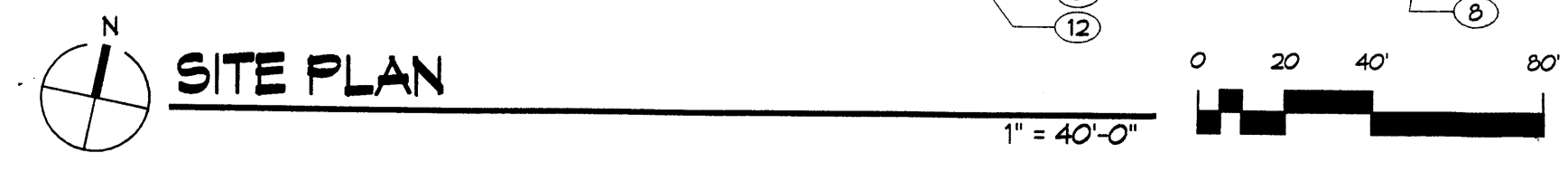
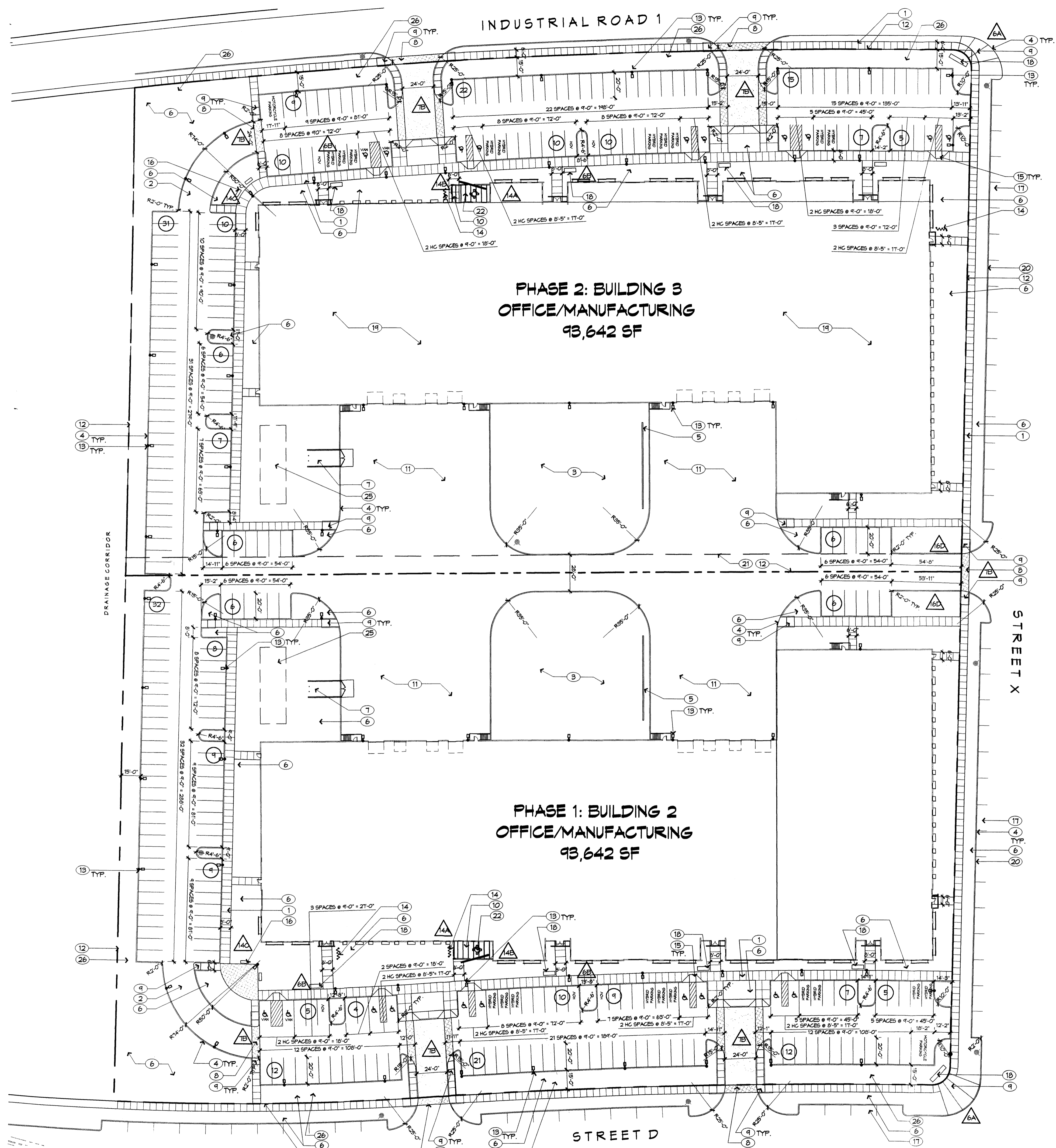
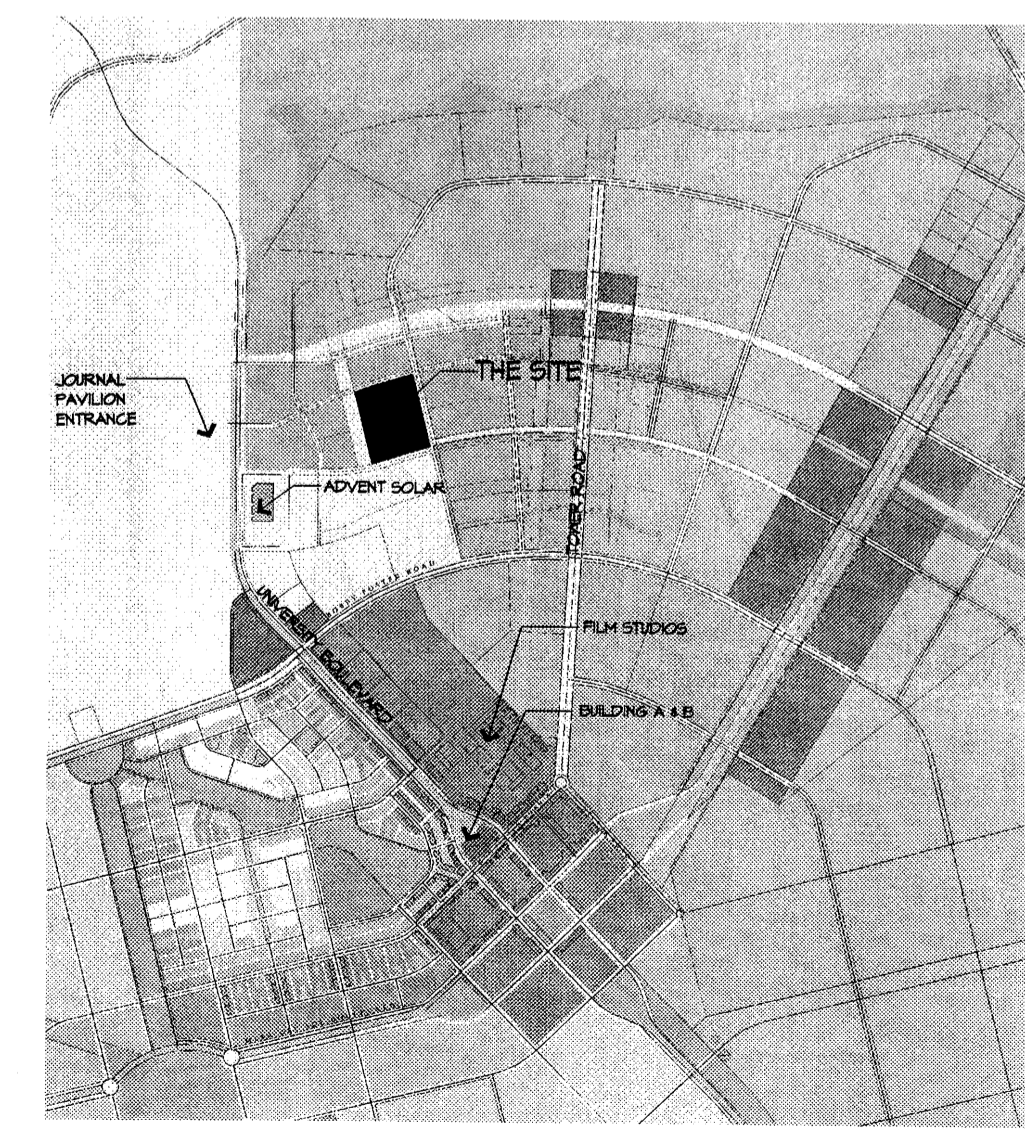
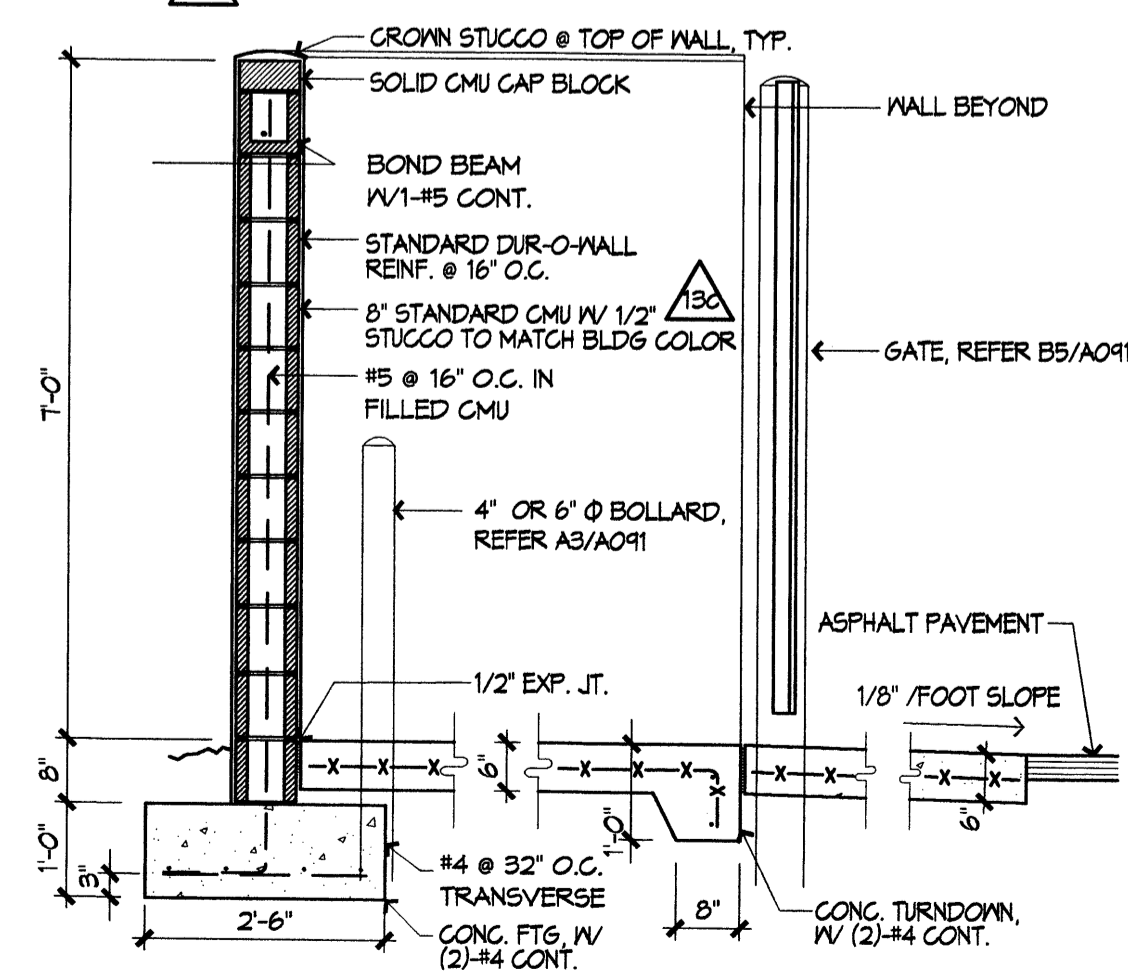
BUILDING #3: TOTAL SPACES PROVIDED: 164
(INCLUDES 8 ACCESSIBLE SPACES WITH 2 VAN ACCESSIBLE)
BICYCLE PARKING PROVIDED: 16
MOTORCYCLE PARKING PROVIDED: 5
HYBRID VEHICLE PARKING PROVIDED: 4
HOV VEHICLE PARKING PROVIDED: 3

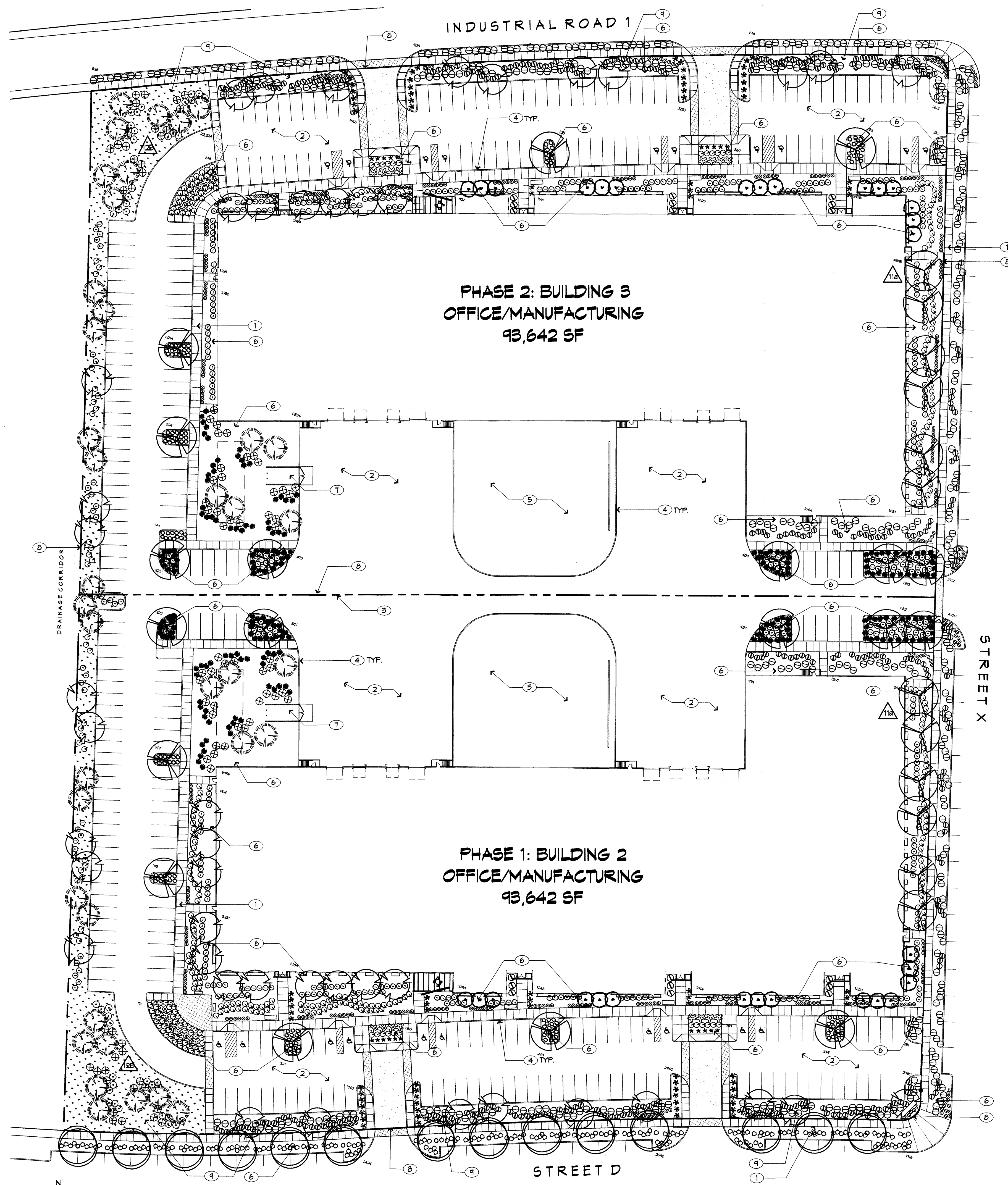
KEYED NOTES

1. SIDEWALK, CONCRETE - 6" E.P.S. 2000 R.W.
2. PAVING ASPHALT
3. GRAVEL
4. CURB, 6" HIGH
5. SCREEN WALL
6. LANDSCAPE AREA: SEE L101
7. DUMPSTER: SEE A1/A001
8. DECORATIVE PAVING AT PEDESTRIAN CROSSING
9. PEDESTRIAN ACCESS RAMP
10. SHADE STRUCTURE
11. TRUCK LOADING AREA
12. PROPERTY LINE
13. SITE LIGHTING: POLE LIGHT WITH SHIELD, HEIGHT: 20'
14. BIKE RACK: 8 BIKES EACH
15. HANDICAP ACCESSIBLE RAMP
16. BENCH
17. ON-STREET PARKING - DIMENSIONS PER DPM
18. SIGN, SEE A301
19. PHASE II: BUILDING/SITE
20. PHASE II: STREET X BUILD-OUT
21. LIMIT OF PAVING: PHASE I
22. OUTDOOR SEATING
23. PHASE I BOUNDARY
24. FUTURE PHASE SEEDING
25. CISTERN
26. WATER HARVESTING: SEE CIVIL

LEGEND

- ↑ TRAFFIC ARROW, PAINT WHITE
- LIGHT POLE
- FIRE HYDRANT
- BOLLARD
- △ EPC CONDITION NUMBER





LANDSCAPE CALCULATIONS

SITE AREA: 515,623 SF
BUILDING FOOTPRINT 1: 93,642 SF
BUILDING FOOTPRINT 2: 93,642 SF
TOTAL BUILDING: 187,284 SF
NET SITE AREA: 328,339 SF

REQUIRED LANDSCAPE AREA: 44,250 SF
(15% OF NET LOT AREA)
PROVIDED LANDSCAPE AREA: 41,034 SF

KEYED NOTES

1. SIDEWALK, CONCRETE
2. PAVING ASPHALT
3. PHASE 1 BOUNDARY
4. CURB, 6" HIGH
5. GRAVEL
6. LANDSCAPE AREA
7. DUMPSTER, SEE A1/A001
8. PROPERTY LINE
9. WATER HARVESTING, SEE CIVIL

PLANTING NOTES

1. LANDSCAPE DESCRIPTION: THE LANDSCAPE DESIGN UTILIZES HIGHLY VISIBLE AREAS OF NATIVE GRASSES TO REINFORCE THE SPECIAL LOCATION OF THE PROJECT - ON A HIGH DESERT GRASSLAND MESA. NATIVE SHRUBS, TREES AND ACCENTS ADD SEASONAL COLOR AND SCALE TO THE PROJECT, AND ESTABLISH WILDLIFE HABITAT.
2. EXISTING PLANT MATERIAL: THERE IS NO LARGE SIZE VEGETATION ON THE SITE. THE EXISTING VEGETATION IS COMPRISED OF GRASSES AND FORBS AND SOME SHRUBS AT LOW DENSITIES.
3. INSTALLATION AND MAINTENANCE OF LANDSCAPING AND IRRIGATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
4. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE INTENT OF THE CITY OF ALBUQUERQUE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE.
5. THE USE OF HIGH WATER USE PLANT MATERIALS SHALL BE LIMITED, THERE IS NO HIGH WATER USE TURF USED ON THIS PROJECT.
6. MINIMUM INSTALLATION SIZES FOR PLANT MATERIAL VARY BY SPECIES. SEE PLANT LEGEND.
7. LANDSCAPE AREAS (EXCEPT FOR SEEDING AREAS) SHALL BE COVERED WITH 2" DEPTH OF CRUSHER FINE GRAVEL MULCH.
8. IRRIGATION: IRRIGATION SHALL BE PROVIDED TO ALL CONTAINER PLANTS AND POTENTIALLY TO SEEDING AREAS. THE IRRIGATION SYSTEM DESIGN SHALL BE FULLY AUTOMATED.
9. PASSIVE WATER HARVESTING: PASSIVE WATER HARVESTING, SUCH AS HARVESTING OF STORMWATER SURFACE RUNOFF AND ROOF RUNOFF, SHALL BE UTILIZED WHERE FEASIBLE.
10. WATER USE DESCRIPTION: THE IRRIGATION SYSTEM DESIGN SHALL ACCOMMODATE NON-POTABLE WATER. CISTERNS WILL BE USED TO COLLECT ROOF RUNOFF FOR IRRIGATION USE. PLANT MATERIALS HAVE BEEN CHOSEN FOR THEIR XERIC QUALITIES IN ADDITION TO THEIR AESTHETIC AND HABITAT VALUES.
11. PONDING AREA IS LOCATED OFFSITE. SEE CONCEPTUAL GRADING AND DRAINAGE PLAN.

PLANTING LEGEND

Trees							
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
	41	2'-Gal Multi-Trunk	Chitalpa	Chitalpa X taskentensis	25.00	30.00	Medium Water Use
	30	24" Box Multi-trunk	New Mexico Olive	Forestiera neomexicana	15.00	12.00	Medium Water Use
	28	15-Gal	Oneseed Juniper	Juniperus monosperma	15.00	18.00	Low Water Use
	34	15-Gal @ 5'x2'	Desert Willow	Chilopsis linearis	20.00	25.00	Low Water Use
	14	15-Gal @ 1'x2'	Chinese Pistache	Pistacia chinensis	35.00	30.00	Low Water Use

Shrub							
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
	320	1-Gal	Turpentine Bush	Ericameria laricifolia	3.00	4.00	Low Water Use
	85	1-Gal	Apache Plume	Fallugia paradoxa	5.00	5.00	Low Water Use
	235	1-Gal	Grosso Lavender	Lavendula x intermedia 'Grosso'	2.50	2.50	Medium Water Use
	38	1-Gal	Blue Mist Spirea	Caryopteris clandonensis 'Dark Knight'	3.00	4.00	Low Water Use
	367	1-Gal	Pink Autumn Sage	Salvia greggii	2.50	3.00	Medium Water Use
	222	1-Gal	Thompson Broom	Baccharis x stans	3.00	3.00	Low Water Use

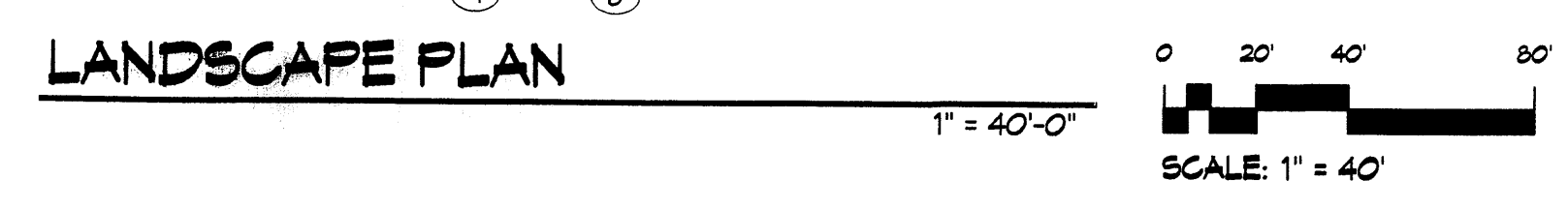
Succulent/Grasses							
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
	21	5-Gal	Parry's Agave	Agave parryi	2.50	2.50	Low Water Use
	31	5-Gal	Blue Sotol	Dasylirion wheeleri	4.00	5.00	Low Water Use
	86	5-Gal	Red Hesperaloe	Hesperaloe parviflora	4.00	4.00	Low Water Use
	394	1-Gal	Beargrass	Nolina texana	4.00	5.00	Low Water Use
	18	1-Gal	Maiden Grass	Miscanthus sinensis	8.00	5.00	Medium Water Use
	181	1-Gal	El Toro Muhley	Muhlenbergia emersleyi El Toro	3.00	3.00	Medium Water Use
	161	1-Gal	Regal Mist Grass	Muhlenbergia capillaris 'Regal Mist'	3.00	3.00	Medium Water Use
	462	1-Gal	Deer Grass	Muhlenbergia rigens	3.00	4.00	Medium Water Use

Perennials							
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
	235	1-Gal	Grosso Lavender	Lavendula x intermedia 'Grosso'	2.50	2.50	Medium Water Use
	299	1-Gal	Winecups	Callirhoe involucrata	1.00	2.50	Low Water Use

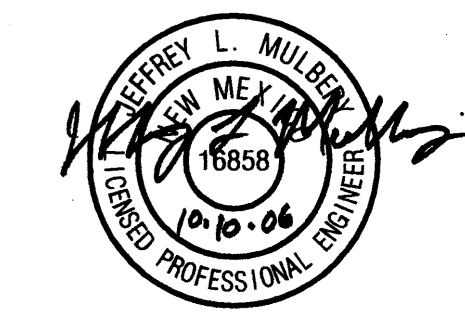
Seeding			
SYMBOL	EST. QTY.	Rate	COMMON NAME
	22,224 SF	Rate: 2lbs/1000SF	East Side Mix (Curtis/Curtis)
	41,034 SF	Rate: 2000lb/Acre 800lb/Acre	Soil Biology Amendment Terra-Pro Commercial Protein Crumbles
	74,810 SF	Size: Crusher Fine	Crusher fine gravel mulch 2" depth, Color: Santa Fe Brown

For use in all landscape and seed areas except for loading and future expansion areas.

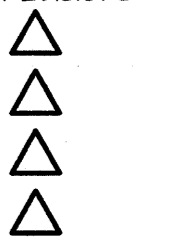
For use over plant pits in all landscape areas



LANDSCAPE PLAN



**Mesa Del Sol
Employment Center - Phase One
BUILDING 2 & BUILDING 3
Albuquerque, New Mexico**



**CONCEPTUAL
GRADING AND
DRAINAGE
PLAN**



LOCATION MAP
ZONE ATLAS INDEX MAP R-16
NOT TO SCALE

CONCEPTUAL DRAINAGE MANAGEMENT PLAN

Existing Conditions

The site currently is undeveloped and slopes 0.5% to 1.0% from the west to east. The new site plan will be bound by public streets to the north, south and east, and undeveloped land to the west which will be utilized for ponding purposes. This undeveloped land to the west will be utilized as a regional retention pond for the developed site as well as the block and surrounding road. Here after this pond will be referred to as regional retention pond.

Offsite Drainage

Current drainage from the west will be diverted to the regional retention pond to be constructed west of Building 2 & 3. This pond will be sized to accept 100 year 10 day storm event from the west under undeveloped conditions. Upon development of property to the west this pond will be resized to account for the additional runoff generated.

Proposed Site Grading

The slope of the site under proposed conditions is similar to existing conditions. The regional retention pond will be constructed to the west of this site sized to accept the 100 year, 10 day storm generated by the site. In addition the surrounding road and the offsite basin to the west will contribute to the required volume of this regional retention pond. (See 'Mesa del Sol Buildings 2 & 3 Basin Calculations' table.) The size of this pond is interim and will be subject to future site planning considerations upon development of the remainder of the block. The pond was sized in accordance with the methodology outlined in the DPM section 22.2. Developed land treatments for this site are 90% treatment D and 10% treatment B.

In addition infiltration basins will be installed in the retention ponds to manage nuisance flows and provide a positive discharge of ponded water over time. However, the infiltration does not reduce the 100 year, 10 day stored ponding volume requirements.

Floodplain

In accordance with FEMA Community Map Panel #35001C0363 D, the site is not located within a floodplain.

Conclusion

This drainage submittal has been prepared in accordance with City of Albuquerque requirements. This plan demonstrates the proposed grading and drainage concepts. The implementation of these concepts would result in the safe retention of the 100 yr, 10 day storm event. This submittal is in support of hydrology approval for DRB site plan approval.

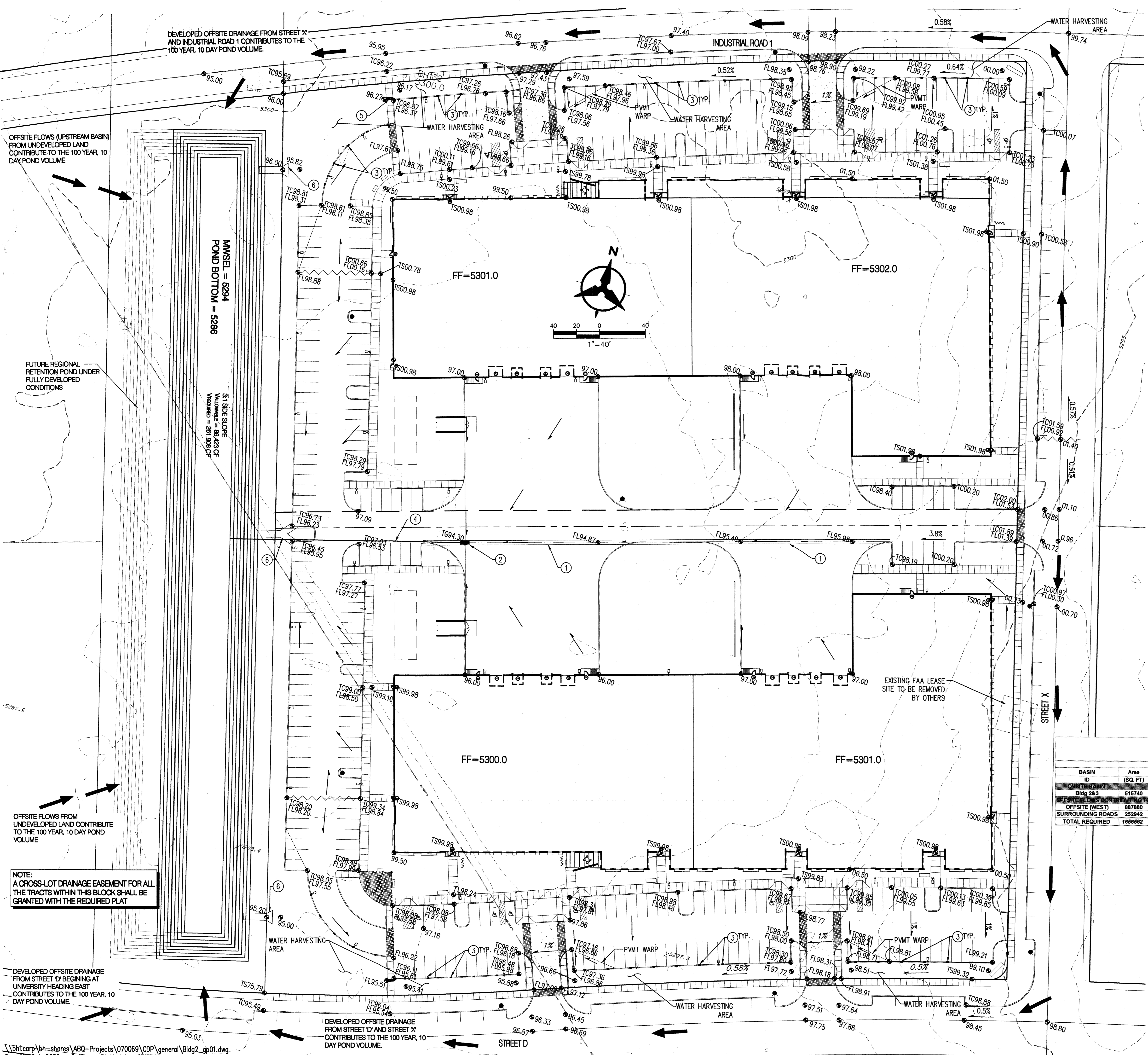
MESA DEL SOL BUILDING 2 & 3 BASIN CALCULATIONS
Ultimate Development Conditions Basin Data Table

BASIN ID	Area (SQ. FT)	Area (AC)	Land Treatment Percentages			Q(100) (cfs/acre)	Q(100) (cfs)	WTE (inches)	V(100)10 DAY (CF)	V(100)10 DAY (CF)	
			A	B	C						D
ON-SITE BASIN											
Bldg 2&3	515740	11.84	0.0%	10.0%	0.0%	90.0%	4.46	52.78	1.99	85355	147244
OFF-SITE FLOWS CONTRIBUTING TO REGIONAL RETENTION POND											
OFF-SITE (WEST)	687890	20.36	100.0%	0.0%	0.0%	0.0%	1.56	31.80	0.53	39215	39215
SURROUNDING ROADS	252942	5.81	0.0%	10.0%	0.0%	90.0%	4.46	25.59	1.99	41962	72215
TOTAL REQUIRED	1656562	38.03						110.47		166432	258673

GRADING KEYED NOTES

- 3" VALLEY GUTTER
- 2-TYPE 'D' INLETS
- 2" CURB OPENING
- 24" STORM DRAIN
- 24" SIDEWALK CULVERT
- CONCRETE RUNDOWN

NOTE: OFFSITE FLOWS FROM THE WEST WILL OUTFALL TO THE REGIONAL RETENTION POND. THIS OFFSITE DRAINAGE BASIN WAS ANALYZED AS UNDEVELOPED.



OFFSITE FLOWS (UPSTREAM BASIN) FROM UNDEVELOPED LAND CONTRIBUTE TO THE 100 YEAR, 10 DAY POND VOLUME

FUTURE REGIONAL RETENTION POND UNDER FULLY DEVELOPED CONDITIONS

OFFSITE FLOWS FROM UNDEVELOPED LAND CONTRIBUTE TO THE 100 YEAR, 10 DAY POND VOLUME

NOTE: A CROSS-LOT DRAINAGE EASEMENT FOR ALL THE TRACTS WITHIN THIS BLOCK SHALL BE GRANTED WITH THE REQUIRED PLAT

DEVELOPED OFFSITE DRAINAGE FROM STREET 'D' BEGINNING AT UNIVERSITY HEADING EAST CONTRIBUTES TO THE 100 YEAR, 10 DAY POND VOLUME.

DEVELOPED OFFSITE DRAINAGE FROM STREET 'D' AND STREET 'X' CONTRIBUTES TO THE 100 YEAR, 10 DAY POND VOLUME.

REVISIONS	
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DRAWN BY **SL**

REVIEWED BY

DATE **10.09.06**

PROJECT NO. **06002**

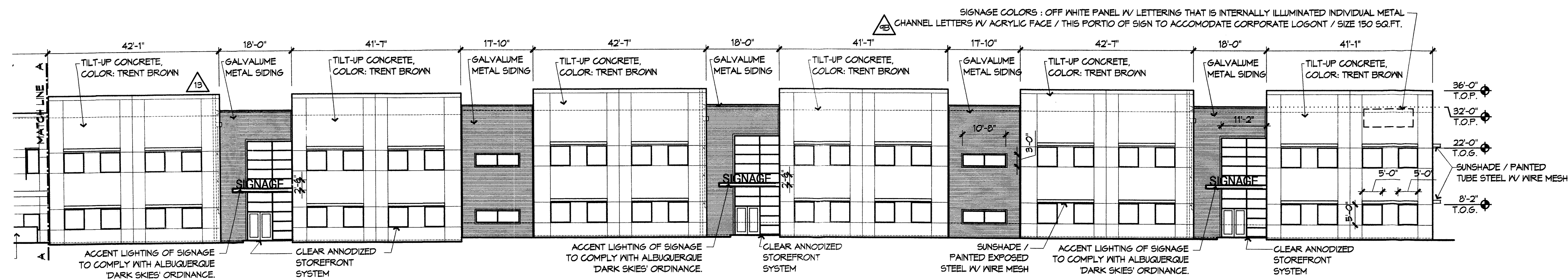
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**ELEVATIONS
BUILDING 2**

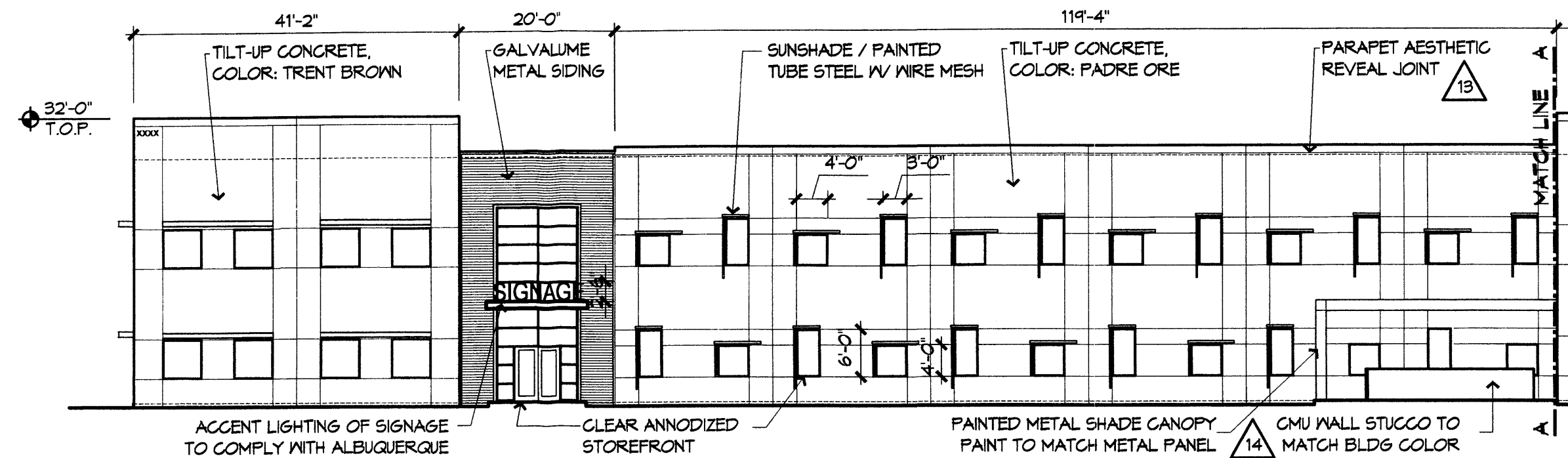
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A301

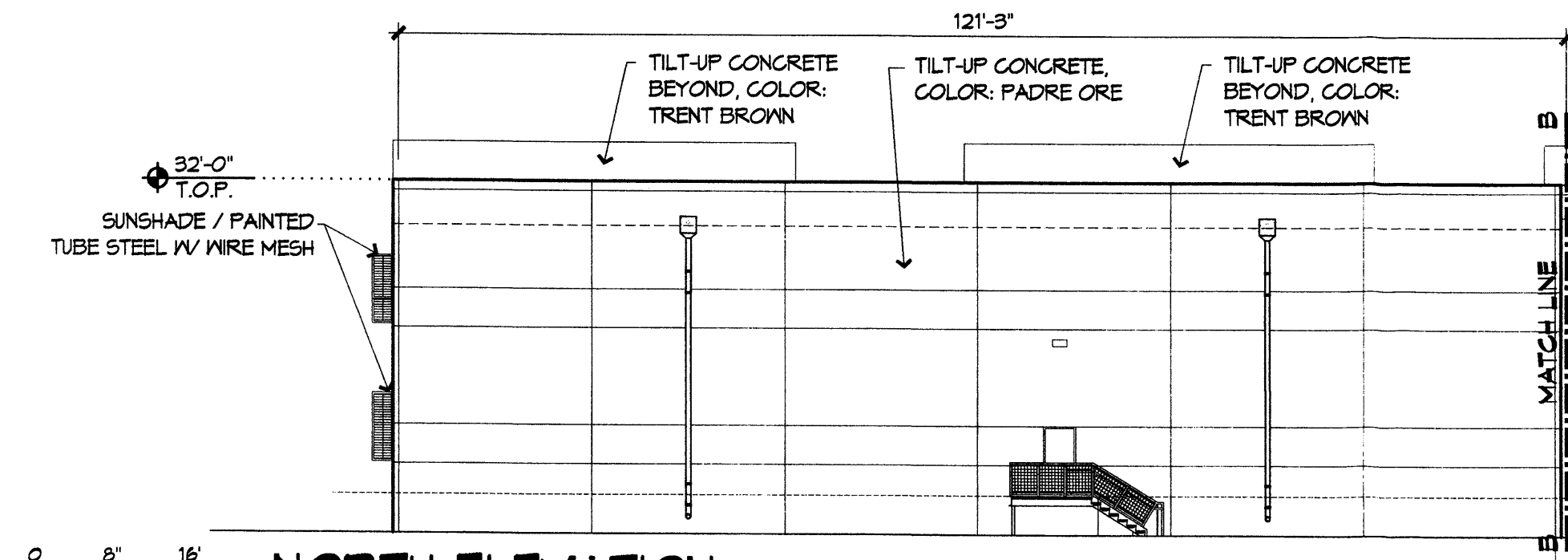
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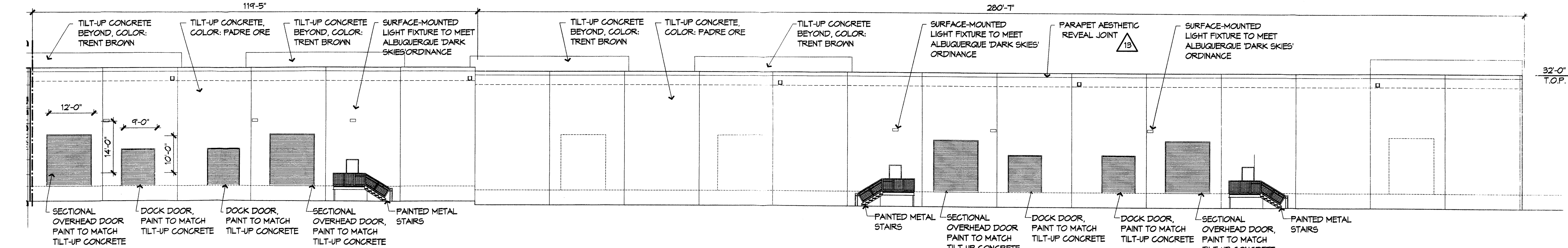
**SOUTH ELEVATION
BUILDING 2 (MATCH LINE A)**
1/16" = 1'-0"



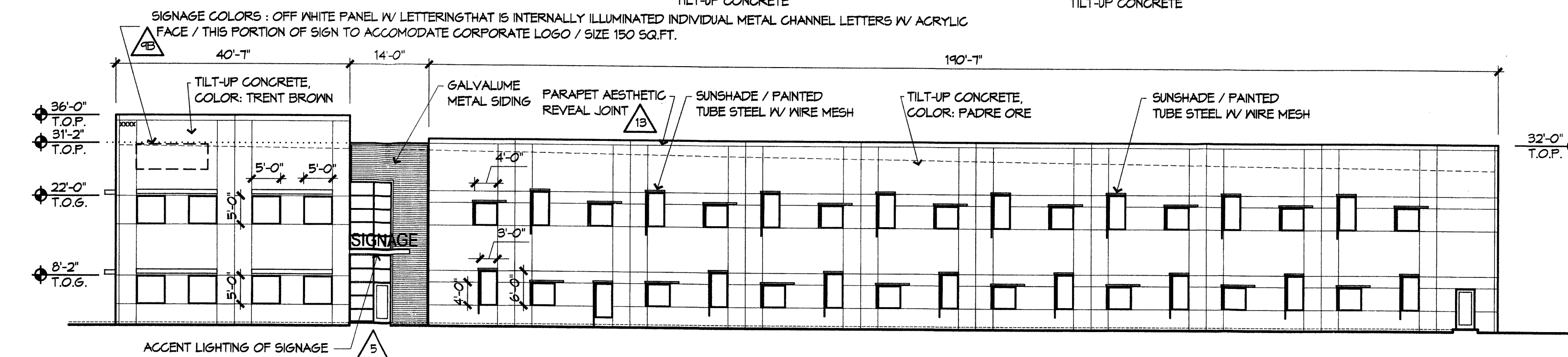
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BUILDING 2 (MATCH LINE B)**
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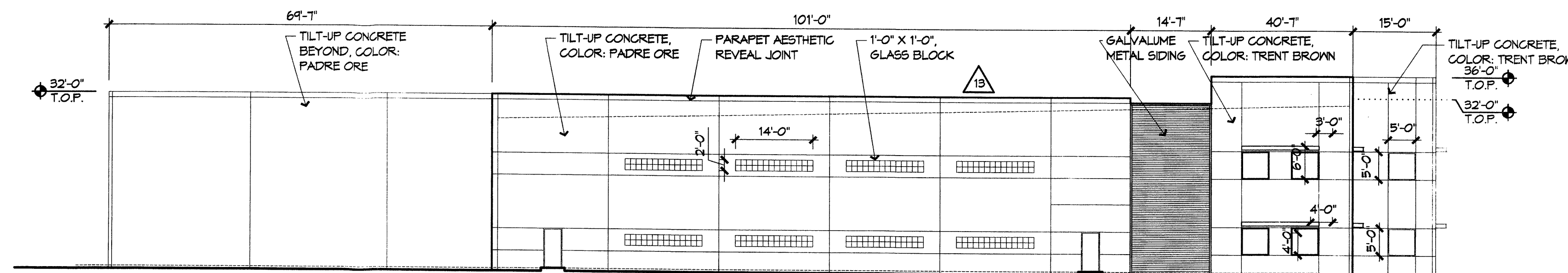
**NORTH ELEVATION
BUILDING 2 (MATCH LINE A)**
1/16" = 1'-0"



**NORTH ELEVATION
BUILDING 2 (MATCH LINE B)**
1/16" = 1'-0"



**EAST ELEVATION
BUILDING 2**
1/16" = 1'-0"



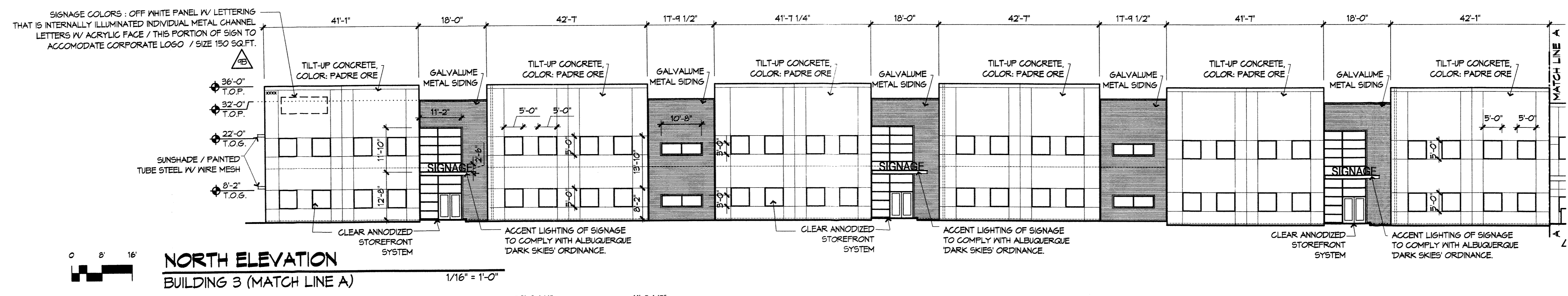
**WEST ELEVATION
BUILDING 3**
1/16" = 1'-0"

**Mesa Del Sol
Employment Center - Phase One
BUILDING #2 AND BUILDING 3
Albuquerque, New Mexico**

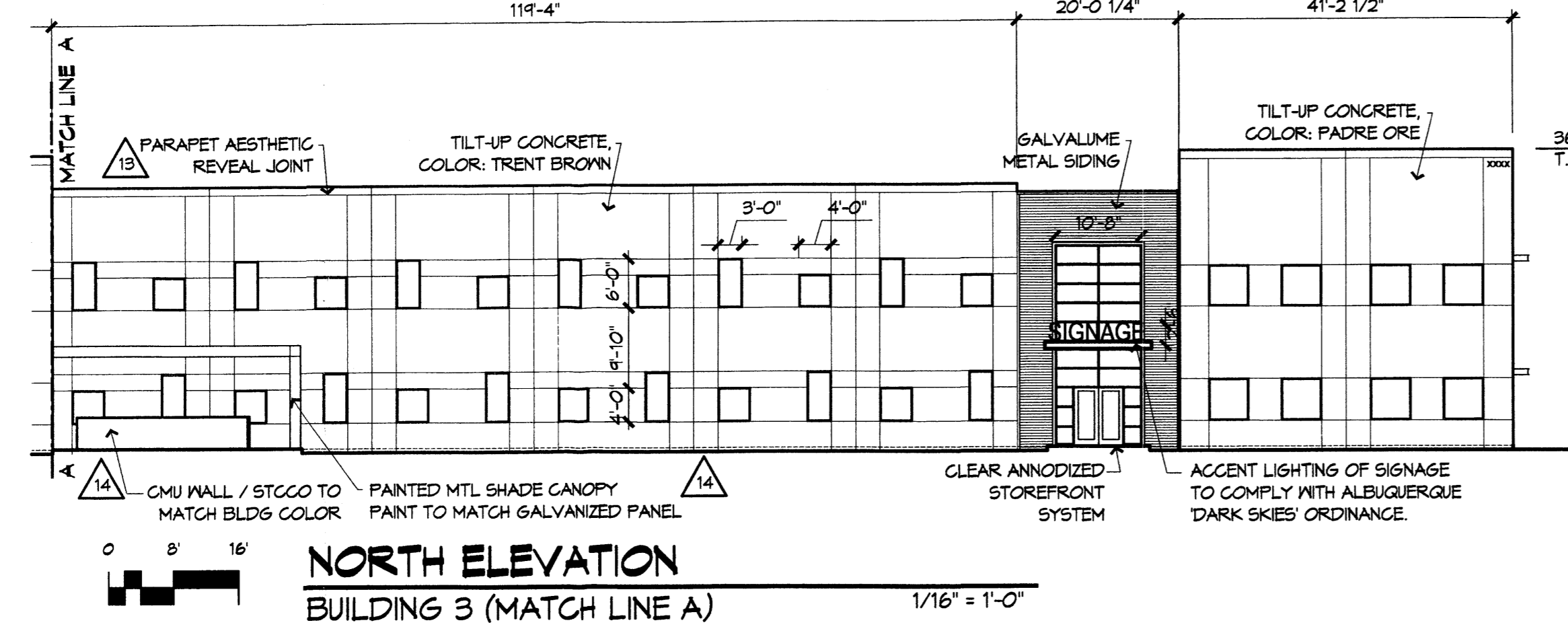
REVISIONS

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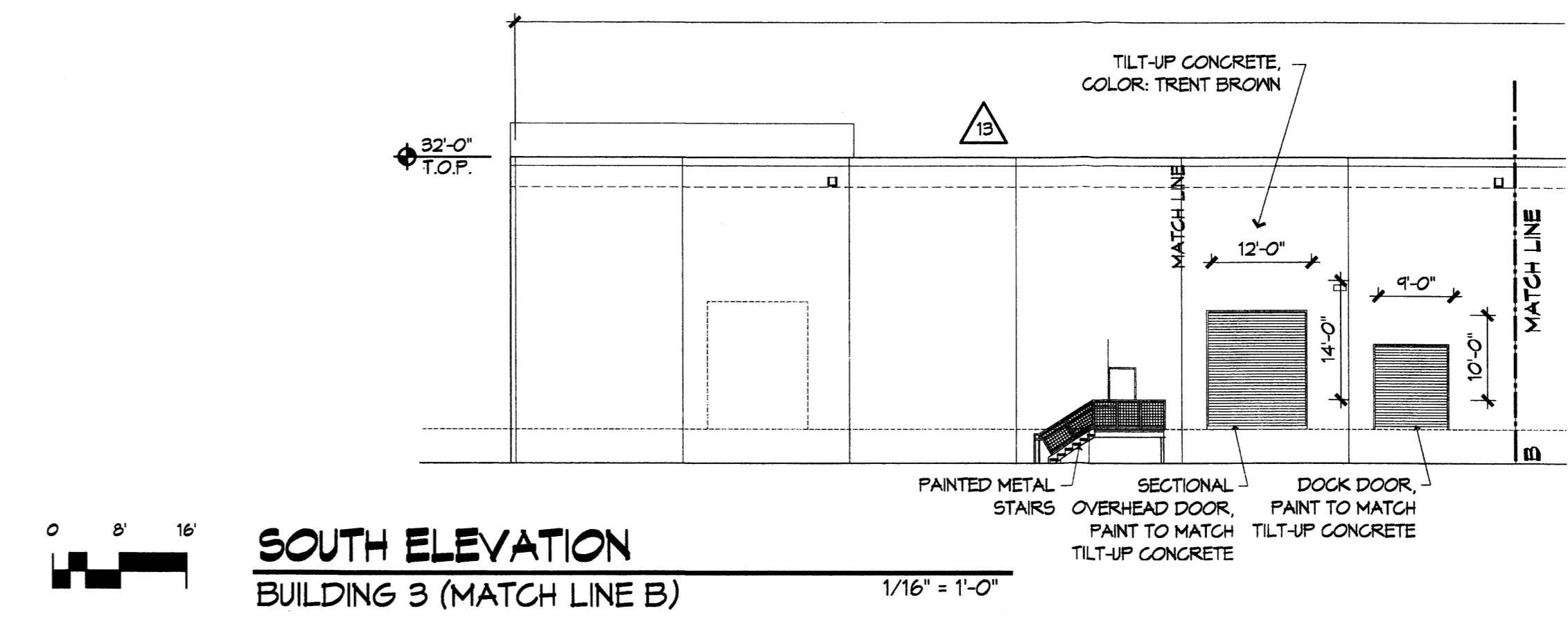
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DATE	10.04.06
PROJECT NO.	06002
DRAWING NAME	ELEVATIONS BUILDING 3



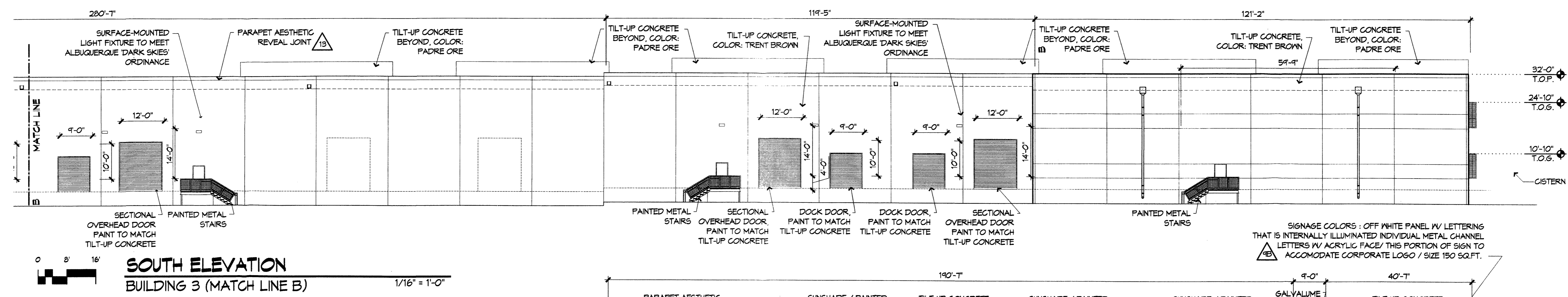
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BUILDING 3 (MATCH LINE A)**
1/16" = 1'-0"



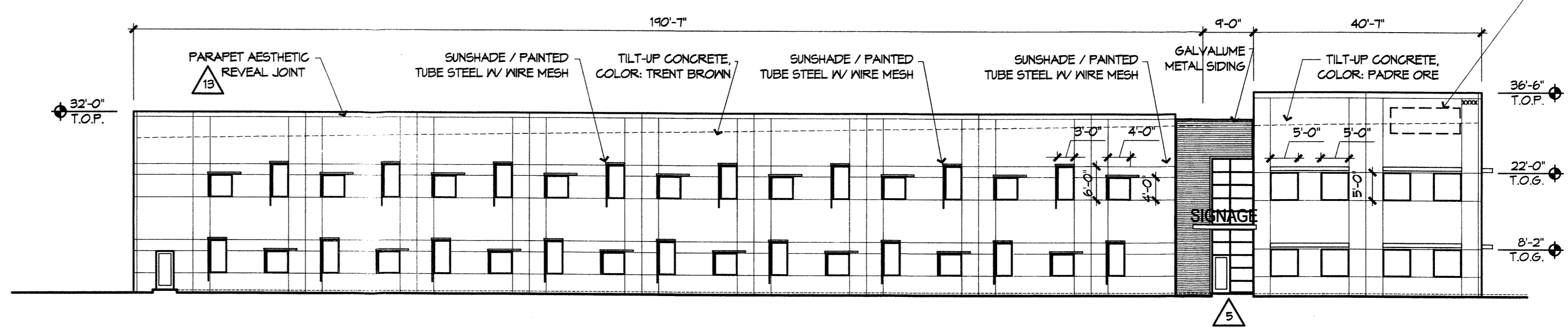
**NORTH ELEVATION
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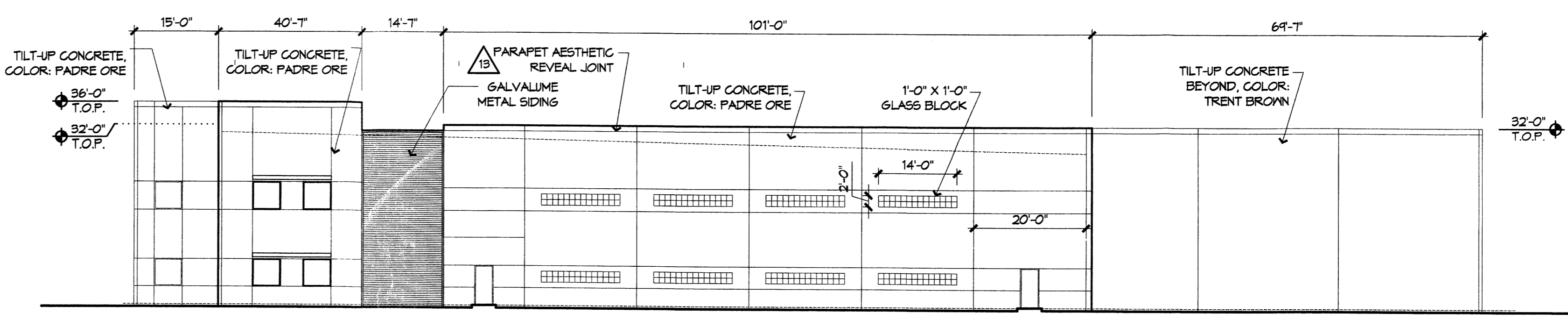
**SOUTH ELEVATION
BUILDING 3 (MATCH LINE B)**
1/16" = 1'-0"



**SOUTH ELEVATION
BUILDING 3 (MATCH LINE B)**
1/16" = 1'-0"



**EAST ELEVATION
BUILDING 3**
1/16" = 1'-0"



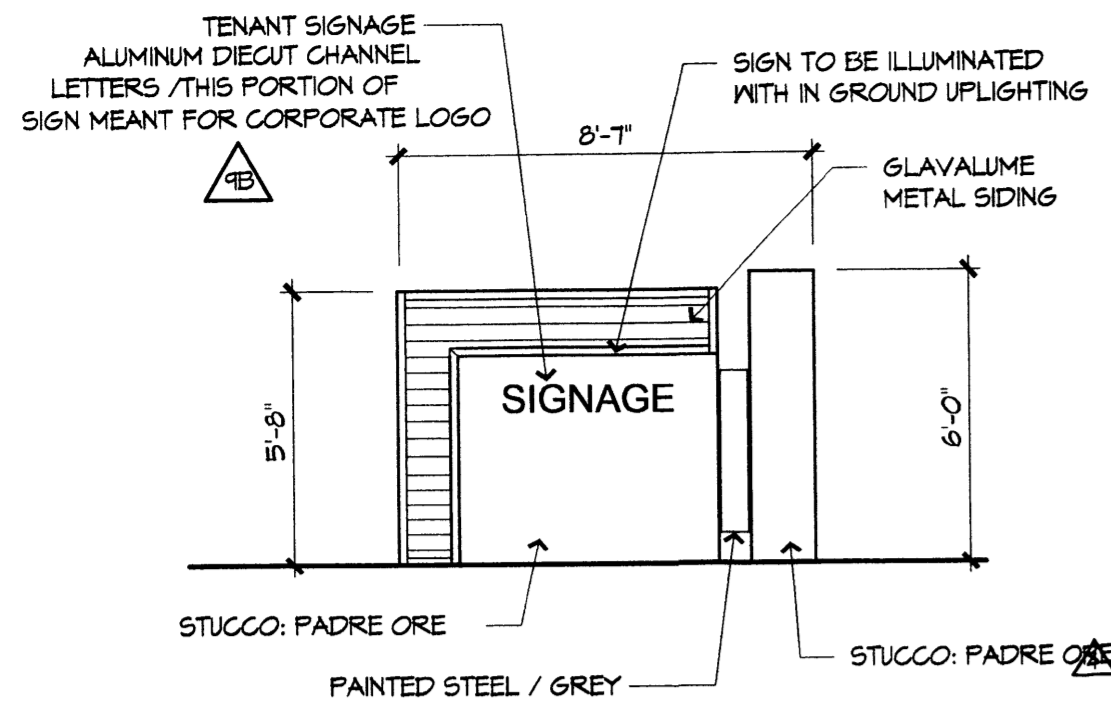
**WEST ELEVATION
BUILDING 3**
1/16" = 1'-0"

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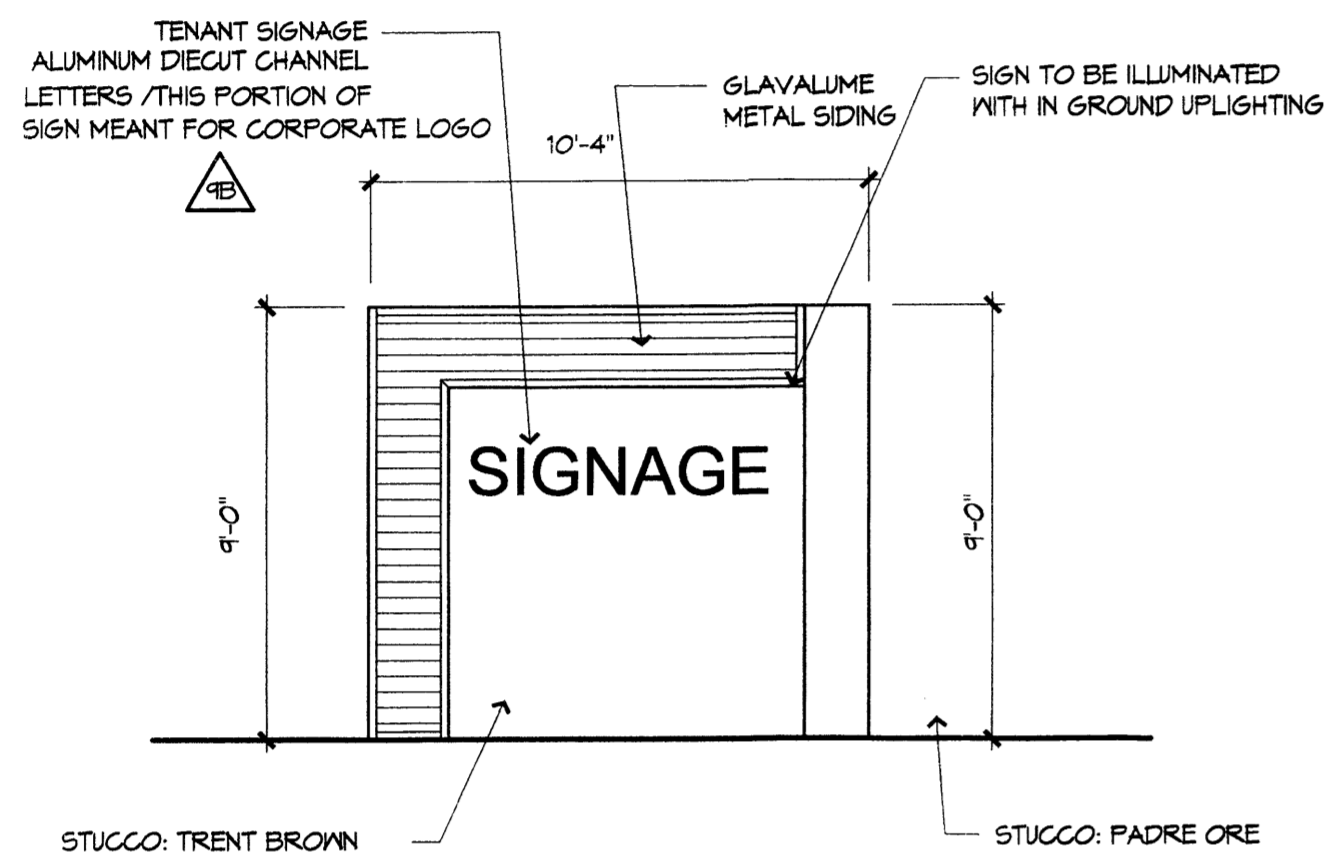
△	10/05/06	DRB SUBMITTAL
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△		

DRAWN BY	SL
REVIEWED BY	
DATE	10.10.06
PROJECT NO.	06002
DRAWING NAME	

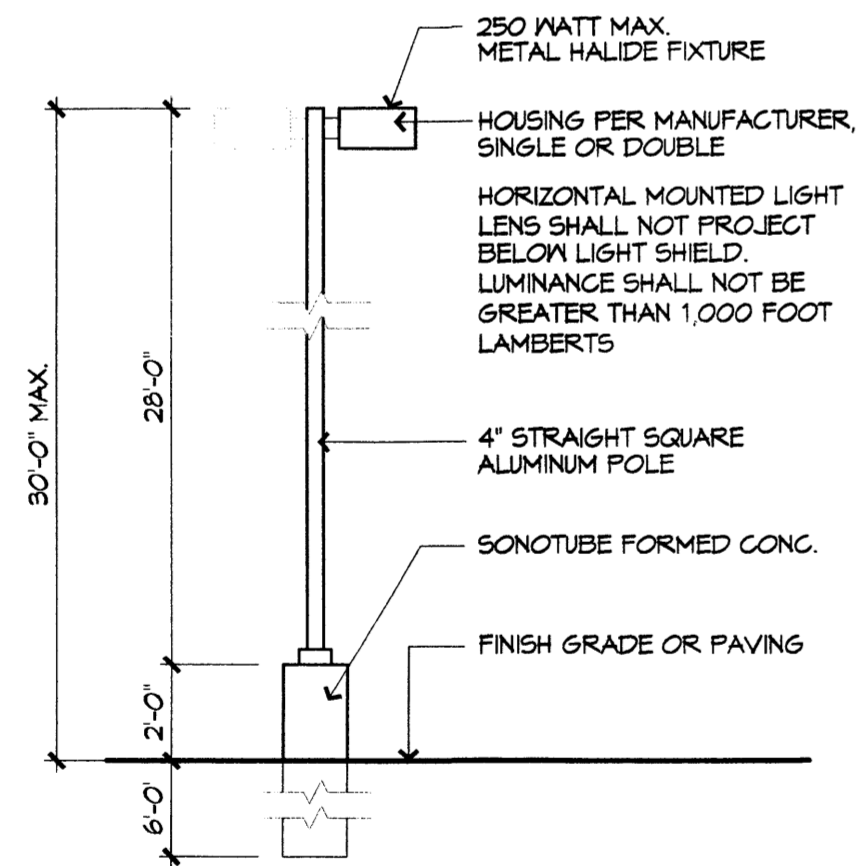
ELEVATIONS
BUILDING A AND B



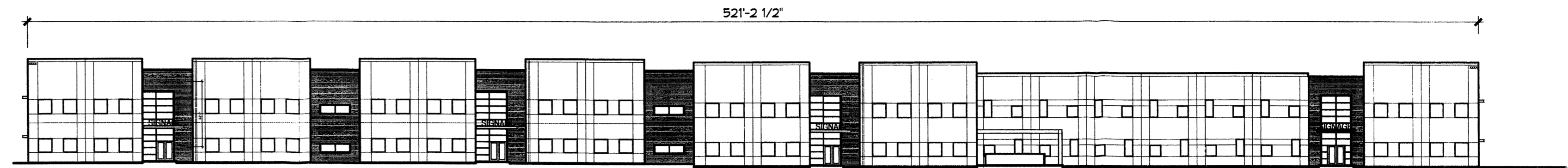
TENANT SIGNAGE A
BUILDING ENTRY SIGN
1/4" = 1'-0"



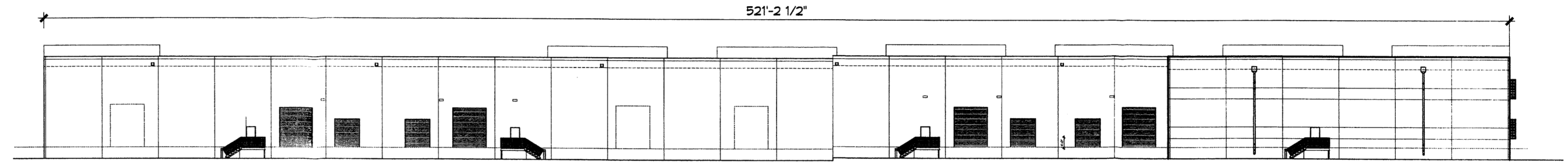
TENANT SIGNAGE B
MONUMENT SIGN
1/4" = 1'-0"



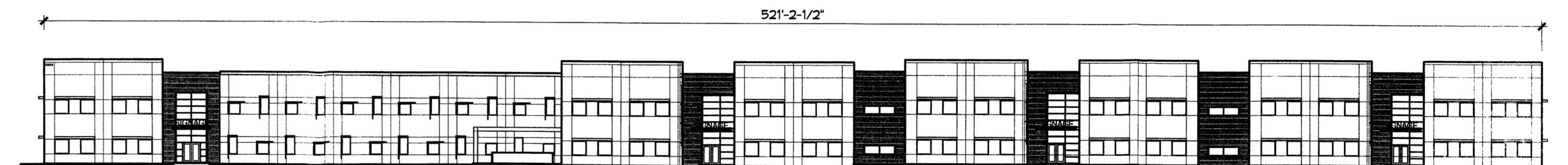
PARKING LOT LIGHT POLE
DETAIL
1/4" = 1'-0"



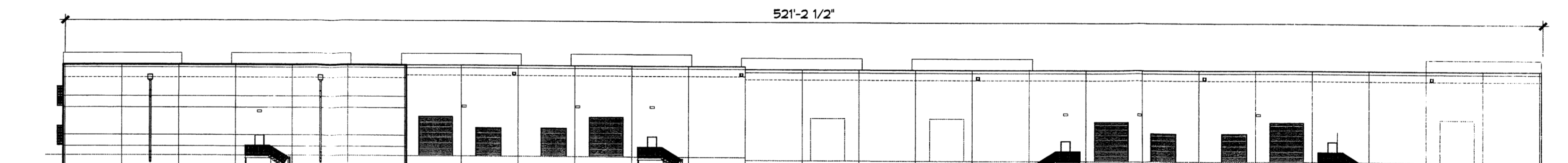
0 16' 32'
NORTH ELEVATION
BUILDING 3
1/16" = 1'-0"



0 16' 32'
SOUTH ELEVATION
BUILDING 3
1/32" = 1'-0"



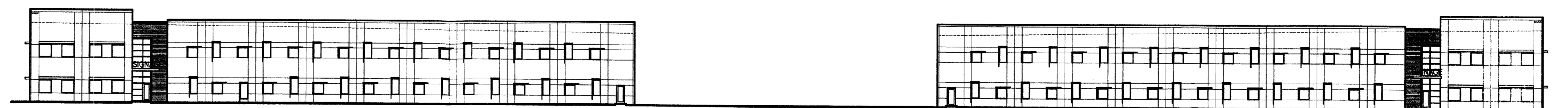
0 16' 32'
SOUTH ELEVATION
BUILDING 2
1/32" = 1'-0"



0 16' 32'
NORTH ELEVATION
BUILDING 2
1/32" = 1'-0"



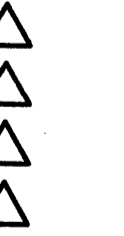
0 16' 32'
WEST ELEVATION
BUILDING 2 AND 3
1/32" = 1'-0"



0 16' 32'
EAST ELEVATION
BUILDING 2 AND 3
1/32" = 1'-0"



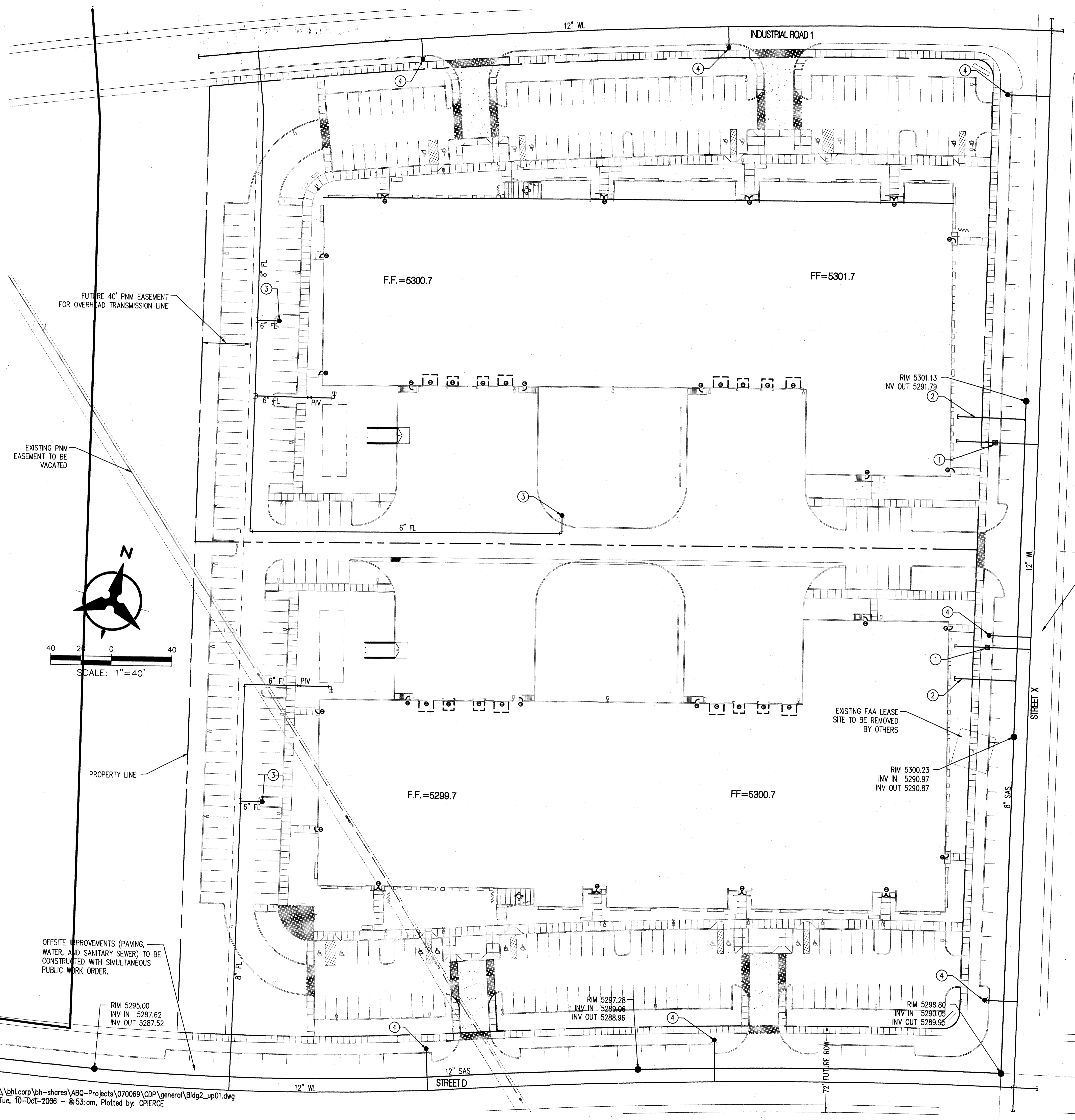
**Mesa Del Sol
Employment Center - Phase One
BUILDING 2 & BUILDING 3
Albuquerque, New Mexico**



**CONCEPTUAL
UTILITY
PLAN**

UTILITY KEYED NOTES

1. INSTALL 2" METERED SERVICE LINE PER COA STD DWG 2363 WITH METER, BOX, AND COVER.
2. INSTALL 6" SAS SERVICE
3. PRIVATE FIRE HYDRANT
4. PUBLIC FIRE HYDRANT

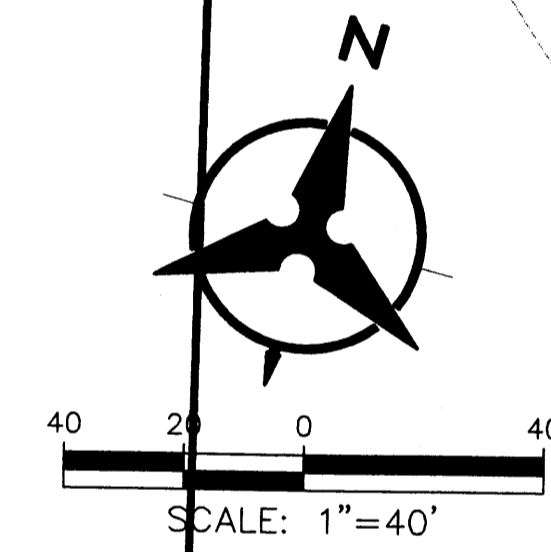


OFFSITE IMPROVEMENTS (PAVING, WATER, AND SANITARY SEWER) TO BE CONSTRUCTED WITH SIMULTANEOUS PUBLIC WORK ORDER.

EXISTING FAA LEASE SITE TO BE REMOVED BY OTHERS

FUTURE 40' PNM EASEMENT FOR OVERHEAD TRANSMISSION LINE

EXISTING PNM EASEMENT TO BE VACATED



OFFSITE IMPROVEMENTS (PAVING, WATER, AND SANITARY SEWER) TO BE CONSTRUCTED WITH SIMULTANEOUS PUBLIC WORK ORDER.