

ATTACH  
COPY OF  
LETTER

DESIGN CRITERIA HAVE BEEN ESTABLISHED FOR THE DEVELOPMENT OF INDIVIDUAL LOTS FOR CASE NUMBER 2-85-70-1. MAY 16, 1988.

APPROVALS OF EXISTING 24' GATE ONLY:  
DRB

CASE NUMBER \_\_\_\_\_  
APPLICATION \_\_\_\_\_  
DRB CASE NUMBER \_\_\_\_\_

CITY PLANNER / ALBUQUERQUE DRB CHAIR

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_

TRAFFIC ENGINEER, TRANSPORTATION \_\_\_\_\_

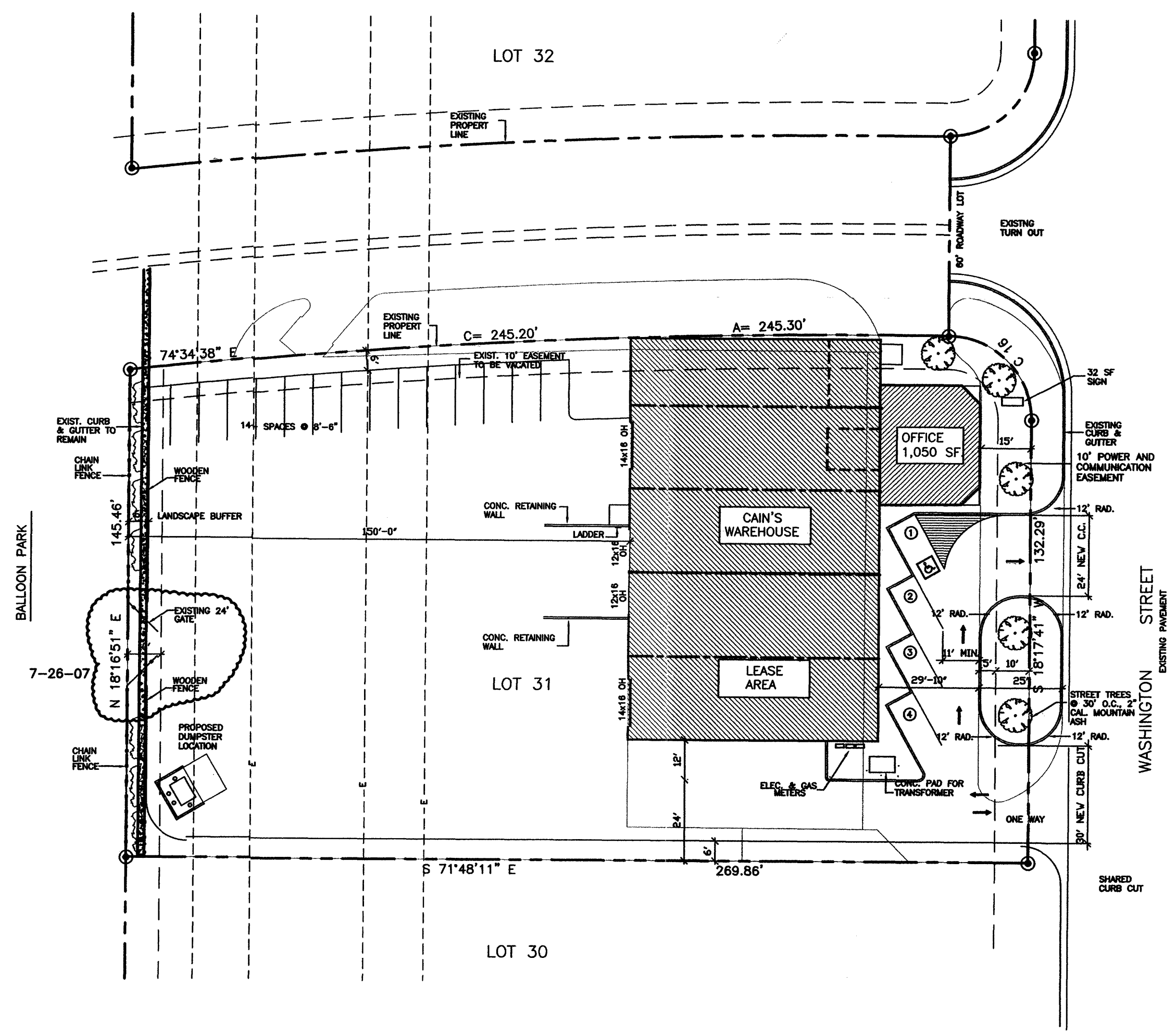
CITY ENGINEER, ENGINEERING DIVISION \_\_\_\_\_

ALBUQUERQUE METROPOLITAN FLOOD CONTROL \_\_\_\_\_

WATER UTILITIES DEPARTMENT \_\_\_\_\_

NEW MEXICO UTILITIES see WHISKEY 8-2-07  
Solid waste Dept

VICINITY MAP



CODE DESIGN DATA

LOT AREA	41,471 SF. = .95 ACRES
TOTAL BLDG. AREA	10,050 SF.
NET LOT AREA	31,421 SF.
LS REQUIRED	31,421 SF. x 15% = 4,713.15 SF.
LS PROVIDED	6,376 SF. (ON SITE)
PARKING REQUIRED	OFFICE = 1,050/200 = 5 SPACES WAREHOUSE = 9,000/1000 = 9 SPACES TOTAL REQUIRED = 14 SPACES
PARKING PROVIDED	21 SPACES @ 9'-0" X 20'-0" 1 HC VAN SPACE @ 16'-0" X 20'-0"
FLOOR AREA RATIO	41,471 x 50% (MAX.) = 20,735 SF.

GENERAL NOTES:

PAVING: SHALL BE MAINTAINED LEVEL AND SERVICEABLE. SHALL BE BLACKTOP OR EQUAL, 2 1/2 INCHES OF ASPHALT CONCRETE ON A PRIME COAT OVER A FOUR INCH COMPACTED SUBGRADE.  
LIGHTING: LIGHTING SHALL NOT HAVE AN OFF-SITE LUMINANCE GREATER THAN 1000 FOOT-LAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.  
PARKING LOT FIXTURES ARE TO HAVE AN OVERALL MAXIMUM HEIGHT OF SIXTEEN (16) FEET.  
WALKWAY LIGHTING FIXTURES ARE TO HAVE AN OVERALL MAXIMUM HEIGHT OF TWELVE (12) FEET.  
SECURITY LIGHTING FIXTURES ARE NOT TO PROJECT ABOVE THE FASCIA OR ROOF LINE OF THE BUILDING AND ARE TO BE SHIELDED. THE SHIELDS ARE TO BE PAINTED TO MATCH THE SURFACE TO WHICH ATTACHED.

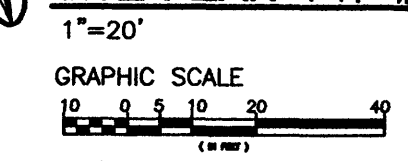
IRRIGATION: A. THE LANDSCAPE PLANTINGS SHALL BE IRRIGATED ON AUTOMATIC IRRIGATION SYSTEM. ALL LANDSCAPE PLANTINGS AND IRRIGATION SYSTEM SHALL BE MAINTAINED BY THE OWNER AT NO COST TO THE CITY OF ALBUQUERQUE.  
B. SHRUB PLANTING: DRIP IRRIGATION W/ 5-1 GPM EMITTER PER TREE AND 2 EMITTERS PER SHRUB W/ AFB, PRESSURE REGULATOR, AND FILTER.

HYDRANTS (UFC 10.502) HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION

WAREHOUSE/ OFFICE AREAS:	
TOTAL WAREHOUSE AREA:	9,000 SF.
TOTAL OFFICE AREA:	1,050 SF.
TOTAL BUILDING AREA:	10,050 S.F.
PARKING REQUIRED:	14- SPACES
PARKING PROVIDED:	18- SPACES



SITE PLAN Amended

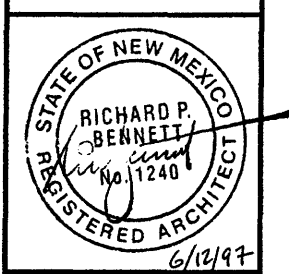


LEGAL DESCRIPTION:  
LOT 31, TRACT D-1  
RICHFIELD PARK SUBDIVISION  
ALBUQUERQUE, NEW MEXICO

AFD PLANS CHECKING OFFICE  
924-3611  
APPROVED/DISAPPROVED  
8/2/97  
SIGNATURE & DATE

OFFICE/ WAREHOUSE FOR WESTERN DIVERSIFIED  
SITE PLAN  
PROJECT # 97B SITE

REVISION DATE



rick bennett  
architect  
1118 Park Avenue SW  
Albuquerque, New Mexico  
(505) 242-1859

DATE  
6-12-97

SHEET NUMBER  
C-1