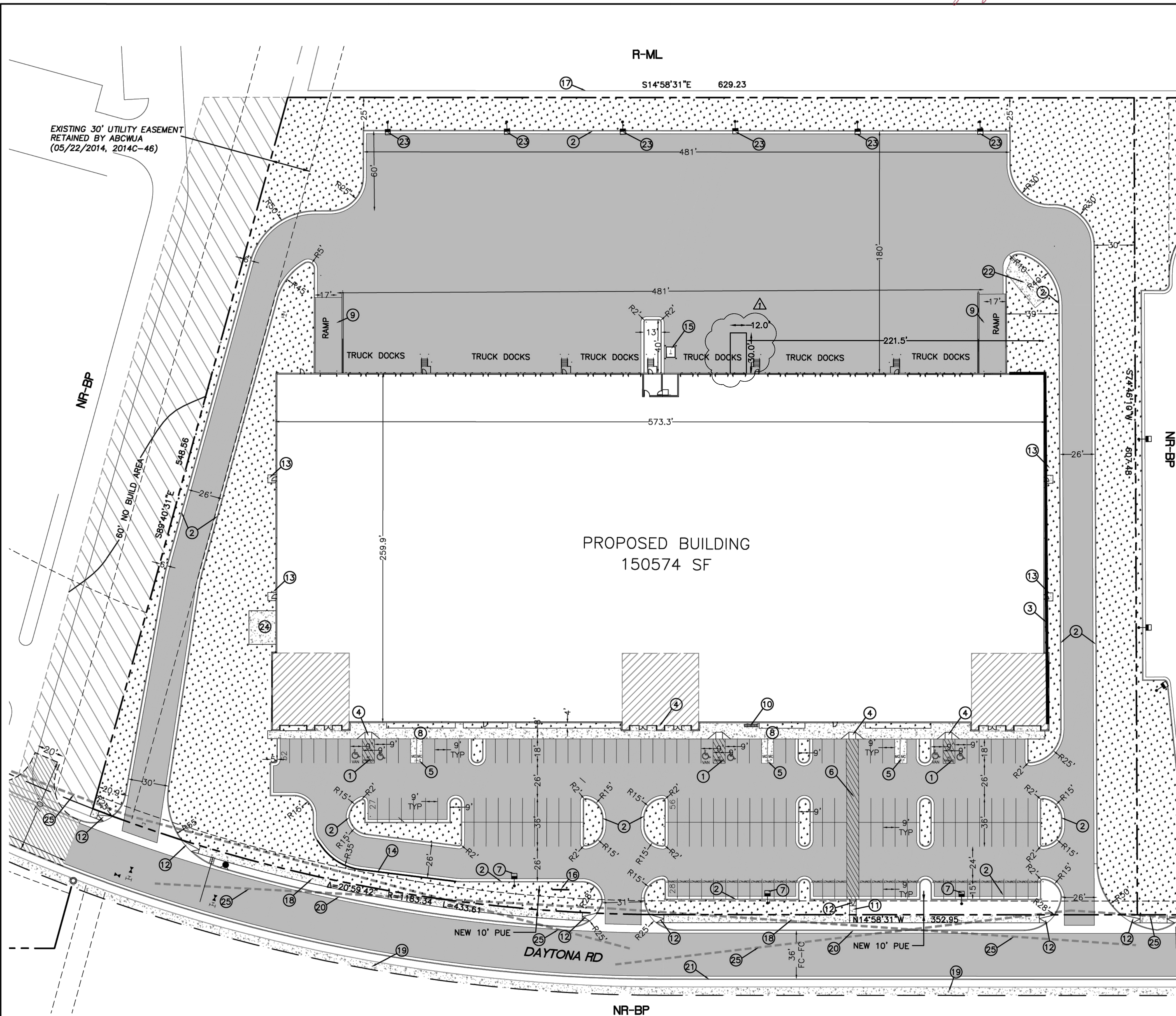


ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

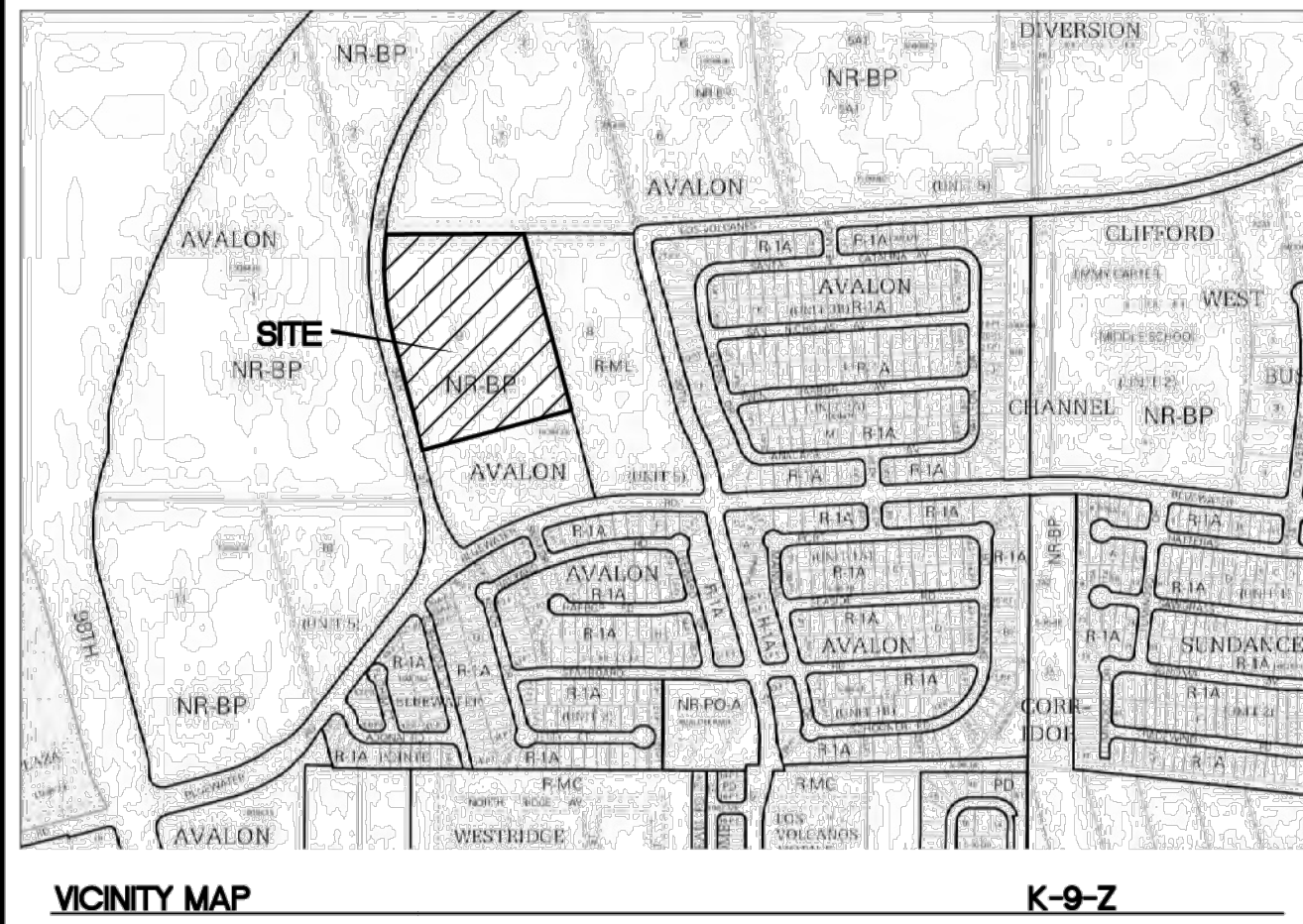
APPROVED BY

DATE



- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - RETAINING WALL
 - HEAVY DUTY PAVING
 - LIGHT DUTY PAVING
 - LANDSCAPING

- KEYED NOTES**
- ACCESSIBLE SPACE PER ADA REQUIREMENTS WITH SIGN
 - 6" CURB AND GUTTER (TYP) PER COA STD DWG 2415A
 - EXTENDED STEM WALL
 - ACCESSIBLE RAMP SEE DETAIL SHEET SP-2
 - MOTORCYCLE PARKING W/SIGN (4'X8' MIN)
 - 9' PEDESTRIAN CROSSING
 - SITE LIGHTING, 30' MAX HEIGHT, LED
 - CONCRETE SIDEWALK PER COA STD DWG 2430
 - RETAINING WALL, HEIGHT VARIES 1'-4'
 - BICYCLE RACK SEE DETAIL SHEET SP-2
 - 6" CONCRETE WALK PER COA STD DWG 2430
 - UNIDIRECTION ACCESSIBLE RAMP SEE DETAIL SHEET SP-2
 - 6'X6' CONCRETE PAD
 - RETAINING WALL
 - TRANSFORMER W/BOLLARDS
 - MONUMENT SIGN (TBD)
 - EXISTING CMU PERIMETER WALL, 8' HIGH
 - NEW 6" SIDEWALK PER COA STD DWG 2430
 - FUTURE 6" SIDEWALK
 - 8" CURB AND GUTTER PER COA STD DWG 2415A
 - FUTURE CURB AND GUTTER
 - 12'X34' CONCRETE PAD FOR TRASH COMPACTOR AND SCREEN WALLS (TALLER THAN COMPACTOR) IF A TENANT OCCUPIES A SPACE, AND THE TENANT WILL PROCESS, OR DISTRIBUTE FOOD, OR PLACE ANY LIQUIDS IN THE DUMPSTER A SANITARY DRAIN WILL HAVE TO BE INSTALLED
 - SITE LIGHTING, 16' MAX HEIGHT, LED
 - 500 SF OUTDOOR PATIO AREA
 - SIGHT LINES



LEGAL DESCRIPTION:
PORTION OF LOT 9 AVALON SUBDIVISION

SITE DATA

PROPOSED USAGE	COMMERCIAL
LOT AREA	421765 SF (9.68 ACRES)
ZONING	NR-BP
BUILDING AREA	150574 SF
BUILDING COVERAGE	36%
BUILDING SETBACK	
FRONT	20'
REAR	10'
SIDE	10'
PARKING REQUIRED	76 SPACES (1 SPACE PER 2000 SF)
PARKING PROVIDED	163 SPACES (28 COMPACT=17.2%)
ACCESSIBLE PARKING REQUIRED	5 SPACES
ACCESSIBLE SPACES PROVIDED	6 SPACES
TOTAL	163 SPACES
BICYCLE SPACES REQUIRED	8
BICYCLE SPACES PROVIDED	8
MOTORCYCLE SPACES REQUIRED	3 SPACES
MOTORCYCLE SPACES PROVIDED	6 SPACES
LANDSCAPE REQUIRED	40678 SF
LANDSCAPE PROVIDED	52710 SF

PROJECT NUMBER: PR-2020-006070
APPLICATION NUMBER: SI-2021-01889

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated Planning Division and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>Juanita Wolfenbarger</i> Traffic Engineer, Transportation Division	Jun 20, 2022
<i>Blaine Carter</i> Water Utility Development	Jun 20, 2022
<i>Chris Thompson</i> Parks & Recreation Department	Jun 21, 2022
<i>Ernest Amigo</i> City Engineer	Jun 20, 2022
<i>Herma Gallegos</i> Code Enforcement	Jun 24, 2022
<i>Herman Gallegos</i> Solid Waste Management	05-09-22
<i>DRB Chairperson</i> , Planning Department	Jun 24, 2022

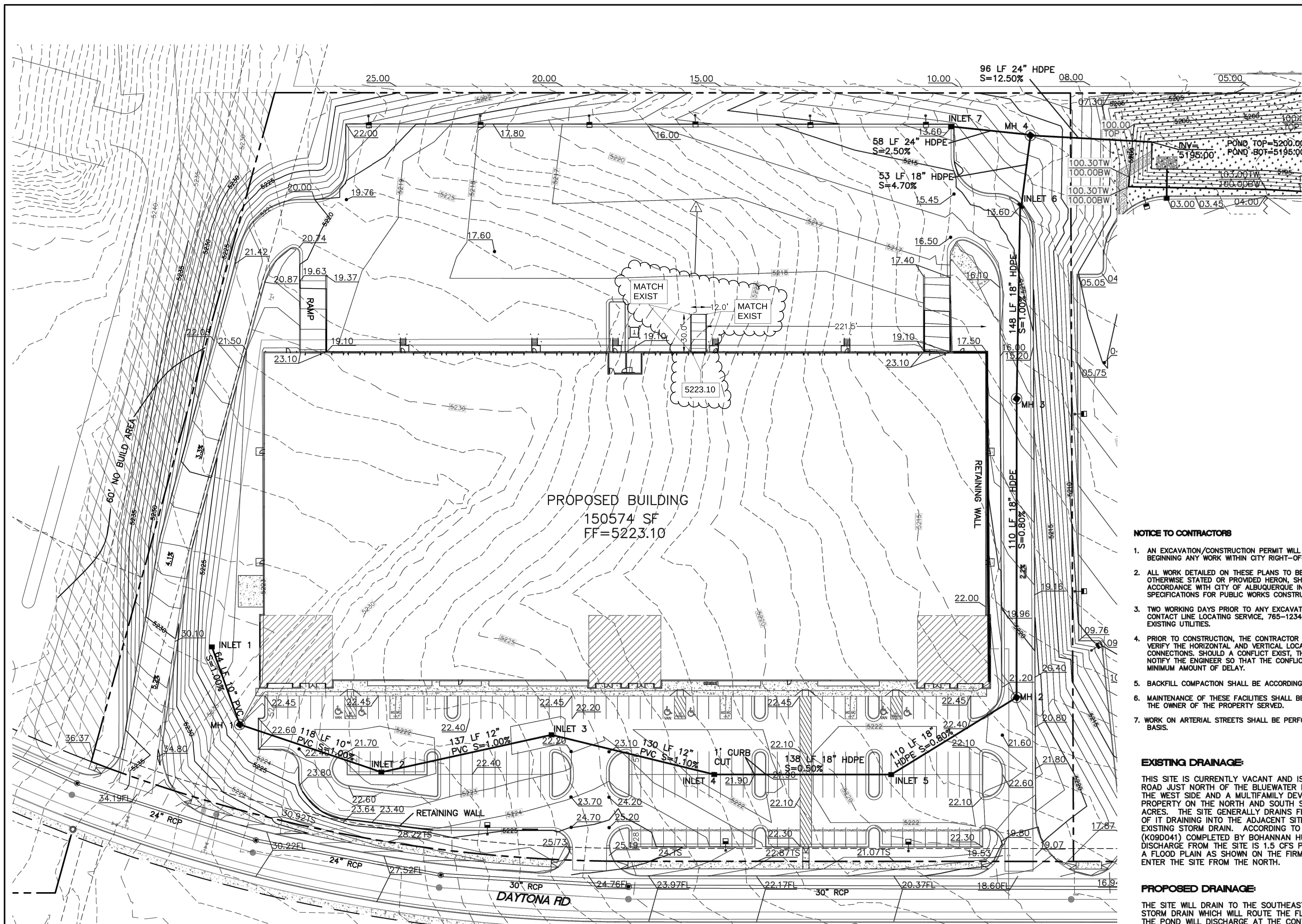
* Environmental Health, if necessary

NOTE
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

ALL WORK WITHIN PUBLIC RIGHT OF WAY SHALL BE PER WORK ORDER

NO.	DATE	REVISIONS	BY
1	6-13-24	ADDED NEW WAREHOUSE RAMP	pm

ENGINEER'S SEAL	TITAN 150K SPEC BUILDING ALBUQUERQUE, NM	DRAWN BY pm
RONALD R. BOHANNAN NEW MEXICO PROFESSIONAL ENGINEER 7868	SITE PLAN FOR BUILDING PERMIT	DATE 5-3-2022
5-3-2022	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2020088-150K.DWG
		SHEET # SP-1
		JOB # 2020088



LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	RETAINING WALL

STRUCTURE TABLE

STRUCTURE	SIZE/TYPE	RIM	INVERT
INLET 1	TYPE 'C'	5221.30	5219.10
INLET 2	TYPE 'C'	5221.40	5217.3
INLET 3	TYPE 'C'	5221.60	5215.90
INLET 4	TYPE 'C'	5221.40	5214.50
INLET 5	TYPE 'C'	5221.40	5213.80
INLET 6	TYPE 'D'	5213.60	5209.50
INLET 7	TYPE 'C'	5213.60	5208.50

MH TABLE

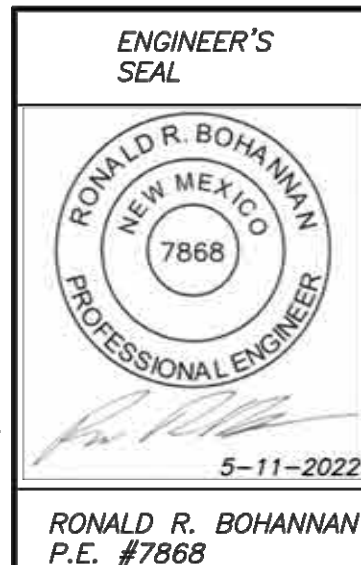
STRUCTURE	SIZE/TYPE	RIM	INVERT
MH 1	TYPE 'C' 4' DIA	5223.00	5218.50
MH 2	TYPE 'C' 4' DIA	5221.02	5212.90
MH 3	TYPE 'C' 4' DIA	5216.52	5211.00
MH 4	TYPE 'C' 4' DIA	5211.25	5207.00



NO.	DATE	REVISIONS	BY
1	6-13-24	ADDED NEW WAREHOUSE RAMP	pm

CAUTION

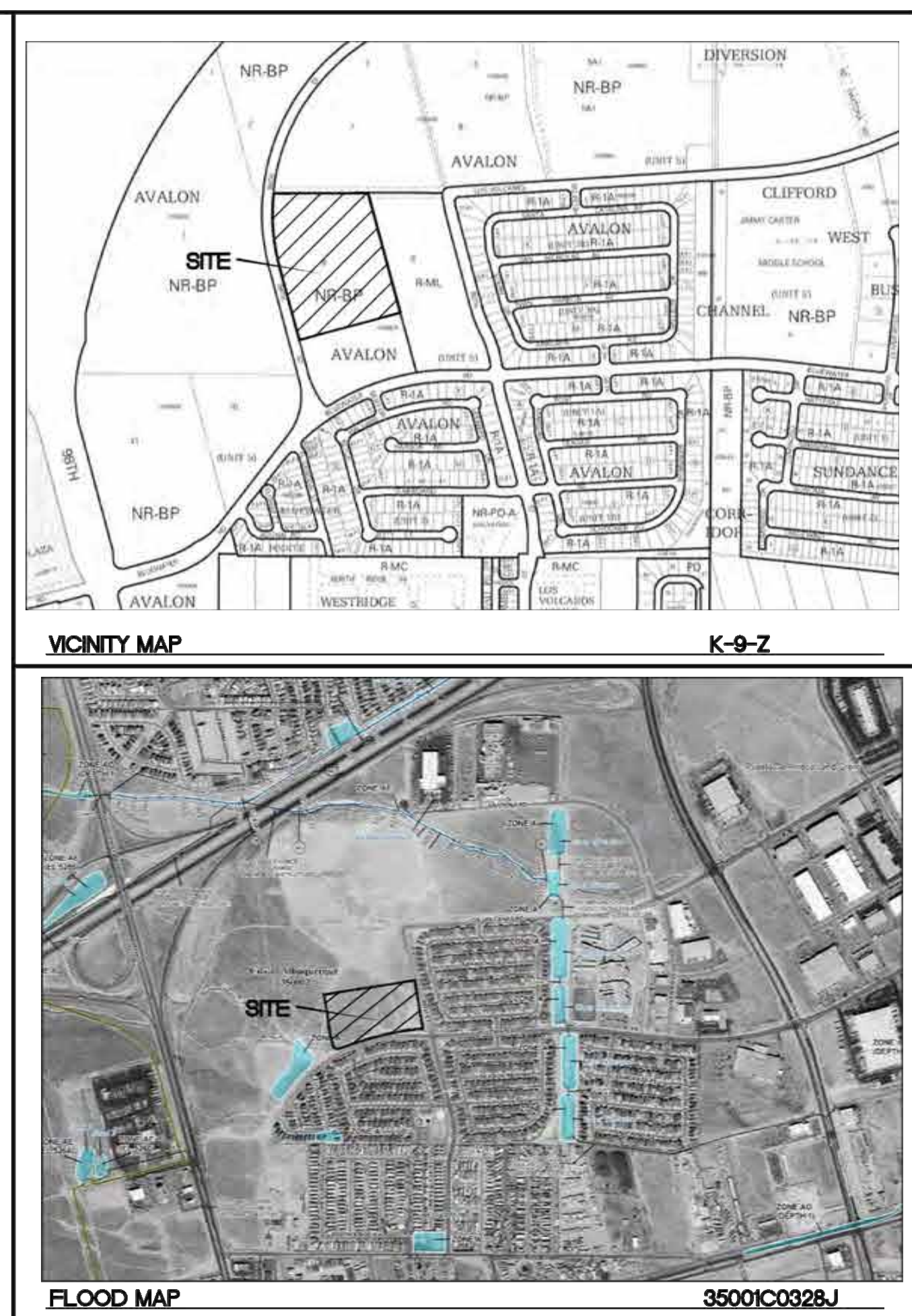
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



TITAN 150K SPEC BUILDING
ALBUQUERQUE, NM
GRADING AND
DRAINAGE PLAN

TERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY
pm
DATE
5-11-2022
DRAWING
2020088-150K-GR.DWG
SHEET #
GR-1
JOB #
2020088



NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1988.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 785-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EXISTING DRAINAGE

THIS SITE IS CURRENTLY VACANT AND IS LOCATED ON THE EAST SIDE OF DAYTONA ROAD JUST NORTH OF THE BLUEWATER RD. THE SITE IS BOUNDED BY ROADS ON THE WEST SIDE AND A MULTIFAMILY DEVELOPMENT ON THE EAST SIDE AND VACANT PROPERTY ON THE NORTH AND SOUTH SIDES. IT CONTAINS APPROXIMATELY 9.69 ACRES. THE SITE GENERALLY DRAINS FROM NORTHWEST TO SOUTHWEST WITH MOST OF IT DRAINING INTO THE ADJACENT SITE WHICH DRAINS TO BLUEWATER ROAD EXISTING STORM DRAIN. ACCORDING TO AN APPROVED MASTER DRAINAGE PLAN (K09D041) COMPLETED BY BOHANNAN HUSTON INC. THE ALLOWABLE DEVELOPED DISCHARGE FROM THE SITE IS 1.5 CFS PER ACRE. THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN AS SHOWN ON THE FIRM MAP. THERE ARE OFFSITE FLOWS THAT ENTER THE SITE FROM THE NORTH.

PROPOSED DRAINAGE

THE SITE WILL DRAIN TO THE SOUTHEAST CORNER OF THE SITE INTO A PROPOSED STORM DRAIN WHICH WILL ROUTE THE FLOWS TO A PROPOSED DETENTION POND. THE POND WILL DISCHARGE AT THE CONTROLLED RATE OF 1.5 CFS PER ACRE TO THE EXISTING STORM DRAIN IN BLUEWATER ROAD. THIS POND WILL ALSO RETAIN THE WATER QUALITY VOLUME FOR THIS PARCEL.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL.

