

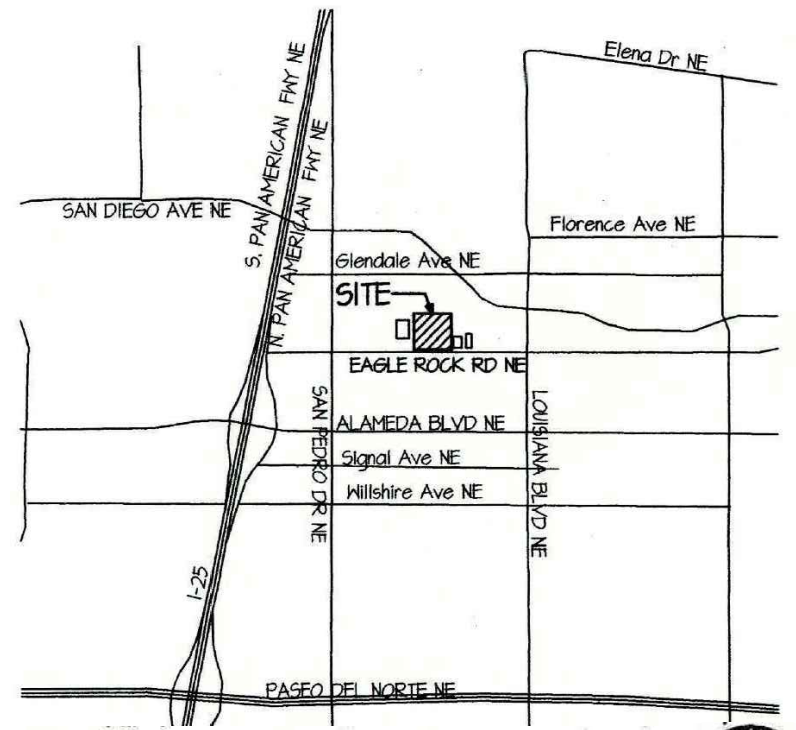
PROJECT NUMBER: PR-2019-002761

Application Number: SI-2021-00255

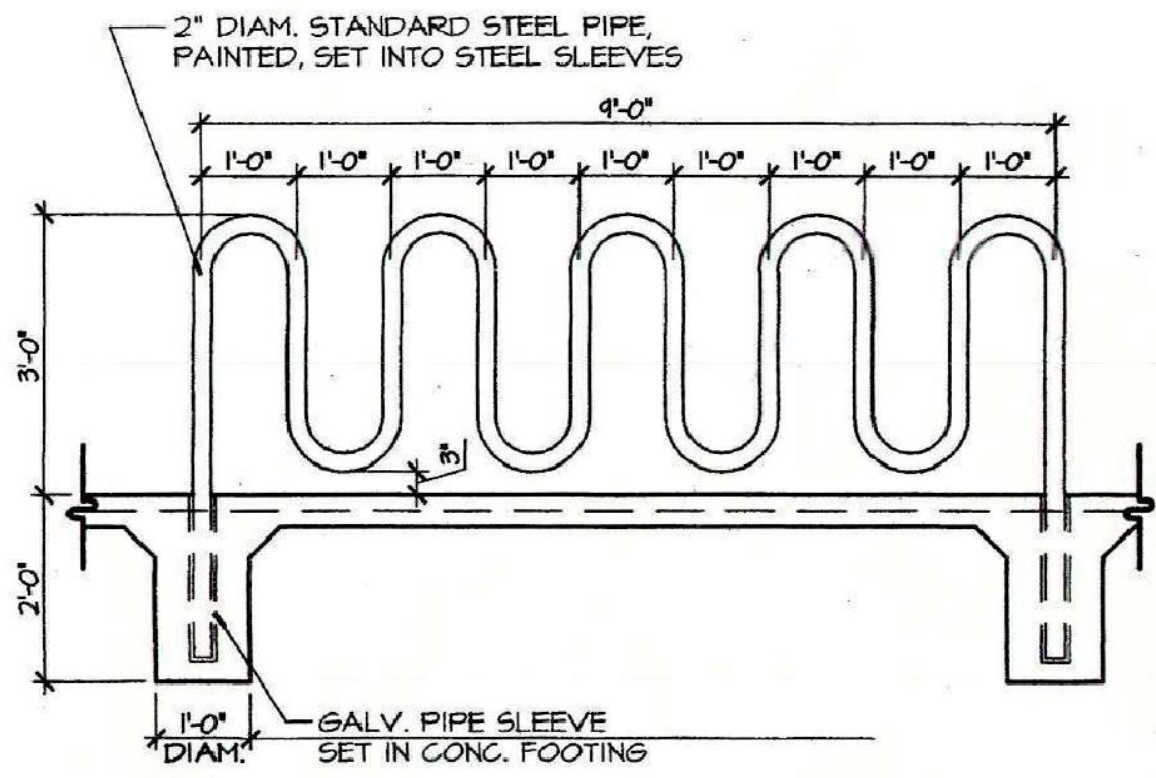
Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

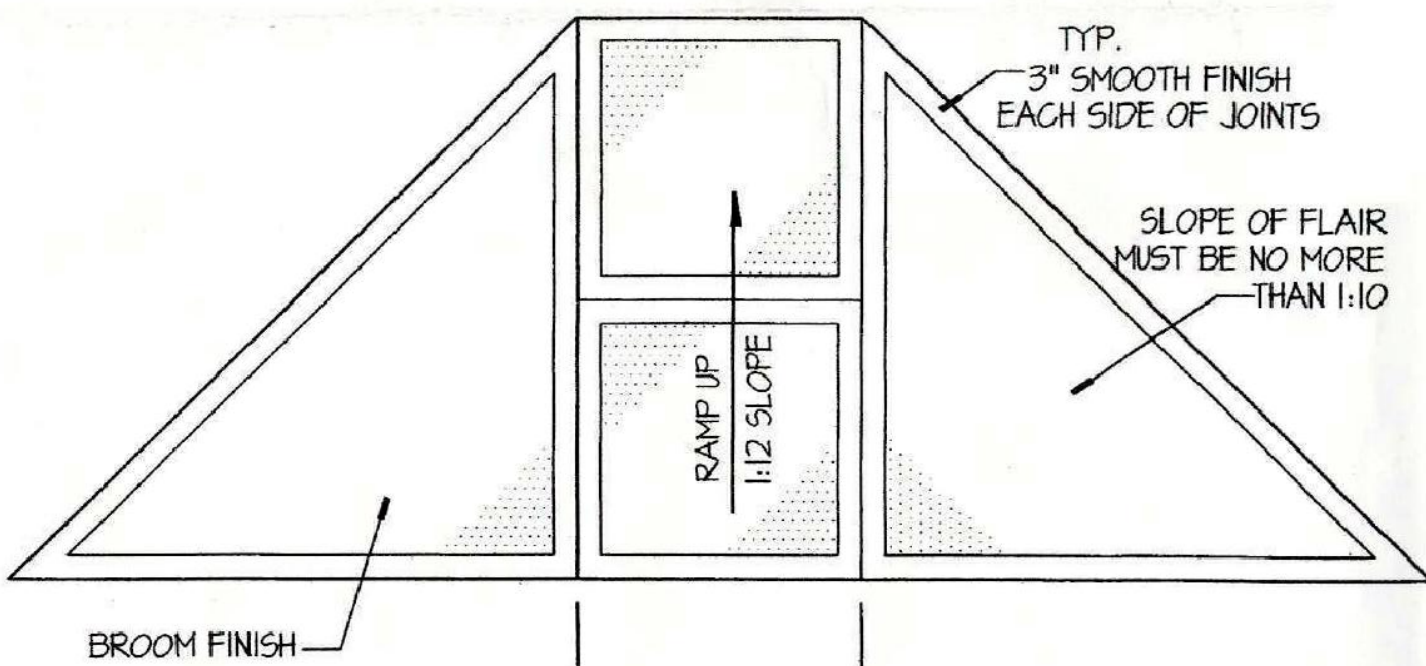
Table with columns for Name, Title, Date, and Department. Includes signatures for Jeanne Wolfenbarger, Elaine Carter, Chris Hamblett, Ernest Armijo, and others.



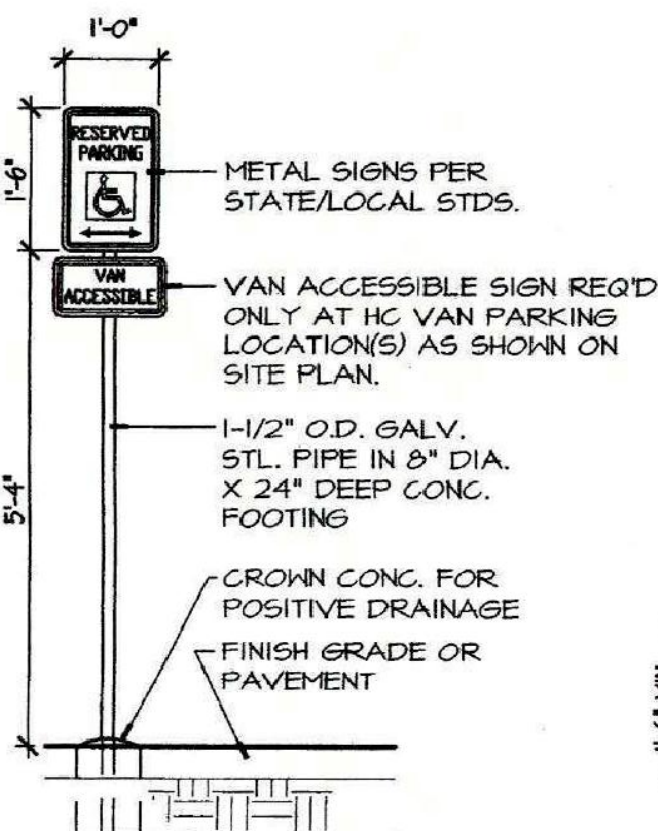
C1 VICINITY MAP



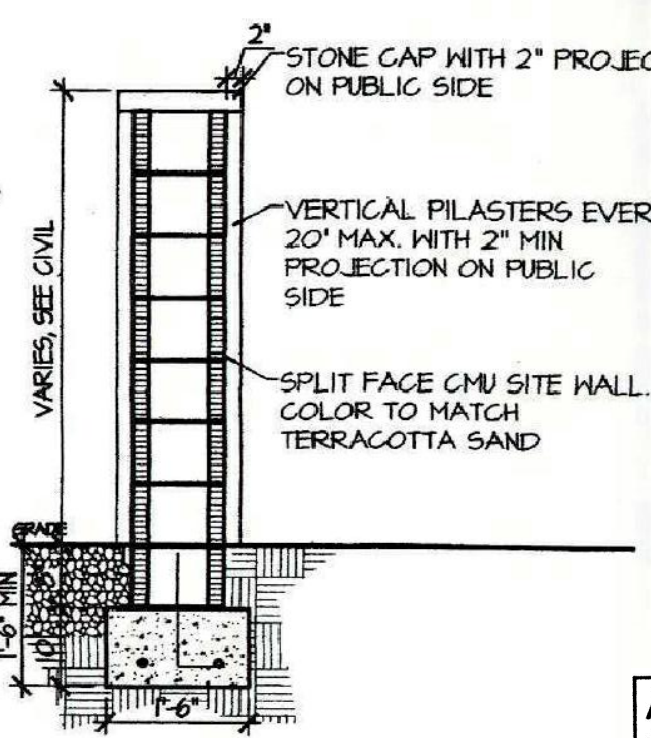
C1 BIKE RACK DETAIL



B1 H.C. RAMP DETAIL



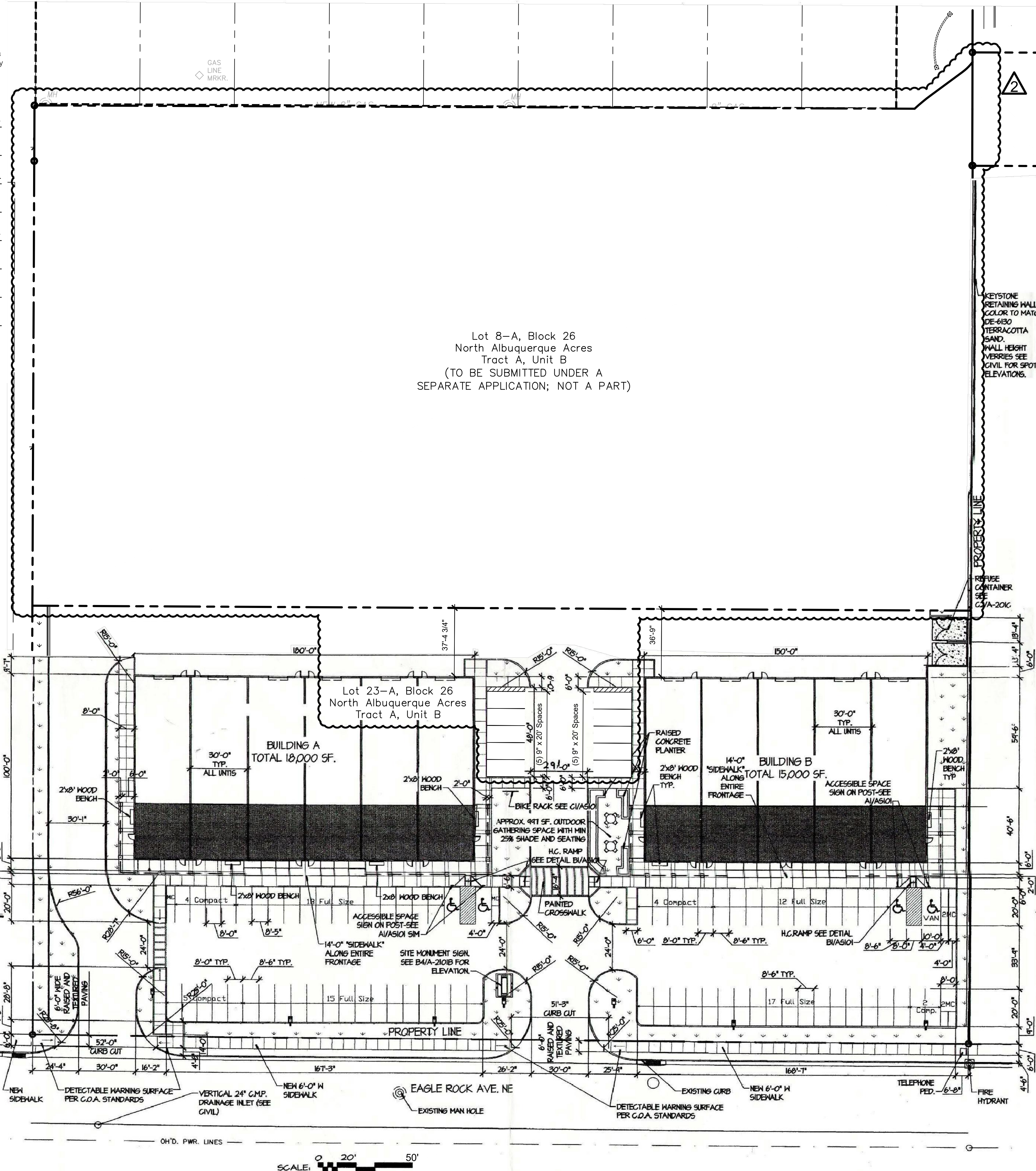
A1 H.C. SIGN DETAIL



A2 SITE WALL DETAIL

ADMINISTRATIVE AMENDMENT FILE #00222 PROJECT #002761. Increase Bldg C sf, landscape buffer, parking adjustments, connect to Modesto Ave. P. B. B. 10 Sept 2019. APPROVED BY DATE

A4 DRB SITE PLAN



Lot 8-A, Block 26 North Albuquerque Acres Tract A, Unit B (TO BE SUBMITTED UNDER A SEPARATE APPLICATION; NOT A PART)

PROJECT NUMBER: 1003359 Application Number: 07DRB-70227. Includes sign-off table for DRB Site Development Plan for Building Permit with signatures and dates.

DRAWING INDEX table listing drawing numbers and titles: AS101 SITE PLAN FOR BUILDING PERMIT, L-1 LANDSCAPE PLAN, C-101 GRADING AND DRAINAGE PLAN, etc.

SITE / BUILDING INFORMATION table: LOTS 6-10 AND 23-25 BLOCK 26, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES. ZONE-SU-2 IP (INDUSTRIAL PARK). SITE AREA = 6 ACRES. CONSTRUCTION TYPE = 2B.

PARKING CALCULATIONS table: BUILDINGS A&B TOTAL 11 UNITS. BUILDINGS A&B UNIT SIZE = 3,000 SF. BUILDINGS A&B UNIT WAREHOUSE SIZE = 2,082 SF. BUILDINGS A&B UNIT OFFICE SIZE = 918 SF.

Summary of parking and space requirements: GROSS LEASABLE AREA OFFICE SPACE = 10,098 SF. GROSS LEASABLE AREA WAREHOUSE SPACE = 22,902 SF. NET LEASABLE AREA = 33,000 SF. OFFICE SPACE PARKING: 3.5 SPACES / 1,000 SF GFA = 35 SPACES REQUIRED. WAREHOUSE PARKING: NO REQUIREMENT = 0 SPACES REQUIRED. TOTAL PARKING PROVIDED = 91 SPACES PROVIDED.

CLEAR SIGHT DISTANCE: 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 AREA.

LEGEND table: NEW CONCRETE PER CIVIL, ASPHALT, LANDSCAPED AREA, FULL CUT-OFF LIGHT POLE 15'-0" HIGH WITH 250 WATT METAL HALIDE BULB TYP., PROPOSED OFFICE AREA.

The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure health and safety of the public. Recommendation made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones) shall be consulted prior to development of the site. Albuquerque Environmental Health Department 9-25-07



EDITION VNC IARMOINCS ENTAL 142 TRUMAN STREET NE ALBUQUERQUE, NM 87108 TEL: 505.242.2861 FAX: 505.242.2862

EAGLE ROCK BUSINESS CENTER 6401 EAGLE ROCK AVE NW ALBUQUERQUE, NM, 87113



ISSUE: BUILDING PERMIT SET DRAWN: DMK CHECKED: KC DATE: 08.08.07

REVISIONS table with columns for description and date.

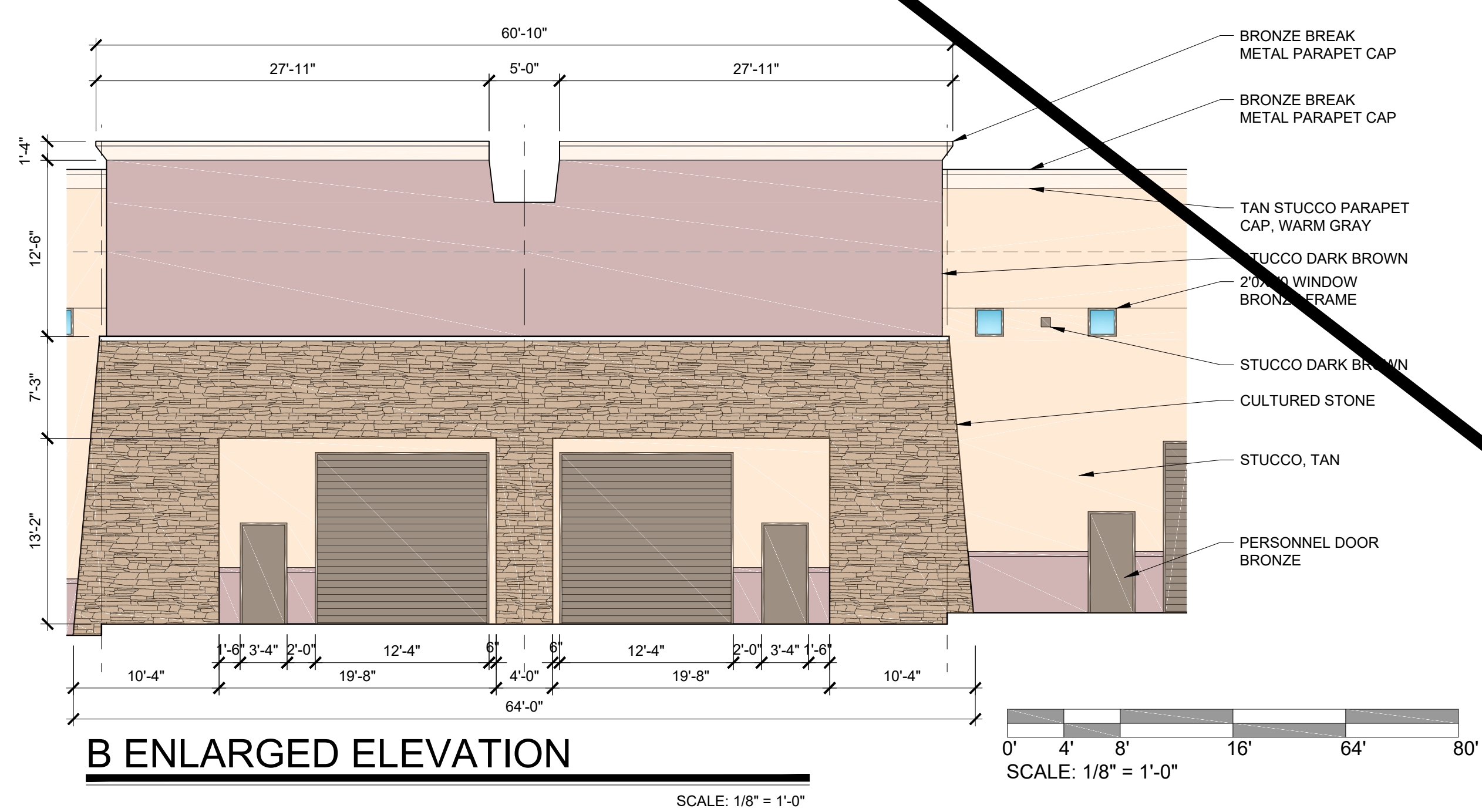
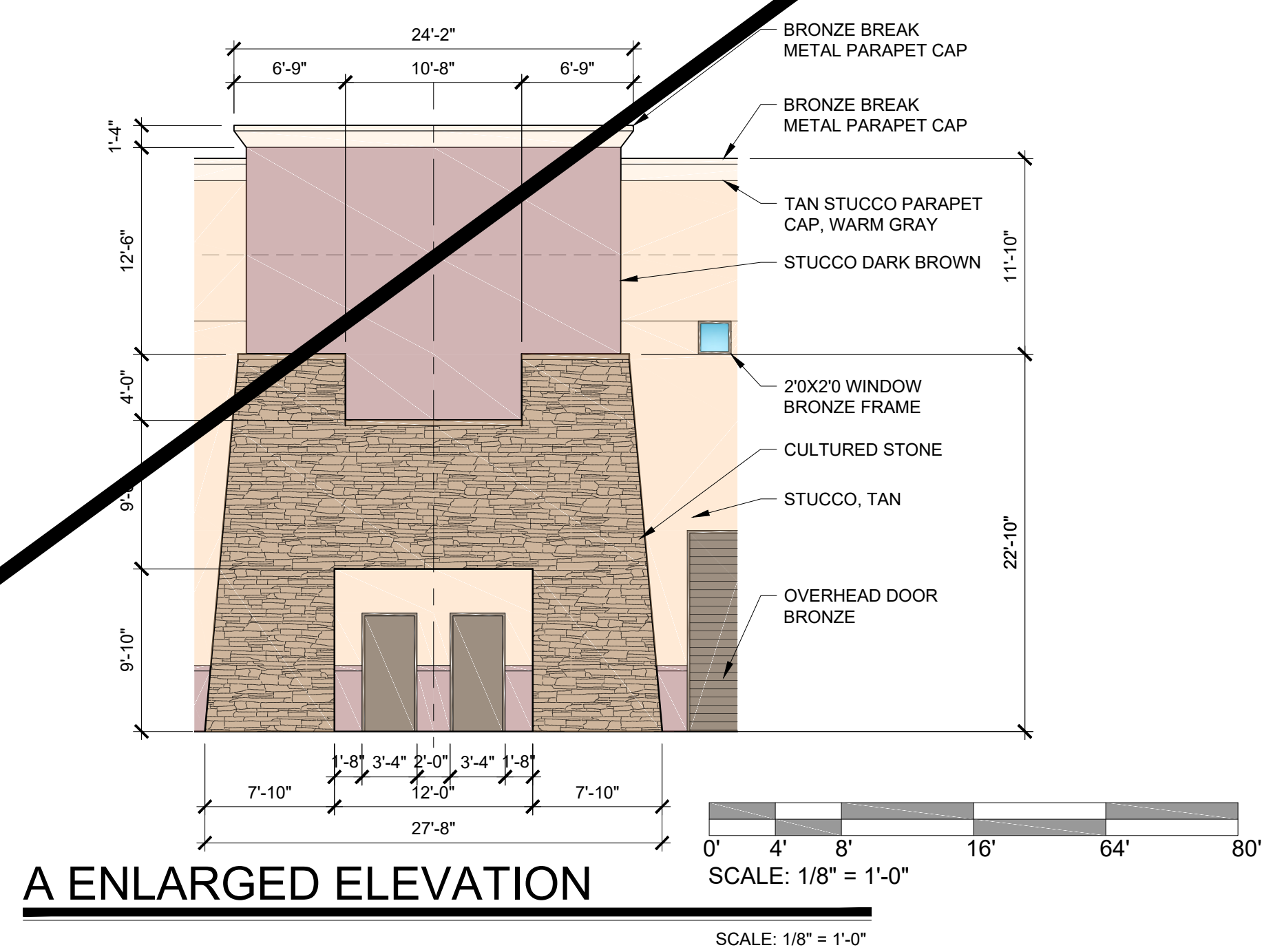
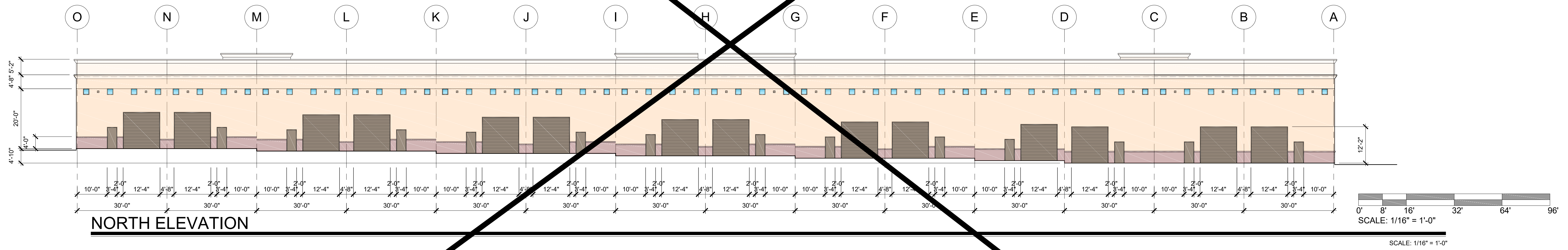
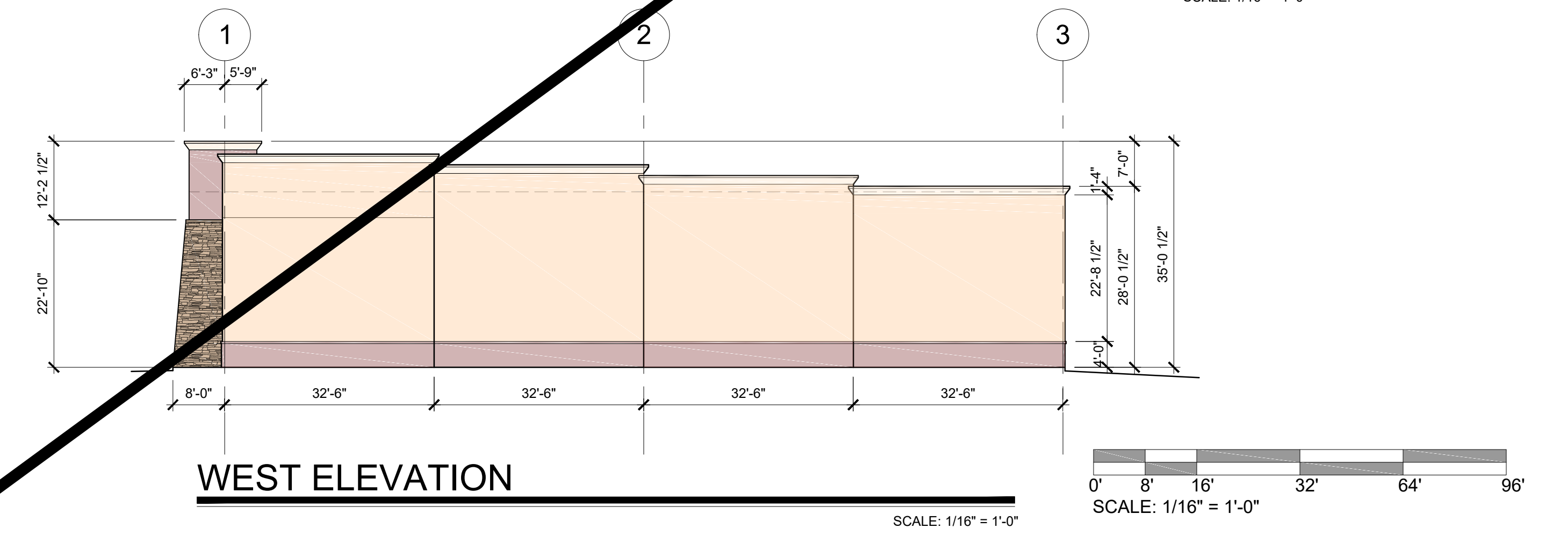
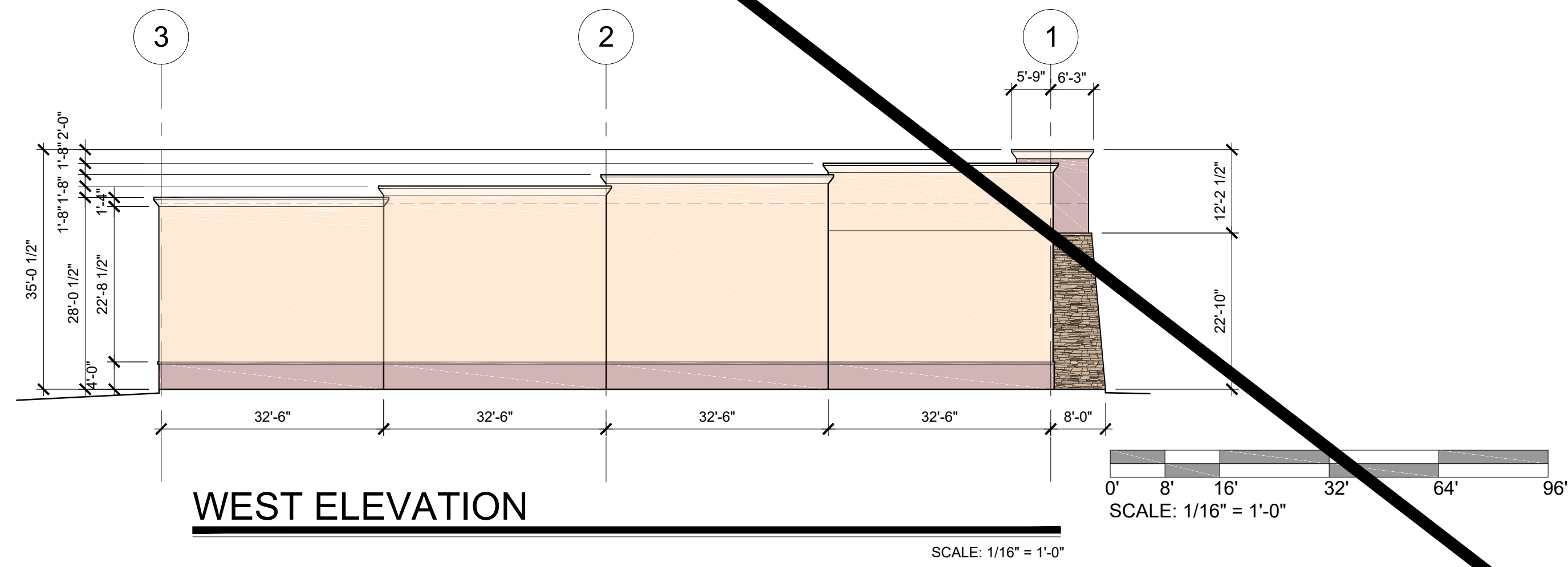
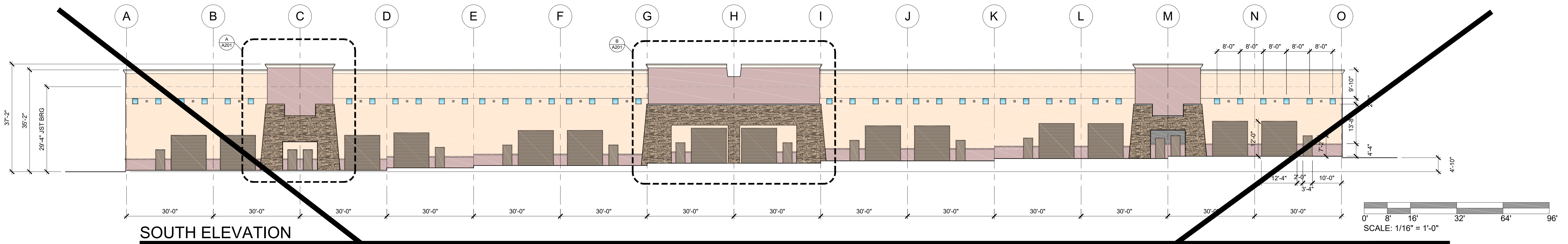
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

0720 AS101 or XX

1003359

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Administrative Amendment (8/15/2019): Revised Building C Facade.  
 Amendment (2/26/2021): Remove Sheet A-201D.

**SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS**  
 4419 4th St NW STE 8  
 ALBUQUERQUE, NM 87107  
 505.491.7575

**EAGLE ROCK BUSINESS CENTER**  
 6501 EAGLE ROCK AVE NE  
 ALBUQUERQUE NM, 87113

**BUILDING C ELEVATIONS**

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	<b>A-201D</b>
DATE	8/15/19











# PR-2019-002761\_SI-2021-00255\_Site\_Plan\_Amendment\_Approved\_5-5-21


Final Audit Report


2021-05-05


Created:	2021-05-05
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAsKwa9NRTKfGTMNCm2JBJWs8BE2qh2cGF


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-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
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 Agreement completed.  
2021-05-05 - 6:46:03 PM GMT