

**ADMINISTRATIVE AMENDMENT**

**FILE # \_\_\_\_\_ PROJECT # \_\_\_\_\_**

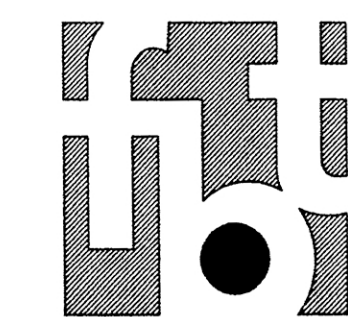
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**APPROVED BY**

**DATE**



ARCHITECTS

Fanning Bard Tatum Architects AIA, Ltd.

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Project # 1004820  
DRB SITE DEVELOPMENT PLAN  
SIGNOFF APPROVAL:  
Application # 06ORB-c1007

7-19-06 DATE

TRAFFIC ENGINEERING,  
TRANSPORTATION DIVISION  
7/19/06 DATE

WATER UTILITY DEPARTMENT  
DATE 7/19/06

PARKS AND RECREATION DEPARTMENT  
DATE 7/19/06

CITY ENGINEER  
DATE

ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)  
DATE 8/21/07

SOLID WASTE MANAGEMENT  
DATE 12/11/07

DRB CHAIRPERSON,  
PLANNING DEPARTMENT

PROJECT NUMBER 1004820

APPLICATION NUMBER 06 DRB - 01007, 04008, 01009

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated May 19, 2006 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 DDC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

AQUATIC CONSULTANTS, INC

OFFICE BUILDING/ COMPLEX  
4411 IRVING BLVD. NW  
ALBUQUERQUE, NEW MEXICO 87114

EPC CASE NO. 06EPC 00470  
ORIGINAL EPC CASE NO. Z-91-6  
TRACT D-1-B ADOBE WELLS SUBDIVISION

JULY 2006

SHEET TITLE

SITE DEVELOPMENT PLAN  
FOR BUILDING PERMIT

AS-101

KEYED NOTES

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING CONCRETE CURB
- NEW CONCRETE CURB
- EXISTING CONCRETE SIDE WALK
- NEW CONCRETE SIDE WALK - 6" WIDE, PER COA ST. 01.05.2
- NEW ASPHALT PAVING
- 10' PUBLIC UTILITY EASEMENT
- 10' PNM EASEMENT
- 10' PNM & MOUNTAIN STATES TELEPHONE AND TELEGRAPH EASEMENT TO BE RELOCATED.
- PRIVATE INGRESS/ EGRESS EASEMENT.
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING POWER POLE W/FEED
- EXISTING ELECTRIC METER TO BE RELOCATED BY CRICKET COMMUNICATIONS.
- NEW PARKING LOT LIGHTING. SEE DETAIL 2/AS-101 THIS SHEET.
- EXISTING FIRE HYDRANT
- EXISTING FENCE TO BE REMOVED
- EXISTING WIRELESS COMMUNICATIONS TOWER
- EXISTING BLOCK WALL ENCLOSURE AND COMMUNICATIONS EQUIPMENT TO BE RELOCATED BY CRICKET COMMUNICATIONS.
- GRAVEL ACCESS AND PARKING AREA ENCROACH TO BE REMOVED BY CRICKET COMMUNICATIONS.
- REMOVE EXISTING SIGN
- ACCESSIBLE PARKING SIGN TYPICAL AT ALL ACCESSIBLE PARKING SPACES. SEE DETAIL, THIS SHEET



ACCESSIBLE PARKING SIGN  
SCALE: NTS

4411 IRVING BLVD. NW  
ALBUQUERQUE, NM 87114

OWNER  
AQUATIC CONSULTANTS, INC  
4415 HAWKINS ST. NE, SUITE D,  
ALBUQUERQUE, NM 87109

LEGAL DESCRIPTION  
TRACT D-1-B  
ADOBE WELLS SUBDIVISION

SEIZURE ZONE  
2B

ZONING  
C-2  
COMMUNITY COMMERCIAL ZONE

LOT SIZE  
LOT A - 1.71 ACRES  
LOT B - 1.73 ACRES

BUILDING HEIGHT  
28' AT ANY LEGAL LOCATION

BUILDING SETBACK  
5' MIN. - FRONT AND SIDE  
11' MIN. - FROM DRIVEWAY/ ALLEY/  
PUBLIC SIDEWALK

OFFICE BUILDING A	47
VEHICLE STORAGE	3
TOTAL PARKING REQUIRED	50
TOTAL PARKING PROVIDED	66
ACCESSIBLE PARKING PROVIDED	4
VAN ACCESSIBLE PARKING PROVIDED	1
VAN ACCESSIBLE PARKING PROVIDED	1
MOTORCYCLE PARKING PROVIDED	3
MOTORCYCLE PARKING PROVIDED	3
BICYCLE PARKING PROVIDED	5
BICYCLE PARKING PROVIDED	5

PARKING - LOT A

OFFICE BUILDING B  
5200 NSF/200 = 26

OFFICE BUILDING C  
5200 NSF/200 = 26

OFFICE BUILDING D  
5200 NSF/200 = 26

TOTAL PARKING REQUIRED = 78

10% TRANSIT REDUCTION = (8)

TOTAL PARKING PROVIDED = 70

ACCESSIBLE PARKING PROVIDED = 4

VAN ACCESSIBLE PARKING PROVIDED = (1)

VAN ACCESSIBLE PARKING PROVIDED = (2)

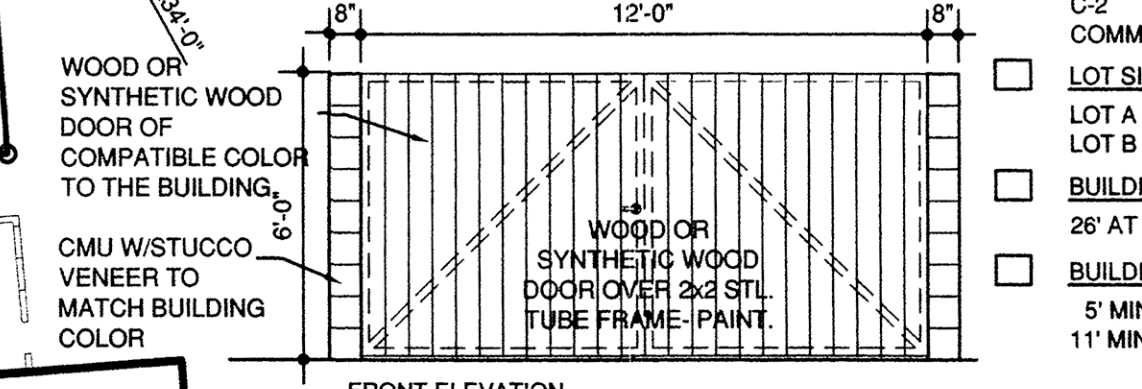
MOTOR CYCLE PARKING PROVIDED = 3

MOTOR CYCLE PARKING PROVIDED = 4

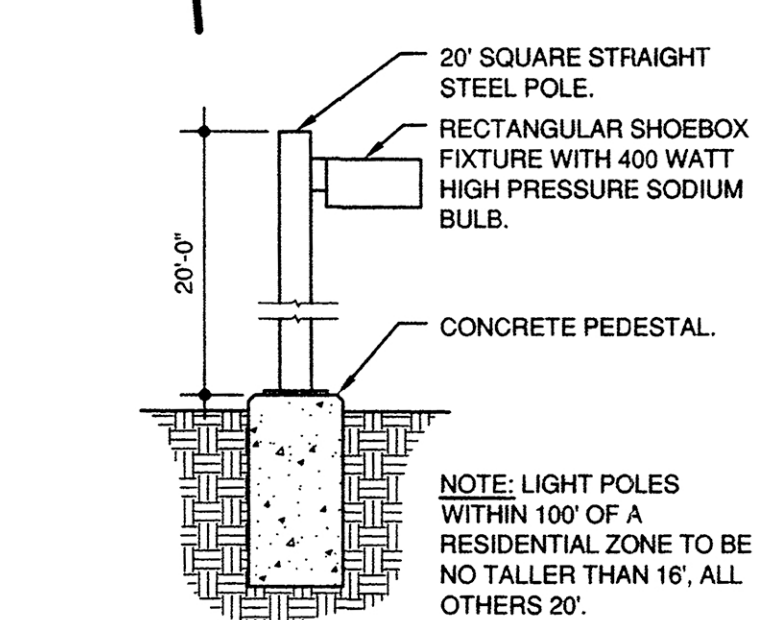
BICYCLE PARKING PROVIDED = 4

BICYCLE PARKING PROVIDED = 10

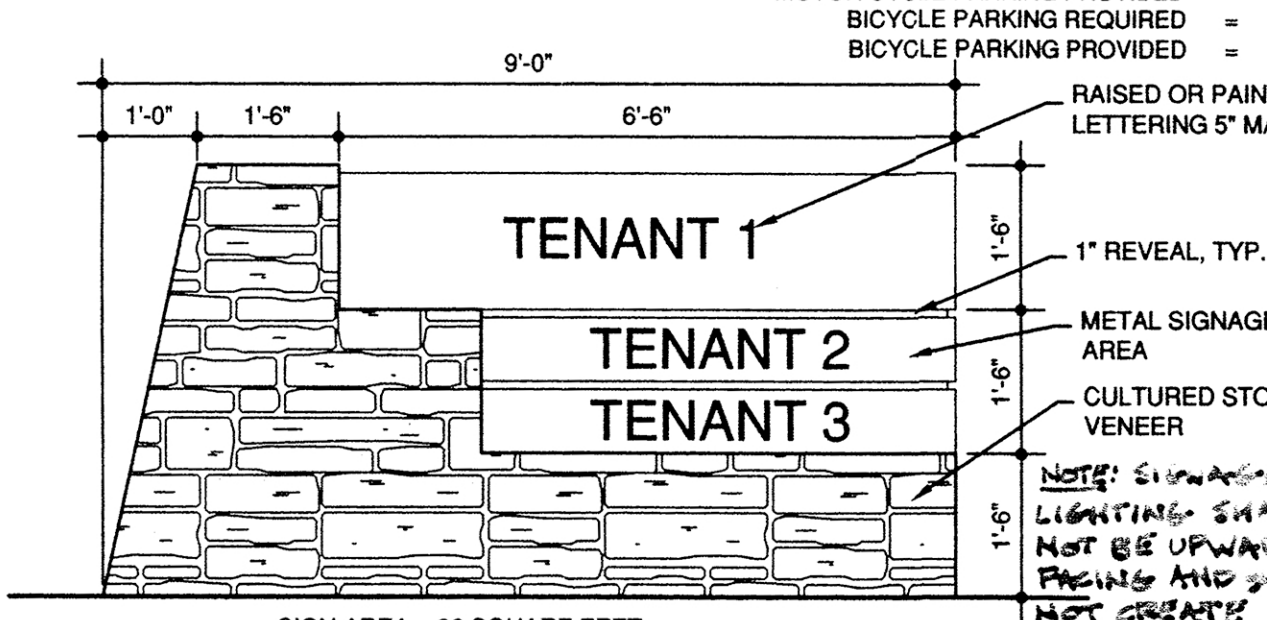
PARKING - LOT B



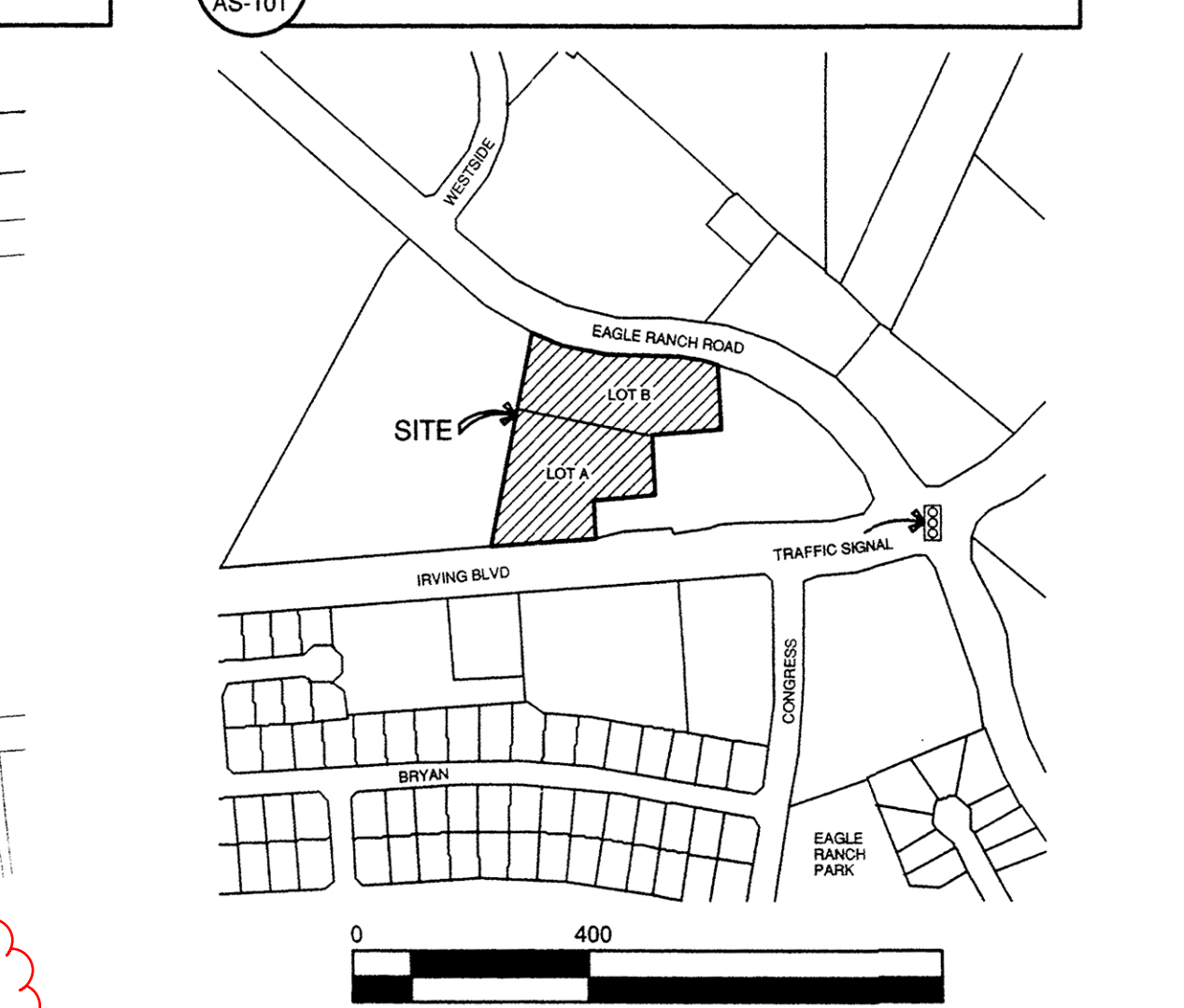
ADJACENT BUILDING AS-101



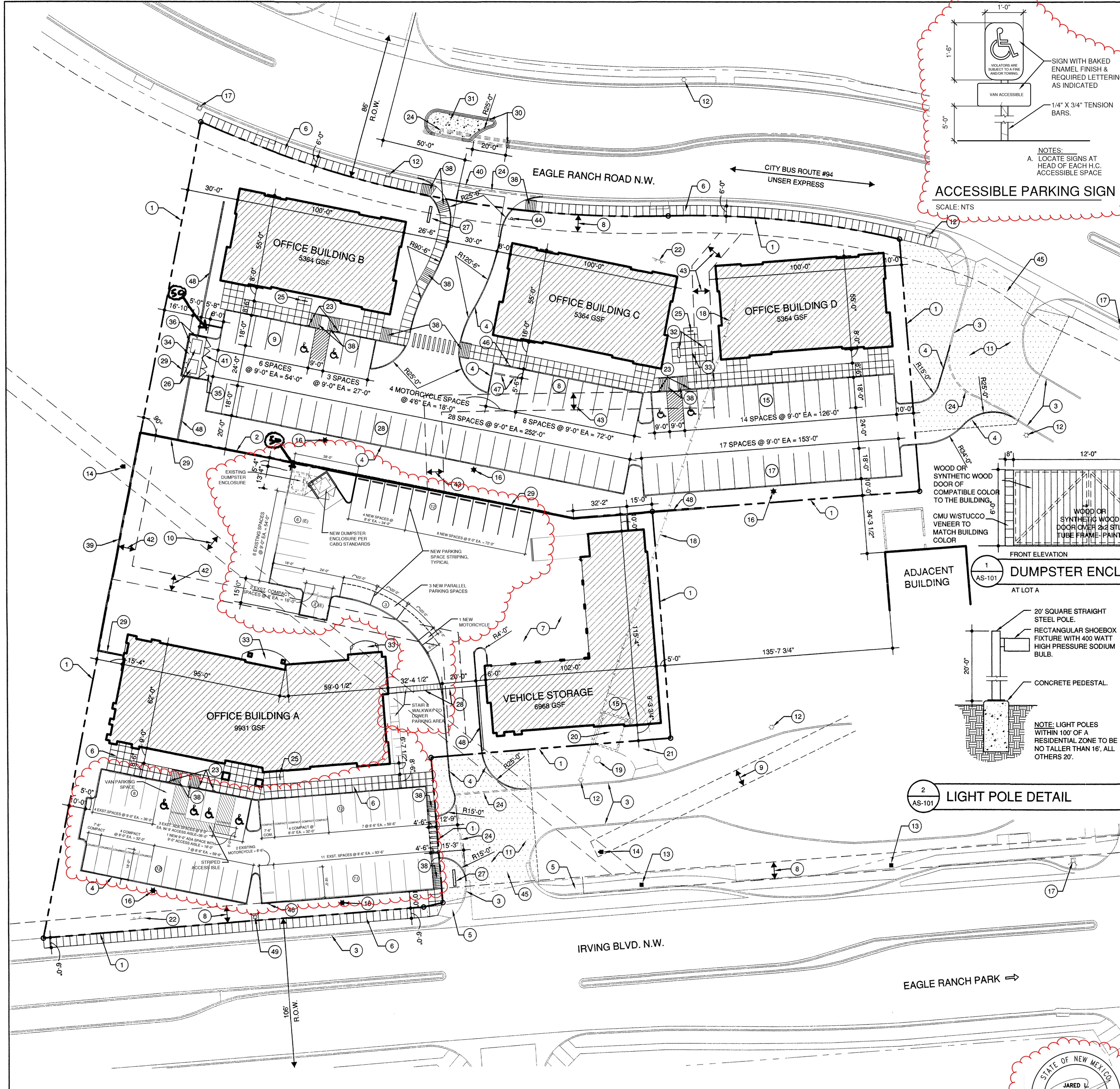
LIGHT POLE DETAIL 1/2\"/>



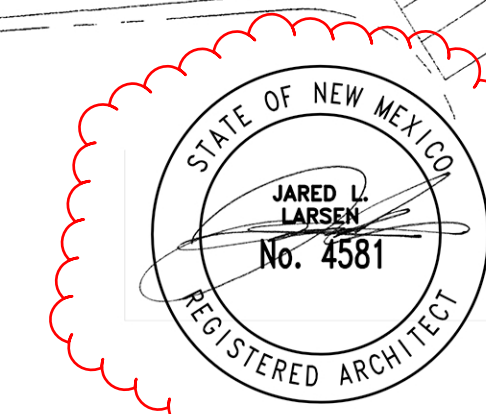
SIGNAGE DETAIL 1/2\"/>



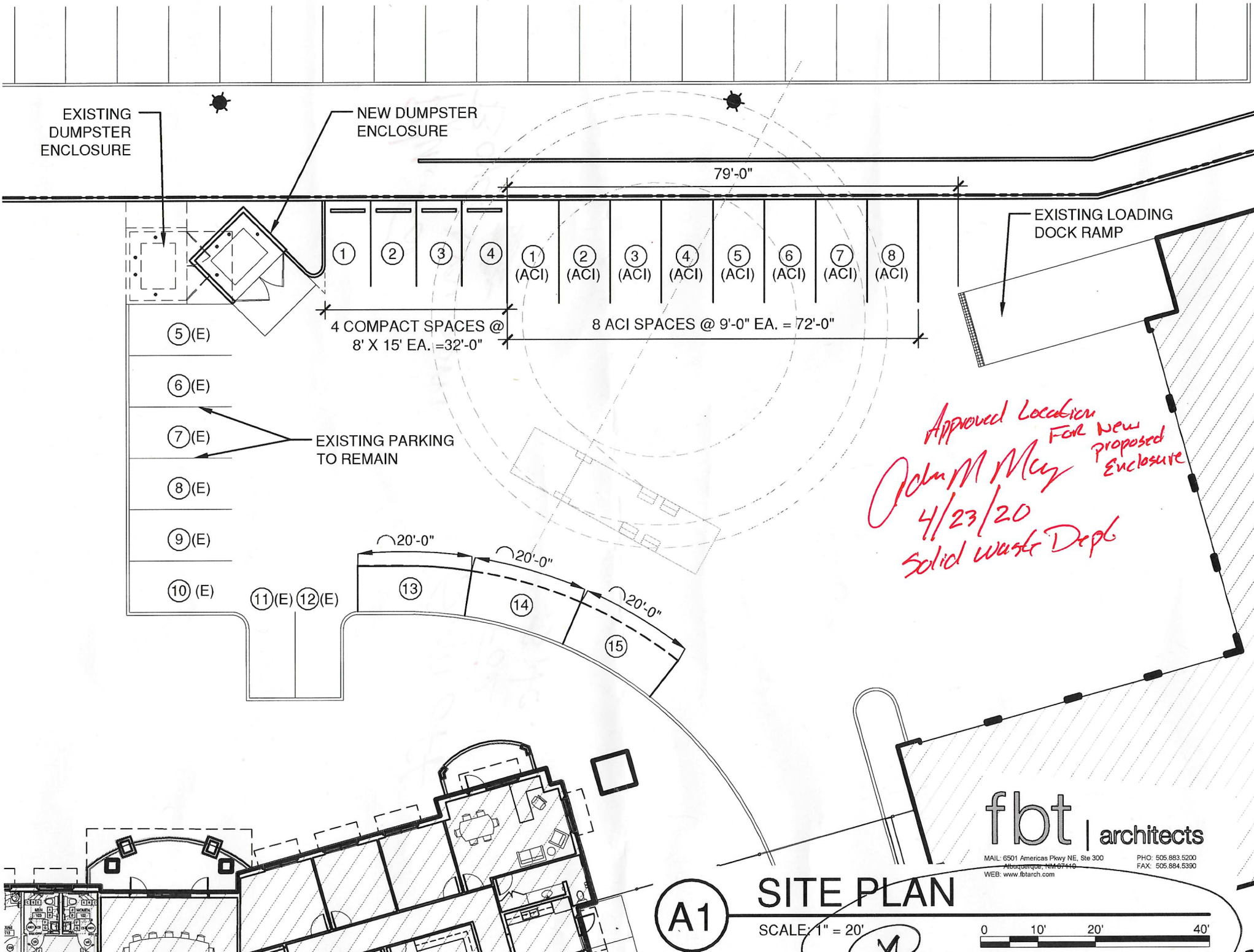
VICINITY MAP



SITE PLAN 1" = 30'-0"



1004820 AQUATIC CONSULTANTS, INC OFFICE BUILDING/ COMPLEX



**fbt** | architects

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**SITE PLAN**

A1

SCALE: 1" = 20'

