

C1  
A-100  
ENLARGED SITE PLAN  
SCALE: 1" = 60'

KEYED NOTES: (X)

- EXISTING 20' WATERLINE EASEMENT
- EXISTING 30' PRIVATE ACCESS EASEMENT
- EXISTING PNM EASEMENT
- EXISTING 20' PERMANENT PRIVATE UTILITY EASEMENT
- EXISTING 10' PUBLIC UTILITY EASEMENT
- PROPOSED SITE LIGHTING - SEE SITE LIGHTING SHEETS FOR ADDITIONAL INFORMATION
- ALTER EXISTING SITE ACCESS ALIGNMENT
- NEW PIPE TRELLIS
- EXISTING PAVED ACCESS ROAD
- EXISTING PARKING
- EXISTING ACCESSIBLE PARKING
- EXISTING HOV PARKING
- EXISTING MOTORCYCLE PARKING
- EXISTING AND PROPOSED BICYCLE PARKING - SERPENTINE BIKE RACK TO MATCH EXISTING
- NEW LANDSCAPE AREA, REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
- NEW LOADING AREA
- EXISTING CURB RAMPS IN SIDEWALK FOR ACCESSIBLE SITE EGRESS
- EXISTING DRIVE AISLE CROSSING
- EXISTING MIN. 500 SF PATIO AS REQUIRED BY SUBSECTION 5-11(E)(3)(a) OF THE IDO
- FIRE APPARATUS MAY TRAVEL CONTINUOUSLY THROUGH THE SITE
- EXISTING LOADING AND SERVICE AREAS
- EXISTING 34 YARD TRASH COMPACTOR AND 30 YARD OPEN TOP DUMPSTER TO BE USED FOR NEW BUILDINGS
- 6' WIDE CONCRETE SIDEWALK WITH CONTROL JOINTS 5'-0" O.C. AND EXPANSION JOINTS 50'-0" O.C. MAX. LIGHT BROOM FINISH
- CLEAR SIGHT TRIANGLES - 11'-0" SIDES AS SPECIFIED IN SECTION 7-4(I)(5)(V) VISIBILITY FOR SITE ENTRANCES AND DRIVEWAYS OF THE DPM.
- NEW DOMESTIC WATER
- EXISTING PARKING, SEE PARKING COUNTS IN GENERAL INFORMATION ON THIS SHEET
- RELOCATE STORM SWALES
- 6 YARD DUMPSTER AND 6 YARD RECYCLE DUMPSTER TO BE USED FOR NEW BUILDINGS
- CONCRETE LANDING
- NEW PARKING
- EXISTING FIRE HYDRANT
- OUTDOOR TANKS
- NEW CHAIN LINK FENCE
- 2 NEW VAN POOL PARKING SPACES

GENERAL NOTES:

- PROPOSED BUILDING ARE TO BE USED FOR INDUSTRIAL MANUFACTURING.
- THIS PROJECT IS NOT A PHASED DEVELOPMENT. BOTH PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ONE PHASE. "FUTURE MODULAR OFFICE BUILDING" IS NOT PART OF THIS PROPOSAL.
- NO ADJACENT STRUCTURES ARE WITHIN 20' OF THE SITE.
- NO PROPOSED REFUSE FACILITY IS INCLUDED IN THE SCOPE OF THIS PROJECT. NEW BUILDINGS ARE INTENDED TO USE THE EXISTING TRASH COMPACTOR AND DUMPSTERS TO THE NORTH OF THE EXISTING BUILDING. EXISTING ACCESS IS UNCHANGED.
- ALL ADJUTING PROPERTIES ARE ZONED PC- PLANNED COMMUNITY.
- REFER TO SHEET C10 IN THE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION ON UTILITY LINES AND LOCATIONS.
- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE COVERAGES AND WATER HARVESTING DESIGN LAYOUT.
- REFER TO STORM WATER CALCULATIONS FOR WATER HARVESTING CALCULATIONS.
- REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR UTILITY INFORMATION.
- ALL ACCESS AISLE AND ROAD DIMENSIONS EXCLUDE CURBS UNLESS OTHERWISE NOTED.
- NO TEMPORARY STRUCTURES ARE PROPOSED WITH THIS PROJECT.
- SITE LIGHTING SHALL COMPLY TO SECTION 4 AND LIGHTING DESIGN STANDARDS 7.4 OF THE MESA DEL SOL EMPLOYMENT CENTER DESIGN STANDARDS.
- SIGNAGE SHALL COMPLY TO SECTION 5 OF THE MESA DEL SOL EMPLOYMENT CENTER DESIGN STANDARDS.
- REFER TO THE ATTACHED NARRATIVE FOR INFORMATION REGARDING SUSTAINABILITY OF THE PROJECT.
- PROPOSED EXTERIOR WALL SCONCES SHALL BE MOUNTED ABOVE EACH EXTERIOR DOOR. EXTERIOR WALL SCONCES SHALL BE LSI INDUSTRIES MODEL WPSLL-LED.

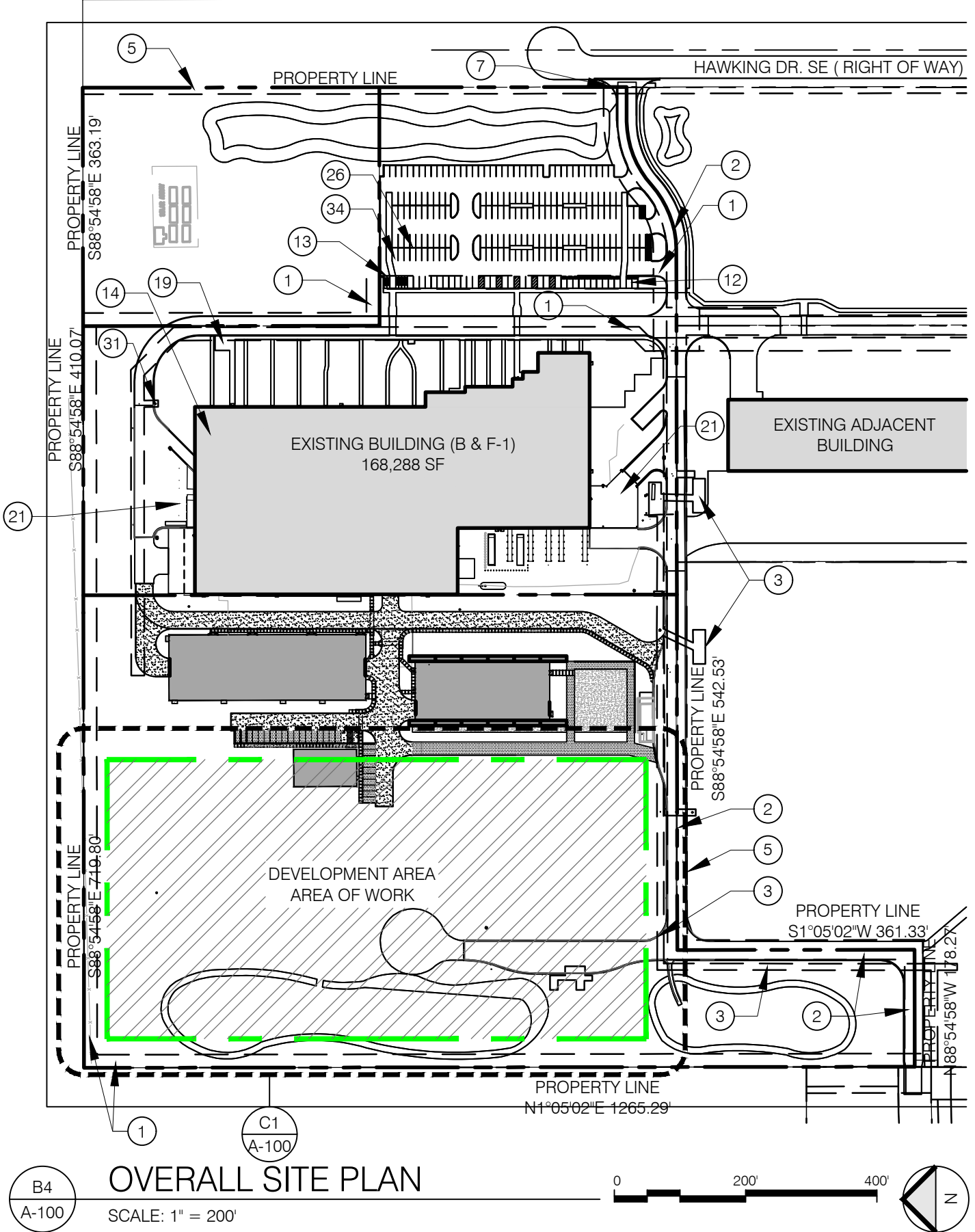
PROJECT NUMBER:

Application Number:

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.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
<i>Adrian Marez</i> Solid Waste Management	1-9-25 Date
Planning Department	Date



OVERALL SITE PLAN  
SCALE: 1" = 200'

GENERAL INFORMATION:

SITE INFORMATION	
SITE ADDRESS:	5201 HAWKING DRIVE SE ALBUQUERQUE, NM 87106
LOT SIZE:	1,238,746.212 S.F. / 28.4377 ACRES
LOT COVERAGE (FAR):	20.64%
LANDSCAPING:	EXISTING: 170,590 SF PROPOSED: TBD SF
LOT COVERAGE:	EXISTING: 225,452 SF PROPOSED: 267,652 SF
BUILDING AREA:	NEW BUILDING AREA: 42,200 SF EXISTING: 225,452 SF 267,652 SF
BUILDING TYPE:	II-B
PROPOSED OCCUPANCY:	LIGHT MANUFACTURING (F)
PARKING AND TRAFFIC	
EXISTING PARKING SPACES:	223 STANDARD SPACES 12 HOV SPACES 12 ADA SPACES (5 VAN ACCESSIBLE) 12 MOTORCYCLE SPACES 24 BIKE PARKING SPACES
PROPOSED PARKING SPACES:	8 STANDARD SPACES+2 VANPOOL SPACES

TOTAL SPACES 223 +10 NEW + 48 HOV\*\*+14 VANPOOL = 295

\* PARKING CALCULATIONS ARE ROUNDED DOWN TO THE NEAREST WHOLE NUMBER PER IDO SECTION 5-5(C)(1)(D)

\*\* 12 SPACES X 4 CARPOOL CREDIT PER IDO SECTION 5-5(C)(6)(B) = 48 SPACES TOWARD THE REQUIRED OFF-STREET PARKING REQUIREMENT

\*\*\* 2 SPACES X 7 VAN POOL CREDIT PER IDO SECTION 5-5(C)(6)(B) = 14 SPACES TOWARD THE REQUIRED OFF-STREET PARKING REQUIREMENT

LEGEND:

	CONCRETE		EXISTING BUILDING
	ASPHALT		NEW BUILDING
	GRAVEL BASE COURSE		NEW STRUCTURE/ PROCESS PIPING
	LIMIT OF CONSTRUCTION		
	ACCESSIBLE PATH - 6' WALKWAY WITH 5% OR LESS GRADE IN THE DIRECTION OF TRAVEL 2% MAX CROSS SLOPE		

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KAIRO'S POWER FACILITY  
SALT PLANT EXPANSION

NOT FOR CONSTRUCTION

5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106  
TRACT D-1, PLAT OF TRACTS D-1 THRU D-7, MESA DEL SOL INNOVATION PARK I/A SUBDIVISION OF TRACT D, MESA DEL SOL INNOVATION PARK II) CONT 16-4161 AC

ENLARGED SITE PLAN

PROJECT NO.: 8000-22  
DRAWN BY:  
DATE: SEPTEMBER 19, 2024

A-100