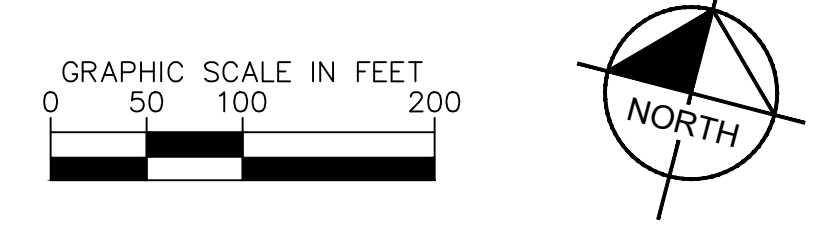


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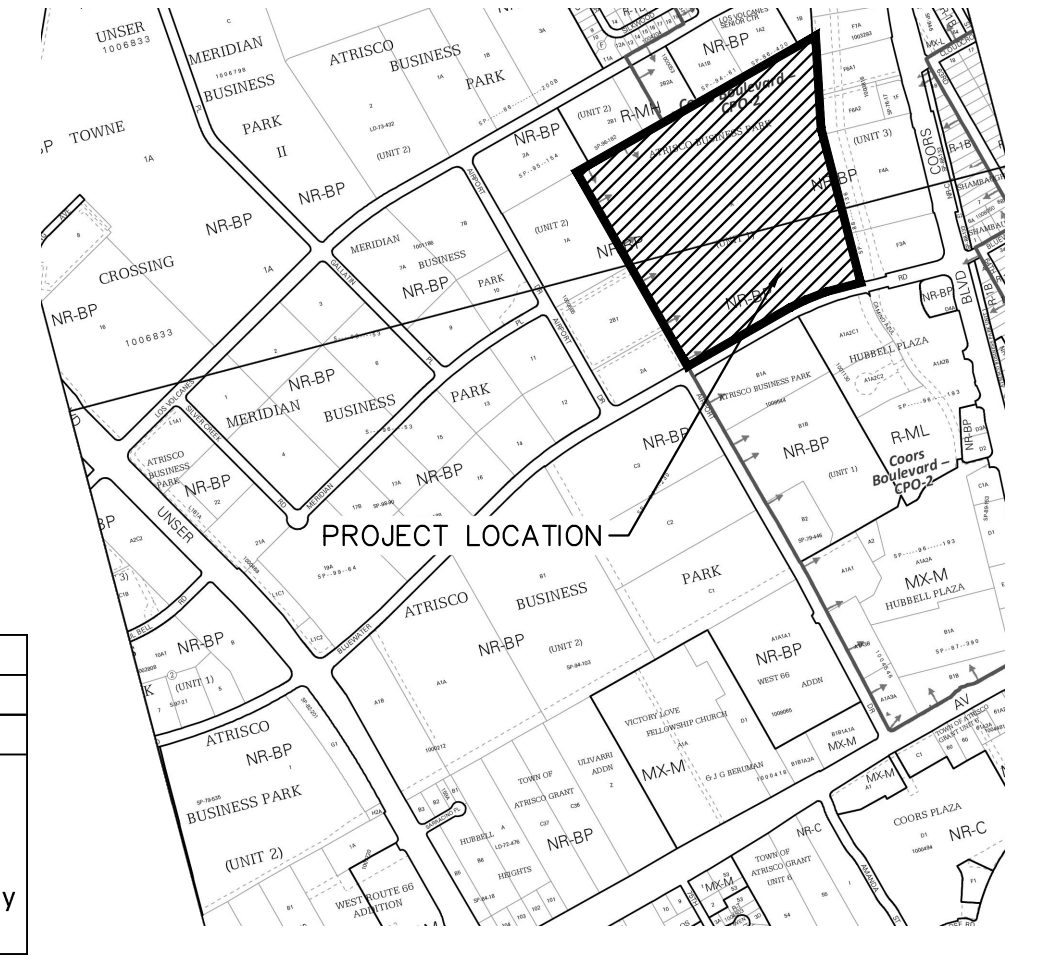
PROJECT NUMBER: PR-2023-009209
APPLICATION NUMBER: SI-2024-00158

IS AN INFRASTRUCTURE LIST REQUIRED? (X) 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
SOLID WASTE MANAGEMENT	DATE
PLANNING DEPARTMENT	DATE

VICINITY MAP - ZONE ATLAS PAGES: K-10-Z & J-10-Z



REFER TO SHEET C1.1 FOR LOCATION OF EXISTING OUTDOOR SEATING

	Required per IDO	Calculation	Provided		
			Existing	New	Total
Outdoor Seating	One outdoor seating area of at least 400 SF for every 30,000 GSF	92,788 SF / 30,000 SF = 3.09*400 = 1,236 SF of Outdoor seating required	4	0	4 outdoor seating areas provided totaling roughly 2,635 SF

SITE DEVELOPMENT DATA

- LEGAL DESCRIPTION:
• TRACT A ATRISCO BUSINESS PARK UNIT 1 CONTAINING 39.775 ACRES
- LAND AREA:
• 39.775 ACRES
- ZONING: NR-BP: NON-RESIDENTIAL / BUSINESS PARK
PERMISSIVE PRIMARY USE AS LIGHT MANUFACTURING
- BUILDING AREAS:
• EXISTING - ±103,000 SF
• PROPOSED - ±92,800 SF
• TOTAL = ±195,800 SF
- DESIGN GUIDELINES:
• THE PROJECT HAS BEEN DEVELOPED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO). EFFECTIVE 7/17/2023.
- SET BACKS (IDO TABLE 2-5-3):
• FRONT: 20 FEET
• SIDE: 10 FEET
• REAR: 10 FEET
- BUILDING HEIGHT (IDO TABLE 2-5-3):
• ALLOWABLE MAX: 65 FEET
• EXISTING MAX HEIGHT: 28 FEET
• PROPOSED MAX HEIGHT: 32 FEET

PROJECT DESCRIPTION

- COUNTY: BERNALILLO COUNTY
ADDRESS: 6625 BLUEWATER ROAD NW, ALBUQUERQUE, NM 87121
OWNER: AMERACE CORPORATION
- PROJECT DESCRIPTION:
• THE PROJECT IS CONSTRUCTING A NEW 90,000 SF BUILDING WITH ASSOCIATED PARKING. A NEW FIRE MAIN EXTENSION WILL ALSO BE CONSTRUCTED FOR THE NEW BUILDING. THE EXISTING SITE HAS 103,000 SF OF BUILDING COVERAGE. THE PROPOSED SITE WILL HAVE 192,000 SF OF BUILDING COVERAGE.

- SITE IMPROVEMENTS:
• THE PROJECT WILL PROVIDE LANDSCAPE IMPROVEMENTS TO MEET AT LEAST CODE MINIMUM
• EGRESS AND INGRESS POINTS WILL REMAIN THE SAME
• A FIRE ACCESS LANE WILL BE PROVIDED FOR THE PROJECT.
• A NEW 90,000 SF BUILDING IS PROPOSED FOR THE PROJECT.
• EXISTING PARKING SPACES THAT OVERLAP THE NEW BUILDING LOCATION WILL BE RELOCATED ON THE EASTERN PORTION OF THE PROJECT.

PARKING CALCULATIONS

	REQUIRED PER IDO	PROVIDED		
		EXISTING	NEW	TOTAL
TOTAL PARKING	240	99	269	368
ACCESSIBLE (8.5 X 20)	5	2	7	9 (2 VAN)
MOTORCYCLE (4X8 MIN)	6	4	2	6
BICYCLE (4X8)	20	0	20	20
EV CHARGING	0	0	4	4
LOADING SPACES (12X65, 10X25)	2	6 (12X65)	1 (10X25)	7
REQUIRED SPACES	212	89	246	335
STANDARD SIZES (8.5X18)	1 SPACE / 1,000 SF (F-1) = 186 2.5* SPACE / 1,000 SF (B) = 26			

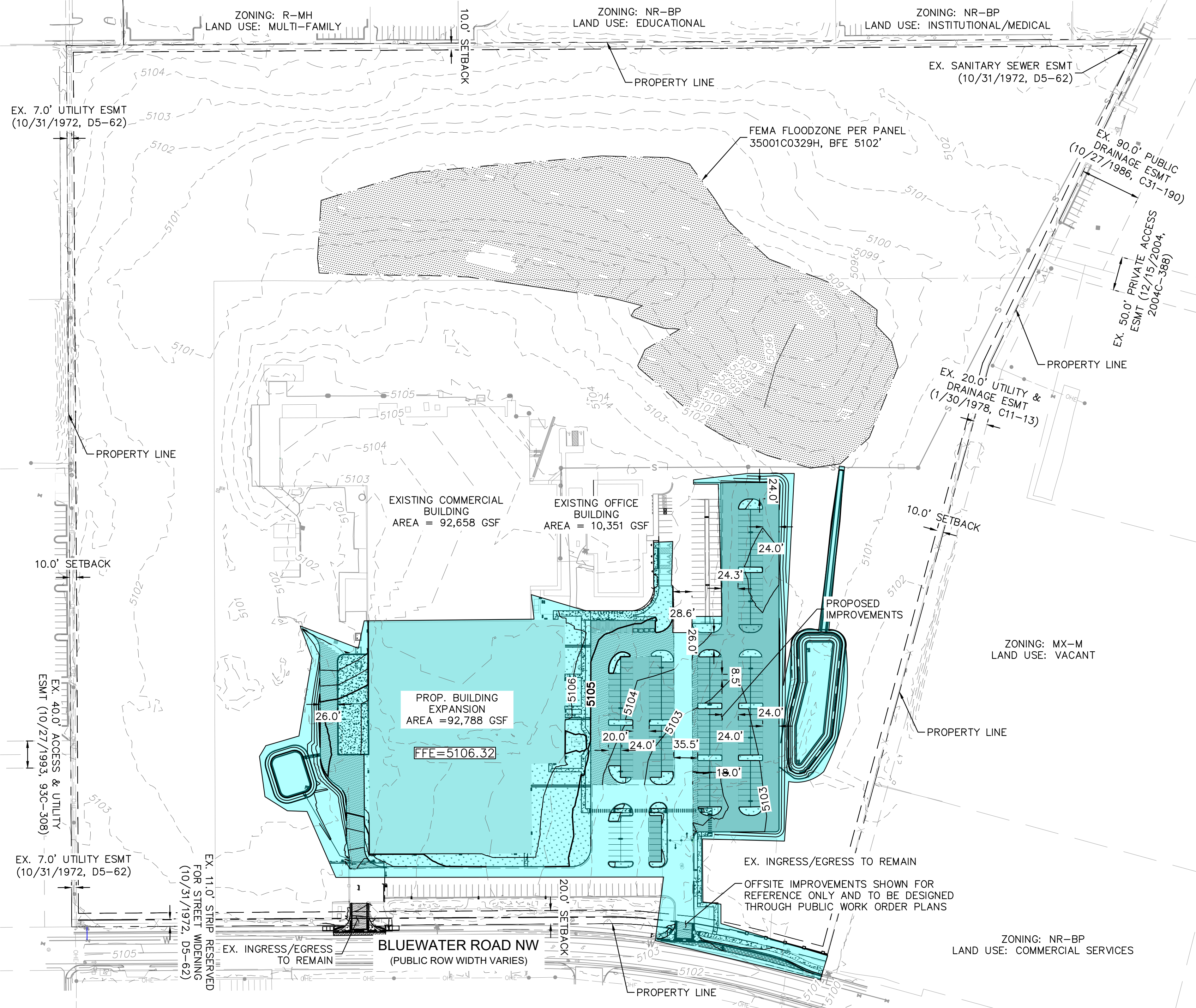
*REDUCED FROM 3.5 TO 2.5 DUE TO 600' FROM MAIN CORRIDOR

LEGEND

- AREA OF PROPOSED IMPROVEMENTS
- EXISTING CONSTRUCTION TO REMAIN AND BE PROTECTED

REFER TO DETAILED SITE PLAN (SHEET C2.1) FOR DETAILED CALLOUTS

Sheet Number	Sheet Title
C1.0	OVERALL SITE PLAN
C1.1	DETAILED SITE PLAN
C1.2	DETAILED SITE PLAN (OFFSITE)
C1.3	SITE PLAN DETAILS
C2.0	SOLID WASTE PLAN
C3.0	CONCEPT TRAFFIC CIRCULATION LAYOUT
C3.1	SITE TRIANGLES AND DETAILS SHEET
F1	FIRE 1 PLAN
D1	CONCEPTUAL EXISTING DRAINAGE EXHIBIT
D2	CONCEPTUAL GRADING & DRAINAGE PLAN
D3	HYDROLOGY DATA
C4.0	PRIVATE UTILITY PLAN
C5.0	OVERALL LANDSCAPE PLAN
C5.1	DETAILED LANDSCAPE PLAN
C5.2	DETAILED LANDSCAPE PLAN
C5.3	DETAILED LANDSCAPE PLAN
C5.4	DETAILED LANDSCAPE PLAN
C5.5	LANDSCAPE NOTES
C5.6	LANDSCAPE DETAILS
C5.7	LANDSCAPE DETAILS
E1.01	SITE PHOTOMETRICS
A1.0	BUILDING ELEVATIONS



NO.	REVISION	BY	DATE	APPR

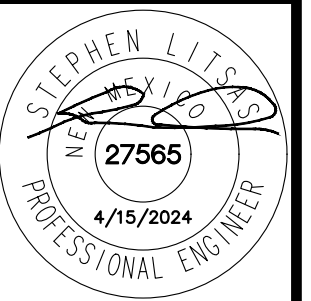
Kimley»Horn

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6200 South Syracuse Way, Suite 500
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: MEJ
DRAWN BY: MEJ
CHECKED BY: SAL
DATE: 15/04/2024

LEGAL DESCRIPTION:
TRACT A ATRISCO BUSINESS PARK UNIT 1 CONTAINING 39.775 ACRES

ABB ABQ ADDITION
6625 BLUEWATER ROAD NW
SITE PLAN - DFT
OVERALL SITE PLAN



PROJECT NO.
096523009

SHEET
C1.0