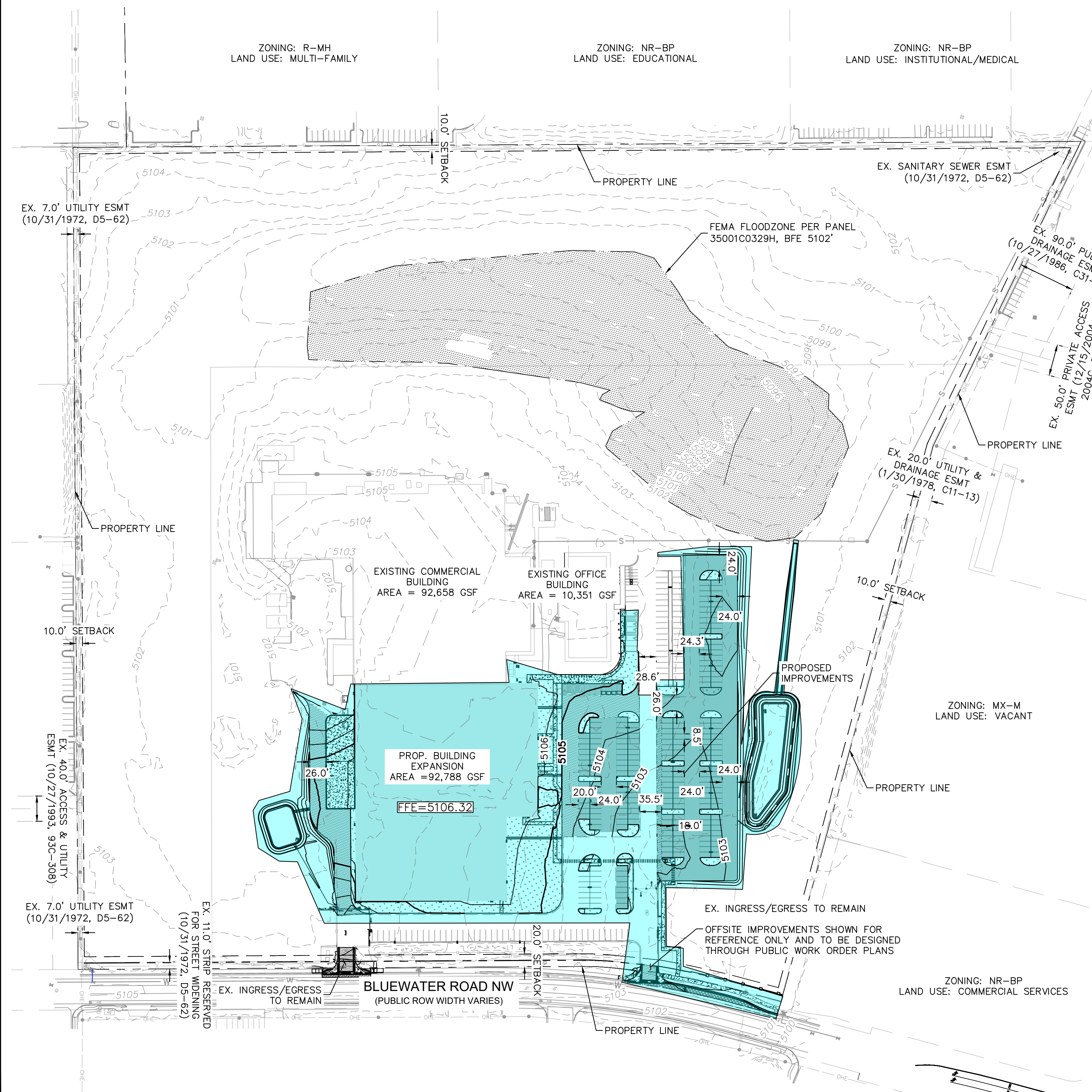
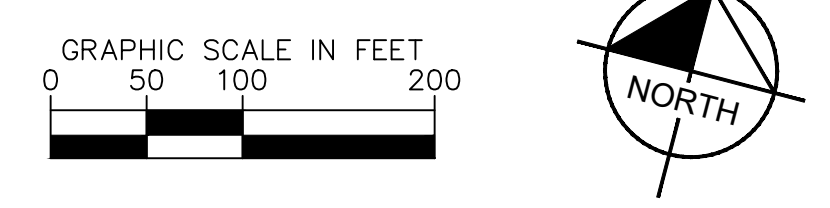


THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



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.

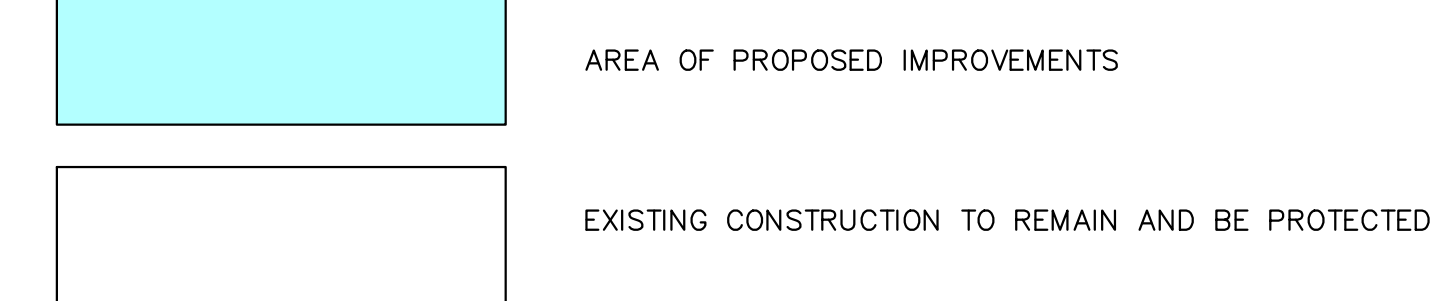
- SITE IMPROVEMENTS:**
- THE PROJECT WILL PROVIDE LANDSCAPE IMPROVEMENTS TO MEET AT LEAST CODE MINIMUM
 - EGRESS AND INGRESS POINTS WILL REMAIN THE SAME
 - A FIRE ACCESS LANE WILL BE PROVIDED FOR THE PROJECT.
 - A NEW 90,000 SF BUILDING IS PROPOSED FOR THE PROJECT.
 - EXISTING PARKING SPACES THAT OVERLAP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



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.

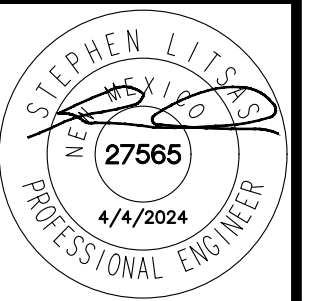
Kimley»Horn

©2023 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

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

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



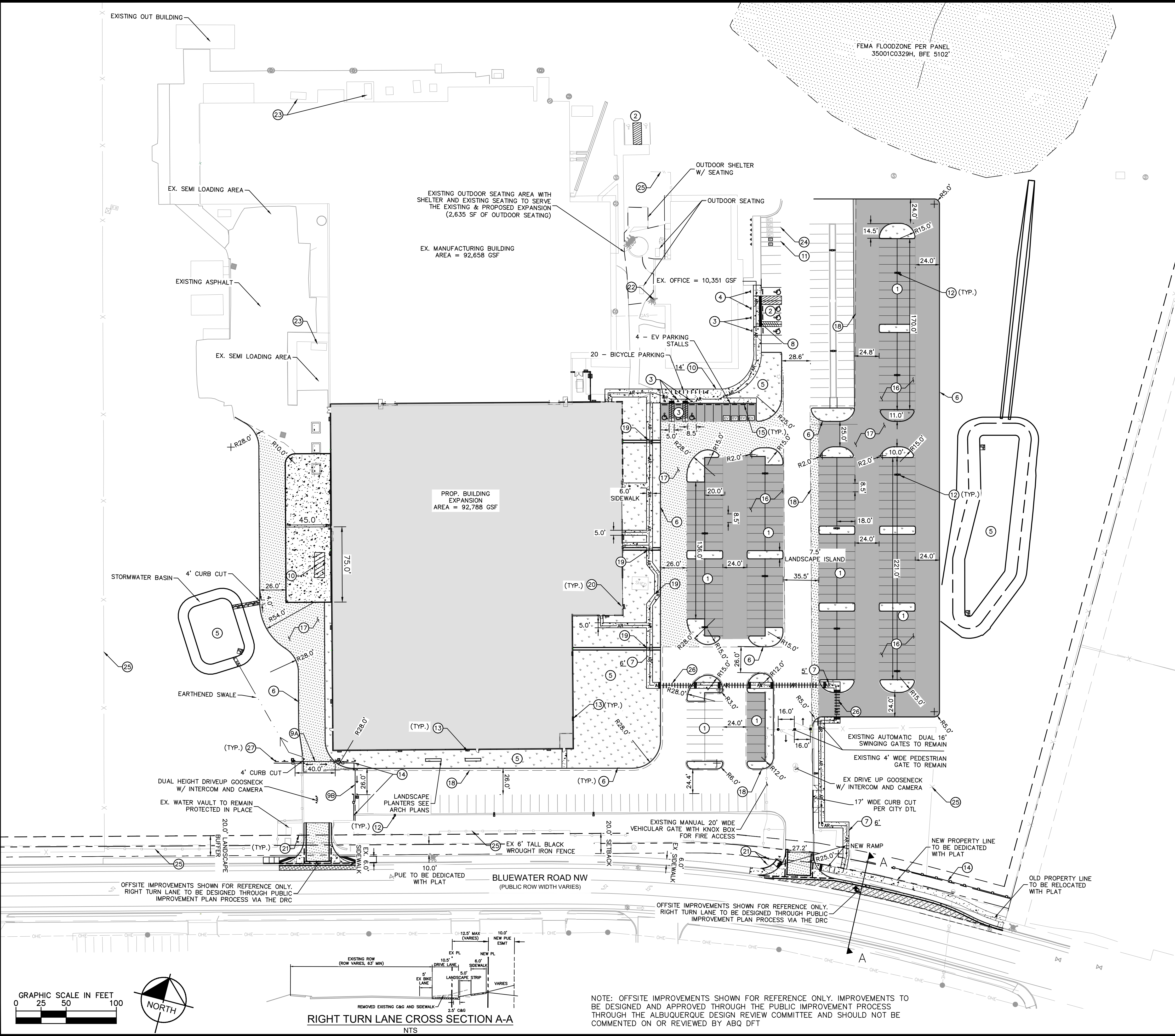
PROJECT NO.
096523009

SHEET

C1.0

Project Number: PR-2023-009209
Application Number: SI-2024-00158

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND:

- PROPERTY LINE
- ADJACENT SECTION LINE
- - - EX. UTILITY ESMT
- - - EX. WROUGHT IRON FENCE
- - - EX. CHAIN LINK FENCE
- ⊗ EX. FIRE HYDRANT/VALVE
- ⊗ EX. FLAGPOLE
- ⊙ EX. SITE LIGHT
- EX. SIGN
- PROP. 6" VERTICAL CURB PER CITY DTL
- ▭ PROP. BUILDING (SEE ARCH PLANS)
- ▭ PROP. HEAVY DUTY ASPHALT
- ▭ PROP. LIGHT DUTY ASPHALT
- ▭ PROP. CONCRETE
- ▭ PROP. LANDSCAPE (SEE LANDSCAPE PLANS)
- AR ACCESSIBLE ROUTE
- ⊞ PROP. POLE MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN)
- ⊞ PROP. BUILDING MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN)
- ⊞ PROPOSED SIGN, TYPE PER KEYNOTES

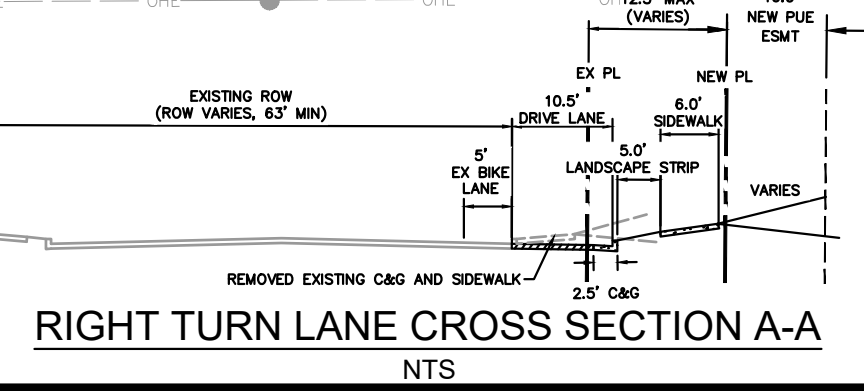
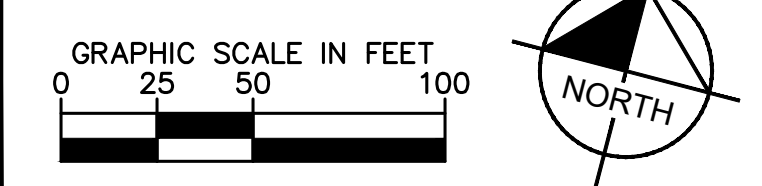
KEYNOTE LEGEND:

1	PROP. STANDARD 8.5'X18' PARKING STALLS
2	PROP. 8.5'X18' ACCESSIBLE PARKING STALLS
3	ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET C1.3)
4	VAN ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET C1.3)
5	PROP. LANDSCAPING (REFER TO LANDSCAPE PLANS)
6	PROP. 6" VERTICAL CURB PER CITY DETAIL 2415A
7	PROP. CONCRETE SIDEWALK WIDTH PER PLAN (SEE DTL SHEET C3.1)
8	ACCESSIBLE CURB RAMP PER CITY DTL 2441, 2443, 2445, 2448)
9A	PROP. 40' AUTOMATIC CANTILEVER GATE W/ KNOX BOX (SEE DTL SHEET C1.3)
9B	PROP. 26' AUTOMATIC SLIDING CANTILEVER GATE W/ KNOX BOX (SEE DTL ON SHEET C1.3)
10	PROP. TEMPORARY LOADING ZONE (10X25)
11	PROP. MOTORCYCLE STALL (4' X 8') W/ MOTORCYCLE PARKING SIGN
12	NEW LIGHT POLE (SEE LIGHTING PLANS)
13	NEW WALL MOUNTED LIGHTING (SEE LIGHTING PLANS)
14	NEW 6' BLACK WROUGHT IRON FENCE (SEE SHEET C1.3)
15	WHEEL STOP
16	LIGHT DUTY PAVEMENT (SEE DTL SHEET C3.1)
17	HEAVY DUTY PAVEMENT (SEE DTL SHEET C3.1)
18	SAWCUT LINE
19	PROP. SIDEWALK CHASE
20	EX. LIGHT POLES (TO REMAIN)
21	EX. SIGNAGE (TO REMAIN)
22	EX. FIRE HYDRANTS (TO REMAIN)
23	EXISTING OPEN TOP ROLL TRASH CONTAINER
24	EX. MOTORCYCLE PARKING (TO REMAIN)
25	EX. SITE SECURITY FENCING (TO REMAIN)
26	PROP. CROSS WALK STRIPING PER CITY STDs
27	BOLLARDS PER CITY DETAIL 2250

DIMENSION NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB SHALL BE 6" STANDARD EXCEPT WHERE OTHERWISE NOTED ON PLANS.
3. REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTINGS.
4. ALL CURB RETURN RADIUS TO BE 28', 25', 15' OR 2' UNLESS OTHERWISE NOTED.

Project Number: PR-2023-009209
Application Number: SI-2024-00158



NOTE: OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. IMPROVEMENTS TO BE DESIGNED AND APPROVED THROUGH THE PUBLIC IMPROVEMENT PROCESS THROUGH THE ALBUQUERQUE DESIGN REVIEW COMMITTEE AND SHOULD NOT BE COMMENTED ON OR REVIEWED BY ABQ DFT

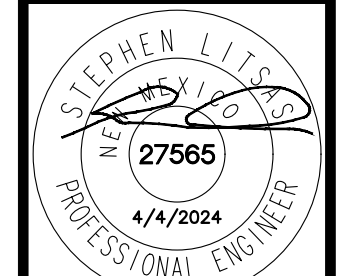
NO.	REVISION	BY	DATE	APPR

Kimley»Horn
©2023 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

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

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

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



PROJECT NO.
096523009
SHEET
C1.1