

PROJECT NUMBER: PR-2024-010187

APPLICATION NUMBER: SI-2024-01256

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED JUNE 20, 2024 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? () YES (x) 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:

Ernest Armijo Oct 16, 2024

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

Signature: [Handwritten Signature] Oct 21, 2024

ABCWUA DATE

Whitney Phelan Oct 15, 2024

PARKS AND RECREATION DEPARTMENT DATE

Signature: [Handwritten Signature] Oct 15, 2024

HYDROLOGY DATE

Signature: [Handwritten Signature] Oct 15, 2024

Jeff Palmer Oct 15, 2024 16:59 MDT)

CODE ENFORCEMENT DATE

*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE

SOLID WASTE MANAGEMENT DATE

Signature: [Handwritten Signature] Oct 21, 2024

PLANNING DEPARTMENT DATE

SHEET NUMBER	TITLE
1 OF 15	TITLE & VICINITY MAP
2 OF 15	SITE PLAN
3 OF 15	AS-BUILT SITE PLAN DETAIL
4 OF 15	AS-BUILT SITE PLAN DETAIL
5 OF 15	AS-BUILT DETAILS
6 OF 15	PROPOSED ADDITION DETAIL
7 OF 15	AS-BUILT GRADE & DRAIN
8 OF 15	PROPOSED ADDITION GRADE & DRAIN DETAIL
9 OF 15	AS-BUILT UTILITY
10 OF 15	PROPOSED ADDITION AS-BUILT UTILITY SITE DETAIL
11 OF 15	PROPOSED ADDITION DETAIL ELEVATIONS
12 OF 15	AS-BUILT SITE PLAN BUILDING ELEVATIONS 1 OF 3
13 OF 15	AS-BUILT SITE PLAN BUILDING ELEVATIONS 2 OF 3
14 OF 15	AS-BUILT SITE PLAN BUILDING ELEVATIONS 3 OF 3
15 OF 15	AS-BUILT LIGHTING DETAILS

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

CORES LAB STRUCTURES (ALBUQUERQUE) INC. 2800 2ND ST SW, ALBUQUERQUE, NEW MEXICO 87102

LEGAL DESCRIPTION

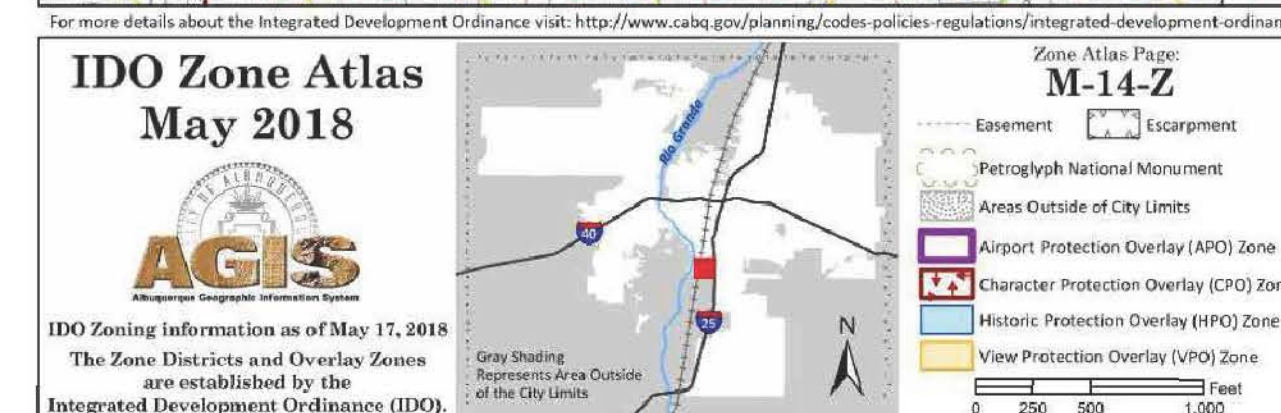
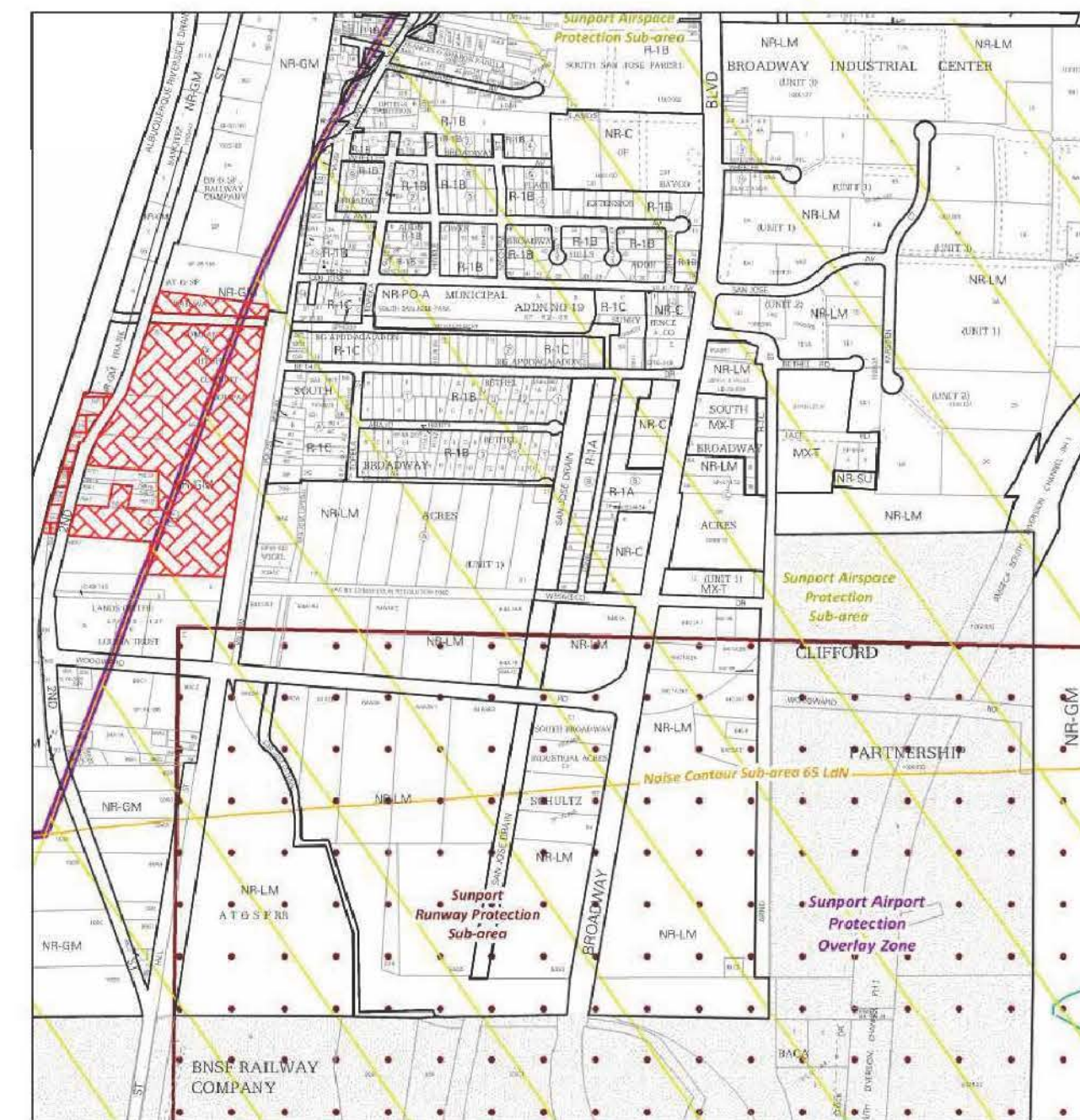
ALL OR A PORTION OF TRACTS B AND C, PLAT OF TRACTS A, B & C, LANDS OF ATCHISON TOPEKA & SANTA FE RAILWAY CO & LANDS OF HYDRO CONDUIT CORP, AND MAP 44 TRACTS 74A, 74B, 74C, 75, 76C1, 76A, 76B, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, AND 86, LOCATED AT 2800 2ND ST SW, BETWEEN AVENIDA CESAR CHAVEZ AND WOODWARD RD SW, APPROXIMATELY 23.0 ACRES

JULY 23, 2024

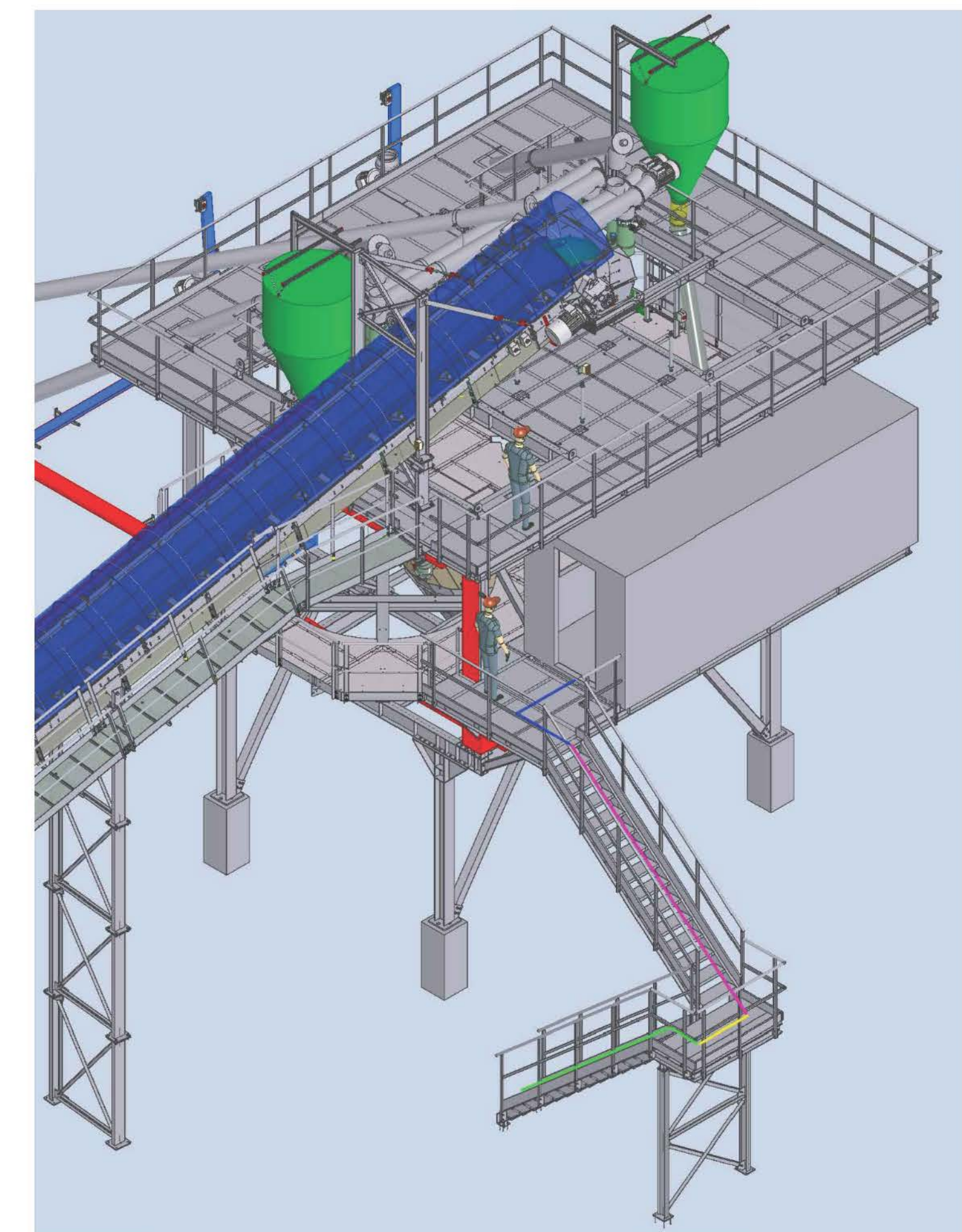
Project# PR-2024-010187

Application#

SI-2024-01256 EPC SITE PLAN FINAL SIGN-OFF



VICINITY MAP



PROPOSED ADDITION DETAIL
NOT TO SCALE - SHOWN FOR CLARITY



CORES LAB STRUCTURES (ALBUQUERQUE) INC.
TITLE & VICINITY MAP

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM
JULY 23, 2024



Designed: N/A, Drawn: ARS, Checked: KWE

Date: July 2024

Scale: Horiz: Vert:

Project No:

Sheet: 1 OF 15

LEGEND

- CORESLAB AS-BUILT CHAIN LINK FENCE & PROPERTY LINE
- LT 5 LANDS OF FRANK S SANCHEZ (PLAT OF LTS 1, 2, 3, 4 & 5LANDS OF FRANK S SANCHEZ & MRGCD SAN JOSE LATERALROW) CONT 1.2053 AC AS-BUILT CHAINLINK FENCE & PROPERTY LINE
- AS-BUILT BUILDINGS & BATCH PLANT
- RAILROAD TRACKS
- AS-BUILT PRECAST FORMS
- ASPHALTIC BASECOURSE LIMITS OF VEHICLE AND PEDESTRIAN INGRESS AND EGRESS
- MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT KEY NOTE 22
- SIDEWALK KEY NOTE 24

DEVELOPMENT DATA:

NET AREA: 23.0 ACRES

ZONING: NR-GM, NON-RESIDENTIAL - GENERAL MANUFACTURING

LAND USE: INDUSTRIAL - LIGHT AND HEAVY MANUFACTURING

SET BACKS:

	FRONT	REAR	SIDES
REQUIRED:	5' MIN	0'	0'
PROVIDED:	18' MIN	23' MIN	4' MIN

BUILDING HEIGHT:

MAXIMUM ALLOWED: 65'

MAXIMUM PROVIDED: 57'

MINIMUM PROVIDED: 8'

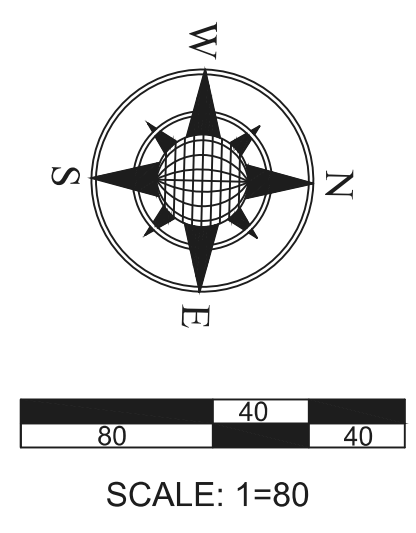
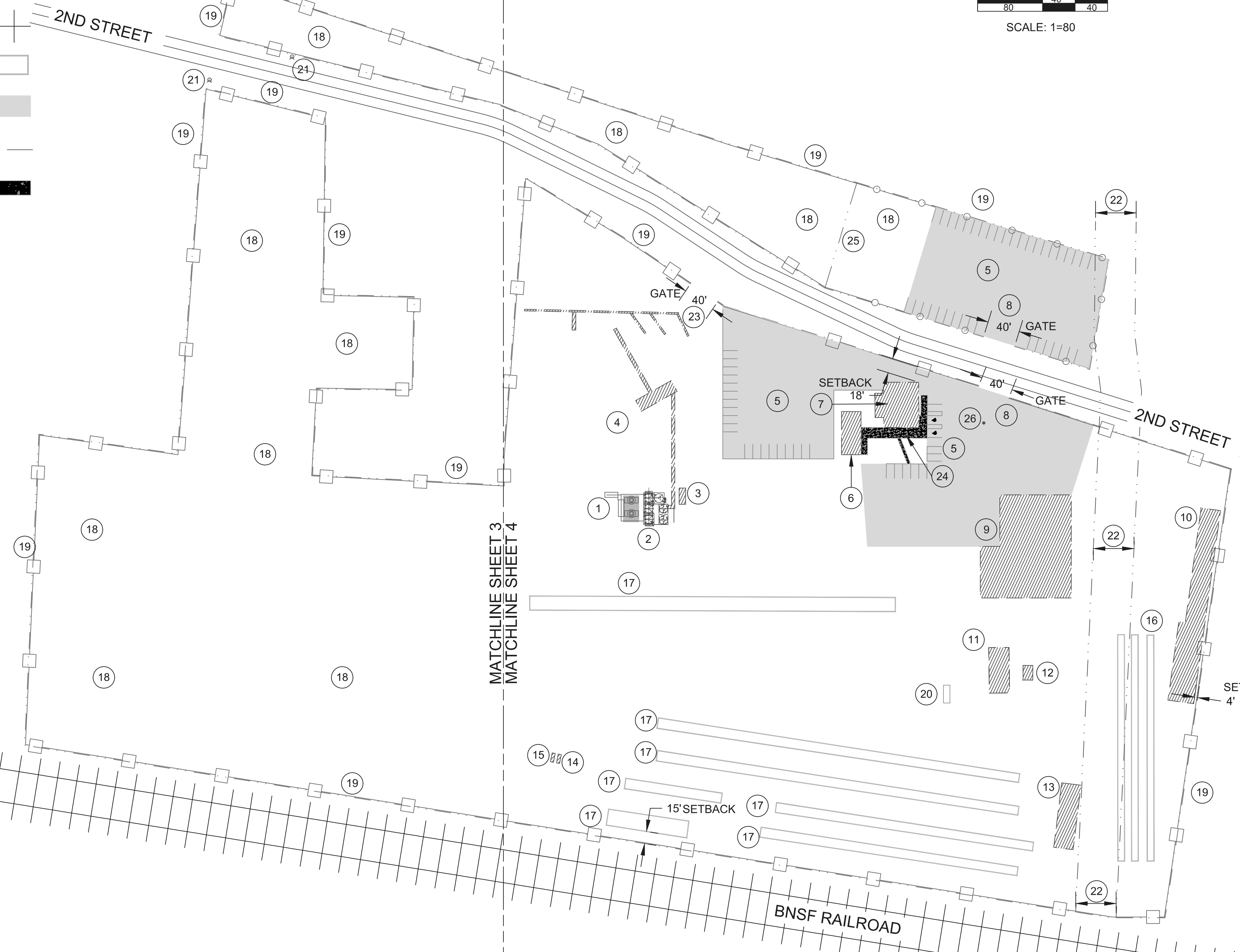
PARKING: 61 STD SPACES 2 ADA SPACES
EXISTING PARKING EXCEEDS REQUIREMENTS OF IDO TABLE 5-5-1 FOR LIGHT AND HEAVY MANUFACTURING. 1 SPACE PER 1,000 SQ FT BUILDING SPACE.

MAY 16, 2024: SITE PLAN-EPC REQUEST FOR AN EXISTING CONCRETE BATCH PLANT. THE REQUEST INCLUDES AS BUILT DRAWINGS OF THE DEVELOPMENT WITH A PROPOSED NEW MIXER AND A CONTROL ROOM UNIT. THE EPC IS REVIEWING THIS DUE TO CUMULATIVE IMPACTS AND PROXIMITY TO MPOS TO ESTABLISH DOCUMENTATION OF THE DEVELOPMENT.

TOTAL NEW BUILDING SPACE SQ FT = 168

TOTAL AS-BUILT BUILDING SQ FT = 27,232

TOTAL NEW AND AS-BUILT BUILDING SQ FT=27,400



KEYED NOTES

- 1 PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (PROPOSED ADDITION DETAIL ELEVATIONS SHEET 11 OF 15) ON A 32' X 18'-9" FOUNDATION. SEE PROPOSED ADDITION DETAIL SHEET 6 OF 15 FOR DETAILS.
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- 3 AS-BUILT CONTROL ROOM 160 SQ FT
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- 21 FIRE HYDRANT
- 22 MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT PART OF SAN JOSE LATERAL PLAT (A-118)
- 23 AS-BUILT CHAIN LINK GATE
- 24 CONCRETE SIDEWALK
- 25 PROPERTY LINE BETWEEN CORESLAB & LOT 5 LANDS OF FRANK S SANCHEZ
- 26 EXISTING SUMP DRAIN

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
2800 2ND ST SW, ALBUQUERQUE, NEW MEXICO 87102

LEGAL DESCRIPTION

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Rev #	Date	Description



CORESLAB STRUCTURES (ALBUQUERQUE) INC.
OVERALL SITE PLAN

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM
JULY 23, 2024

Professional Engineer Seal: ANSEL W. EISENACHER, NEW MEXICO, 27311, July 2024

Designed	Drawn	Checked
N/A	ARS	KWE

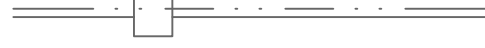
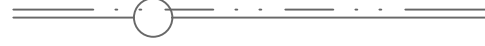
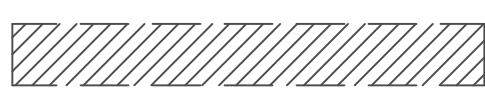



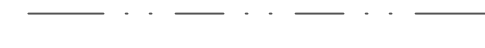
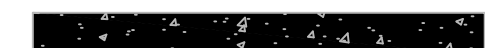
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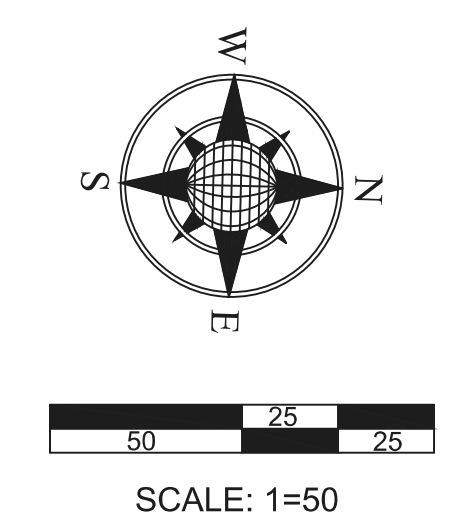
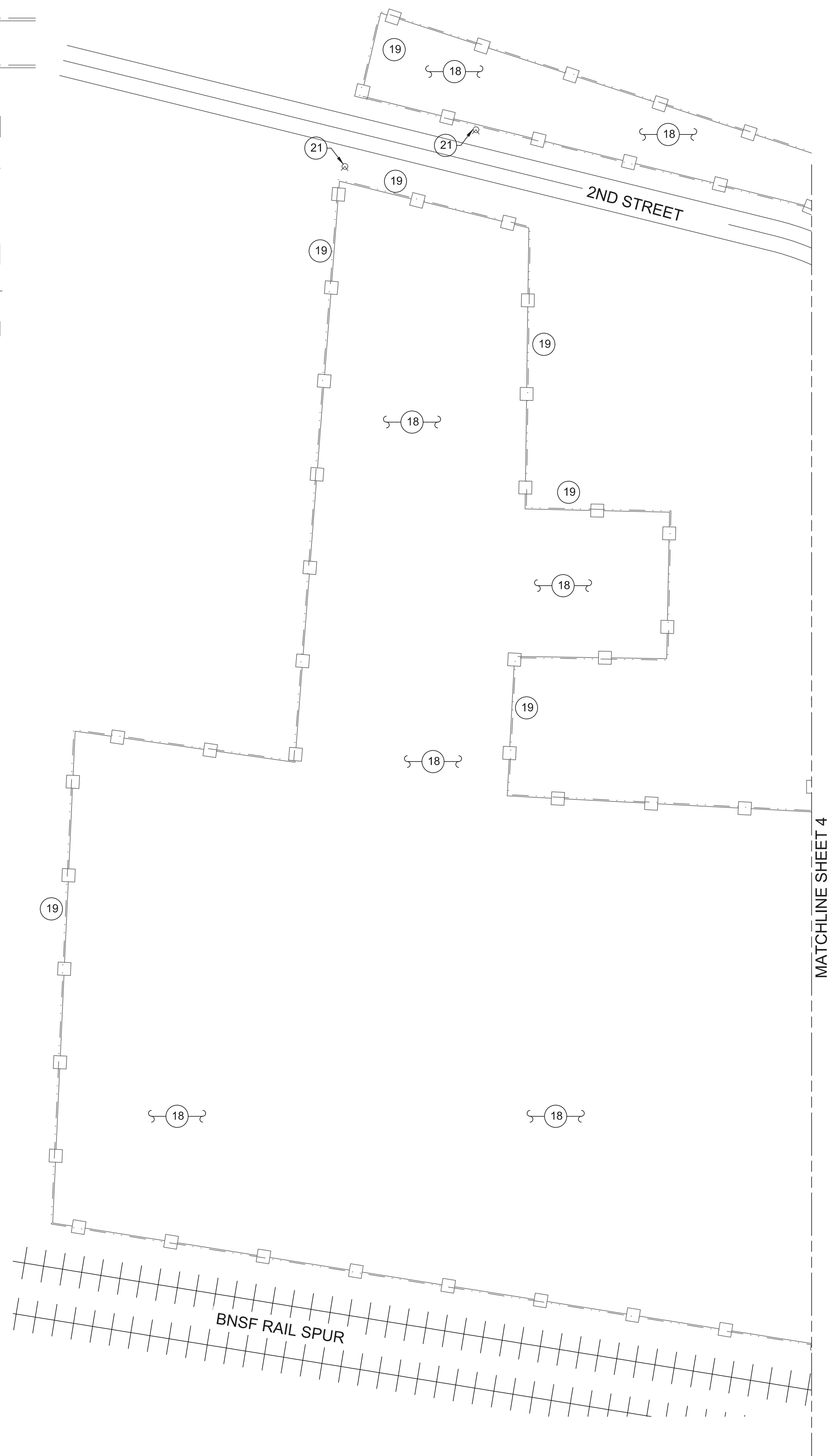
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Project No: _____

Sheet: 2 OF 15

LEGEND

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- SIDEWALK KEY NOTE 24 



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3. A BICYCLE RACK IS AVAILABLE ON THE EAST SIDE OF THE AS-BUILT OFFICE BUILDING AS INDICATED IN KEY NOTE 7. THIS HOMEMADE RACK IS CRAFTED FROM STURDY REBAR MATERIAL.
4. EXISTING SITE SPECIALIZES IN MANUFACTURING PRECAST CONCRETE PRODUCTS UTILIZING INDUSTRIAL EQUIPMENT, INCLUDING WATER TRUCKS, CONCRETE TRUCKS, FORKLIFTS, CRANES, AND TRACTOR TRAILERS. TO ENSURE SAFETY AND EFFICIENCY, UNAUTHORIZED PEDESTRIAN AND VEHICULAR CIRCULATION BEYOND DESIGNATED ASPHALT AREAS FOR INGRESS AND EGRESS IS STRICTLY PROHIBITED. CIRCULATION ROUTES FOR INDUSTRIAL EQUIPMENT ARE TAILORED ACCORDING TO PROJECT REQUIREMENTS AND PRODUCT STORAGE ARRANGEMENTS.
5. SIGHT TRIANGLES PER DPM (6/8/2020) 7-4(i)(5)(v) VISIBILITY FOR SITE ENTRANCES AND DRIVEWAYS. LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

Rev #	Date	Description



CORESLAB STRUCTURES
(ALBUQUERQUE) INC.
AS-BUILT SITE PLAN DETAIL

EPC SITE PLAN -
AS-BUILT AND NEW
MIXERS AND
CONTROL ROOM
JULY 23, 2024



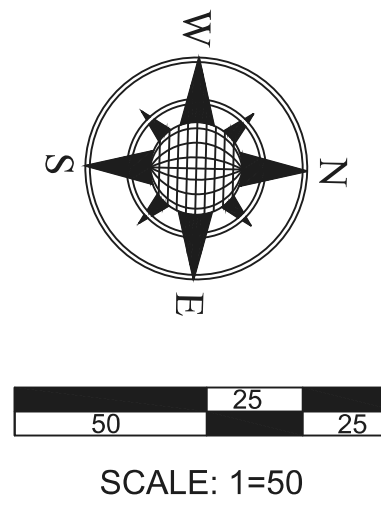
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Checked: KWE

Date: July 2024

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Project No: _____

Sheet: 3 OF 15

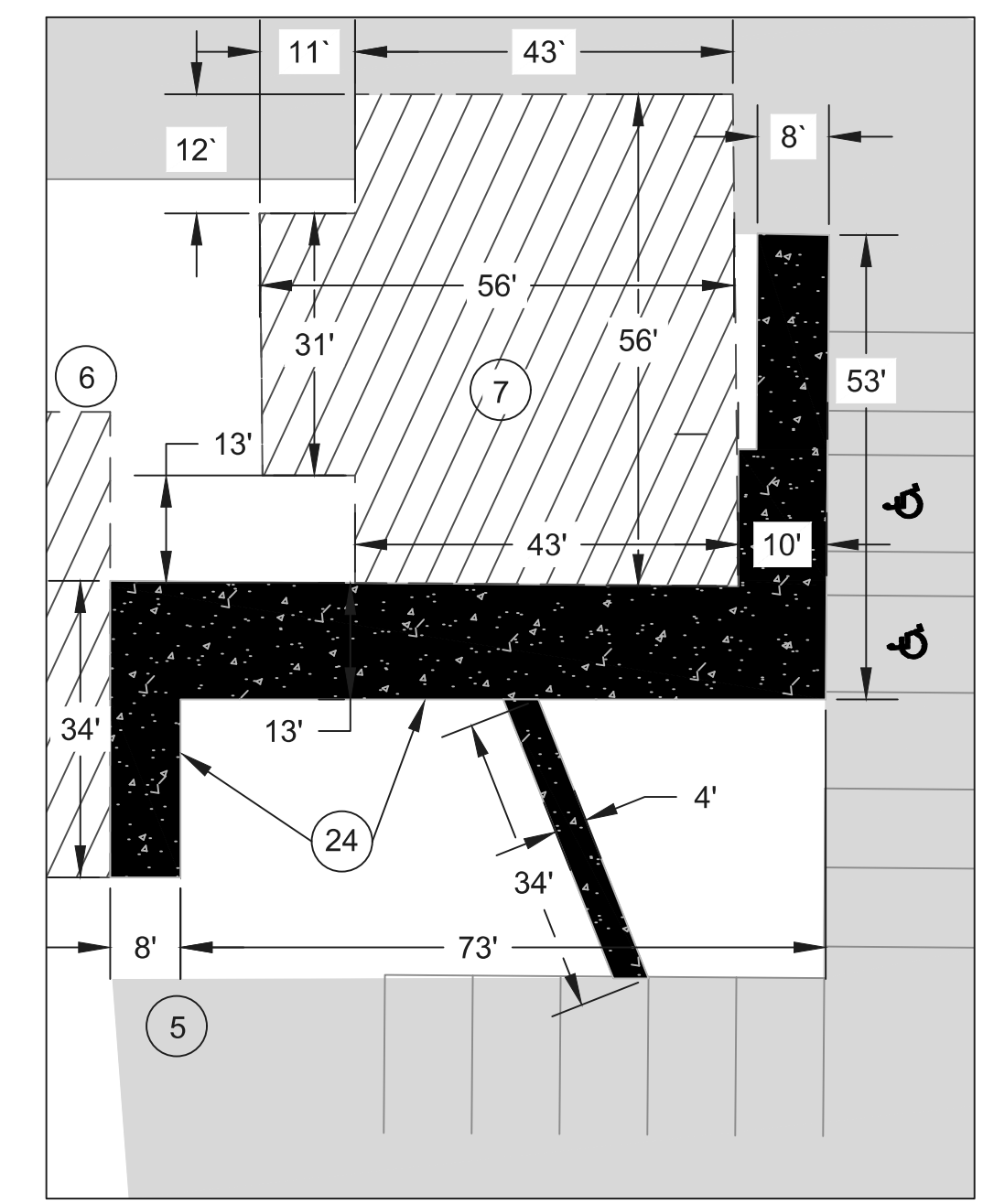
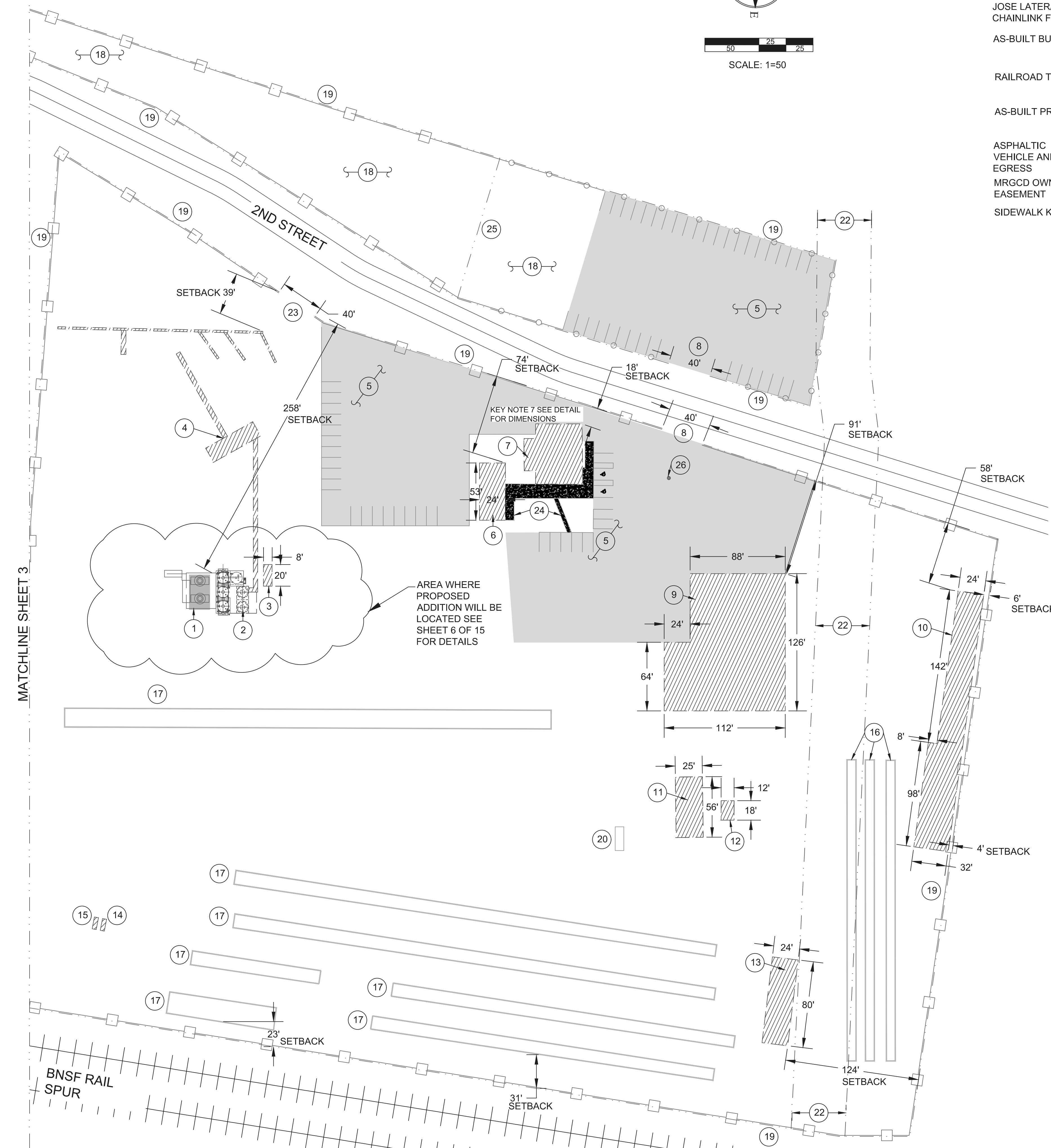


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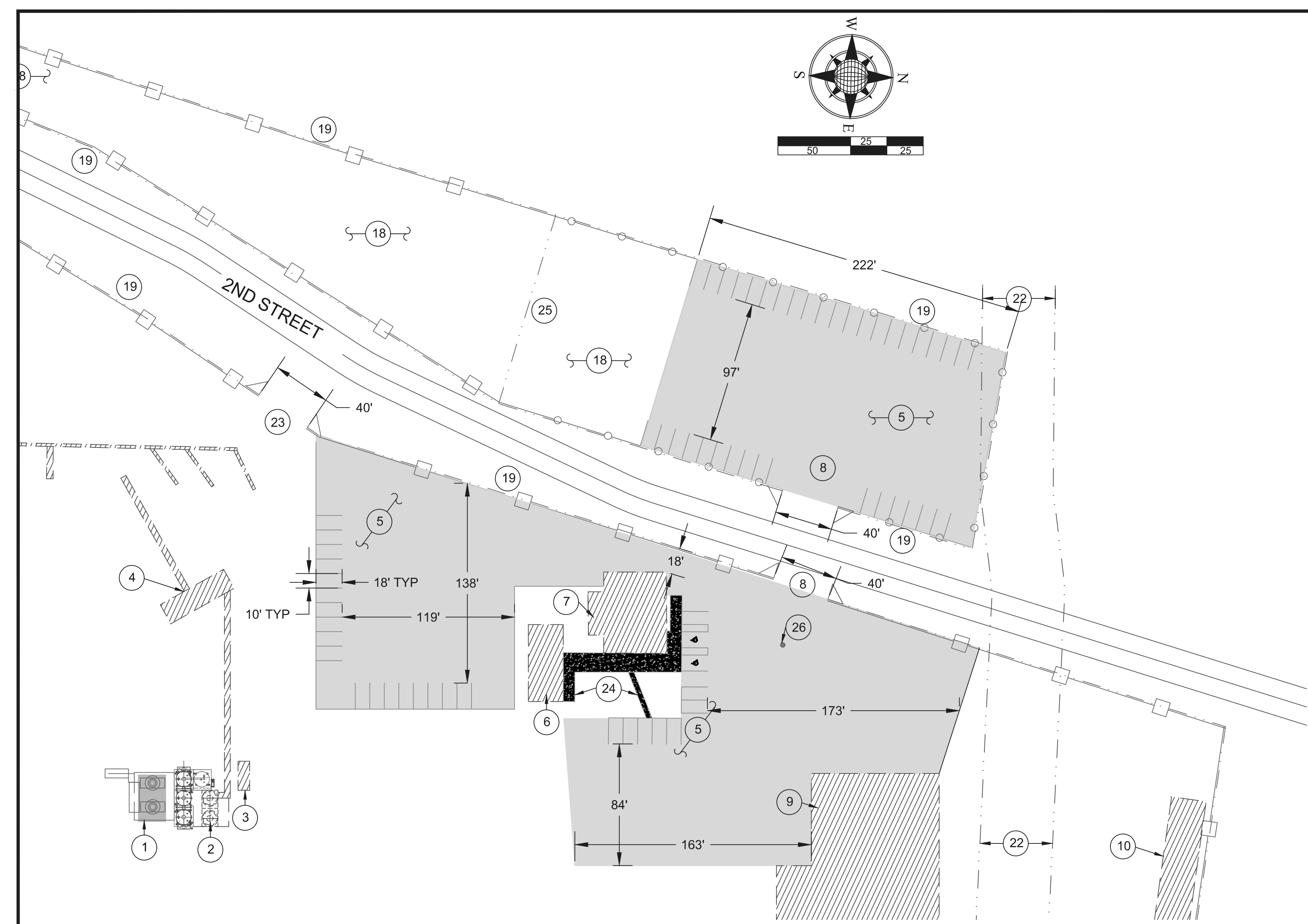
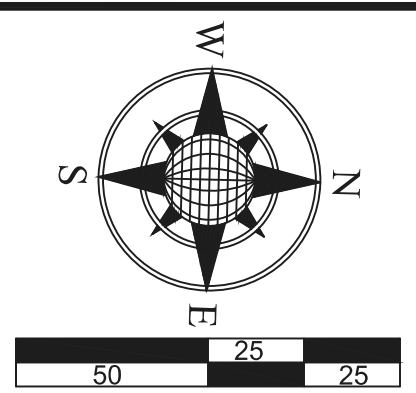
CONCRETE SIDEWALK DIMENSION DETAIL KEY NOTE 24 & AS-BUILT OFFICE DIMENSIONS KEY NOTE 7
SCALE: 1=20

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MATCHLINE SHEET 3

By	CHRD
Description	
Rev #	Date
CORESLAB STRUCTURES (ALBUQUERQUE) INC. AS-BUILT SITE PLAN DETAIL	
EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM JULY 23, 2024	
Designed	Checked
N/A	KWE
Date: July 2024	
Scale: Horiz: Vert:	
Project No:	
Sheet: 4 OF 15	



PARKING AND INTERNAL CIRCULATION DETAIL
SCALE: 1=50

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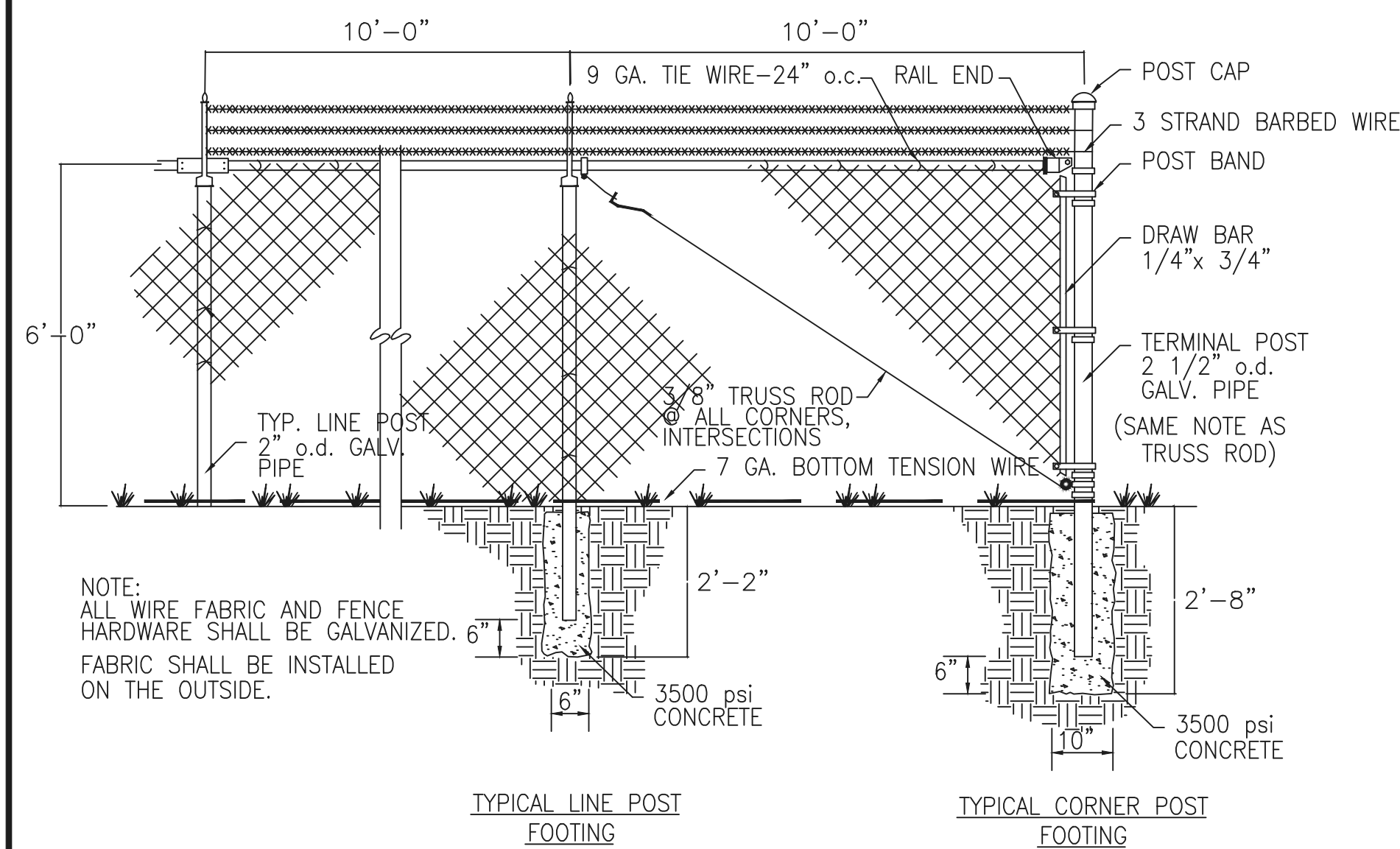
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- SIGHT TRIANGLE

GENERAL NOTES

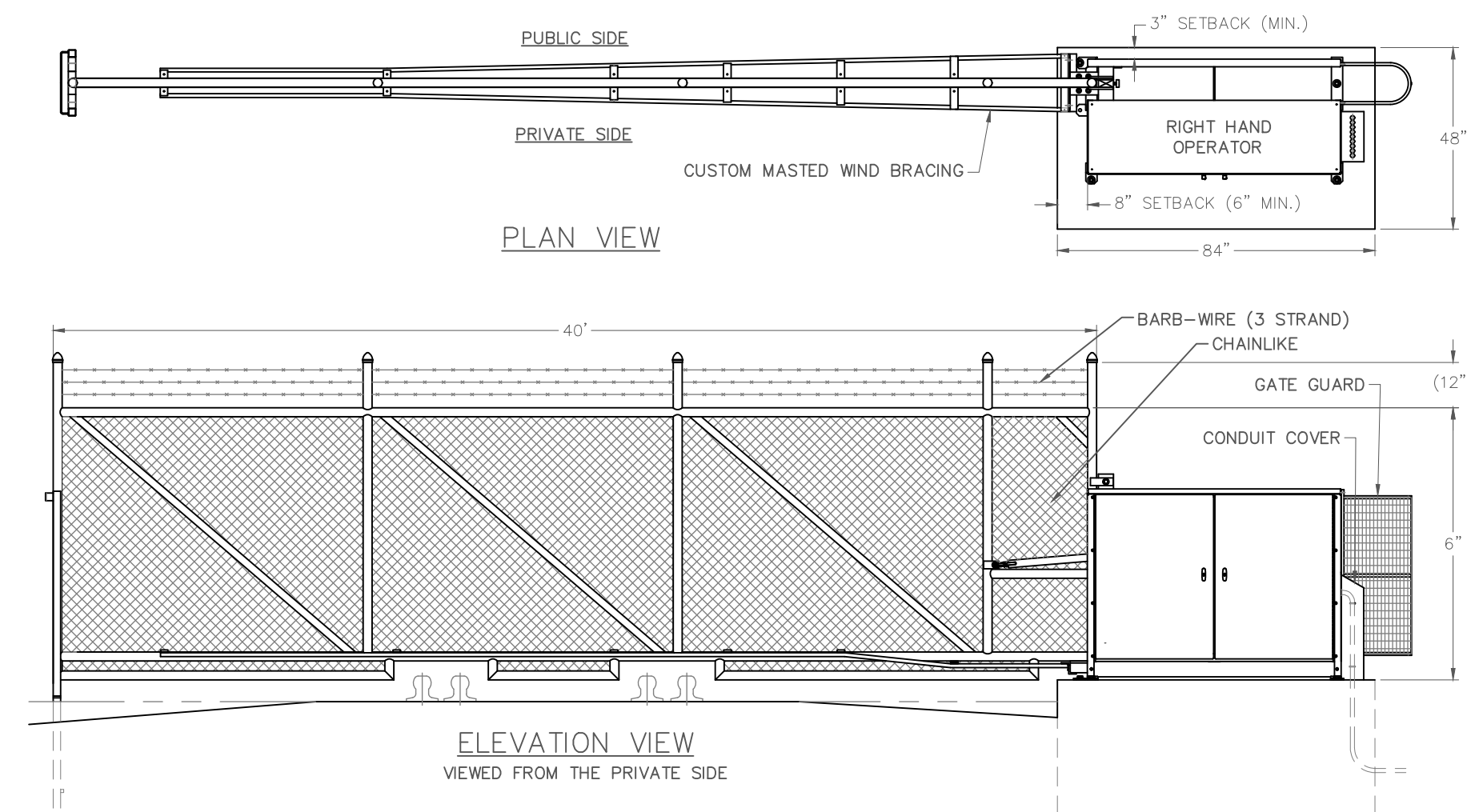
1. EXISTING SITE SPECIALIZES IN MANUFACTURING PRECAST CONCRETE PRODUCTS UTILIZING INDUSTRIAL EQUIPMENT, INCLUDING WATER TRUCKS, CONCRETE TRUCKS, FORKLIFTS, CRANES, AND TRACTOR TRAILERS. TO ENSURE SAFETY AND EFFICIENCY, UNAUTHORIZED PEDESTRIAN AND VEHICULAR CIRCULATION BEYOND DESIGNATED ASPHALT AREAS FOR INGRESS AND EGRESS IS STRICTLY PROHIBITED. CIRCULATION ROUTES FOR INDUSTRIAL EQUIPMENT ARE TAILORED ACCORDING TO PROJECT REQUIREMENTS AND PRODUCT STORAGE ARRANGEMENTS.
2. SIGHT TRIANGLES PER DPM (6/8/2020) 7-4(i)(5)(v) VISIBILITY FOR SITE ENTRANCES AND DRIVEWAYS. LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.



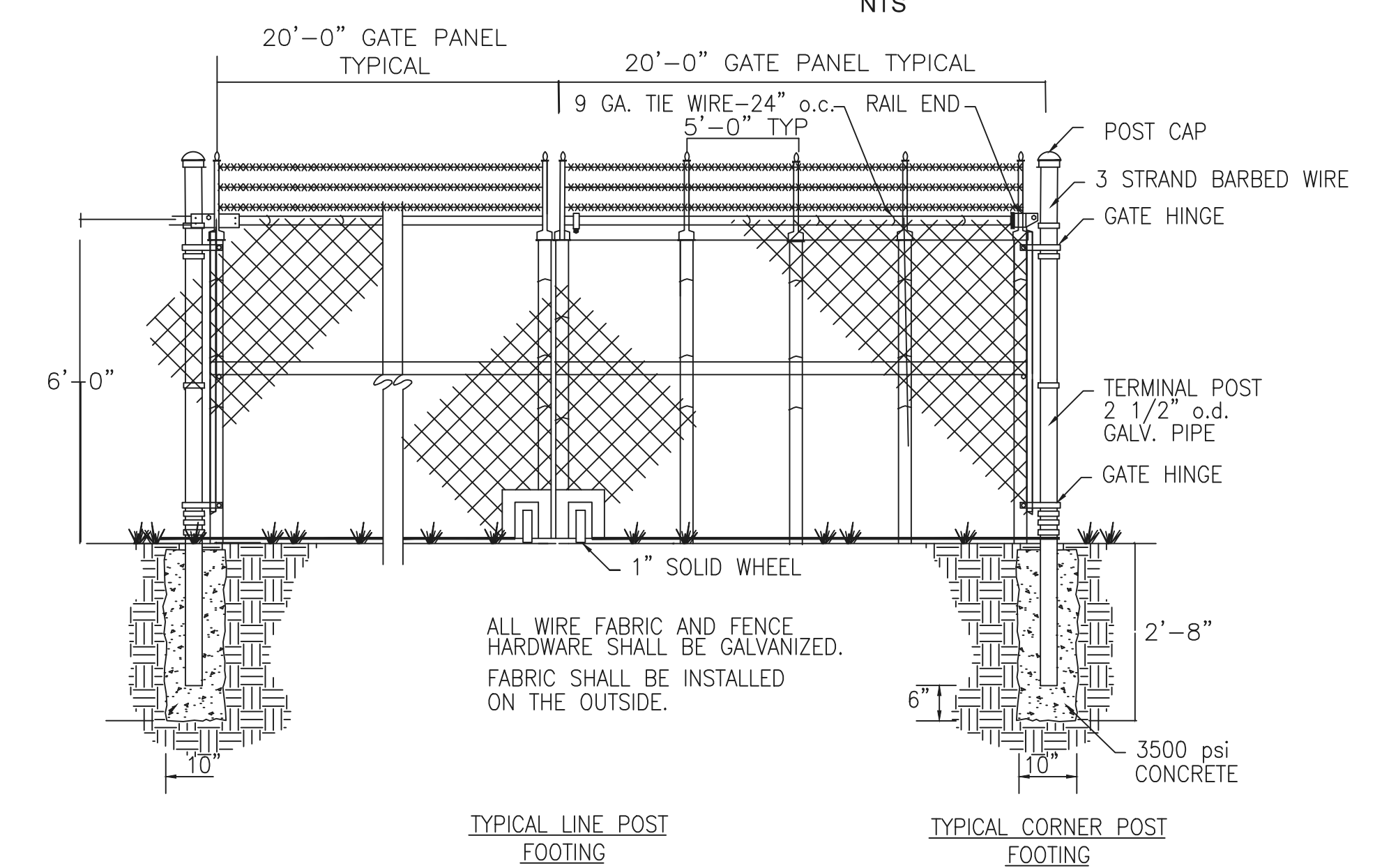
AS-BUILT BIKE RACK
NTS



FENCE DETAIL KEY NOTE 19
NTS



AS-BUILT AUTOMATIC GATE DETAIL KEY NOTE 8
NTS



AS-BUILT CHAIN LINK GATE DETAIL KEY NOTE 23
NTS

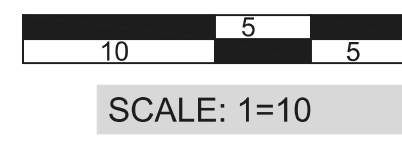
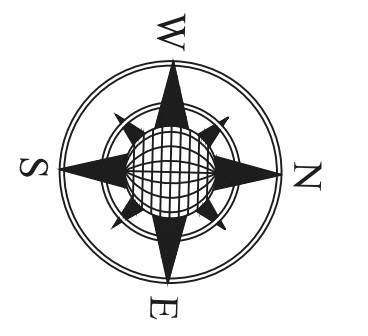
Rev #	Date	Description	By	Chkd



CORESLAB STRUCTURES
(ALBUQUERQUE) INC.
AS-BUILT DETAILS

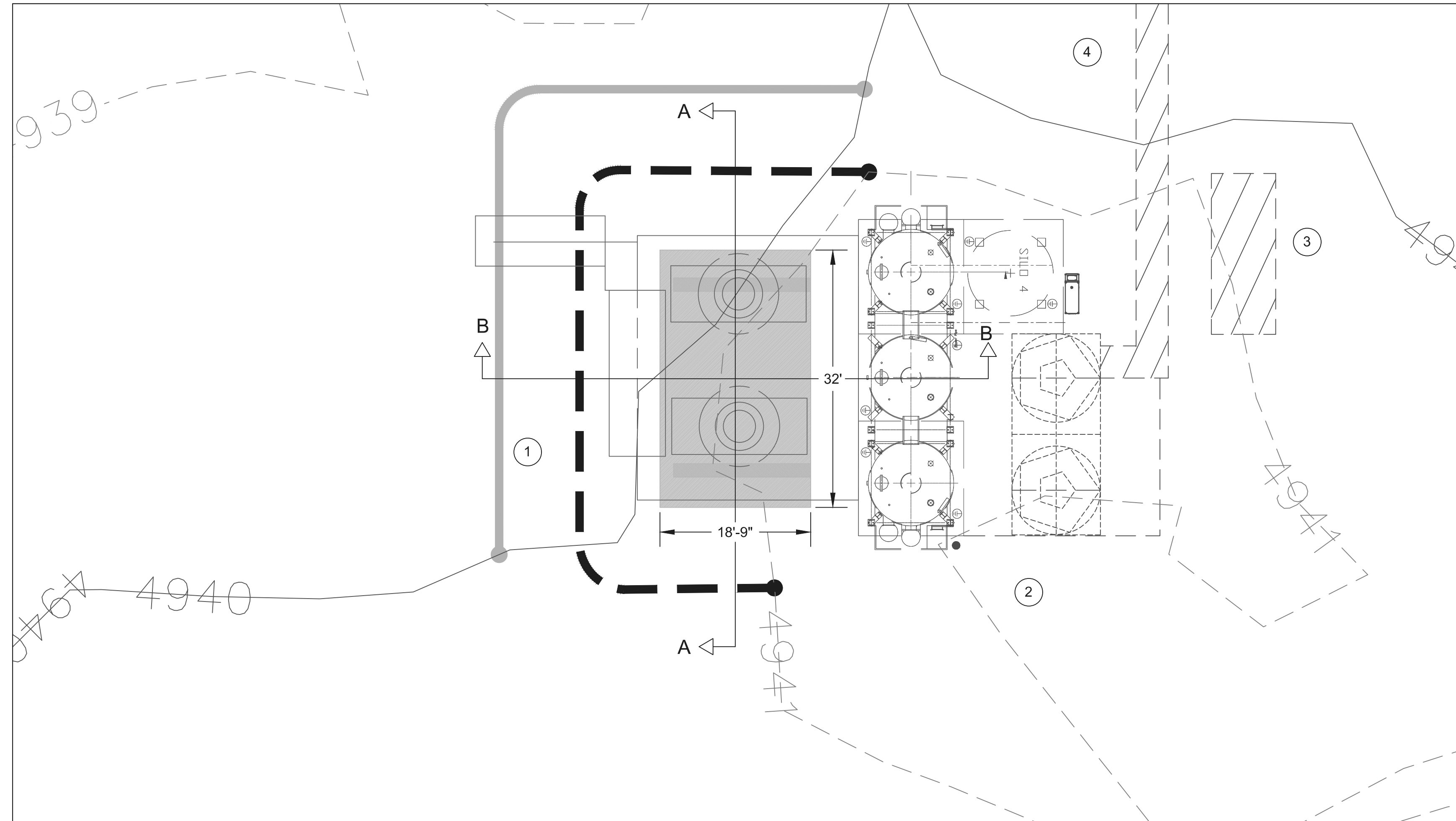
EPC SITE PLAN -
AS-BUILT AND NEW
MIXERS AND CONTROL ROOM
JULY 23, 2024

Designed	Drawn	Checked
N/A	ARS	KWE
Date:	July 2024	
Scale:	Horiz: Vert:	
Project No:		
Sheet:	5 OF 15	



KEYED NOTES

- 1 PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (PROPOSED ADDITION DETAIL ELEVATIONS SHEET 11 OF 15) ON A 32' X 18'-9" FOUNDATION. SEE PROPOSED ADDITION DETAIL SHEET 6 OF 15 FOR DETAILS.
- 2 AS-BUILT MIXERS TO BE ABANDON IN PLACE.
- 3 AS-BUILT CONTROL ROOM 160 SQ FT
- 4 AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.

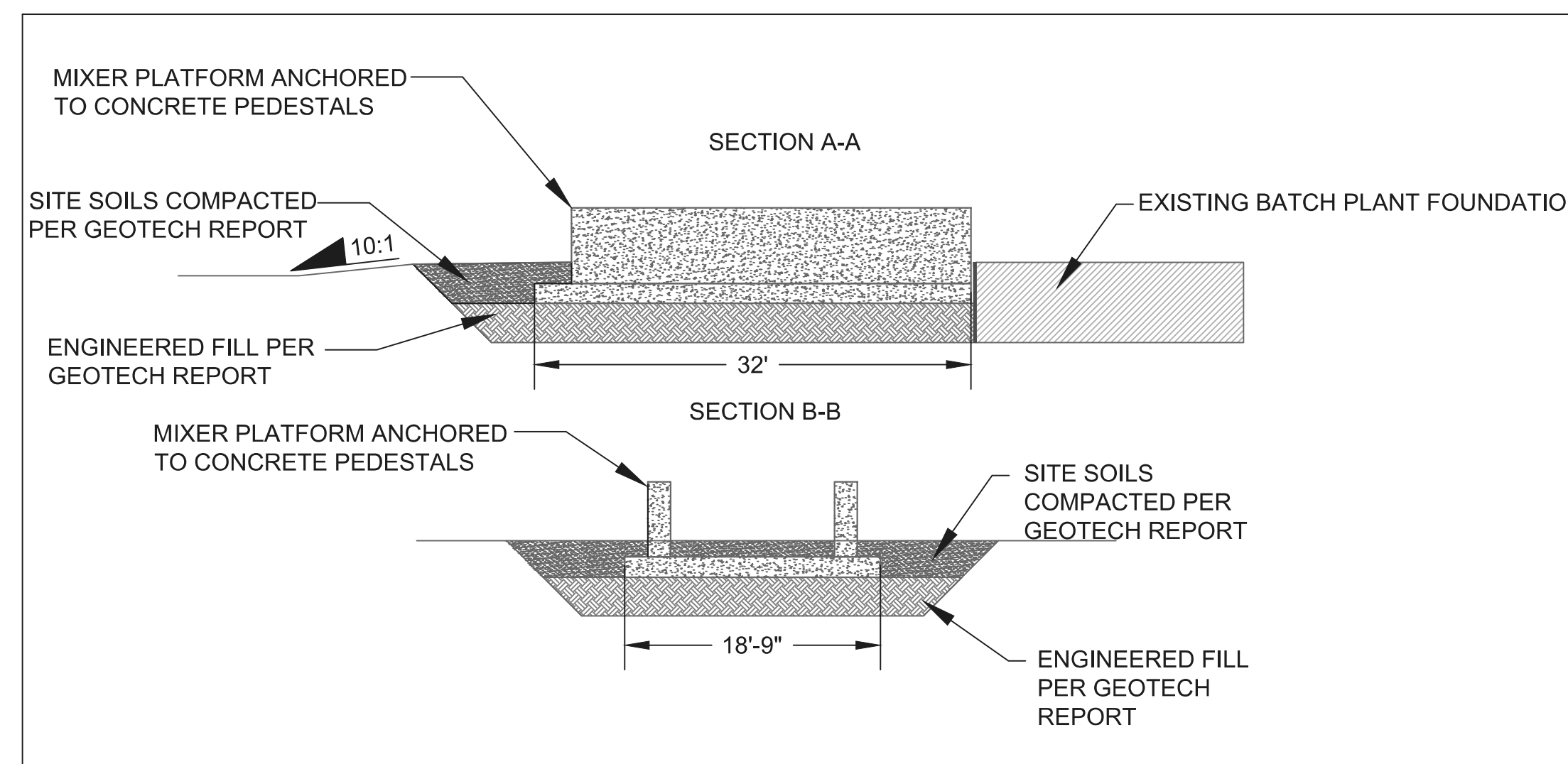


PROPOSED ADDITION DETAIL

SCALE: 1=10

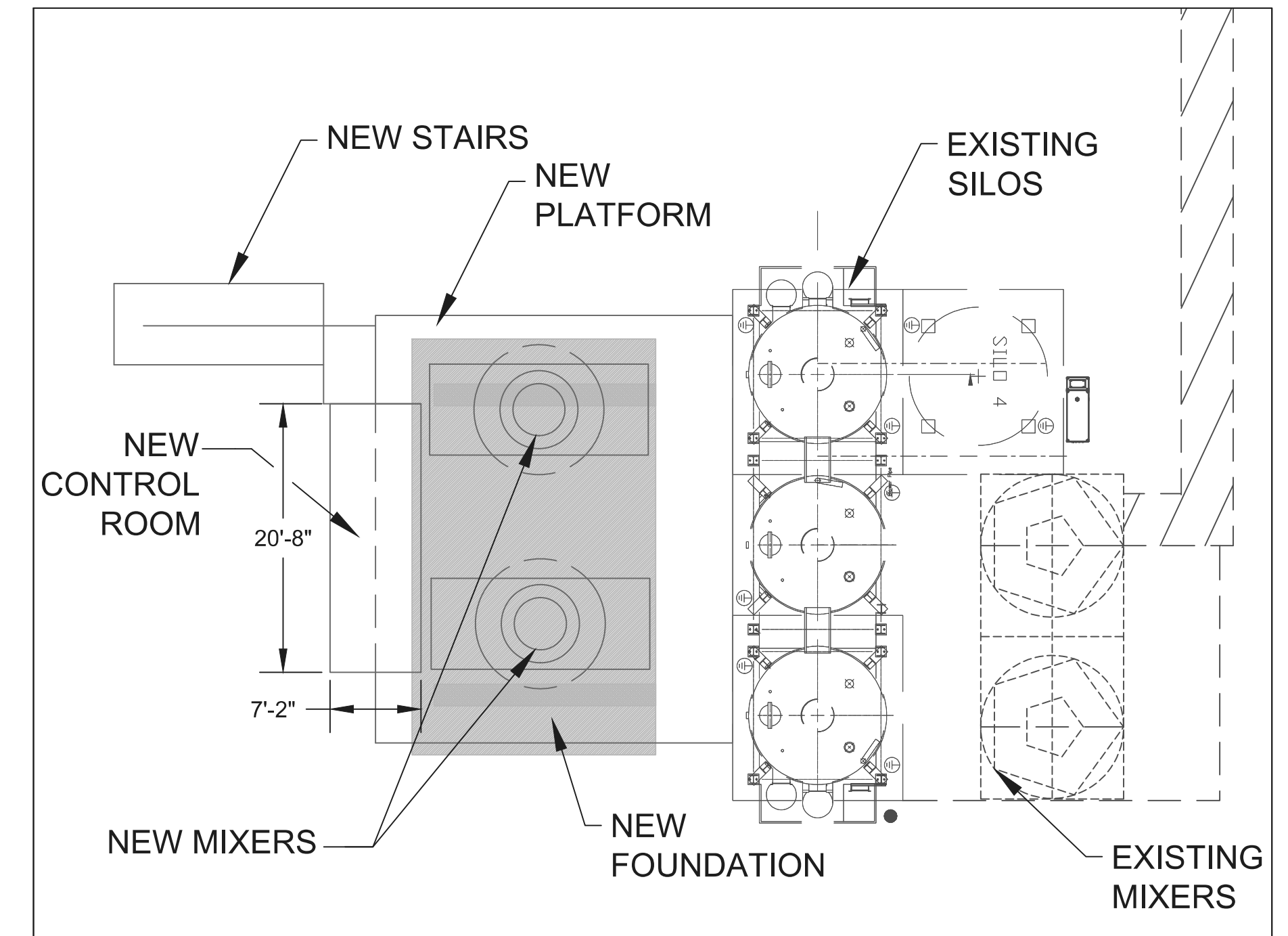
LEGEND

- AS-BUILT BUILDINGS & BATCH PLANT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR



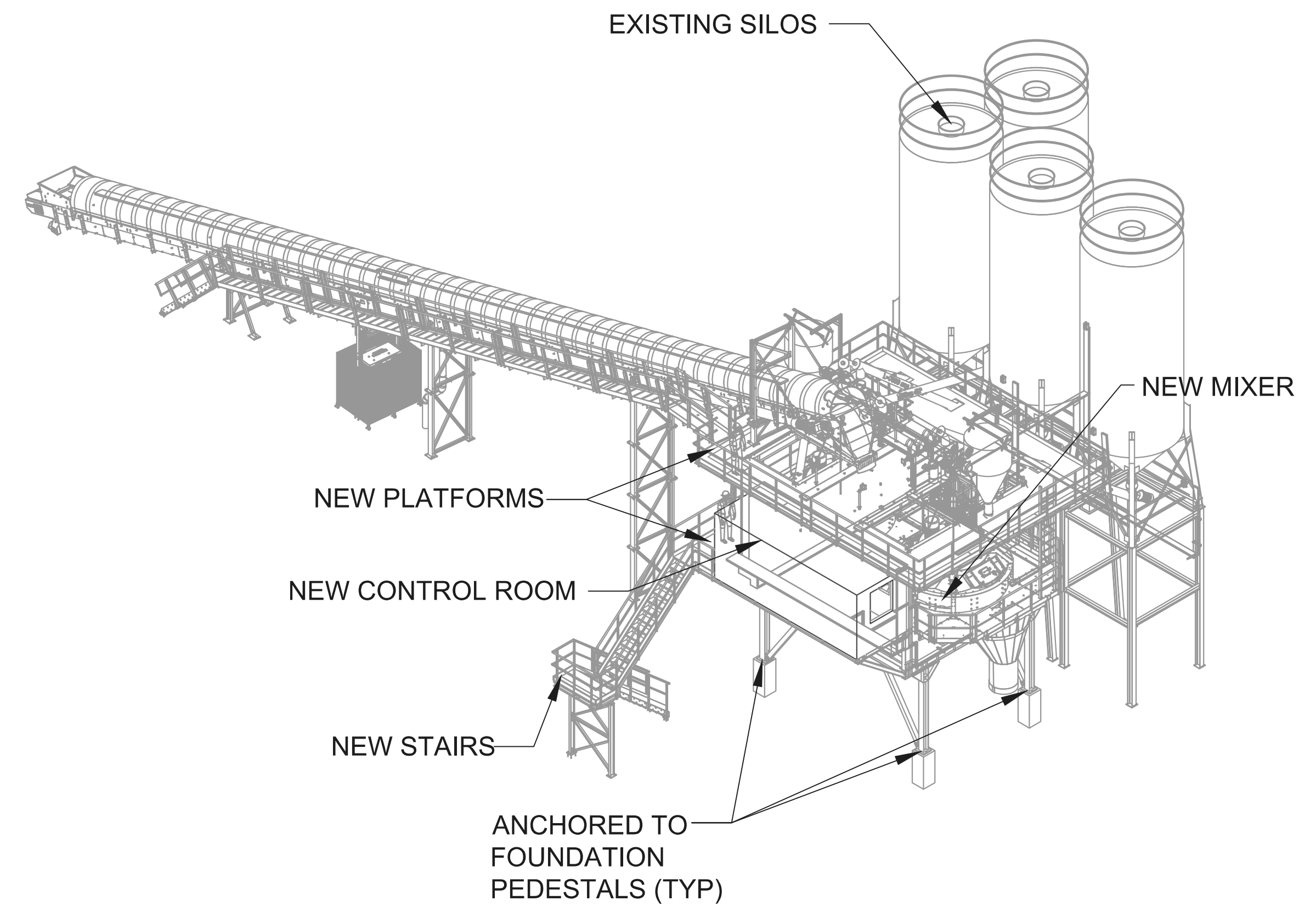
FOUNDATION SECTION DETAIL

SCALE: 1=10



PROPOSED ADDITION
NEW MIXERS, CONTROL ROOM & FOUNDATION

SCALE: 1=10



PROPOSED ADDITION

NOT TO SCALE - ISOMETRIC VIEW
SHOWN FOR CLARITY



CORESLAB STRUCTURES
(ALBUQUERQUE) INC.
PROPOSED ADDITION DETAIL

EPC SITE PLAN -
AS-BUILT AND NEW
MIXERS AND
CONTROL ROOM
JULY 23, 2024



Designed: N/A
Drawn: ARS
Checked: KWE

Date: July 2024

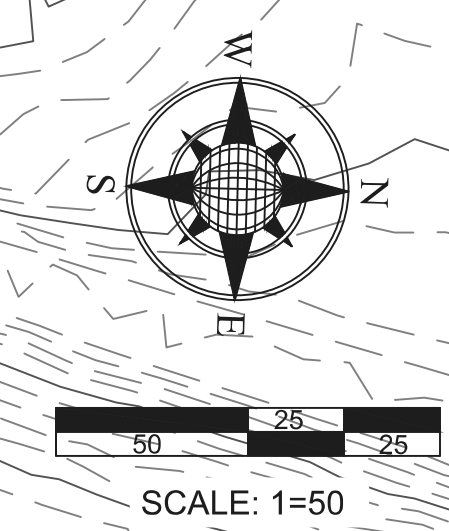
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Vert:

Project No:

Sheet:

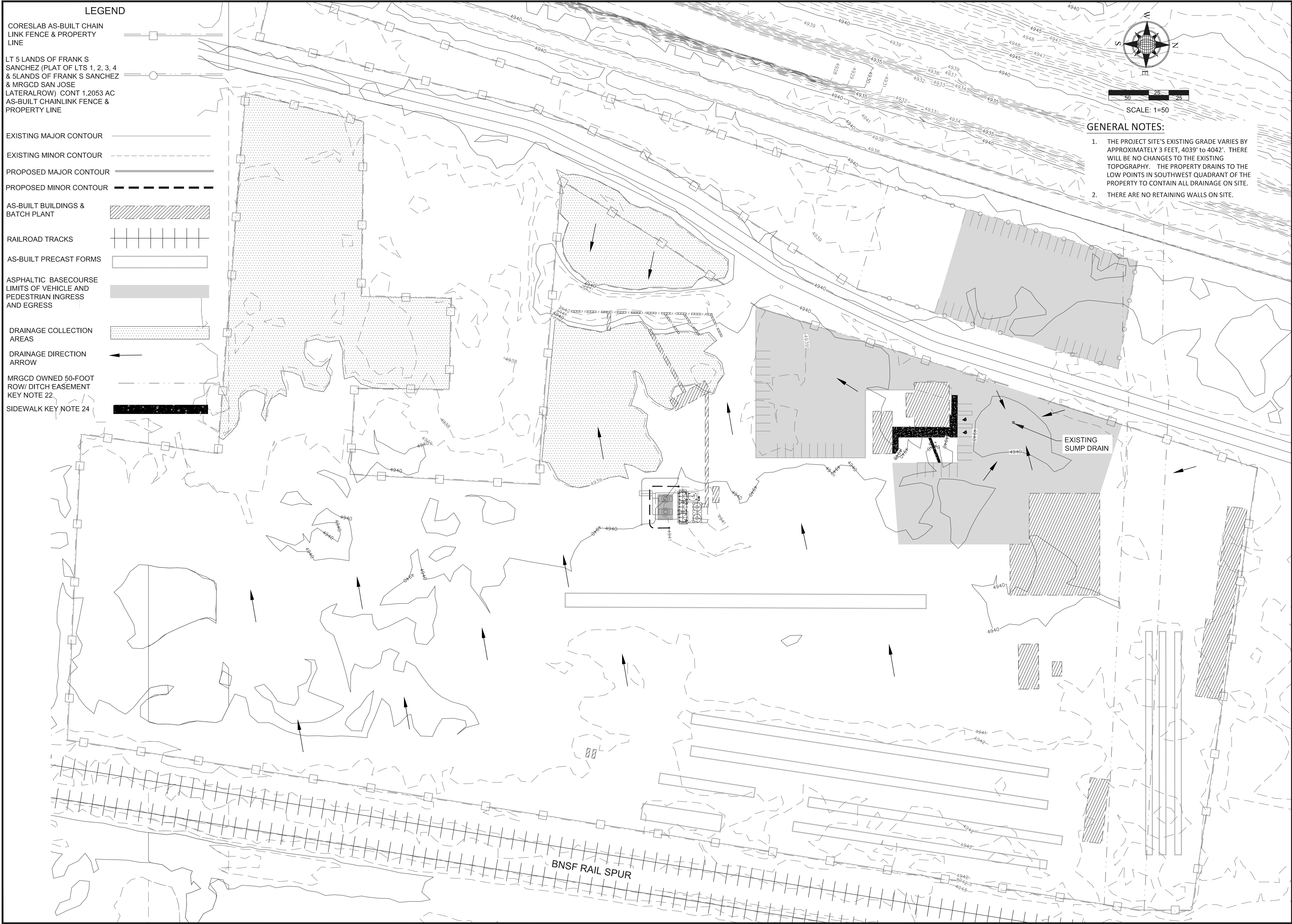
LEGEND

- CORESLAB AS-BUILT CHAIN LINK FENCE & PROPERTY LINE
- LT 5 LANDS OF FRANK S SANCHEZ (PLAT OF LTS 1, 2, 3, 4 & 5LANDS OF FRANK S SANCHEZ & MRGCD SAN JOSE LATERALROW) CONT 1.2053 AC AS-BUILT CHAINLINK FENCE & PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- AS-BUILT BUILDINGS & BATCH PLANT
- RAILROAD TRACKS
- AS-BUILT PRECAST FORMS
- ASPHALTIC BASECOURSE LIMITS OF VEHICLE AND PEDESTRIAN INGRESS AND EGRESS
- DRAINAGE COLLECTION AREAS
- DRAINAGE DIRECTION ARROW
- MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT KEY NOTE 22
- SIDEWALK KEY NOTE 24



GENERAL NOTES:

1. THE PROJECT SITE'S EXISTING GRADE VARIES BY APPROXIMATELY 3 FEET, 4039' TO 4042'. THERE WILL BE NO CHANGES TO THE EXISTING TOPOGRAPHY. THE PROPERTY DRAINS TO THE LOW POINTS IN SOUTHWEST QUADRANT OF THE PROPERTY TO CONTAIN ALL DRAINAGE ON SITE.
2. THERE ARE NO RETAINING WALLS ON SITE.



Rev #	Date	Description

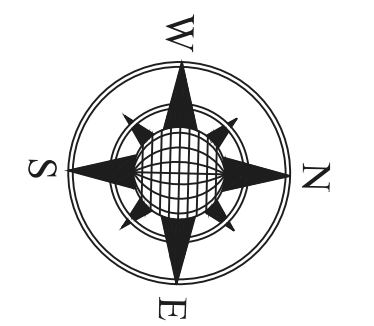


CORESLAB STRUCTURES
(ALBUQUERQUE) INC.
EXISTING GRADE & DRAIN

EPC SITE PLAN -
AS-BUILT AND NEW
MIXERS AND
CONTROL ROOM
JULY 23, 2024



Designed	Drawn	Checked
N/A	ARS	KWE
Date: July 2024		
Scale: Horiz:		
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Project No:		
Sheet:		



SCALE:
KEYED NOTES

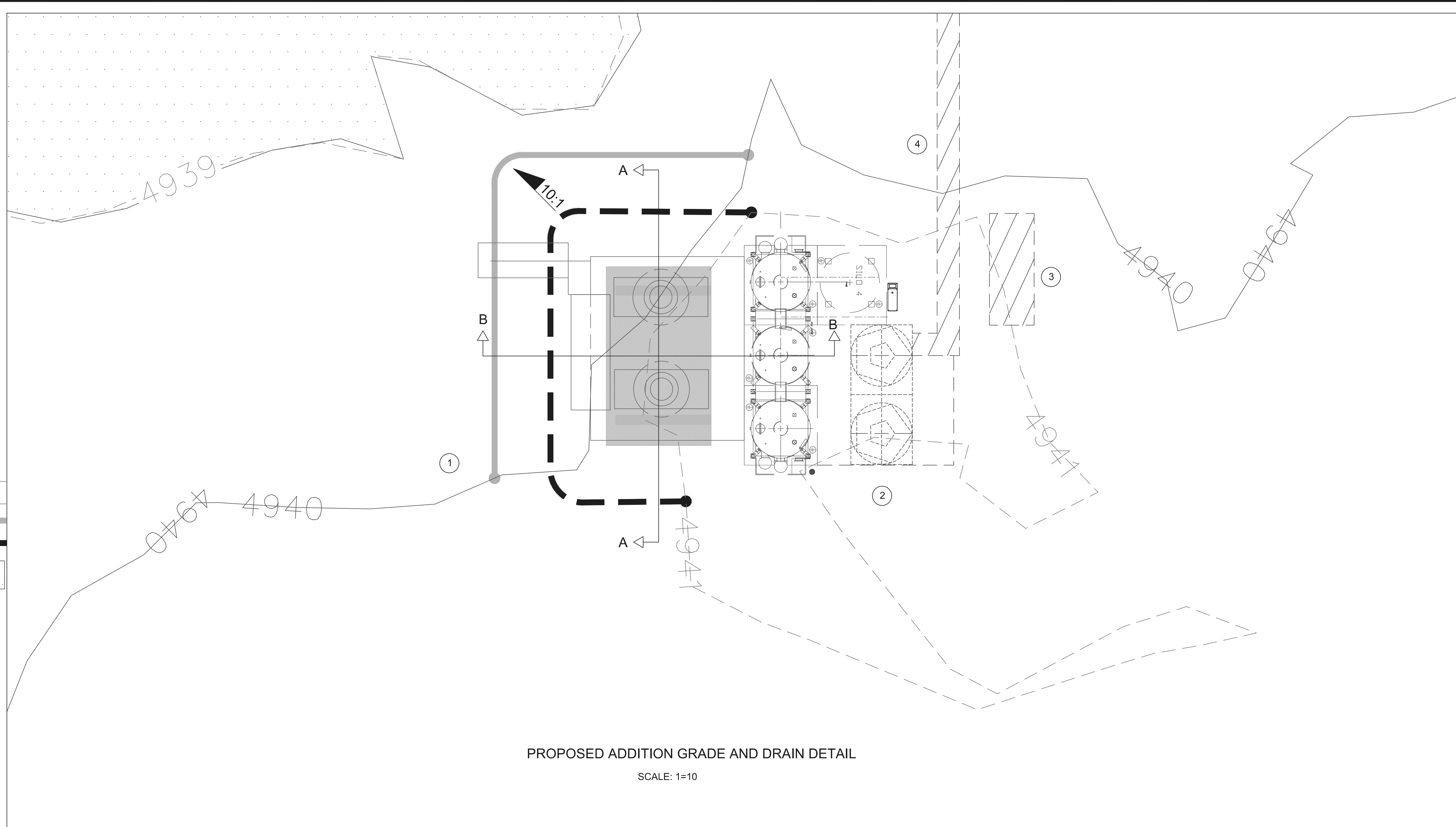
- 1 PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (SEE MIXER ELEVATIONS SHEET 11 OF 15) ON A 32' X 18'-9" FOUNDATION. SEE SHEET 6 OF 15 FOR DETAILS.
- 2 AS-BUILT MIXERS TO BE ABANDON IN PLACE.
- 3 AS-BUILT CONTROL ROOM 160 SQ FT
- 4 AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.

LEGEND

- AS-BUILT BUILDINGS & BATCH PLANT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- DRAINAGE COLLECTION AREAS

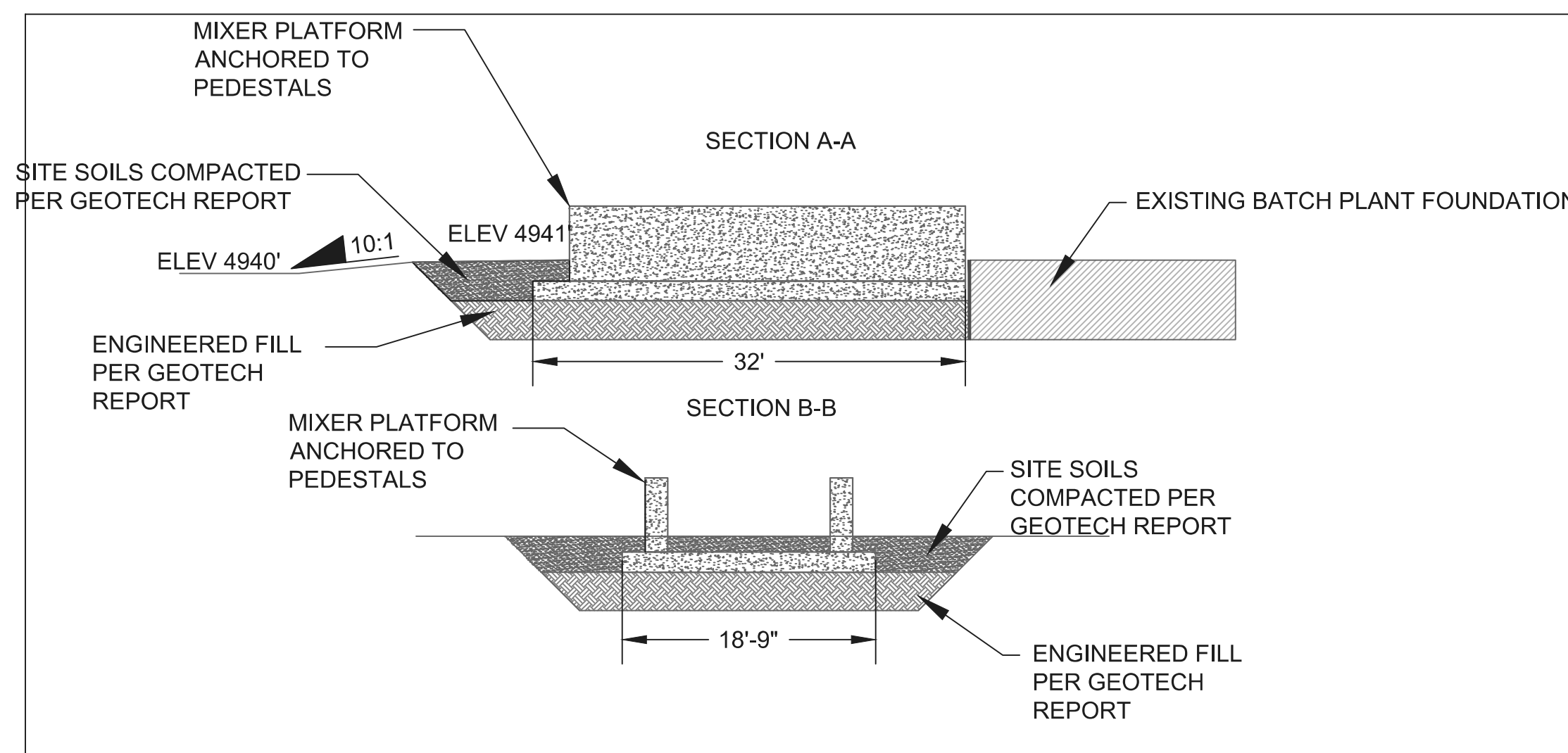
GENERAL NOTES:

1. THE PROJECT SITE'S EXISTING GRADE VARIES BY APPROXIMATELY 3 FEET, 4039' to 4042'. THERE WILL BE NO CHANGES TO THE EXISTING TOPOGRAPHY. THE PROPERTY DRAINS TO THE LOW POINTS IN SOUTHWEST QUADRANT OF THE PROPERTY TO CONTAIN ALL DRAINAGE ON SITE.
2. THERE ARE NO RETAINING WALLS ON SITE.



PROPOSED ADDITION GRADE AND DRAIN DETAIL

SCALE: 1=10



FOUNDATION SECTION DETAIL

SCALE: 1=10

Rev #	Date	Description	By	Chkd



CORESLAB STRUCTURES
(ALBUQUERQUE) INC.
PROPOSED ADDITION GRADE & DRAIN DETAIL

EPC SITE PLAN -
AS-BUILT AND NEW
MIXERS AND
CONTROL ROOM
JULY 23, 2024



Designed: N/A
Drawn: ARS
Checked: KWE

Date: July 2024

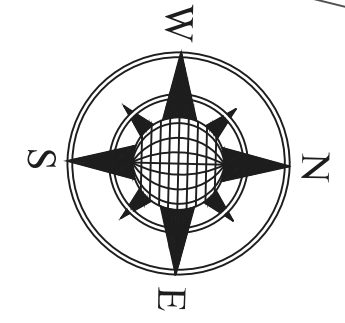
Scale: Horiz:
Vert:

Project No: _____

Sheet: 8 OF 15

KEYED NOTES

- | | | | | | |
|---|--|----|--|----|---|
| 1 | PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (PROPOSED ADDITION DETAIL ELEVATIONS SHEET 11 OF 15) ON A 32' X 18'-9" FOUNDATION. SEE PROPOSED ADDITION DETAIL SHEET 6 OF 15 FOR DETAILS. | 6 | AS-BUILT OFFICE BUILDING 1,272 SQ FT | 15 | AS-BUILT ABOVE GROUND FUEL STORAGE PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4. |
| 2 | AS-BUILT MIXERS TO BE ABANDON IN PLACE. | 7 | AS-BUILT OFFICE BUILDING 3,024 SQ FT | 16 | AS-BUILT PRECAST FORMS WITH OVERHEAD CRANE |
| 3 | AS-BUILT CONTROL ROOM 160 SQ FT | 8 | AS-BUILT AUTOMATIC GATE | 17 | AS-BUILT PRECAST FORMS |
| 4 | AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4. | 9 | AS-BUILT MAINTENANCE & RECEIVING BUILDING 12,700 SQ FT | 18 | PRODUCT AND EQUIPMENT STORAGE AREAS |
| | | 10 | AS-BUILT STORAGE & CARPENTRY BUILDING 6,540 SQ FT | 19 | AS-BUILT CHAIN LINK FENCE |
| | | 11 | AS-BUILT EMPLOYEE BREAK ROOM BUILDING 1,400 SQ FT | 20 | ROLL OFF DUMPSTER LOCATION TYPICAL. DUMPSTER IS NOT STATIONARY. |
| | | 12 | AS-BUILT REBAR FABRICATION BUILDING 216 SQ FT | 21 | FIRE HYDRANT |
| | | 13 | AS-BUILT QUALITY CONTROL BUILDING 1,920 SQ FT | 22 | MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT PART OF SAN JOSE LATERAL PLAT (A-118) |
| | | 14 | AS-BUILT ABOVE GROUND FUEL STORAGE EXEMPT BY | 23 | AS-BUILT CHAIN LINK GATE |
| | | | | 24 | CONCRETE SIDEWALK |
| | | | | 25 | PROPERTY LINE BETWEEN CORESLAB & LOT 5 LANDS OF FRANK S SANCHEZ |
| | | | | 26 | EXISTING SUMP DRAIN |

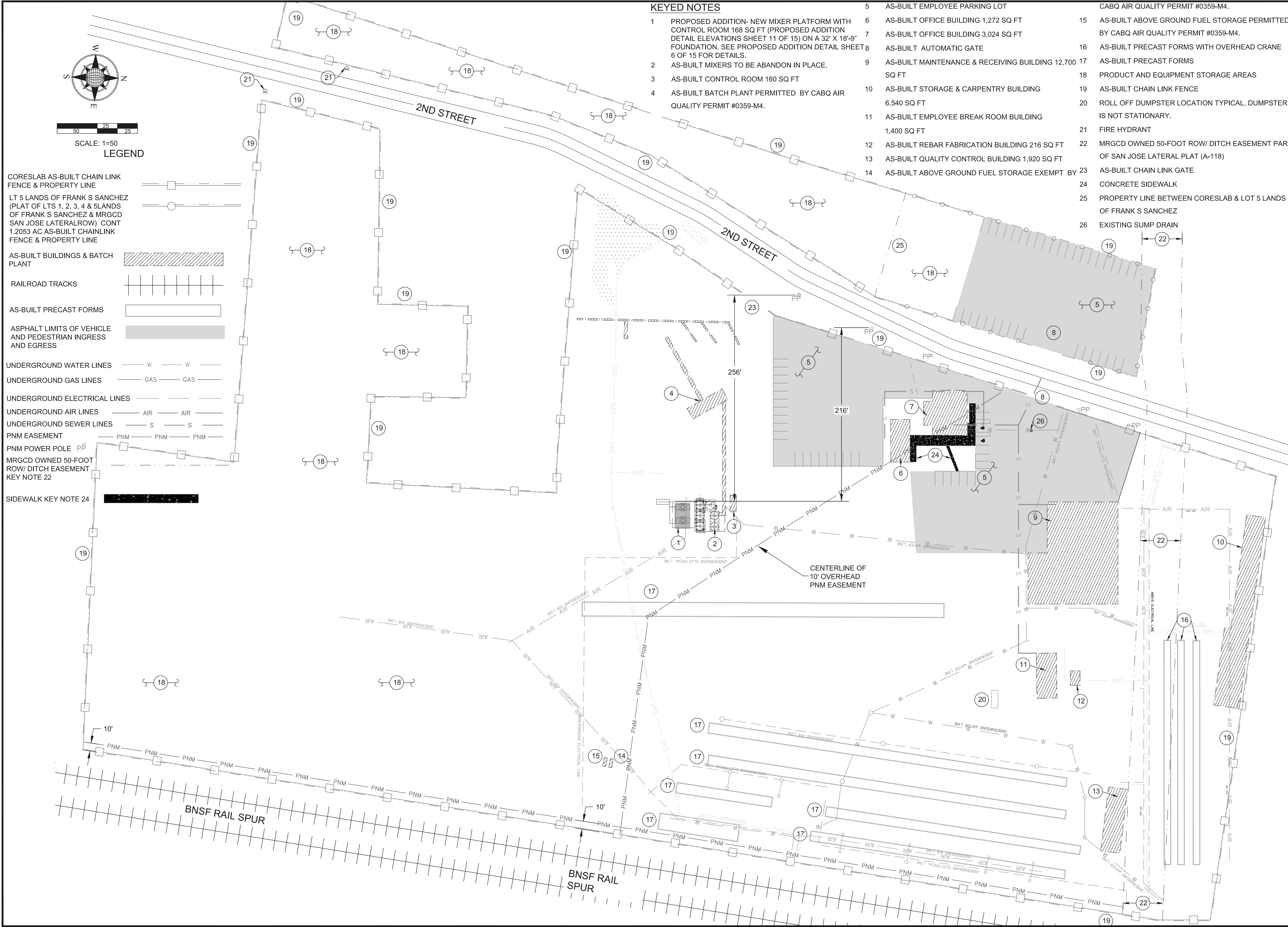


SCALE: 1=50

LEGEND

- CORESLAB AS-BUILT CHAIN LINK FENCE & PROPERTY LINE
- LT 5 LANDS OF FRANK S SANCHEZ (PLAT OF LTS 1, 2, 3, 4 & 5 LANDS OF FRANK S SANCHEZ & MRGCD SAN JOSE LATERALROW) CONT 1.2053 AC AS-BUILT CHAINLINK FENCE & PROPERTY LINE
- AS-BUILT BUILDINGS & BATCH PLANT
- RAILROAD TRACKS
- AS-BUILT PRECAST FORMS
- ASPHALT LIMITS OF VEHICLE AND PEDESTRIAN INGRESS AND EGRESS
- UNDERGROUND WATER LINES — W — W —
- UNDERGROUND GAS LINES — GAS — GAS —
- UNDERGROUND ELECTRICAL LINES — — —
- UNDERGROUND AIR LINES — AIR — AIR —
- UNDERGROUND SEWER LINES — S — S —
- PNM EASEMENT — PNM — PNM — PNM —
- PNM POWER POLE P^β
- MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT KEY NOTE 22

SIDEWALK KEY NOTE 24



Rev #	Date	Description



CORESLAB STRUCTURES
(ALBUQUERQUE) INC.
AS-BUILT UTILITY

EPC SITE PLAN -
AS-BUILT AND NEW
MIXERS AND
CONTROL ROOM
JULY 23, 2024

Designed: N/A
Drawn: ARS
Checked: KWE
Date: July 2024
Scale: Horiz:
Vert:
Project No:
Sheet:

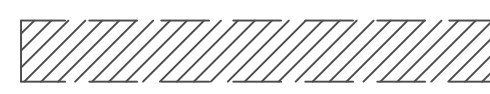







KEYED NOTES

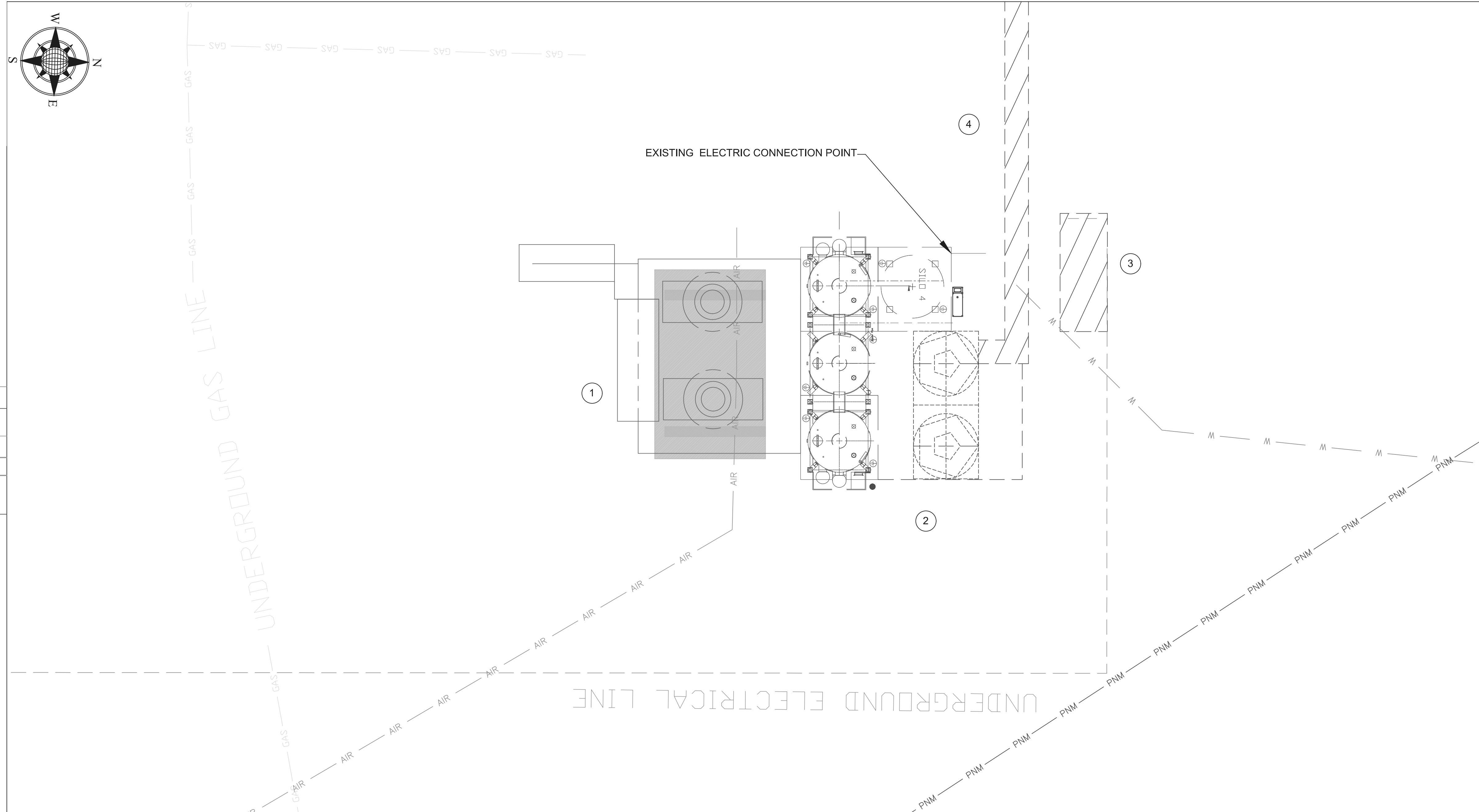
- 1 PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (SEE MIXER ELEVATIONS SHEET 11 OF 14) ON A 32' X 18'-9" FOUNDATION. SEE SHEET 6 OF 14 FOR DETAILS.
- 2 AS-BUILT MIXERS TO BE ABANDON IN PLACE.
- 3 AS-BUILT CONTROL ROOM 160 SQ FT
- 4 AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.

GENERAL NOTES:

- 1. PROPOSED ADDITION ELECTRIC WILL CONNECT TO EXISTING BATCH PLANT CONNECTION.
- 2. CONNECTION DETAILS TO BE DESIGNED BY AN ELECTRICAL ENGINEER.
- 3. CONNECTION WILL BE PERMITTED AND INSPECTED UNDER BP-2023-39354.

LEGEND

- AS-BUILT BUILDINGS & BATCH PLANT 
- UNDERGROUND WATER LINES  W
- UNDERGROUND GAS LINES  GAS
- UNDERGROUND ELECTRICAL LINES  E
- UNDERGROUND AIR LINES  AIR
- UNDERGROUND SEWER LINES  S
- POWER POLE  P^B
- PNM EASEMENT  PNM



PROPOSED ADDITION AS-BUILT UTILITY DETAIL

SCALE: 1=10



Rev #	Date	Description	By	Chkd



CORESLAB STRUCTURES
(ALBUQUERQUE) INC.
PROPOSED ADDITION AS-BUILT UTILITY SITE
DETAIL

EPC SITE PLAN -
AS-BUILT AND NEW
MIXERS AND
CONTROL ROOM
JULY 23, 2024



Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

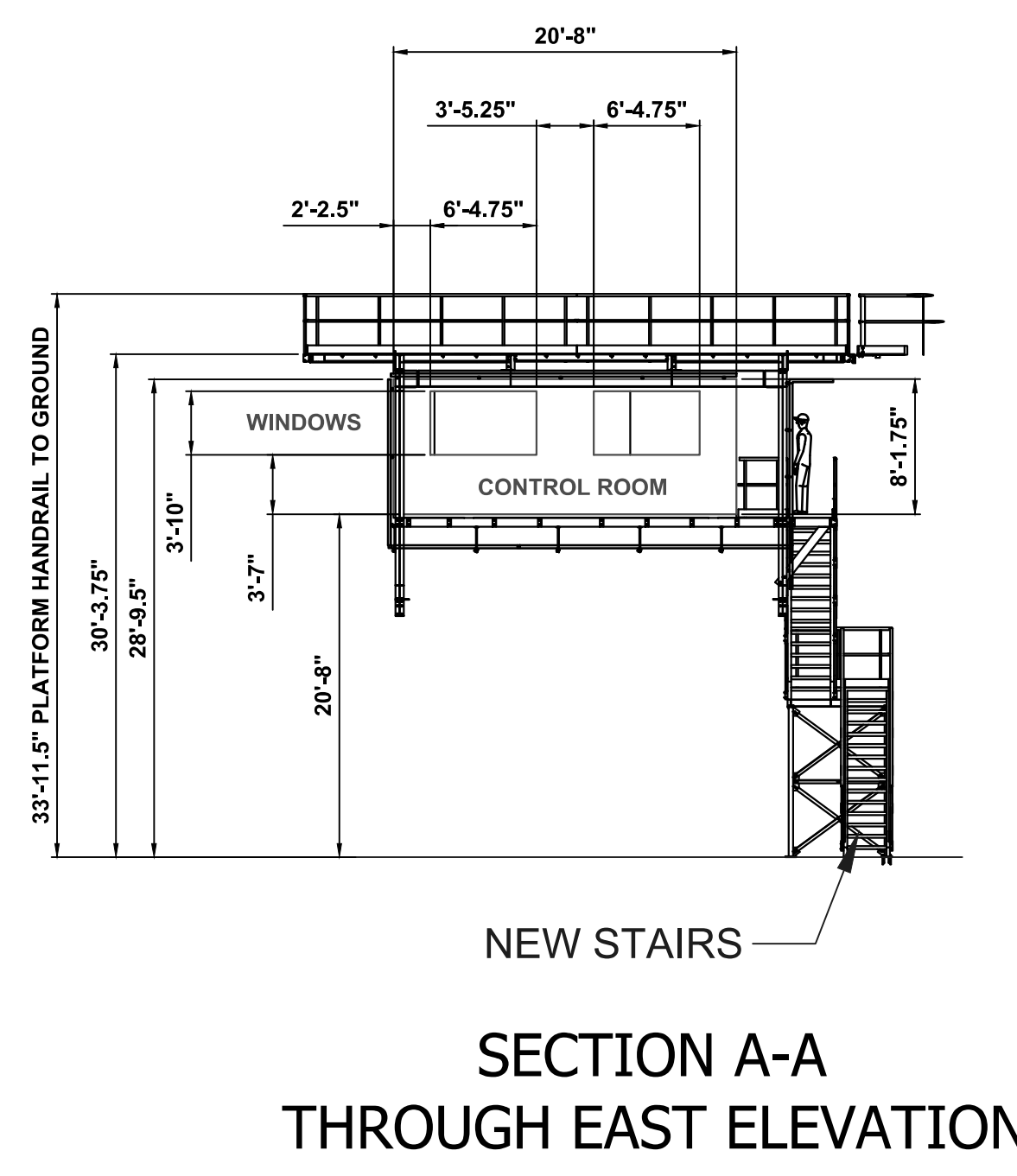
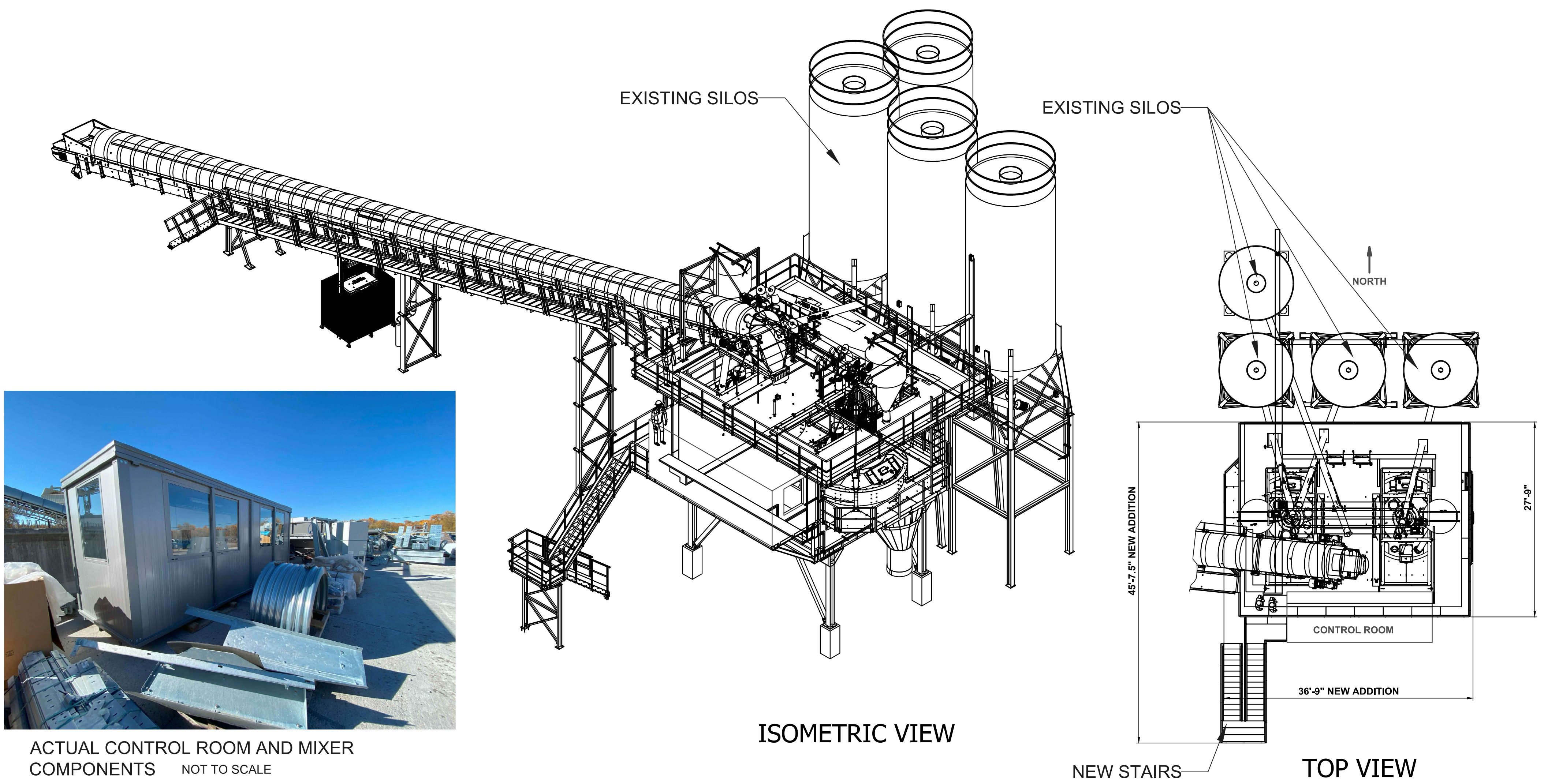
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Vert:

Project No: _____

Sheet:
10 OF 15

By	CHKD
Rev #	Date
Description	

- GENERAL NOTES:
1. PROPOSED NEW ADDITION IS GALVANIZED STEEL. NEW EQUIPMENT SHALL BE COATED OR PAINTED IN SUCH A WAY AS TO DEMONSTRATE COMPLIANCE TO COLORS REFERENCED IN IDO §14-16-5-2(J)(1)(E)(2), AND THE LIGHT REFLECTIVE VALUE (LRV) TO DEMONSTRATE COMPLIANCE TO IDO §14-16-5-2(J)(1)(E)(1).
 2. CONTROL ROOM IS STEEL AND INSULATED PANELING. CONTROL ROOM IS 7'-2" X 20'-8" X 8'-1.75". SEE WEST EAST AND SECTION A-A VIEWS.

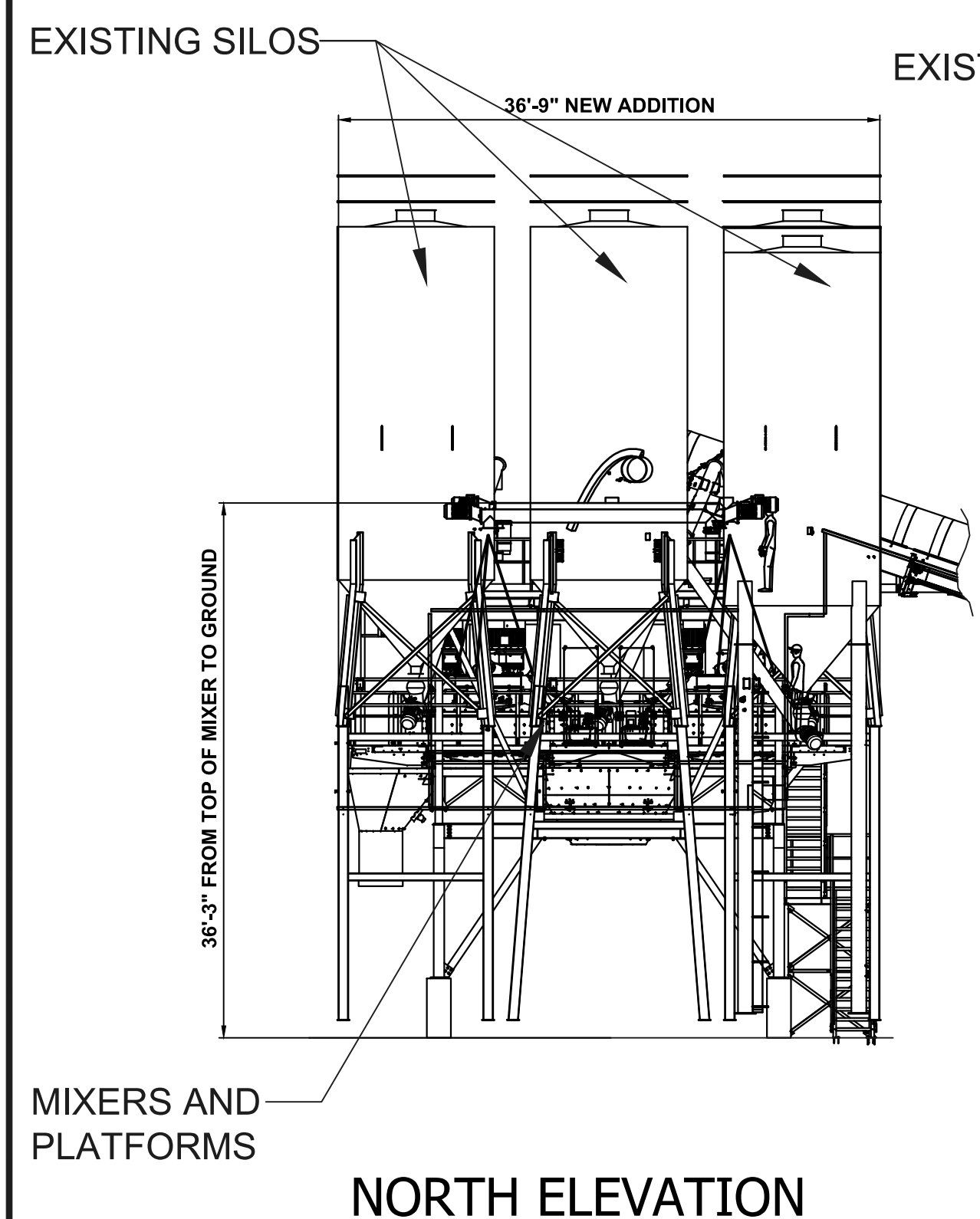


ACTUAL CONTROL ROOM AND MIXER COMPONENTS NOT TO SCALE

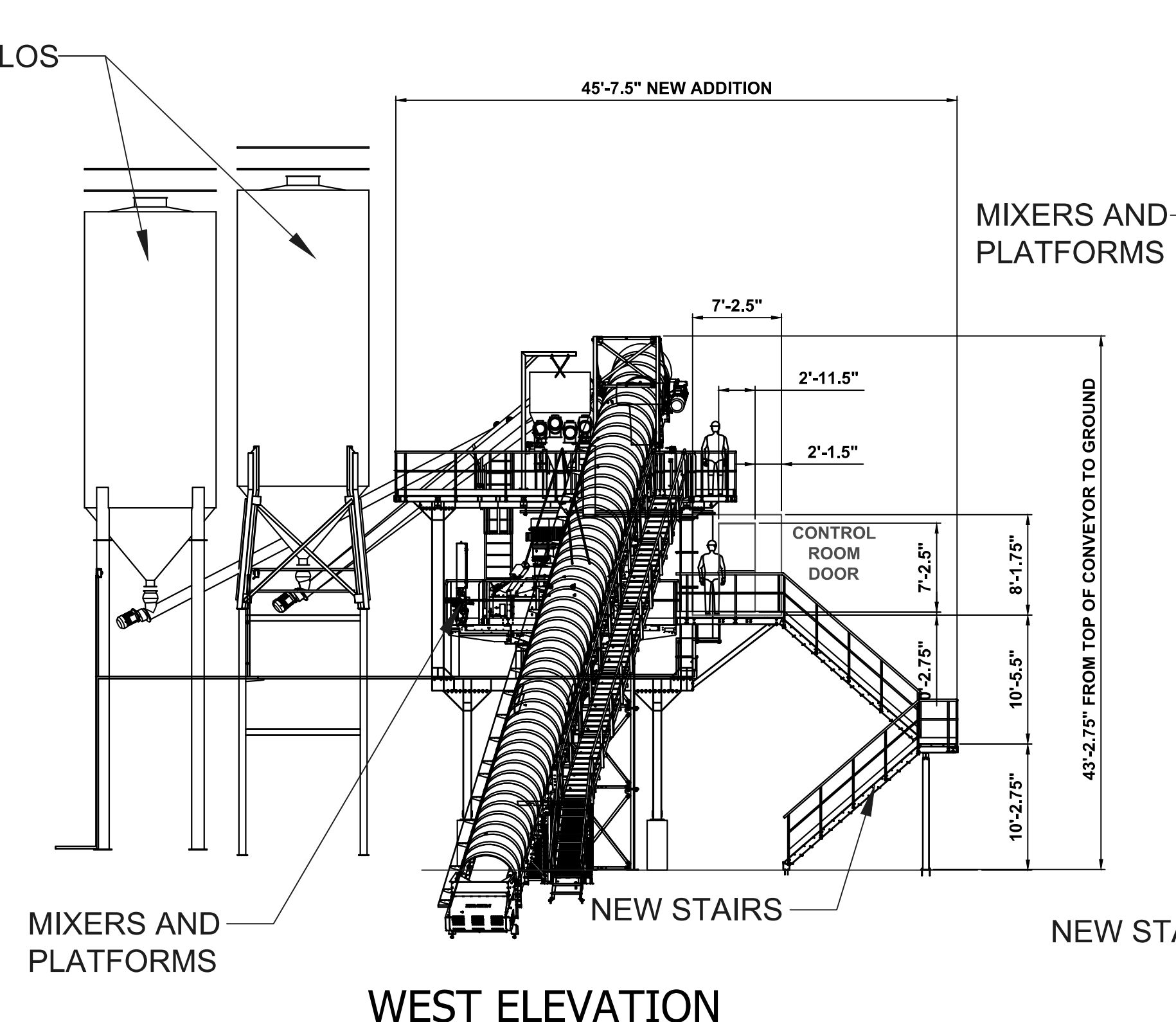
ISOMETRIC VIEW

TOP VIEW

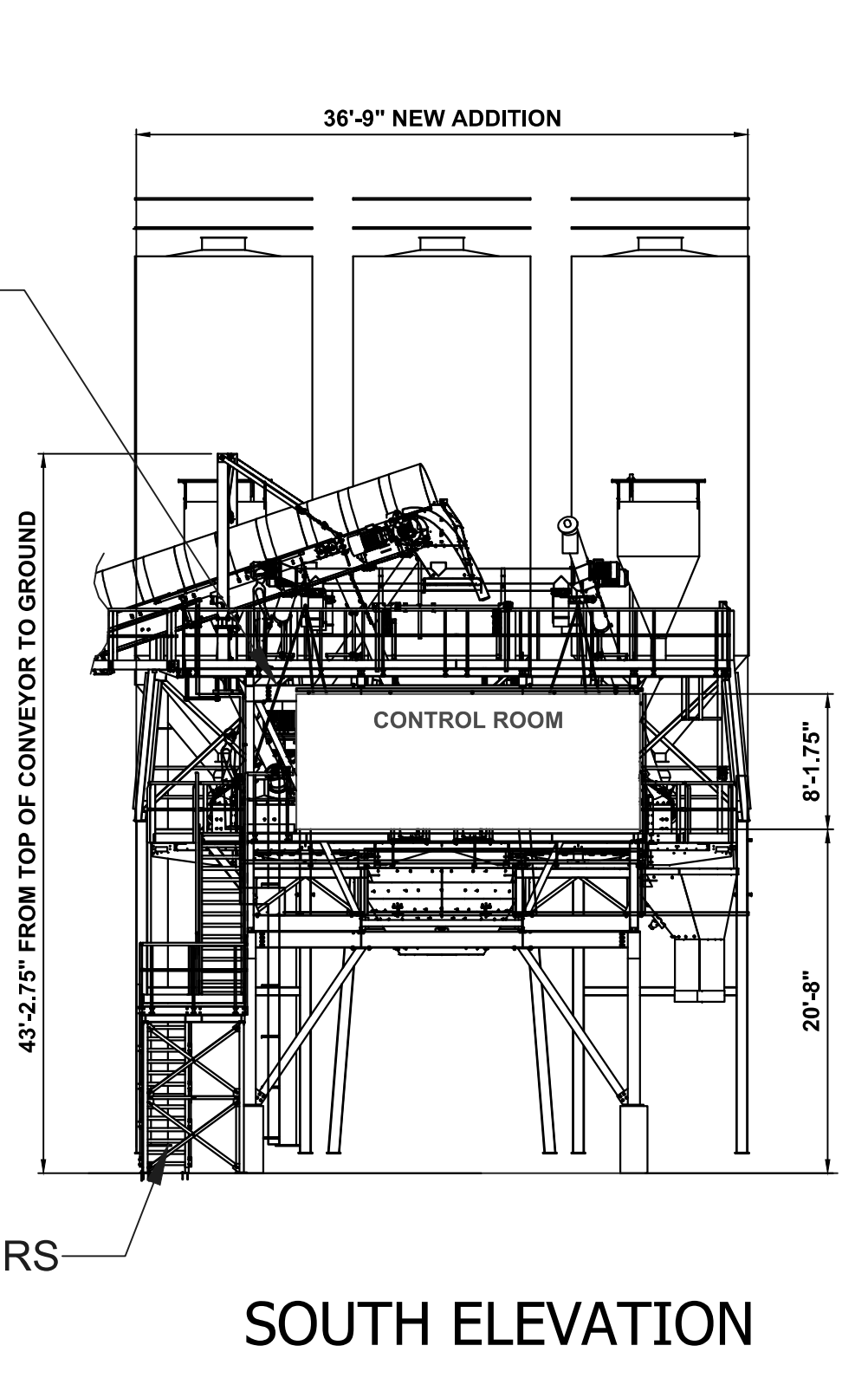
SECTION A-A THROUGH EAST ELEVATION



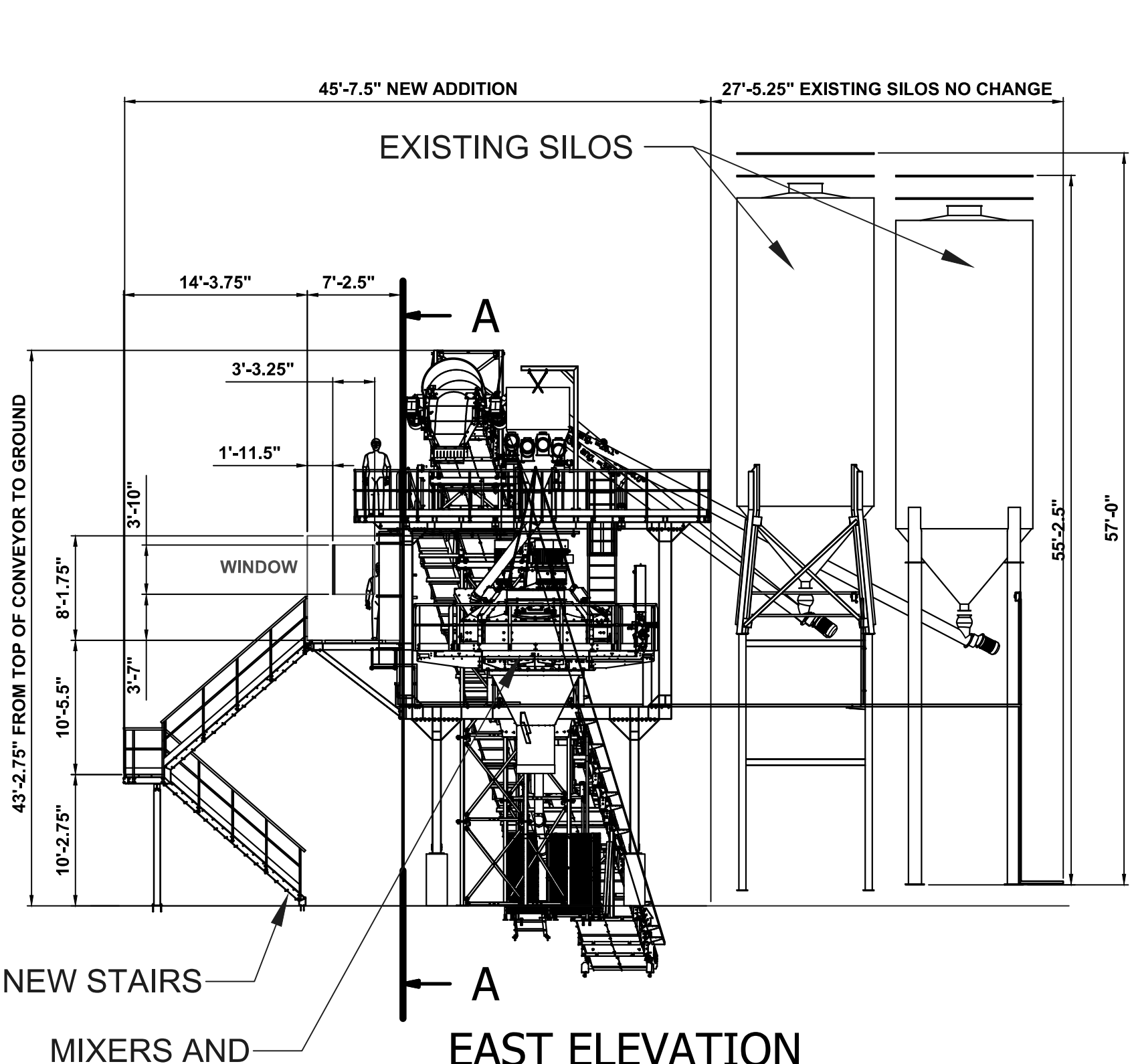
NORTH ELEVATION



WEST ELEVATION

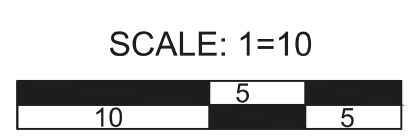


SOUTH ELEVATION



EAST ELEVATION

PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM SITE PLAN KEYNOTE 1



CORESLAB STRUCTURES (ALBUQUERQUE) INC. PROPOSED ADDITION DETAIL ELEVATIONS

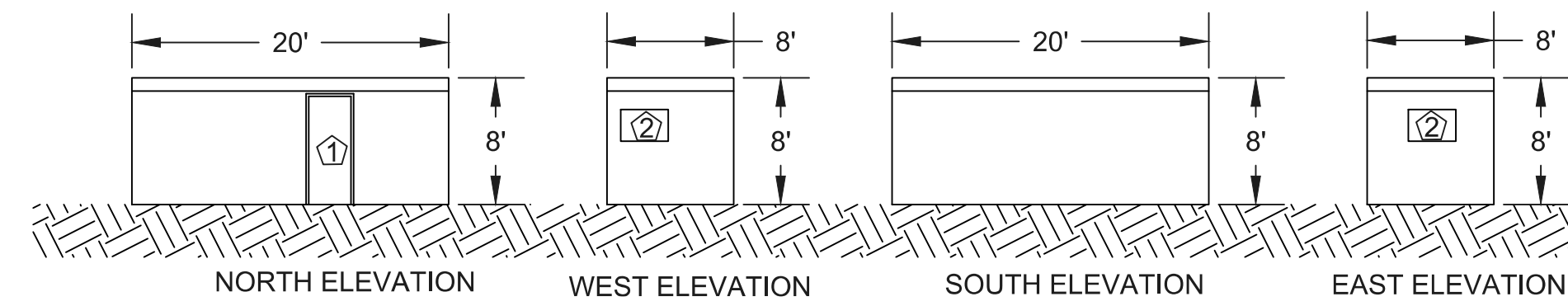
EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM JULY 23, 2024



Designed	Drawn	Checked
N/A	ARS	KWE
Date:	July 2024	
Scale:	Horiz: Vert:	
Project No:		
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AS-BUILT CONTROL ROOM EXHIBIT PHOTO LOOKING SOUTH EAST

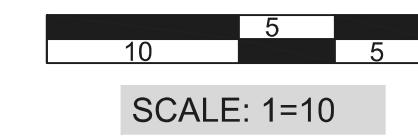


PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH WOOD WALLS AND A SHEET METAL ROOF. WHITE WITH BLUE TRIM.

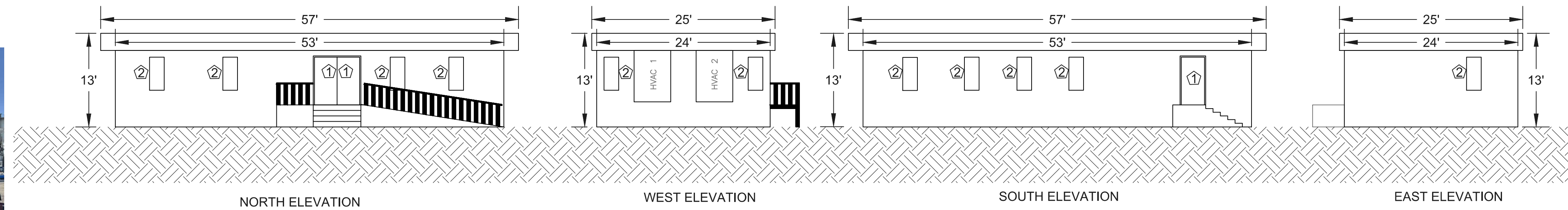
AS-BUILT CONTROL ROOM ELEVATIONS SITE PLAN KEYNOTE 3

SCALE:
1=10

- KEY NOTES:**
- 1 DOOR
 - 2 WINDOW
 - 3 ROLL-UP DOOR



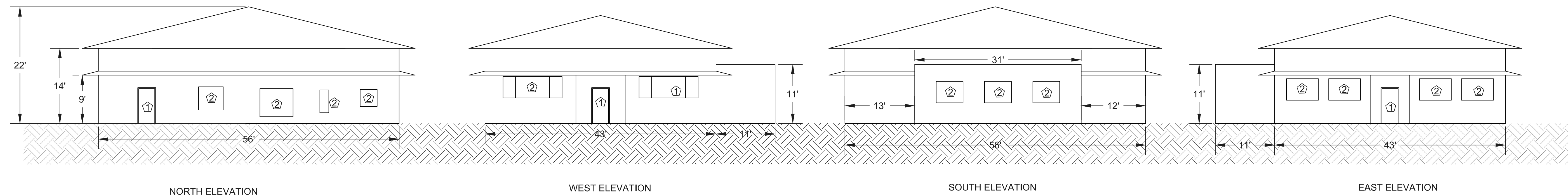
AS-BUILT OFFICE BUILDING EXHIBIT PHOTO LOOKING EAST



PHYSICAL DESCRIPTION:
MODULAR BUILDING WITH STUCCO SIDING AND A SHEET METAL ROOF. BEIGE IN COLOR.

AS-BUILT OFFICE ELEVATIONS SITE PLAN KEYNOTE 6

SCALE:
1=10



AS-BUILT OFFICE BUILDING ELEVATIONS SITE PLAN KEYNOTE 7

SCALE:
1=10

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH STUCCO EXTERIOR WITH A TERRA COTTA CLAY TILE ROOF. BEIGE IN COLOR.



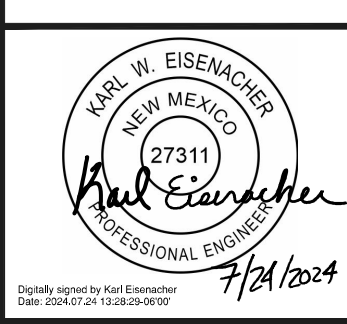
AS-BUILT OFFICE BUILDING EXHIBIT PHOTO LOOKING SOUTH WEST

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CORESLAB STRUCTURES
(ALBUQUERQUE) INC.
AS-BUILT SITE PLAN BUILDING ELEVATIONS
1 OF 3

EPC SITE PLAN -
AS-BUILT AND NEW
MIXERS AND
CONTROL ROOM
JULY 23, 2024



Designed: N/A
Drawn: ARS
Checked: KWE

Date: July 2024

Scale: Horiz:
Vert:

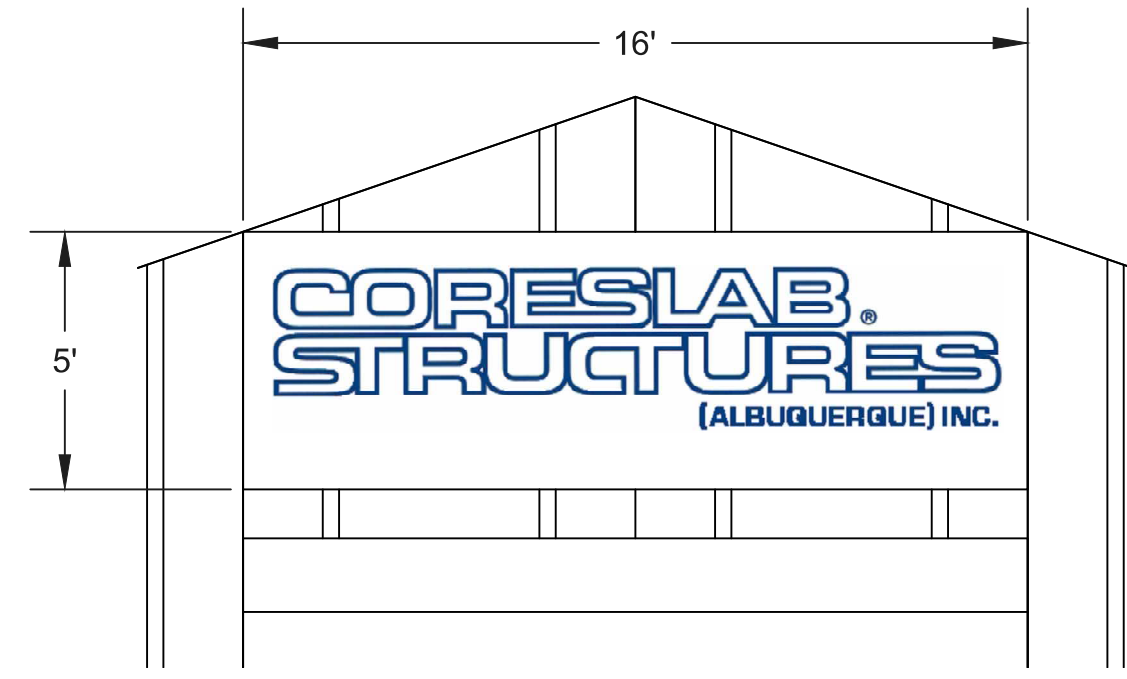
Project No: _____

Sheet:
12 OF 15

- KEY NOTES:**
- 1 DOOR
 - 2 WINDOW
 - 3 ROLL-UP DOOR
 - 4 SIGN

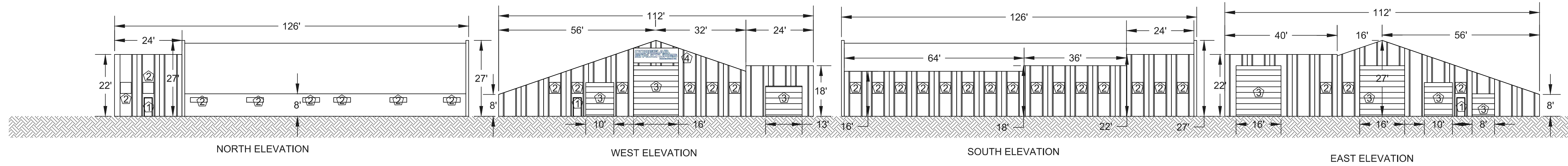


SCALE:
1=20



GENERAL NOTE:
SIGN LETTERS ARE FILLED "CORESLAB BLUE" RGB (4, 116,188). SIGN IS PAINTED ON WOOD.

AS-BUILT SIGN DETAIL
NOT TO SCALE

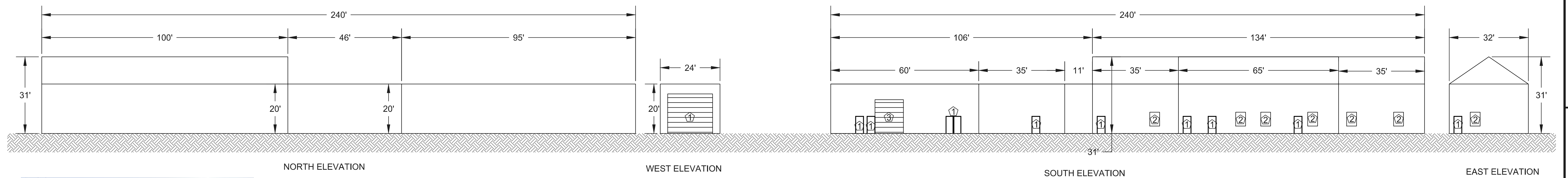


AS-BUILT MAINTENANCE & RECEIVING BUILDING SITE PLAN KEY NOTE 9
SCALE: 1=20

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH PRECAST CONCRETE DOUBLE TEE WALLS WHITE WITH BLUE TRIM WITH A PITCHED SHEET METAL ROOF.



AS-BUILT MAINTENANCE & RECEIVING BUILDING EXHIBIT PHOTO LOOKING NORTH EAST



AS-BUILT STORAGE & CARPENTRY BUILDING SITE PLAN KEY NOTE 10
SCALE: 1=20

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH HALF THE BUILDING BEING PRECAST CONCRETE DOUBLE TEE WALLS WHITE WITH BLUE TRIM WITH A FLAT PRECAST CONCRETE DOUBLE TEE ROOF AND THE OTHER HALF BEING SHEET METAL WALLS AND A PITCHED SHEET METAL ROOF.



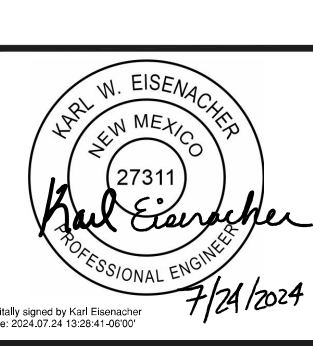
AS-BUILT STORAGE & CARPENTRY BUILDING EXHIBIT PHOTO LOOKING NORTH EAST

Rev #	Date	Description	By	Chkd



CORESLAB STRUCTURES (ALBUQUERQUE) INC.
AS-BUILT SITE PLAN BUILDING ELEVATIONS
2 OF 3

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM
JULY 23, 2024



Designed: N/A
Drawn: ARS
Checked: KWE

Date: July 2024

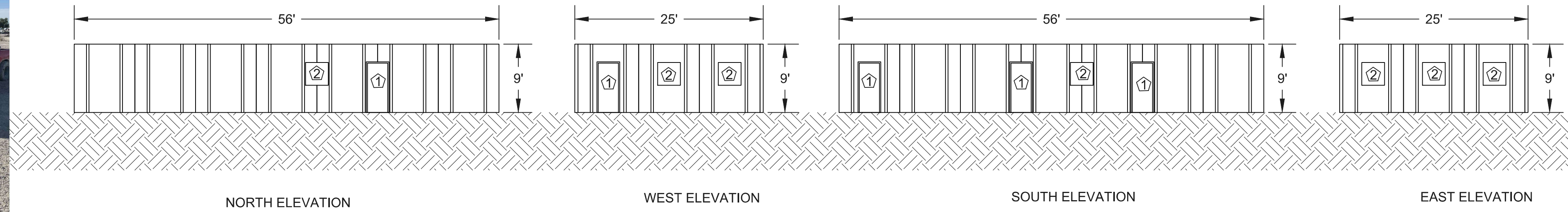
Scale: Horiz: Vert:

Project No:

Sheet: 13 OF 15



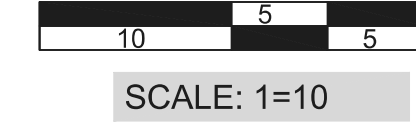
AS-BUILT EMPLOYEE BREAK ROOM BUILDING EXHIBIT PHOTO LOOKING SOUTH EAST



AS-BUILT EMPLOYEE BREAK ROOM BUILDING ELEVATIONS SITE PLAN KEYNOTE 11

SCALE: 1=10

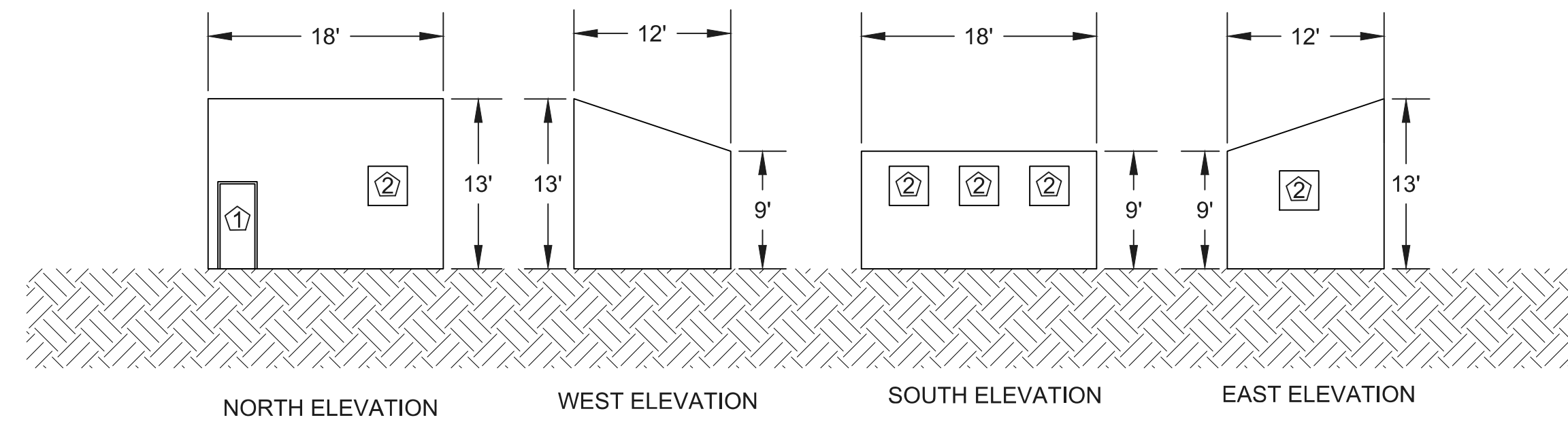
- KEY NOTES:**
- 1 DOOR
 - 2 WINDOW
 - 3 ROLL-UP DOOR
 - 4 SIGN



PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH PRECAST CONCRETE DOUBLE TEE WALLS WHITE WITH BLUE TRIM WITH A FLAT PRECAST CONCRETE DOUBLE TEE ROOF.



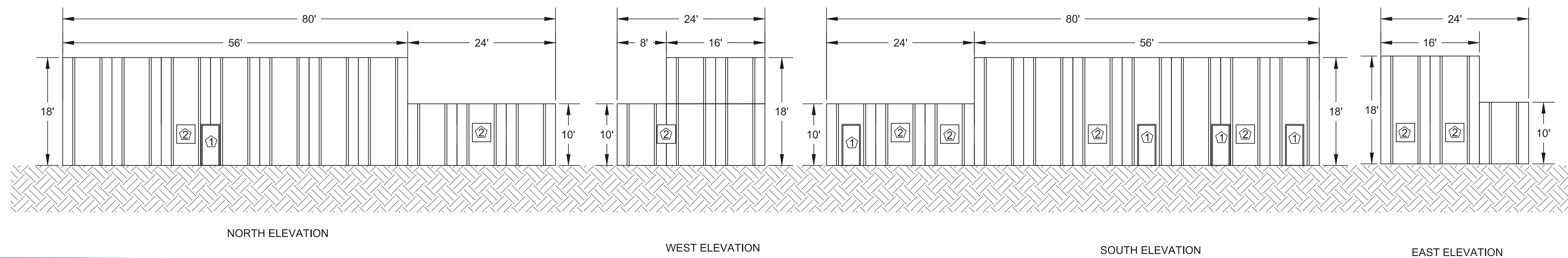
AS-BUILT REBAR FABRICATION BUILDING EXHIBIT PHOTO LOOKING SOUTH EAST



AS-BUILT REBAR FABRICATION BUILDING ELEVATIONS SITE PLAN KEYNOTE 12

SCALE: 1=10

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH SHEET METAL AND WOOD SIDING WALLS AND A SHEET METAL ROOF.



AS-BUILT AS-BUILT QUALITY CONTROL BUILDING SITE PLAN ELEVATIONS KEYNOTE 13

SCALE: 1=10

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH PRECAST CONCRETE DOUBLE TEE WALLS WHITE WITH BLUE TRIM WITH A FLAT PRECAST CONCRETE DOUBLE TEE ROOF.



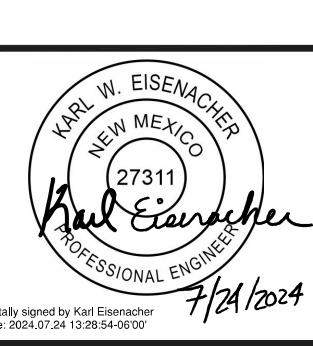
AS-BUILT AS-BUILT QUALITY CONTROL BUILDING EXHIBIT PHOTO LOOKING NORTH EAST

Chkd	
By	
Description	
Rev #	Date



CORESLAB STRUCTURES
(ALBUQUERQUE) INC.
AS-BUILT SITE PLAN BUILDING ELEVATIONS
3 OF 3

EPC SITE PLAN -
AS-BUILT AND NEW
MIXERS AND
CONTROL ROOM
JULY 23, 2024



Designed	Drawn	Checked
N/A	ARS	KWE
Date: July 2024		
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Vert: _____		
Project No: _____		
Sheet: _____		



WEST ELEVATION:
1 LED FLOOD LIGHT (14000 LUMENS MAX)
HEIGHT: 29'

AS-BUILT MAINTENANCE & RECEIVING BUILDING SITE PLAN KEY NOTE 9



SOUTH ELEVATION:
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 25'



WEST ELEVATION:
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 13'

AS-BUILT PARKING COVER NEXT TO AS-BUILT REBAR BUILDING KEY NOTE 12



WEST FACING
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 15'

AS-BUILT LIGHT IN FORM YARD



SOUTH ELEVATION:
4 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 20'

AS-BUILT AS-BUILT QUALITY CONTROL BUILDING SITE PLAN ELEVATIONS KEYNOTE 13



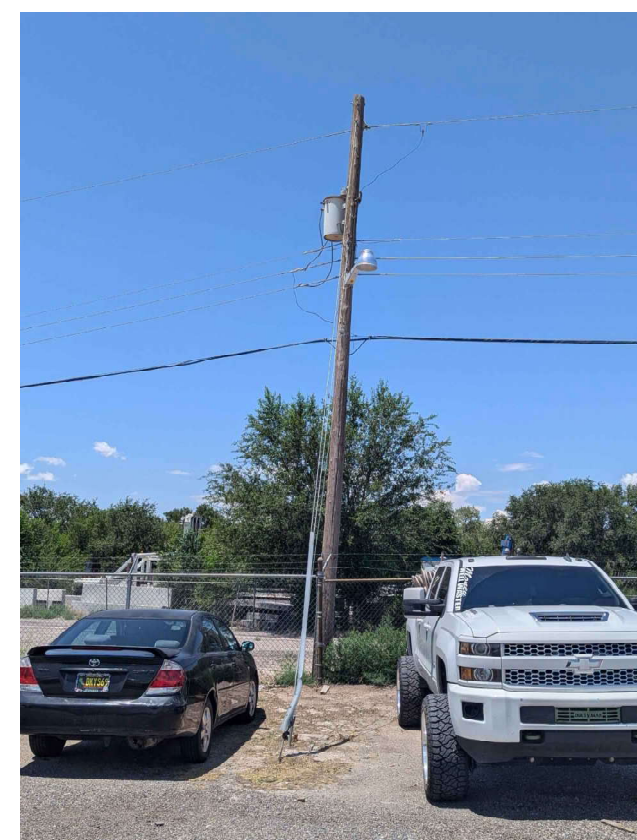
WEST FACING
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 15'

AS-BUILT LIGHT IN FORM YARD BETWEEN ABOVE
GROUND FUEL STORAGE KEY NOTE 14 & 15



WEST FACING
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 15'

AS-BUILT LIGHT IN EMPLOYEE PARKING LOT -
LT 5 LANDS OF FRANK S SANCHEZ



EAST FACING
1 LED STREET LIGHT
HEIGHT: 20'

AS-BUILT LIGHT IN EMPLOYEE PARKING LOT NEXT TO
AS-BUILT OFFICE BUILDING KEY NOTE 6

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CORESLAB STRUCTURES
(ALBUQUERQUE) INC.
AS-BUILT LIGHTING DETAILS

EPC SITE PLAN -
AS-BUILT AND NEW
MIXERS AND
CONTROL ROOM
JULY 23, 2024



Designed	Drawn	Checked
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Date: July 2024

Scale: Horiz:
Vert:

Project No: _____

Sheet: 15 OF 15

PR-2024-01087

10/21/24

LEGEND

- CORES LAB AS-BUILT CHAIN LINK FENCE & PROPERTY LINE
- LT 5 LANDS OF FRANK S SANCHEZ (PLAT OF LTS 1, 2, 3, 4 & 5LANDS OF FRANK S SANCHEZ & MRGCD SAN JOSE LATERALROW) CONT 1.2053 AC AS-BUILT CHAINLINK FENCE & PROPERTY LINE
- AS-BUILT BUILDINGS & BATCH PLANT
- RAILROAD TRACKS
- AS-BUILT PRECAST FORMS
- ASPHALTIC BASECOURSE LIMITS OF VEHICLE AND PEDESTRIAN INGRESS AND EGRESS
- MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT KEY NOTE 22
- SIDEWALK KEY NOTE 24

DEVELOPMENT DATA:

NET AREA: 23.0 ACRES

ZONING: NR-GM, NON-RESIDENTIAL - GENERAL MANUFACTURING

LAND USE: INDUSTRIAL - LIGHT AND HEAVY MANUFACTURING

SET BACKS:

	FRONT	REAR	SIDES
REQUIRED:	5' MIN	0'	0'
PROVIDED:	18' MIN	23' MIN	4' MIN

BUILDING HEIGHT:

MAXIMUM ALLOWED:	65'
MAXIMUM PROVIDED:	57'
MINIMUM PROVIDED:	8'

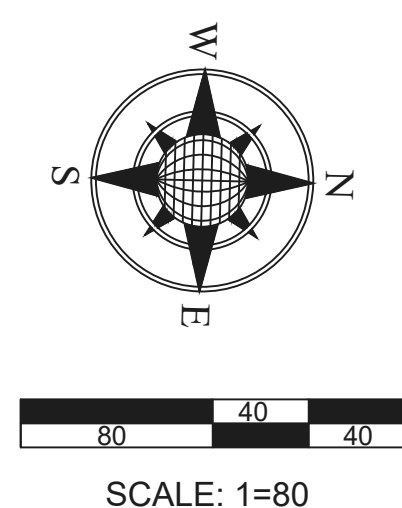
PARKING: 61 STD SPACES 2 ADA SPACES
EXISTING PARKING EXCEEDS REQUIREMENTS OF IDO TABLE 5-5-1 FOR LIGHT AND HEAVY MANUFACTURING. 1 SPACE PER 1,000 SQ FT BUILDING SPACE.

MAY 16, 2024: SITE PLAN-EPC REQUEST FOR AN EXISTING CONCRETE BATCH PLANT. THE REQUEST INCLUDES AS BUILT DRAWINGS OF THE DEVELOPMENT WITH A PROPOSED NEW MIXER AND A CONTROL ROOM UNIT. THE EPC IS REVIEWING THIS DUE TO CUMULATIVE IMPACTS AND PROXIMITY TO MPOS TO ESTABLISH DOCUMENTATION OF THE DEVELOPMENT.

TOTAL NEW BUILDING SPACE SQ FT = 168

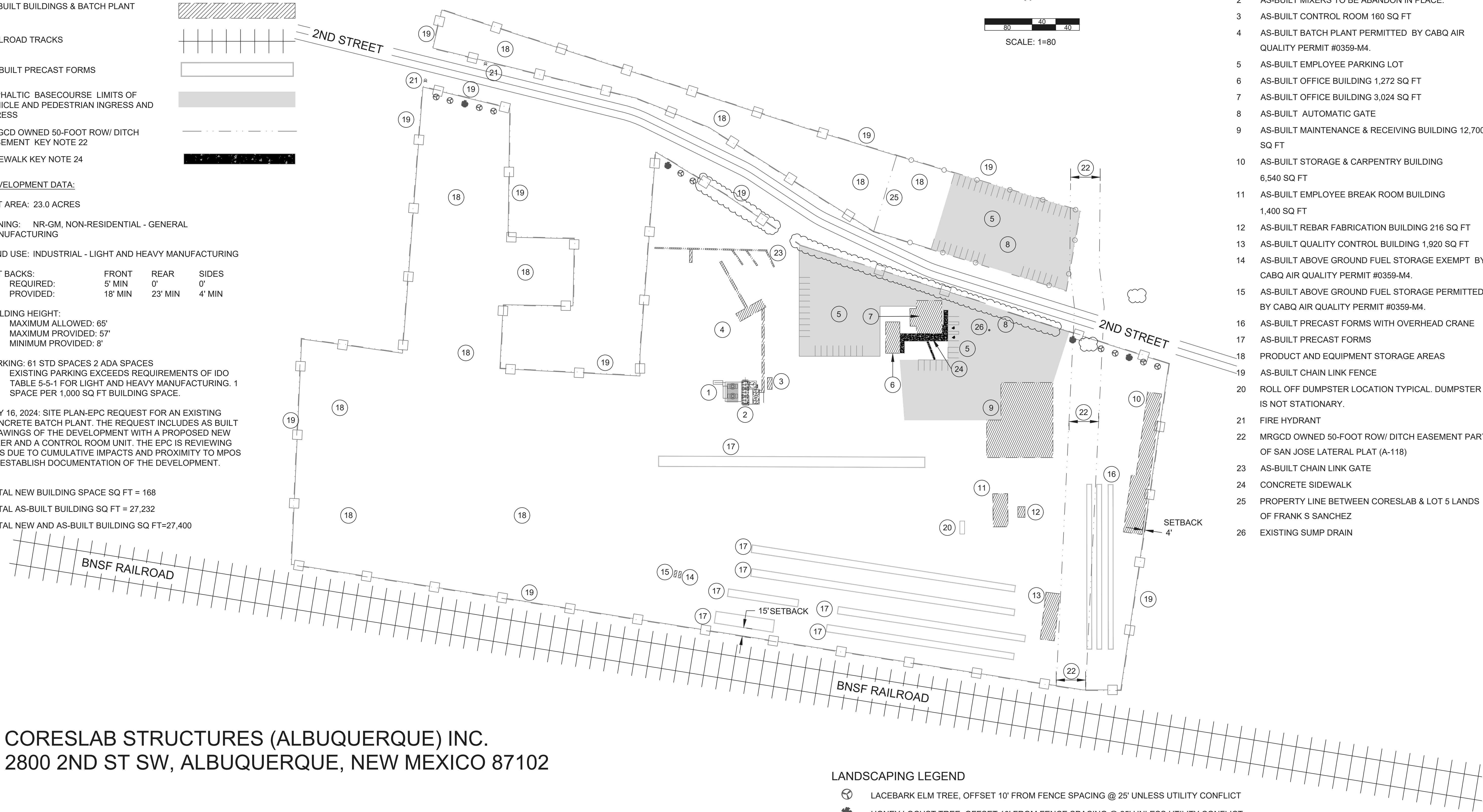
TOTAL AS-BUILT BUILDING SQ FT = 27,232

TOTAL NEW AND AS-BUILT BUILDING SQ FT=27,400



KEYED NOTES

- 1 PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (PROPOSED ADDITION DETAIL ELEVATIONS SHEET 11 OF 15) ON A 32' X 18'-9" FOUNDATION. SEE PROPOSED ADDITION DETAIL SHEET 6 OF 15 FOR DETAILS.
- 2 AS-BUILT MIXERS TO BE ABANDON IN PLACE.
- 3 AS-BUILT CONTROL ROOM 160 SQ FT
- 4 AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.
- 5 AS-BUILT EMPLOYEE PARKING LOT
- 6 AS-BUILT OFFICE BUILDING 1,272 SQ FT
- 7 AS-BUILT OFFICE BUILDING 3,024 SQ FT
- 8 AS-BUILT AUTOMATIC GATE
- 9 AS-BUILT MAINTENANCE & RECEIVING BUILDING 12,700 SQ FT
- 10 AS-BUILT STORAGE & CARPENTRY BUILDING 6,540 SQ FT
- 11 AS-BUILT EMPLOYEE BREAK ROOM BUILDING 1,400 SQ FT
- 12 AS-BUILT REBAR FABRICATION BUILDING 216 SQ FT
- 13 AS-BUILT QUALITY CONTROL BUILDING 1,920 SQ FT
- 14 AS-BUILT ABOVE GROUND FUEL STORAGE EXEMPT BY CABQ AIR QUALITY PERMIT #0359-M4.
- 15 AS-BUILT ABOVE GROUND FUEL STORAGE PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.
- 16 AS-BUILT PRECAST FORMS WITH OVERHEAD CRANE
- 17 AS-BUILT PRECAST FORMS
- 18 PRODUCT AND EQUIPMENT STORAGE AREAS
- 19 AS-BUILT CHAIN LINK FENCE
- 20 ROLL OFF DUMPSTER LOCATION TYPICAL. DUMPSTER IS NOT STATIONARY.
- 21 FIRE HYDRANT
- 22 MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT PART OF SAN JOSE LATERAL PLAT (A-118)
- 23 AS-BUILT CHAIN LINK GATE
- 24 CONCRETE SIDEWALK
- 25 PROPERTY LINE BETWEEN CORESLAB & LOT 5 LANDS OF FRANK S SANCHEZ
- 26 EXISTING SUMP DRAIN



LANDSCAPING LEGEND

- LACEBARK ELM TREE, OFFSET 10' FROM FENCE SPACING @ 25' UNLESS UTILITY CONFLICT
- HONEY LOCUST TREE, OFFSET 10' FROM FENCE SPACING @ 25' UNLESS UTILITY CONFLICT
- AREA WHERE UTILITY CONFLICTS WITH LANDSCAPE TREES

CORES LAB STRUCTURES (ALBUQUERQUE) INC.
2800 2ND ST SW, ALBUQUERQUE, NEW MEXICO 87102

LEGAL DESCRIPTION

ALL OR A PORTION OF TRACTS B AND C, PLAT OF TRACTS A, B & C, LANDS OF ATCHISON TOPEKA & SANTA FE RAILWAY CO & LANDS OF HYDRO CONDUIT CORP, AND MAP 44 TRACTS 74A, 74B, 74C, 75, 76C1, 76A, 76B, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, AND 86, LOCATED AT 2800 2ND ST SW, BETWEEN AVENIDA CESAR CHAVEZ AND WOODWARD RD SW, APPROXIMATELY 23.0 ACRES

Rev #	Date	Description	By	Chkd



CORES LAB STRUCTURES
(ALBUQUERQUE) INC.
LANDSCAPE EXHIBIT
Project# PR-2024-010187 SI-2024-01256

SITE PLAN - EPC
AS-BUILT AND NEW
MIXERS AND
CONTROL ROOM
JULY 30, 2024

Designed	Drawn	Checked
N/A	ARS	KWE
Date:		
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PR-2024-010187_SI-2024-01256_Coreslab_Signature_Sheet

Final Audit Report

2024-10-21

Created:	2024-10-15
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
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 Agreement completed.

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