

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:

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

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

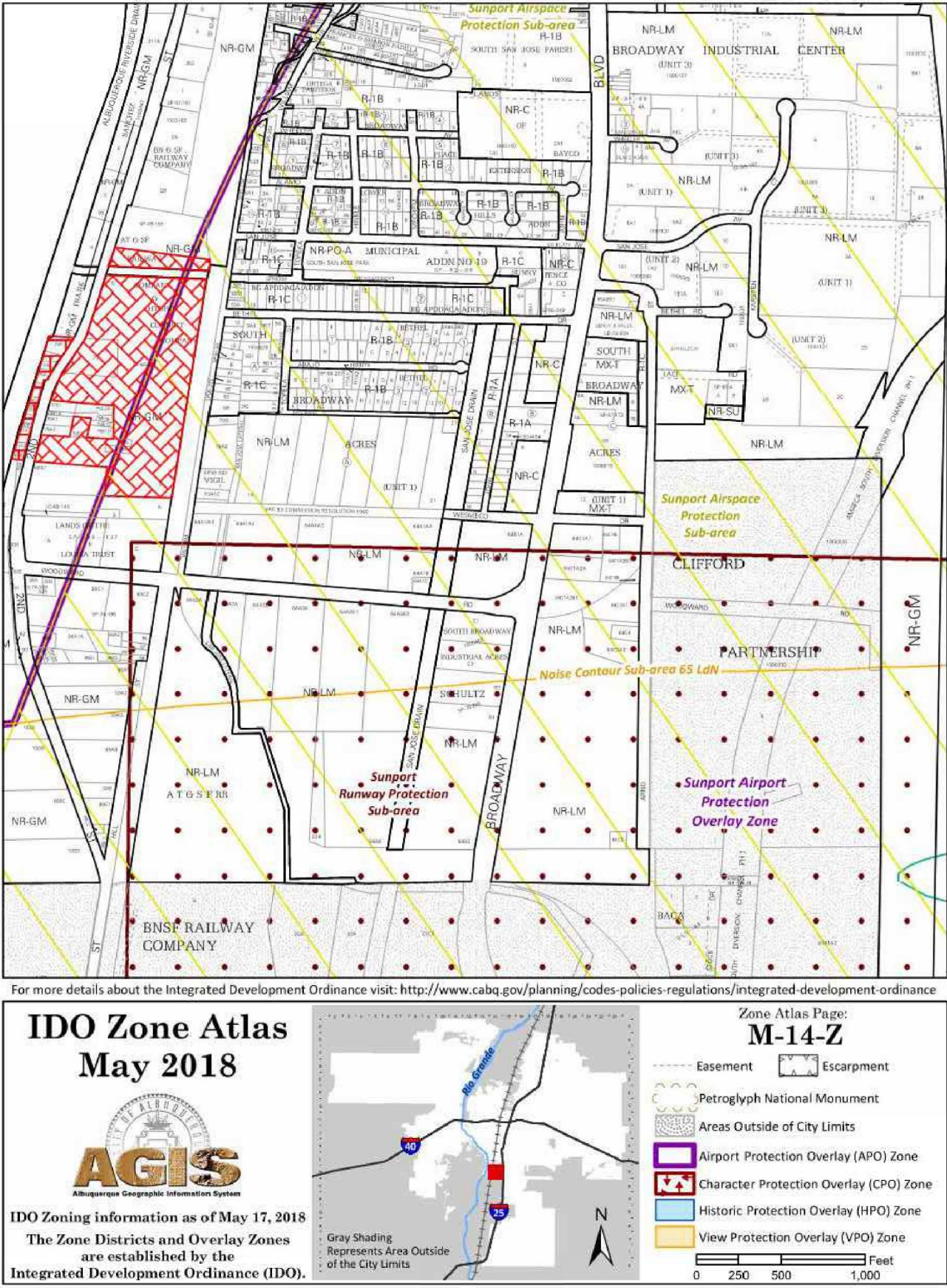
ALL OR A PORTION OF TRACTS B AND C, PLAT OF TRACTS A, B & C, LANDS OF ATCHISON TOPEKA & SANTA FE RAILWAY CO & LANDS OF HYDRO CONDUIT CORP, AND MAP 44 TRACTS 74A, 74B, 74C, 75, 76C1, 76A, 76B, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, AND 86, LOCATED AT 2800 2ND ST SW, BETWEEN AVENIDA CESAR CHAVEZ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

JULY 23, 2024

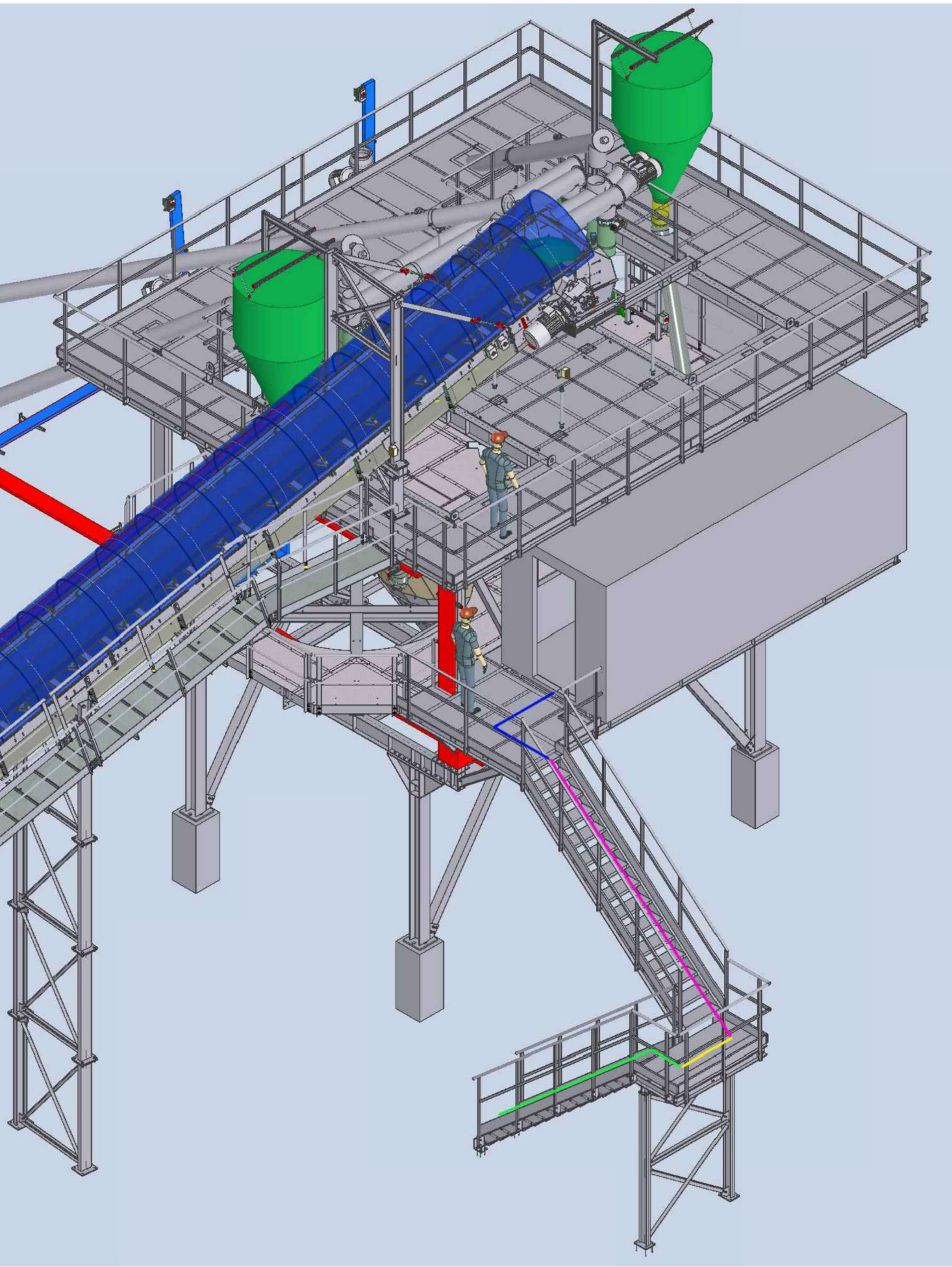
Project# PR-2024-010187

Application#

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



VICINITY MAP



PROPOSED ADDITION DETAIL
NOT TO SCALE - SHOWN FOR CLARITY

Check By Description Rev # Date

CORES LAB STRUCTURES (ALBUQUERQUE) INC.

CORES LAB STRUCTURES (ALBUQUERQUE) INC.

TITLE & VICINITY MAP

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

JULY 23, 2024

Professional Engineer

7/24/2024

Designed

N/A

Drawn

ARS

Checked

KWE

Date:

July 2024

Scale:

Horiz:

Vert:

Project No:

Sheet:

1 OF 15

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

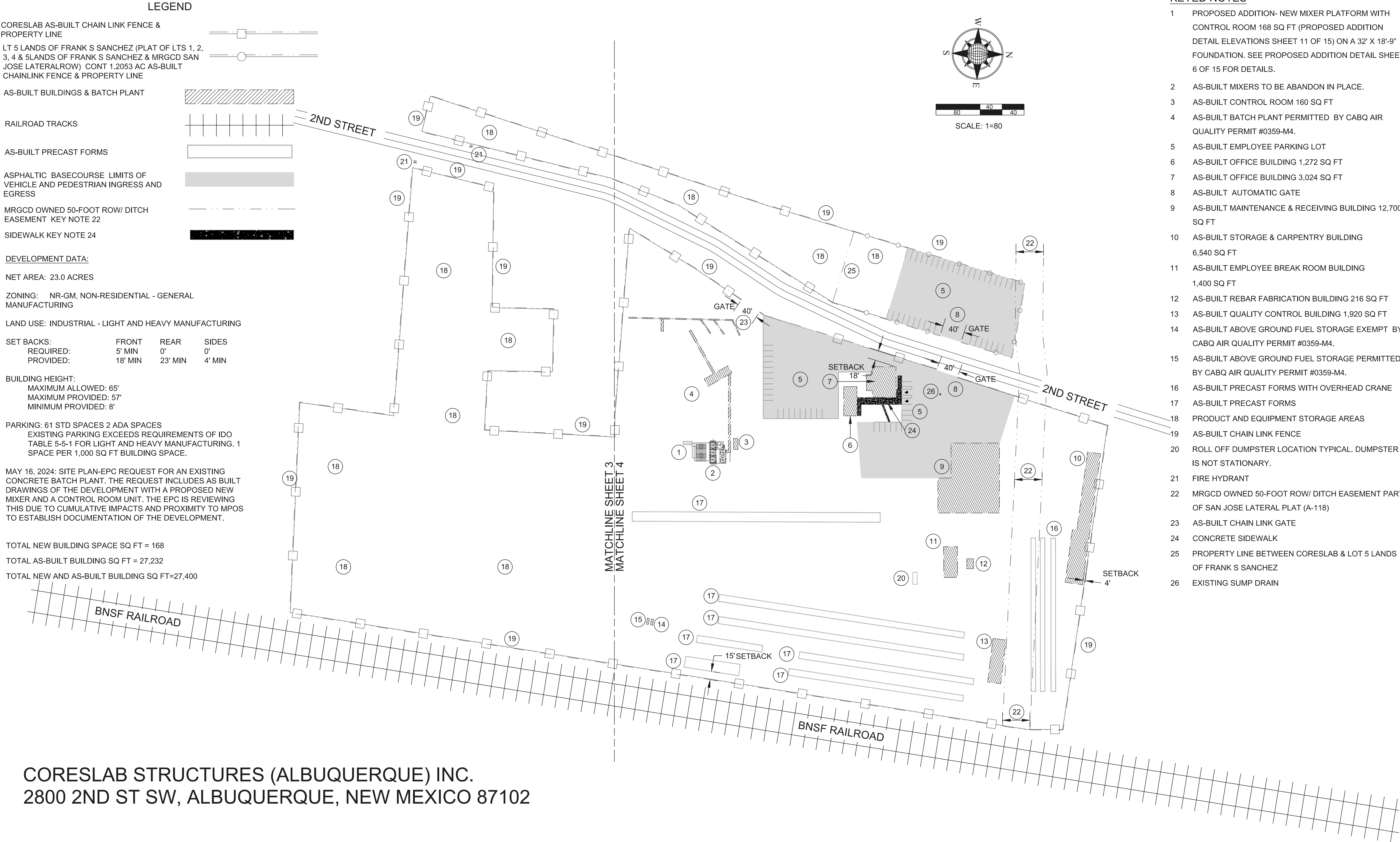
TOTAL NEW AND AS-BUILT BUILDING SQ FT=27,400

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



- KEYED NOTES
- 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.
 - AS-BUILT MIXERS TO BE ABANDON IN PLACE.
 - AS-BUILT CONTROL ROOM 160 SQ FT
 - AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.
 - AS-BUILT EMPLOYEE PARKING LOT
 - AS-BUILT OFFICE BUILDING 1,272 SQ FT
 - AS-BUILT OFFICE BUILDING 3,024 SQ FT
 - AS-BUILT AUTOMATIC GATE
 - AS-BUILT MAINTENANCE & RECEIVING BUILDING 12,700 SQ FT
 - AS-BUILT STORAGE & CARPENTRY BUILDING 6,540 SQ FT
 - AS-BUILT EMPLOYEE BREAK ROOM BUILDING 1,400 SQ FT
 - AS-BUILT REBAR FABRICATION BUILDING 216 SQ FT
 - AS-BUILT QUALITY CONTROL BUILDING 1,920 SQ FT
 - AS-BUILT ABOVE GROUND FUEL STORAGE EXEMPT BY CABQ AIR QUALITY PERMIT #0359-M4.
 - AS-BUILT ABOVE GROUND FUEL STORAGE PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.
 - AS-BUILT PRECAST FORMS WITH OVERHEAD CRANE
 - AS-BUILT PRECAST FORMS
 - PRODUCT AND EQUIPMENT STORAGE AREAS
 - AS-BUILT CHAIN LINK FENCE
 - ROLL OFF DUMPSTER LOCATION TYPICAL. DUMPSTER IS NOT STATIONARY.
 - FIRE HYDRANT
 - MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT PART OF SAN JOSE LATERAL PLAT (A-118)
 - AS-BUILT CHAIN LINK GATE
 - CONCRETE SIDEWALK
 - PROPERTY LINE BETWEEN CORESLAB & LOT 5 LANDS OF FRANK S SANCHEZ
 - EXISTING SUMP DRAIN

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Description	
Rev #	Date

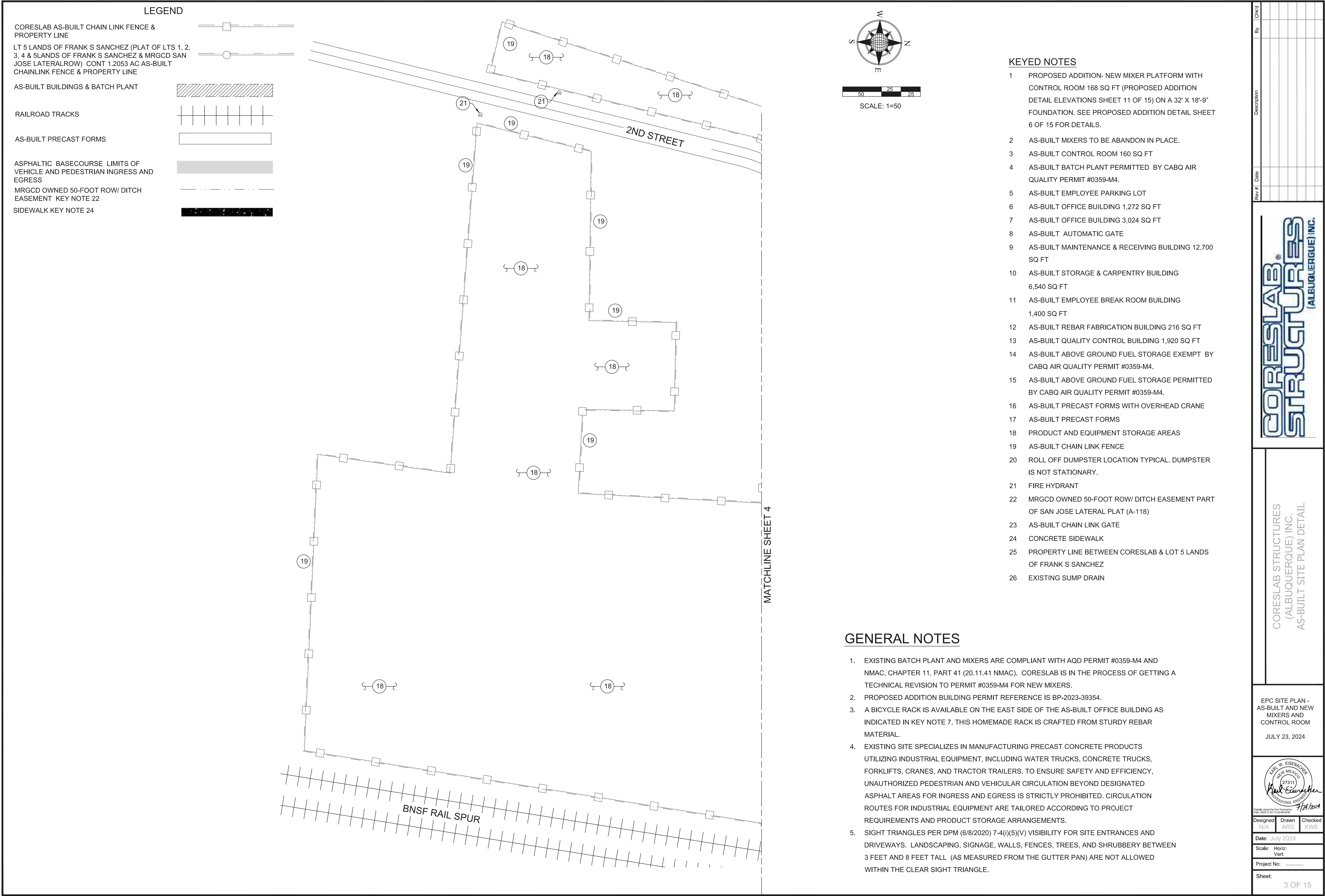
CORES LAB STRUCTURES (ALBUQUERQUE) INC. OVERALL SITE PLAN

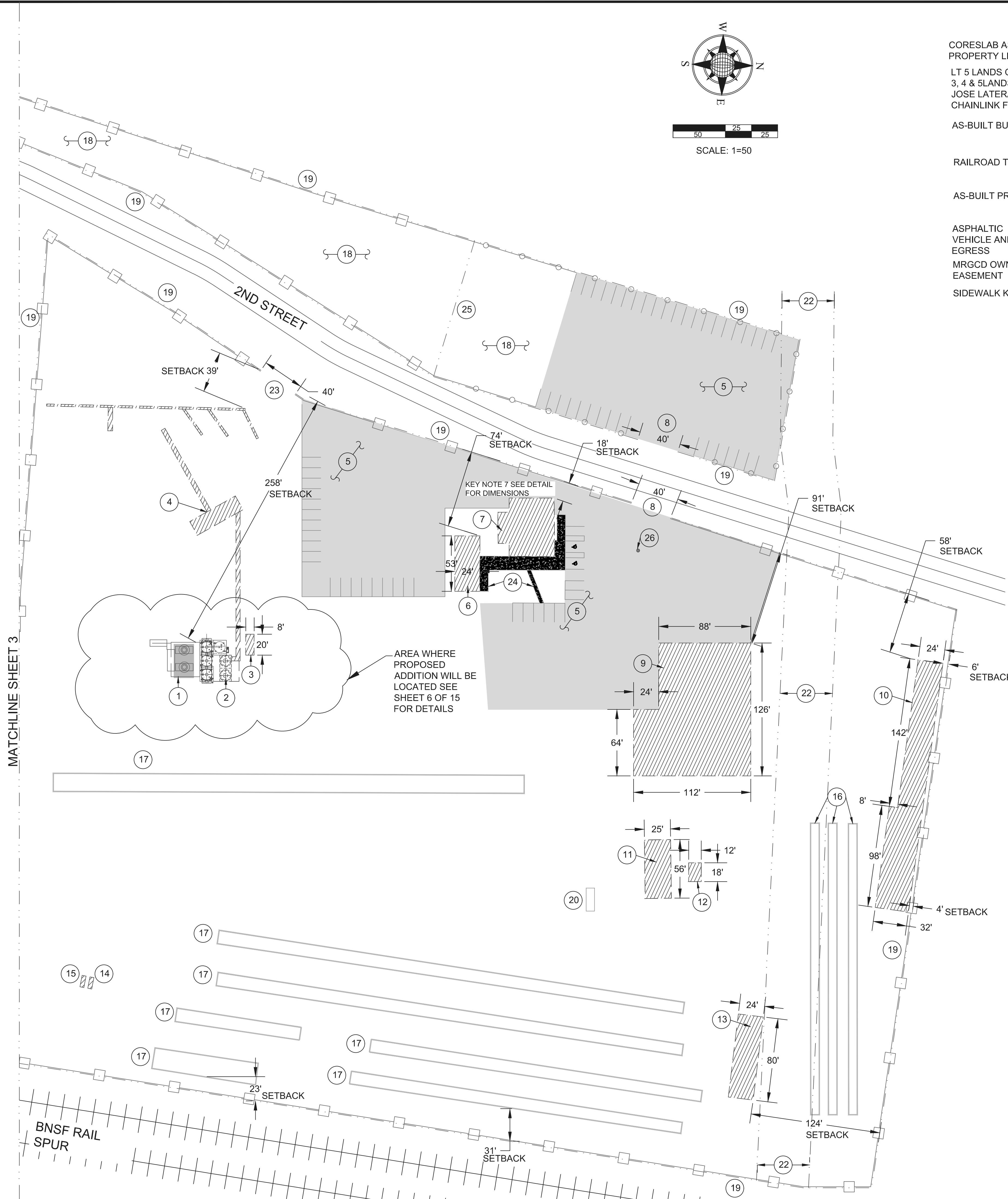
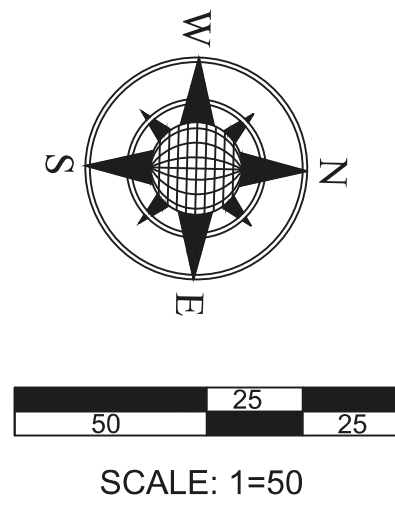
EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

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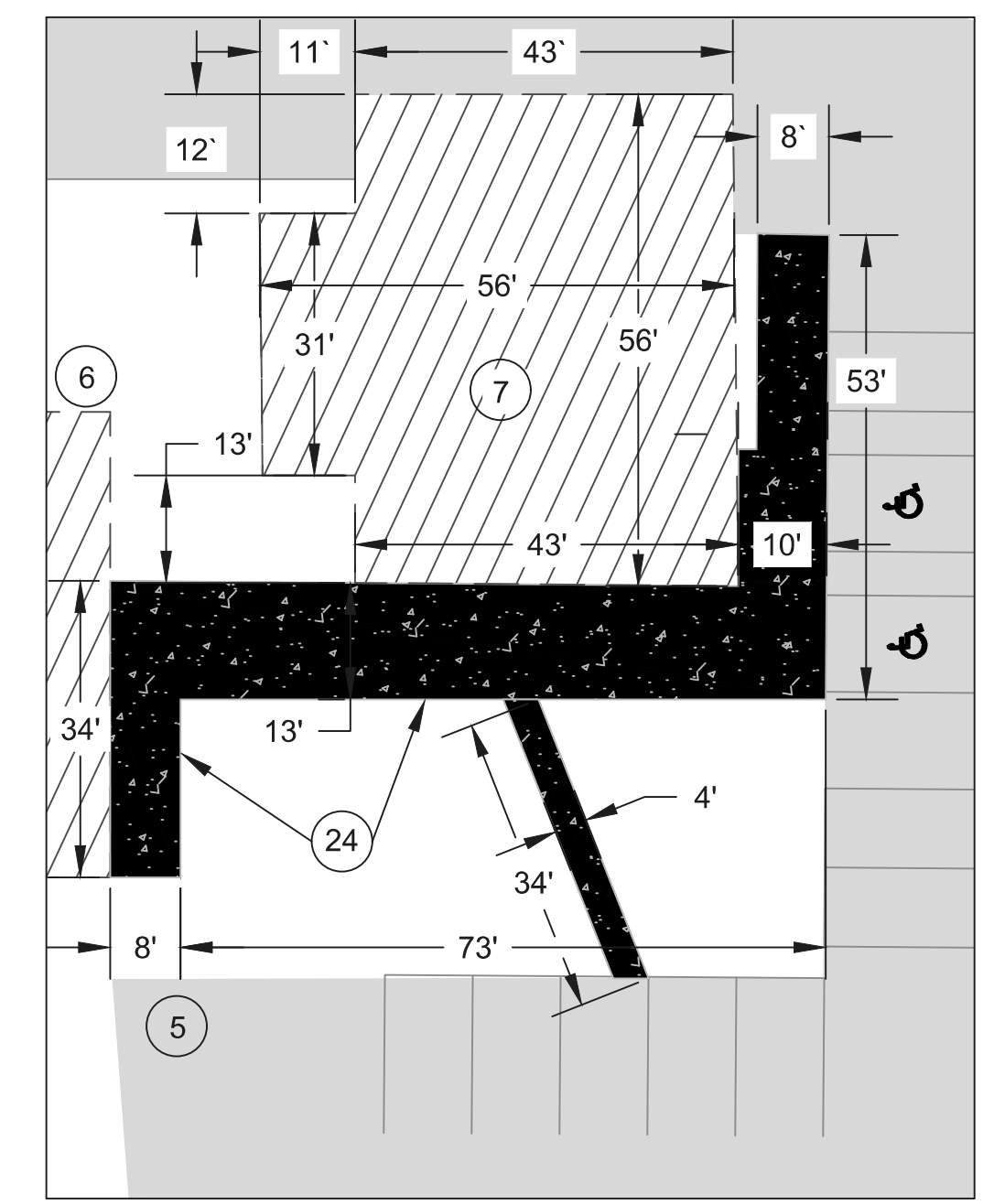


LEGEND

- CORES LAB 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 LATERAL ROW) 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

KEYED NOTES

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- 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



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

GENERAL NOTES

1. EXISTING BATCH PLANT AND MIXERS ARE COMPLIANT WITH AQD PERMIT #0359-M4 AND NMAC, CHAPTER 11, PART 41 (20.11.41 NMAC). CORESLAB IS IN THE PROCESS OF GETTING A TECHNICAL REVISION TO PERMIT #0359-M4 FOR NEW MIXERS.
2. PROPOSED ADDITION BUILDING PERMIT REFERENCE IS BP-2023-39354.
3. A BICYCLE RACK IS AVAILABLE ON THE EAST SIDE OF THE AS-BUILT OFFICE BUILDING 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.

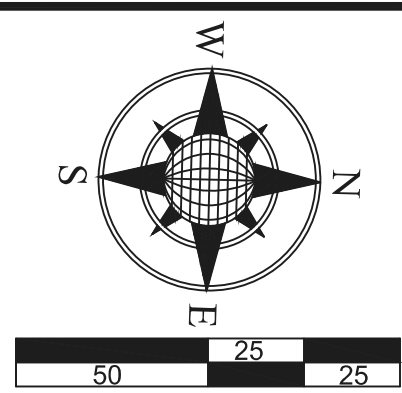
Rev #	Date	Description	By	Chkd

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

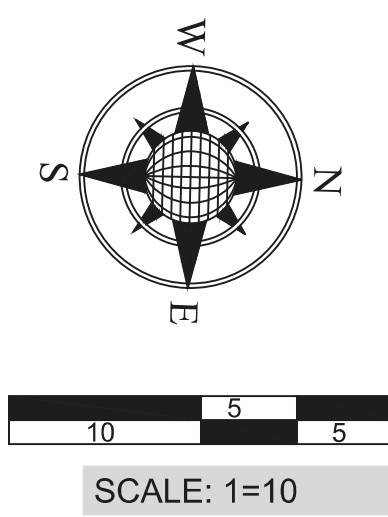
EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM
JULY 23, 2024

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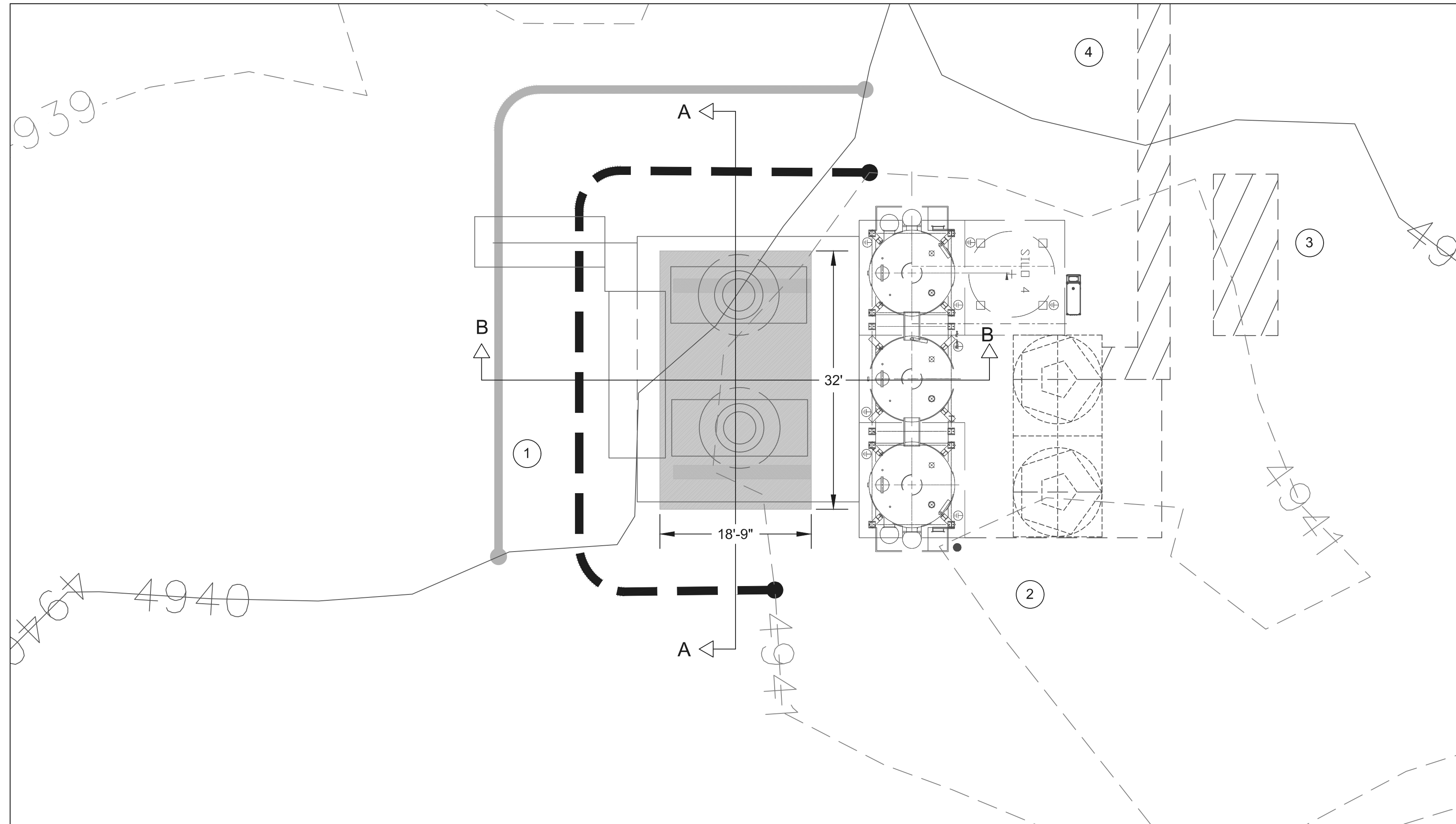


SCALE: 1=50



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.

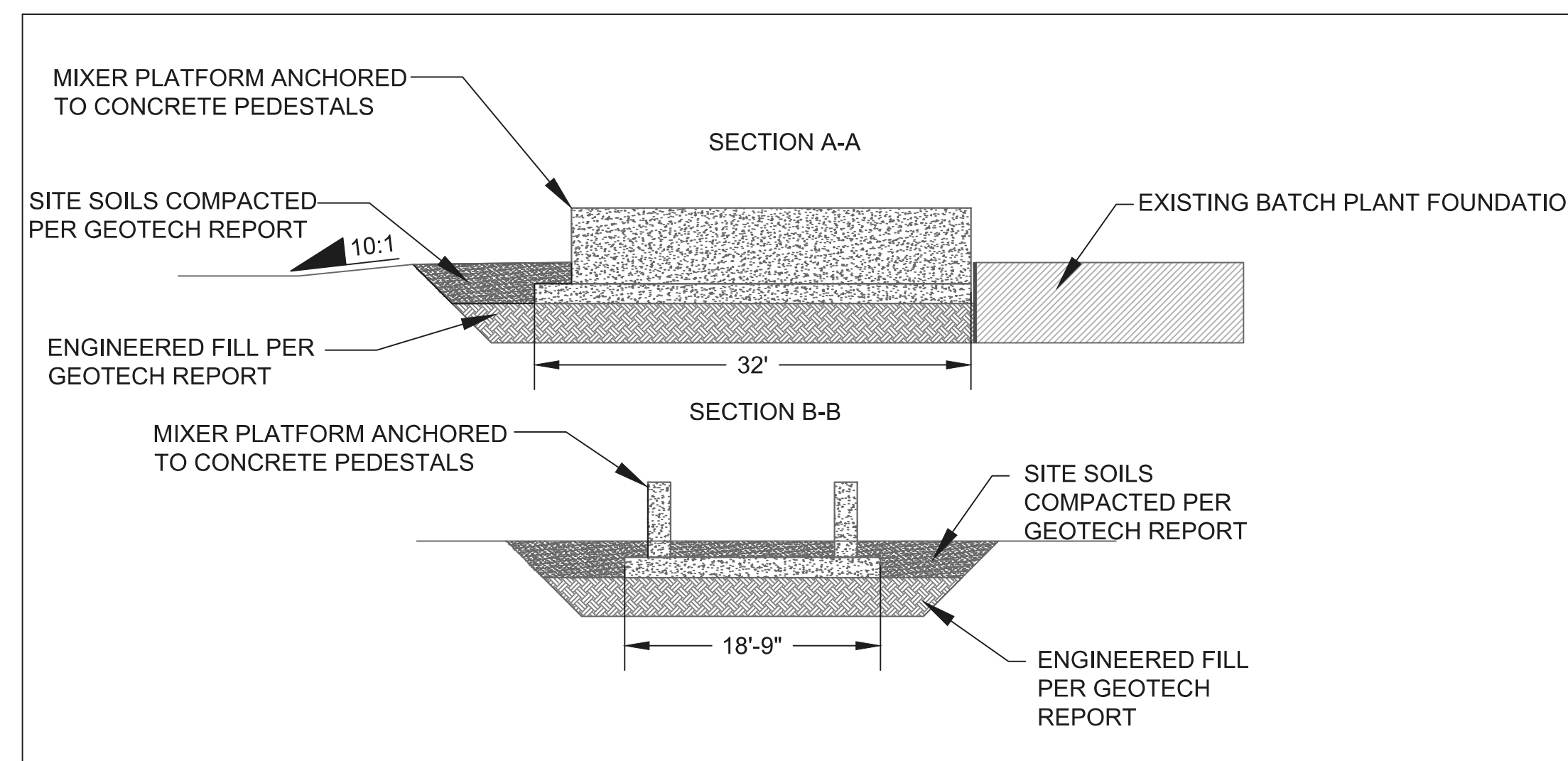


PROPOSED ADDITION DETAIL

SCALE: 1=10

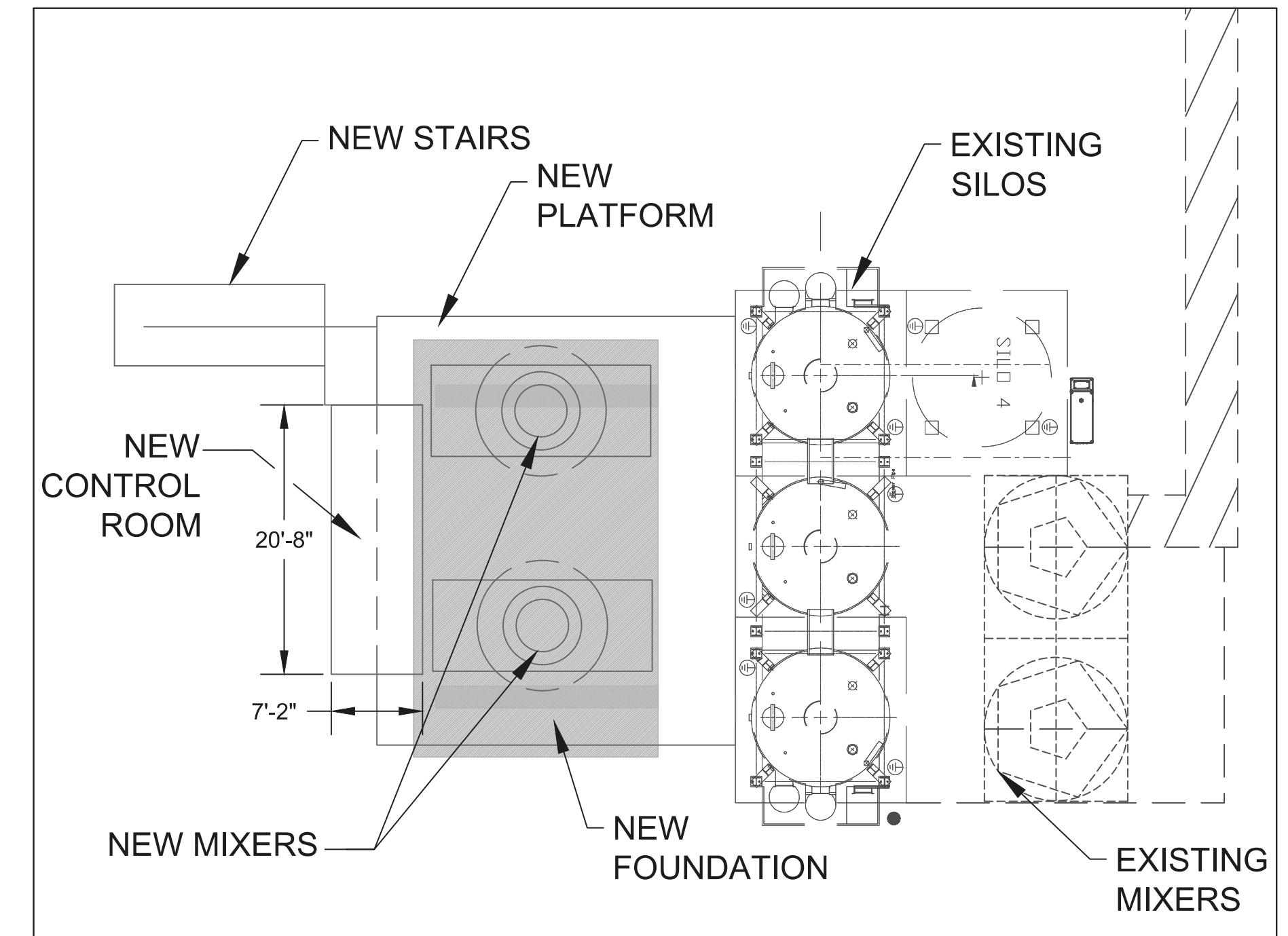
LEGEND

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



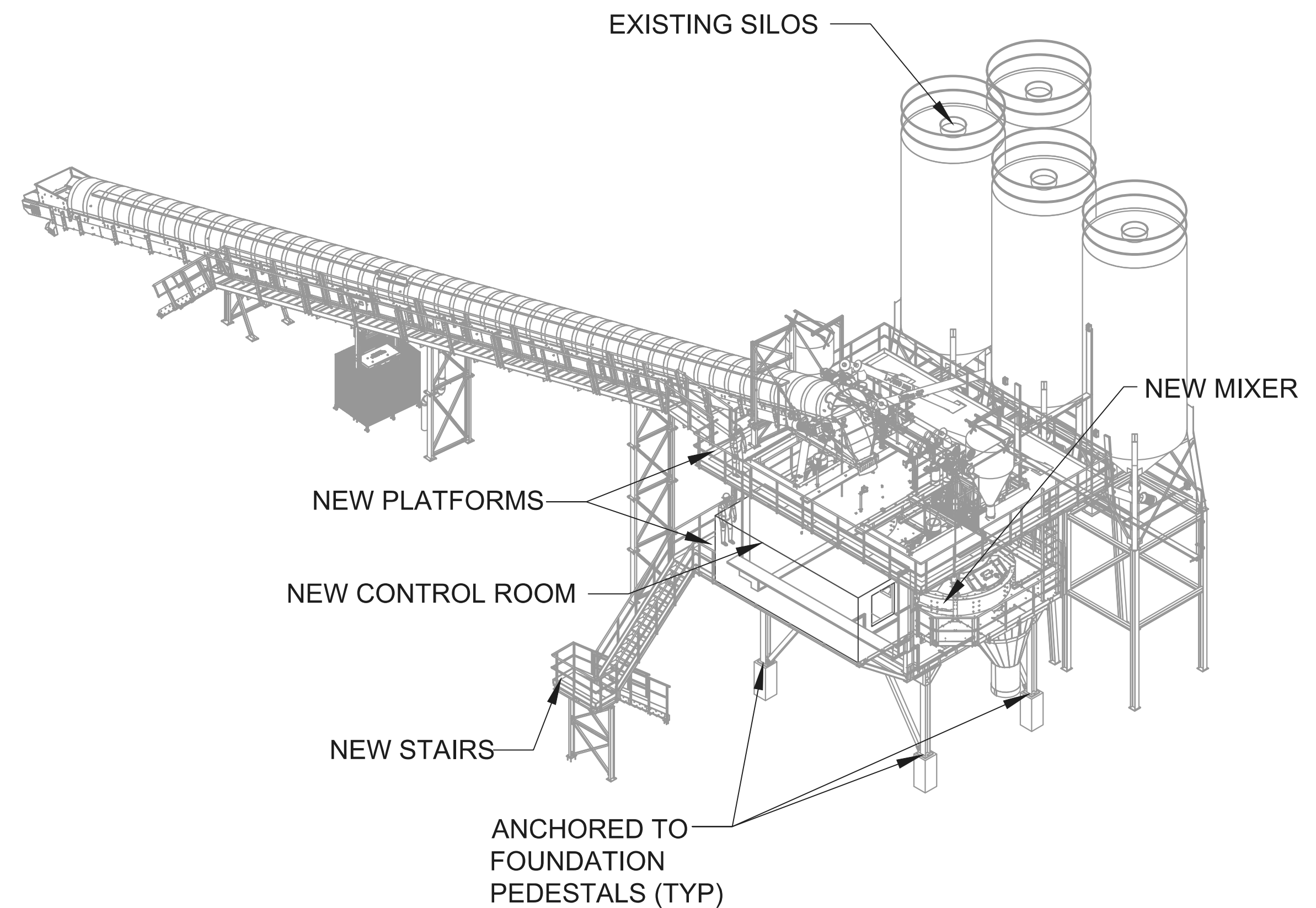
FOUNDATION SECTION DETAIL

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



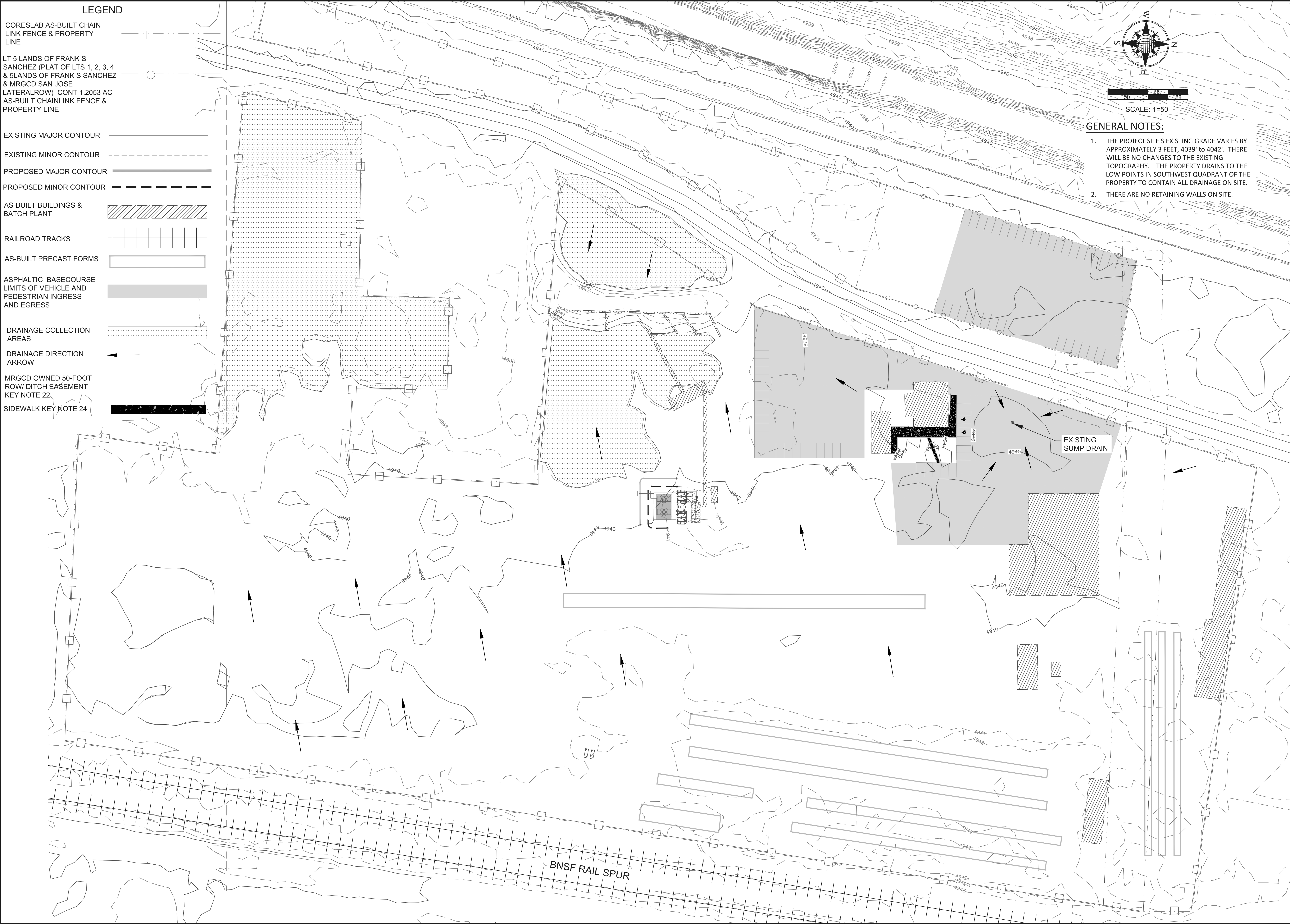
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Date: July 2024

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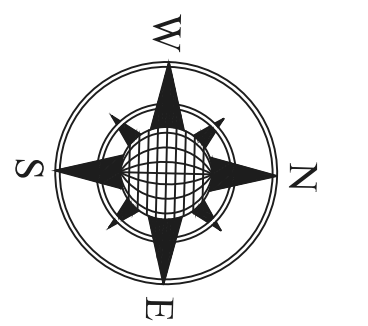
CORES LAB STRUCTURES
(ALBUQUERQUE) INC.
EXISTING GRADE & DRAIN

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

JULY 23, 2024

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Date: July 2024		
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SCALE:
KEYED NOTES

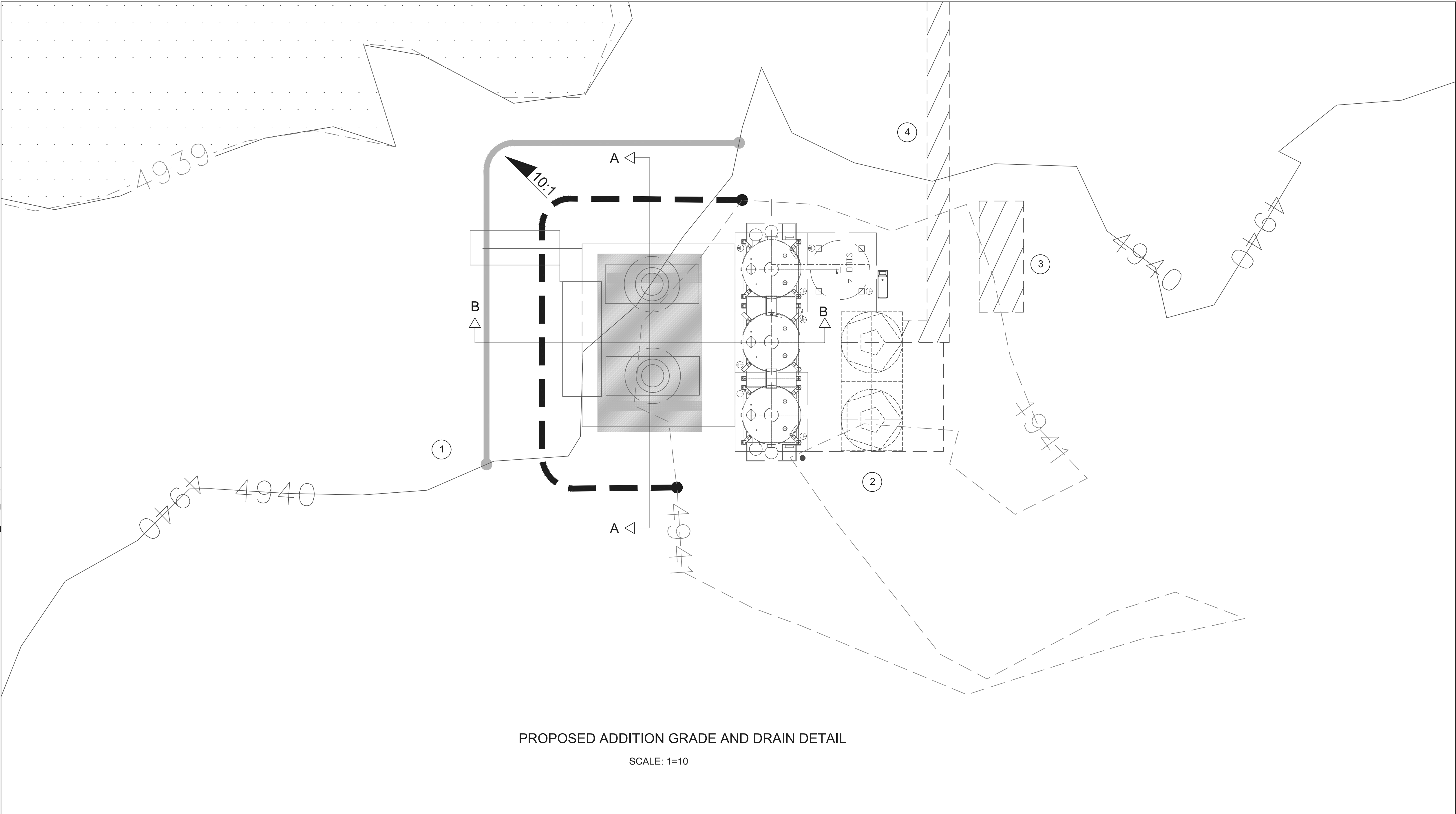
- 1 PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (SEE MIXER ELEVATIONS SHEET 11 OF 15) ON A 32' X 18'-9" FOUNDATION. SEE SHEET 6 OF 15 FOR DETAILS.
- 2 AS-BUILT MIXERS TO BE ABANDON IN PLACE.
- 3 AS-BUILT CONTROL ROOM 160 SQ FT
- 4 AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY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

LEGEND

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

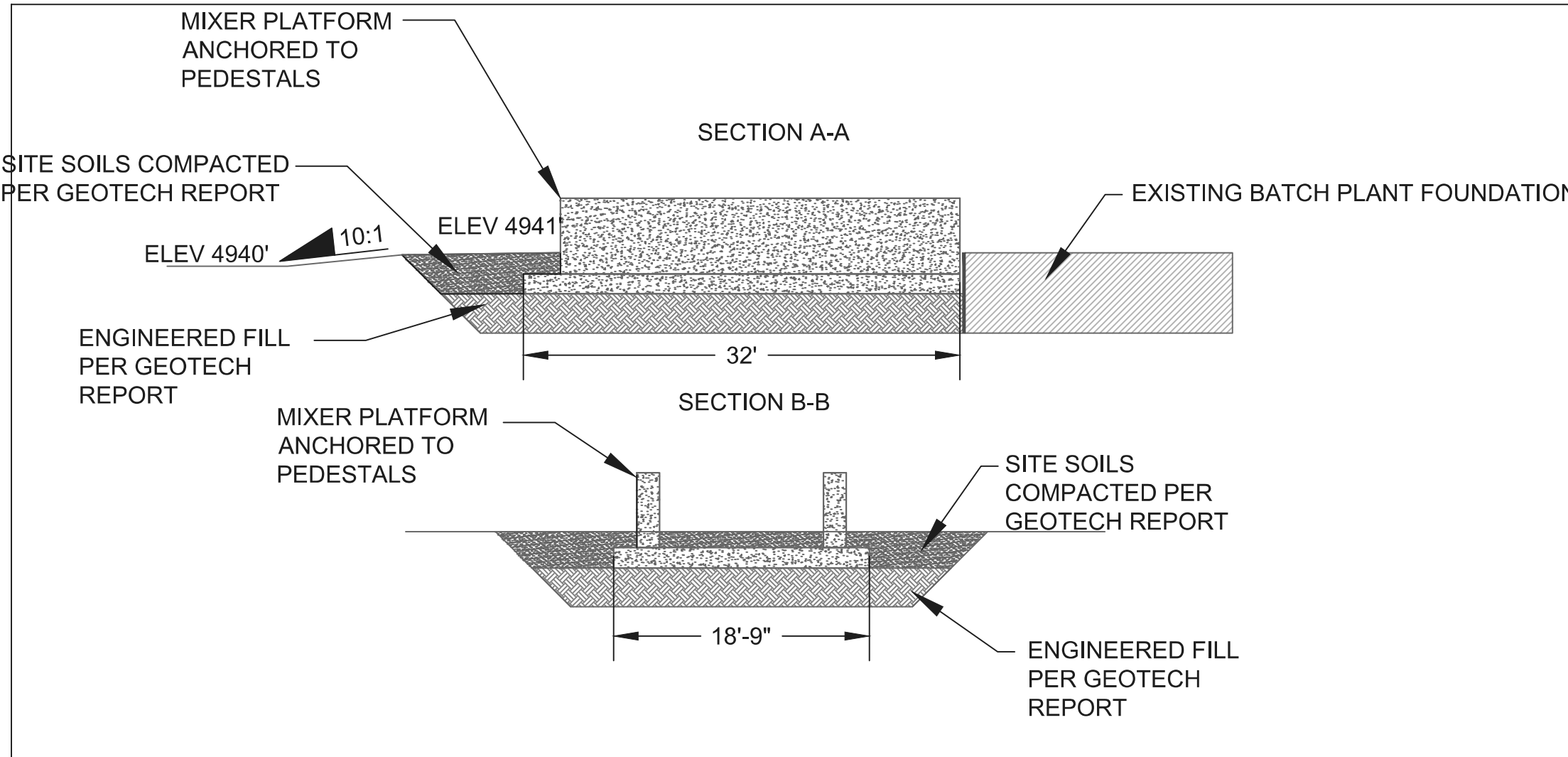
GENERAL NOTES:

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

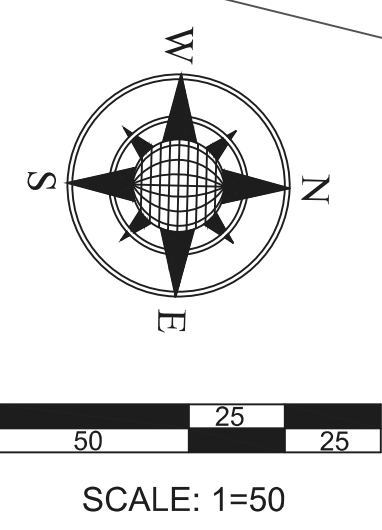
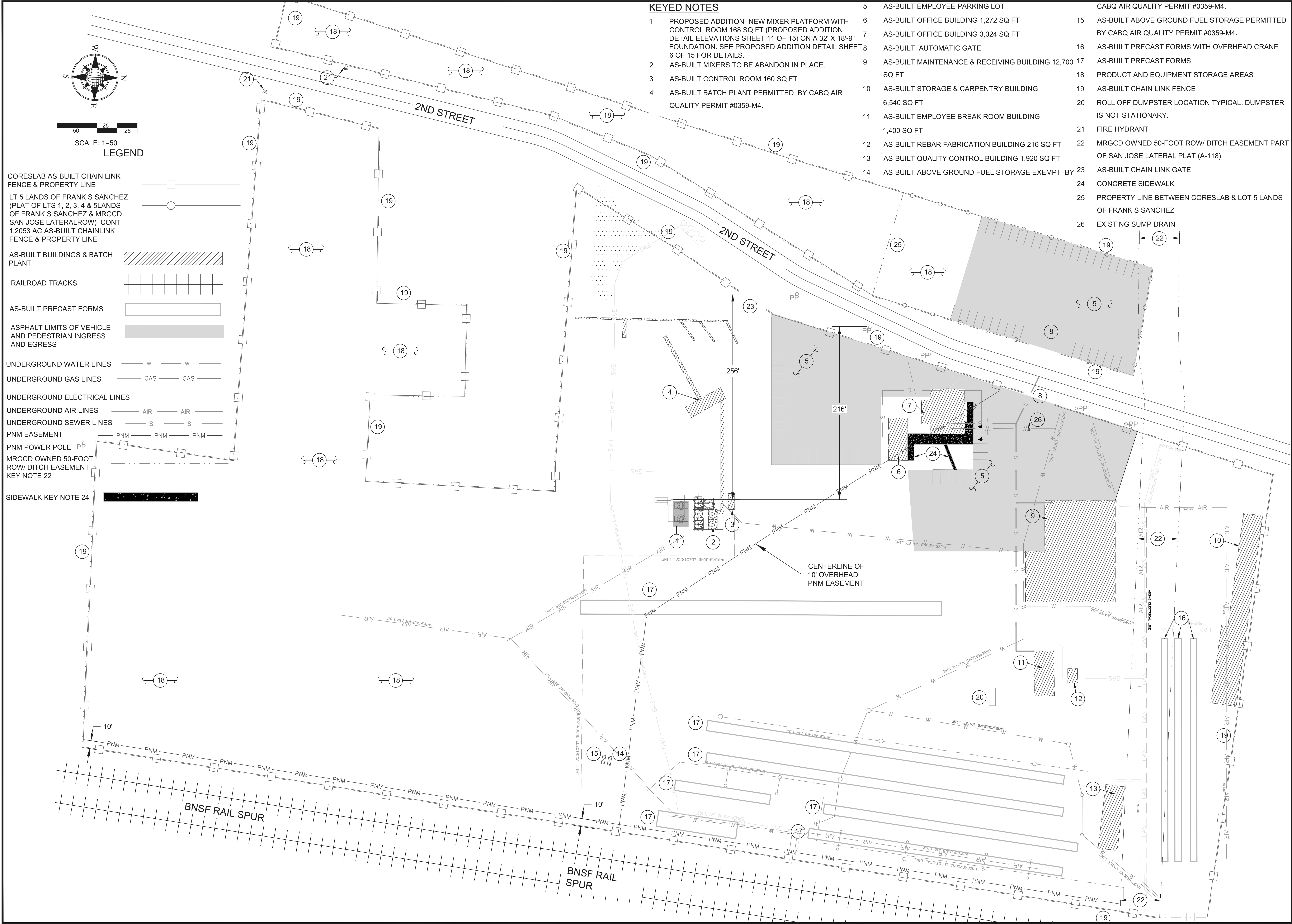
Rev #	Date	Description	By	Chkd



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
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Sheet: 8 OF 15		



- LEGEND**
- CORES LAB 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 LATERAL ROW) 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

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 8 6 OF 15 FOR DETAILS. | 5 | AS-BUILT EMPLOYEE PARKING LOT | CABQ AIR QUALITY PERMIT #0359-M4. | |
| 2 | AS-BUILT MIXERS TO BE ABANDON IN PLACE. | 6 | AS-BUILT OFFICE BUILDING 1,272 SQ FT | 15 | AS-BUILT ABOVE GROUND FUEL STORAGE PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4. |
| 3 | AS-BUILT CONTROL ROOM 160 SQ FT | 7 | AS-BUILT OFFICE BUILDING 3,024 SQ FT | 16 | AS-BUILT PRECAST FORMS WITH OVERHEAD CRANE |
| 4 | AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4. | 8 | AS-BUILT AUTOMATIC GATE | 17 | AS-BUILT PRECAST FORMS |
| | | 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 |

Checked	
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Description	
Rev #	Date

CORES LAB STRUCTURES (ALBUQUERQUE) INC.

AS-BUILT UTILITY

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:	9 OF 15	

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

UNDERGROUND GAS LINES

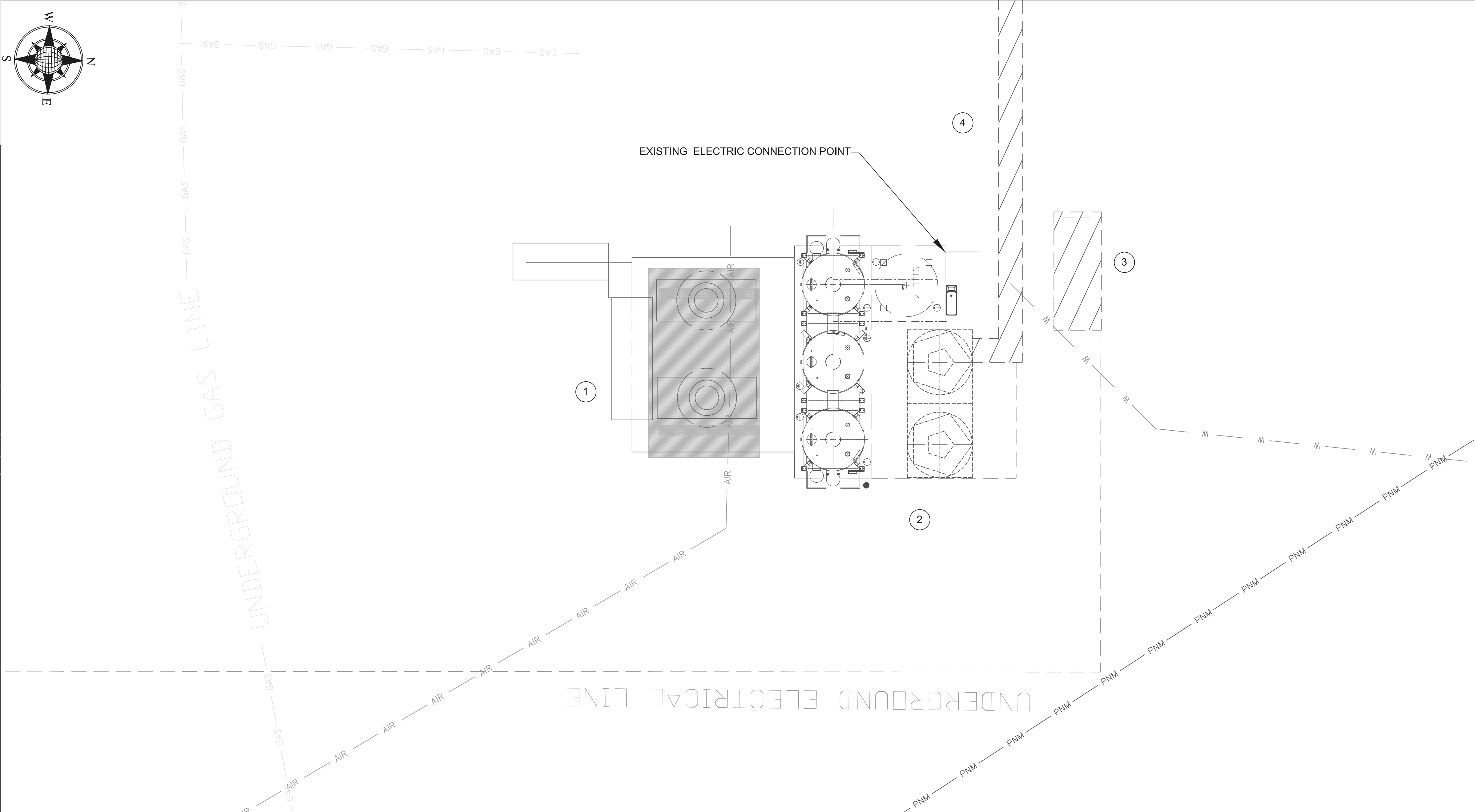
UNDERGROUND ELECTRICAL LINES

UNDERGROUND AIR LINES

UNDERGROUND SEWER LINES

POWER POLE

PNM EASEMENT



PROPOSED ADDITION AS-BUILT UTILITY DETAIL

SCALE: 1=10



Rev #	Date	Description	By	Chkd



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

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

JULY 23, 2024

ARL W. EISEMACHER
27311
NEW MEXICO
Professional Engineer
7/24/2024

Designed
N/A

Drawn
ARS

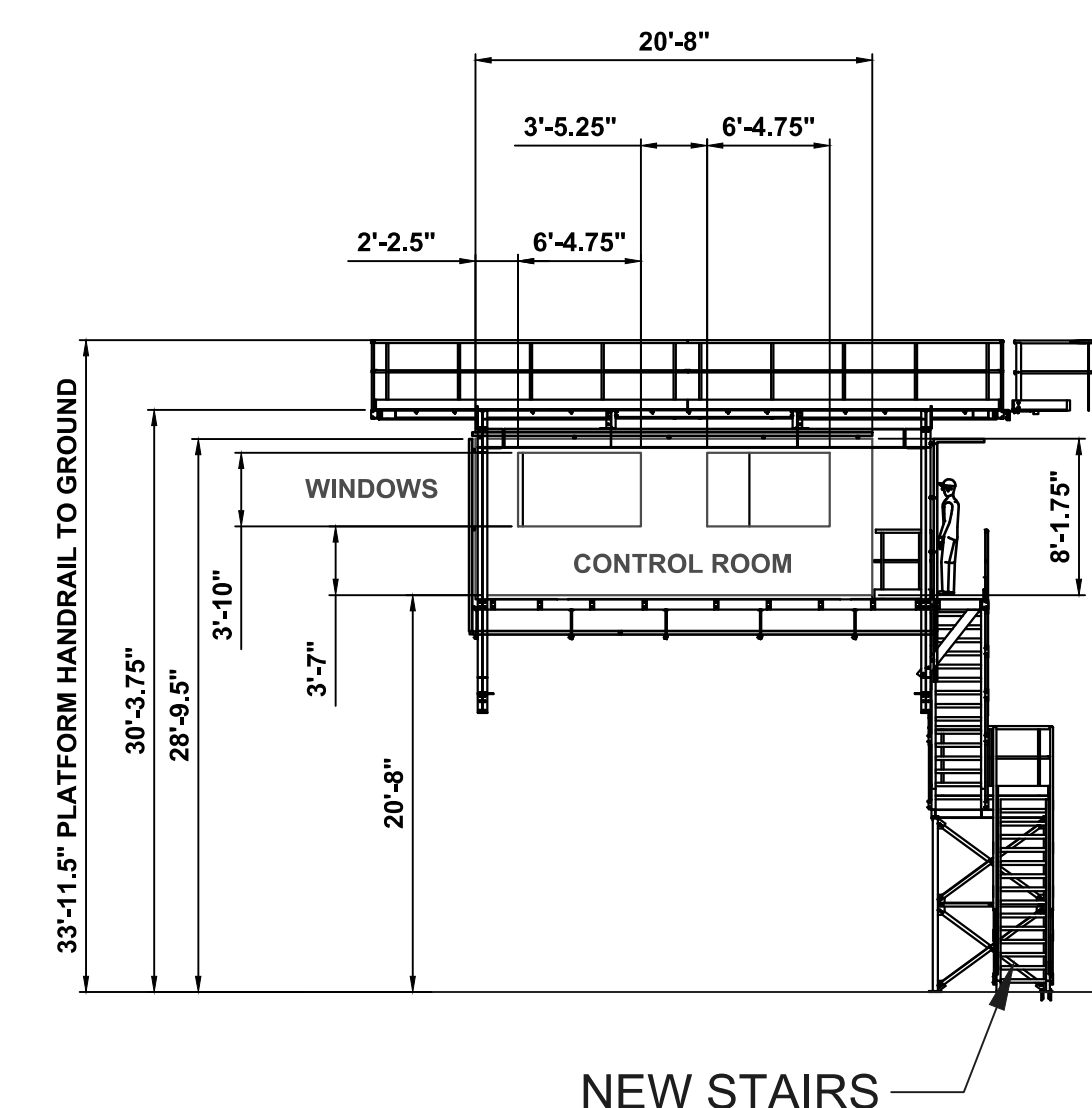
Checked
KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No:

Sheet:
10 OF 15



SECTION A-A
THROUGH EAST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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

SCALE: 1=10



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(A LUKERQUE INC.)

CORESLAB STRUCTURES
(ALBUQUERQUE) INC.
PROPOSED ADDITION DETAIL ELEVATIONS

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

JULY 23, 2024

Digitally signed by Karl Eisenacher 7/24/2007

Designed	Drawn	Check
N/A	ARS	KW

Date: July 2024

Scale: Horiz:

Vert:

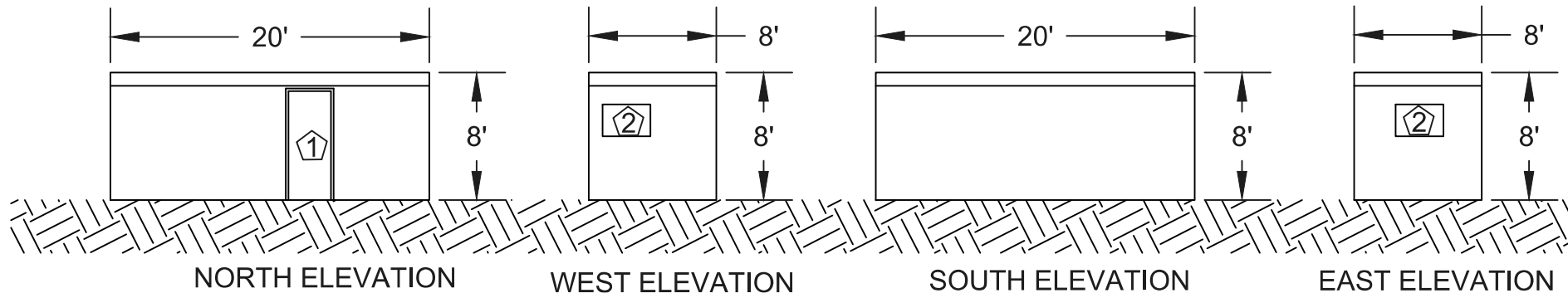
Project No: 000-000-0000

Sheet:

11 OF 15



AS-BUILT CONTROL ROOM EXHIBIT PHOTO LOOKING SOUTH EAST

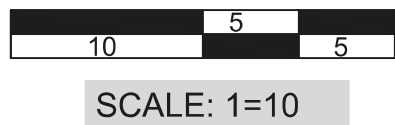


PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH WOOD WALLS AND A
SHEET METAL ROOF. WHITE WITH BLUE TRIM.

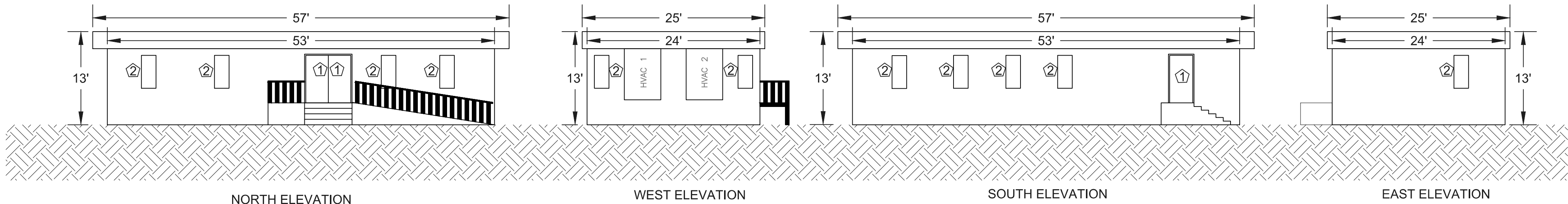
AS-BUILT CONTROL ROOM ELEVATIONS SITE PLAN KEYNOTE 3

SCALE:
1=10

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



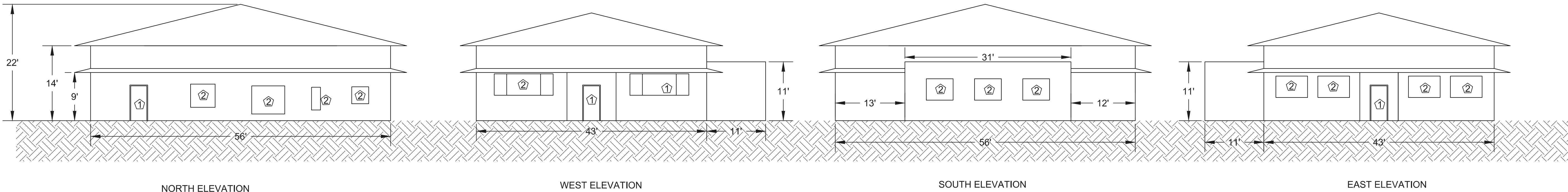
AS-BUILT OFFICE BUILDING EXHIBIT PHOTO LOOKING EAST



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



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

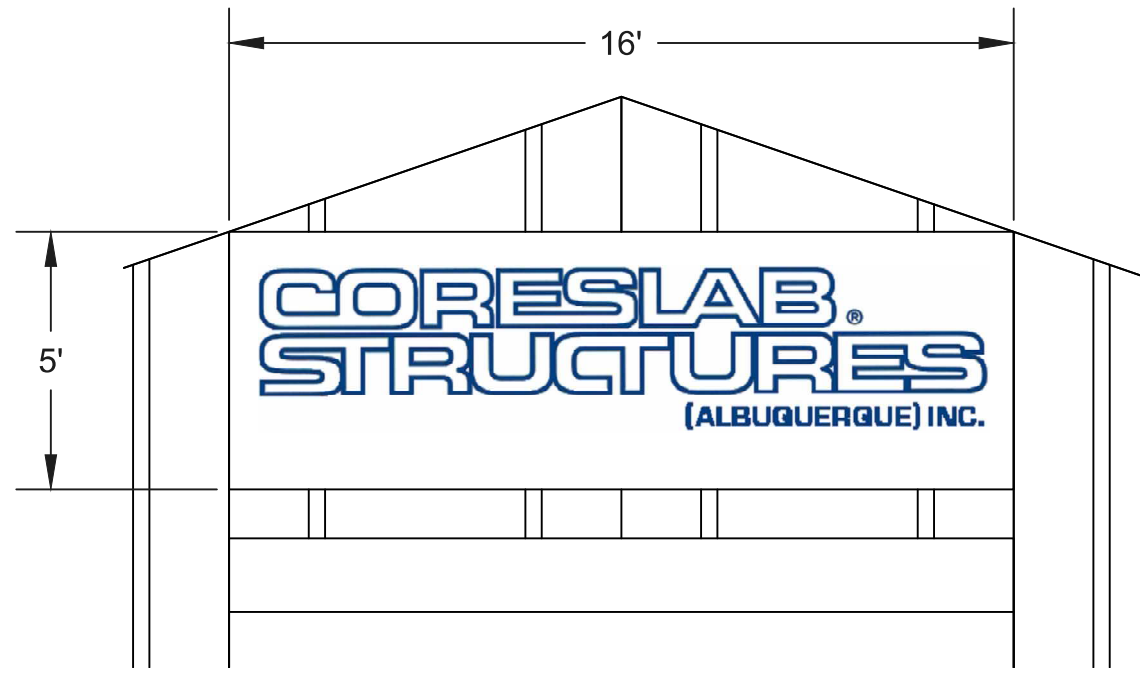
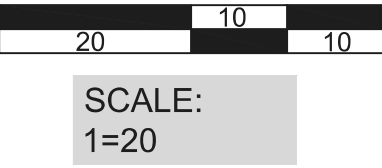
Date: July 2024

Scale: Horiz:
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Project No: _____

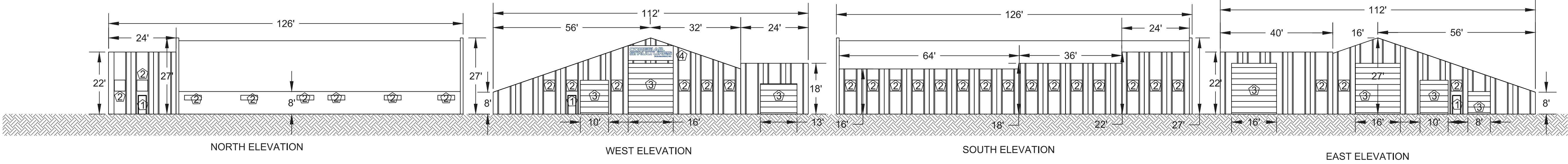
Sheet:
12 OF 15

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



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

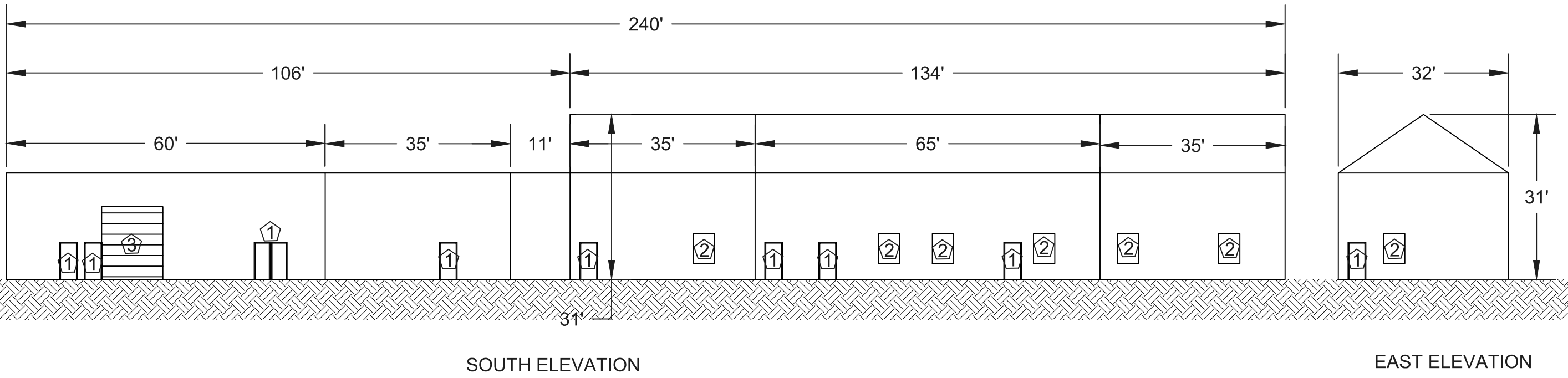
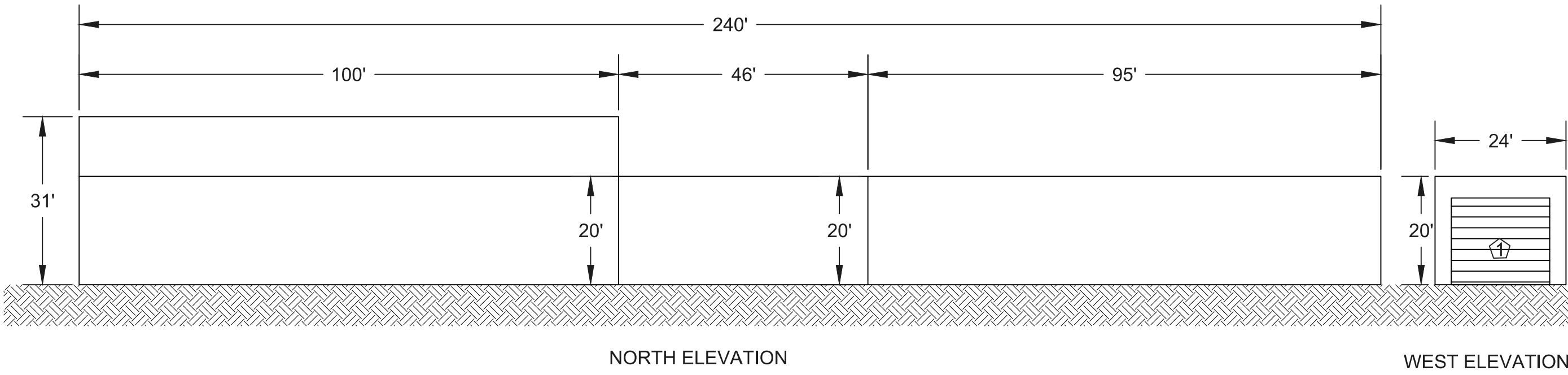
AS-BUILT SIGN DETAIL
NOT TO SCALE



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

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 STORAGE & CARPENTRY 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.



CORESLAB STRUCTURES
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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

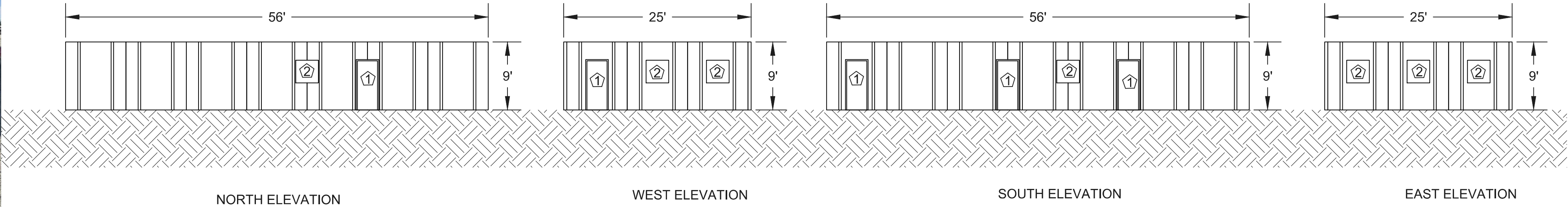
Scale: Horiz: Vert:

Project No:

Sheet:
13 OF 15



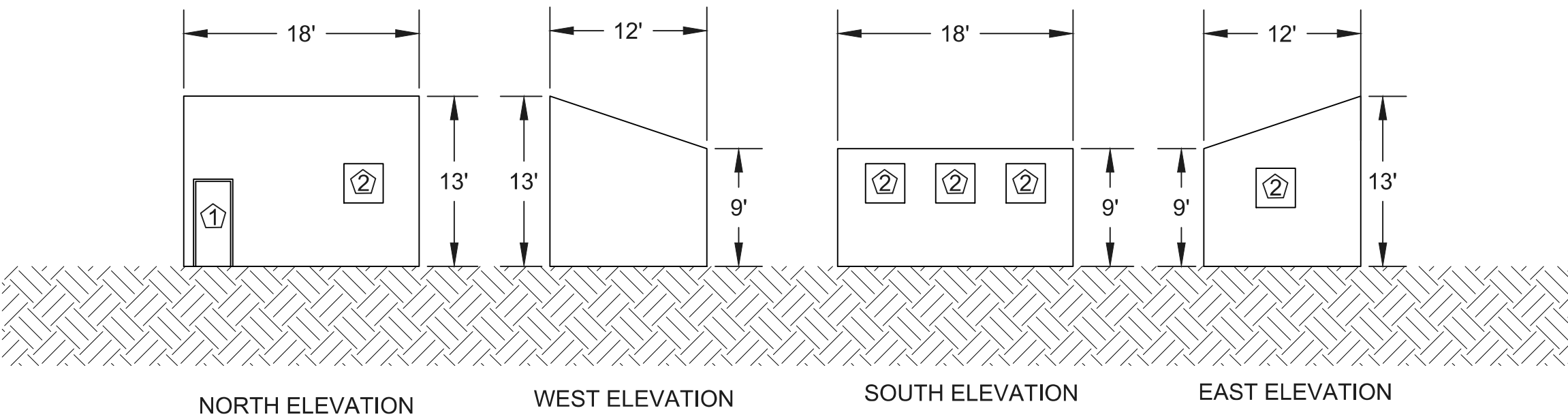
AS-BUILT EMPLOYEE BREAK ROOM BUILDING EXHIBIT PHOTO LOOKING SOUTH EAST



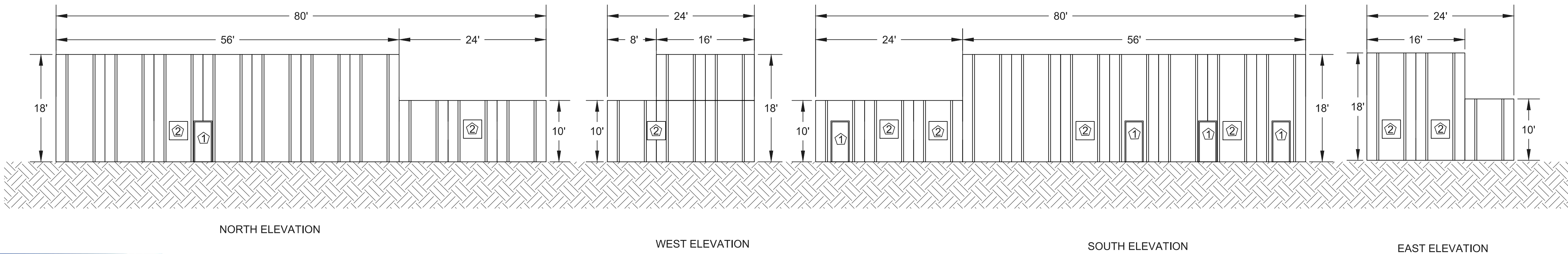
AS-BUILT EMPLOYEE BREAK ROOM BUILDING ELEVATIONS SITE PLAN KEYNOTE 11
SCALE: 1=10



AS-BUILT REBAR FABRICATION BUILDING EXHIBIT PHOTO LOOKING SOUTH EAST



AS-BUILT REBAR FABRICATION BUILDING ELEVATIONS SITE PLAN KEYNOTE 12
SCALE: 1=10

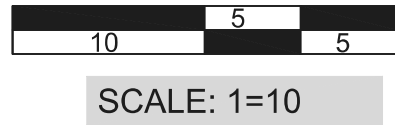


AS-BUILT AS-BUILT QUALITY CONTROL BUILDING SITE PLAN ELEVATIONS KEYNOTE 13
SCALE: 1=10



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

- 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.



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: N/A
Drawn: ARS
Checked: KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No: _____

Sheet: 14 OF 15



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

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



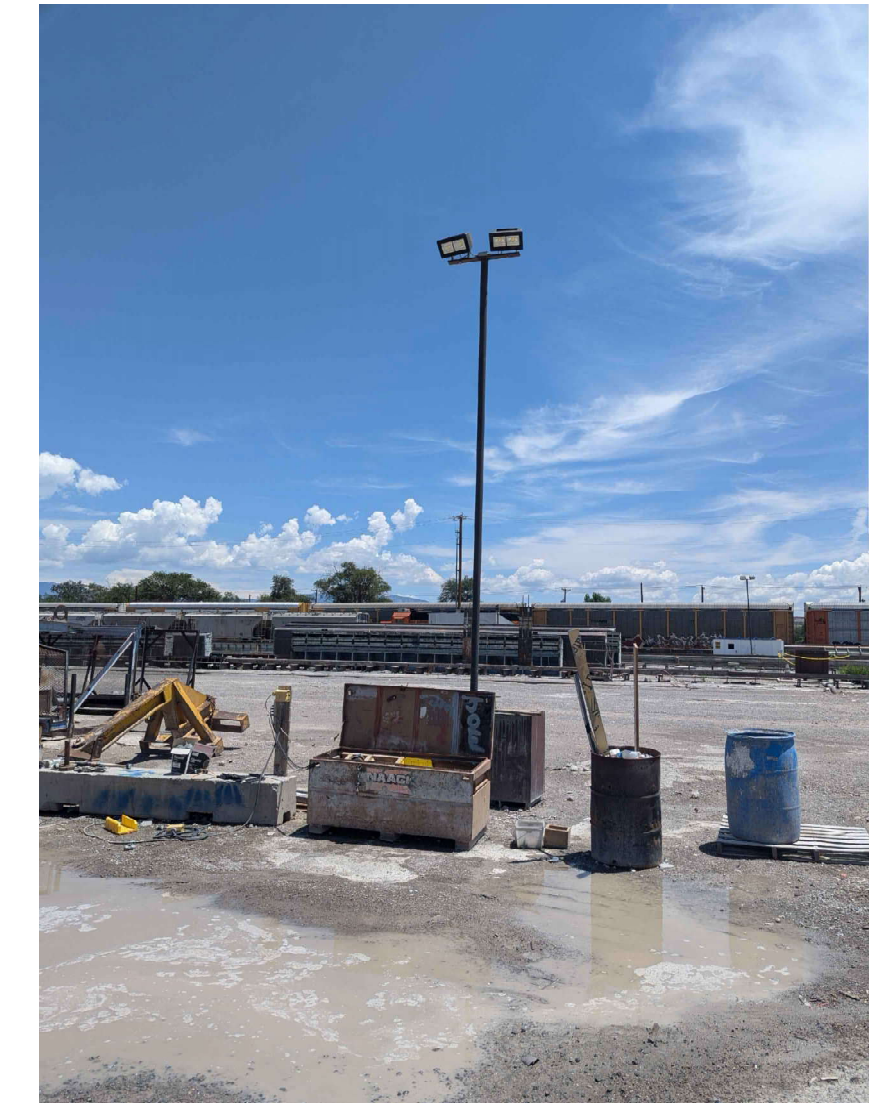
SOUTH ELEVATION:
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 25'

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



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



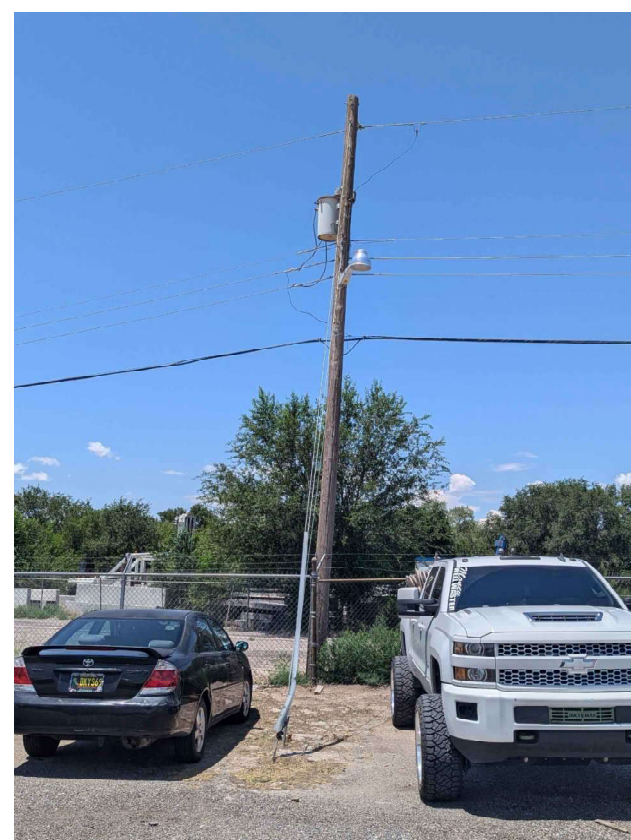
WEST FACING
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 15'

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

CORES LAB[®]
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(ALBUQUERQUE) INC.

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

PC SITE PLAN -
-BUILT AND NEW
MIXERS AND
CONTROL ROOM

JULY 23, 2024



Designed A	Drawn ARS	Checked KWE
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July 2024

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Vert:

Project No: 0000 0000 0000 0000 0000 0000

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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

CORES LAB STRUCTURES (ALBUQUERQUE) INC.

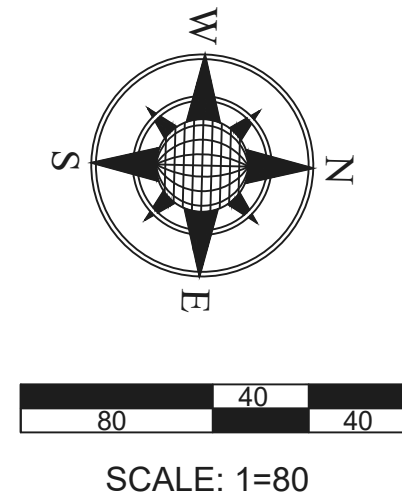
2800 2ND ST SW, ALBUQUERQUE, NEW MEXICO 87102

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

LANDSCAPING LEGEND

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



KEYED NOTES

- 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.
- AS-BUILT MIXERS TO BE ABANDON IN PLACE.
- AS-BUILT CONTROL ROOM 160 SQ FT
- AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.
- AS-BUILT EMPLOYEE PARKING LOT
- AS-BUILT OFFICE BUILDING 1,272 SQ FT
- AS-BUILT OFFICE BUILDING 3,024 SQ FT
- AS-BUILT AUTOMATIC GATE
- AS-BUILT MAINTENANCE & RECEIVING BUILDING 12,700 SQ FT
- AS-BUILT STORAGE & CARPENTRY BUILDING 6,540 SQ FT
- AS-BUILT EMPLOYEE BREAK ROOM BUILDING 1,400 SQ FT
- AS-BUILT REBAR FABRICATION BUILDING 216 SQ FT
- AS-BUILT QUALITY CONTROL BUILDING 1,920 SQ FT
- AS-BUILT ABOVE GROUND FUEL STORAGE EXEMPT BY CABQ AIR QUALITY PERMIT #0359-M4.
- AS-BUILT ABOVE GROUND FUEL STORAGE PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.
- AS-BUILT PRECAST FORMS WITH OVERHEAD CRANE
- AS-BUILT PRECAST FORMS
- PRODUCT AND EQUIPMENT STORAGE AREAS
- AS-BUILT CHAIN LINK FENCE
- ROLL OFF DUMPSTER LOCATION TYPICAL. DUMPSTER IS NOT STATIONARY.
- FIRE HYDRANT
- MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT PART OF SAN JOSE LATERAL PLAT (A-118)
- AS-BUILT CHAIN LINK GATE
- CONCRETE SIDEWALK
- PROPERTY LINE BETWEEN CORESLAB & LOT 5 LANDS OF FRANK S SANCHEZ
- EXISTING SUMP DRAIN

Checked

By

Description

Rev #

Date

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:

Scale:

Horiz:

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Project No:

Sheet:

2 OF 15