

- 1.) EXISTING CMU WALL / RAISED IN HEIGHT TO 7'-4" ABV. GRADE.
- 2.) 8" CMU BLOCK WALL 12 COURSES HIGH (8'-0" / 7'-4" ABV. GRADE.
- 3.) 3'-6" X 7'-0" HIGH WROUGHT IRON GATE. REFER TO DETAIL XXXX.
- 4.) ROLLING WROUGHT IRON GATE.
- 5.) 8" CMU BLOCK WALL 6 COURSES HIGH (4'-0").
- 6.) STANDARD CURB & GUTTER PER CITY OF ALBUQUERQUE STANDARD DETAIL.
- 7.) 3" ASPHALT PAVING @ DRYLANDS, 2" ASPHALT PAVING @ PARKING STALLS.
- 8.) CURB RAMPS PER CITY STANDARDS, 35" WIDE MIN. 1:12 MAX SLOPE, 1:10 SLOPE.
- 9.) 4" THICK CONCRETE SIDEWALK, REFER TO PLAN FOR WIDTH.
- 10.) CONCRETE PARKING BUMPER SET 2'-0" FROM CURB.
- 11.) 6" STEEL BOLLARDS, FILLED W/CONCRETE. REFER TO DETAIL XXXX.
- 12.) CONCRETE RAMP 1:20 MAX SLOPE.
- 13.) SIDEWALK TRE "CH" /RAIN. REFER TO DETAIL XXXX.
- 14.) PARKING STALL STRIPING
- 15.) PAINTED HANDICAPPED PARKING SYMBOL.
- 16.) PICNIC TABLE LOCATION.
- 17.) BIKE RACK LOCATION, REFER TO DETAIL XXXX.
- 18.) MONUMENT SIGN. REFER TO DETAIL XXXX.
- 19.) FLAGPOLE LOCATION, 25'-0" HIGH W/BRUSHED ALUMINUM FINISH.
- 20.) POLE LIGHT, REFER TO ELECTRICAL SITE PLAN & DETAIL XXXX.
- 21.) SUMP PUMP LOCATION.
- 22.) DUMPSTER ENCLOSURE LOCATION. REFER TO DETAIL XXXX.
- 23.) HANDICAP SIGNAGE. REFER TO DETAIL XXXX.
- 24.) LANDSCAPE AREA REFER TO LANDSCAPE PLAN.
- 25.) PROPERTY LINE.
- 26.) PNM TRANSFORMER PAD LOCATION.
- 27.) WATER METER LOCATION.
- 28.) GAS METER LOCATION. REFER TO EXTERIOR ELEVATIONS.
- 29.) ELECTRIC METER LOCATION. REFER TO EXTERIOR ELEVATIONS.
- 30.) TELEPHONE DEMARKATION PANEL LOCATION.
- 31.) SEWER TAP LOCATION.
- 32.) CONCRETE DRIVEPAD.
- 33.) 2'-0" WIDE CONC. TRENCH, REFER TO DETAIL XXXX.
- 34.) FIRE HYDRANT LOCATION.
- 35.) CONCRETE DRAINAGE SWEEP.
- 36.) PROPOSED LOCATION OF NEW FIRE HYDRANT.
- 37.) EXISTING CMU WALL 8'-0" HIGH.

LOT 28A

LANDSCAPE REQUIREMENTS:	
TOTAL SITE AREA:	67,768 SQ. FT.
BUILDING AREA:	6,578 SQ. FT.
BUILDING AREA:	15,619 SQ. FT.
SCREENED AREA:	11,688 SQ. FT.
OFFSITE AREA:	1,312 SQ. FT.
NET SITE AREA:	32,768 SQ. FT.
LANDSCAPE REQUIRED (15% OF NET SITE AREA):	
LANDSCAPE PROVIDED:	4,916 SQ. FT.
	5,823 SQ. FT.

PARKING REQUIREMENTS:

OFFICE BUILDING A (200):	6,173 SQ. FT. = 3
OFFICE BUILDING B (200):	4,113 SQ. FT. = 2
WAREHOUSE BUILDING B (2000):	11,247 SQ. FT. = 5
TOTAL REQUIRED:	5
TOTAL PROVIDED:	7
HANDICAPPED REQUIRED:	
HANDICAPPED PROVIDED:	(1 VAN SPACE)
BICYCLE SPACES REQUIRED:	
BICYCLE SPACES PROVIDED:	

PROJECT:	OFFICE WAREHOUSE (SHELL)
CONSTRUCTION TYPE:	II-N
ADDRESS:	9019 ADAMS ST. N.E. (SUITES A-D) ALBUQUERQUE, NEW MEXICO 87113
LEGAL DESCRIPTION:	LOTS #36 & 37 RICHFIELD SUBDIVISION.
EXISTING ZONING:	IP
ZONE MAP:	C-17-Z

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.

APPLICATION NUMBER: 04-00226

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED _____ AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE OF DECISION HAVE BEEN COMPLIED WITH

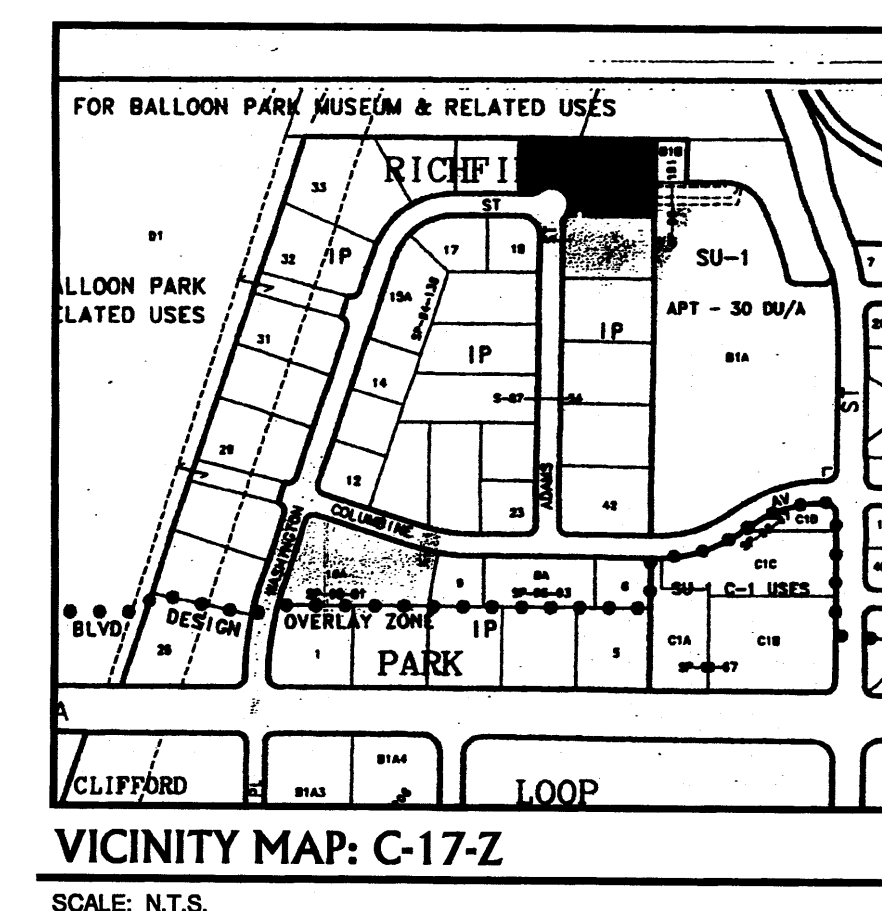
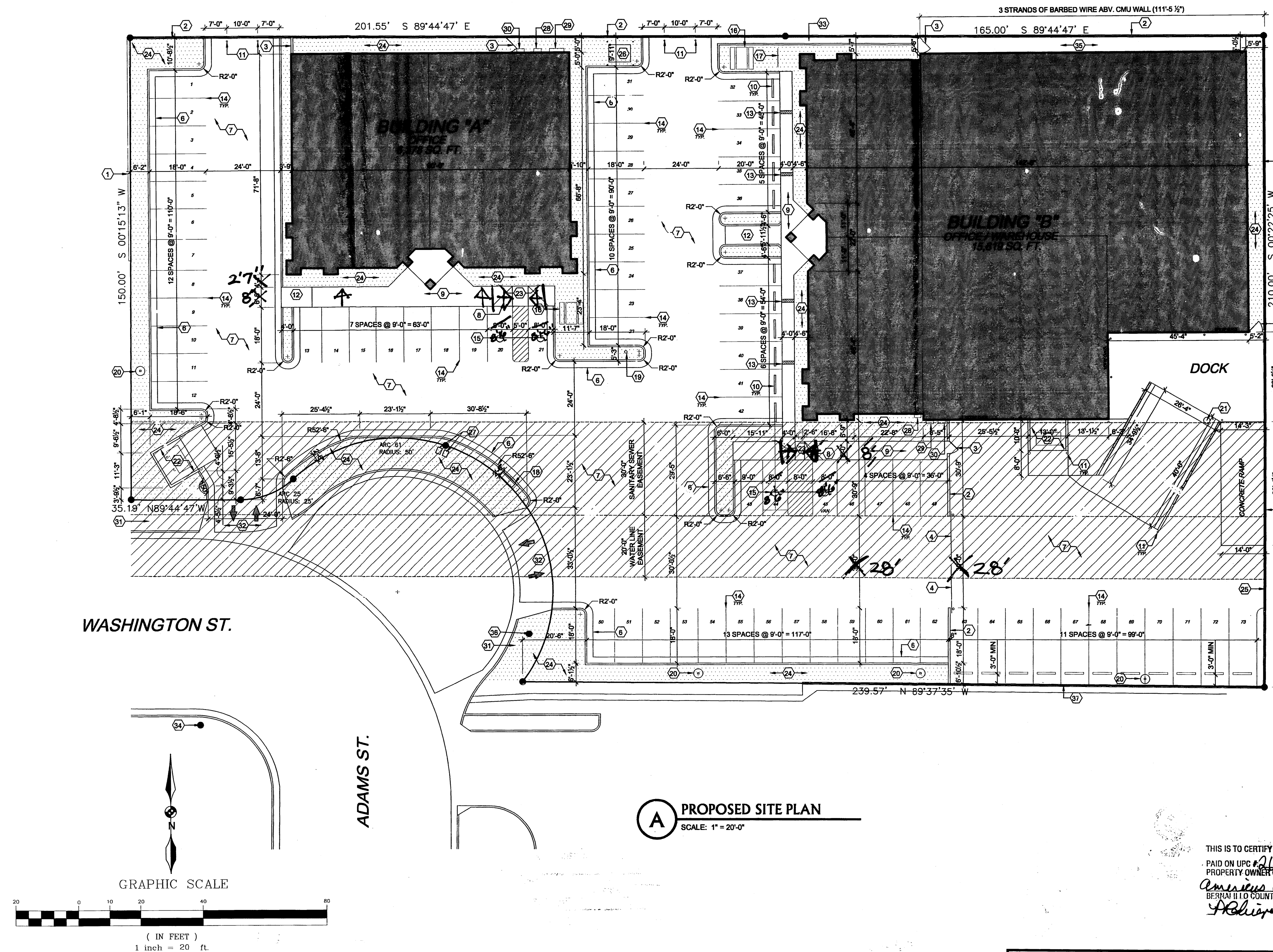
<i>N/A</i>	
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<i>Michael Nelson</i>	<i>3-5-04</i>
SOLID WASTE MANAGEMENT	DATE
<i>John Lee</i>	<i>3-5-04</i>
PLANNING ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Roger A. Heen</i>	<i>3-3-04</i>
UTILITIES DEVELOPMENT	DATE
<i>Christina Sandoval</i>	<i>3/3/04</i>
PARKS AND RECREATION DEPARTMENT	DATE
<i>Bruce E. Blythe</i>	<i>3/3/04</i>
CITY ENGINEER	DATE

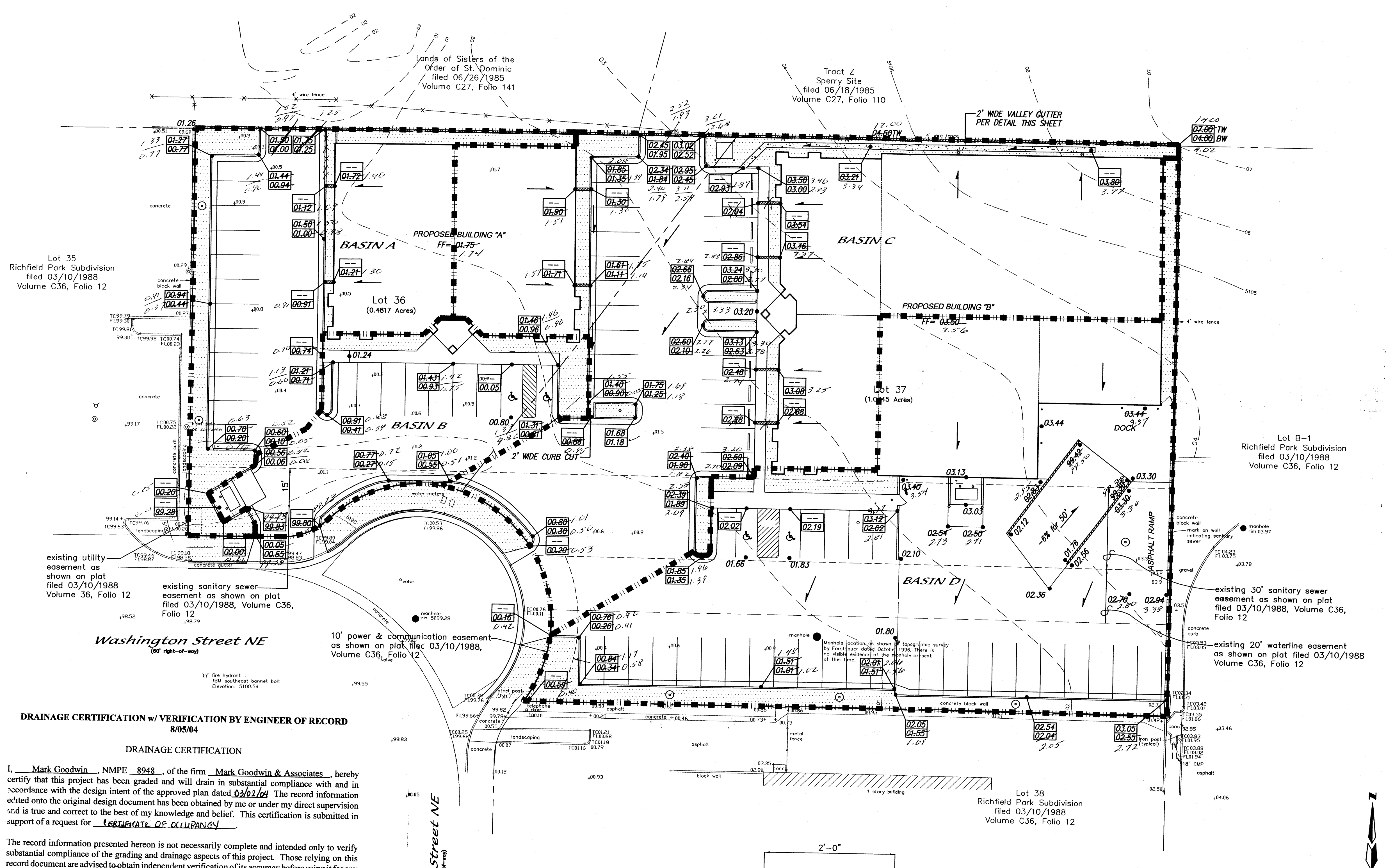
APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT
PROCESS MANUAL.

Shuan Nelson _____ 3

CITY PLANNER, PLANNING DEPARTMENT

WEB: WWW.MECHANICAL.COM



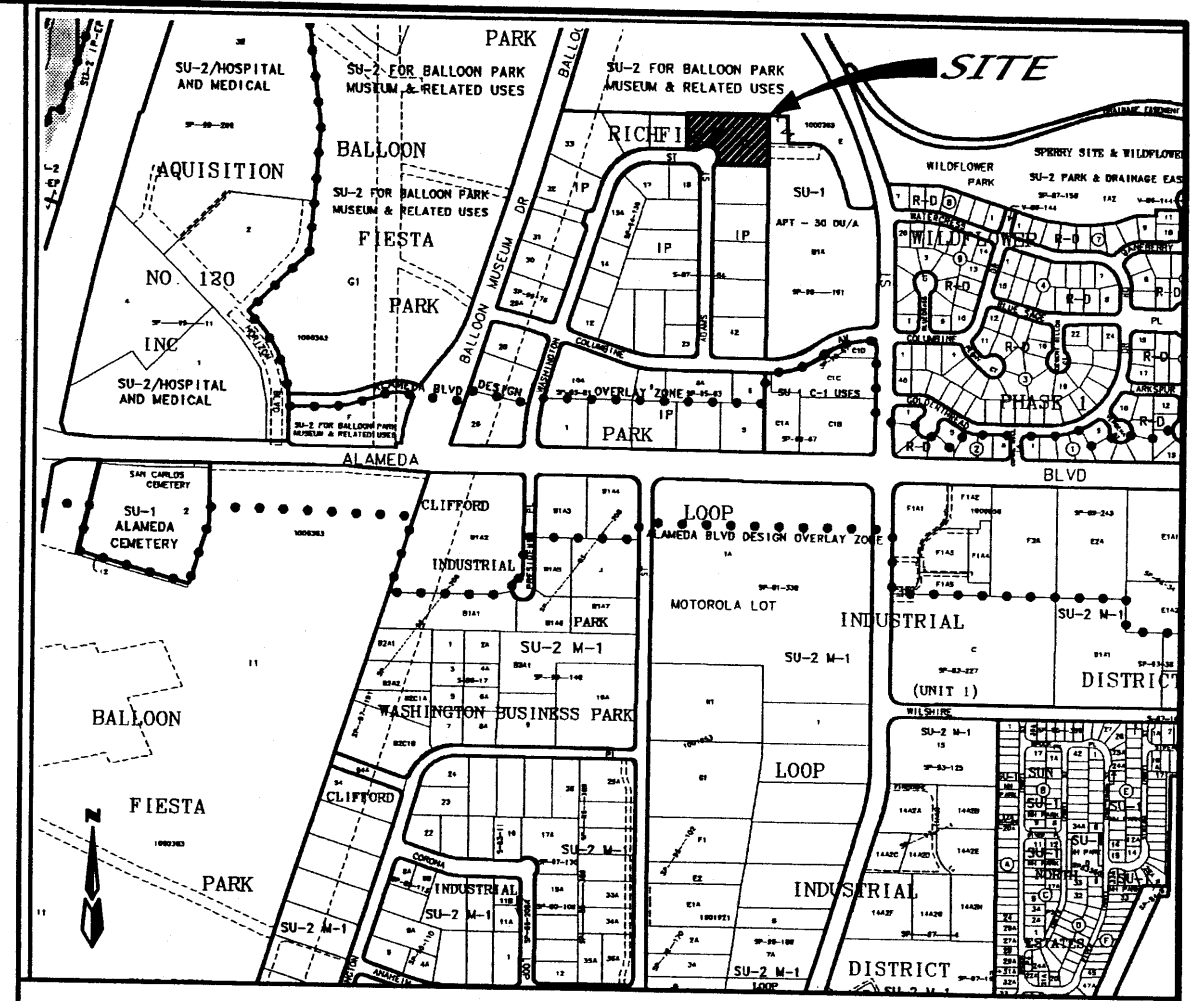
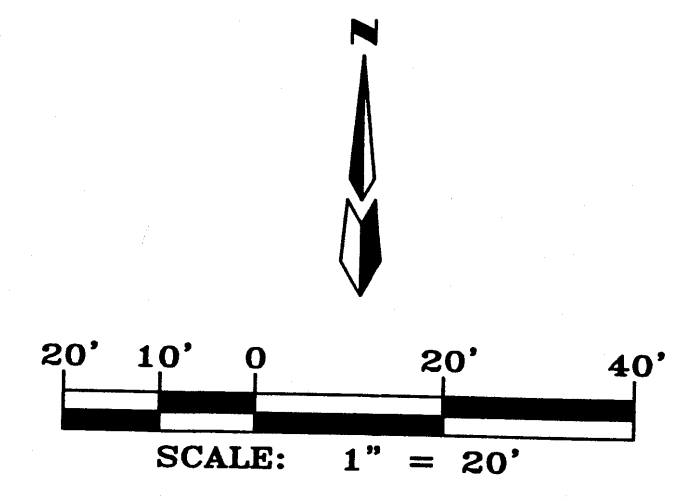
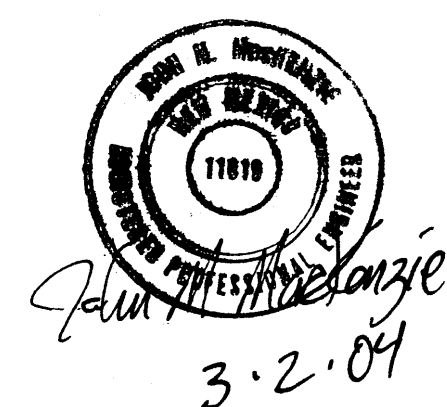
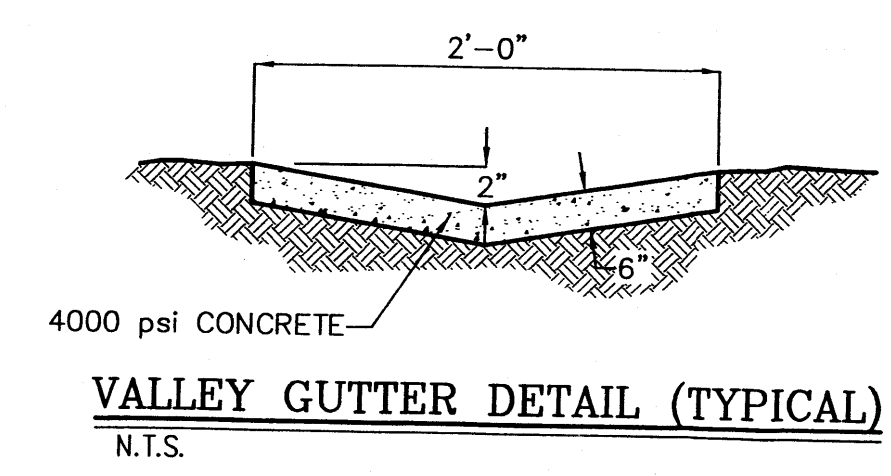


DRAINAGE CERTIFICATION w/ VERIFICATION BY ENGINEER OF RECORD
8/05/04

DRAINAGE CERTIFICATION
I, Mark Goodwin, NMPE 8948, of the firm Mark Goodwin & Associates, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 03/02/04. The record information edited onto the original design document has been obtained by me or under my direct supervision and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for CERTIFICATE OF OCCUPANCY.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Mark Goodwin (SEAL)
Mark Goodwin NMPE 8948
Date 1/18/05



VICINITY MAP **ZONE MAP: C-17-Z**

T B M (TEMPORARY BENCHMARK)

TEMPORARY BENCHMARK IS AN EXISTING FIRE HYDRANT, LOCATED AT THE INTERSECTION OF WASHINGTON STREET & ADAMS STREET N.E., "TBM" SOUTHEAST BONNET BOLT, ELEVATION= 5100.59

ACS BENCHMARK

BENCHMARK IS AN ACS 1 3/4" ALUMINUM DISK, STAMPED "ACS BM, 9-C17", EPOXYED TO THE TOP OF CONCRETE CURB, SSE QUADRANT OF JEFFERSON ST. & WATERCRESS DR. N.E. ELEVATION= 5120.522

LEGAL DESCRIPTION

LOTS 36 & 37, RICHFIELD PARK SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

LEGEND

- 5105 — EXISTING CONTOUR MAJOR
- 04 — EXISTING CONTOUR MINOR
- 04 — EXISTING SPOT ELEVATION
- 04 — EXISTING TOP CURB ELEVATION
- 04 — EXISTING FLOWLINE ELEVATION
- 04 — EXISTING CONCRETE CURB
- 04 — EXISTING FENCE
- 04 — EXISTING SANITARY SEWER MANHOLE
- 04 — EXISTING FIRE HYDRANT
- 04 — EXISTING LIGHT POLE
- 04 — PROPOSED SPOT ELEVATION
- 04 — PROPOSED TOP OF CURB ELEVATION
- 04 — PROPOSED FLOWLINE ELEVATION
- 04 — PROPOSED SWALE
- 04 — FLOW ARROW
- 04 — PROPOSED FINISHED FLOOR ELEVATION
- 04 — PROPOSED RETAINING WALL
- 04 — PROPOSED GARDEN WALL
- 04 — PROPOSED CONCRETE CURB
- 04 — PROPOSED DRAINAGE BASIN LINE

MECHENBIER OFFICE WAREHOUSE
DRAINAGE BASIN MAP

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: JSD Drawn: DER Checked: DMG Sheet 1 of 1
Scale: 1" = 20' Date: 03/02/04 Job: A04003