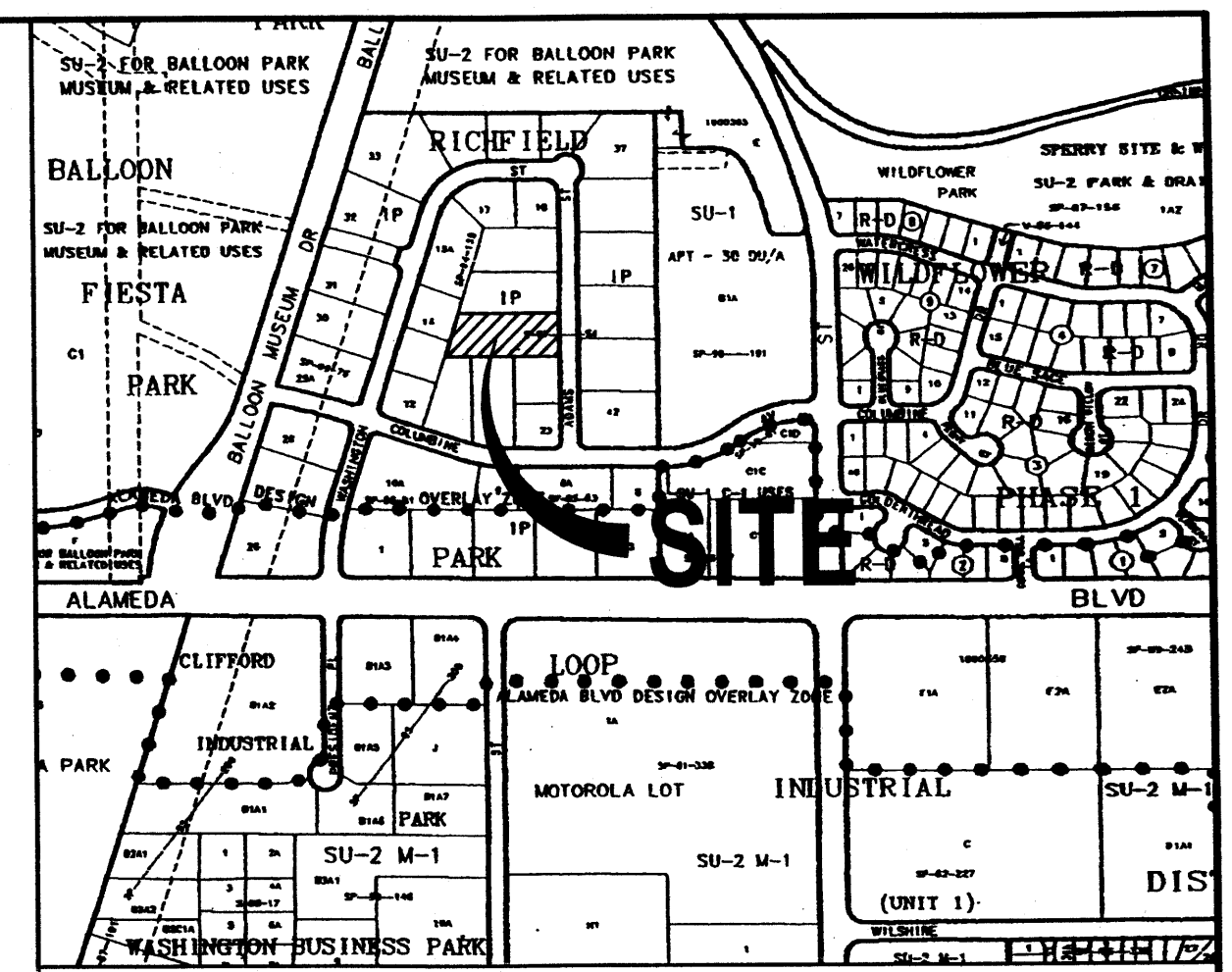


NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND NETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.



VICINITY MAP ZONE MAP: C-17

ACS BENCHMARK

ACS BRASS CAP STAMPED "11A-9", NEAR THE SOUTHEAST CORNER OF PASEO DEL NORTE AND NORTH DIVERSION CHANNEL. GEOGRAPHIC POSITION (NAD 1927), IN FEET, NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE).
X = 354,134.18
Y = 1,518,711.30
ELEVATION = 5069.270 (NGVD29) IN FEET.

LEGAL DESCRIPTION

LOT 21, RICHFIELD PARK, WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPLE MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

LEGEND

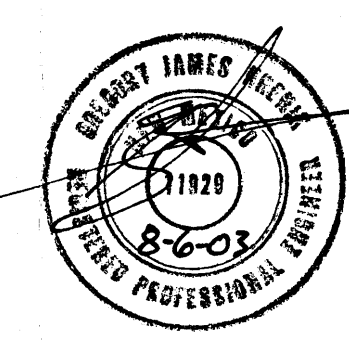
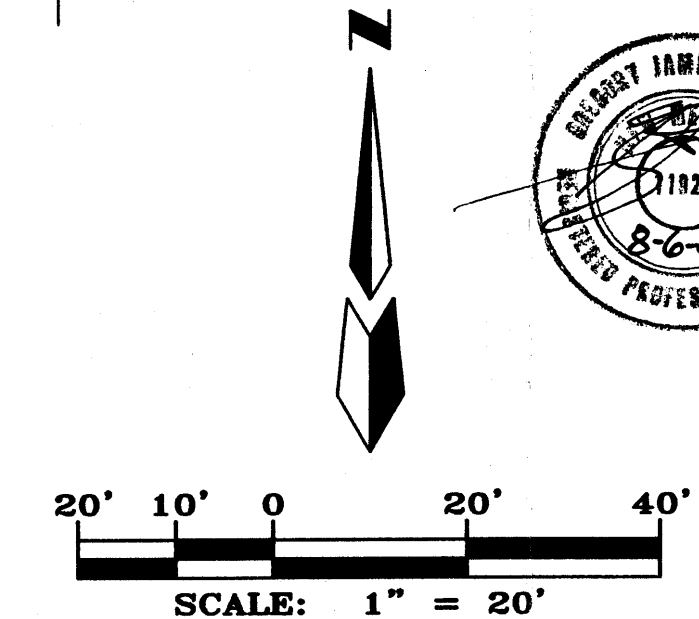
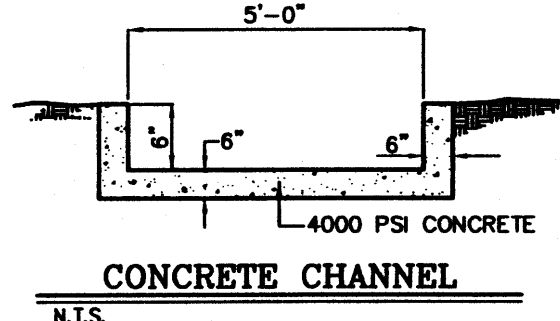
---	EXISTING CONTOUR (MAJOR)
---	EXISTING CONTOUR (MINOR)
---	EXISTING TOP CURB ELEV
---	EXISTING FLOWLINE ELEV
---	SPOT ELEV
---	EXISTING CONCRETE CURB
---	EXISTING CONCRETE/SIDEWALK
---	EXISTING WALL OR HEAD WALL
---	EXISTING CHAIN LINK FENCE
---	EXISTING WOOD FENCE
---	EXISTING BOLLARD
---	EXISTING SIGN
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING WATER VALVE
---	EXISTING SPRINKLER CONTROL VALE
---	EXISTING ELECTRIC TRANSFORMER
---	EXISTING TELEPHONE PEDESTAL
---	EXISTING FIRE HYDRANT
---	EXISTING TREE
---	PROPOSED SPOT ELEV
---	PROPOSED TOP CURB ELEV
---	PROPOSED FLOWLINE ELEV
---	PROPOSED CONTOUR LINE
---	PROPOSED SWALE
---	PROPOSED RETAINING WALL/STEM WALL

DRAINAGE CERTIFICATION

I, Gregory J. Krenik, NMPE 11929, of the firm Mark Goodwin & Associates, P.A., 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 August 6, 2003. The record information edited onto the original design document has been obtained by Josephine J. Lopez, NMPS 2472, I further certify that I have personally visited the project site on 8/5/2004, and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certification 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 information are advised to obtain independent verification of the data before using it for any other purpose.

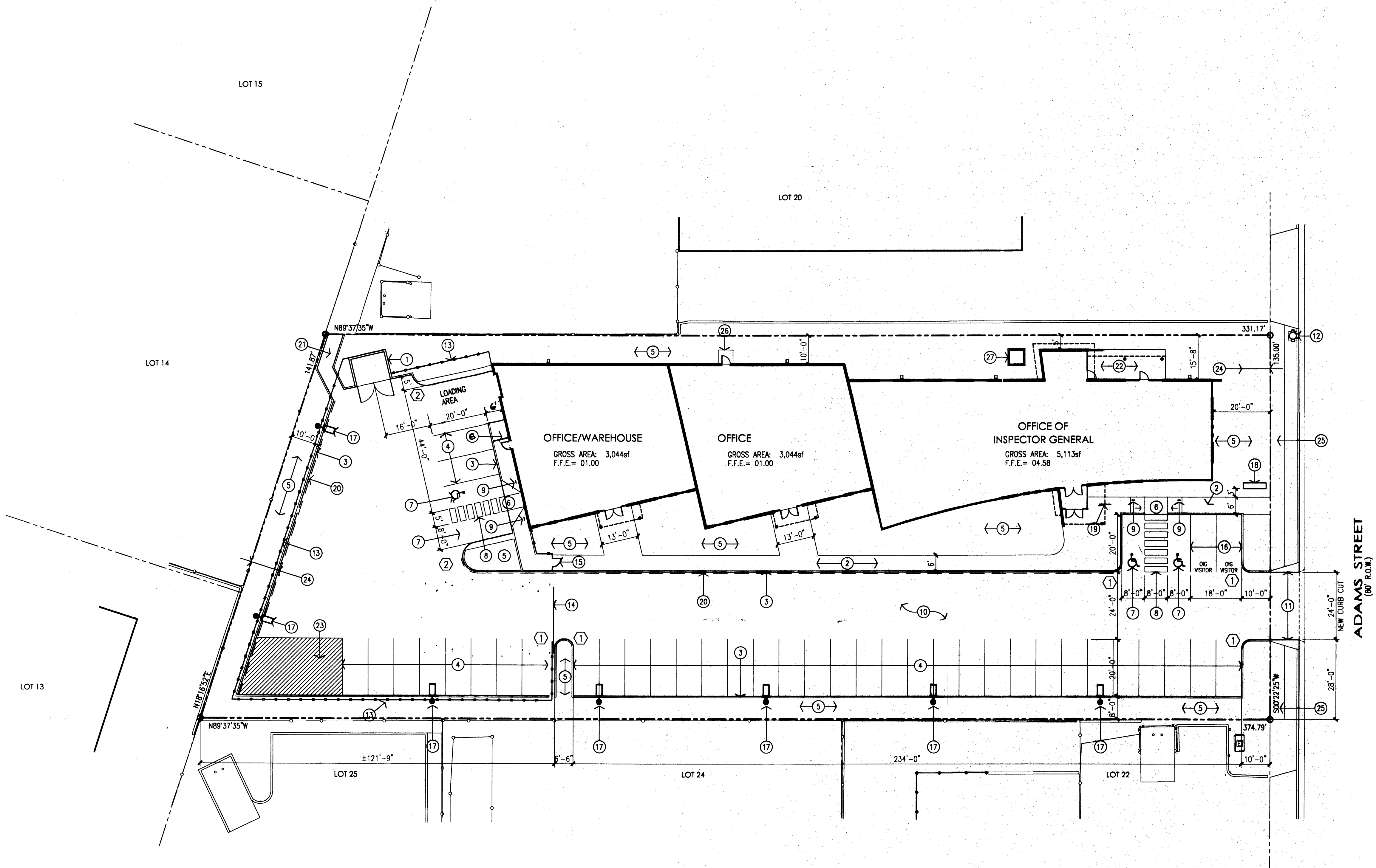
Gregory J. Krenik NMPE 11929
Date 8-5-04



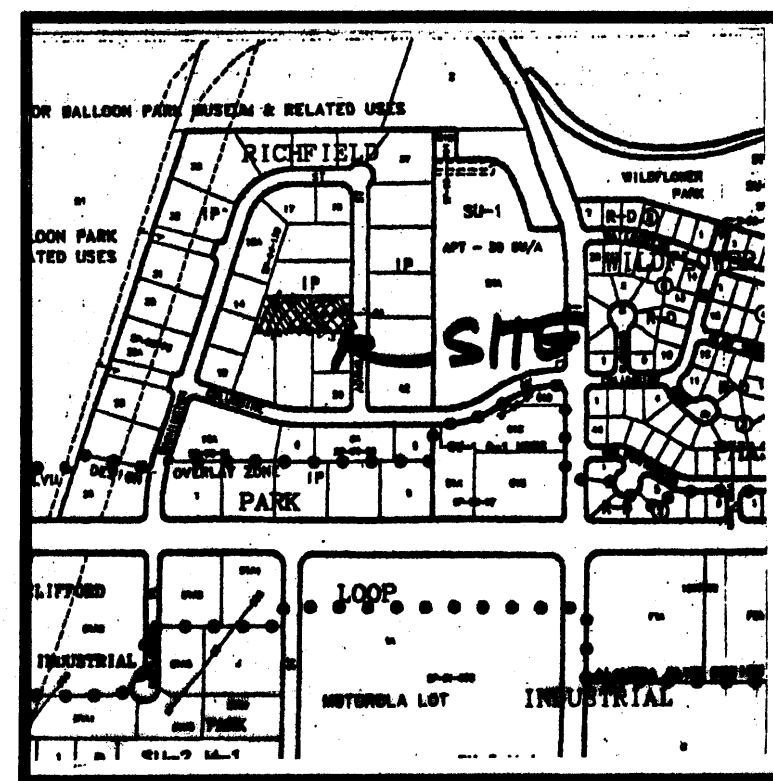
OFFICE OF THE INSPECTOR GENERAL GRADING AND DRAINAGE PLAN

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

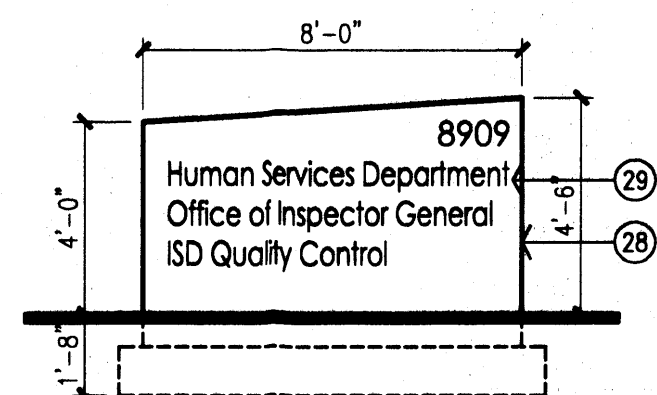
Designed: GJK Drawn: MJR Checked: DMG Sheet 1 of 1
Scale: 1" = 20' Date: 7/29/03 Job: A03078



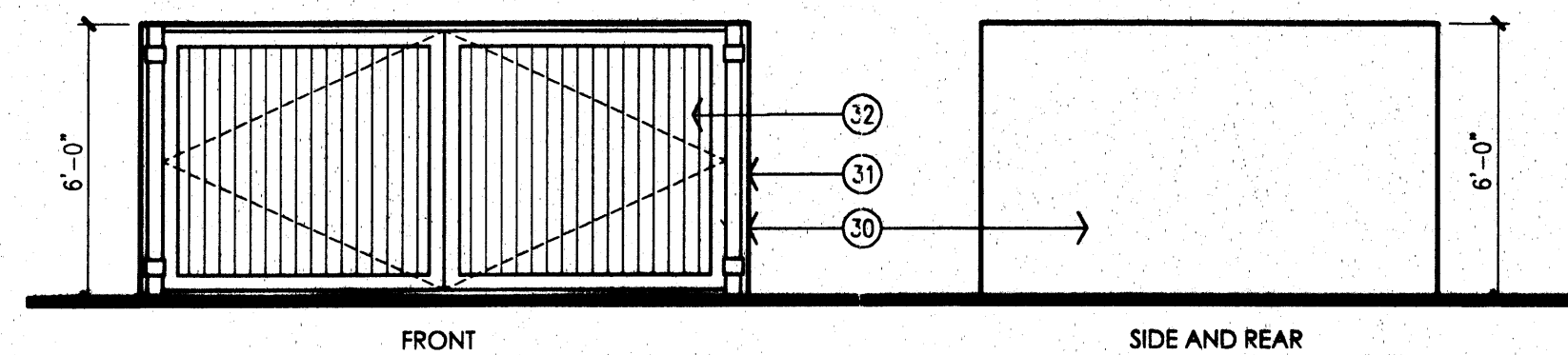
1 Site Plan
Scale: 1"=20'-0"



VICINITY MAP



2 Monument Sign Elevation
Scale: 1/4"=1'-0"



3 Dumpster Enclosure Elevation
Scale: 1/4"=1'-0"

GENERAL NOTES:
A. PROVIDE CONTROL JOINT @ 5'-0" O.C. AND EXPANSION JOINTS @ 20'-0" O.C. AT ALL NEW CONCRETE PAVING.

- KEYED NOTES:
- [1] CMU DUMPSTER ENCLOSURE WITH STUCCO FINISH.
 - [2] 4" THICK CONCRETE SIDEWALK WITH CONTROL JOISTS @ 5'-0" o.c. AND EXPANSION JOINTS @ 20'-0" o.c.
 - [3] 6" HIGH CONCRETE CURB.
 - [4] 9'x18' PARKING SPACES
 - [5] LANDSCAPING WITH DRIP IRRIGATION.
 - [6] HC RAMP.
 - [7] HC PAVEMENT SIGN, TYPICAL OF 4.
 - [8] HC AISLE STRIPING.
 - [9] HC PARKING SIGN, TYPICAL OF 4.
 - [10] 2 1/2" ASPHALTIC CONCRETE PAVING OVER 7" OF AGGREGATE BASE COURSE
 - [11] NEW CITY STANDARD CURB CUT.
 - [12] EXISTING FIRE HYDRANT.
 - [13] 6'-0" HIGH WROUGHT IRON SECURITY FENCE.
 - [14] AUTOMATED SLIDING WROUGHT IRON GATE.
 - [15] WROUGHT IRON PEDESTRIAN GATE, 3'W X 6'H.
 - [16] OFFICE OF INSPECTOR GENERAL DESIGNATED VISITOR PARKING
 - [17] SITE LIGHT WITH CONCRETE POLE BASE.
 - [18] MONUMENT SIGN.
 - [19] BIKE RACK.
 - [20] PAINT CURB RED WITH LETTERING STATING "FIRE LANE NO PARKING."
 - [21] NEW CONCRETE CHANNEL.
 - [22] CONCRETE PATIO.
 - [23] "NO PARKING" AREA WITH STRIPING.
 - [24] EXISTING 10' WIDE PRIVATE DRAINAGE EASEMENT.
 - [25] NEW 5' WIDE CITY SIDEWALK.
 - [26] 5' X 5' CONCRETE PAD.
 - [27] ELECTRICAL TRANSFORMER ON CONCRETE PAD WITH BOLLARDS PER PNM SPECIFICATIONS.
 - [28] 8" CMU MONUMENT SIGN WITH 2-COAT STUCCO FINISH TO MATCH BUILDING OVER BUILDING PAPER AND WIRE MESH.
 - [29] 6" HIGH INDIVIDUAL CLEAR ANODIZED ALUMINUM LETTERS. PROVIDE LETTERING FOR EACH SIDE OF MONUMENT AS NOTED.
 - [30] 8" CMU DUMPSTER ENCLOSURE WITH 2-COAT STUCCO FINISH TO MATCH BUILDING OVER BUILDING PAPER AND WIRE MESH.
 - [31] 4" DIA. PIPE, PAINTED TO MATCH BUILDING.
 - [32] TUBE STEEL GATES WITH METAL PANEL INSERTS, PAINTED TO MATCH BUILDING.

LEGAL DESCRIPTION
LOT 21, RICHFIELD PARK, WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPLE MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

ADDRESS: 8909 ADAMS STREET NE

TOTAL SITE AREA: 1.094 ACRES

ZONE MAP: C-17-Z

PARKING REQUIREMENTS

OFFICE OF INSPECTOR GENERAL:
TOTAL LEASABLE AREA: 3,379/ 200 = 17

OFFICE:
TOTAL LEASABLE AREA: 3,000/ 200 = 15

FUTURE OFFICE WAREHOUSE:
ASSUME 1,200sf OFFICE: 1,200/ 200 = 6
ASSUME 1,844sf WAREHOUSE: 1,844/ 2,000 = 1

TOTAL SPACES REQUIRED: 38 SPACES
TOTAL SPACES PROVIDED: 42 SPACES INCLUDING 4 HC ACCESSIBLE SPACES

SITE LIGHTING NOTES

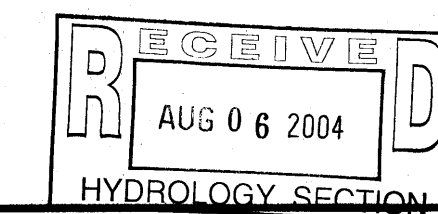
THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY.

THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 20 FEET.

RADIUS INFORMATION

① RADIUS = 3'-0"

② RADIUS = 5'-0"



R.C. Jones 7-24-03

PROJECT NUMBER:	1002964
Application Number:	03 DRB-01548
DRB SITE DEVELOPMENT PLAN APPROVAL:	
<i>Roll Jones</i> Traffic Engineering, Transportation Division	10/1/03 Date
<i>Roger A. Kean</i> Utilities Development	10/1/03 Date
<i>Christine Sandorff</i> Parks and Recreation Department	10/1/03 Date
<i>Bruce L. Bigham</i> City Engineer	10/1/03 Date
<i>Michael Heller</i> Solid Waste Management	9-24-03 Date
<i>Sharon Matson</i> DRB Chairperson, Planning Department	10/1/03 Date

revision

by

date

rev

1 2 3 4 5

MH
Mullen Heller
Architecture P.C.

1104 Hermosa Drive SE
Albuquerque 87108
505 268 4144[p]
505 268 4244 [f]

03-12

JDH/CLV

JDH

09/22/03

job number

drawn by

project manager

date

project title
Office of Inspector General
8909 Adams Street NE
Albuquerque, NM

sheet title

Site Development Plan for Building Permit

sheet-

A001