

Site Data

LAND AREA:	4.432 ACRES
PROPOSED USAGE:	OFFICE/ WAREHOUSE
BUILDING TYPE:	VN
DRIVEWAY:	30'
SIDEWALKS:	6'

Notes

1. SEE ATTACHED ARCH SHEET FOR BUILDING ELEVATIONS.
2. ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSED WILL BE REQUIRED FOR THE PROPOSED IP-SUI THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE OF THE LANDSCAPING AND IRRIGATION, INCLUDING THAT LOCATED WITHIN THE ABUTTING PUBLIC RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE ADJACENT PRIVATE PROPERTY OWNER.
3. SITE LIGHTING WILL CONSIST OF BUILDING MOUNTED HPS FIXTURES AND WALKWAY AREA LIGHTS. ALL EXTERIOR LIGHTING SHALL NOT SHINE PAST PROPERTY LINES.
4. ALL SIGNAGE SHALL CONFORM TO THE CITY OF ALBUQUERQUE SIGN CODE. THE PROJECT SHALL HAVE ILLUMINATED PROJECT IDENTIFICATION SIGNAGE AT THE MAIN ENTRANCE. MAXIMUM MONUMENT SIGNAGE AREA SHALL BE 100 SQ FT EACH FACE. SIGNAGE SHALL ADHERE TO O-1 (OFFICE) ZONE REQUIREMENTS (SECTION 14-16-2-15(A)(16)) AND SHALL BE INTERNALLY ILLUMINATED WITH INDIVIDUAL LETTERING. THE AMOUNT OF MONUMENT SIGNS SHALL ALSO MEET THE REQUIREMENTS OF THE O-1 ZONE.
5. ALL SIDEWALKS ON SITE SHALL BE MONOLITHIC TURN-DOWN UNLESS OTHERWISE SHOWN. ALL THE SIDEWALKS ARE TO BE CONSTRUCTED WITH EACH BUILDING.

Legal Description

LOTS 12, 13, 14, 15 AND 21 BLOCK 16, TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES, WITHIN SECTION 13,
TOWNSHIP 11, RANGE 3, EAST, CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO.

ZONE ATLAS MAP C-18-Z

UPC Numbers

LOT 12	1081	064	238	144	306	12
LOT 13	1081	064	212	144	306	13
LOT 14	1081	064	205	144	306	14
LOT 15	1081	064	189	144	306	15
LOT 21	1081	064	189	162	306	06

Landscape

REFERENCE SHEET LI - HILLTOP LANDSCAPING SHEET FOR
LANDSCAPING PLAN

Parking Requirements

BUILDING "A" - HEATED AREA 8100 SF
OFFICE = $6600 \text{ SF} / 200 = 33 \text{ SPACES}$
WAREHOUSE = $1500 \text{ SF} / 2000 = 1 \text{ SPACE}$
REQUIRED = 34 SPACES
PROVIDED = 36 SPACES
INCLUDES 2 HANDICAP PARKING SPACES
VAN ACCESSIBLE
BICYCLE RACKS - 2 EA

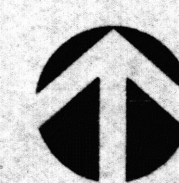
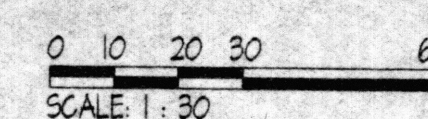
BUILDING "B" - HEATED AREA 8100 SF - PHASE II
OFFICE = 7,100 SF/200 = 36 SPACES
WAREHOUSE = 1,000 SF/2000 = 1 SPACE
REQUIRED = 37 SPACES
PROVIDED = 39 SPACES
INCLUDES 2 HANDICAP PARKING SPACES
VAN ACCESSIBLE
BICYCLE RACKS - 2 EA

BUILDINGS "C&D" - HEATED AREA 8100 SF
OFFICE = $8,100 \text{ SF} / 200 = 41 \text{ SPACES}$
REQUIRED = 41 SPACES
PROVIDED = 46 SPACES
BICYCLE RACKS - 2 EA

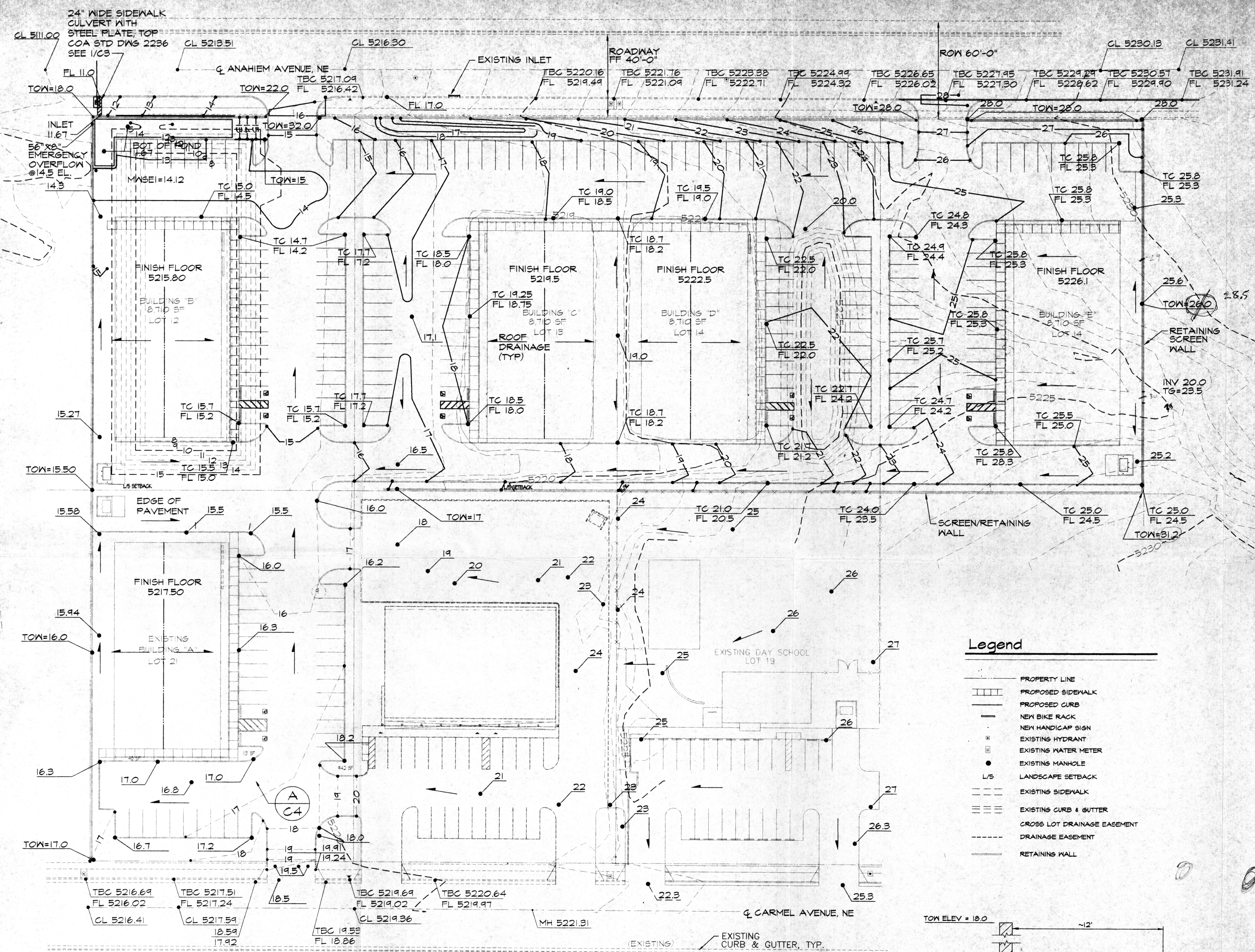
BUILDING "E" - HEATED AREA 8100 SF - PHASE II
OFFICE = 7,100 SF/200 = 36 SPACES
WAREHOUSE = 1,000 SF/2000 = 1 SPACE
REQUIRED = 37 SPACES
PROVIDED = 39 SPACES
BICYCLE RACKS - 2 EA

SITE PLAN - PHASE I

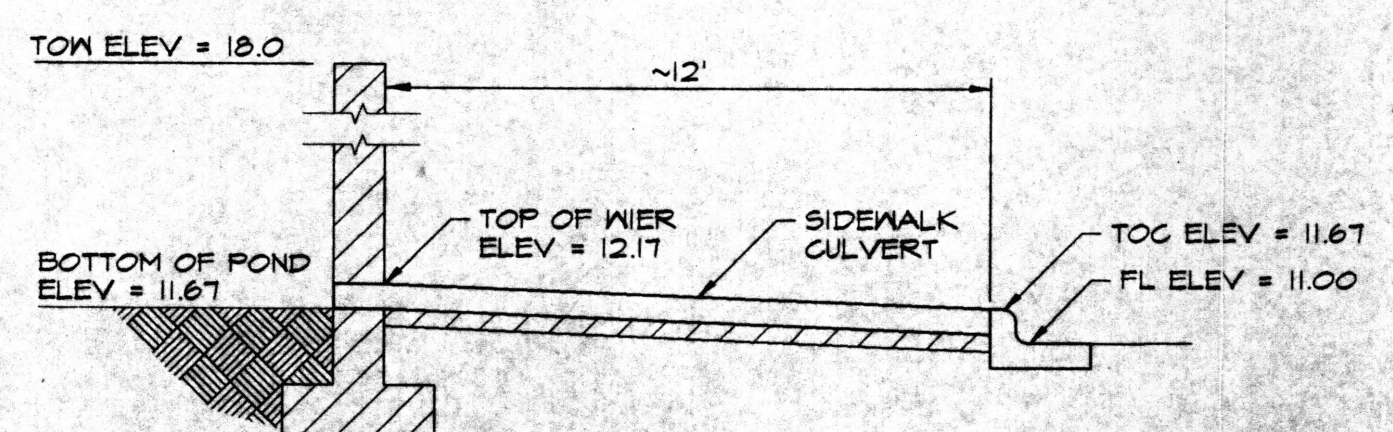
SCALE: 1" = 30'-0"



NORTH



GRADING PLAN
 SCALE: 1" = 30'
 0 10 20 30 60
 SCALE: 1" = 30'



WIER SECTION
 NO SCALE

50-19 FORM

NOTICE TO CONTRACTOR

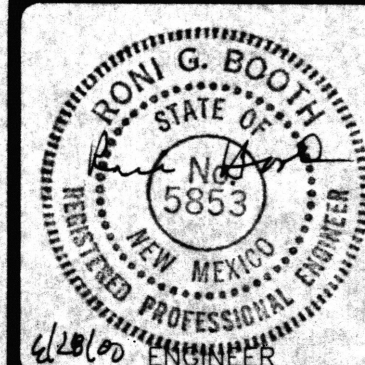
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED WITHIN THE CITY RIGHT-OF-WAY SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH C.O.A. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986.
 3. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260-1490, FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER SERVED.
 7. EROSION CONTROL: TEMPORARY EROSION CONTROL WILL BE REQUIRED DURING CONSTRUCTION TO CONTROL THE DISCHARGE OF SEDIMENT INTO PUBLIC STREET AND STORM DRAINAGE NETWORK. TEMPORARY EROSION CONTROL BERM SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION. THE BERMS ARE TO BE PLACED ALONG THE NORTH, SOUTH AND WEST PROJECT BOUNDARIES TO DIRECT SEDIMENT TO THE POND SITE LOCATED AT THE SOUTHWEST CORNER OF THE SITE. THE BERMS SHALL REMAIN IN PLACE UNTIL PAVING AND DRAINAGE IMPROVEMENTS ARE IN PLACE.
- STORAGE VOLUME REQUIRED = 308 AC-FT
 STORAGE VOLUME PROVIDED = 31 AC-FT

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☐ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☐ BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☐ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEEPER FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
- ☐ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED, INSPECTED AND APPROVED PRIOR TO FINAL ACCEPTANCE.

APPROVALS	ENGINEERS	DATE
A.C.E./DESIGN		
INSPECTOR		
A.C.E./FIELD		

REVISIONS



**CARMEL ENTERPRISES
 OFFICE PARK
 PHASE II**

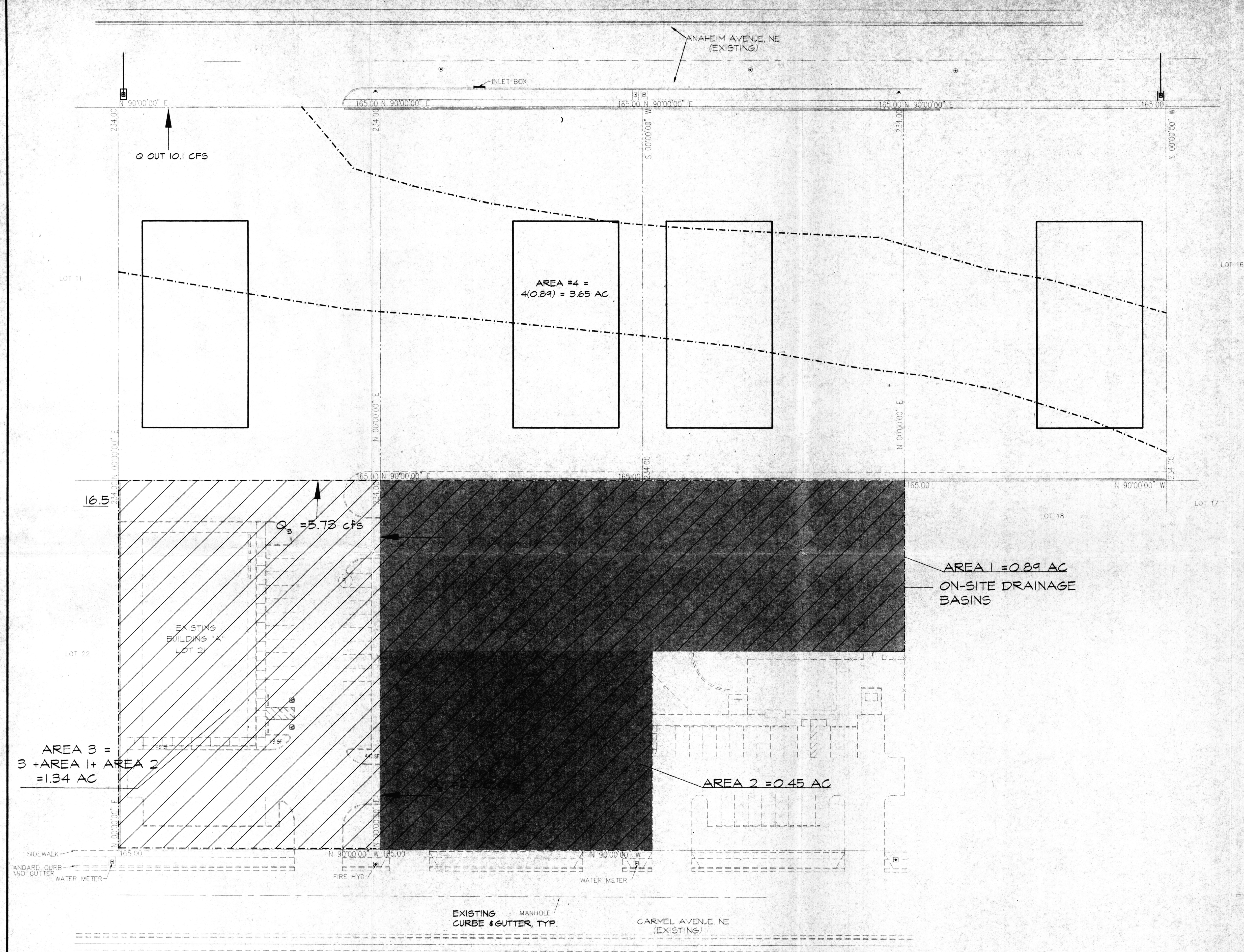
R. BOOTH CHECKED BY	F. PHILLIPS DRAFTED BY	20136 PROJECT NO	JUNE 2000 DATE
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GRADING PLAN

RECEIVED
 AUG 8 2000
 HYDROLOGY SECTION

C3

- Legend**
- — — — — PROPERTY LINE
 - ||||| PROPOSED SIDEWALK
 - — — — — PROPOSED CURB
 - — — — — NEW BIKE RACK
 - — — — — NEW HANDICAP SIGN
 - EXISTING HYDRANT
 - EXISTING WATER METER
 - EXISTING MANHOLE
 - L/S LANDSCAPE SETBACK
 - — — — — EXISTING SIDEWALK
 - — — — — EXISTING CURB & GUTTER
 - — — — — CROSS LOT DRAINAGE EASEMENT
 - — — — — DRAINAGE EASEMENT
 - ▨ PONDING AREA
 - - - - - EXISTING FLOOD PLAIN



DRAINAGE PLAN - PHASE I & II

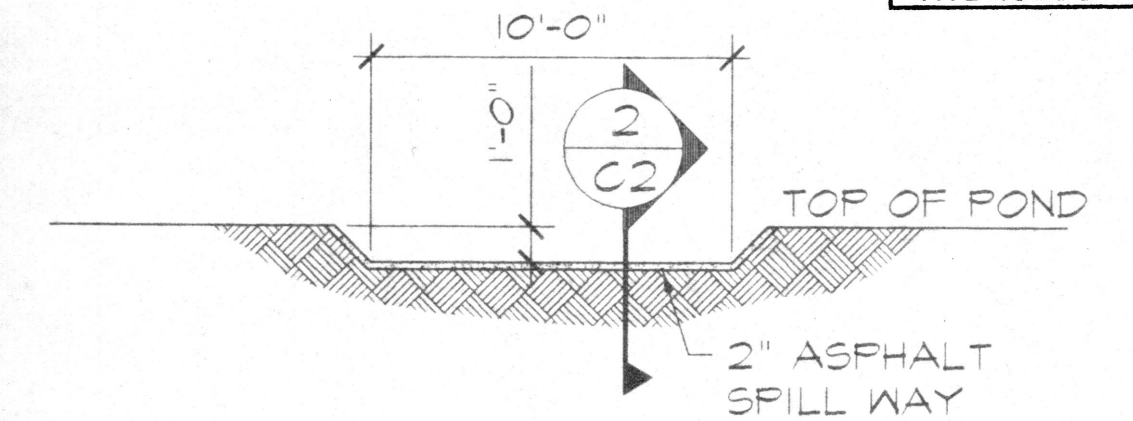
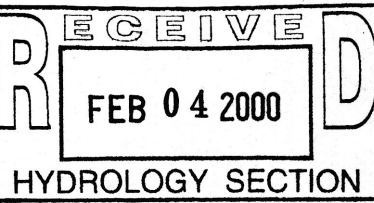
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0 10 20 30 60

SCALE: 1" = 30'

NORTH

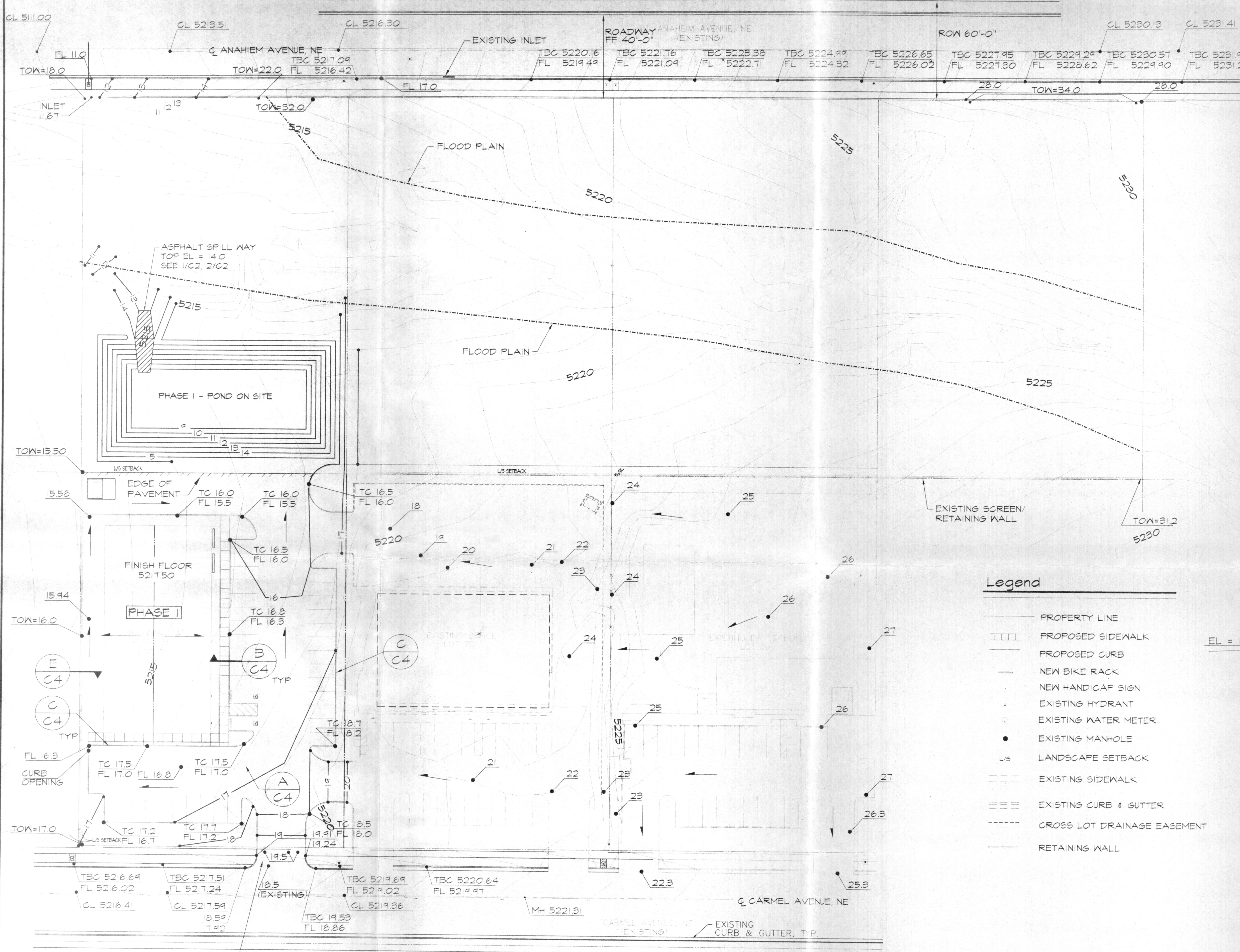
	CARMEL ENTERPRISES OFFICE PARK PHASE II		
	S. KNEE CHECKED BY	F. PHILLIPS DRAFTED BY	20156 PROJECT NO.
ARCHITECT	DRAINAGE PLAN R AUG 8 2000 D 4 HYDROLOGY SECTION		



SPILL WAY SECTION

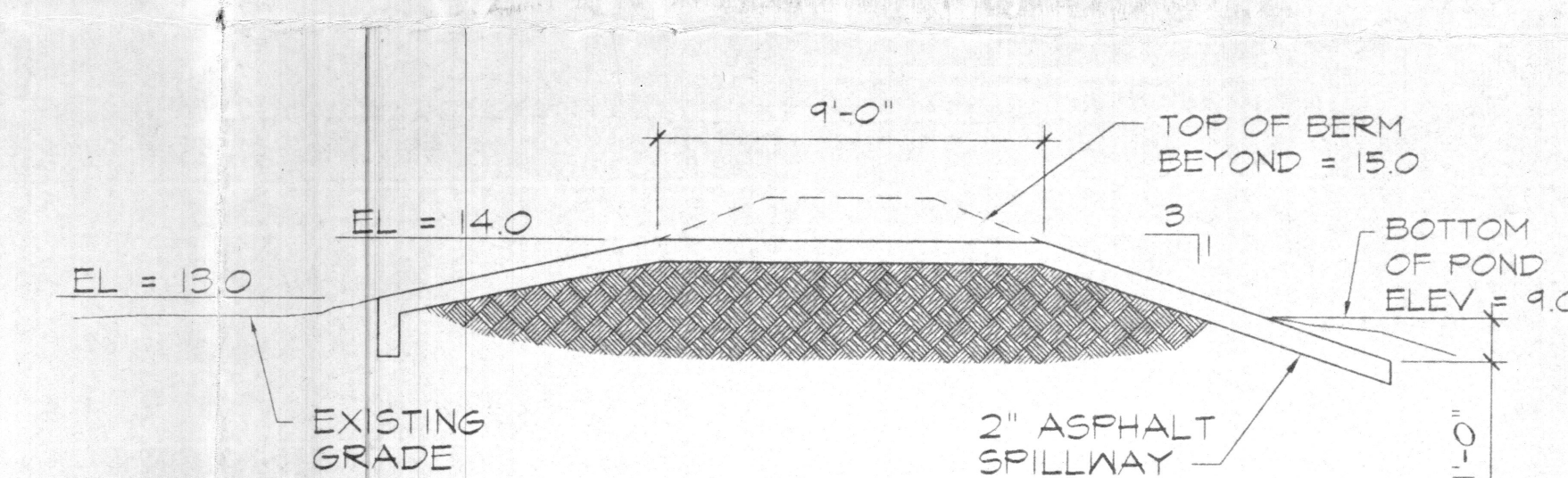
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1
C2



Legend

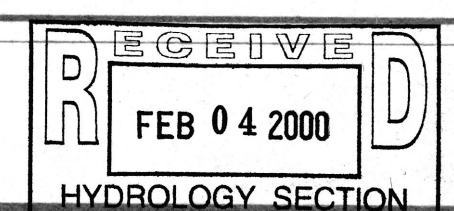
- PROPERTY LINE
- |||| PROPOSED SIDEWALK
- PROPOSED CURB
- NEW BIKE RACK
- NEW HANDICAP SIGN
- EXISTING HYDRANT
- EXISTING WATER METER
- EXISTING MANHOLE
- L/S LANDSCAPE SETBACK
- EXISTING SIDEWALK
- EXISTING CURB & GUTTER
- CROSS LOT DRAINAGE EASEMENT
- RETAINING WALL



SECTION

SCALE: 1/4" = 1'-0"

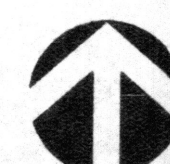
2
C2



GRADING PLAN

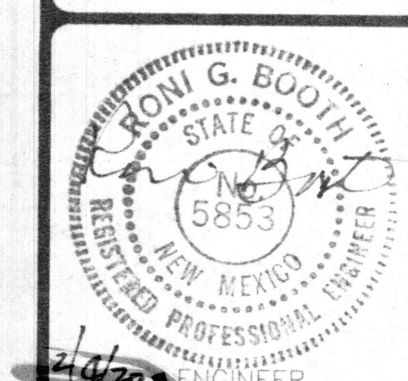
SCALE: 1" = 30'

0 10 20 30 60
 SCALE: 1" = 30'



NORTH

REVISIONS



**CARMEL ENTERPRISES
 OFFICE PARK**

S. KNEE
 CHECKED BY

F. PHILLIPS
 DRAFTED BY

99160
 PROJECT NO.

1/27/2000
 DATE

**PHASE I
 GRADING PLAN**

ARCHITECT

C2

Site Data

LAND AREA: 4.432 ACRES
PROPOSED USAGE: OFFICE/WAREHOUSE
BUILDING TYPE: VN
DRIVEWAY: 30'
SIDEWALKS: 6'

General Notes

1. THE RESPONSIBLE PART MUST RECTIFY ALL UNAPPROVED CONSTRUCTION RESULTING FROM ERRORS ON THE APPROVED SITE PLAN AND THIS SITE PLAN HAS BEEN APPROVED AND ACCEPTED BY ALL PARTIES. ANY FIELD CHANGES NOT ACCEPTED BY TRAFFIC ENGINEER AFTER APPROVAL WILL RESULT IN:
 - a. UNTIMELY DELAY OF ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNAPPROVED WORK, AND
 - b. INCREASE IN CONSTRUCTION COST TO RESPONSIBLE PARTIES.
2. ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE CALLING FOR TEMPORARY C.O.
3. ALL EXISTING STREET SIDEWALK AND C & G IN DISREPAIR AFFECTING SAFE PEDESTRIAN AND/OR VEHICLE TRAVEL WILL BE REMOVED AND REPLACED.

Legal Description

LOTS 12, 13, 14, 15 BLOCK 16, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, WITHIN SECTION 13, TOWNSHIP 11, RANGE 3, EAST, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

ZONE ATLAS MAP C-18-Z

Project # 100236 / APP # 00152-00000-00953

CASE NUMBER: DRB 99-282

SITE DEVELOPMENT PLAN FOR LOTS 12, 13, 14, 15 AND 21 OF TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, NEW MEXICO

TRAFFIC ENGINEER, TRANSPORTATION DIVISION 7-20-00 DATE

Public Works, Water Utilities Division 10/17/00 DATE

PARKS AND RECREATION 9/07/00 DATE

PUBLIC WORKS, WATER UTILITIES DIVISION 11/14/00 DATE

CITY ENGINEER, ENGINEERING DIVISION 11/14/00 DATE

ENVIRONMENTAL HEALTH 11/15/00 DATE

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

CITY PLANNING DIVISION 11/17/00 DATE

COUNTY PLANNING DIVISION 11-17-00 DATE

A.M.A.F.C.A. 11-17-00 DATE

SOLID WASTE APPROVAL 11-17-00 DATE

THIS IS A SITE DEVELOPMENT PLAN FOR THE I-25 SECTOR DEVELOPMENT PLAN

ALBUQUERQUE
BLDG & SAFETY
MAR - 8 2000
U.B.C.
PLAN CHECK
SECTION

Parking Requirements

BUILDING "A" - HEATED AREA 8100 SF
OFFICE = 6600 SF/200 = 33 SPACES
WAREHOUSE = 1500 SF/2000 = 1 SPACE
REQUIRED = 34 SPACES
PROVIDED = 36 SPACES
INCLUDES 2 HANDICAP PARKING SPACES
VAN ACCESSIBLE
BICYCLE RACKS - 2 EA

BUILDING "B" - HEATED AREA 8100 SF
OFFICE = 7100 SF/200 = 36 SPACES
WAREHOUSE = 1000 SF/2000 = 1 SPACE
REQUIRED = 37 SPACES
PROVIDED = 39 SPACES
INCLUDES 2 HANDICAP PARKING SPACES
VAN ACCESSIBLE
BICYCLE RACKS - 2 EA

BUILDINGS "C & D" - HEATED AREA 8100 SF
OFFICE = 8100 SF/200 = 41 SPACES
REQUIRED = 41 SPACES
PROVIDED = 46 SPACES
BICYCLE RACKS - 2 EA

BUILDING "E" - HEATED AREA 8100 SF
OFFICE = 7100 SF/200 = 36 SPACES
WAREHOUSE = 1000 SF/2000 = 1 SPACE
REQUIRED = 37 SPACES
PROVIDED = 39 SPACES
BICYCLE RACKS - 2 EA

UPC Numbers

LOT 12	1081 064 238 144 306 12	5900 ANAHEIM	NG
LOT 13	1081 064 212 144 306 13	5908 ANAHEIM	NG
LOT 14	1081 064 205 144 306 14	5916 ANAHEIM	NG
LOT 15	1081 064 189 144 306 15	5924 ANAHEIM	NG

Landfill Disclosure Statement

THE SUBJECT PROPERTY IS LOCATED NEAR AN EXISTING LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL CERTAIN PRECAUTIONARY MEASURES NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILL GAS ISSUES SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

Certification by the designer of record, required by the Transportation Section, needs to state that this site was constructed in accordance with the Traffic Circulation Layout (TCL) before C.O. is released.

SITE PLAN

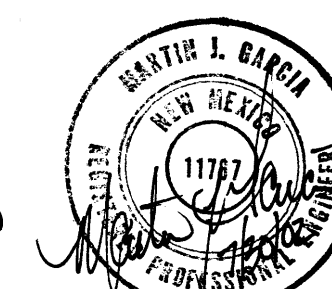
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SCALE: 1" = 30'



NORTH

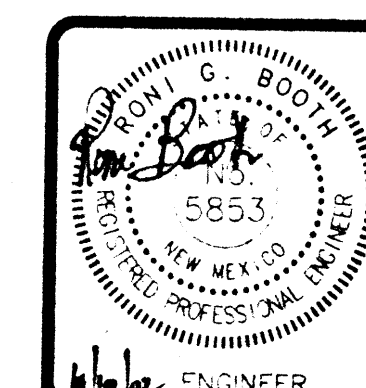
7/30/02

I, MARTIN J. GARCIA HEREBY CERTIFY THAT THIS SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED TRAFFIC CIRCULATION LAYOUT WITH THE EXCEPTION OF THE ITEMS SHOWN ABOVE



AFD PLANS CHECKING OFFICE
924-3611

APPROVED/DISAPPROVED
11/14/00
SIGNATURE & DATE



CARMEL ENTERPRISES
OFFICE PARK
PHASE II

5900 ANAHEIM

R. BOOTH

CHECKED BY

F. PHILLIPS

DRAFTED BY

20156

PROJECT NO

JUNE 2000

DATE

SITE PLAN
FOR BUILDING PERMIT

TRAFFIC CIRCULATION
LAYOUT CERTIFICATION C2

ARCHITECT

RECEIVED
AUG 05 2002
HYDROLOGY SECTION