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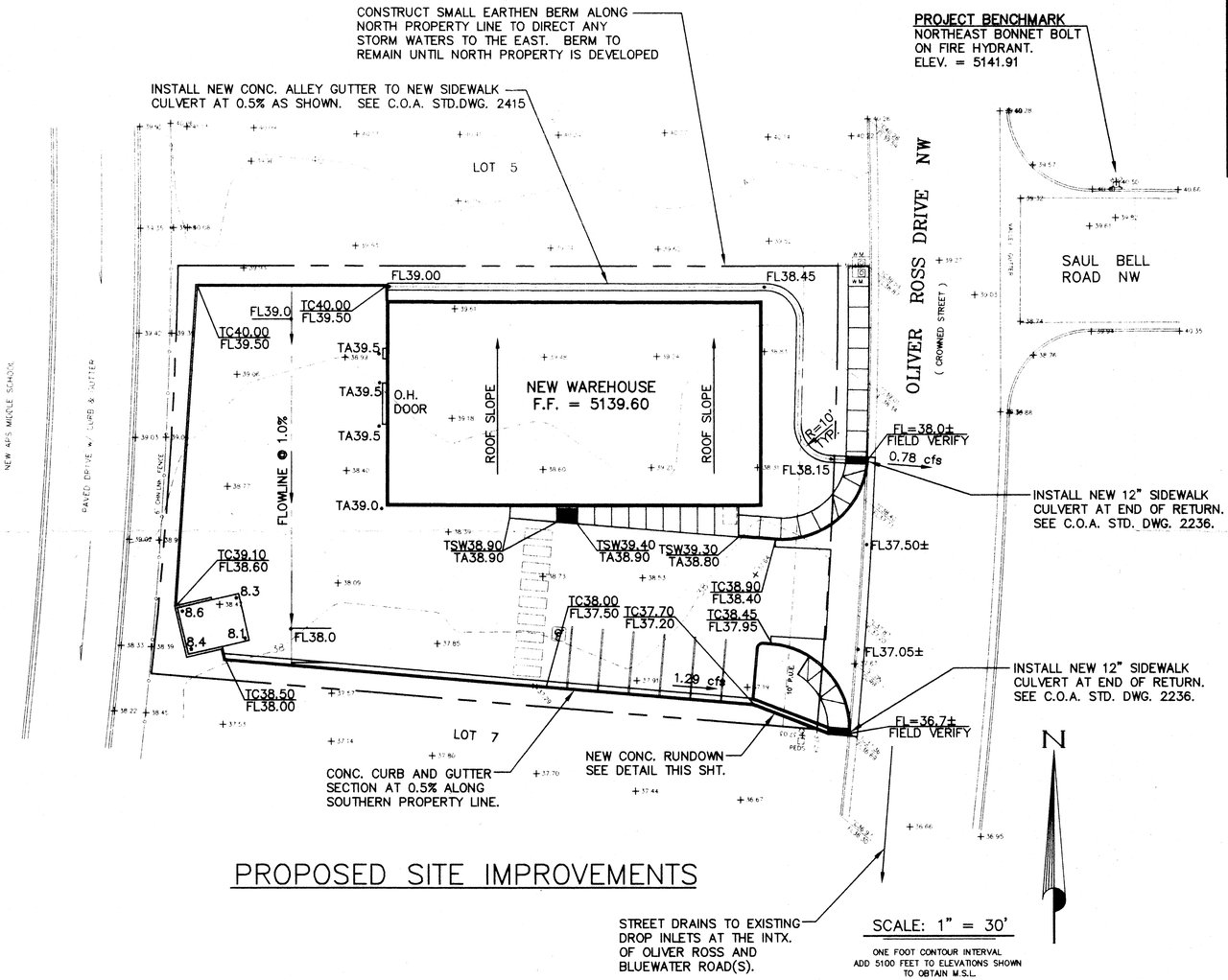
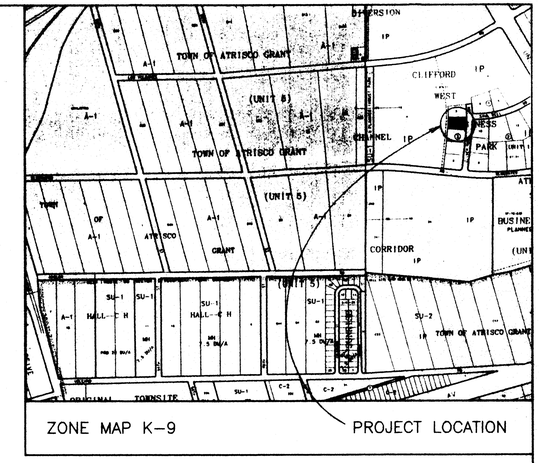
11. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.



PROPOSED SITE IMPROVEMENTS

SCALE: 1" = 30'

ONE FOOT CONTOUR INTERVAL
ADD 5100 FEET TO ELEVATIONS SHOWN TO OBTAIN M.S.L.



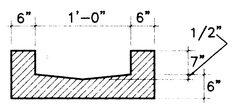
RECEIVED NOV 21 2000 HYDROLOGY SECTION

GENERAL LEGEND

EXISTING CONTOUR	36
PROPOSED CONTOUR	
EXISTING SPOT ELEVATION	+39.27
PROPOSED SPOT ELEVATION	56.4
FLOWLINE	
FLOW DIRECTION ARROW	
PROPOSED CONCRETE	
TOP OF CURB ELEVATION	TC
TOP OF SIDEWALK ELEVATION	TSW
FLOWLINE ELEVATION	FL
TOP OF ASPHALT	TA
POWER POLE	PP
ROOF DRAIN/DOWN SPOUT	D.S.

K-9/D18

	NAME	DATE
HYDROLOGY		
INSPECTOR		
A.C.E./FIELD		



CONCRETE RUNDOWN DETAIL
NOT TO SCALE

LEGAL DESCRIPTION

LOT 6 IN BLOCK 3 OF CLIFFORD WET BUSINESS PARK, UNIT 1.

BENCH MARK

CITY OF ALBUQUERQUE CONTROL STATION "9-K10", LOCATED AT THE SOUTHEAST QUADRANT OF UNSER AND BLUEWATER. ELEVATION = 5114.99

KIM P. KEMPER NEW MEXICO 10542 REGISTERED PROFESSIONAL ENGINEER
11-20-00

RECEIVED NOV 21 2000 HYDROLOGY SECTION

OLIVER ROSS WAREHOUSE
GRADING AND DRAINAGE PLAN

KEMPER-VAUGHAN
CONSULTING ENGINEERS
3700 COORS RD. N.W. • ALBUQUERQUE, NEW MEXICO 87120 • (505) 831-4520

Designed KRK	Drawn	Checked KRK	Sheet of
File JLS\OLIVER G&D	Date NOVEMBER 2000		C1

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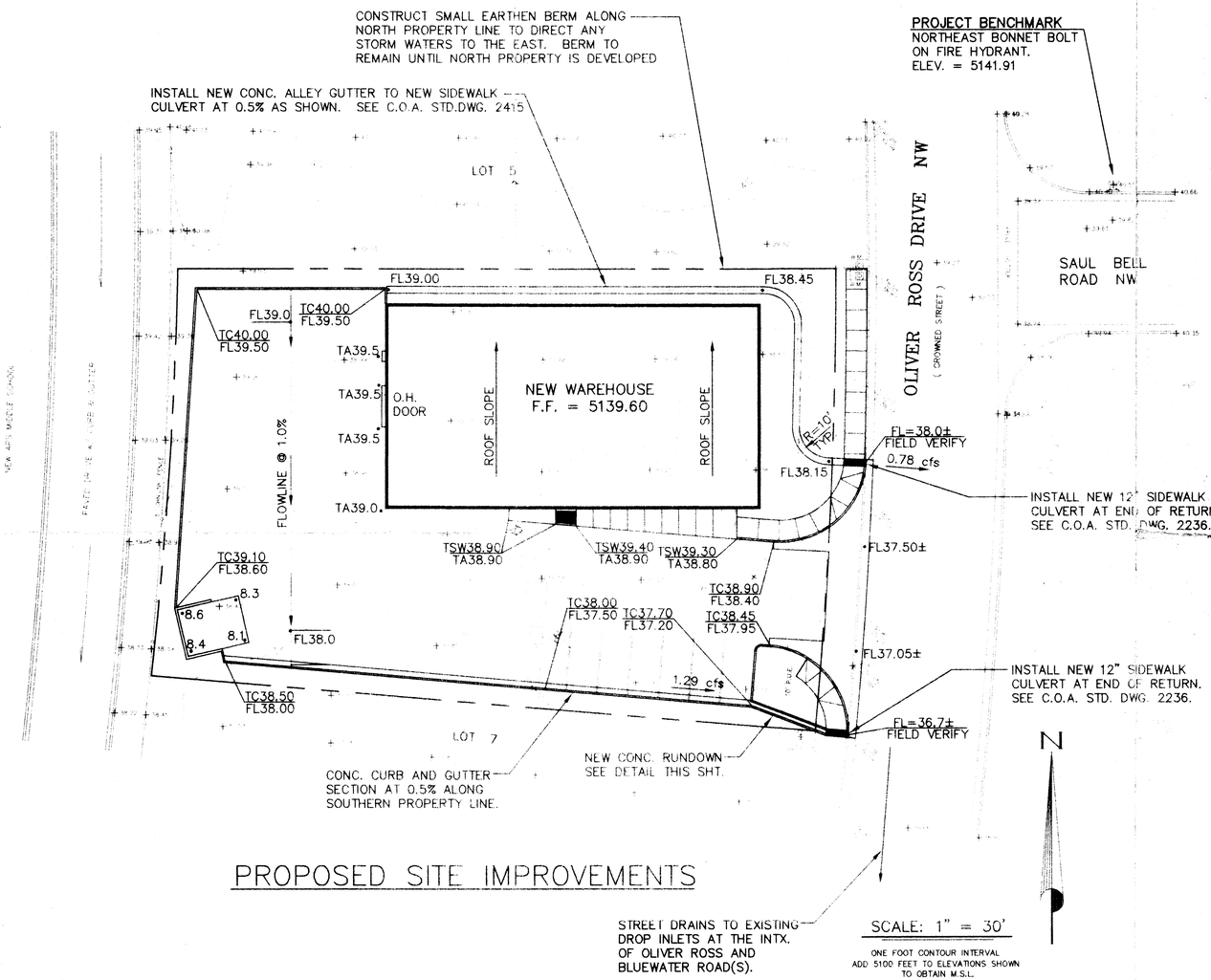
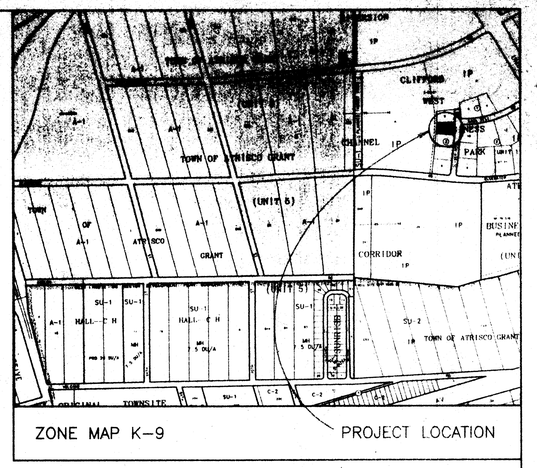


PROPOSED SITE IMPROVEMENTS

STREET DRAINS TO EXISTING DROP INLETS AT THE INTX. OF OLIVER ROSS AND BLUEWATER ROAD(S).

SCALE: 1" = 30'

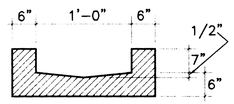
ONE FOOT CONTOUR INTERVAL
ADD 5100 FEET TO ELEVATIONS SHOWN TO OBTAIN M.S.L.



RECEIVED
NOV 21 2000
HYDROLOGY SECTION

GENERAL LEGEND

EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING SPOT ELEVATION	+
PROPOSED SPOT ELEVATION	56.4
FLOWLINE	
FLOW DIRECTION ARROW	
PROPOSED CONCRETE	
TOP OF CURB ELEVATION	TC
TOP OF SIDEWALK ELEVATION	TSW
FLOWLINE ELEVATION	FL
TOP OF ASPHALT	TA
POWER POLE	PP
ROOF DRAIN/DOWN SPOUT	



CONCRETE RUNDOWN DETAIL

NOT TO SCALE

LEGAL DESCRIPTION

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	NAME	DATE
~~HYDROLOGY~~		
INSPECTOR		
~~A.C.E./FIELD~~		

RECEIVED
NOV 21 2000
HYDROLOGY SECTION

KIM R. KEMPER
NEW MEXICO
10542
REGISTERED PROFESSIONAL ENGINEER
11-20-00

OLIVER ROSS WAREHOUSE
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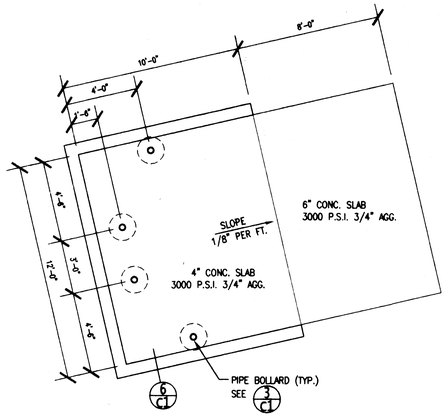
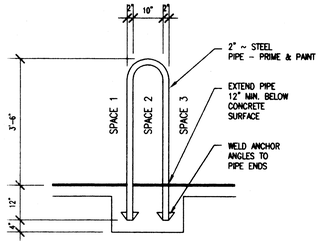
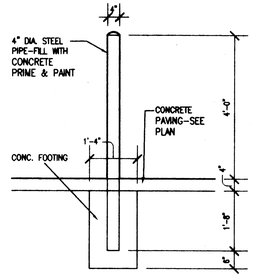
Designed KRK	Drawn	Checked KRK	Sheet of C1
File JLS\OLIVER G&D	Date NOVEMBER 2000		



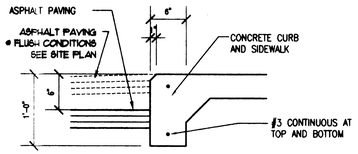
5/C1 Dumpster Enclosure Plan
scale: 1/4" = 1'-0"



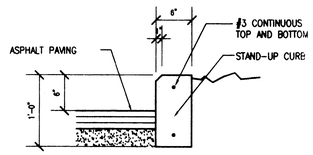
4/C1 Bicycle Rack
scale: 1/2" = 1'-0"



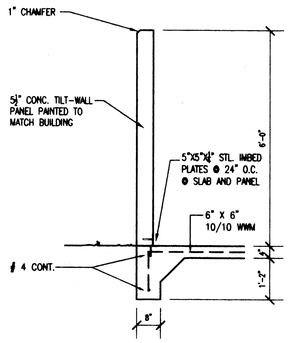
3/C1 Pipe Bollard
scale: 1/2" = 1'-0"



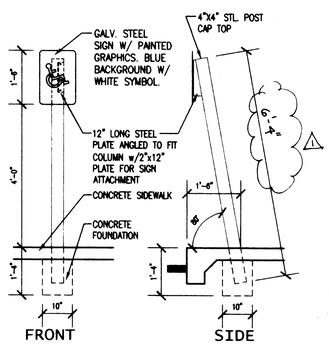
2/C1 Sidewalk Turn-Down
scale: 1" = 1'-0"



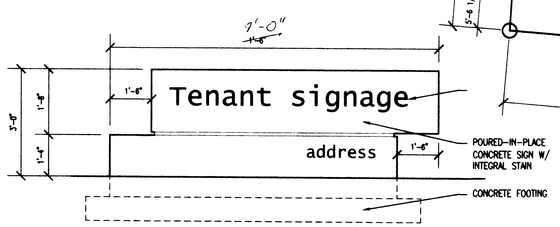
1/C1 Stand-Up Curb
scale: 1" = 1'-0"



6/C1 Wall Section
scale: 1/2" = 1'-0"



7/C1 H.C. Parking Sign
scale: 1/2" = 1'-0"



8/C1 Monument Sign
scale: 1/2" = 1'-0"

NOTES:
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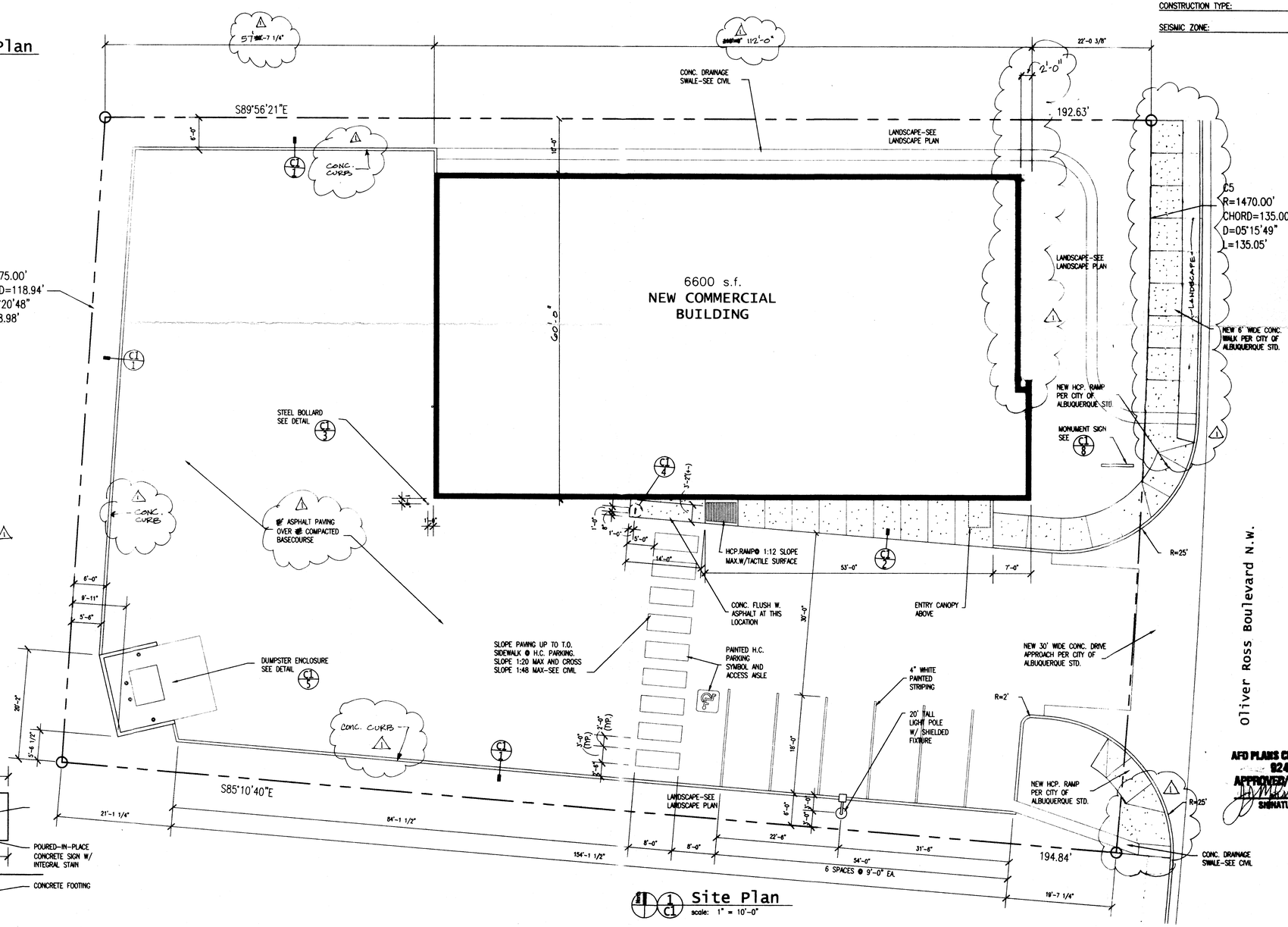
2. SIGN AREA-24 S.F. PER SIDE
3. SIGN SHALL BE LIT WITH GROUND MOUNTED FLOOD LIGHTS



1/C1 Site Plan
scale: 1" = 10'-0"

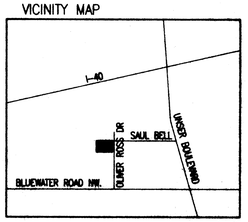
PROJECT DATA

LOCATION:	LOT 6, CLIFFORD WEST BUSINESS PARK ALBUQUERQUE, NM
OWNER:	RICK HUGHS
(505) 823-2823	2321 CANDELARIA NW. ALBUQUERQUE, NM 87107
ARCHITECTS:	JLS ARCHITECTS
(505) 246-0870	1600 RIO GRANDE BLVD. NW ALBUQUERQUE, NM 87104
LEGAL DESCRIPTION:	CLIFFORD WEST BUSINESS PARK UNIT 1, BLOCK 3, LOT 6 ALBUQUERQUE, NM
CURRENT ZONING:	IP
ZONE ATLAS PAGE:	K-9-Z
APPLICABLE CODE:	1997 UBC
OCCUPANCY GROUP:	B
CONSTRUCTION TYPE:	5N
SEISMIC ZONE:	2B

SITE DATA

TOTAL LOT AREA:	24,603 SQ. FT.
BUILDING AREA:	6600 SQ. FT.
NET LOT AREA:	18,003 SQ. FT.
PAVED AREA:	17,350 SQ. FT.
LANDSCAPE AREA:	3508 SQ. FT.
% LANDSCAPE AREA:	19. 5%
LANDSCAPE TO PAVED AREA RATIO:	1 TO 5
REQUIRED PARKING (10% OFFICE)	7 SPACES
PARKING PROVIDED:	7 SPACES
REQUIRED H.C. PARKING:	1SPACE
H.C. PARKING PROVIDED:	1 SPACE
BICYCLE PARKING PROVIDED:	3 SPACES

VICINITY MAP



SIGNATURE BLOCK

I CERTIFY THAT THIS PLAN IS CONSISTENT WITH THE 1000918 SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON 00-EPC-00020-01000

PLANNING DIRECTOR — 2/27/01
APPROVED AS TO FIRE REQUIREMENTS
TRANSPORTATION DEVELOPMENT — 1-30-01
CITY ENGINEER — 2/23/01
PARKS AND RECREATION — 12-6-00
UTILITY DEVELOPMENT — 12-6-00
SOLID WASTE — Nov 22-00

Oliver Ross Warehouse

Oliver Ross Drive N.W.
Albuquerque NM

JLS
ARCHITECTS
1600 Rio Grande Boulevard NW
Albuquerque, NM 87104
phone (505) 246-0870
fax (505) 246-0437

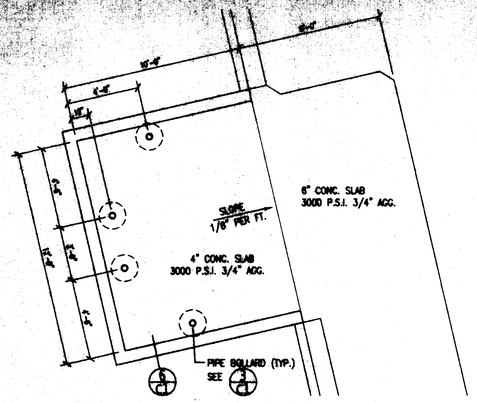
Site Plan

revisions:
1 12-6-00 PER DRB COMMENTS

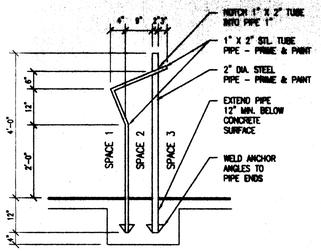
AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
SIGNATURE & DATE 1-22-00

Architect: Engineer:

date: 11-21-00
sheet: C1 of



5/C1 Dumpster Enclosure Plan
1/4" = 1'-0"



4/C1 Bicycle Rack
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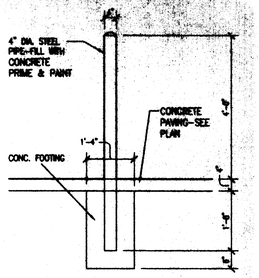

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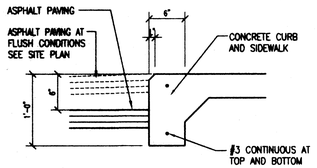

2/C1 Sidewalk Turn-Down
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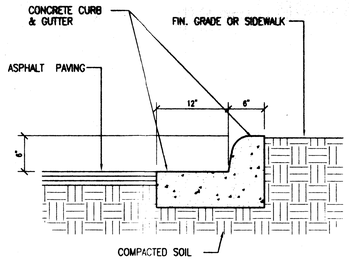

1/C1 Curb & Gutter
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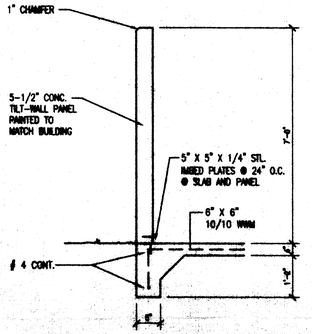

6/C1 Wall Section
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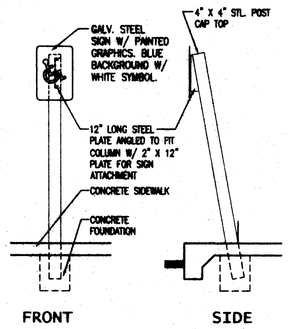

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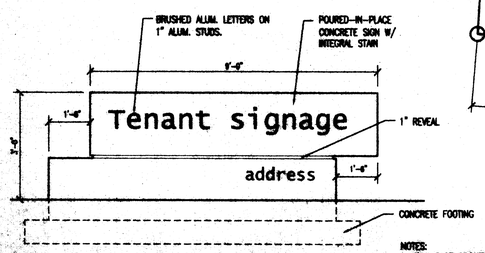

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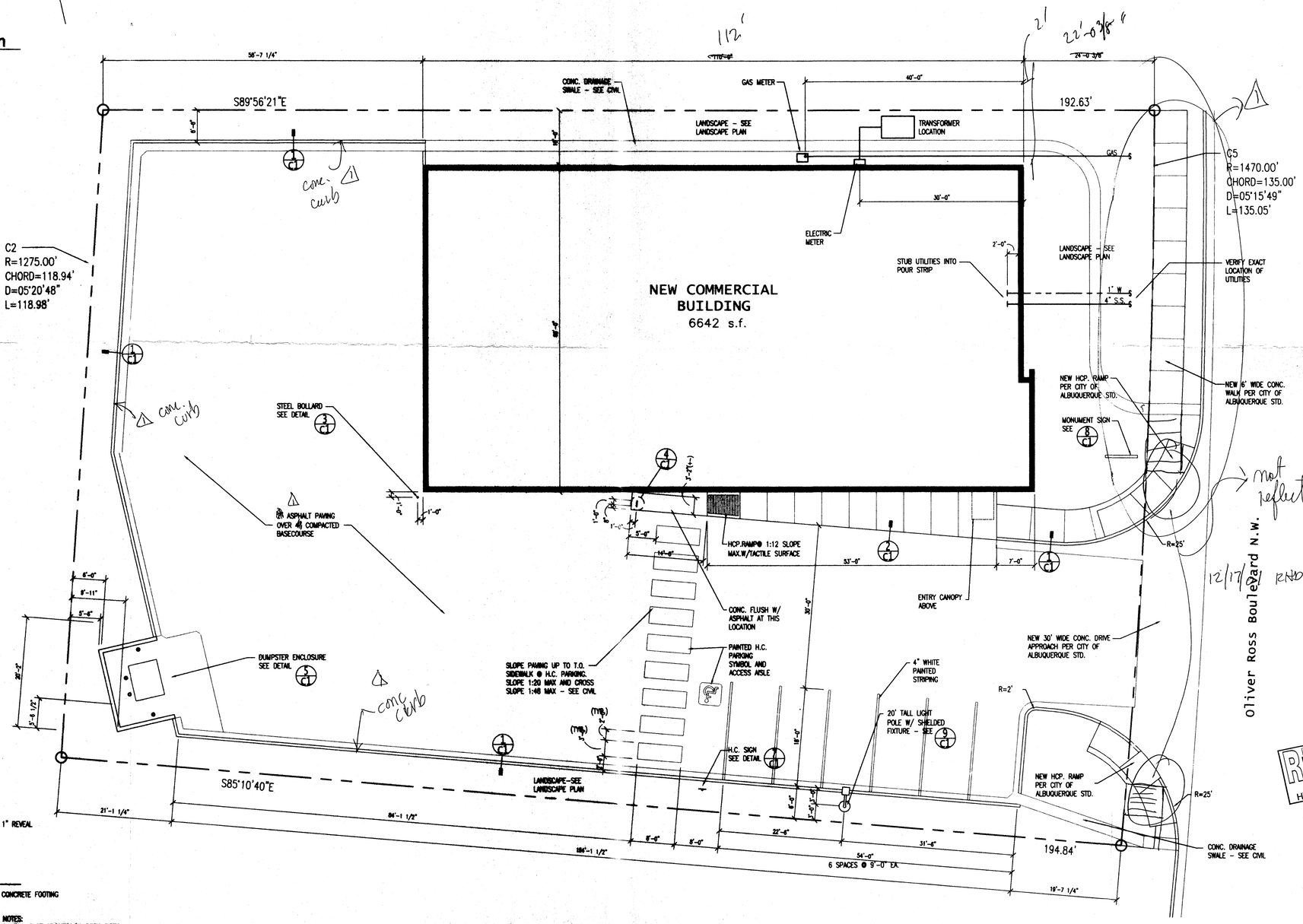

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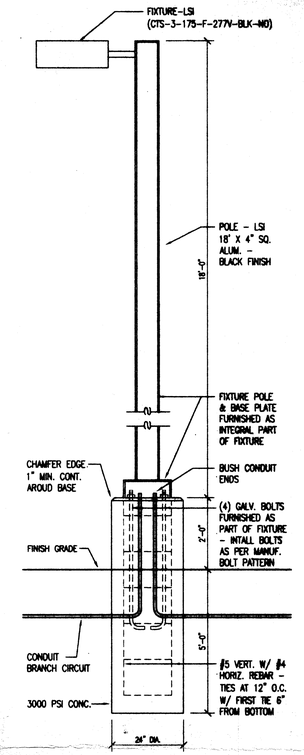
1" = 10'-0"



9/C1 Light Pole Detail
1" = 1'-0"

Oliver Ross Warehouse

Oliver Ross Drive N.W.
Albuquerque NM

JLS ARCHITECTS

1600 Rio Grande Boulevard NW
Albuquerque, NM 87104
phone (505) 246-0870
fax (505) 246-0437

DRB 1000918

1 12-16-00

Site Plan

RECEIVED MAR 07 2003 HYDROLOGY SECTION

revisions:

SHELL ONLY

Architect:

STATE OF NEW MEXICO — NEIL BLANCHE — No. 2284 — 2-1-01 — REGISTERED ARCHITECT

Engineer:

date: 02-01-01

sheet: C1 of 2

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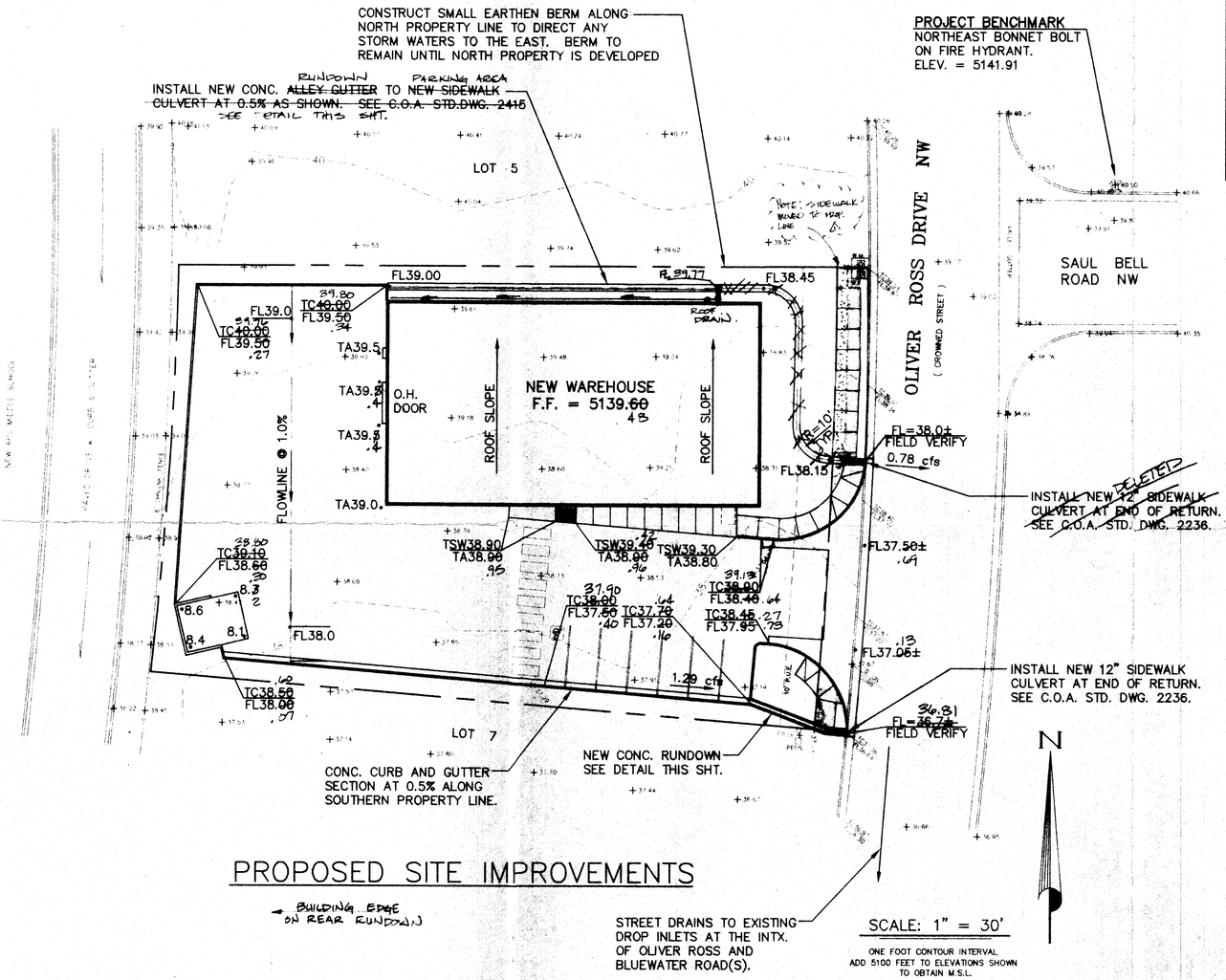
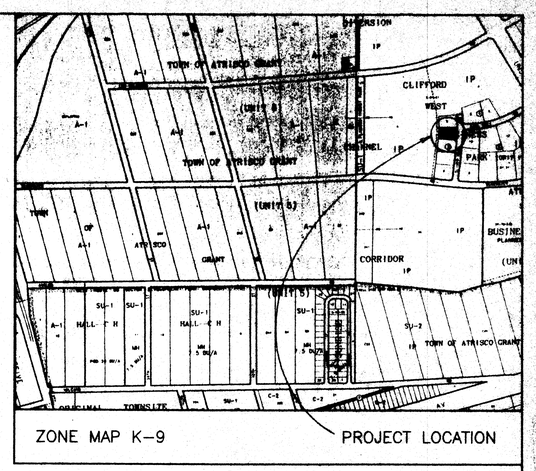


PROPOSED SITE IMPROVEMENTS

← BUILDING EDGE ON REAR RUNDOWN

SCALE: 1" = 30'

ONE FOOT CONTOUR INTERVAL
ADD 5100 FEET TO ELEVATIONS SHOWN TO OBTAIN M.S.L.

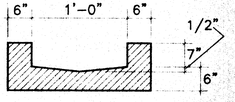


GENERAL LEGEND

EXISTING CONTOUR	39
PROPOSED CONTOUR	
EXISTING SPOT ELEVATION	+39.27
PROPOSED SPOT ELEVATION	56.4
FLOWLINE	
FLOW DIRECTION ARROW	
PROPOSED CONCRETE	
TOP OF CURB ELEVATION	TC
TOP OF SIDEWALK ELEVATION	TSW
FLOWLINE ELEVATION	FL
TOP OF ASPHALT	TA
POWER POLE	PP
ROOF DRAIN/DOWN SPOUT	D.S.
RECORD DRAWING ELEV.	39.76

△ PER DRB COMMENTS - 12-6-00

	NAME	DATE
HYDROLOGY		
INSPECTOR		
A.C.E./FIELD		



CONCRETE RUNDOWN DETAIL
NOT TO SCALE

I Kim R. Kemper, NMPE 10542, of the firm Kemper-Vaughan Consulting Engineers 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 November 20, 2000. The record information edited onto the original design document has been obtained by Rex Vogler, NMPS # 10466 of the firm Rio Grande Surveying, Inc. I further certify that I have personally visited the project site on 8-20-02 and have determined by visual inspection that the survey data provided is representative of actual site condition 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.

3-18-03

LEGAL DESCRIPTION

LOT 6 IN BLOCK 3 OF CLIFFORD WET BUSINESS PARK, UNIT 1.

BENCH MARK

CITY OF ALBUQUERQUE CONTROL STATION "9-K10", LOCATED AT THE SOUTHEAST QUADRANT OF UNSER AND BLUEWATER. ELEVATION = 5114.99

This site is in substantial compliance with the approved [illegible] drainage plan with engineer's seal dated 11-20-00 (with the revisions as [illegible] record drawing elevations shown hereon). The site drainage will function as [illegible] proposed.

11-20-00

KIM R. KEMPER NEW MEXICO 10542 REGISTERED PROFESSIONAL ENGINEER

OLIVER ROSS WAREHOUSE
GRADING AND DRAINAGE PLAN

KEMPER-VAUGHAN
CONSULTING ENGINEERS

3700 COORS RD. N.W. • ALBUQUERQUE, NEW MEXICO 87120 • (505) 831-4520

Designed KRK	Drawn	Checked KRK	Sheet C2 of 2
File JLS\OLIVER G&D	Date NOVEMBER 2000		

GENERAL NOTES

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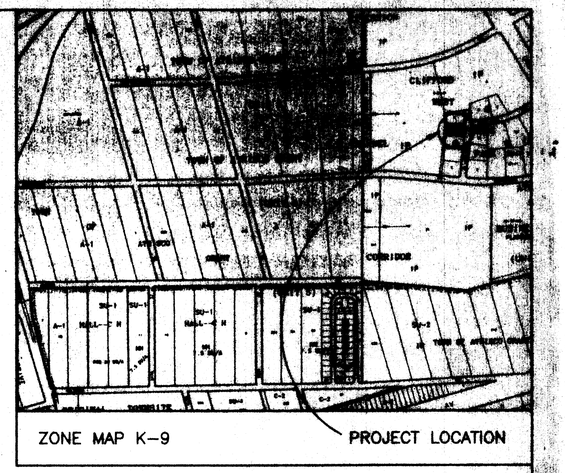

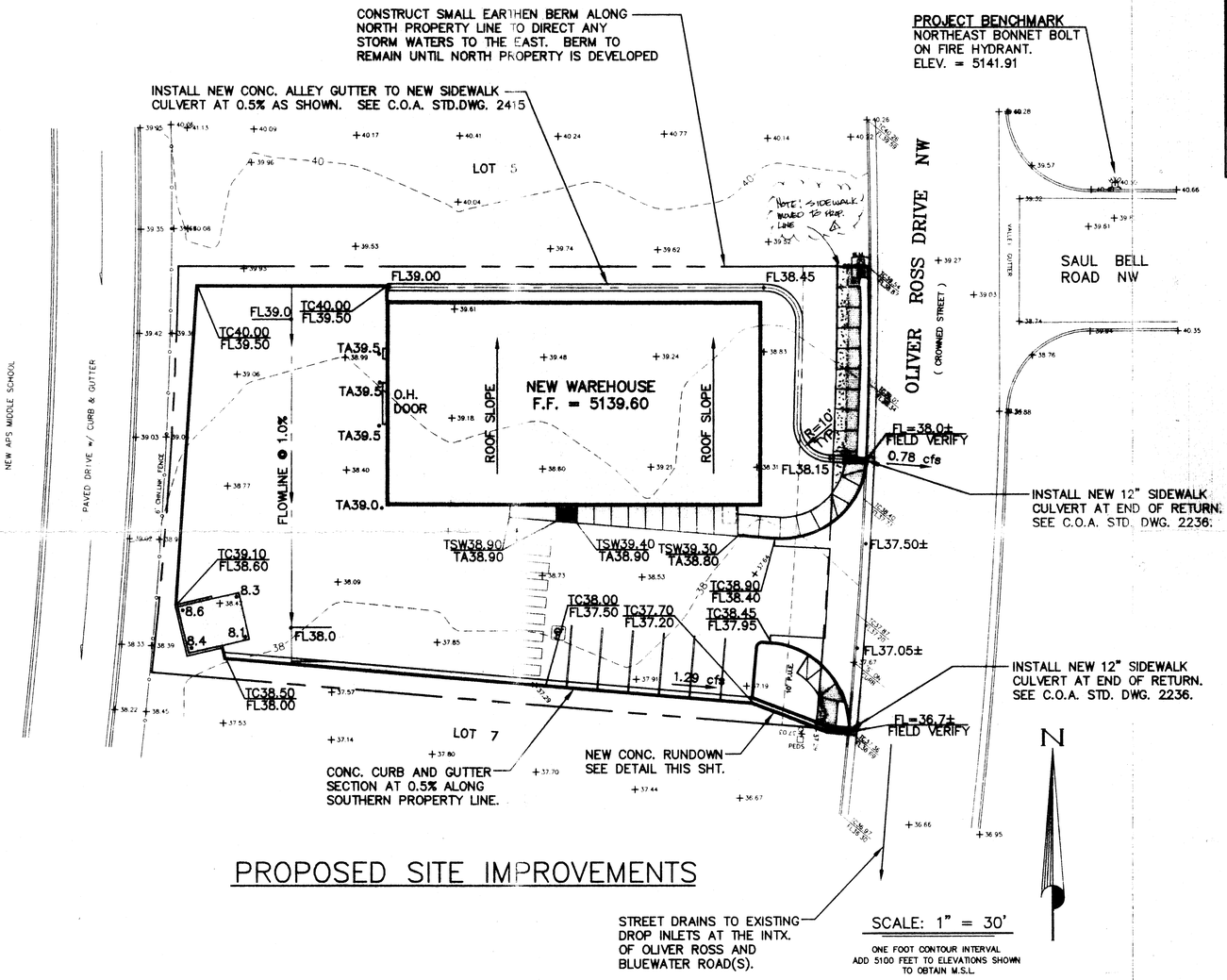

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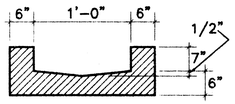

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11-20-00

△ PER DRB COMMENTS - 12-6-00

	NAME	DATE
HYDROLOGY		
INSPECTOR	Carl Sim #2054679	3/12/03
A.C.E./FIELD		

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