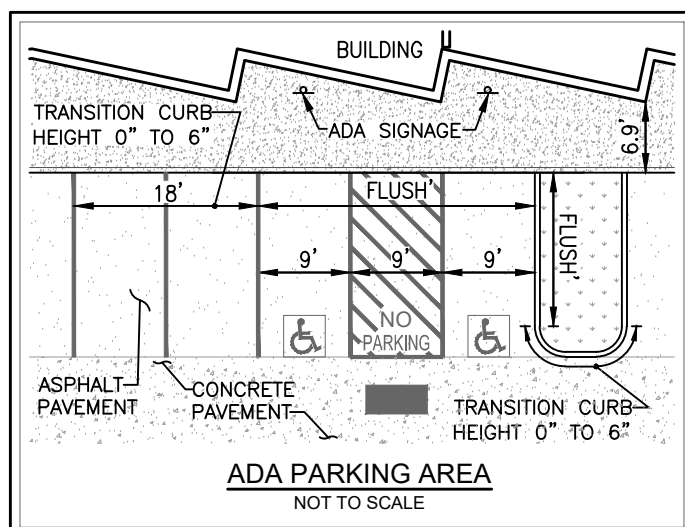


TRACT 05-3
MESA DEL SOL
INNOVATION PARK II

S14°03'17"E ~ 630.59'

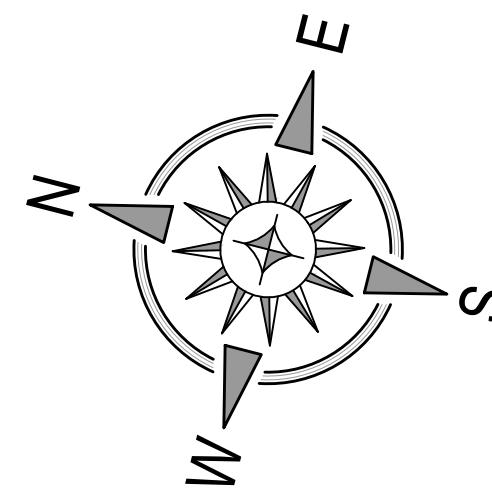
WAREHOUSE BUILDING

FOOTPRINT = 76,153 sq-ft +/-



TAKE CAUTION DURING EXCAVATION:
THERE ARE UNDERGROUND UTILITY MAINS IN THE CONSTRUCTION AREA WHICH
MAY NOT HAVE BEEN LOCATED ACCURATELY BY THE SURVEYOR / UTILITY OWNERS
NOTIFY "811" IN ADVANCE OF DIGGING TO HAVE LINES MARKED

GRAPHIC SCALE
30 0 15 30
1 inch = 30 ft.



SITE KEYNOTES

- ADA PARKING SIGNAGE
- PER DETAIL / SHEET C-5.0
- ADA PARKING SYMBOL
- PER DETAIL / SHEET C-5.0
- ADA ACCESSIBLE RAMP
- PER DETAIL / SHEET C-5.0
- PARKING STRIPE / HATCH
- 4" WIDE PAINTED STRIPES / 24" FOR STOP BAR.
- HATCHING TO BE AT 45 DEGREE AND 2'-0" O.C.
- STRIPING ON CONCRETE PAVEMENT TO BE PAINTED YELLOW.
- CONCRETE PAVEMENT - HEAVY DUTY
- PER PAVEMENT SECTION / SHEET C-5.0
- CONCRETE SIDEWALK
- PER DETAILS / SHEET C-5.0
- CONCRETE CURB
- PER DETAIL / SHEET C-5.0
- INTEGRAL WITH PAVEMENT & SIDEWALK WHERE APPLICABLE
- CONCRETE LAYDOWN CURB
- PER DETAIL / SHEET C-5.0
- ASPHALT PAVEMENT - TRAFFIC
- PER PAVEMENT SECTION / SHEET C-5.0
- MATCH EXISTING.
- DRAINAGE STRUCTURE
- SEE UTILITY PLAN / SHEET C-4.0
- CONCRETE RAMP / DIVIDER WALL & STAIRS
- SEE ARCHITECTURAL PLANS FOR DETAILS.
- ADA ACCESSIBLE RAMP WITH HANDRAIL
- PER DETAIL / SHEET C-5.0
- PAVEMENT FLUSH IN ADA AREA
- SEE GRADING PLAN / SHEET C-3.0
- FIRE PROTECTION (FIRE HYDRANT / FIRE DEPARTMENT CONNECTION) WITH BOLLARD PROTECTION AS NEEDED.
- CONCRETE DUMPSTER PAD & APRON
- PAD TO BE CONSTRUCTED OF MIN. 8 IN. THICK 3500 PSI CONCRETE REINFORCED WITH MIN. #4 REBARS @ 12 IN. O.C. IN EACH DIRECTION
- LOCATED IN THE UPPER THIRD OF SLAB.
- PROVIDE PIPE BOLLARDS PER DETAIL / SHEET C-5.0
- PROVIDE TWO (2) DUMPSTERS, EACH REQUIRED TO BE 8-CUBIC YARDS PER SOLID WASTE DEPARTMENT.
- SEE ARCHITECTURAL PLANS & CITY DETAILS FOR TRASH ENCLOSURE DETAILS AND PIPE BOLLARD LAYOUT.

SITE AND PAVEMENT LEGEND

- | | |
|-------|--------------------------------|
| DS | DOWNSPOUT |
| (B/C) | BACK-OF-CURB |
| (TYP) | TYPICAL PARKING STALL WIDTH |
| FCR | RADIUS - FACE OF CURB |
| ⚡ | FIRE HYDRANT |
| ⊕ | FIRE DEPARTMENT CONNECTION |
| ♿ | ADA PARKING SYMBOL |
| ⚡ | PROPOSED LIGHT POLE |
| ➔ | DIRECTIONAL PARKING LOT ARROW |
| ▨ | CONCRETE SIDEWALK |
| ▩ | ASPHALT PAVEMENT |
| ■ | CONCRETE PAVEMENT - HEAVY DUTY |

FIRE LANE MARKINGS:

- 6" RED BASE STRIPES WITH 4" WHITE LETTERS STATING "NO PARKING - FIRE LANE" EVERY 15' BEHIND PARKING LINES AND ENTIRE CURB WHERE APPLICABLE ALONG FIRE LANE PER CITY STANDARDS.
- ADDITIONAL SIGNS OR OTHER APPROVED NOTICES OR MARKING THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE" MAY BE REQUIRED TO FURTHER IDENTIFY SUCH ROADS AND PROHIBIT OBSTRUCTION.
- CONTRACTOR TO COORDINATE WITH FIRE DEPARTMENT.

TRACT 1-2
MESA DEL SOL
INNOVATION PARK II

N75°56'48"E ~ 405.96'

TURING DRIVE SE
(50' Right-of-Way)
- Asphalt Pavement with Concrete Curb & Gutter -

TRACT 6
MESA DEL SOL
INNOVATION PARK

FRITTS CROSSING SE
(72' Right-of-Way)
- Asphalt Pavement with Concrete Curb & Gutter -

TRACT 11
MESA DEL SOL
INNOVATION PARK

TRACT 13
MESA DEL SOL
INNOVATION PARK

PLANNING AND ZONING REQUIREMENTS

Reference: City of Albuquerque Integrated Development Code
Zone: "PC" Planned Community Zone District
Proposed Use: Warehouse

UTILITY CONTACT INFORMATION:

SANITARY SEWER / WATER
Albuquerque Bernalillo County Water Utility Authority
Contact: Robert Strong
Telephone: 505.261.4429
Email: rstrong@abcwua.org

GAS
New Mexico Gas Company
Contact: Jacob Gallegos
Telephone: 505.697.3120
Email: jacob.gallegos@nmgco.com

ELECTRIC
PNM (Public Service Company of New Mexico)
Contact: Chase LeJeune
Telephone: 505-362-4180
Email: Chase.LeJeune2@pnm.com

TELECOM
CenturyLink
Contact: Customer Service
Telephone: 865.465.2313

PERMITTING CONTACT INFORMATION:

PLANNING / ZONING / BUILDING
City of Albuquerque - Planning Department
Contact: Dean Kadell
Telephone: 505.924.3931
Email: dkadell@cabq.gov

ROADS, ACCESS, & RIGHT-OF-WAY
City of Albuquerque - Traffic Department
Contact: Marwa Al Najjar
Telephone: 505.924.3965
Email: mainajjar@cabq.gov

GRADING & DRAINAGE
City of Albuquerque - Planning Hydrology Department
Contact: Renee Brissette
Telephone: 505.924.3995
Email: rbrissett@cabq.gov

SOLID WASTE
City of Albuquerque - Code Enforcement
Contact: Herman Gallegos
Telephone: 505.761.8125
Email: hgallegos@cabq.gov

FIRE 1
City of Albuquerque - Fire Marshal's Office
Contact: Bob Nevarez
Telephone: 505.924.3614
Email: rnevarez@cabq.gov



Approved for access by the Solid Waste Department.

All containers must be made accessible for pick up between the hours of 5AM and 8PM.

Reviewer: *Herman Gallegos*

Date: 10-13-23

See keyed note 16 and Solid Waste Department Site Access

SOLID WASTE DEPARTMENT SITE ACCESS:
ACCESS TO THE SITE WILL BE AVAILABLE FROM 5AM - 8PM FOR SOLID WASTE PICKUP.

VERTICAL & HORIZONTAL CONTROL:

Reference - ALTA / NSPS Land Survey of the subject property prepared by Terra Land Surveys, LLC., dated, February 23rd, 2022.



Know what's below.
Call before you dig.



Date	
Description	
Item	

SITE DEVELOPMENT PLANS FOR
MDS WAREHOUSE
5550 TURING DRIVE S.E.
TRACT 1-1, MESA DEL SOL, INNOVATION PARK II
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



Design: RJM Proj: 22.256
Draw: RJM Dwg: 22-256.dwg
Check: RJM Tab: C2.2-SP
Scale: 1" = 30'

Date: 10.12.2023

Sheet:

SITE PLAN

Sheet No.:

C-2.2