

PROJ 1002786

**General Notes**

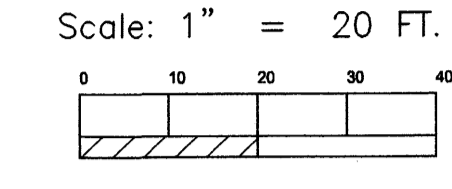
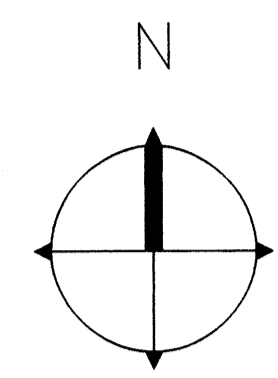
Area Lot 01 = 0.863 Acres ( 37,596.78 Sq.Ft.)  
 Area Lot 02 = 0.838 Acres ( 36,504.00 Sq.Ft.)  
 Area Lot 03 = 0.728 Acres ( 31,707.00 Sq.Ft.)  
 Total Site Area 2.429 Acres (105,807.78 Sq.Ft.)

**Lot Coverage**  
 Lot 01 (12,000/37,596.78) = 32%  
 Lot 02 (12,000/36,504.00) = 33%  
 Lot 03 (12,000/31,707.00) = 38%

**Parking Requirements**  
 Typical Office Area = 990 Sq.Ft.  
 Rqd. 1 space/200 sq.ft = 5 Spaces  
 Typical Warehouse = 1963 Sq.Ft.  
 Rqd. 1 Space/2000 sq.ft = 1 Space

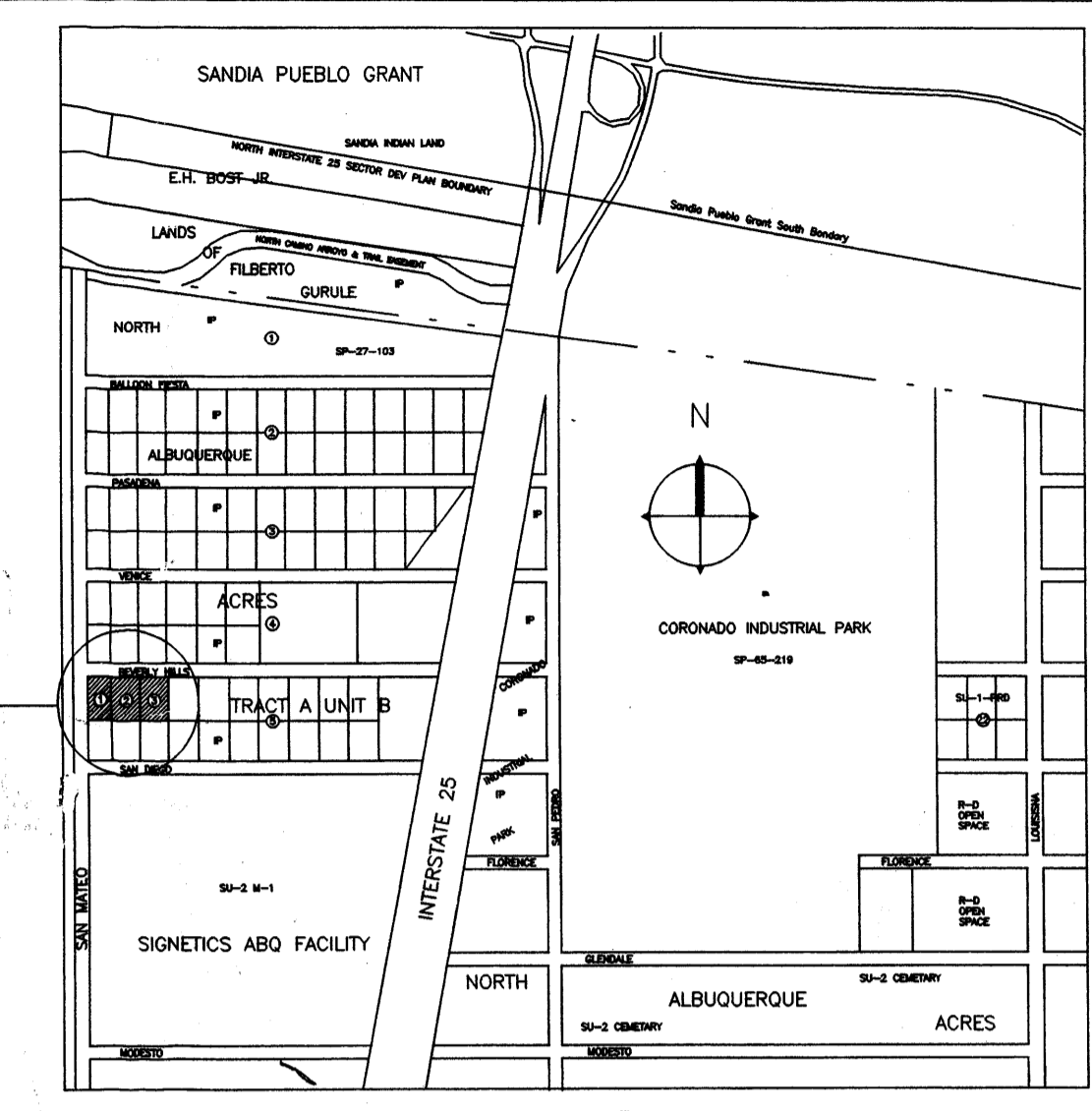
All Buildings are single story, 2 Bldgs per Lot  
 Typical Building Area = 6000 Sq.Ft.  
 Each building contains 2 ea. Office/ Warehouse Units  
 Each Office/ Warehouse Unit = 3000 Sq.Ft.

Required Parking per Office/Wrhs = 6 Spaces  
 Total quantity Office/Wrhs Units = 2 ea.  
 Total required parking all units = 12 Spaces  
 Total Parking Provided = 26 Spaces  
 Handicapped Spaces Required = 2 ea.  
 Handicapped Spaces Provided = 2 ea.



Lots 1,2 & 3, Block 5, Tract A, Unit B  
 North Albuquerque Acres  
 Projected Section 13, T. 11 N., R. 3 E., NMPM  
 City of Albuquerque  
 Bernalillo County, New Mexico

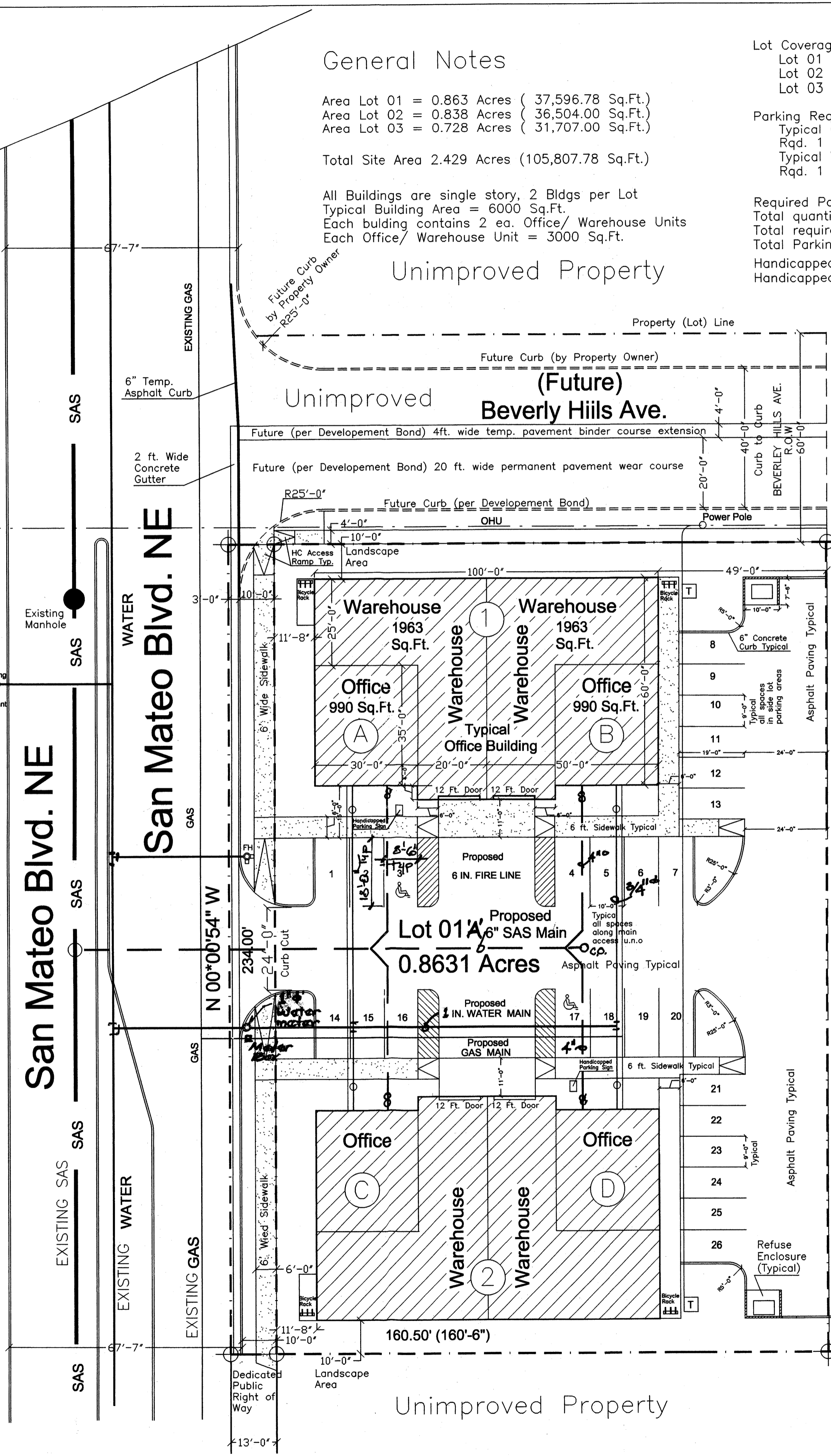
**INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1000 FEET OF LANDFILLS**  
 (Revised August 28, 2001)  
 The subject property is located (near, on) a (former, existing) landfill. Due to the subject property being (on, near) a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfill and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 feet of Landfills") shall be consulted prior to development of the site.



VICINITY MAP  
 Zone Atlas Page B-18-Z  
 Map Amended through April 03, 2002

DRAWN BY:  
 CHECKED BY:  
 REVISION DATE:

Site Development Plan  
 for Building Permit  
**Site Plan**



*Interim Guidelines  
 2/20/2004*

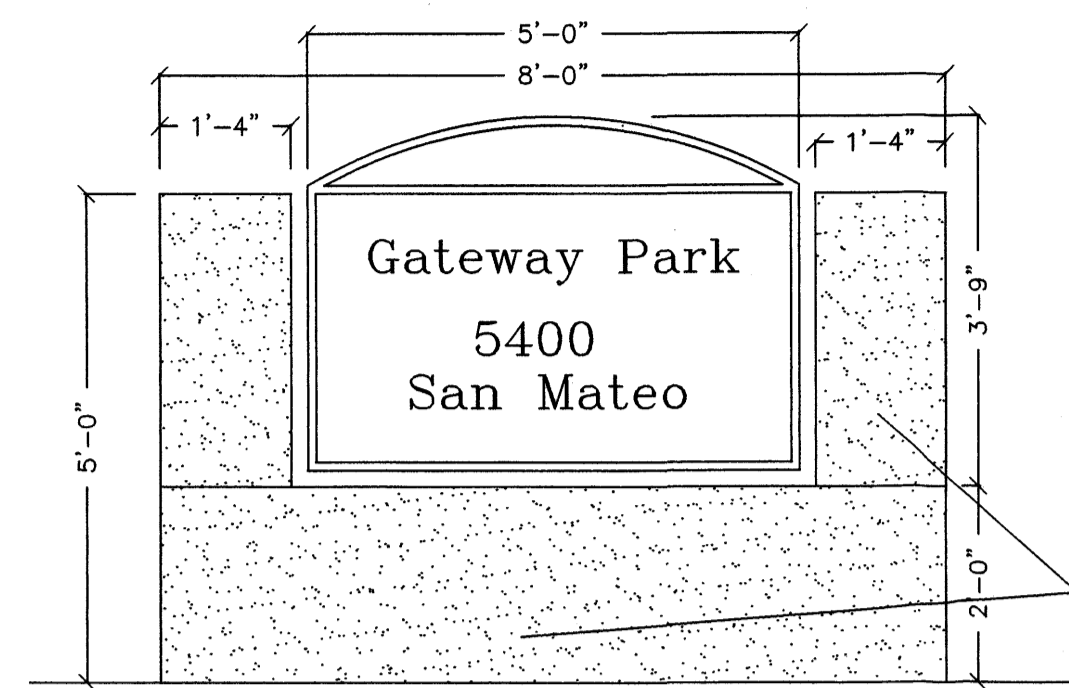
Application Number **04DRB-00036** Project Number **#1002786**  
 Date **1/21/04** Date **1/21/04**  
 Date **3/12/04** Date **1/21/04**  
 Date **4/15/04** Date **4/15/04**

DRB Site Development Plan Approval  
 DRB Chairperson, Planning Department  
 Environmental Health Dept. (conditional)  
 Solid Waste Management  
 Note: **Is an Infrastructure List required? (X) Yes ( ) No**  
**Is an Infrastructure List required? (X) Yes ( ) No**  
**Is a set of approved DEC plans w/ a work order is required for any construction within public right-of-way or for construction of public improvements?**

ARCHITECTS  
 MILLER AND ASSOCIATES  
 5220 SECOND ST. N.W.  
 ALBUQUERQUE, NEW MEXICO 87107  
 PHONE 505 - 345 - 1312

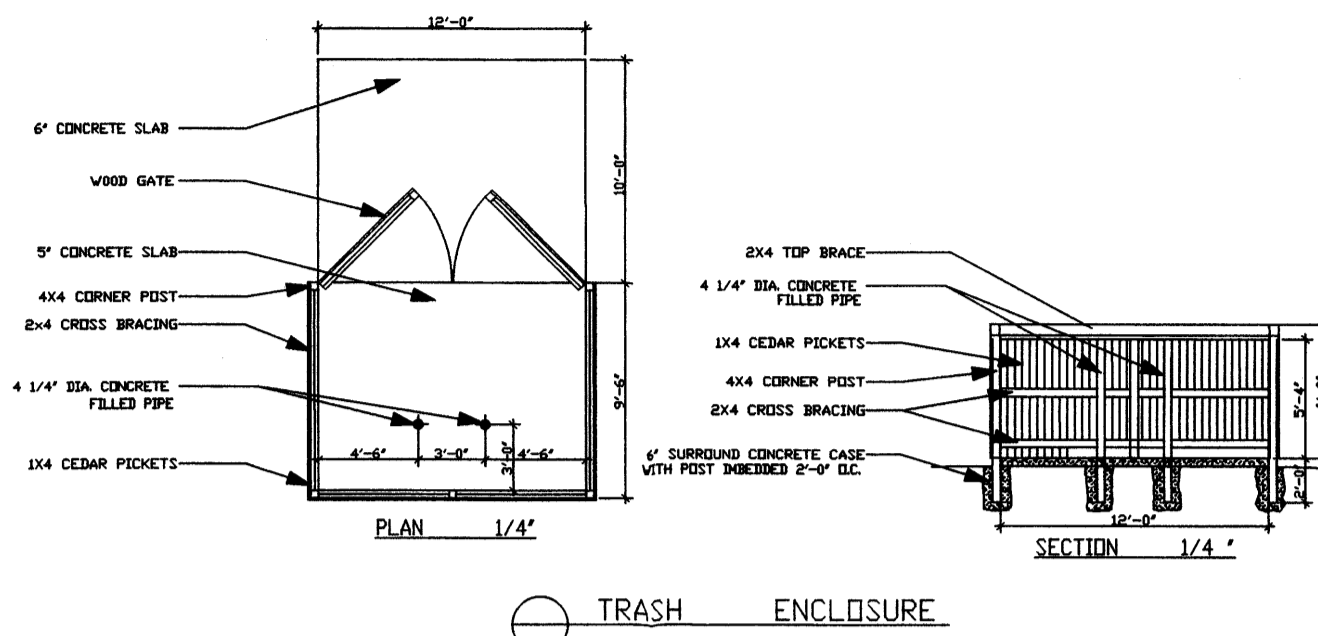
Gateway Park  
 Office / Warehouse Complex  
 9420 San Mateo Blvd. NE  
 North Albuquerque Acres  
 Albuquerque, New Mexico

SHEET TITLE:  
**C.1**



Monument Sign

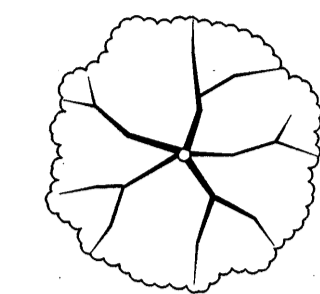
Stucco (El Rey Color 119 Palomino) over CMU Masonry



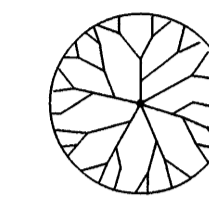
TRASH ENCLOSURE

Landscaping Notes

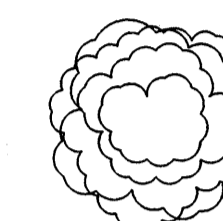
1. Provide drip irrigation system to all trees
2. Ground cover at all indicated landscape areas to be 3/4" gravel, Santa Fe Tan, over weed barrier fabric.
3. Street Trees to be min. 2" caliper and capable of attaining a mature canopy diameter of at least 25 feet.
4. All shrubs to be min. 5 gallon
5. All landscaping will be in conformance with City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen, Waste Water and Water Conservation Landscape Ordinances.
6. Maintenance responsibility by Owner



MODESTO ASH  
2" Caliper



HONEY LOCUST  
2" Caliper



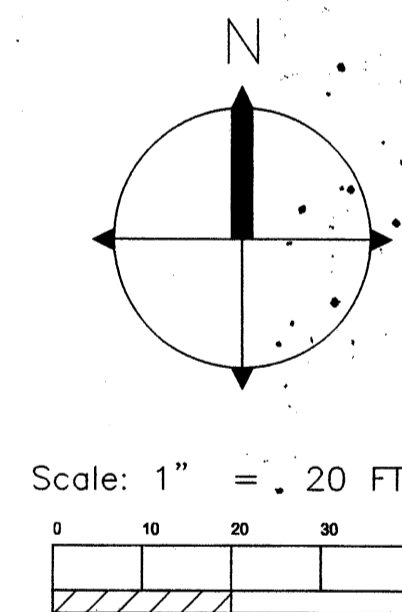
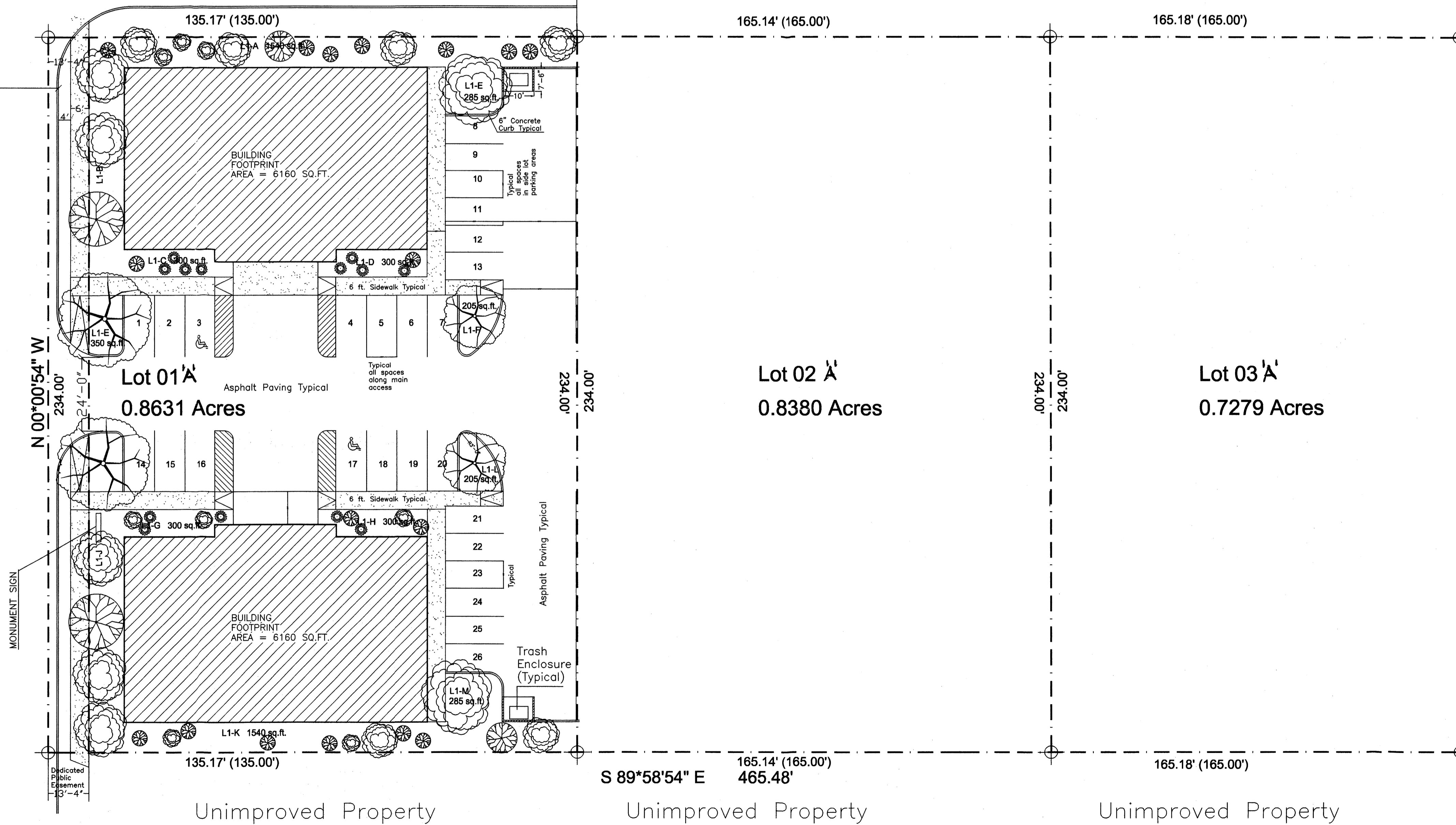
AUSTRIAN PINE  
2" Caliper



CHAMISA or  
Spanish Broom  
5 Gallon

San Mateo Blvd. NE

(Future) Beverly Hills Ave., NE



DRAWN BY:

CHECKED BY:

REVISION DATE:

Site Development Plan for Building Permit  
**Landscape Planting Plan**

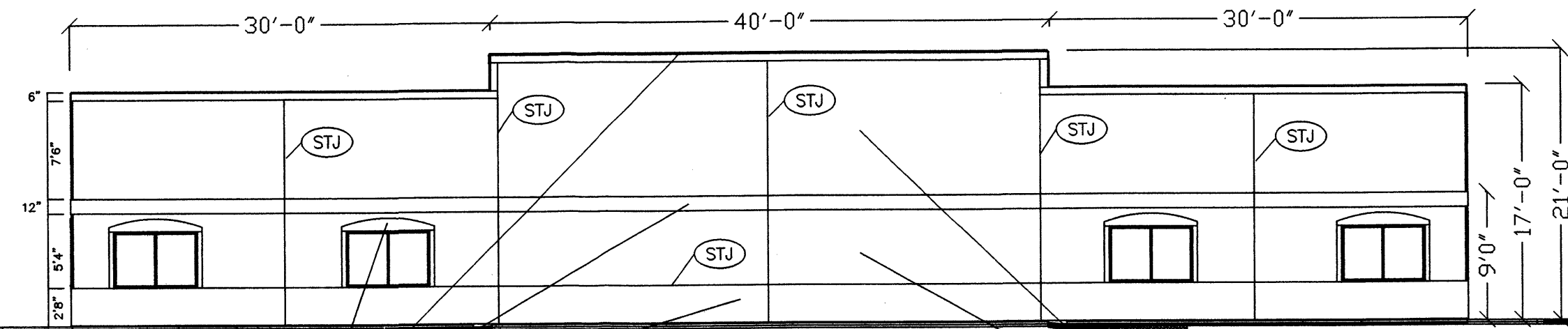
MILLER AND ASSOCIATES ARCHITECTS  
5220 SECOND ST. N.W.  
ALBUQUERQUE, NEW MEXICO 87107  
PHONE 360-945-1312

Gateway Park  
Office / Warehouse Complex  
9420 San Mateo Blvd., NE  
North Albuquerque Acres  
Albuquerque, New Mexico

SHEET TITLE:

L.1

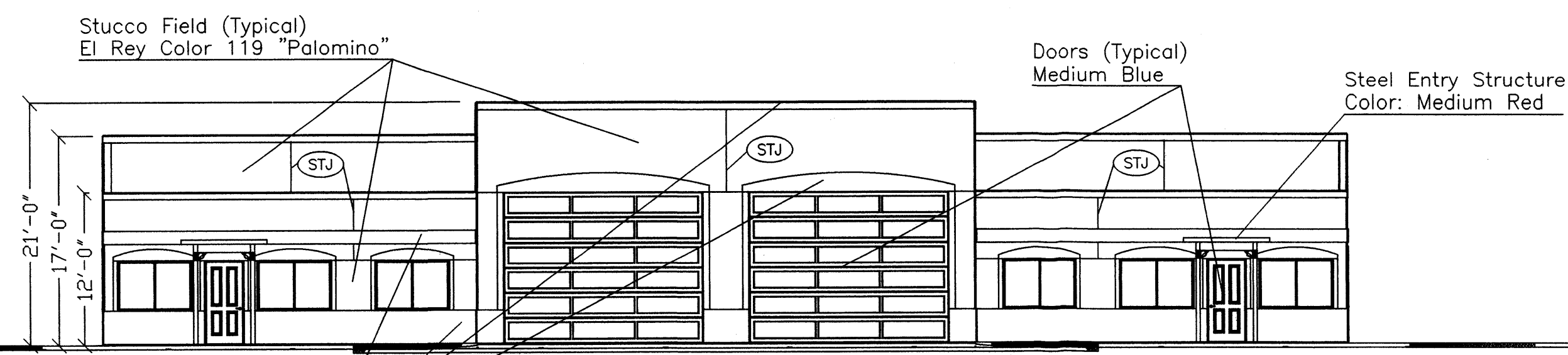




Stucco Accent Color: El Rey 116 "Adobe"      Stucco Field Color: El Rey 119 "Palomino"

Back Elevation

Stucco Control Joint (STJ)

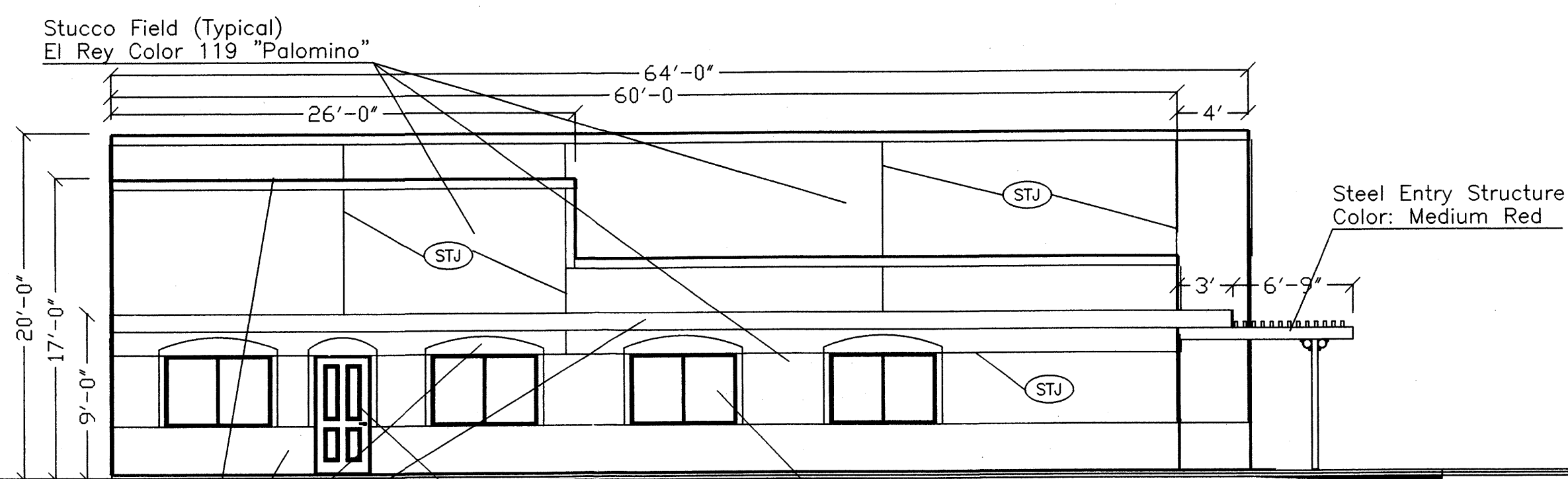


Stucco Field (Typical) El Rey Color 119 "Palomino"      Doors (Typical) Medium Blue      Steel Entry Structure Color: Medium Red

Stucco Accent (Typical) El Rey Color 116 "Adobe"      Windows (Typical) 6'W x 4'H Frame: Bronze Anodized Glazing: Light Bronze Tint

Front Elevation

Stucco Control Joint (STJ)

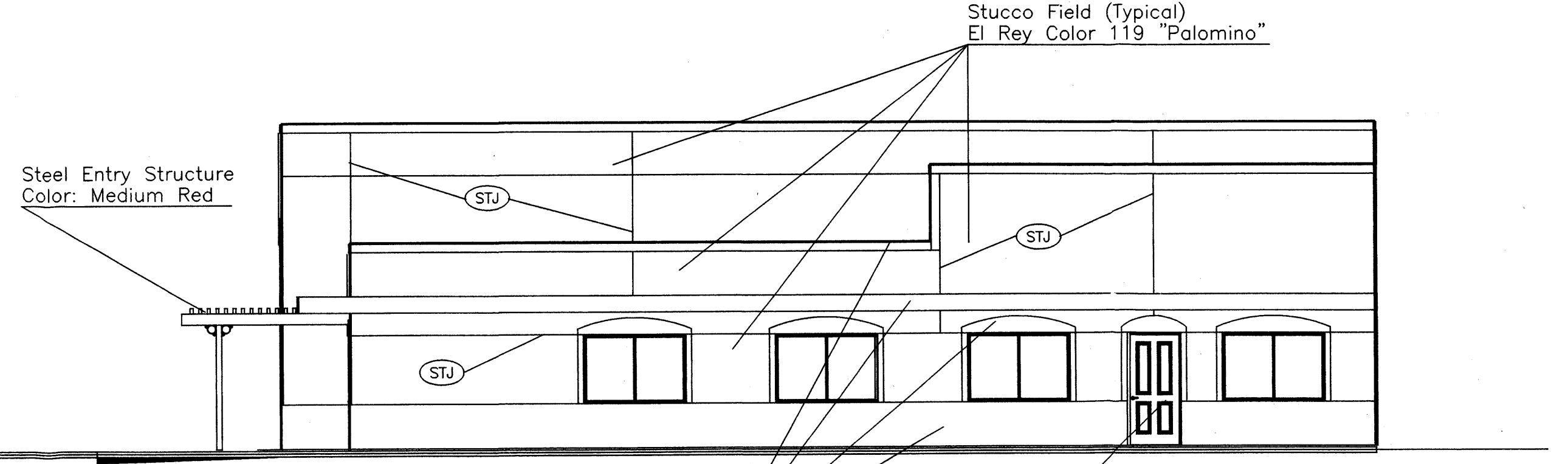


Stucco Field (Typical) El Rey Color 119 "Palomino"      Steel Entry Structure Color: Medium Red

Stucco Accent (Typical) El Rey Color 116 "Adobe"      Doors (Typical) Medium Blue      Windows (Typical) 6'W x 4'H Frame: Bronze Anodized Glazing: Light Bronze Tint

Left Elevation

Stucco Control Joint (STJ)

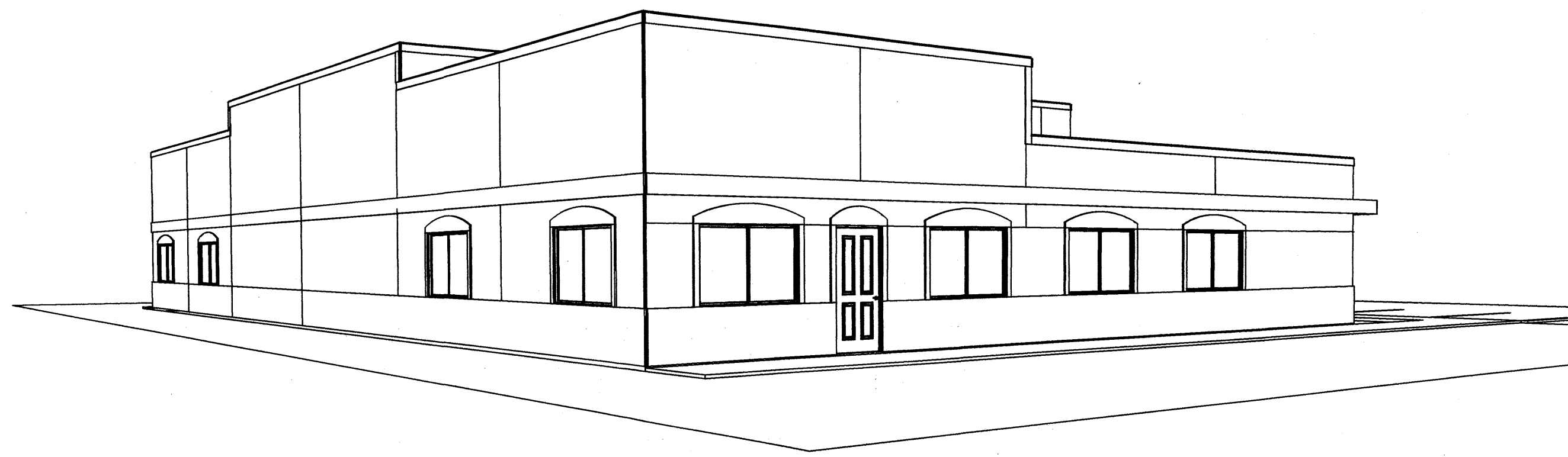


Stucco Field (Typical) El Rey Color 119 "Palomino"      Steel Entry Structure Color: Medium Red

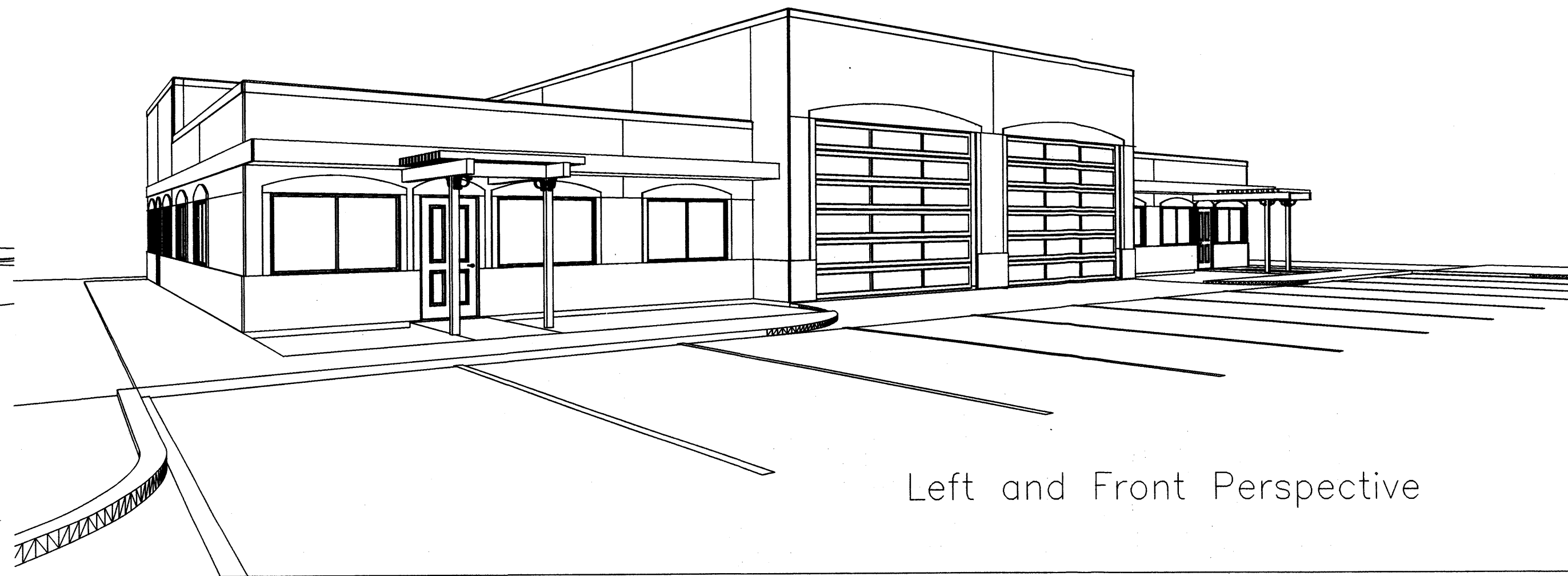
Stucco Accent (Typical) El Rey Color 116 "Adobe"      Doors (Typical) Medium Blue      Windows (Typical) 6'W x 4'H Frame: Bronze Anodized Glazing: Light Bronze Tint

Right Elevation

Stucco Control Joint (STJ)



Left and Rear Perspective



Left and Front Perspective

DRAWN BY:  
CHECKED BY:  
REVISION DATE:

Elevations and Perspectives

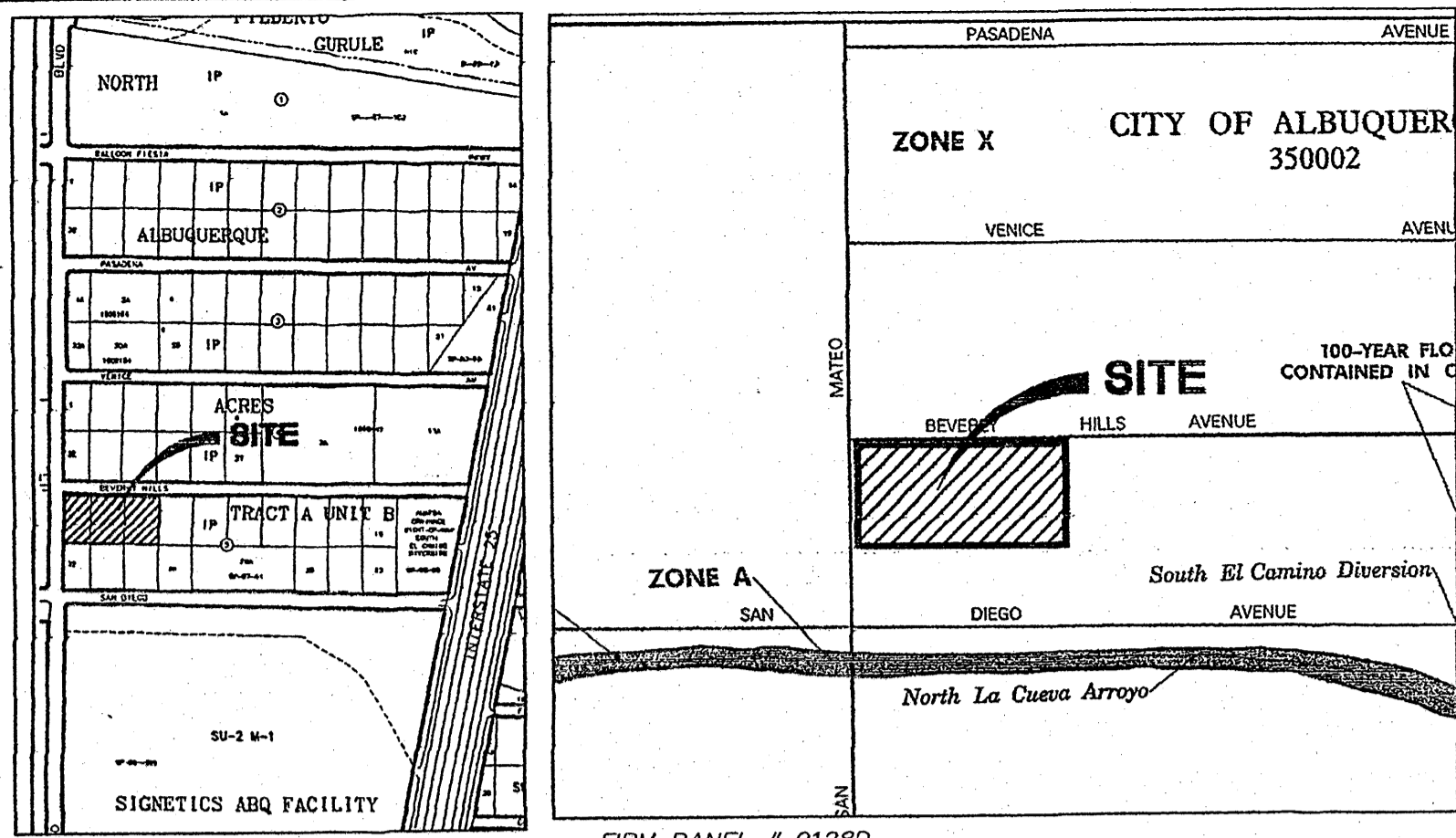
SHEET TITLE

MILLER AND ASSOCIATES ARCHITECTS PLANNERS  
5200 SECOND ST. N.W.  
ALBUQUERQUE, NEW MEXICO 87107  
PHONE 505-245-1332

Gateway Park  
Office / Warehouse Complex  
9420 San Mateo Blvd., NE  
North Albuquerque Acres  
Albuquerque, New Mexico

SHEET TITLE:

A.4



ZONE ATLAS PAGE B-18

FIRM PANEL # 01280

**MASTER GRADING/DRAINAGE PLAN**

THE FOLLOWING ITEMS CONCERNING LOTS 1-A, 2-A, AND 3-A TRACT A, UNIT B NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO ARE CONTAINED HEREON:

**EXISTING CONDITIONS**

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 2.50 ACRES AND IS LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF SAN MATEO BLVD. N.E. AND BEVERLY HILLS AVENUE N.E. THE SITE IN ITS EXISTING CONDITION SLOPED FROM EAST TO WEST. ACCORDING TO THE FLOOD INSURANCE MAPS, PANEL NO. 01280, REVISED SEPTEMBER 1998, THIS SITE IS NO LONGER WITHIN A DESIGNATED FLOOD ZONE.

**PROPOSED CONDITIONS**

AS SHOWN BY THE MASTER GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF THREE BUILDING PHASES. EACH PHASE WILL CONSIST OF FOUR OFFICE/WAREHOUSE BUILDINGS ALONG WITH ASSOCIATED PAVED AND LANDSCAPED AREAS. OFF-SITE FLOWS WILL ENTER THE SITE AT THE FAR EAST END OF THE SITE. THE OFF-SITE FLOWS WILL BE ACCEPTED AND PASSED THROUGH ONTO SAN MATEO BLVD. N.E. THE DEVELOPED ON-SITE FLOWS WILL BE ROUTED TOWARD THE COMMON DRIVE LANE AND ONTO SAN MATEO. THE CALCULATIONS, WHICH APPEAR HEREON, ANALYZE THE 100-YEAR, 6-HOUR RAINFALL EVENT FOR BOTH THE HISTORICAL AND DEVELOPED CONDITIONS.

**PHASE I CONSTRUCTION**

PHASE I WILL CONSIST OF FOUR OFFICE/WAREHOUSE BUILDING ALONG WITH PAVED PARKING AND LANDSCAPED AREAS. THE COMMON DRIVE LANE BETWEEN THE PROPOSED PHASE I AND FUTURE PHASE II, AND III WILL ALSO BE CONSTRUCTED WITH PHASE I SO AS TO ALLOW THE OFF-SITE FLOWS FROM THE EAST TO BE ACCEPTED AND PASSED THROUGH ONTO SAN MATEO BLVD. N.E.

**HYDROLOGY**

START TIME=0.0  
 \*S \*\*\*\*COMPUTE 100 YR. HYDROGRAPHS FOR  
 \*S DEVEL. FLOW FOR ENTIRE SITE  
 \* AHYMO PER JAN 1991 DPM REVISIONS  
 \*S AREA 1  
 RAINFALL TYPE = -1 RAIN QUARTER=0.0 RAIN ONE=2.01  
 RAIN STX=2.35 RAIN DAY=2.75  
 \*S OFFSITE UNDEVELOPED RUNOFF FLOWS  
 COMPUTE NM HYD ID=1 HYD NO= 101.1 DA=0.00623 SQ MI  
 PER A=100 PER B=0 PER C=0 PER D=0 TP= .22  
 RAIN=-1 DT=-.03333  
 PRINT HYD ID=1 CODE=10  
 \*S D#1 ONSITE BASIN  
 COMPUTE NM HYD ID=2 HYD NO= 102.1 DA=0.00785 SQ MI  
 PER A=0 PER B=10 PER C=0 PER D=90 TP= -.13  
 RAIN=-1 DT=-.03333  
 PRINT HYD ID 2 CODE 10  
 \*S D#2 ONSITE BASIN  
 COMPUTE NM HYD ID=3 HYD NO= 103.1 DA=0.00300 SQ MI  
 PER A=0 PER B=10 PER C=0 PER D=90 TP= -.13  
 RAIN=-1 DT=-.03333  
 PRINT HYD ID 3 CODE 10  
 \*S COMBINE FLOWS  
 ADD HYD ID 5 HYD 105 ID2 ID3  
 PRINT HYD ID 5 CODE 10  
 ADD HYD ID 6 HYD 106 ID1 ID5  
 PRINT HYD ID 6 CODE 10  
 FINISH

AHYMO PROGRAM SUMMARY TABLE (AHYMO 97) -  
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COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF PEAK (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE	NOTATION
START										1	
*S ****COMPUTE 100 YR. HYDROGRAPHS FOR											
*S DEVEL. FLOW FOR ENTIRE SITE											
*S AREA 1											
RAINFALL TYPE= 1											
*S OFFSITE UNDEVELOPED RUNOFF FLOWS											
COMPUTE NM HYD	101.10	-	1	.00623	4.02	.176	.53119	1.600	1.007	PER IMP=	.00
*S D#1 ONSITE BASIN											
COMPUTE NM HYD	102.10	-	2	.00077	2.22	.081	1.98164	1.500	4.544	PER IMP=	90.00
*S D#2 ONSITE BASIN											
COMPUTE NM HYD	103.10	-	3	.00300	8.67	.317	1.98164	1.500	4.517	PER IMP=	90.00
FINISH											

**SIDEWALK CULVERT CAP.**  
 Q=1.49/013 A R\*.67 S\*.5  
 A=0.5\*1.5=.75  
 R\*.67=(.75/2.5)\*.67=.45  
 S\*.5 = .02\*.5=.14  
 Q=1.49/.013\*.75\*.45\*.14=5.41 cfs > 4.02 OK

**GENERAL NOTES:**

1. An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
2. All work detailed in this plan to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Albuquerque Interim Standard Specification for Public Works Construction 1985.
3. Two working days prior to any excavation, contractor must contact line locating Services at (505) 260-1990 for locating existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all construction. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to residential street use.
6. All work on this project shall be performed in accordance with applicable Federal, State and local laws, rules and regulations concerning construction safety and health.
7. All maintenance of this facilities shall be the responsibility of the owner of the property it serves.

**FLOOD INFORMATION**

THIS SITE DOES NOT LIE IN A DESIGNATED 100 YEAR FLOOD PLAIN.

**ACCESSIBLE ROUTE**  
 THE ACCESSIBLE ROUTE IS A PATH CONNECTING ALL ACCESSIBLE ELEMENTS AND SPACES WITHIN A SITE, BUILDING OR FACILITY THAT IS USABLE BY PERSONS WITH PHYSICAL DISABILITIES. IN THIS FACILITY THE ACCESSIBLE ROUTE CONSISTS OF WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, RAMPS WITH A SLOPE NOT STEEPER THAN 1:12, HC PARKING SPACES AND ACCESS AISLES WITH A SLOPE NOT GREATER THAN 1:48 IN ANY DIRECTION AND CLEAR FLOOR SPACE FOR ACCESSIBLE ELEMENTS. CROSS SLOPES SHALL NOT EXCEED 1:48.

**EROSION CONTROL MEASURES:**

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT FOR STORM RUNOFF DURING CONSTRUCTION; HE SHALL INSURE THAT THE FOLLOWING MEASURES ARE TAKEN:  
 - ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF TO LEAVE THE SITE AND ENTERING ADJACENT PROPERTY.  
 - ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.  
 - THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

**BENCHMARK INFORMATION**

A.C.S. MONUMENT USED: 6-B17 ELEVATION 5150.606 M.S.L. LOCATED IN THE WEST-NORTHWEST QUADRANT OF THE INTERSECTION OF SAN MATEO BLVD. N.E & SAN DIEGO AVENUE N.E.

**ABBREVIATION LEGEND**

- TOP OF CONC PAD - TCP
- TOP OF CURB - TC
- TOP OF ASPHALT - TA
- FINISHED GRADE - FG
- FLOWLINE - FL
- TOP OF SIDEWALK - TSW
- EDGE OF PAVEMENT - EP

**DRAINAGE FACILITIES WITHIN CITY R/W**

HYDROLOGY APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

**LEGAL DESCRIPTION**

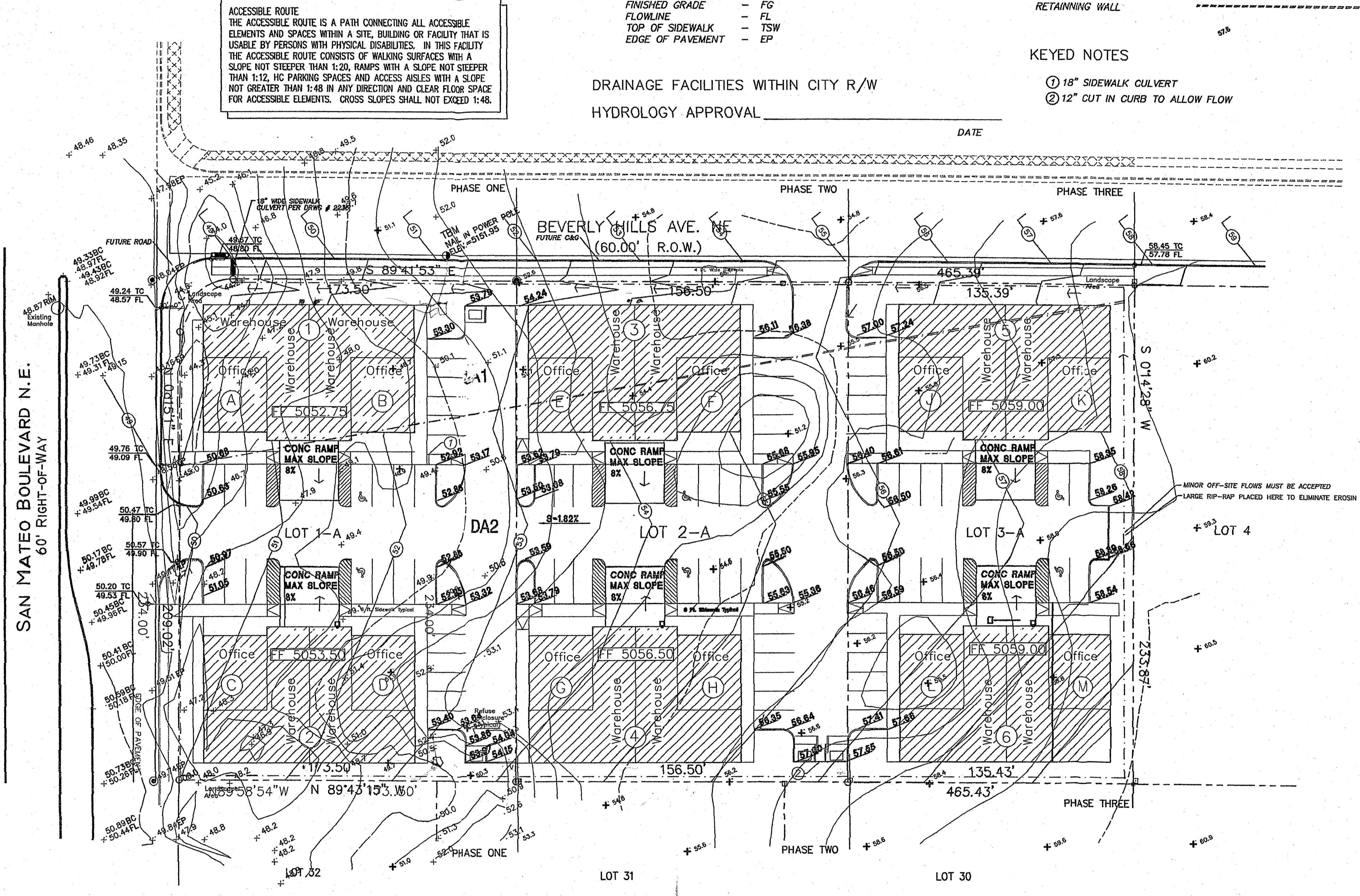
LOT 1-A, 2-A & 3-A, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

**SYMBOL LEGEND**

- EXISTING CONTOUR
- DESIGN CONTOUR
- PROPOSED SPOT ELEVATION
- PROPERTY LINE
- EASEMENT LINE
- FLOW DIRECTION
- EXISTING SPOT ELEVATION
- DOWN SPOUT
- RETAINING WALL

**KEYED NOTES**

- ① 18" SIDEWALK CULVERT
- ② 12" CUT IN CURB TO ALLOW FLOW



**PROPOSED GRADING & DRAINAGE PLAN**

SCALE: 1"=30.0'

WILLACE L. BINGSON  
 PROFESSIONAL ENGINEER  
 STATE OF NEW MEXICO  
 7281

Job Number  
0000

Date  
NOVEMBER 2003

Revised

Checked by: WLP

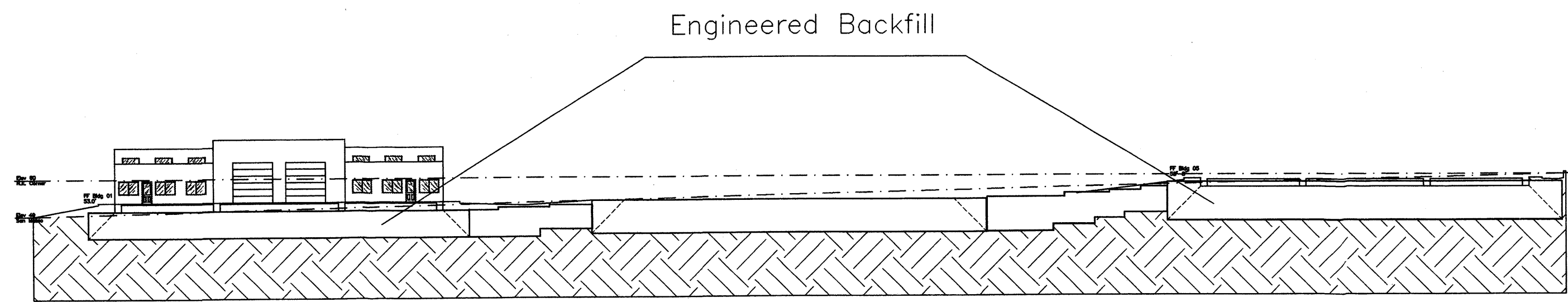
Drawn by: H. HOOD & B.M.P.

ALBUQUERQUE, N.M. 87121

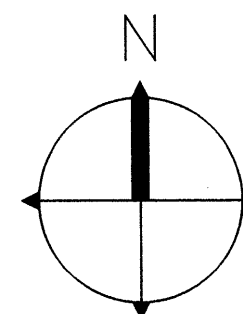
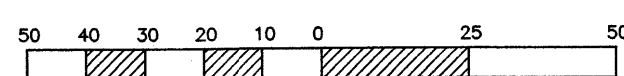
Sheet Title  
GRADING & DRAINAGE PLAN

Job Title  
GATEWAY OFFICE PARK AT SAN MATEO & BEVERLY HILLS ALBUQUERQUE, N.M.

Sheet Number  
GD



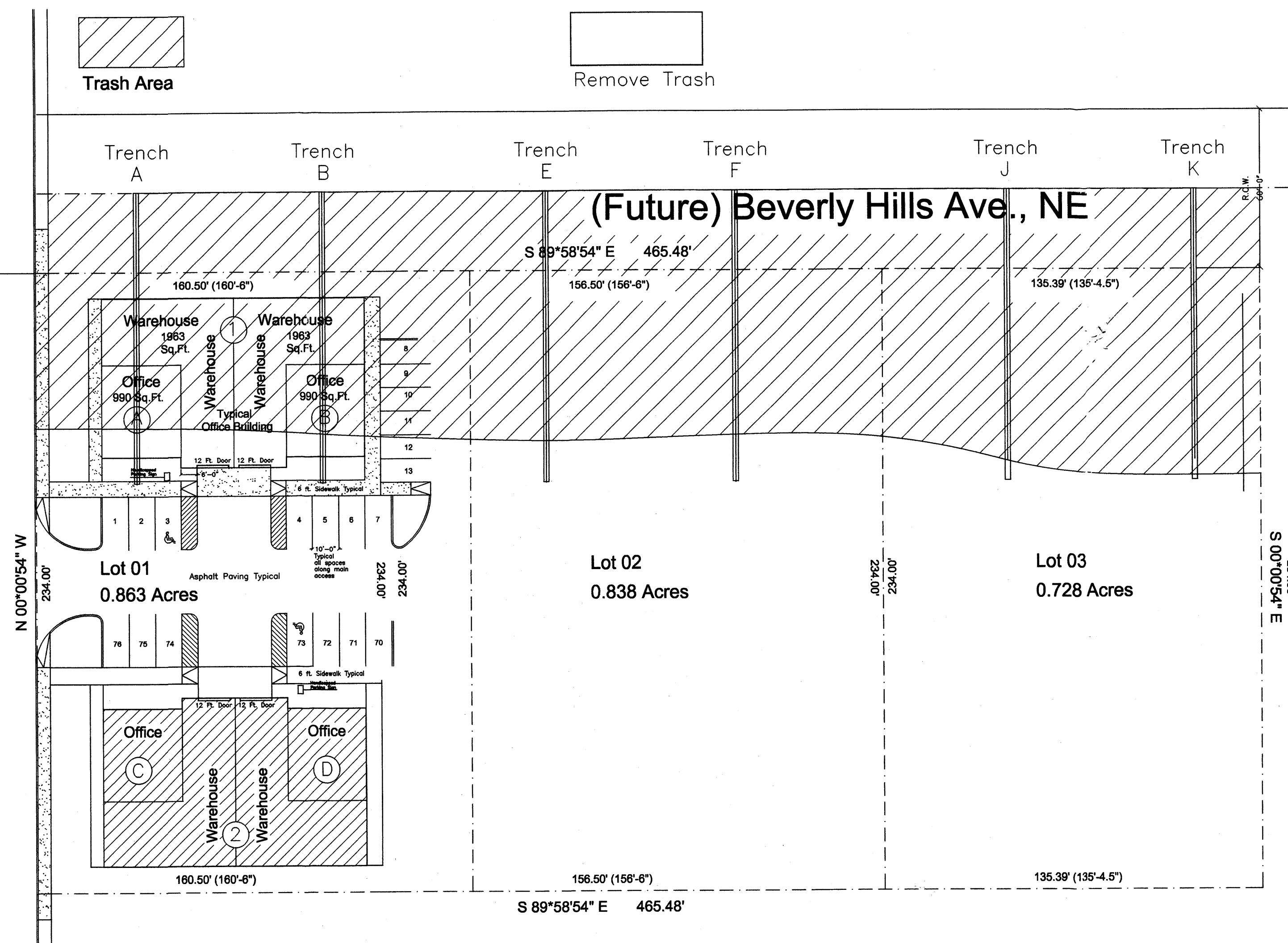
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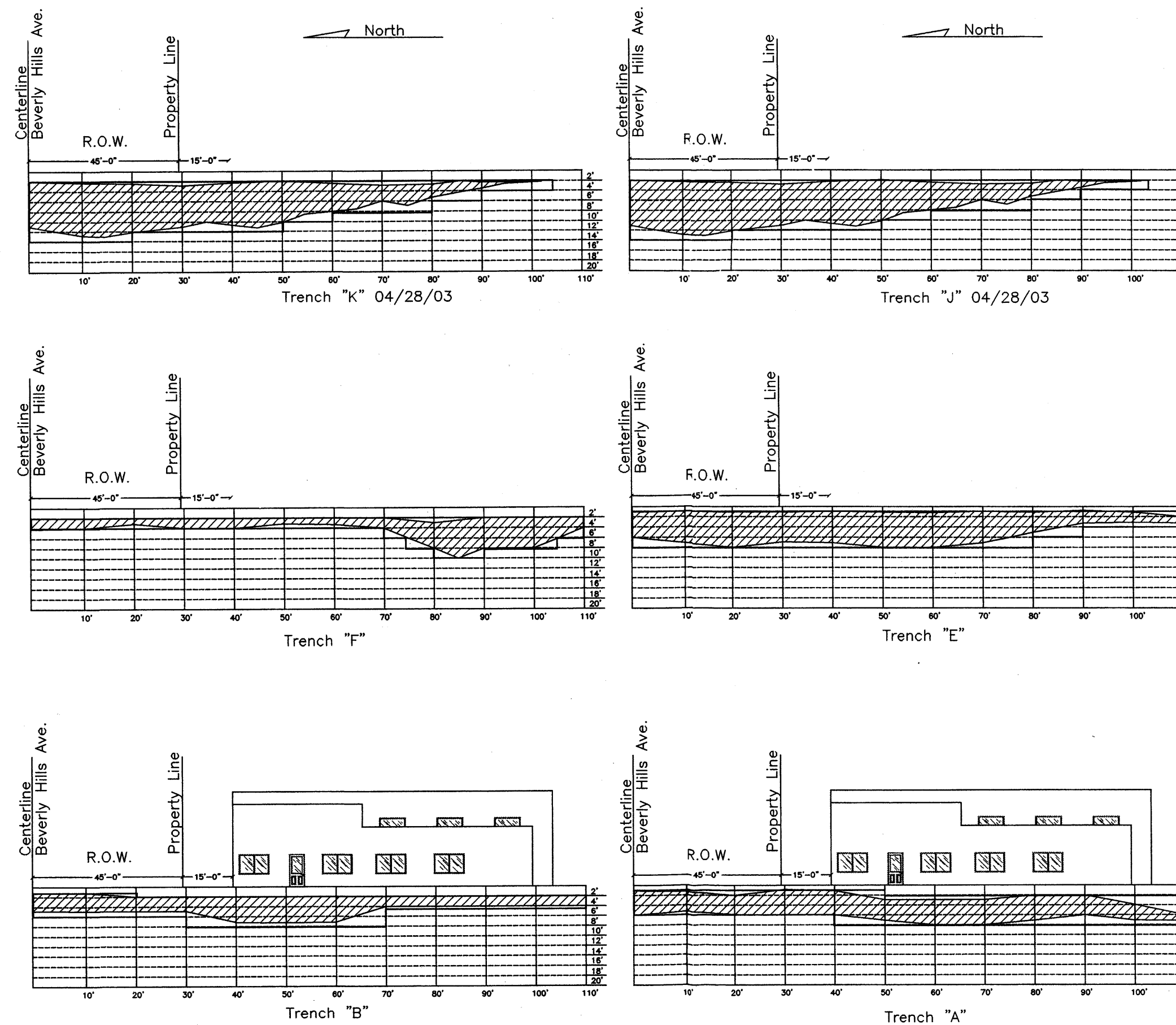
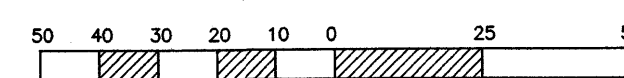
Lots 1,2 & 3, Block 5, Tract A, Unit B  
 North Albuquerque Acres  
 Projected Section 13, T. 11 N., R. 3 E., NMPM  
 City of Albuquerque  
 Bernalillo County, New Mexico

Existing landfill refuse to be removed in accordance with  
 Landfill Investigation Report by Vinyard & Associates, Inc.  
 dated June 26, 2002, VA Project No. 02-1-160.

San Mateo Blvd. NE



Scale: 1 in. = 30 ft.



Scale: 1 in. = 20 ft.

STKX Construction, Inc.

PAGE TITLE	Site Remediation Plan
DATE	September 22, 2003
AUTHOR	J. CALLAHAN
SCALE	Varies
FILE NAME	Site Remediation Plan
PROJECT NAME	Gateway Park

DRAWN BY:  
 CHECKED BY:  
 REVISION DATE:

SHEET TITLE  
 SITE REMEDIATION PLAN

MILLER AND ASSOCIATES ARCHITECTS  
 5220 SECOND ST. N.W.  
 ALBUQUERQUE, NEW MEXICO 87107  
 PHONE: 505-945-1332

Gateway Park  
 Office / Warehouse Complex  
 9420 San Mateo Blvd. NE  
 North Albuquerque Acres  
 Albuquerque, New Mexico

SHEET TITLE:  
 R.1