

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.)

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.

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.
Req. 1 space/200 sq.ft = 5 Spaces
Typical Warehouse = 1963 Sq.Ft.
Req. 1 Space/2000 sq.ft = 1 Space

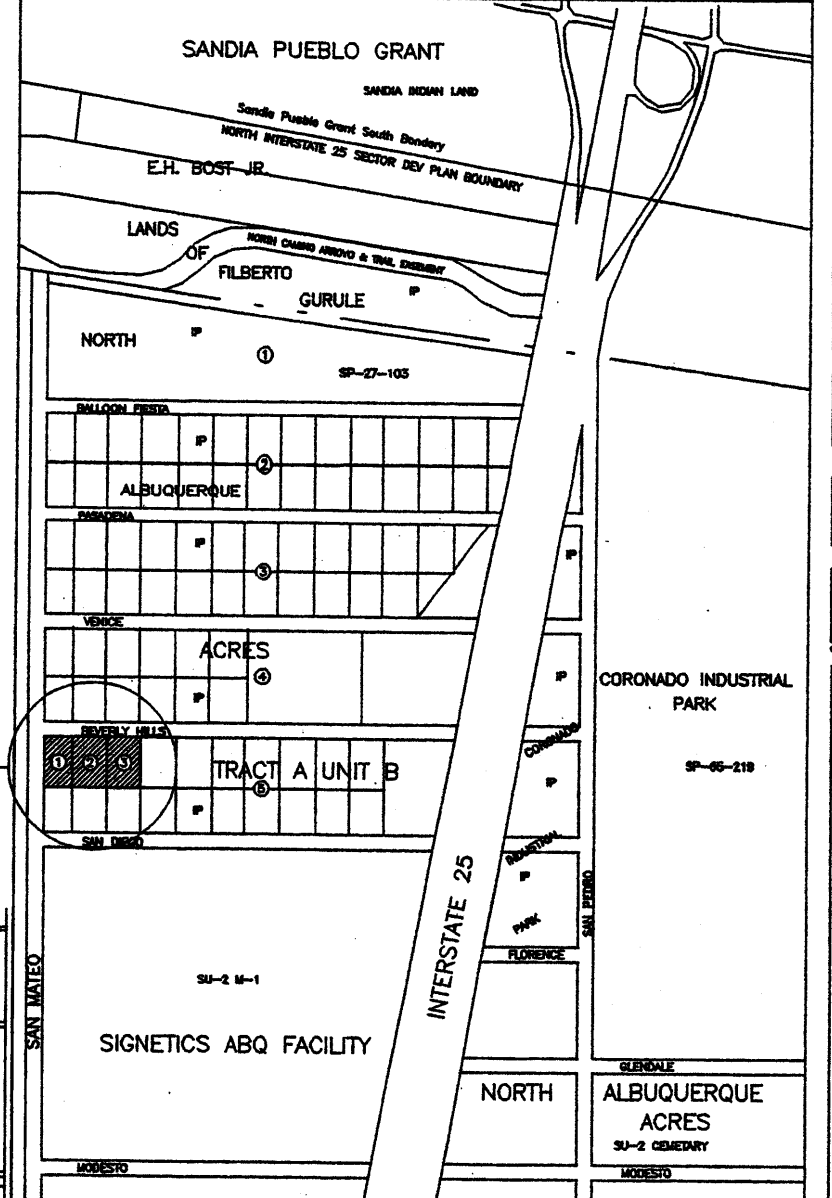
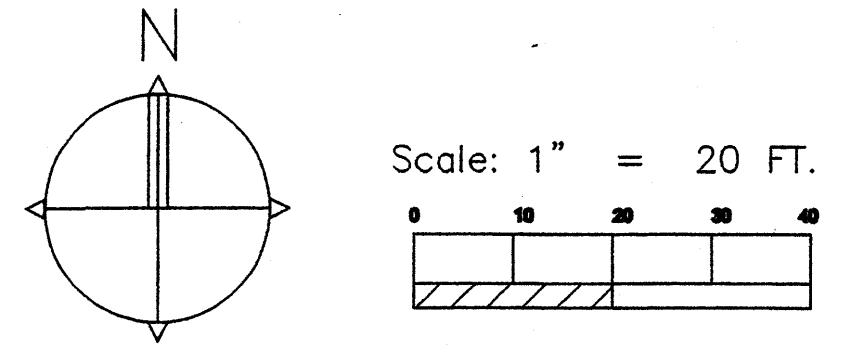
Required Parking per Office/Wrhs = 6 Spaces
Total quantity Office/Wrhs units = 12 ea.
Total required parking all units = 72 Spaces
Total Parking Provided = 76 Spaces
Handicapped Spaces Required = 6 ea.
Handicapped Spaces Provided = 6 ea.

Legal Description
Phase II

Lots 2A & 3A 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: J. Callahan
CHECKED BY: J. Miller
REVISION DATE: 1/15/04
REVISION DATE: 10/14/2004

Site Development Plan - Buildg. Permit
Site Plan

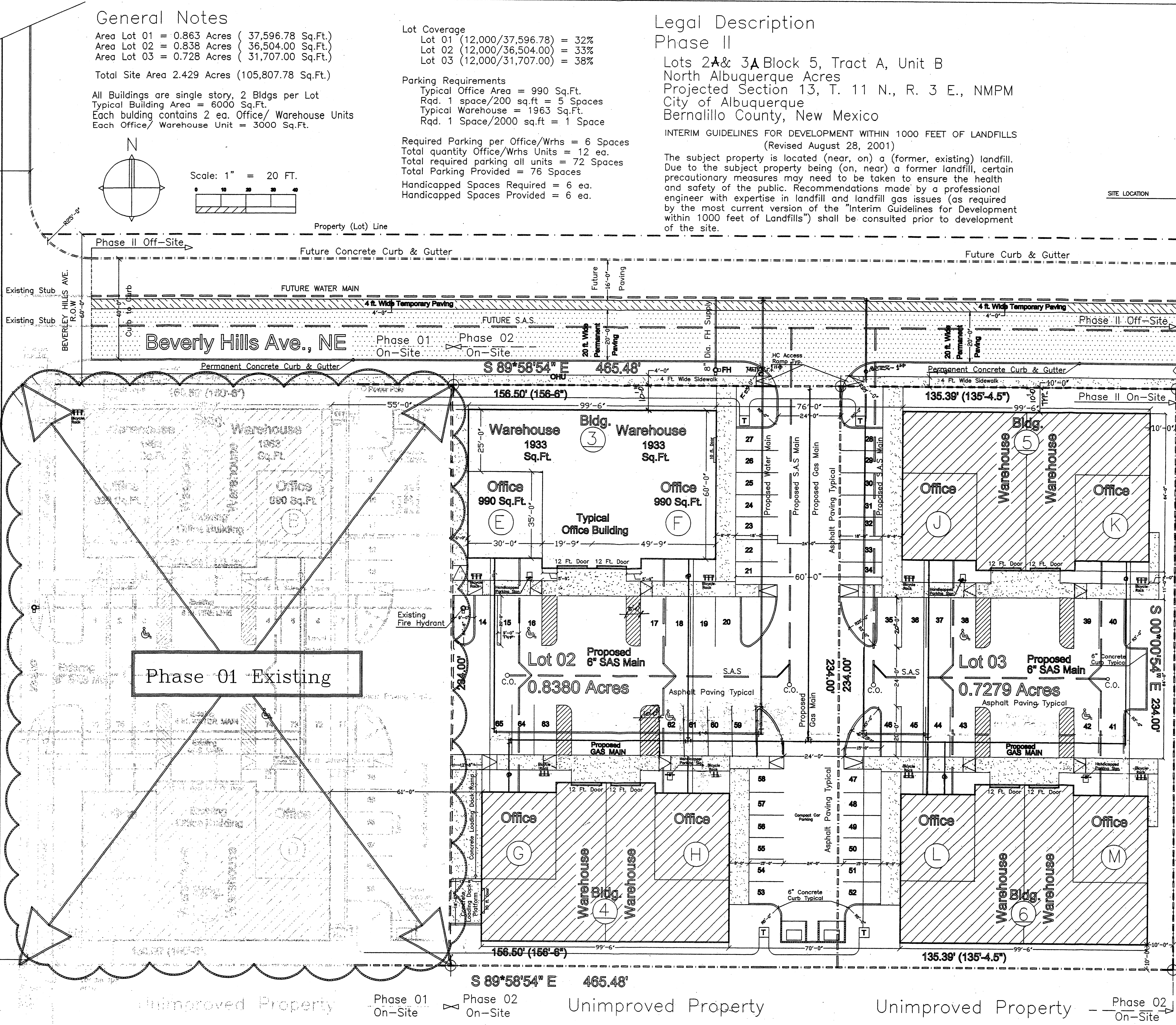
MILLER AND ASSOCIATES ARCHITECTS
PLANNERS
5820 SECOND ST. N.W.
ALBUQUERQUE, NEW MEXICO 87107
PHONE: 505-945-1312

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

SHEET TITLE: C.1

San Mateo Blvd. NE

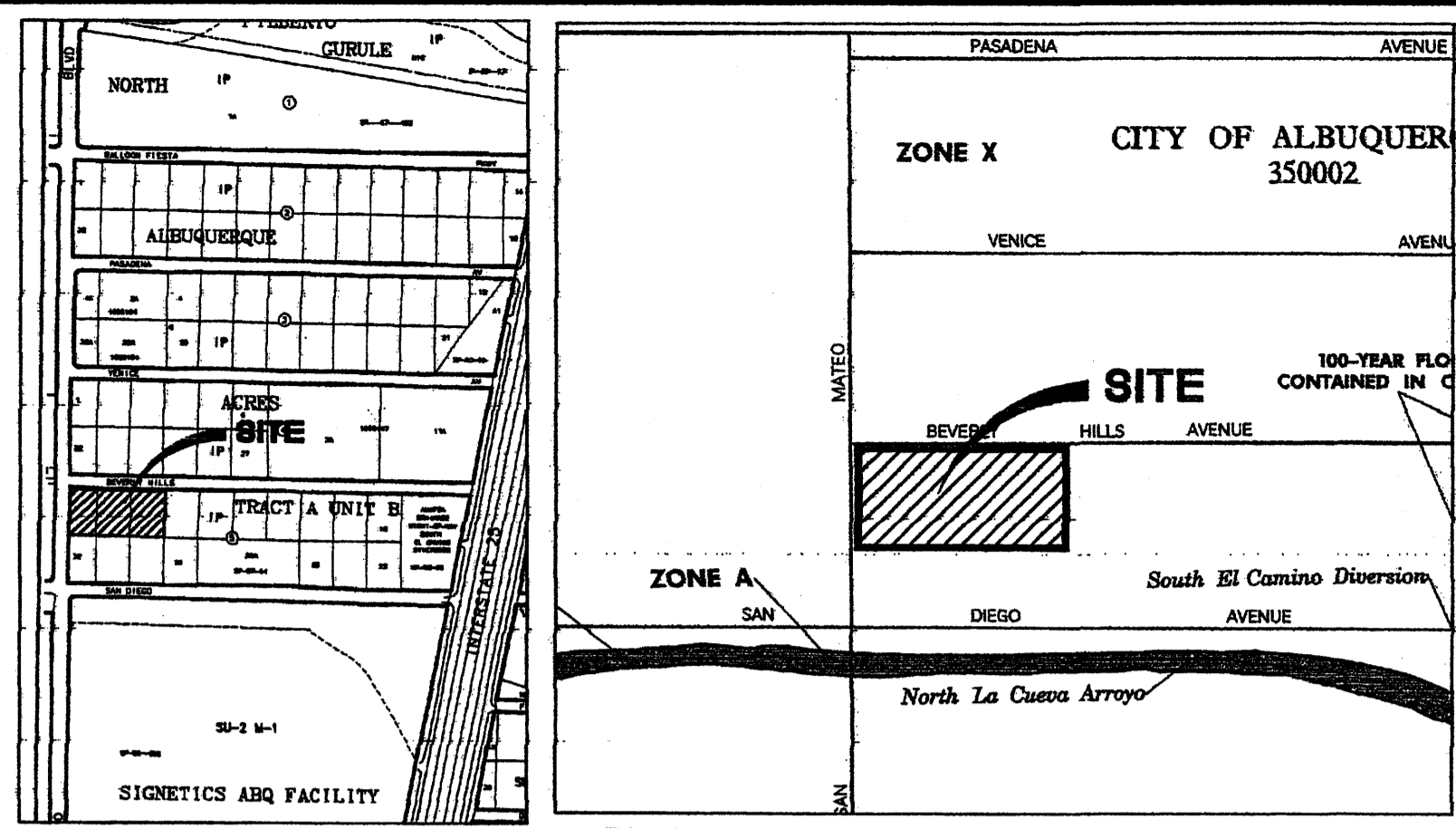
San Mateo Blvd. NE



Phase 01 Existing

DRB Site Development Plan Approval
Application Number 04DRB-01635
Project Number 1002786
Date 11-17-04
Date 11-17-04
Date 11-17-04
Date 11-17-04

PROS # 1002786



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.

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.

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

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

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

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 ASLES 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.

DRAINAGE FACILITIES WITHIN CITY R/W

HYDROLOGY APPROVAL _____ DATE _____

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 FLOWS FROM EAST TO WEST. ACCORDING TO THE FLOOD INSURANCE MAPS, PANEL NO. 01280, REVISED SEPTEMBER 1988, 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.

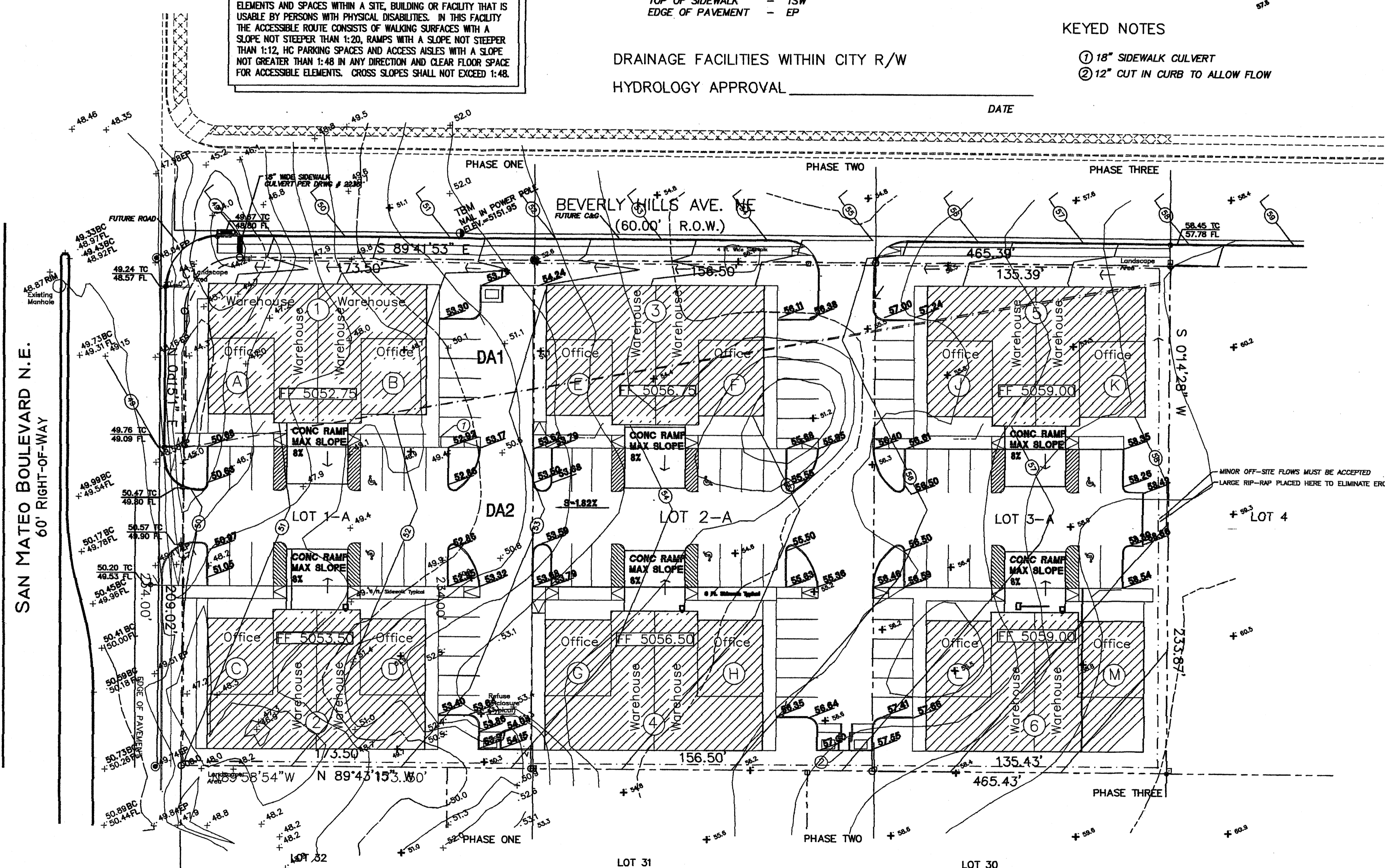
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 *S DEVEL. FLOW FOR ENTIRE SITE
 *S AREA 1
 RAINFALL TYPE = -1 RAIN QUARTER=0.0 RAIN ONE=2.01
 RAIN SIX=2.35 RAIN DAY=2.75
 *S OFFSITE UNDEVELOPED RUNOFF FLOWS
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 RAIN=-1 DT=.03333
 PRINT HYD ID=1 CODE=10
 *S DA1 ONSITE BASIN
 COMPUTE NM HYD ID=2 HYD NO= 102.1 DA=0.000785 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 DA2 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) - VERSION: 1997.02a RUN DATE (MON/DAY/YR) =11/08/2003
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COMMAND	HYDROGRAPH IDENTIFICATION	FROM TO ID ID	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF PEAK (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE NOTATION
START									
*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	.00823	4.02	.176	.53119	1.600	1,002	PER IMP= .00.
*S DA1 ONSITE BASIN									
COMPUTE NM HYD	102.10	2	.00077	2.22	.081	1.98164	1.500	4,544	PER IMP= 90.00
*S DA2 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 R².67 S^{1.5}
 A=0.54 S=.75
 R².67=(.75/.25)².67=.45
 S^{1.5} = .02^{1.5} = 0.14
 Q=1.49/.013^{1.5}.75².45^{1.5}=5.41 cfs > 4.02 OK



PROPOSED GRADING & DRAINAGE PLAN

SCALE: 1"=30.0'

ENGINEERING
 L. B. BOND
 NEW MEXICO
 7281
 PROFESSIONAL ENGINEER

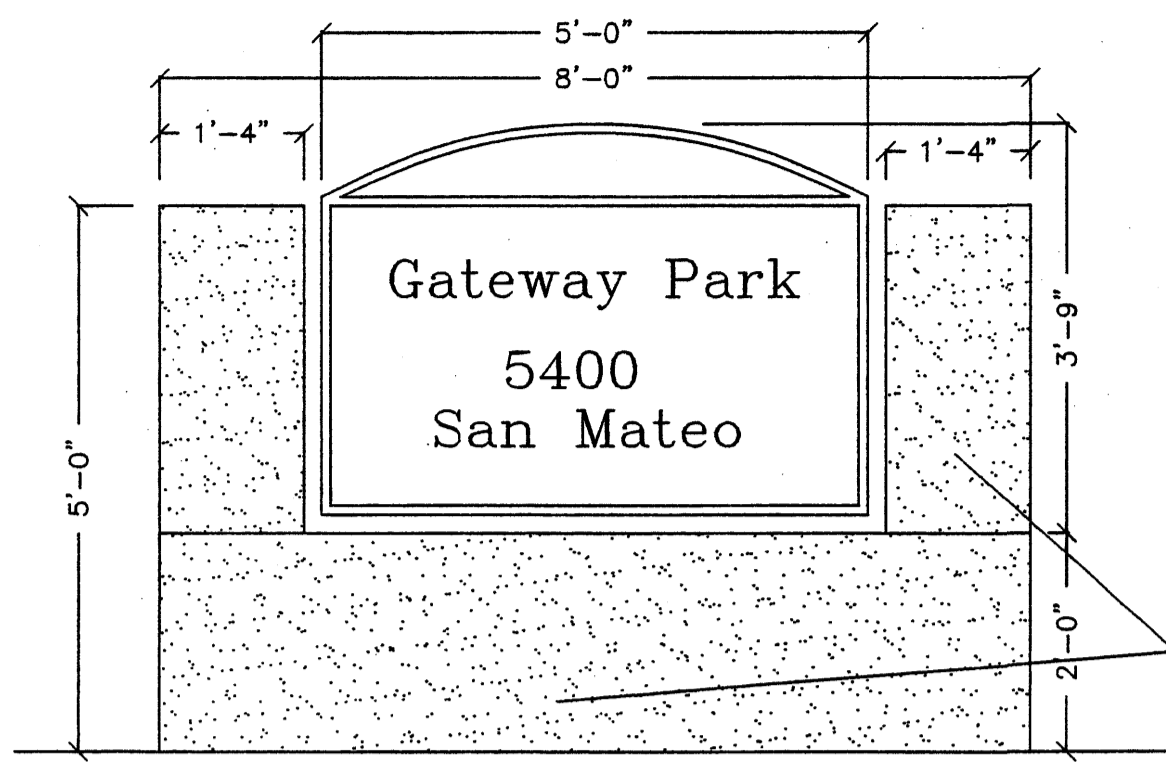
Job Number: 0000
 Date: NOVEMBER 2003
 Revised:

Checked by: MJP
 Drawn by: H HOOD & B/M
 ALBUQUERQUE, N.M. 87121

Sheet Title: GRADING & DRAINAGE PLAN

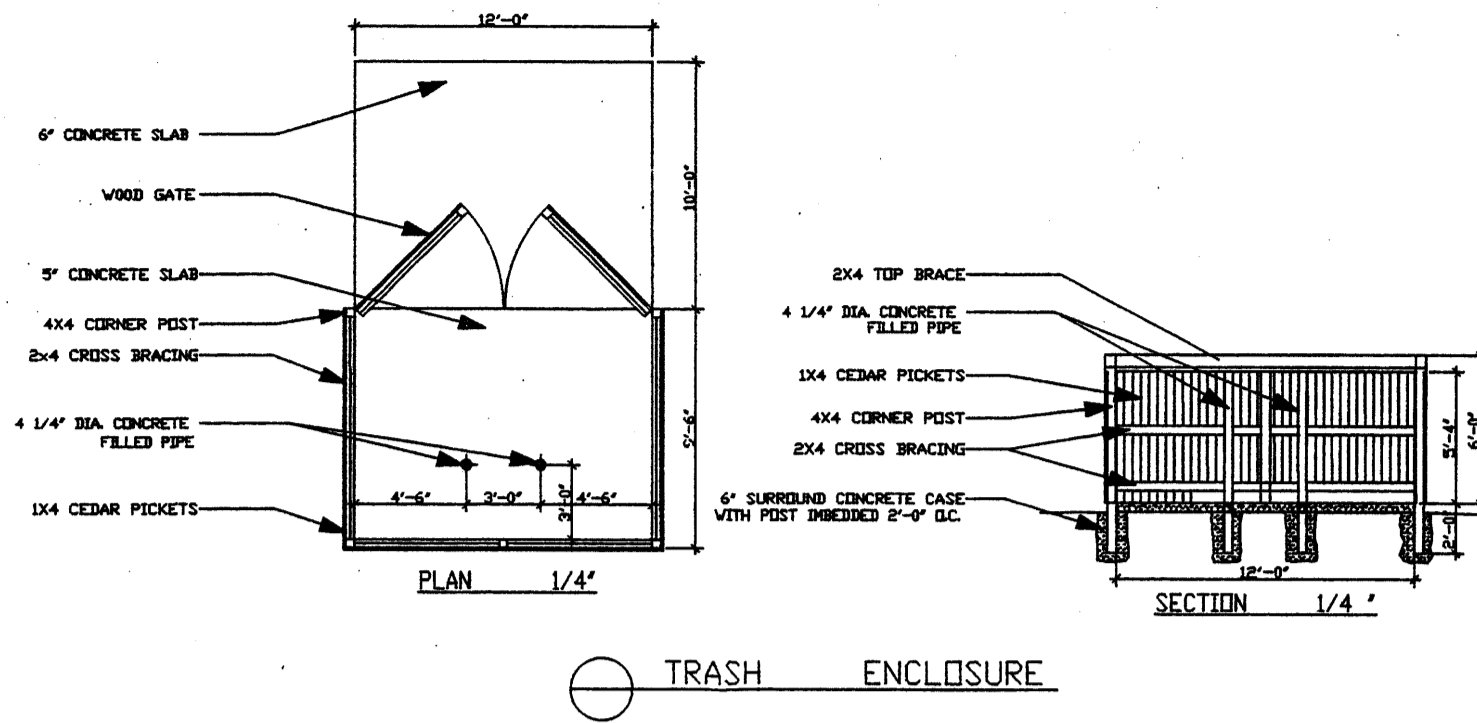
Job Title: GATEWAY OFFICE PARK AT SAN MATEO & BEVERLY HILLS ALBUQUERQUE, N.M.

Sheet Number: GD



Monument Sign

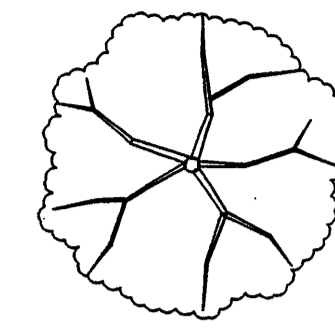
Stucco (El Rey Color 119 Palomino) over CMU Masonry



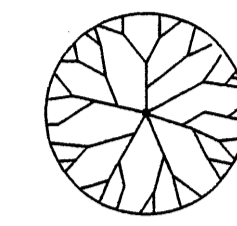
TRASH ENCLOSURE

Landscaping Notes

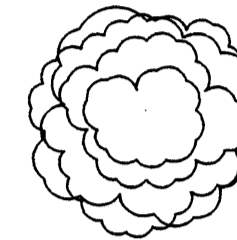
1. Provide drip irrigation system to all trees
2. Ground cover at all indicated landscape areas to be 3/4" gravel, Santa Fe Tan, over weed barrier fabric.
3. Street Trees to be min. 2" caliper and capable of attaining a mature canopy diameter of at least 25 feet.
4. All shrubs to be min. 5 gallon
5. 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
(HIGH WATER USE)



HONEY LOCUST
2" Caliper
(HIGH WATER USE)

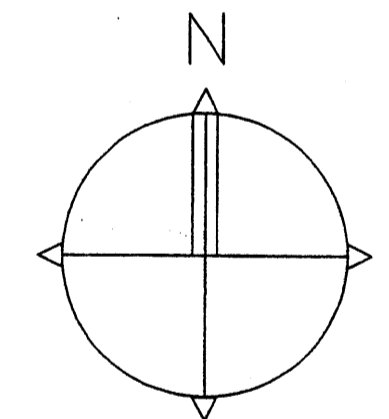
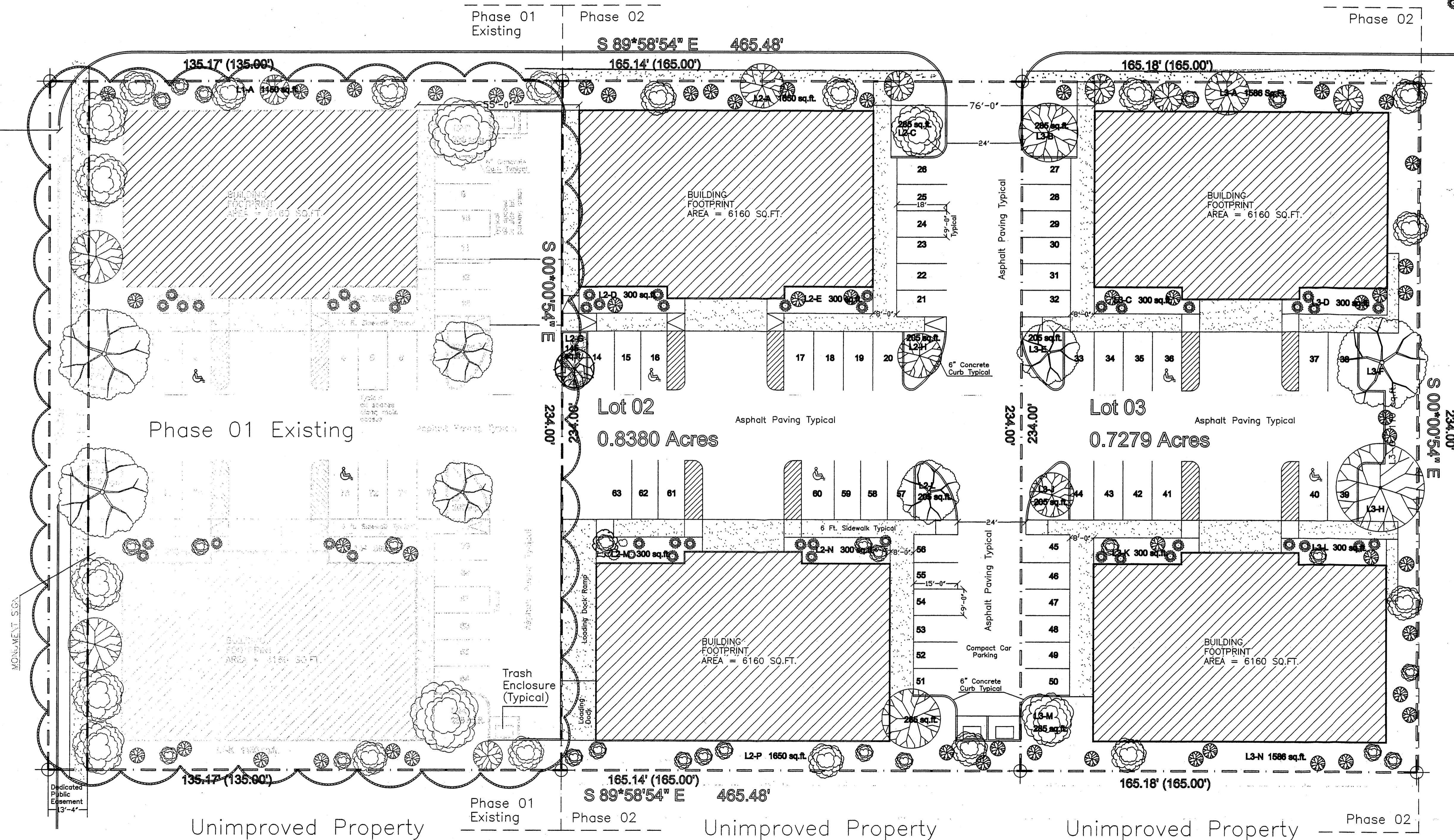


AUSTRIAN PINE
2" Caliper
(HIGH WATER USE)

CHAMISA or Spanish Broom
5 Gallon
(Moderate Water Use)

(Future) Beverly Hills Ave., NE

San Mateo Blvd. NE



Scale: 1" = 20 FT.

DRAWN BY:

CHECKED BY:

REVISION DATE:

Site Development Plan for Building Permit
Landscape Planting Plan

MILLER AND ASSOCIATES PLANNERS
5220 SECOND ST. N. W.
ALBUQUERQUE, NEW MEXICO 87107
PHONE 505-445-1312

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

SHEET TITLE:
L. 1

Lot Coverage / Landscape Areas

Lot 01	Location	Landscape Area	Lot 02	Location	Landscape Area	Lot 03	Location	Landscape Area
	L1-A	1530 sq.ft.		L2-A	1300 sq.ft.		L3-A	1280 sq.ft.
	L1-B	533 sq.ft.		L2-B	285 sq.ft.		L3-B	285 sq.ft.
	L1-C	300 sq.ft.		L2-C	285 sq.ft.		L3-C	300 sq.ft.
	L1-D	300 sq.ft.		L2-D	300 sq.ft.		L3-D	300 sq.ft.
	L1-E	350 sq.ft.		L2-E	300 sq.ft.		L3-E	205 sq.ft.
	L1-F	350 sq.ft.		L2-F	205 sq.ft.		L3-F	260 sq.ft.
	L1-G	300 sq.ft.		L2-G	145 sq.ft.		L3-G	110 sq.ft.
	L1-H	300 sq.ft.		L2-H	205 sq.ft.		L3-H	260 sq.ft.
	L1-J	533 sq.ft.		L2-J	205 sq.ft.		L3-J	205 sq.ft.
	L1-K	1530 sq.ft.		L2-K	145 sq.ft.		L3-K	300 sq.ft.
				L2-L	205 sq.ft.		L3-L	300 sq.ft.
				L2-M	300 sq.ft.		L3-M	285 sq.ft.
				L2-N	300 sq.ft.		L3-N	1280 sq.ft.
				L2-O	285 sq.ft.		L3-O	1520 sq.ft.
				L2-P	1570 sq.ft.			
Lot 01 Total		6026 sq.ft.	Lot 02 Total		6035 sq.ft.	Lot 03 Total		6890 sq.ft.

Phase 01 Existing

Landscaping Requirements

Location	Area Acres	Sq.Ft.	Building Area	Net Lot Area	15% Required Landscape Area	Provided Landscape Area
Lot 01 Existing	0.863	37,597	12,000	25,597	3,840	6,026 sq.ft. Existing
Lot 02	0.838	36,504	12,000	25,504	3,826	6,035 sq.ft.
Lot 03	0.728	31,707	12,000	19,707	2,956	6,890 sq.ft.
Phase II Totals	Site Area Phase II 1.57	Site Area Phase II 68,211	Building Area Phase II 24,000	Net Site Area Phase II 45,211	Total Required Landscape Area Phase II 6,782 sq.ft.	Total Provided Landscape Area Phase II 12,925 sq.ft.

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 Area Lot 03 = 0.728 Acres (31,707.00 Sq.Ft.)

Total Site Area 2.43 Acres (105,807.78 Sq.Ft.)

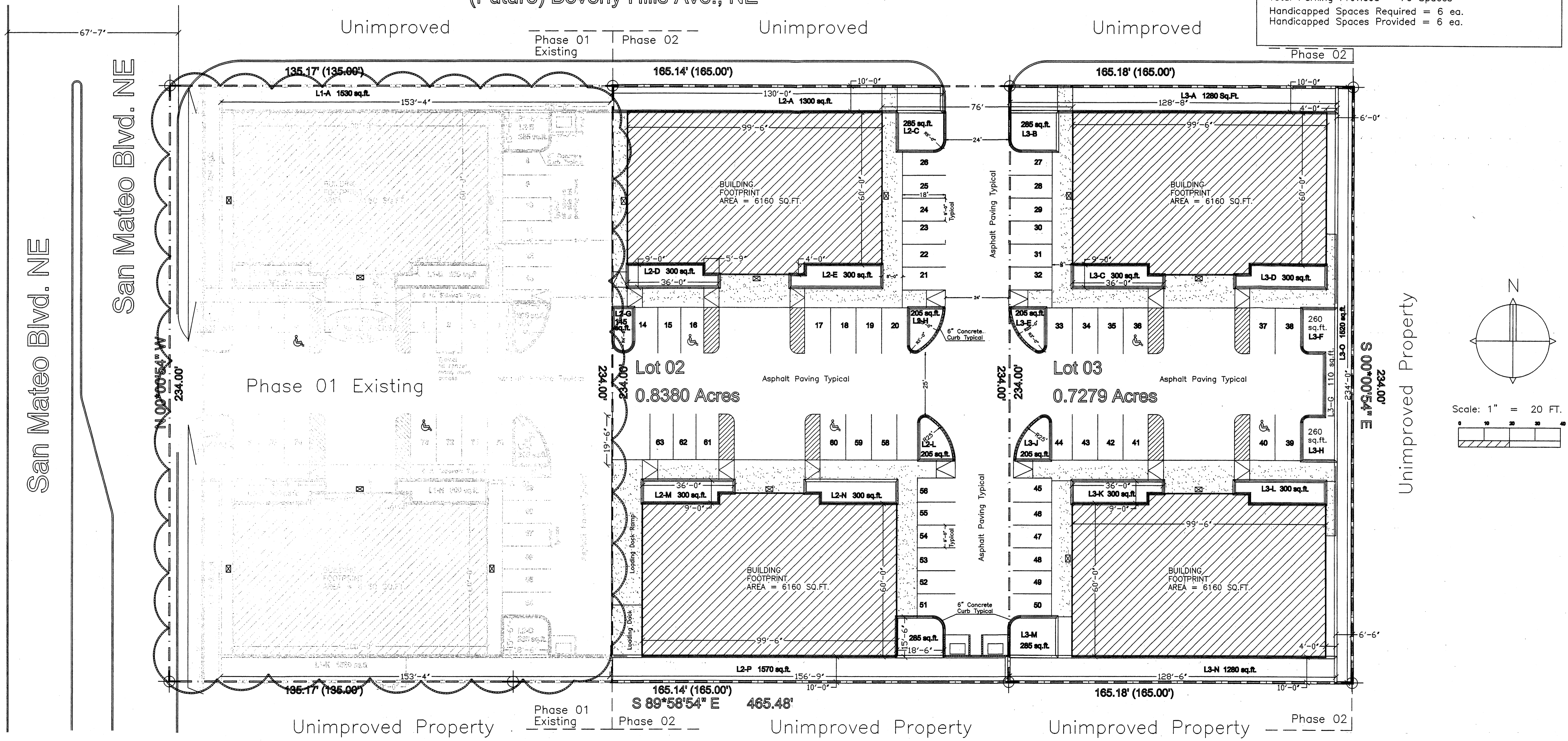
All Buildings are single story, 2 Bldgs per Lot
 Typical Building Area = 6000 Sq.Ft.
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 Total quantity Office/Wrhs Units = 12 ea.
 Total required parking all units = 72 Spaces
 Total Parking Provided = 76 Spaces
 Handicapped Spaces Required = 6 ea.
 Handicapped Spaces Provided = 6 ea.

(Future) Beverly Hills Ave., NE



DRAWN BY:
 CHECKED BY:
 REVISION DATE:

SHEET TITLE
Landscape Area Calculations

MILLER AND ASSOCIATES PLANNERS ARCHITECTS
 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:
L.2

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

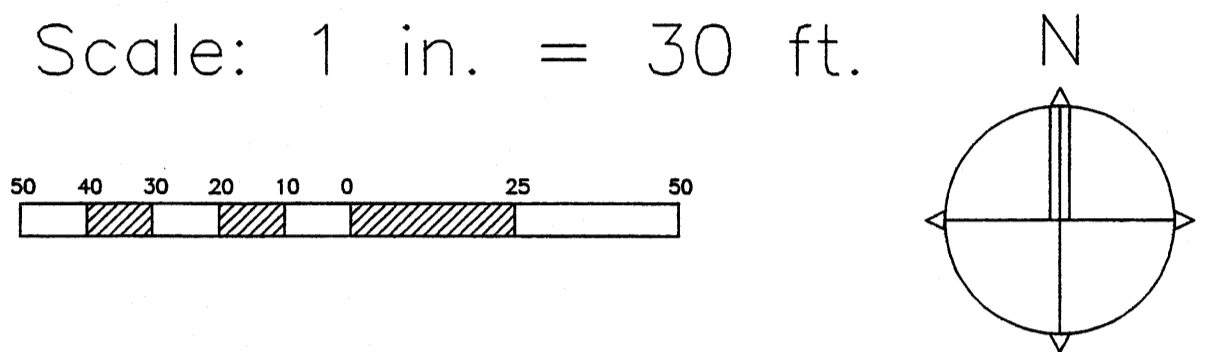
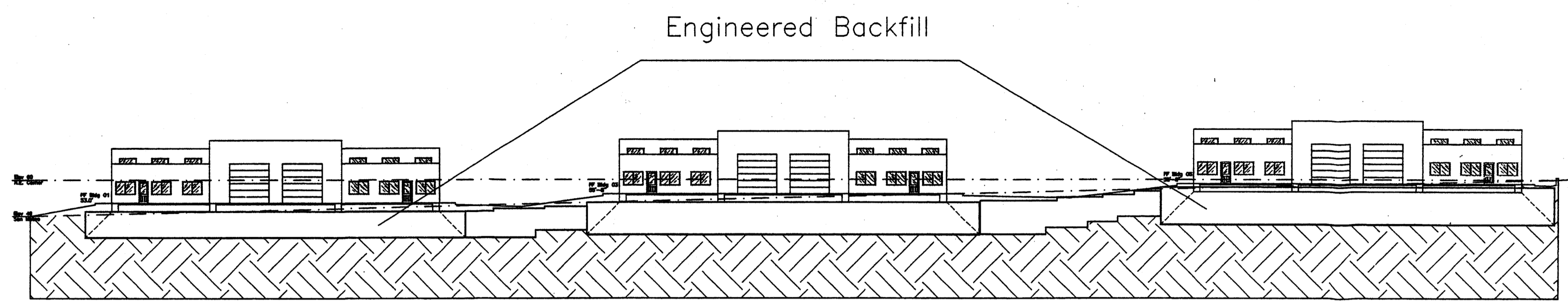
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 CHECKED BY:
 REVISION DATE:

SHEET TITLE
SITE REMEDIATION PLAN

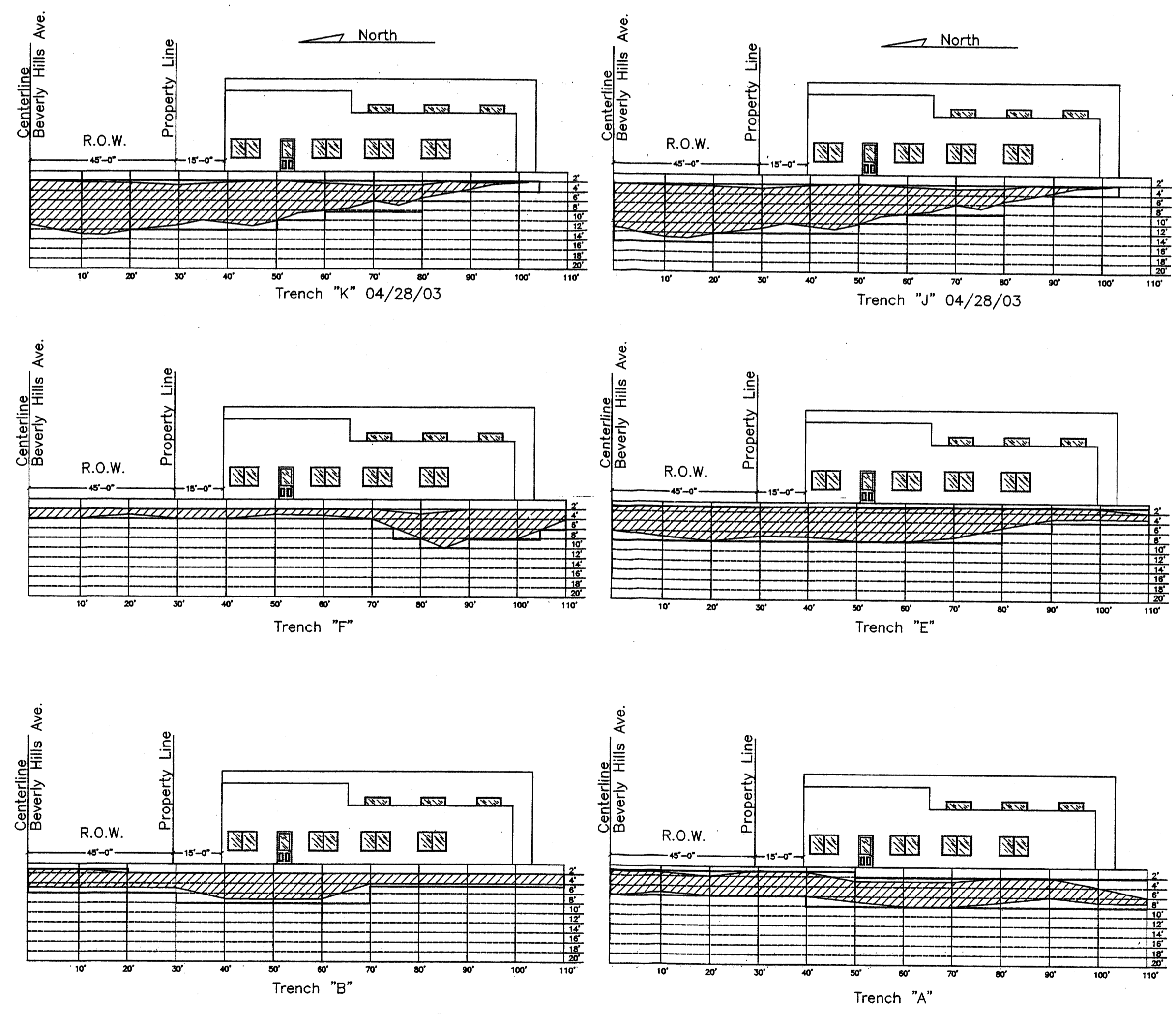
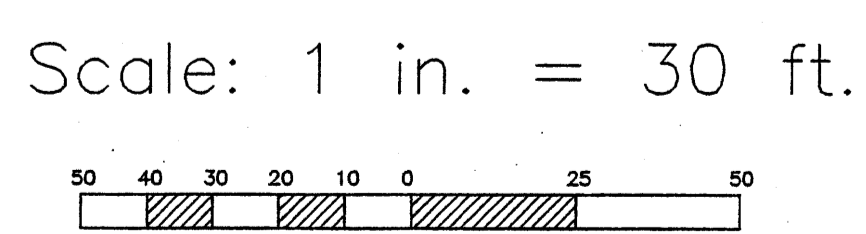
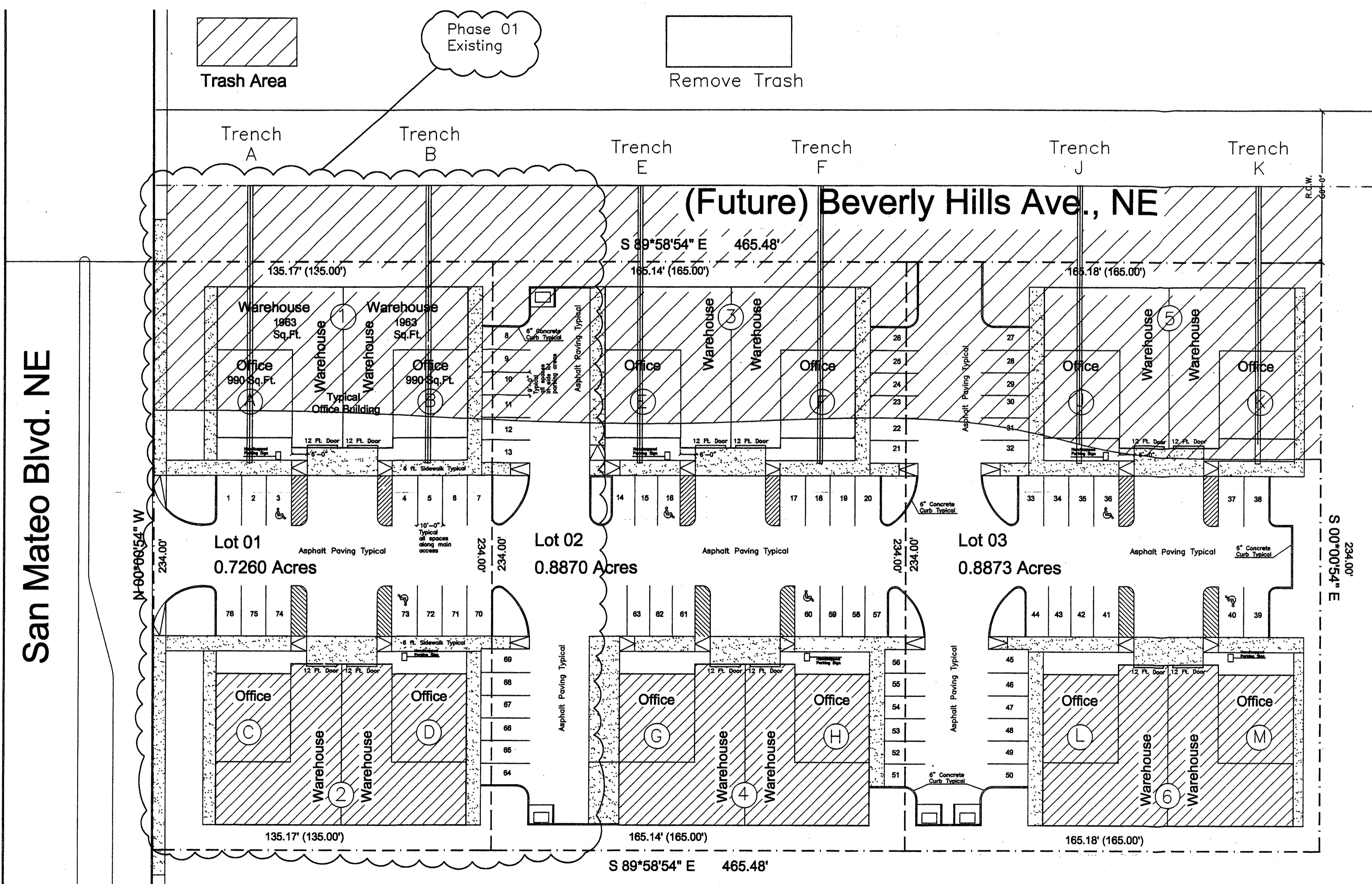
MILLER AND ASSOCIATES PLANNERS ARCHITECTS
 5220 SECOND ST. N.W.
 ALBUQUERQUE, NEW MEXICO 87107
 PHONE 505-345-1312

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

SHEET TITLE:
R.1



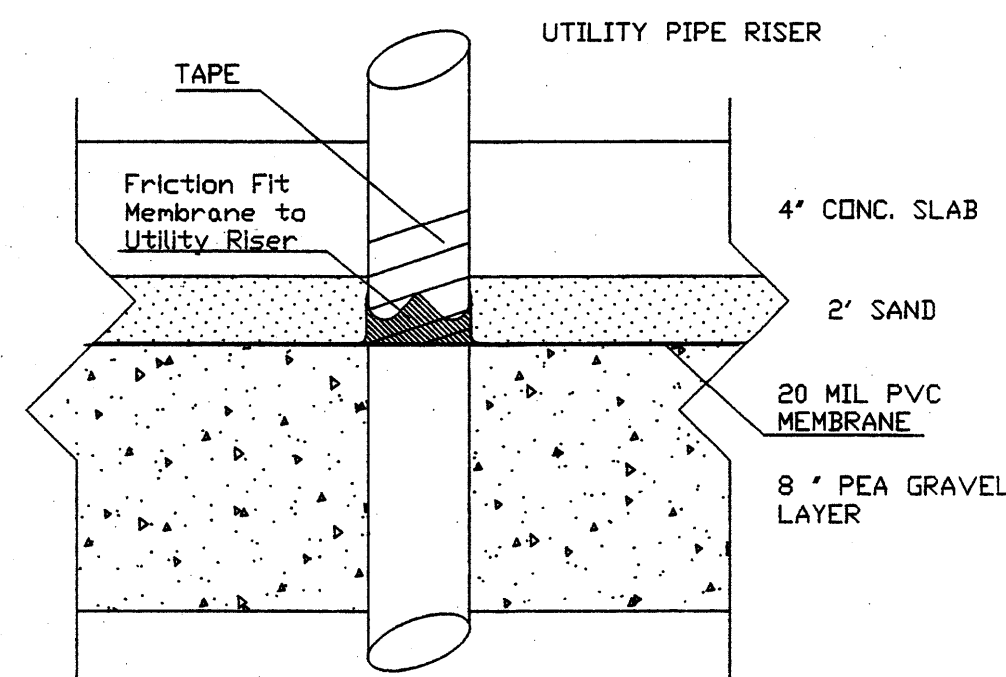
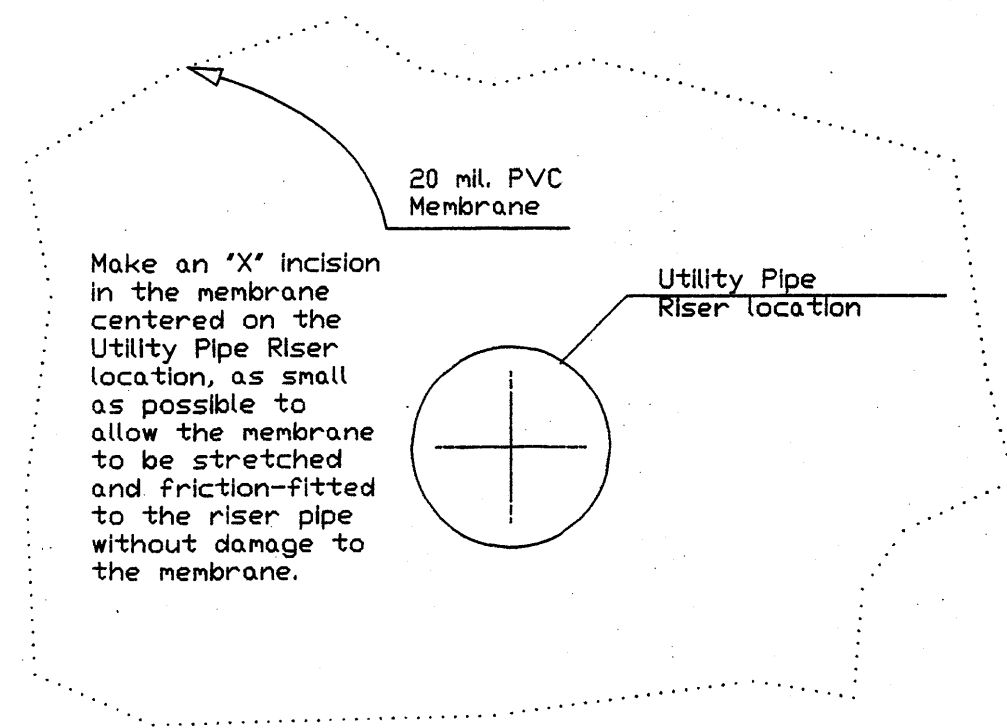
Existing landfill refuse to be removed in accordance with Landfill Investigation Report by Vinyard & Associates, Inc. dated June 26, 2002, VA Project No. 02-1-160.



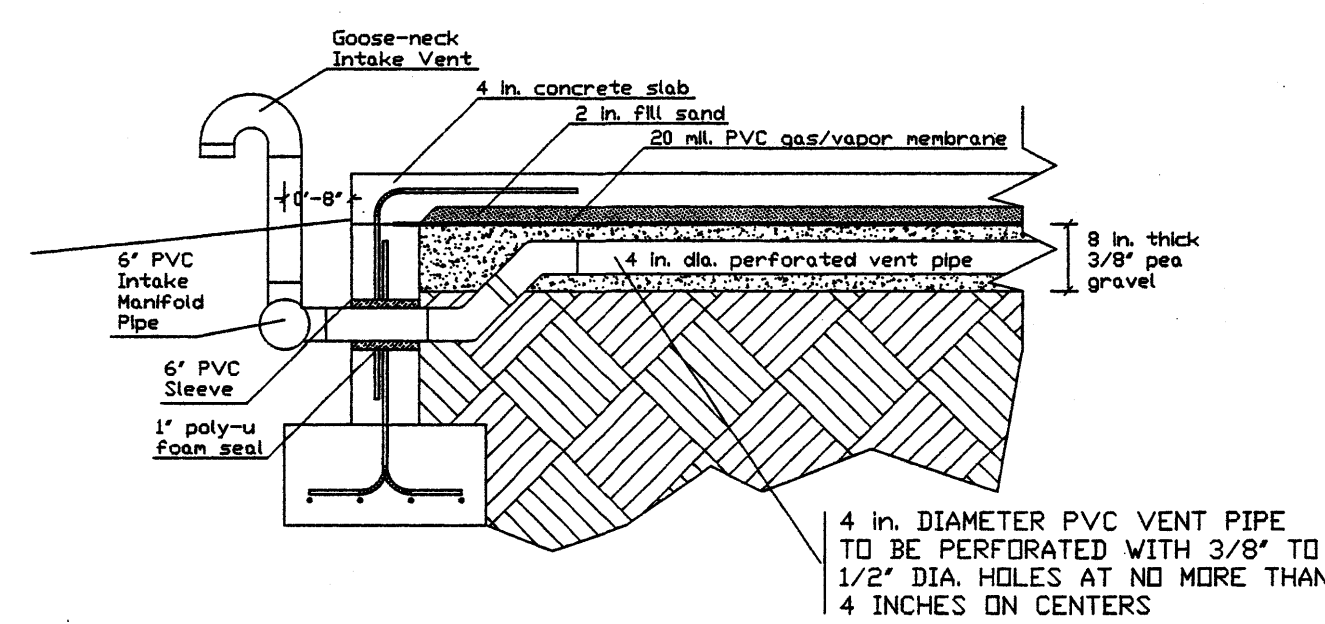
Scale: 1 in. = 20 ft.

STKX Construction, Inc.	
P.O. Box 729 / 845 S. Hill Rd., Bernalillo, New Mexico 87004 (505) 771-1400	
PAGE TITLE	Site Remediation Plan
DATE	September 22, 2003
AUTHOR	J. CALLAHAN
SCALE	Varies
FILE NAME	Site Remediation Plan
PROJECT NAME	Gateway Park

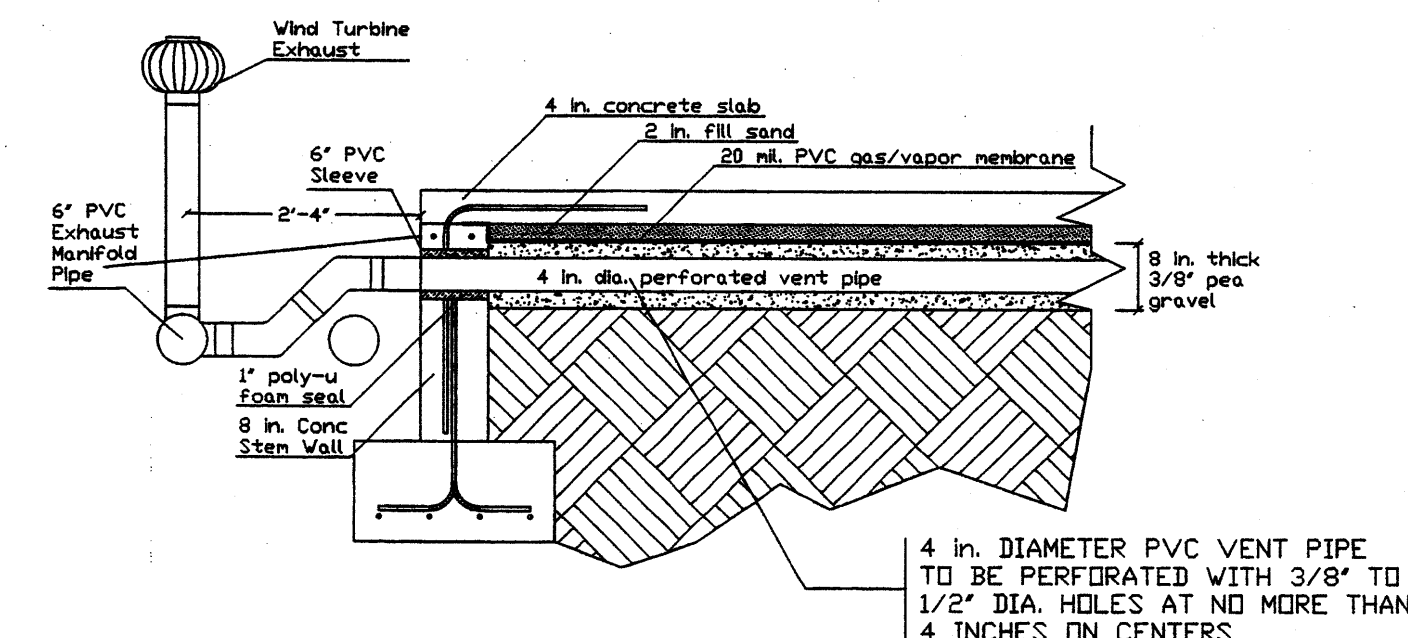
San Mateo Blvd. NE



Site Remediation Detail "E"
Utilities Riser Penetration
of PVC Membrane

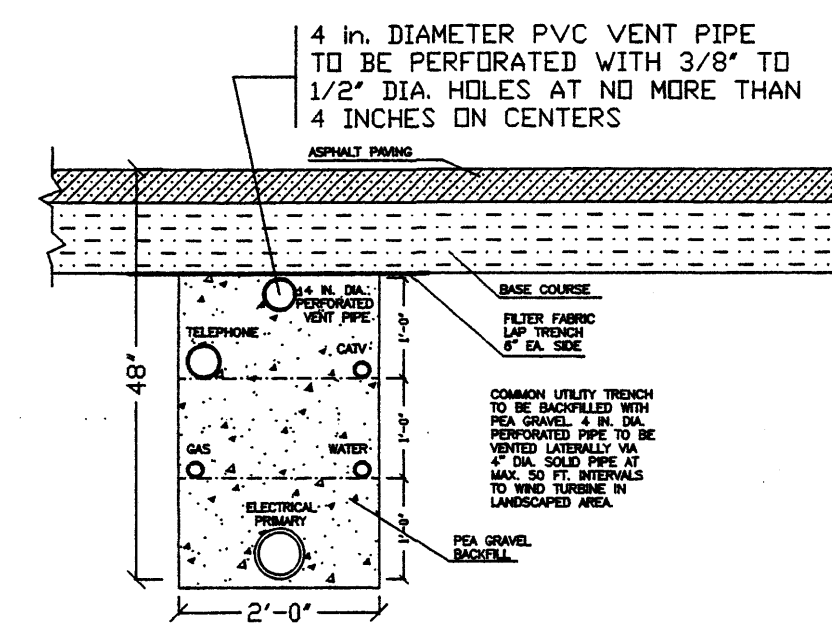


FOUNDATION VENTING SYSTEM
Site Remediation Detail A
Scale: 1/2" = 1 Ft.

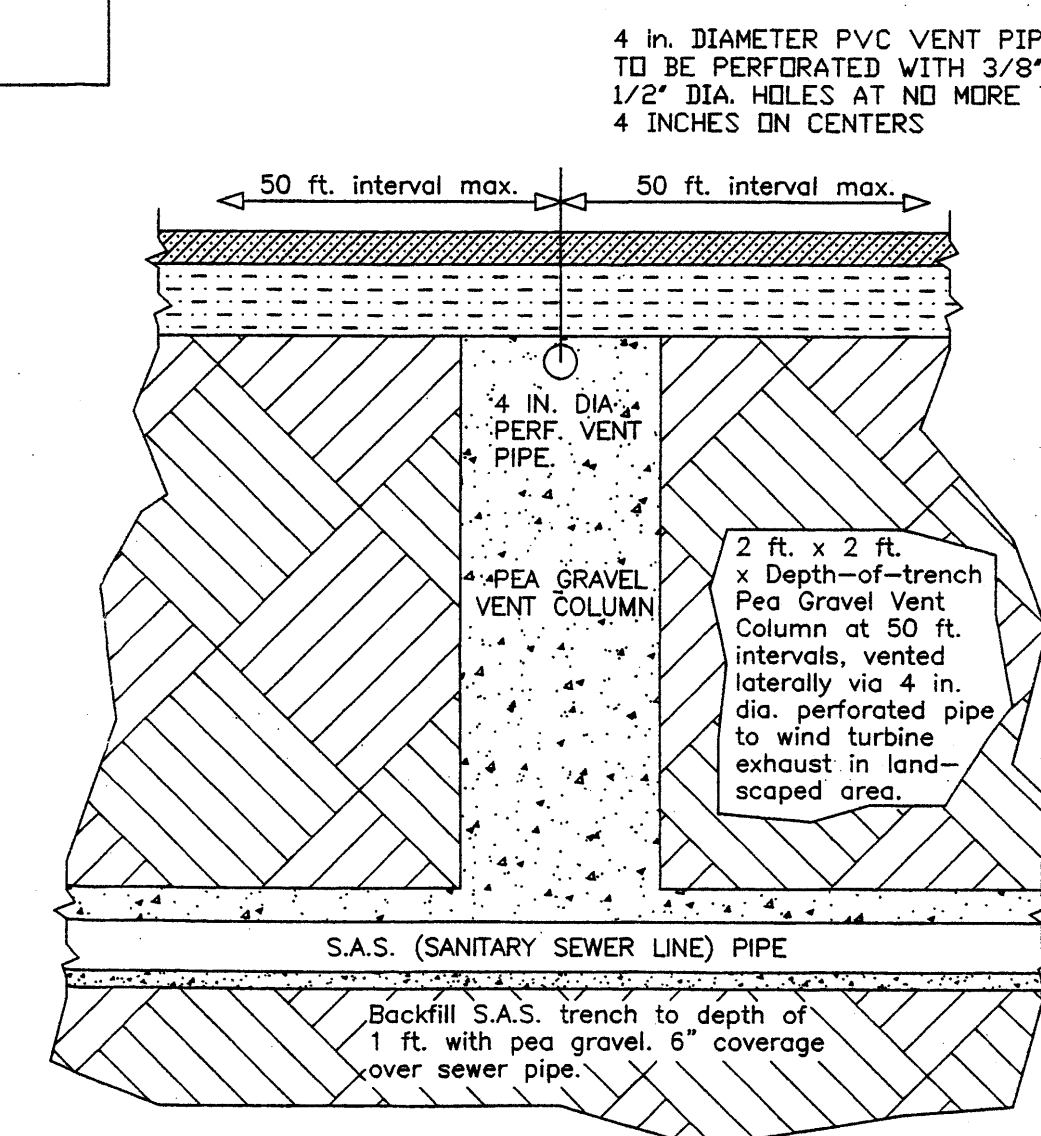


FOUNDATION VENTING SYSTEM
Site Remediation Detail B
Scale: 1/2" = 1 Ft.

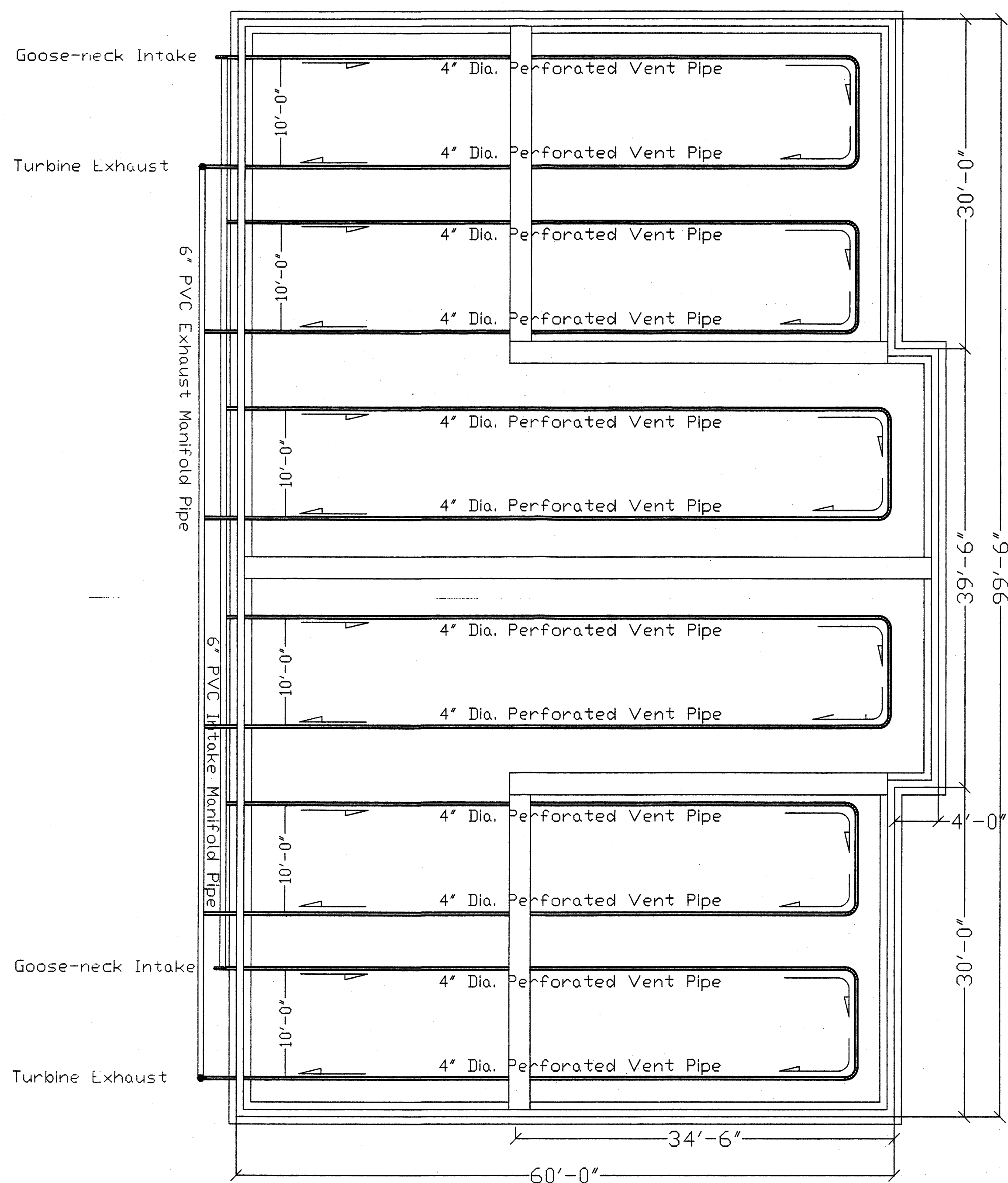
NOTE: ALL PERFORATED VENT PIPE TO BE WRAPPED WITH FILTER FABRIC



COMMON UTILITIES TRENCH
Site Remediation Detail C

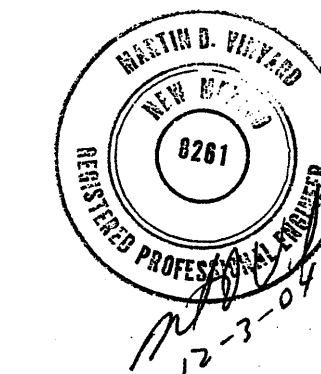


S.A.S. VENTING-SYSTEM
Site Remediation Detail D



Typical Building
Foundation Venting System

Scale: 1/8" = 1 ft.



STKX Construction, Inc.

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

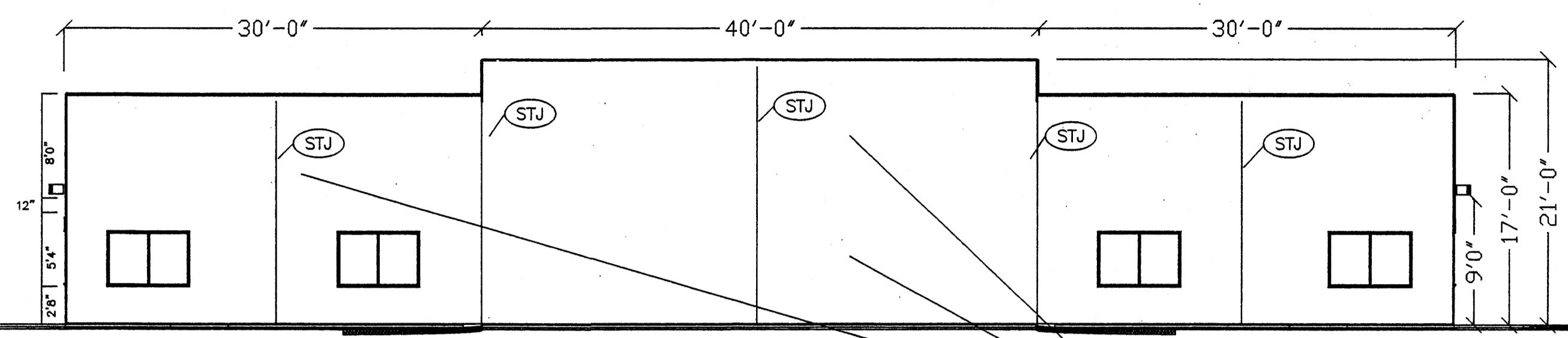
DRAWN BY:
CHECKED BY:
REVISION DATE:

SHEET TITLE
Building Foundation and
Site Remediation Details

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

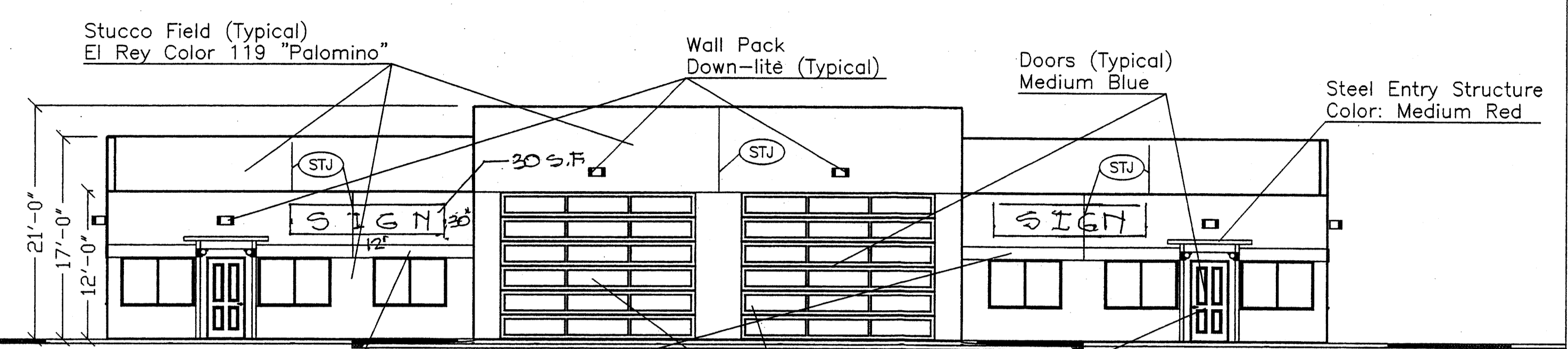
Gateway Park
Office / Warehouse Complex
9420 San Mateo Blvd. NE
North Albuquerque Acres
Albuquerque, New Mexico

SHEET TITLE
R.2



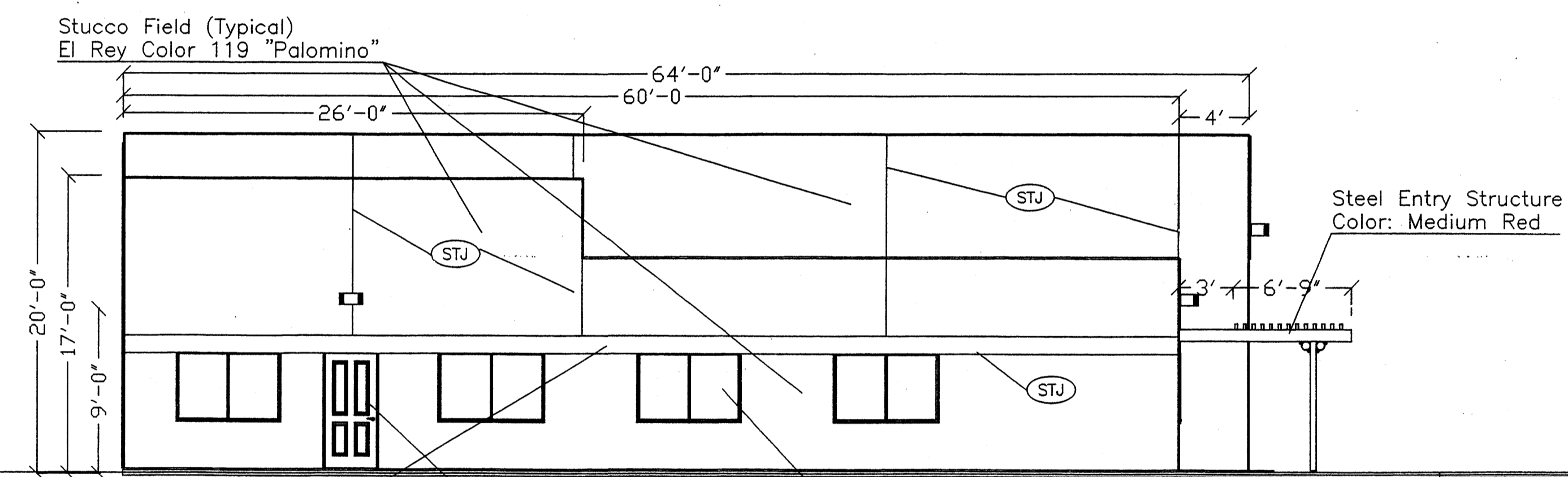
Back Elevation $\frac{1}{4}'' = 1'-0''$

Stucco Control Joint (STJ)



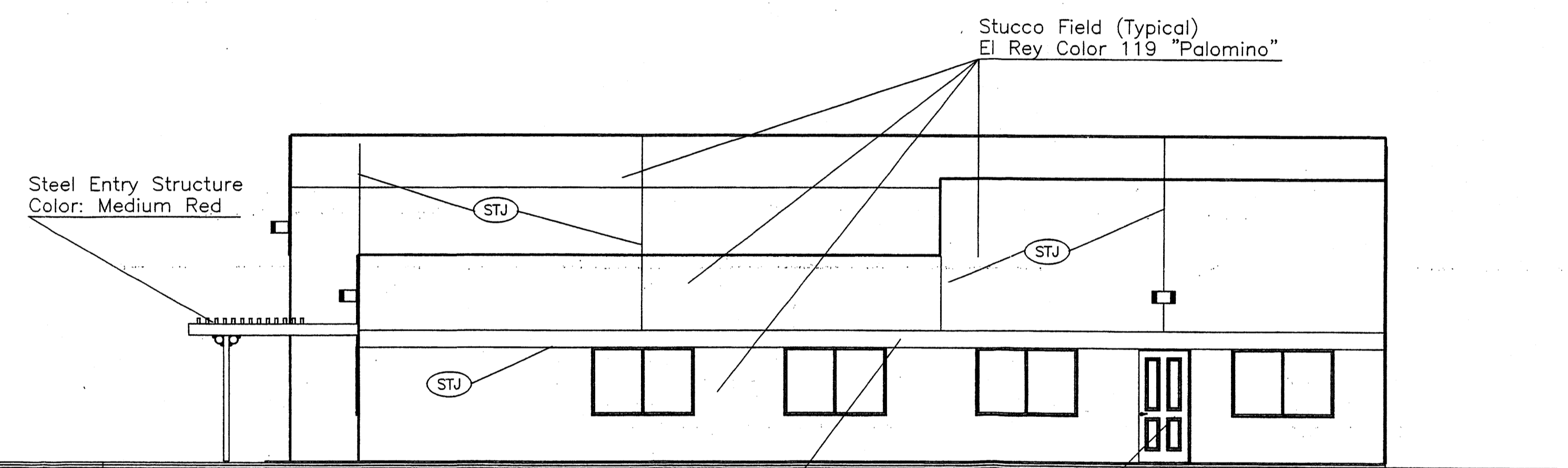
Front Elevation $\frac{1}{4}'' = 1'-0''$

Stucco Control Joint (STJ)



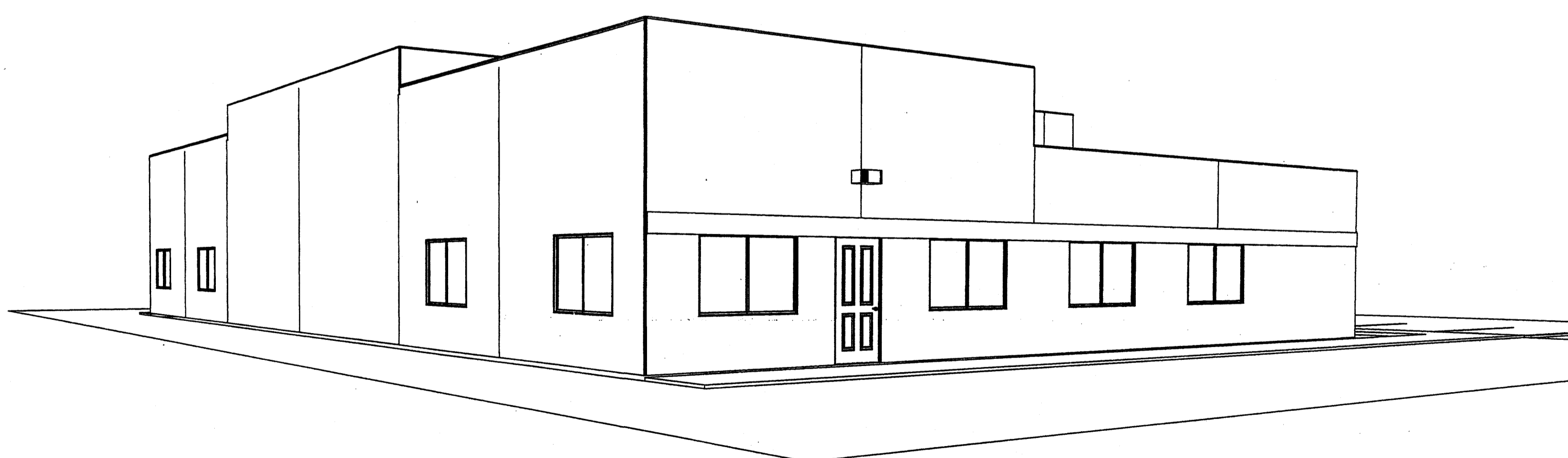
Left Elevation $\frac{1}{4}'' = 1'-0''$

Stucco Control Joint (STJ)

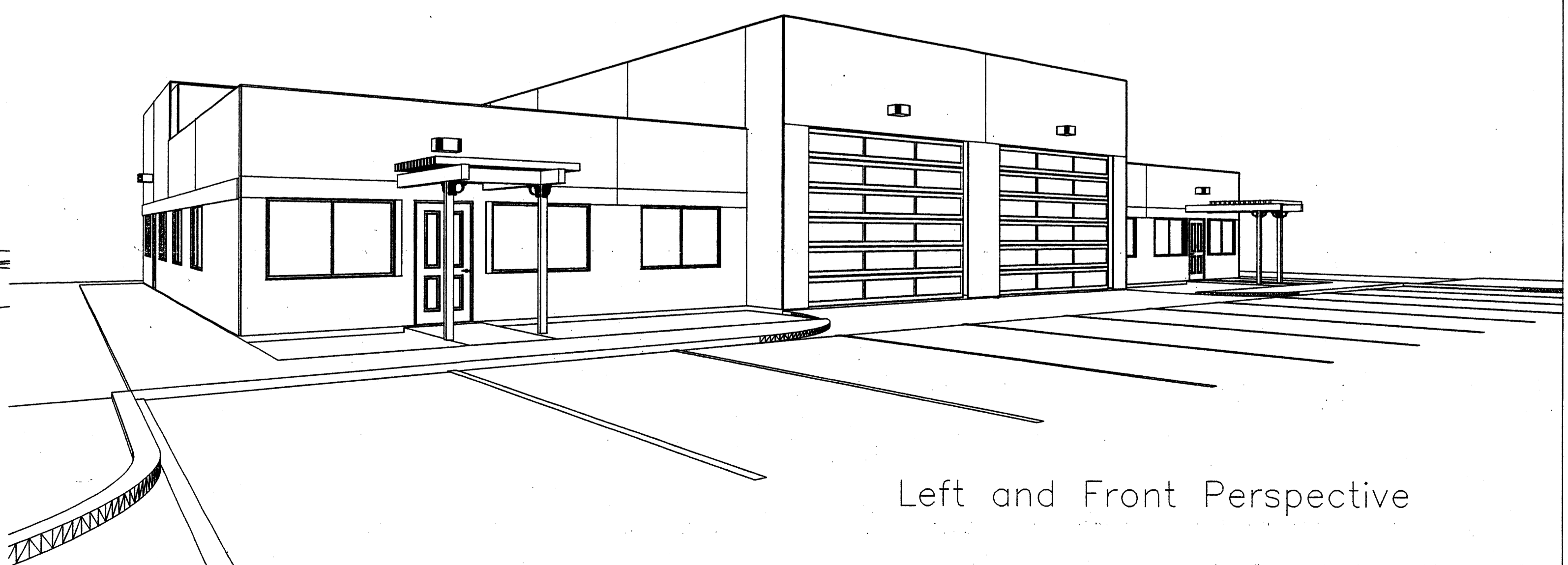


Right Elevation $\frac{1}{4}'' = 1'-0''$

Stucco Control Joint (STJ)



Left and Rear Perspective



Left and Front Perspective

DRAWN BY:
CHECKED BY:
REVISION DATE:

SHEET TITLE
Elevations and Perspectives

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Gateway Park
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North Albuquerque Acres
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SHEET TITLE
A.4