

*W/owner
1/12/04*

Project Data

BUILDINGS	Quantity 6 ea.
Building Footprint	Office Space 2,700 Sq.Ft.
	Warehouse 3,300 Sq.Ft.
	Total Area 6,000 Sq.Ft.
Total Area all 6 buildings	36,000 Sq.Ft.
LOT COVERAGE	
Lot 01 (0.726 Acres)	31,625 Sq.Ft.
Building A	6,000 Sq.Ft.
Building B	6,000 Sq.Ft.
Total Building Area	12,000 Sq.Ft.
Percent Lot Coverage	38 %
Lot 02 (0.887 Acres)	38,636 Sq.Ft.
Building C	6,000 Sq.Ft.
Building D	6,000 Sq.Ft.
Total Building Area	12,000 Sq.Ft.
Percent Lot Coverage	31 %
Lot 03 (0.887 Acres)	38,650 Sq.Ft.
Building E	6,000 Sq.Ft.
Building F	6,000 Sq.Ft.
Total Building Area	12,000 Sq.Ft.
Percent Lot Coverage	31 %

Gateway Park

Office / Industrial Complex

9420 San Mateo Blvd. NE

North Albuquerque Acres

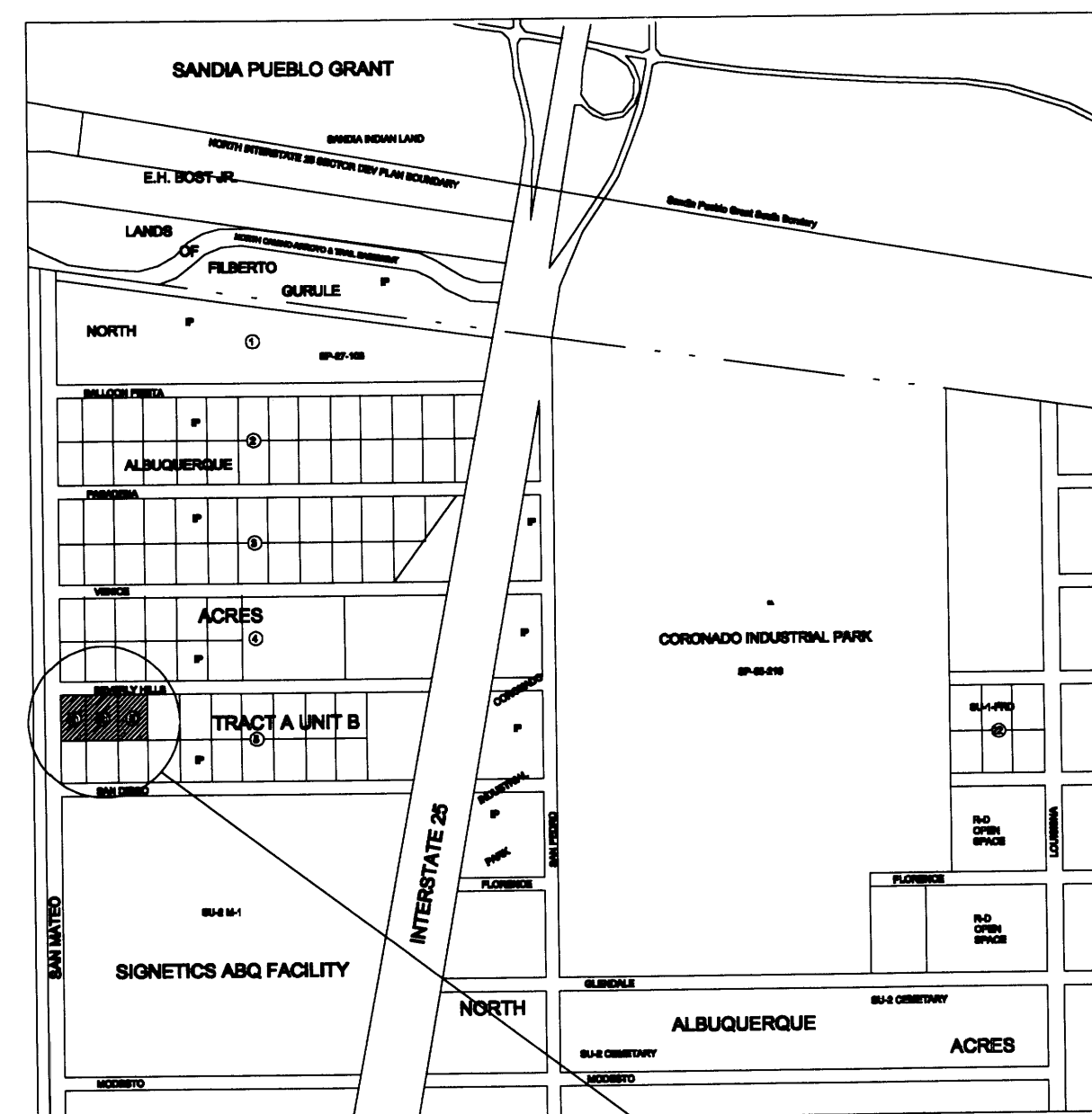
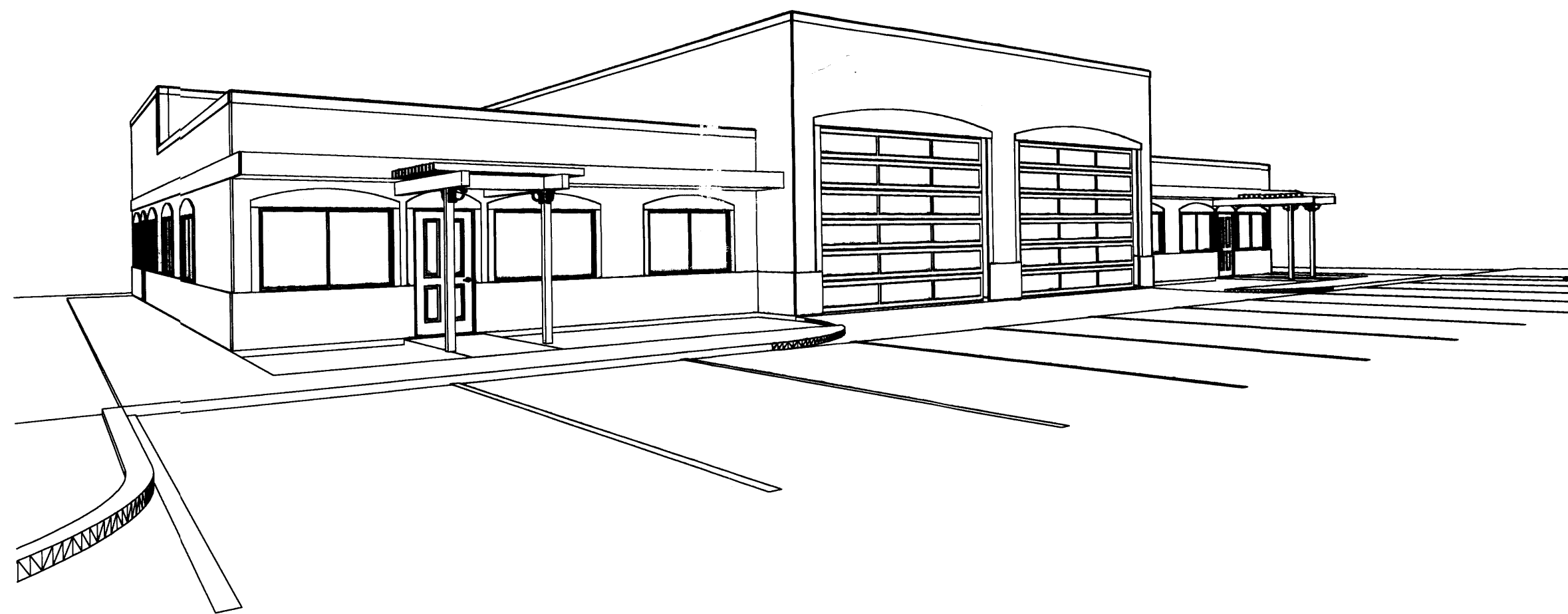
Albuquerque, New Mexico

Architect
Miller and Associates
 Architects - Planners

5220 Second Street NW, Suite A
 Albuquerque, New Mexico 87107
 Phone (505) 345-1312
 FAX (505) 345-4400

Owner / Developer
STKX Construction, Inc.

P.O. Box 729 / 845 South Hill Rd.
 Bernalillo, New Mexico 87004
 Phone: (505) 771-1400
 FAX (505) 771-1838



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

SITE LOCATION

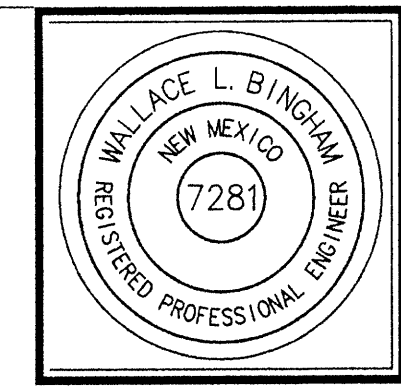
PARKING	
Per buildings	
Office Area	2,700 Sq.Ft.
Required Parking	1 Space/ 200 Sq.Ft.
Required Parking Provided	14 Spaces
Warehouse Area	3,300 Sq.Ft.
Required Parking	1 Space/2000 Sq.Ft.
Required Parking Provided	2 Spaces
Total Required Parking per Building	= 16 Spaces
Total Quantity of Buildings	= 6 Ea.
Total Required Site Parking	= 96 Spaces
Total Required Parking Provided	= 96 Spaces
Handicapped Parking Required (5%)	= 5 Spaces
Handicapped Parking Provided	= 6 Spaces

Project Number _____

Application Number _____

DRB Site Development Plan Approval

Traffic Engineering, Transportation Division	_____	Date	_____
Utilities Development	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
City Engineer	_____	Date	_____
Environmental Health Dept. (conditional)	_____	Date	_____
Solid Waste Management	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____



Job Number
0000

Date
JUNE 2003

Revised

CONCEPTUAL GRADING & DRAINAGE PLAN

Sheet Title

Checked by WB

Drawn by H. HOOD & B.M.

ALBUQUERQUE, N.M. 87121

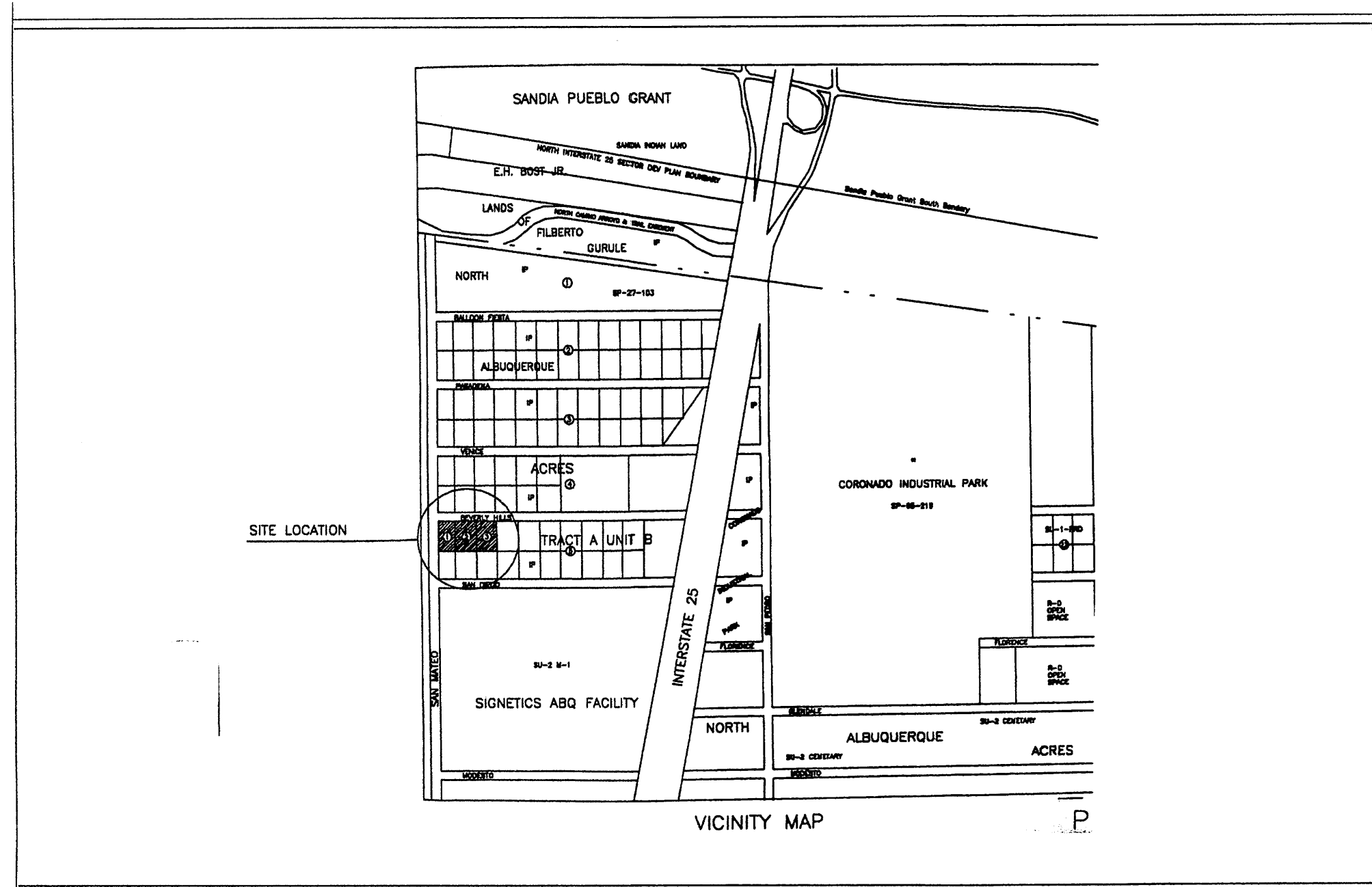
STKX OFFICE BUILDINGS
AT SAN MATEO & BEVERLY HILLS
ALBUQUERQUE, N.M.

Job Title

Sheet Number

GD

of



ZONE ATLAS PAGE B-16 FIRM PANEL # 01280

- 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.

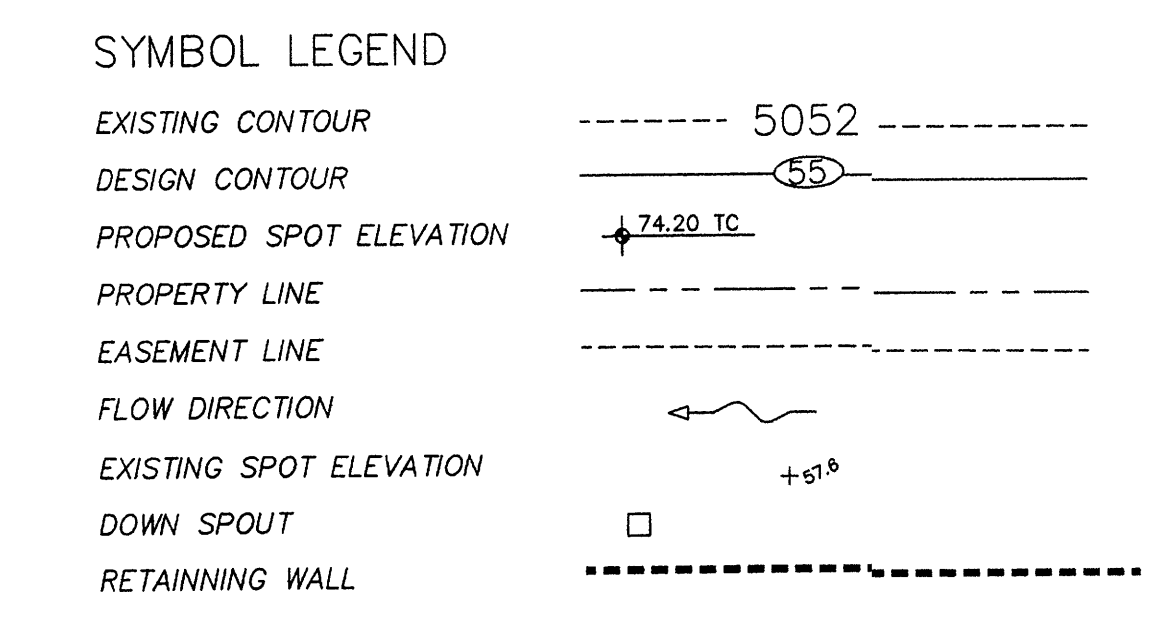
FLOOD INFORMATION
THIS SITE DOES NOT LIE IN A DESIGNATED 100 YEAR FLOOD PLAIN.

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. GROSS 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



- KEYED NOTES**
- ① 12" SIDEWALK CULVERT
 - ② 12" CUT IN CURB TO ALLOW FLOW

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING LOTS 1, 2, AND 3 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 2.5 ACRES AND IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SAN MATEO BLVD. N.E. AND BEVERLY HILLS AVENUE N.E. THE SITE IN IT'S EXISTING CONDITION IS VACANT LAND SLOPING FROM EAST TO WEST. ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL 01280, REVISED SEPTEMBER 1998, THIS SITE IS NO LONGER LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS
AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF TWELVE OFFICE/WAREHOUSE BUILDINGS, ALONG WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. THE DEVELOPED RUN-OFF WILL BE ROUTED TOWARD THE COMMON DRIVE LANE AND INTO SAN MATEO BLVD. N.E. MINOR OFF-SITE FLOWS WILL BE ACCEPTED AT THE EAST PROPERTY LINE. THE CALCULATIONS, WHICH APPEAR HEREON, ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME II DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUN-OFF GENERATED.

PROJECT AREA = 2.5 ac.
STKX OFFICE BUILDINGS
ZONE 3

PRECIPITATION: 360 = 2.60 in.
1440 = 3.1 in.
10day = 4.9 in.

EXCESS PRECIPITATION:	PEAK DISCHARGE:
TREATMENT A 0.66 in.	1.87 cfs/ac.
TREATMENT B 0.92 in.	2.6 cfs/ac.
TREATMENT C 1.29 in.	3.45 cfs/ac.
TREATMENT D 2.36 in.	5.02 cfs/ac.

EXISTING CONDITIONS:	PROPOSED CONDITIONS:
AREA	AREA
TREATMENT A 0 ac.	0 ac.
TREATMENT B 0 ac.	0 ac.
TREATMENT C 2.5 ac.	0.413 ac.
TREATMENT D 0 ac.	2.087 ac.

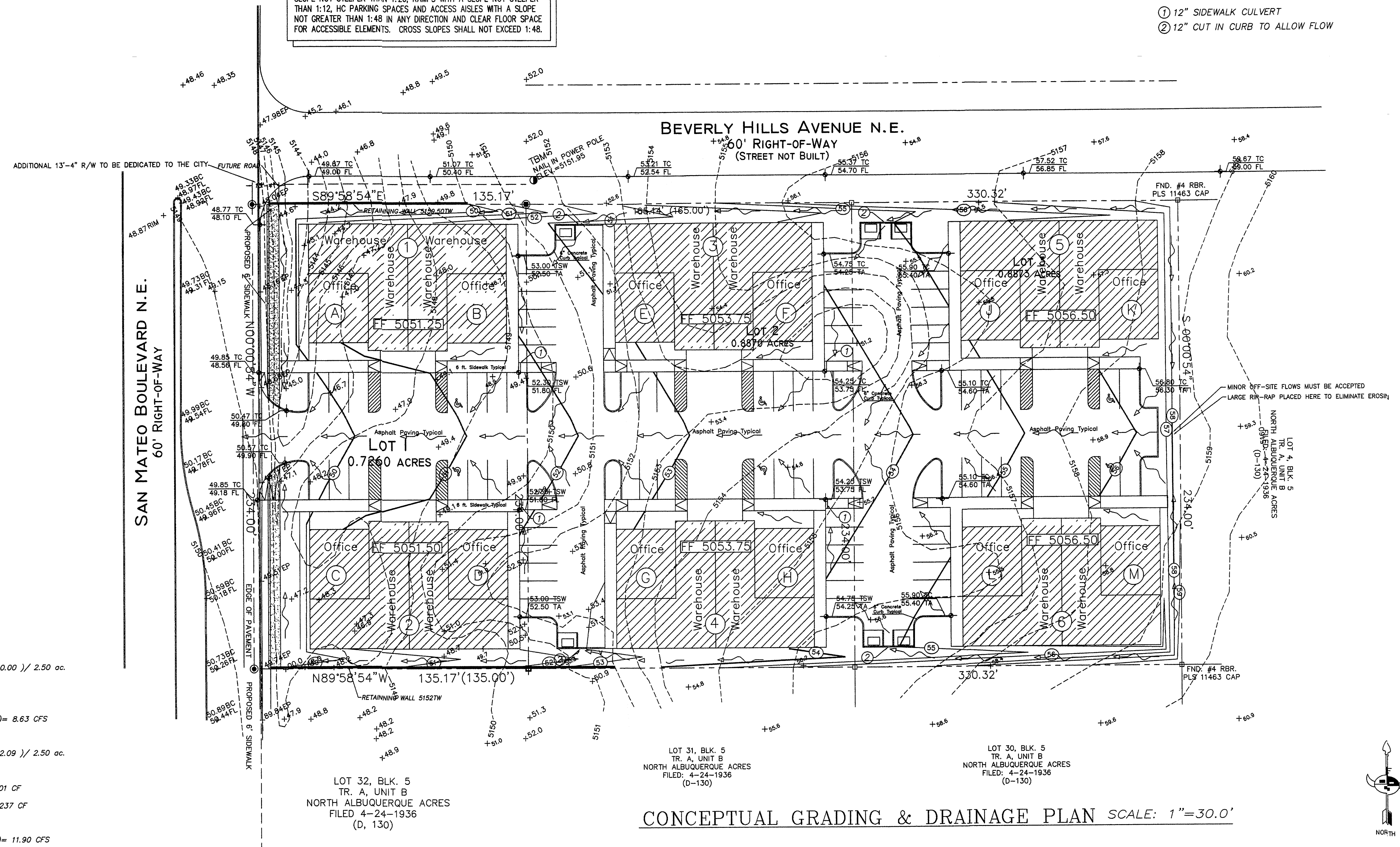
EXISTING EXCESS PRECIPITATION:
Weighted E = (0.66)(0.00) + (0.92)(0.00) + (1.29)(2.50) + (2.36)(0.00) / 2.50 ac. = 1.29 in.
V100-360 = (1.29)(2.50) / 12 = 0.268750 ac-ft = 11707 CF

EXISTING PEAK DISCHARGE:
Q100 = (1.87)(0.00) + (2.60)(0.00) + (3.45)(2.50) + (5.02)(0.00) = 8.63 CFS

PROPOSED EXCESS PRECIPITATION:
Weighted E = (0.66)(0.00) + (0.92)(0.00) + (1.29)(0.41) + (2.36)(2.09) / 2.50 ac. = 2.18 in.
V100-360 = (2.18)(2.50) / 12.0 = 0.454841 ac-ft = 19813 CF

PROPOSED PEAK DISCHARGE:
Q100 = (1.87)(0.00) + (2.60)(0.00) + (3.45)(0.41) + (5.02)(2.09) = 11.90 CFS

INCREASE 11.90 CFS - 8.63 CFS = 3.27 CFS



LOT 31, BLK. 5
TR. A, UNIT B
NORTH ALBUQUERQUE ACRES
FILED 4-24-1936
(D-130)

LOT 30, BLK. 5
TR. A, UNIT B
NORTH ALBUQUERQUE ACRES
FILED 4-24-1936
(D-130)

LOT 32, BLK. 5
TR. A, UNIT B
NORTH ALBUQUERQUE ACRES
FILED 4-24-1936
(D, 130)

CONCEPTUAL GRADING & DRAINAGE PLAN SCALE: 1"=30.0'

General Notes

Area Lot 01 = 0.726 Acres (31,624.88 Sq.Ft.)
 Area Lot 02 = 0.887 Acres (38,636.65 Sq.Ft.)
 Area Lot 03 = 0.887 Acres (38,651.01 Sq.Ft.)

Total Site Area 2.5 Acres (108,912.50 Sq.Ft.)

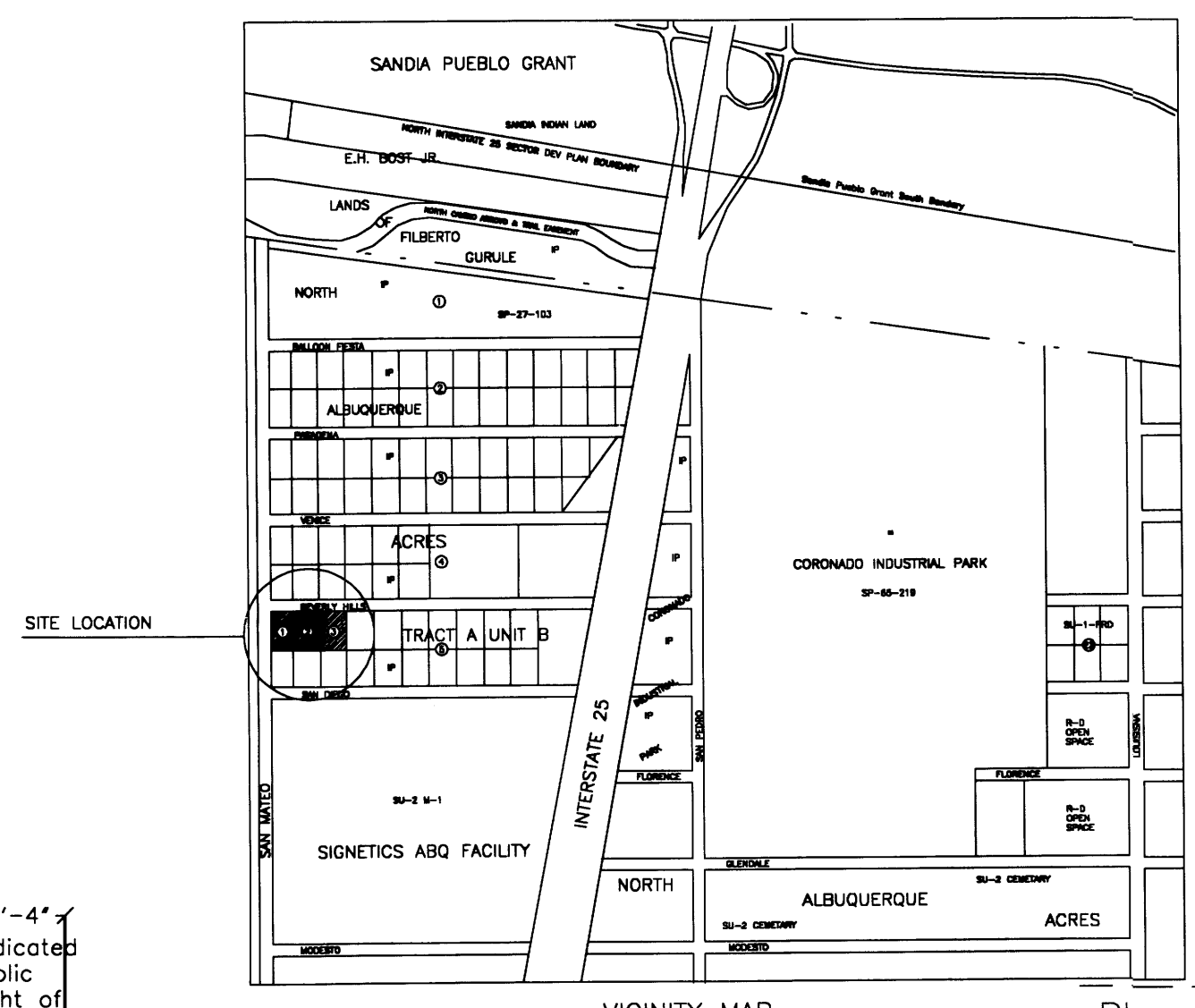
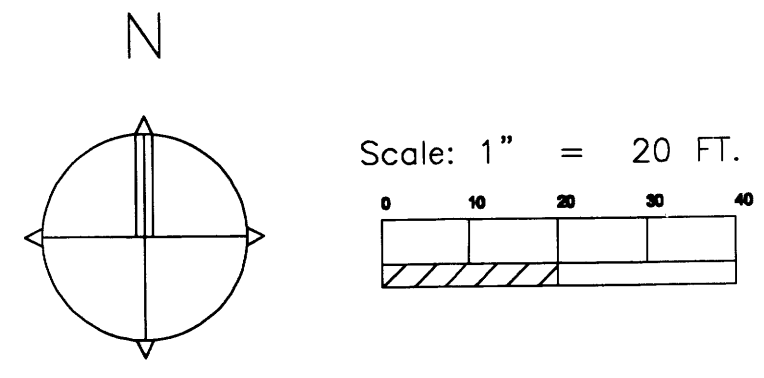
All Buildings are single story, 2 Bldgs per Lot
 Typical Building Area = 6000 Sq.Ft.
 Each building contains 2 ea. Office/ Warehouse Units
 Each Office/ Warehouse Unit = 3000 Sq.Ft.

Lot Coverage
 Lot 01 (12,000/31,624.88) = 38%
 Lot 02 (12,000/38,636.65) = 31%
 Lot 03 (12,000/38,651.01) = 31%

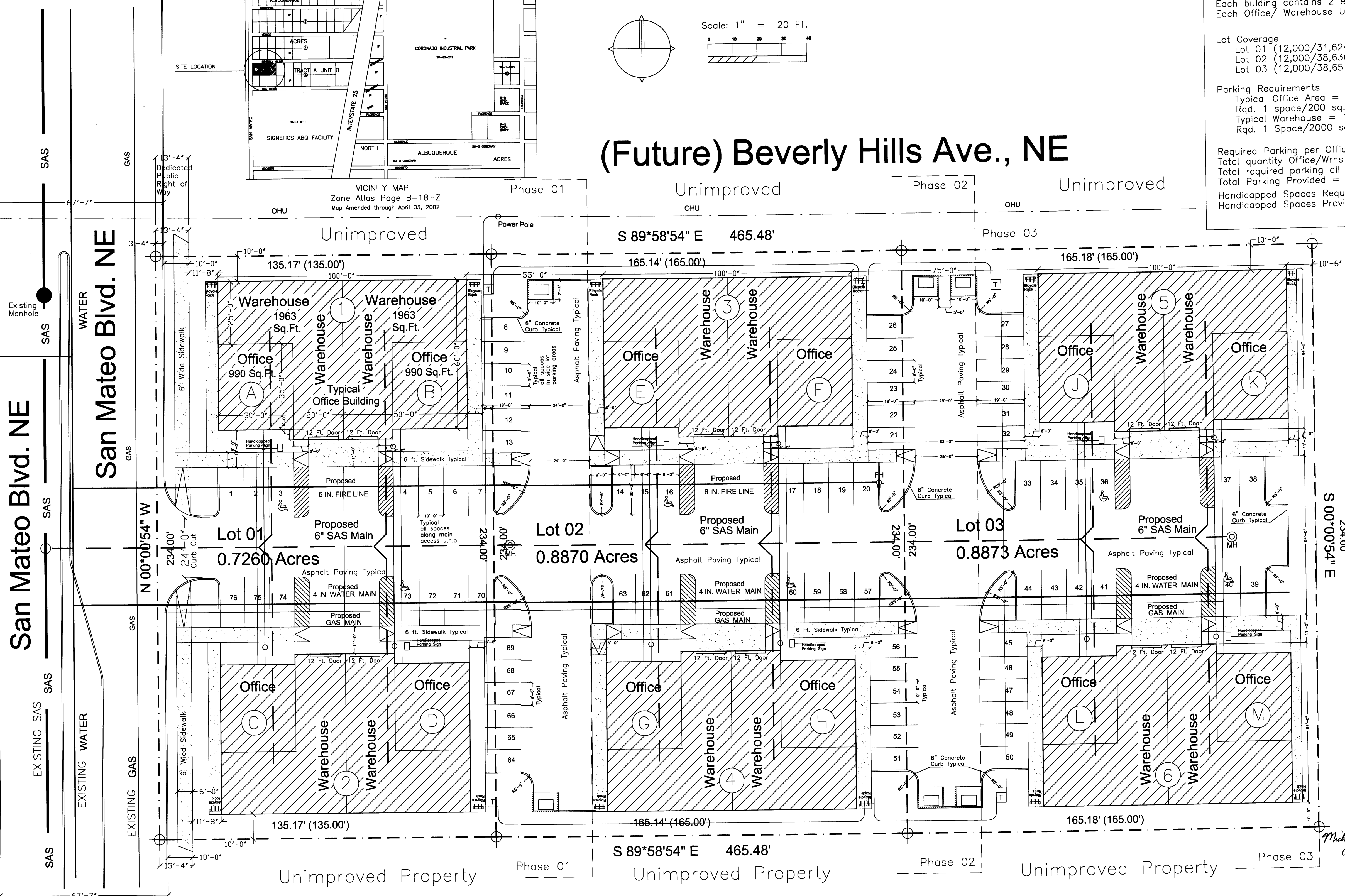
Parking Requirements
 Typical Office Area = 990 Sq.Ft.
 Rqd. 1 space/200 sq.ft. = 5 Spaces
 Typical Warehouse = 1963 Sq.Ft.
 Rqd. 1 Space/2000 sq.ft. = 1 Space

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



(Future) Beverly Hills Ave., NE



DRAWN BY:
 CHECKED BY:
 REVISION DATE:

Site Plan

SHEET TITLE

MILLER AND ASSOCIATES ARCHITECTS
 PLANNERS
 5220 SECOND ST. N.W.
 ALBUQUERQUE, NEW MEXICO 87107

Gateway Park
 Office / Warehouse Complex
 5400 San Mateo Blvd. NE
 North Albuquerque Acres
 Albuquerque, New Mexico

SHEET TITLE:

Michael Holton SWMP 6-25-03
 Approved

Lot Coverage / Landscape Areas

Lot 01	Location	Landscape Area	Lot 02	Location	Landscape Area	Lot 03	Location	Landscape Area
	L1-A	1150 SQ.FT.		L2-A	1650 SQ.FT.		L3-A	1586 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-I	300 sq.ft.		L2-I	205 sq.ft.		L3-I	205 sq.ft.
	L1-J	533 sq.ft.		L2-J	145 sq.ft.		L3-J	300 sq.ft.
	L1-K	1150 sq.ft.		L2-K	205 sq.ft.		L3-K	300 sq.ft.
				L2-L	300 sq.ft.		L3-L	285 sq.ft.
				L2-M	300 sq.ft.		L3-M	285 sq.ft.
				L2-N	300 sq.ft.		L3-N	1586 sq.ft.
				L2-O	285 sq.ft.		L3-O	1520 sq.ft.
				L2-P	1650 sq.ft.			
Lot 01 Total		5306 sq.ft.	Lot 02 Total		6465 sq.ft.	Lot 03 Total		7502 sq.ft.

Landscaping Requirements

Location	Area Acres	Sq.Ft.	Building Area Sq.Ft.	Net Lot Area	15% Required Landscape Area	Provided Landscape Area
Lot 01	0.726	31,625	12,000	19,625	2,944	5,306 sq.ft.
Lot 02	0.887	38,637	12,000	26,637	3,996	6,465 sq.ft.
Lot 03	0.887	38,651	12,000	26,651	3,998	7,502 sq.ft.
Totals	2.50	108,913	36,000	72,913	10,937 sq.ft.	19,273 sq.ft.

General Notes

Area Lot 01 = 0.726 Acres (31,624.88 Sq.Ft.)
 Area Lot 02 = 0.887 Acres (38,636.65 Sq.Ft.)
 Area Lot 03 = 0.887 Acres (38,651.01 Sq.Ft.)

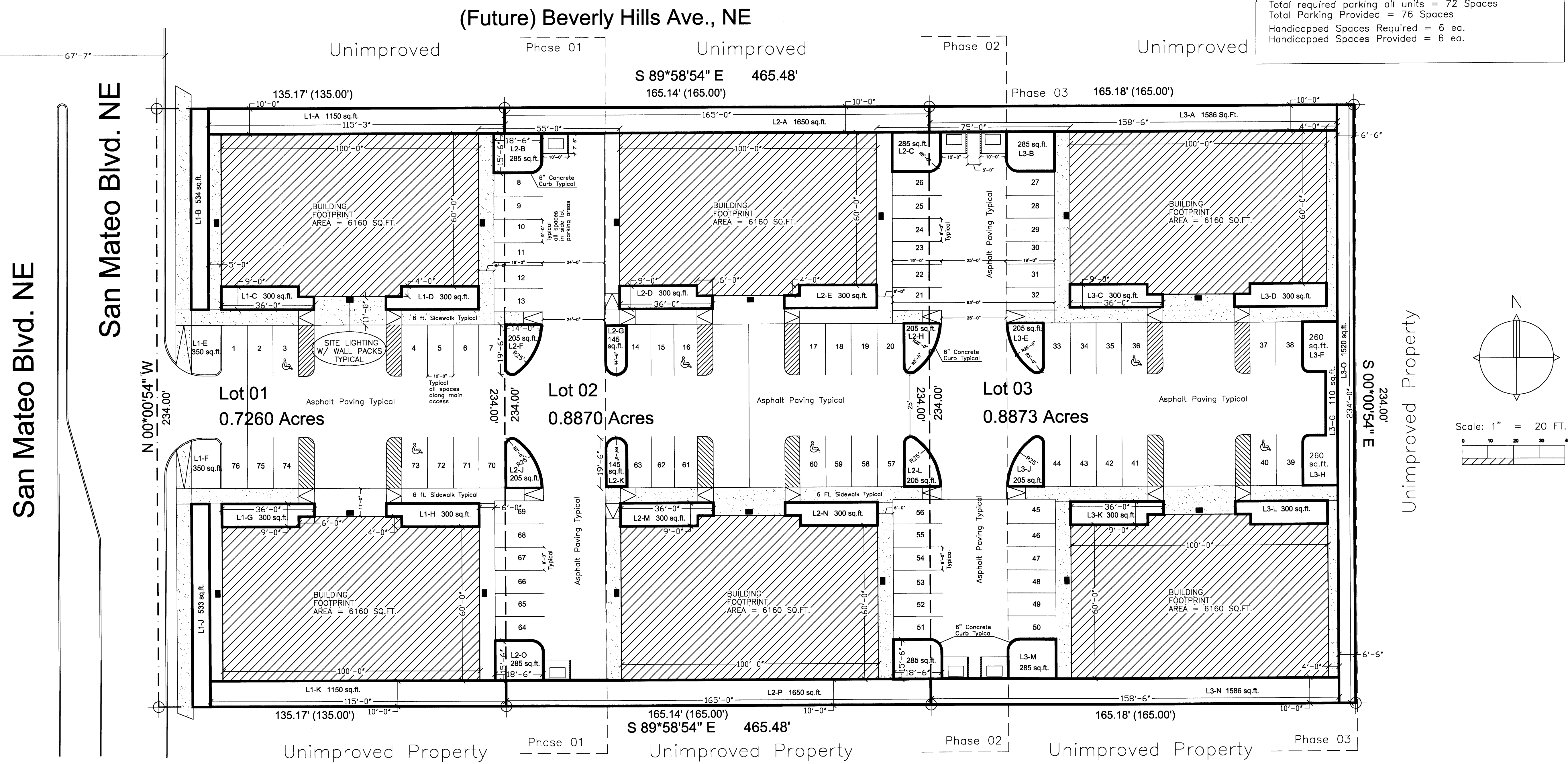
Total Site Area 2.5 Acres (108,912.50 Sq.Ft.)

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 (12,000/31,624.88) = 38%
 Lot 02 (12,000/38,636.65) = 31%
 Lot 03 (12,000/38,651.01) = 31%

Parking Requirements
 Typical Office Area = 990 Sq.Ft.
 Rqd. 1 space/200 sq.ft = 5 Spaces
 Typical Warehouse = 1983 Sq.Ft.
 Rqd. 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.



DRAWN BY: _____

CHECKED BY: _____

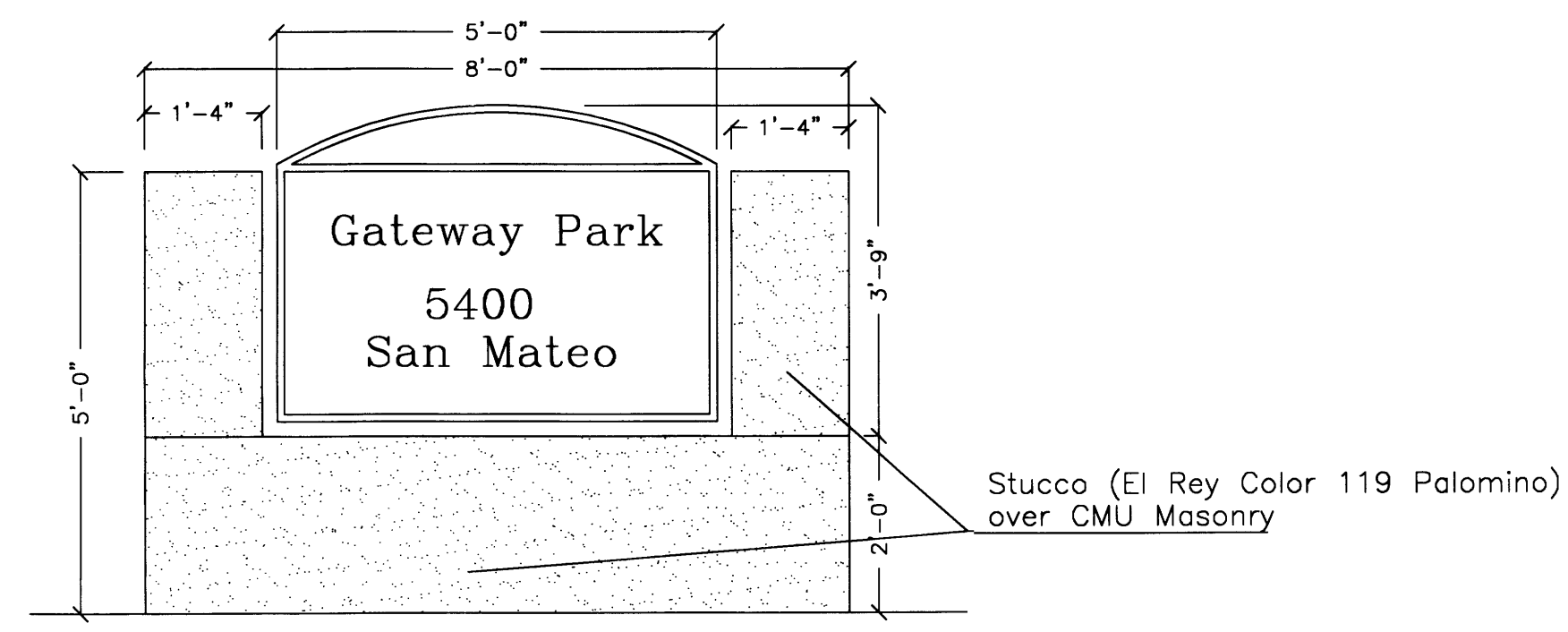
REVISION DATE: _____

SHEET TITLE: **Landscape Plan**

MILLER AND ASSOCIATES ARCHITECTS PLANNERS
 5500 SECOND ST. N.W.
 ALBUQUERQUE, NEW MEXICO 87107
 PHONE: 505-945-1022

Gateway Park
 Office / Warehouse Complex
 5400 San Mateo Blvd., NE
 North Albuquerque Acres
 Albuquerque, New Mexico

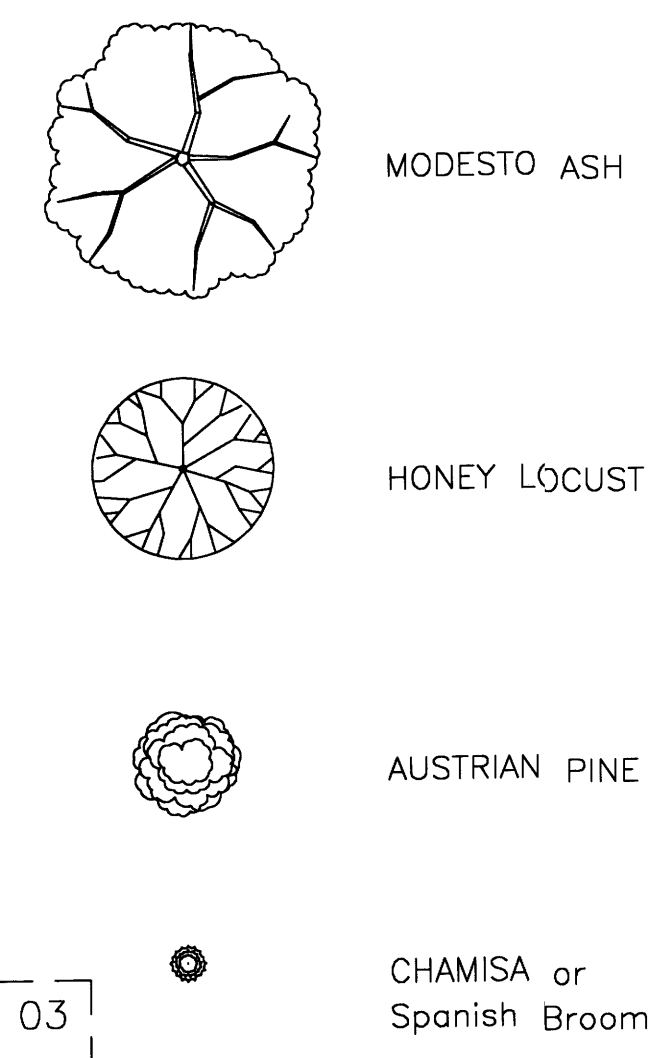
SHEET TITLE: _____



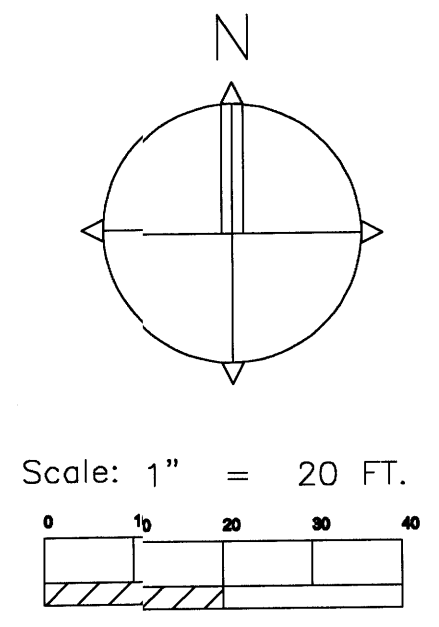
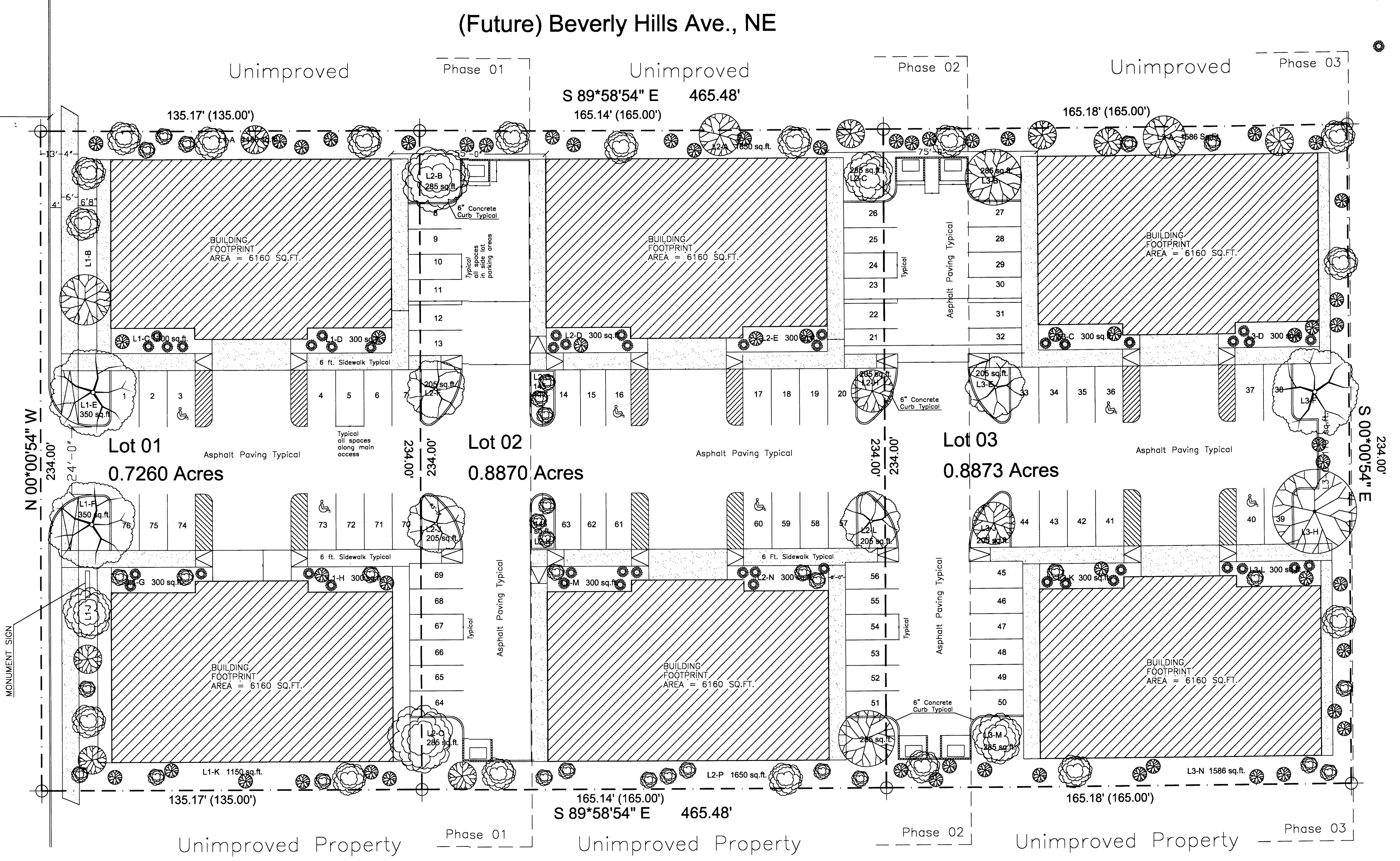
Monument Sign

Landscaping Notes

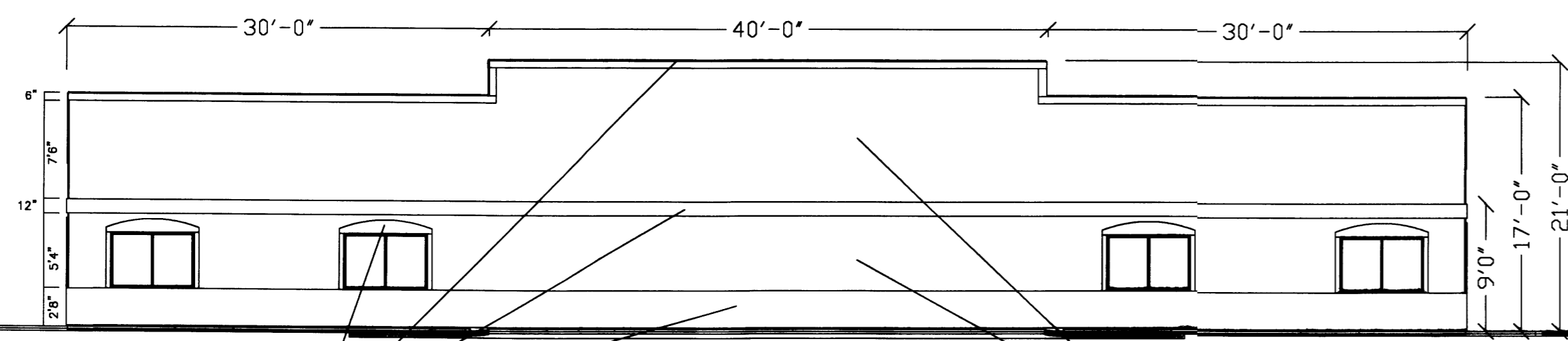
1. Provide drip irrigation system to all trees
2. Ground cover at all indicated landscape areas to be 3/4" gravel, Santa Fe Tan, over weed barrier fabric.
3. Street Trees to be min. 2" caliper and capable of attaining a mature canopy diameter of at least 25 feet.
4. All shrubs to be min. 5 gallon
5.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



San Mateo Blvd. NE



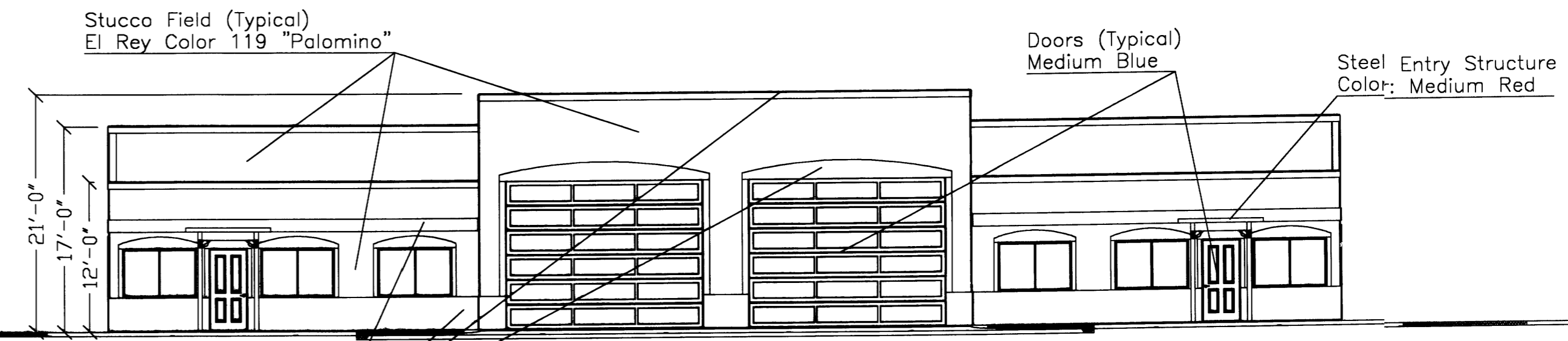
DRAWN BY:	
CHECKED BY:	
REVISION DATE:	
SHEET TITLE Landscape Planting Plan	
MILLER AND ASSOCIATES ARCHITECTS	PLANNERS 5220 SECOND ST. N.W. ALBUQUERQUE, NEW MEXICO 87107 PHONE: 505-345-1312
Gateway Park Office / Warehouse Complex 5400 San Mateo Blvd., NE North Albuquerque Acres Albuquerque, New Mexico	
SHEET TITLE:	



Stucco Accent
Color: El Rey 116 "Adobe"

Stucco Field
Color: El Rey 119 "Palomino"

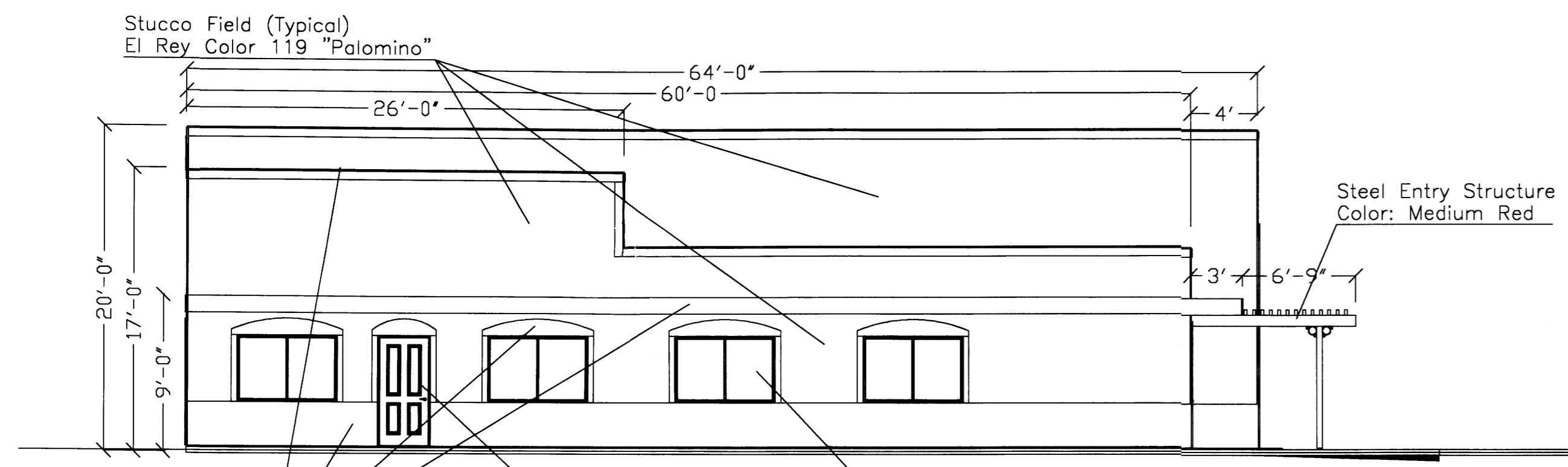
Back Elevation



Stucco Accent (Typical)
El Rey Color 116 "Adobe"

Windows (Typical) 6'W x 4'H
Frame: Bronze Anodized
Glazing: Light Bronze Tint

Front Elevation



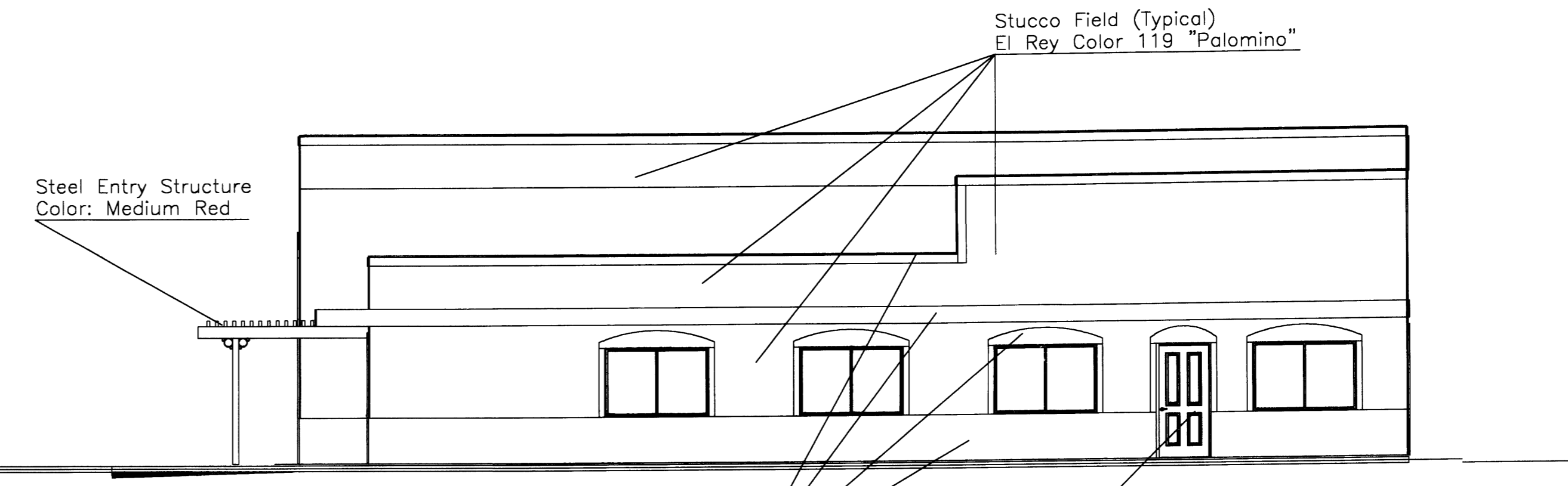
Stucco Field (Typical)
El Rey Color 119 "Palomino"

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



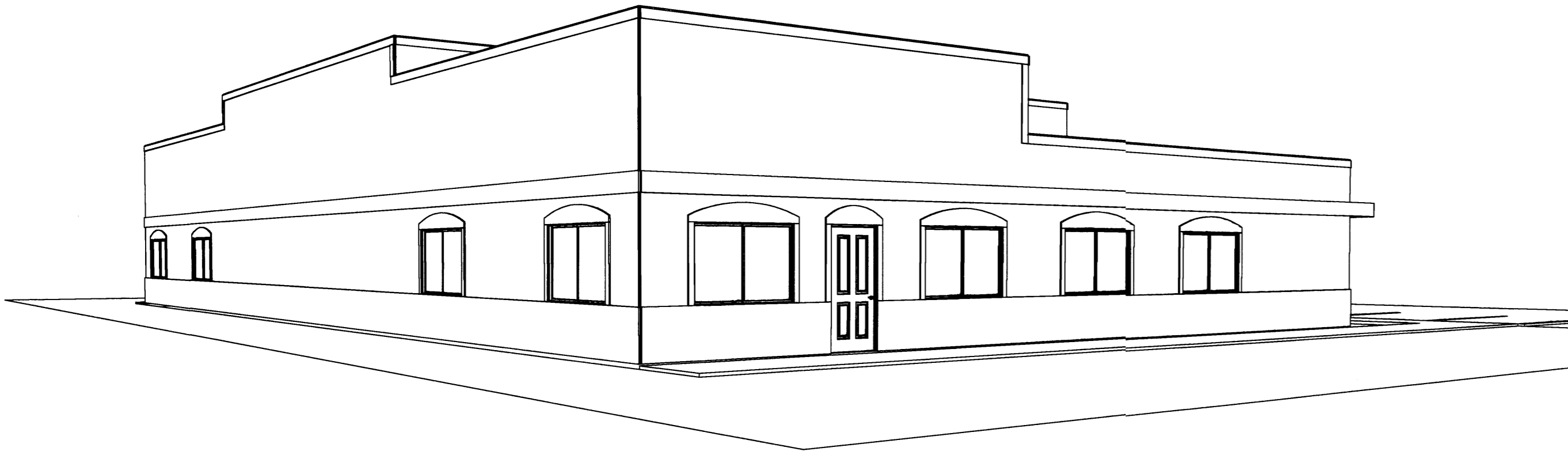
Stucco Field (Typical)
El Rey Color 119 "Palomino"

Stucco Accent (Typical)
El Rey Color 116 "Adobe"

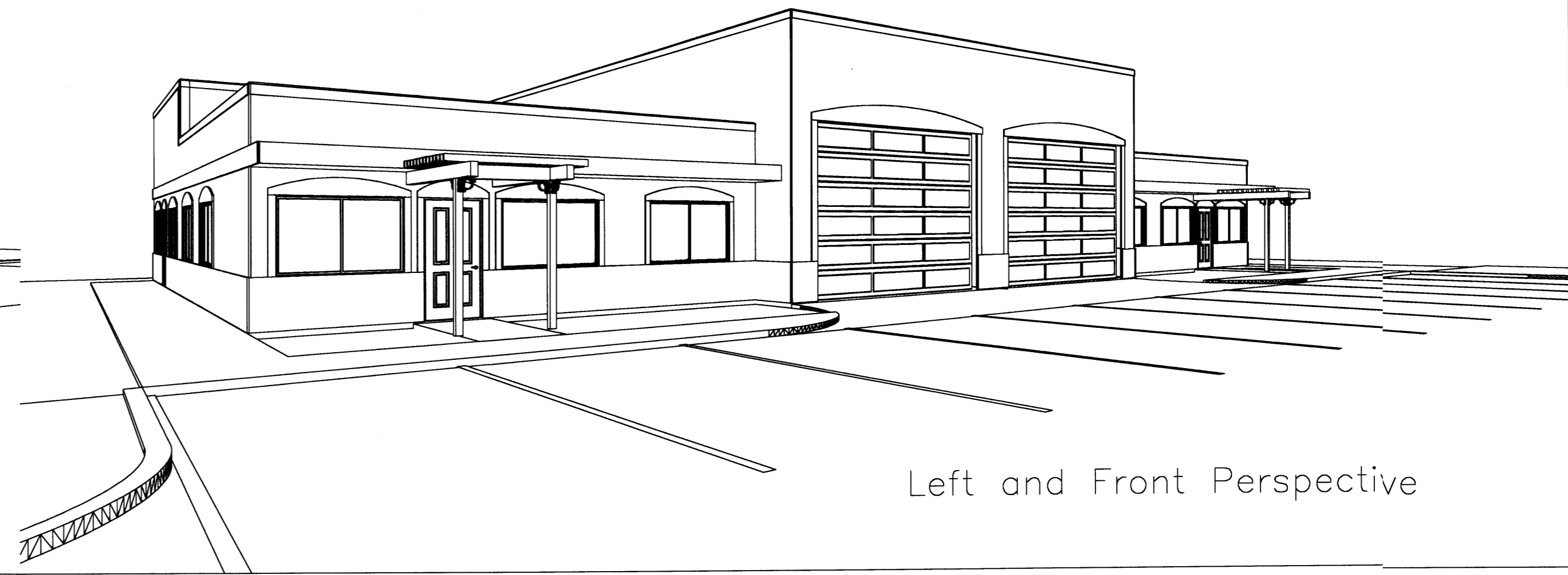
Doors (Typical)
Medium Blue

Windows (Typical) 6'W x 4'H
Frame: Bronze Anodized
Glazing: Light Bronze Tint

Right Elevation



Left and Rear Perspective



Left and Front Perspective

DRAWN BY:
CHECKED BY:
REVISION DATE:

Elevations and Perspectives
SHEET TITLE

MILLER AND ASSOCIATES ARCHITECTS PLANNERS
5620 SECOND ST. N. W. ALBUQUERQUE, NEW MEXICO 87107
PHONE 505 - 945 - 1332

Gateway Park
Office / Warehouse Complex
5400 San Mateo Blvd., NE
North Albuquerque Acres
Albuquerque, New Mexico

SHEET TITLE:

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.)

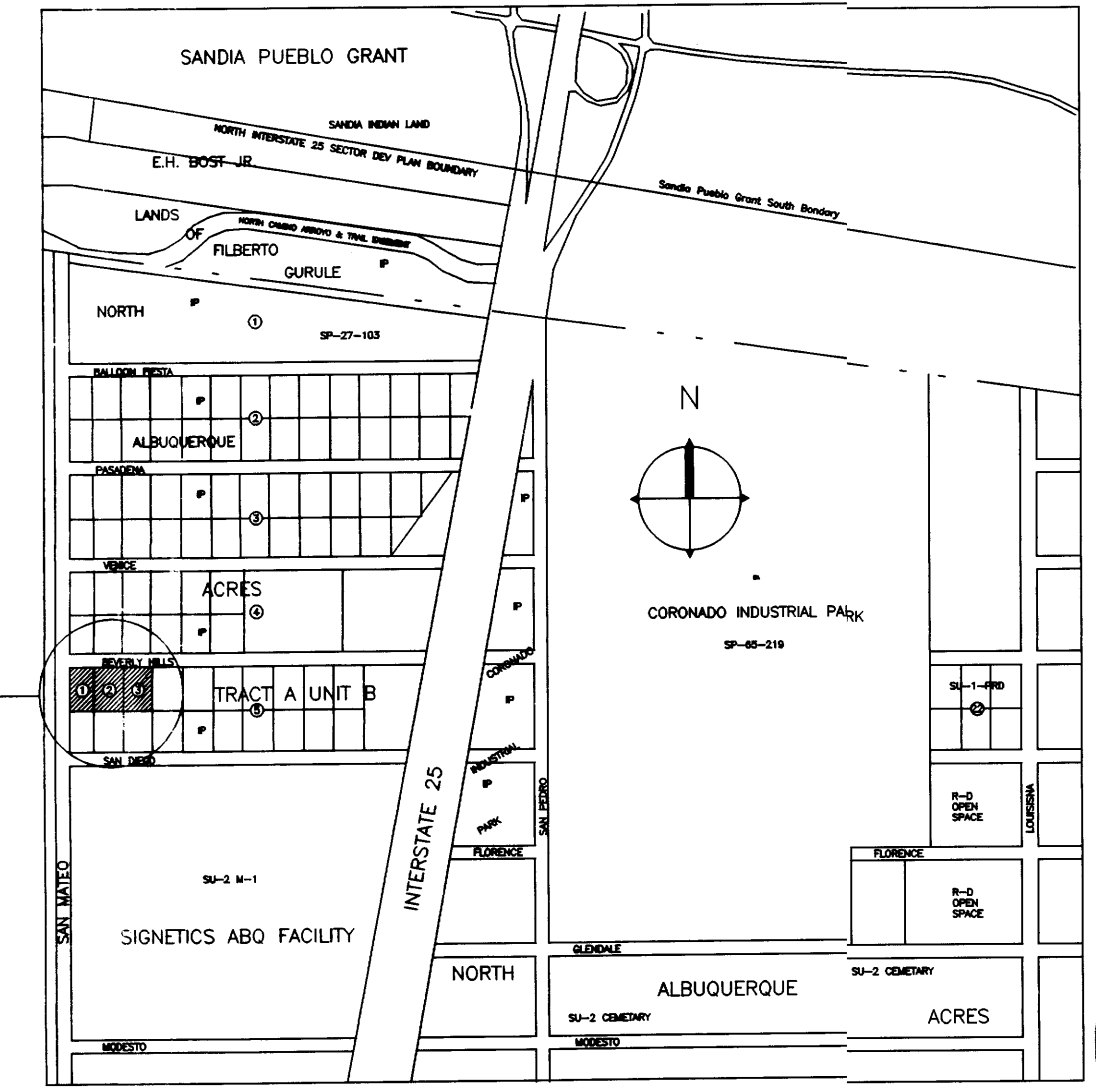
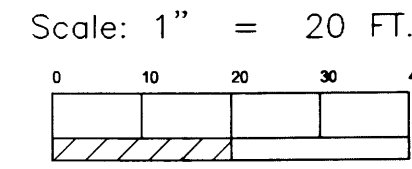
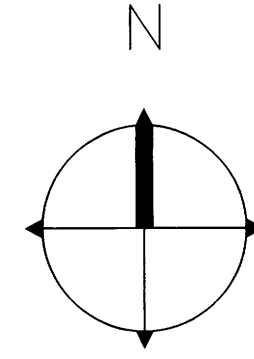
All Buildings are single story, 2 Bldgs per Lot
 Typical Building Area = 6000 Sq.Ft.
 Each building contains 2 ea. Office/ Warehouse Units
 Each Office/ Warehouse Unit = 3000 Sq.Ft.

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

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.

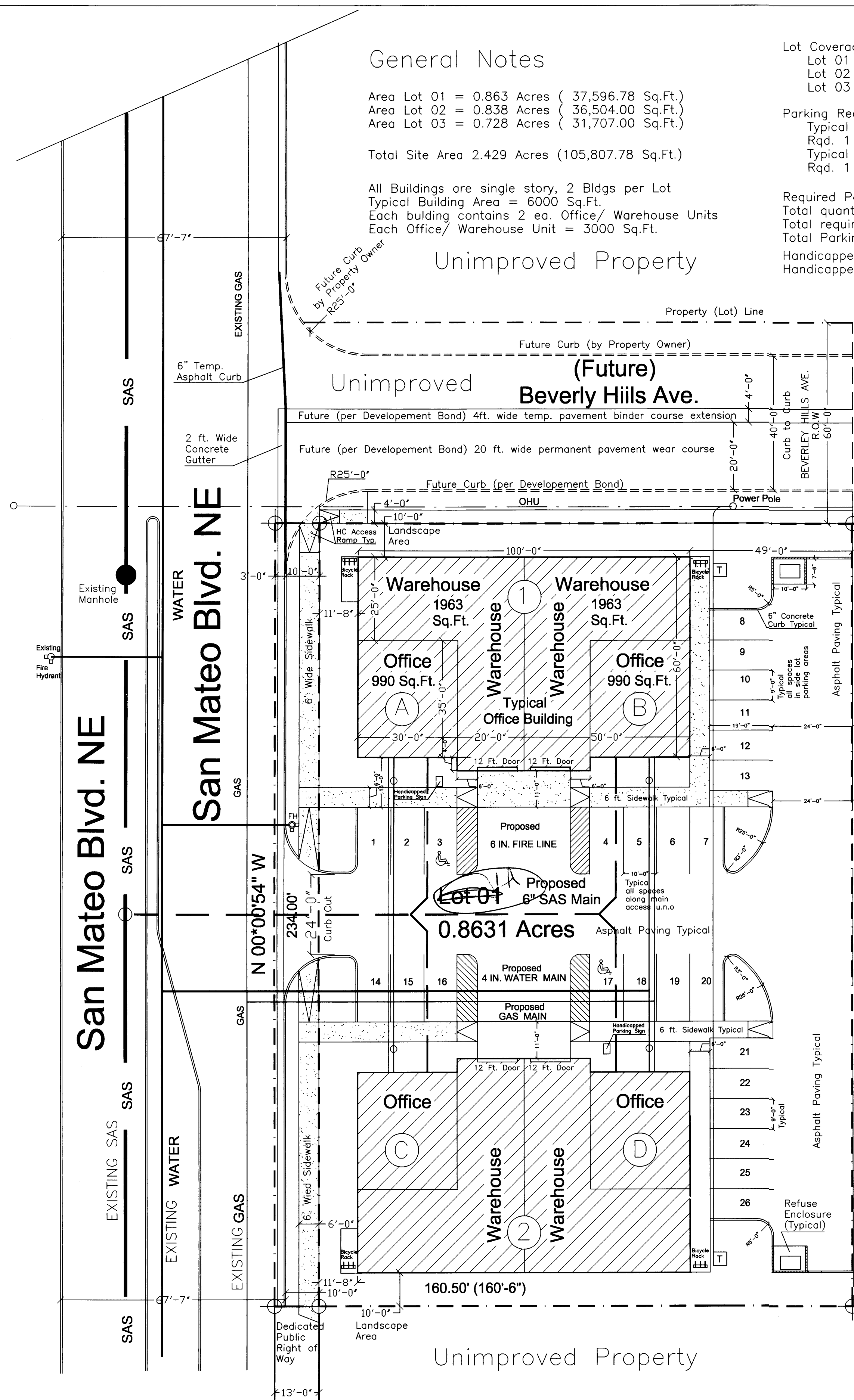
Lots 1,2 & 3, Block 5, Tract A, Unit B
 North Albuquerque Acres
 Projected Section 13, T. 11 N., R. 3 E., NMPM
 City of Albuquerque
 Bernalillo County, New Mexico



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



Lot 02
 0.8380 Acres

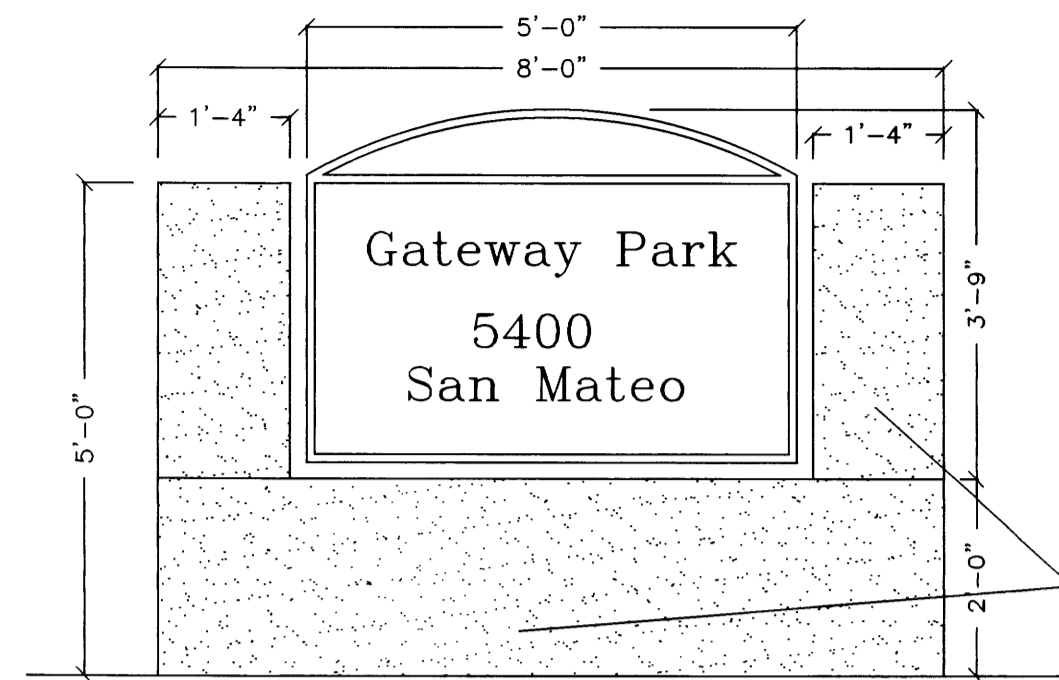
Lot 03
 0.7279 Acres

Application Number	DRB Site Development Plan Approval	Project Number	Unimproved Property
Traffic Engineering, Transportation Division	Environmental Health Dept. (conditional)	Soild Waste Management	DRB Chairperson, Planning Department
Utilities Department			
Parks and Recreation Department			
City Engineer			

ARCHITECTS
MILLER AND ASSOCIATES
 5220 SECOND ST. N.W.
 ALBUQUERQUE, NEW MEXICO 87107
 PHONE 505-945-1312
 PLANNERS

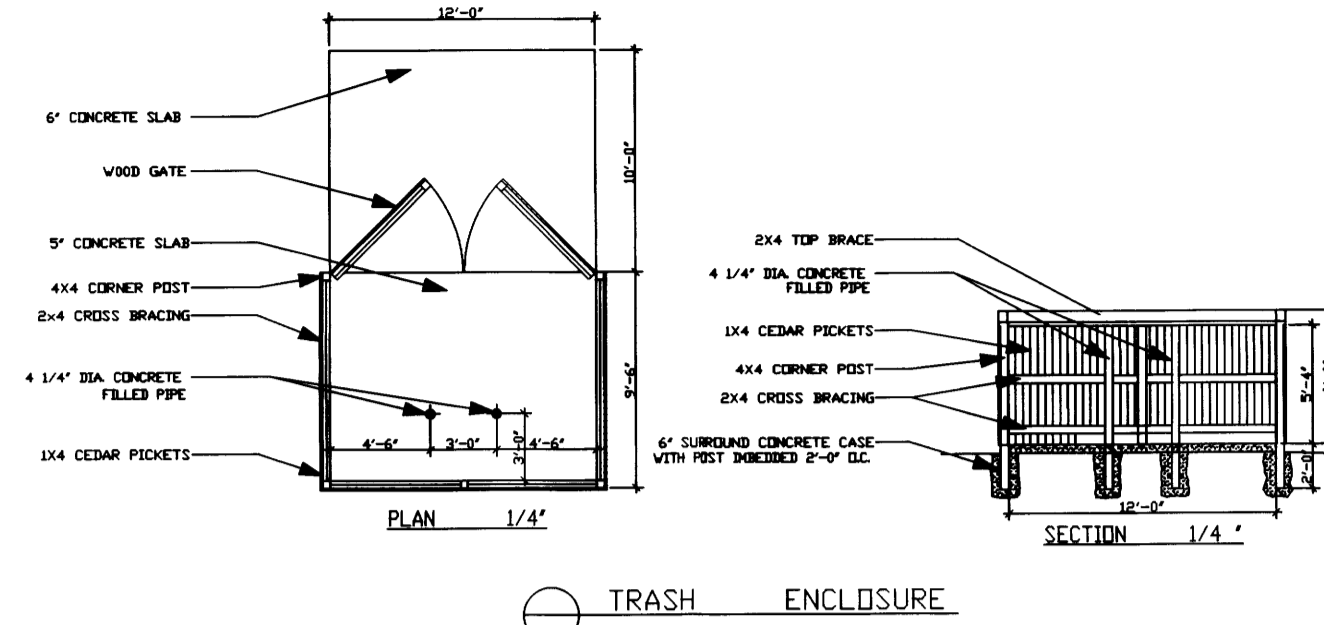
Gateway Park
 Office / Warehouse Complex
 9420 San Mateo Blvd. NE
 North Albuquerque Acres
 Albuquerque, New Mexico

SHEET TITLE:
C.1



Monument Sign

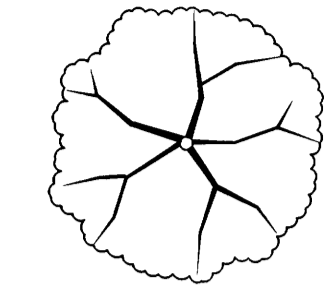
Stucco (El Rey Color 119 Palomino) over CMU Masonry



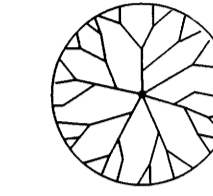
TRASH ENCLOSURE

Landscaping Notes

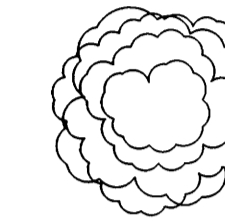
1. Provide drip irrigation system to all trees
2. Ground cover at all indicated landscape areas to be 3/4" gravel, Santa Fe Tan, over weed barrier fabric.
3. Street Trees to be min. 2" caliper and capable of attaining a mature canopy diameter of at least 25 feet.
4. All shrubs to be min. 5 gallon
5.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



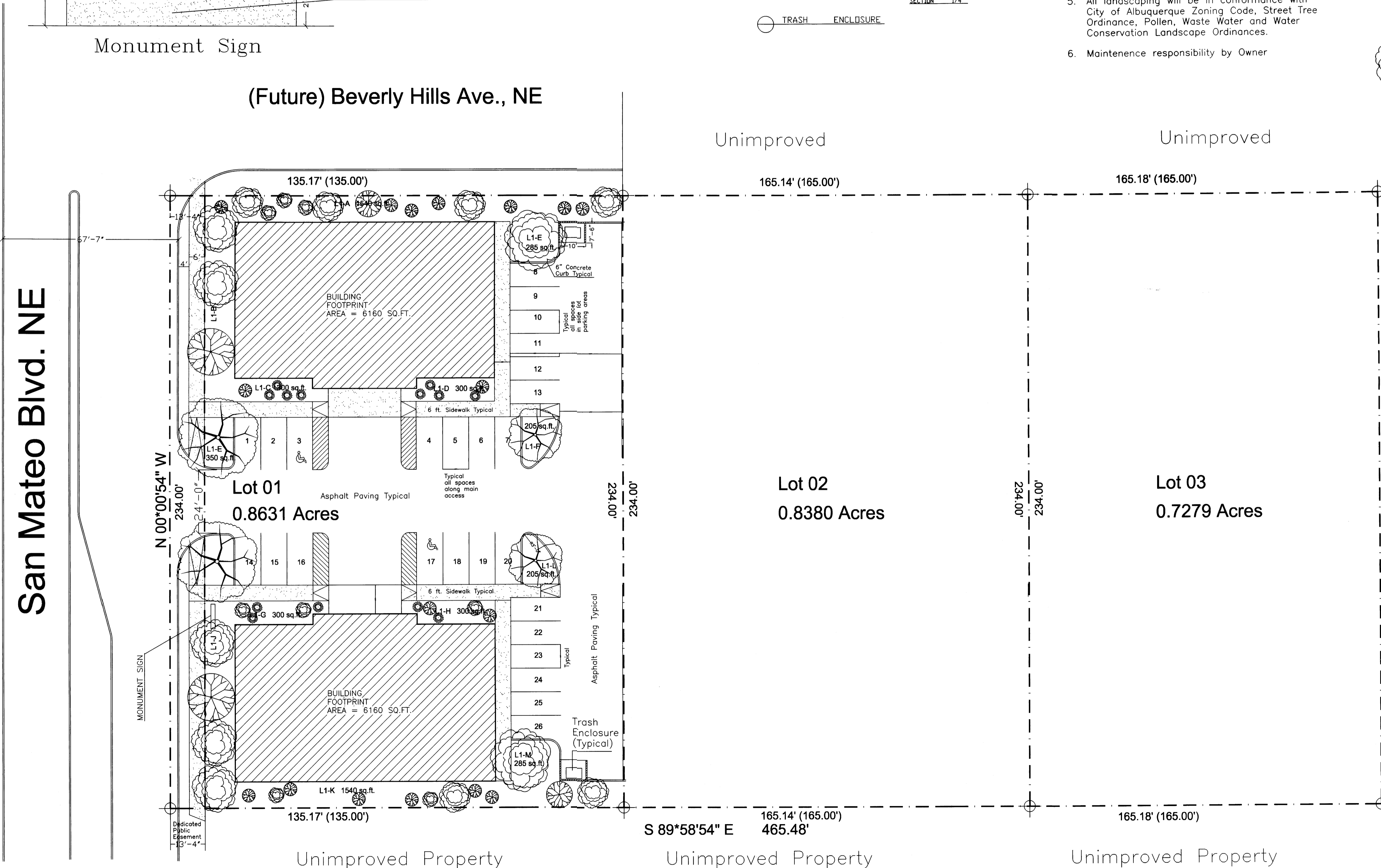
HONEY LOCUST
2" Caliper



AUSTRIAN PINE
2" Caliper



CHAMISA or
Spanish Broom
5 Gallon

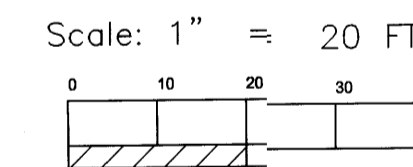
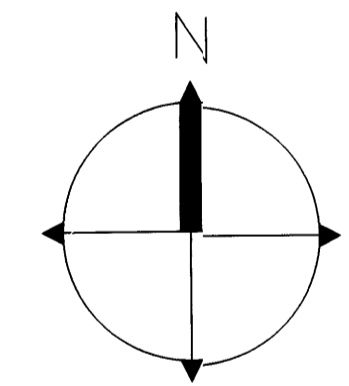


Unimproved

Unimproved

Lot 02
0.8380 Acres

Lot 03
0.7279 Acres



Unimproved Property

DRAWN BY:

CHECKED BY:

REVISION DATE:

Site Development Plan for Building Permit
Landscape Planting Plan

ARCHITECTS
MILLER AND ASSOCIATES
3520 SECOND ST. N.W.
ALBUQUERQUE, NEW MEXICO 87107
PHONE 905 - 345 - 1332
PLANNERS

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
	L1-A	1540 SQ.FT.
	L1-B	533 sq.ft.
	L1-C	300 sq.ft.
	L1-D	300 sq.ft.
	L1-E	285 sq.ft.
	L1-F	205 sq.ft.
	L1-G	300 sq.ft.
	L1-H	300 sq.ft.
	L1-I	300 sq.ft.
	L1-J	533 sq.ft.
	L1-K	1540 sq.ft.
	L1-L	205 sq.ft.
	L1-M	285sq.ft.
Lot 01 Total		6327 sq.ft.

Landscaping Requirements

Location	Area Acres	Sq.Ft.	Building Area	Net Lot Area	15% Required Landscape Area	Provided Landscape Area
Lot 01	0.863	37,597	12,000	25,597	3,840	6,327 sq.ft.
Totals	0.863	37,597	12,000	25,597	3,840	6,327 sq.ft.

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.)

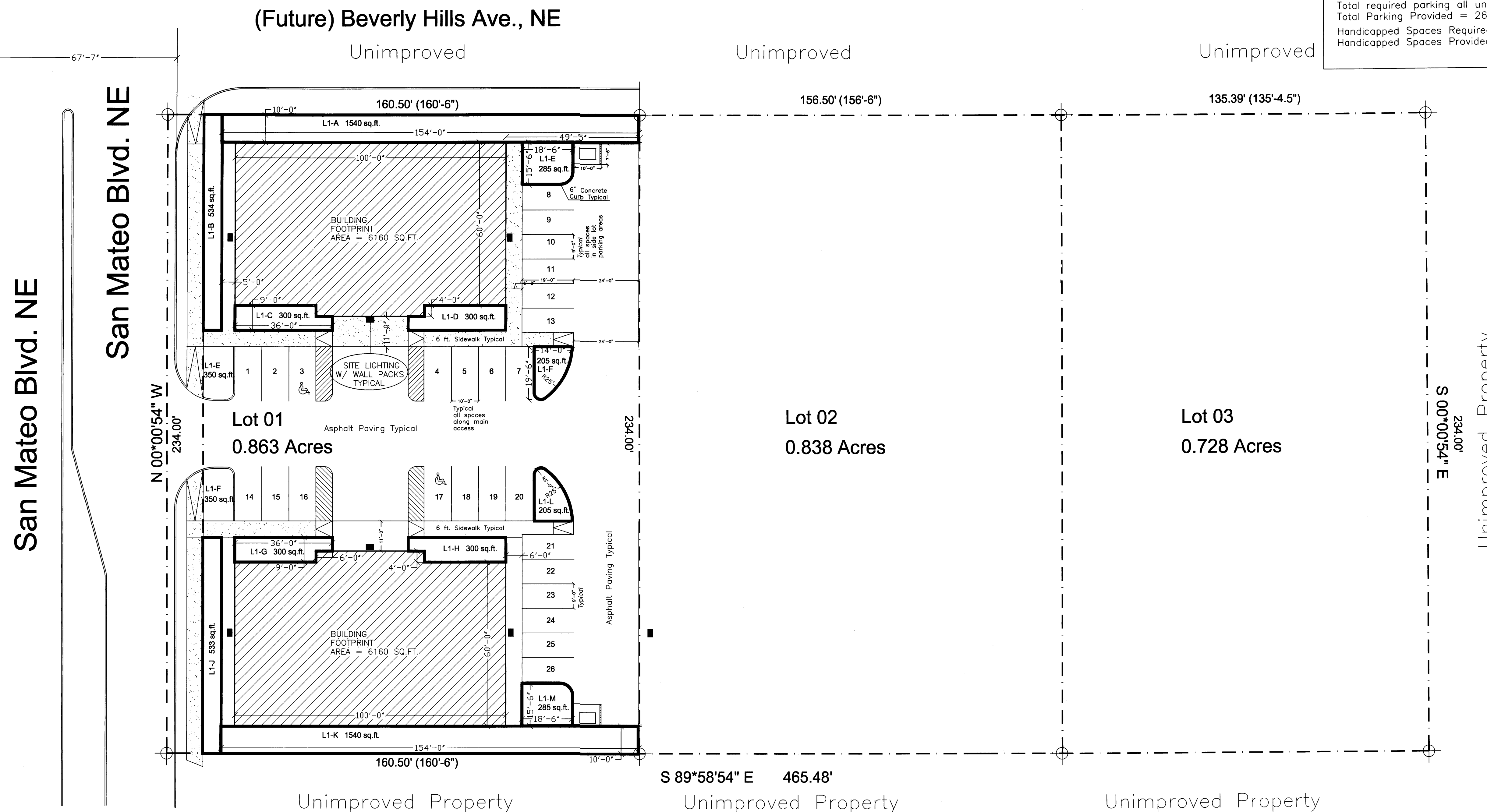
Total Site Area 2.43 Acres (105,807.78 Sq.Ft.)

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

Lot Coverage
 Lot 01 (12,000/37,596.78) = 32%

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

Required Parking per Office/Wrhrs = 6 Spaces
 Total quantity Office/Wrhrs 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.

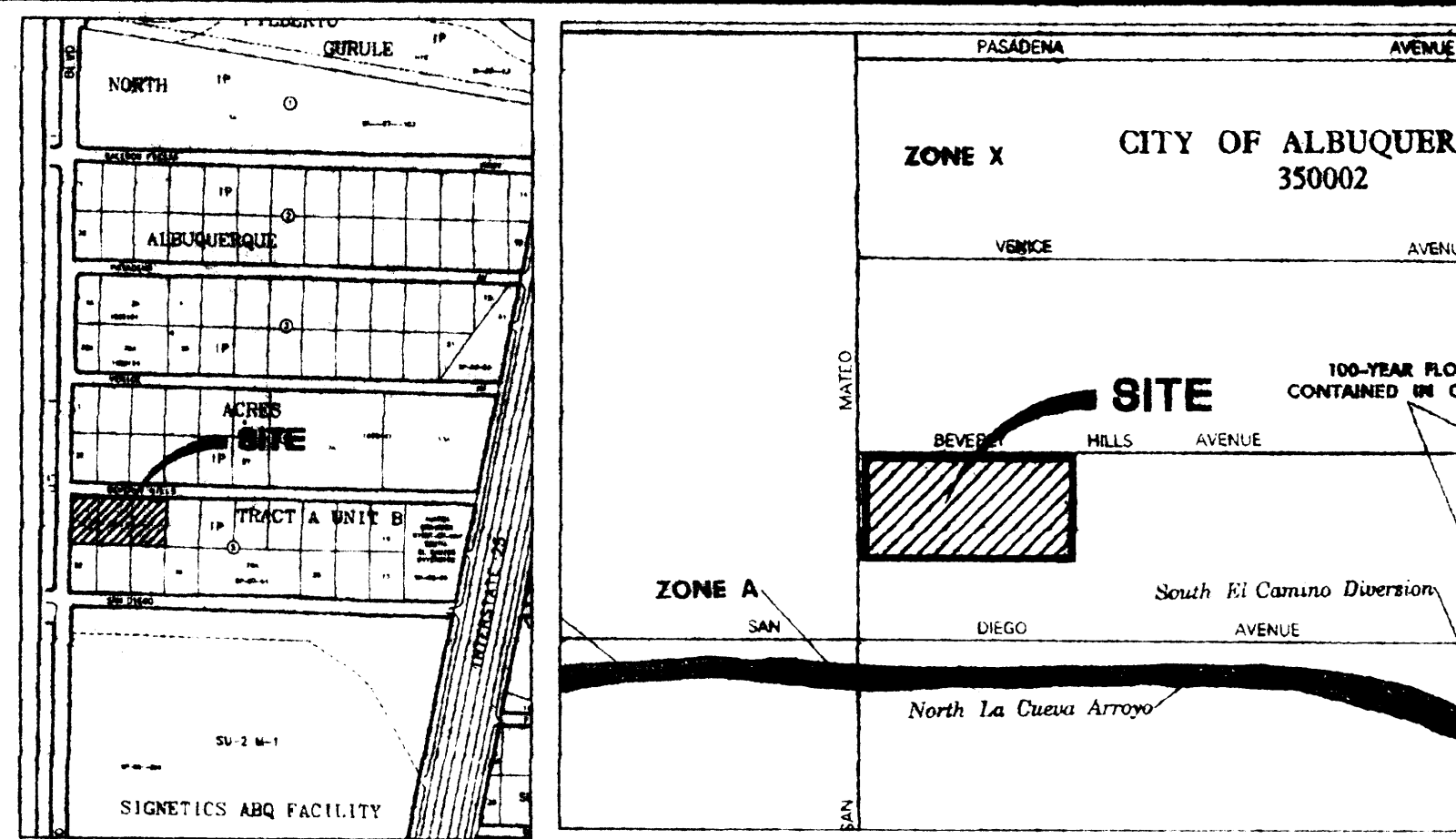


Landscape Area Calculations

MILLER AND ASSOCIATES ARCHITECTS PLANNERS
 5320 SECOND ST. N.W. ALBUQUERQUE, NEW MEXICO 87107
 PHONE 360-345-1312

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

SHEET TITLE:
 L.2



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 SOUTHWEST 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
 *S AHYMO PER JAN 1991 DPM REVISIONS

*S AREA 1
 RAINFALL TYPE = 1 RAIN QUARTER=0.0 RAIN ONE=2.01
 RAIN SIX=3.35 RAIN DA1=2.75

*S OFFSITE UNDEVELOPED RUNOFF FLOWS
 COMPUTE NM HYD ID=1 HYD NO= 101.1 DA=0.00623 SQ MI
 PER A=0 PER B=0 PER C=0 PER D=0 TP= .22
 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

FINISH

FINISH

FINISH

FINISH

FINISH

FINISH

FINISH

FINISH

FINISH

FINISH

FINISH

FINISH

FINISH

FINISH

FINISH

FINISH

FINISH

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.

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.

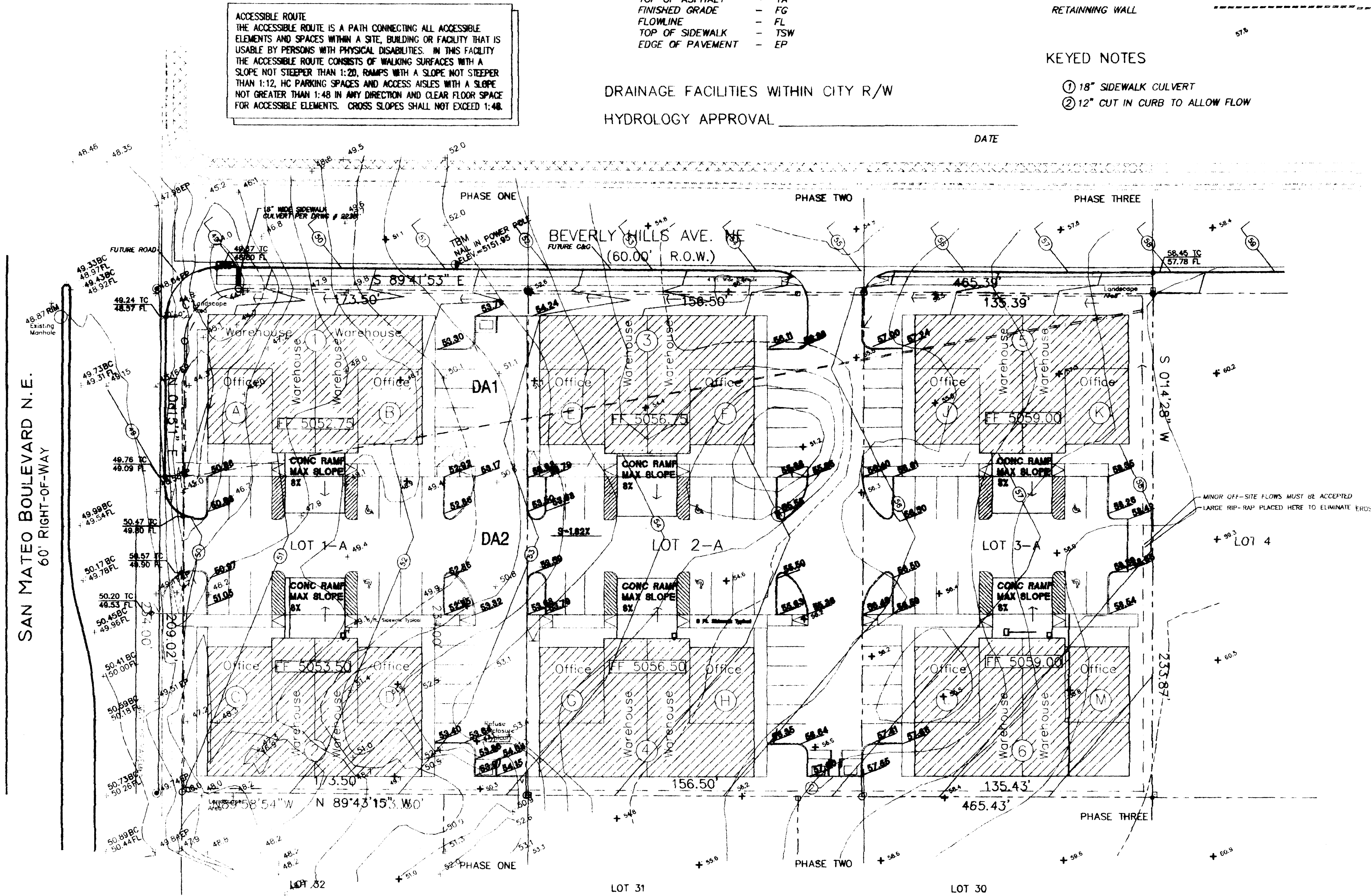
ABBREVIATION LEGEND

- TOP OF CONC PAD - TP
- 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



PROPOSED GRADING & DRAINAGE PLAN

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

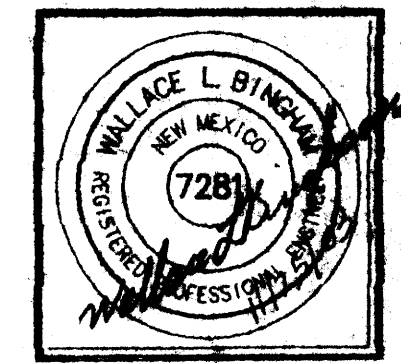
SYMBOL LEGEND

- 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

SCALE: 1"=30.0'



Job Number
0000
Date
NOVEMBER 2003
Revised

GRADING & DRAINAGE PLAN
 Checked by: MFP
 Drawn by: H. MOORE & B.M.

ALBUQUERQUE, N.M. 87121

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

Job Title
GD

San Mateo Blvd. NE

San Mateo Blvd. NE

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.)

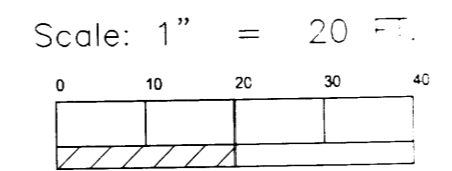
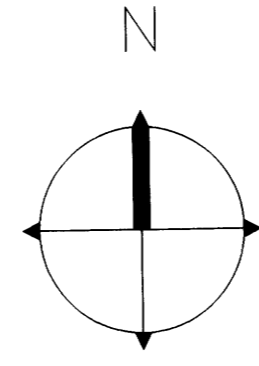
Total Site Area 2.429 Acres (105,807.78 Sq.Ft.)

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.

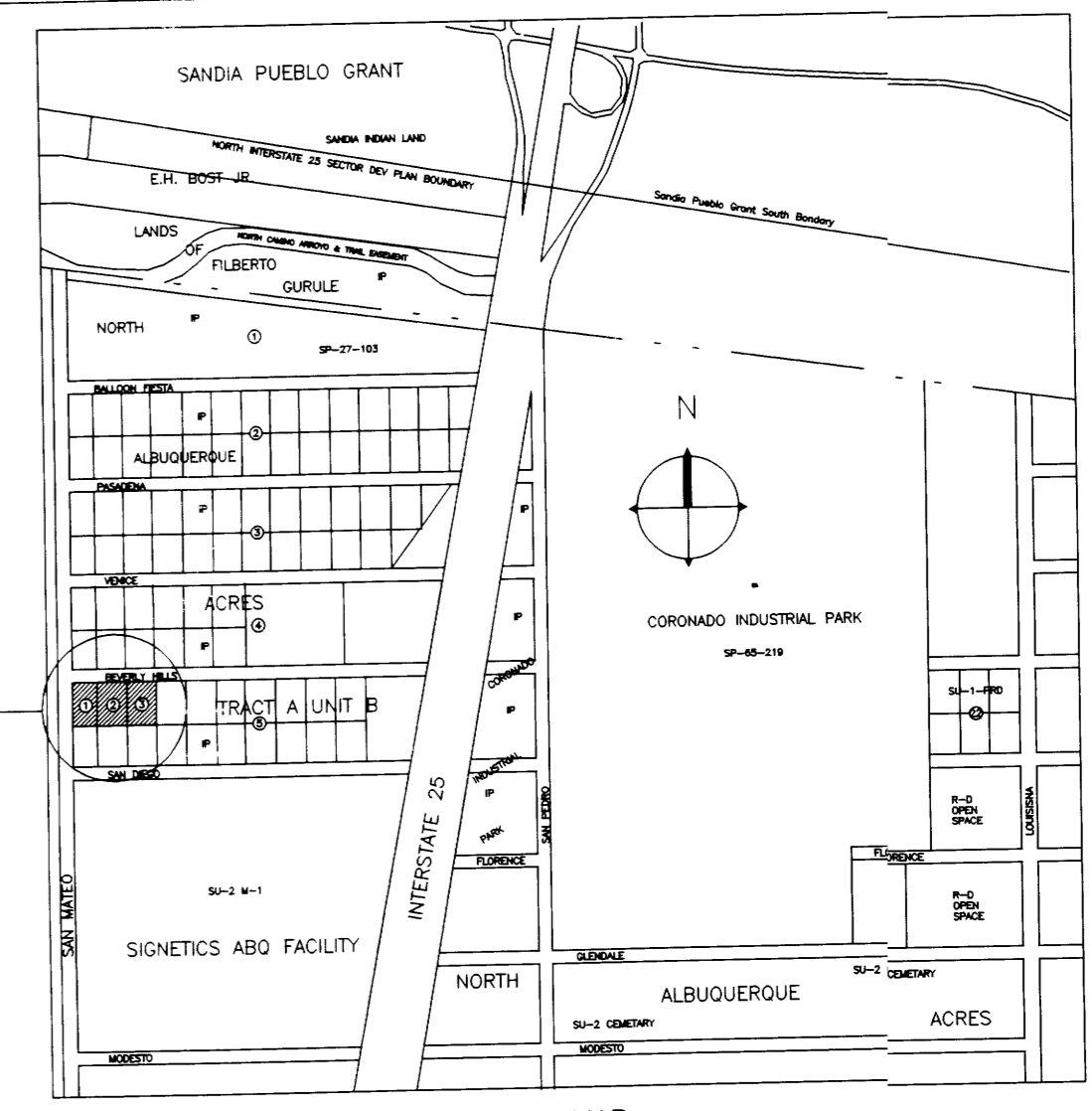
Lot Coverage
 Lot 01 (12,000/37,596.78) = 32%
 Lot 02 (12,000/36,504.00) = 33%
 Lot 03 (12,000/31,707.00) = 38%

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

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

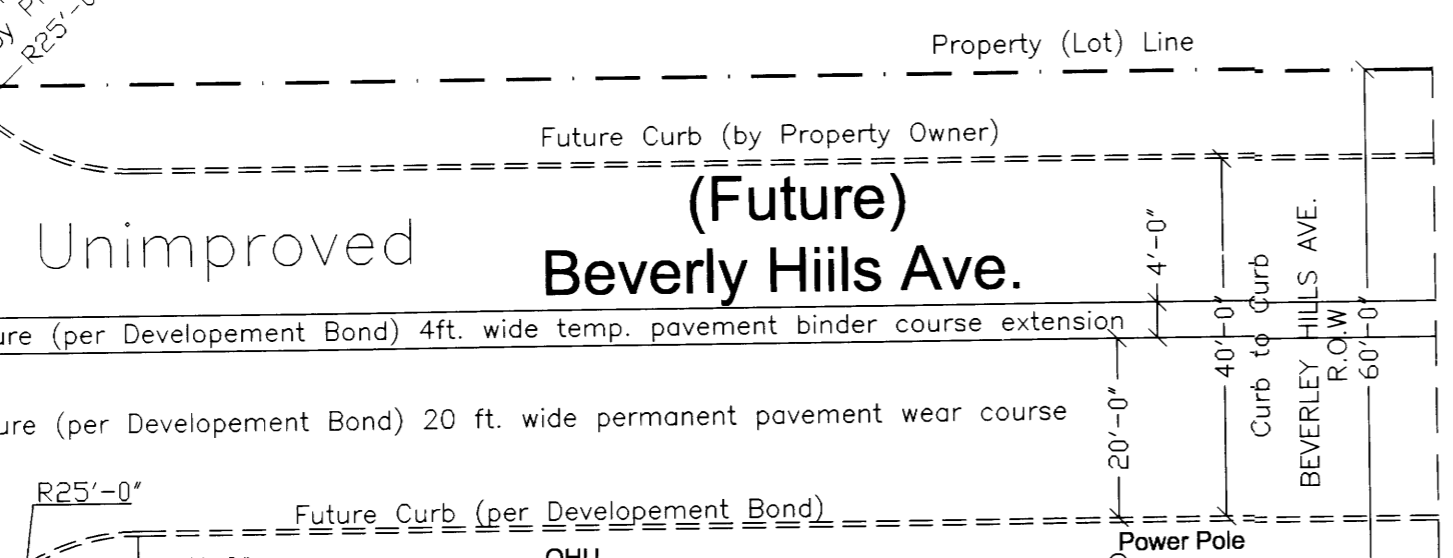


VICINITY MAP
 Zone Atlas Page B-18-Z
 Map Amended through April 03, 2002

DRAWN BY:
 CHECKED BY:
 REVISION DATE:

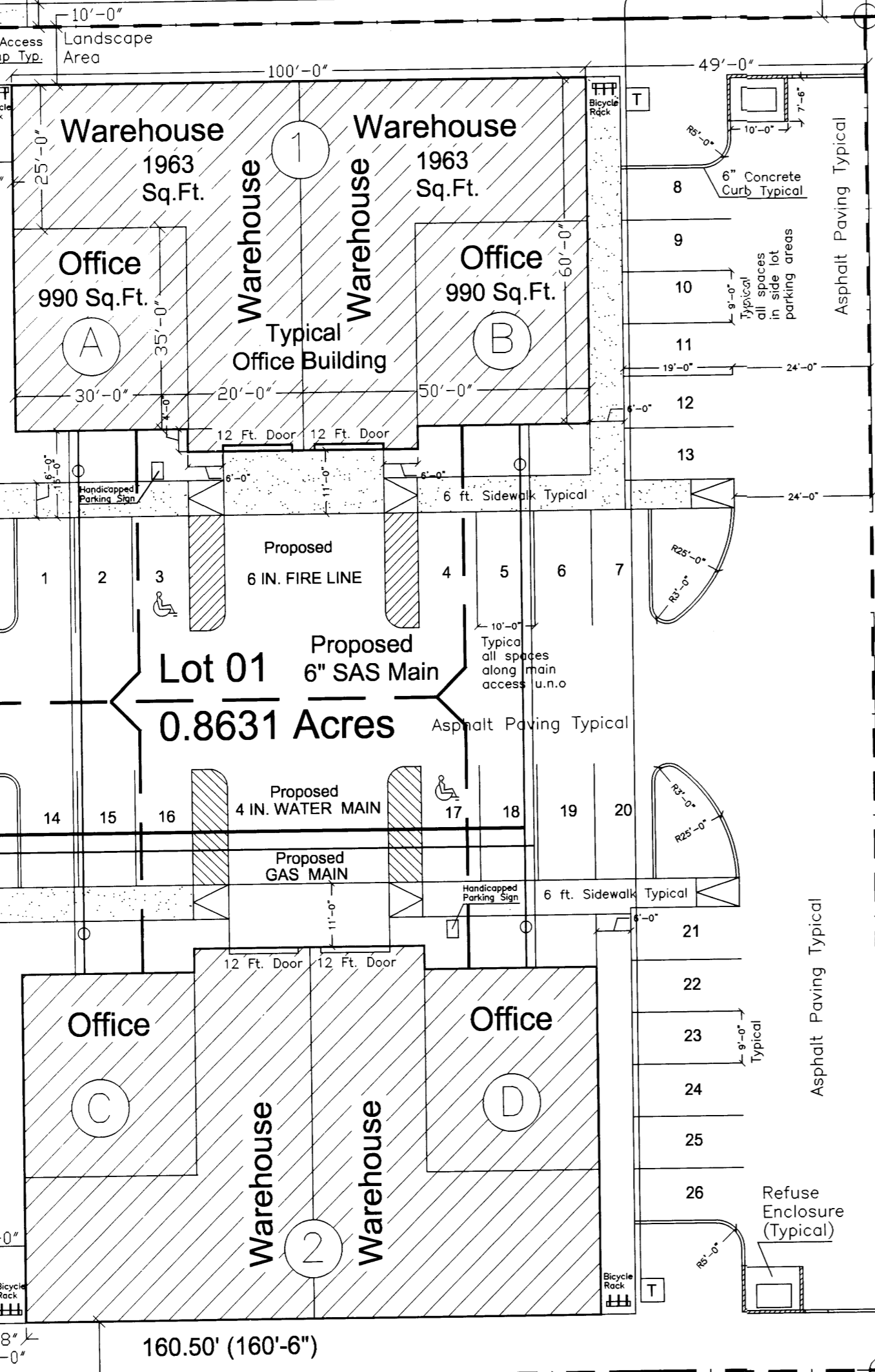
Site Development Plan
 for Building Permit
Site Plan

Unimproved Property



Lot 02
 0.8380 Acres

Lot 03
 0.7279 Acres



Unimproved Property

Unimproved Property

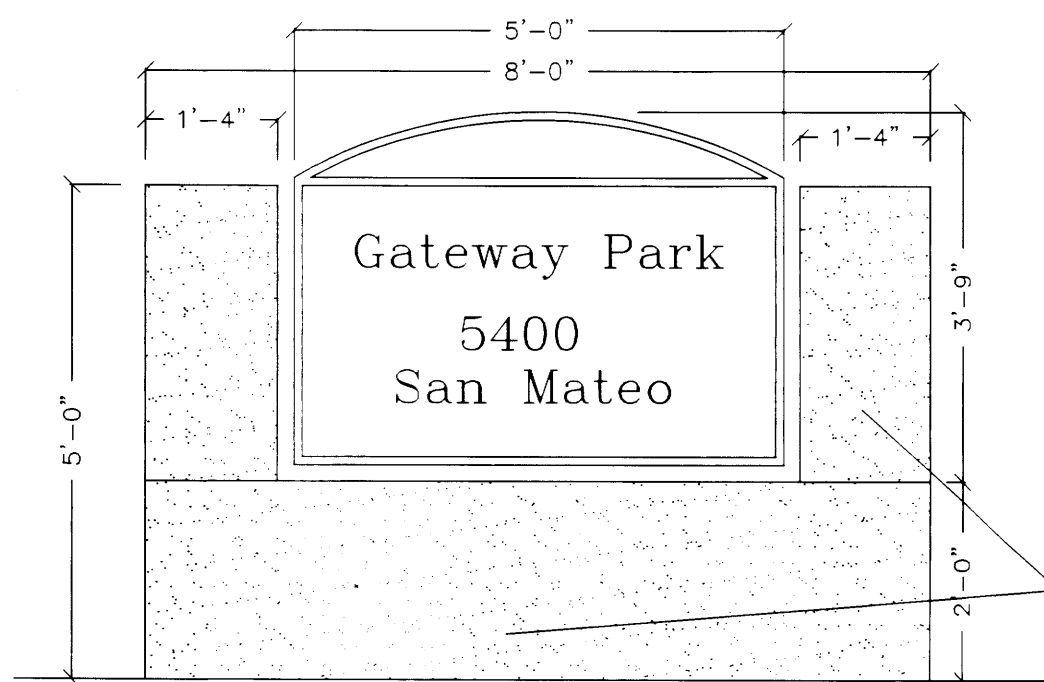
DRB Site Development Plan Approval
 Project Number

Application Number	_____
Traffic Engineering, Transportation Division	Date _____
Utilities Development	Date _____
Parks and Recreation Department	Date _____
City Engineer	Date _____
Environmental Health Dept. (conditional)	Date _____
Solid Waste Management	Date _____
DRB Chairperson, Planning Department	Date _____

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

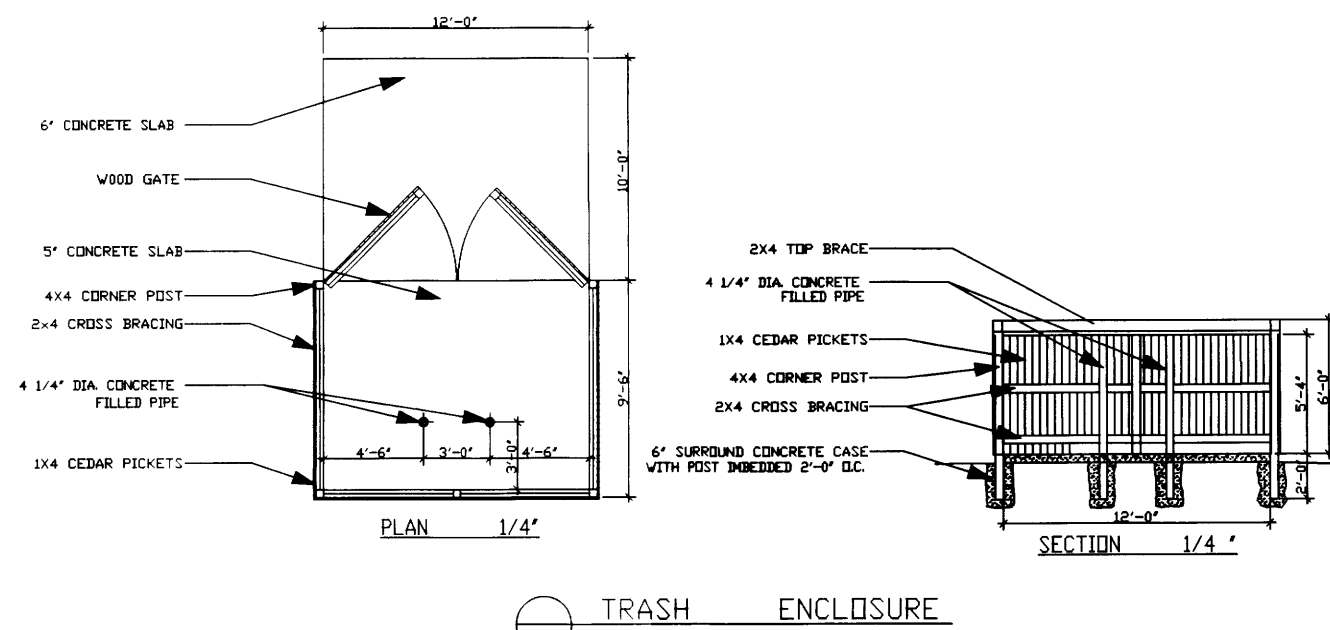
ARCHITECTS
 MILLER AND ASSOCIATES PLANNERS
 5220 SECOND ST. N.W.
 ALBUQUERQUE, NEW MEXICO 87107
 PHONE 505 - 345 - 1312

SHEET TITLE:
 C.1



Monument Sign

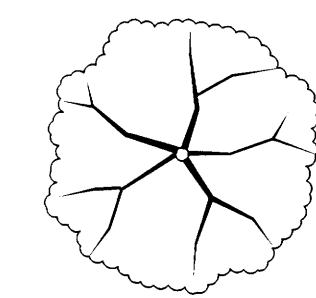
(Future) Beverly Hills Ave., NE



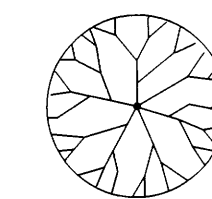
TRASH ENCLOSURE

Landscaping Notes

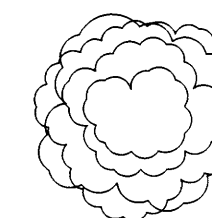
1. Provide drip irrigation system to all trees
2. Ground cover at all indicated landscape areas to be 3/4" gravel, Santa Fe Tan, over weed barrier fabric.
3. Street Trees to be min. 2" caliper and capable of attaining a mature canopy diameter of at least 25 feet.
4. All shrubs to be min. 5 gallon
5.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

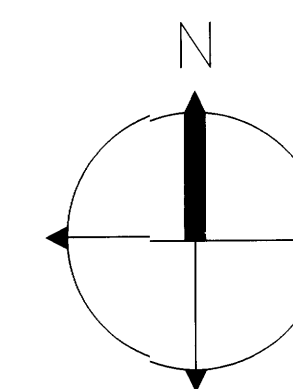
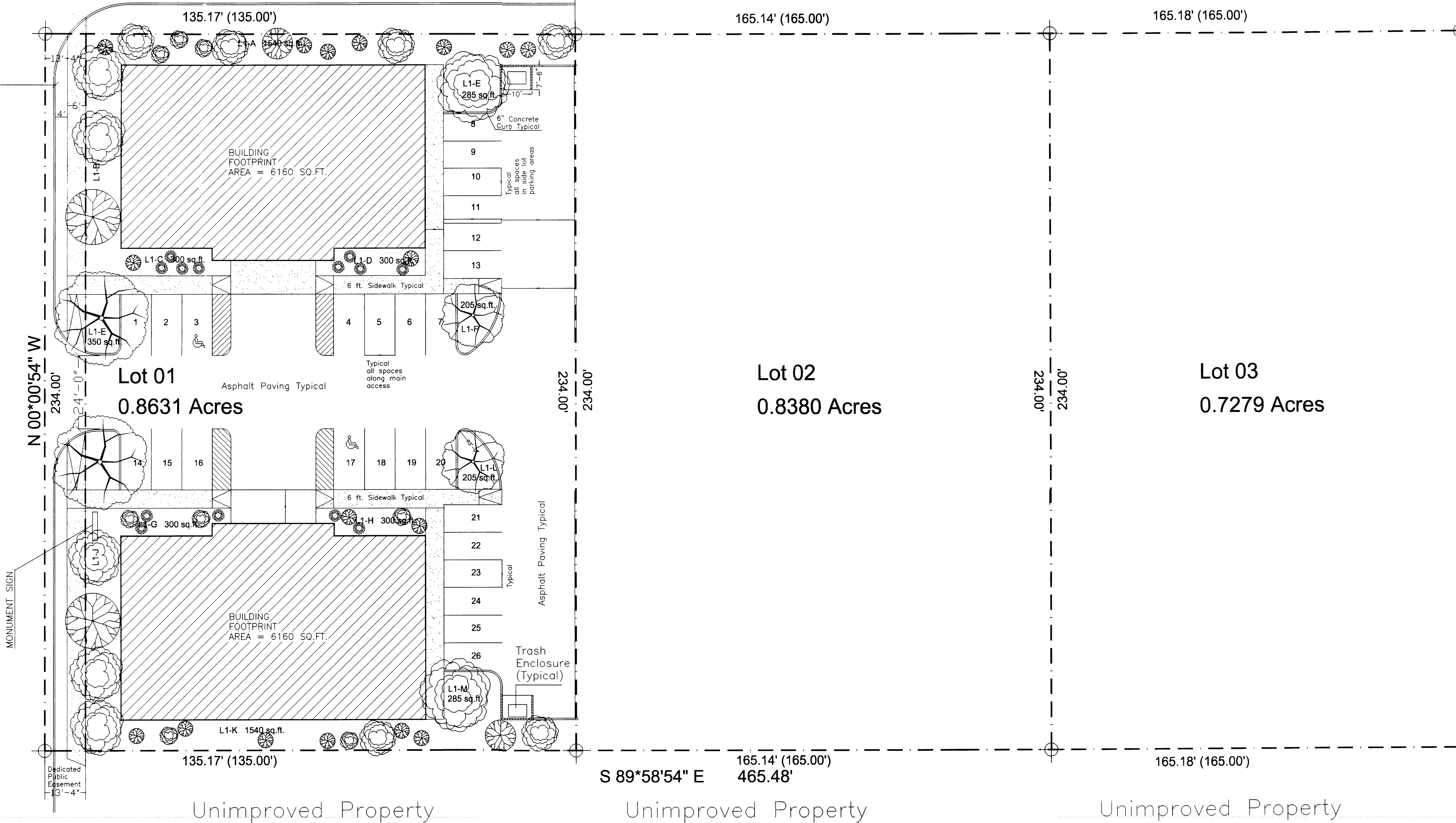


AUSTRIAN PINE
2" Caliper



CHAMISA or
Spanish Broom
5 Gallon

San Mateo Blvd. NE



Scale: 1" = 20 FT.

DRAWN BY:

CHECKED BY:

REVISION DATE:

Site Development Plan for Building Permit
Landscaping Planting Plan

MILLER AND ASSOCIATES ARCHITECTS
5220 SECOND ST. N.W.
ALBUQUERQUE, NEW MEXICO 87107
PHONE 505-345-1332

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
	L1-A	1540 SQ.FT.
	L1-B	533 sq.ft.
	L1-C	300 sq.ft.
	L1-D	300 sq.ft.
	L1-E	285 sq.ft.
	L1-F	205 sq.ft.
	L1-G	300 sq.ft.
	L1-H	300 sq.ft.
	L1-J	533 sq.ft.
	L1-K	1540 sq.ft.
	L1-L	205 sq.ft.
	L1-M	285sq.ft.
Lot 01 Total		6327 sq.ft.

Landscaping Requirements

Location	Area Acres	Sq.Ft.	Building Area	Net Lot Area	Total Required Landscape Area	Provided Landscape Area
Lot 01	0.863	37,597	12,000	25,597	3,340	6,327 sq.ft.
Totals	0.863	37,597	12,000	25,597	3,340	6,327 sq.ft.

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 2.43 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%

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

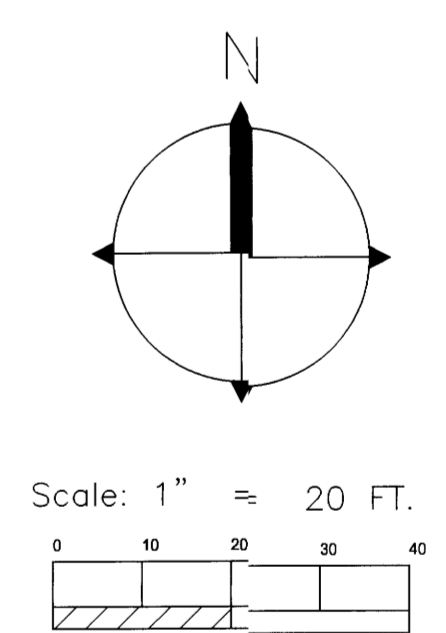
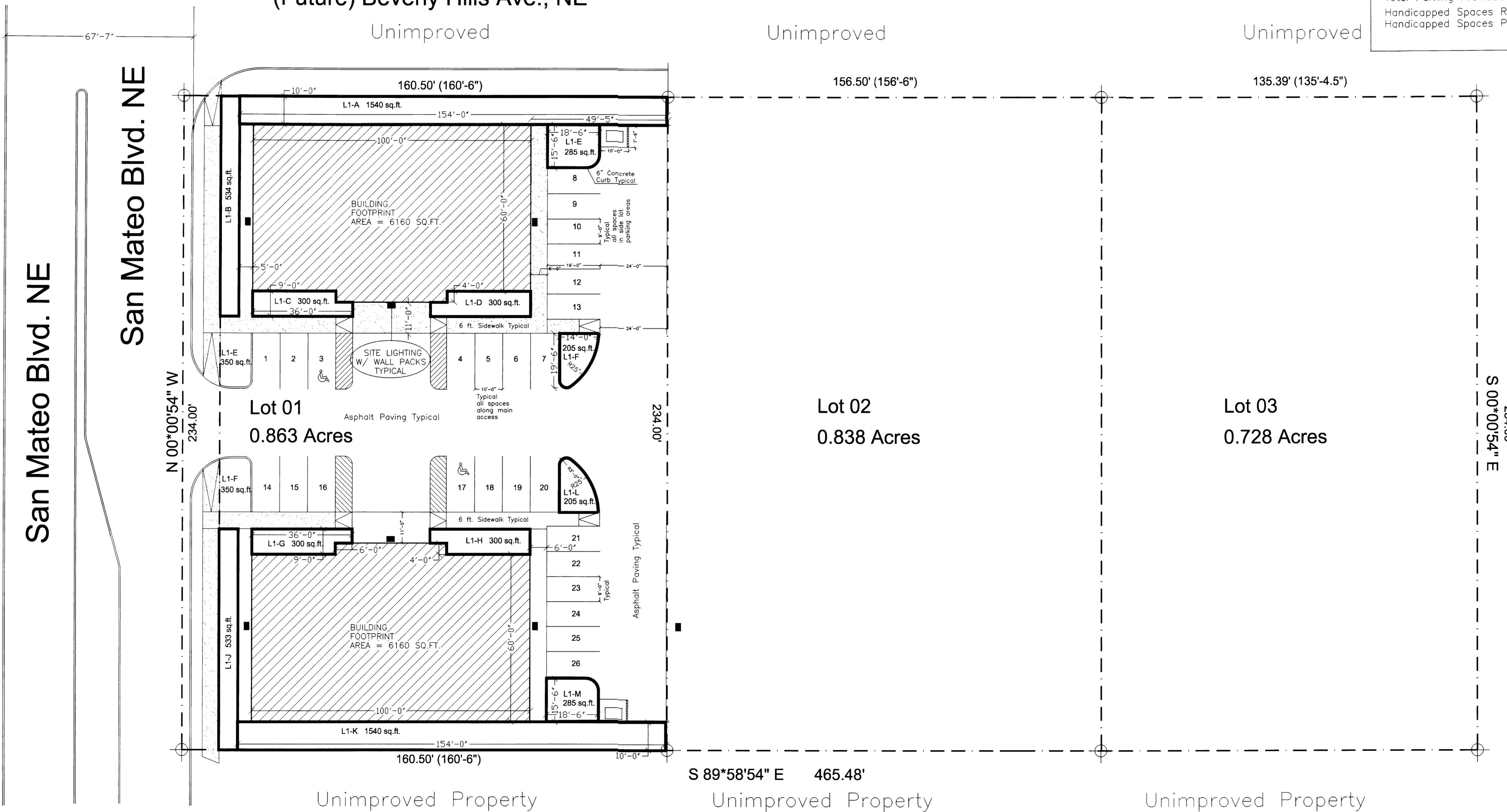
Required Parking per Office/Wrhs = 6 Spaces
 Total quantity Office/Wrhs Units = 2 ea.
 Total required parking all units = 12 Spaces
 Total Parking Provided = 26 Spaces
 Handicapped Spaces Required = 2 ea.
 Handicapped Spaces Provided = 2 ea.

(Future) Beverly Hills Ave., NE

Unimproved

Unimproved

Unimproved

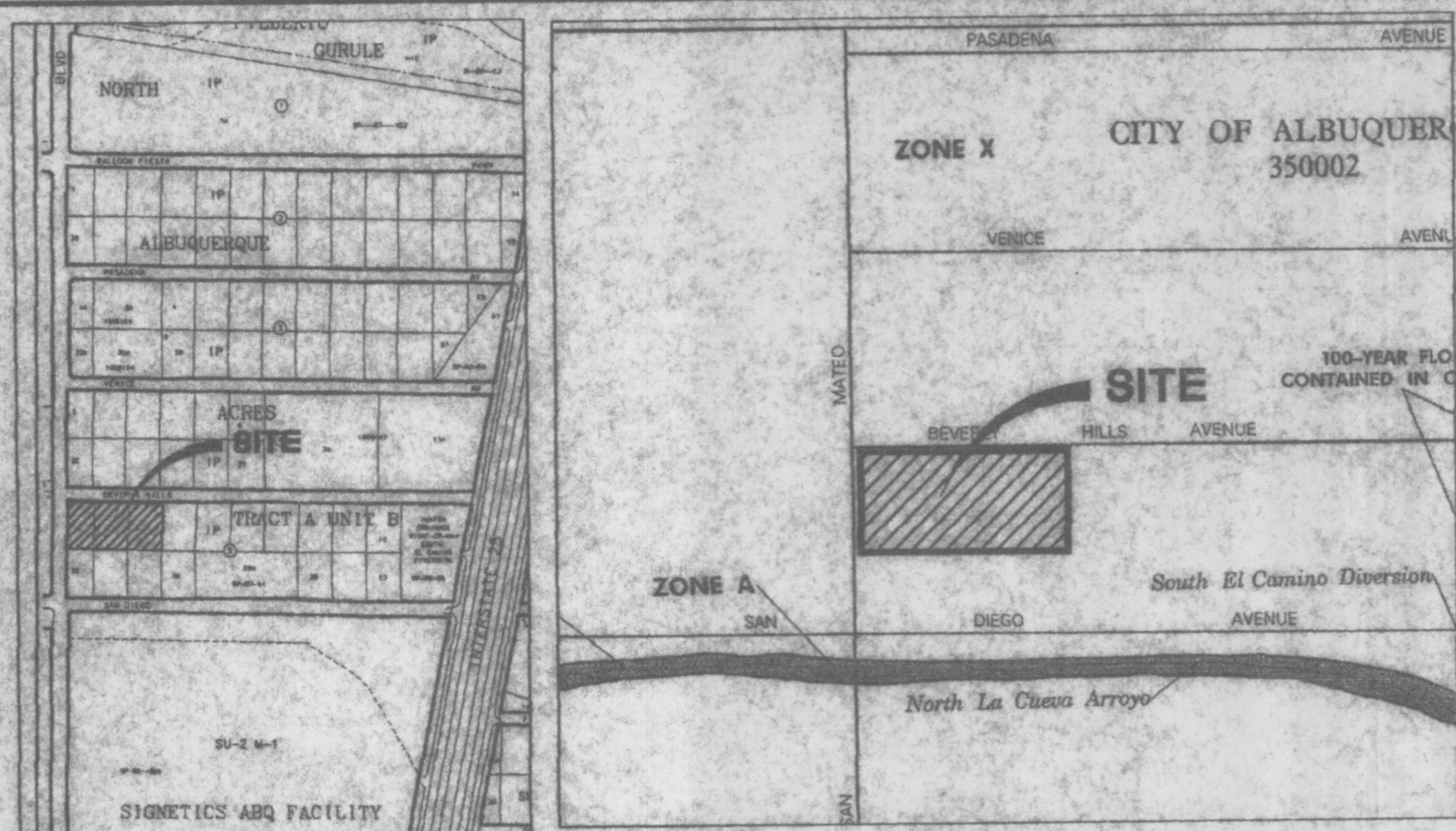


Landscape Area Calculations

MILLER AND ASSOCIATES 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



ZONE X ATLAS PAGE B-1B

FIRM PANEL # 0128D

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

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

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 SLOPED FROM EAST TO WEST. ACCORDING TO THE FLOOD INSURANCE MAPS, PANEL NO. 0128D, 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
 *S AREA 1
 RAINFALL TYPE=1
 TYPE=1 BAIN QUANTER=0.0 BAIN ONE=2.01
 BAIN 513=2.35 BAIN DAY=2.75
 *S OFFSITE UNDEVELOPED RUNOFF FLOWS
 COMPUTE IN HYD ID=1 HYD NO=101.1 DA=0.00823 SQ MI
 PER A=100 PER B=0 PER C=0 PER D=0 TP= .22
 RAIN=1 DT=.05330
 ID=1 CODE=10
 *S DA1 ONSITE BASIN
 COMPUTE IN HYD ID=2 HYD NO=102.1 DA=0.00765 SQ MI
 PER A=0 PER B=10 PER C=0 PER D=0 TP= .13
 RAIN=1 DT=.05333
 ID=2 CODE=10
 *S DA2 ONSITE BASIN
 COMPUTE IN HYD ID=3 HYD NO=103.1 DA=0.00300 SQ MI
 PER A=0 PER B=10 PER C=0 PER D=0 TP= .13
 RAIN=1 DT=.05333
 ID=3 CODE=10
 *S COMBINE FLOWS
 ADD HYD ID 5 HYD 105 IZ2 IZ3
 PRINT HYD ID 5 CODE 10
 ADD HYD ID 6 HYD 106 IZ1 IZ6
 PRINT HYD ID 6 CODE 10
 FINISH

HYDRO PROGRAM SUMMARY TABLE (HYDRO.97)
 INPUT FILE = D:\HYDRO\GATEWAY-2.FRT

FROM TO	HYDROGRAPH ID	ID	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (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 IN HYD	101.1	1	.00823	4.02	.176	.53110	1.600	1.007	PER IMP=	.00
COMPUTE IN HYD	102.1	2	.00777	2.22	.081	1.99164	1.500	4.544	PER IMP=	90.00
*S DA2 ONSITE BASIN										
COMPUTE IN HYD	103.1	3	.00300	8.67	.317	1.99164	1.500	4.517	PER IMP=	90.00
FINISH										

SIDEWALK CULVERT CAP
 Q=1.49/013 A R=67 S=5
 A=0.011 S=75
 R=67=(75/2.5) 67=45
 S=5=.02 5=0.14
 Q=1.49/013 75=45 14=5.41 cfs > 4.02 OK



PROPOSED GRADING & DRAINAGE PLAN

SCALE: 1"=30.0'

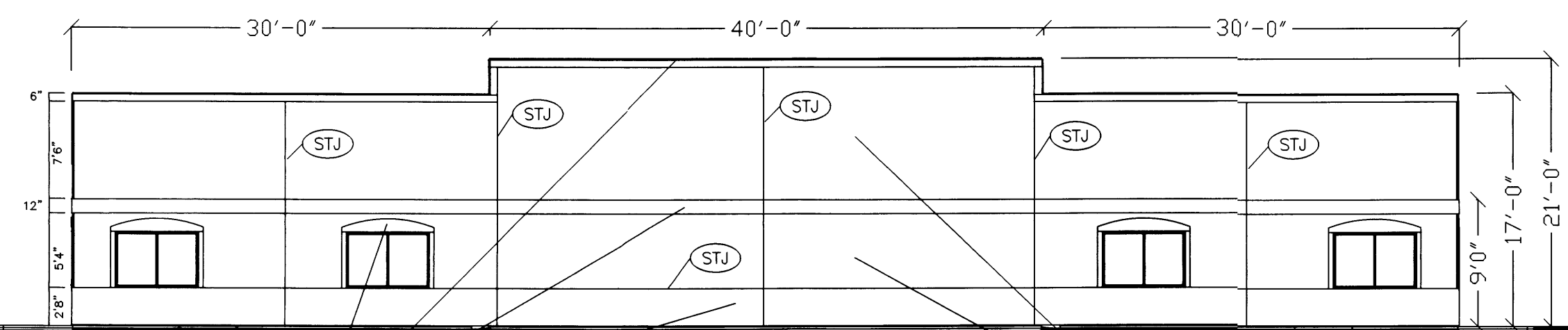


Job Number
0000
Date
NOVEMBER 2003
Revised

GRADING & DRAINAGE PLAN
 Sheet Title
 Checked by: HLB
 Drawn by: HLB
 ALBUQUERQUE, N.M. 87121

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

Job Title
 Subject Number
 GD

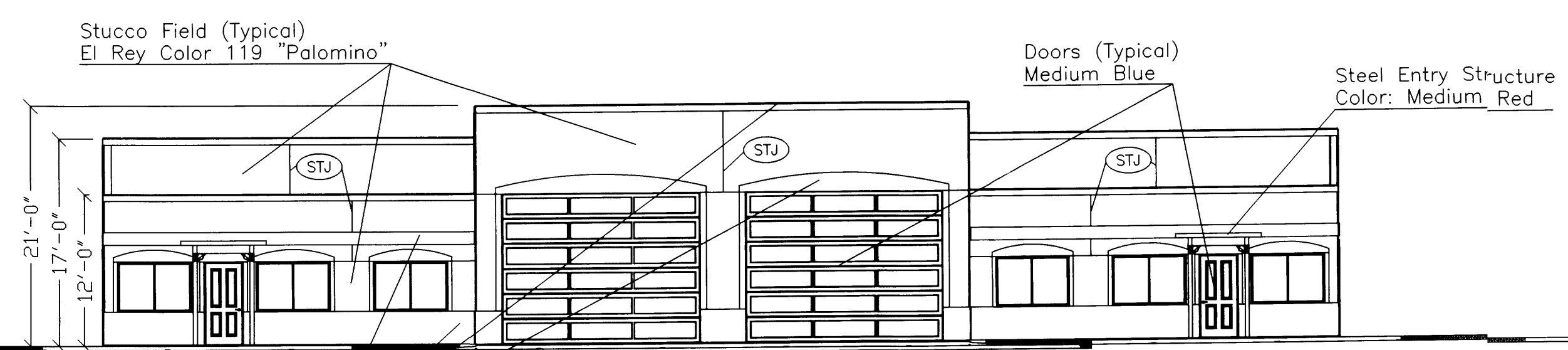


Stucco Accent
Color: El Rey 116 "Adobe"

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

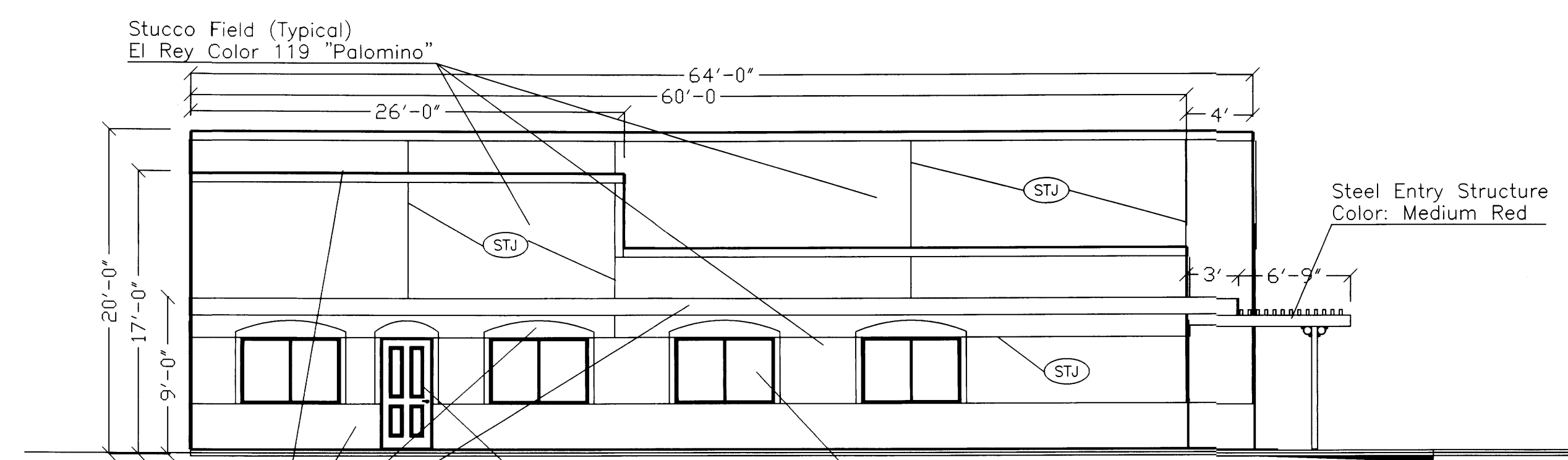
Steel Entry Structure
Color: Medium Red

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"

Stucco Accent (Typical)
El Rey Color 116 "Adobe"

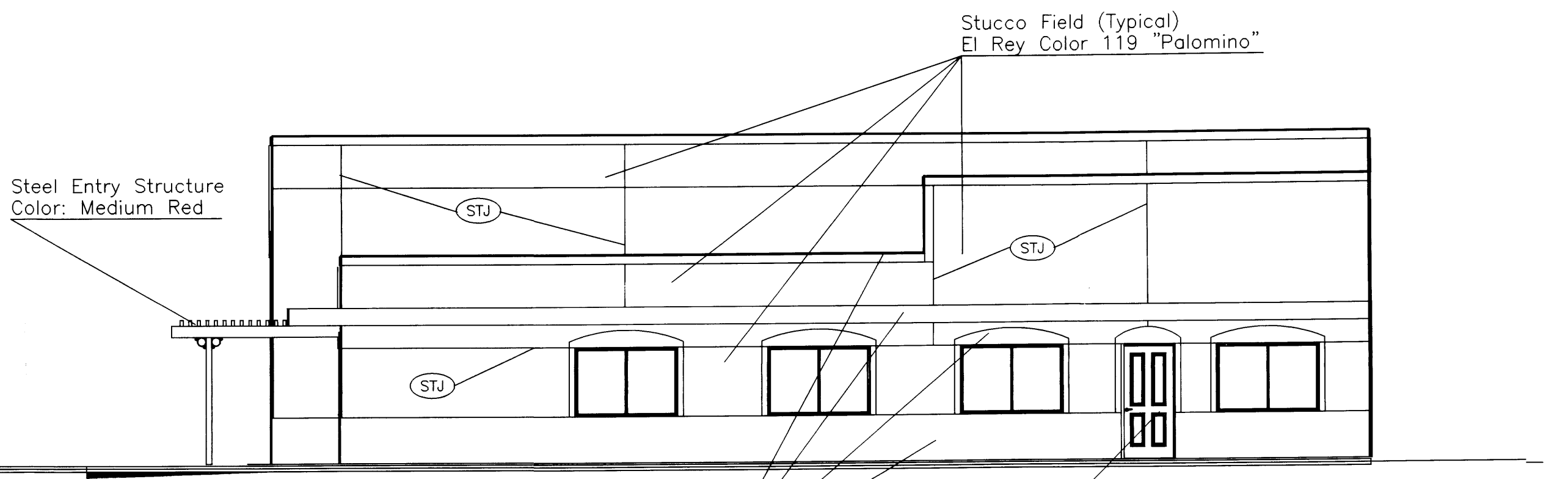
Doors (Typical)
Medium Blue

Windows (Typical) 6'W x 4'H
Frame: Bronze Anodized
Glazing: Light Bronze Tint

Steel Entry Structure
Color: Medium Red

Left Elevation

Stucco Control Joint (STJ)



Stucco Field (Typical)
El Rey Color 119 "Palomino"

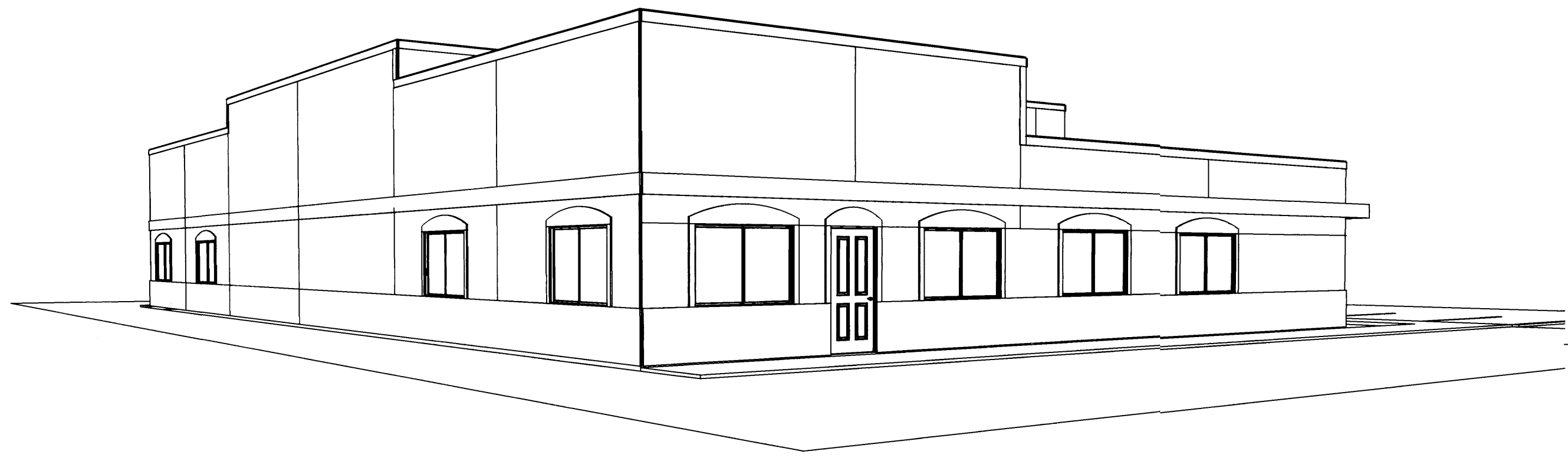
Stucco Accent (Typical)
El Rey Color 116 "Adobe"

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

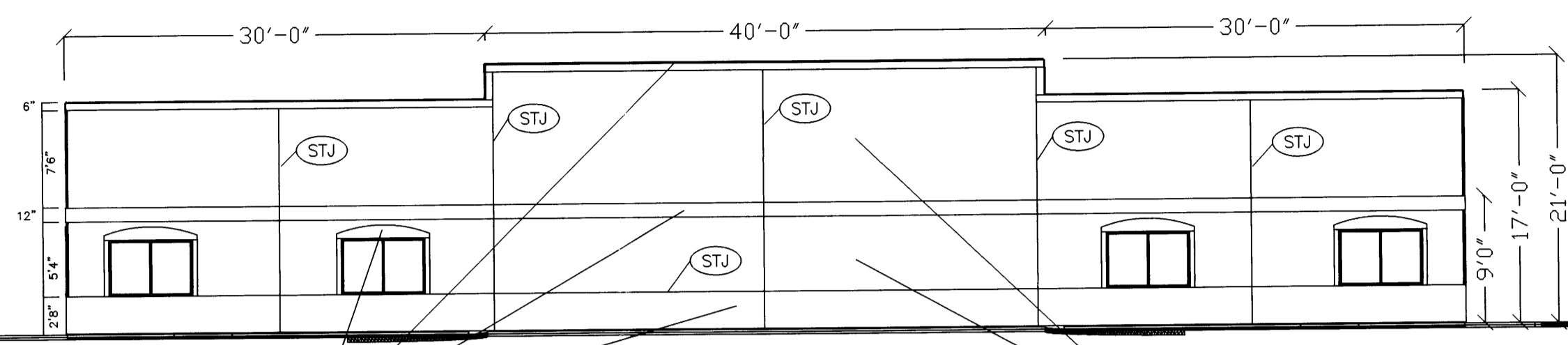
DRAWN BY:
CHECKED BY:
REVISION DATE:

SHEET TITLE
Elevations and Perspectives

ARCHITECTS
MILLER AND ASSOCIATES PLANNERS
5220 SECOND ST. N.W.
ALBUQUERQUE, NEW MEXICO 87107
PHONE 505-345-1332

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

SHEET TITLE:
A.4

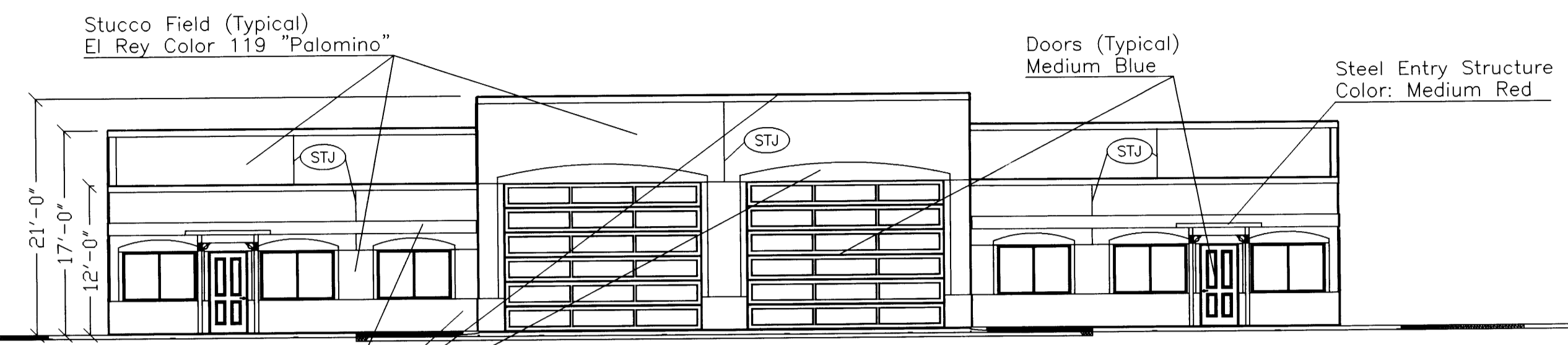


Stucco Accent
Color: El Rey 116 "Adobe"

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

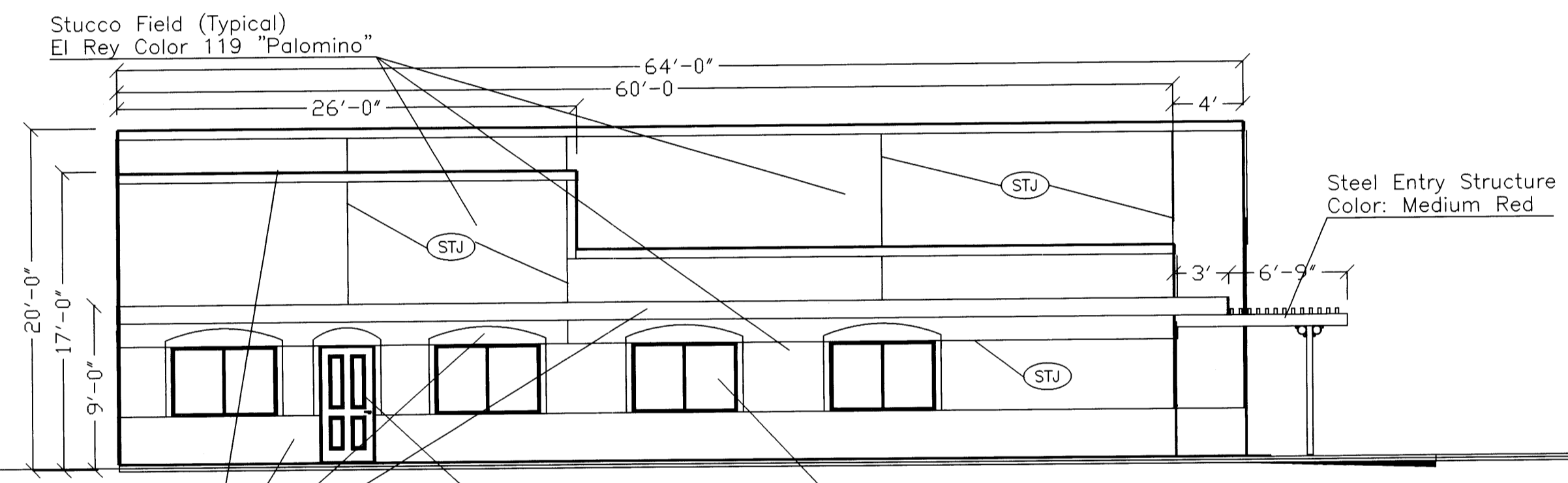
Steel Entry Structure
Color: Medium Red

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"

Stucco Accent (Typical)
El Rey Color 116 "Adobe"

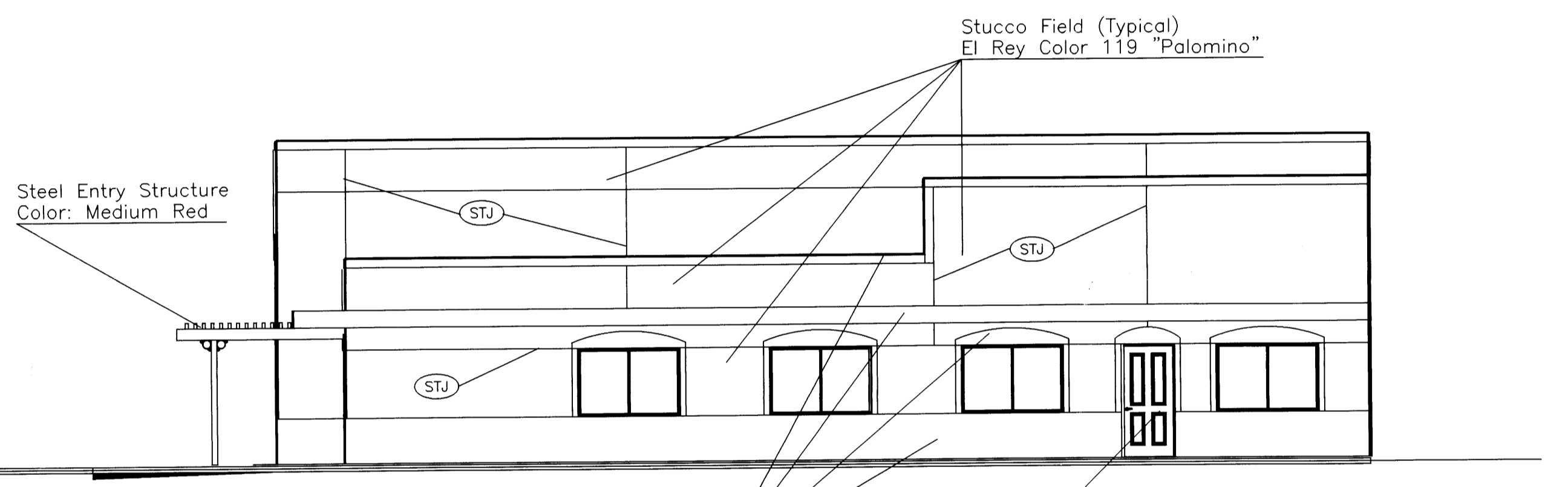
Doors (Typical)
Medium Blue

Windows (Typical) 6'W x 4'H
Frame: Bronze Anodized
Glazing: Light Bronze Tint

Steel Entry Structure
Color: Medium Red

Left Elevation

Stucco Control Joint (STJ)



Stucco Field (Typical)
El Rey Color 119 "Palomino"

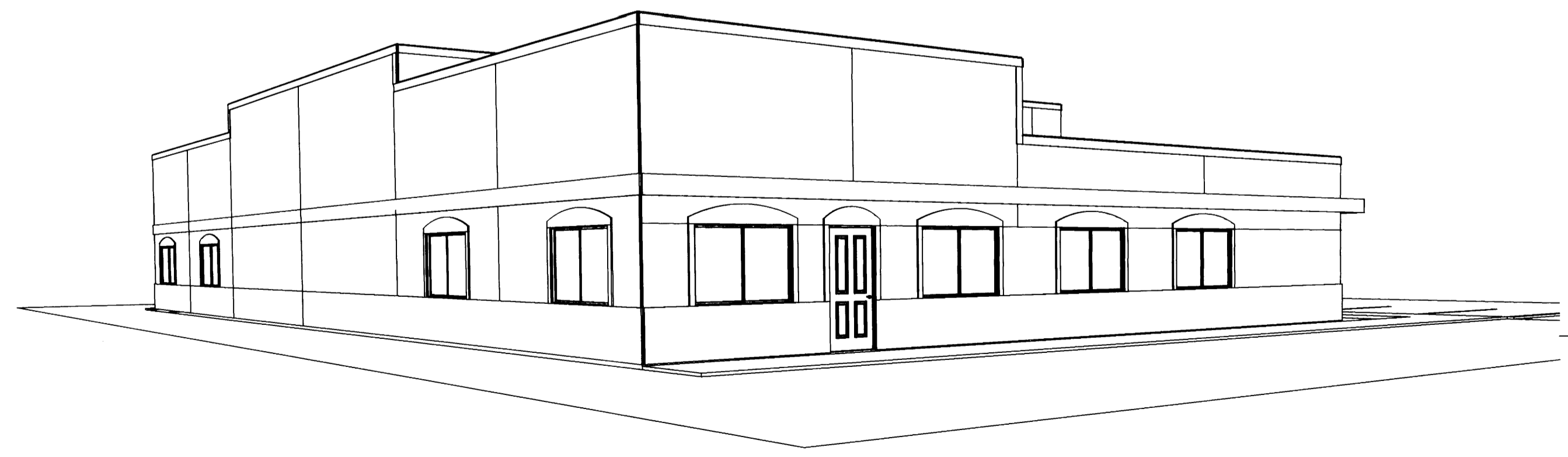
Stucco Accent (Typical)
El Rey Color 116 "Adobe"

Doors (Typical)
Medium Blue

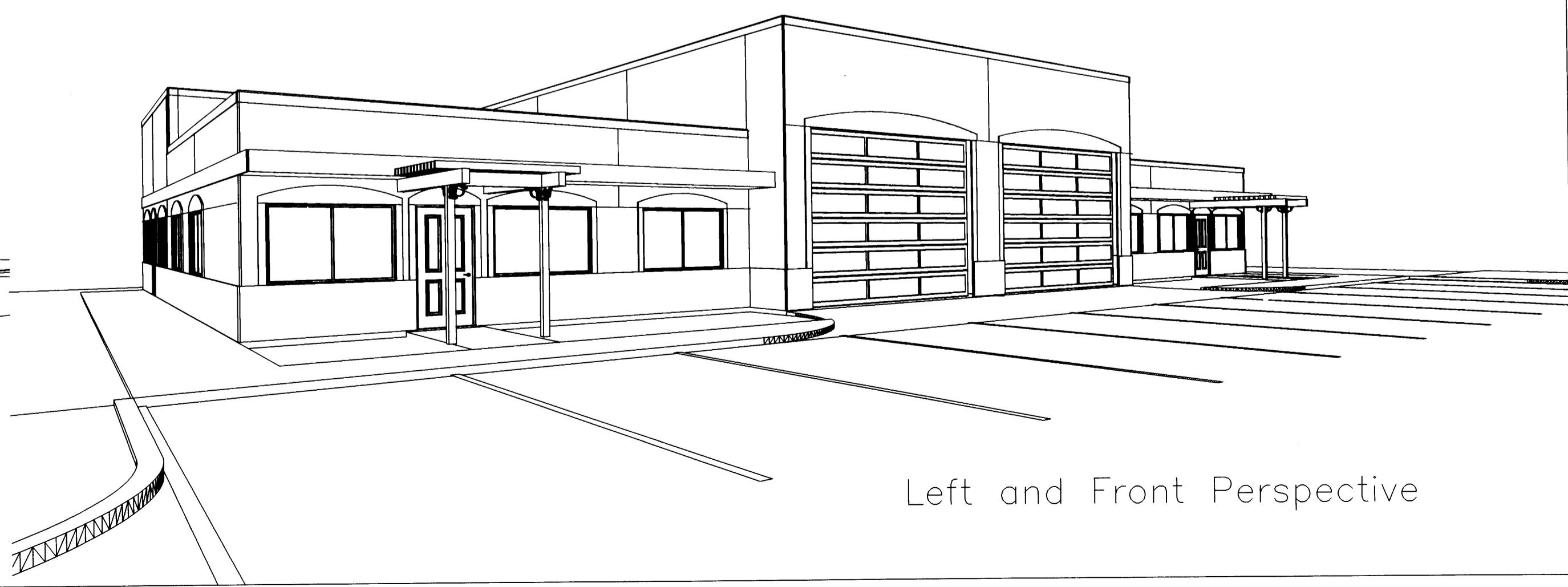
Windows (Typical) 6'W x 4'H
Frame: Bronze Anodized
Glazing: Light Bronze Tint

Right Elevation

Stucco Control Joint (STJ)



Left and Rear Perspective



Left and Front Perspective

DRAWN BY:

CHECKED BY:

REVISION DATE:

SHEET TITLE
Elevations and Perspectives

ARCHITECTS
MILLER AND ASSOCIATES PLANNERS
 5220 SECOND ST. N.W.
 ALBUQUERQUE, NEW MEXICO 87107
 PHONE: 505-345-1332

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

SHEET TITLE:

A.4

Withdrawn
1/12/04

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.

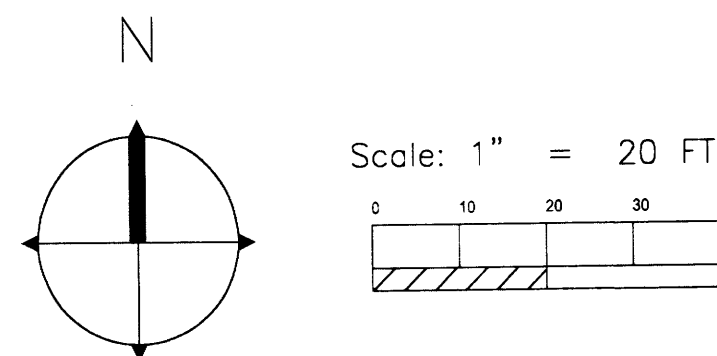
Total Site Area 2.429 Acres (105,807.78 Sq.Ft.)

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.

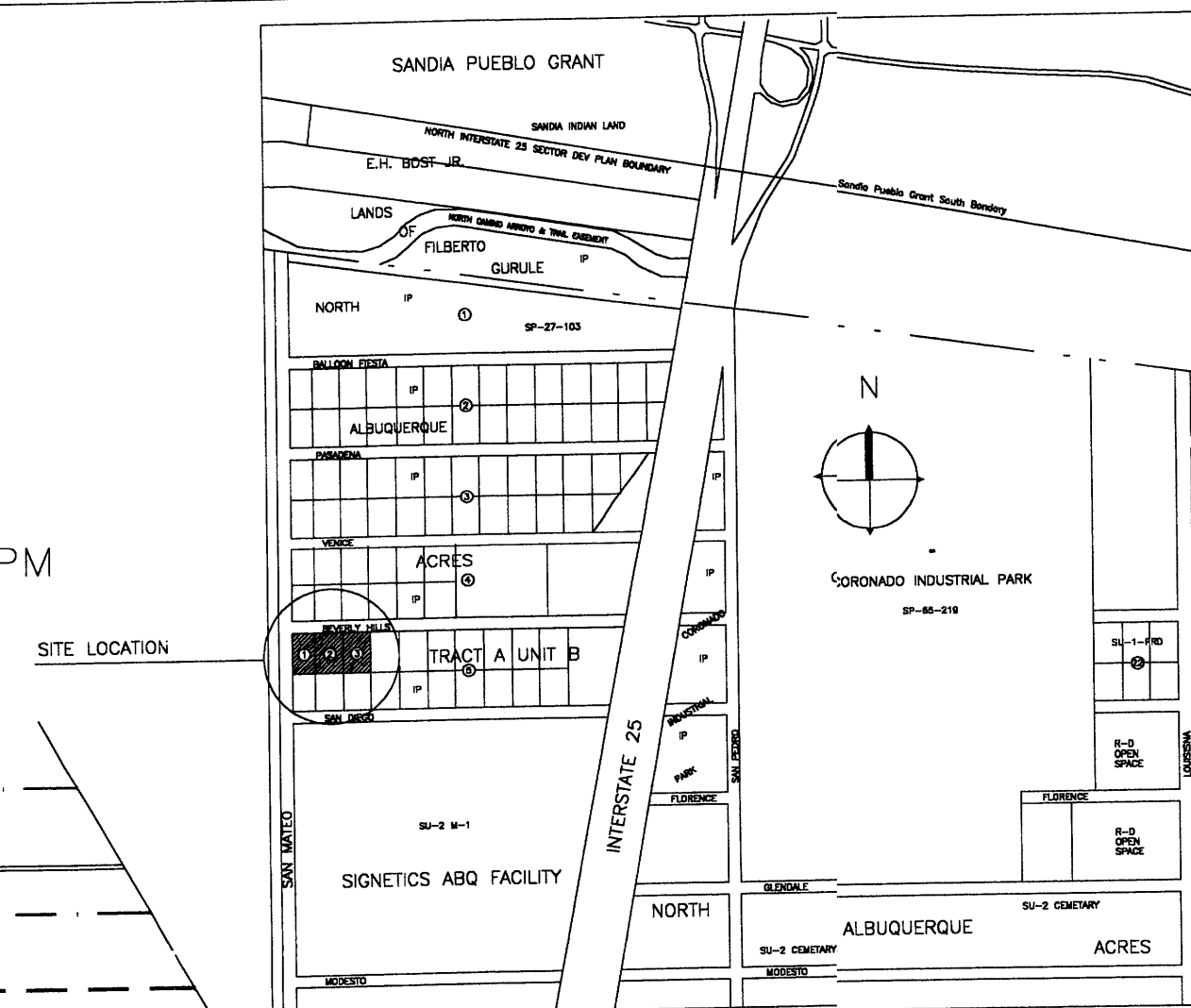
Lot Coverage
Lot 01 (12,000/37,596.78) = 32%
Lot 02 (12,000/36,504.00) = 33%
Lot 03 (12,000/31,707.00) = 38%

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

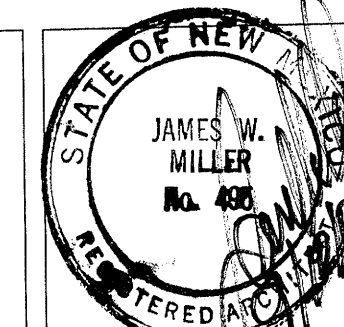
Required Parking per Office/Wrhs = 6 Spaces
Total quantity Office/Wrhs Units = 12 ea.
Total required parking all units = 72 Spaces
Total Parking Provided = 76 Spaces
Handicapped Spaces Required = 6 ea.
Handicapped Spaces Provided = 6 ea.



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

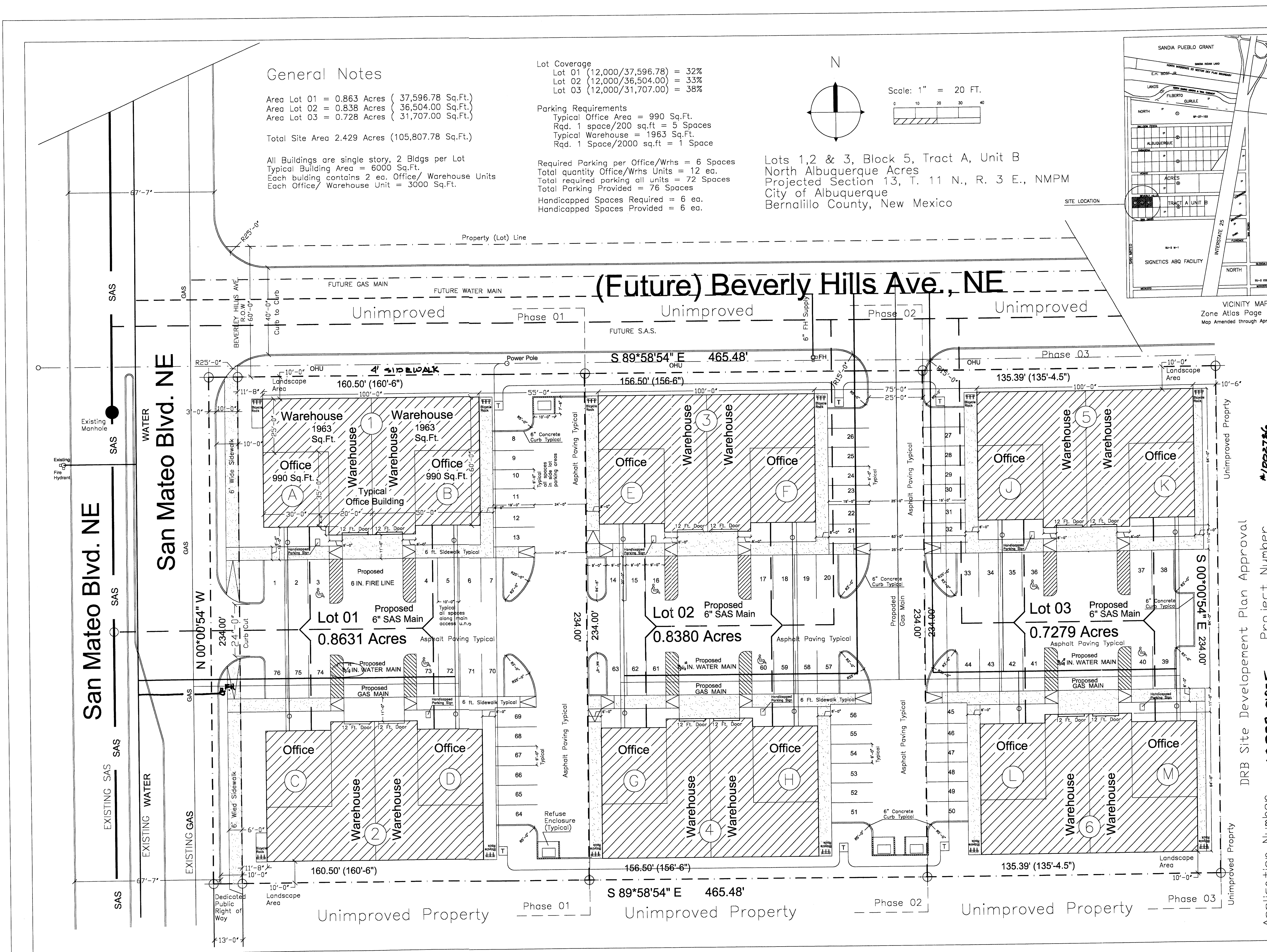


VICINITY MAP
Zone Atlas Page B-18-Z
Map Amended through April 03, 2002



DRAWN BY: JG.
CHECKED BY: JWM
REVISION DATE: 9/1/03

Site Development Plan
for Building Permit
Site Plan



Application Number	03PRB-01015	Project Number	1002786
Date	9/10/03	Date	9/11/03
Signature	<i>Roger A. Shea</i>	Signature	<i>Michael H. Hester</i>
Department	Utilities Department	Department	Solid Waste Management
Signature	<i>Christine Damborski</i>	Signature	
Department	Parks and Recreation Department	Department	IRB Chairperson, Planning Department

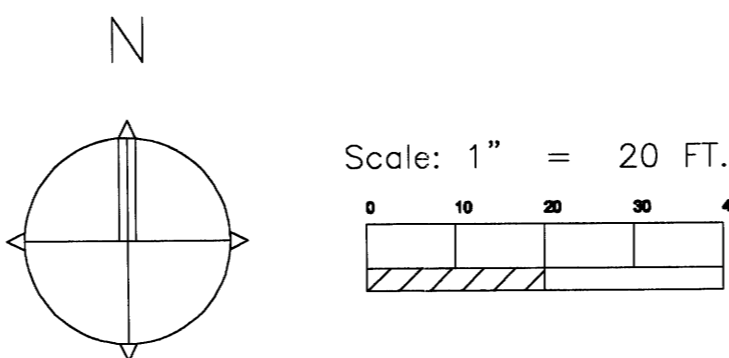
MILLER AND ASSOCIATES
ARCHITECTS
3220 SECOND ST. N.W.
ALBUQUERQUE, NEW MEXICO 87107
PHONE 360-345-1316

Gateway Park
Office / Warehouse Complex
5400 San Mateo Blvd. NE
North Albuquerque Acres
Albuquerque, New Mexico

SHEET TITLE:
T

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
R.C. 9/10/03
SIGNATURE & DATE

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



General Notes

Area Lot 01 = 0.726 Acres (31,624.88 Sq.Ft.)
 Area Lot 02 = 0.887 Acres (38,636.65 Sq.Ft.)
 Area Lot 03 = 0.887 Acres (38,651.01 Sq.Ft.)

Total Site Area 2.5 Acres (108,912.50 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.

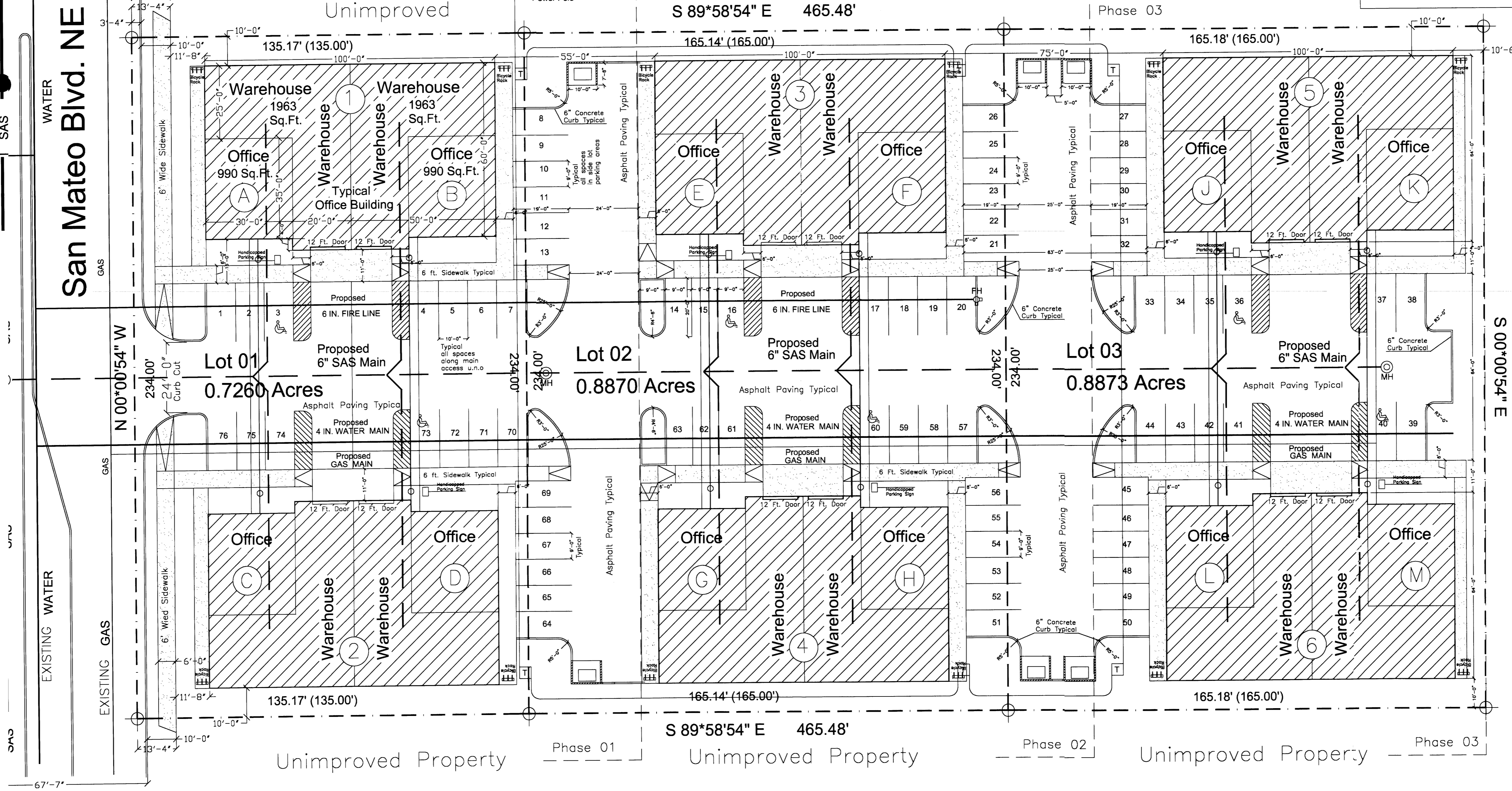
Lot Coverage
 Lot 01 (12,000/31,624.88) = 38%
 Lot 02 (12,000/38,636.65) = 31%
 Lot 03 (12,000/38,651.01) = 31%

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

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.

(Future) Beverly Hills Ave., NE

San Mateo Blvd. NE



SHEET TITLE: **Site Plan**
 ARCHITECTS: MILLER AND ASSOCIATES
 PLANNERS: 5520 SECOND ST. N. W. ALBUQUERQUE, NEW MEXICO 87107
 SHEET TITLE: Gateway Park
 Office / Warehouse Complex
 5400 San Mateo Blvd. NE
 North Albuquerque Acres
 Albuquerque, New Mexico

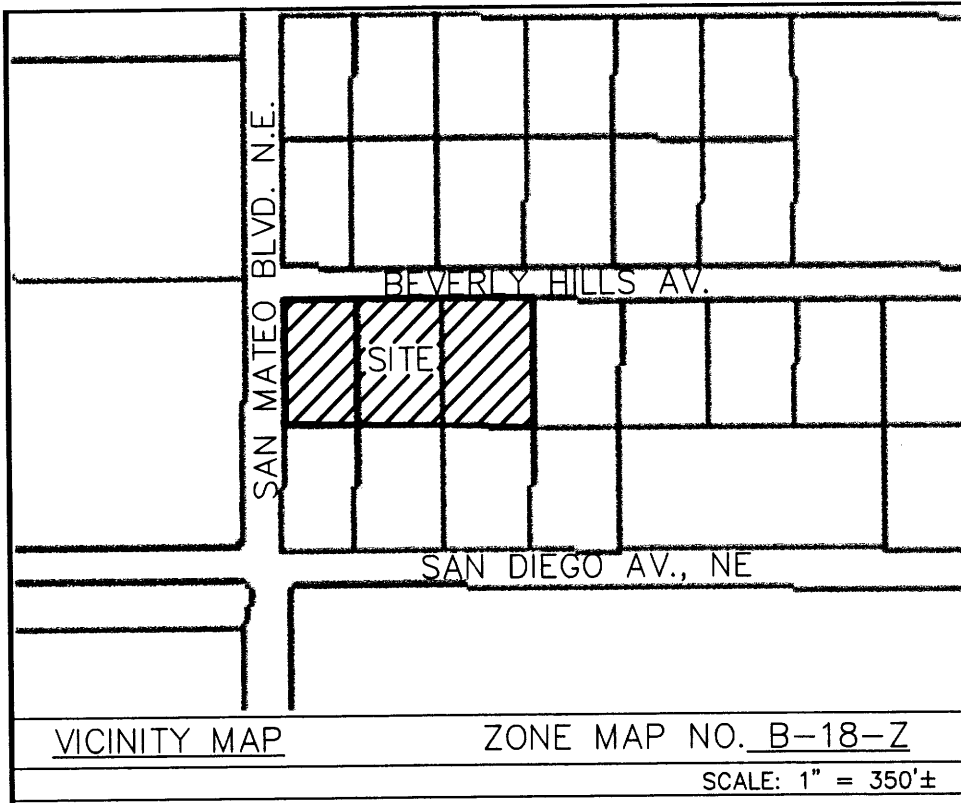
Planning

**PLAT OF
LOTS 1-A, 2-A & 3-A
BLOCK 5, TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
WITHIN SECTION 13, T. 11 N., R. 3 E., N.M.P.M.,
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2003**

ACS MONUMENT "CC 11/12/EG-1969"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 399,666.45
Y = 1,528,501.63-NAD 1927
EL. = 5132.823-NGVD 1929
G-G = 0.99966600
DELTA ALPHA = -0°11'37"

ACS MONUMENT "I25-11, 1969"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 401,986.77
Y = 1,526,246.66-NAD 1927
EL. = 5206.936-NGVD 1929
G-G = 0.99966195
DELTA ALPHA = -0°11'21"

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD DIRECTION	DELTA
C1	39.29	25.00	25.02	35.37	N45°16'34"E	90°03'05"



0.3205 ACRE (13961.76 SF.)
DEDICATED TO THE CITY
OF ALBUQUERQUE IN
FEE SIMPLE.

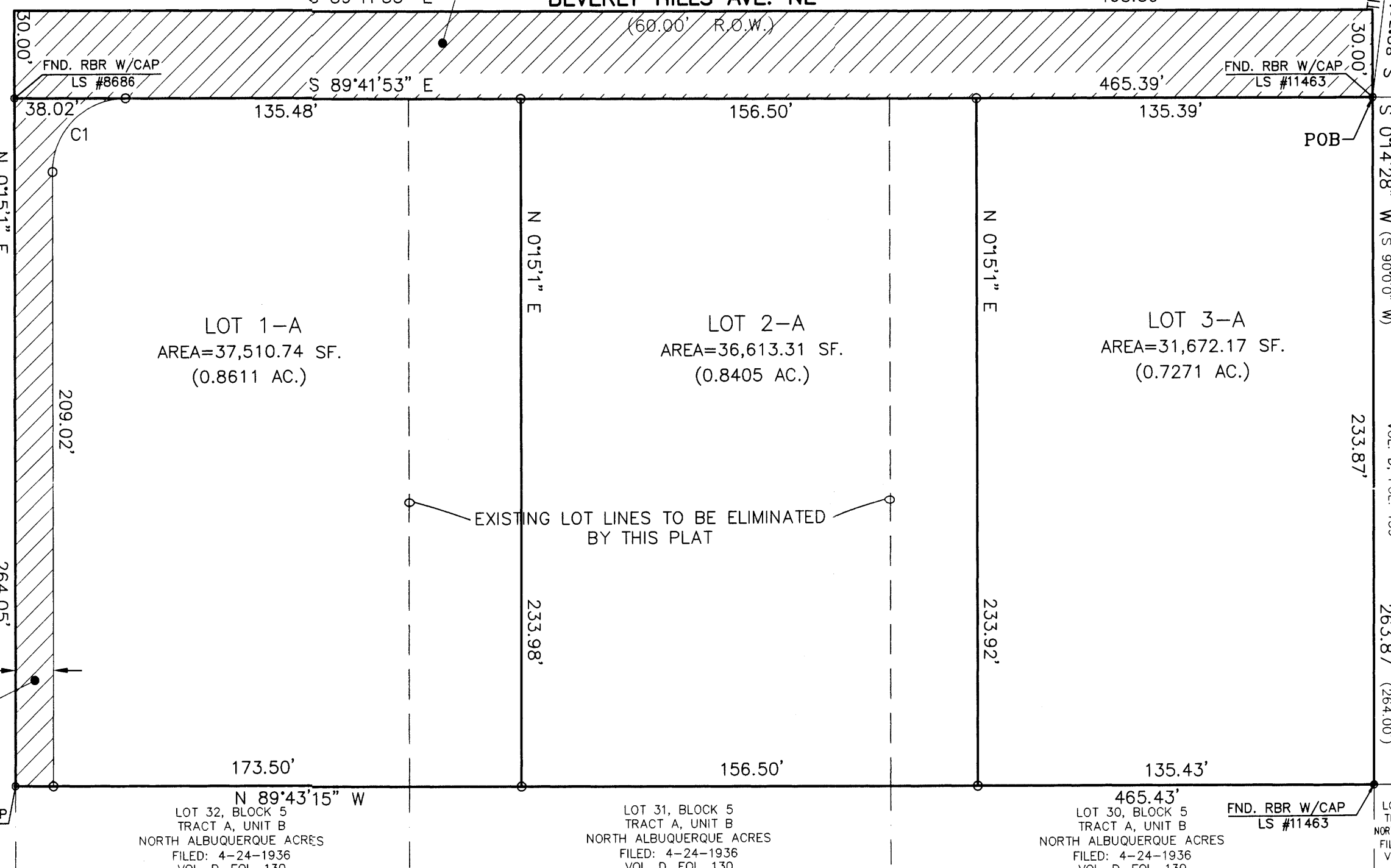
- PROJECT NO. _____
APPLICATION NO. _____
- UTILITY APPROVALS:
- PNM ELECTRIC SERVICES _____ DATE _____
 - PNM GAS SERVICES _____ DATE _____
 - QWEST TELECOMMUNICATIONS _____ DATE _____
 - COMCAST _____ DATE _____
 - NEW MEXICO UTILITIES _____ DATE _____

DISCLOSURE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO DEDICATE
RIGHT-OF-WAY AND ADJUST LOT LINES
AND GRANT ANY EASEMENTS AS SHOWN.

LEGAL DESCRIPTION:
LOTS NUMBERED ONE (1), TWO (2) AND
THREE (3) IN BLOCK NUMBERED FIVE (5),
TRACT "A" UNIT "B" OF THE NORTH
ALBUQUERQUE ACRES, AS THE SAME IS
SHOWN AND DESIGNATED ON THE PLAT OF
SAID ADDITION, FILED FOR THE RECORD IN
THE OFFICE OF THE COUNTY CLERK OF
BERNALILLO COUNTY, NEW MEXICO, ON
APRIL 24, 1936 IN PLAT BOOK D, FOLIO
130. THE PARCEL OF LAND HEREIN
DESCRIBED CONTAINING 2.4287 ACRES
MORE OR LESS.

LANDFILL DISCLOSURE STATEMENT:
THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER
LANDFILL. DUE TO THE SUBJECT PROPERTY BEING
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 LANDFILLS AND
LANDFILL GAS ISSUES (AS REQUIRED BY MOST
CURRENT VERSION OF THE "INTERIM GUIDELINES FOR
DEVELOPMENT WHITHIN 1000 FEET OF LANDFILLS")
SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF
THE SITE.

0.0729 ACRE (3177.00 SF.)
DEDICATED TO THE CITY
OF ALBUQUERQUE
IN FEE SIMPLE WITH
WARRANTY COVENANTS.



- GENERAL NOTES:**
- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 2.4287 ACRES.
 - TALOS LOG NO. SP 2003352179.
 - BASIS OF BEARING IS THE BEARING BETWEEN ALBUQUERQUE CONTROL STATIONS I25-11 AND CC 11/12/EG.
 - BEARINGS ARE GRID, DISTANCES ARE GROUND.
 - THIS PROPERTY LIES WITHIN SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO.
 - MISC. DATA: ZONING IS IP.
 - MILES OF FULL-WIDTH STREETS CREATED: 0

FREE CONSENT AND DEDICATION
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE PUBLIC RIGHT-OF-WAY SHOWN HEREON SAN MATEO BLVD. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DEDICATE PUBLIC RIGHT-OF-WAY SHOWN HEREON BEVERLY HILLS AVE. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AND DO HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER SIGNATURE: Deke Noftsker DATE: 09-03-2003

OWNER PRINT NAME: FIDELITY TRUST COMPANY, DEKE NOFTSKER, PRESIDENT

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF SEPTEMBER

20 03 BY DEKE NOFTSKER, PRESIDENT OF FIDELITY TRUST COMPANY

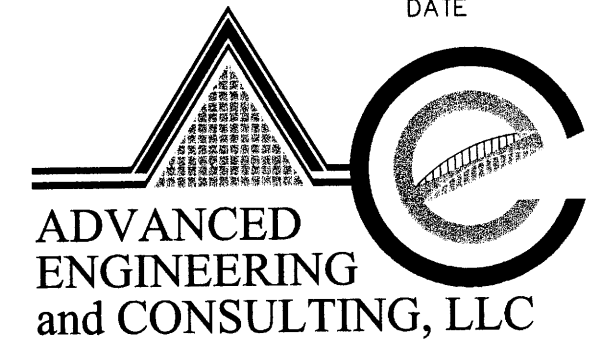
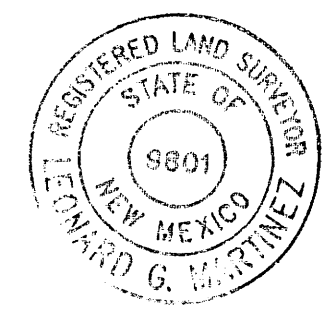
NOTARY
Shahram Biazar
OFFICIAL SEAL
SHAHRAM BIAZAR
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 2-28-03
MY COMMISSION EXPIRES: _____

APPROVALS:
John B. Faul 9-9-03
CITY SURVEYOR DATE

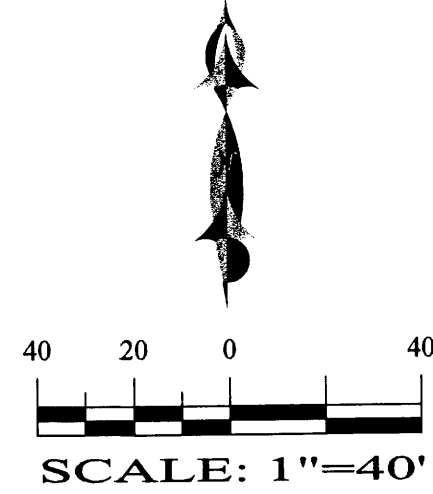
- ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____
- TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
- UTILITIES DEVELOPMENT _____ DATE _____
- PARKS AND RECREATION DEPARTMENT _____ DATE _____
- ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____ DATE _____
- CITY ENGINEER _____ DATE _____
- DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

SURVEYORS CERTIFICATE:
I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Leonard Martinez 9-9-03
LEONARD MARTINEZ P.S. # 9801 DATE



10205 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570



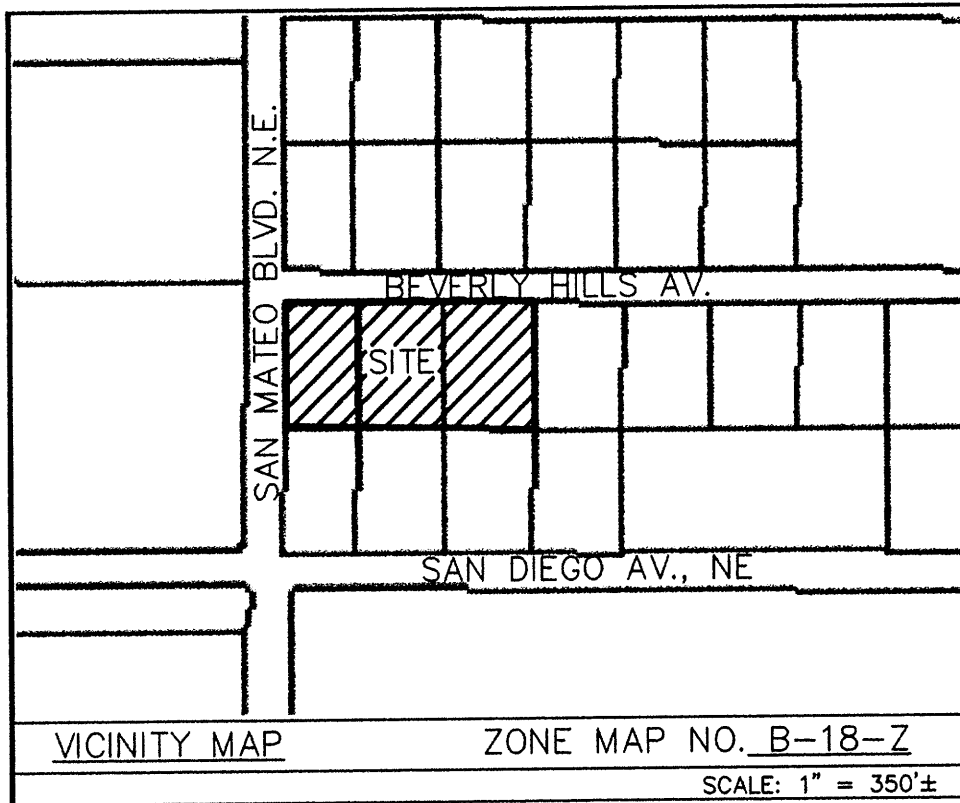
PLAT OF
 LOTS 1-A, 2-A & 3-A
 BLOCK 5, TRACT A, UNIT B
 NORTH ALBUQUERQUE ACRES
 PROJECTED SECTION 13, T. 11 N., R. 3 E., N.M.P.M.,
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2003

ACS MONUMENT "CC 11/12/EG-1969"
 NM STATE PLANE COORDINATES
 CENTRAL ZONE
 X = 399,666.45
 Y = 1,528,501.63-NAD 1927
 EL. = 5132.823-NGVD 1929
 G-G = 0.99966600
 DELTA ALPHA = -0°11'37"

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD DIRECTION	DELTA
C1	39.29	25.00	25.02	35.37	N45°16'34"E	90°03'05"

ACS MONUMENT "125-11, 1969"
 NM STATE PLANE COORDINATES
 CENTRAL ZONE
 X = 401,986.77
 Y = 1,526,246.66-NAD 1927
 EL. = 5206.936-NGVD 1929
 G-G = 0.99966195
 DELTA ALPHA = -0°11'21"

0.3205 ACRE (13961.76 SF.)
 DEDICATED TO THE CITY
 OF ALBUQUERQUE
 IN FEE SIMPLE WITH
 WARRANTY COVENANTS.



PROJECT NO. _____

APPLICATION NO. _____

UTILITY APPROVALS:

Leonard G. Martinez 9-2-03
 PNM ELECTRIC SERVICES/ DATE
Leonard G. Martinez 9-2-03
 PNM GAS SERVICES/ DATE

QWEST TELECOMMUNICATIONS _____ DATE

COMCAST _____ DATE

NEW MEXICO UTILITIES _____ DATE

APPROVALS:

CITY SURVEYOR _____ DATE

ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE

UTILITIES DEVELOPMENT _____ DATE

PARKS AND RECREATION DEPARTMENT _____ DATE

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____ DATE

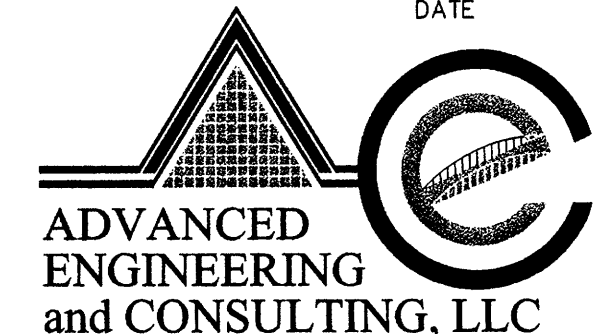
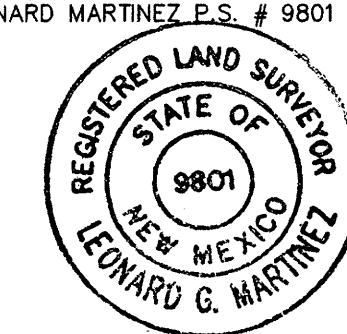
CITY ENGINEER _____ DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE

SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Leonard G. Martinez 9-2-03
 LEONARD MARTINEZ P.S. # 9801 DATE



10205 SNOWFLAKE CT., NW
 ALBUQUERQUE, NEW MEXICO 87114
 (505)899-5570

SHEET 1 OF 1

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO DEDICATE RIGHT-OF-WAY AND ADJUST LOT LINES AND GRANT ANY EASEMENTS AS SHOWN.

LEGAL DESCRIPTION:

LOTS NUMBERED ONE (1), TWO (2) AND THREE (3) IN BLOCK NUMBERED FIVE (5), TRACT "A" UNIT "B" OF THE NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED FOR THE RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1936 IN PLAT BOOK D, FOLIO 130. THE PARCEL OF LAND HEREIN DESCRIBED CONTAINING 2.4287 ACRES MORE OR LESS.

0.0729 ACRE (3177.00 SF.)
 DEDICATED TO THE CITY
 OF ALBUQUERQUE
 IN FEE SIMPLE WITH
 WARRANTY COVENANTS.

GENERAL NOTES:

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 2.4287 ACRES.
- TALOS LOG NO. SP 2003352179
- BASIS OF BEARING IS THE BEARING BETWEEN ALBUQUERQUE CONTROL STATIONS I25-11 AND CC 11/12/EG.
- BEARINGS ARE GRID, DISTANCES ARE GROUND.
- THIS PROPERTY LIES WITHIN PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO.
- MISC. DATA: ZONING IS IP.
- MILES OF FULL-WIDTH STREETS CREATED: 0

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC # _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREET AND PUBLIC RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER SIGNATURE: *Deke Noftsker* DATE: 8/29/03

OWNER PRINT NAME: FIDELITY TRUST COMPANY, DEKE NOFTSKER, PRESIDENT

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) S.S.
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF August

20 03 BY *Deke Noftsker*

Darwin Leroy Johnson MY COMMISSION EXPIRES: October 15, 2003
 NOTARY

