

PROPERTY INFORMATION  
 5201 BALLOON FIESTA PKWY, NE  
 ALBUQUERQUE, NM

TRACT C-2-B, NORTH GATEWAY CONST.

ZONING  
 SU-2 C

PARKING  
 TOTAL BUILDING AREA: 58,335 SQ. FT.  
 OFF STREET PARKING REGULATIONS BASED ON COA ZONING 14-16-3-1  
 OFFICES - ONE SPACE PER 200 NET LEASABLE AREA ON FIRST FLOOR,  
 ONE SPACE PER 300 NET ALL OTHER FLOORS:  
 1ST FLOOR 13,705 NLSF / 200 NLSF PER SPACE = 69 SPACES  
 2ND FLOOR 16,589 NLSF / 300 NLSF PER SPACE = 55 SPACES  
 3RD FLOOR 17,071 NLSF / 300 NLSF PER SPACE = 57 SPACES  
 TOTAL REQUIRED 181 SPACES  
 TOTAL PROVIDED 187 SPACES

ACCESSIBLE PARKING SPACES REQUIRED 8 SPACES  
 TOTAL PROVIDED 8 PROVIDED  
 ACCESSIBLE PARKING SIGNS WILL INCLUDE THE WORDING:  
 "Violators Are Subject to a Fine and/or Towing"  
 ACCESS AISLES SHALL HAVE THE WORDS "NO PARKING" COMPLIANT  
 WITH 66-1-4.1.B NMSA 1978

MOTORCYCLE SPACES REQUIRED 5 SPACES  
 MOTORCYCLE SPACES PROVIDED 6 SPACES  
 SIGNS WILL BE PROVIDED INDICATING "Motorcycle Parking Only"

BICYCLE SPACES REQUIRED 10 SPACES  
 BICYCLE SPACES PROVIDED 11 SPACES

SITE LIGHTING LEGEND  
 REFER TO ELECTRICAL DRAWINGS

- SP LED SITE POLE - 16' HIGH
- SB LED SITE BOLLARD - 3' 6" HIGH

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL - 1003790

*Reginald M. Meind* 9/7/16  
 Traffic Engineering, Transportation Division Date

*Wanda Cad* 09/07/16  
 ABCWUA Date

*[Signature]* 9-7-16  
 City Engineer Date

*Carol S. Dumont* 9-7-16  
 Environmental Health Department  
 Parks & Recreation Date

See Sheet "Fire 1" submitted separately as indicated 7/13/16  
 Fire Marshal Date

Signed by Carla - Submitted with Fire 1 7/13/16  
 Solid Waste Management Date

*[Signature]* 10-10-16  
 DRB Chairperson, Planning Dept. Date

REVISIONS PER DRB COMMENTS SEPTEMBER 7, 2016

PROJECT New Mexico Mutual SCALE 1" = 30'-0"

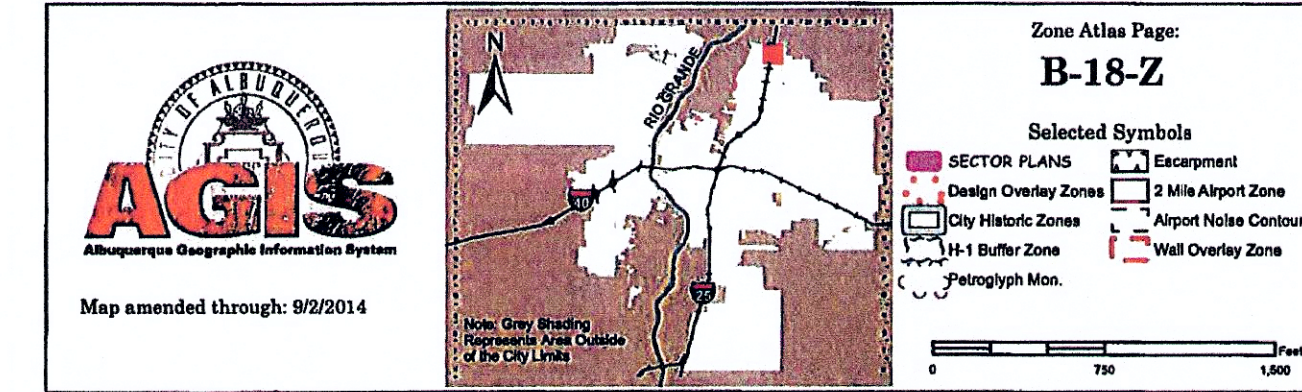
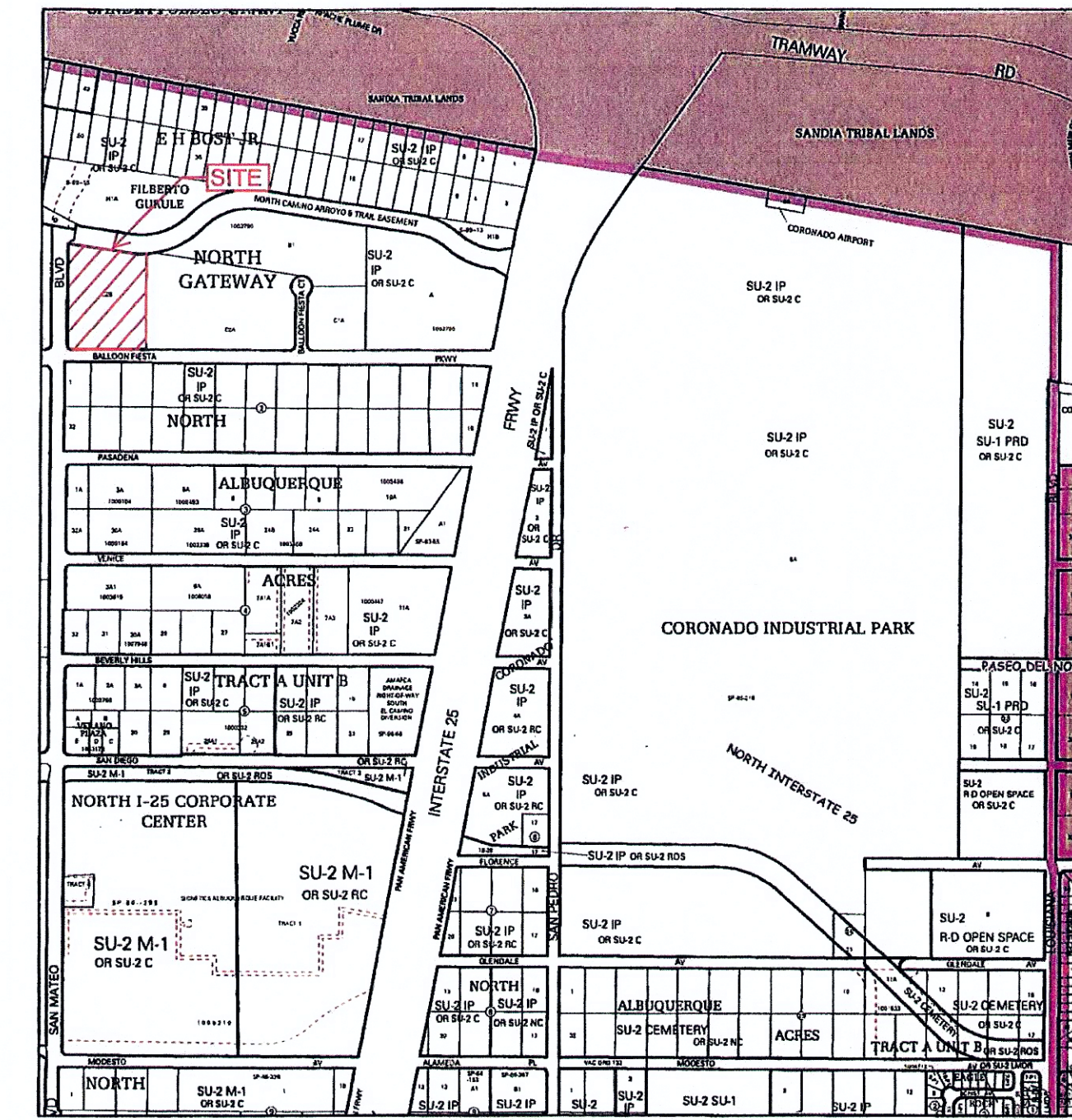
NM Mutual Home Office DATE JULY 13, 2016

5201 Balloon Fiesta Parkway PROJECT MANAGER  
 Checker

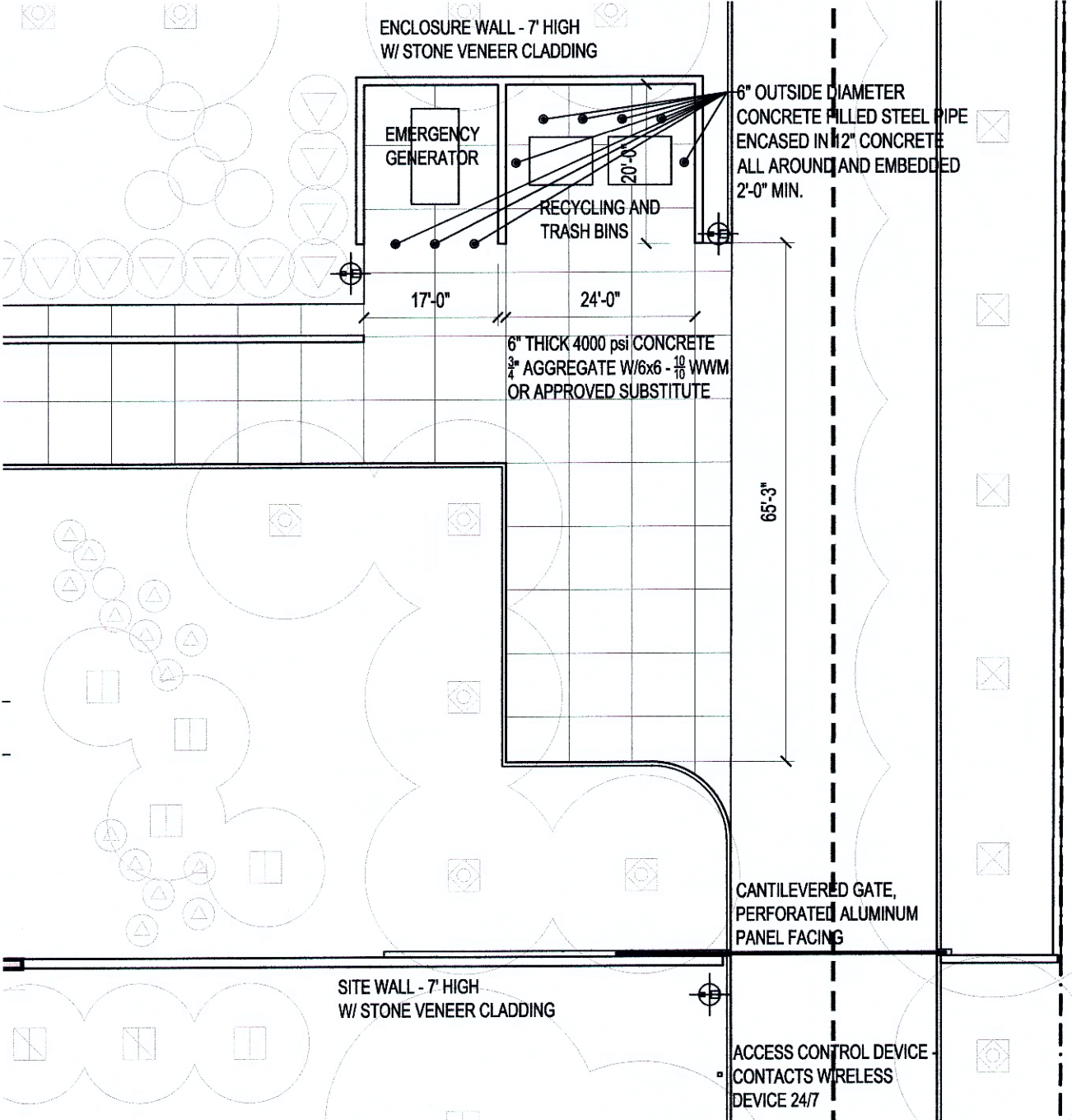
SHEET TITLE SITE PLAN DRAWN BY  
 Author

DESIGN PHASE DRB Hearing SHEET NUMBER

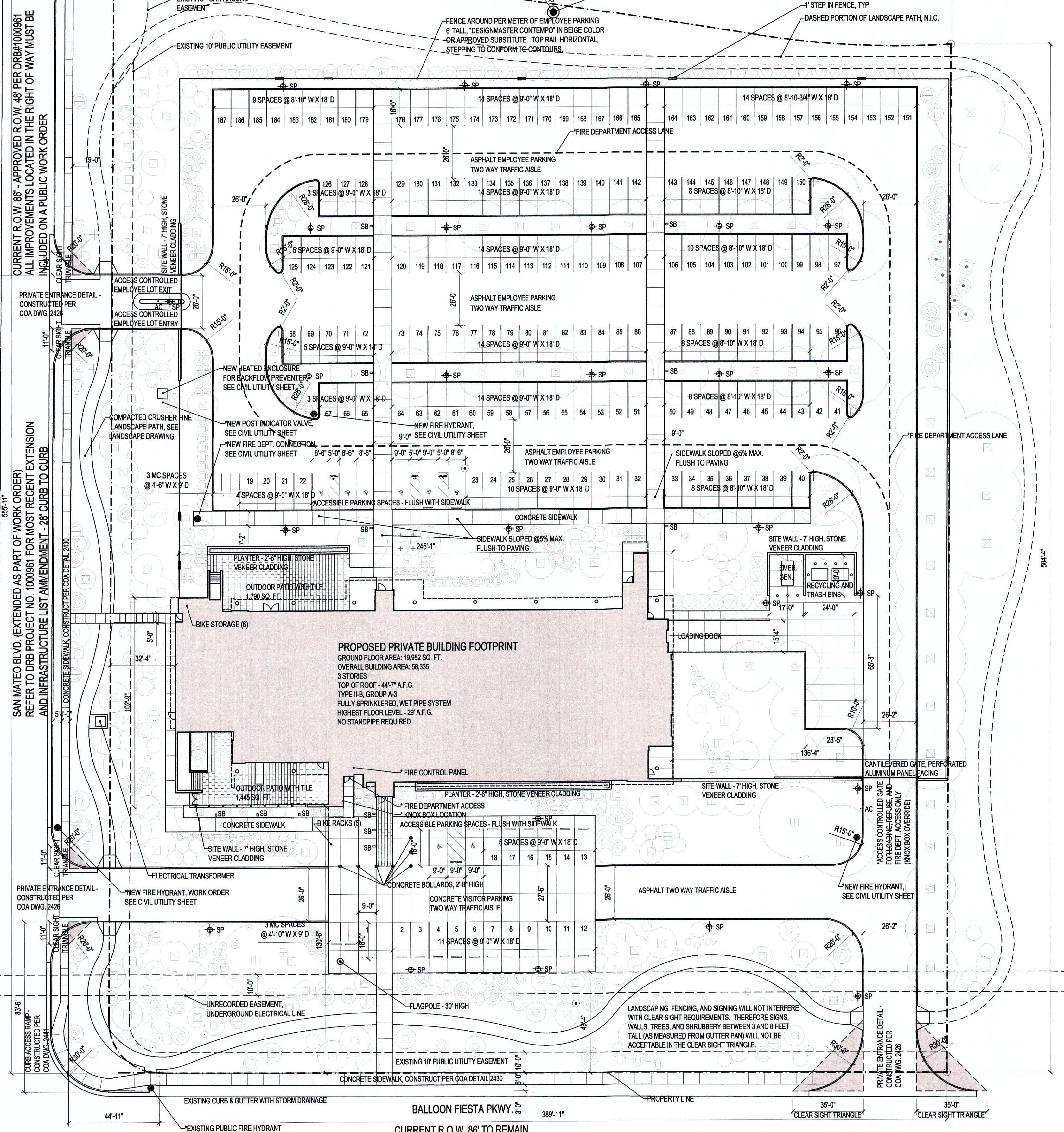
SHEET #1



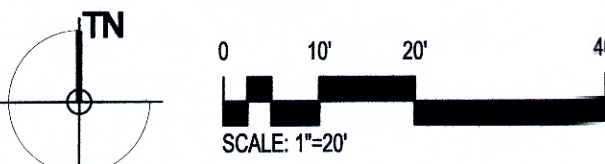
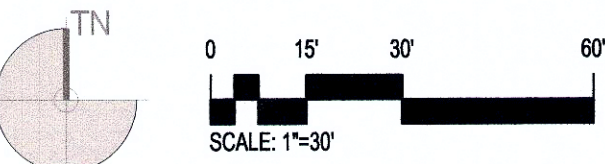
3 VICINITY MAP  
 NTS - SEE GRAPHIC SCALE

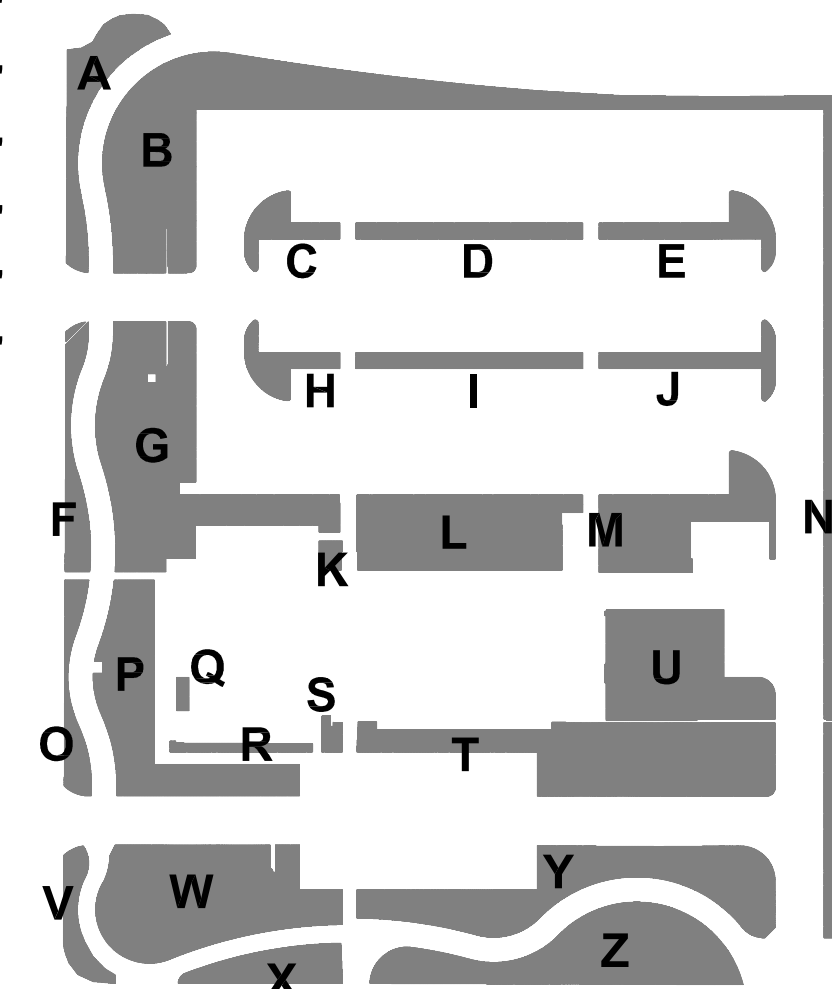


2 REFUSE ENCLOSURE  
 1" = 20'-0"



1 SITE PLAN  
 1" = 30'-0"





## PLANT LEGEND

● Evergreen  
○ Deciduous

### Trees

SYMBOL	BOTANICAL NAME COMMON NAME	MATURE SIZE WxHt
□	<i>Cercis occidentalis</i> Western redbud	12'x15'
□	<i>Chilopsis linearis</i> Desert willow	15'x20'
□	<i>Forestiera neomexicana</i> New Mexican olive	15'x15'
□	<i>Juniperus monosperma</i> One seed juniper (female)	12'x10'
□	<i>Pinus edulis</i> Pinon	18'x18'
□	<i>Pinus edlarica</i> Afghan pine	40'x70'
□	<i>Pistachia chinensis</i> Chinese pistach	30'x30'
□	<i>Platanus wrightii</i> Arizona sycamore	35'x50'
□	<i>Quercus emoryi</i> Emory oak	25'x50'
□	<i>Quercus grisea</i> Gray oak	25'x35'
□	<i>Quercus turbinella</i> Scrub oak	12'x12'
□	<i>Quercus virginiana</i> Southern live oak	30'x40'

### Cacti / Succulents / Yucca

SYMBOL	BOTANICAL NAME COMMON NAME
○	<i>Opuntia phaeacantha</i> Native prickly pear
○	<i>Cylindropuntia imbricata</i> Native cholla
○	<i>Yucca bacata</i> Banana yucca
○	<i>Yucca glauca</i> Narrowleaf yucca

### Grasses, Perennials and Ground Covers

SYMBOL	BOTANICAL NAME COMMON NAME
○	<i>Muhlenbergia rigens</i> Deer grass
○	<i>Nolina microcarpa</i> Beargrass
○	<i>Rhus aromatica</i> 'Gro-Low' Prostrate sumac
○	<i>Juniperus sabina</i> Buffalo Buffalo juniper
○	<i>Equisetum hyemale</i> Horsetail reed
○	<i>Penstemon parryii</i> Parry's penstemon

### Shrubs

SYMBOL	BOTANICAL NAME COMMON NAME
○	<i>Achillea</i> sp. Yarrow
○	<i>Cowania mexicana</i> Cliffrose
○	<i>Caryopteris x clandonensis</i> Blue mist
○	<i>Ericameria laricifolia</i> Turpentine bush
○	<i>Juniperus chinensis</i> Sea Green juniper
○	<i>Ceanothus fendleri</i> Desert ceanothus
○	<i>Mahonia aquafolia</i> Compact Oregon grape
○	<i>Potentilla fruticosa</i> Cinquefoil
○	<i>Chamaebatiaria millefollia</i> Fernbush
○	<i>Prunus besseyi</i> Sand cherry
○	<i>Cercocarpus montanus</i> Cercocarpus montanus
○	<i>Cercocarpus ledifolius</i> Curl leaf mtn. mahogany
○	<i>Krasheneninnikovia lanata</i> Winterfat
○	<i>Fallugia paradoxa</i> Apache plume
○	<i>Ericameria nauseosus</i> Chamisa

### LANDSCAPE AREAS

A	2,195 s.f.	N	6,965 s.f.
B	10,709 s.f.	O	1,008 s.f.
C	887 s.f.	P	4,609 s.f.
D	1,134 s.f.	Q	124 s.f.
E	1,294 s.f.	R	396 s.f.
F	1,193 s.f.	S	203 s.f.
G	4,584 s.f.	T	6,610 s.f.
H	887 s.f.	U	4,653 s.f.
I	1,134 s.f.	V	970 s.f.
J	1,111 s.f.	W	6,603 s.f.
K	210 s.f.	X	1,456 s.f.
L	4,869 s.f.	Y	5,789 s.f.
M	3,421 s.f.	Z	5,469 s.f.

### CALCULATIONS

Site Area:	218,077 s.f.
Building Pad Area:	19,952 s.f.
Net Site Area:	198,125 s.f.
Required Landscaped Area (15%):	29,718 s.f.
Provided Landscaped Area (39%):	78,483 s.f.
Parking Spaces Provided	197
Required Trees (1 per 10 spaces)	20
Provided Trees (min 25' tall)	90

### RESPONSIBILITY OF MAINTENANCE

The landscape and irrigation system shall be maintained by the owner such that plant materials will remain healthy and vigorous and the irrigation system shall function to ensure this.

### COMPLIANCE WITH LANDSCAPE REGULATIONS

This landscape has been designed to be compliance with COA Landscape Regulations

### COMPLIANCE with WATER CONSERVATION

The landscape design shall comply with the Water Conservation Ordinance 6-1-1-1

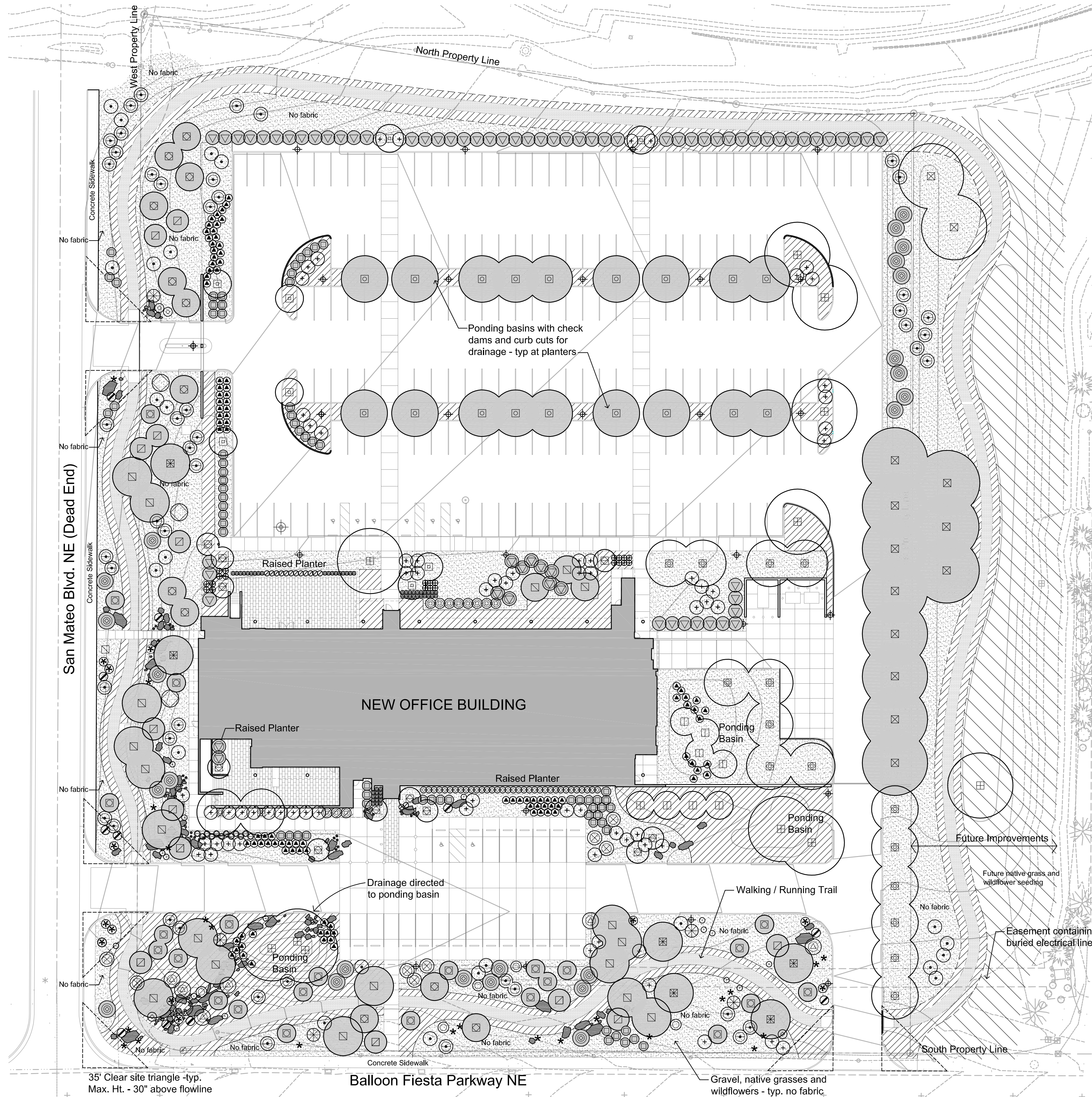
### DESCRIPTION OF IRRIGATION SYSTEM

The landscape will be sustained by an automatic irrigation system consisting of a drip system for trees, shrubs and ground covers.

### SEEDING

SEE SHEET L-301

□	Wildflower and native grass seeded area
---	---



## 1 LANDSCAPE PLAN

1" = 30'-0"

### NOTES:

- Plant symbols on the plan show plants at approximately mature size with the exception of some trees species shown slightly smaller for graphic clarity.
- This site has exceptional views and an effort has been made in the tree quantity and layout to preserve those views. The landscape density and coverage is based on a planned succession of additional native shrubs by natural seed dispersal.

### LANDSCAPE MATERIALS LEGEND

BOULDERS Gray / brown limestone	LANDSCAPE GRAVEL Denotes 7/16" average diameter at 3" deep "CANYON GOLD" gravel. Fabric underlay only where noted. Gray / brown limestone	LANDSCAPE COBBLE Denotes 6" deep 4"-6" cobble in landscape areas. Fabric underlay in all locations. Gray / brown limestone	TRAIL Denotes 3" deep CRUSHER FINES over landscape fabric along the walking trail. Gray / brown limestone
------------------------------------	--	---	--

NM Mutual Home Office

5201 Balloon Fiesta Parkway

SHEET TITLE  
SITE PLAN

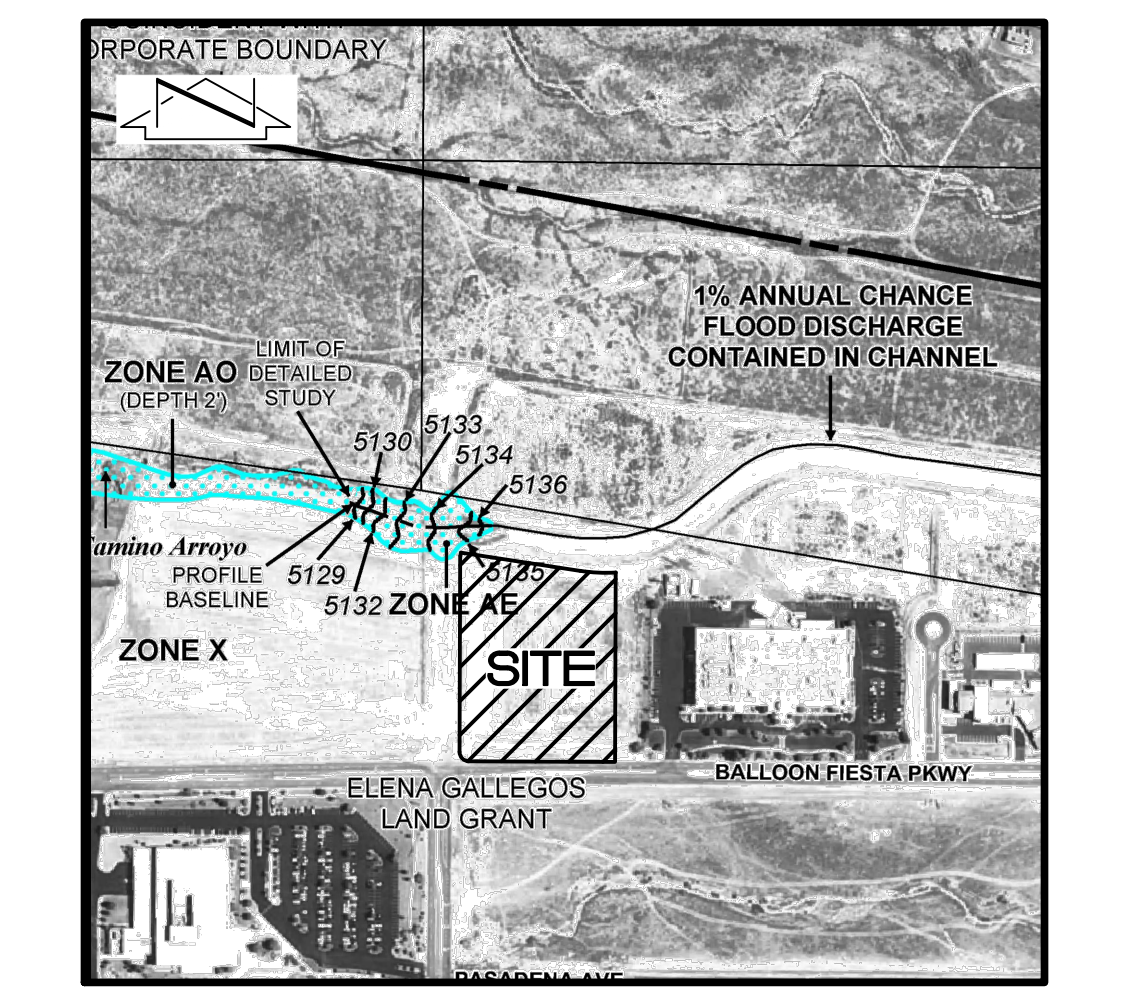
DESIGN PHASE  
DRB Hearing

SHEET NUMBER

**SHEET #2**



**HIGH MESA Consulting Group**  
 6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109  
 PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com



F.I.R.M. PANEL 129 of 825  
 SCALE: 1" = 500'  
 DATED 08-16-2012

**KEYED NOTES**

- ② PUBLIC UTILITIES BASED UPON RECORD DRAWINGS PREPARED BY DMG CONSULTING ENGINEERS, CITY PROJECT NO. 5202.90, DATED 01-1997.
- ① CONSTRUCT TYPE "C" INLET PER STD DWG. 2205, SHEET CG-501
- ② CONSTRUCT BEEHIVE PER TYPICAL SECTION; SHEET CG-501
- ③ INSTALL 8" HDPE STORM DRAIN
- ④ INSTALL 12" HDPE STORM DRAIN
- ⑤ INSTALL 18" HDPE STORM DRAIN
- ⑥ CONSTRUCT TYPE "C" STORM DRAIN MANHOLE PER STD DWG. 2101, SHEET CG-501
- ⑦ NEW STORM INLET CONNECTION BY WORK ORDER
- ⑧ REMOVE AND DISPOSE EXISTING 24" RCP PLUG. CONSTRUCT NEW TYPE "C" STORM DRAIN MANHOLE PER STD DWG. 2101, SHEET CG-501
- ⑨ CONNECT TO BUILDING ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION
- ⑩ INSTALL COMBINATION BEND/WYE WITH CLEANOUT, PER TYPICAL SECTION; SHEET CG-501
- ⑪ LANDSCAPE PLANTER BOTTOM SET 12" BELOW ADJACENT PAVEMENT SECTION, PER TYPICAL LANDSCAPE SECTION; SHEET CP-501
- ⑫ CONSTRUCT 8" THICK CONCRETE CHECK DAM. SET HEIGHT 2" BELOW ADJACENT PAVEMENT SECTION, PER TYPICAL PARKING PLANTER SECTION, SHEET CP-501

**LEGEND**

- EXISTING BASIN BOUNDARY
- EXISTING FLOWLINE
- EXISTING ROOF DRAINAGE
- ▲ GRAPHIC POINT OF DISCHARGE
- PROPOSED FLOWLINE
- PROPOSED BASIN BOUNDARY
- PROPOSED ROOF DRAINAGE
- ▲ PROPOSED GRAPHIC POINT OF DISCHARGE

**CONCEPTUAL GRADING AND DRAINAGE PLAN NARRATIVE**

THIS PROJECT, LOCATED IN THE NORTH VALLEY AREA OF ALBUQUERQUE, REPRESENTS NEW CONSTRUCTION ON AN UNDEVELOPED SITE. THE PROPOSED DEVELOPMENT IS COMPRISED OF A NEW BUILDING CONSTRUCTION, PAVING IMPROVEMENTS, LANDSCAPING, UTILITIES AND PUBLIC INFRASTRUCTURE IMPROVEMENTS. THE DRAINAGE CONCEPT FOR THIS PROJECT WILL FOLLOW PROGRAMMED DISCHARGE RATES FOR DISCHARGING DEVELOPED RUNOFF INTO AN EXISTING STUBOUT CONSTRUCTED TO SERVE THIS SITE DRAINING TO AN AMAFCA NORTH CAMINO CHANNEL NORTH OF THE SITE AND TO THE ADJACENT CITY OF ALBUQUERQUE STORM DRAIN. THIS SUBMITTAL IS MADE IN SUPPORT OF SITE DEVELOPMENT PLAN APPROVAL WITHIN THE JURISDICTION OF THE CITY OF ALBUQUERQUE.

THE EXISTING SITE IS DIVIDED BY A SLIGHT RIDGE LINE INTO TWO BASINS. THE NORTH BASIN, BASIN A, SLOPES FROM SOUTHEAST TO NORTHWEST AND THE SOUTH BASIN, BASIN B, SLOPES FROM NORTHEAST TO SOUTHWEST. SURFACE RUNOFF FROM PAVED AREAS WILL BE DIRECTED TO DEPRESSED LANDSCAPING AREAS TO MEET CITY STORMWATER QUALITY REQUIREMENTS. THE MAJORITY OF RUNOFF FROM BASIN A WILL BE CONVEYED BY STORM DRAIN SYSTEM TO AN EXISTING WATER QUALITY STORM DRAIN MANHOLE LOCATED NORTH OF THE SITE THAT DISCHARGES INTO THE AMAFCA CHANNEL AND THE MAJORITY OF BASIN B WILL DRAIN TO A NEW WATER QUALITY POND THAT OVERFLOWS INTO A NEW CONNECTION TO AN EXISTING STORM INLET LOCATED WITHIN BALLOON FIESTA PKWY. THE PROPOSED IMPROVEMENTS WILL RESULT IN AN INCREASE IN RUNOFF ATTRIBUTABLE TO THE DEVELOPMENT OF THE CURRENTLY UNDEVELOPED PROPERTY THAT WILL BE LESS THAN OR EQUAL TO THE ALLOWABLE DISCHARGE ESTABLISHED BY PREVIOUS PLANS. THERE IS THE POSSIBILITY OF A SLIGHT GRADE CHANGE ON THE EAST SIDE OF THE SITE. THIS IS DEPENDENT ON WHETHER THE DEVELOPER AND NEIGHBORING OWNER CAN COME TO AN AGREEMENT ON DEVELOPING THE UNDEVELOPED SECTION OF STRIP OF LAND BETWEEN THE SITES. IN THE EVENT THAT AN AGREEMENT IS NOT MADE THERE WILL BE NO GRADE CHANGE IN THIS AREA. THERE ARE NO PROPOSED RETAINING WALLS OR GRADE CHANGES AT THE OTHER PERIMETER SIDES OF THE SITE.

AS SHOWN BY PANEL 129 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, REVISED AUGUST 16, 2012, THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE. THIS SITE IS SITUATED DIRECTLY SOUTH AND UPSTREAM OF THE AMAFCA NORTH CAMINO CHANNEL WHERE 1% ANNUAL CHANCE FLOOD IS CONFINED TO THE CONSTRUCTED CHANNEL AND TO THE NATURAL CAMINO ARROYO WHERE FLOOD ZONE AE BEGINS.

NO.	DATE	BY	REVISIONS
1	8/31	R.J.C.	REVISION PER DRB COMMENTS

2015.046.1

PROJECT: New Mexico Mutual

NM Mutual Home Office

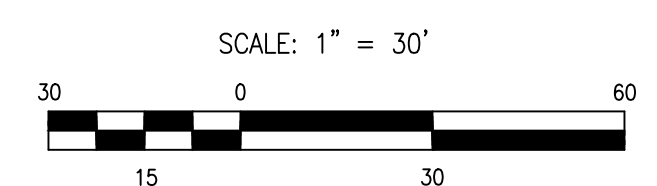
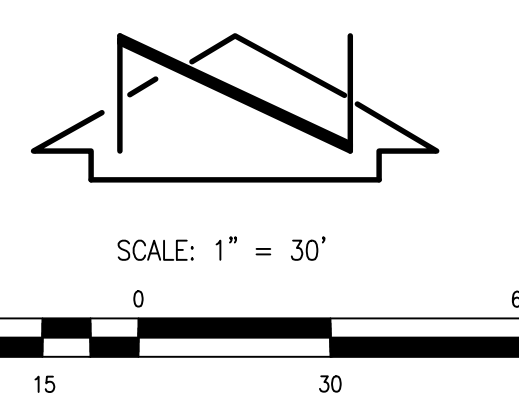
5201 Balloon Fiesta Parkway

CONCEPTUAL GRADING AND DRAINAGE PLAN

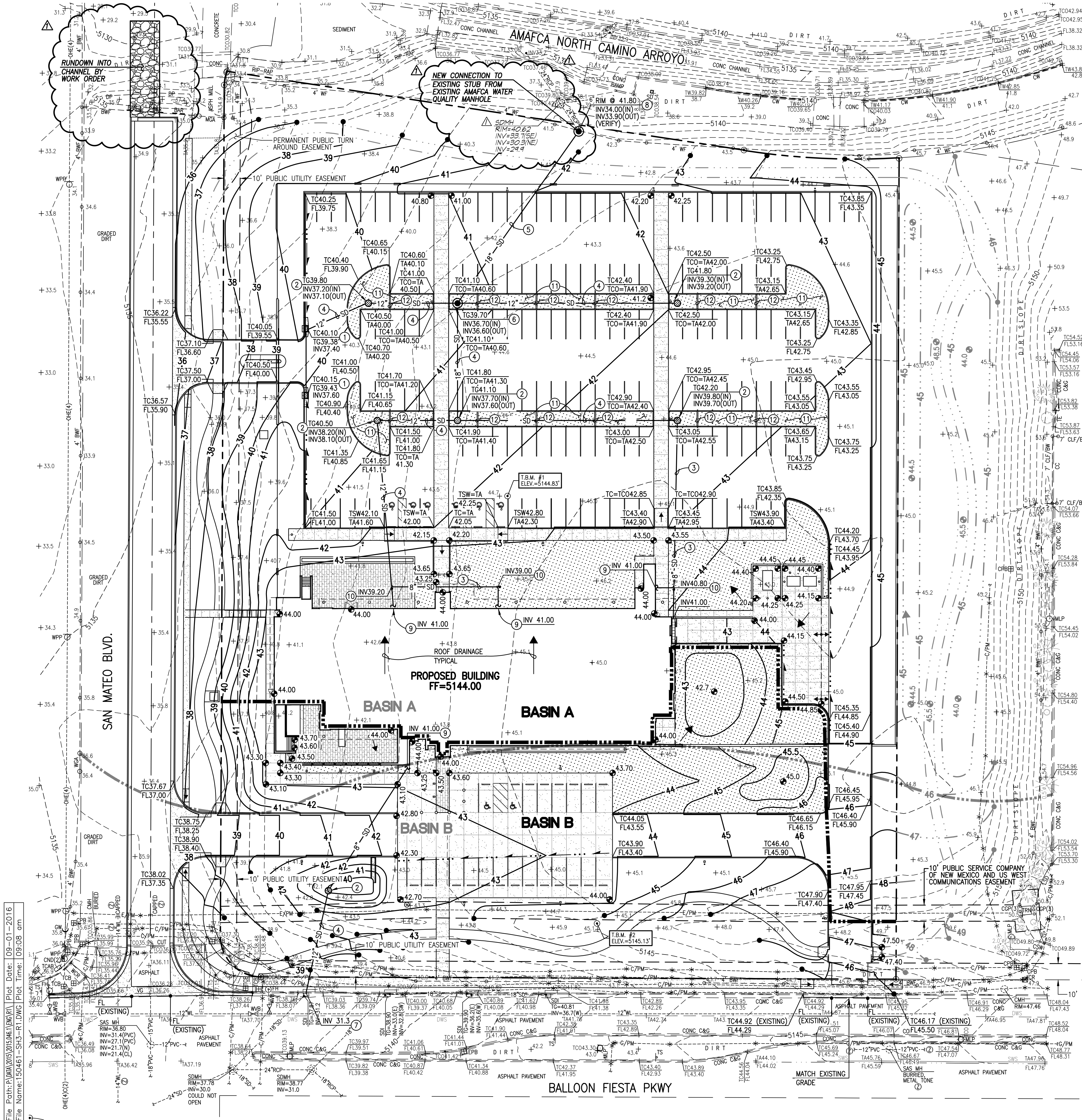
DESIGN PHASE: DRB Hearing  
 NOT FOR CONSTRUCTION

SHEET NUMBER: SHEET #3

9-1-2016  
 7-11-2016  
 Copyright © 2016 RMKM Architecture, P.C.

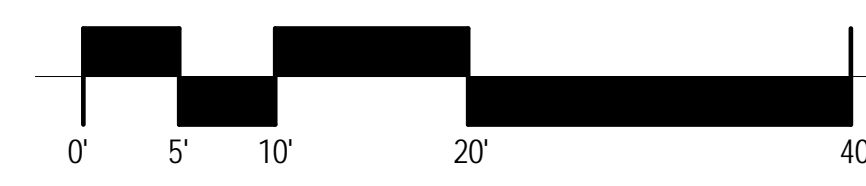
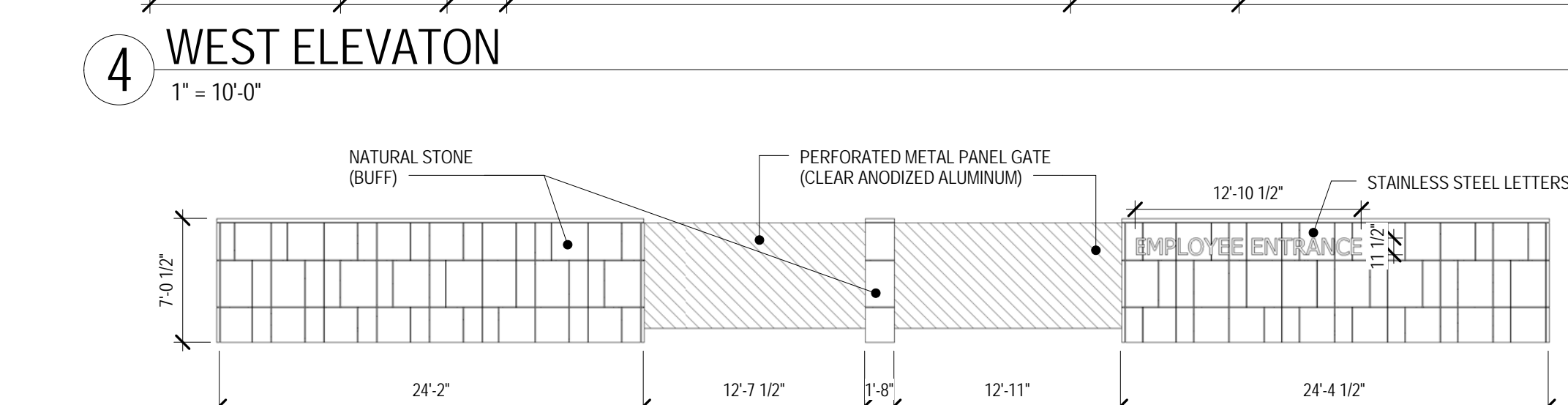
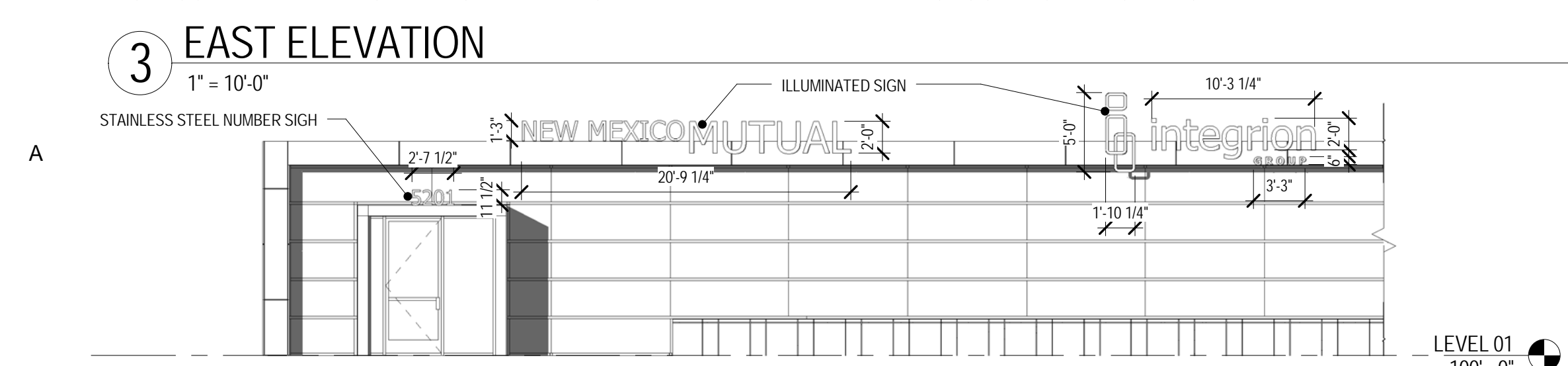
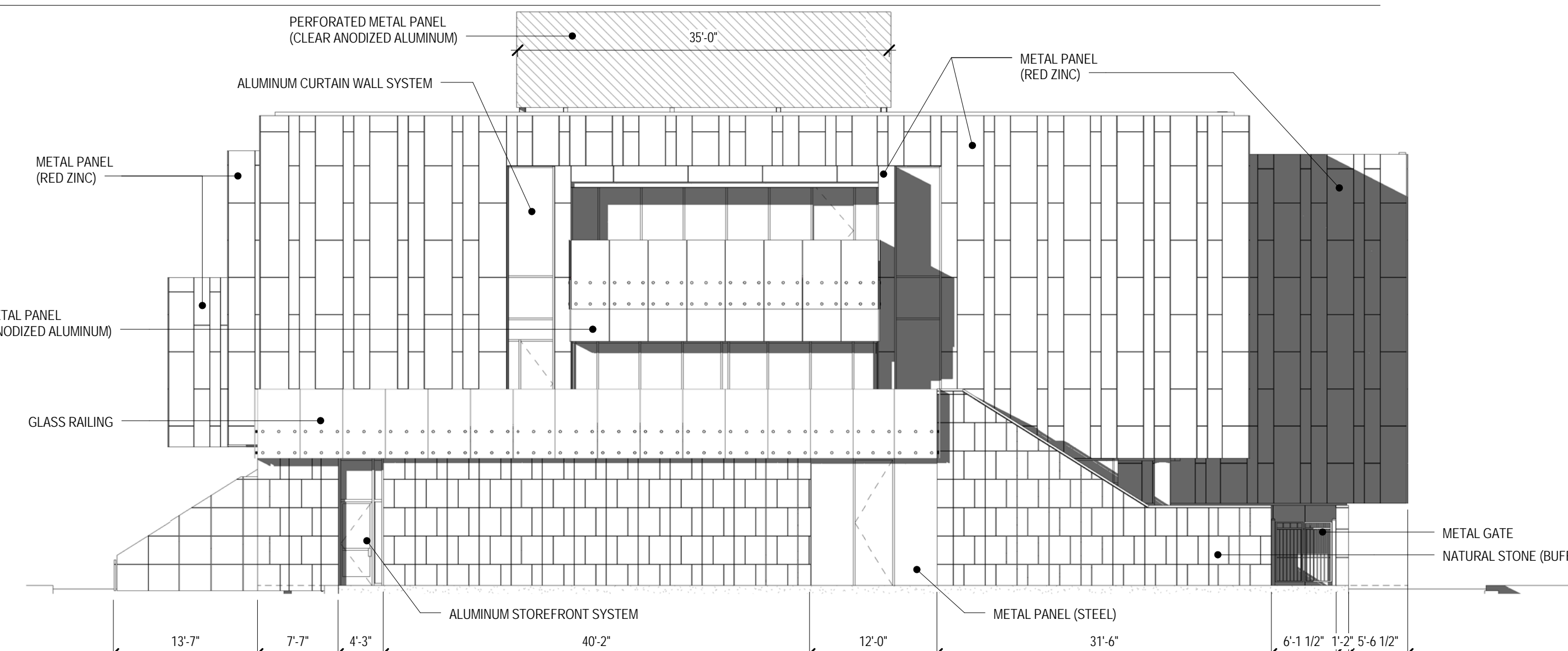
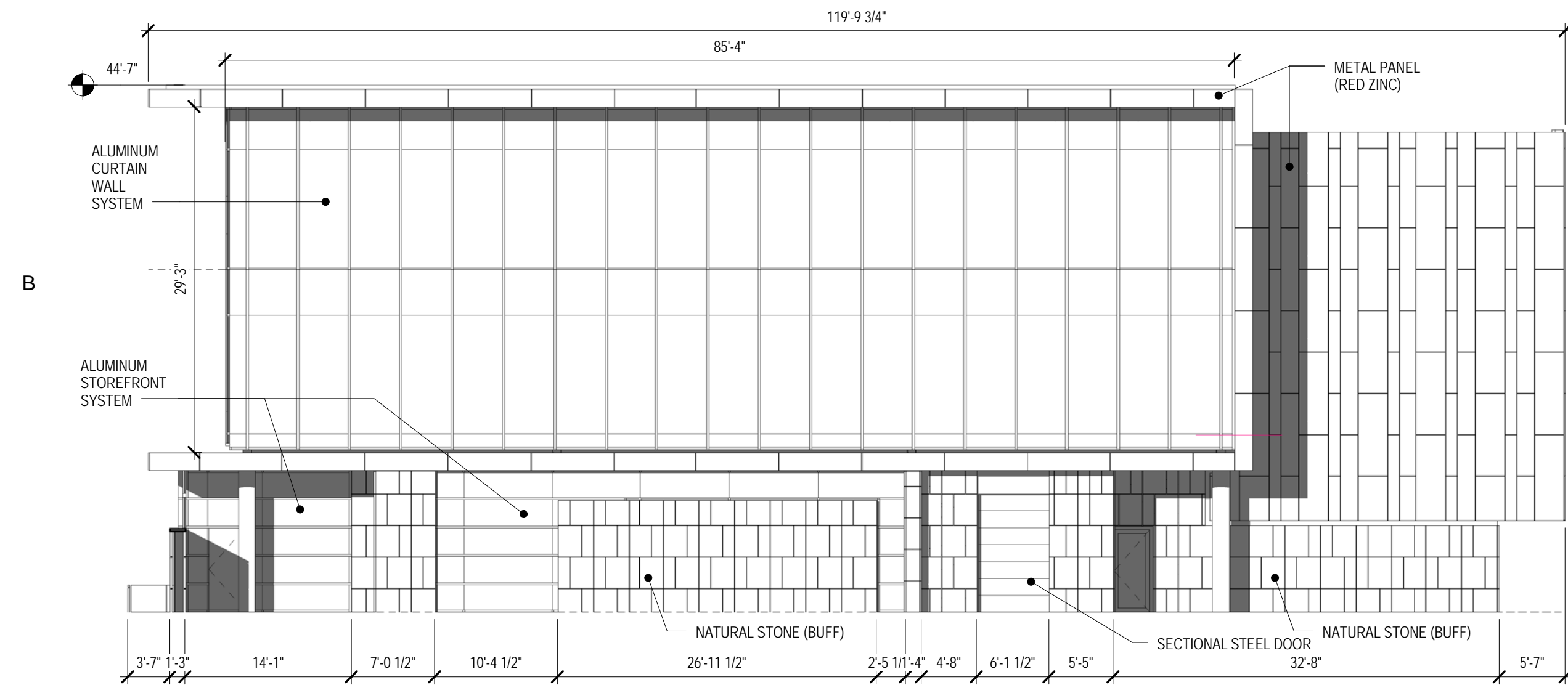
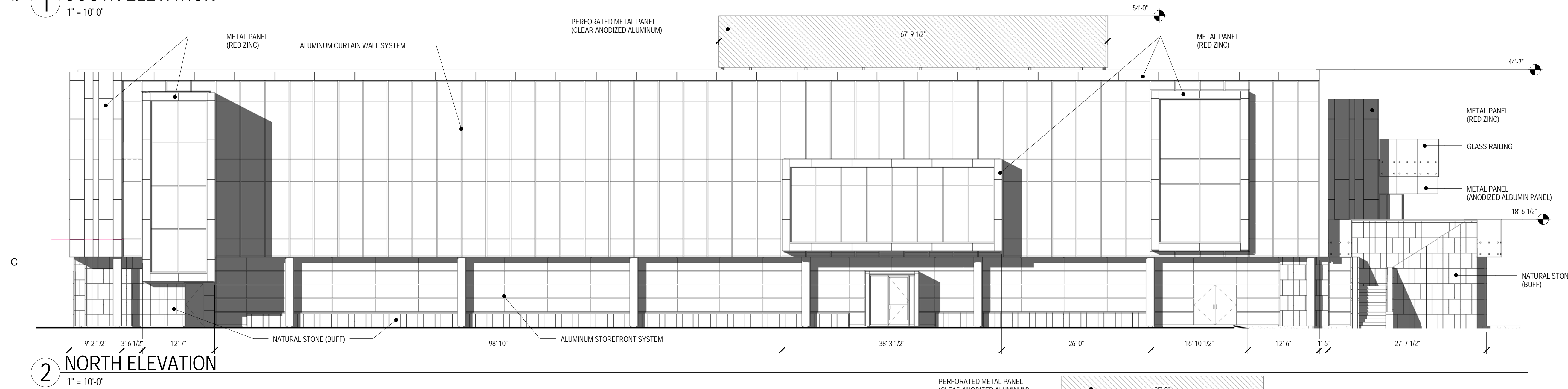
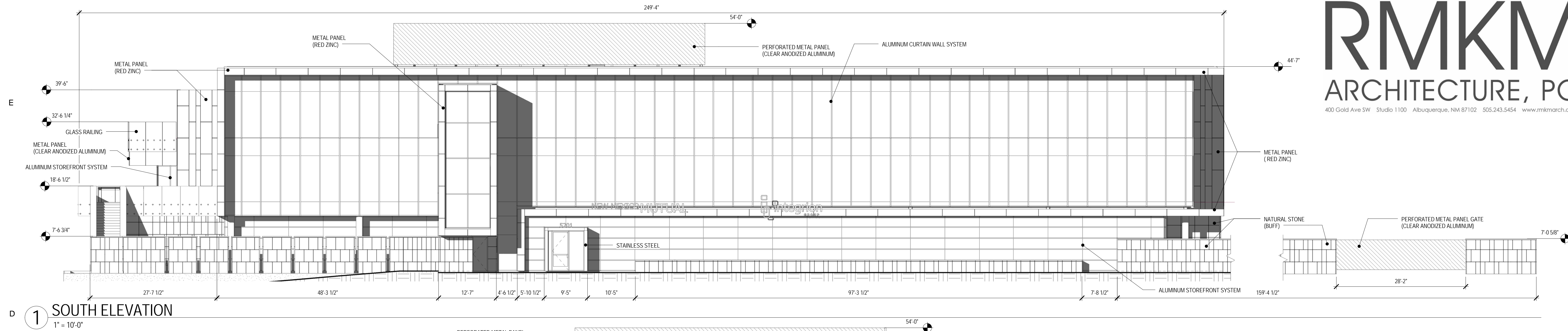


**SURVEY NOTE:**  
 THIS IS NOT A BOUNDARY SURVEY; DATA IS SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON THE PLAT OF RECORD AND A COMMITMENT FOR TITLE INSURANCE, PREPARED BY STEWART TITLE GUARANTY COMPANY, NMPS 14271, DATED 01/16/2007. THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 12/01/2015 (2015.046.2). SEE SHEET VF-101 FOR SURVEY.



File Path: P:\MVA\2015\046.1\DWG\1 Plot Date: 09-01-2016  
 File Name: 150461-SH3-R1.DWG Plot Time: 09:08 am





PROJECT: New Mexico Mutual  
 NM Mutual Home Office

SCALE: As Indicated

RMKM PROJECT NO.: 1513

DATE: 7/13/16

PROJECT MANAGER: [Redacted]

CHECKER: [Redacted]

DRAWN BY: [Redacted]

AUTHOR: [Redacted]

5201 Balloon Fiesta Parkway

SHEET TITLE: BUILDING ELEVATIONS

DESIGN PHASE: DRB Hearing

SHEET NUMBER: [Redacted]



### SITE PROJECT DATA

PROPERTY INFORMATION  
5201 BALLOON FIESTA PKWY, NE  
ALBUQUERQUE, NM, 87113

TRACT C-2-B, NORTH GATEWAY CONST.

ZONING  
SU-2 C

### PARKING

TOTAL BUILDING AREA: 58,335 SQ. FT.  
OFF STREET PARKING REGULATIONS BASED ON COA ZONING 14-16-3-1  
OFFICES - ONE SPACE PER 200 NET LEASABLE AREA ON FIRST FLOOR,  
ONE SPACE PER 300 NET ALL OTHER FLOORS:  
1ST FLOOR 13,705 NLSF / 200 NLSF PER SPACE = 69 SPACES  
2ND FLOOR 16,589 NLSF / 300 NLSF PER SPACE = 55 SPACES  
3RD FLOOR 17,071 NLSF / 300 NLSF PER SPACE = 57 SPACES  
TOTAL REQUIRED 181 SPACES  
TOTAL PROVIDED 184 SPACES

ACCESSIBLE PARKING SPACES REQUIRED 8 SPACES  
TOTAL PROVIDED 8 PROVIDED

MOTORCYCLE SPACES REQUIRED 5 SPACES  
MOTORCYCLE SPACES PROVIDED 6 SPACES

BICYCLE SPACES PROVIDED 10 SPACES  
BICYCLE SPACES PROVIDED 10 SPACES

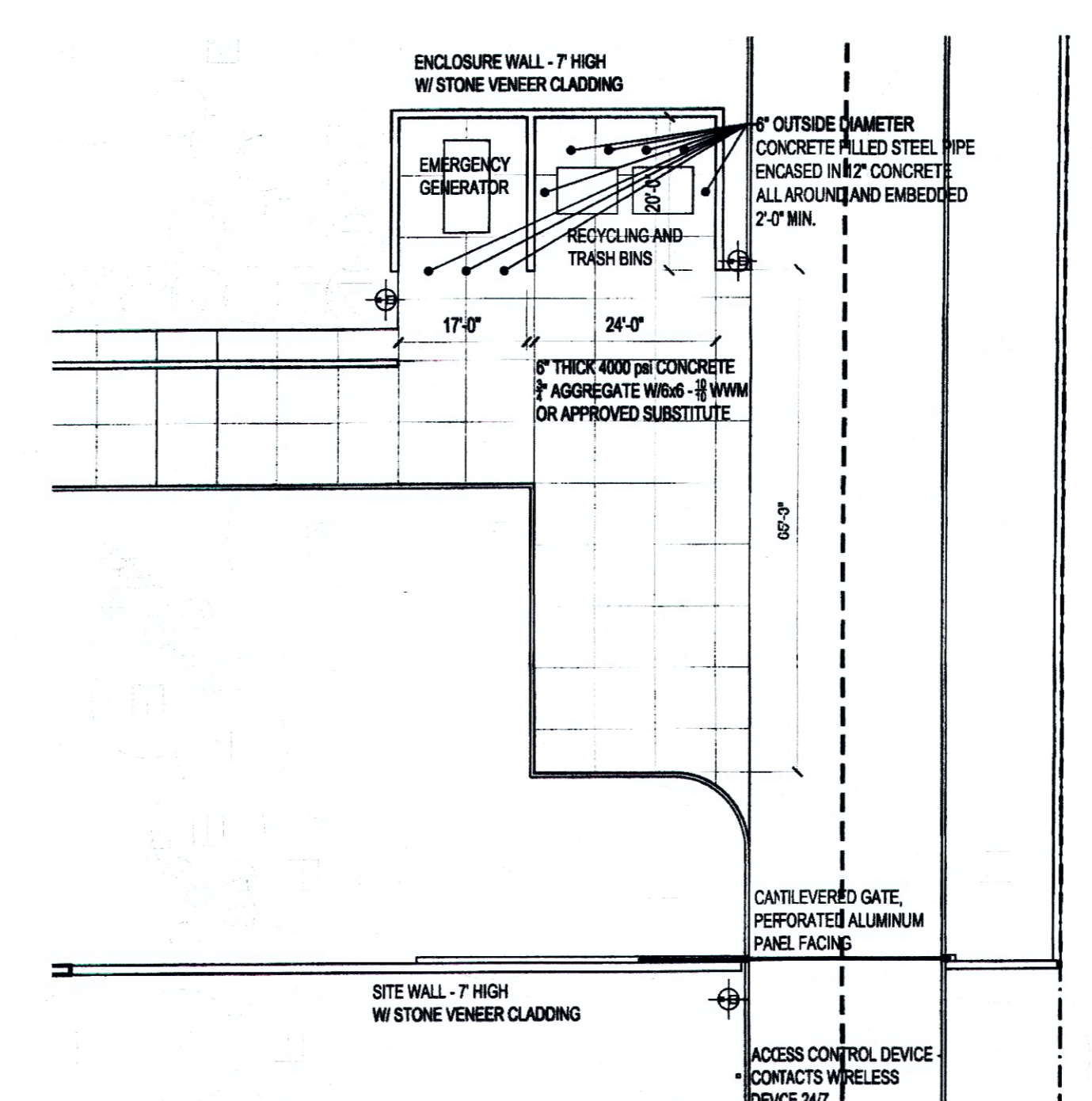
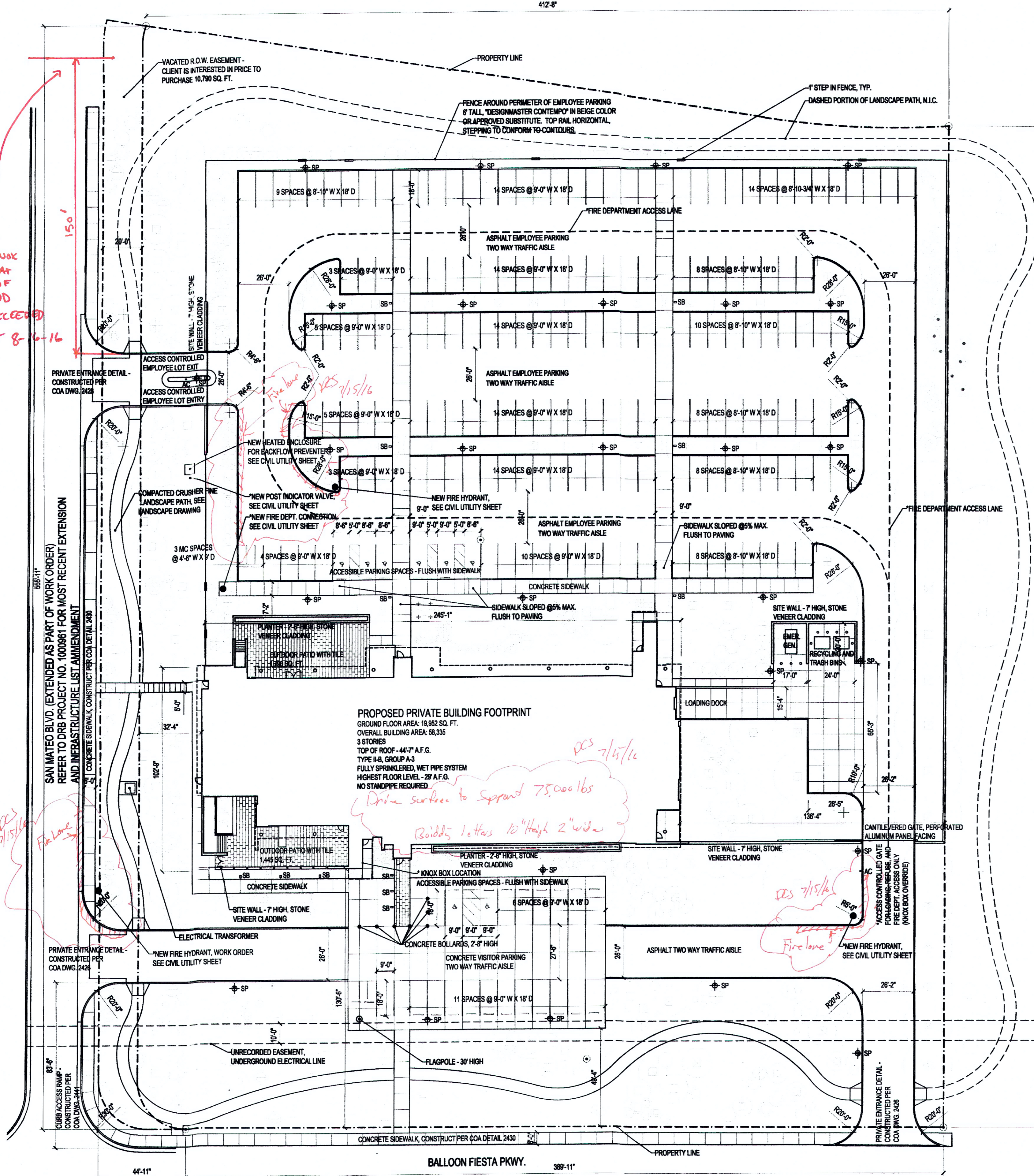
### SITE LIGHTING LEGEND

REFER TO ELECTRICAL DRAWINGS

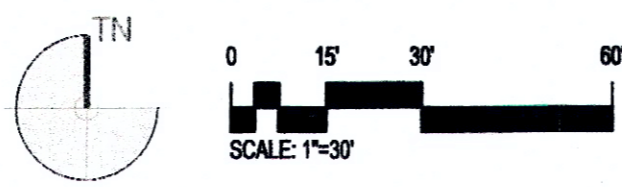
SP LED SITE POLE - 16' HIGH

SB LED SITE BOLLARD - 3' 6" HIGH

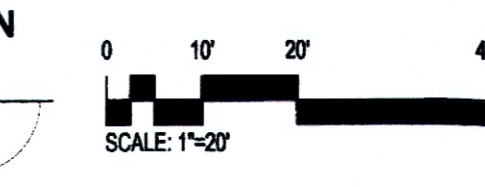
\*GATE AND KNOX BOX NEEDS AT 150' IN LIEU OF TURNAROUND IF 150' IS EXCEEDED  
Rpt. L. Coby 8-16-16  
MHZ 8-16-16



1 SITE PLAN  
1" = 30'-0"



2 REFUSE ENCLOSURE  
1" = 20'-0"



Cala Wilkins Stamp 7-13-16

### DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
City Engineer	Date
Environmental Health Department	Date
Fire Marshal	Date
DRB Chairperson, Planning Dept.	Date

PROJECT SCALE: 1" = 30'-0"  
PROJECT: New Mexico Mutual  
RMKM PROJECT NO.: 1513  
DATE: JULY 13, 2016  
PROJECT MANAGER: Chedler  
DRAWN BY: Author  
5201 Balloon Fiesta Parkway

SHEET TITLE: SITE PLAN  
DESIGN PHASE: DRB Hearing  
SHEET NUMBER: SHEET #1 - FIRE 1  
STATE OF NEW MEXICO  
MARK ROHDE  
NO. 1465  
REGISTERED ARCHITECT  
Copyright © 2016 RMKM Architecture, P.C.