



January 27, 2023

City of Albuquerque
Planning Department
Plaza del Soil Building
600 Second NW
Albuquerque, NM 87102

Re: 4401 Alexander Blvd NE
Site Plan – DRB Re-Submittal
Project Number: PR-2018-001252
Application Number SI-2022-02328

To Whom It May Concern,

On behalf of Curia New Mexico LLC (f/k/a Oso Biopharmaceuticals, LLC), Burns & McDonnell is pleased to resubmit this Site Plan – DRB as per public meeting comments stated on January 11th, 2023. Comments are either addressed within respective drawings or below.

1. 4-2 Allowed Uses, Table 4-2-1
 - a. Response: No change to existing uses for Project addition; Light Manufacturing as Primary Use, Office, Warehousing.
2. IDO 5-5 Parking Loading and 5-6 Landscaping, Buffering, Screening
 - a. Response: Per 5-5(B)(1)(b) Project expansion does trigger requirements. Project at completion of total gross area + use parking quantity complies. Required spaces by use is less than existing parking total spaces remaining after expansion. Interior landscaping area adjacent to expansion + existing interior landscaping complies. Existing perimeter buffering + screening is unaltered and complies.
3. 5-7 Walls and Fences Permitting
 - a. Response: Interior fence screening shall be permitted. It is noted in 5-6, NR-GM does not specifically require screening.
4. Signage must comply with the previous development plan. And/or IDO section 5-12 for NR-GM.
 - a. Response: Existing site signage is understood complies and remains unaltered. Project includes two new building mounted illuminated channel letter signs in compliance with 5-12.
5. Structures, especially those made of metal, should not be within or near PNM facilities and easements without close coordination with and clearance by PNM.
 - a. Response: Project does not have any structures within or near, N/A.



6. Need to show the various square footage types of use in all buildings, both old and new. Must show detailed, combined parking calculations based on each of those specific use requirements, as per IDO section 5-5(c), Table 5-5-1, including total required and provided.
 - a. Response: Refer to drawing number CS100.

7. New or replaced Signage must be submitted under separate Sign permit, and must meet all requirements for the Renaissance Center Master Plan, or where silent, IDO section 5-12, Table 5-12-2.
 - a. Response: Existing site signage is understood complies and remains unaltered. Project includes two new building mounted illuminated channel letter signs in compliance with 5-12.
 - b. Reference: Renaissance Center Master Plan, Response: Note IDO Zone Atlas does not identify requirement and was unknown constraint for Owner and Design Team until DRB advised. It is now understood Project parcel is scoped by being within 5,000 ft of the exterior boundary of Renaissance Center 2 Subdivision, as per the Master Plan "Exhibit A - The Development Area." It is understood Tierra West LLC manages submissions for the Master Plan's Architectural Improvement Committee. As of this date submission has been provided to Tierra West LLC and their review is not yet completed. Subsequent approval or response to comments will be provided to DRB when received by Design Team.

Burns & McDonnell looks forward to working with the Planning Department Staff throughout the approval process. Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Joseph A. Lavender".

Joseph A. Lavender, P.E.
jlavender@burnsmcd.com
(913) 289-3619

cc: Amber Yount, Burns & McDonnell
Adam Lysiak, Curia Global



| | | |
|---|--|--|
| Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. | | |
| SUBDIVISIONS | <input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2) | <input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2) |
| <input type="checkbox"/> Major – Preliminary Plat (Forms S & S1) | <input type="checkbox"/> Amendment to Site Plan (Forms P & P2) | <input type="checkbox"/> Vacation of Public Right-of-way (Form V) |
| <input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1) | MISCELLANEOUS APPLICATIONS | <input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V) |
| <input type="checkbox"/> Extension of Preliminary Plat (Form S1) | <input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1) | <input type="checkbox"/> Vacation of Private Easement(s) (Form V) |
| <input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2) | <input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2) | PRE-APPLICATIONS |
| <input type="checkbox"/> Minor - Final Plat (Forms S & S2) | <input type="checkbox"/> Temporary Deferral of SW (Form V2) | <input type="checkbox"/> Sketch Plat Review and Comment (Form S2) |
| <input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2) | <input type="checkbox"/> Sidewalk Waiver (Form V2) | <input type="checkbox"/> Sketch Plan Review and Comment (Form P2) |
| SITE PLANS | <input type="checkbox"/> Waiver to IDO (Form V2) | APPEAL |
| <input checked="" type="checkbox"/> DRB Site Plan (Forms P & P2) | <input type="checkbox"/> Waiver to DPM (Form V2) | <input type="checkbox"/> Decision of DRB (Form A) |
| BRIEF DESCRIPTION OF REQUEST | | |
| Two story expansion; Aseptic Manufacturing Packaging, Office type support, Utility Space | | |

| | | |
|--|---------------------------------------|--------------------------------------|
| APPLICATION INFORMATION | | |
| Applicant/Owner: Curia New Mexico, LLC (f/k/a Oso Biopharmaceutical, LLC) c/o Adam Lysiak | | Phone: (908) 752-9244 |
| Address: 26 Corporate Circle | | Email: Adam.Lysiak@curiaglobal.com |
| City: Albany | State: NY | Zip: 12203 |
| Professional/Agent (if any): Burns & McDonnell c/o Joe Lavender | | Phone: (913) 289-3619 |
| Address: 3501 E. Speedway Blvd Suite 245 | | Email: jlavender@burnsmcd.com |
| City: Tucson | State: AZ | Zip: 85716 |
| Proprietary Interest in Site: No | List all owners: Single owner (above) | |
| SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.) | | |
| Lot or Tract No.: B | Block: 5 | Unit: |
| Subdivision/Addition: Sundt's Industrial Center | MRGCD Map No.: | UPC Code: 101606106405930310 |
| Zone Atlas Page(s): F-16-Z | Existing Zoning: NR-GM | Proposed Zoning: NR-GM |
| # of Existing Lots: 1 | # of Proposed Lots: 1 | Total Area of Site (Acres): 11.86 AC |
| LOCATION OF PROPERTY BY STREETS | | |
| Site Address/Street: 4401 Alexander Blvd. NE | Between: Alexander Blvd. NE | and: Montbel Pl. NE |
| CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.) | | |
| PR-2018-01252 ; SI-2018-00263 , SI-2019-00357 , SI-2022-0401 | | |

Re-submittal Date: January 27, 2023

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

| | |
|----------------------------------|---|
| Signature: | Date: November 28, 2022 |
| Printed Name: Joseph A. Lavender | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

FORM P2: SITE PLAN – DRB

Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized* with the Development Review Application and this Form P2 at the front followed by the remaining documents *in the order provided on this form*.

SKETCH PLAN – DRB

SITE PLAN – DRB

MAJOR AMENDMENT TO SITE PLAN – DRB

EXTENSION OF SITE PLAN – DRB:

- Interpreter Needed for Hearing? No if yes, indicate language: _____
- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (*not required for Extension*)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(l)(3)
- N/A Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)
Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.
- ✓ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (*not required for Extension*)
- N/A Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C) (*not required for extension*)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - Completed neighborhood meeting request form(s)
 - If a meeting was requested or held, copy of sign-in sheet and meeting notes
- ✓ Sign Posting Agreement
- ✓ Required notices with content per IDO Section 14-16-6-4(K)(1) (*not required for extension*)
 - Office of Neighborhood Coordination notice inquiry response
 - Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
- ✓ Completed Site Plan Checklist
- ✓ Site Plan and related drawings
- N/A Copy of the original approved Site Plan or Master Development Plan (*for amendments and extensions*)
- N/A Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)
- N/A Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units
- N/A Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2.)(d.) if site is within a designated landfill buffer zone
- N/A Infrastructure List, if required

FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS - EPC

Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized* with the Development Review Application and this Form P2 at the front followed by the remaining documents *in the order provided on this form*.

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Solid Waste Department signature on Site Plan
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- Approved Grading and Drainage Plan
- Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (*not required for Master Development Plans*)
- Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- Site Plan and related drawings
- Infrastructure List, if require

FORM P: PRE-APPROVALS/SIGNATURES

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal Description & Location: 4401 Alexander Blvd. NE

Track B Block 5 Plat Of Tracts A & B Block 5 Sundt's Industrial Center 11.86 AC

Job Description: Two story expansion of existing building; Aseptic Manufacturing Packaging, Office type support,Utility Space

Hydrology:

- Grading and Drainage Plan X Approved NA
- AMAFCA Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Hydrology Department

11/7/2022
Date

Transportation:

- Traffic Circulations Layout (TCL) Approved NA
- Traffic Impact Study (TIS) Approved NA
- Neighborhood Impact Analysis (NIA) Approved NA
- Bernalillo County Approved NA
- MRCOG Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Transportation Department

Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Water/Sewer Availability Statement/Serviceability Letter Approved NA
- ABCWUA Development Agreement Approved NA
- ABCWUA Service Connection Agreement Approved NA

ABCWUA

Date

- Infrastructure Improvements Agreement (IIA*) Approved NA
- Solid Waste Department Signature on the plan Approved NA
- Fire Marshall Signature on the plan Approved NA

* Prior to Final Site Plan approval submittals (include a copy of the recorded IIA)

CITY OF ALBUQUERQUE



Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

November 3, 2022

Joe Lavender
Burns & McDonnell
3501 E. Speedway Blvd Suite 245
Tucson, AZ 85716

**RE: Curia Building Addition
34401 Alexander Blvd. NE Albuquerque, NM 87107
Grading and Drainage Plan (F16D003B1)
Engineers Stamp Date 10/25/2022**

PO Box 1293

Mr. Lavender,

Based upon the information provided in your submittal this project is approved for Building Permit.

Albuquerque

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

If you have any questions, please contact me at 924-3999.

www.cabq.gov

Sincerely,

Shahab Biazar, P.E., CFM
City Engineer
Planning Department
Development Review Services

C: F16D003B1



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (___# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
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- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



October 25, 2022

City of Albuquerque
Planning Department
Plaza del Soil Building
600 Second NW
Albuquerque, NM 87102

Re: Curia Building Addition
4401 Alexander Blvd NE Albuquerque, NM 87107
Grading and Drainage Plan (F16D003B1)
Letter of Response

To Whom It May Concern,

On behalf of Curia New Mexico LLC (f/k/a Oso Biopharmaceuticals, LLC), Burns & McDonnell is pleased to submit this Letter of Response to the Grading and Drainage Plan (F16D003B1) comments received September 20, 2022. Response to comments are located below in italics and on enclosed drawings.

- 1) This site is under runoff discharge restriction of 0.10 cfs/acre.
The runoff discharge of 0.10 cfs/acre is not applicable to this project due to a 2018 approved Grading and Drainage Plan F16D003B1 (attached).
- 2) All runoff from this site must be routed through the existing detention pond. The detention pond must be analyzed to ensure it does not exceed the allowable discharge.
Runoff from a Basin 1 is routed to the existing detention pond.
- 3) Part of the site appears to drain to Montbel Loop via a concrete rundown. This may be allowed if the overall discharge from the site does not exceed the allowable discharge.
Runoff from Basin 2 is routed concrete rundown. This condition is an existing condition approved by the 2018 Grading and Drainage Plan.
- 4) Provide detail elevation and finished contours around the building and beyond to show how it will tie to the existing grades. To the north the Finished Floor elevation is nearly 6' about the exiting grade. Are there going to be stem walls. Provide cross-sections.
Finish grade and cross section are included on drawing CG102 Enlarged Grading & Drainage Plan.
- 5) First Flush Volume requirement calculations must be provided. How will the first flush volume requirement be handled?
First Flush Volume calculations are included in CG101 Overall Grading & Drainage Plan. The existing / proposed detention pond retains the First Flush within



the volume from bottom of pipe to bottom of pond.

- 6) If the existing pond is going to be modified a new Pond Maintenance & Covenant must be provided. Since most of the existing pond falls within the adjacent site, is there an existing pond easement to allow this site drains to it.
The existing pond will not be modified.

Burns & McDonnell looks forward to working with the City of Albuquerque Planning Department throughout the approval process. Please contact Joe Lavender (jlavender@burnsmcd.com) with questions or concerns.

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cc: Amber Yount, Burns & McDonnell
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Planning Department
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C: F16D003B1



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COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

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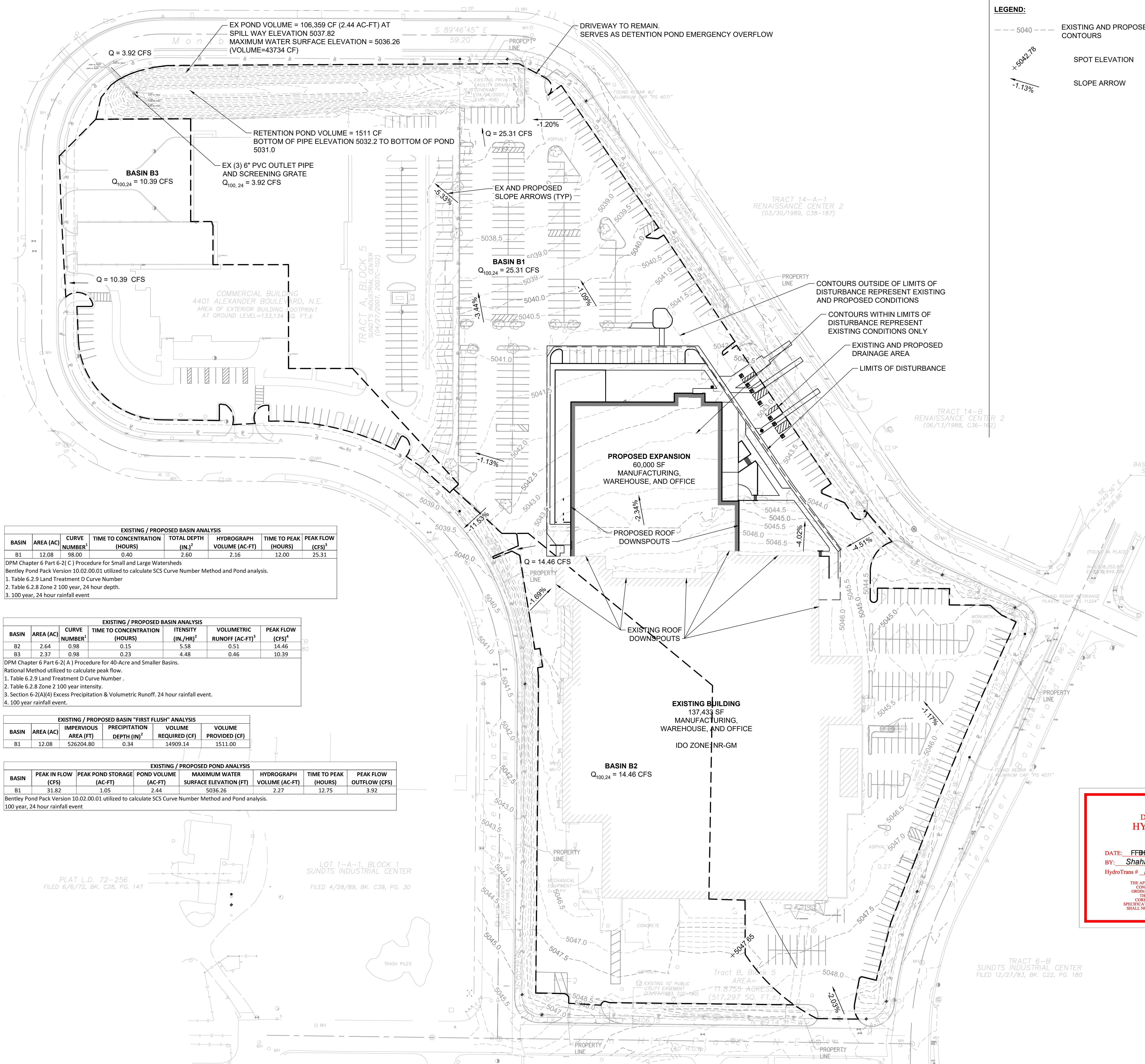
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Sincerely,

A handwritten signature in blue ink that reads "Joseph A. Lavender".

Joseph A. Lavender, P.E.
jlavender@burnsmcd.com
(913) 289-3619

cc: Amber Yount, Burns & McDonnell
Adam Lysiak, Curia Global



LEGEND:

- 5040 --- EXISTING AND PROPOSED CONTOURS
- SPOT ELEVATION
- ↘ SLOPE ARROW

EXECUTIVE SUMMARY

THE PURPOSE OF CURIA'S NEW MEXICO EXPANSION PROJECT (PROJECT) IS TO INCREASE MANUFACTURING AND WAREHOUSE CAPACITY. THE EXPANSION OF THE EXISTING 137,000 SQUARE FOOT BUILDING TO THE NORTH BY APPROXIMATELY 60,000 SQUARE FEET TOTAL THE GROSS FLOOR AREA TO APPROXIMATELY 197,000 SQUARE FEET.

THE PROJECT'S GRADING AND DRAINAGE ANALYSIS EITHER MATCHES OR IS LESS THAN THE GRADING AND DRAINAGE ANALYSIS PERFORMED IN PLANNING DEPARTMENT HYDROLOGIC FILE : F16D003B1. BASED UPON A CONVERSATION BETWEEN THE PLANNING DEPARTMENT AND BURNS & McDONNELL, THE HYDROLOGIC FILE : F16D003B1 IS THE AGREED UPON DESIGN STANDARD FOR THIS PROJECT.

GRADING, AND RESULTANT CHANGE IN TOPOGRAPHY, SHALL NOTE TAKE PLACE IN THIS PROJECT. PROPOSED BASIN ENGINEERING PARAMETERS ARE EQUAL TO EXISTING BASIN ENGINEERING PARAMETERS. THE EXISTING POND DOES NOT REQUIRE MODIFICATION TO RETAIN "FIRST FLUSH" RUN OFF.

EXISTING / PROPOSED CONDITION

THE EXISTING TOPOGRAPHY DIVIDES THE SITE INTO 3 BASINS. THE PROPOSED PROJECT DOES NOT IMPACT THE EXISTING TOPOGRAPHY OR BASINS.

TOTAL FLOW OF 25.31 CFS FROM BASIN 1 FLOWS TO THE DETENTION POND LOCATED AT THE NORTHWEST CORNER OF THE SITE. BASED ON THE ANALYSIS AT A PEAK INFLOW RATE OF 25.31 CFS, THE MAXIMUM WATER SURFACE ELEVATION OF 5036.26 FT. THE EXISTING POND HAS A VOLUME OF 106,359 CF WITH A SPILLWAY ELEVATION OF 5037.82 AT THE NORTHERN DRIVEWAY. AS NOTED IN THE PRICE CLUB DRAINAGE REPORT, THIS DRIVEWAY WAS DESIGNED AS THE EMERGENCY OVERFLOW IN THE EVENT THE OUTLET PIPE BECOMES CLOGGED. THE TOP OF POND EMBANKMENT IS AT AN ELEVATION OF 5038.20 FT. THIS PROVIDES 1.94 FEET OF FREEBOARD DURING A 100 YEAR, 24 HOUR EVENT. THE PEAK DISCHARGE FROM THE EXISTING DETENTION POND WITH THREE 6 INCH OUTLET IS 3.92 CFS.

OUTLET PIPES FOR THE EXISTING PRIVATE STORMWATER POND (COVENANT A135-0408, 04/04/217) SHALL BE INSPECTED FOR PROPER SCREENING DEVICES TO ENSURE REMOVAL OF GROSS POLLUTANTS (DEBRIS 2" AND LARGER) PRIOR TO DISCHARGE FROM THE SITE.

EXISTING / PROPOSED BASIN ANALYSIS

| BASIN | AREA (AC) | CURVE NUMBER | TIME TO CONCENTRATION (HOURS) | TOTAL DEPTH (IN.) ² | HYDROGRAPH VOLUME (AC-FT) | TIME TO PEAK (HOURS) | PEAK FLOW (CFS) ¹ |
|-------|-----------|--------------|-------------------------------|--------------------------------|---------------------------|----------------------|------------------------------|
| B1 | 12.08 | 98.00 | 0.40 | 2.60 | 2.16 | 12.00 | 25.31 |

DPM Chapter 6 Part 6-2(C) Procedure for Small and Large Watersheds
Bentley Pond Pack Version 10.02.00.01 utilized to calculate SCS Curve Number Method and Pond analysis.
1. Table 6.2.9 Land Treatment D Curve Number
2. Table 6.2.8 Zone 2 100 year, 24 hour depth.
3. 100 year, 24 hour rainfall event

EXISTING / PROPOSED BASIN ANALYSIS

| BASIN | AREA (AC) | CURVE NUMBER | TIME TO CONCENTRATION (HOURS) | INTENSITY (IN./HR) ² | VOLUMETRIC RUNOFF (AC-FT) ³ | PEAK FLOW (CFS) ¹ |
|-------|-----------|--------------|-------------------------------|---------------------------------|--|------------------------------|
| B2 | 2.64 | 0.98 | 0.15 | 5.58 | 0.51 | 14.46 |
| B3 | 2.37 | 0.98 | 0.23 | 4.48 | 0.46 | 10.39 |

DPM Chapter 6 Part 6-2(A) Procedure for 40-Acre and Smaller Basins.
Rational Method utilized to calculate peak flow.
1. Table 6.2.9 Land Treatment D Curve Number .
2. Table 6.2.8 Zone 2 100 year intensity.
3. Section 6-2(A)(H) Excess Precipitation & Volumetric Runoff. 24 hour rainfall event.
4. 100 year rainfall event.

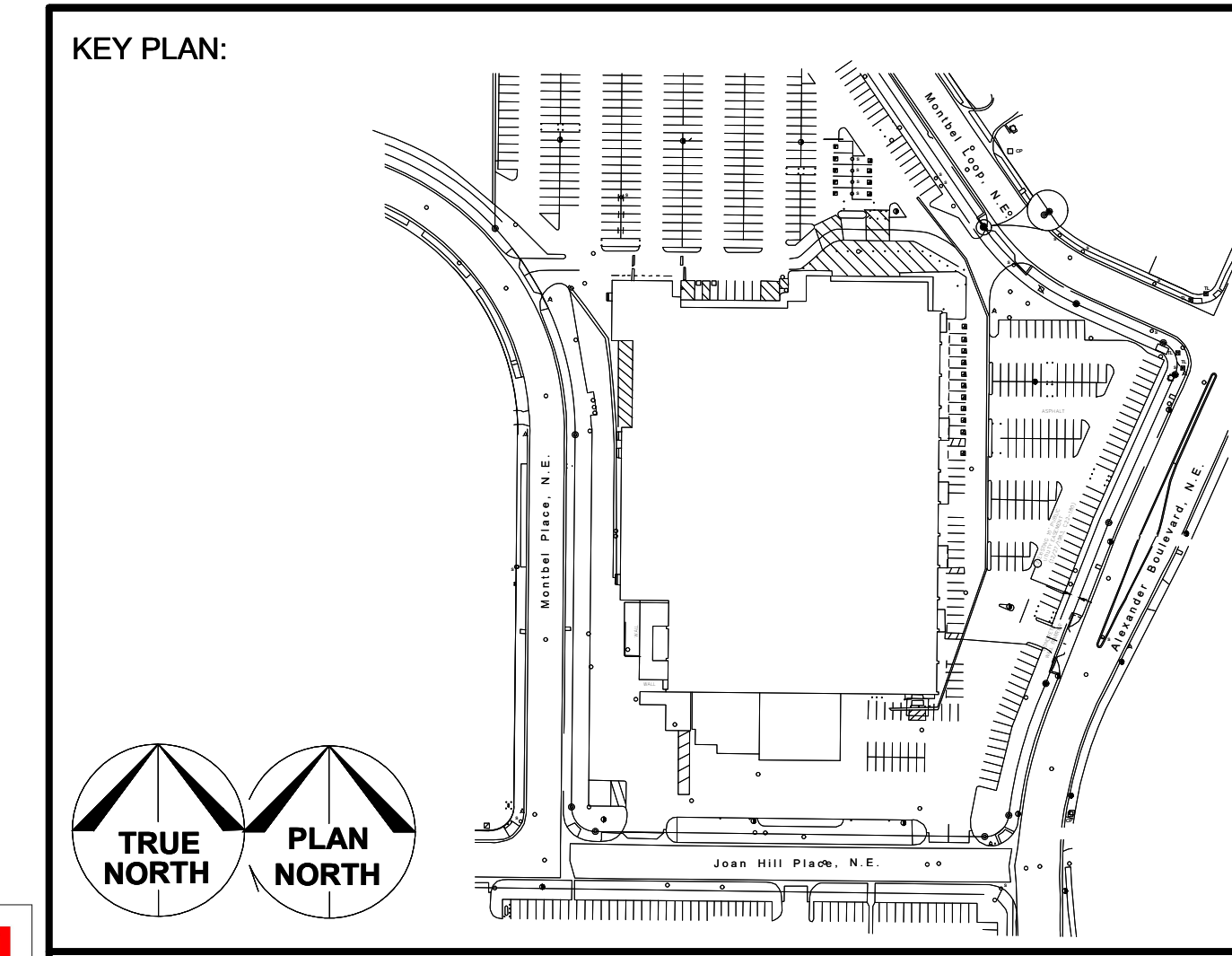
EXISTING / PROPOSED BASIN "FIRST FLUSH" ANALYSIS

| BASIN | AREA (AC) | IMPERVIOUS AREA (FT) | PRECIPITATION DEPTH (IN.) ² | VOLUME REQUIRED (CF) | VOLUME PROVIDED (CF) |
|-------|-----------|----------------------|--|----------------------|----------------------|
| B1 | 12.08 | 526204.80 | 0.34 | 14909.14 | 1511.00 |

EXISTING / PROPOSED POND ANALYSIS

| BASIN | PEAK IN FLOW (CFS) | PEAK POND STORAGE (AC-FT) | POND VOLUME (AC-FT) | MAXIMUM WATER SURFACE ELEVATION (FT) | HYDROGRAPH VOLUME (AC-FT) | TIME TO PEAK (HOURS) | PEAK FLOW OUTFLOW (CFS) |
|-------|--------------------|---------------------------|---------------------|--------------------------------------|---------------------------|----------------------|-------------------------|
| B1 | 31.82 | 1.05 | 2.44 | 5036.26 | 2.27 | 12.75 | 3.92 |

Bentley Pond Pack Version 10.02.00.01 utilized to calculate SCS Curve Number Method and Pond analysis.
100 year, 24 hour rainfall event



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: FFB/DECS
BY: Shahab Blazar
HydroTrans # F16D003B1

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSIDERED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR REVISION OR COMPLETION OF PLANS, SPECIFICATIONS, OR CONSTRUCTION. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

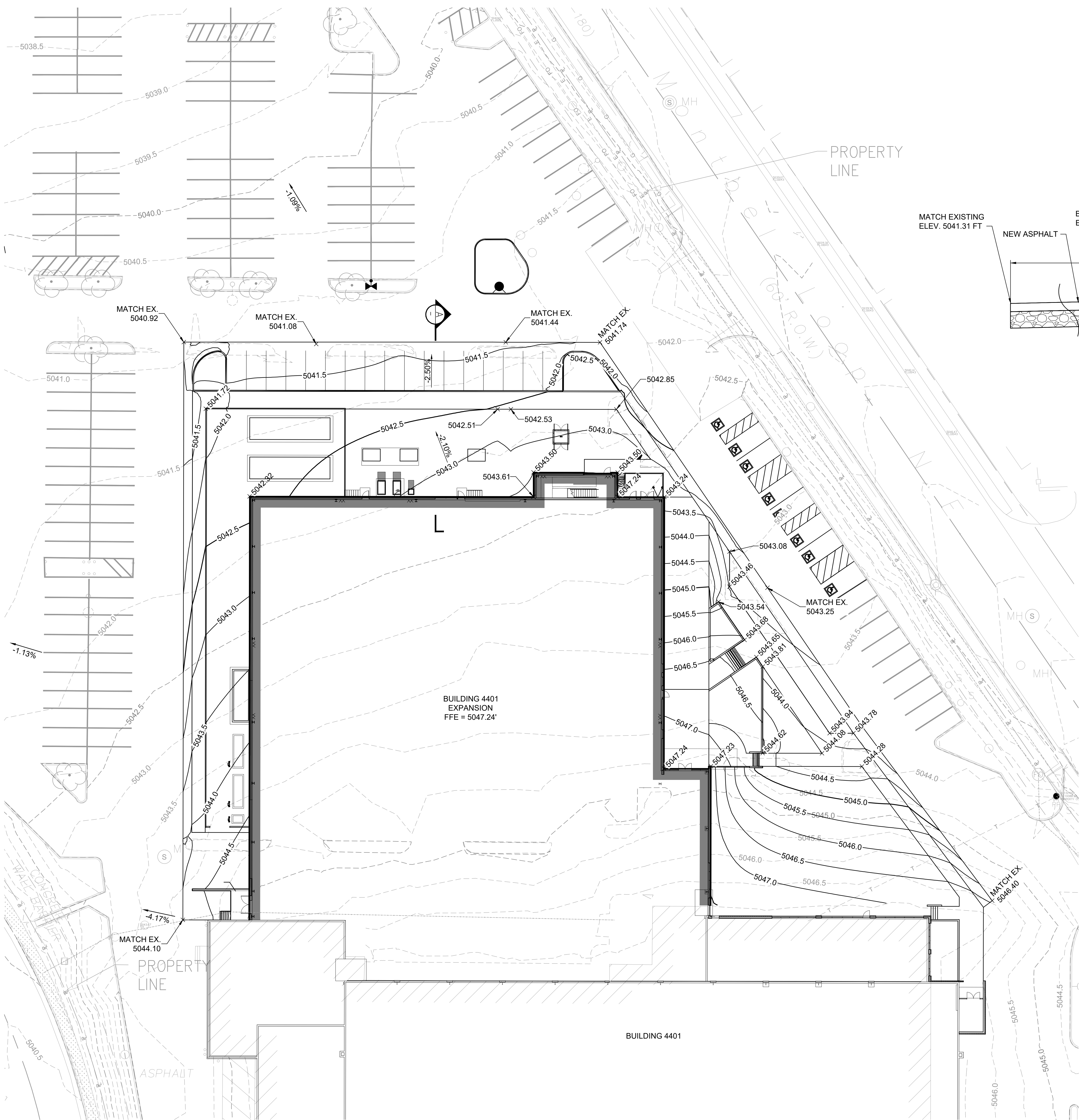
ARCHITECTS/ENGINEERS:

BURNS & McDONNELL
9400 WARD PARKWAY
KANSAS CITY, MO 64114

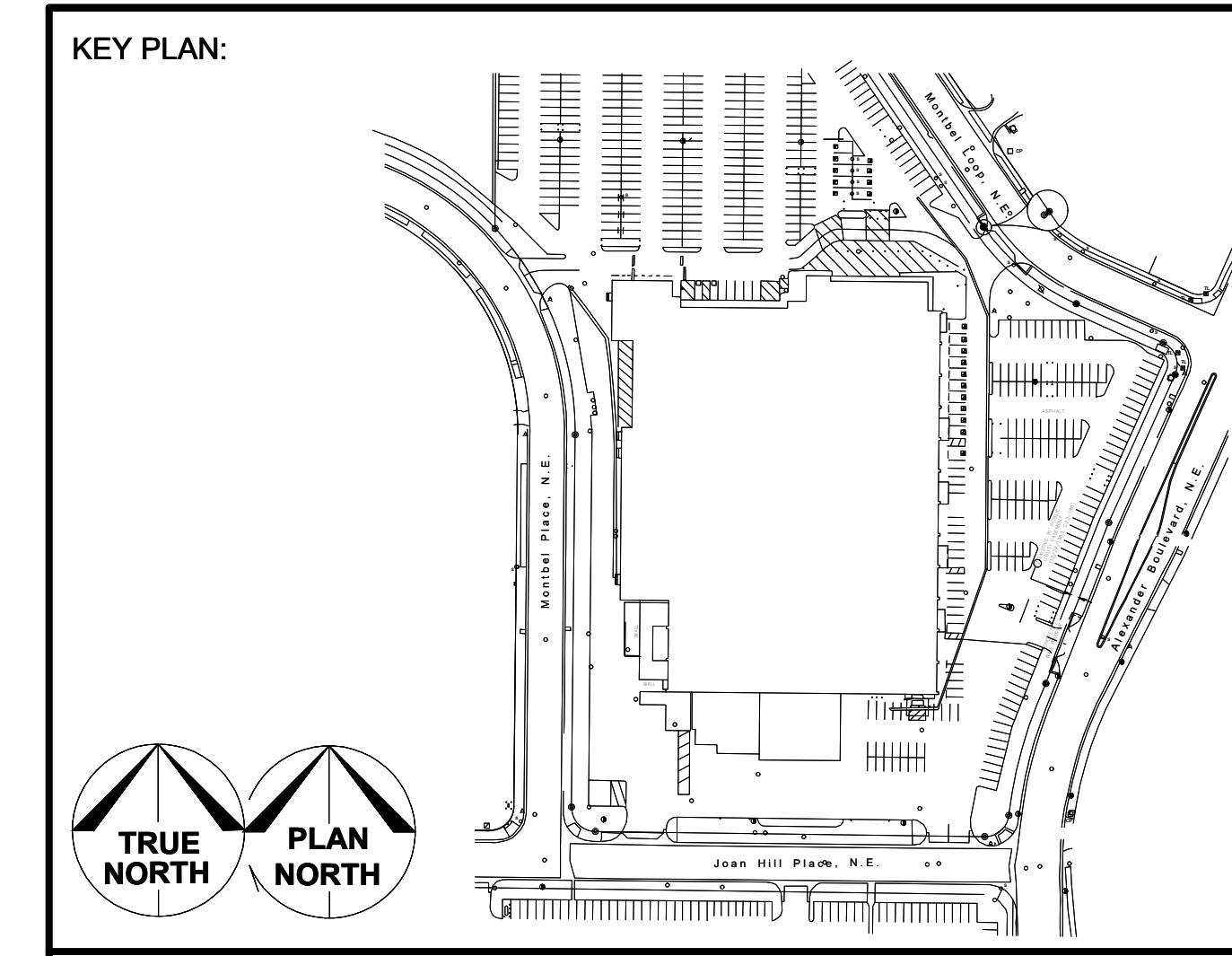
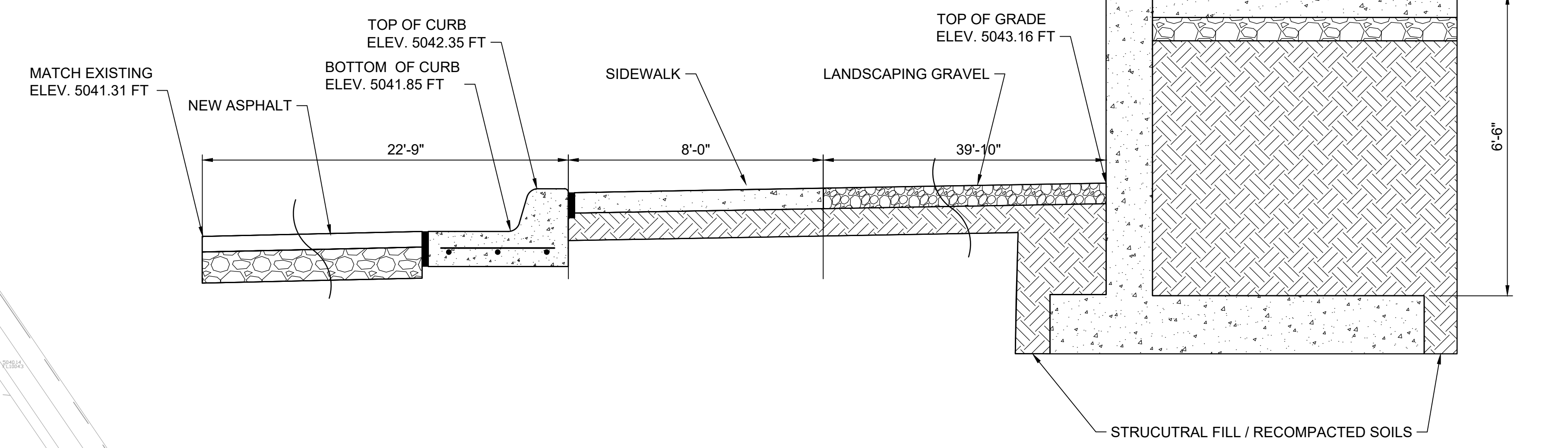
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Oct 25 2022 8:04 PM



- LEGEND:**
- 5040 --- EXISTING CONTOURS
 - 5040 — PROPOSED CONTOURS
 - + 5042.78 SPOT ELEVATION
 - 1.13% SLOPE ARROW



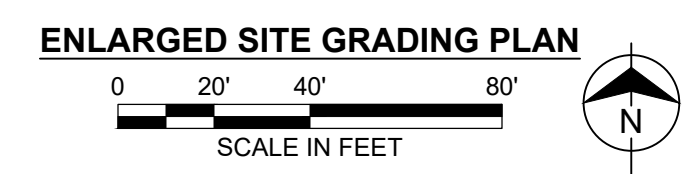
City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED
 DATE: 11/3/2022
 BY: Shahab Blazar
 HydroTrans # F16D003B1

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE
 CONSIDERED A PERMIT VIOLATION OF ANY CITY
 ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT
 THE CITY OF ALBUQUERQUE FROM REQUIRING
 CORRECTION, OR ERROR, OR DIMENSIONS IN PLANS,
 SPECIFICATIONS, OR CONSTRUCTIONS, SUCH APPROVED PLANS
 SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT
 AUTHORIZATION.

ARCHITECTS/ENGINEERS:

**BURNS
MEDONNELL**
 9400 WARD PARKWAY
 KANSAS CITY, MO 64114

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FOR CONSTRUCTION**



Oct 25 2022 8:05 PM

| | | |
|----------------------------------|---------------------|---|
| A 10/19/22 ISSUED FOR REVIEW | | SE JL |
| DESIGNED / DRAWN: S. ENGEMANN | LOCATION: | curia 4401 ALEXANDER BLVD. NE ALBUQUERQUE, NEW MEXICO, 87109 CIVIL 4401 |
| ENGINEER REVIEW: J. LAVENDER | EQUIPMENT FILE NO.: | |
| DATE: 10/25/2022 | SCALE: 1"=20' | PLOT: 1:1 |
| DRAWING NUMBER: CG102 | SIZE: E1 | BUILDING 4401 ENLARGED SITE GRADING PLAN |

CURIA BIOPHARMACEUTICALS MANUFACTURING, LLC ISSUES THIS PROPRIETARY STATEMENT: ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED ARE THE PROPERTY OF CURIA PHARMACEUTICALS MANUFACTURING AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIC PROJECT OR PROJECTS THESE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL NOT BE USED OR REPRODUCED BY ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF CURIA PHARMACEUTICALS MANUFACTURING.

FORM P: PRE-APPROVALS/SIGNATURES

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal Description & Location: 4401 Alexander Blvd. NE

Track B Block 5 Plat Of Tracts A & B Block 5 Sundt's Industrial Center 11.86 AC

Job Description: Two story expansion of existing building; Aseptic Manufacturing
Packaging, Office type support, Utility Space

□ Hydrology:

- Grading and Drainage Plan Approved NA
- AMAFCA Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Hydrology Department

Date

□ Transportation:

- Traffic Circulations Layout (TCL) Approved NA
- Traffic Impact Study (TIS) Approved NA
- Neighborhood Impact Analysis (NIA) Approved NA
- Bernalillo County Approved NA
- MRCOG Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Ernest Armijo

Transportation Department

11/28/2022

Date

□ Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Water/Sewer Availability Statement/Serviceability Letter Approved NA
- ABCWUA Development Agreement Approved NA
- ABCWUA Service Connection Agreement Approved NA

ABCWUA

Date

- Infrastructure Improvements Agreement (IIA*) Approved NA
- Solid Waste Department Signature on the plan Approved NA
- Fire Marshall Signature on the plan Approved NA

* Prior to Final Site Plan approval submittals (include a copy of the recorded IIA)

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 28, 2022

Joseph Lavender, P.E.
Burns & McDonnell
3501 E. Speedway Blvd. Suite 245
Tucson, AZ 85716

**Re: New Mexico Expansion
4401 Alexander Blvd. NE
Conceptual Traffic Circulation Layout for DRB Approval
Engineer's Stamp 10-21-22 (F16D003B1)**

Dear Mr. Lavender,

The conceptual TCL submittal received 11-10-2022 is approved for DRB submittal. When submitting this project through the building permit process a second more detailed Traffic Circulation Layout submittal will be required. The more detailed stamped and signed Traffic Circulation Layout plan will be needed for each of the building permit plans. Please keep these originals to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Albuquerque

NM 87103

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

www.cabq.gov

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (___# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

ABBREVIATIONS:

- EX EXISTING
- PNM PUBLIC SERVICE COMPANY OF NEW MEXICO
- SWGR SWITCHGEAR
- XFRM TRANSFORMER
- R RADIUS

PARKING SUMMARY:

| PARKING | QUANTITY | REQUIRED (MIN.) | | PROVIDED | | |
|--------------|----------|-----------------|-----------|----------|-----------|----------|
| | | QUANTITY | DIMENSION | QUANTITY | DIMENSION | OVERHANG |
| STANDARD | 189 | 8.5'X18' | 2' | 357 | 9'X19' | 2' |
| ADA STANDARD | 6 | 8.5'X18' | 2' | 6 | 9'X19' | 2' |
| ADA VAN | 2 | 8.5'X18' | 2' | 2 | 9'X19' | 2' |
| MOTORCYCLE | 5 | 4'X8' | N/A | 6 | 4'X19' | N/A |
| BICYCLE | 4 | 2'X6' | N/A | 4 | 3'X6' | N/A |

1. ASPER IDO PART 14-16-5-5 PARKING AND LOADING AMENDED MAY 2022
2. AS PER DPM PART 7-4(K) EFFECTIVE AS OF JUNE 8, 2020
3. AS PER ADA 2010 STANDARD (208.2)

LEGEND:

- EX LIGHT POLE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- LANDSCAPED
- TRAFFIC FLOW DIRECTION
- PARKING SPOT COUNT

EXECUTIVE SUMMARY:

THE PURPOSE OF CURIA'S NEW MEXICO EXPANSION PROJECT (PROJECT) IS TO INCREASE MANUFACTURING AND WAREHOUSE CAPACITY. THE EXPANSION OF THE EXISTING 137,000 SQUARE FOOT BUILDING TO THE NORTH BY APPROXIMATELY 60,000 SQUARE FEET TOTAL THE GROSS FLOOR AREA TO APPROXIMATELY 197,000 SQUARE FEET. VARIATIONS OR DEVIATIONS FROM THE CITY OF ALBUQUERQUE IDO ARE NOT REQUESTED.

THE PROJECT ADDRESS IS 4401 ALEXANDER BLVD. NE ALBUQUERQUE, NM 87107 AT THE INTERSECTION OF ALEXANDER BLVD NE & MONTBEL PL NE. ALL VISITORS AND EMPLOYEES SHALL ENTER AND EXIT VIA THE NORTHEAST MONTBEL LOCATION. EMPLOYEE'S SHALL PARK IN THE NORTH LOT. EXISTING PARKING AISLES ARE 24 FEET WIDE ALLOWING TWO WAY TRAFFIC. RESERVED VISITOR AND ADA PARKING SHALL BE EAST OF THE PROPOSED EXPANSION. FIRE & EMERGENCY ACCESS THE SITE VIA RESERVED MONTBEL PL NE ENTRANCE. DELIVERY & RECEIVING AND SOLID WASTE ACCESS THE SITE VIA JOAN HILL PL NE.

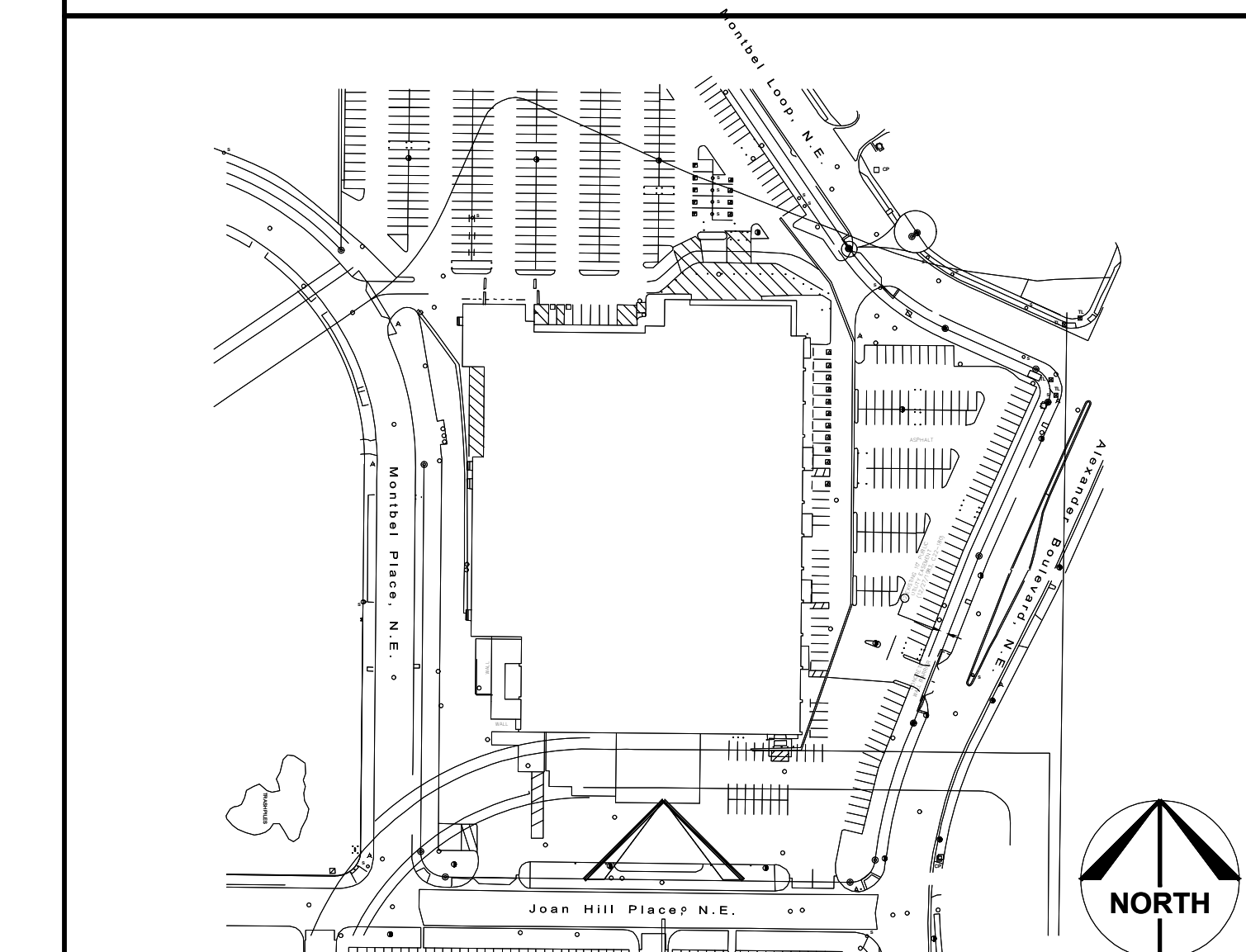
PROPOSED FIRE AND EMERGENCY ACCESS IS ACCORDANCE WITH ALBUQUERQUE FIRE PLAN CHECKING DIVISION. REFER TO APPROVED ALBUQUERQUE FIRE MARSHAL FIRE PLAN 1 PLAN (08/22/22).

CLEAR SIGHT TRIANGLES, GATES, TYPE OF GATES, AND TREATMENT OF ACCESS POINTS ARE LOCATED ON ADMINISTRATIVE AMENDMENT FILE # SI-2022-00401 , PROJECT # PR-2018-01252 (04/04/2022)

KEYED NOTES: (#)

1. SIX MOTORCYCLE PARKING STALLS WITH SIX MOTORCYCLE PARKING SIGNS. SEE SHEET C-4401-1-502, DETAILS 5 AND 6.
2. SIX ADA STANDARD PARKING STALLS WITH SIX ADA STANDARD PARKING SIGNS. TWO ADA VAN PARKING STALLS WITH TWO ADA VAN SIGNS. SEE SHEET C-4401-1-502, DETAILS 1, 2, 3, AND 4.
3. ADA PEDESTRIAN CROSSING. SEE SHEET C-4401-1-502, DETAIL 8.
4. ADA CURB RAMP WITH DETECTABLE WARNINGS. SEE SHEET C-4401-1-501, DETAIL 7.
5. BICYCLE PARKING RACKS. SEE SHEET C-4401-1-506, DETAILS 1 AND 2.
6. EXISTING SOLID WASTE COMPACTOR. ORIENTATION AS SHOWN. SOLID WASTE MAKE UP AND QUANTITY SHALL NOT CHANGE FROM EXISTING CONDITIONS. SOLID WASTE ACCESS SHALL NOT CHANGE FROM EXISTING CONDITIONS.

KEY PLAN:



ARCHITECTS/ENGINEERS: **BURNS & MCDONNELL**
 9400 WARD PARKWAY
 KANSAS CITY, MO 64114

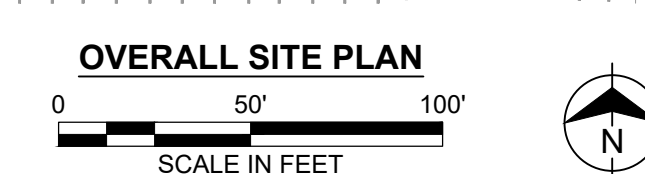
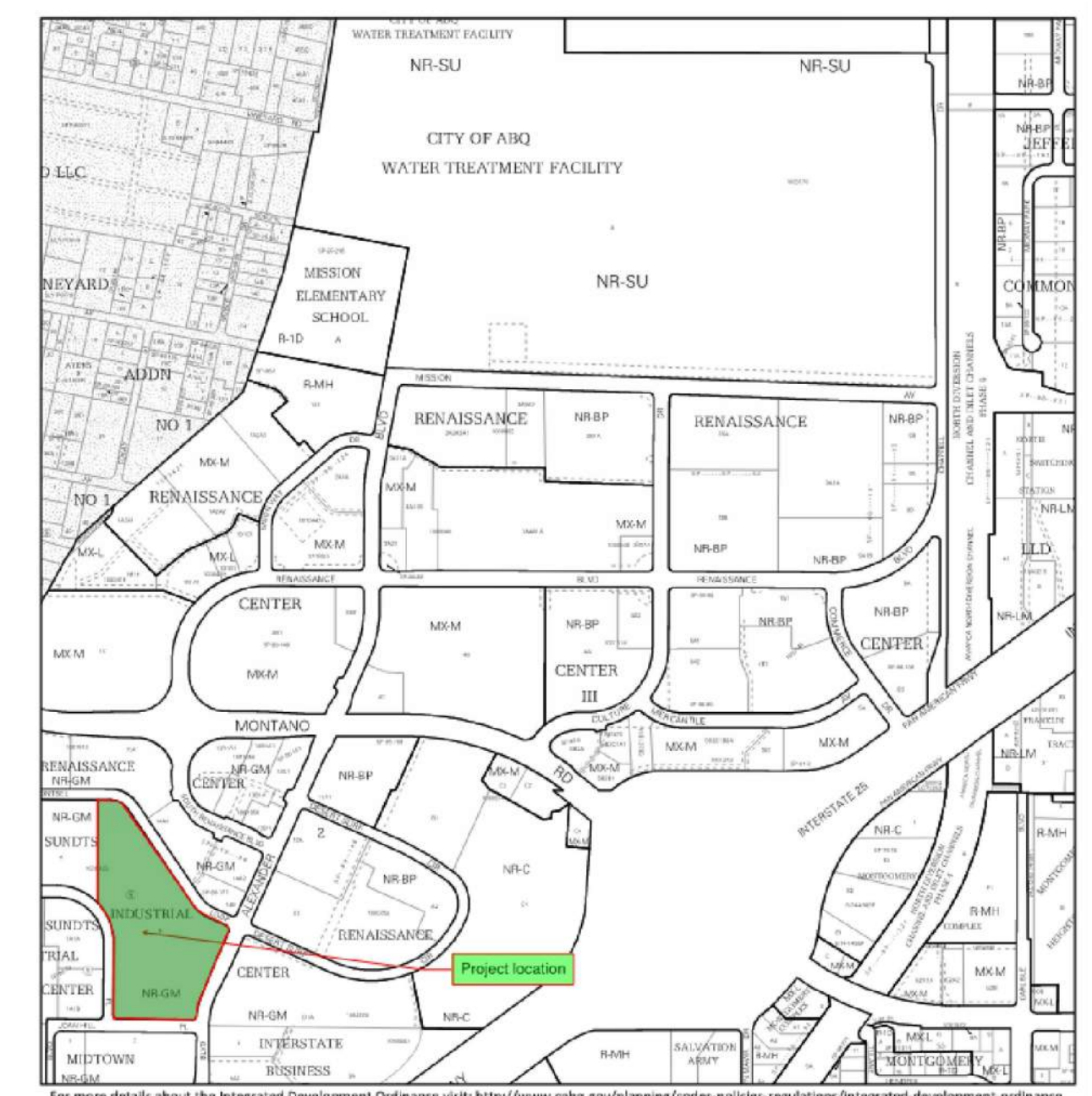
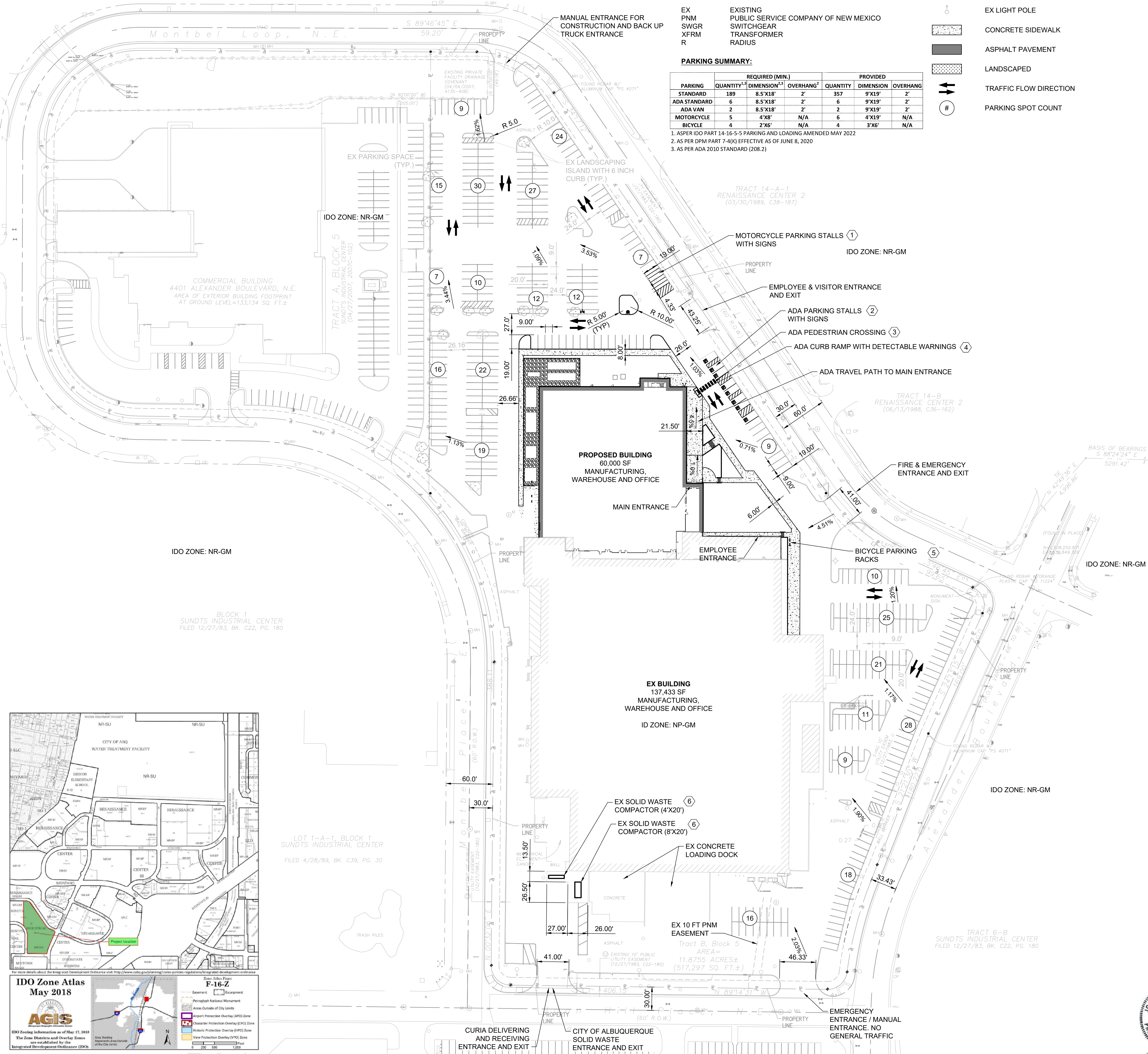
CONSULTANTS:

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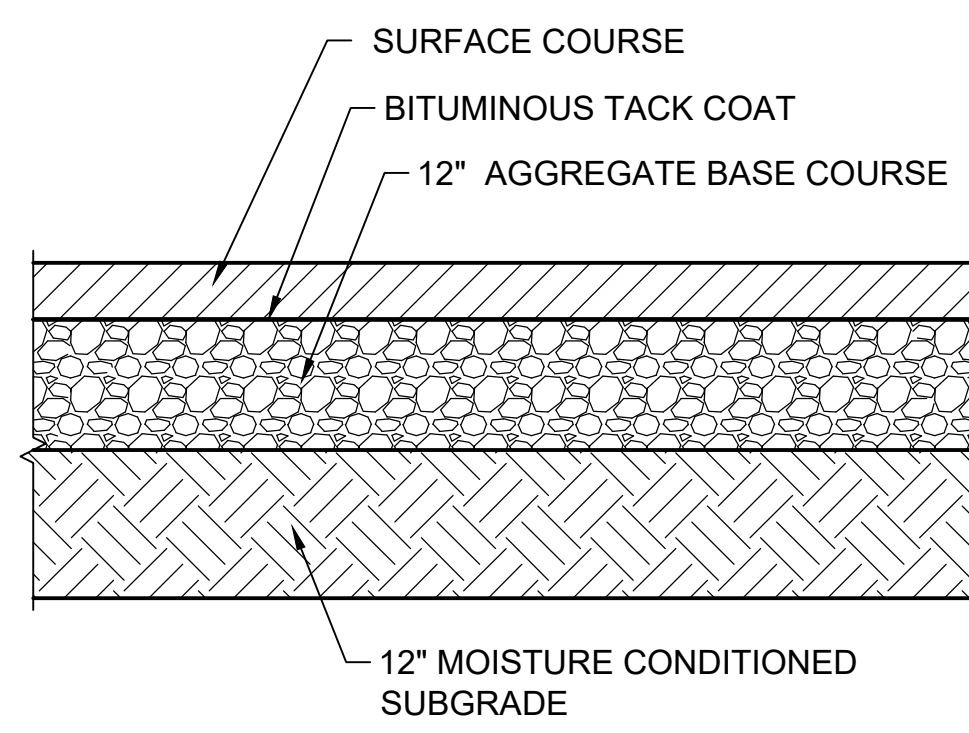
| | | | | |
|-------------------|--------------------|--|-----|------|
| B | 10/21/22 | ISSUED FOR REVIEW | SE | JL |
| A | 09/12/22 | ISSUED FOR REVIEW | SE | JL |
| DESIGNED / DRAWN: | LOCATION: | <p>4401 ALEXANDER BLVD. NE ALBUQUERQUE, NEW MEXICO, 87109</p> <p>BUILDING 4401 TRAFFIC CIRCULATION PLAN SITE PLAN</p> | | |
| S. ENGMANN | EQUIPMENT FILE NO: | | | |
| J. LAVENDER | DATE: | | | |
| ENGINEER REVIEW: | SCALE: | | | |
| DATE: | 1" = 50' | PLOT: | 1:1 | 4401 |
| DRAWING NUMBER: | CS100 | SIZE: | E1 | |

Joe Lavender
 JOSE A. LAVENDER
 26792
 PROFESSIONAL ENGINEER

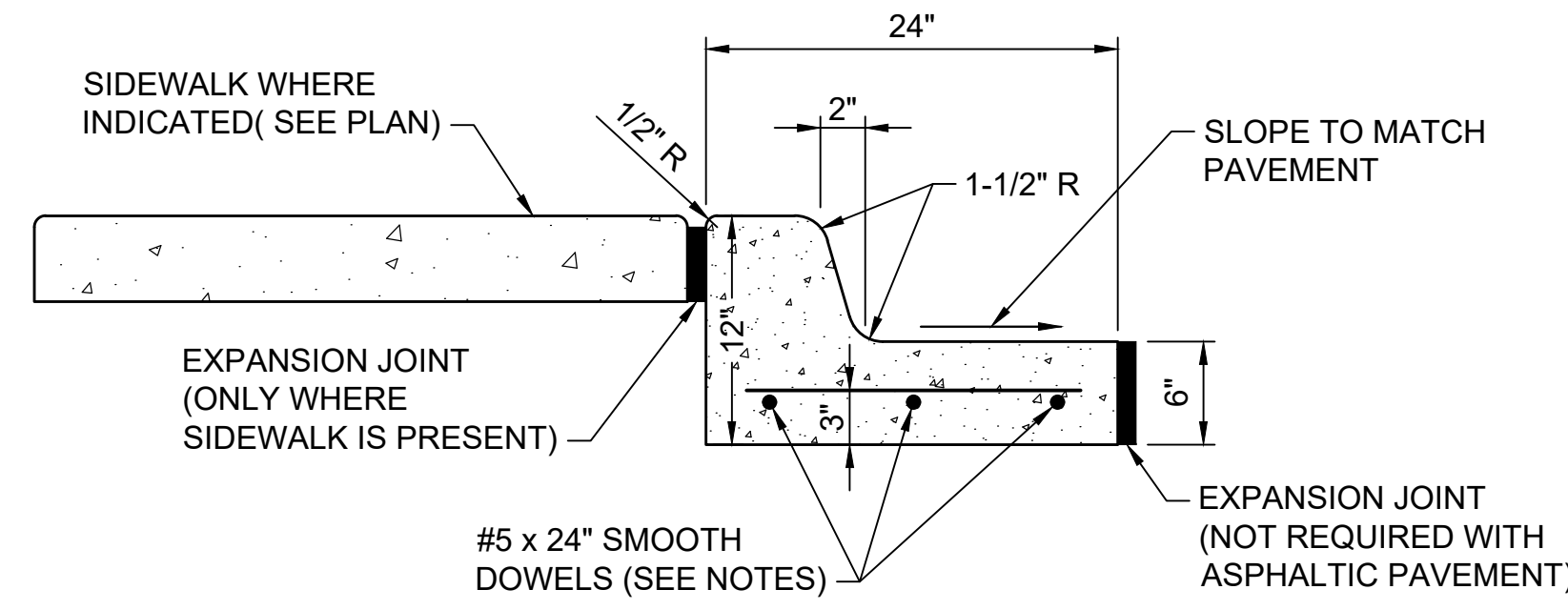
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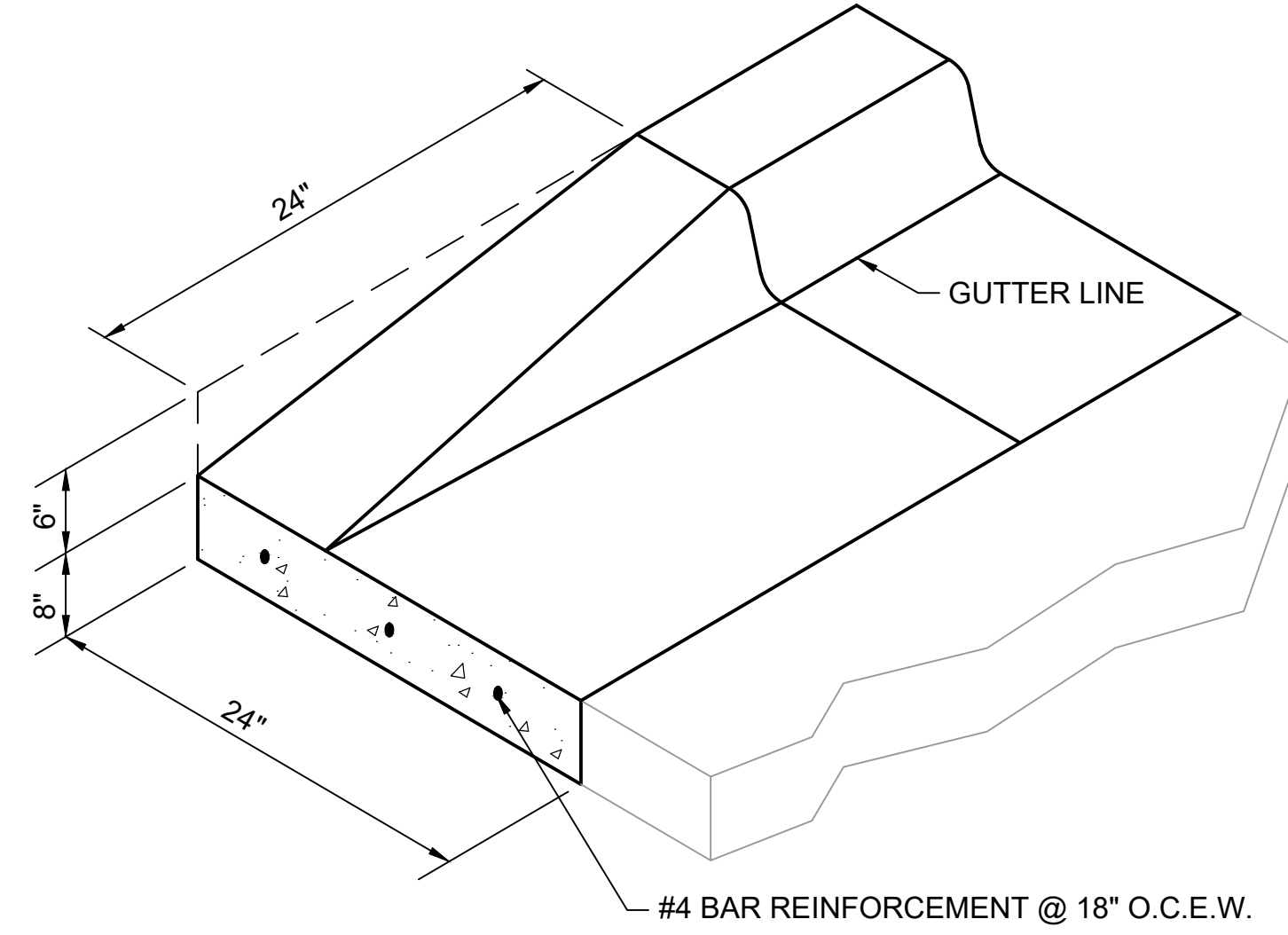


ASPHALT PAVEMENT
 DETAIL NOT TO SCALE CS100 1

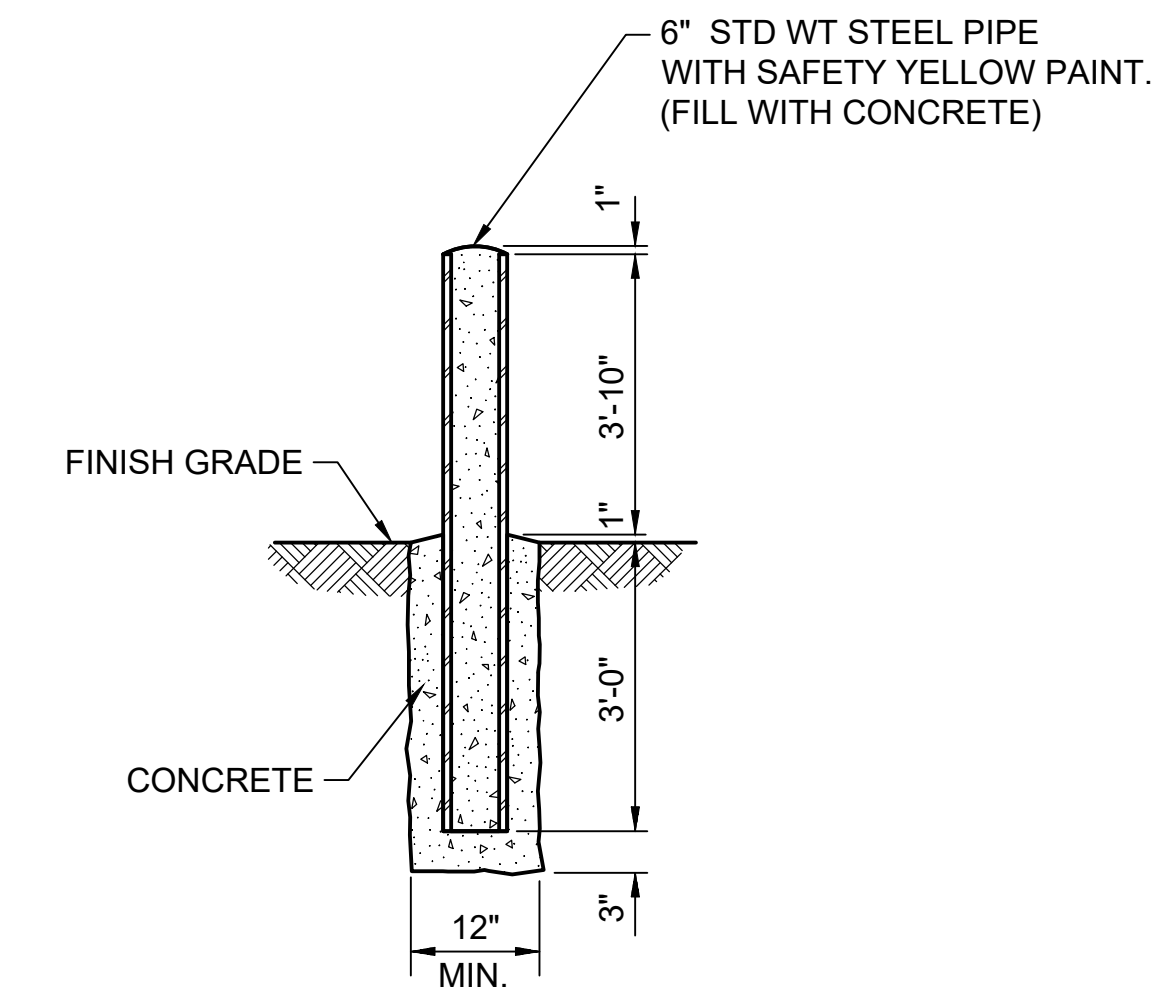


- NOTES:**
1. PLACE 3/4" EXPANSION JOINTS WITH 24" DOWELS AT RADIUS POINTS OR A MAXIMUM OF 60' ON STRAIGHT SECTIONS. THESE DOWELS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
 2. INSTALL 1 1/2" DEEP CONTRACTION JOINTS AT APPROXIMATELY 15' INTERVALS. THESE JOINTS SHALL PASS THROUGH THE ENTIRE CURB SECTION.
 3. FIX DOWELS WITH BAR CHAIRS OR EQUAL.

CURB AND GUTTER
 DETAIL NOT TO SCALE CS100 2

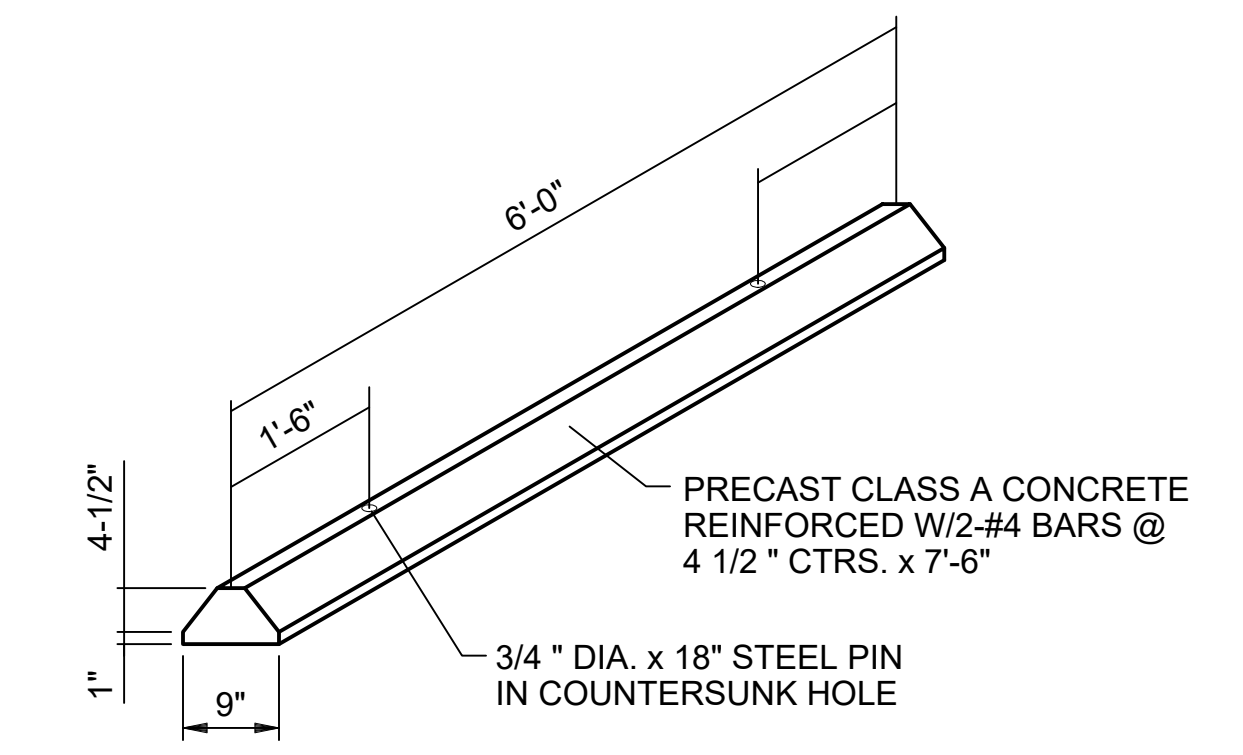


CURB AND GUTTER TAPERED END
 DETAIL NOT TO SCALE CS100 3

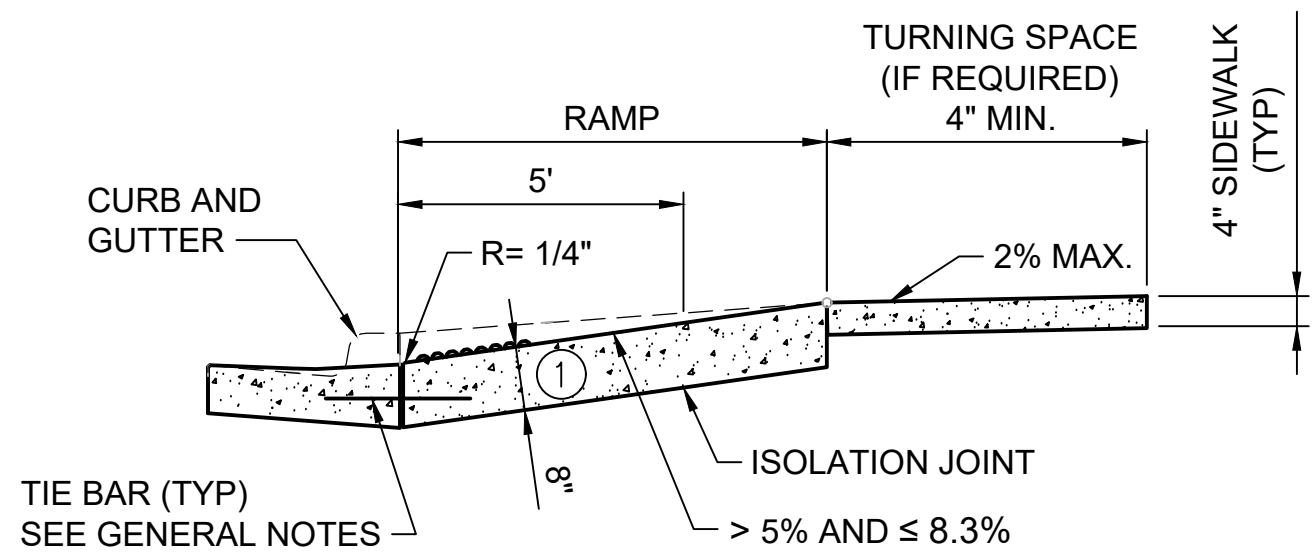


- NOTES:**
1. PREPARE SURFACE IN FIELD BY SSPC-SP3 METHODS TO SSPC-SP6 QUALITY AND 1.0 MIL MIN PROFILE DEPTH. FIRST COAT IS TO BE ALKYD PRIMER AT MIN 40% SOLIDS BY VOLUME. APPLIED AT 2 MILS DRY. SECOND AND THIRD COATS ARE TO BE ALKYD GLOSS ENAMEL MIN 40% SOLIDS BY VOLUME. EACH COAT APPLIED AT 1.5 MILS DRY. TOTAL COATING 5 MIL MIN DRY FILM.
 2. SEE CIVIL SITE PLAN FOR LOCATION AND QUANTITY OF BOLLARDS TO BE INSTALLED.

BOLLARD
 DETAIL NOT TO SCALE CS100 4

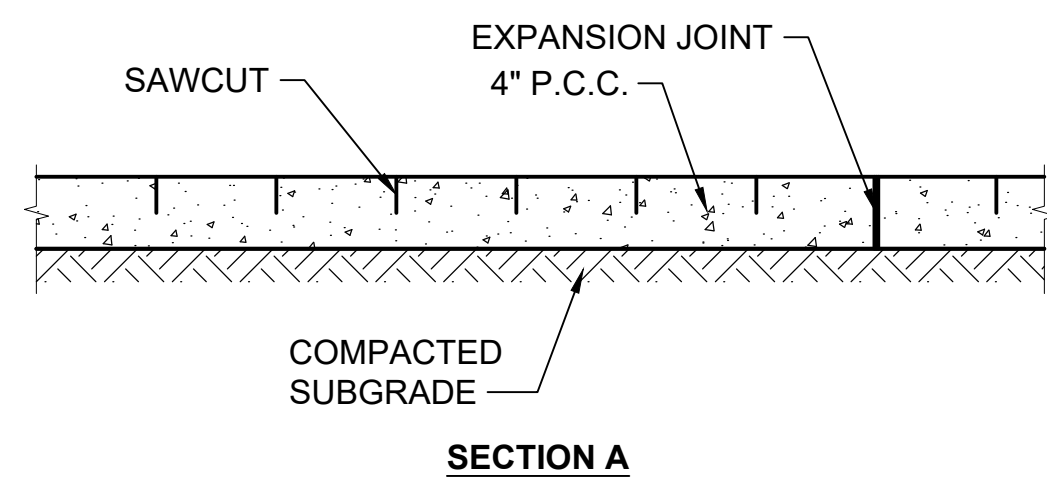


PRECAST CONCRETE PARKING BLOCK
 DETAIL NOT TO SCALE CS100 5

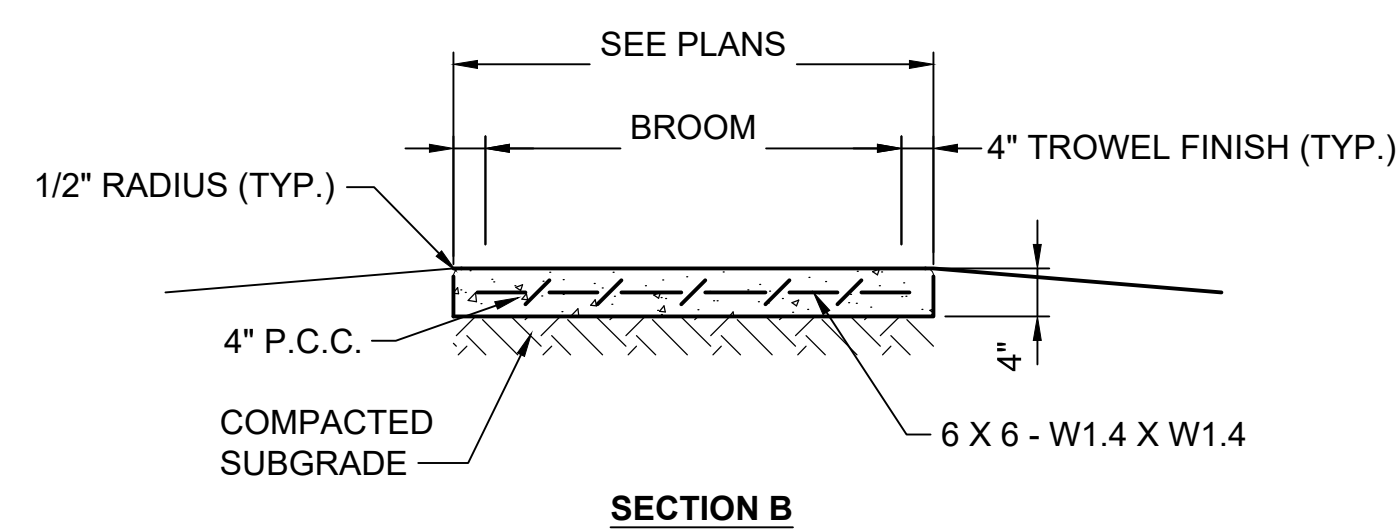


- 1 ONLY 8" THICK PANELS WILL BE PAID FOR AS "RAMP". SIDEWALK BEHIND ISOLATION JOINT WILL BE PAID FOR AS "4\"/>

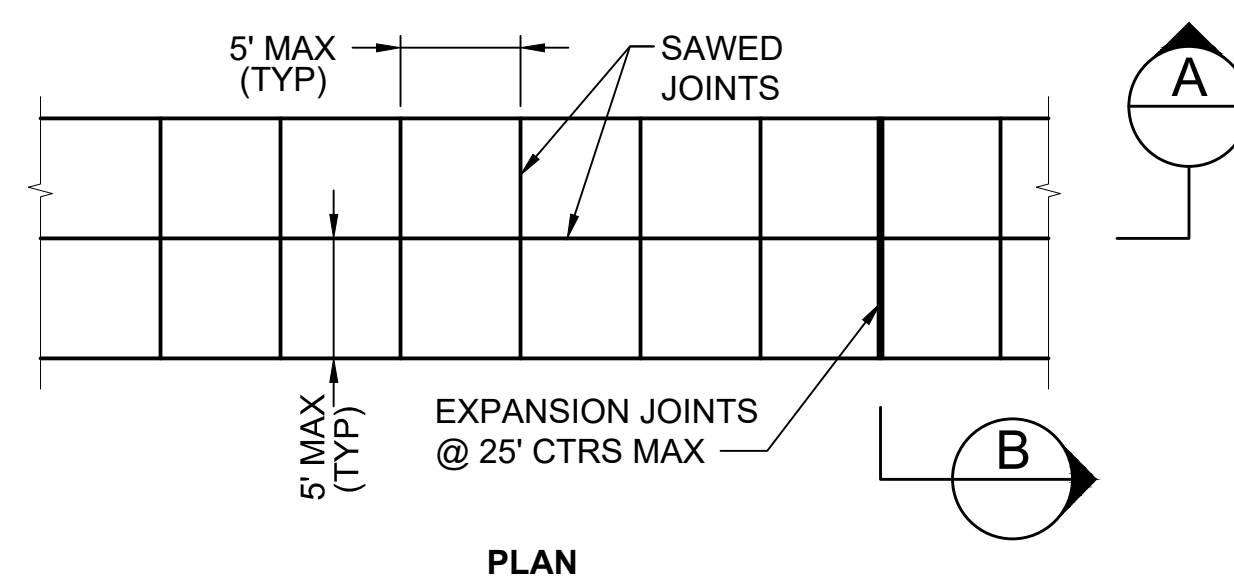
SIDEWALK RAMP
 DETAIL NOT TO SCALE CS100 8



SECTION A



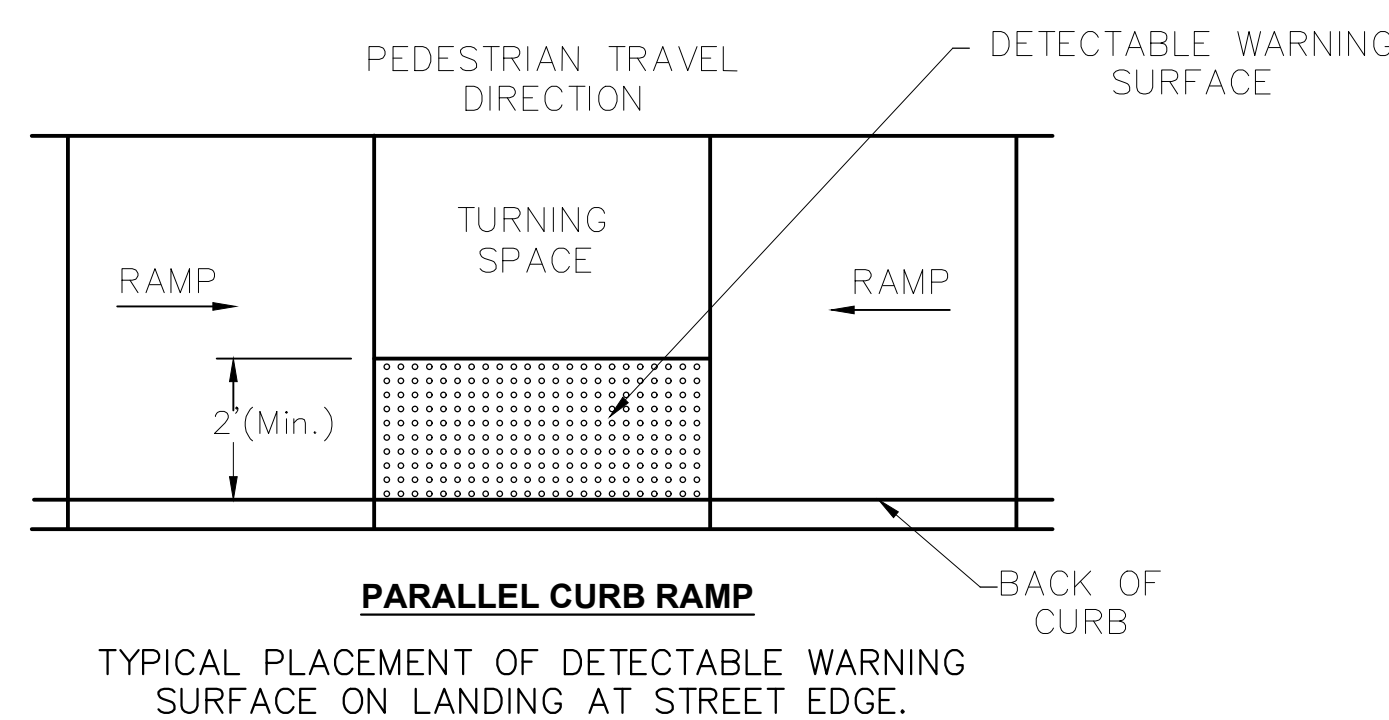
SECTION B



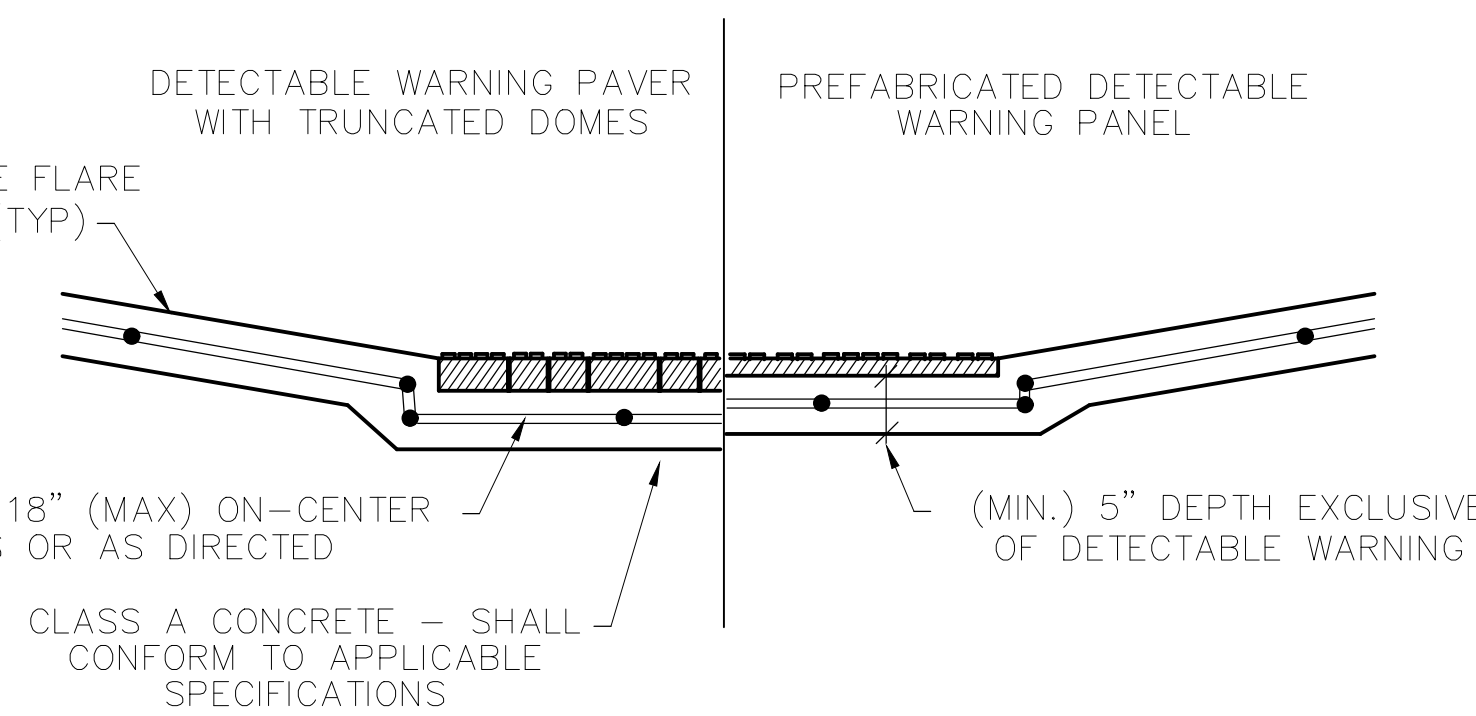
PLAN

- NOTES:**
1. BROOM FINISH SHALL BE APPLIED NORMAL TO DIRECTION OF TRAFFIC.
 2. SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TEMPLE SPECIFICATIONS.

SIDEWALK
 DETAIL NOT TO SCALE CS100 6



PARALLEL CURB RAMP
 TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON LANDING AT STREET EDGE.



SECTION VIEW DETAIL CURB RAMP AT DETECTABLE WARNINGS

CURB RAMPS

1. INSTALL A CURB RAMP OR BLENDED TRANSITION AT EACH PEDESTRIAN STREET CROSSING.
2. ALL SLOPES SHOWN ARE MAXIMUM ALLOWABLE. CROSS SLOPES OF 1.5% AND LESSER RUNNING SHOULD BE USED. ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS DIRECTED.
3. MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP SURFACES IS 2%.
4. TURNING SPACES SHALL BE 5' X 5' MINIMUM. CROSS SLOPE SHALL BE MAXIMUM 2%.
5. PROVIDE FLARED SIDES WHERE THE PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP. FLARED SIDES SHALL BE SLOPED AT 10% MAXIMUM, MEASURED PARALLEL TO THE CURB. RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP, EITHER BECAUSE THE ADJACENT SURFACE IS PLANTED, SUBSTANTIALLY OBSTRUCTED, OR OTHERWISE PROTECTED.
6. ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE LATEST DRAFT OF THE PROPOSED GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT OF WAY (PROWAG) AS PUBLISHED BY THE U.S. ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD (ACCESS BOARD).
7. CROSSWALK DIMENSIONS AND MARKINGS LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, CURB RAMPS SHALL ALIGN WITH THEORETICAL CROSSWALKS UNLESS OTHERWISE DIRECTED.
8. PROVIDE CURB RAMPS TO CONNECT THE PEDESTRIAN ACCESS ROUTE AT EACH PEDESTRIAN STREET CROSSING. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS.
9. PLACE CONCRETE AT A MINIMUM DEPTH OF 5" FOR RAMPS, FLARES AND LANDINGS, UNLESS OTHERWISE DIRECTED.
10. FURNISH AND INSTALL NO. 3 REINFORCING STEEL BARS AT 18" O.C. BOTH WAYS, UNLESS OTHERWISE DIRECTED.
11. PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMPS CONNECT TO THE STREET.
12. EXISTING FEATURES THAT COMPLY WITH APPLICABLE STANDARDS MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.

DETECTABLE WARNINGS
 DETAIL NOT TO SCALE CS100 7

DETECTABLE WARNING MATERIAL

13. CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH PROWAG. THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES. FURNISH AND INSTALL AN APPROVED CAST-IN-PLACE DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE MATERIAL ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
14. DETECTABLE WARNING SURFACES MUST BE FIRM, STABLE AND SLIP RESISTANT.
15. DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24 INCHES IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
16. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS AT THE BACK OF CURB AND NEITHER END OF THAT EDGE IS GREATER THAN 5 FEET FROM THE BACK OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.

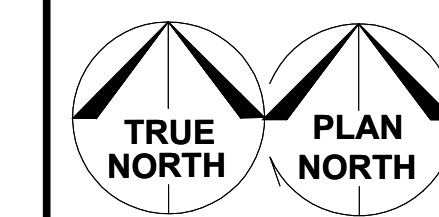
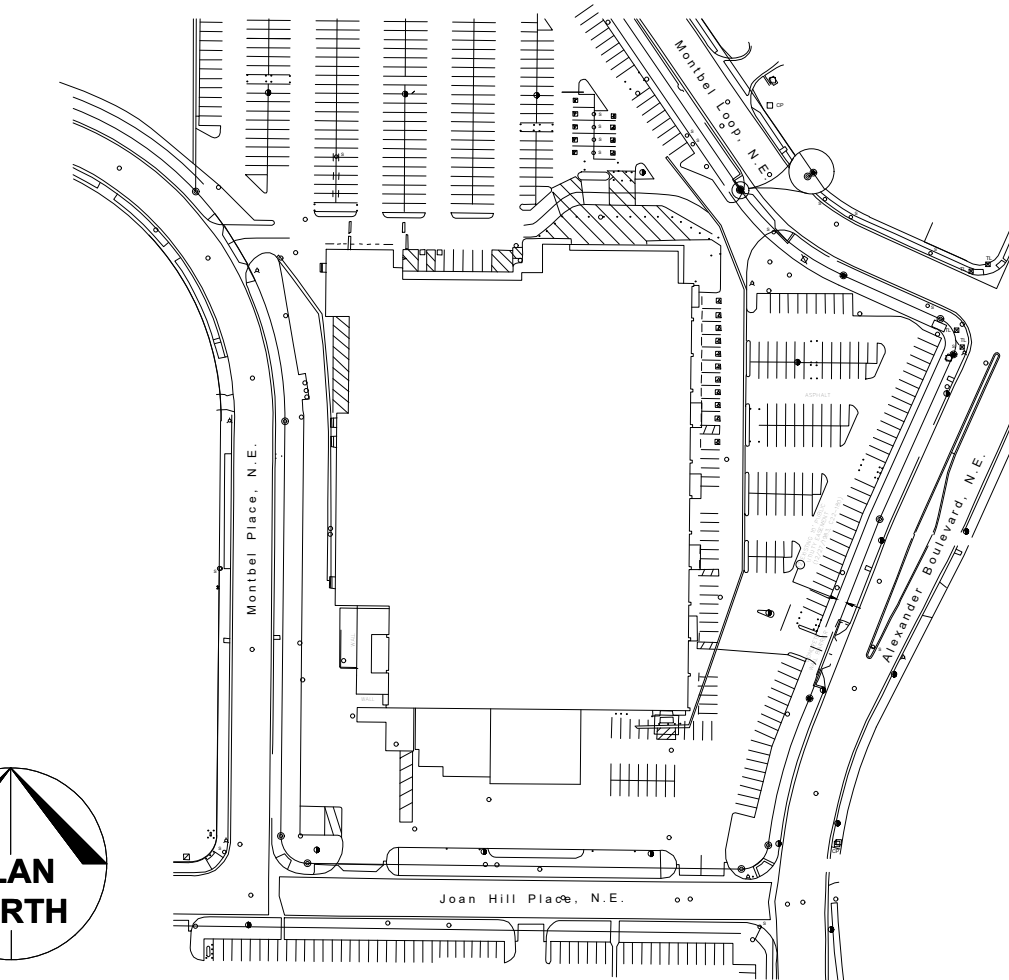
DETECTABLE WARNING PAVERS (IF USED)

17. FURNISH DETECTABLE WARNING PAVER UNITS MEETING ALL REQUIREMENTS OF ASTM C-936, C-33. LAY IN A TWO BY TWO UNIT BASKET WEAVE PATTERN OR AS DIRECTED.
18. LAY FULL-SIZE UNITS FIRST FOLLOWED BY CLOSURE UNITS CONSISTING OF AT LEAST 25 PERCENT (25%) OF A FULL UNIT. CUT DETECTABLE WARNING PAVER UNITS USING A POWER SAW.

SIDEWALKS

19. STREET GRADES AND CROSS SLOPES SHALL BE AS SHOWN ELSEWHERE IN THE PLANS.
20. CHANGES IN LEVEL GREATER THAN 1/4 INCH ARE NOT PERMITTED.
21. THE LEAST POSSIBLE GRADE SHOULD BE USED TO MAXIMIZE ACCESSIBILITY.
22. SIDEWALK DETAILS ARE SHOWN ELSEWHERE IN THE PLANS.

KEY PLAN:



ARCHITECTS/ENGINEERS:

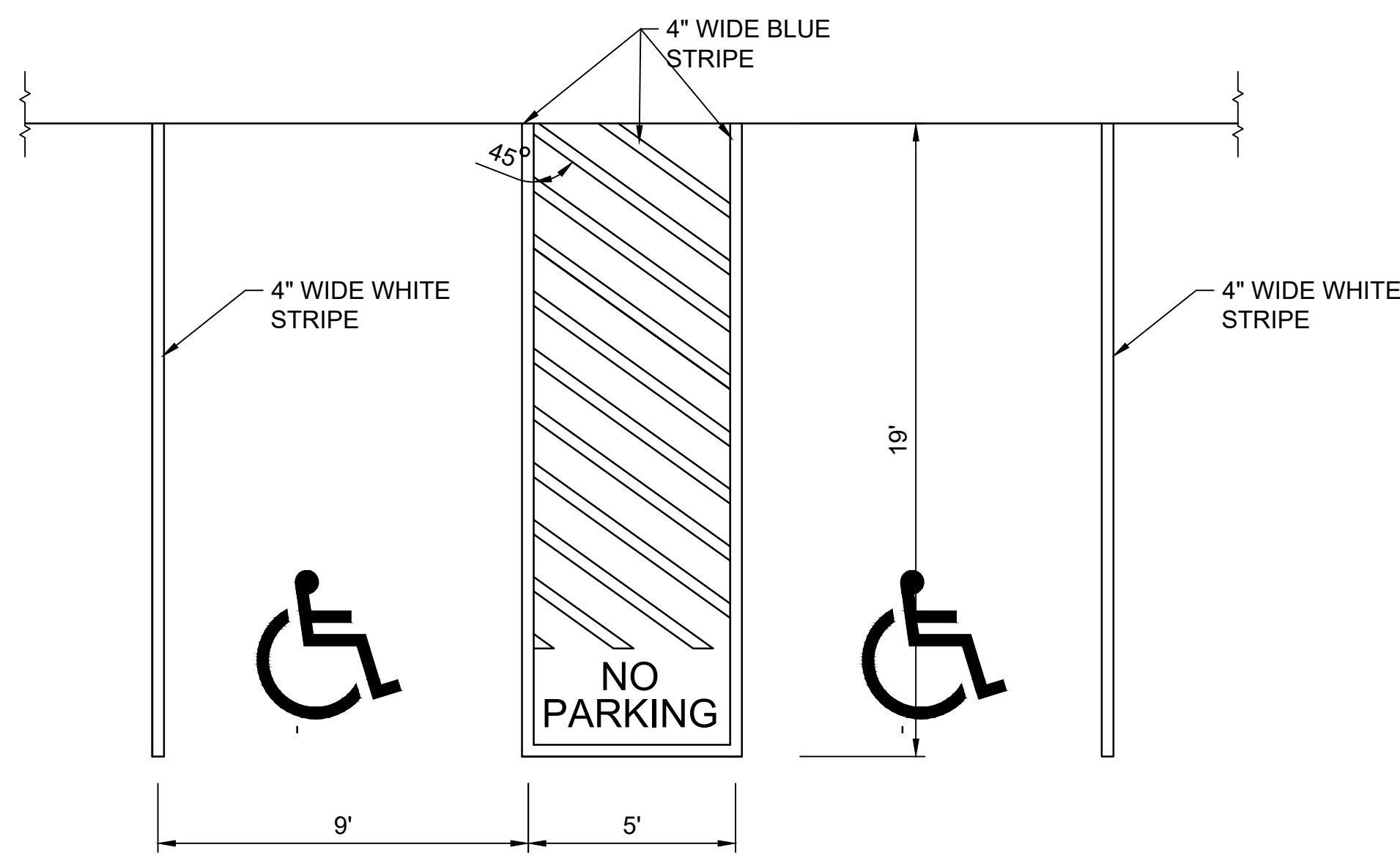
BURNS MEDONNELL
 9400 WARD PARKWAY
 KANSAS CITY, MO 64114

PRELIMINARY - NOT FOR CONSTRUCTION

| | | |
|---------------------------------|---------------------|---|
| DESIGNED / DRAWN: S. ENGMANN | LOCATION: | |
| ENGINEER REVIEW: J. LAVENDER | EQUIPMENT FILE NO.: | |
| DATE: 10/21/2022 | SCALE: NO SCALE | 4401 ALEXANDER BLVD, NE ALBUQUERQUE, NEW MEXICO, 87109 CIVIL 4401 |
| DRAWING NUMBER: C-4401-1-501 | PLOT: SCALE 1:1 | BUILDING 4401 CIVIL SITE DETAILS 1 |



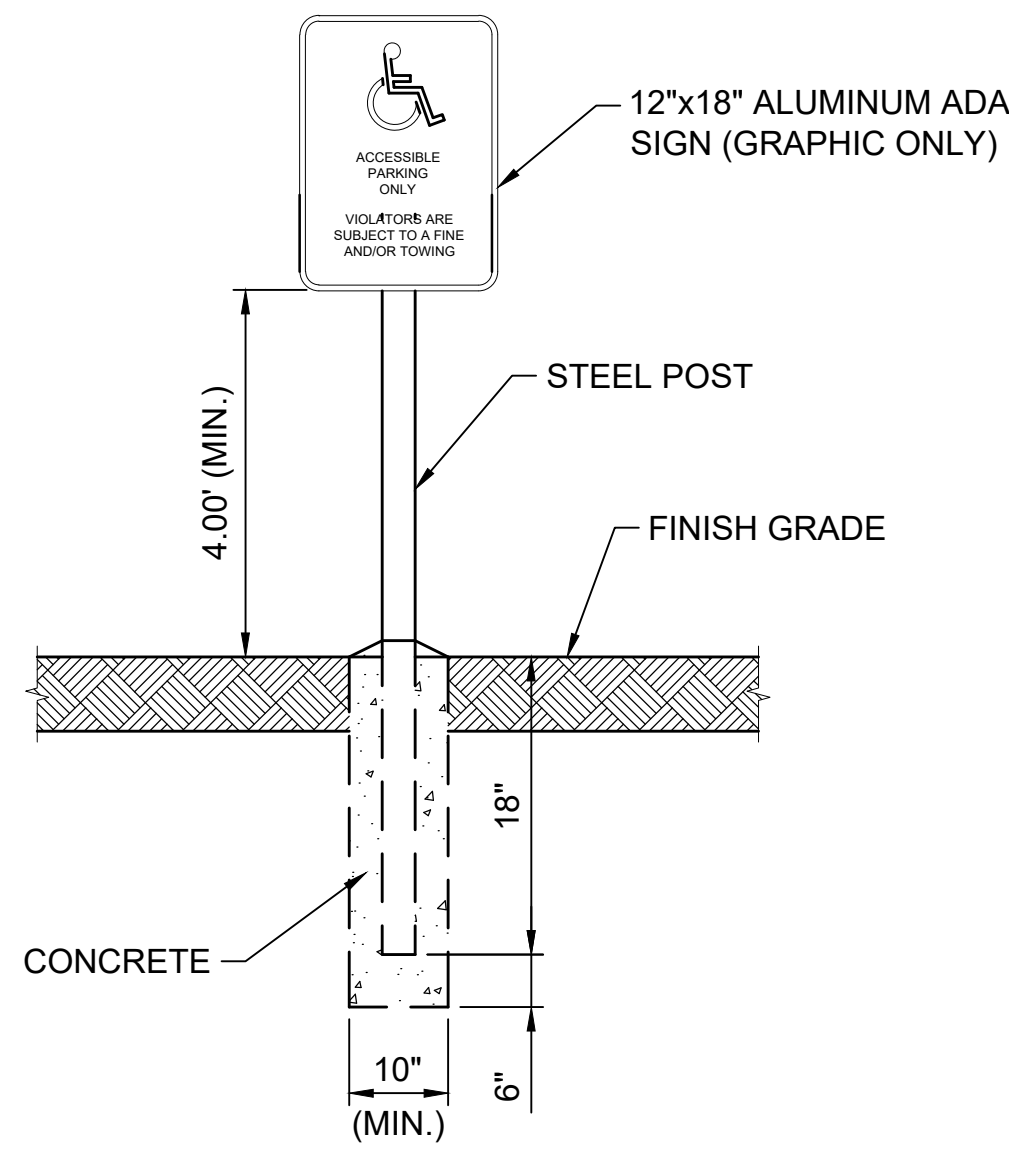
Oct 21 2022 12:32 PM



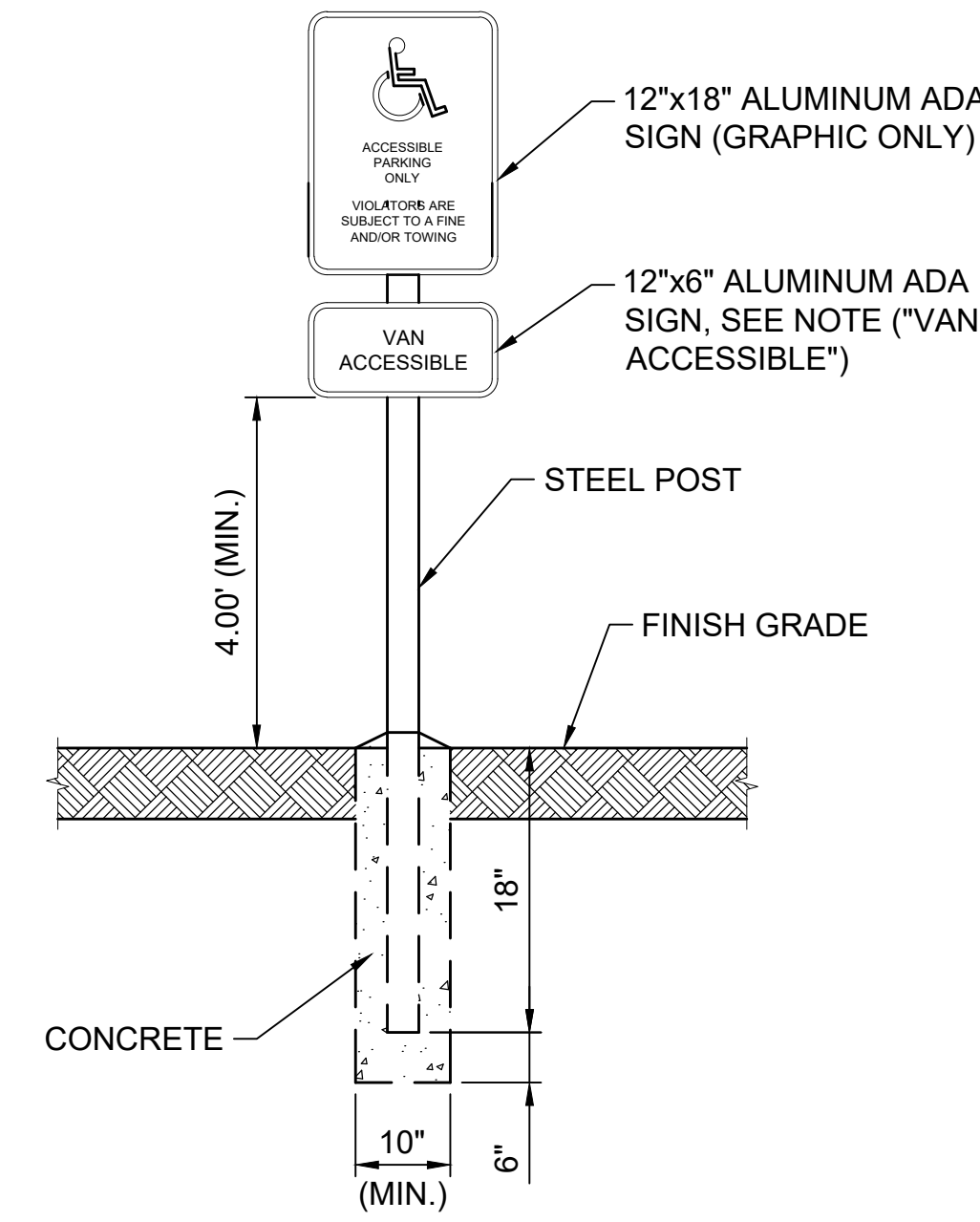
NOTES:

- 1. VAN ACCESSIBLE PARKING WIDTH SHALL BE 8' OPPOSED TO 5' AS SHOWN.
- 2. NO PARKING LETTERING SHALL NOT BE LESS THAN 1' TALL AND 2' WIDE

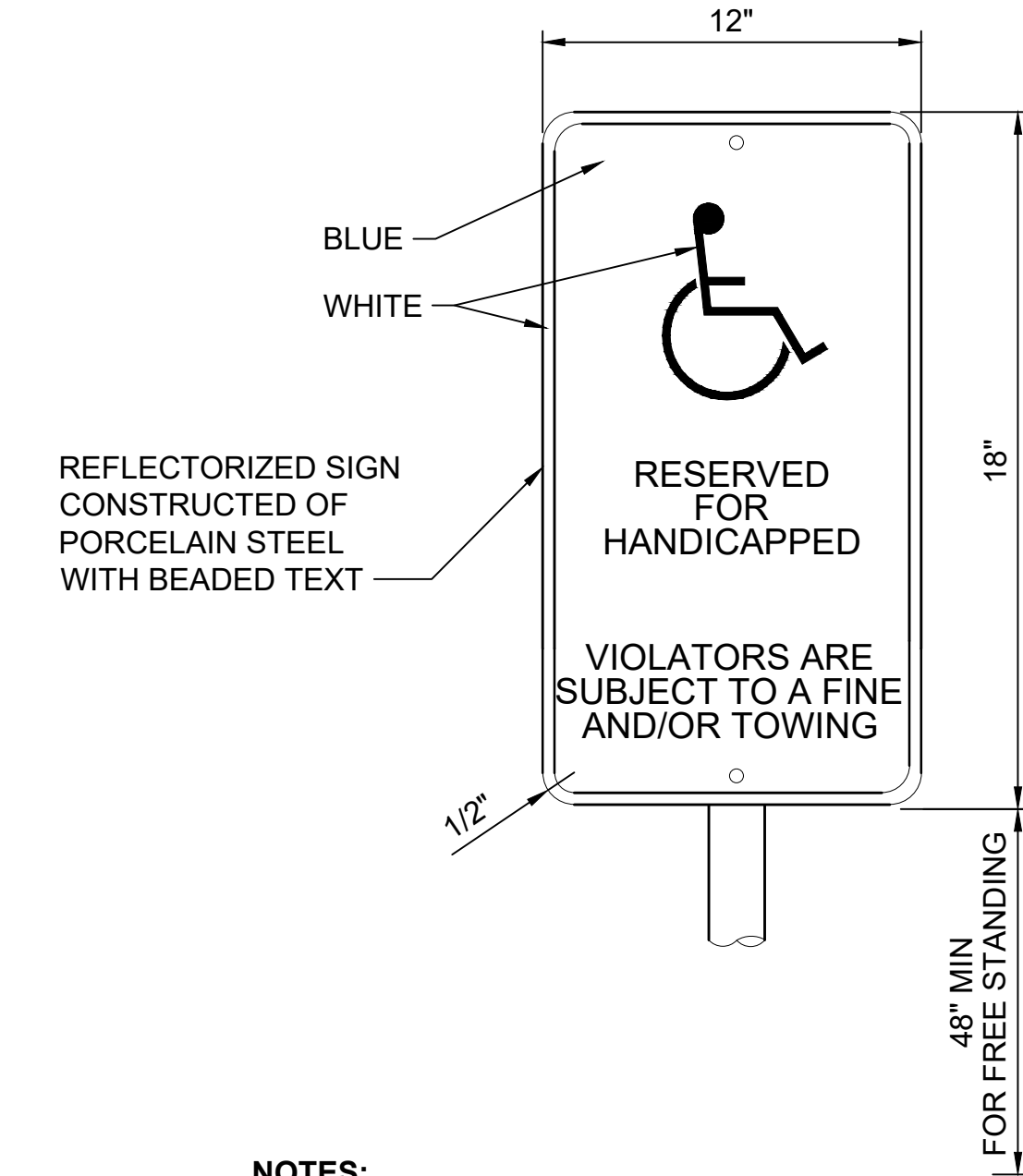
ADA PARKING STALL



ADA PARKING STALL SIGN POST



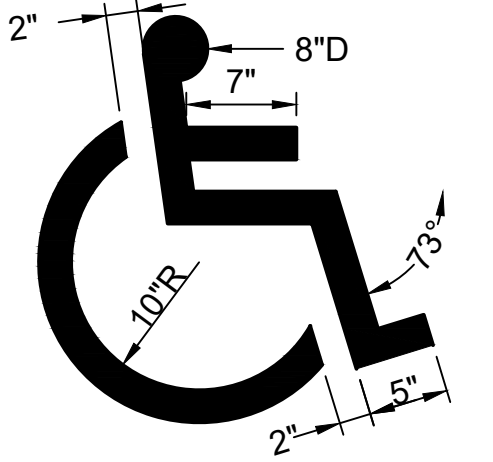
ADA VAN PARKING STALL SIGN POST



NOTES:

- 1. SIGN SHALL BE CENTERED AT THE INTERIOR END OF PARKING SPACE.

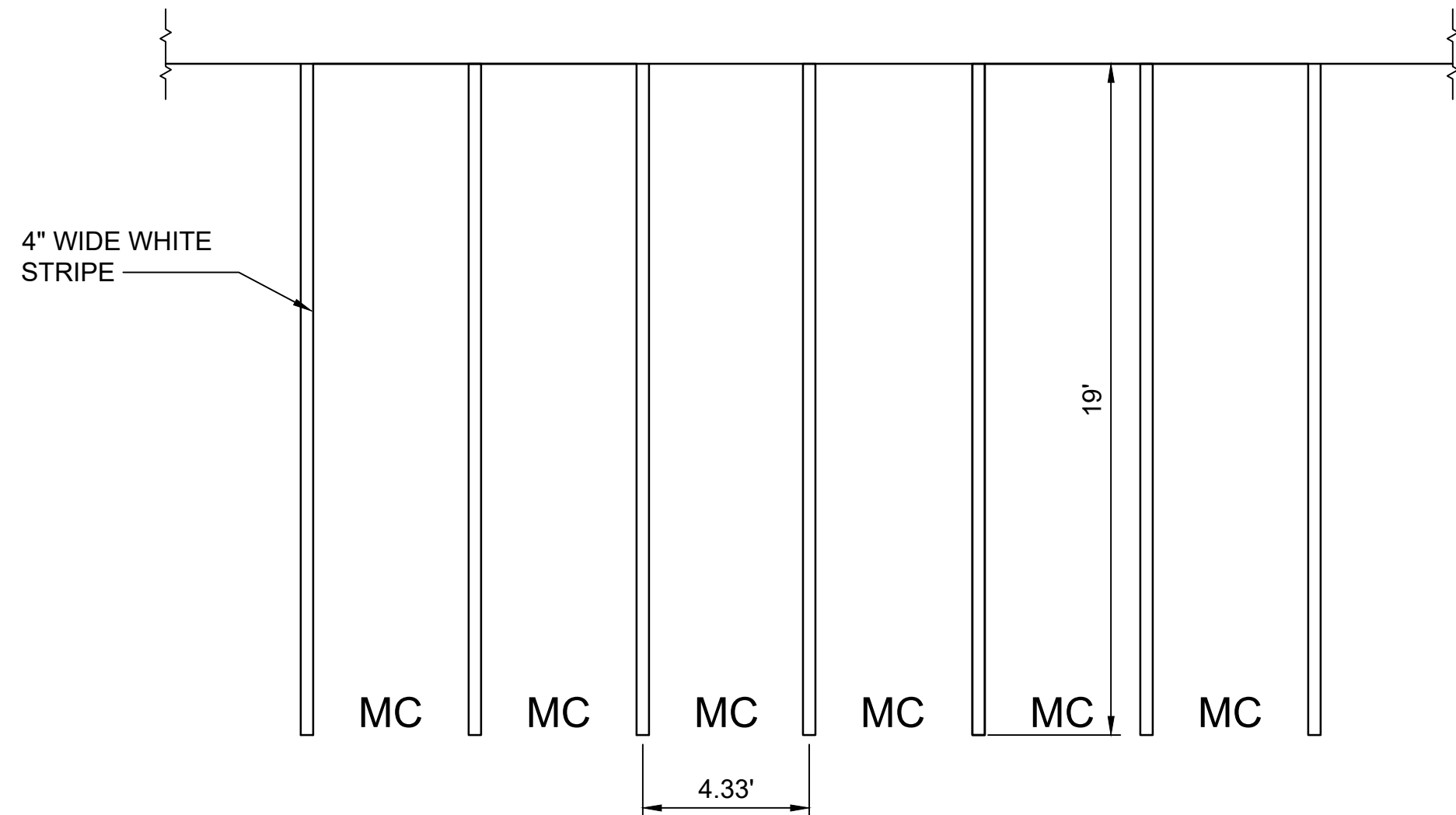
ADA SIGN



NOTES:

- 1. SYMBOL SHALL BE PAINTED AT END OF PARKING STALL.

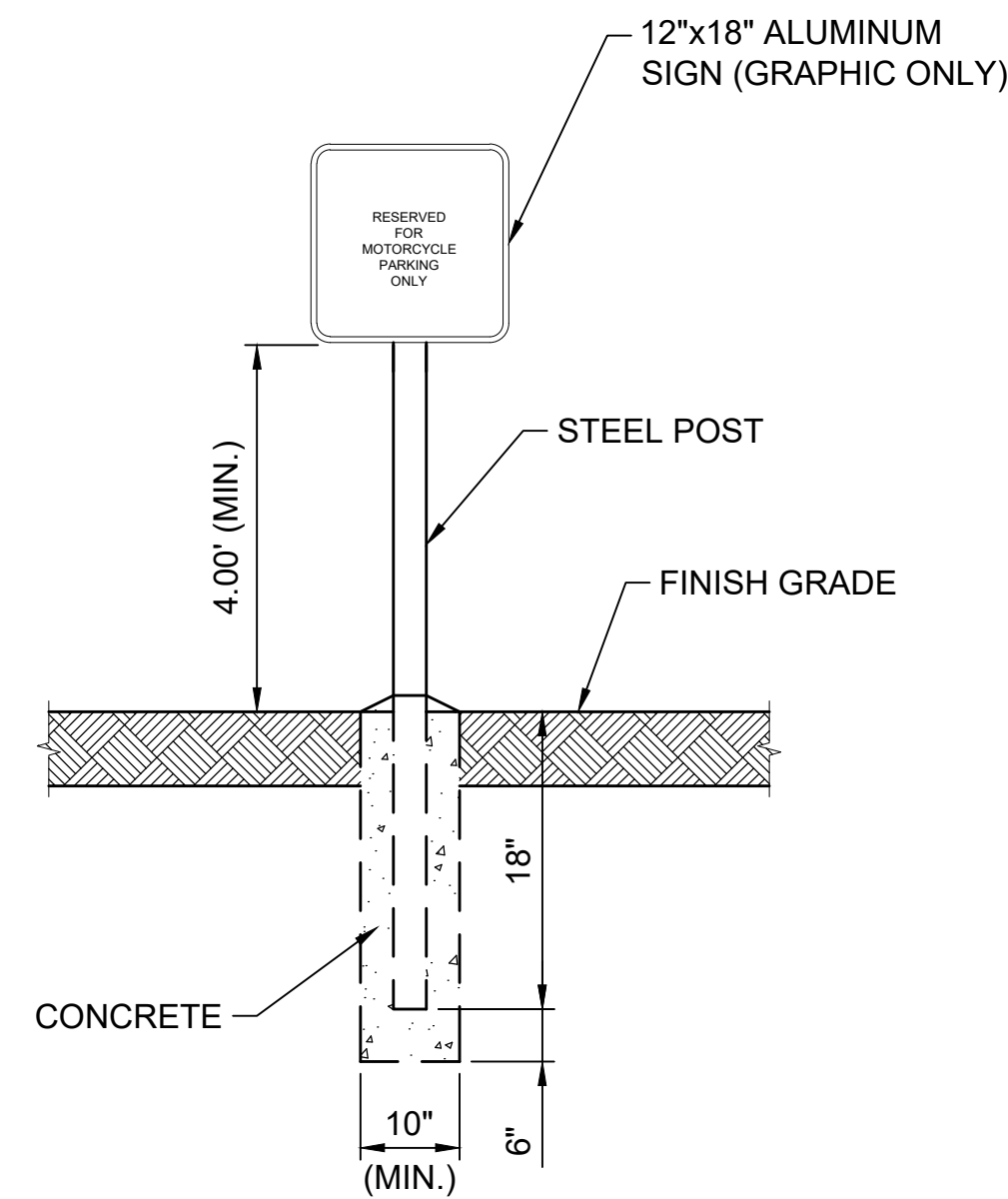
ADA PARKING STALL SYMBOL



NOTES:

- 1. MC LETTERING SHALL BE CENTERED WITHIN MOTORCYCLE PARKING STALL.
- 2. MC LETTERING SHALL NOT BE LESS THAN 1' TALL AND 2' WIDE

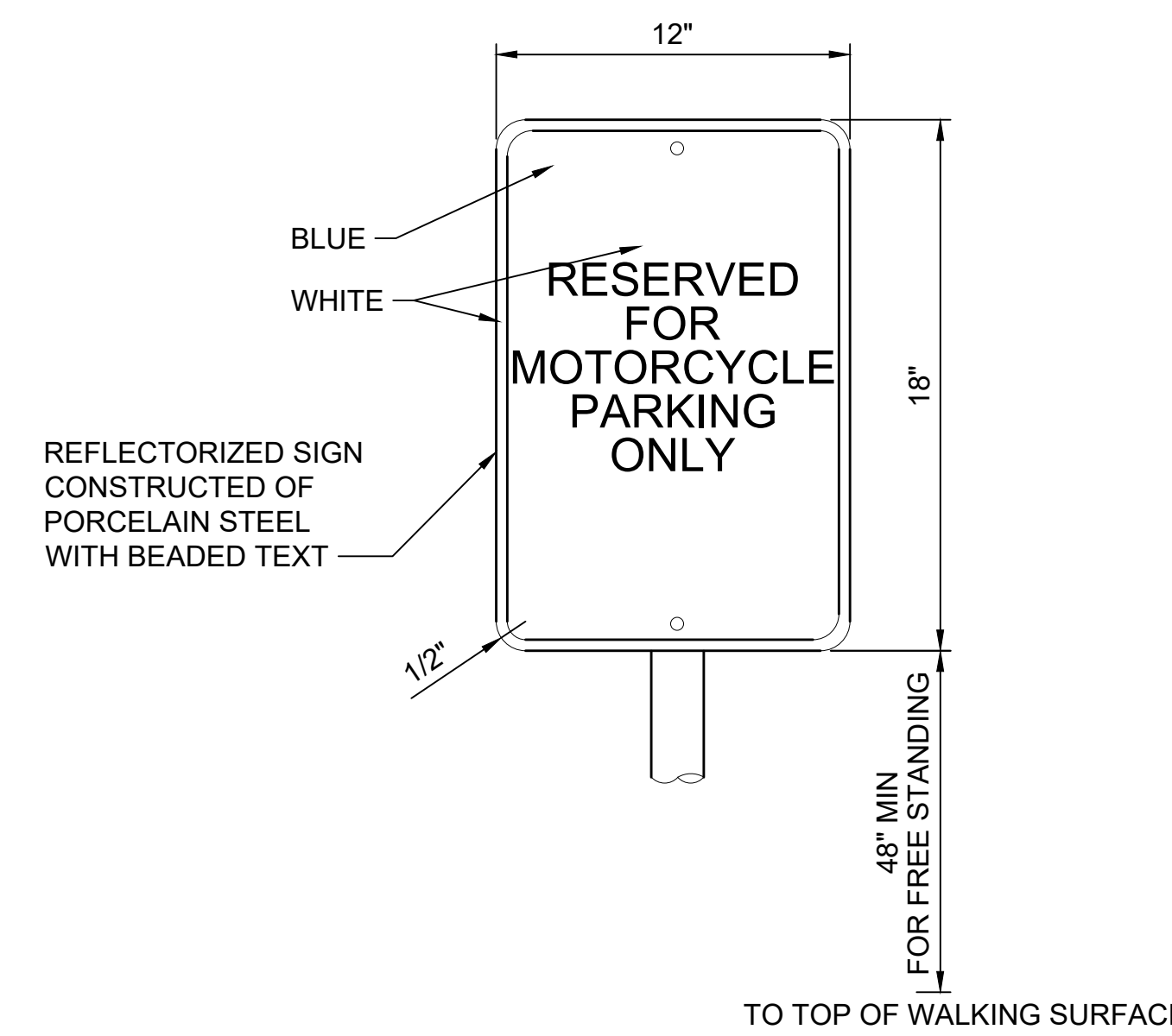
MOTORCYCLE PARKING STALL



NOTES:

- 1. SIGN SHALL BE CENTERED AT THE INTERIOR END OF PARKING SPACE.

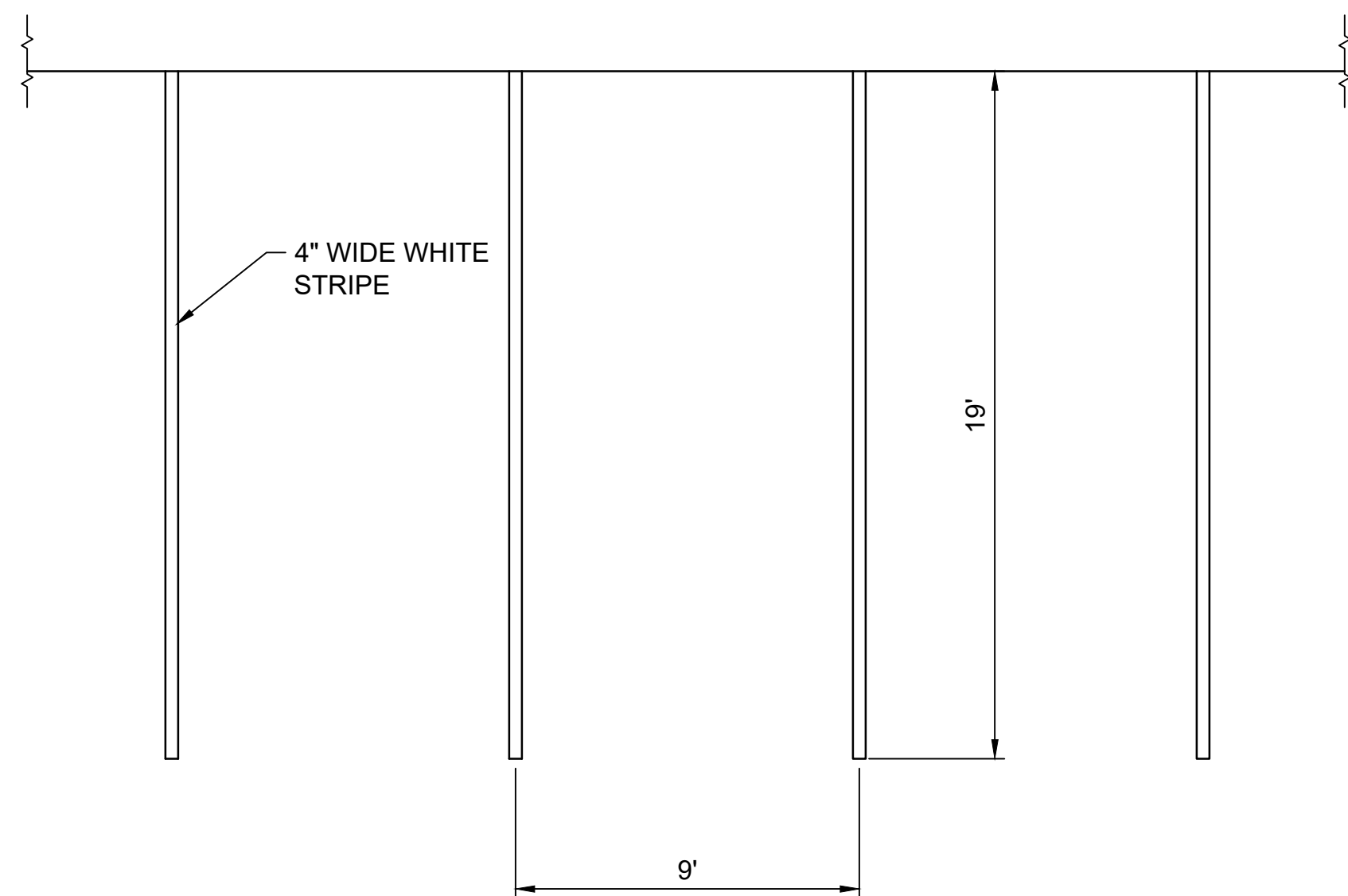
MOTORCYCLE PARKING STALL SIGN POST



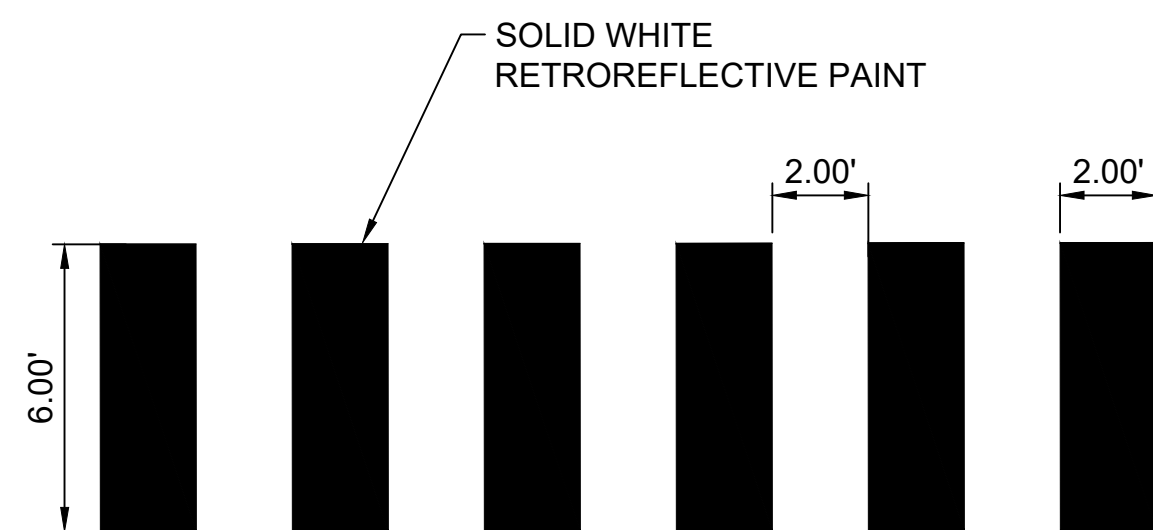
NOTES:

- 1. SIGN SHALL BE CENTERED AT THE INTERIOR END OF PARKING SPACE.

MOTORCYCLE PARKING SIGN



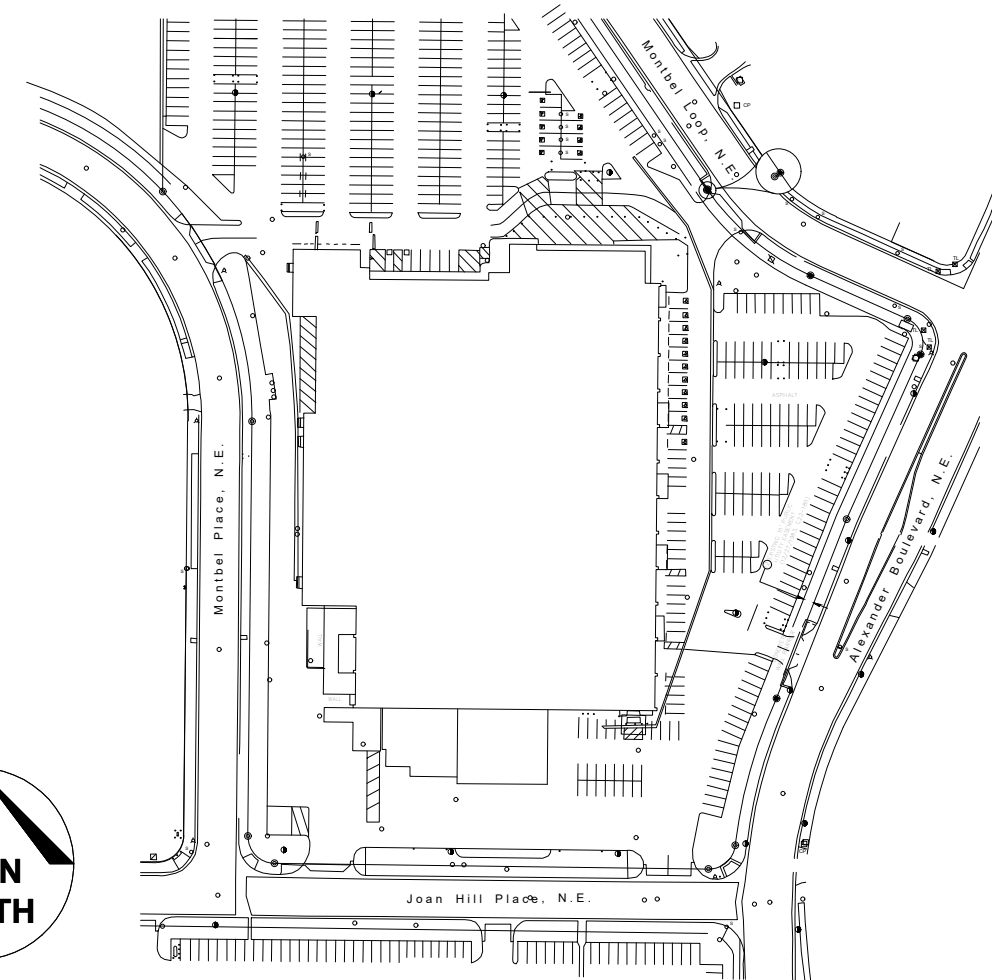
STANDARD PARKING STALL



STANDARD PEDESTRIAN CROSSING



KEY PLAN:



ARCHITECTS/ENGINEERS:

BURNS MEDONNELL
 9400 WARD PARKWAY
 KANSAS CITY, MO 64114

PRELIMINARY - NOT FOR CONSTRUCTION

| | | |
|----------------------------------|---------------------|---|
| DESIGNED / DRAWN: S. ENGEMANN | LOCATION: | 4401 ALEXANDER BLVD, NE ALBUQUERQUE, NEW MEXICO, 87109 CIVIL 4401 |
| ENGINEER REVIEW: J. LAVENDER | EQUIPMENT FILE NO.: | |
| DATE: 10/21/2022 | SCALE: NO SCALE | PLOT: 1:1 |
| DRAWING NUMBER: C-4401-1-502 | SIZE: E1 | BUILDING 4401 CIVIL SITE DETAILS 2 |



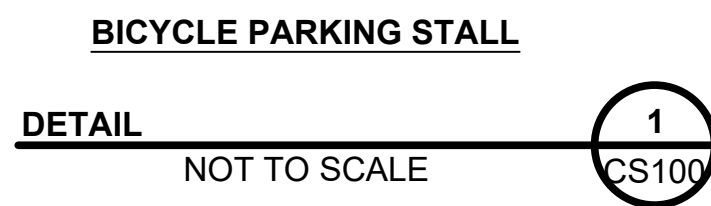
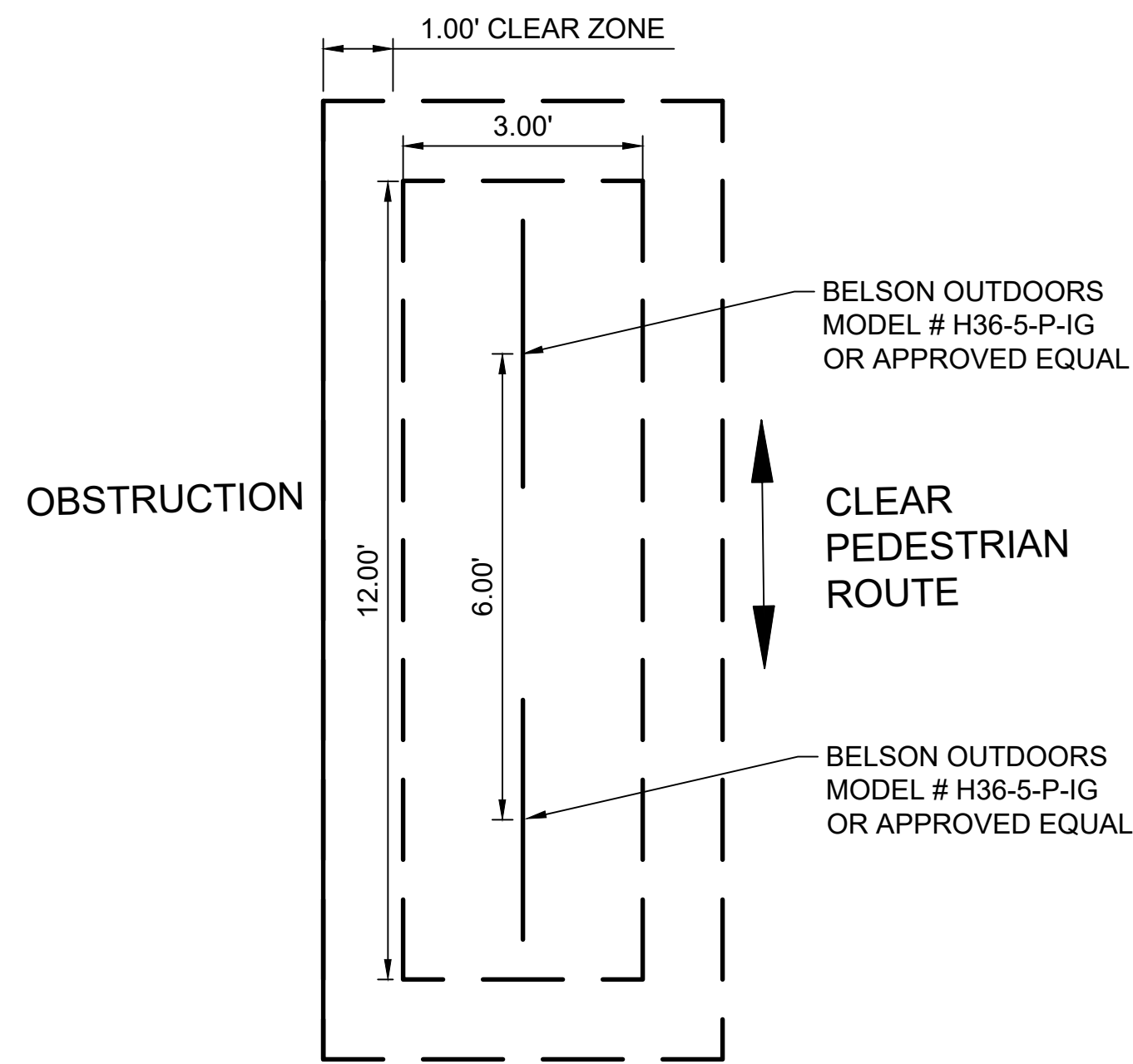
Oct 21 2022 12:33 PM



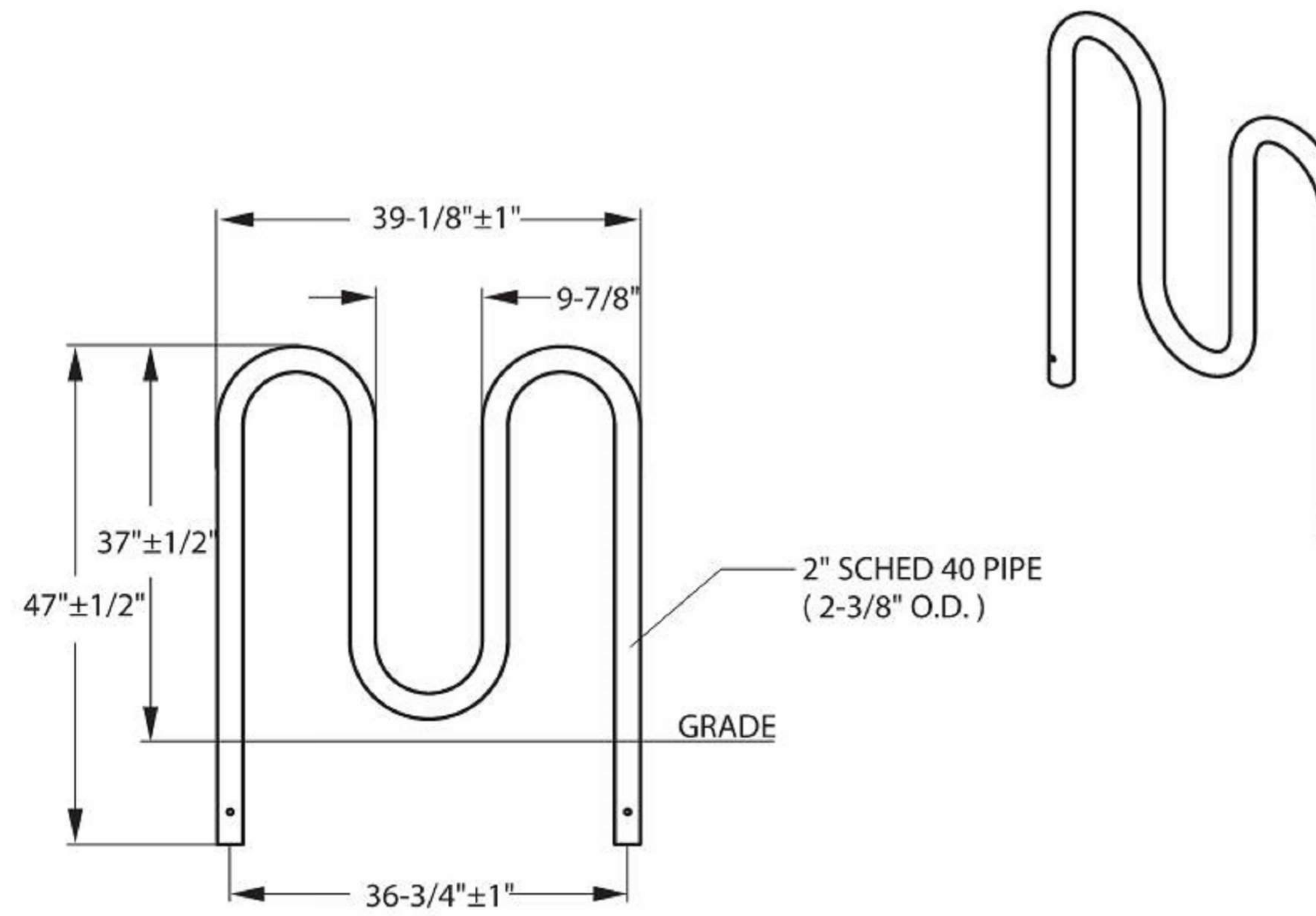
627 Amersale Drive
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

Model # H36-5-P-IG

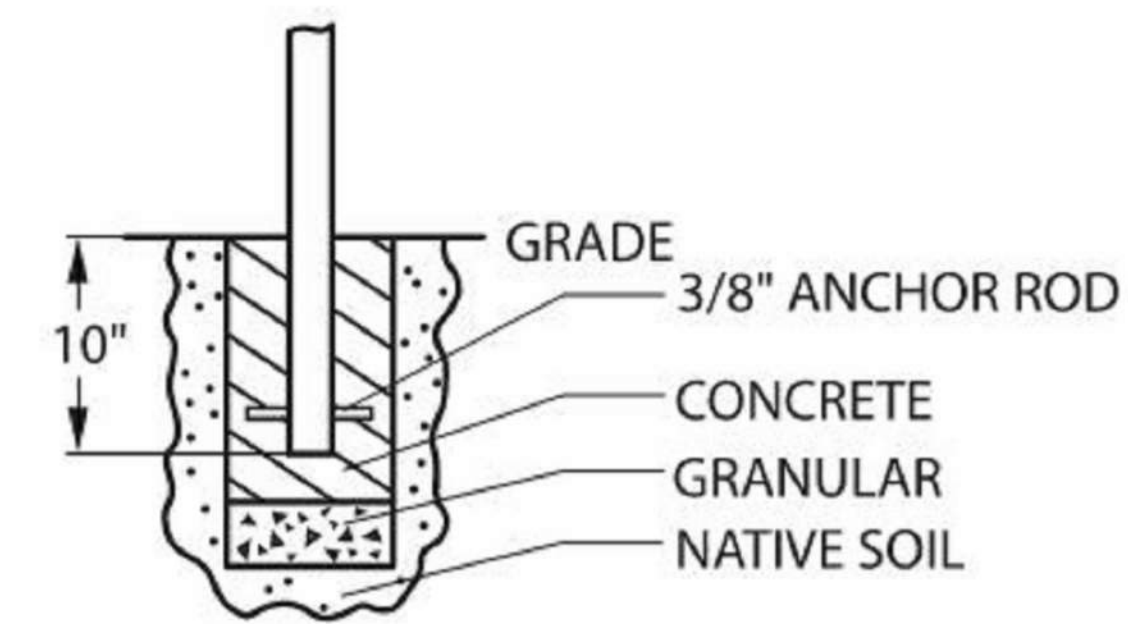
Dimension Sheet



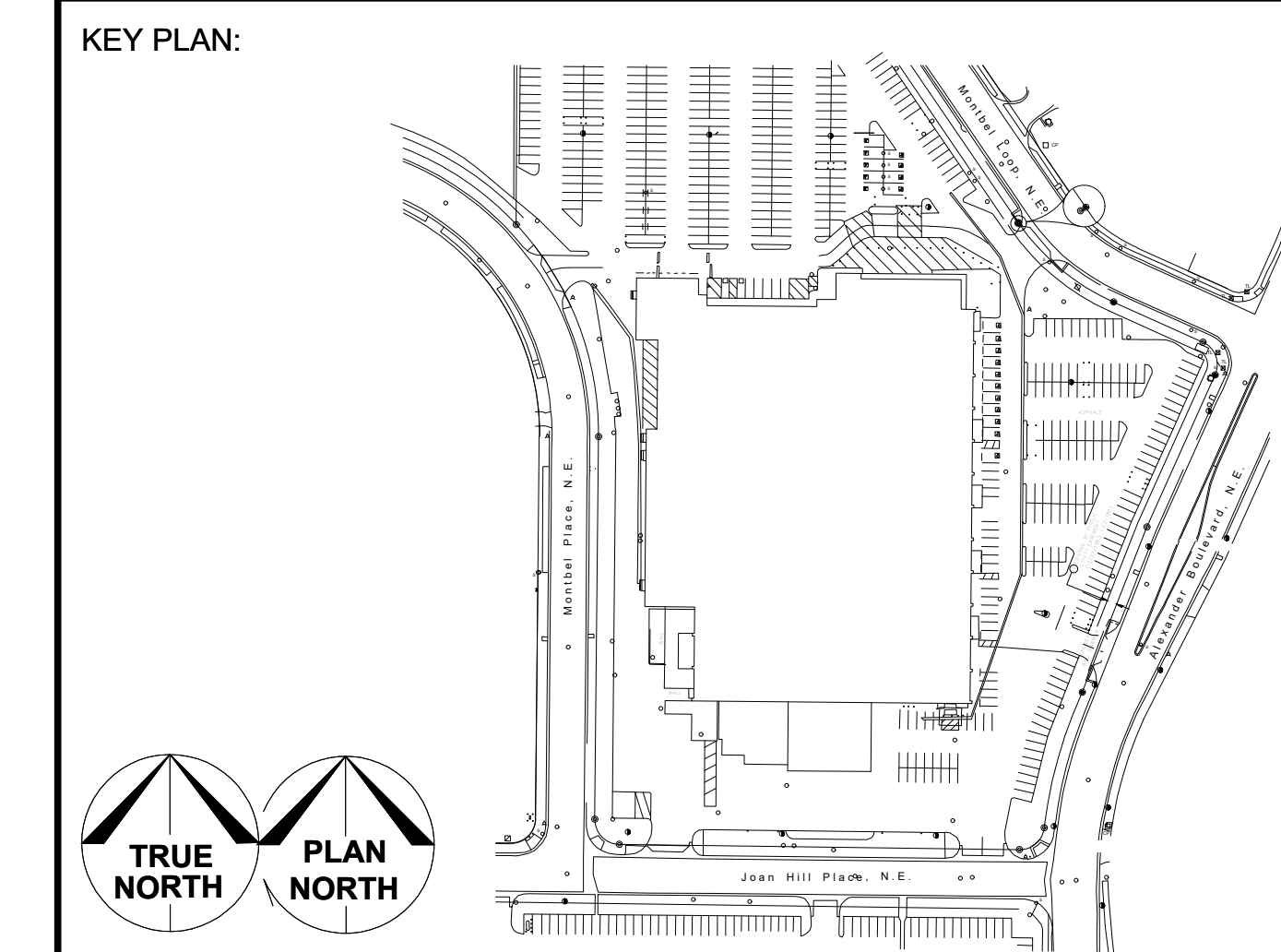
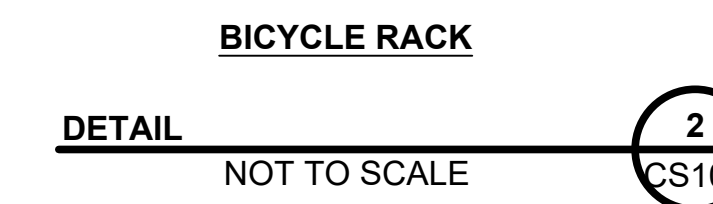
HEAVY DUTY CHALLENGER | 3 LOOPS 5 BIKES



ELEVATION VIEW



www.belson.com



ARCHITECTS/ENGINEERS:
BURNS MEDONNELL
9400 WARD PARKWAY
KANSAS CITY, MO 64114

PRELIMINARY - NOT FOR CONSTRUCTION



Oct 21 2022 12:34 PM

| | | | | | | | | | |
|-------------------|--------------|----------|---------------------|--|------------------------------------|----|--|----|--|
| A | | 10/21/22 | | ISSUED FOR REVIEW | | SE | | JL | |
| DESIGNED / DRAWN: | S. ENGEMANN | | LOCATION: | curia | | | | | |
| ENGINEER REVIEW: | J. LAVENDER | | EQUIPMENT FILE NO.: | 4401 ALEXANDER BLVD, NE ALBUQUERQUE, NEW MEXICO, 87109 | | | | | |
| DATE: | SCALE: | NO.: | SCALE: | PLOT: | 4401 | | | | |
| 10/21/2022 | 1:1 | | | | BUILDING 4401 CIVIL SITE DETAILS 3 | | | | |
| DRAWING NUMBER: | C-4401-1-506 | | SIZ: | E1 | | | | | |



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: New Mexico Expansion Project

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: F-16-Z DRB#: 22-113 EPC#: _____ Work Order#: _____

Legal Description: TR B BLK 5 PLAT OF TRACTS A & B BLK 5 SUNDT'S INDUSTRIALCENTER CONT 11.8662 AC

Development Street Address: 4401 Alexander Blvd. NE 87107

Applicant: Curia New Mexico, LLC (f/k/a Oso Biopharmaceuticals Manufacturing, LLC) Contact: Adam Lysiak

Address: 4240 Balloon Park Rd NE, Albuquerque, NM 87109

Phone#: 908-752-9244 Fax#: _____

E-mail: Adam.Lysiak@curiaglobal.com

Development Information

Build out/Implementation Year: 2022 Current/Proposed Zoning: NR-GM

Project Type: New: () Change of Use: () Same Use/Unchanged: () Same Use/Increased Activity: (X)

Change of Zoning: ()

Proposed Use (mark all that apply): Residential: () Office: () Retail: () Mixed-Use: (X)

Describe development and Uses:

Two story expansion that includes aseptic manufacturing, packaging, utility space, and office support.

Days and Hours of Operation (if known): 24 hour, 7 day per week manufacturing facility

Facility

Building Size (sq. ft.): approx. 60,000 sq. ft. (Two-Story Building)

Number of Residential Units: N/A

Number of Commercial Units: N/A

Traffic Considerations

ITE Trip Generation Land Use Code 140 Manufacturing

Expected Number of Daily Visitors/Patrons (if known):* 0-10

Expected Number of Employees (if known):* 163 Employees 103 Existing, 60 additional

Expected Number of Delivery Trucks/Buses per Day (if known):* 6 to 10 deliveries per day

Trip Generations during PM/AM Peak Hour (if known):* 5 to 8 PM/AM Peak Hour Generations

Driveway(s) Located on: Street Name Joan Hill PI NE

| |
|---|
| ITE Land Use #140 Manufacturing, 163 employees, AM peak 75 trips PM peak 72 trips |
|---|

Adjacent Roadway(s) Posted Speed: Alexander Blvd NE Street Name Posted Speed 35 mph
Montbel PI NE Street Name Posted Speed 35 mph

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.*

Roadway Information (adjacent to site) (Alexander Blvd NE)

Comprehensive Plan Corridor Designation/Functional Classification: Major Collector
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Employment Center
(urban center, employment center, activity center, etc.)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: 5222 (daily) Volume-to-Capacity Ratio (v/c): <0.25 AM and PM
(if applicable)

Adjacent Transit Service(s): No Bus Stops Nearest Transit Stop(s): .25 miles west/east

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Proposed Bike Lanes
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalk on both right and left side of roadway

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: See GIS map.

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No

Thresholds Met? Yes [] No

Mitigating Reasons for Not Requiring TIS: Previously Studied: []

Notes:

M.P. P.E.

10/12/2022

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
4. Location of nearby multi-use trails, if applicable ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.

FORM P: PRE-APPROVALS/SIGNATURES

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal Description & Location: 4401 Alexander Blvd. NE

Track B Block 5 Plat Of Tracts A & B Block 5 Sundt's Industrial Center 11.86 AC

Job Description: Two story expansion of existing building; Aseptic Manufacturing Packaging, Office type support, Utility Space

□ Hydrology:

- Grading and Drainage Plan _____ Approved _____ NA
- AMAFCA _____ Approved _____ NA
- Bernalillo County _____ Approved _____ NA
- NMDOT _____ Approved _____ NA
- MRGCD _____ Approved _____ NA

Hydrology Department

Date

□ Transportation:

- Traffic Circulations Layout (TCL) _____ Approved _____ NA
- Traffic Impact Study (TIS) _____ Approved _____ NA
- Neighborhood Impact Analysis (NIA) _____ Approved _____ NA
- Bernalillo County _____ Approved _____ NA
- MRCOG _____ Approved _____ NA
- NMDOT _____ Approved _____ NA
- MRGCD _____ Approved _____ NA

Transportation Department

Date

□ Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Water/Sewer Availability Statement/Serviceability Letter x Approved _____ NA
- ABCWUA Development Agreement _____ Approved x NA
- ABCWUA Service Connection Agreement _____ Approved x NA

Sarah Luckie
ABCWUA

11/7/2022
Date

- Infrastructure Improvements Agreement (IIA*) _____ Approved _____ NA
- Solid Waste Department Signature on the plan _____ Approved _____ NA
- Fire Marshall Signature on the plan _____ Approved _____ NA

* Prior to Final Site Plan approval submittals (include a copy of the recorded IIA)

October 3, 2022

Chair

Klarissa J. Peña
City of Albuquerque
Councilor, District 3

Vice Chair

Debbie O'Malley
County of Bernalillo
Commissioner, District 1

Tammy Fiebelkorn
City of Albuquerque
Councilor, District 7

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Timothy M. Keller
City of Albuquerque
Mayor

Charlene Pyskoty
County of Bernalillo
Commissioner, District 5

Steven Michael Quezada
County of Bernalillo
Commissioner, District 2

Ex-Officio Member
Gilbert Benavides
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Amber Yount
Burns & McDonnell Engineering Company Inc
9400 Ward Parkway
Kansas City, MO 64114

RE: Water and Sanitary Sewer Availability Statement #220725

Project Name: New Mexico Expansion Project

Project Address: 4401 Alexander Blvd NE 87107

Legal Description: Tract B, Block 5, Plat of Tracts A & Block 5 Sundt's Industrial Center

UPC: 101606106405930310

Zone Atlas Map: F-16-Z

Dear Ms. Yount:

Project Description: The subject site is located north of Joan Hill Place between Montbel Place and Alexander Boulevard, within the City of Albuquerque. The proposed development consists of approximately 11.87 acres and the property is currently zoned NR-GM for industrial, manufacturing, and heavy commercial uses. The property lies within the Pressure Zone 1E in the Montgomery Trunk.

The request for availability indicates plans to expand the current building by two stories, consisting of approximately 60,000 SF including: Aseptic Manufacturing (~22,000SF Manufacturing); Packaging (~16,000SF); ~ Office support (~8,000SF); Utility Space (~11,000 SF). Note that the facility already has an existing water, waste water and fire connections.

Existing Conditions: Water infrastructure in the area consists of the following:

- 8-inch Ductile Iron distribution main (project #26-1391-83) along Montbel Place.
- 14-inch Ductile Iron distribution main (project # 26-2166-85) along Joan Hill Place.
- 14-inch Ductile Iron distribution main (project # 26-1391-83) along Alexander Boulevard.
- 8-inch Ductile Iron distribution main (project # 26-1391-83) along Montbel Loop.

Sanitary sewer infrastructure in the area consists of the following:

- 8-inch Vitrified Clay Pipe sanitary sewer collector line (project # 26-1391-84) along Montbel Place.
- 8-inch Vitrified Clay Pipe sanitary sewer collector line (project # 26-2166-85) along Joan Hill Place.
- 8-inch Vitrified Clay Pipe sanitary sewer collector line (project # 26-1391-84) along Alexander Boulevard.
- 8-inch Vitrified Clay Pipe sanitary sewer collector line (project # 26-1391-84) along Montbel Loop.

Water Service: Water Service already exists along the west side of the property from a connection on Montbel Place. Additional metered water service to the property can be provided via routine connection to the existing eight-inch distribution main along Montbel Loop. The engineer is responsible for determining pressure losses and sizing of the service line(s) downstream of the public water line to serve the proposed development.

Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service. Each legally platted property shall have individual, independent water services. No property shall share a water service with any other property.

Existing service lines and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main. For fire lines, the line shall be capped near the public valve and valve access shall be grouted and collar removed.

Non-Potable Water Service: Currently, there is no non-potable infrastructure available to serve the subject property.

Sanitary Sewer Service: Sanitary Sewer Service already exists along the west side of the property from a connection on Montbel Place. Additional sanitary sewer service can be provided via routine connection to the existing eight-inch collector along Montbel Loop. No property shall share a private sewer service with any other property. The engineer is responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development.

Fire Protection: From the engineer's calculated fire flow, the instantaneous fire flow requirements for the project are 4,000 gallons-per-minute. Five fire hydrants are required. There are five existing hydrants available and one new hydrant is proposed with this project. As modeled using InfoWater™ computer software, the fire flow cannot be met. Analysis was performed by simulating the required fire flow at Existing fire hydrant 00282, existing fire hydrant 00273, the private fire hydrant on the west side of the facility, and the proposed hydrant.

In order to provide the required fire flow, infrastructure improvements are required. These improvements consist of upsizing the existing eight-inch PVC distribution line to a ten-inch diameter distribution line along Montbel Loop from hydrant 00273 to the intersection of Montbel Loop and Alexander Boulevard as well as from existing hydrant 00282 in Montbel Place to the intersection of Joan Hill Place and Montbel Place.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

The engineer is responsible for determining pressure losses and sizing of the fire line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

Cross Connection Prevention: Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority installed at each domestic service connection at a location accessible to the Water Authority. No tees, branches or

possible connection fittings or openings are allowed between the reduced principle backflow prevention assembly and the service connection unless protected by a backflow prevention assembly. These requirements also apply to all remodeled non-residential premises when the work area of the building undergoing repairs, alterations or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration or rehabilitation.

All non-residential irrigation water systems connected to the public water system shall have a pressure vacuum breaker, spill-resistant pressure vacuum breaker or a reduced pressure principle backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches or possible connection fittings or openings are allowed between the containment backflow prevention assembly and the service connection.

All non-residential customers connected via piping to an alternative water source or an auxiliary water supply and the public water system shall install a containment reduced pressure principle backflow prevention assembly approved by the Water Authority after the potable service connection.

All new services to private fire protection systems shall be equipped with a containment reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction installed after the service connection. No tees, branches or possible connection fittings or openings are allowed between the containment backflow prevention assembly and the service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the private fire protection system meets or exceed ANSI/NSF Standard 60 61 throughout the entire private fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections nor connections from auxiliary water supplies.

The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at (505) 289-3454 for more information.

Pretreatment: The user is considered a Significant Industrial User (as defined in the Sewer Use and Wastewater Control Ordinance (SUO) and summarized below) the user must obtain a Wastewater Discharge Permit from the Industrial Pretreatment Program and comply with all permitting requirements per the SUO section 3-4.

1. The industry falls under one or more EPA categorical pretreatment standards found in Title 40 Code of Federal Regulations, Chapter 1, Subchapter N, Sections 405-471
<https://www.ecfr.gov/current/title-40/chapter-1/subchapter-N>
2. The industry plans to discharge more than 25,000 gallons of wastewater per day.
3. Has reasonable potential to adversely affect the POTWs (sewer system) operation or for violating any pretreatment standard or requirement. (such as potential to discharge a prohibited discharge SUO 3-2-1 or concentrated waste over a Local Limit SUO 3-2-3)

A copy of the Sewer Use and Wastewater Control Ordinance and FOGS Policy can be found on the Pretreatment page of the Water Authority Website:

<https://www.abcwua.org/sewer-system-industrial-pretreatment-overview/>

Contact the Industrial Pretreatment Engineer, Travis Peacock, at (505) 289-3439 or pretreatment@abcwua.org for coordination or clarification of any of the above requirements.

Easements and Property: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated Rights-of-Way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service. A Warranty Deed shall be required when a property will be transferred to the Water Authority for the installation of Water Authority owned facilities such as pump stations, reservoirs, wells, lift stations, or any other facility.

Pro Rata: Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction: Design and construction of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the Water Authority Connection Permit process. However, if the work will be done within the City of Albuquerque public right-of-way, coordination with the City of Albuquerque Design Review and Construction Section must take place if this mechanism will be acceptable. Construction must be performed by a licensed and bonded public utility contractor.

Utility Expansion Charge (UEC): In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. Per the Rate Ordinance, each customer classification on the same premise requires a separate meter.

Contact Customer Service at (505) 842-9287 (option 3) for more information regarding account fees.

Water Use: All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Reduction Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed

development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

Sincerely,

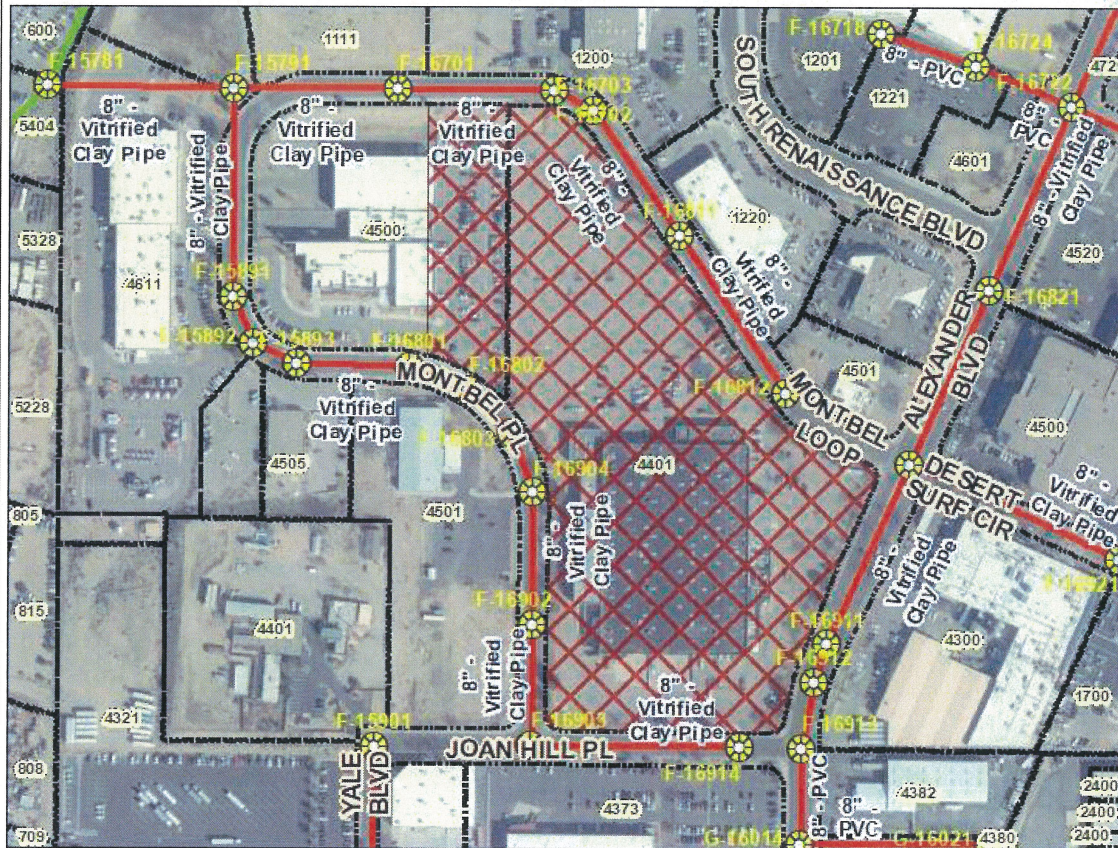


Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps

f/ **Availability Statement #220725**

220725 - Sanitary Sewer



Legend

- Project_Location
- Sewer Manhole

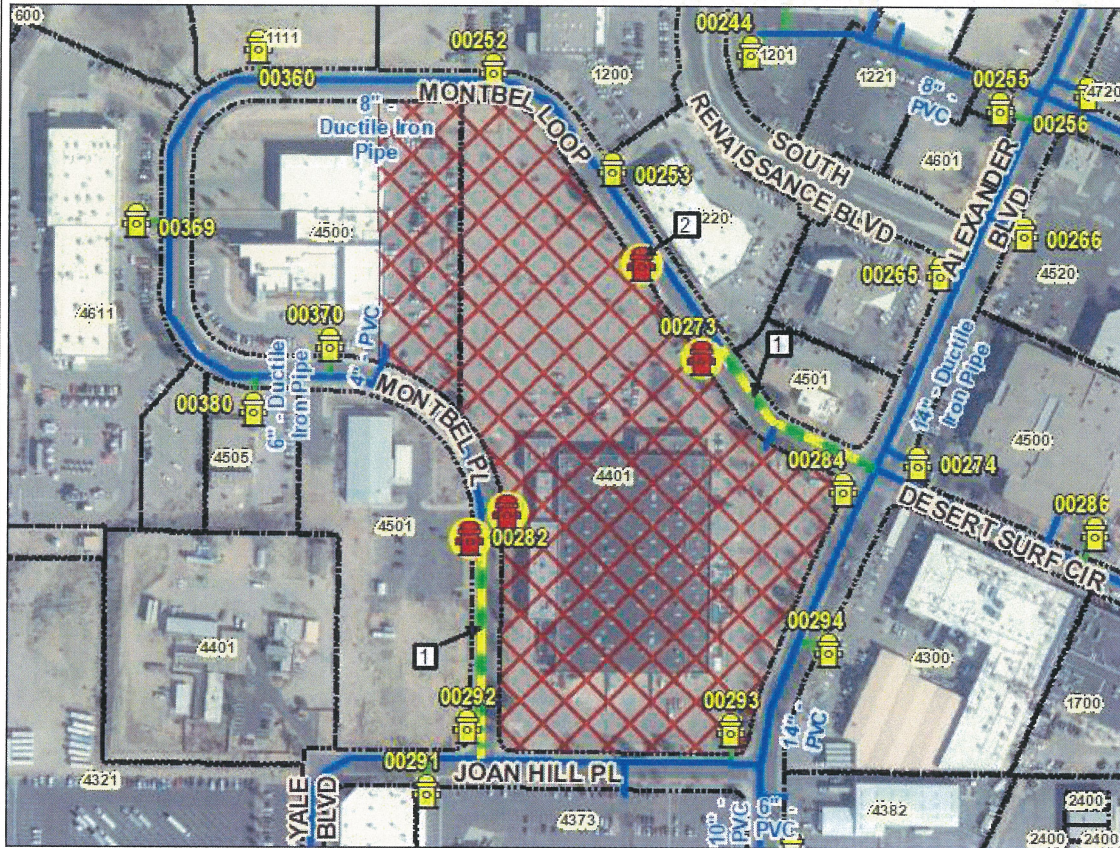
Sewer Pipe

SUBTYPE

- COLLECTOR
- INTERCEPTOR



220725 - Water



Legend

Project_Location

Hydrant

Pipe

SUBTYPE

Distribution Line

Hydrant Leg

Fire Flow Analysis Points

Analysis Point (4)

General Map Keyed Notes

1 - Upsize Public Water Main to 10"

2 - Proposed Hydrant

0 500 1,000 Feet



FORM P: PRE-APPROVALS/SIGNATURES

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal Description & Location: 4401 Alexander Blvd. NE

Track B Block 5 Plat Of Tracts A & B Block 5 Sundt's Industrial Center 11.86 AC

Job Description: Two story expansion of existing building; Aseptic Manufacturing Packaging, Office type support, Utility Space

Hydrology:

- Grading and Drainage Plan _____ Approved _____ NA
- AMAFCA _____ Approved _____ NA
- Bernalillo County _____ Approved _____ NA
- NMDOT _____ Approved _____ NA
- MRGCD _____ Approved _____ NA

Hydrology Department

Date

Transportation:

- Traffic Circulations Layout (TCL) _____ Approved _____ NA
- Traffic Impact Study (TIS) _____ Approved _____ NA
- Neighborhood Impact Analysis (NIA) _____ Approved _____ NA
- Bernalillo County _____ Approved _____ NA
- MRCOG _____ Approved _____ NA
- NMDOT _____ Approved _____ NA
- MRGCD _____ Approved _____ NA

Transportation Department

Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Water/Sewer Availability Statement/Serviceability Letter _____ Approved _____ NA
- ABCWUA Development Agreement _____ Approved _____ NA
- ABCWUA Service Connection Agreement _____ Approved _____ NA

ABCWUA

Date

- Infrastructure Improvements Agreement (IIA*) _____ Approved _____ NA
- Solid Waste Department Signature on the plan Approved _____ NA
- Fire Marshall Signature on the plan _____ Approved _____ NA

* Prior to Final Site Plan approval submittals (include a copy of the recorded IIA)

ABBREVIATIONS:

- EX EXISTING
- PNM PUBLIC SERVICE COMPANY OF NEW MEXICO
- SWGR SWITCHGEAR
- XFRM TRANSFORMER
- R RADIUS

PARKING SUMMARY:

| PARKING | QUANTITY | REQUIRED (MIN.) | | PROVIDED | | |
|--------------|----------|-----------------|-----------|----------|-----------|----------|
| | | QUANTITY | DIMENSION | QUANTITY | DIMENSION | OVERHANG |
| STANDARD | 189 | 8.5'X18' | 2' | 357 | 9'X19' | 2' |
| ADA STANDARD | 6 | 8.5'X18' | 2' | 6 | 9'X19' | 2' |
| ADA VAN | 2 | 8.5'X18' | 2' | 2 | 9'X19' | 2' |
| MOTORCYCLE | 5 | 4'X8' | N/A | 6 | 4'X19' | N/A |
| BICYCLE | 4 | 2'X6' | N/A | 4 | 3'X6' | N/A |

- ASPER IDO PART 14-16-5-5 PARKING AND LOADING AMENDED MAY 2022
- AS PER DPM PART 7-4(K) EFFECTIVE AS OF JUNE 8, 2020
- AS PER ADA 2010 STANDARD (208.2)

LEGEND:

- EX LIGHT POLE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- LANDSCAPED
- TRAFFIC FLOW DIRECTION
- PARKING SPOT COUNT

EXECUTIVE SUMMARY:

THE PURPOSE OF CURIA'S NEW MEXICO EXPANSION PROJECT (PROJECT) IS TO INCREASE MANUFACTURING AND WAREHOUSE CAPACITY. THE EXPANSION OF THE EXISTING 137,000 SQUARE FOOT BUILDING TO THE NORTH BY APPROXIMATELY 60,000 SQUARE FEET TOTAL THE GROSS FLOOR AREA TO APPROXIMATELY 197,000 SQUARE FEET. VARIATIONS OR DEVIATIONS FROM THE CITY OF ALBUQUERQUE IDO ARE NOT REQUESTED.

THE PROJECT ADDRESS IS 4401 ALEXANDER BLVD. NE ALBUQUERQUE, NM 87107 AT THE INTERSECTION OF ALEXANDER BLVD NE & MONTBEL PL NE. ALL VISITORS AND EMPLOYEES SHALL ENTER AND EXIT VIA THE NORTHEAST MONTBEL LOCATION. EMPLOYEE'S SHALL PARK IN THE NORTH LOT. EXISTING PARKING AISLES ARE 24 FEET WIDE ALLOWING TWO WAY TRAFFIC. RESERVED VISITOR AND ADA PARKING SHALL BE EAST OF THE PROPOSED EXPANSION. FIRE & EMERGENCY ACCESS THE SITE VIA RESERVED MONTBEL PL NE ENTRANCE. DELIVERY & RECEIVING AND SOLID WASTE ACCESS THE SITE VIA JOAN HILL PL NE.

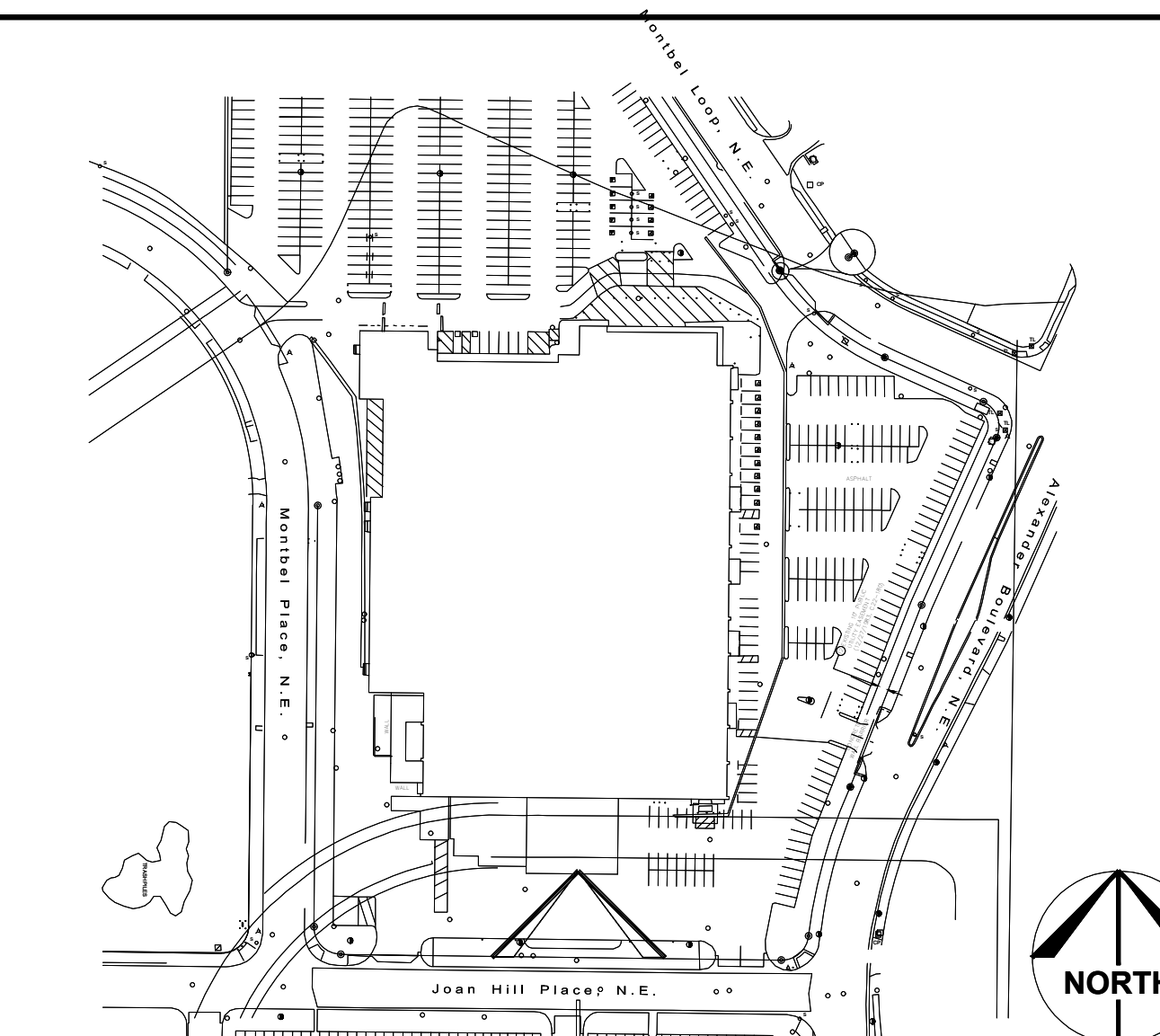
PROPOSED FIRE AND EMERGENCY ACCESS IS ACCORDANCE WITH ALBUQUERQUE FIRE PLAN CHECKING DIVISION. REFER TO APPROVED ALBUQUERQUE FIRE MARSHAL FIRE PLAN 1 PLAN (08/22/22).

CLEAR SIGHT TRIANGLES, GATES, TYPE OF GATES, AND TREATMENT OF ACCESS POINTS ARE LOCATED ON ADMINISTRATIVE AMENDMENT FILE # SI-2022-00401 , PROJECT # PR-2018-01252 (04/04/2022)

KEYED NOTES: (#)

- SIX MOTORCYCLE PARKING STALLS WITH SIX MOTORCYCLE PARKING SIGNS. SEE SHEET C-4401-1-502, DETAILS 5 AND 6.
- SIX ADA STANDARD PARKING STALLS WITH SIX ADA STANDARD PARKING SIGNS. TWO ADA VAN PARKING STALLS WITH TWO ADA VAN SIGNS. SEE SHEET C-4401-1-502, DETAILS 1, 2, 3, AND 4.
- ADA PEDESTRIAN CROSSING. SEE SHEET C-4401-1-502, DETAIL 8.
- ADA CURB RAMP WITH DETECTABLE WARNINGS. SEE SHEET C-4401-1-501, DETAIL 7.
- BICYCLE PARKING RACKS. SEE SHEET C-4401-1-506, DETAILS 1 AND 2.
- EXISTING SOLID WASTE COMPACTOR. ORIENTATION AS SHOWN. SOLID WASTE MAKE UP AND QUANTITY SHALL NOT CHANGE FROM EXISTING CONDITIONS. SOLID WASTE ACCESS SHALL NOT CHANGE FROM EXISTING CONDITIONS.

KEY PLAN:



ARCHITECTS/ENGINEERS:
BURNS & MCDONNELL
 9400 WARD PARKWAY
 KANSAS CITY, MO 64114

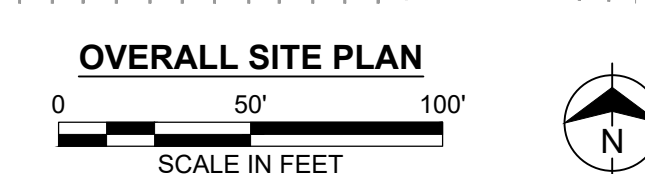
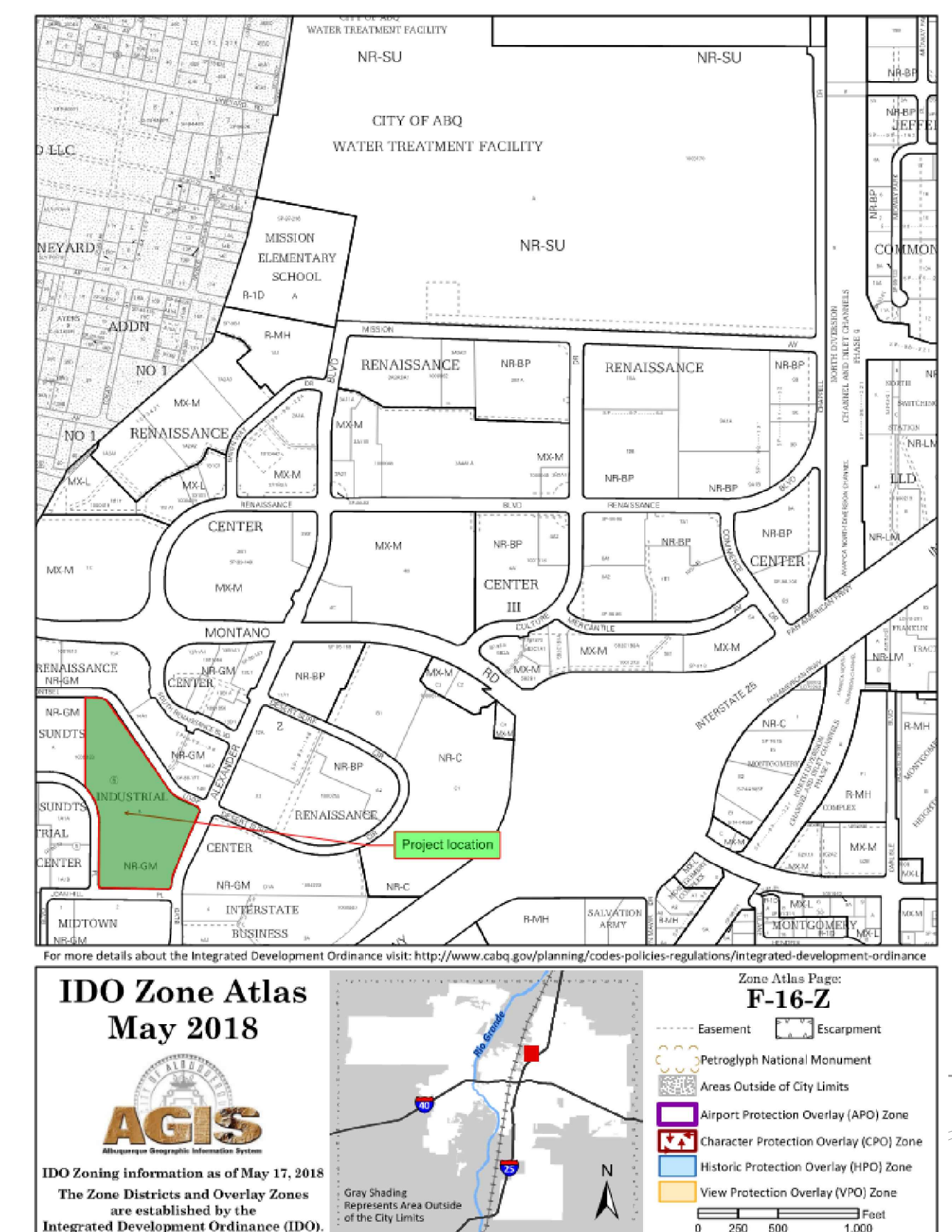
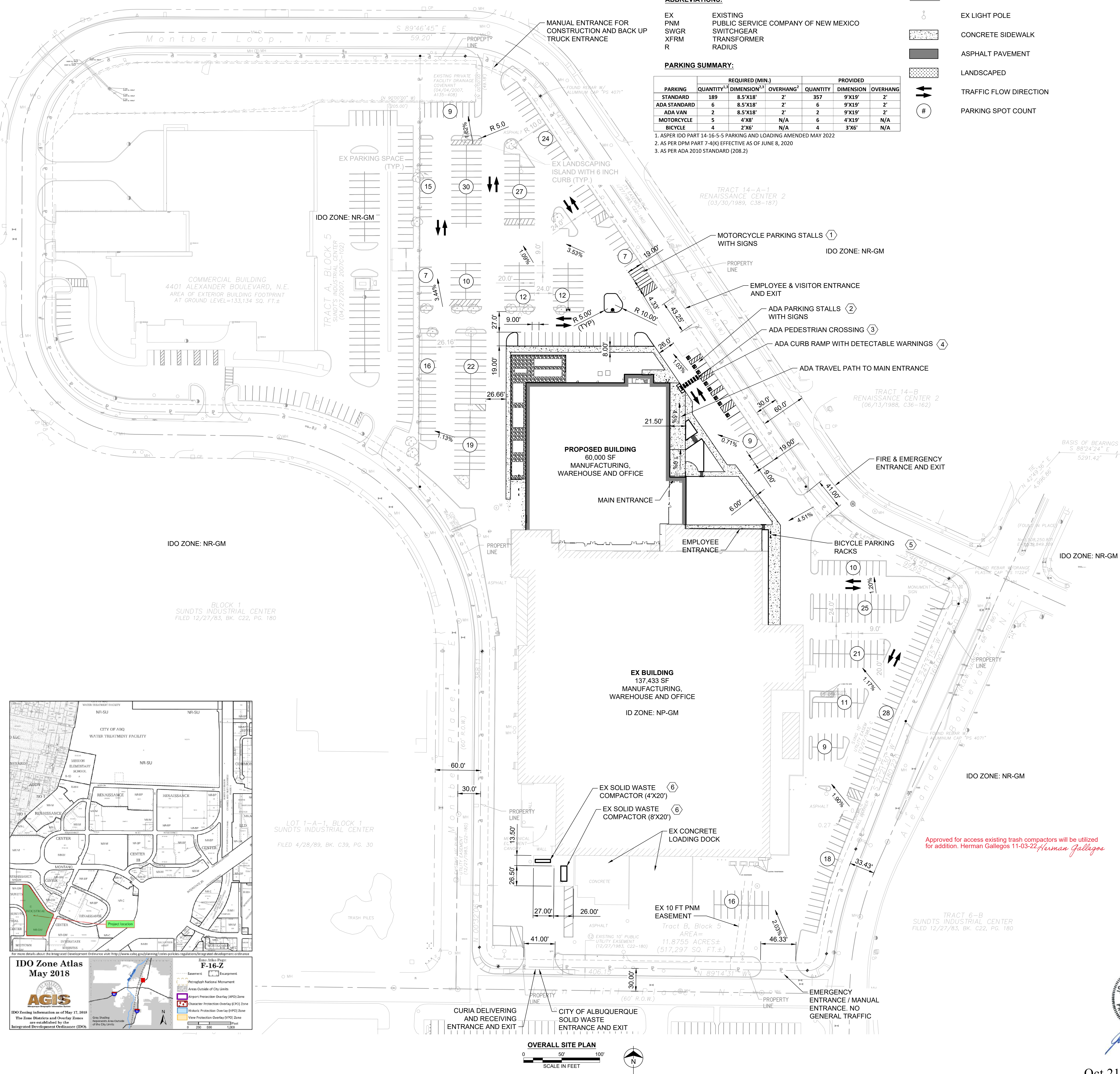
CONSULTANTS:

PRELIMINARY - NOT FOR CONSTRUCTION

| | | | | |
|-------------------|--------------------|---|------|----|
| B | 10/21/22 | ISSUED FOR REVIEW | SE | JL |
| A | 09/12/22 | ISSUED FOR REVIEW | SE | JL |
| DESIGNED / DRAWN: | LOCATION: | curia 4401 ALEXANDER BLVD. NE ALBUQUERQUE, NEW MEXICO, 87109 | | |
| S. ENGEMANN | | | | |
| ENGINEER REVIEW: | EQUIPMENT FILE NO: | BUILDING 4401 TRAFFIC CIRCULATION PLAN SITE PLAN | | |
| J. LAVENDER | | | | |
| DATE: | SCALE: | PLOT: | 4401 | |
| 08/25/2022 | 1" = 50' | 1:1 | | |
| DRAWING NUMBER: | SIZE: | CS100 | | |
| | E1 | | | |



Oct 21 2022 12:31 PM



3/23/2022 1:25:15 PM

FORM P: PRE-APPROVALS/SIGNATURES

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal Description & Location: 4401 Alexander Blvd. NE

Track B Block 5 Plat Of Tracts A & B Block 5 Sundt's Industrial Center 11.86 AC

Job Description: Two story expansion of existing building; Aseptic Manufacturing Packaging, Office type support, Utility Space

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- AMAFCA _____ Approved _____ NA
- Bernalillo County _____ Approved _____ NA
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- MRGCD _____ Approved _____ NA

Hydrology Department

Date

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Transportation Department

Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Water/Sewer Availability Statement/Serviceability Letter _____ Approved _____ NA
- ABCWUA Development Agreement _____ Approved _____ NA
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ABCWUA

Date

- Infrastructure Improvements Agreement (IIA*) _____ Approved _____ NA
- Solid Waste Department Signature on the plan _____ Approved _____ NA
- Fire Marshall Signature on the plan / Approved _____ NA

* Prior to Final Site Plan approval submittals (include a copy of the recorded IIA)



**ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION**

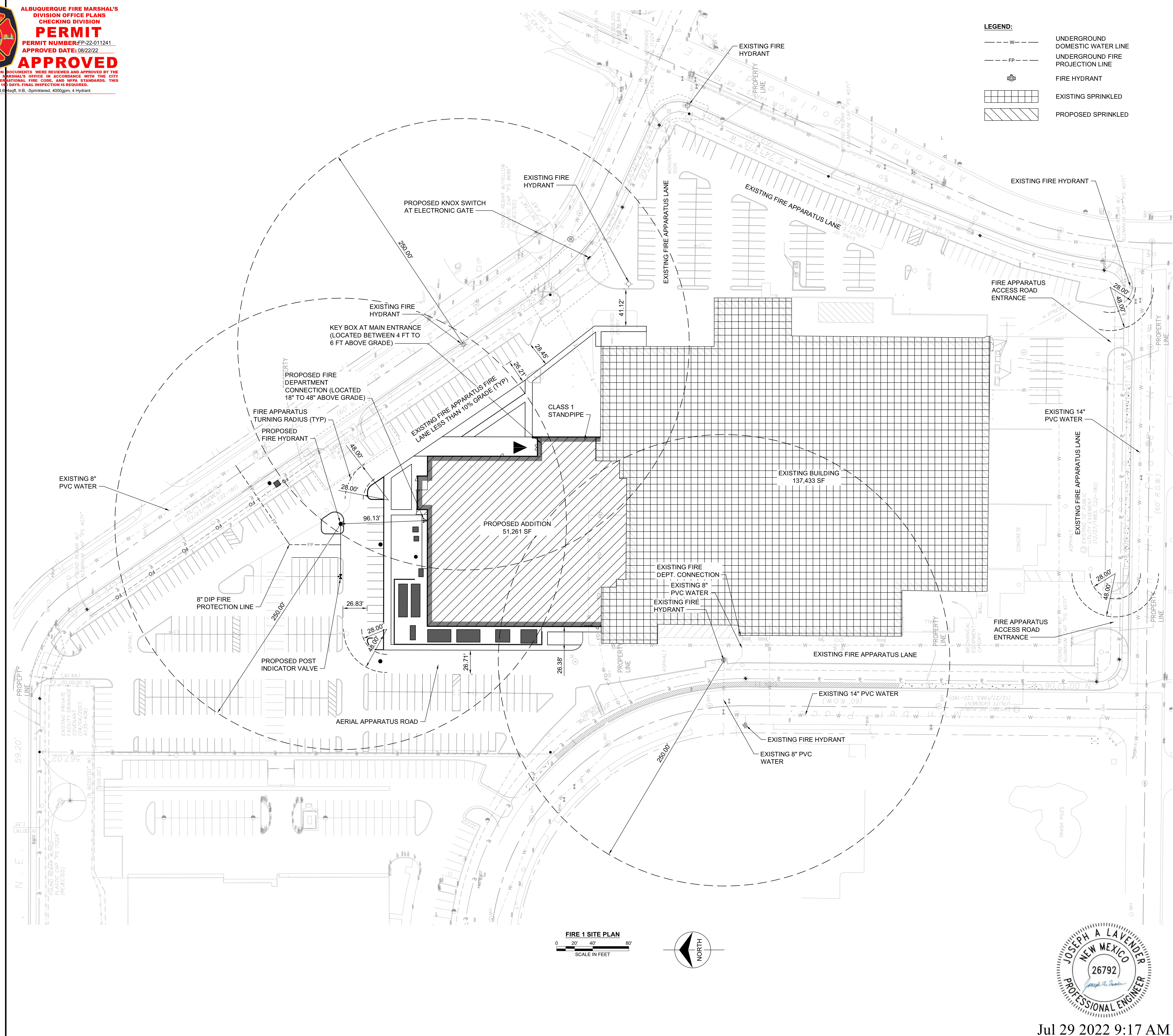
PERMIT

PERMIT NUMBER: FP-22-011241
APPROVED DATE: 08/22/22

APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

FIRE FLOW: 188.64 gpm, 1.6" Sprinklers, 400 gpm, 4 Hydrant

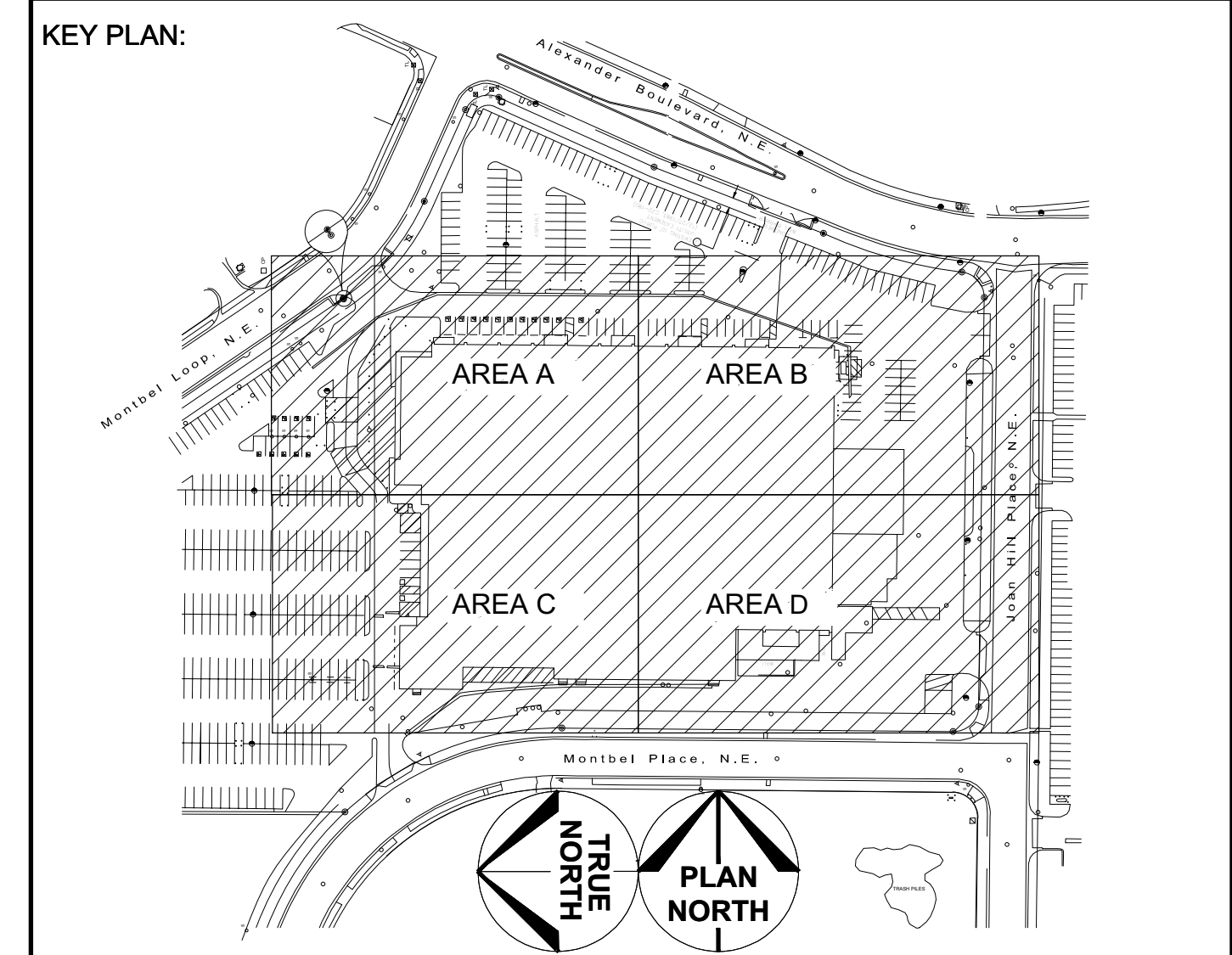


LEGEND:

- W --- UNDERGROUND DOMESTIC WATER LINE
- FP --- UNDERGROUND FIRE PROJECTION LINE
- ⊙ FIRE HYDRANT
- [Grid Pattern] EXISTING SPRINKLED
- [Diagonal Lines] PROPOSED SPRINKLED

- GENERAL NOTES:**
- FIRE INFORMATION:
TOTAL BUILDING SQ. FOOTAGE: 51,261 NEW; 137,433 EXISTING; 188,694 TOTAL
CONSTRUCTION TYPE: II-B
MINIMUM FIRE-FLOW: 4,000 @ 20 PSI
(PER IFC TABLE B105, 1:50% REDUCTION PER B105.2)
NUMBER OF HYDRANTS REQUIRED: 5
NUMBER OF HYDRANTS AVAILABLE: 5
BUILDING HEIGHT: +/- 41 FT
 - REFERENCE CODE: 2015 INTERNATIONAL FIRE CODE
 - FIRE APPARATUS ACCESS ROAD SIGNS SHALL COMPLY WITH IFC D103.1.
 - FIRE APPARATUS ACCESS ROAD CURB MARKINGS SHALL COMPLY WITH ORD. 503.3.1.
 - FIRE APPARATUS ACCESS ROAD SHALL HAVE AN ASPHALT SURFACE CAPABLE OF SUPPORTING IMPOSED LOAD OF FIRE APPARATUS WEIGHING 75,000 POUNDS.
 - THE FDC SHALL BE UNOBSTRUCTED FROM PERMANENT OBJECTS FOR A MINIMUM DISTANCE OF 3-FEET RADIUS AROUND THE CONNECTION AND 6.50 FEET IN HEIGHT.
 - THE NEW AND EXISTING BUILDINGS SHALL INCORPORATE A SPLIT SYSTEM.

KEYED NOTES: #

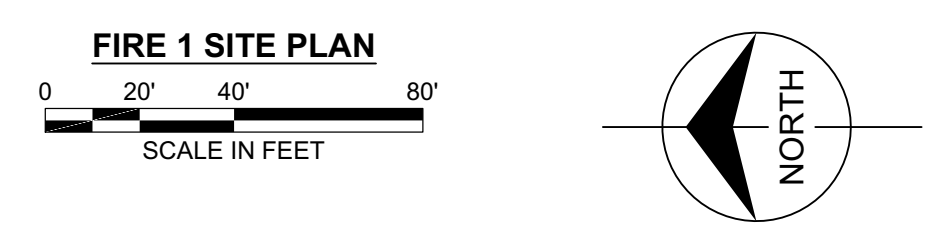


ARCHITECTS/ENGINEERS:

**BURNS
MEDONNELL**

9400 WARD PARKWAY
KANSAS CITY, MO 64114

**PRELIMINARY - NOT
FOR CONSTRUCTION**



Jul 29 2022 9:17 AM

| | | | |
|----------------------------------|--------------------|---|---|
| DESIGNED / DRAWN: S. ENGEMANN | LOCATION: | 4401 ALEXANDER BLVD, NE ALBUQUERQUE, NEW MEXICO, 87109 | 4401 |
| ENGINEER REVIEW: J. LAVENDAR | EQUIPMENT FILE NO: | | |
| DATE: 07/26/2022 | SCALE: 1" = 40' | PLOT: 1:1 | BUILDING 4401 FIRE 1 FIRE PROTECTION SITE PLAN |
| DRAWING NUMBER: CS-F1 | SIZE: E1 | | |


ALL IDEAS, DESIGN, ARRANGEMENTS, AND PLANS INDICATED ARE THE PROPERTY OF CURIA PHARMACEUTICALS MANUFACTURING AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT OR PROJECTS. THESE IDEAS, DESIGN, ARRANGEMENTS, OR PLANS SHALL NOT BE USED OR REPRODUCED BY ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF CURIA PHARMACEUTICALS MANUFACTURING.


3/22/2022 1:25:15 PM

ZONE ATLAS MAP


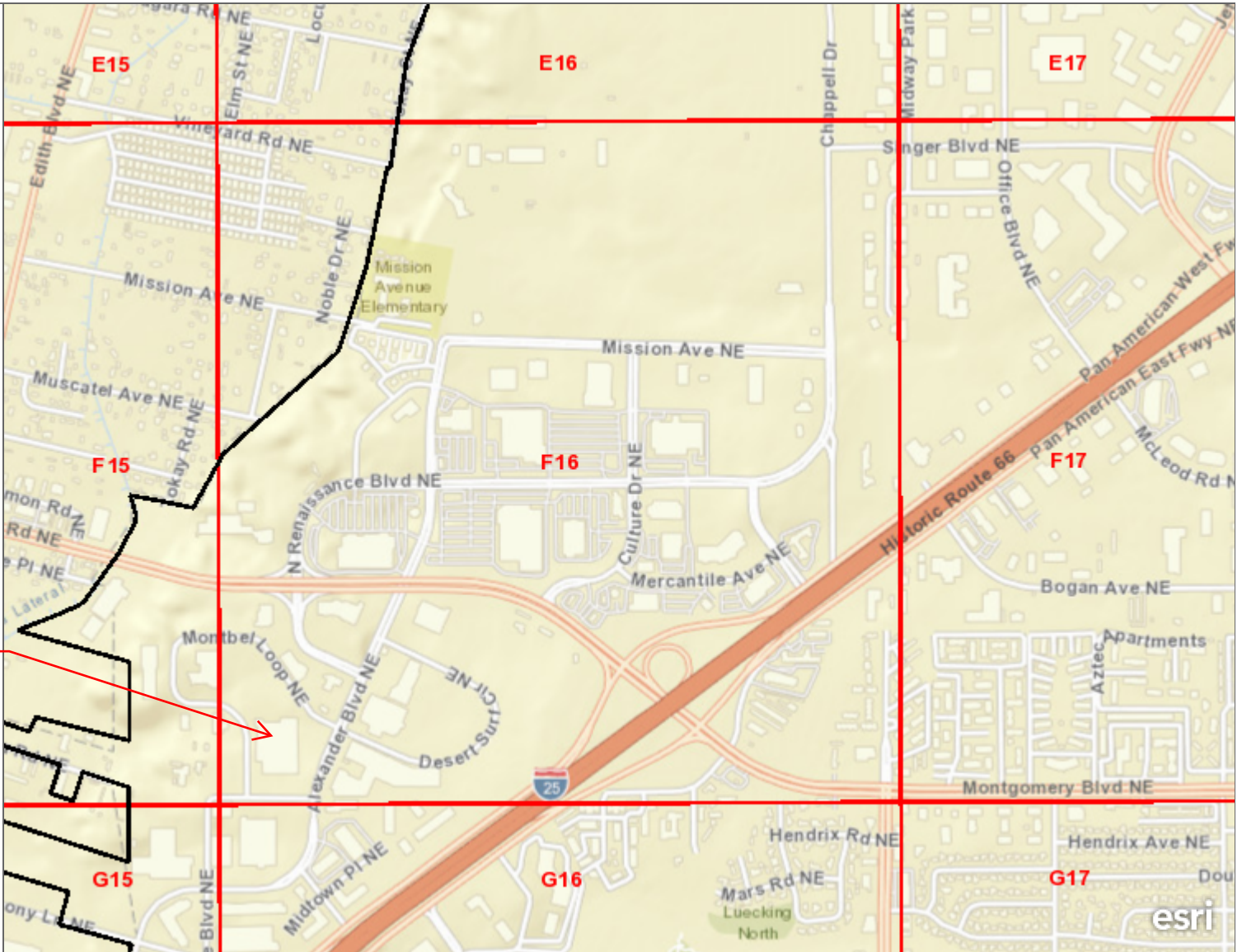
Zone Atlas

zoneatlas

City Limits


Zone Atlas Grid


Project Location:
 4401 Alexander Blvd NE
 Albuquerque, NM 87107

City Zone Atlas Pages

0.2mi

City of Albuquerque, Bernalillo County, NM, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS

LETTER OF AUTHORIZATION



July 22, 2022

City of Albuquerque
Planning Department
Plaza del Soil Building
600 Second NW
Albuquerque, NM 87102

Re: Letter of Authorization
4401 Alexander Blvd NE
Site Plan – DRB Process

To Whom It May Concern,

I hereby authorize Burns & McDonnell to act on our behalf to represent Curia Global to the City of Albuquerque for the 4401 Alexander Blvd Site Plan – DRB Process. As Curia New Mexico LLC's (f/k/a Oso Pharmaceutical) Agent, Burns & McDonnell will submit documents to and communicate with the Planning Department until the project's completion.

If in any case, the Planning Department Staff should have questions in this matter, please contact me at Adam.Lysiak@curiaglobal.com.

Sincerely,

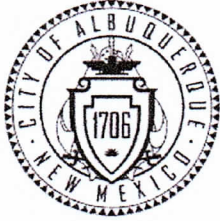
A blue rectangular box containing a handwritten signature in cursive script that reads "Adam Lysiak".

Adam Lysiak

Adam Lysiak, P.E.
Senior Director of Project Engineering
Adam.Lysiak@curiaglobal.com
(908) 752-9244

cc: Amber Yount, Burns & McDonnell
Steven Karl, Curia Global
Daniel Lavin, Curia Global

ARCHAEOLOGICAL CERTIFICATE



Tim Keller, Mayor
Sarita Nair, CAO

City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

DATE: August 8, 2022

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2022-007452
Agent: Burns & McDonnell
Applicant: Curia Global
Legal Description: TR B BLK 5 PLAT OF TRACTS A & B BLK 5 SUNDT'S INDUSTRIALCENTER CONT
Zoning: NR-GM
Acreage: 11.8662 AC
Zone Atlas Page(s): F-16-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images, Historic City of Albuquerque aerials, NMCRIS Records

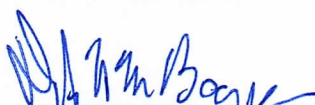
SITE VISIT: N/A

RECOMMENDATIONS:

Historic aerial photos show the lot has been developed since at least 1991.

Therefore: CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:



Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist

SUBMITTED TO:

Planning, Development Services

JUSTIFICATION LETTER



August 11, 2022

City of Albuquerque
Planning Department
Plaza del Soil Building
600 Second NW
Albuquerque, NM 87102

Re: 4401 Alexander Blvd NE
Site Plan – DRB Justification Letter
PRT 22-113

To Whom It May Concern,

On behalf of Curia New Mexico LLC (f/k/a Oso Biopharmaceuticals, LLC), Burns & McDonnell is pleased to submit this Justification Letter as per. IDO 14-6-6(I)(3) Review and Decision Criteria.

- To the applicant's knowledge, the Site Plan complies with applicable provisions of the IDO, DPM, and adopted City regulations, specifically applied to development of the property in a prior permit or approval affecting the property. (Section 14-6-6(I)(3)(a))
- To the applicant's knowledge, the City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development. (Section 14-6-6(I)(3)(b))
- To the applicant's knowledge, the subject property is not within an approved Master Development Plan. (Section 14-6-6(I)(3)(c))

Burns & McDonnell looks forward to working with the Planning Department Staff throughout the approval process. Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Joseph A. Lavender".

Joseph A. Lavender, P.E.
jlavender@burnsmcd.com
(913) 289-3619

cc: Amber Yount, Burns & McDonnell
Adam Lysiak, Curia Global

PRE-APPLICATION MEETING NOTES

PRE-APPLICATION MEETING NOTES

PA#: 22-113 Notes Provided (date): 2-27-22

Site Address and/or Location: 4401 Alexander Blvd. NE 87107

Pre-application notes are for informational purposes only and are non-binding. They do not constitute an approval of any kind. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

Request 2 story expansion. Aseptic Manufacturing (~17,000SF); Packaging (~16,000SF); ~ Office type support (~8,000SF); Utility Space (~11,000 SF).

Basic Site Information

Current Use(s): office Size (acreage): ~ 12 acres

Zoning: NR-GM Overlay Zone(s): N/A (zoning entitlements)

Comprehensive Plan Designations

Corridor(s): within 660' Montano Rd. Major Transit

Development Area: Change Near Major Public Open Space (MPOS)?: N/A

Center: Renaissance Employment Center

Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc. <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): Light Manufacturing, Office.

Use Specific Standards: 4-3(E)(4) Light Manufacturing

Applicable Definition(s): _____

Light Manufacturing

The assembly, fabrication, or processing of goods and materials, including machine shop and growing food or plants in fully enclosed portions of a building, using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, where such processes are housed primarily within the fully enclosed portions of a building. Loading and unloading from rail spurs and wholesaling of products manufactured at the facility are incidental to this use. This use does not include any use that meets the definition of *Heavy Manufacturing* or *Special Manufacturing*. See also Cannabis Definitions for *Cannabis-derived Products Manufacturing* and *Cannabis Cultivation*

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

Process

Decision Type(s) (see IDO Table 6-1-1): Site Plan-DRB

Specific Procedure(s)*: 6-6(I)

**Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: DRB Is this a PRT requirement? Yes

Handouts Provided

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Site Plan Amendments | <input type="checkbox"/> Site Plan- EPC | <input checked="" type="checkbox"/> Site Plan- DRB |
| <input type="checkbox"/> Site Plan- Admin | <input type="checkbox"/> Variance-ZHE | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site History/Research | <input checked="" type="checkbox"/> Transportation | <input type="checkbox"/> Hydrology | <input type="checkbox"/> Fire |

If you have additional questions, please contact Staff at planningprt@cabq.gov or at (505) 924-3860. Please include the PA# with your inquiry.

Additional Notes:

- Site is within a Site Development Plan 2018-1005233 Sundt's Industrial Center.
 - Please review in case there are any associated design standards
- Understand the permitting process steps, durations of review and expectations of the City:
 - See above and attached handouts for process.
- Please contact permitting for information regarding separating out into two separate submissions regarding building permit.
 - Zoning/Code Enforcement: Angelo Metzgar (ametzgar@cabq.gov)
- For fire related questions please contact the fire department
 - Fire Marshal: Antonio Chinchilla (achinchilla@cabq.gov) or call 505-924-3611 (if needed)
- For landscaping requirements please see IDO Section 5-6 Landscaping Buffering and screening (pg. 285).
- For waste discharge limitations please contact Solid Waste or Environmental health.
 - Solid Waste: Herman Gallegos (hgallegos@cabq.gov)

PROOF OF NEIGHBORHOOD MEETING

Lavender, Joseph (Joe)

From: Carmona, Dalaina L. <dcarmona@cabq.gov>
Sent: Friday, July 15, 2022 1:56 PM
To: Lavender, Joseph (Joe)
Subject: 4401 Alexander Blvd NE Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_F-16-Z (1).pdf

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please note that there are **NO** neighborhood associations to notify.

Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to attach a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov

Sent: Friday, July 15, 2022 11:51 AM

To: Office of Neighborhood Coordination <jlavender@burnsmcd.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Joe Lavender

Telephone Number

913-289-3619

Email Address

jlavender@burnsmcd.com

Company Name

Burns & McDonnell Engineering Company, Inc

Company Address

3501 E Speedway Blvd Suite 245

City

Tucson

State

AZ

ZIP

85716

Legal description of the subject site for this project:

TR B BLK 5 PLAT OF TRACTS A & B BLK 5 SUNDT'S INDUSTRIALCENTER CONT 11.8662 AC

Physical address of subject site:

4401 Alexander Blvd NE

Subject site cross streets:

Alexander Blve NE / Joan Hill PI NE

Other subject site identifiers:

This site is located on the following zone atlas page:

F-16-Z

Captcha

x

SIGN POSTING AGREEMENT

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



(Applicant or Agent)

November 7, 2022

(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____

REQUIRED NOTICES

Public Notice of Propose Project

Copy of Notification Letter

Mail List

Proof of First Class Mailing

Completed Notification Form

Proof of Additional Information

Proof of First Class Mailing

Buffer Map

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: September 2, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

4500 ALEXANDER DE, LLC & ALEXANDER DAVID DE, LLC & ALEXANDER
Property Owner within 100 feet*: MONICA DE, LLC C/O SES

Mailing Address*: 15 AMERICA AVE, SUITE 301A, LAKEWOOD, NJ 08701-4582

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 4401 Alexander Blvd. NE Albuquerque, NM 87107
Location Description At the intersection of Alexander Blvd NE and Montbel PI NE
2. Property Owner* Curia New Mexico, LLC (f/k/a Oso Pharmaceutical)
3. Agent/Applicant* [if applicable] Burns & McDonnell
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Two story expansion; Aseptic Manufacturing

Packaging, Office type support, Utility Space

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: Wednesday October 12, 2022 9:00 A.M.

Location*²: <https://cabq.zoom.us/j/81711919604>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
[Amber Yount - amyount@burnsmcd.com](mailto:AmberYount@burnsmcd.com)

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ F-16-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 Deviation(s) Variance(s) Waiver(s)

Explanation*:
Variations or deviations from the City of Albuquerque IDO are not requested.

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
A pre-submittal neighborhood meeting will not occur.

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link
³ Address (mailing or email), phone number, or website to be provided by the applicant
⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. For residential development*: Maximum number of proposed dwelling units.
- e. For non-residential development*:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 11.8 Acres
 2. IDO Zone District NP-GM
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] _____
Manufacturing, Warehouse, and Office

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

- d. For residential development*: Maximum number of proposed dwelling units.
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Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



August 09, 2022

4500 ALEXANDER DE, LLC & ALEXANDER DAVID DE, LLC &
ALEXANDER MONICA DE, LLC C/O SES
15 AMERICA AVE SUITE 301A
LAKEWOOD, NJ 08701-4582

Re: Neighbor Notification
4401 Alexander Blvd NE
Design Review Board Site Plan

To Whom It May Concern,

On behalf of Curia New Mexico LLC (f/k/a Oso Biopharmaceuticals, LLC), Burns & McDonnell is pleased to submit this Neighbor Notification package as per. IDO 14-6-6-4(K) Public Notice.

The purpose of Curia's New Mexico Expansion Project (Project) is to increase manufacturing and warehouse capacity. The expansion of the existing 137,000 square foot building to the north by approximately 60,000 square feet total the gross floor area to approximately 189,000 square feet. Variations or deviations from the City of Albuquerque IDO are not requested. A pre-submittal neighborhood meeting will not occur. The enclosed conceptual documents include architectural elevations, site plan, and grading plan for your reference.

Burns & McDonnell looks forward to working with the City of Albuquerque Planning Department throughout the approval process. Please contact Amber Yount (amyount@burnsmcd.com) with questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Amber Yount'.

Amber Yount
Project Manager
amyount@burnsmcd.com

Enclosure Attachment

- (1) 4401 Alexander Zone Atlas Map
- (1) Zone Atlas Pate F-16-Z
- (1) 4401 Alexander Architectural Elevations
- (1) 4401 Alexander Site Plan
- (1) 4401 Alexander Grading Plan

cc: Adam Lysiak, Curia Global

BERNALILLO COUNTY HEALTHCARE
CORP DBA ALBUQ AMBULANCE C/O
PRES HC RE OFFICE
PO BOX 26666
ALBUQUERQUE NM 87125-6666

SOUTHRIDGE COMPANY C/O HEALTH
CARE SERVICE CORP ATTN: JASON KAYE
300 E RANDOLPH ST FLOOR 33
CHICAGO IL 60601-5014

JOINT APPRENTICESHIP & TRAINING
COMMITTEE ELECTRICAL INDUSTRY
BLDG CORP
4501 MONTBEL PL NE
ALBUQUERQUE NM 87107-6817

4500 ALEXANDER DE LLC & ALEXANDER
DAVID DE LLC & ALEXANDER MONICA
DE LLC C/O SES
15 AMERICA AVE SUITE 301A
LAKEWOOD NJ 08701-4582

TORTILLA BUILDING INC
PO BOX 908
SANTA FE NM 87504

MIDTOWN ABQ LLC
1717 LOUISIANA BLVD NE SUITE 111
ALBUQUERQUE NM 87110-7014

CHOICES WHOLESAL FLOORING
SOLUTIONS INC
45 CHACO LP
SANDIA PARK NM 87047-8505

ETG PROPERTIES LLC
PO BOX 26207
ALBUQUERQUE NM 87125-6207

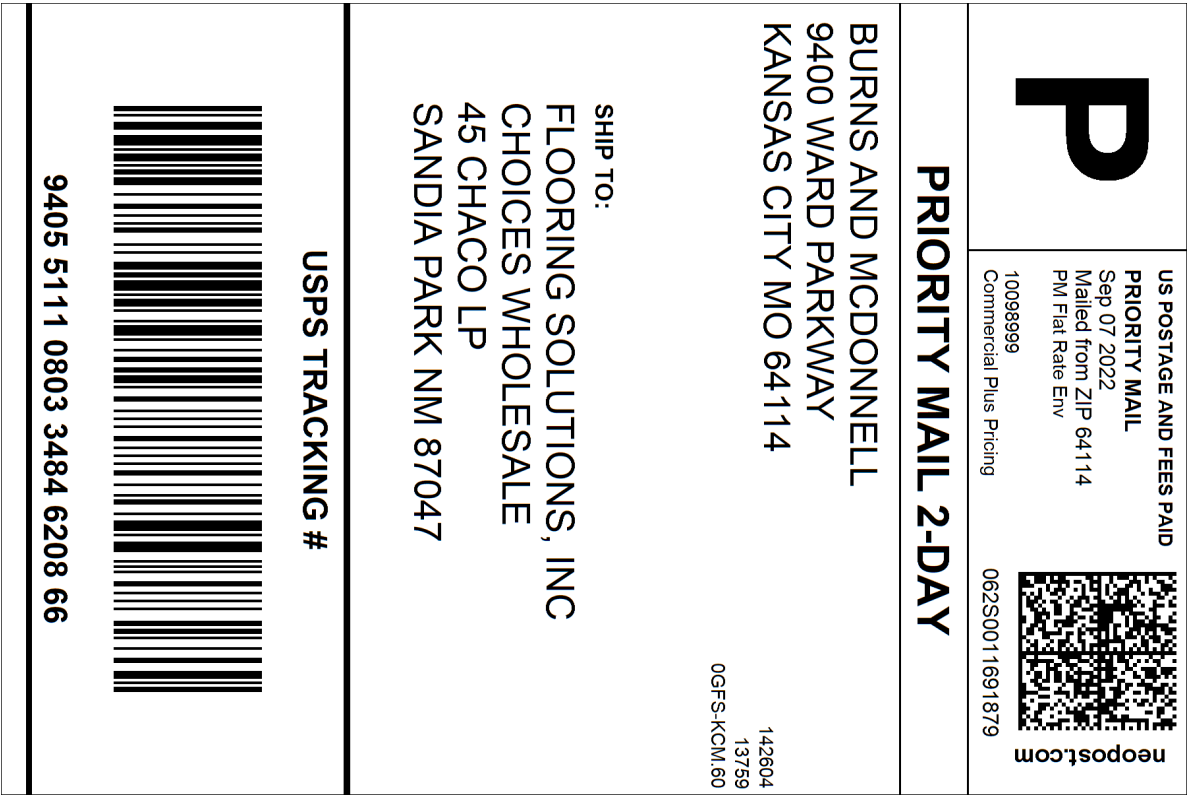
RENAISSANCE IMPORTED MOTORS LLC
ATTN: ED GARCIA
PO BOX 26207
ALBUQUERQUE NM 87125-6207

EDENS PROPERTIES LLC
1200 S RENAISSANCE BLVD NE
ALBUQUERQUE NM 87107

OSO BIOPHARMACEUTICALS
MANUFACTURING LLC
4240 BALLOON PARK RD NE
ALBUQUERQUE NM 87109-5801

RENAISSANCE IMPORTED MOTORS LLC
ATTN: EDWARD T GARCIA AUTOMOTIVE
GROUP
PO BOX 26207
ALBUQUERQUE NM 87125-6207

ETG PROPERTIES LLC ATTN: EDWARD T
GARCIA
PO BOX 26207
ALBUQUERQUE NM 87125-6207



P

US POSTAGE AND FEES PAID

PRIORITY MAIL

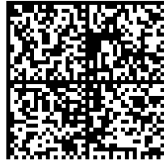
Sep 07 2022

Mailed from ZIP 64114

PM Flat Rate Env

10098999

Commercial Plus Pricing



neopost.com

062S0011691879

PRIORITY MAIL 2-DAY

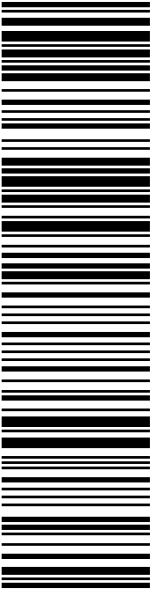
BURNS AND MCDONNELL
9400 WARD PARKWAY
KANSAS CITY MO 64114

142604
13759
OGFS-KCM.60

SHIP TO:

FLOORING SOLUTIONS, INC
CHOICES WHOLESale
45 CHACO LP
SANDIA PARK NM 87047

USPS TRACKING #



9405 5111 0803 3484 6208 66

Label Receipt

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Print Date: 09/07/2022 **Service:** Priority Mail

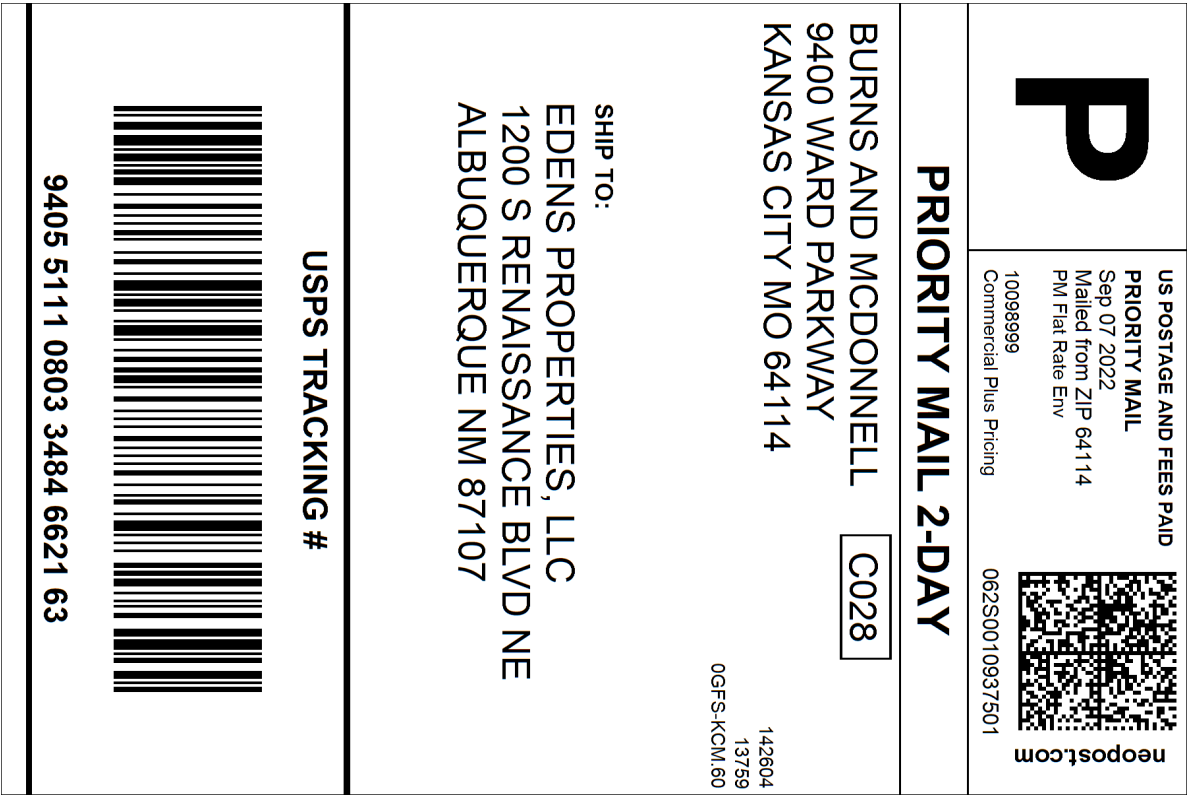
Ship Date: 09/07/2022

Weight: 0.500 lbs **Postage:** \$7.75

From: BURNS AND MCDONNELL
9400 WARD PARKWAY
KANSAS CITY MO 64114

To: CHOICES WHOLESale
FLOORING SOLUTIONS, INC
45 CHACO LP
SANDIA PARK NM 87047

Instructions: You may schedule a USPS pickup online, hand to your letter carrier, take to a Post Office, or drop in a USPS collection box.



Label Receipt

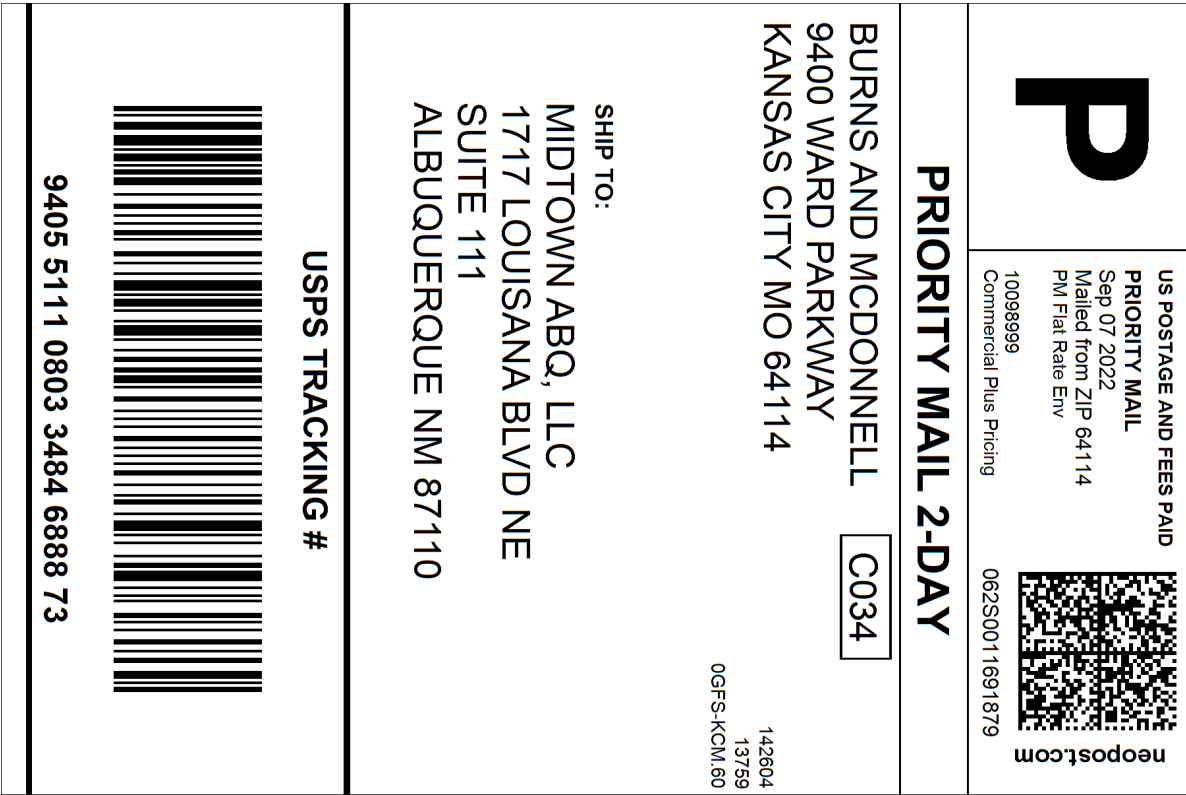
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Print Date: 09/07/2022 **Service:** Priority Mail
Ship Date: 09/07/2022
Weight: 0.500 lbs **Postage:** \$7.75

From: BURNS AND MCDONNELL
9400 WARD PARKWAY
KANSAS CITY MO 64114

To: EDENS PROPERTIES, LLC
1200 S RENAISSANCE BLVD NE
ALBUQUERQUE NM 87107

Instructions: You may schedule a USPS pickup online, hand to your letter carrier, take to a Post Office, or drop in a USPS collection box.



Label Receipt

Instructions: You may schedule a USPS pickup online, hand to your letter carrier, take to a Post Office, or drop in a USPS collection box.

Tracking #: 9405511108033484688873



Print Date: 09/07/2022 **Service:** Priority Mail

Ship Date: 09/07/2022

Weight: 0.500 lbs **Postage:** \$7.75

From: BURNS AND MCDONNELL
9400 WARD PARKWAY
KANSAS CITY MO 64114



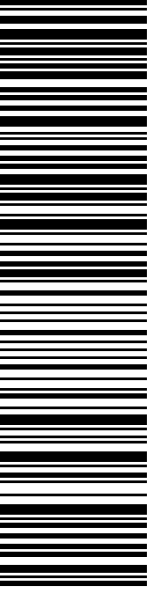
To: MIDTOWN ABQ, LLC
1717 LOUISIANA BLVD NE
SUITE 111
ALBUQUERQUE NM 87110

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| BURNS AND MCDONNELL B010 9400 WARD PARKWAY KANSAS CITY MO 64114 | | |
| 142604 13759 OGFS-KCM,60 | | |
| SHIP TO: EDWARD T GARCIA AUTOMOTIVE GROUP RENAISSANCE IMPORTED MOTORS, LLC PO BOX 26207 ALBUQUERQUE NM 87125 | | |
| USPS TRACKING # | | |
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| 9405 5111 0803 3484 9104 79 | | |

Instructions: You may schedule a USPS pickup online, hand to your letter carrier, take to a Post Office, or drop in a USPS collection box.

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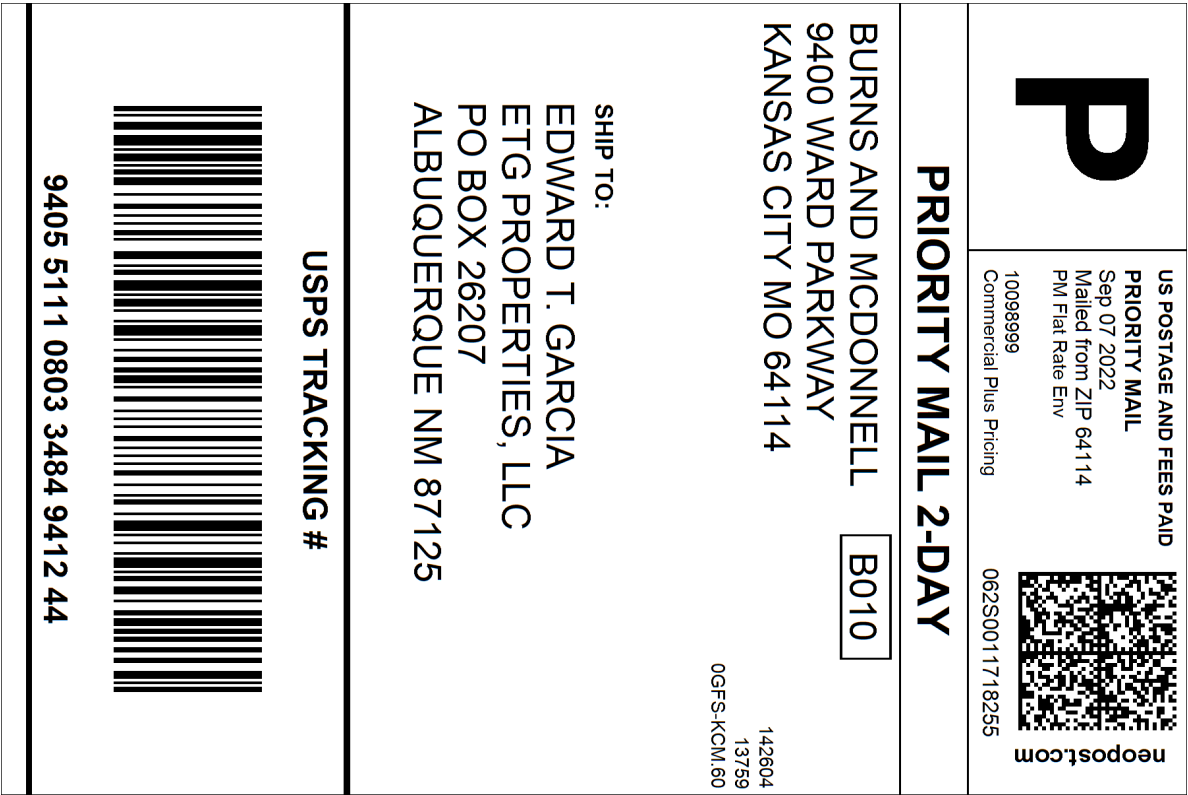
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| To: RENAISSANCE IMPORTED MOTORS, LLC EDWARD T GARCIA AUTOMOTIVE GROUP PO BOX 26207 ALBUQUERQUE NM 87125 | |

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| SHIP TO: DAVID DE, LLC AND MONICA DE, LLC 4500 ALEXANDER DE, LLC 15 AMERICA AVE SUITE 301A LAKEWOOD NJ 08701 | | |
| USPS TRACKING # | | |
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| 9405 5111 0803 3484 9371 79 | | |

Label Receipt

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| Ship Date: 09/07/2022 | |
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| From: BURNS AND MCDONNELL 9400 WARD PARKWAY KANSAS CITY MO 64114 | |
| To: 4500 ALEXANDER DE, LLC DAVID DE, LLC AND MONICA DE, LLC 15 AMERICA AVE SUITE 301A LAKEWOOD NJ 08701 | |



Label Receipt

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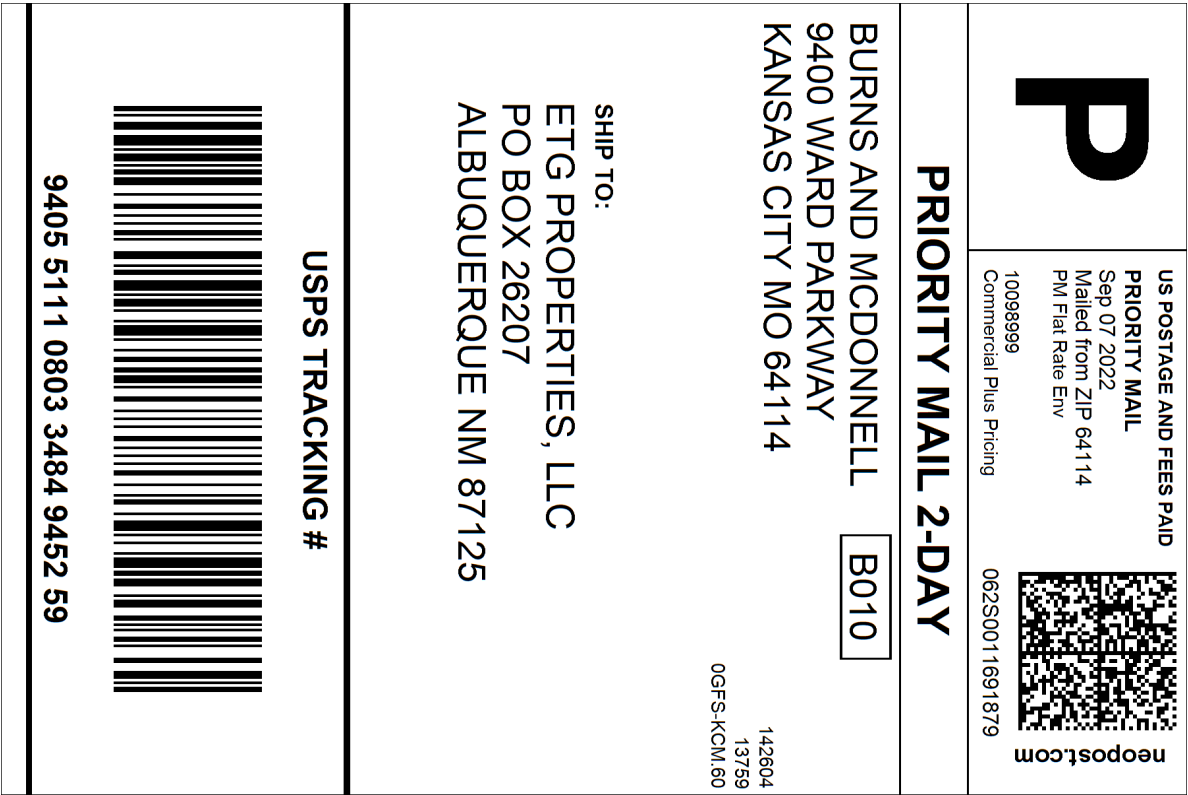
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Ship Date: 09/07/2022

Weight: 0.500 lbs **Postage:** \$7.75

From: BURNS AND MCDONNELL
9400 WARD PARKWAY
KANSAS CITY MO 64114

To: ETG PROPERTIES, LLC
EDWARD T. GARCIA
PO BOX 26207
ALBUQUERQUE NM 87125



Label Receipt

Instructions: You may schedule a USPS pickup online, hand to your letter carrier, take to a Post Office, or drop in a USPS collection box.

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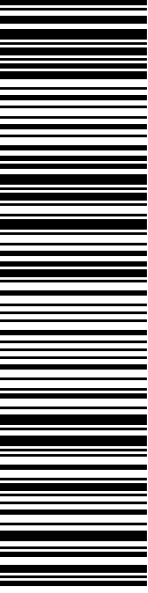
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Ship Date: 09/07/2022

Weight: 0.500 lbs **Postage:** \$7.75

From: BURNS AND MCDONNELL
9400 WARD PARKWAY
KANSAS CITY MO 64114



To: ETG PROPERTIES, LLC
PO BOX 26207
ALBUQUERQUE NM 87125

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| BURNS AND MCDONNELL C002 9400 WARD PARKWAY KANSAS CITY MO 64114 <small>142604 13759 OGFS-KCM,60</small> | | |
| SHIP TO: JASON KAYE SOUTHRIDGE CO C/O HEALTH CARE 300 RANDOLPH ST FLOOR 33 CHICAGO IL 60601 | | |
| USPS TRACKING # | | |
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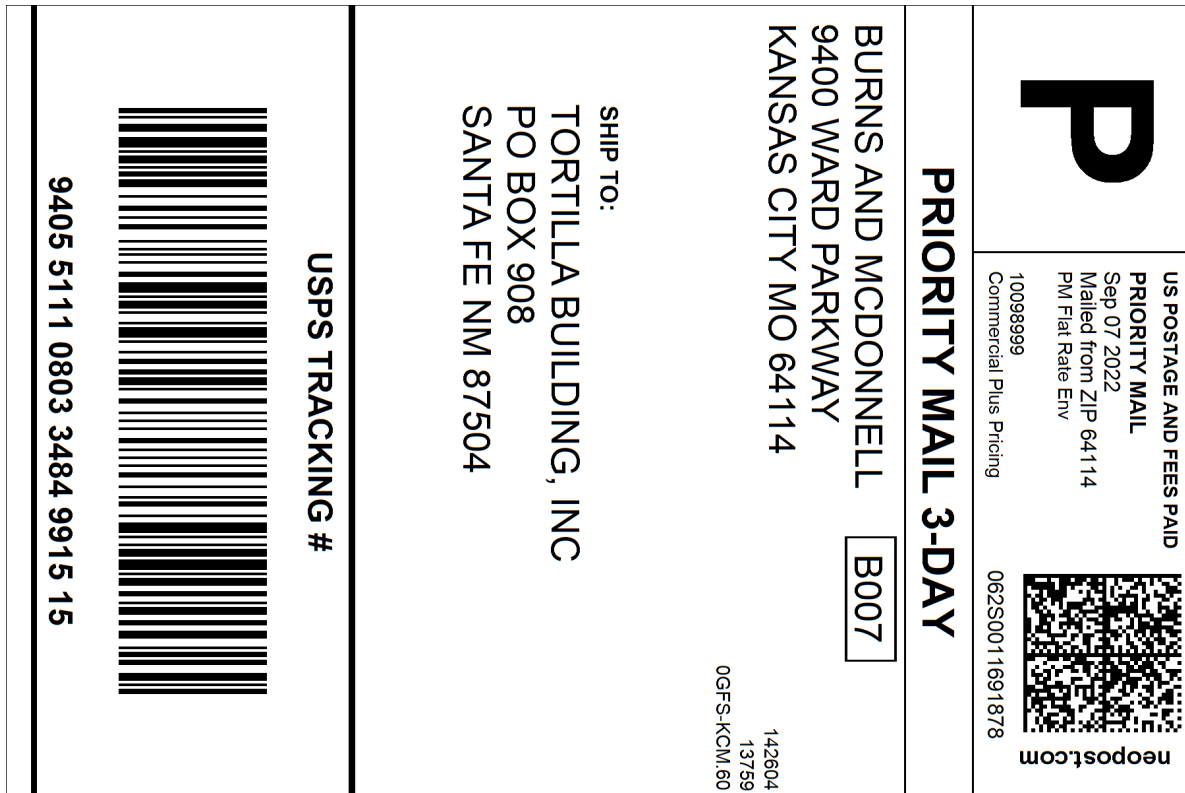
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| To: SOUTHRIDGE CO C/O HEALTH CARE JASON KAYE 300 RANDOLPH ST FLOOR 33 CHICAGO IL 60601 | |

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| BURNS AND MCDONNELL C026 9400 WARD PARKWAY KANSAS CITY MO 64114 SHIP TO: COMMITTEE ELECT INDUSTRY BLDG CORP JOINT APPRENTICESHIP TRAINING 4501 MONTBEL PL NE ALBUQUERQUE NM 87107 142604 13759 OGFS-KCM,60 | | |
| USPS TRACKING # | | |
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Instructions: You may schedule a USPS pickup online, hand to your letter carrier, take to a Post Office, or drop in a USPS collection box.

Label Receipt

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| To: JOINT APPRENTICESHIP TRAINING COMMITTEE ELECT INDUSTRY BLDG CORP 4501 MONTBEL PL NE ALBUQUERQUE NM 87107 | |



Label Receipt

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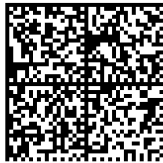
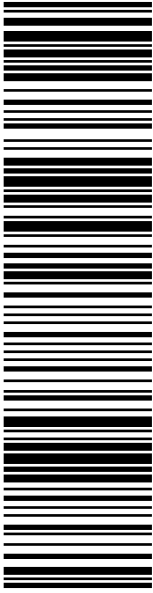
Ship Date: 09/07/2022

Weight: 0.500 lbs **Postage:** \$7.75

From: BURNS AND MCDONNELL
 9400 WARD PARKWAY
 KANSAS CITY MO 64114

To: TORTILLA BUILDING, INC
 PO BOX 908
 SANTA FE NM 87504

Instructions: You may schedule a USPS pickup online, hand to your letter carrier, take to a Post Office, or drop in a USPS collection box.

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| BURNS AND MCDONNELL 9400 WARD PARKWAY KANSAS CITY MO 64114 | |
| SHIP TO: DBA ALBUQ AMBULANCE C/O PRES BERNALILLO CO HEALTHCARE CORP 45 CHACO LP SANDIA PARK NM 87047 | |
| USPS TRACKING #  9405 5111 0803 3484 9921 09 | |

142604
13759
OGFS-KCM,60

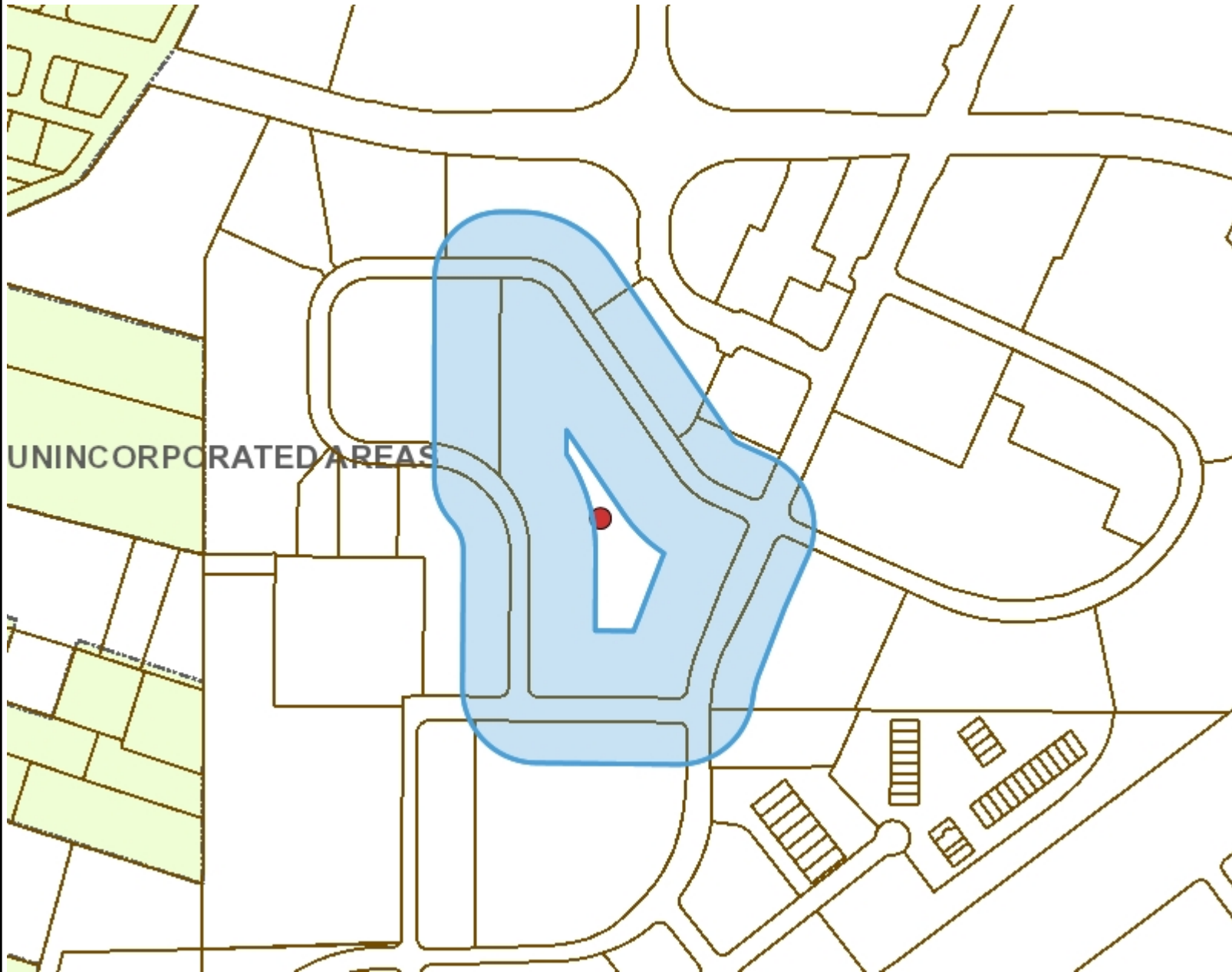
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| To: BERNALILLO CO HEALTHCARE CORP DBA ALBUQ AMBULANCE C/O PRES 45 CHACO LP SANDIA PARK NM 87047 | |



4401 Alexander Blvd NE



Legend

- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED

Notes

Buffer : 190 ft.
 ROW Alexander Blvd : 90 ft.

846 0 423 846 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
 7/21/2022 © City of Albuquerque

1: 5,076

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

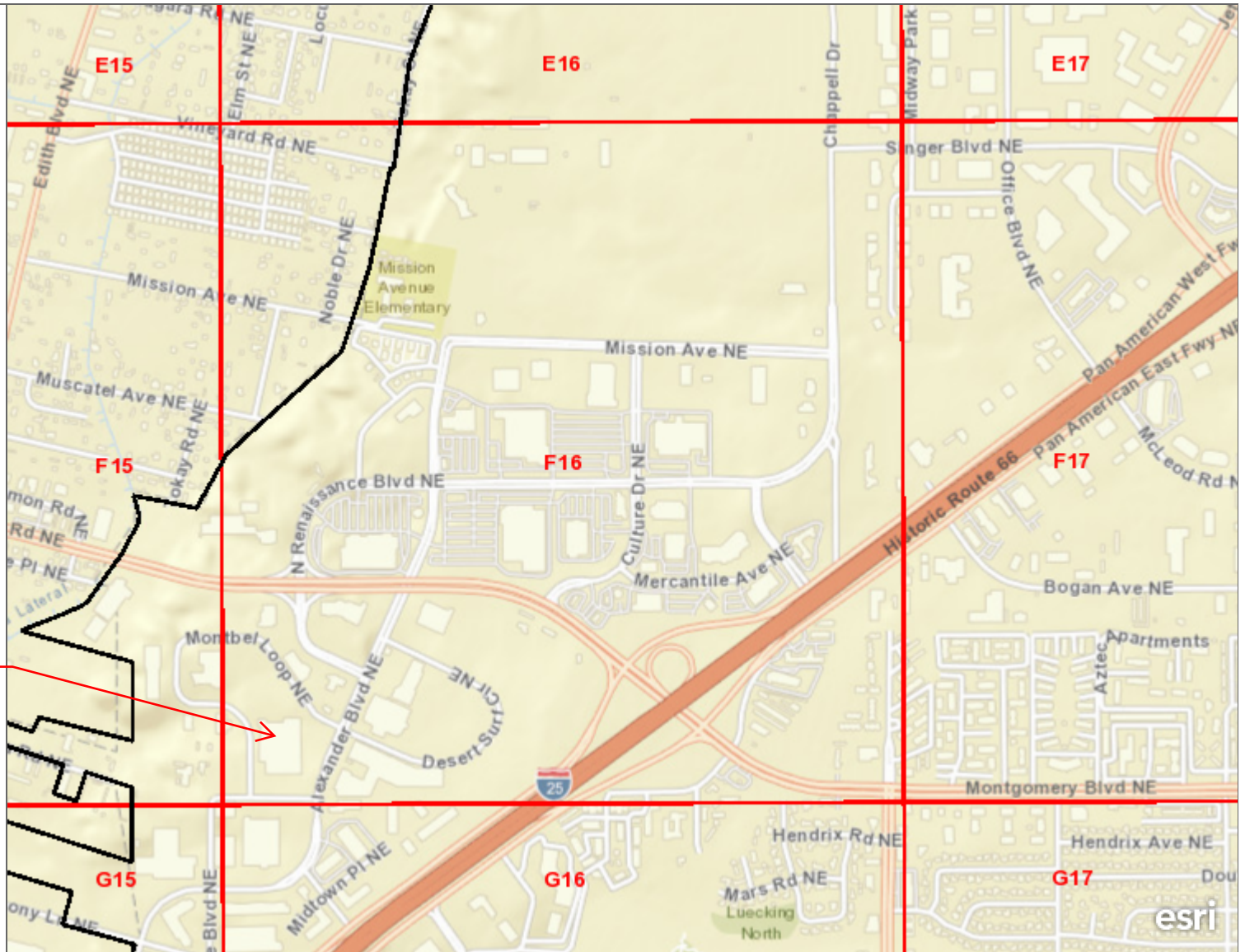
Zone Atlas

zoneatlas

City Limits



Zone Atlas Grid

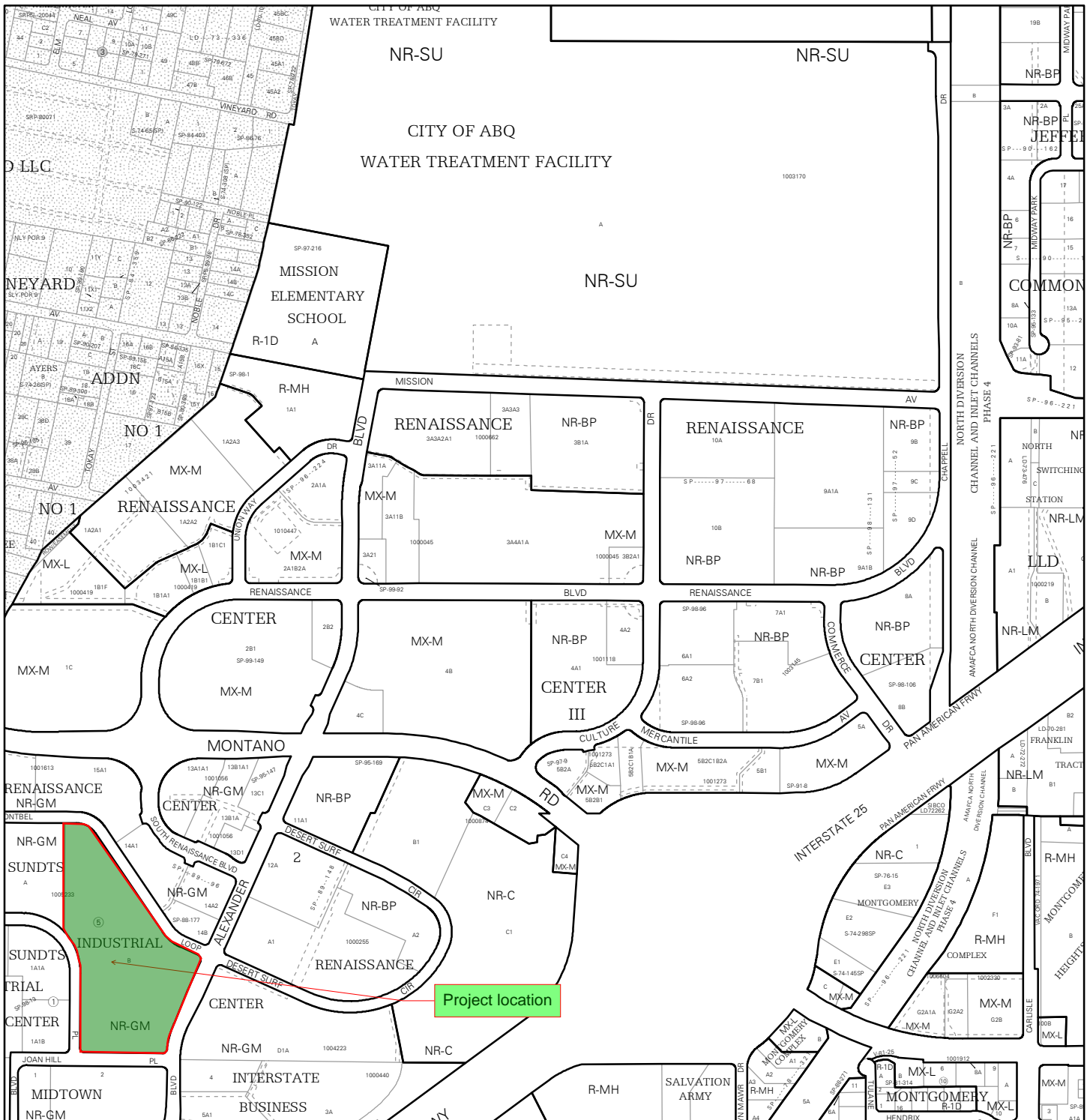


Project Location:
 4401 Alexander Blvd NE
 Albuquerque, NM 87107
 (Also see next page)

City Zone Atlas Pages


0.2mi

City of Albuquerque, Bernalillo County, NM, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS

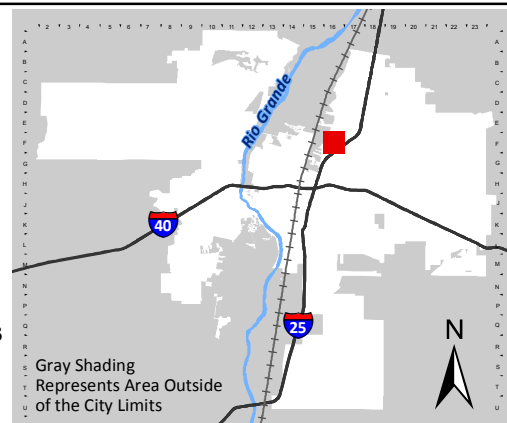


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018









IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).





Gray Shading Represents Area Outside of the City Limits


Zone Atlas Page:
F-16-Z


-  Easement
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone


Easement Escarpment


 Petroglyph National Monument

 Areas Outside of City Limits

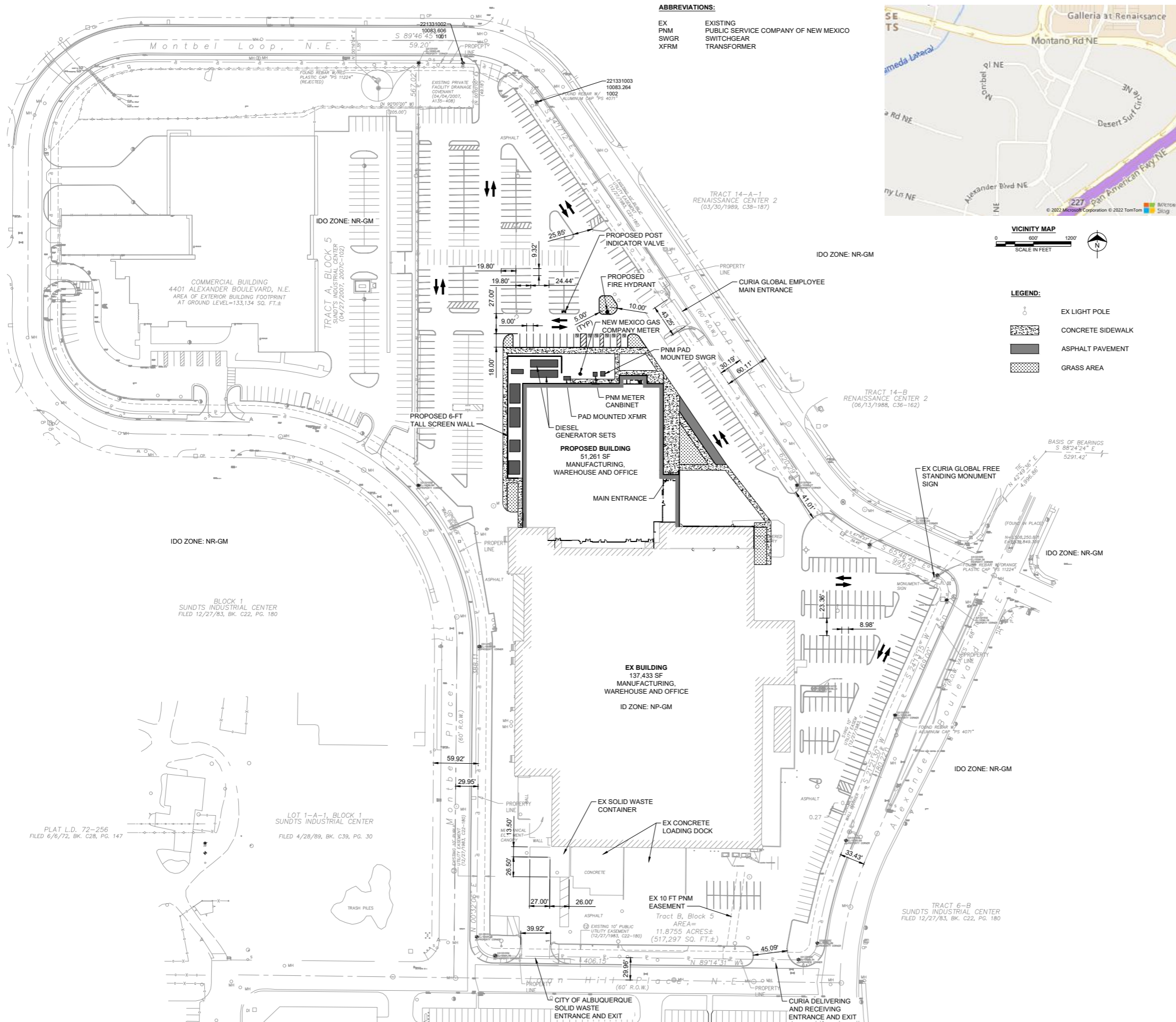
 Airport Protection Overlay (APO) Zone

 Character Protection Overlay (CPO) Zone

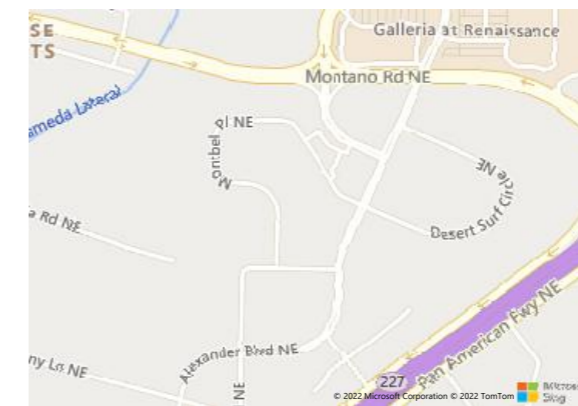
 Historic Protection Overlay (HPO) Zone

 View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



ABBREVIATIONS:
 EX EXISTING
 PNM PUBLIC SERVICE COMPANY OF NEW MEXICO
 SWGR SWITCHGEAR
 XFRM TRANSFORMER



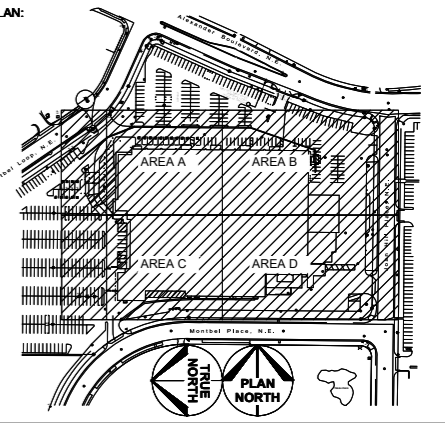
VICINITY MAP
 SCALE IN FEET
 0 600 1200

LEGEND:
 ○ EX LIGHT POLE
 [Pattern] CONCRETE SIDEWALK
 [Pattern] ASPHALT PAVEMENT
 [Pattern] GRASS AREA

GENERAL NOTES:

KEYED NOTES:

KEY PLAN:



ARCHITECTS/ENGINEERS:

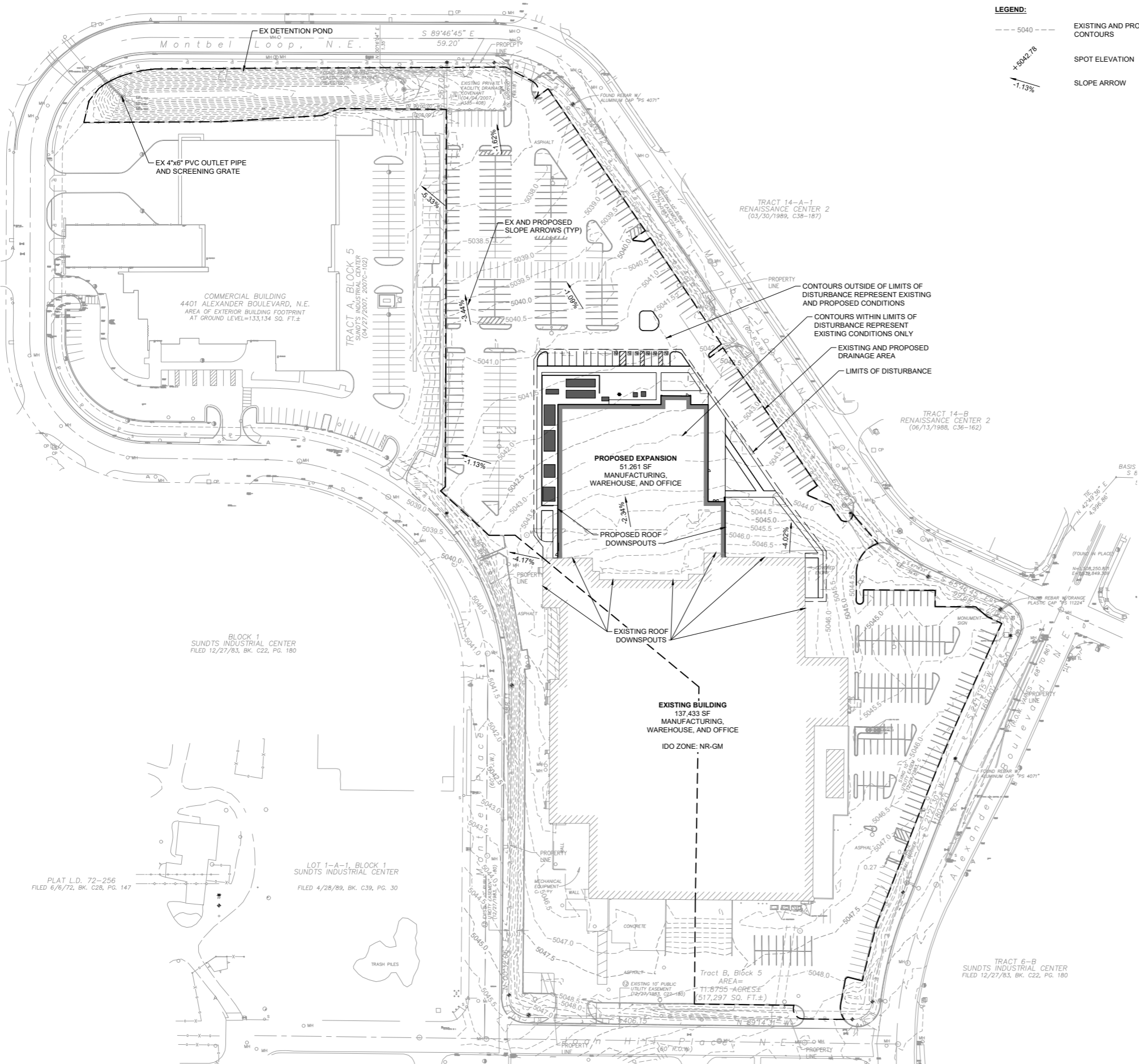
BURNS MEDONNELL
 9400 WARD PARKWAY
 KANSAS CITY, MO 64114

PRELIMINARY - NOT FOR CONSTRUCTION

| | | | | |
|-------------------|-------------|---------------------|------|-------|
| A 08/03/22 | | ISSUED FOR REVIEW | | XX XX |
| DESIGNED / DRAWN: | S. ENGMANN | LOCATION: | 4401 | |
| ENGINEER REVIEW: | J. LAVENDAR | EQUIPMENT FILE NO.: | 4401 | |
| DATE: | 08/02/2022 | SCALE: | 1:1 | |
| DRAWING NUMBER: | CS100 | PLOT: | E1 | |

CURIA BIOPHARMACEUTICALS MANUFACTURING, LLC MAKES THIS PROPRIETARY STATEMENT: ALL IDEAS, DESIGN, ARRANGEMENTS, AND PLANS INDICATED ARE THE PROPERTY OF CURIA BIOPHARMACEUTICALS MANUFACTURING AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT OR PROJECTS THESE IDEAS, DESIGN, ARRANGEMENTS, OR PLANS SHALL NOT BE USED OR REPRODUCED BY ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF CURIA BIOPHARMACEUTICALS MANUFACTURING

3/23/2022 1:25:15 PM

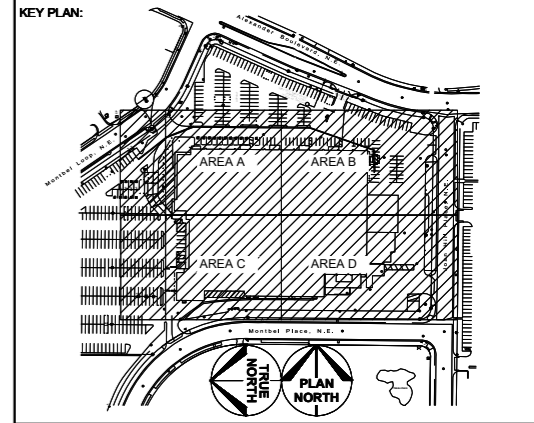


LEGEND:

- 5040 --- EXISTING AND PROPOSED CONTOURS
- +5042.78 SPOT ELEVATION
- 1.13% SLOPE ARROW

- GENERAL NOTES:**
1. GRADING, AND RESULTANT CHANGE IN TOPOGRAPHY, SHALL NOT TAKE PLACE IN THIS PROJECT. ASPHALT REMOVAL SHALL ONLY BE WITHIN LIMITS OF DISTURBANCE TO ACCOMMODATE PROPOSED EXPANSION.
 2. EXISTING AND PROPOSED STORMWATER FLOWS NORTHWEST TO EXISTING PRIVATE STORMWATER POND. PROPOSED STORMWATER DRAINAGE AREA, FLOW RATE, AND VOLUME SHALL NOT INCREASE FROM EXISTING CONDITIONS.
 2. OUTLET DEVICE FOR THE EXISTING PRIVATE STORMWATER POND (COVENANT A135-0408, 04/04/217) LOCATED ON THE NORTH-WEST CORNER OF THE SITE SHALL BE INSPECTED FOR PROPER SCREENING DEVICES TO ENSURE REMOVAL OF GROSS POLLUTANTS (DEBRIS 2" AND LARGER PRIOR TO DISCHARGE FROM THE SITE).
 2. CONTRACTOR TO INSPECT AND CLEAN THE POND AS PART OF THIS CONSTRUCTION. ALL TREES ARE TO BE REMOVED FROM THE EMBANKMENT AND REMOVE DEAD LIMBS, LEAVES, AND TRASH.

KEYED NOTES:



ARCHITECTS/ENGINEERS:

BURNS MEDONNELL
 9400 WARD PARKWAY
 KANSAS CITY, MO 64114

PRELIMINARY - NOT FOR CONSTRUCTION

| | | | | |
|-------------------|---------------------|--|--------|-------|
| A 08/03/22 | | ISSUED FOR REVIEW | | XX XX |
| DESIGNED / DRAWN: | LOCATION: | <p>curia 4401 ALEXANDER BLVD. NE ALBUQUERQUE, NEW MEXICO, 87109</p> | | |
| S. ENGMANN | LOCATION: | | | |
| ENGINEER REVIEW: | EQUIPMENT FILE NO.: | | | |
| J. LAVENDAR | #### | DATE: | SCALE: | PLOT: |
| 08/02/2022 | 1" = 40' | 08/02/2022 | 1:1 | 4401 |
| DRAWING NUMBER: | SIZE: | <p>BUILDING 4401 OVERALL GRADING PLAN</p> | | |
| CG100 | E1 | | | |

CURIA BIOPHARMACEUTICALS MANUFACTURING, LLC MAKES THE FOLLOWING STATEMENT: ALL IDEAS, DESIGN, ARRANGEMENTS, AND PLANS INDICATED ARE THE PROPERTY OF CURIA BIOPHARMACEUTICALS MANUFACTURING AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT OR PROJECTS THESE IDEAS, ARRANGEMENTS, OR PLANS SHALL NOT BE USED OR REPRODUCED BY ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF CURIA BIOPHARMACEUTICALS MANUFACTURING.

3/23/2022 1:25:15 PM













EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

Conceptual Site Plan



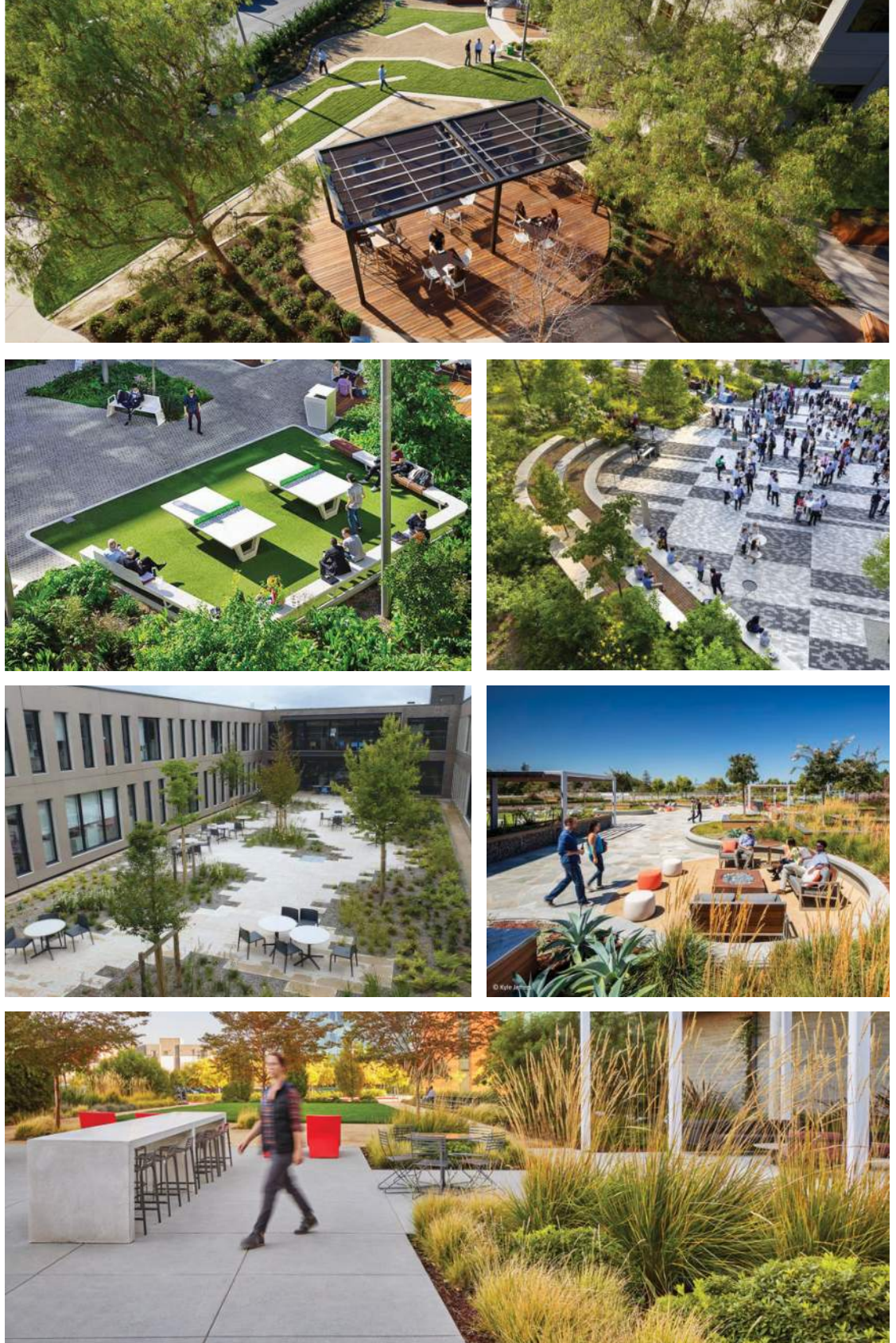
- Legend.**
- 1 vehicular drop-off zone
 - 2 visitor parking zone
 - 3 employee parking zone
 - 4 public entry plaza
 - 5 private employee courtyard
 - 6 utility service yard, re:arch

Conceptual Plaza + Courtyard Plan Enlargement



- Legend.**
- 1 vehicular drop-off zone
 - 2 raised, seated planter
 - 3 specialty pavement & banding
 - 4 crushed aggregate paving
 - 5 flexible lawn & employee amenities
 - 6 outdoor meeting space
 - 7 flexible seating/dining
 - 8 ping pong/pool table
 - 9 wind sail shade structures
 - 10 flagpoles, (3) total
 - ↔ employee/visitor path
 - ADA parking, quantity T.B.D.
 - EV parking stalls, (2) total
 - visitor parking zone
 - secure screen wall/fence

vision + inspiration



Desert-Inspired Site & Landscape



Lavender, Joseph (Joe)

From: Carmona, Dalaina L. <dcarmona@cabq.gov>
Sent: Friday, July 15, 2022 1:56 PM
To: Lavender, Joseph (Joe)
Subject: 4401 Alexander Blvd NE Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_F-16-Z (1).pdf

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please note that there are **NO** neighborhood associations to notify.

Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to attach a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov

Sent: Friday, July 15, 2022 11:51 AM

To: Office of Neighborhood Coordination <jlavender@burnsmcd.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Joe Lavender

Telephone Number

913-289-3619

Email Address

jlavender@burnsmcd.com

Company Name

Burns & McDonnell Engineering Company, Inc

Company Address

3501 E Speedway Blvd Suite 245

City

Tucson

State

AZ

ZIP

85716

Legal description of the subject site for this project:

TR B BLK 5 PLAT OF TRACTS A & B BLK 5 SUNDT'S INDUSTRIALCENTER CONT 11.8662 AC

Physical address of subject site:

4401 Alexander Blvd NE

Subject site cross streets:

Alexander Blve NE / Joan Hill PI NE

Other subject site identifiers:

This site is located on the following zone atlas page:

F-16-Z

Captcha

x

TRAFFIC SCOPING FORM



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: New Mexico Expansion Project

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: F-16-Z DRB#: 22-113 EPC#: _____ Work Order#: _____

Legal Description: TR B BLK 5 PLAT OF TRACTS A & B BLK 5 SUNDT'S INDUSTRIALCENTER CONT 11.8662 AC

Development Street Address: 4401 Alexander Blvd. NE 87107

Applicant: Curia New Mexico, LLC (f/k/a Oso Biopharmaceuticals Manufacturing, LLC) Contact: Adam Lysiak

Address: 4240 Balloon Park Rd NE, Albuquerque, NM 87109

Phone#: 908-752-9244 Fax#: _____

E-mail: Adam.Lysiak@curiaglobal.com

Development Information

Build out/Implementation Year: 2022 Current/Proposed Zoning: NR-GM

Project Type: New: () Change of Use: () Same Use/Unchanged: () Same Use/Increased Activity: (X)

Change of Zoning: ()

Proposed Use (mark all that apply): Residential: () Office: () Retail: () Mixed-Use: (X)

Describe development and Uses:

Two story expansion that includes aseptic manufacturing, packaging, utility space, and office support.

Days and Hours of Operation (if known): 24 hour, 7 day per week manufacturing facility

Facility

Building Size (sq. ft.): approx. 60,000 sq. ft. (Two-Story Building)

Number of Residential Units: N/A

Number of Commercial Units: N/A

Traffic Considerations

ITE Trip Generation Land Use Code 140 Manufacturing

Expected Number of Daily Visitors/Patrons (if known):* 0-10

Expected Number of Employees (if known):* 163 Employees 103 Existing, 60 additional

Expected Number of Delivery Trucks/Buses per Day (if known):* 6 to 10 deliveries per day

Trip Generations during PM/AM Peak Hour (if known):* 5 to 8 PM/AM Peak Hour Generations

Driveway(s) Located on: Street Name Joan Hill PI NE

| |
|---|
| ITE Land Use #140 Manufacturing, 163 employees, AM peak 75 trips PM peak 72 trips |
|---|

Adjacent Roadway(s) Posted Speed: Alexander Blvd NE Street Name Posted Speed 35 mph
Montbel PI NE Street Name Posted Speed 35 mph

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.*

Roadway Information (adjacent to site) (Alexander Blvd NE)

Comprehensive Plan Corridor Designation/Functional Classification: Major Collector
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Employment Center
(urban center, employment center, activity center, etc.)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: 5222 (daily) Volume-to-Capacity Ratio (v/c): <0.25 AM and PM
(if applicable)

Adjacent Transit Service(s): No Bus Stops Nearest Transit Stop(s): .25 miles west/east

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Proposed Bike Lanes
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalk on both right and left side of roadway

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: See GIS map.

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No

Thresholds Met? Yes [] No

Mitigating Reasons for Not Requiring TIS: Previously Studied: []

Notes:

M.P. P.E.

10/12/2022

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
4. Location of nearby multi-use trails, if applicable ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.

SITE PLAN CHECK LIST

SITE PLAN CHECKLIST

Project #: PRT 22-113 Application #: TBD

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Joseph A. Fumelle August 11, 2022

Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100'

SITE PLAN CHECKLIST

- 3. Bar scale
- 4. North arrow
- 5. Legend
- 6. Scaled vicinity map
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (identify each)
- N/A 9. Phases of development, if applicable

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Signs (freestanding) and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- N/A J. Elevation drawing of refuse container and enclosure, if applicable [Use existing container](#)
- K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
 - 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
 - N/A 3. On street parking spaces
- N/A B. Bicycle parking & facilities
 - N/A 1. Bicycle racks – location and detail
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to DPM and IDO)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Loading, service area, and refuse service locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

SITE PLAN CHECKLIST

- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location and description of amenities, including patios, benches, tables, etc.

- E. Off-Street Loading
 - 1. Location and dimensions of all off-street loading areas

- F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
 - 1. Location and dimensions of vehicle stacking spaces and queuing lanes
 - 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
 - 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
 - 6. Location of street lights
 - 7. Show and dimension clear sight triangle at each site access point
 - 8. Show location of all existing driveways fronting and near the subject site.

- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities
 - 2. Pedestrian trails and linkages
 - 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5 Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- 14. Planting or tree well detail
- 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- N/A 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- N/A 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- B. Distribution lines
- C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)
- F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO

SITE PLAN
LANDSCAPING PLAN
GRADING PLAN
UTILITY PLAN

EXECUTIVE SUMMARY:

THE PURPOSE OF CURIA'S NEW MEXICO EXPANSION PROJECT (PROJECT) IS TO INCREASE MANUFACTURING AND WAREHOUSE CAPACITY. THE EXPANSION OF THE EXISTING 137,000 SQUARE FOOT BUILDING TO THE NORTH BY APPROXIMATELY 60,000 SQUARE FEET TOTAL GROSS FLOOR AREA TO APPROXIMATELY 197,000 SQUARE FEET PRIMARY EXISTING / PROPOSED DEVELOPMENT TYPE AND USES INCLUDE LIGHT MANUFACTURING (PRIMARY) AND OFFICE (ACCESSORY).

THE PROJECT ADDRESS IS 4401 ALEXANDER BLVD. NE ALBUQUERQUE, NM 87107 AT THE INTERSECTION OF ALEXANDER BLVD NE & MONTBEL PL NE. ALL VISITORS AND EMPLOYEES SHALL ENTER AND EXIT VIA THE NORTHEAST MONTBEL LOCATION. EMPLOYEE'S SHALL PARK IN THE NORTH LOT. EXISTING PARKING AISLES ARE 24 FEET WIDE ALLOWING TWO WAY TRAFFIC. RESERVED VISITOR AND ADA PARKING SHALL BE EAST OF THE PROPOSED EXPANSION. FIRE & EMERGENCY ACCESS THE SITE VIA RESERVED MONTBEL PL NE ENTRANCE. DELIVERY & RECEIVING AND SOLID WASTE ACCESS THE SITE VIA JOAN HILL PL NE.

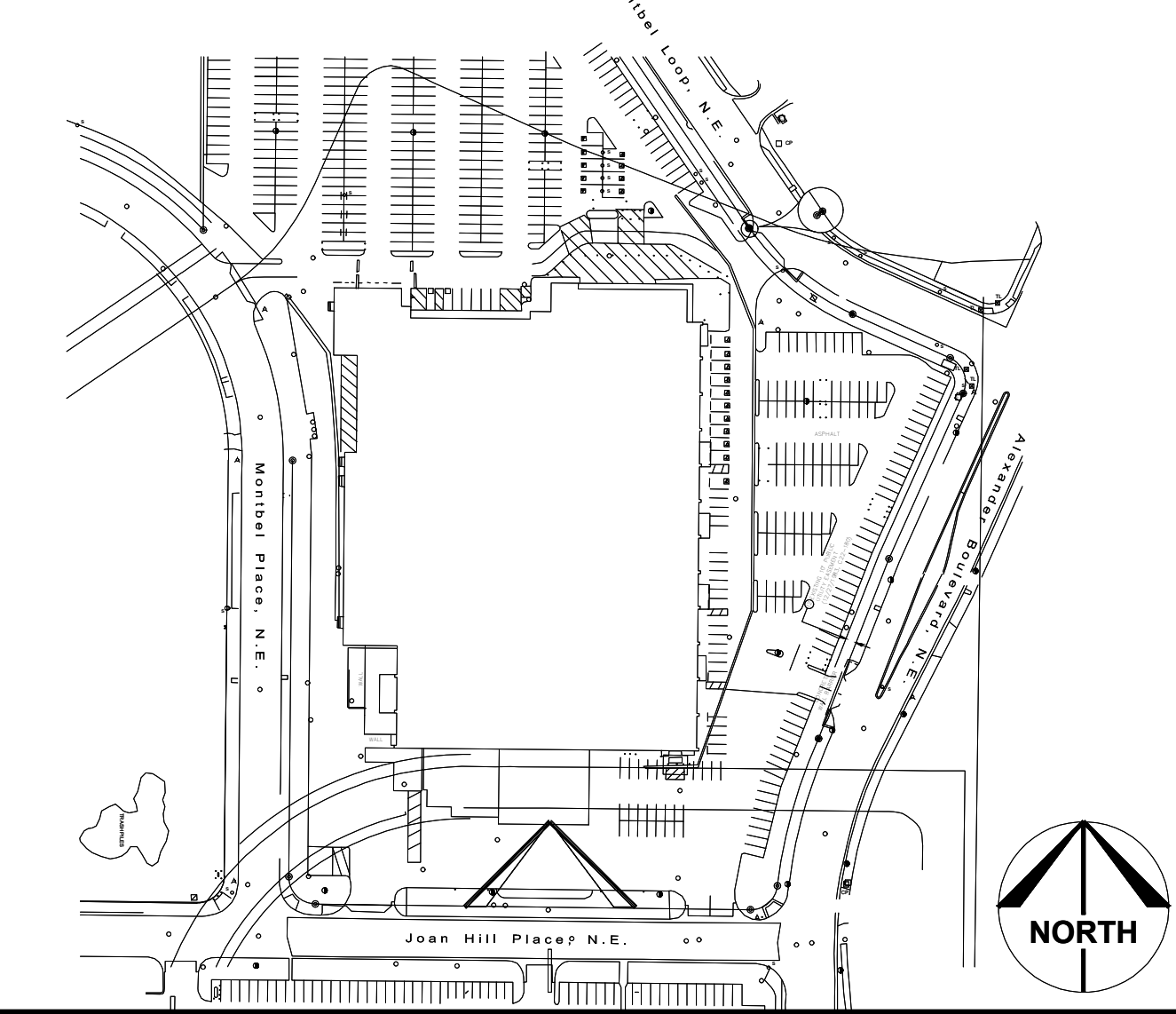
PROPOSED FIRE AND EMERGENCY ACCESS IS ACCORDANCE WITH ALBUQUERQUE FIRE PLAN CHECKING DIVISION. REFER TO APPROVED ALBUQUERQUE FIRE MARSHAL FIRE PLAN 1 PLAN (08/22/22).

CLEAR SIGHT TRIANGLES, GATES, TYPE OF GATES, AND TREATMENT OF ACCESS POINTS ARE LOCATED ON ADMINISTRATIVE AMENDMENT FILE # SI-2022-00401 . PROJECT # PR-2018-01252 (04/04/2022)

KEYED NOTES: (#)

- 1. SIX MOTORCYCLE PARKING STALLS WITH SIX MOTORCYCLE PARKING SIGNS. SEE SHEET C-4401-1-502, DETAILS 5 AND 6.
2. SIX ADA STANDARD PARKING STALLS WITH SIX ADA STANDARD PARKING SIGNS. TWO ADA VAN PARKING STALLS WITH TWO ADA VAN SIGNS. SEE SHEET C-4401-1-502, DETAILS 1, 2, 3, AND 4.
3. ADA PEDESTRIAN CROSSING. SEE SHEET C-4401-1-502, DETAIL 8.
4. ADA CURB RAMP WITH DETECTABLE WARNINGS. SEE SHEET C-4401-1-501, DETAIL 7.
5. BICYCLE PARKING RACKS. SEE SHEET C-4401-1-506, DETAILS 1 AND 2.
6. EXISTING SOLID WASTE COMPACTOR. ORIENTATION AS SHOWN. SOLID WASTE MAKE UP AND QUANTITY SHALL NOT CHANGE FROM EXISTING CONDITIONS. SOLID WASTE ACCESS SHALL NOT CHANGE FROM EXISTING CONDITIONS.
7. DIMENSIONAL STANDARDS SUCH AS SETBACKS AND BUILDING HEIGHT ARE IN COMPLIANCE WITH IDO SECTION 2-5(D) NON-RESIDENTIAL - GENERAL MANUFACTURING ZONE DISTRICT (NR-GM) AND 5-1(E) NON-RESIDENTIAL ZONE DISTRICTS.
8. PERIMETER SIDEWALKS, CLEAR SIGHT TRIANGLES, GATES, TYPE OF GATES, AND TREATMENT OF ACCESS POINTS ARE LOCATED ON ADMINISTRATIVE AMENDMENT FILE # SI-2022-00401 . PROJECT # PR-2018-01252 (04/04/2022).

KEY PLAN:



ARCHITECTS/ENGINEERS: BURNS & MCDONNELL
CONSULTANTS:
9400 WARD PARKWAY
KANSAS CITY, MO 64114

PRELIMINARY - NOT FOR CONSTRUCTION

Revision table with columns for revision number, date, description, and initials. Includes revisions for 'ISSUED FOR REVIEW' on 01/27/23, 10/21/22, and 09/12/22.

Project information table including Designer/Drawn (S. Engemann), Engineer Review (J. Lavender), Date (08/25/2022), Drawing Number (CS100), Location (4401 Alexander Blvd, NE Albuquerque, NM 87109), and Project Name (Building 4401 Traffic Circulation Plan Site Plan).



Jan 27 2023 10:29 AM

ABBREVIATIONS:

- EX EXISTING
PNM PUBLIC SERVICE COMPANY OF NEW MEXICO
SWGR SWITCHGEAR
XFRM TRANSFORMER
RADIUS RADIUS

PARKING SUMMARY:

Parking summary table with columns for Standard, ADA Standard, ADA Van, Motorcycle, and Bicycle, showing required and provided quantities and dimensions.

- 1. ASPER IDO PART 14-16-5-5 PARKING AND LOADING AMENDED MAY 2022
2. AS PER DPM PART 7-4(K) EFFECTIVE AS OF JUNE 8, 2020
3. AS PER ADA 2010 STANDARD (208.2)

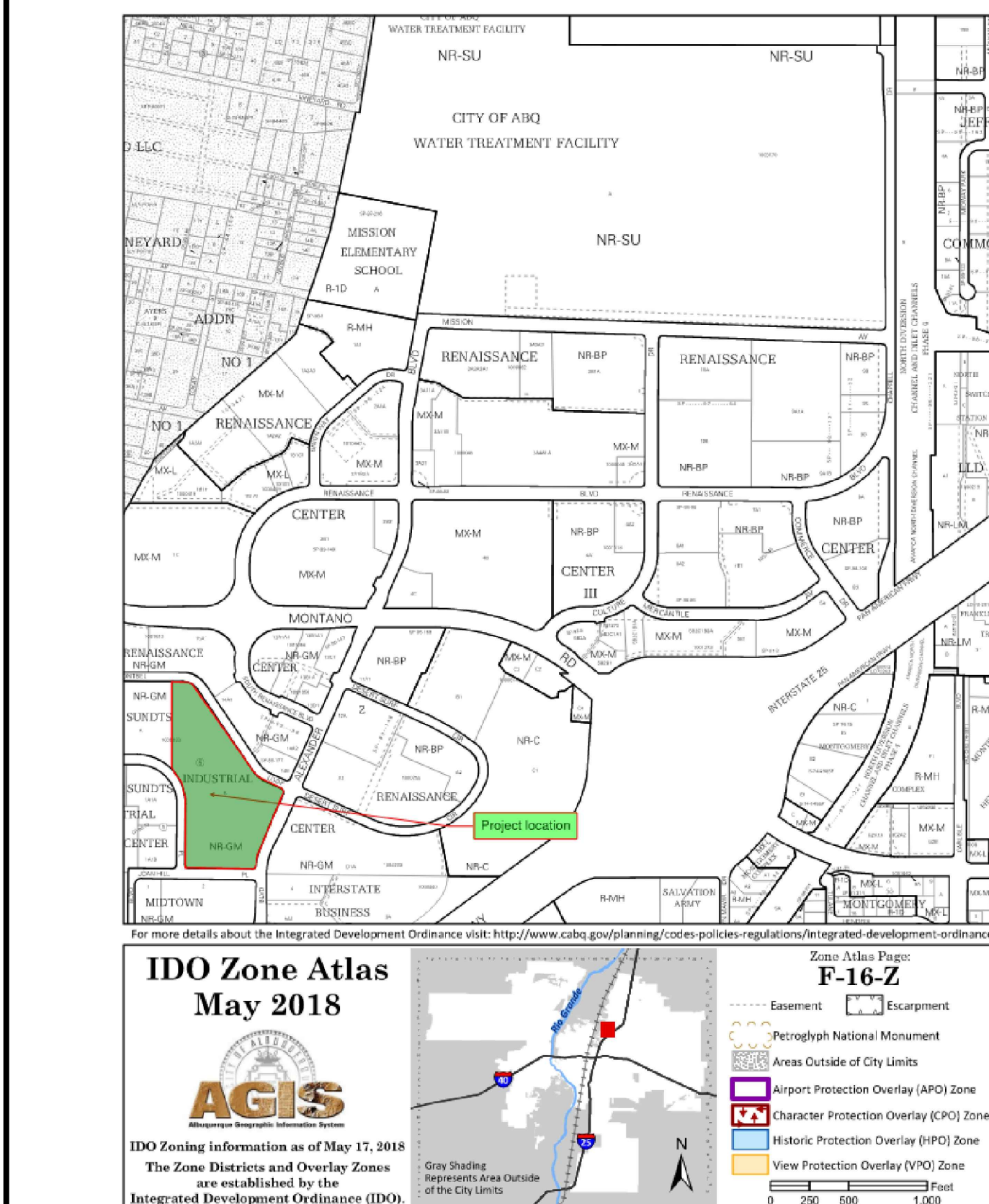
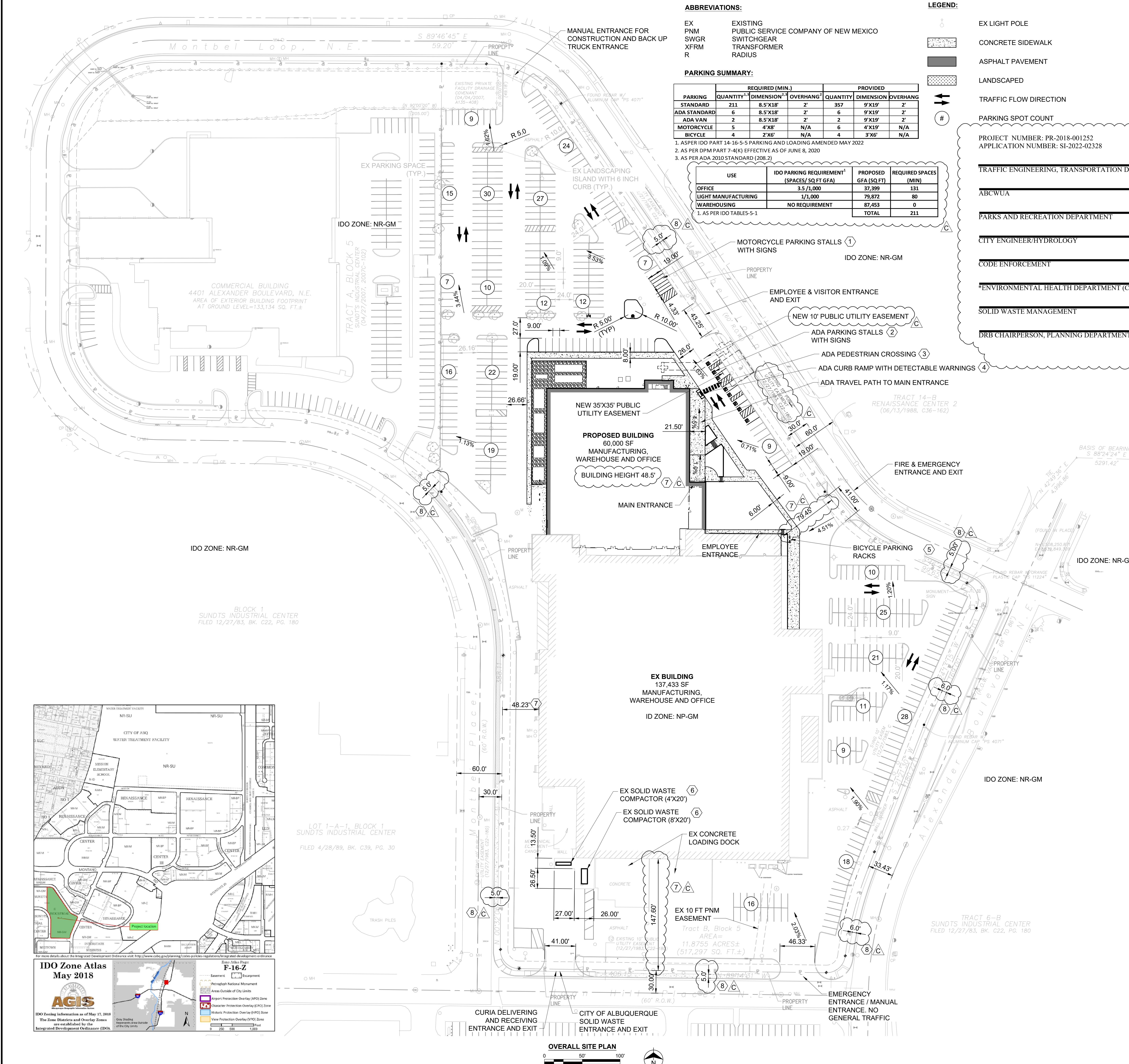
Table showing use categories (Office, Light Manufacturing, Warehousing) and their corresponding IDO parking requirements, proposed GFA, and required spaces.

LEGEND:

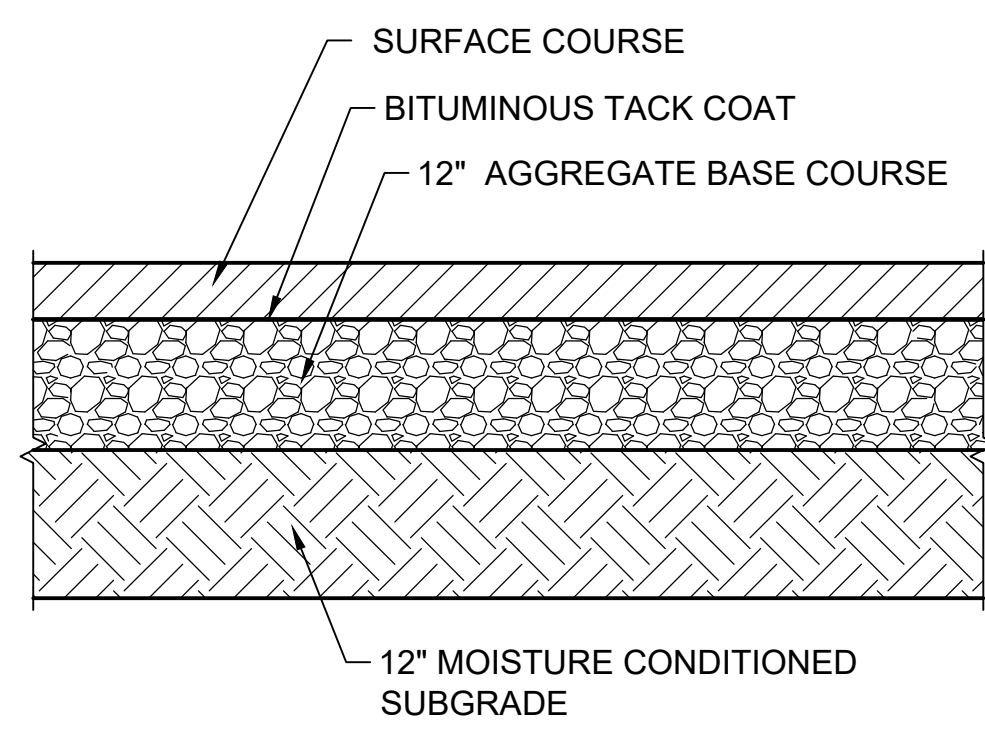
- EX LIGHT POLE
CONCRETE SIDEWALK
ASPHALT PAVEMENT
LANDSCAPED
TRAFFIC FLOW DIRECTION
PARKING SPOT COUNT

PROJECT NUMBER: PR-2018-001252
APPLICATION NUMBER: SI-2022-02328

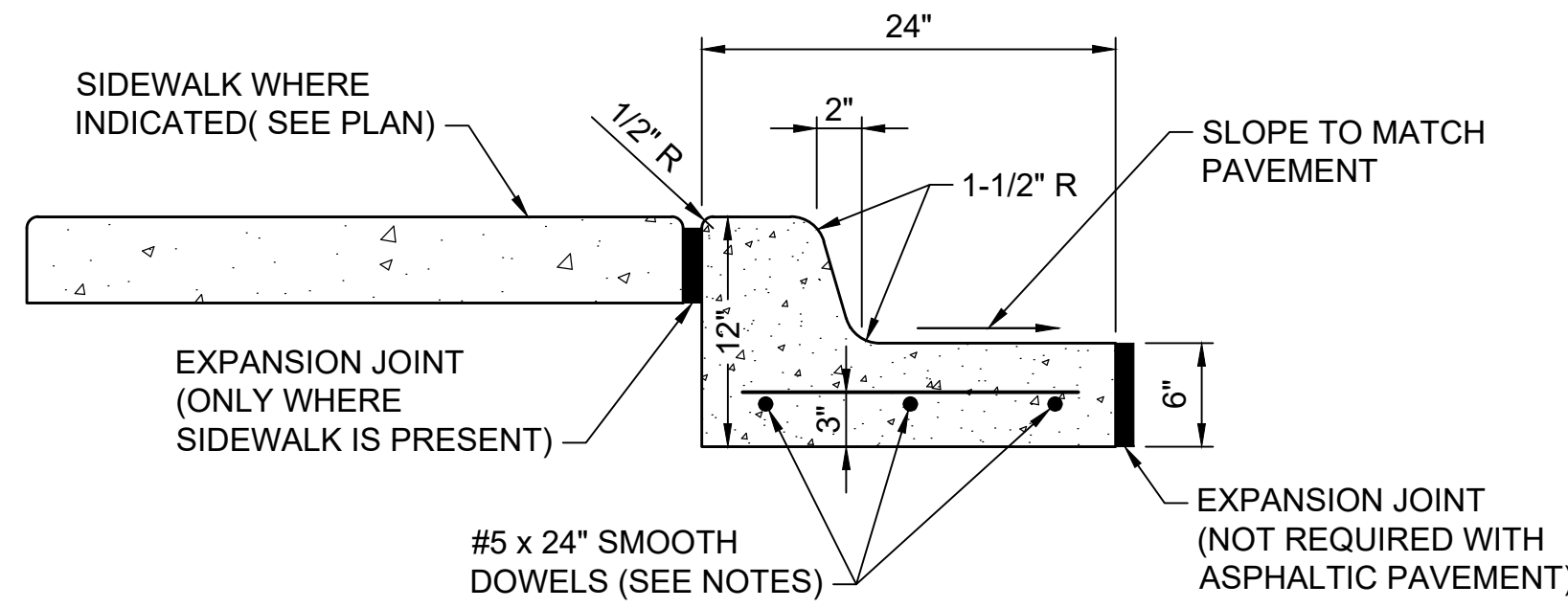
Table listing various departments and their dates for review, including Traffic Engineering, ABCWUA, Parks and Recreation, City Engineer, Code Enforcement, Environmental Health, Solid Waste Management, and DRB Chairperson.



3/23/2022 1:25:15 PM

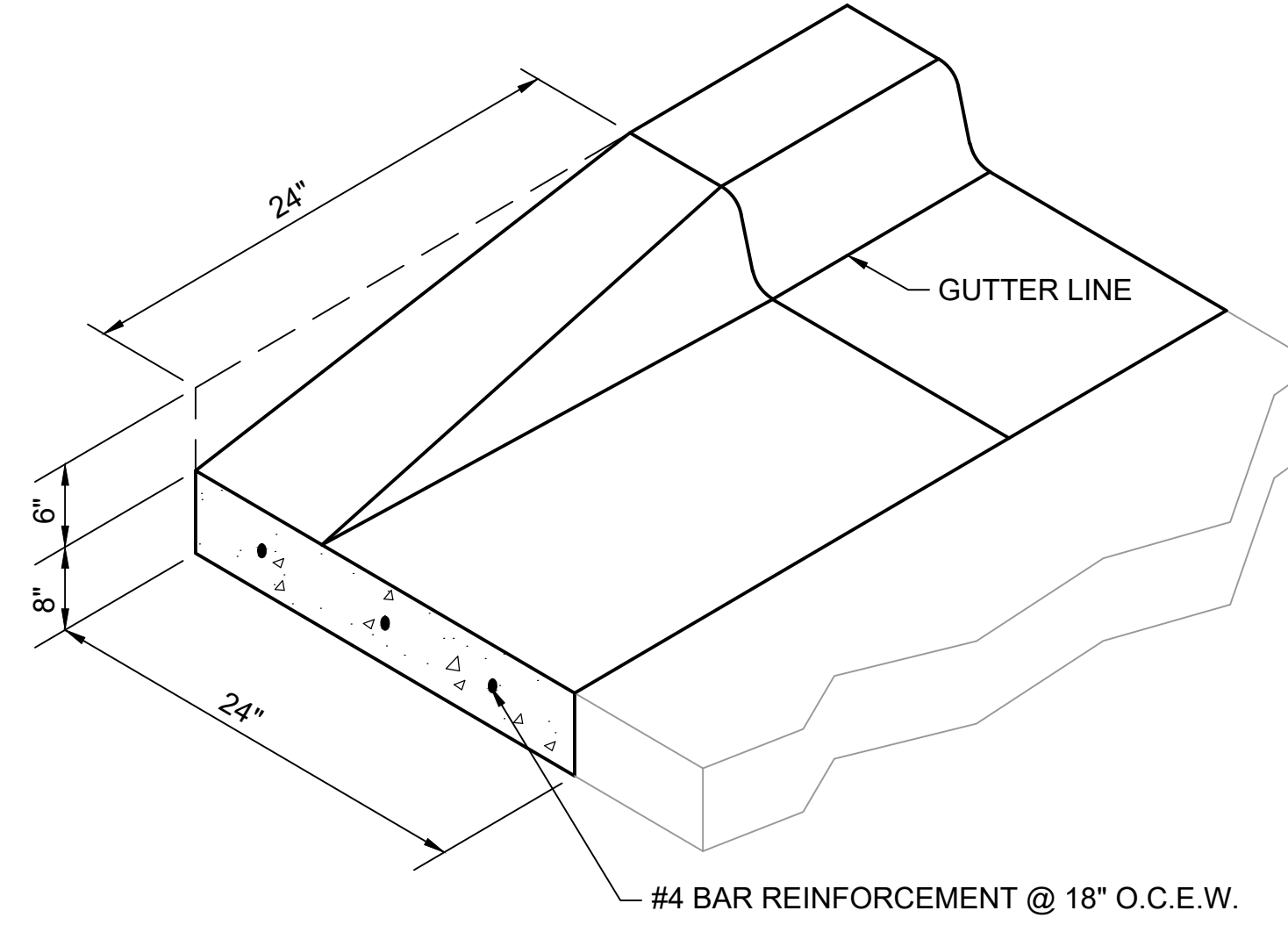


ASPHALT PAVEMENT
 DETAIL NOT TO SCALE C-4401-1-105

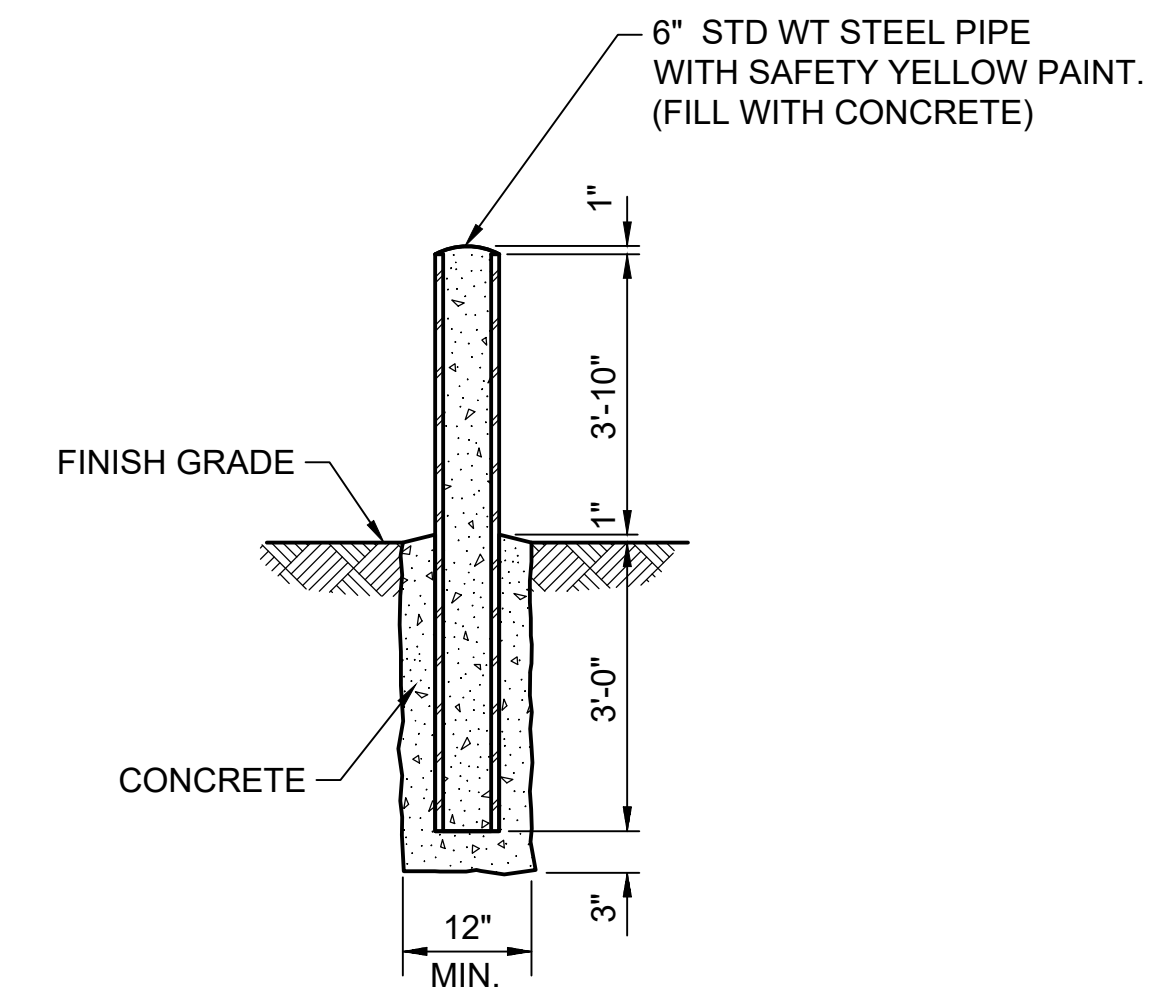


- NOTES:**
1. PLACE 3/4" EXPANSION JOINTS WITH 24" DOWELS AT RADIUS POINTS OR A MAXIMUM OF 60' ON STRAIGHT SECTIONS. THESE DOWELS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
 2. INSTALL 1 1/2" DEEP CONTRACTION JOINTS AT APPROXIMATELY 15' INTERVALS. THESE JOINTS SHALL PASS THROUGH THE ENTIRE CURB SECTION.
 3. FIX DOWELS WITH BAR CHAIRS OR EQUAL.

CURB AND GUTTER
 DETAIL NOT TO SCALE C-4401-1-105

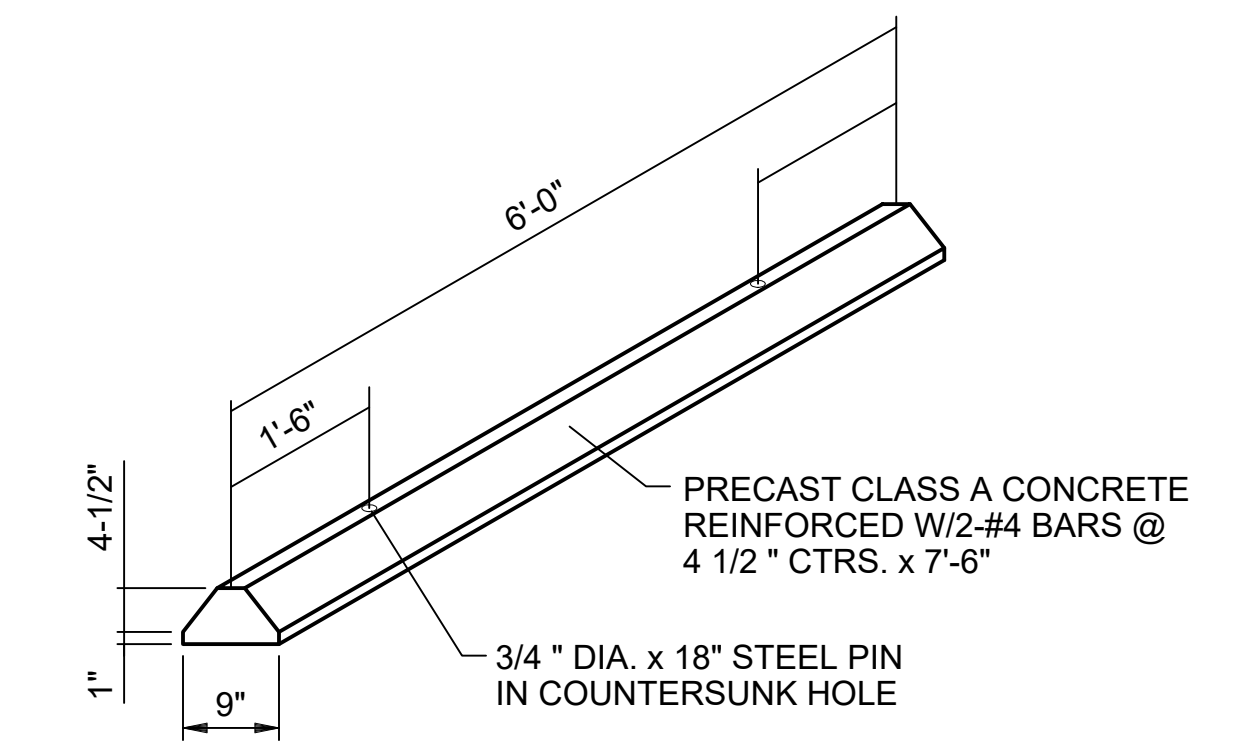


CURB AND GUTTER TAPERED END
 DETAIL NOT TO SCALE C-4401-1-105

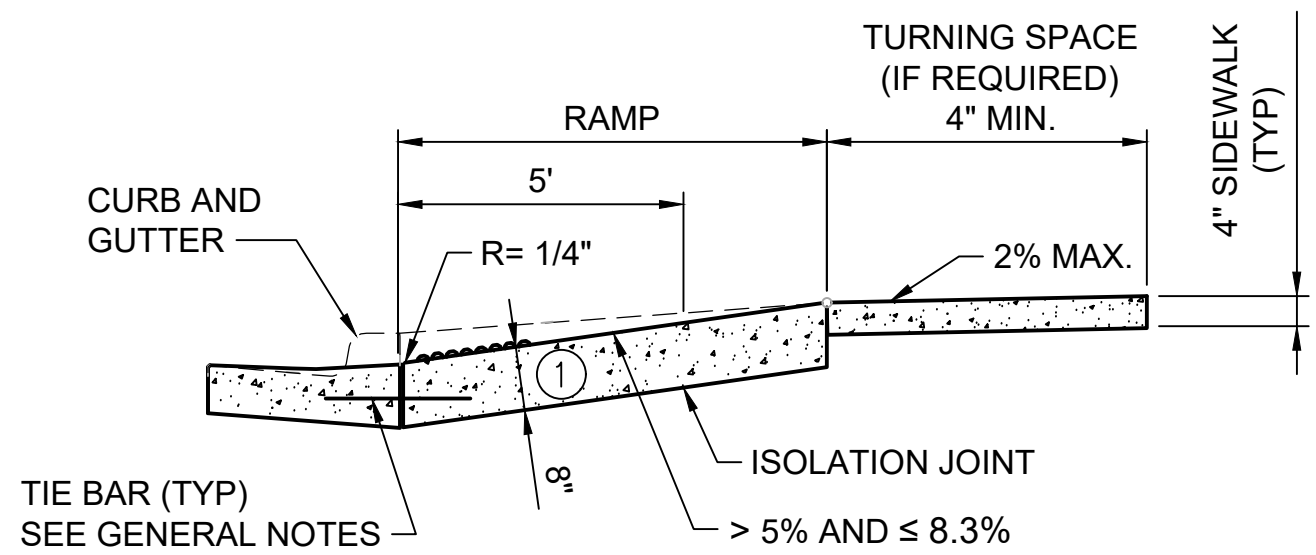


- NOTES:**
1. PREPARE SURFACE IN FIELD BY SSPC-SP3 METHODS TO SSPC-SP6 QUALITY AND 1.0 MIL MIN PROFILE DEPTH. FIRST COAT IS TO BE ALKYD PRIMER AT MIN 40% SOLIDS BY VOLUME. APPLIED AT 2 MILS DRY. SECOND AND THIRD COATS ARE TO BE ALKYD GLOSS ENAMEL MIN 40% SOLIDS BY VOLUME. EACH COAT APPLIED AT 1.5 MILS DRY. TOTAL COATING 5 MIL MIN DRY FILM.
 2. SEE CIVIL SITE PLAN FOR LOCATION AND QUANTITY OF BOLLARDS TO BE INSTALLED.

BOLLARD
 DETAIL NOT TO SCALE C-4401-1-105

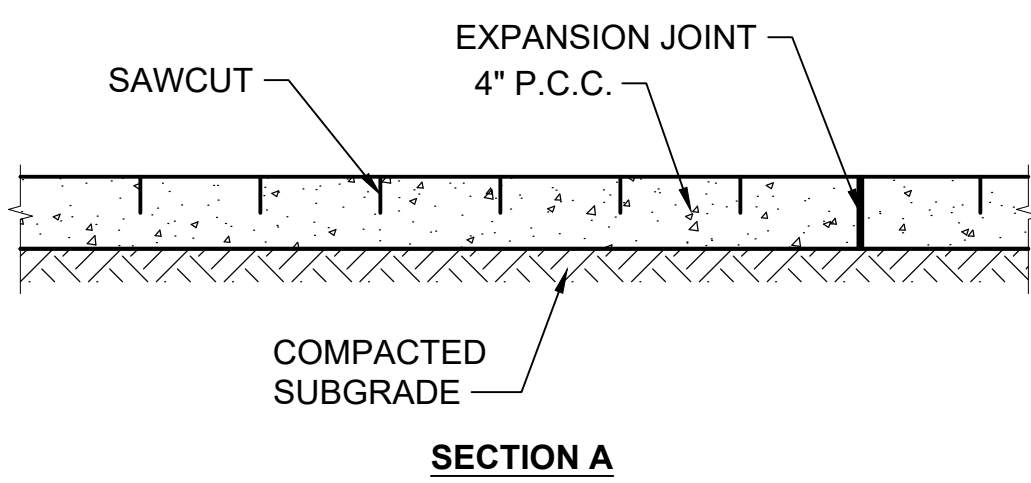


PRECAST CONCRETE PARKING BLOCK
 DETAIL NOT TO SCALE C-4401-1-105

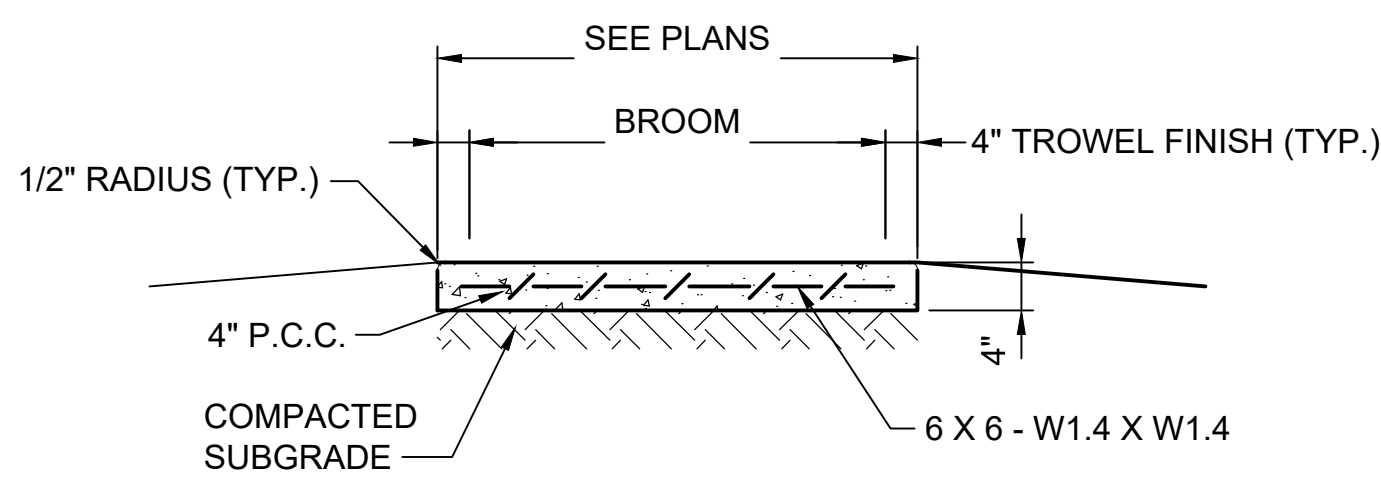


- 1 ONLY 8" THICK PANELS WILL BE PAID FOR AS "RAMP". SIDEWALK BEHIND ISOLATION JOINT WILL BE PAID FOR AS "4\"/>

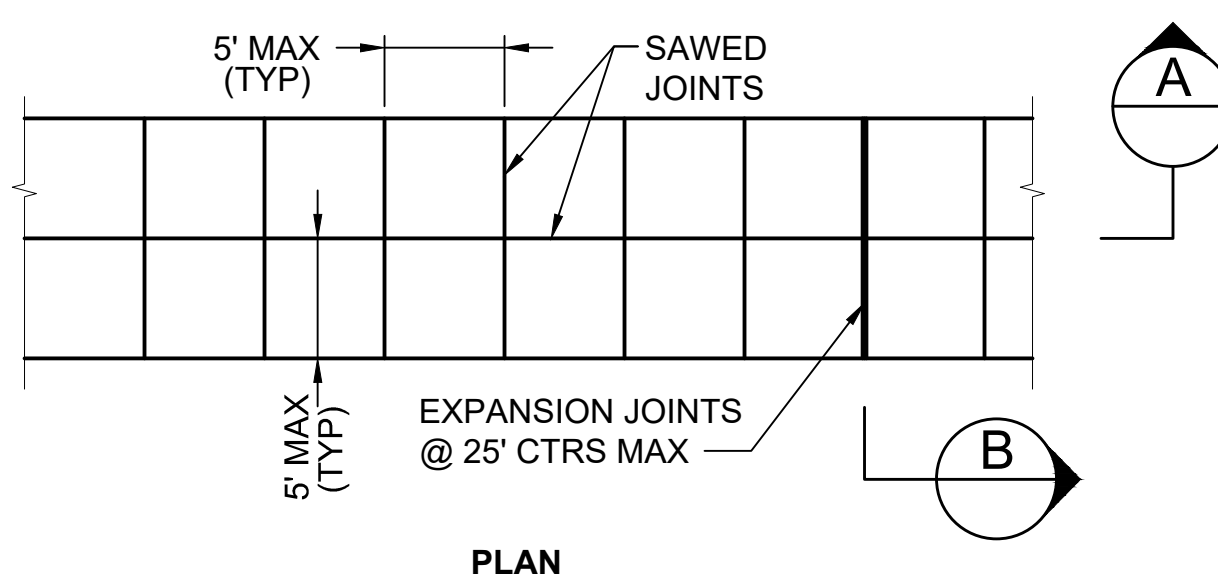
SIDEWALK RAMP
 DETAIL NOT TO SCALE C-4401-1-105



SECTION A



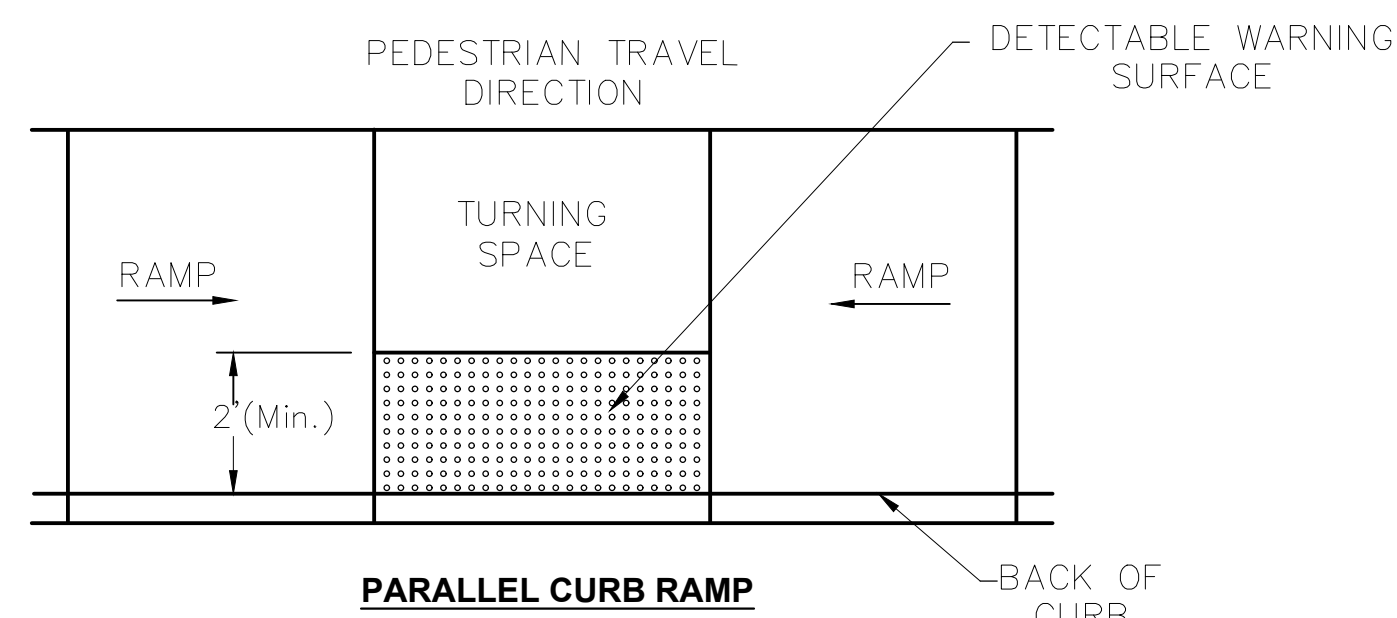
SECTION B



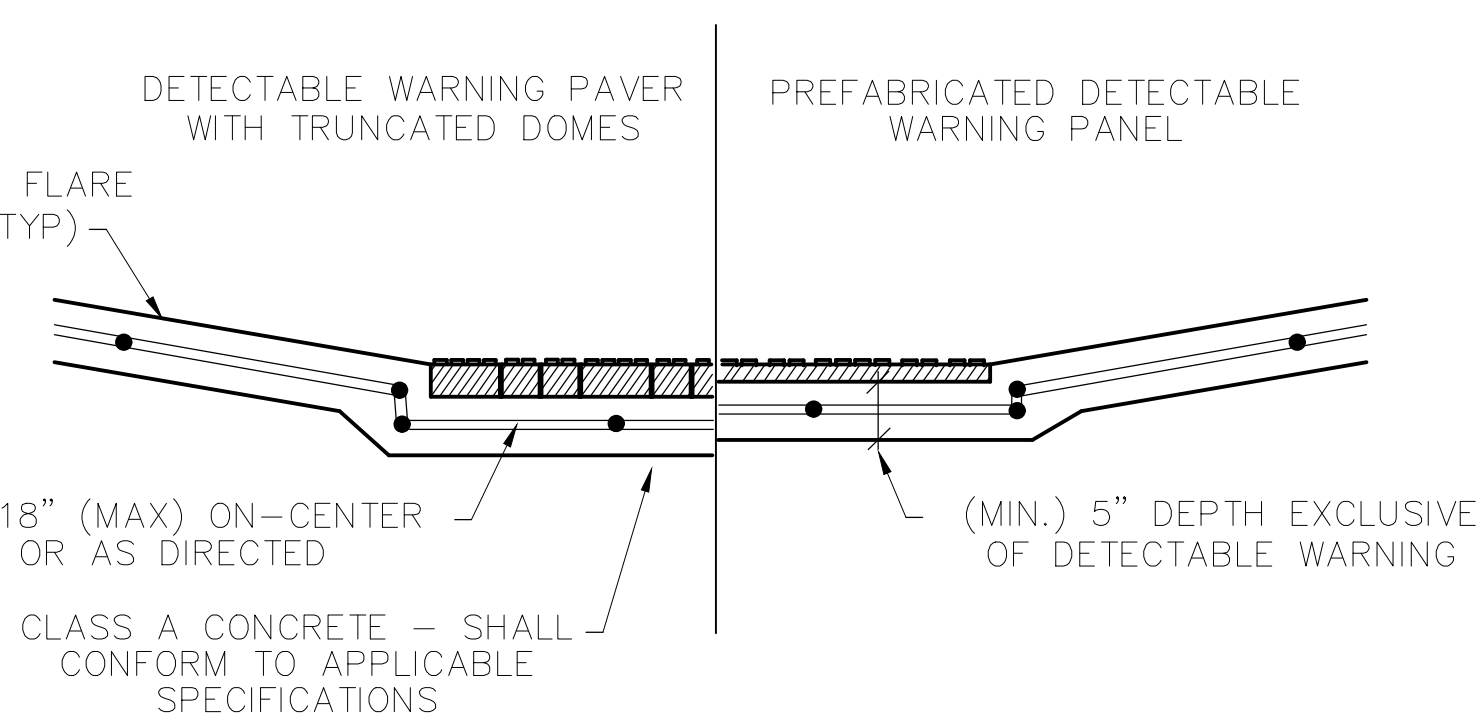
PLAN

- NOTES:**
1. BROOM FINISH SHALL BE APPLIED NORMAL TO DIRECTION OF TRAFFIC.
 2. SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TEMPLE SPECIFICATIONS.

SIDEWALK
 DETAIL NOT TO SCALE C-4401-1-105



PARALLEL CURB RAMP
 TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON LANDING AT STREET EDGE.



SECTION VIEW DETAIL CURB RAMP AT DETECTABLE WARNINGS

CURB RAMPS

1. INSTALL A CURB RAMP OR BLENDED TRANSITION AT EACH PEDESTRIAN STREET CROSSING.
2. ALL SLOPES SHOWN ARE MAXIMUM ALLOWABLE. CROSS SLOPES OF 1.5% AND LESSER RUNNING SHOULD BE USED. ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS DIRECTED.
3. MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP SURFACES IS 2%.
4. TURNING SPACES SHALL BE 5' X 5' MINIMUM. CROSS SLOPE SHALL BE MAXIMUM 2%.
5. PROVIDE FLARED SIDES WHERE THE PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP. FLARED SIDES SHALL BE SLOPED AT 10% MAXIMUM, MEASURED PARALLEL TO THE CURB. RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP, EITHER BECAUSE THE ADJACENT SURFACE IS PLANTED, SUBSTANTIALLY OBSTRUCTED, OR OTHERWISE PROTECTED.
6. ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE LATEST DRAFT OF THE PROPOSED GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT OF WAY (PROWAG) AS PUBLISHED BY THE U.S. ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD (ACCESS BOARD).
7. CROSSWALK DIMENSIONS AND MARKINGS LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, CURB RAMPS SHALL ALIGN WITH THEORETICAL CROSSWALKS UNLESS OTHERWISE DIRECTED.
8. PROVIDE CURB RAMPS TO CONNECT THE PEDESTRIAN ACCESS ROUTE AT EACH PEDESTRIAN STREET CROSSING. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS.
9. PLACE CONCRETE AT A MINIMUM DEPTH OF 5" FOR RAMPS, FLARES AND LANDINGS, UNLESS OTHERWISE DIRECTED.
10. FURNISH AND INSTALL NO. 3 REINFORCING STEEL BARS AT 18" O.C. BOTH WAYS, UNLESS OTHERWISE DIRECTED.
11. PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMPS CONNECT TO THE STREET.
12. EXISTING FEATURES THAT COMPLY WITH APPLICABLE STANDARDS MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.

DETECTABLE WARNINGS
 DETAIL NOT TO SCALE C-4401-1-105

DETECTABLE WARNING MATERIAL

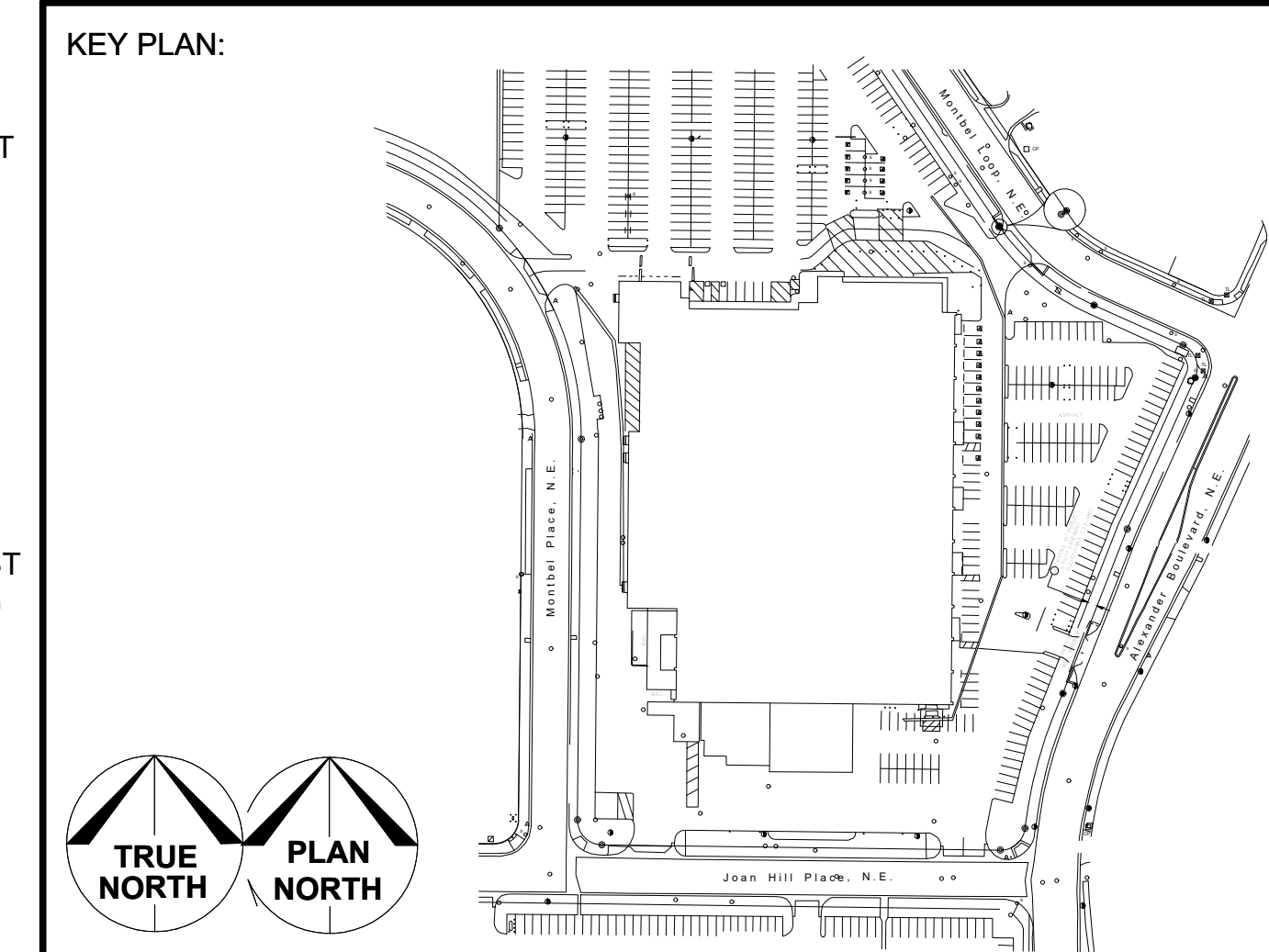
13. CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH PROWAG. THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES. FURNISH AND INSTALL AN APPROVED CAST-IN-PLACE DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE MATERIAL ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
14. DETECTABLE WARNING SURFACES MUST BE FIRM, STABLE AND SLIP RESISTANT.
15. DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24 INCHES IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
16. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS AT THE BACK OF CURB AND NEITHER END OF THAT EDGE IS GREATER THAN 5 FEET FROM THE BACK OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.

DETECTABLE WARNING PAVERS (IF USED)

17. FURNISH DETECTABLE WARNING PAVER UNITS MEETING ALL REQUIREMENTS OF ASTM C-936, C-33. LAY IN A TWO BY TWO UNIT BASKET WEAVE PATTERN OR AS DIRECTED.
18. LAY FULL-SIZE UNITS FIRST FOLLOWED BY CLOSURE UNITS CONSISTING OF AT LEAST 25 PERCENT (25%) OF A FULL UNIT. CUT DETECTABLE WARNING PAVER UNITS USING A POWER SAW.

SIDEWALKS

19. STREET GRADES AND CROSS SLOPES SHALL BE AS SHOWN ELSEWHERE IN THE PLANS.
20. CHANGES IN LEVEL GREATER THAN 1/4 INCH ARE NOT PERMITTED.
21. THE LEAST POSSIBLE GRADE SHOULD BE USED TO MAXIMIZE ACCESSIBILITY.
22. SIDEWALK DETAILS ARE SHOWN ELSEWHERE IN THE PLANS.



ARCHITECTS/ENGINEERS:
BURNS MEDONNELL
 9400 WARD PARKWAY
 KANSAS CITY, MO 64114

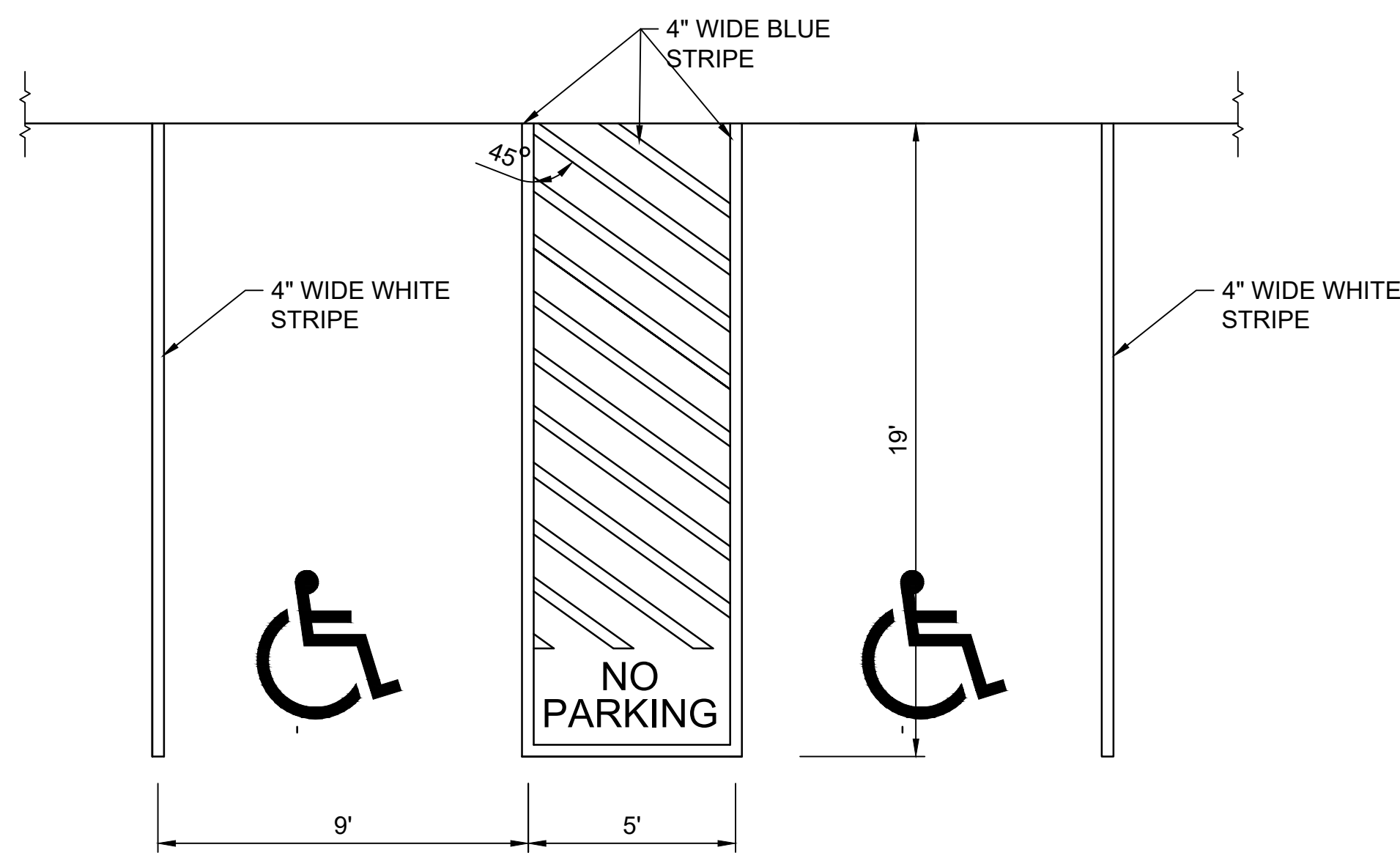
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PROJECT NUMBER: PR-2018-001252
 APPLICATION NUMBER: SI-2022-02328

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| B | 11/04/22 | ISSUED FOR REVIEW | SE | JL |
| A | 09/12/22 | ISSUED FOR REVIEW | SE | JL |
| DESIGNED / DRAWN: | | LOCATION: | | |
| S. ENGMANN | | 4401 ALEXANDER BLVD, NE ALBUQUERQUE, NEW MEXICO, 87109 | | |
| ENGINEER REVIEW: | | EQUIP FILE NO.: | | |
| J. LAVENDER | | EQUIP FILE NO.: | | |
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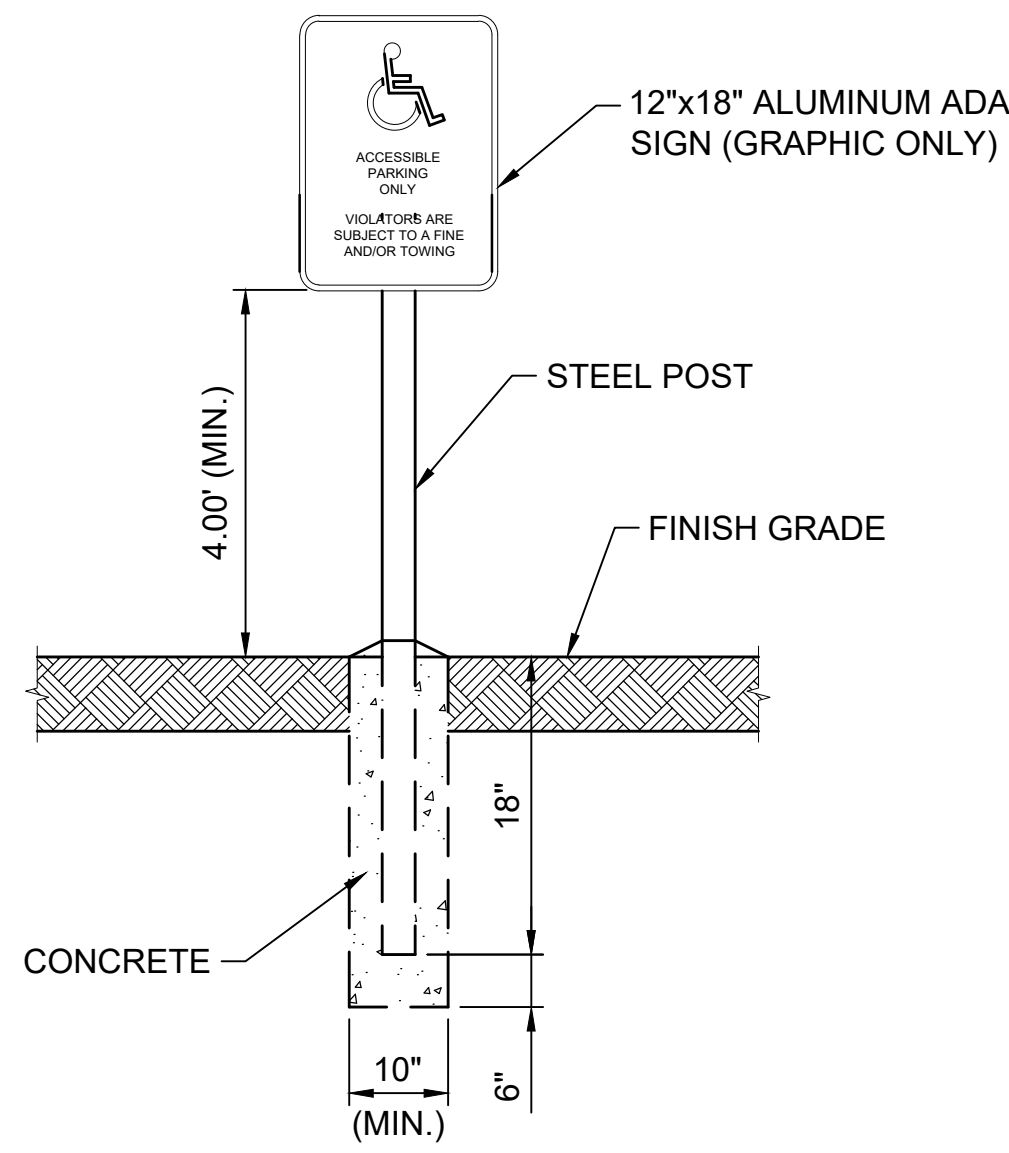
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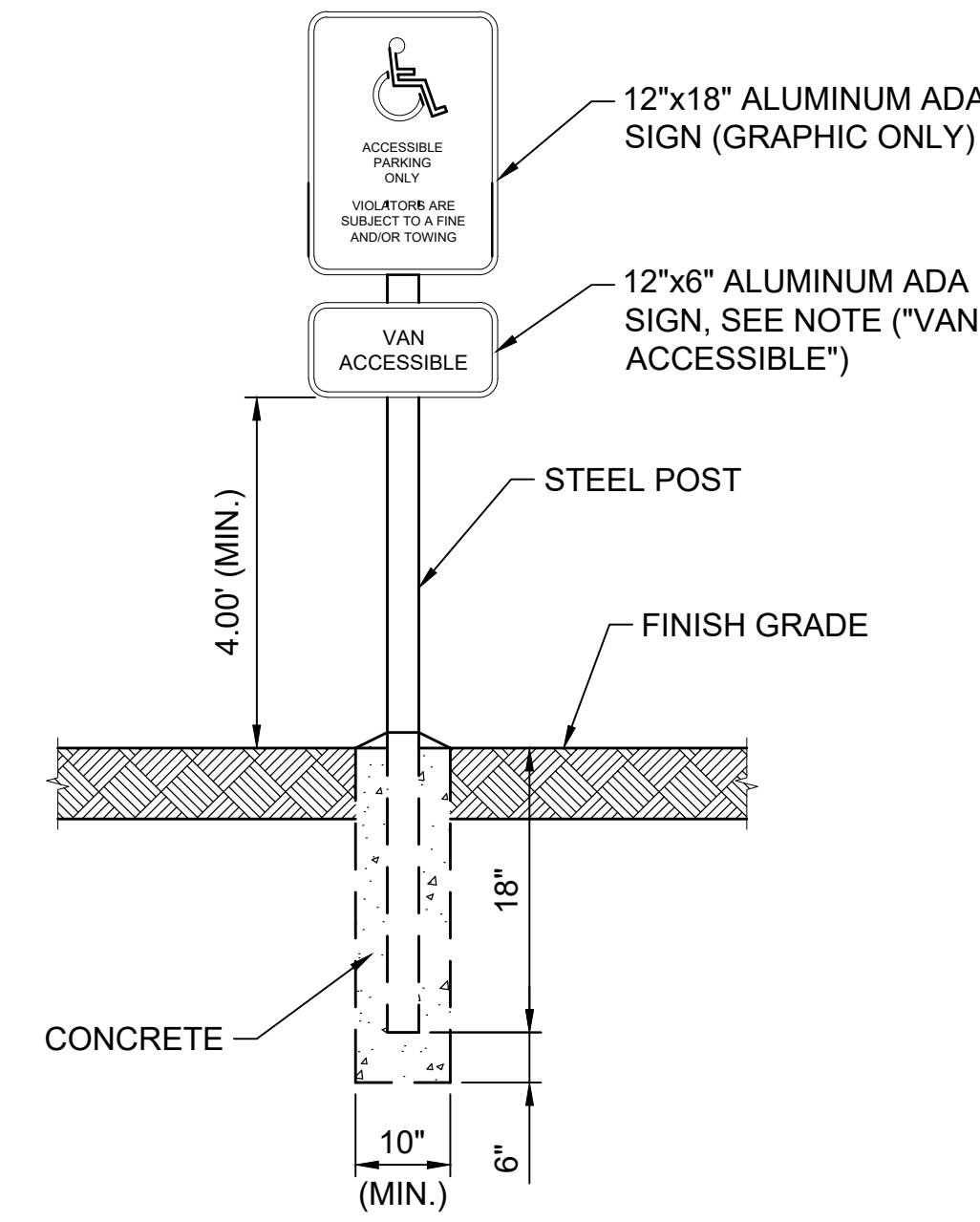
NOTES:

- 1. VAN ACCESSIBLE PARKING WIDTH SHALL BE 8' OPPOSED TO 5' AS SHOWN.
- 2. NO PARKING LETTERING SHALL NOT BE LESS THAN 1' TALL AND 2' WIDE

ADA PARKING STALL



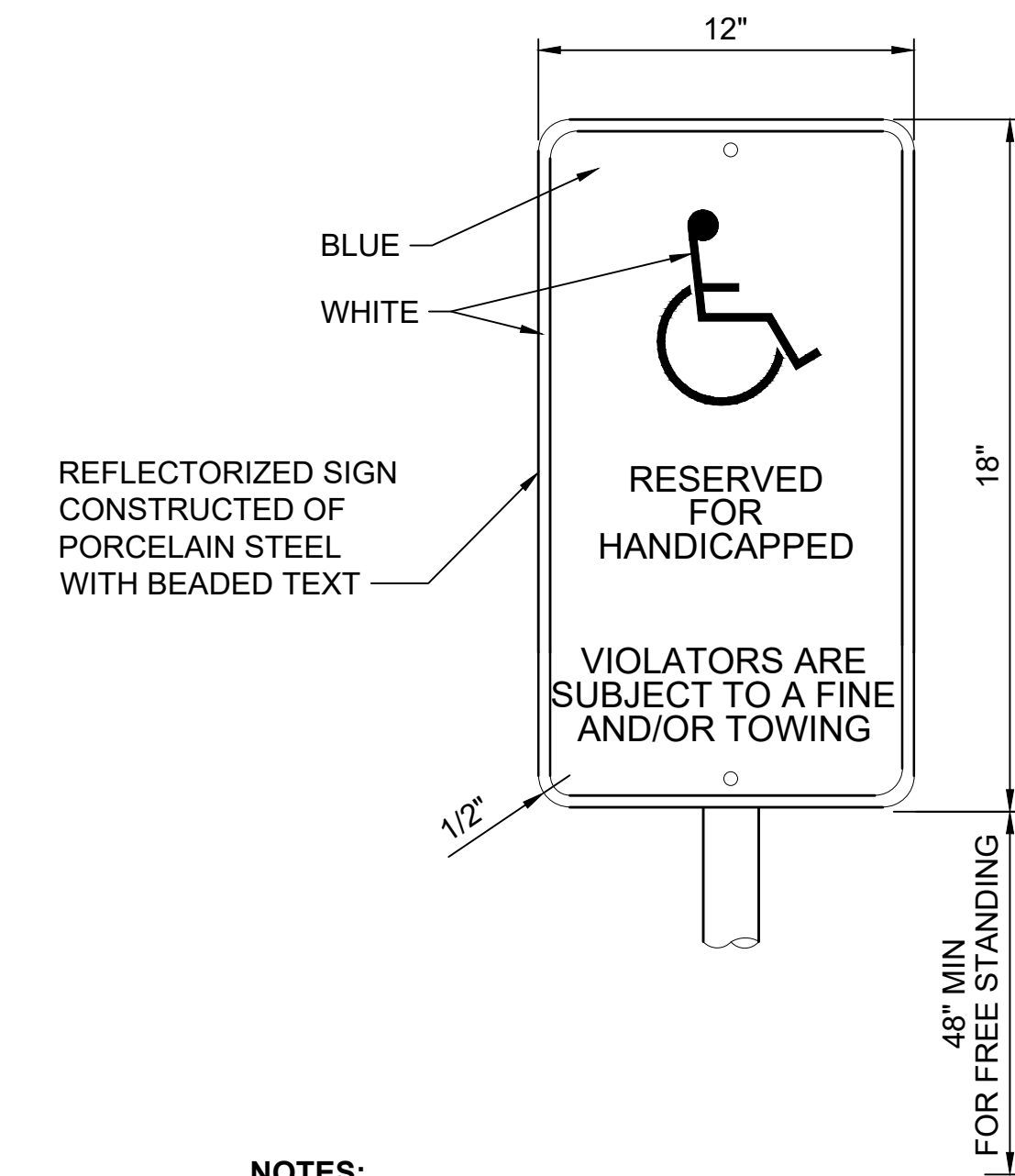
ADA PARKING STALL SIGN POST



NOTES:

- 1. VAN ACCESSIBLE SIGN SHALL ONLY BE PLACED ON VAN POSITIONS AS SHOWN ON SHEET CS104.

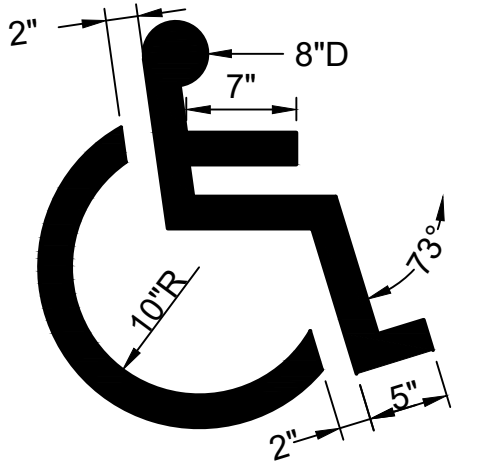
ADA VAN PARKING STALL SIGN POST



NOTES:

- 1. SIGN SHALL BE CENTERED AT THE INTERIOR END OF PARKING SPACE.

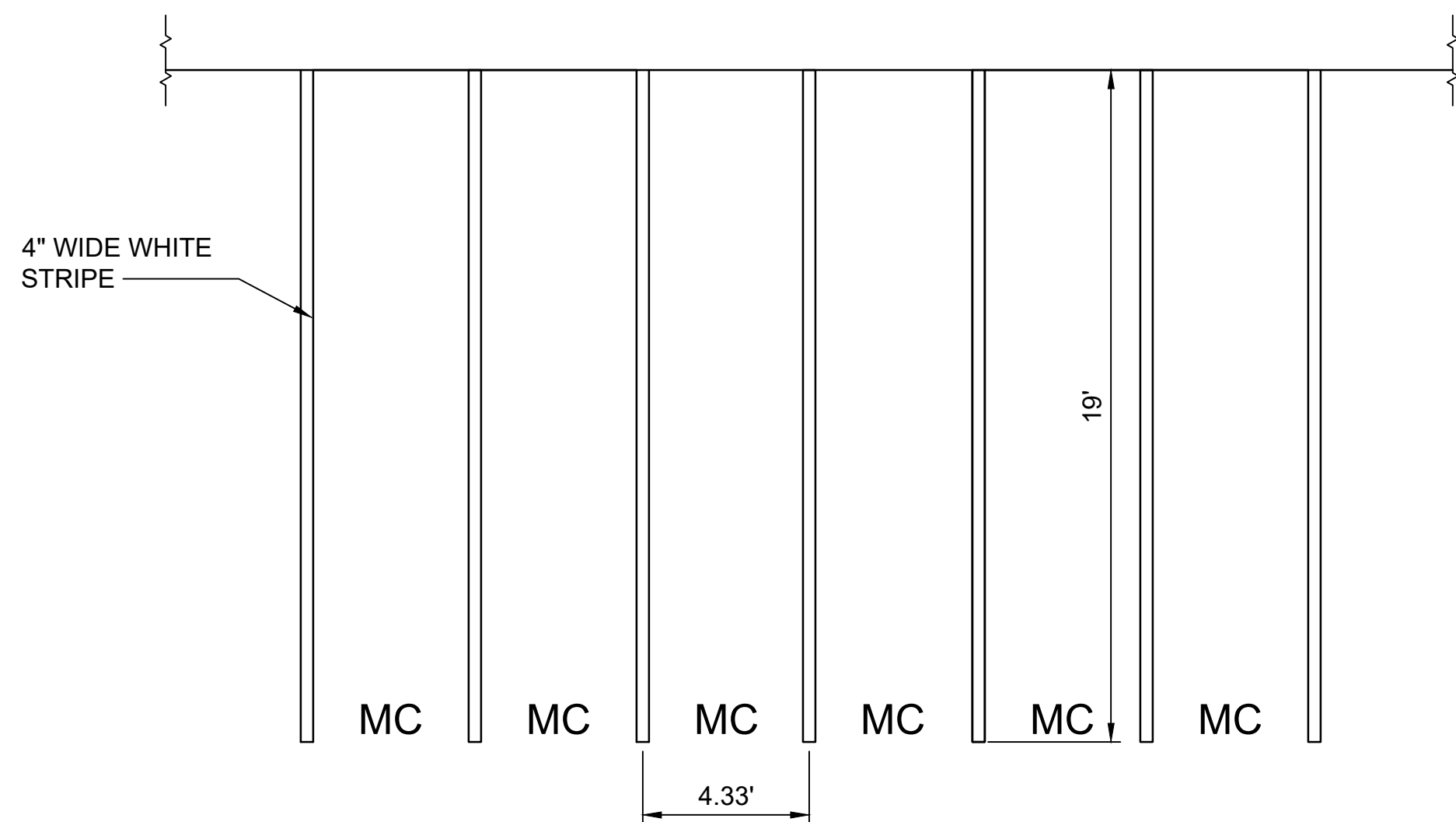
ADA SIGN



NOTES:

- 1. SYMBOL SHALL BE PAINTED AT END OF PARKING STALL.

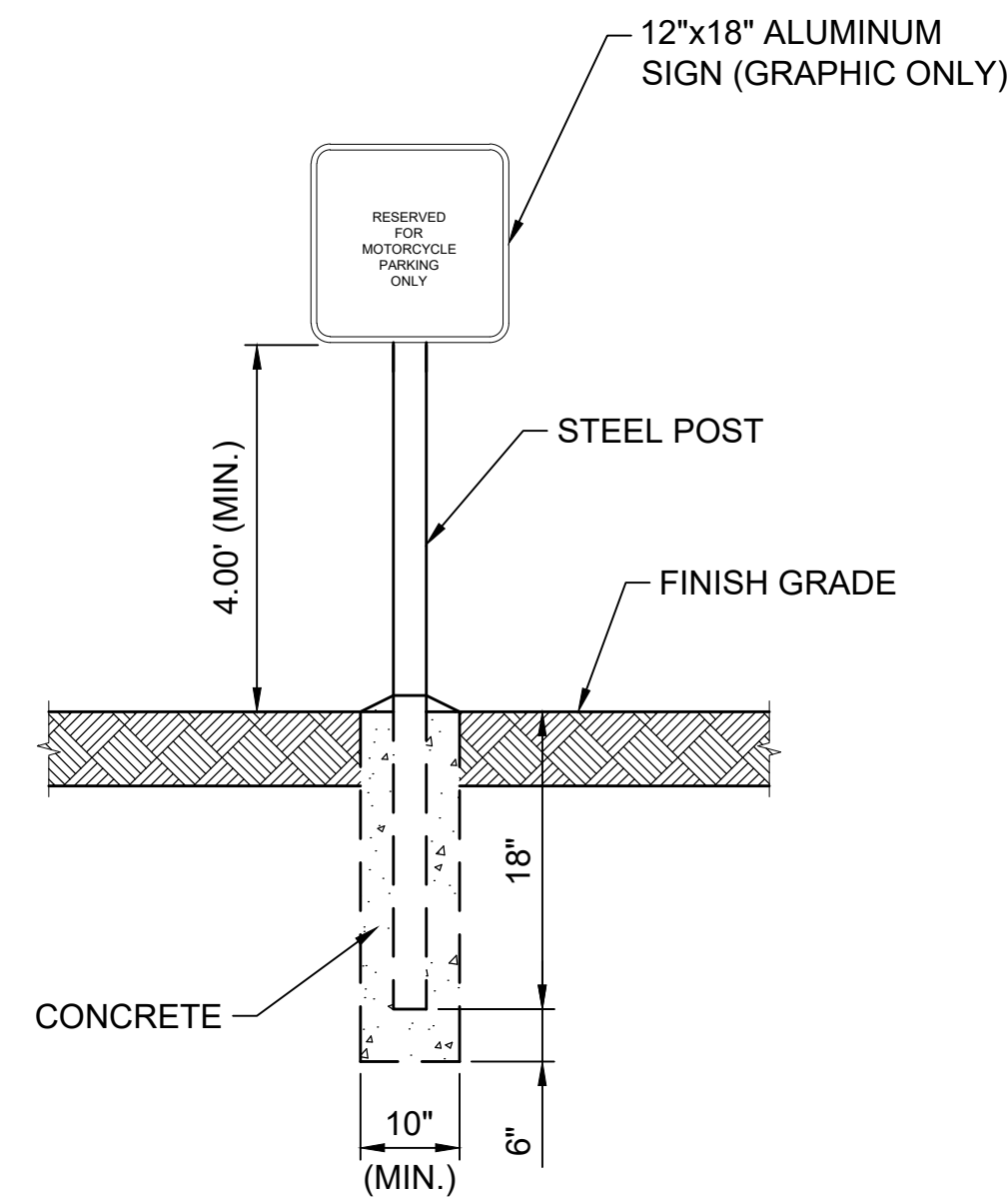
ADA PARKING STALL SYMBOL



NOTES:

- 1. MC LETTERING SHALL BE CENTERED WITHIN MOTORCYCLE PARKING STALL.
- 2. MC LETTERING SHALL NOT BE LESS THAN 1' TALL AND 2' WIDE

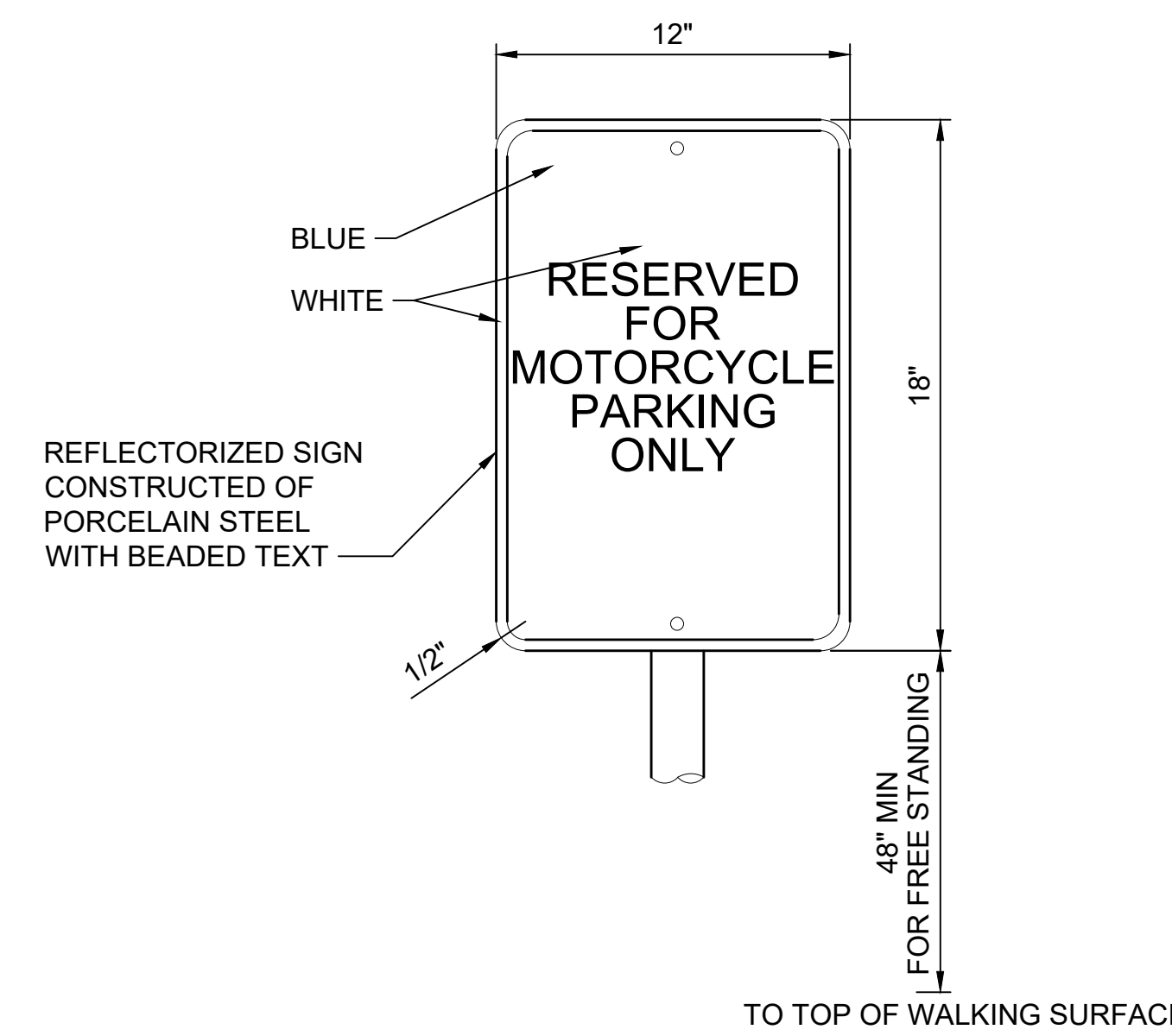
MOTORCYCLE PARKING STALL



NOTES:

- 1. SIGN SHALL BE CENTERED AT THE INTERIOR END OF PARKING SPACE.

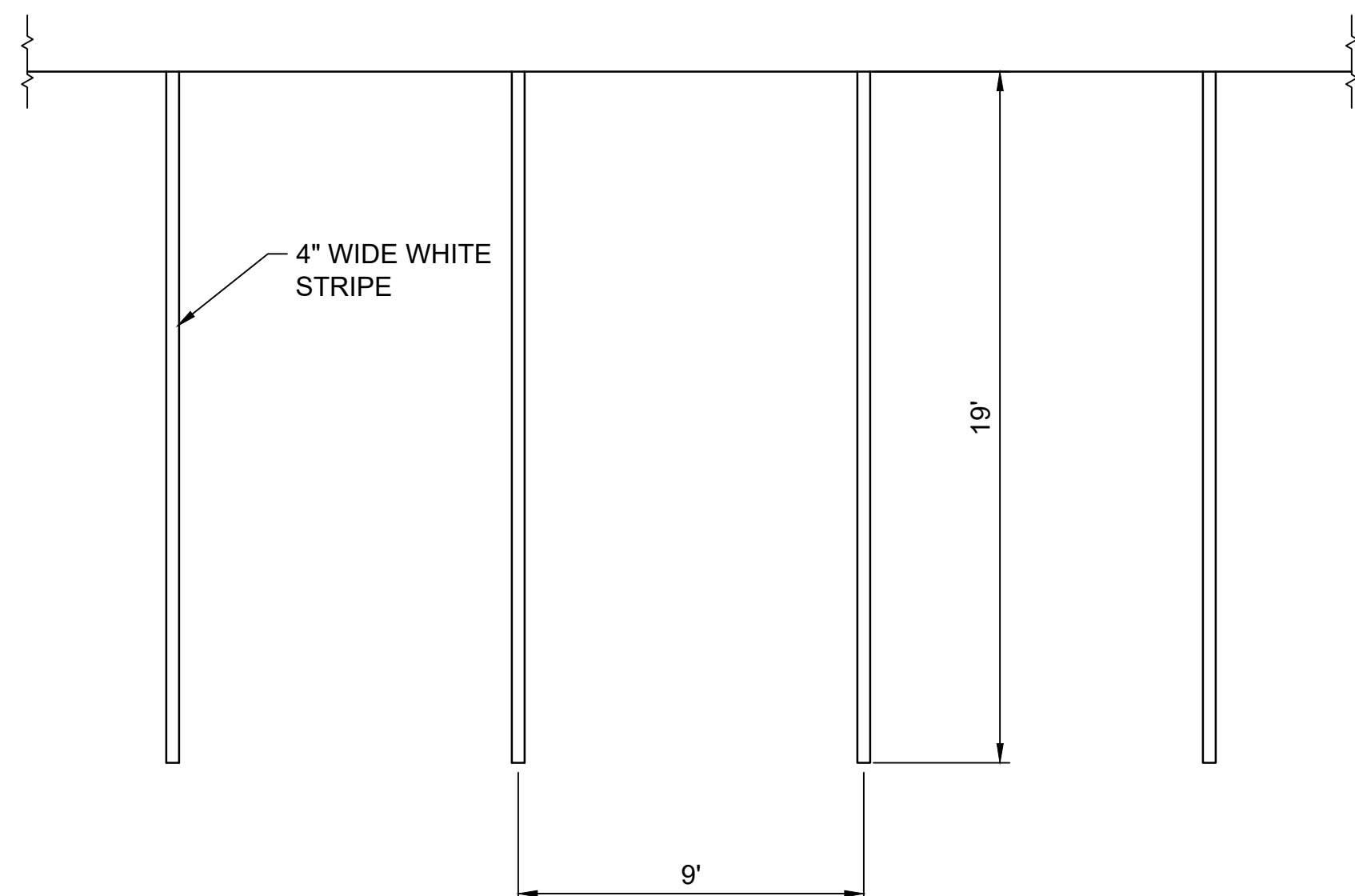
MOTORCYCLE PARKING STALL SIGN POST



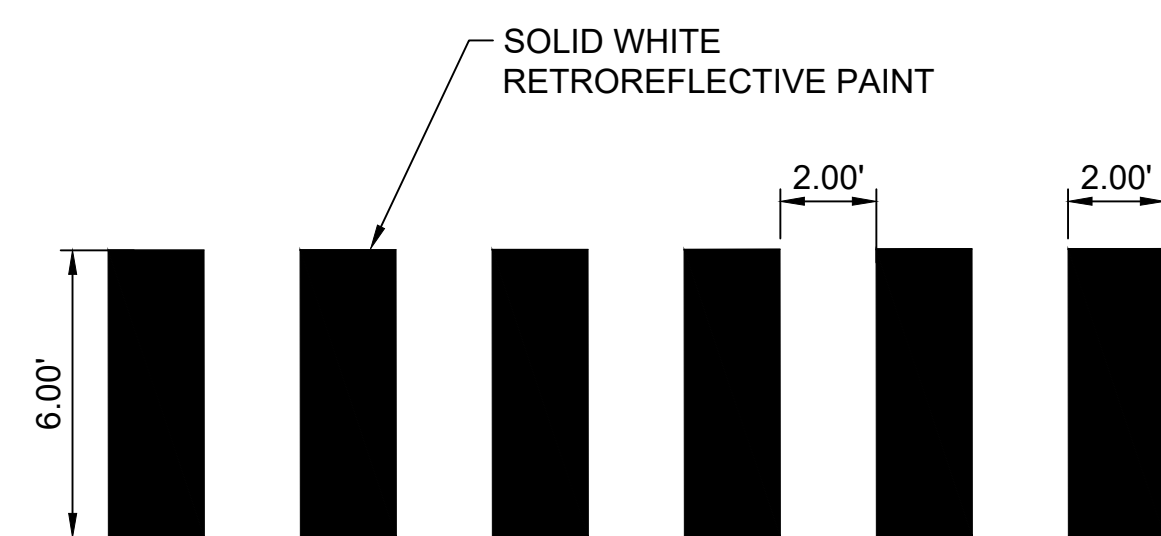
NOTES:

- 1. SIGN SHALL BE CENTERED AT THE INTERIOR END OF PARKING SPACE.

MOTORCYCLE PARKING SIGN



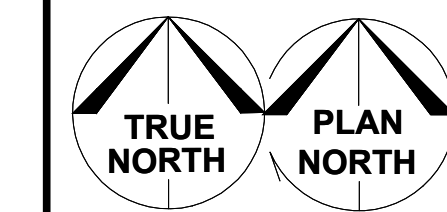
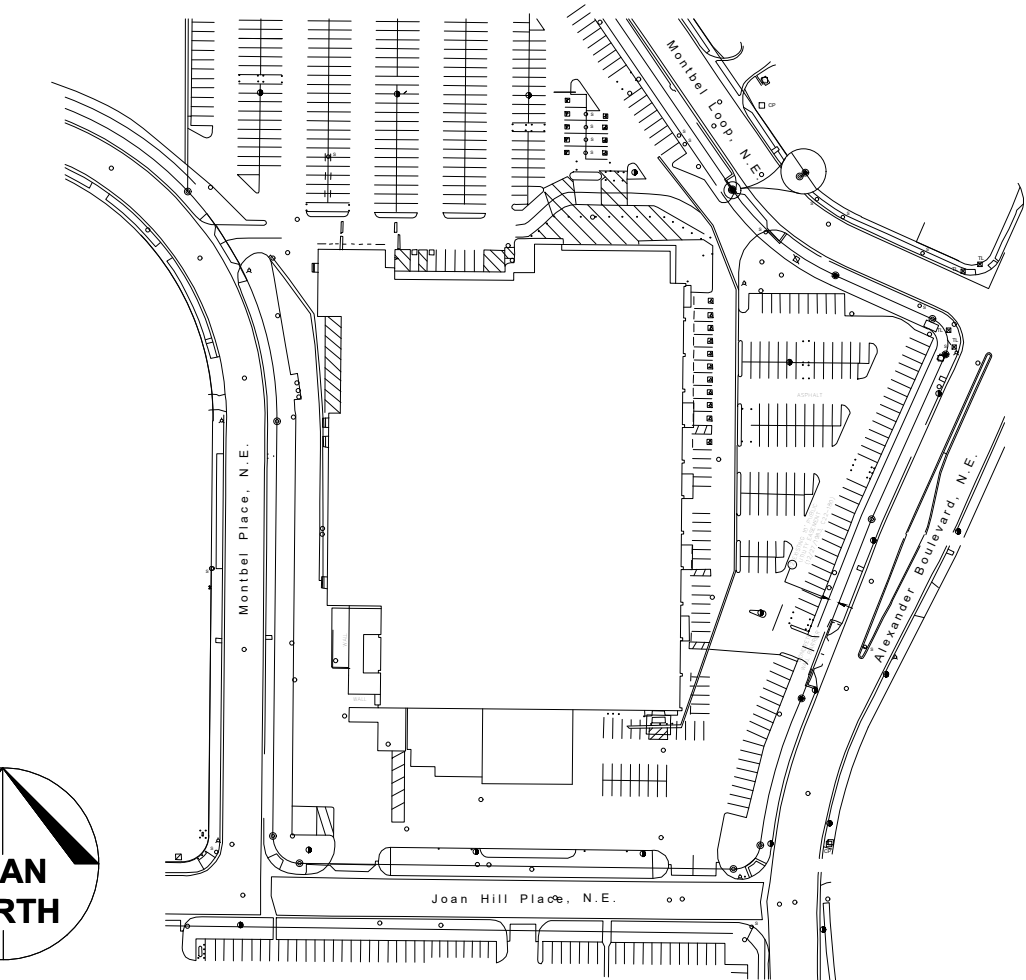
STANDARD PARKING STALL



STANDARD PEDESTRIAN CROSSING



KEY PLAN:



ARCHITECTS/ENGINEERS:

BURNS MEDONNELL
 9400 WARD PARKWAY
 KANSAS CITY, MO 64114

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| DESIGNED / DRAWN: | LOCATION: | | | |
| S. ENGEMANN | | | | |
| ENGINEER REVIEW: | EQUIPMENT FILE NO: | | | |
| J. LAVENDER | EQUIP FILE NO. | | | |
| DATE: | SCALE: | PLOT: | | |
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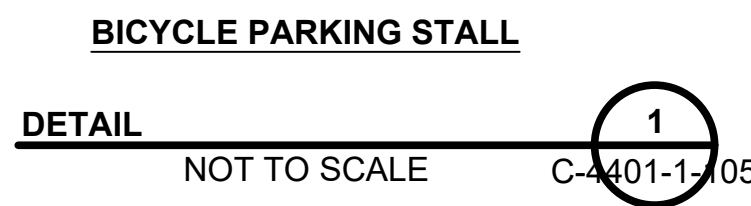
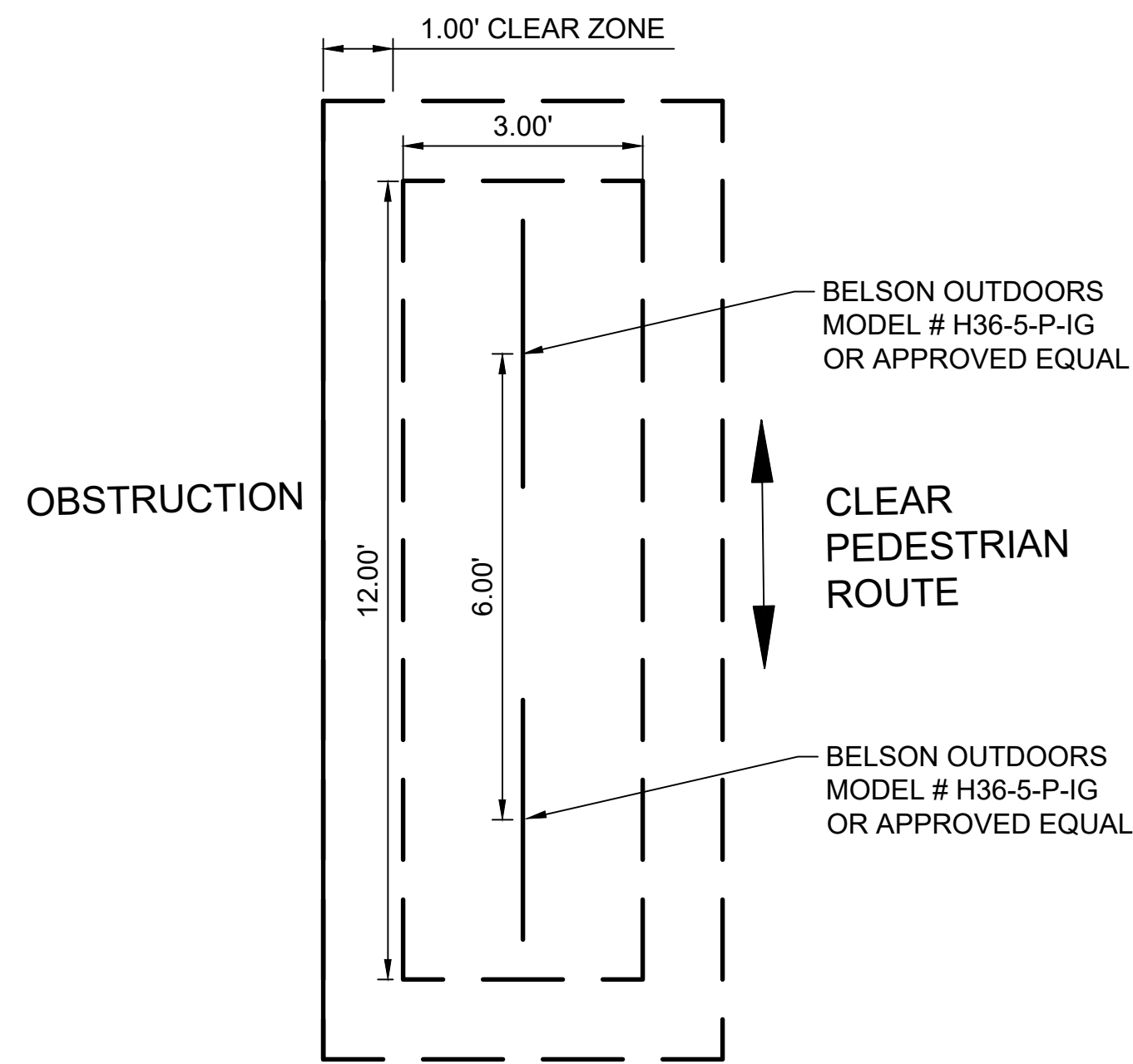
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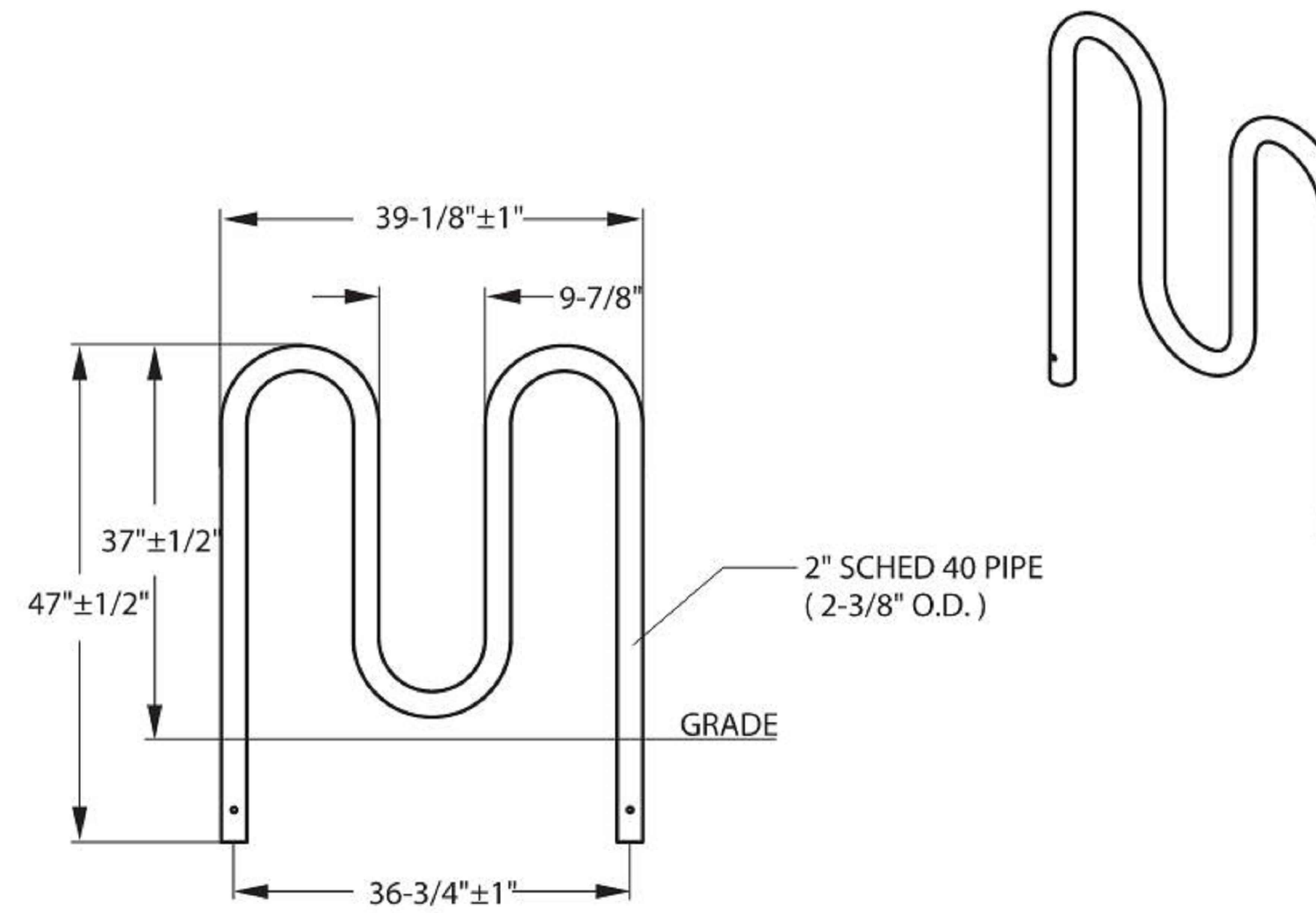
627 Amersale Drive
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

Model # H36-5-P-IG

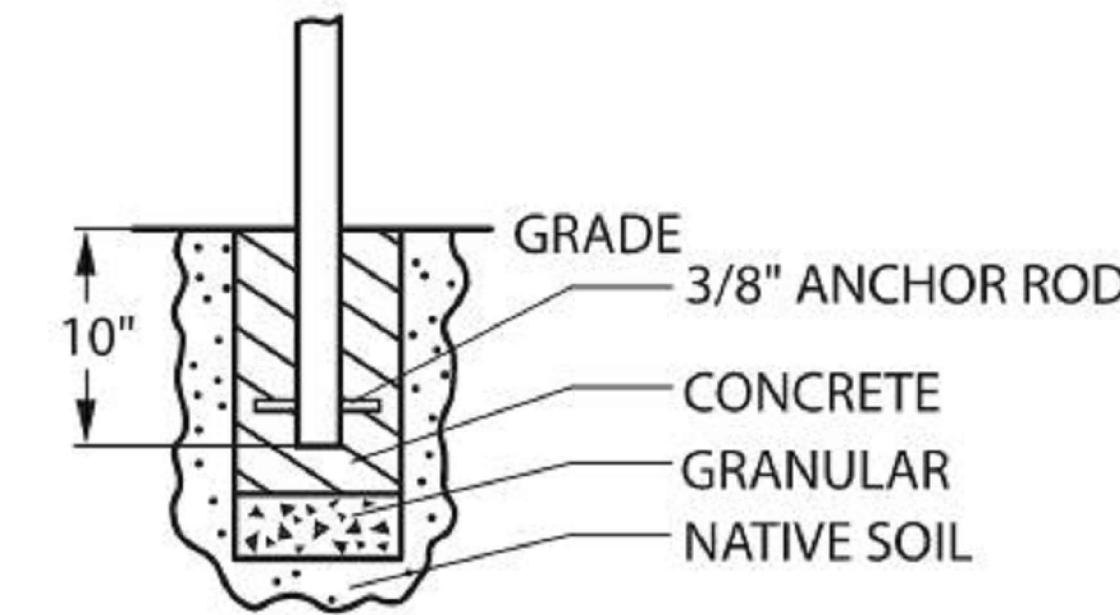
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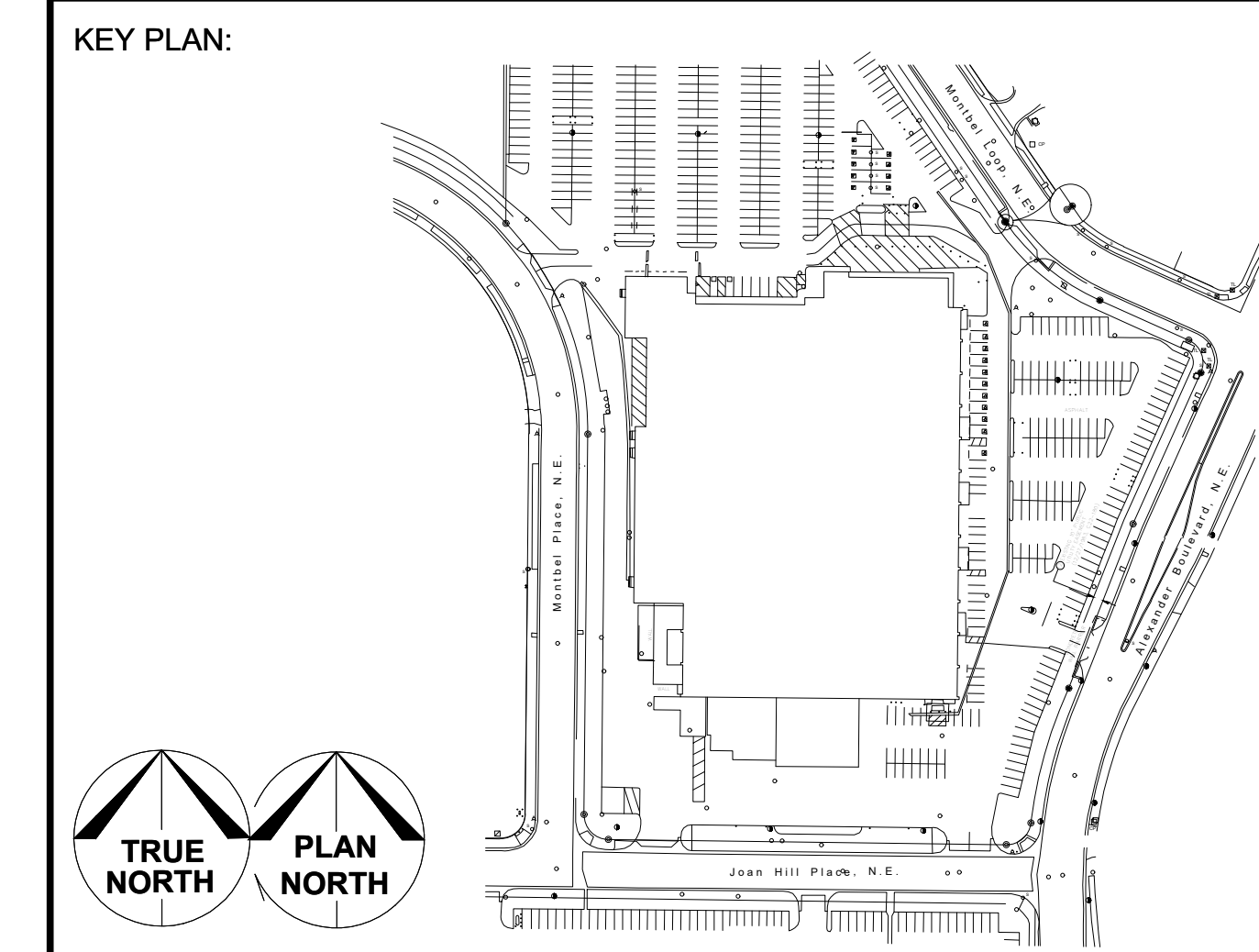
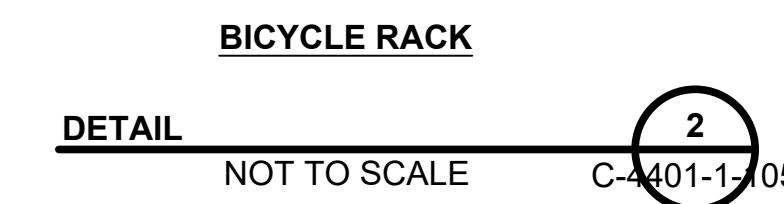
HEAVY DUTY CHALLENGER | 3 LOOPS 5 BIKES



ELEVATION VIEW



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ARCHITECTS/ENGINEERS:
BURNS MEDONNELL
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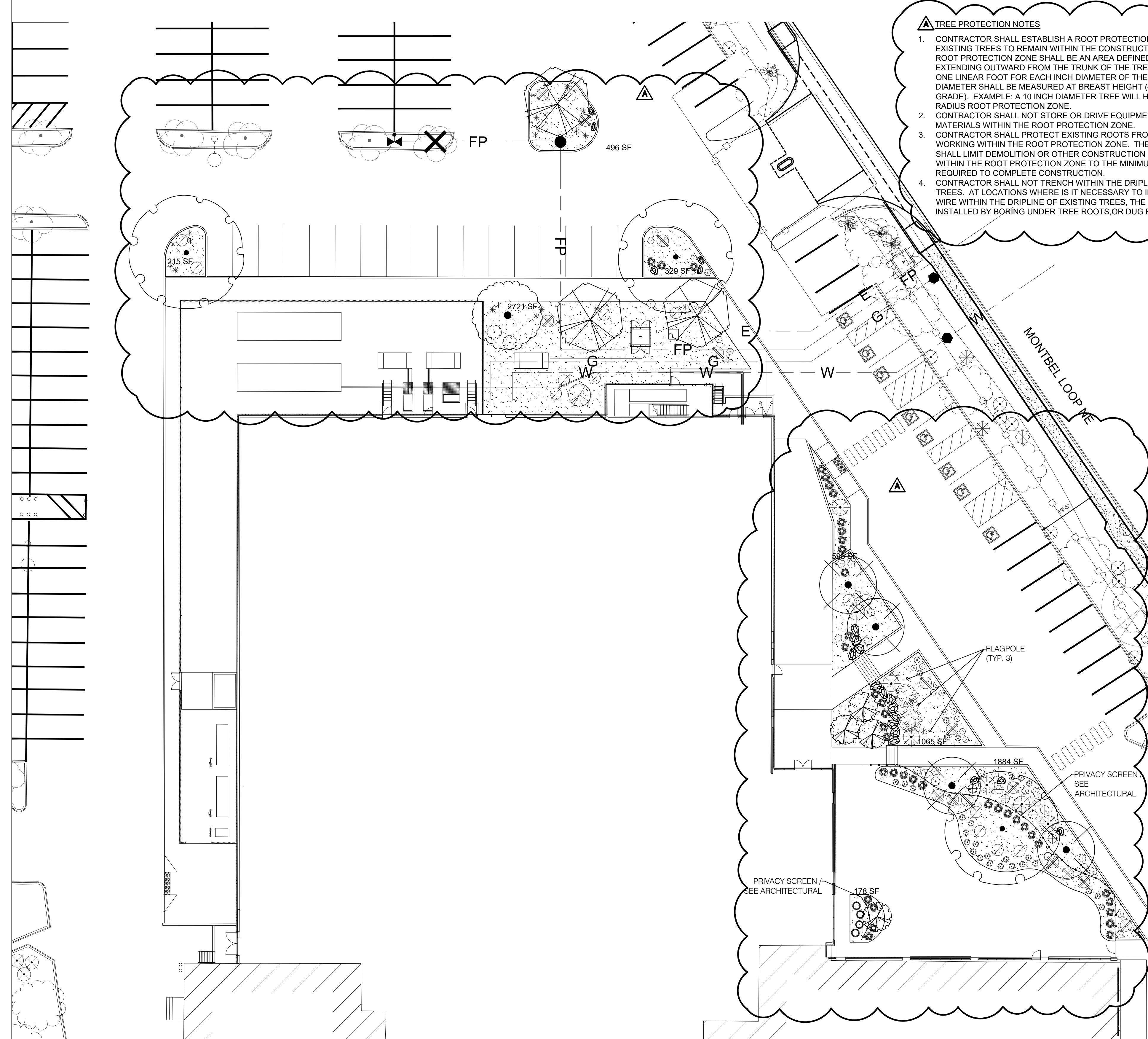
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| A | 10/21/22 | ISSUED FOR REVIEW | SE | JL |

| | | |
|-------------------|---------------------|---|
| DESIGNED / DRAWN: | LOCATION: | curia 4401 ALEXANDER BLVD, NE ALBUQUERQUE, NEW MEXICO, 87109 CIVIL 4401 |
| S. ENGEMANN | | |
| ENGINEER REVIEW: | EQUIPMENT FILE NO.: | BUILDING 4401 CIVIL SITE DETAILS 3 |
| J. LAVENDER | EQUIP FILE NO. | |
| DATE: | SCALE: | |
| 01/24/2023 | NO SCALE | PLOT: 1:1 |
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| C-4401-1-506 | E1 | |

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TREE PROTECTION NOTES

- CONTRACTOR SHALL ESTABLISH A ROOT PROTECTION ZONE AROUND EXISTING TREES TO REMAIN WITHIN THE CONSTRUCTION AREA. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY A RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE LINEAR FOOT FOR EACH INCH DIAMETER OF THE TREE. THE TREE DIAMETER SHALL BE MEASURED AT BREAST HEIGHT (4.5' ABOVE FINISH GRADE). EXAMPLE: A 10 INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
- CONTRACTOR SHALL NOT STORE OR DRIVE EQUIPMENT, VEHICLES OR MATERIALS WITHIN THE ROOT PROTECTION ZONE.
- CONTRACTOR SHALL PROTECT EXISTING ROOTS FROM DAMAGE WHEN WORKING WITHIN THE ROOT PROTECTION ZONE. THE CONTRACTOR SHALL LIMIT DEMOLITION OR OTHER CONSTRUCTION ACTIVITIES WITHIN THE ROOT PROTECTION ZONE TO THE MINIMUM DISTURBANCE REQUIRED TO COMPLETE CONSTRUCTION.
- CONTRACTOR SHALL NOT TRENCH WITHIN THE DRILLING OF EXISTING TREES. AT LOCATIONS WHERE IT IS NECESSARY TO INSTALL LINES OR WIRE WITHIN THE DRILLING OF EXISTING TREES, THE UTILITY SHALL BE INSTALLED BY BORING UNDER TREE ROOTS OR DUG BY HAND.

PLANT LEGEND FOR NEW PLANTS

| QTY. | SYMBOL | SCIENTIFIC NAME COMMON NAME | SIZE | MATURE SIZE | WATER USE |
|--|--------|--|--------------|--------------------|-----------|
| TREES | | | | | |
| 96 | | EXISTING TREE TO REMAIN | | | |
| 3 | | CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW | 25-GAL. MS | 20' HT. X 25' SPR. | LOW+ |
| 4 | | JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER | 25 GAL. | 18' HT. X 3' SPR. | LOW |
| 3 | | LAGERSTROEMIA INDICA WHIT II DYNAMITE Crape MYRTLE | 25 GAL. | 18' HT. X 13' SPR. | MED+ |
| 1 | | PISTACIA CHINENSIS CHINESE PISTACHE | 2.5' CAL B&B | 40' HT. X 30' SPR. | MED |
| 3 | | ULMUS JAPONICA X WISLOSONIANA 'MORTON' ACCOLADE ELM | 2.5' B&B | 50' HT. X 50' SPR. | MED+ |
| 4 | | VITEX AGNIUS-CASTUS CHASTE TREE | 25 GAL. | 20' HT. X 20' SPR. | MED |
| SHRUBS | | | | | |
| 2 | | CAESALPINIA GILLIESII YELLOW BIRD OF PARADISE | 5-GAL | 10' HT. X 8' SPR. | LOW |
| 1 | | CERCOCARPUS LEDIFOLIUS CURL LEAF MOUNTAIN MAHOGANY | 5-GAL | 18' HT. X 8' SPR. | LOW |
| 15 | | ERICAMERIA LARICIFOLIA TURPENTINE BUSH | 5-GAL | 3' HT. X 4' SPR. | LOW |
| 2 | | FALLUGIA PARADOXA AFRICAN FLUME | 5-GAL | 4' HT. X 5' SPR. | LOW |
| 3 | | POTENTILLA FRUTICOSA SHRUBBY GINGERBREAD | 5-GAL | 3' HT. X 3' SPR. | MED |
| 6 | | SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED AUTUMN SAGE | 5-GAL | 3' HT. X 3' SPR. | LOW |
| 7 | | SALVIA PACHYPHYLLA MOVAJE SAGE | 5-GAL | 2' HT. X 2' SPR. | LOW |
| DESERT ACCENTS | | | | | |
| 15 | | DASYLIRION TEXANUM TEXAS SOTOL | 5-GAL | 5' HT. X 5' SPR. | LOW |
| 26 | | HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS RED YUCCA | 5-GAL | 2' HT. X 2' SPR. | LOW |
| 7 | | YUCCA THOMPSONIANA THOMPSON'S YUCCA | 5-GAL | 6' HT. X 6' SPR. | LOW+ |
| PERENNIALS | | | | | |
| 28 | | ACHILLEA MILLEFOLIUM 'SANGRIA'; SANGRIA YARROW | 1-GAL | 2' HT. X 2' SPR. | MED |
| 18 | | NEPETA FAASSENII 'SELECT BLUE'; SELECT BLUE CATMINT | 1-GAL | 3' HT. X 3' SPR. | LOW+ |
| 12 | | TEUCLIRUM AROANIMUM GRAY CREEPING GERMANDER | 1 GAL | 6' HT X 2' SPR. | LOW |
| ORNAMENTAL GRASSES | | | | | |
| 40 | | CALAMAGROSTIS 'KARL FOERSTER' FEATHER REED GRASS | 5-GAL | 3' HT. X 3' SPR. | MED. |
| LANDSCAPE BOULDERS AND GRAVEL MULCH | | | | | |
| 20 | | LANDSCAPE BOULDER. MINIMUM SIZE 3x3x3' (27 CF) | | | |
| 7,497 SF | | 1"-1" AMARETTO BROWN GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL) | | | |

GENERAL LANDSCAPE NOTES

- PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE.
- IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
- ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
- ALL EXISTING PLANT MATERIALS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
- PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS SHALL TAKE PRECEDENCE.
- THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING. IN ADDITION, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
- PLANTING INSTALLATION SHALL BE IN ACCORDANCE WITH ALL CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS (SECTION 1005 - PLANTING) AND DETAILS.

IRRIGATION

IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS AND SHRUBS / GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS.

RESPONSIBILITY OF MAINTENANCE

MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE OWNER.

CLEAR SIGHT DISTANCE

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE

THE PLANT PALETTE IS PREDOMINANTLY COMPOSED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION

COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST FIVE FEET ON THE REMAINING THREE SIDES SURROUND ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

SEWER AND WATER UTILITIES

TREES SHALL NOT BE PLANTED WITHIN 10 FEET IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.

SHREDDED BARK MULCH AT TREES

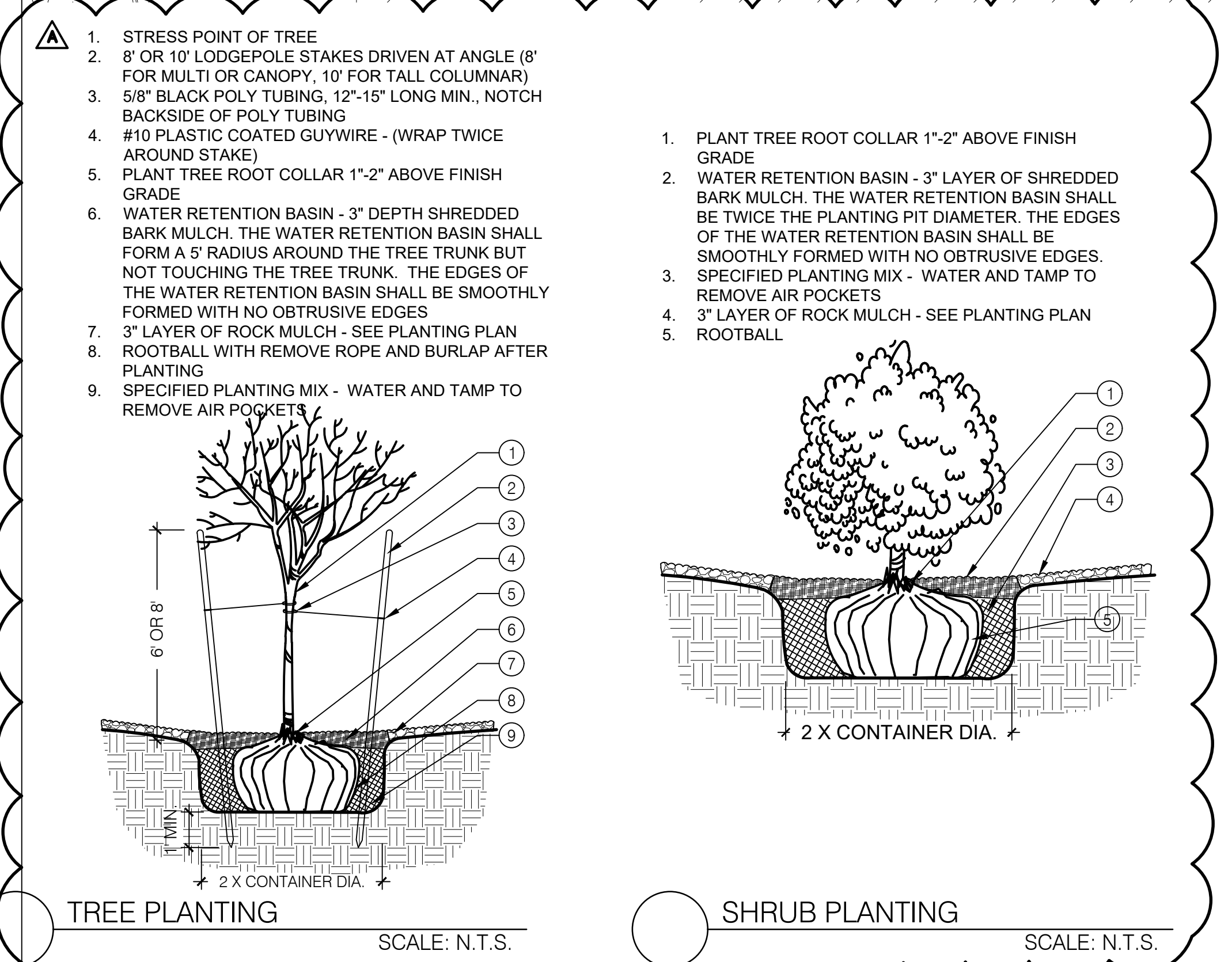
SHREDDED BARK MULCH WILL BE PROVIDED BENEATH THE ENTIRE TREE CANOPY FOR ALL NEW TREES IN LANDSCAPE AREAS. PROVIDE 5' RADIUS AROUND TREE TRUNK, BUT NOT DIRECTLY AGAINST THE TRUNK. IN THESE AREAS, WEED BARRIER FABRIC IS PROHIBITED.

GRAVEL AND ORGANIC MULCHES

5-6(c)(5)(c) THE USE OF GRAVEL OR CRUSHER FINES AS GROUND COVER IS LIMITED TO A MAXIMUM OF 75 PERCENT OF ANY LANDSCAPE AREA, OR 50 PERCENT IN DT-UC-MS.

5-6(c)(5)(d) A MINIMUM OF 2 INCHES OF ORGANIC MULCH IS REQUIRED IN ALL PLANTING AREAS WITH 3-4 INCHES RECOMMENDED.

5-6-(C)(5)(e) ORGANIC MULCH IS REQUIRED AS A GROUND COVER UNDER TREES WITHIN A 5' RADIUS AROUND THE TREE TRUNK, BUT NOT DIRECTLY AGAINST THE TRUNK. IN THESE AREAS, WEED BARRIER FABRIC IS PROHIBITED.



LANDSCAPE SCREENING AND BUFFERING REQUIREMENTS

EXISTING LANDSCAPE TO REMAIN WAS PREVIOUSLY APPROVED THROUGH ADMINISTRATIVE AMENDMENT FILE #SI-2022-00401, PROJECT #PR-2018-001252 DESCRIBED AS: INSTALLATION OF A SECURITY FENCE AROUND SITE PERIMETER, UPDATE LANDSCAPE TO REPLACE DEAD TREES / PLANT MATERIALS AND TO ACCOMMODATE SECURITY FENCE; CONSTRUCTION OF A NEW 5-FOOT WIDE PUBLIC SIDEWALK AROUND SITE PERIMETER, ADDITION OF 80 SF SECURITY BOOTH.

THIS AMENDMENT WAS SIGNED AND DATED ON APRIL 4, 2022 AND CONSTRUCTION WAS COMPLETED IN 2022.

LANDSCAPE BUFFER AT ALEXANDER BLVD NE: LANDSCAPE BUFFER AT THIS EDGE IS 18'-4" FROM BACK OF SIDEWALK TO BACK OF PARKING LOT CURB AND CONTAINS BERMS 2' TALL. THIS EXCEEDS THE 10' REQUIRED BUFFER.

LANDSCAPE BUFFER AT MONTBEL PLACE NE ON THE WEST SIDE OF THE PROPERTY IS 19'-10" FROM BACK OF SIDEWALK TO BACK OF PARKING LOT CURB.

LANDSCAPE BUFFER AT MONTBEL LOOP ON THE EAST SIDE OF THE PROPERTY IS 19'-5" FROM BACK OF SIDEWALK TO BACK OF PARKING LOT CURB.

LANDSCAPE BUFFER AT MONTBEL PLACE NE ON THE SOUTH SIDE OF THE PROPERTY IS 20'-8" FROM BACK OF SIDEWALK TO BACK OF PARKING LOT CURB.

LANDSCAPE CALCULATIONS FOR NEW ADDITION

| | |
|--|--------------------------------|
| SITE AREA OF BUILDING ADDITION & SURROUNDING AREA (1.8 AC) | 76,693 SF |
| BUILDING ADDITION FOOTPRINT | 20,000 SF |
| NET LOT | 18,693 SF |
| REQUIRED / PROVIDED LANDSCAPE | 2,084 SF (15%) / 7760 SF (42%) |

LANDSCAPE CALCULATIONS COMPLETE SITE

| | |
|-------------------------------|-----------------------------------|
| TOTAL SITE AREA (12.1 AC) | 526,763 SF |
| TOTAL BUILDING FOOTPRINT | -178,727 SF |
| NET LOT | 348,036 SF |
| REQUIRED / PROVIDED LANDSCAPE | 52,205 SF (15%) / 61,593 SF (18%) |

COVERAGES

| | |
|--|----------------------------------|
| REQUIRED / PROVIDED VEGETATIVE COVER | 2,103 SF (75%) / 11,170 SF (39%) |
| REQUIRED / PROVIDED GROUND-LEVEL COVER | 526 SF (25%) / 1,417 SF (67%) |

COVERAGES

| | |
|--|------------------------------------|
| REQUIRED / PROVIDED VEGETATIVE COVER | 39,154 SF (75%) / 75,581 SF (145%) |
| REQUIRED / PROVIDED GROUND-LEVEL COVER | 9,789 SF (25%) / 10,938 SF (28%) |

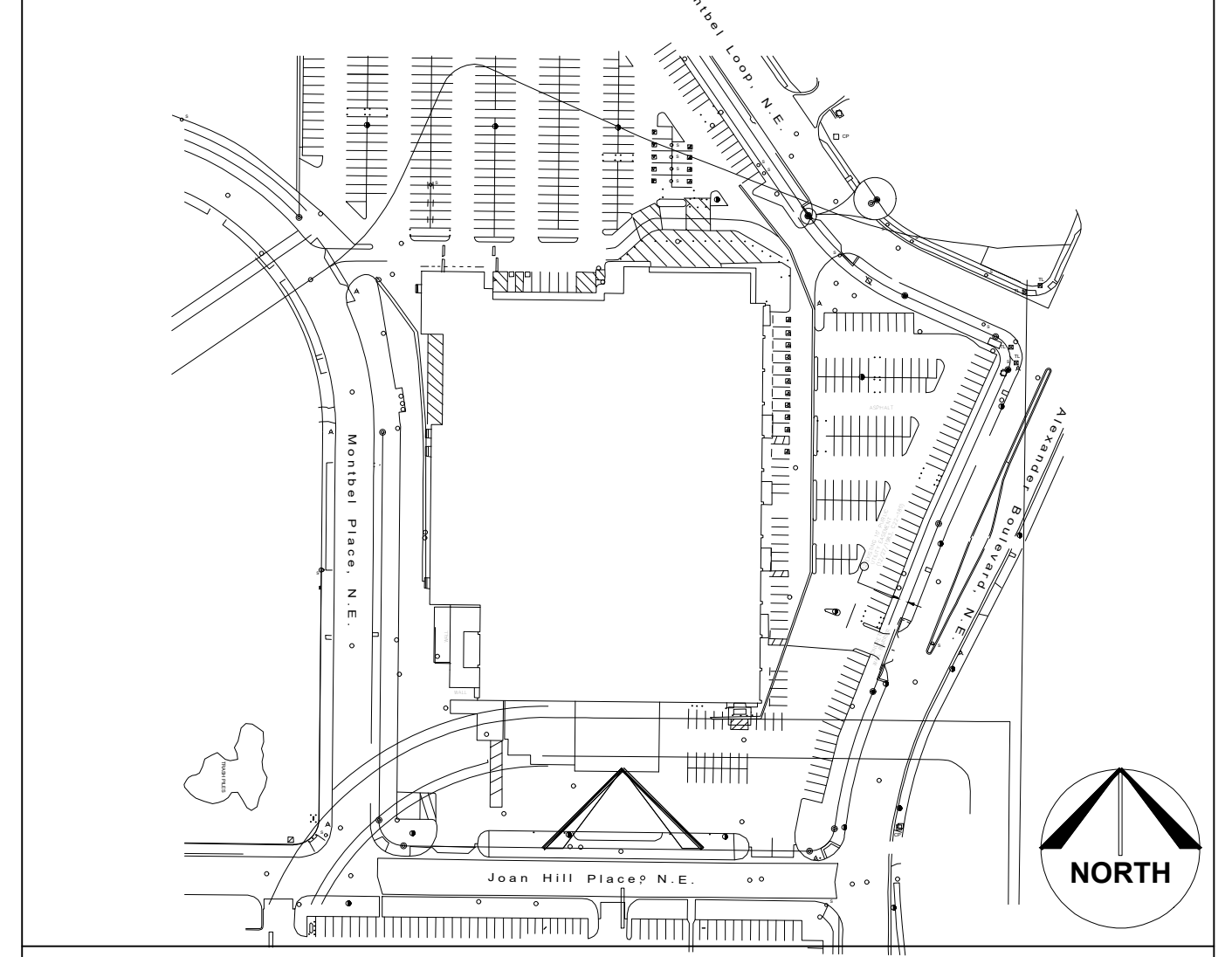
PARKING LOT TREES

| | |
|--|-------|
| TOTAL PARKING LOT SPACES FOR FACILITY | 371 |
| ONE (1) TREE IS REQUIRED PER 10 PARKING SPACES | |
| REQUIRED/PROVIDED PARKING LOT TREES (INCLUDING EXISTING) | 32/96 |

EXECUTIVE SUMMARY:

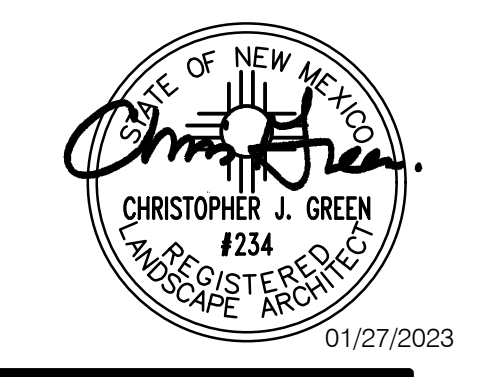
KEYED NOTES:

KEY PLAN:



ARCHITECTS/ENGINEERS:
BURNS MEDONNELL
 9400 WARD PARKWAY
 KANSAS CITY, MO 64114

CONSULTANTS:
CONSENSUS PLANNING, INC.
 Planning / Landscape Architecture
 302 Eighth Street NW
 Albuquerque, NM 87102
 (505) 784-9801 Fax 842-5495
 e-mail: cp@consensusplanning.com



PRELIMINARY - NOT FOR CONSTRUCTION

| | | | | | |
|---|---------------|--------|-----------|--------|-----|
| DATE: | 01/25/2023 | SCALE: | 1"=20'-0" | PLLOT: | 1:1 |
| DRAWING NUMBER: | LA-4401-1-100 | SIZE: | E1 | | |
| ISSUED FOR REVIEW | | | EB / CG | | |
| <p>4401 ALEXANDER BLVD NE ALBUQUERQUE, NEW MEXICO, 87109</p> <p>BUILDING 4401</p> <p>LANDSCAPE PLAN</p> | | | | | |

TREE PROTECTION NOTES

- CONTRACTOR SHALL ESTABLISH A ROOT PROTECTION ZONE AROUND EXISTING TREES TO REMAIN WITHIN THE CONSTRUCTION AREA. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY A RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE LINEAR FOOT FOR EACH INCH DIAMETER OF THE TREE. THE TREE DIAMETER SHALL BE MEASURED AT BREAST HEIGHT (4.5 ABOVE FINISH GRADE). EXAMPLE: A 10 INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
- CONTRACTOR SHALL NOT STORE OR DRIVE EQUIPMENT, VEHICLES OR MATERIALS WITHIN THE ROOT PROTECTION ZONE.
- CONTRACTOR SHALL PROTECT EXISTING ROOTS FROM DAMAGE WHEN WORKING WITHIN THE ROOT PROTECTION ZONE. THE CONTRACTOR SHALL LIMIT DEMOLITION OR OTHER CONSTRUCTION ACTIVITIES WITHIN THE ROOT PROTECTION ZONE TO THE MINIMUM DISTURBANCE REQUIRED TO COMPLETE CONSTRUCTION.
- CONTRACTOR SHALL NOT TRENCH WITHIN THE DRIPLINE OF EXISTING TREES. AT LOCATIONS WHERE IS IT NECESSARY TO INSTALL LINES OR WIRE WITHIN THE DRIPLINE OF EXISTING TREES, THE UTILITY SHALL BE INSTALLED BY BORING UNDER TREE ROOTS, OR DUG BY HAND.

PLANT LEGEND FOR NEW PLANTS

| QTY. | SYMBOL | SCIENTIFIC NAME COMMON NAME | SIZE | MATURE SIZE | WATER USE |
|--|--------|---|--------------|--------------------|-----------|
| TREES | | | | | |
| 96 | | EXISTING TREE TO REMAIN | | | |
| 3 | | CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW | 25-GAL MS | 20' HT. X 25' SPR. | LOW+ |
| 4 | | JUNIPERUS SCOPULORUM SKYROCKET SKYROCKET JUNIPER | 25 GAL. | 18' HT. X 3' SPR. | LOW |
| 3 | | LAGERSTROEMIA INDICA 'WHIT II' DYNAMITE CRAPE MYRTLE | 25 GAL. | 18' HT. X 13' SPR. | MED+ |
| 1 | | PISTACIA CHINENSIS CHINESE PISTACHE | 2.5' CAL B&B | 40' HT. X 30' SPR. | MED |
| 3 | | ULMUS JAPONICA X WISLONIANA MORTON' ACCOLADE ELM | 2.5' B&B | 50' HT. X 50' SPR. | MED+ |
| 4 | | VITEX AGNIUS-CASTUS CHASTE TREE | 25 GAL. | 20' HT. X 20' SPR. | MED |
| SHRUBS | | | | | |
| 2 | | CAESALPINIA GILLIESII YELLOW BIRD OF PARADISE | 5-GAL | 10' HT. X 8' SPR. | LOW |
| 1 | | CEROCARPUS LEDIFOLIUS CURL LEAF MOUNTAIN MAHOGANY | 5-GAL | 18' HT. X 8' SPR. | LOW |
| 15 | | ERICAMERIA LARICIFOLIA TURPENTINE BUSH | 5-GAL | 3' HT. X 4' SPR. | LOW |
| 2 | | FALLUOJA PARADOXA APACHE PLUME | 5-GAL | 4' HT. X 5' SPR. | LOW |
| 3 | | POTENTILLA FRUTICOSA SHRUBBY CINQUEFOIL | 5-GAL | 3' HT. X 3' SPR. | MED |
| 6 | | SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED AUTUMN SAGE | 5-GAL | 3' HT. X 3' SPR. | LOW |
| 7 | | SALVIA PACHYPHYLLA MOVAJE SAGE | 5-GAL | 2' HT. X 2' SPR. | LOW |
| DESERT ACCENTS | | | | | |
| 15 | | DASYLIRION TEXANUM TEXAS SOTOL | 5-GAL | 5' HT. X5' SPR. | LOW |
| 26 | | HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS RED YUCCA | 5-GAL | 2' HT. X 2' SPR. | LOW |
| 7 | | YUCCA THOMPSONIANA THOMPSON'S YUCCA | 5-GAL | 6' HT. X 6' SPR. | LOW+ |
| PERENNIALS | | | | | |
| 28 | | ACHILLEA MILLEFOLIUM 'SANGRIA'; SANGRIA YARROW | 1-GAL | 2' HT. X 2' SPR. | MED |
| 18 | | NEPETA FAASSENII 'SELECT BLUE' SELECT BLUE CATMINT | 1-GAL | 3' HT. X 3' SPR. | LOW+ |
| 12 | | TEUCRIUM AROANIMUM GRAY CREEPING GERMANDER | 1 GAL. | 6' HT X 2' SPR. | LOW |
| ORNAMENTAL GRASSES | | | | | |
| 40 | | CALAMAGROSTIS 'KARL FOERSTER' FEATHER REED GRASS | 5-GAL | 3' HT. X 3' SPR. | MED. |
| LANDSCAPE BOULDERS AND GRAVEL MULCH | | | | | |
| 20 | | LANDSCAPE BOULDER; MINIMUM SIZE 3'x3'x3' (27 CF) | | | |
| 7,497 SF | | 3/4" AMARETTO BROWN GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL) | | | |

GRAVEL AND ORGANIC MULCHES

- 5-6(c)(5)(C) THE USE OF GRAVEL OR CRUSHER FINES AS GROUND COVER IS LIMITED TO A MAXIMUM OF 75 PERCENT OF ANY LANDSCAPE AREA, OR 50 PERCENT IN DT-UC-MS.
- 5-6(c)(5)(d) A MINIMUM OF 2 INCHES OF ORGANIC MULCH IS REQUIRED IN ALL PLANTING AREAS WITH 3-4 INCHES RECOMMENDED.
- 5-6-(C)(5)(e) ORGANIC MULCH IS REQUIRED AS A GROUND COVER UNDER TREES WITHIN A 5' RADIUS AROUND THE TREE TRUNK, BUT NOT DIRECTLY AGAINST THE TRUNK. IN THESE AREAS, WEED BARRIER FABRIC IS PROHIBITED.

LANDSCAPE SCREENING AND BUFFERING REQUIREMENTS

EXISTING LANDSCAPE TO REMAIN WAS PREVIOUSLY APPROVED THROUGH ADMINISTRATIVE AMENDMENT FILE RSI-2022-00401. PROJECT RPR-2018-001293 DESCRIBED AS: INSTALLATION OF A SECURITY FENCE AROUND SITE PERIMETER; UPDATE LANDSCAPE TO REPLACE DEAD TREES / PLANT MATERIALS AND TO ACCOMMODATE SECURITY FENCE; CONSTRUCTION OF A NEW 5-FOOT WIDE PUBLIC SIDEWALK AROUND SITE PERIMETER; ADDITION OF 80 SF SECURITY BOOTH.

THIS AMENDMENT WAS SIGNED AND DATED ON APRIL 4, 2022 AND CONSTRUCTION WAS COMPLETED IN 2022.

LANDSCAPE BUFFER AT ALEXANDER BLVD NE. LANDSCAPE BUFFER AT THIS EDGE IS 18'-4" FROM BACK OF SIDEWALK TO BACK OF PARKING LOT CURB AND CONTAINS BERMS 2' TALL. THIS EXCEEDS THE 10' REQUIRED BUFFER.

LANDSCAPE BUFFER AT MONTBEL PLACE NE ON THE WEST SIDE OF THE PROPERTY IS 19'-10" FROM BACK OF SIDEWALK TO BACK OF PARKING LOT CURB.

LANDSCAPE BUFFER AT MONTBEL LOOP ON THE EAST SIDE OF THE PROPERTY IS 19'-5" FROM BACK OF SIDEWALK TO BACK OF PARKING LOT CURB.

LANDSCAPE BUFFER AT MONTBEL PLACE NE ON THE SOUTH SIDE OF THE PROPERTY IS 20'-8" FROM BACK OF SIDEWALK TO BACK OF PARKING LOT CURB.

LANDSCAPE CALCULATIONS FOR NEW ADDITION

| | |
|--|--------------------------------|
| SITE AREA OF BUILDING ADDITION & SURROUNDING AREA (1.8 AC) | 78,693 SF |
| BUILDING ADDITION FOOTPRINT | -60,000 SF |
| NET LOT | 18,693 SF |
| REQUIRED / PROVIDED LANDSCAPE | 2,084 SF (15%) / 7780 SF (42%) |

| | |
|--|-----------------------------------|
| COVERAGE | |
| REQUIRED / PROVIDED VEGETATIVE COVER | 2,103 SF (75%) / 11,170 SF (388%) |
| REQUIRED / PROVIDED GROUND-LEVEL COVER | 526 SF (25%) / 1,417 SF (87%) |

| | |
|---|-----------------------------------|
| LANDSCAPE CALCULATIONS COMPLETE SITE | |
| TOTAL SITE AREA (12.1 AC) | 526,793 SF |
| TOTAL BUILDING FOOTPRINT | -178,727 SF |
| NET LOT | 348,066 SF |
| REQUIRED / PROVIDED LANDSCAPE | 52,205 SF (15%) / 61,593 SF (18%) |

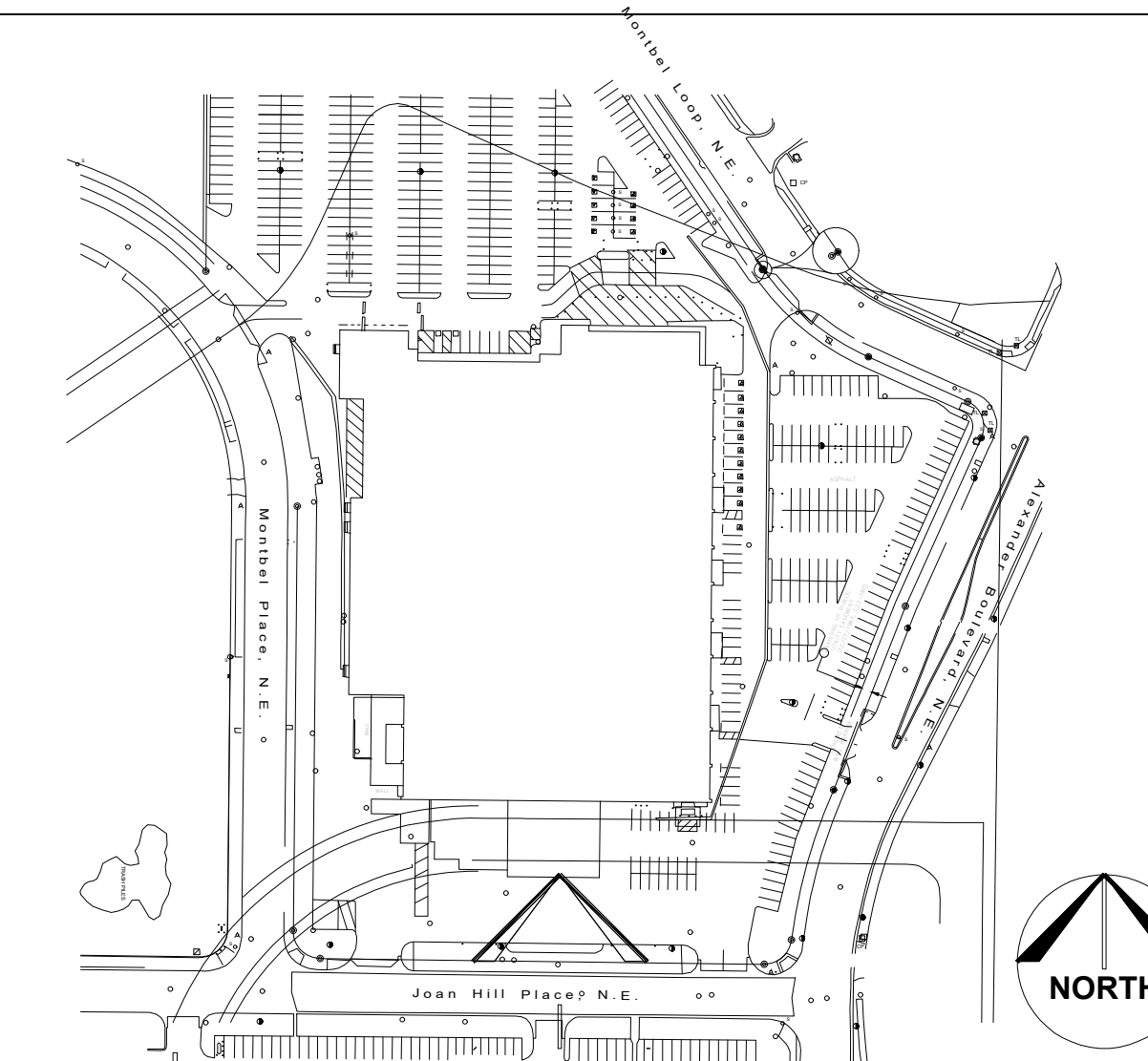
| | |
|--|------------------------------------|
| COVERAGE | |
| REQUIRED / PROVIDED VEGETATIVE COVER | 39,154 SF (75%) / 75,591 SF (145%) |
| REQUIRED / PROVIDED GROUND-LEVEL COVER | 9,789 SF (25%) / 10,938 SF (28%) |

| | |
|--|-------|
| PARKING LOT TREES | |
| TOTAL PARKING LOT SPACES FOR FACILITY | 371 |
| ONE (1) TREE IS REQUIRED PER 10 PARKING SPACES | |
| REQUIRED/PROVIDED PARKING LOT TREES (INCLUDING EXISTING) | 32/96 |

EXECUTIVE SUMMARY:

KEYED NOTES:

KEY PLAN:



ARCHITECTS/ENGINEERS:
BURNS MEDONNELL
9400 WARD PARKWAY
KANSAS CITY, MO 64114

CONSULTANTS:
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Planning / Landscape Architecture
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Albuquerque, NM 87102
(505) 784-8801 Fax 842-5485
e-mail: cp@consensusplanning.com



PRELIMINARY - NOT FOR CONSTRUCTION

| | | | |
|-------------------|---------------------|-------------------|---------|
| DESIGNED / DRAWN: | LOCATION: | ISSUED FOR REVIEW | EB / CG |
| ENGINEER REVIEW: | EQUIPMENT FILE NO.: | | |
| DATE: | SCALE: | PLOT: | 4401 |
| 01/25/2023 | 1"=50'-0" | 1:1 | |
| DRAWING NUMBER: | SIZE: | | |
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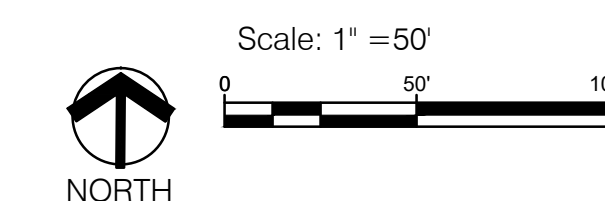
curia
4401 ALEXANDER BLVD NE
ALBUQUERQUE, NEW MEXICO, 87109

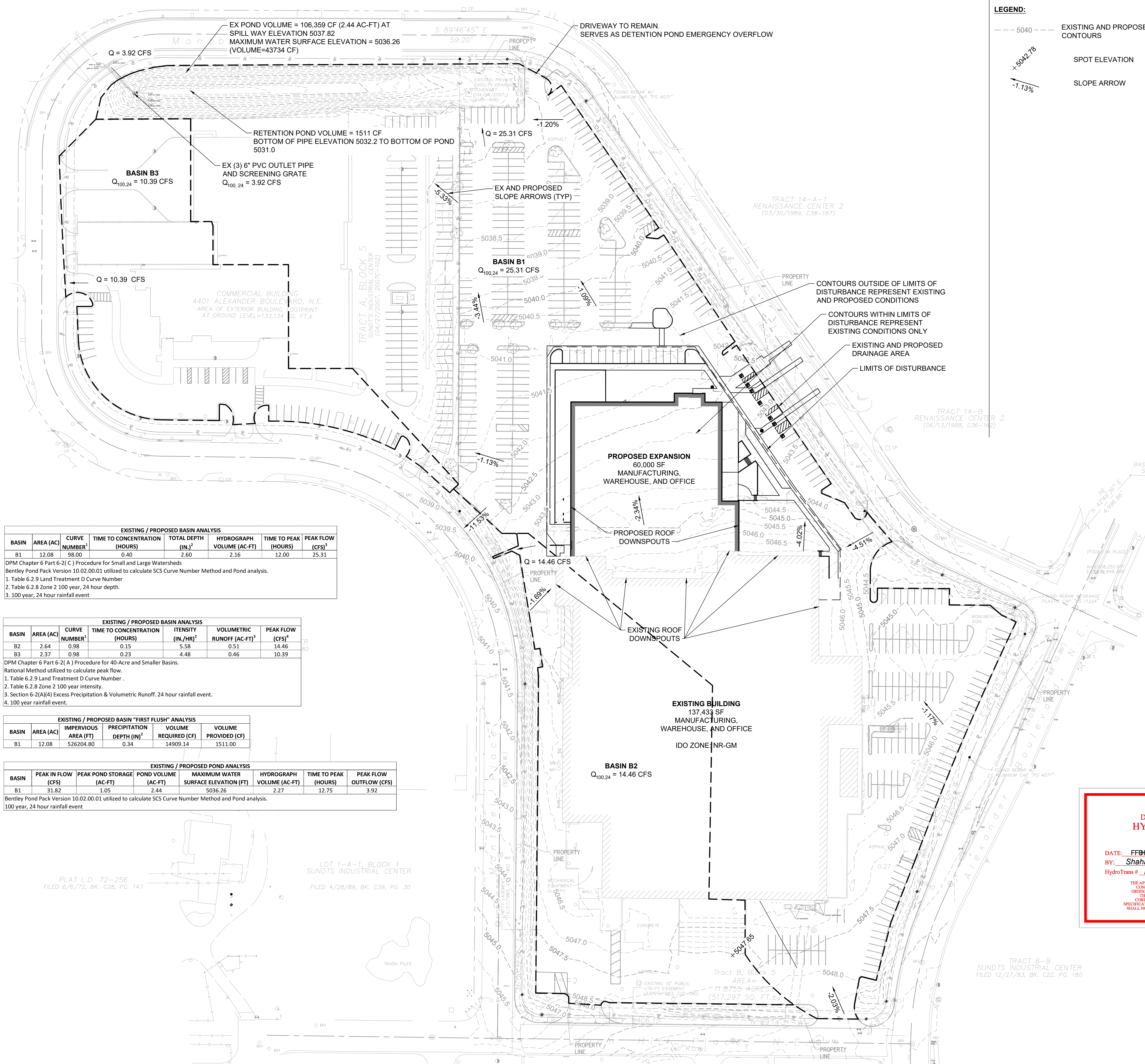
BUILDING 4401

OVERALL LANDSCAPE PLAN

CURIA BIOPHARMACEUTICALS MANUFACTURING, LLC ISSUES THE PROPRIETARY STATEMENT. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED ARE THE PROPERTY OF CURIA BIOPHARMACEUTICALS MANUFACTURING AND WERE CREATED AND DEVELOPED FOR USE OR IN CONNECTION WITH THE SPECIFIED PROJECT OR PROCESS THESE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL NOT BE USED OR REPRODUCED BY ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF CURIA BIOPHARMACEUTICALS MANUFACTURING.

3/23/2022 1:26:16 PM





LEGEND:

- 5040 --- EXISTING AND PROPOSED CONTOURS
- SPOT ELEVATION
- ↘ SLOPE ARROW

EXECUTIVE SUMMARY

THE PURPOSE OF CURIA'S NEW MEXICO EXPANSION PROJECT (PROJECT) IS TO INCREASE MANUFACTURING AND WAREHOUSE CAPACITY. THE EXPANSION OF THE EXISTING 137,000 SQUARE FOOT BUILDING TO THE NORTH BY APPROXIMATELY 60,000 SQUARE FEET TOTAL THE GROSS FLOOR AREA TO APPROXIMATELY 197,000 SQUARE FEET.

THE PROJECT'S GRADING AND DRAINAGE ANALYSIS EITHER MATCHES OR IS LESS THAN THE GRADING AND DRAINAGE ANALYSIS PERFORMED IN PLANNING DEPARTMENT HYDROLOGIC FILE : F16D003B1. BASED UPON A CONVERSATION BETWEEN THE PLANNING DEPARTMENT AND BURNS & McDONNELL, THE HYDROLOGIC FILE : F16D003B1 IS THE AGREED UPON DESIGN STANDARD FOR THIS PROJECT.

GRADING, AND RESULTANT CHANGE IN TOPOGRAPHY, SHALL NOTE TAKE PLACE IN THIS PROJECT. PROPOSED BASIN ENGINEERING PARAMETERS ARE EQUAL TO EXISTING BASIN ENGINEERING PARAMETERS. THE EXISTING POND DOES NOT REQUIRE MODIFICATION TO RETAIN "FIRST FLUSH" RUN OFF.

EXISTING / PROPOSED CONDITION

THE EXISTING TOPOGRAPHY DIVIDES THE SITE INTO 3 BASINS. THE PROPOSED PROJECT DOES NOT IMPACT THE EXISTING TOPOGRAPHY OR BASINS.

TOTAL FLOW OF 25.31 CFS FROM BASIN 1 FLOWS TO THE DETENTION POND LOCATED AT THE NORTHWEST CORNER OF THE SITE. BASED ON THE ANALYSIS AT A PEAK INFLOW RATE OF 25.31 CFS, THE MAXIMUM WATER SURFACE ELEVATION OF 5036.26 FT. THE EXISTING POND HAS A VOLUME OF 106,359 CF WITH A SPILLWAY ELEVATION OF 5037.82 AT THE NORTHERN DRIVEWAY. AS NOTED IN THE PRICE CLUB DRAINAGE REPORT, THIS DRIVEWAY WAS DESIGNED AS THE EMERGENCY OVERFLOW IN THE EVENT THE OUTLET PIPE BECOMES CLOGGED. THE TOP OF POND EMBANKMENT IS AT AN ELEVATION OF 5038.20 FT. THIS PROVIDES 1.94 FEET OF FREEBOARD DURING A 100 YEAR, 24 HOUR EVENT. THE PEAK DISCHARGE FROM THE EXISTING DETENTION POND WITH THREE 6 INCH OUTLET IS 3.92 CFS.

OUTLET PIPES FOR THE EXISTING PRIVATE STORMWATER POND (COVENANT A135-0408, 04/04/217) SHALL BE INSPECTED FOR PROPER SCREENING DEVICES TO ENSURE REMOVAL OF GROSS POLLUTANTS (DEBRIS 2" AND LARGER) PRIOR TO DISCHARGE FROM THE SITE.

EXISTING / PROPOSED BASIN ANALYSIS

| BASIN | AREA (AC) | CURVE NUMBER | TIME TO CONCENTRATION (HOURS) | TOTAL DEPTH (IN.) ² | HYDROGRAPH VOLUME (AC-FT) | TIME TO PEAK (HOURS) | PEAK FLOW (CFS) ¹ |
|-------|-----------|--------------|-------------------------------|--------------------------------|---------------------------|----------------------|------------------------------|
| B1 | 12.08 | 98.00 | 0.40 | 2.60 | 2.16 | 12.00 | 25.31 |

DPM Chapter 6 Part 6-2(C) Procedure for Small and Large Watersheds
Bentley Pond Pack Version 10.02.00.01 utilized to calculate SCS Curve Number Method and Pond analysis.
1. Table 6.2.9 Land Treatment D Curve Number
2. Table 6.2.8 Zone 2 100 year, 24 hour depth.
3. 100 year, 24 hour rainfall event

EXISTING / PROPOSED BASIN ANALYSIS

| BASIN | AREA (AC) | CURVE NUMBER | TIME TO CONCENTRATION (HOURS) | INTENSITY (IN./HR) ² | VOLUMETRIC RUNOFF (AC-FT) ³ | PEAK FLOW (CFS) ¹ |
|-------|-----------|--------------|-------------------------------|---------------------------------|--|------------------------------|
| B2 | 2.64 | 0.98 | 0.15 | 5.58 | 0.51 | 14.46 |
| B3 | 2.37 | 0.98 | 0.23 | 4.48 | 0.46 | 10.39 |

DPM Chapter 6 Part 6-2(A) Procedure for 40-Acre and Smaller Basins.
Rational Method utilized to calculate peak flow.
1. Table 6.2.9 Land Treatment D Curve Number .
2. Table 6.2.8 Zone 2 100 year intensity.
3. Section 6-2(A)(H) Excess Precipitation & Volumetric Runoff. 24 hour rainfall event.
4. 100 year rainfall event.

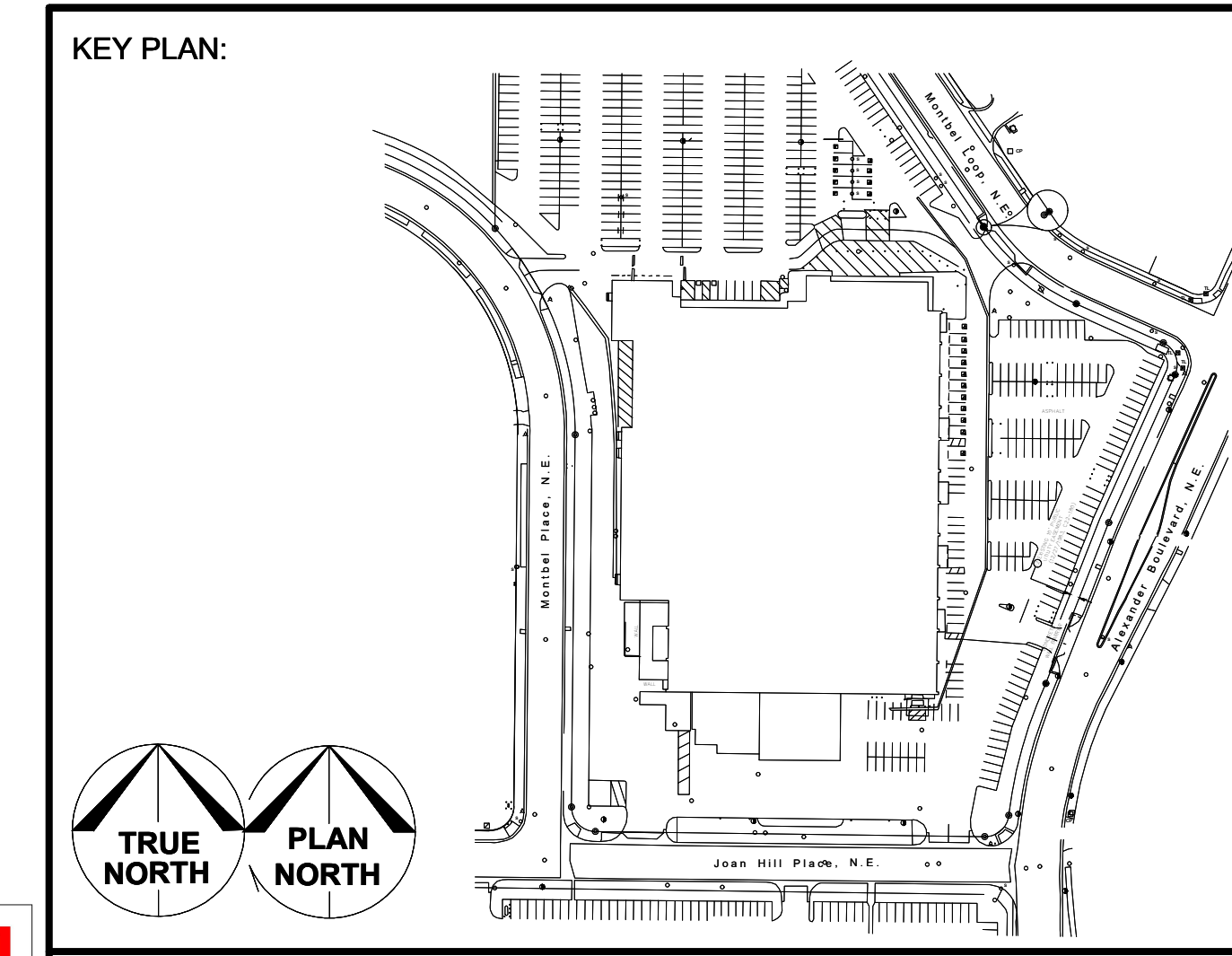
EXISTING / PROPOSED BASIN "FIRST FLUSH" ANALYSIS

| BASIN | AREA (AC) | IMPERVIOUS AREA (FT) | PRECIPITATION DEPTH (IN.) ² | VOLUME REQUIRED (CF) | VOLUME PROVIDED (CF) |
|-------|-----------|----------------------|--|----------------------|----------------------|
| B1 | 12.08 | 526204.80 | 0.34 | 14909.14 | 1511.00 |

EXISTING / PROPOSED POND ANALYSIS

| BASIN | PEAK IN FLOW (CFS) | PEAK POND STORAGE (AC-FT) | POND VOLUME (AC-FT) | MAXIMUM WATER SURFACE ELEVATION (FT) | HYDROGRAPH VOLUME (AC-FT) | TIME TO PEAK (HOURS) | PEAK FLOW OUTFLOW (CFS) |
|-------|--------------------|---------------------------|---------------------|--------------------------------------|---------------------------|----------------------|-------------------------|
| B1 | 31.82 | 1.05 | 2.44 | 5036.26 | 2.27 | 12.75 | 3.92 |

Bentley Pond Pack Version 10.02.00.01 utilized to calculate SCS Curve Number Method and Pond analysis.
100 year, 24 hour rainfall event



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: FFB/DECS
BY: Shahab Blazar
HydroTrans # F16D003B1

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSIDERED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR REVISION OR COMPLETION OF PLANS, SPECIFICATIONS, OR CONSTRUCTION. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

ARCHITECTS/ENGINEERS:

BURNS & McDONNELL
9400 WARD PARKWAY
KANSAS CITY, MO 64114

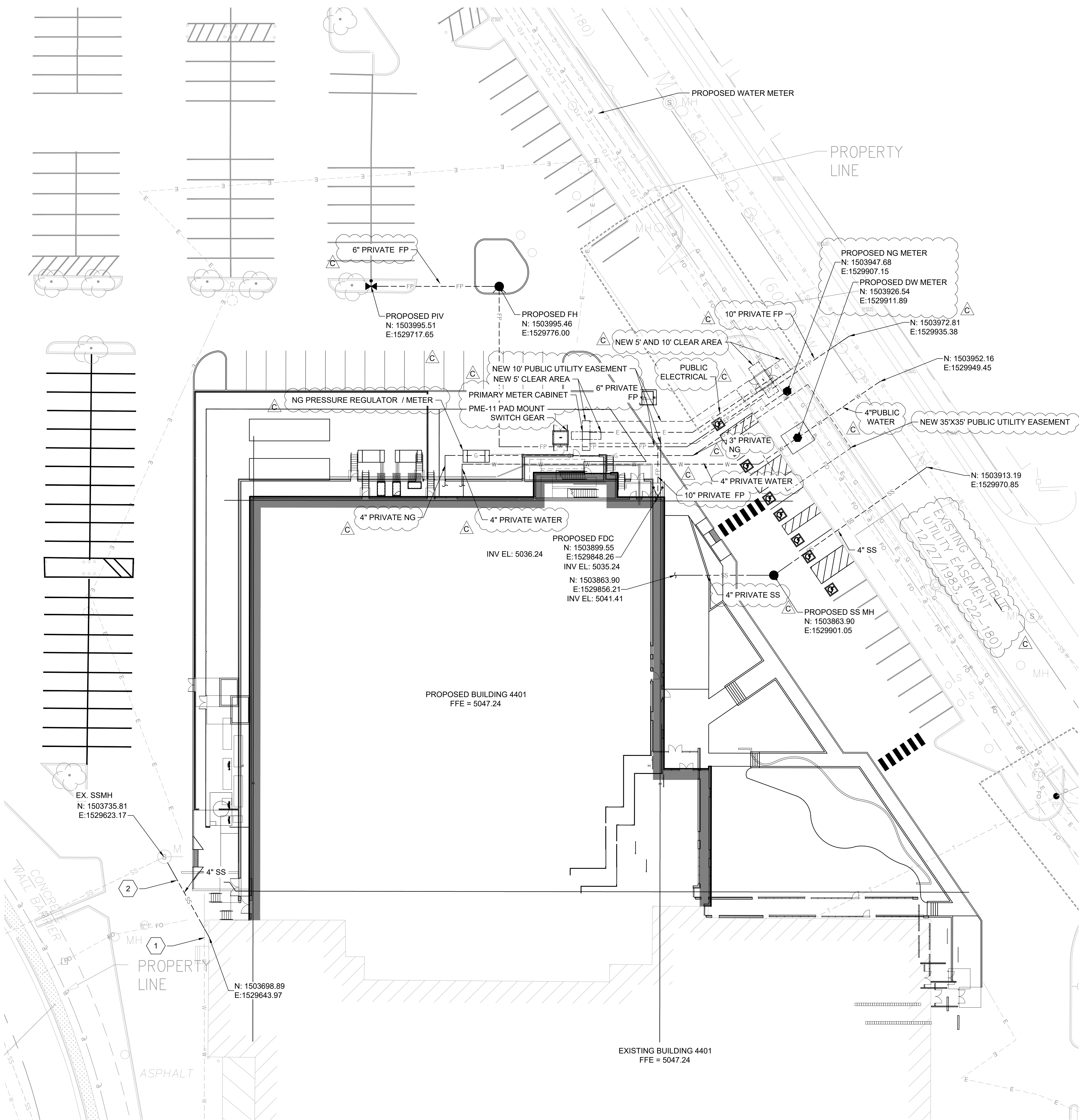
PRELIMINARY - NOT FOR CONSTRUCTION

| | | | | |
|-------------------|--------------------|---|--------------|----|
| B | 10/25/22 | ISSUED FOR REVIEW | SE | JL |
| A | 08/03/22 | ISSUED FOR REVIEW | SE | JL |
| DESIGNED / DRAWN: | LOCATION: | <p>4401 ALEXANDER BLVD. NE ALBUQUERQUE, NEW MEXICO, 87109</p> <p>CIVIL 4401</p> | | |
| S. ENGMANN | | | | |
| ENGINEER REVIEW: | EQUIPMENT FILE NO: | <p>BUILDING 4401 OVERALL GRADING & DRAINAGE PLAN</p> | | |
| J. LAVENDER | | | | |
| DATE: | SCALE: | PLOT: | <p>CG100</p> | |
| 08/03/2022 | 1" = 50' | 1:1 | | |
| DRAWING NUMBER: | SIZE: | | | |
| CG100 | E1 | | | |

JOSEPH A. LAVENDER
NEW MEXICO
26792
PROFESSIONAL ENGINEER

Joe Lavender

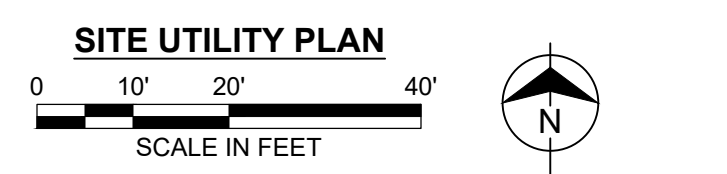
Oct 25 2022 8:04 PM



LEGEND:

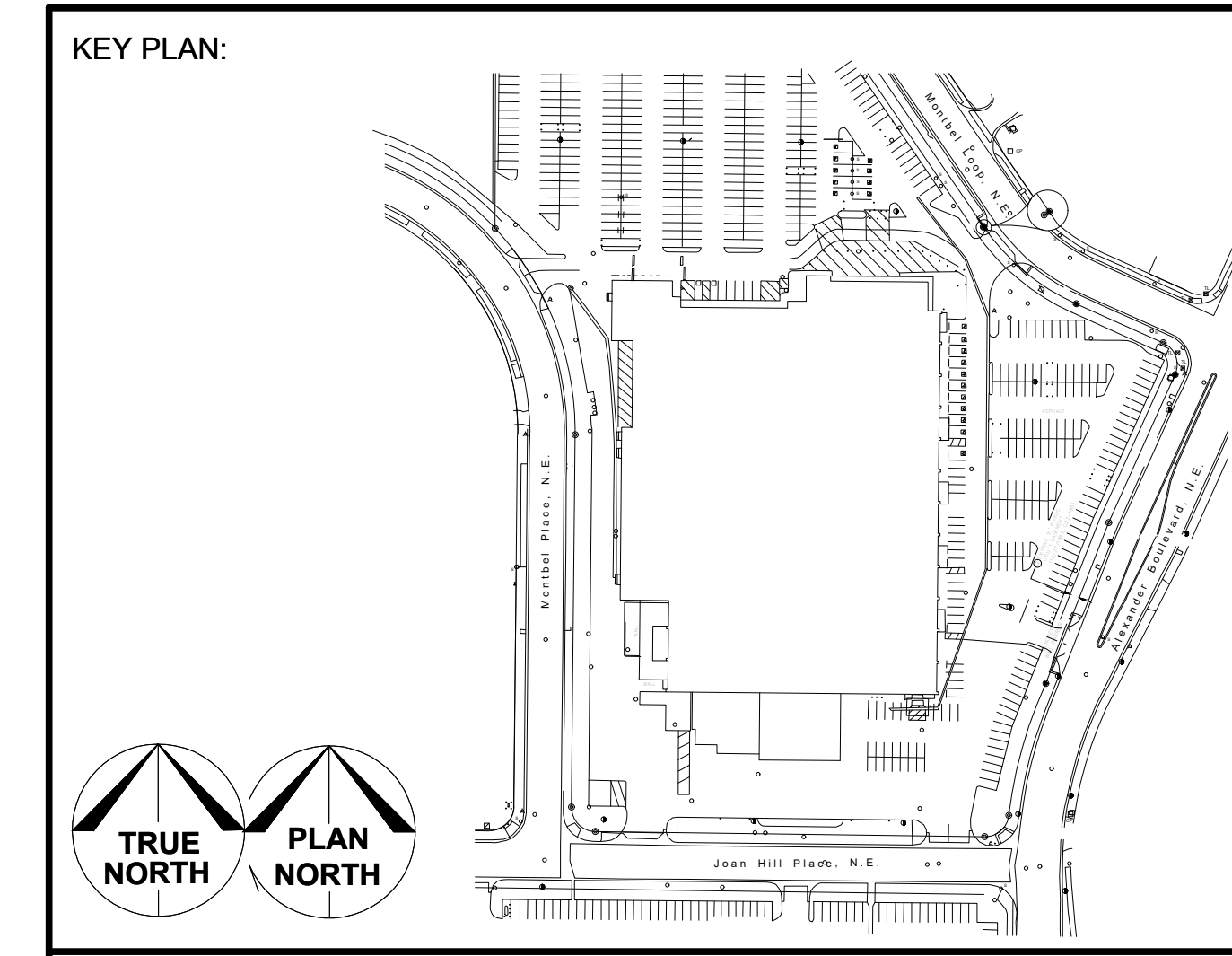
- P — PROPERTY LINE
- C — EXISTING CURB
- ▨ — EXISTING BUILDING OUTLINE
- — PROPOSED WATER METER
- ⊕ — PROPOSED PIV
- ⊙ — PROPOSED FIRE HYDRANT
- — PROPOSED SANITARY SEWER MANHOLE
- ∇ — PROPOSED FIRE DEPARTMENT CONNECTION
- ▭ — PROPOSED BUILDING OUTLINE
- SS --- PROPOSED SANITARY SEWER LINE
- W --- PROPOSED DOMESTIC WATER LINE
- FP --- PROPOSED FIRE PROTECTION LINE
- E --- PROPOSED UNDERGROUND ELECTRICAL LINE
- T --- PROPOSED UNDERGROUND TELEPHONE LINE
- G --- PROPOSED NATURAL GAS LINE
- FO --- PROPOSED FIBER OPTIC LINE
- SS --- EXISTING PUBLIC SANITARY SEWER LINE
- W --- EXISTING PUBLIC DOMESTIC WATER LINE
- E --- EXISTING PUBLIC UNDERGROUND ELECTRICAL LINE
- T --- EXISTING PUBLIC TELEPHONE LINE
- G --- EXISTING PUBLIC NATURAL GAS LINE
- FO --- PROPOSED PRIVATE OPTIC LINE

- GENERAL NOTES:**
- ALL PIPE SIZES ARE IN INCHES UNLESS INDICATED OTHERWISE.
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL BUILDING CONNECTIONS WITH BUILDING CONTRACTOR AND THE INFORMATION PROVIDED ON MECHANICAL AND ELECTRICAL DRAWINGS FOR EACH FACILITY.
 - CONTRACTOR SHALL CONTACT THE CLIENT REPRESENTATIVE AND ALL ASSOCIATED UTILITY COMPANIES AND AGENCIES TO IDENTIFY THE LOCATION OF UTILITIES PRIOR TO COMMENCEMENT OF WORK.
 - CONTRACTOR SHALL COORDINATE ALL REQUIRED UTILITY SHUTDOWNS FOR UTILITY CONNECTIONS WITH THE CLIENT REPRESENTATIVE.
 - CONNECTION TO EXISTING WATER, SEWER, AND STORM MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL REQUIREMENTS OF ASSOCIATED UTILITY COMPANIES AND AGENCIES.
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING ALL UTILITY CONNECTION FEES AND OBTAINING ALL PERMITS REQUIRED FOR THE UTILITY CONSTRUCTION AND CONNECTIONS. THIS INCLUDES ALL FEES ASSOCIATED WITH CONNECTION CHARGES AND METERS.
 - SEE DETAIL 1 ON DRAWING C-4401-1-503 FOR TYPICAL PIPE TRENCH DETAIL.
 - THE MINIMUM DEPTH OF COVER FOR UTILITIES SHALL BE AS FOLLOWS UNLESS INDICATED OTHERWISE:
 - a. WATER: 36 INCHES
 - b. FIRE PROTECTION: 42 INCHES
 - c. ELECTRICAL AND COMMUNICATION: 24 INCHES
 - d. ALL OTHER UTILITIES: 36 INCHES
 - ALL UNDERGROUND UTILITIES ARE SUBJECT TO ACCEPTANCE TESTING AND INSPECTION METHODS DETAILED IN THE SPECIFICATIONS, WHICH MAY INCLUDE VIDEO CAMERA INSPECTION.
 - ANY CHANGES TO PROPOSED UTILITY DESIGN SHALL BE APPROVED BY ENGINEER AND THE CLIENT REPRESENTATIVE.
 - COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER OF THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.
 - COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.
- KEYED NOTES:**
- LOCATION OF RELOCATED WATER SERVICE CONNECTION. REFER TO P-4401-1-107 FOR CONTINUATION.
 - LOCATION OF RELOCATED SANITARY SEWER SERVICE. EXTEND TO THE EXISTING SANITARY SEWER SYSTEM. REFER TO P-4401-1-107 FOR CONTINUATION.



PROJECT NUMBER: PR-2018-001252
APPLICATION NUMBER: SI-2022-02328

ABCWUA _____ DATE _____



ARCHITECTS/ENGINEERS:
BURNS MEDONNELL
9400 WARD PARKWAY
KANSAS CITY, MO 64114

PRELIMINARY - NOT FOR CONSTRUCTION

| | | | | |
|---|----------|-------------------|----|----|
| C | 01/27/23 | ISSUED FOR REVIEW | SE | JL |
| B | 11/04/22 | ISSUED FOR REVIEW | SE | JL |
| A | 09/12/22 | ISSUED FOR REVIEW | SE | JL |

DESIGNED / DRAWN: S. ENGEMANN LOCATION:
ENGINEER REVIEW: J. LAVENDER EQUIPMENT FILE NO.:
EQUIP FILE NO.:

DATE: 01/26/2023 SCALE: 1"=20' PLOT: 1:1
DRAWING NUMBER: C-4401-1-111 SIZE: E1

curia
4401 ALEXANDER BLVD, NE
ALBUQUERQUE, NEW MEXICO, 87109
CIVIL 4401
BUILDING 4401
SITE UTILITY PLAN



Jan 27 2023 10:27 AM

FIRE CHIEF
Paul Dow
11500 Sunset Gardens Rd SW
Albuquerque, NM 87121



ALBUQUERQUE FIRE RESCUE

FIRE MARSHAL
Gene Gallegos
724 Silver SW
Albuquerque, NM 87102

FIRE 1 SITE PLAN CHECKLIST

| PROJECT INFORMATION | | | REVISED 12/16/2020 |
|------------------------------|---|------------|--------------------|
| Project Name | Address and/or Legal Description | PRT Number | Case Number |
| New Mexico Expansion Project | 4401 Alexander Blvd NE, Albuquerque, NM 87101 | 22-113 | |

| | PASS | FAIL | N/A | REQUIREMENT | CODE REF. |
|----|-------------------------------------|--------------------------|-------------------------------------|--|---------------------|
| 1 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fire 1 Plans: shall have all information on one sheet and labeled as Fire 1 Note: The fire 1 plans shall be submitted prior to building plan submittal. The approved set needs to be inserted with the fire 2 page along with the building plan set. | CITY ORD 105.4.1 |
| 2 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fire Flow Requirements: The construction type and the total square footage shall be indicated under the code criteria. Construction Type: II-B Square Footage: 188,694 SQ FT Fire Flow: 4,000 GPM | IFC Appendix B |
| 3 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Number of Hydrants Required and Spacing: Our office will provide these numbers for you or you can reference the numbers off of Table C102.1 | IFC Appendix C |
| 4 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Existing Fire hydrants: Existing fire hydrants may be considered for a new project if their use doesn't restrict fire department access, or restrict traffic to busy or arterial streets. | FD ORD 507.3.1 |
| 5 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Existing or proposed fire hydrants: All fire hydrants shall be shown on the plan shall be labeled as existing or proposed. | CITY ORD 105.4.1 |
| 6 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fire Hydrant supply line location and dimensions: Fire hydrant supply lines that branch off from the water mains shall be indicated with their diameters. Showing the hydrants they serve. | IFC 507.1 |
| 7 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Public water main location and dimensions: The public water mains shall be on the plans. The public water main diameters supplying the required existing and proposed fire hydrants shall be indicated. | IFC 507.1 |
| 8 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Parking: Vehicles or other obstructions shall not be located within 15ft. of a fire hydrant or within 5 ft. of a FD connection or control valve. The fire lane shall consist of a 15 ft. linier line from each 2.5in. Hydrant connection and a 5 ft. linier line from each side of the FD connections. | FD ORD 507.6 |
| 9 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Apparatus Access around buildings: Fire apparatus access roads shall extend to within 150 feet of all portions of the first floor of the facility and all portions of the exterior walls. | IFC 503.1.1 |
| 10 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Buildings Exceeding Three Stories or 30 feet in Height: Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure. | IFC D104.1 |
| 11 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Buildings exceeding 62,000 SQFT: Buildings exceeding 62,000 gross square feet in area shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m2) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems. | IFC, D104.2 |
| 12 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Multiple Family Residential Projects with more than 100 units: Multiple Family Residential Projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. | IFC, D106.1 |
| 13 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | One- or two-Family Dwelling Residential Developments: Developments of one or two family dwellings where the number dwelling units exceed 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3. | IFC, D107.1 |
| 14 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Remoteness: Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, Measured in a straight line between accesses. | IFC, D104.3 |
| 15 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Aerial Apparatus Road Width and Proximity: Buildings which exceed 30 feet in height require unobstructed aerial apparatus access roads not less than 26 feet in width exclusive of shoulders. Access is required on two sides of the structure and overhead obstructions are prohibited. At least one of the required access routes shall be located Within a minimum 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. | IFC, D105.2, D105.3 |

FIRE CHIEF

Paul Dow

11500 Sunset Gardens Rd SW

Albuquerque, NM 87121

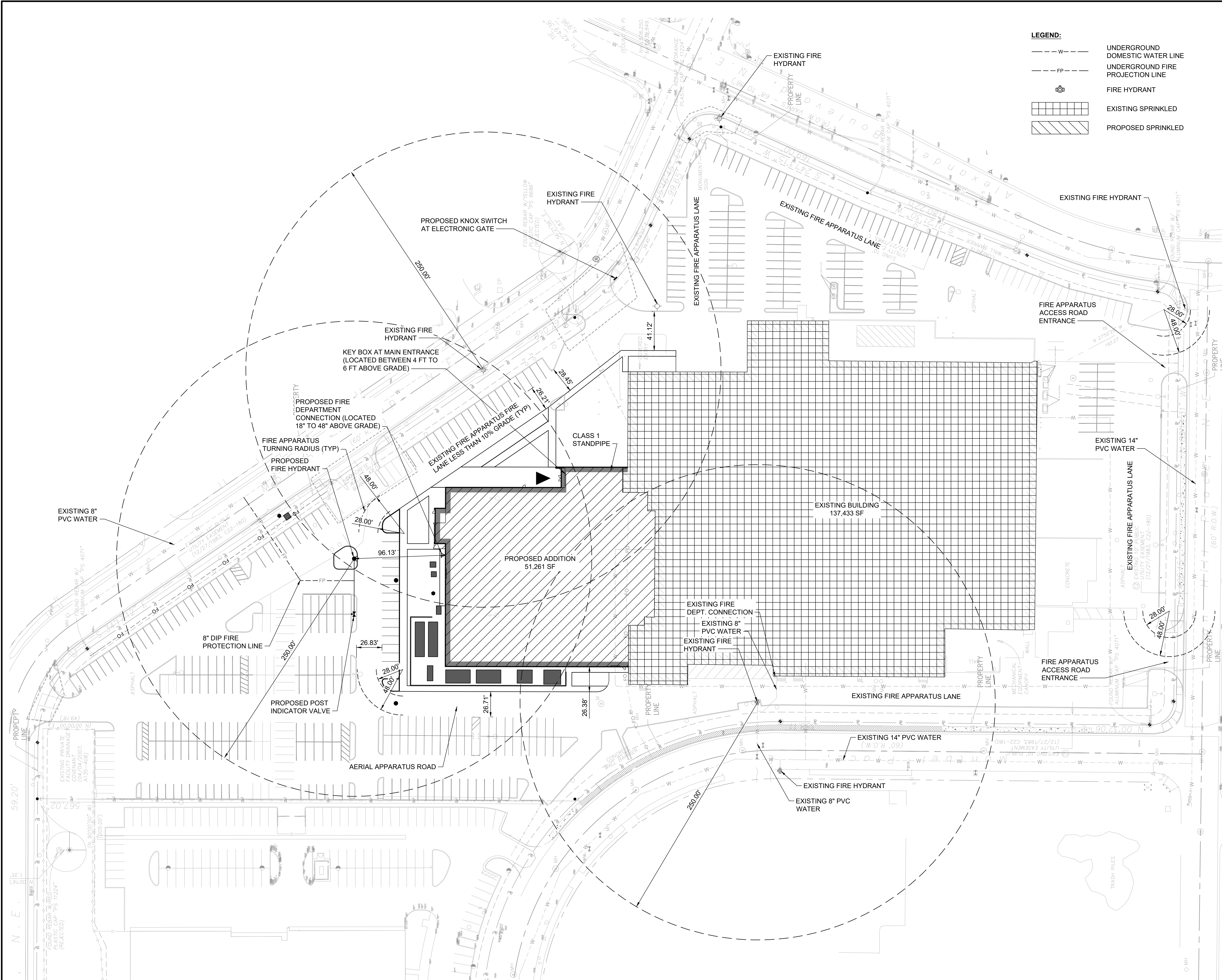
**ALBUQUERQUE FIRE RESCUE****FIRE MARSHAL**

Gene Gallegos

724 Silver SW

Albuquerque, NM 87102

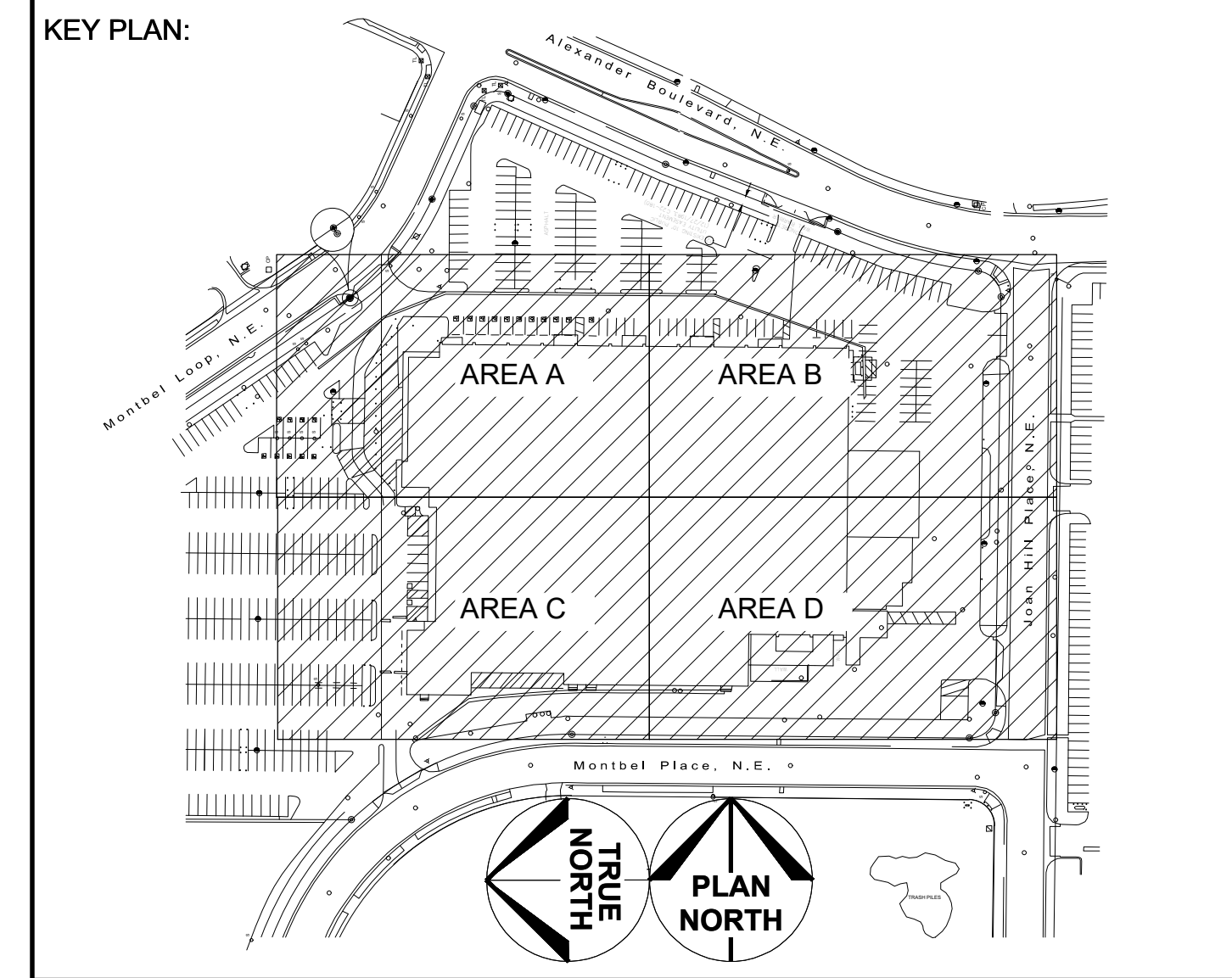
| | PASS | FAIL | N/A | REQUIREMENT | CODEREF. |
|----|-------------------------------------|--------------------------|-------------------------------------|---|---|
| 16 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fire Apparatus Road Dimensions: Fire apparatus roads shall have an unobstructed width not less than 20 feet and an unobstructed height not less than 13 feet 6 inches. They shall have an unobstructed width not less than 26 feet in width when fire department access road exceeds 300 feet. | IFC 503.2.1 |
| 17 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Access road width with a Hydrant: Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. | IFC, D103.1 |
| 18 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fire Lanes: Fire apparatus access roads 20 ft. to 26 ft. shall have a fire lane marked on both sides of the road. Roads 26 ft. to 32 ft. wide shall be marked fire lane on one side. Refer to fire ord. 503.3.1 for fire lane curb marking requirements. | IFC D103.6.1 D103.6.2 |
| 19 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Turning Radius: The minimum turning radius shall be 28 feet as determined by the fire code official. The 28ft. radius will be measured from the inside radius. | IFC, 103.3 |
| 20 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Dead End: Apparatus access roads which exceed 150 feet require an approved turn around area for the fire apparatus. Refer to Appendix D for approved turnarounds. | IFC 503.2.5 |
| 21 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Access and Loading: An approved fire apparatus access roads shall have an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. | IFC, D102.1 |
| 22 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Engineering data: Engineering data shall be submitted to substantiate weight bearing capacity and all weather driving capabilities for fire apparatus access roads. | FD ORD 503.2.3.1 |
| 23 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Grade: Fire apparatus access roads shall not exceed 10 percent in grade. | IFC, D103.2 |
| 24 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Security Gates: Security gates that extend across fire apparatus access roads or impede fire apparatus access shall have an approved means of operation to allow fire department access. | IFC 503.6 |
| 25 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Fire Separation: In order for occupancies to be considered separated they shall meet the International Building Code 2015 section 508.4. The separation shall be constructed as fire barriers in accordance with IBC section 707. fire separation shall be indicated on the plan. The level (hour rating) of the separation shall also be indicated. | IBC 508.4 508.4.4.1 707.3.9 707.3.10 |
| 26 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sprinkler Systems: New and existing sprinkler systems shall be indicated on the Plans. It shall be indicated as "sprinklered or nonsprinklered" under the code criteria. | IFC 901.2 |
| 27 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sprinkler Fire Department Connection (FDC): The FDC shall be located within 100 feet of a hydrant. The inlet shall be between 18in. and 48in. above grade. | FD ORD 912.2.1 |
| 28 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sprinkler FDC Obstructions: The FDC shall be unobstructed from any permanent object for a minimum distance of A 3ft. radius around the connection and 6.5 feet in height. | IFC 912.4.2 |
| 29 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The Post or Wall Indicator Valve (PIV or WIV) shall be located on the Plans and installed as per NFPA 13 | IFC 903.3 |
| 30 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Class 1 Standpipe: Standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of the fire dept. vehicle access. | IFC 905.3 |
| 31 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Standpipe FDC: The standpipe FDC shall be located within 100 feet of a hydrant. | NFPA 14.6.4.5.4 |
| 32 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Premise ID: Buildings shall have approved address numbers or building identification placed in a position plainly legible and visible from the street or the road fronting the property. | FD ORD 505.1 |
| 33 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Multiple buildings with a single address: Each building shall display its specific alphabetical or numerical designation and be clearly distinguishable from the fire apparatus road. | FD ORD 505.1.3 |
| 34 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Key Box: A key box (Knox Box) is required if access to the building is necessary for life safety or firefighting purposes. All key boxes shall be mounted between 4 and 6 feet above grade. The key boxes shall be illuminated so as to be immediately visible to fire personnel upon approach. One key box shall be located at the main entrance. | FD ORD 506.1.1, 506.1.2, 506.1.3 |



- LEGEND:**
- W --- UNDERGROUND DOMESTIC WATER LINE
 - FP --- UNDERGROUND FIRE PROJECTION LINE
 - ⊕ FIRE HYDRANT
 - [Grid Pattern] EXISTING SPRINKLED
 - [Hatched Pattern] PROPOSED SPRINKLED

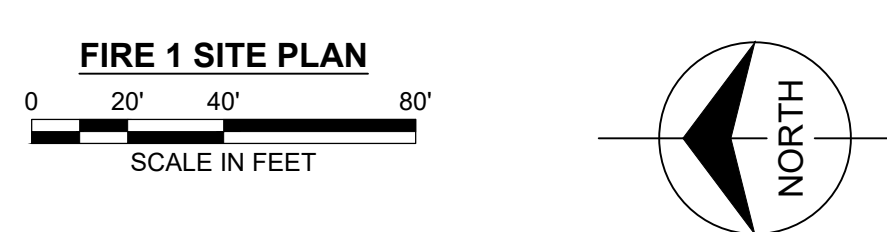
- GENERAL NOTES:**
- FIRE INFORMATION:**
 TOTAL BUILDING SQ FOOTAGE: 51,261 NEW; 137,433 EXISTING; 188,694 TOTAL
 CONSTRUCTION TYPE: II-B
 MINIMUM FIRE FLOW: 4,000 @ 20 PSI
 (PER IFC TABLE B105.1: 50% REDUCTION PER B105.2)
 NUMBER OF HYDRANTS REQUIRED: 5
 NUMBER OF HYDRANTS AVAILABLE: 5
 BUILDING HEIGHT: +/- 41 FT
 - REFERENCE CODE: 2015 INTERNATIONAL FIRE CODE
 - FIRE APPARATUS ACCESS ROAD SIGNS SHALL COMPLY WITH IFC D103.1.
 - FIRE APPARATUS ACCESS ROAD CURB MARKINGS SHALL COMPLY WITH ORD. 503.3.1.
 - FIRE APPARATUS ACCESS ROAD SHALL HAVE AN ASPHALT SURFACE CAPABLE OF SUPPORTING IMPOSED LOAD OF FIRE APPARATUS WEIGHING 75,000 POUNDS.
 - THE FDC SHALL BE UNOBSTRUCTED FROM PERMANENT OBJECTS FOR A MINIMUM DISTANCE OF 3- FEET RADIUS AROUND THE CONNECTION AND 6.50 FEET IN HEIGHT.
 - THE NEW AND EXISTING BUILDINGS SHALL INCORPORATE A SPLIT SYSTEM.

KEYED NOTES: (#)



ARCHITECTS/ENGINEERS:
BURNS MEDONNELL
 9400 WARD PARKWAY
 KANSAS CITY, MO 64114

PRELIMINARY - NOT FOR CONSTRUCTION



Aug 15 2022 2:55 PM

| | | | | |
|-------------------|--|-------------------|----|----|
| A | 07/26/22 | ISSUED FOR REVIEW | SE | JL |
| DESIGNED / DRAWN: | LOCATION: | | | |
| S. ENGMANN | 4401 ALEXANDER BLVD. NE ALBUQUERQUE, NEW MEXICO, 87109 | | | |
| ENGINEER REVIEW: | EQUIPMENT FILE NO: | | | |
| J. LAVENDAR | 4401 | | | |
| DATE: | SCALE: | PLOT: | | |
| 07/26/2022 | 1" = 40' | 1:1 | | |
| DRAWING NUMBER: | SIZE: | | | |
| CS-F1 | E1 | | | |













EAST ELEVATION

0 4' 8' 16'



NORTH ELEVATION

0 4' 8' 16'

APPROX 16' X 8' BACKLIT



WEST ELEVATION

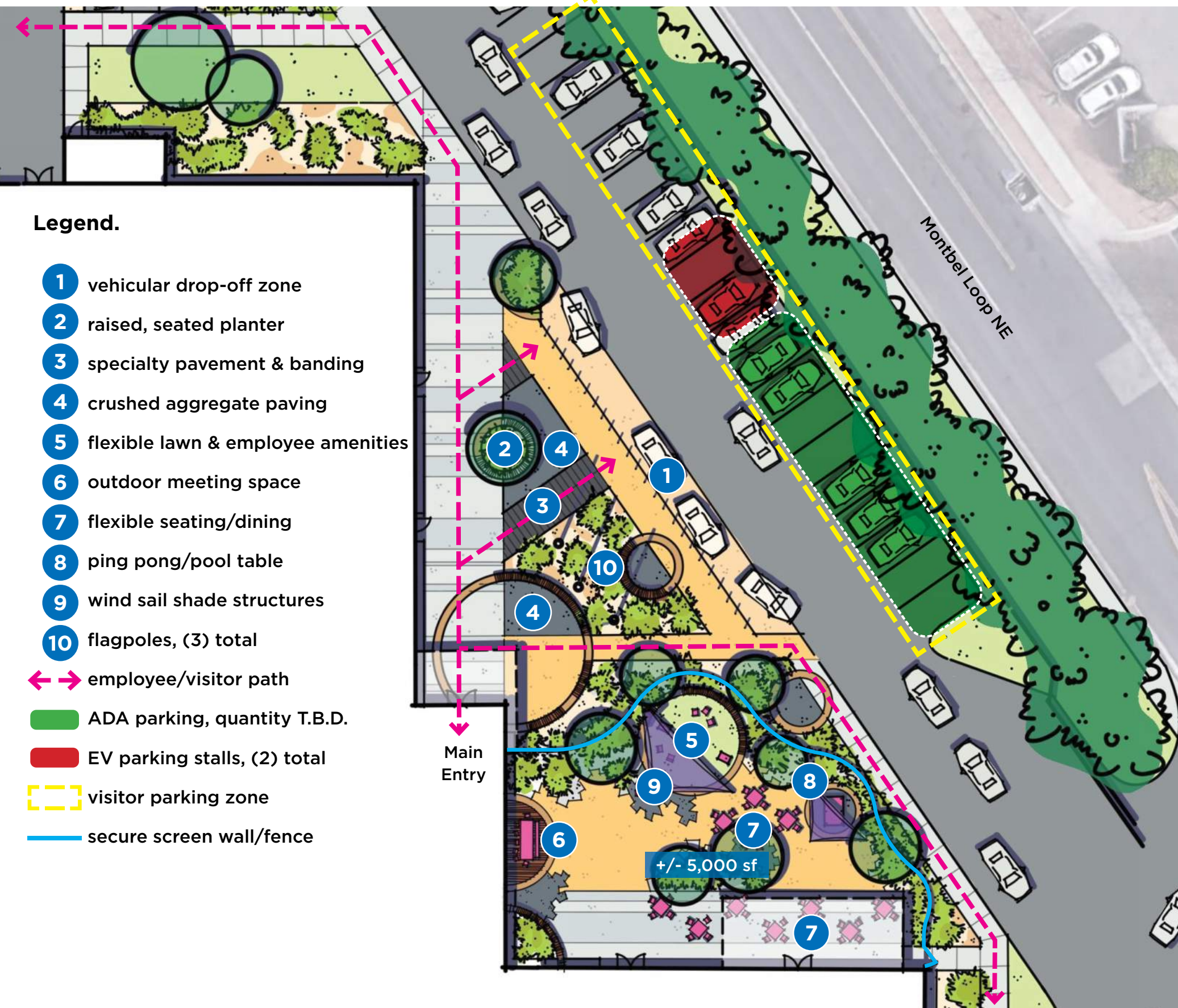
0 4' 8' 16'

Conceptual Site Plan



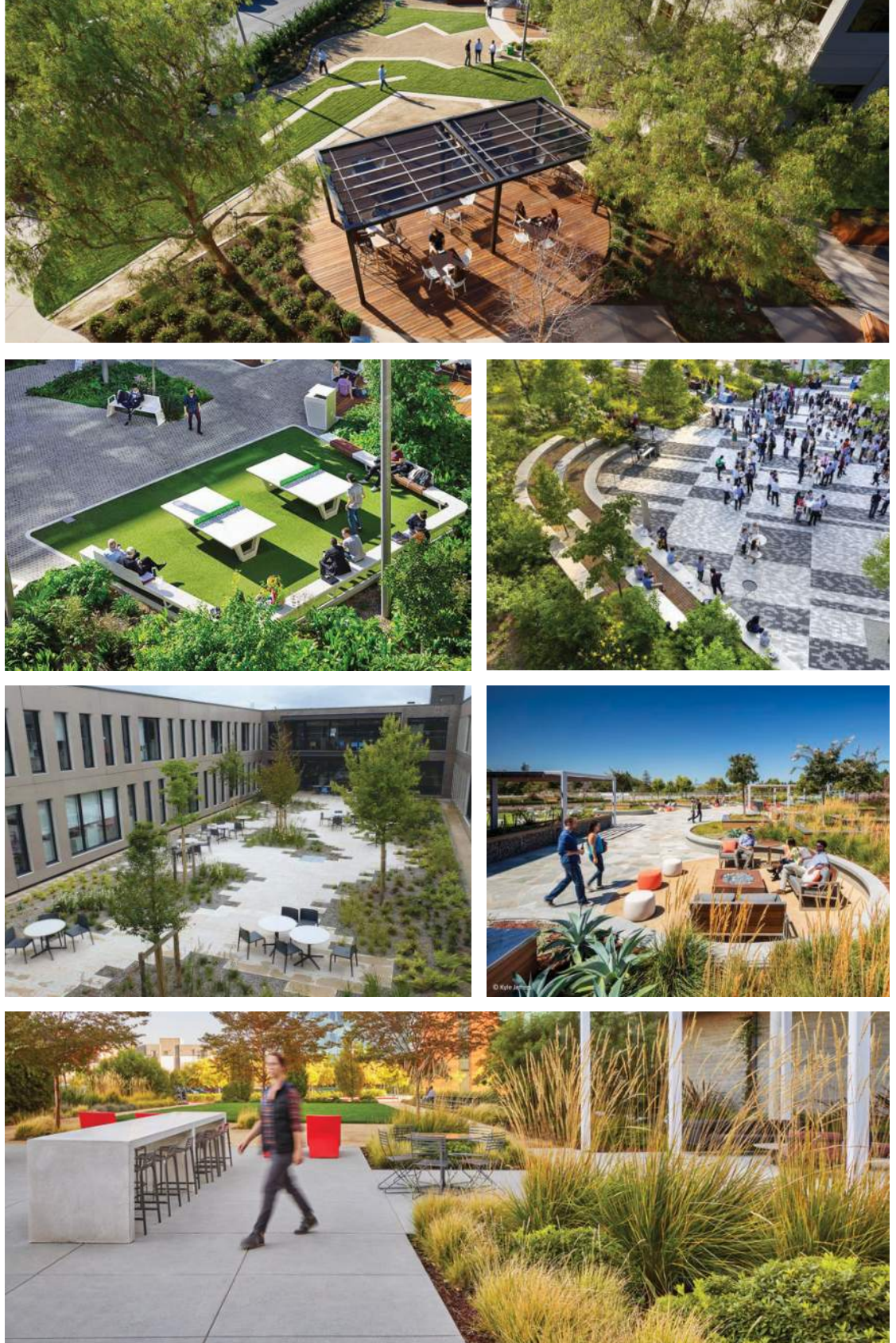
- Legend.**
- 1 vehicular drop-off zone
 - 2 visitor parking zone
 - 3 employee parking zone
 - 4 public entry plaza
 - 5 private employee courtyard
 - 6 utility service yard, re:arch

Conceptual Plaza + Courtyard Plan Enlargement



- Legend.**
- 1 vehicular drop-off zone
 - 2 raised, seated planter
 - 3 specialty pavement & banding
 - 4 crushed aggregate paving
 - 5 flexible lawn & employee amenities
 - 6 outdoor meeting space
 - 7 flexible seating/dining
 - 8 ping pong/pool table
 - 9 wind sail shade structures
 - 10 flagpoles, (3) total
 - ↔ employee/visitor path
 - ADA parking, quantity T.B.D.
 - EV parking stalls, (2) total
 - visitor parking zone
 - secure screen wall/fence

vision + inspiration



Desert-Inspired Site & Landscape

