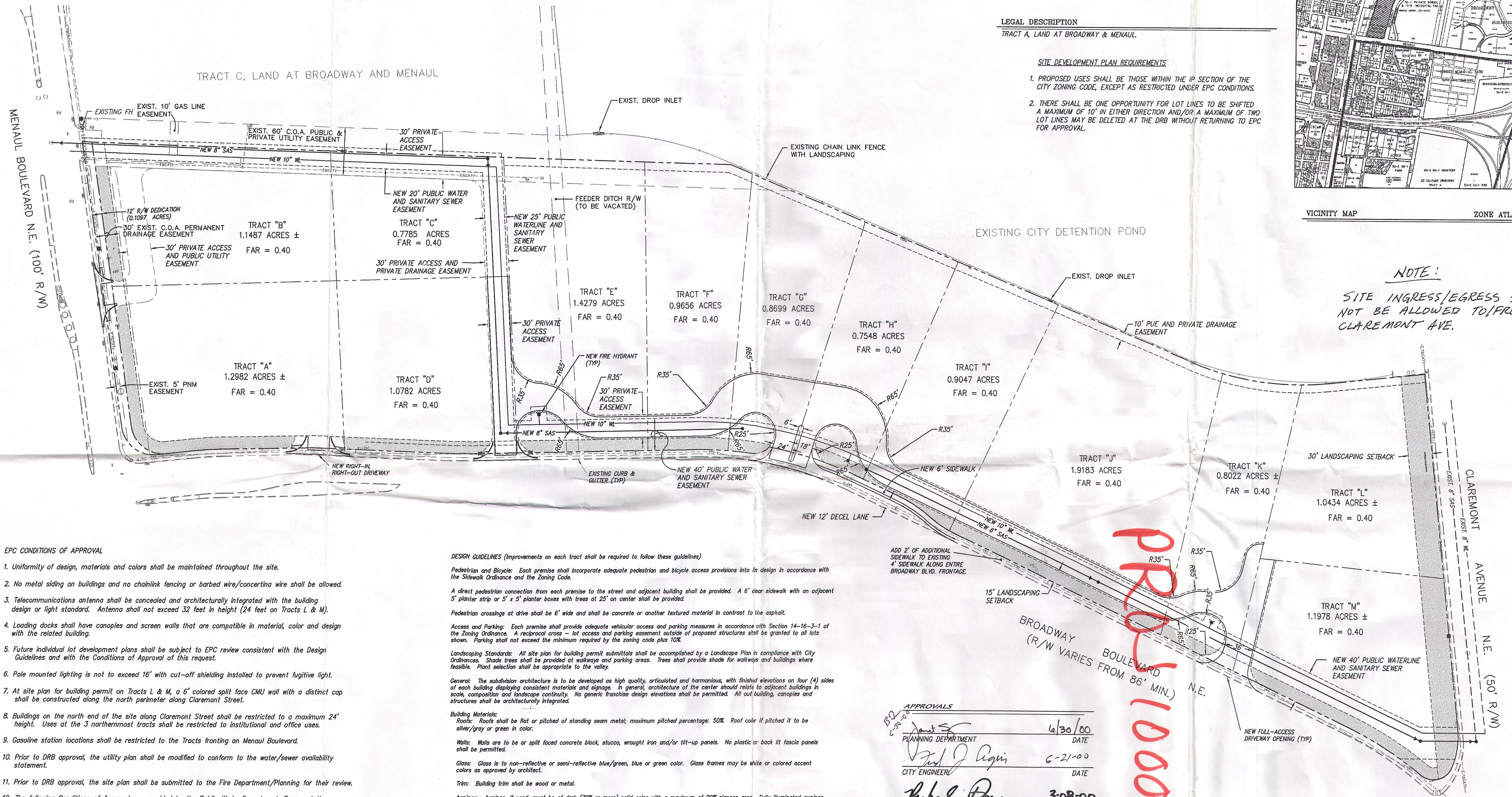
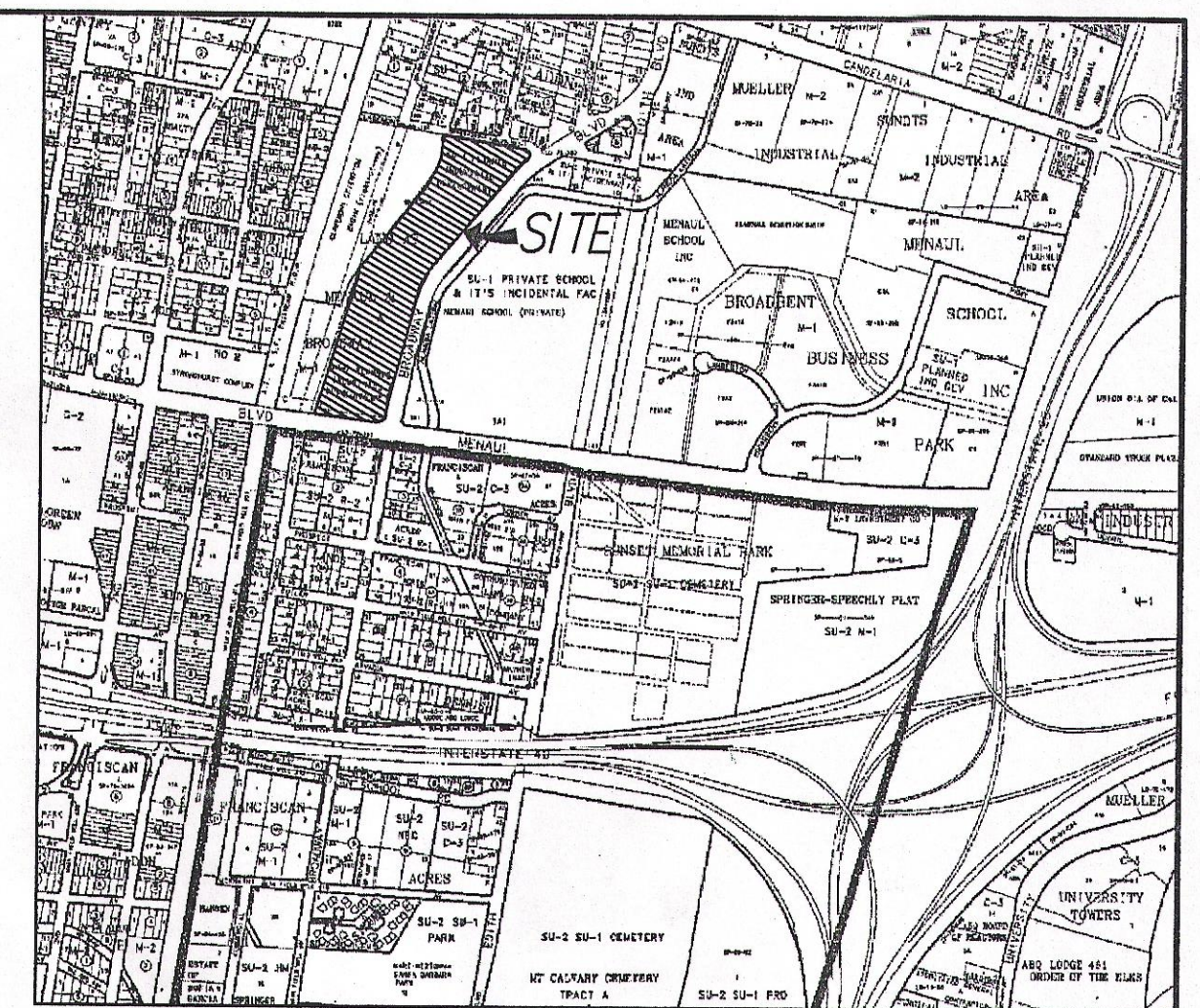




LEGAL DESCRIPTION
TRACT A, LAND AT BROADWAY & MENAUL.

SITE DEVELOPMENT PLAN REQUIREMENTS

1. PROPOSED USES SHALL BE THOSE WITHIN THE IP SECTION OF THE CITY ZONING CODE, EXCEPT AS RESTRICTED UNDER EPC CONDITIONS.
2. THERE SHALL BE ONE OPPORTUNITY FOR LOT LINES TO BE SHIFTED A MAXIMUM OF 10' IN EITHER DIRECTION AND/OR A MAXIMUM OF TWO LOT LINES MAY BE DELETED AT THE DRB WITHOUT RETURNING TO EPC FOR APPROVAL.



VICINITY MAP
ZONE ATLAS MAP: H-14
SCALE: NONE

NOTE:

SITE INGRESS/EGRESS SHALL NOT BE ALLOWED TO/FROM CLAREMONT AVE.

EPC CONDITIONS OF APPROVAL

1. Uniformity of design, materials and colors shall be maintained throughout the site.
2. No metal siding on buildings and no chainlink fencing or barbed wire/concertina wire shall be allowed.
3. Telecommunications antenna shall be concealed and architecturally integrated with the building design or light standard. Antenna shall not exceed 32 feet in height (24 feet on Tracts L & M).
4. Loading docks shall have canopies and screen walls that are compatible in material, color and design with the related building.
5. Future individual lot development plans shall be subject to EPC review consistent with the Design Guidelines and with the Conditions of Approval of this request.
6. Pole mounted lighting is not to exceed 16' with cut-off shielding installed to prevent fugitive light.
7. At site plan for building permit on Tracts L & M, a 6' colored split face CMU wall with a distinct cap shall be constructed along the north perimeter along Claremont Street.
8. Buildings on the north end of the site along Claremont Street shall be restricted to a maximum 24' height. Uses of the 3 northernmost tracts shall be restricted to institutional and office uses.
9. Gasoline station locations shall be restricted to the Tracts fronting on Menaul Boulevard.
10. Prior to DRB approval, the utility plan shall be modified to conform to the water/sewer availability statement.
11. Prior to DRB approval, the site plan shall be submitted to the Fire Department/Planning for their review.
12. The following Conditions of Approval are provided by the Public Works Department, Transportation Division:
 - A. Provision of cross-access easements between lots of a minimum of 30 feet.
 - B. The site access, circulation patterns and structure orientation/configurations must be constructed to the satisfaction of the Traffic Engineer.
 - C. 62 feet of right-of-way dedication from the street centerline is required for Menaul Blvd.
 - D. 43 feet of right-of-way dedication from the street centerline is required for Broadway Boulevard.
 - E. An agreement to share an entrance at the median opening on Menaul and any necessary cross access easements should be secured with the adjacent parcel to the west.
 - F. No access from the subject site is permitted to/from Claremont Street.
13. Additions to the design guidelines are as follows:
 - A. A maximum 100 foot of unbroken length on any facade of a building shall be offset every 100 feet with a 6 foot offset.
 - B. A 15 foot setback for sidewalk and landscaping shall be provided at the entry facade of every building with portals, canopies, or trees of 25 feet on center in 5' x 5' planters for the entire length of the facade.
 - C. The wall design shall follow the adopted City of Albuquerque Wall Design Guidelines.
 - D. The maximum letter size of signage shall be 2 feet and the maximum logo size shall 2' x 2'.
 - E. No pole mounted signage shall be allowed.

DESIGN GUIDELINES (Improvements on each tract shall be required to follow these guidelines)

Pedestrian and Bicycle: Each premise shall incorporate adequate pedestrian and bicycle access provisions into its design in accordance with the Sidewalk Ordinance and the Zoning Code.

A direct pedestrian connection from each premise to the street and adjacent building shall be provided. A 6' clear sidewalk with an adjacent 5' planter strip or 5' x 5' planter boxes with trees at 25' on center shall be provided.

Pedestrian crossings at drive shall be 6' wide and shall be concrete or another textured material in contrast to the asphalt.

Access and Parking: Each premise shall provide adequate vehicular access and parking measures in accordance with Section 14-16-3-1 of the Zoning Ordinance. A reciprocal cross - lot access and parking easement outside of proposed structures shall be granted to all lots shown. Parking shall not exceed the minimum required by the zoning code plus 10%.

Landscaping Standards: All site plan for building permit submittals shall be accomplished by a Landscape Plan in compliance with City Ordinances. Shade trees shall be provided at walkways and parking areas. Trees shall provide shade for walkways and buildings where feasible. Plant selection shall be appropriate to the valley.

General: The subdivision architecture is to be developed as high quality, articulated and harmonious, with finished elevations on four (4) sides of each building displaying consistent materials and signage. In general, architecture of the center should relate to adjacent buildings in scale, composition and landscape continuity. No generic franchise design elevations shall be permitted. All out building, canopies and structures shall be architecturally integrated.

Building Materials:

Roofs: Roofs shall be flat or pitched of standing seam metal; maximum pitched percentage: 50%. Roof color if pitched it to be silver/gray or green in color.

Walls: Walls are to be or split faced concrete block, stucco, wrought iron and/or tilt-up panels. No plastic or back lit fascia panels shall be permitted.

Glass: Glass is to non-reflective or semi-reflective blue/green, blue or green color. Glass frames may be white or colored accent colors as approved by architect.

Trim: Building trim shall be wood or metal.

Awnings: Awnings, if used, must be of dark (70% or more) solid color with a maximum of 20% signage area. Fully illuminated awnings are not allowed; only signage may be backlit. No vinyl or plastic colored awnings shall be permitted. Awning colors shall coordinate with building colors.

Screening: Rooftop mechanical units must be below parapet height or concealed with a screen of sound materials as defined in walls of this criteria.

Height: Building height is limited to 32 feet; but no building may exceed over 60% of 2nd floor to first floor square foot ratio.

Setbacks: All building setbacks shall be in accordance with the City of Albuquerque Zoning Code as provided in the O-1 zone.

Walls: A solid walls shall be integrated with general building appearance.

Signage: Building signage may be of awning, internally lit channel letters, neon, or fixed metal letters. Fascia signage may not exceed 10% of background fascia elements. Monument signs may be used with a maximum 12' height. Free standing pole signs are not permitted. Building signage shall not exceed 6% of the facade it is located on. No off premise signs shall be permitted. Back lit logo signage is permitted.

Lighting: General lighting shall be pole mounted, not to exceed 16' with cut-off shielding to prevent fugitive light. Canopy lighting shall have shielding to prevent fugitive light.

Canopies: Out buildings shall be architecturally integrated with main buildings.

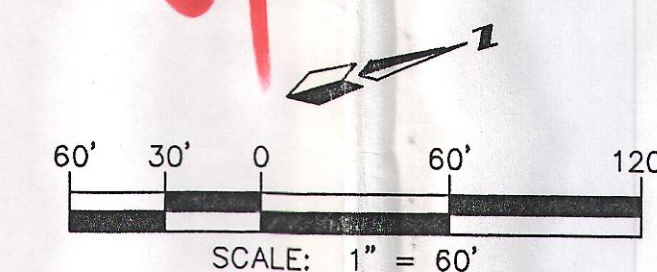
Loading Docks: Shall have canopies to match roof and screen walls.

APPROVALS	
PLANNING DEPARTMENT	6/30/00
CITY ENGINEER	6-21-00
TRANSPORTATION DEVELOPMENT	3-8-00
UTILITY DEVELOPMENT	3-8-00
PARK & RECREATION	3-8-00

Project # 1000195

Application # 00450-00000 - 0023 |

Z-98-116



98070tp.dwg/6-23-98
99072/SITE_2/02-12-00/SPS MJR

**GATEWAY INDUSTRIAL PARK
SITE PLAN FOR SUBDIVISION**

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

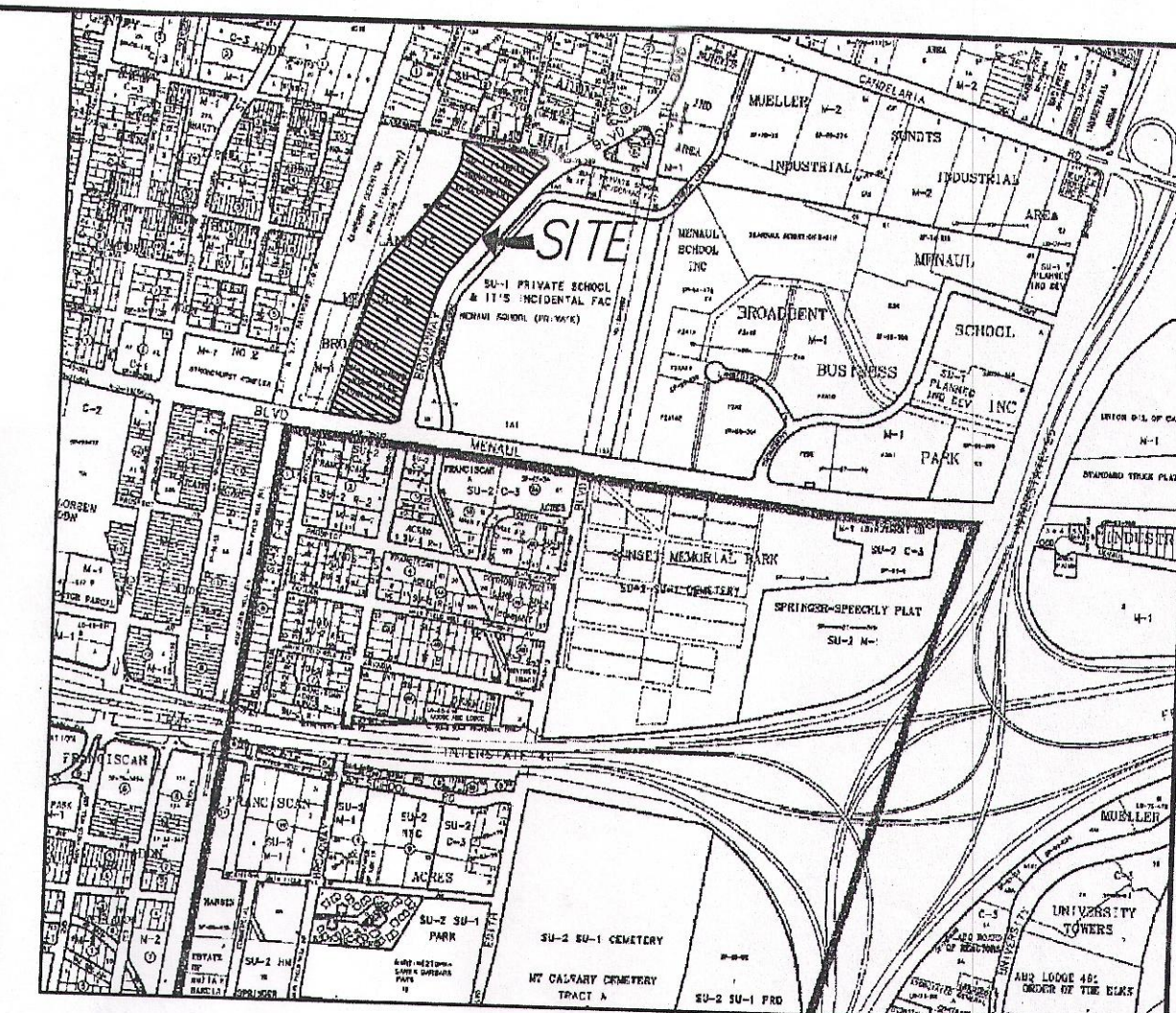
Designed: JMM	Drawn: SPS	Checked: DMG	Sheet 1 of 3
Scale: 1" = 60'	Date: 00/12/00	Job: 99072	

A.T. & S.F. RAILROAD

RAILROAD TRACKS

LEGEND

- 80.22 NEW SPOT ELEVATIONS
- Q=3.71 cfs 100 YEAR PEAK DISCHARGE (DEVELOPED CONDITIONS)
- [Hatched Box] NEW PAVEMENT
- [Stippled Box] NEW SWALE AND 10' PUBLIC DRAINAGE EASEMENT
- [White Box] NEW 15' LANDSCAPING SET BACK EASEMENT



VICINITY MAP

ZONE ATLAS MAP: H-14-Z

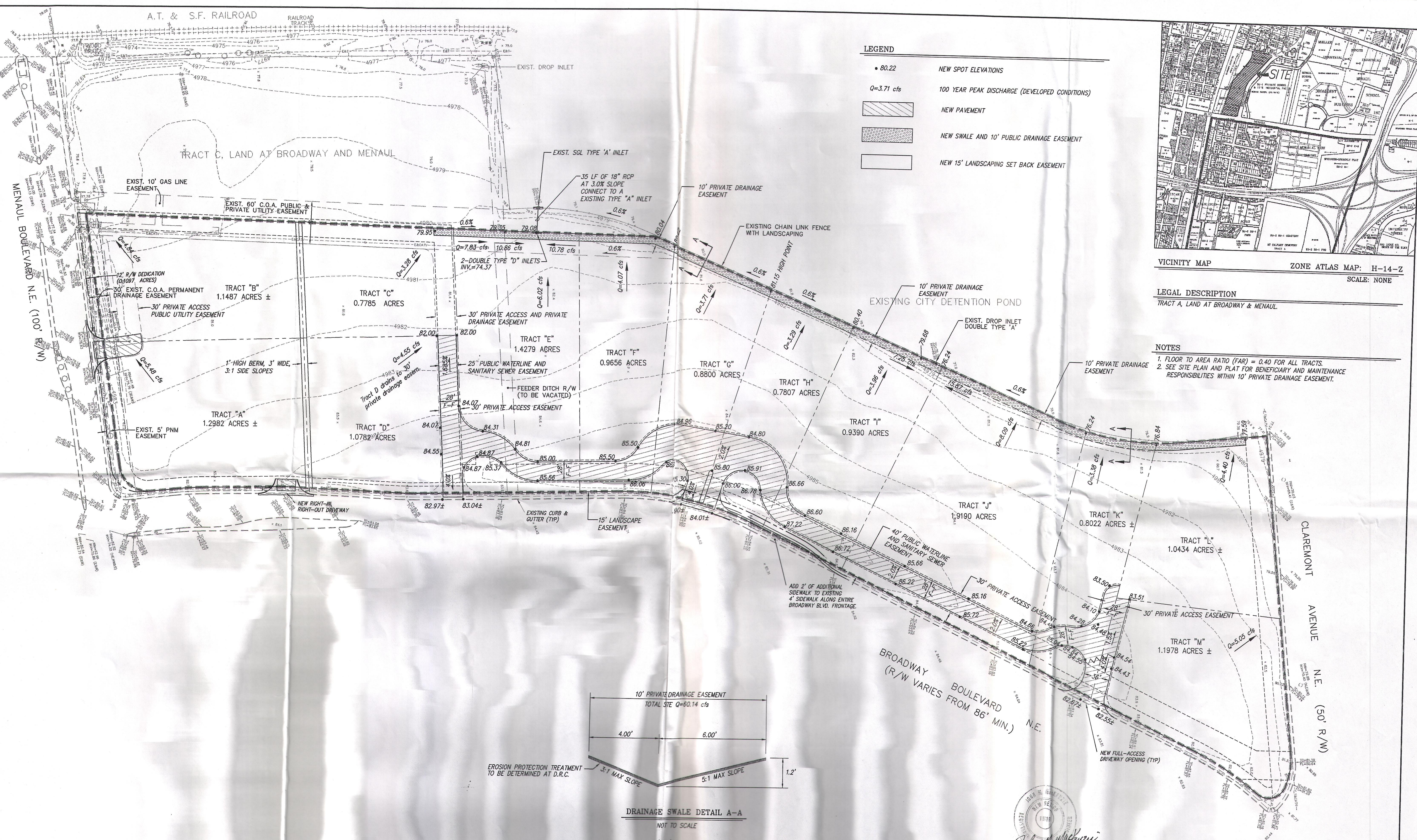
SCALE: NONE

LEGAL DESCRIPTION

TRACT A, LAND AT BROADWAY & MENAUL

NOTES

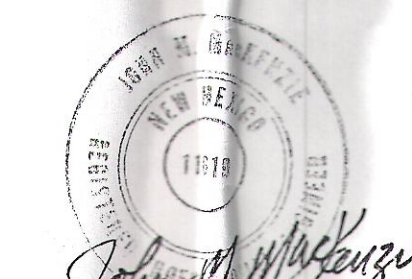
- FLOOR TO AREA RATIO (FAR) = 0.40 FOR ALL TRACTS.
- SEE SITE PLAN AND PLAT FOR BENEFICIARY AND MAINTENANCE RESPONSIBILITIES WITHIN 10' PRIVATE DRAINAGE EASEMENT.



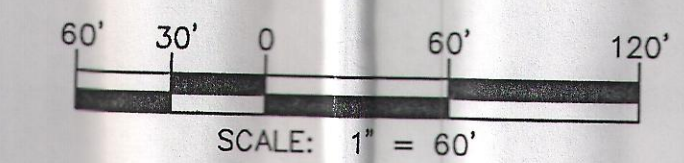
DRAINAGE SWALE DETAIL A-A

NOT TO SCALE

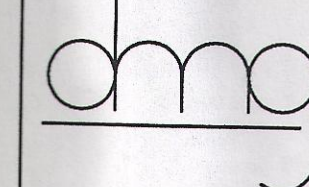
Q (MAX) = 15.87 cfs
D (MAX) = 1.13'
V (MAX) = 3.09 fps
TOP WIDTH (MAX) = 9.07'



2-29-00



GATEWAY INDUSTRIAL PARK GRADING & DRAINAGE PLAN

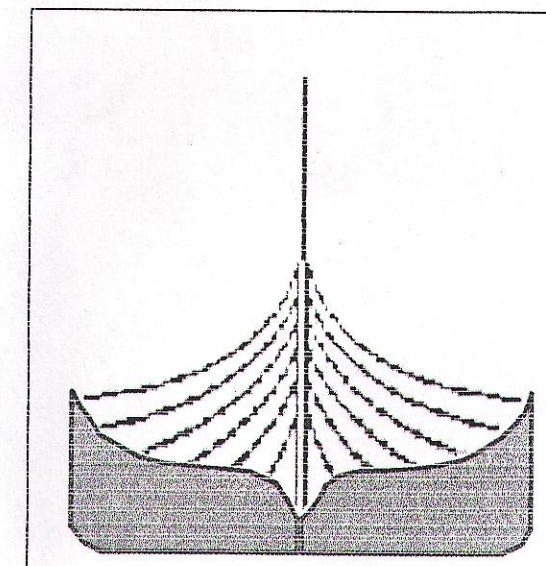


MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: JMM	Drawn: SPS, WLW	Checked: DMG	Sheet 2 of 3
Scale: 1" = 60'	Date: 10/27/99	Job: 99072	

9072/VASA/9072GD60/02-29-00/ SPS WLW DLH

Gateway Industrial Park



A.T. & S.F. RAILROAD

TRACT C, LAND AT BROADWAY AND MENAUL

MENAU BOULEVARD N.E. (100' R/W)

EXISTING CITY DETENTION POND

CLAREMONT AVENUE N.E.

BROADWAY BOULEVARD
(R/W VARIES FROM 86' MIN.) N.E.

PLANT LEGEND

	ASH (H) Fraxinus pennsylvanica 2" Cal	29		CHAMISA (L) Chrysothamnus nauseosus 5 gal	75
	HONEY LOCUST (H) Gleditsia triacanthos 2" Cal	33		WILDFLOWER 1 gal	150
	ARIZONA SYCAMORE (H) Platanus wrightii 2" Cal	33		CORAL BEAUTY COTONE ASTER Cotone aster spp. 5 gal	130
	AUSTRIAN PINE (H) Pinus nigra 6"-8"	14		3/4" GRAY GRAVEL	
	DESERT WILLOW (L) Chilopsis linearis 15 gal	14		NATIVE SEED	
	MAIDEN GRASS (L) Miscanthus sinensis 5 gal	61		SOD	SOD
	APACHE PLUME (L) Fallugia paradoxa 5 gal	96		COMMERCIAL GRADE STEEL EDGING	

STREET TREE REQUIREMENTS

Name of Street	Menaul
Required # 12	Provided # 12
Name of Street	Broadway
Required # 58	Provided # 58
Name of Street	Claremont
Required # 16	Provided # 16

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque, after conservation landscaping and water ordinance, planting restriction approach.

Approval of this plan does not constitute or imply exemption from water conservation provisions of the water conservation landscaping and water waste ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, and Water Conservation Landscaping and Water Waste ordinance. In general water conservative, environmentally sound landscape principles will be followed in design and installation.

A 15 ft. setback for sidewalk and landscape will be provided at the entry facade of every building with porches, canopies or trees of 2 1/2 feet on center in 5x5 planters for the entire length of the facade.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPM Drip Emitters Shrubs to receive (2) 1.0 GPM Drip Emitters Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end

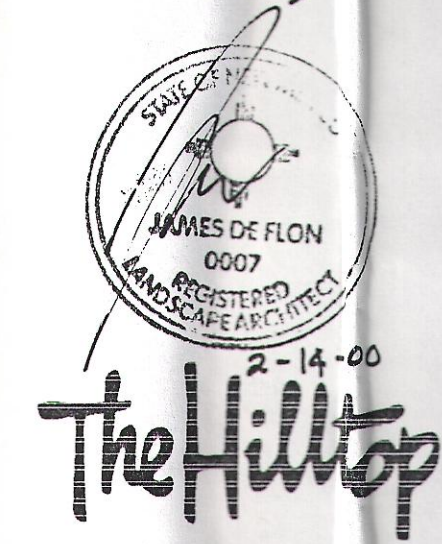
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

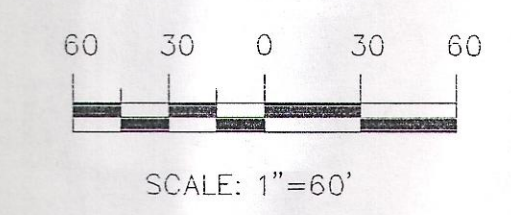
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

All landscaping and irrigation system maintenance, including that within the R/W, shall be the responsibility of the private property owner.



GRAPHIC SCALE



LANDSCAPE PLAN