

**General Notes**

Area Lot 01 = 0.863 Acres ( 37,596.78 Sq.Ft.)  
 Area Lot 02 = 0.838 Acres ( 36,504.00 Sq.Ft.)  
 Area Lot 03 = 0.728 Acres ( 31,707.00 Sq.Ft.)

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

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

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

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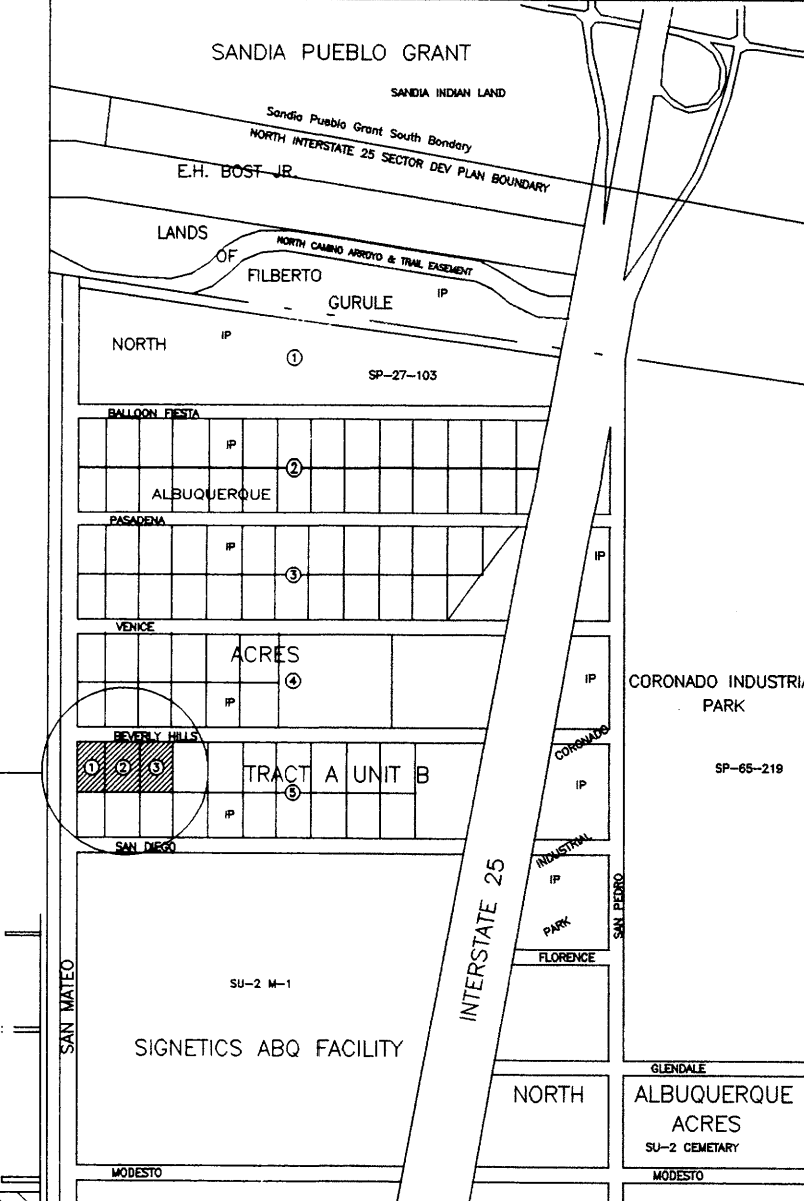
**Legal Description**

**Phase II**

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

INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1000 FEET OF LANDFILLS  
 (Revised August 28, 2001)

The subject property is located (near, on) a (former, existing) landfill. Due to the subject property being (on, near) a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfill and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 feet of Landfills") shall be consulted prior to development of the site.



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

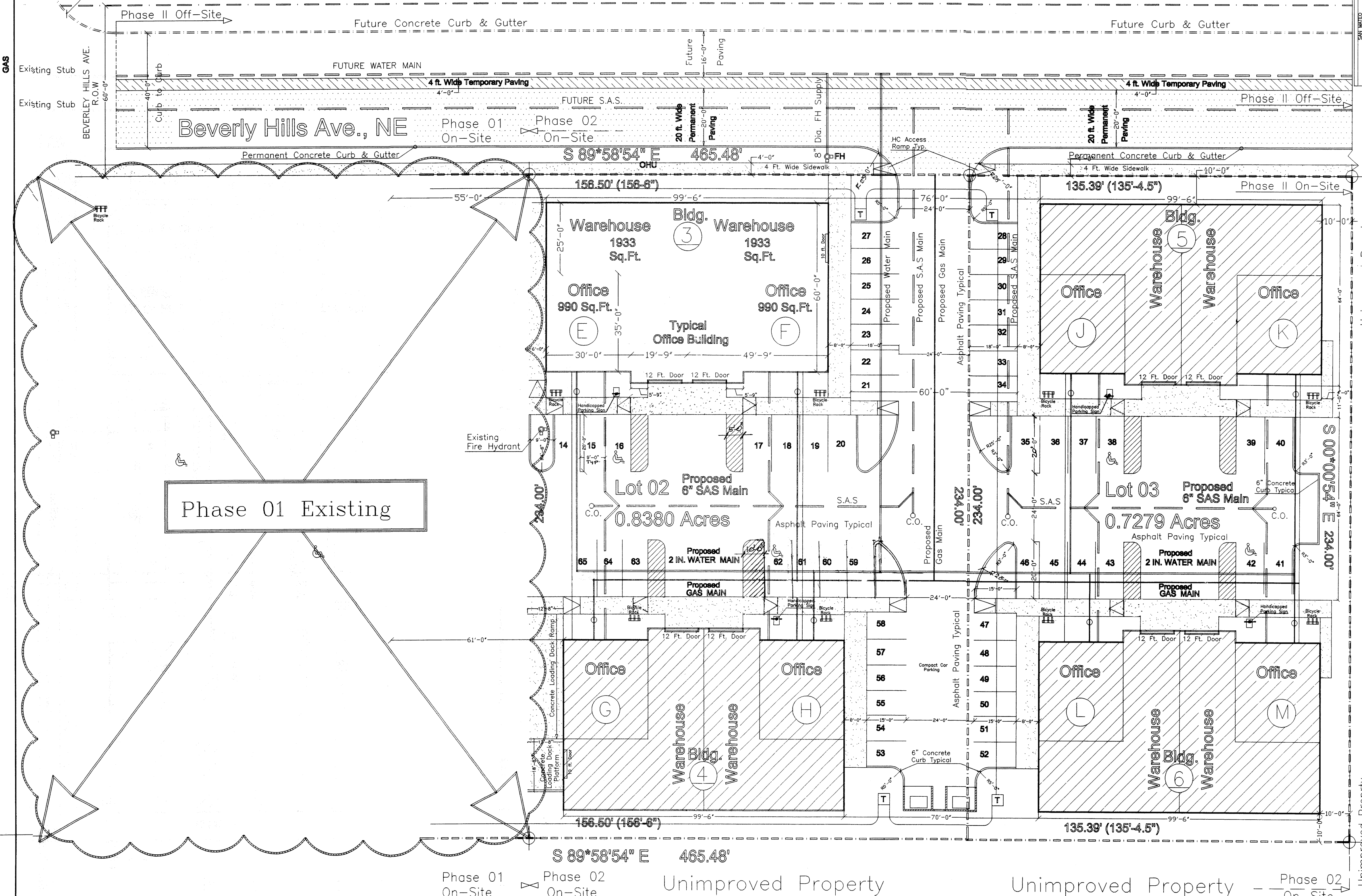
DRAWN BY:  
 J. Callahan  
 CHECKED BY:  
 REVISION DATE:  
 Oct. 14, 2004

Site Development Plan Phase II  
**Site Plan**

San Mateo Blvd. NE

San Mateo Blvd. NE

Phase 01 Existing



Phase 01 On-Site  
 Phase 02 On-Site  
 Unimproved Property

Unimproved Property  
 Phase 02 On-Site

Application Number	04DRB-01635	Project Number	1002786
Traffic Engineering, Transportation Division	Date	Environmental Health Dept. (conditional)	Date
Utilities Development	Date	Solid Waste Management	Date
Parks and Recreation Department	Date	DRB Chairperson, Planning Department	Date
City Engineer	Date	is and Infrastructure List required (Y) Yes, ( ) No	Date
		Work Order is required for any construction within public right-of-way or for construction of Public Improvements.	

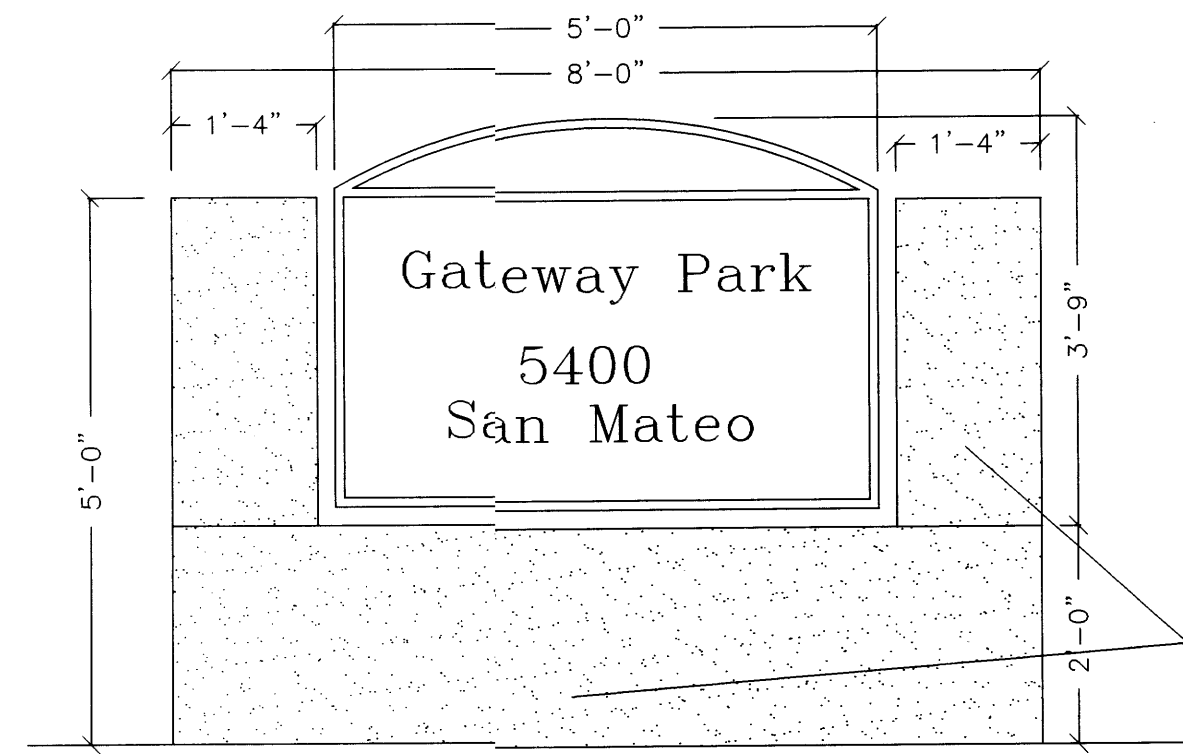
ARCHITECTS  
 MILLER AND ASSOCIATES  
 5220 SECOND ST. N.W.  
 ALBUQUERQUE, NEW MEXICO 87107  
 PHONE 505-345-1332

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

SHEET TITLE:  
 C.1

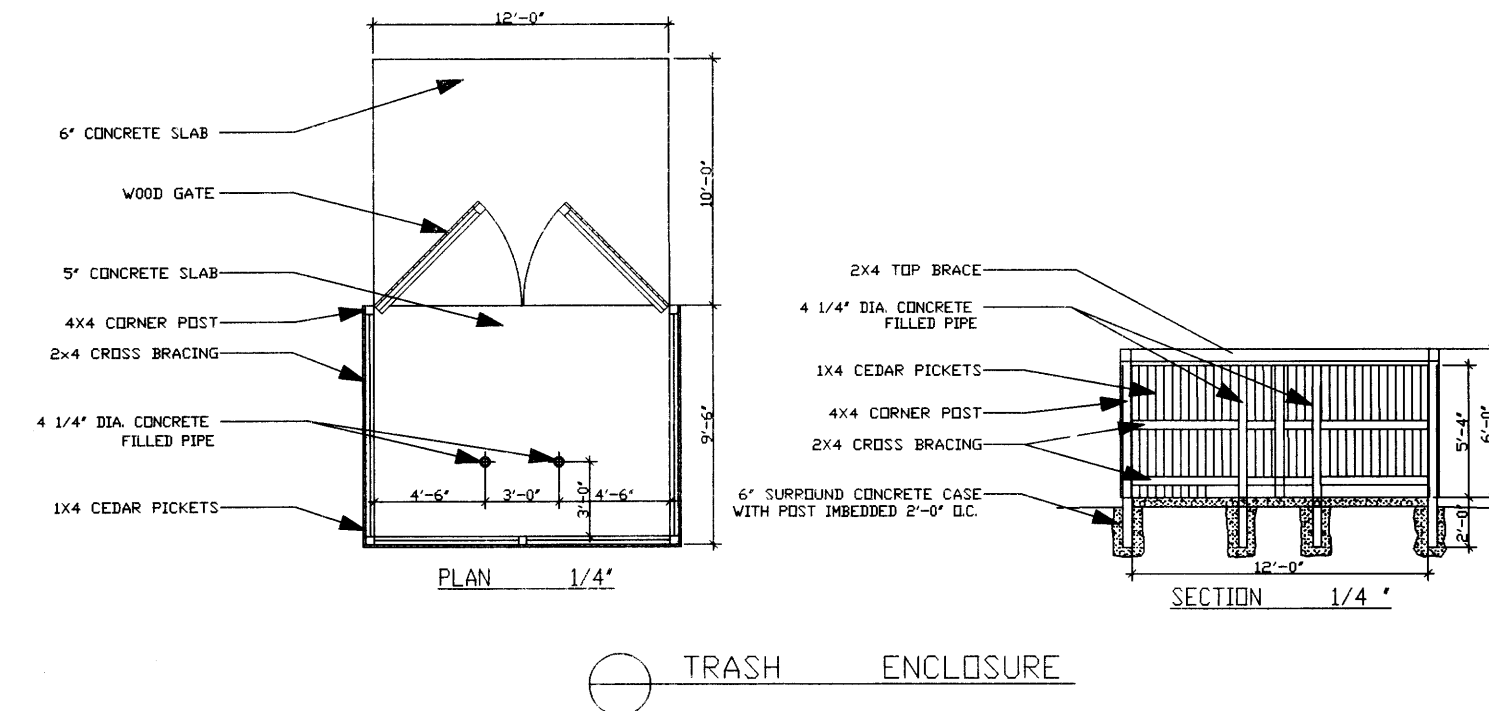






Monument Sign

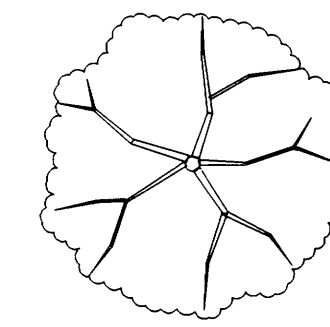
Stucco (El Rey Color 119 Palomino) over CMU Masonry



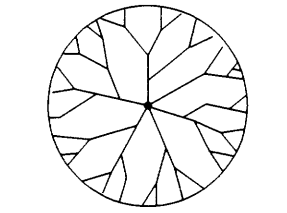
TRASH ENCLOSURE

Landscaping Notes

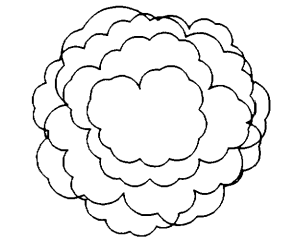
1. Provide drip irrigation system to all trees
2. Ground cover at all indicated landscape areas to be 3/4" gravel, Santa Fe Tan, over weed barrier fabric.
3. Street Trees to be min. 2" caliper and capable of attaining a mature canopy diameter of at least 25 feet.
4. All shrubs to be min. 5 gallon
5.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



MODESTO ASH  
2" Caliper



HONEY LOCUST  
2" Caliper



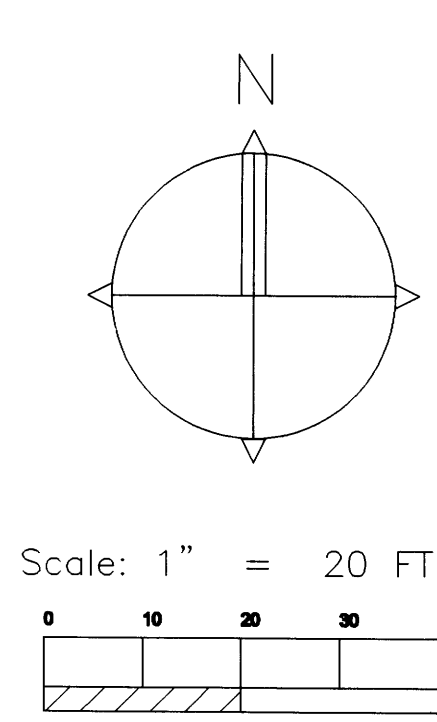
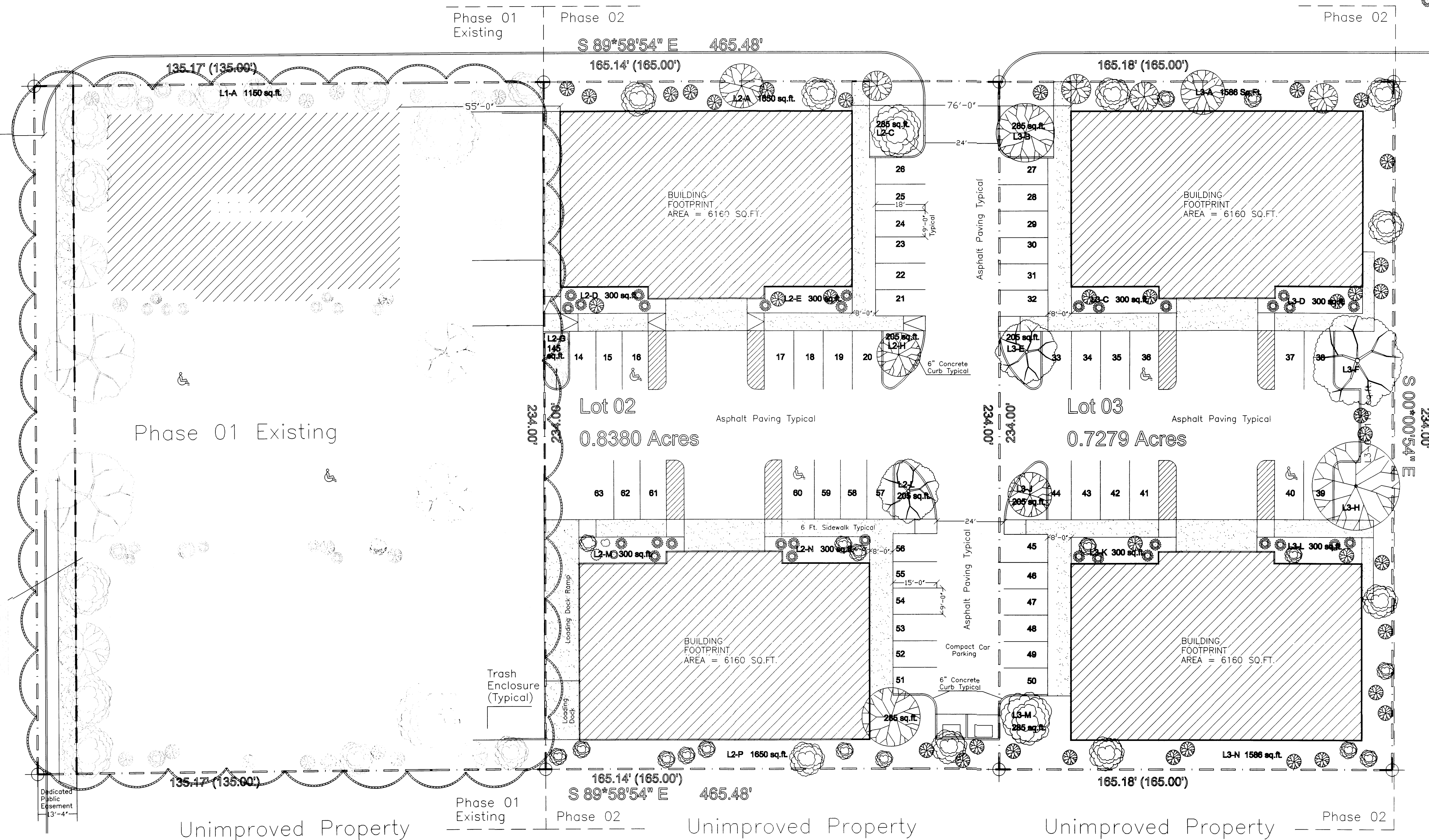
AUSTRIAN PINE  
2" Caliper



CHAMISA or  
Spanish Broom  
5 Gallon

(Future) Beverly Hills Ave., NE

San Mateo Blvd. NE



Site Development Plan for Building Permit

LANDSCAPE PLANNING

PLANTING PLAN

---

DRAWN BY:

CHECKED BY:

REVISION DATE:

---

ARCHITECTS: MILLER AND ASSOCIATES

PLANNERS: 5220 SECOND ST. N.W. ALBUQUERQUE, NEW MEXICO 87107 PHONE: 505 - 345 - 1312

---

Gateway Park

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

---

SHEET TITLE:

L. 1

Lot Coverage / Landscape Areas

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

Phase 01 Existing

Landscaping Requirements

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

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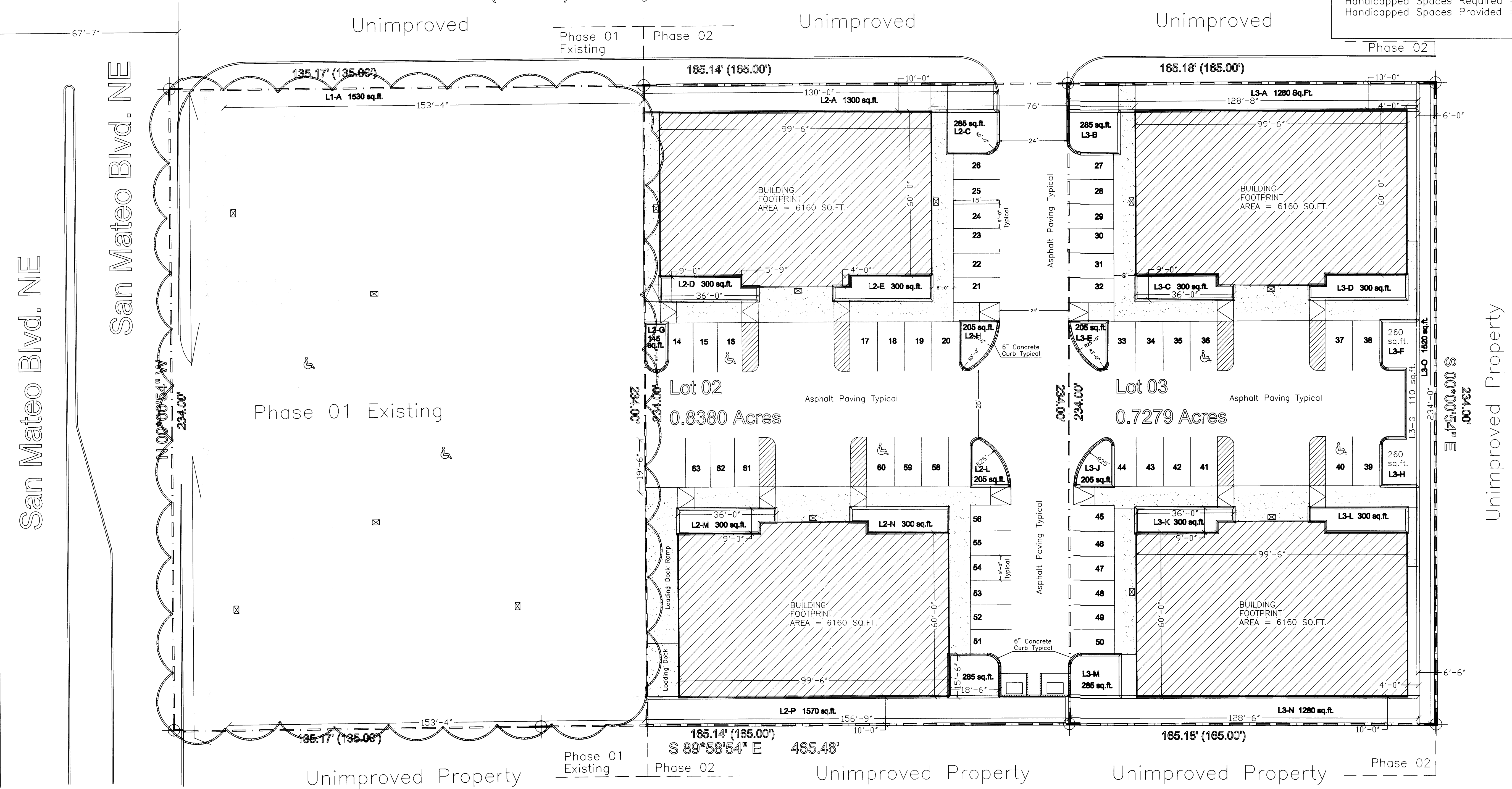
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 Handicapped Spaces Provided = 6 ea.

(Future) Beverly Hills Ave., NE



DRAWN BY:  
 CHECKED BY:  
 REVISION DATE:

SHEET TITLE  
**Landscape Area Calculations**

ARCHITECTS  
 MILLER AND ASSOCIATES  
 5320 SECOND ST. N.W.  
 ALBUQUERQUE, NEW MEXICO 87107  
 PHONE 505-945-1332

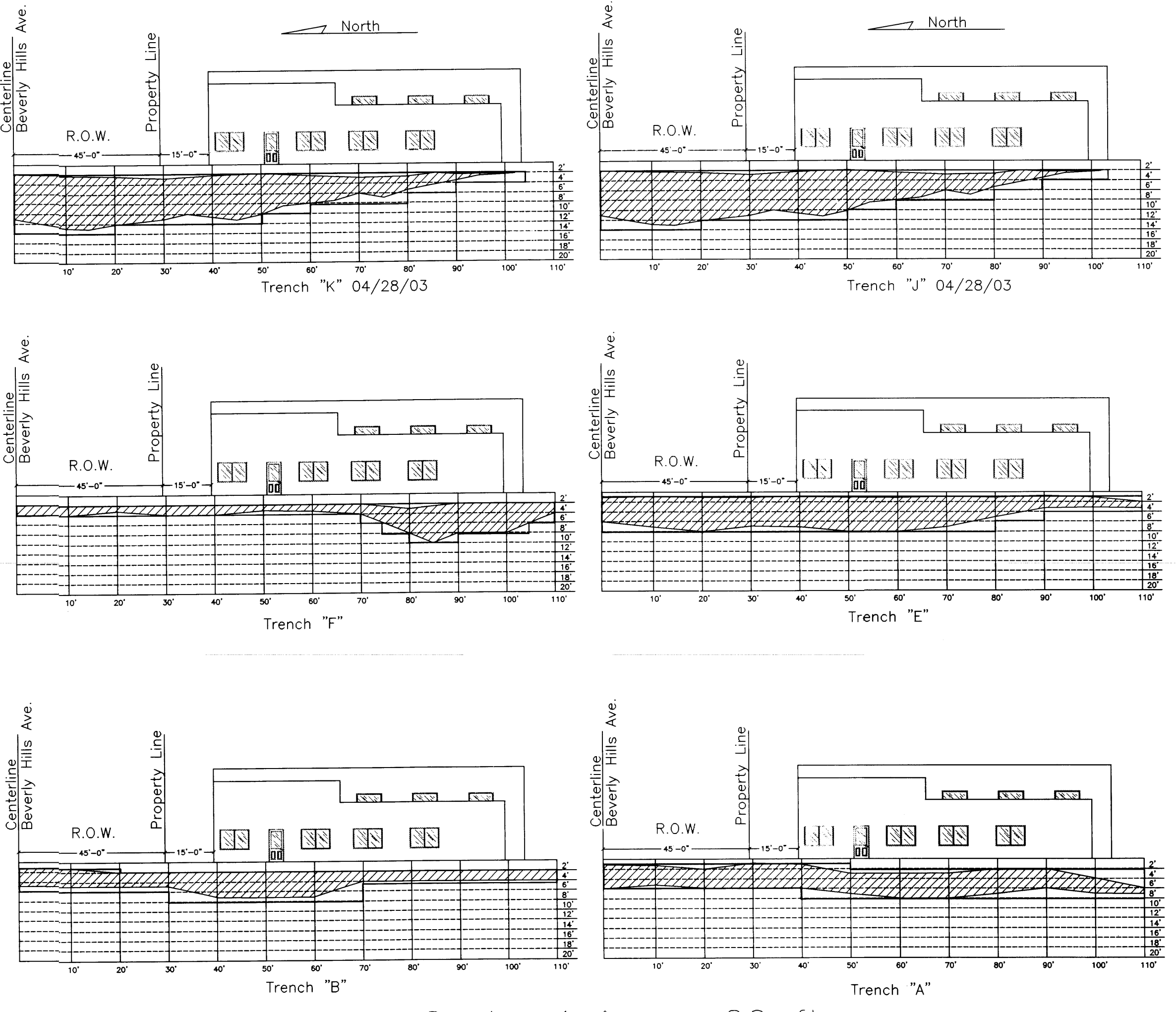
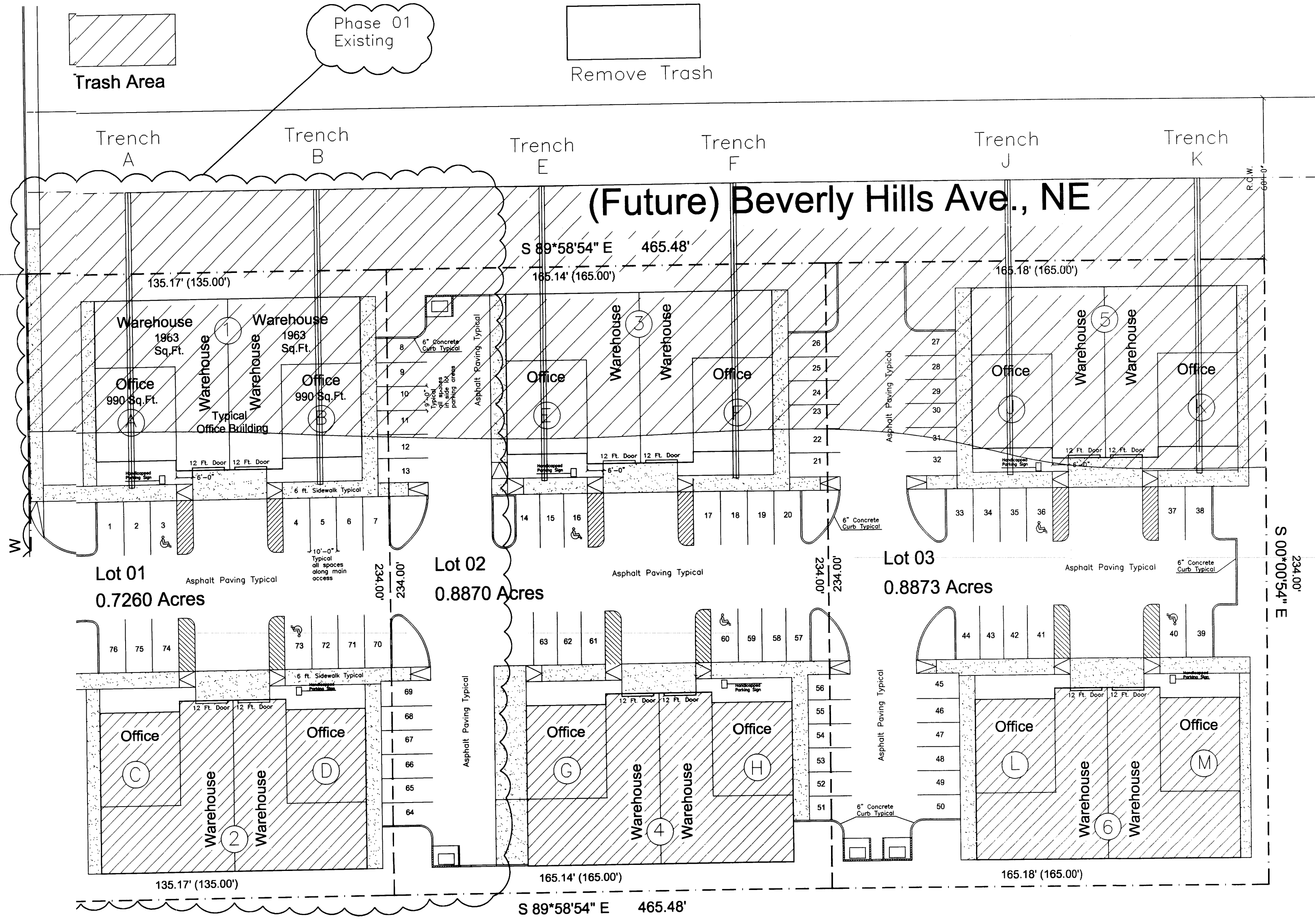
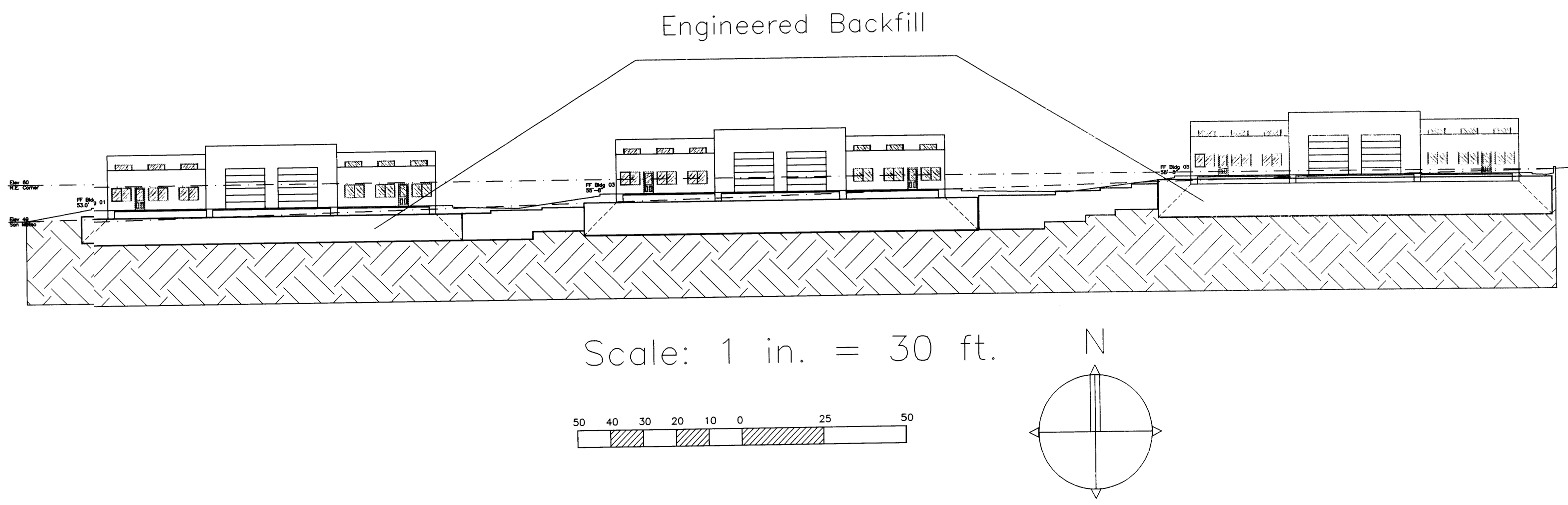
ARCHITECTS  
 GATEWAY PARK  
 Office / Warehouse Complex  
 9420 San Mateo Blvd., NE  
 North Albuquerque Acres  
 Albuquerque, New Mexico

SHEET TITLE  
**L.2**



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

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



DRAWN BY:  
 CHECKED BY:  
 REVISION DATE:

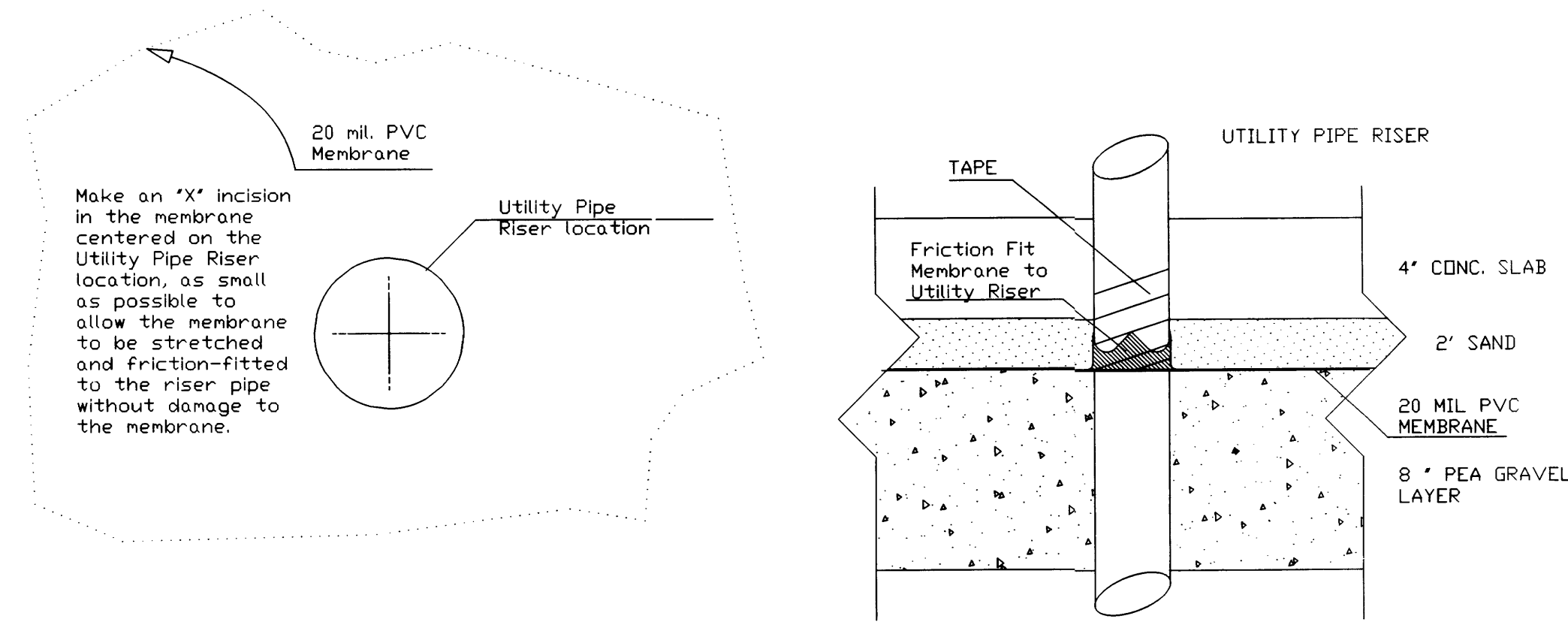
SHEET TITLE  
**SITE REMEDIATION PLAN**

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

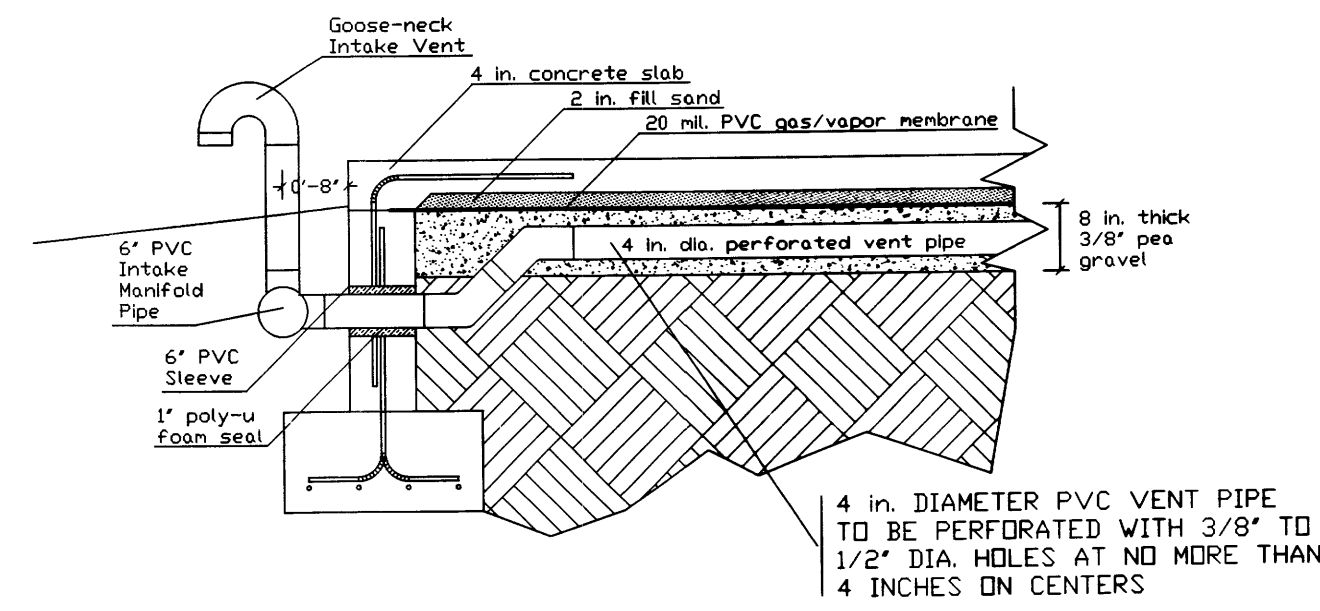
ARCHITECTS  
**Gateway Park**  
 Office / Warehouse Complex  
 9420 San Mateo Blvd. NE  
 North Albuquerque Acres  
 Albuquerque, New Mexico

SHEET TITLE:  
**R.1**

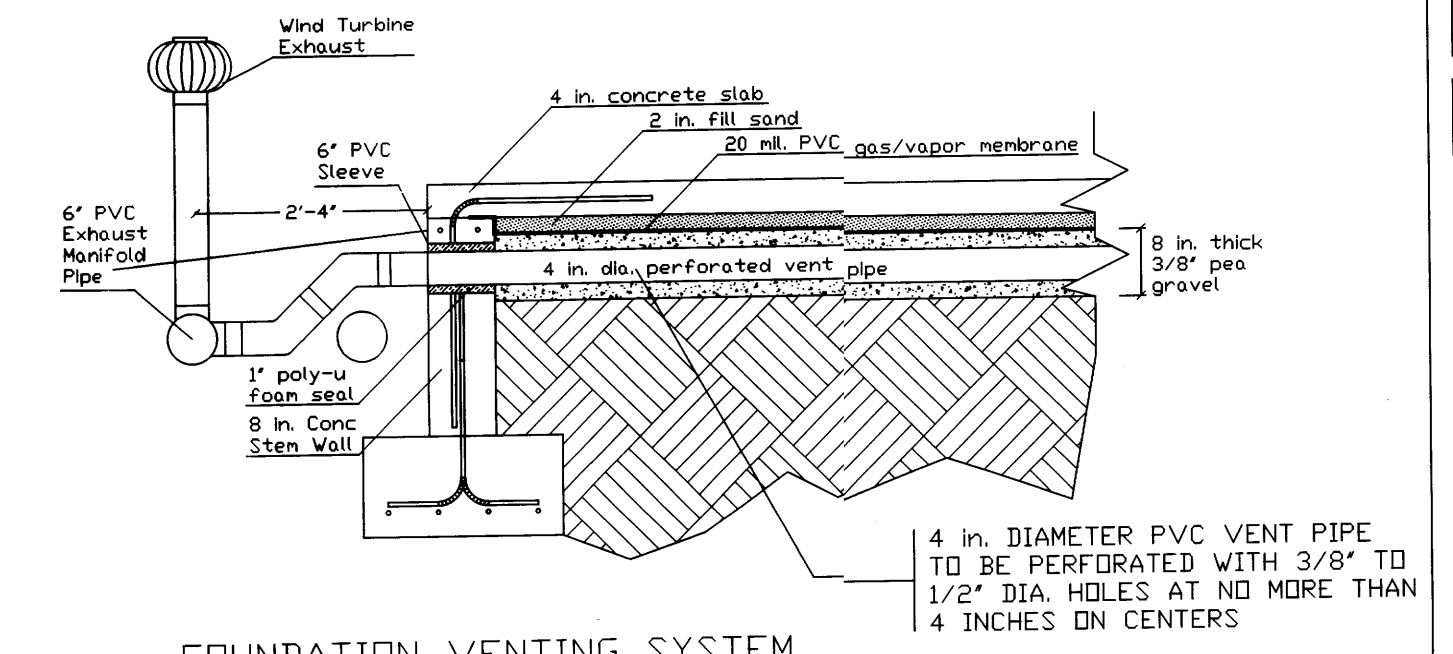
STKX Construction, Inc.	
P.O. Box 729 / 845 S. Hill Rd., Bernalillo, New Mexico 87004 (505) 771-1400	
PAGE TITLE	Site Remediation Plan
DATE	September 22, 2003
AUTHOR	J. CALLAHAN
SCALE	Varies
FILE NAME	Site Remediation Plan
PROJECT NAME	Gateway Park



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

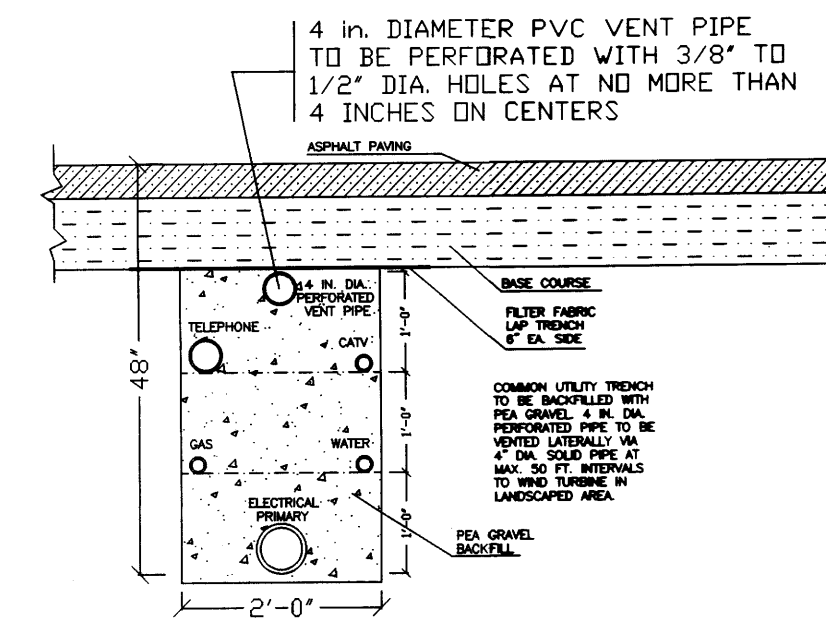


FOUNDATION VENTING SYSTEM  
Site Remediation Detail A  
Scale: 1/2" = 1 Ft.

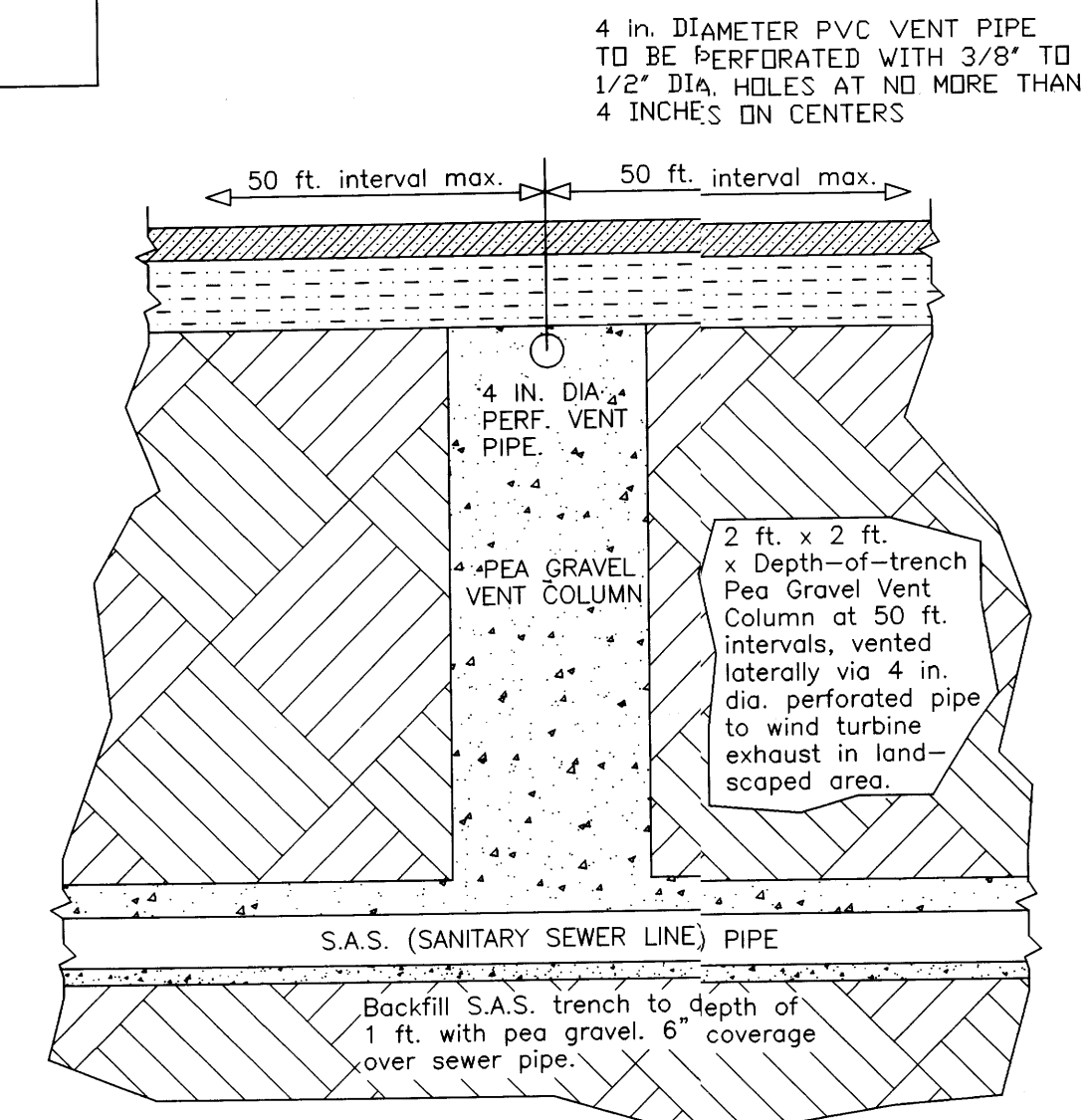


FOUNDATION VENTING SYSTEM  
Site Remediation Detail B  
Scale: 1/2" = 1 Ft.

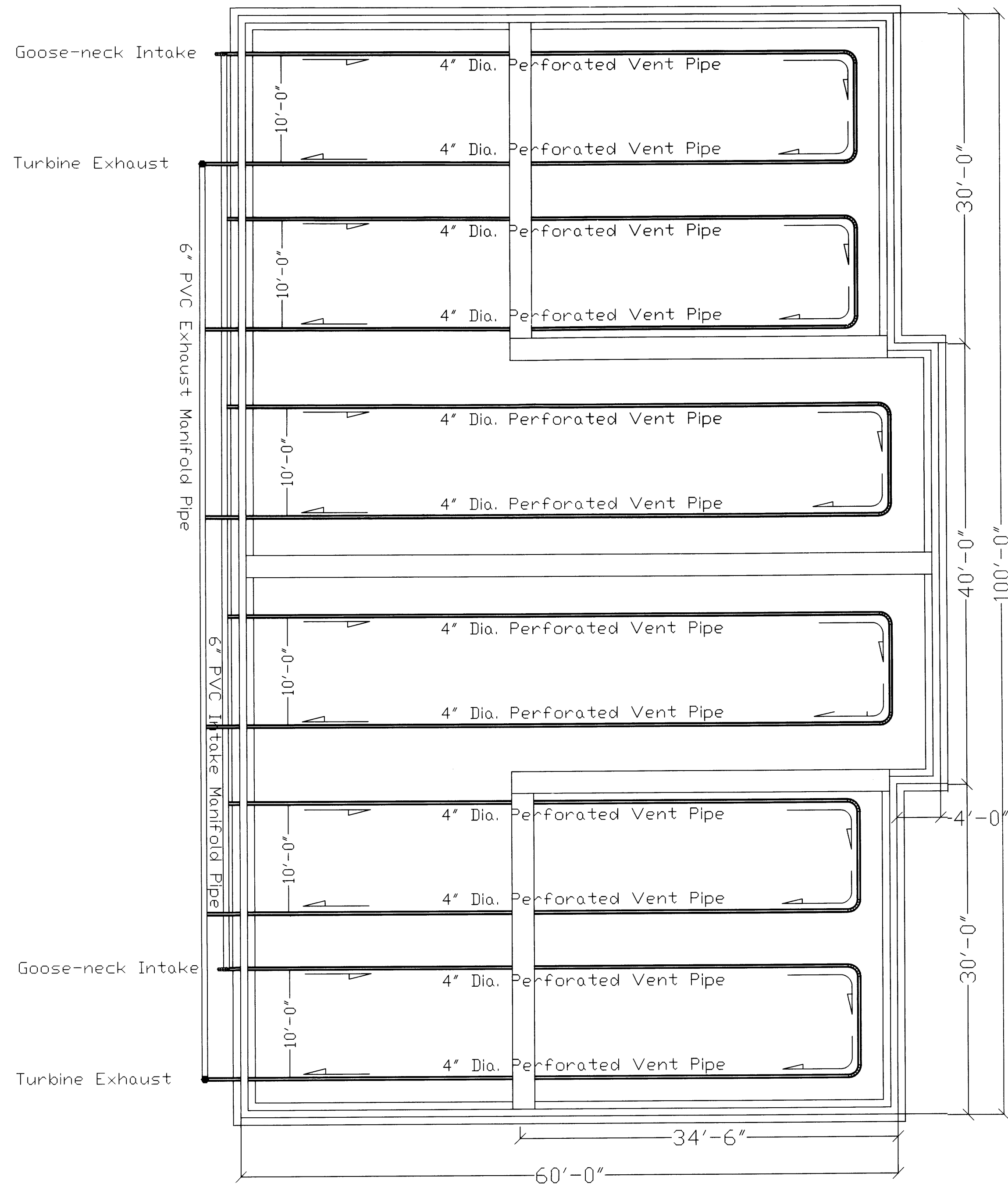
NOTE: ALL PERFORATED VENT PIPE TO BE WRAPPED WITH FILTER FABRIC



COMMON UTILITIES TRENCH  
Site Remediation Detail C



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



Typical Building  
Foundation Venting System

Scale: 1/8" = 1 ft.

DRAWN BY:  
CHECKED BY:  
REVISION DATE:

SHEET TITLE  
Building Foundation and  
Site Remediation Details

ARCHITECTS  
MILLER  
AND  
ASSOCIATES  
5820 SECOND ST. N.W.  
ALBUQUERQUE, NEW MEXICO 87107  
PHONE 505-345-1312

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

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

SHEET TITLE:  
R.2