

LEGAL DESCRIPTION

A tract of land situate, within a portion of the Elena Gallegos Grant, projected Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of "TRACT B, NORTH GATEWAY" as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 2, 2005 in plat book 2005C, Page 184 and all of "TRACTS, C-1 AND C-2, NORTH GATEWAY" as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 2, 2006 in plat book 2006C, Page 173 and containing 22.7903 acres more or less.

**SITE PLAN FOR SUBDIVISION
TRACTS B-1, C-1-A, C-2-A AND C-2-B
NORTH GATEWAY INDUSTRIAL PARK
MASTER PLAN**

WITHIN
A PORTION OF THE ELENA GALLEGOS GRANT
PROJECTED SECTION 12
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
March, 2007

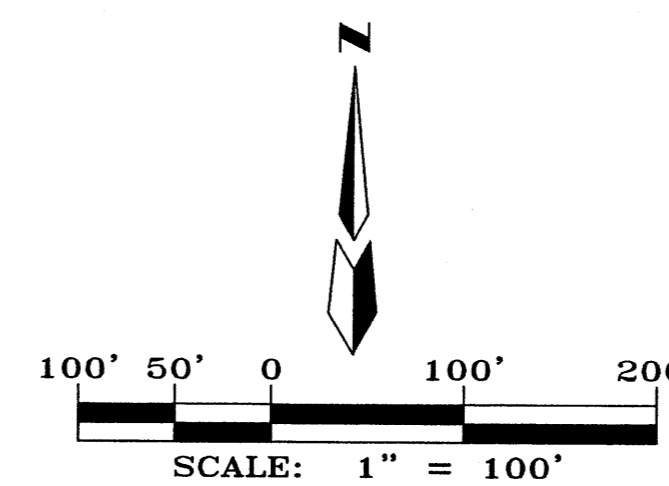
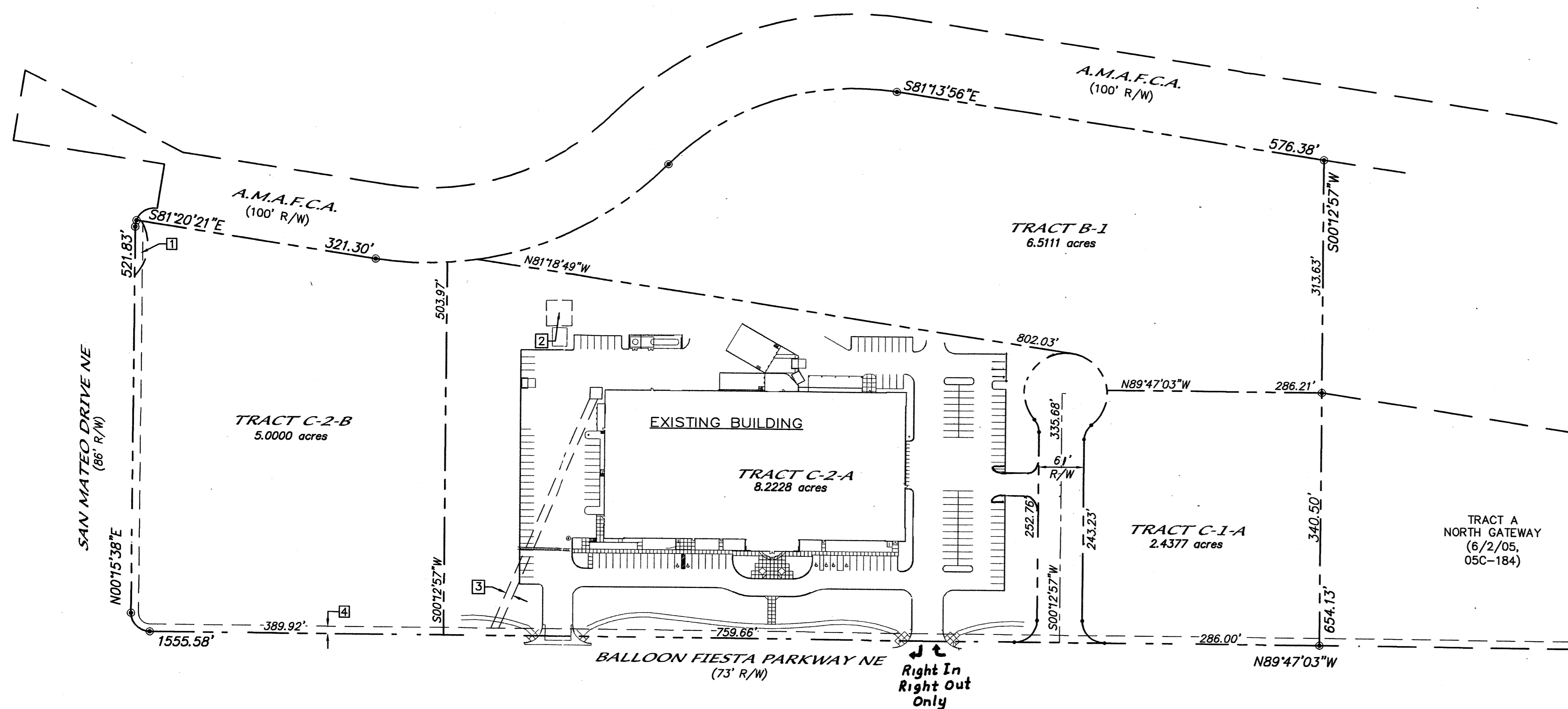
SUBDIVISION DATA

GROSS ACREAGE	22.7903 Acres
NO. OF EXISTING TRACTS	3
NO. OF TRACTS CREATED	4
NO. OF TRACTS ELIMINATED	3
MILES OF FULL WIDTH STREETS CREATED	0.06
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.6188 Acres
DATE OF SURVEY	November, 2006
ZONING	IP

VICINITY MAP 1"=750' ZONE ATLAS: B-18-Z

PROJECT NUMBER: 1003790

APPLICATION NUMBER: 07 DRB-00297



1003790

City Approvals:

<i>[Signature]</i> Traffic Engineering, Transportation Division	4-4-07 Date
<i>[Signature]</i> Water Utility Development	4-4-07 Date
<i>[Signature]</i> Parks and Recreation Department	4/4/07 Date
<i>[Signature]</i> AMAFCA	Date
<i>[Signature]</i> City Engineer	4/4/07 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	4/05/07 Date

DEVELOPER

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SURVEYOR

CARTESIAN SURVEYS INC.
P.O. BOX 44414,
RIO RANCHO, N.M. 87174
(505) 891-0244

Easement Notes

- 1 EXISTING PERMANENT PUBLIC TURN AROUND EASEMENT (6/2/06, 2006C-173)
- 2 EXISTING 35'X35' MEMORANDUM OF LEASE AGREEMENT FILED JANUARY 20, 1998 (BK. BCR 98-2, PG. 4855)
- 3 EXISTING 10' PNM & USWEST COMM. (7/22/97, 9719-6524) SEE NOTE 6
- 4 EXISTING 10' PUE (5/19/97, 97C-161)

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NORTH GATEWAY INDUSTRIAL PARK**

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NORTH GATEWAY INDUSTRIAL PARK

NORTH GATEWAY COMMUNITY
ALBUQUERQUE, NEW MEXICO

DEVELOPMENT DESIGN STANDARDS

The purpose of these Design Standards is to provide a framework to assist developers and designers to understand the Owner's goals and objectives to create a high quality industrial park development. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for the North Gateway community. These standards are to be used as a supplement to the City of Albuquerque, Zone Code and other pertinent city ordinances. These standards shall apply to all properties within the North Gateway Industrial Park.

The development of each subsequent lot must submit a site plan for building permit to DRB for approvals as a minor case.

1. Landscape Plan

Development of an overall landscape concept will establish a framework that unifies the individual sites within the North Gateway Industrial Park. To achieve a totally unified development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies. The landscape concept and the selection of the proper plant materials are extremely important as strong unifying elements for the project and fall within the existing constraints imposed by the numerous power line, drainage, and utility easements that cross the site.

The following are minimum standards for the development of specific site landscape plans:

- 1-A A mix of evergreen (coniferous and deciduous trees) shall be used within parking areas. Buffer areas shall include a mix of evergreen and deciduous trees. Parking and outdoor storage areas beneath the existing overhead power lines or over underground water and sewer lines shall not have trees.
- 1-B A landscape strip of no less than 10 feet in width shall be planted and maintained between a parking area and San Mateo Blvd and Balloon Fiesta Parkway. Trees will be planted in accordance with the City's Street Tree Ordinance.
- 1-D A minimum of 15 percent of the site area (minus the building square footage) shall be devoted to living plant landscape materials with an emphasis placed on areas with street-side exposure.
- 1-E A 15-foot wide landscaped buffer is required between commercial / industrial uses and residential properties. The buffer shall consist primarily of evergreen trees which must be at least 10 feet tall when planted and be capable of reaching a mature height of twenty-five feet. The trees shall be spaced to provide a visual barrier.
- 1-F Appropriate landscape headers shall be used to separate the turf grasses and groundcover areas. Header curbs shall be either 6" x 6" concrete, brick (side by side), or 1/8" x 4" steel construction.
- 1-G Landscaping regulations require that 75% of landscaped areas over 36 square feet in size must be covered with living vegetative material. Xeri-scape plant material is strongly encouraged.
- 1-H Off-Street parking areas shall have one tree for every ten (10) parking spaces except in those areas beneath the existing power lines (within the easements). In the parking areas within the existing power line, easements shall include parking islands planted with shrubs and ground cover for every ten (10) parking spaces. All parking spaces shall be within 50 feet of a tree.
- 1-I Minimum plant sizes at time of installation shall be as follows: Trees shall have a 2" caliper, Shrubs and ground-covers shall be in five gallon container at time of planting and turf grasses shall be capable of providing complete ground coverage within one growing season after installation.
- 1-J An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency. The irrigation system will be maintained by property owner.
- 1-K All planting areas not covered with turf grasses shall have a ground topping of crushed rock, river rock, or similar materials, which extends completely under the plant material. All plant material, including trees, shrubs, ground-covers, turf grasses, wild-flowers, etc. shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds.
- 1-L The landscape treatment at prominent entries and intersections should change in terms of intensity, pattern, texture, scale, or form to highlight these areas. The sight triangle with vehicle driving ways must be upheld.
- 1-M Xeri-scape principles shall be applied to all landscape areas including the use of drought tolerant plant materials and water harvesting areas where practical.
- 1-N High-water use turf is prohibited as a landscaping element for the entire industrial park area.
- 1-O A 6-foot wide landscape buffer is required along each side and rear of each lot. A 10-foot wide landscape buffer is required along the front of each lot.

Predominant Plant Varieties:

- 1-P All medium and low usage trees and shrubs and other plant types included in Albuquerque plant list are allowed.
- 1-Q Spray type sprinklers are prohibited. All drip irrigation systems to be used in landscape areas within the industrial park shall be in compliance with the City Water Conservation Landscaping & Water Waste Ordinance.

2. Lot Size and Setbacks

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways, screening devices and landscape improvements (refer to Landscape Standards). These measures are taken to ensure the aesthetic appeal of the North Gateway Industrial Park.

2-A Lot Size and FAR

- 2-A-1 Lot size requirements not specified by the plan shall conform to the IP zone designation of the Zoning Code.
- 2-A-2 The typical floor area ratio (FAR) will be 1.0 or less on each lot. However, due to required setbacks and other site features the FAR may be less than the 1.0 value.

2-B Building Setbacks

Buildings shall be located on each site according to the following setback dimensions:

- 2-B-1 35 feet from the closest Balloon Fiesta Parkway and San Mateo Drive rights-of-way line and 20' from the nearest internal roadways rights-of-way lines.
- 2-B-2 50 feet from the closest property line adjacent to a residential zone.
- 2-B-3 10 feet from internal lot lines.

2-C Parking / Circulation

To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:

- 2-C-1 15 feet from the Balloon Fiesta Parkway and San Mateo Drive closest rights-of-way line; and 10 feet for internal roadways; and 10 feet from internal lot lines.
- 2-C-2 The maximum allowed off-street parking shall be equal to the required parking plus 10% unless otherwise approved by the Planning Director.
- 2-C-3 ADA compliant parking shall be located adjacent to the building entry.
- 2-C-4 For office buildings, pedestrian crossings shall be a minimum width of 6 feet. They should be clearly delineated with special surfacing and shall be provided where pedestrian paths cross vehicular entrances and internal drive aisles.
- 2-C-5 Overnight truck parking is not permitted on the interior streets within the North Gateway Industrial Park per the City Traffic Code.
- 2-C-6 For office buildings, a shaded sidewalk that is a minimum of 15 feet wide shall be provided and for all non-office buildings, a standard sidewalk that is a minimum of 10 feet wide shall be provided along the main entrance side of the building. Shade trees can be provided at intervals of approximately 25 feet on center in planters with a minimum interior dimension of 36 square feet and a minimum width of four feet.
- 2-C-7 All tree planters shall have an interior minimum dimension of 36 square feet and a minimum width of four feet.

3. Sidewalks / Bikeways

To encourage and enhance the pedestrian activity within the North Gateway Industrial Park, sidewalks and / or bikeways are required in certain areas as an integral element of the streetscape. All streets within the Industrial Park area are required to have sidewalks or pedestrian trails. Pedestrian connections shall be provided to physically connect the Industrial Park area to adjacent recreational trails, and neighborhoods.

- 3-A Sidewalks shall be provided along public rights-of-way at a minimum of 6 foot width and shaded by trees planted 25 feet on center. Pedestrian trails must be a minimum of 10 feet in width.
- 3-B Convenient pedestrian connections shall be provided from each building to the internal circulation system and to adjacent roadways.

- 3-C Bicycle racks shall be conveniently located near building entrances but not within pedestrian pathways or landscaped areas.

- 3-D Pedestrian features must meet the requirements for Pedestrian Connections pursuant to Off-Street Parking regulations of the Zoning Code (Section 14-16-3-1) and the regulations for sidewalks pursuant to the General Building and Site Design Regulations (Section 14-16-3-18) for all sites within the proposed industrial park.

- 3-E Pedestrian and bike connections shall be provided to connect the industrial park area and each lot to the adjacent roadways of Balloon Fiesta Parkway, San Mateo Drive and the bike trail within the North Camino Arroyo. A pedestrian/bicycle connection to the North Camino Arroyo each 1/4 mile is required for each lot adjacent to the arroyo. Connections from other lots must be provided through at least one adjacent lot.

4. Screening Walls and Fences

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery / storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of the above service functions shall be away from any street or pedestrian area, whenever practical. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities. Walls and fences will also serve a major screening and architectural function within the landscape element of the North Gateway Industrial Park. All walls and fences must comply w/ S14-16-3-19 of city zoning code. Each Sight Plan for Building Permit submitted for approval to DRB must include wall & fence details. The following are standards to ensure effective screening of negative walls, and earthen berm elements:

- 4-A All parking areas shall be screened from adjacent streets with a combination of plant materials, walls, and/or earthen berms. Appropriate signage and/or highlighted landscaping should be used to direct visitors.
- 4-B All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure, and is large enough to contain all refuse generated between collections.
- 4-C The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the building with compatible materials and colors utilized. Refuse enclosures shall include non-transparent gates. No chain link fences or gates with or without slats will be permitted.
- 4-D Refuse collection areas should not be allowed between the street and building front wherever practical.
- 4-E When security fencing is required, it should be a combination of masonry pillars or short solid wall segments combined with decorative wrought iron or similar decorative fencing. The use of chain link fencing or any kind of wood fencing is not permitted between the building and any street right-of-way. Security fencing shall be compatible with the architectural theme of the building.
- 4-F Outdoor storage areas are permitted provided they are fenced and screened from adjacent public rights-of-way. Outdoor storage shall not be permitted on any lot adjacent to Balloon Fiesta Parkway and San Mateo Drive.
- 4-G Barbed or concertina wire is not allowed in the North Gateway Industrial Park.
- 4-H Loading docks visible from residential areas shall be screened by walls which match building architecture, material, and color.

5. Lighting Standards

In order to enhance the safety, security and visual aesthetics of the North Gateway Industrial Park, careful consideration must be given to lighting design and features. To ensure a quality development, it is important to consider the daytime appearance of lighting fixtures. The lighting element is another site feature which contributes to the overall character of the development.

The maximum height for lighting fixtures shall be:

- 5-A 16-foot height for all walkways and entry plaza lighting fixtures.
- 5-B 20-foot height for street lights and parking area lights (restricted to 16 feet within 150 feet of residential). The height of street lights and parking area lights shall be kept to the minimum necessary to meet safety requirements.
- 5-C Exterior elevations of any building fronting a street are encouraged to have lighting to enhance the identity of the building.
- 5-D If lighting is desired to accent landscapes and walkways the use of spread lighting is required.
- 5-E Required Street Light specifications per DPM standards.
- 5-F All site lighting fixtures, shall be fully shielded. The color of fixtures must complement the architecture.


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In addition to the guidelines listed, all lighting shall be consistent with the provisions of the State of New Mexico's Night Sky Ordinance. The following are additional standards for the design of the lighting system:

- 5-G Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
- 5-H All light fixtures shall be shown as fully shielded horizontal lamps with no light, lens, or bulb protruding below the bottom of the cut-off fixture in order that no fugitive light shall escape beyond the property line and no "site illumination" light source shall be visible from the site perimeter.
- 5-I All light fixtures for pole and building mounted lights shall be fully shielded in order to prevent light spillage, with no light lens or bulb protruding below the fixture.
- 5-J A design objective of the site lighting system must be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

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6. Signage Standards

The signage standards were developed as reasonable criteria to regulate the size, location, type, and quality of sign elements within the North Gateway Industrial Park. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety; and, to complement the visual character of the development.

- 6-A No off-premise signs are allowed.
- 6-B Signs shall be limited to wall signs and free-standing monument signs.
- 6-C All elements of a sign shall be maintained in a visually appealing manner.
- 6-D One free-standing business monument sign shall be permitted for each street frontage of each premises or joint sign premises which has at least 200 feet of street frontage, except on a premises of less than five acres; pursuant to the Industrial Park Zone (Section 14-16-2-19(A)(24)(b)).
- 6-E The height of a business monument sign shall not exceed 4 feet and the sign face shall not exceed 32 square feet. The monument sign may not have any external bracing, angle-iron supports, guy wires or similar devices.
- 6-F Individual buildings are allowed facade mounted signs whose area shall not exceed 6% of the area of the facade to which it is applied.
- 6-G No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights (including searchlights used for promotional events).
- 6-H Signs that are portable, fixed on a moveable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or moveable vehicles, or easily moveable in any manner are not permitted.
- 6-I Signs located on rocks, trees, or other natural features are not permitted.
- 6-J Vinyl banner signs, vehicles used as sign mediums, roof mounted signs, and time/temperature signs are not permitted.
- 6-K All signage shall be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.
- 6-L No sign shall overhang into the public right-of-way or extend above the building roof line.
- 6-M No illuminated signage shall face any residential area. The source of lighting must come from within the sign or be directed to the sign surface only.

7. Site / Architectural Objectives

7-A Site

The creation of an active pedestrian environment in the North Gateway is dependent upon creative site and architectural design. It is the Owner's desire to have the individual sites within the subdivision linked together as well as the surrounding neighborhoods. Important to the formation of a pedestrian-oriented development is the relationship between the buildings and the street.

- 7-A-1 Parking areas shall be designed so that pedestrians walk parallel to moving cars. Site layout should minimize the need for pedestrians to cross parking aisles and landscaped islands.
- 7-A-2 Pedestrian linkages shall be clearly visible and highlighted with enhanced paving.
- 7-A-3 Parking areas shall be designed to include a pedestrian link to the street sidewalk network and the adjacent buildings.
- 7-A-4 All sites shall provide public space in compliance with Section 14-16-3-18 of the Zoning Code.
- 7-A-5 For office or retail buildings over 10,000 square feet or groups of buildings on the same lot whose total floor area is over 10,000 square feet, an outdoor patio space that is a minimum of 500 square feet in size with tables and seating shall be provided. The patio shall have adequate shading provided by trees and / or shade structure that integrates with building architecture.

7-B Architectural

The architectural objective is to create a site that is visually integrated through the use of a few select architectural styles. The recommended styles have many similarities of scale, proportion, massing, and color. Stucco, stacked stone, split face or masonry textured block shall be used as the primary surface treatment. Metal siding is not allowed as a primary surface.

Additionally, all buildings shall conform to the following requirements:

- 7-B-1 Pueblo, Territorial, New Mexico traditional or contemporary building styles.
- 7-B-2 The maximum building height shall be limited to specifications in IP zoning, which includes a parapet screening.
- 7-B-3 Buildings and structures erected within the site shall comply with all applicable zoning and building code requirements as well as other local applicable codes.
- 7-B-4 Building design and construction shall be used to create a structure with attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations.
- 7-B-5 Finished building materials must be applied to all exterior sides of buildings and structures.
- 7-B-6 Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
- 7-B-7 Entries to structures should portray an aesthetically pleasing appearance while being architecturally tied into the overall mass and building composition.
- 7-B-8 Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.
- 7-B-9 The primary building colors shall be limited to: variations of Pale Yellow Ochre, Brown, Brick Red, Blue-gray, and Grey-Greens. However, sensitive alteration of colors and materials can produce diversity and enhance architectural forms. The middle range of reflectance is intended to avoid very light and very dark colors.
- 7-B-10 The staggering of planes and/or distinct articulation of building facades is required along an exterior wall elevation to create pockets of light and shadow, providing relief from monotonous expanses of individual façades.
- 7-B-11 Highly reflective surfaces (other than windows), exposed, untreated precision block walls, and materials with high maintenance requirements are undesirable and shall be avoided.
- 7-B-12 Earthen berms in conjunction with landscaping can be used at the building edge to reduce structure mass and height along facades.
- 7-B-13 The roof-line at the top of the structure shall incorporate offsets to prevent a continuous plane from occurring.
- 7-B-14 All rooftop and ground mounted equipment shall be screened from the public view by materials of the same nature as the building's basic materials.
- 7-B-15 The top of all rooftop equipment shall be below the top of parapet or screened from view from the public rights-of-way.
- 7-B-16 Screen walls shall conceal all ground mounted equipment with the top of equipment below the top of screen wall.
- 7-B-17 All accessory buildings and canopies shall be architecturally integrated and compatible in material and design with the main structure.
- 7-B-18 No freestanding cell towers or antenna shall be permitted; antenna shall be integrated into the building architecture.
- 7-B-19 No plastic or vinyl building panels, awnings, or canopies are permitted (metal panels are permitted as an accent feature only).
- 7-B-20 Parapets and/or architectural tents shall be used to screen mechanical equipment and penetrations from the development into adjacent properties.

- 7-B-21 No generic franchise architecture shall be allowed.
- 7-B-22 Wall materials should be chosen that will withstand abuse by vandals, or accidental damage by machinery.
- 7-B-23 ATMs shall be architecturally integrated with building design.


8. Utilities

To mitigate the negative visual image presented by some utility equipment and to ensure the overall aesthetic quality of the North Gateway:

- 8-A All new electric distribution lines within the area shall be placed underground.
- 8-B When an above-ground back-flow prevention device is required, the heated enclosure should be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used they shall be appropriately screened from view by walls and/or landscaping.
- 8-C Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.

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