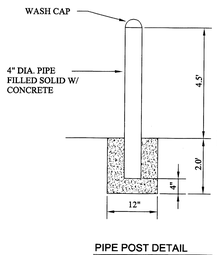
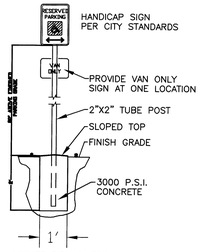


PIPE POST DETAIL
NTS



LOCATE SIGN 2' FROM FACE OF CURB OR SW

HANDICAP SIGN DETAIL

GENERAL NOTES:

1. LIGHTING WILL CONSIST OF 2-BUILDING-MOUNTED INCANDESENT LIGHT ON EAST AND WEST ELEVATIONS
2. THE SIGNAGE WILL CONSIST OF A BUILDING MOUNTED SIGN-SEE ELEVATIONS
3. THIS SITE PLAN CONFORMS WITH AND APPROVED SITE PLAN CASE #Z-80-87-6
4. CURRENT ZONING IS SU1-C1 AND IP USES.
5. WATER AND SEWER:
PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SERVICE TO THE SITE MUST BE VERIFIED AND COORDINATED WITH THE CITY OF ALBUQUERQUE UTILITY DEPARMENT.
6. BUILDINGS:
BUILDING HEIGHT:
BUILDING STRUCTURE SHALL NOT EXCEED 26 FEET IN HEIGHT.
BUILDING TYPES:
BUILDING WILL BE STEEL FRAME PICHED ROOF.
BUILDINGS WILL BE METAL SIDING.
BUILDING COLORS:
TAN ROOF AND SIDES-LIGHT GREEN TRIM-SEE ELEVATIONS
7. THIS SITE WILL COMPLY WITH THE REQUIREMENTS OF THE STREET TREE ORDINANCE AND APPROVED SITE PLAN CASE #Z-80-87-6
8. THE LANDSCAPING PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.
9. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

☐ NOTES:

1. ENTRANCE PER COA STANDARD DRAWING #2426.
2. EXISTING CURB AND GUTTER.
3. REMOVE EXISTING CURB
4. ASPHALT PAVING

LEGAL DESCRIPTION:

LOT 4, VALCANO BUSINESS PARK, CONTAINING 43,565 S.F. (1.0008 AC)
ZONING: SU1-CI AND IP USES

SITE DATA

PROPOSED USAGE:	AUTOMOTIVE MAINTANCE/OFFICE/WAREHOUSE
LOT AREA:	43,565 S.F. (1.0001ACRE)
OFFICE AREA :	275 S.F.
GROSS BUILDING AREA:	3600.00 S.F. PHASE 1 2400.00 S.F. PHASE 2
CONSTRUCTION TYPE:	2N STEEL BUILDING, STEEL FRAME INTERIOR FRAMING

LANDSCAPE REQUIREMENTS:

NET LOT AREA	35,420.00 SF ±
LANDSCAPING REQUIRED:	ONE STREET TREE PER 100 LINEAL FEET OF FRONTAGE PER APPROVED SITE PLAN CASE #Z-80-87-6
1 LARGE CANOPY TREE/100 FEET LANDSCAPE PROVIDED	5 STREET TREES- SEE LANDSCAPING PLAN

PARKING CALCULATIONS:

PARKING REQUIRED:

ONE SPACE /200 SF OFFICE 275 SF -2 REQ'D

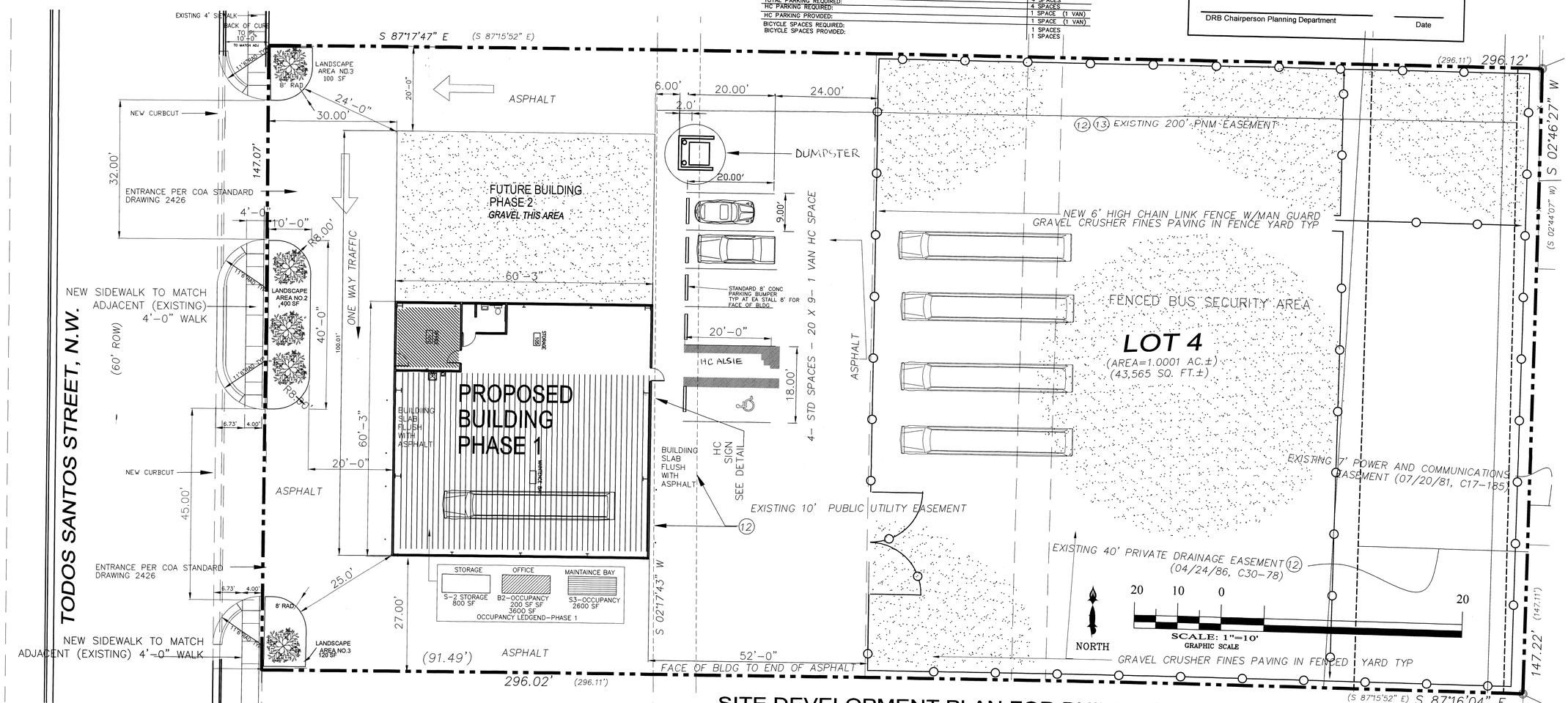
ONE SPACE PER 2000 SF WAREHOUSE 3300 SF- 2 REQUIRED	
ONE HC SPACE VAN ACCESSIBLE-25 AND LESS 1 REQ'D	
ONE HC SPACE VAN ACCESSIBLE-25 AND LESS 1 REQ'D	
TOTAL PARKING PROVIDED:	4 SPACES
TOTAL PARKING REQUIRED:	4 SPACES
HC PARKING REQUIRED:	1 SPACE (1 VAN)
HC PARKING PROVIDED:	1 SPACE (1 VAN)
BICYCLE SPACES REQUIRED:	1 SPACES
BICYCLE SPACES PROVIDED:	1 SPACES

PROJECT NUMBER	1003378
APPLICATION NUMBER	04DRB-00559

Is an Infrastructure List required ? ( ) Yes (X) No if yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL

Traffic engineering Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson Planning Department	Date



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

C-1

Drafting by Ultra Designs, Inc.
By: David Santistevan - Architectural Designer
Phone 505-449-9908 Email davidsantistevan@newmoxico.com

SITE DEVELOPMENT PLAN FOR BUIDING PERMIT
GONZALES BUS MAINTENANCE FACILITY

DATE	REVISIONS R-5	DRAWN BY
FEB 25 2004		GAH

GORDON ALLAN HALL ARCHITECT
18 TRAILS ROAD EAST
PLACITAS, NEW MEXICO
Office (505)450-4707
EMAIL GHALL@TVI.EDU
Mobile 505-450-4707

STATE OF NEW MEXICO
GORDON ALLAN HALL
No. 1005
REGISTERED ARCHITECT

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 WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTNG RESTRICTION APPROACH.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE 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, POLLEN ORDINANCE, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

PLANT BEDS SHALL ACHIEVE 75% LIVE GROUND COVER AT MATURITY.

GRAVEL OVER FILTER FABRIC SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED.

IRRIGATION NOTES:

IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (5) 1.0 GPH DRIP EMITTERS AND SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE 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 DETERMININED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	43,560	SF
TOTAL BLDG AREA	3,600	SF
TOTAL LANDSCAPED REQ'D	3/STREET TREE/100' FRONT FT.	
TOTAL LANDSCAPED AREA PROVIDED	147 ' FRONTAGE-5 REQUIRED- 5 STREET TREES PROVIDED	SF
ADDITIONAL LOT LANDSCAPING	N/A	SF

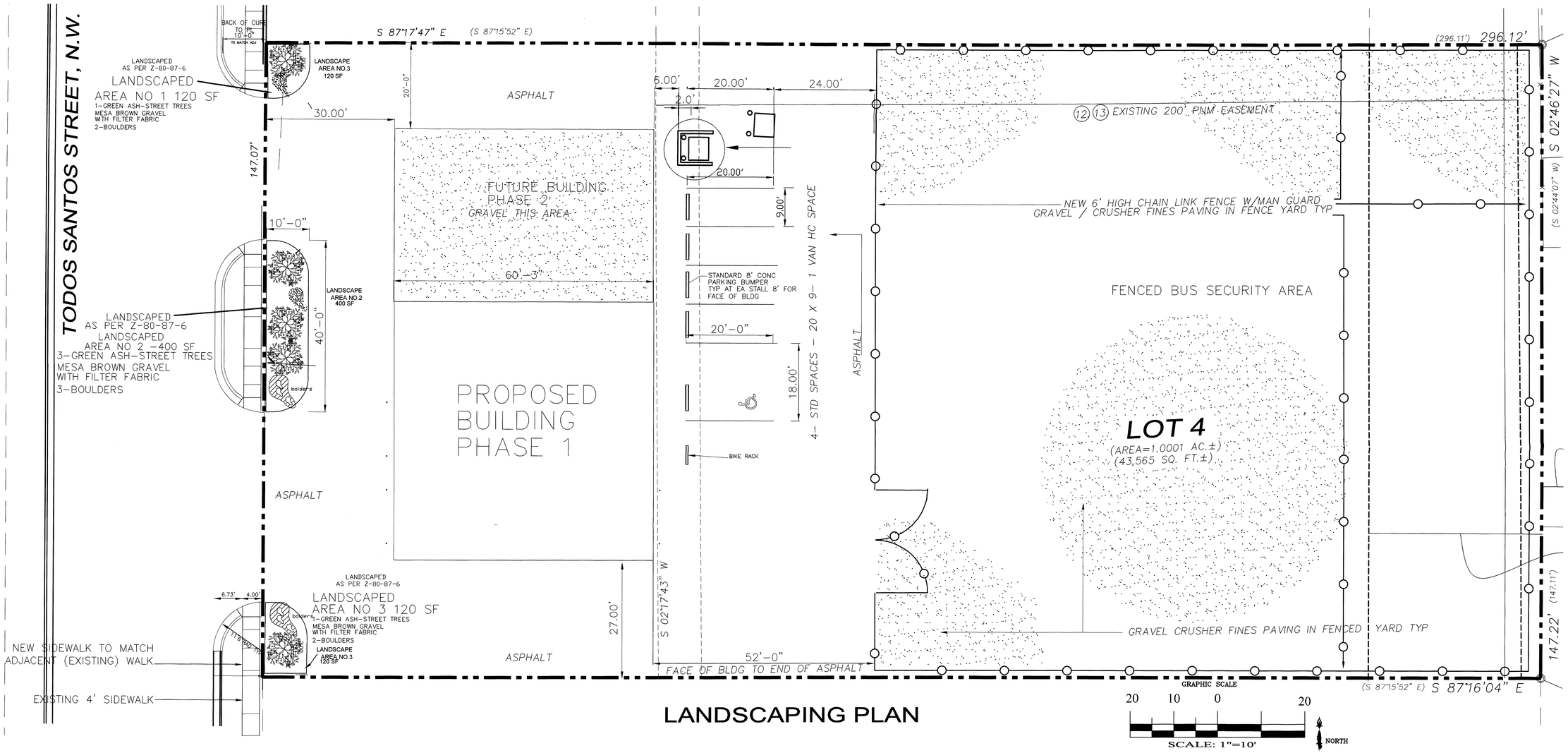
LANDSCAPE SCHEDULE

CANOPY TREES ALLOWED PER Z-80-87-6
CANOPY TREES- 3" MIN CALIPER- 25' MATURE CANOPY
GREEN ASH
FLAXINUS PENNSYLVANICA
OR
COMMON HONEYLOCUST
GLEDITSIA TRIACANTHOS
3" CAL. MIN.

INDIGENIOUS INORGANIC MATERIALS(ie)
ROCKS AND/OR GRAVEL ALLOWED PER Z-80-87-6
TO FUNCTION AS GROUND COVER OR PAVING

GRAVEL — MESA BROWN GRAVEL WITH FILTER FABRIC

BOULDERS



LANDSCAPING PLAN

L-1

Ultra Designs, Inc.
By: David Santistevan - Architectural Designer
Phone 505-449-9908 Email dsantistevan@swcorlink.com

LANDSCAPING PLAN
GONZALES BUS
MAINTENANCE FACILITY

DATE APRIL 18, 2004
REVISIONS R-6
DRAWN BY GAH

GORDON ALLAN HALL
ARCHITECT
18 TRAILS ROAD EAST
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EMAIL GHALL@TVI.EDU
Mobile 505-450-4707
STATE OF NEW MEXICO GORDON ALLAN HALL No. 1005 PLACITAS NEW MEXICO REGISTERED ARCHITECT

GENERAL SHEET NOTES

1. ELEVATIONS INDICATED ARE REFERENCED FROM FINISH FLOOR ELEVATION OF 100'-0". FOR ACTUAL FINISH FLOOR DATUM SEE SHEET C-101.

2. SEE SHEET A-103 AND SPECIFICATION SECTION 01230 FOR ALTERNATES. SEE SHEET A-202 FOR ELEVATIONS W/ ALTERNATES.

REFERENCE KEYNOTES

DIVISION 3 – CONCRETE

03451.P04 PRECAST CONCRETE SPLASH BLOCK

DIVISION 5 – METALS

05500.B02 BOLLARD LIGHT GREEN

DIVISION 8 – DOORS & WINDOWS

08110.S STEEL DOOR LIGHT GREEN

DIVISION 13 – SPECIAL CONSTRUCTION

13121.D DOWNSPOUT LIGHT GREEN
13121.G01 GUTTER LIGHT GREEN

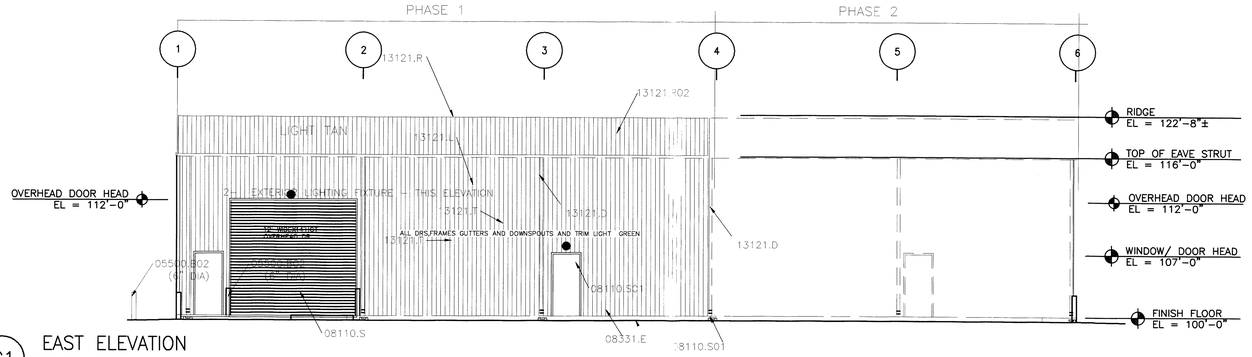
13121.R RIDGE CAP LIGHT GREEN
13121.R02 ROOF PANEL TAN
13121.T TRIM LIGHT GREEN
13121.W WALL PANEL TAN

SHEET KEYNOTES

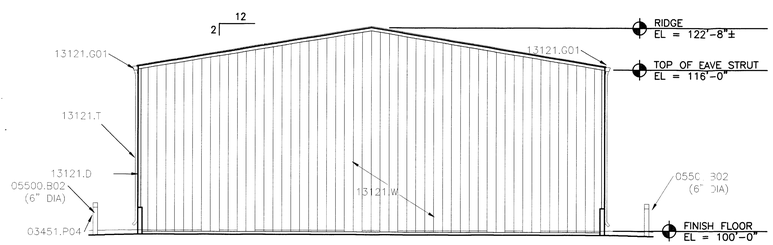
1. 2- EXTERIOR LIGHTING FIXTURE - EAST AND WEST ELEVATION

BUILDING COLORS

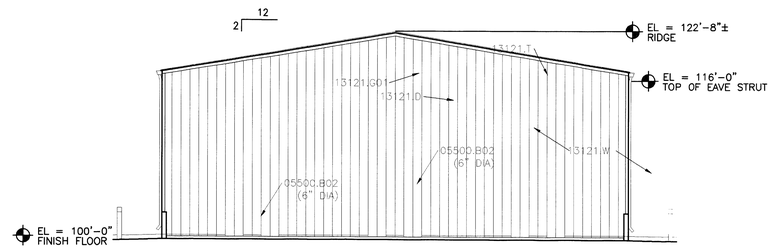
BUILDING METAL SIDES AND ROOF- TAN
BUILDING DOORS AND WINDOW FRAMES,TRIM,GUTTERS AND DOWNSPOUTS LIGHT GREEN



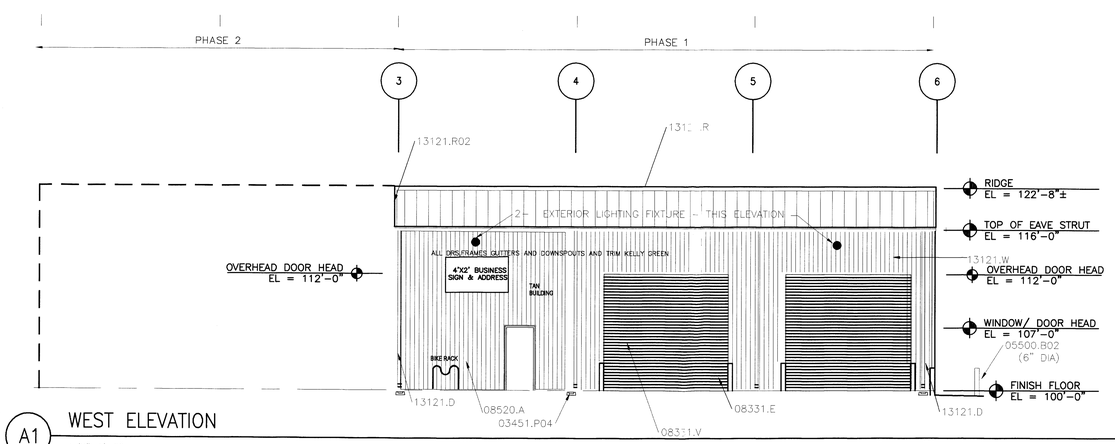
C1 EAST ELEVATION
1/8"=1'-0"



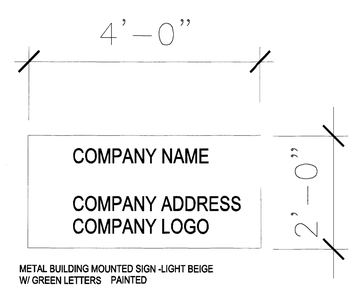
B1 SOUTH ELEVATION
1/8"=1'-0"



B3 NORTH ELEVATION
1/8"=1'-0"

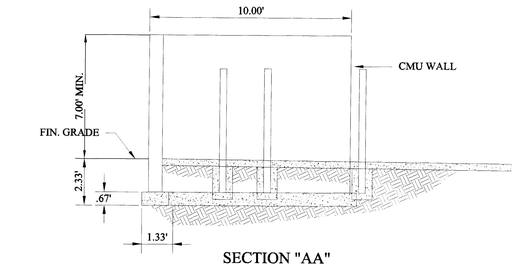


A1 WEST ELEVATION
1/8"=1'-0"

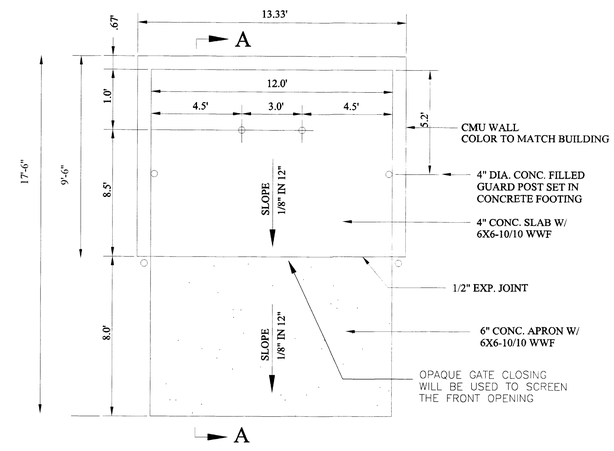


METAL BUILDING MOUNTED SIGN -LIGHT BEIGE
W/ GREEN LETTERS PAINTED

4' X 2' BUSINESS
SIGN & ADDRESS– BUILDING MOUNTED
NTS

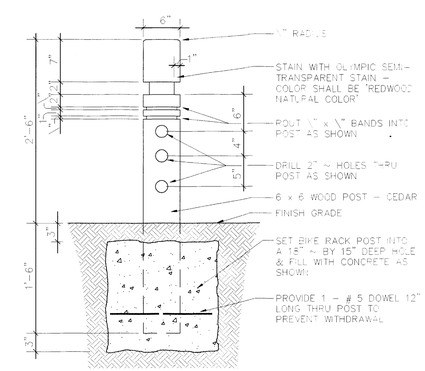


SECTION "AA"



DUMPSTER ENCLOSURE DETAIL

NTS



BIKE RACK POST

N.T.S.

A-2

Ultra Designs, Inc.
By: David Santistevan - Architectural Designer
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BUILDING ELEVATIONS
FACILITY GONZALES BUS
MAINTENANCE FACILITY

DATE	REVISIONS R-6	DRAWN BY
APR. 19 2004		GAH

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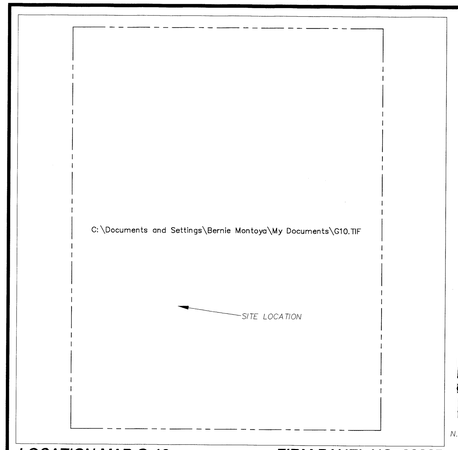
STATE OF NEW MEXICO
GORDON ALLAN HALL
No. 1005
ALBUQUERQUE NEW MEXICO
REGISTERED ARCHITECT

GRADING AND DRAINAGE PLAN

Lot 4

Volcano Business Park , Phase I

Albuquerque, Bernalillo County, New Mexico
February 2004



LOCATION MAP G-10 **FIRM PANEL NO. 0326D**

ZONING DESIGNATION = SU-1; C-1 AND IP USES

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING LOT 4 VOLCANO BUSINESS PARK SUBDIVISION (3020 TODOS SANTOS STREET N.W.) ARE CONTAINED HEREON:

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 1.0 ACRES AND IS LOCATED SOUTH OF THE INTERSECTION OF TODOS SANTOS STREET N.W. AND OURAY ROAD N.W. AND EAST OFF OF TODOS SANTOS STREET N.W. THE SITE IN IT'S PRESENT CONDITION IS VACANT AND SLOPES FROM WEST TO EAST TOWARDS THE 40' FOOT PRIVATE DRAINAGE EASEMENT. ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL 0326D, DATED SEPTEMBER 20,1996, THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS

AS SHOWN ON THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF A 6000 SQ. FT. METAL BUILDING ALONG WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. THE BUILDING USE WILL BE FOR A MECHANICS SHOP. THE DEVELOPED RUN-OFF WILL BE DIRECTED EAST TOWARDS THE EXISTING 40' FOOT PRIVATE DRAINAGE EASEMENT. THE EASEMENT IS A WELL DEFINED DIRT SWALE, WHICH SLOPES FROM SOUTH TO NORTH. A DRAINAGE REPORT WAS PREPARED BY LARRY READ & ASSOCIATES FOR ALLRITE ROOFING SYSTEMS (3040 PAINTED ROCK DR. N.W., G10-D29G). THE REPORT INCLUDES AN ANALYSIS OF THE TOTAL BASIN IN WHICH LOT 4 VOLCANO BUSINESS PARK IS A PART OF. INCLUDED WITH THIS SUBMITTAL ARE COPIES FROM THE ABOVE REFERENCED REPORT BY MR. READ. THE 100-YEAR HYDROLOGIC CALCULATIONS PROVIDE A QUANTITATIVE ANALYSIS FOR EACH TRACT OF LAND, FOR THE FULLY DEVELOPED CONDITIONS. ALL THE SITES REFERENCED ON THE REPORT ARE ALLOWED FREE DISCHARGE. THE CALCULATIONS WHICH APPEAR HEREON; ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRE AND SMALLER BASINS; AS SET FORTH IN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL VOLUME II, DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUN-OFF GENERATED.

PROJECT AREA = 1.0015 ac.
MECHANIC SHOP FOR JOE GONZALES
ZONE 1
PRECIPITATION: 360 = 2.20 in.
1440 = 2.66 in.
10day = 3.67 in.

	EXCESS PRECIPITATION:	PEAK DISCHARGE:
TREATMENT A	0.44 in.	1.29 cfs/ac.
TREATMENT B	0.67 in.	2.03 cfs/ac.
TREATMENT C	0.99 in.	2.87 cfs/ac.
TREATMENT D	1.97 in.	4.37 cfs/ac.

	EXISTING CONDITIONS: AREA	PROPOSED CONDITIONS: AREA
TREATMENT A	1.0015 ac.	0 ac.
TREATMENT B	0 ac.	0.02078 ac.
TREATMENT C	0 ac.	0.5916 ac.
TREATMENT D	0 ac.	0.44156 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E =(0.44)x(1.00)+(0.67)x(0.00)+(0.99)x(0.00)+(1.97)x(0.00)/ 1.00 ac.
= 0.44 in.
V100-360 =(0.44)x(1.00)/ 12 = 0.036722 ac-ft = 1600 CF

EXISTING PEAK DISCHARGE:

Q100 =(1.29)x(1.00)+(2.03)x(0.00)+(2.87)x(0.00)+(4.37)x(0.00)= 1.29 CFS

PROPOSED EXCESS PRECIPITATION:

Weighted E =(0.44)x(0.00)+(0.67)x(0.02)+(0.99)x(0.59)+(1.97)x(0.44)/ 1.00 ac.
= 1.47 in.
V100-360 =(1.47)x(1.00)/ 12.0 = 0.122457 ac-ft = 5334 CF

V100-1440 =(0.12)+(0.44)x(2.66 - 2.20)/ 12 = 0.139383 ac-ft = 6072 CF

V100-10day =(0.12)+(0.44)x(3.67 - 2.20)/ 12 = 0.176548 ac-ft = 7690 CF

PROPOSED PEAK DISCHARGE:

Q100 =(1.29)x(0.00)+(2.03)x(0.02)+(2.87)x(0.59)+(4.37)x(0.44)= 3.63 CFS

INCREASE 3.63 CFS - 1.29 CFS = 2.34 CFS

BENCHMARK INFORMATION

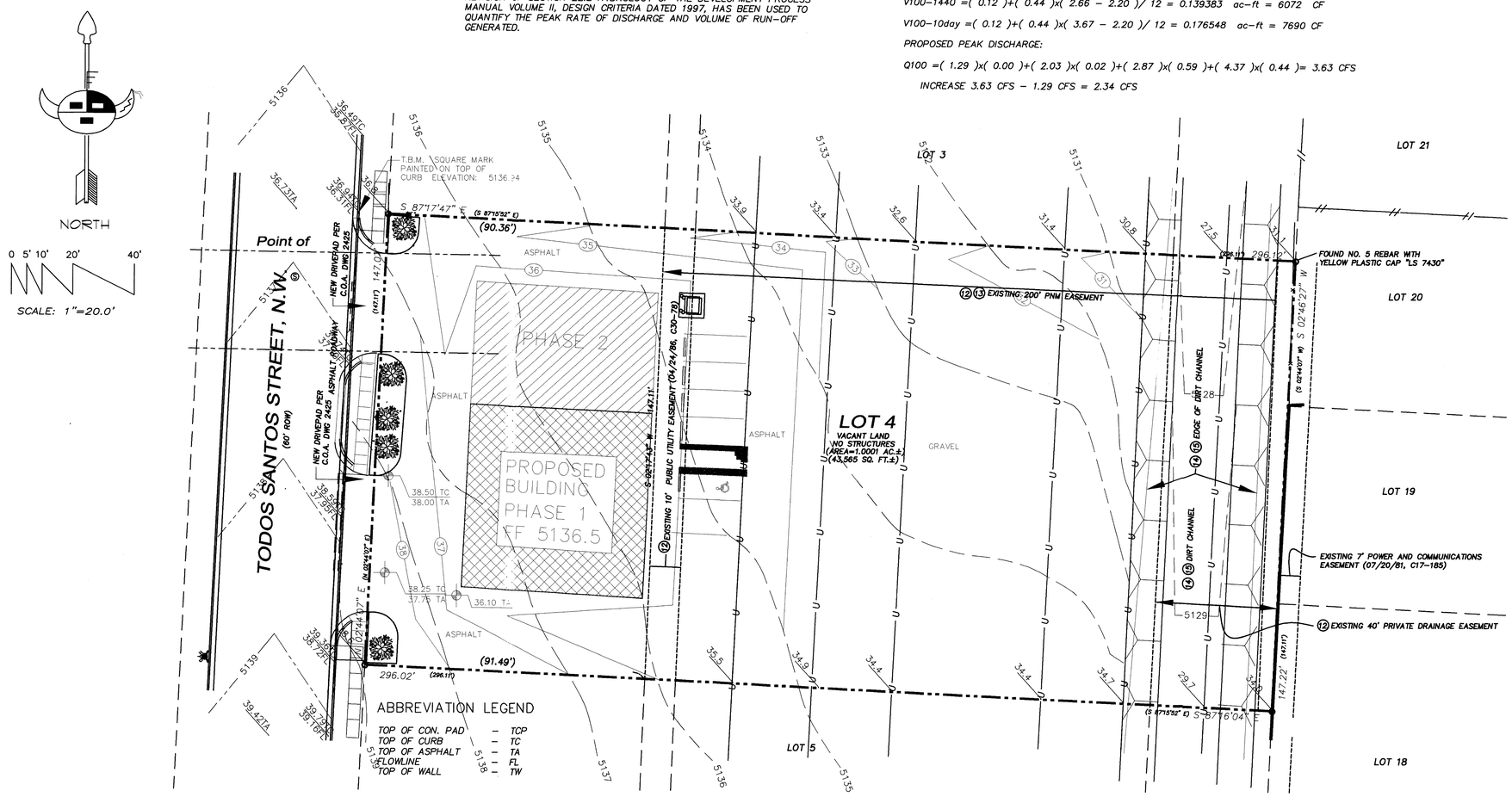
C.O.A. BENCHMARK USED: 4-D13 LOCATED WITHIN THE PUBLIC DRAINAGE R/W, SOUTHWEST CORNER OF LOT 72A EL RANCHO ATRISCO DE LOS SANTOS
ELEVATION: 5123.408

T.B.M.

LOCATED AT THE TOP OF CURB IN THE PROJECTION OF THE EAST-WEST PROPERTY LINE. SQUARE MARK PAINTED
ELEVATION: 5136.94 SEE PLAN DRAWING

SYMBOL LEGEND

EXISTING CONTOUR	5102
EXISTING CONTOUR	26
DESIGNED SPOT ELEVATION	27.50 TC / 27.00 TA
PROPERTY LINE	
EASEMENT LINE	
FLOW DIRECTION	
EXISTING SPOT ELEVATION	+85.1
DOWN SPOUT	□



ABBREVIATION LEGEND

TOP OF CON. PAD	TCP
TOP OF CURB	TC
TOP OF ASPHALT	TA
FLOWLINE	FL
TOP OF WALL	TW

NOTE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
2. All work detailed in this plan to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Albuquerque Standard Specification for Public Works Construction.
3. Two working days prior to any excavation, contractor must contact line locating Services at (505) 260-1990 for locating existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizonal and vertical location of all construction. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to residential use.
6. All work on this project shall be performed in accordance with applicable Federal, State and local laws, rules and regulations concerning construction safty and health.

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION. HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE:
   A) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY DIKES, SWALES, AND OTHER TEMPORARY GRADING AS NECESSARY TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
   B) ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
2. THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY DIRT OR SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

Legal Description

LOT NUMBERED FOUR (4) OF VOLCANO BUSINESS PARK PHASE I, A SUBDIVISION IN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 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 APRIL 24, 1986, IN PLAT BOOK C30, FOLIO 78.

JOB NO:	XXXXXXX
DATE:	MARCH 2004
REVISIONS	

Sheet Title: GRADING & DRAINAGE PLAN
Drawn By: H Hood & BJM Checked By: BJM

Project Name
PROPOSED BUS MAINTENANCE FACILITY
3020 TODOS SANTOS ST. NW
ALBUQUERQUE, NEW MEXICO

SHEET NO.
GD

Judy D. Woodward Bern. Co. PLAT R 17.00 Bk-98C Pg-89
1998090074
5029947
Page: 3 of 3
04/03/1998 02:23P

SITE DEVELOPMENT PLAN FOR SP AMENDMENT
LOTS 11 AND 12A AND TRACTS 5A2-A1-1 THRU 5A2-A1-5
VOLCANO BUSINESS PARK PHASE II

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER 1997

NOTES:

1. This Site Development Plan is for subdivision purposes only.
2. A Drainage Management Plan will be required for each tract prior to development of any improvements on that tract.
3. A detailed Site Development Plan for each tract shall be submitted to the Development Review Board for final review and approval prior to development of any improvements on that tract.
4. Landscaping – The total landscaped area required for each tract shall equal not less than 15% of the net lot area which is defined by Section 14-16-3-10 of the Comprehensive Zoning Code as the total lot area minus
   (a) the area of the lot not covered by buildings.
   (b) the portions of the lot that are not required for off-street parking or a parking lot and which are fully screened from any adjacent lot or public right-of-way by an opaque wall or fence at least 6' high, in which no landscaping will be required except required buffer landscaping, chain link fence with slats does not constitute acceptable full screening, and
   (c) the area of any approved landscaping that the owner installs and maintains in the adjacent public right-of-way, exclusive of the area of any existing or planned public sidewalk.
5. Building Height – building height and width shall fall within 45° angle planes drawn from the horizontal at the mean grade along each boundary of the subject tract, but a structure shall not exceed a height of 120 feet. Exceptions to the preceding are provided in accordance with Section 14-16-3-3 of the Comprehensive Zoning Code, "Supplementary Height, Area and Use Regulations", and with regard to signs, in compliance with the requirements of the I-P Zone.
6. Setbacks – Building setbacks for each of the Tracts shall comply with the requirements set forth in the I-P Zone section of the Albuquerque Comprehensive City Zoning Code.

* PROPOSED BUILDING FOOTPRINT/LAYOUT ASSUMES WAREHOUSE USE. ZONING CODE PARKING REQUIREMENTS FOR OTHER USES MAY RESULT IN A BUILDING AREA SMALLER THAN SHOWN.

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2. Specific use of introduced and naturalized species to supplement the indigenous plant palette. These "introduced and naturalized" species will be used in areas less exposed to the macro climate and will function as accent treatments.
3. Controlled uses of indigenous inorganic materials (i.e. rocks, gravel) to function as ground cover or paving substitutes.
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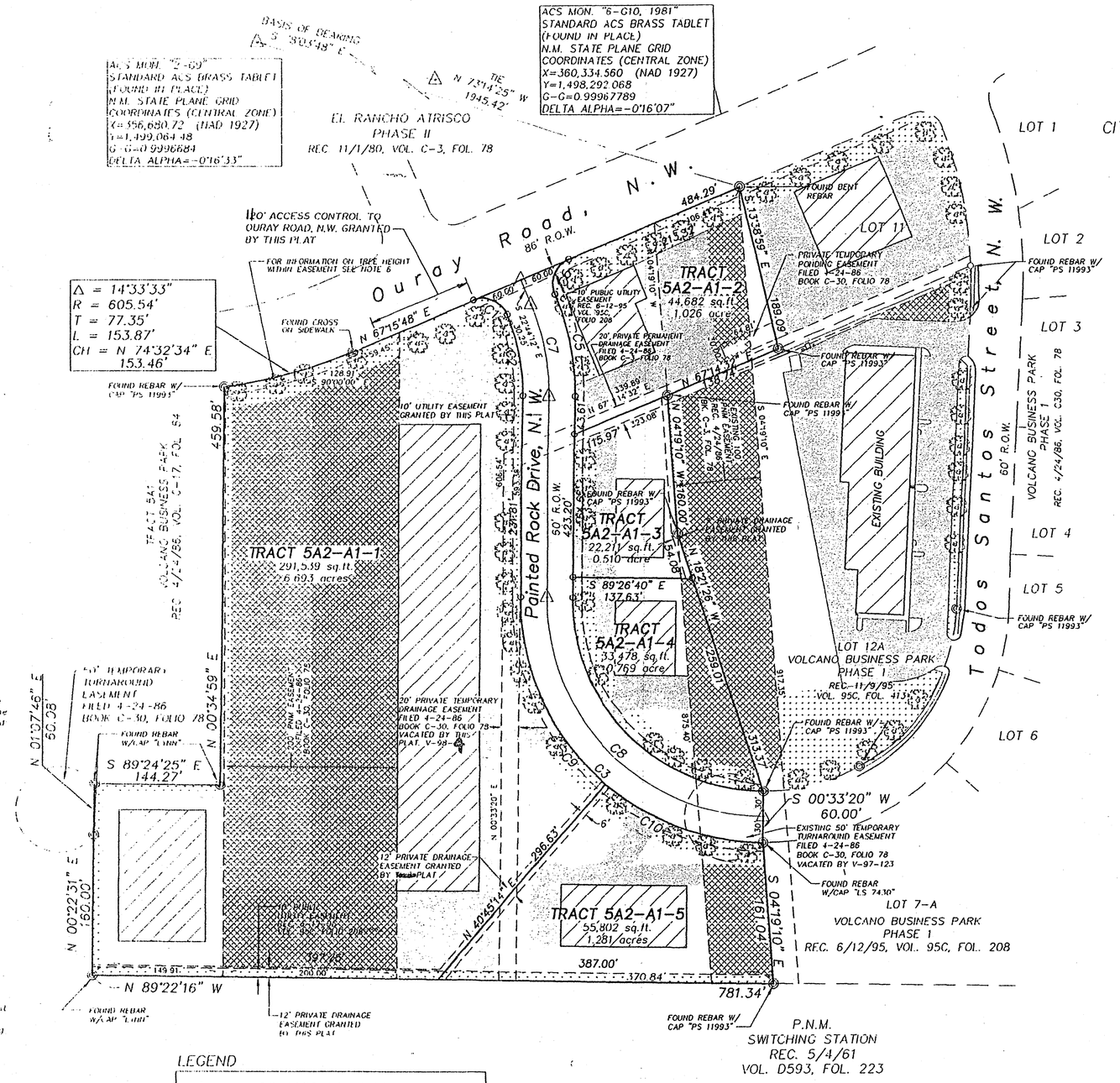
5. Street trees along Ouray Road, Tobos Santos Street and Painted Rock Drive will be of the following:

   STREET TREES AND SHRUBS

   a. Canopy — 3 in. minimum caliper
      Plant selection shall comply with those species which have been approved by the City Water Conservation and Landscape Ordinance.
   b. Understory and accent — 2 in minimum caliper
      Plant selection shall comply with those species which have been approved by the City Water Conservation and Landscape Ordinance.
6. Landscaping parking areas will be to City Zoning ordinances. However, where parking is in PNM easements, landscaping exceeding 15 feet in height will not be allowed.
7. The landscaping areas shown on this sheet represent minimum landscaping required on each lot. Additional landscaping details will be provided for each lot as individual lots are developed and site plans prepared.



THIS SITE PLAN IS AN AMENDMENT TO THE SITE PLAN APPROVED BY D.R.B. ON OCTOBER 24, 1995. THE PURPOSE OF THIS AMENDMENT IS TO ACCOMODATE A RE-CONFIGURATION OF THE SIZE, SHAPE AND NUMBER OF TRACTS TO BE CONSTRUCTED WITHIN PHASE II.

ZONING DRB-97-450

This area is zoned SU-1 for C-1 and IP uses pursuant to Z-80-87-6 as approved by the Environmental Planning Commission on January 15, 1987, and further amended by the DRB pursuant to DRB 95-462, approved October 24, 1995.

PLANNING DEPARTMENT	DATE 4/3/98
CITY ENGINEER / AMAFCA	DATE 4-3-98
UTILITY DEVELOPMENT	DATE 3/10/98
TRANSPORTATION DEVELOPMENT	DATE 4-03-98
DEVELOPMENT CIP	DATE 2-10-98

LEGEND

- DENOTES POINT FOUND AND USED AS SHOWN
- DENOTES POINT SET BY THIS SURVEY
- STREET TREES
- 10' MINIMUM LANDSCAPED AREA
- POSSIBLE BUILDING AREA (square footage)
- POSSIBLE PARKING AREA
- POSSIBLE OPEN STORAGE AND LOT PONDING

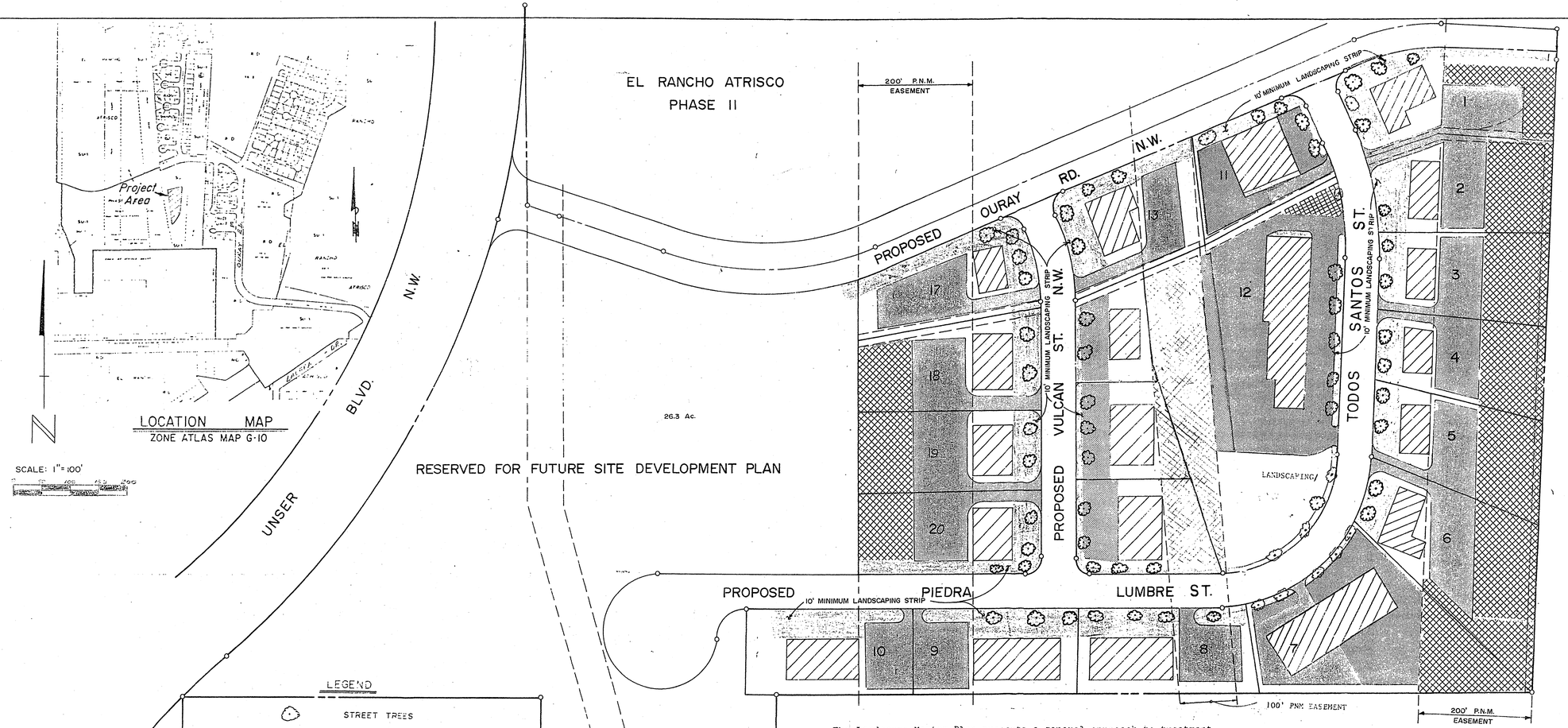
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PRECISION SURVEYS
2929 COORS BLVD NW, SUITE 105
ALBUQUERQUE, NEW MEXICO 87120
PHONE 505 839 0569
FAX 505 839 4153

DRB CASE NO. 97-450



LEGEND

- STREET TREES
- 10' MINIMUM LANDSCAPED AREA
- POSSIBLE BUILDING AREA (SQUARE FOOTAGE)
- POSSIBLE PARKING AREA
- PUBLIC STREETS
- POSSIBLE OPEN STORAGE & LOT PONDING AREAS

15.0 Ac.

6.5 Ac.

PLAINS ELECTRIC

The Landscape Master Plan presents a general approach to treatment of the different elements within the Volcano Business Park. The general intent of the landscape concept is to create lasting unified and distinctive character for the Business Park. In order to achieve this the following provision will be followed:

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5. Street Trees along Ouray, Piedra Lumbre, and Vulcan Street will be of the following.

   STREET TREES AND SHRUBS

   a.- Canopy 3" minimum caliper

   Acer grandidentatum (Big Tooth Maple)
   Fraxinus pennsylvanica lanceolata (Green Ash)
   Fraxinus velutina (Velvet Ash)
   Gleditsia triacanthos inermis (Thornless Common Honeylocust)
   Platanus acerifolia (London Planetree)

   b.- Understory and accent 2" minimum caliper

   Acacia constricta (White-Thorn Acacia)
   Crataegus oxyacantha (English Hawthorn)
   Crataegus phaenopyrum (Washington Hawthorn)
   Eleagnus angustifolia (Russian Olive)
   Fraxinus anomala (Single-leaf Ash)
   Malus spp. (Flowering Crabapple)
   Parkinsonia aculeata (Mexican Palo Verde)
   Prosopis glandulosa (Common Mesquite)

6. Landscaping parking areas will be to city zoning ordinances. However, where parking is in PNM easements landscaping exceeding 15 feet in height will not be allowed.
7. The landscaping areas shown on this sheet represent minimum landscaping required on each lot. Additional landscaping details will be provided for each lot as individual lots are developed and site plans prepared.

APPROVALS:
I certify that this area is zoned SU-1 for IP and C-1, and that this plan was approved as amended by the Environmental Planning Commission on January 15, 1987.
CASE NO: Z-80-87-6

for Carol Clark 4-9-87
Planning Director, City of Albuquerque, NM Date

for Terry D. Brown 2-3-87
Traffic Engineering, City of Albuquerque, NM Date

Fred J. Cipriani 2/3/87
City Engineer, City of Albuquerque, NM Date

Ian E. Eitzgand 2/3/87
Water Utilities, City of Albuquerque, NM Date

Janet Saiers 2/3/87
Parks & Recreation, City of Albuquerque, NM Date

F. A. Chavez 2/3/87

TABLE OF CONTENTS

SHEET NO.	DESCRIPTION
1	AMENDED MASTER PLAN
2	PLAT SHEET
3	SITE DEVELOPMENT AND LANDSCAPING PLAN-LOT 12
,	BUILDING ELEVATIONS

NOTE: The overall concepts of lot 12 have been amended from the approved Master Plan to EPC of Dec. 20, 1984 (Z-80-87-4) as a result of vacating the PNM easement.

AS BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
A.C.S. BRASS CAP, G-10 "A" is located approx. 700 feet East of the intersection of Ouray Rd N.W. Rhonda De Lachuses N.W. and a drainage channel and approx. 290 feet Northeast of Sta 140-9.
Elev = 5111.87 feet

SURVEY INFORMATION
FIELD NOTES
NO. — BY — DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
1	1/15/87	Lot 12 Reconfigured	ZO

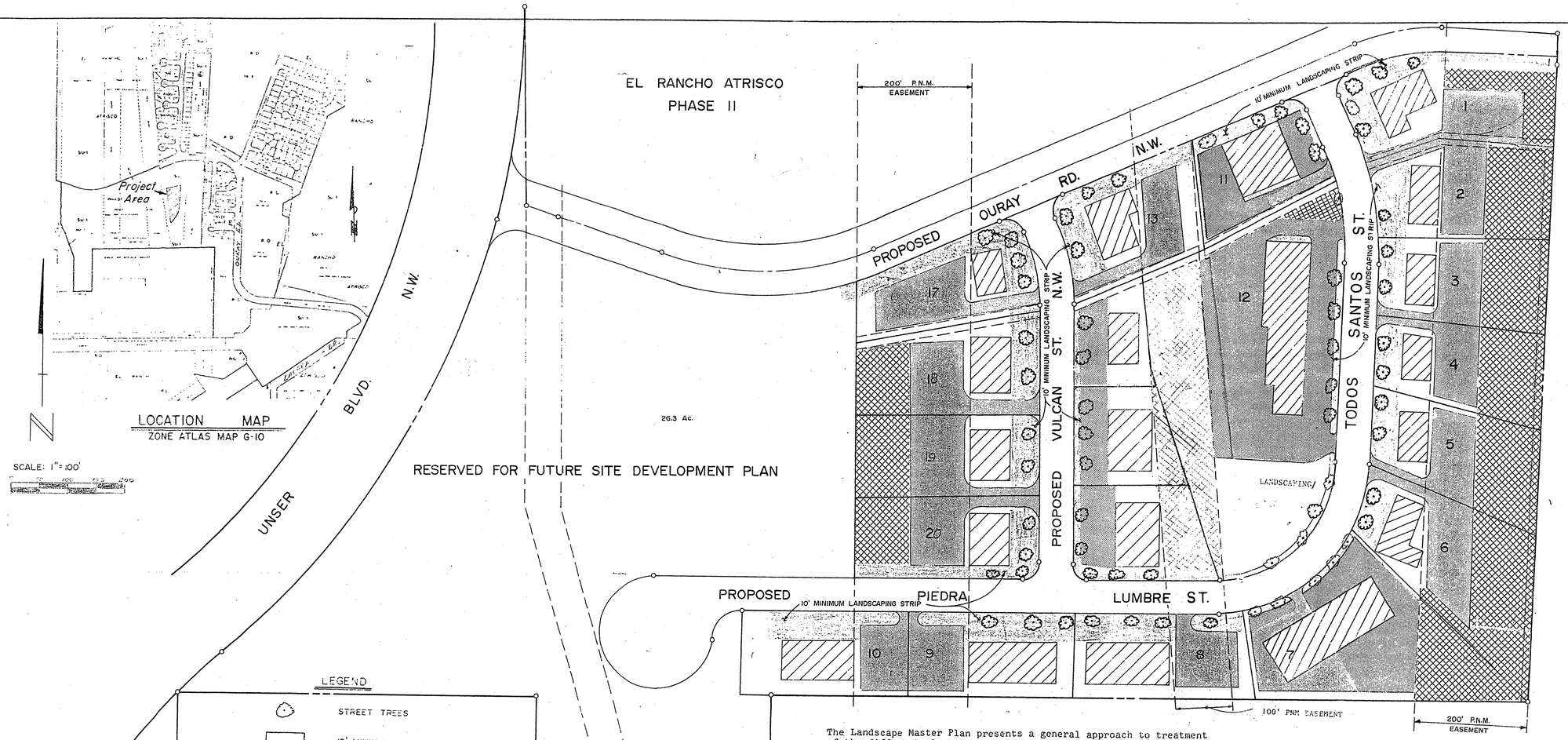
REVISIONS
DESIGN
DESIGNED BY
DRAWN BY Albo & Angus Surveying Co., Inc. DATE 11-27-85
CHECKED BY — DATE

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: AMENDED MASTER PLAN
VOLCANO BUSINESS PARK, LOTS #1-20

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A.C.E.-Design			Traffic		
A.C.E.-Hydrology			Water		

DRAWING NO. | MAP NO. | SHEET OF



LEGEND

- STREET TREES
- 10' MINIMUM LANDSCAPED AREA
- POSSIBLE BUILDING AREA (SQUARE FOOTAGE)
- POSSIBLE PARKING AREA
- PUBLIC STREETS
- POSSIBLE OPEN STORAGE & LOT PONDING AREAS

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APPROVALS:
I certify that this area is zoned SU-1 for IP and C-1, and that this plan was approved as amended by the Environmental Planning Commission on January 15, 1987.
CASE NO: Z-80-87-4

for Jack Cloud Planning Director, City of Albuquerque, NM	4-9-87 Date
for Terry D. Brown Traffic Engineering, City of Albuquerque, NM	2-3-87 Date
Fred Chiappini City Engineer, City of Albuquerque, NM	2/3/87 Date
Jon E. Eutsgound Water Utilities, City of Albuquerque, NM	2/3/87 Date
Janet Saiers Parks & Recreation, City of Albuquerque, NM	2/3/87 Date
Fred Chiappini	2/3/87

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AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
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SURVEY INFORMATION
FIELD NOTES
NO. — BY — DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
1	1/5/87	Lot 12 Recontoured	RC

REVISIONS
DESIGN — DATE
DESIGNED BY
DRAWN BY AB & Jacque Surveying Co. Inc. DATE 11-27-86
CHECKED BY — DATE

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: AMENDED MASTER PLAN
VOLCANO BUSINESS PARK, LOTS #1-20

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A.C.E.-Design			Traffic		
A.C.E.-Hydrology			Water		

DRAWING NO. | MAP NO. | SHEET OF

Judy D. Woodward Bern. Co. PLAT R 17.00 1998038074 Page: 3 of 3 04/03/1998 02:23P Bk-98C Pg-89

SITE DEVELOPMENT PLAN FOR SP AMENDMENT
LOTS 11 AND 12A AND TRACTS 5A2-A1-1 THRU 5A2-A1-5
VOLCANO BUSINESS PARK PHASE II

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER 1997

NOTES:

1. This Site Development Plan is for subdivision purposes only.
2. A Drainage Management Plan will be required for each tract prior to development of any improvements on that tract.
3. A detailed Site Development Plan for each tract shall be submitted to the Development Review Board for final review and approval prior to development of any improvements on that tract.
4. Landscaping - The total landscaped area required for each tract shall equal not less than 15% of the net lot area which is defined by Section 14-16-3-10 of the Comprehensive Zoning Code as the total lot area minus
   (a) the area of the lot not covered by buildings.
   (b) the portions of the lot that are not required for off-street parking or a parking lot and which are fully screened from any adjacent lot or public right-of-way by an opaque wall or fence at least 6' high, in which no landscaping will be required except required buffer landscaping, chain link fence with slats does not constitute acceptable full screening.
   (c) the area of any approved landscaping that the owner installs and maintains in the adjacent public right-of-way, exclusive of the area of any existing or planned public sidewalk.
5. Building Height - building height and width shall fall within 45° angle planes drawn from the horizontal at the mean grade along each boundary of the subject tract, but a structure shall not exceed a height of 120 feet. Exceptions to the preceding are provided in accordance with Section 14-16-3-3 of the Comprehensive Zoning Code, "Supplementary Height, Area and Use Regulations", and with regard to signs, in compliance with the requirements of the I-P Zone.
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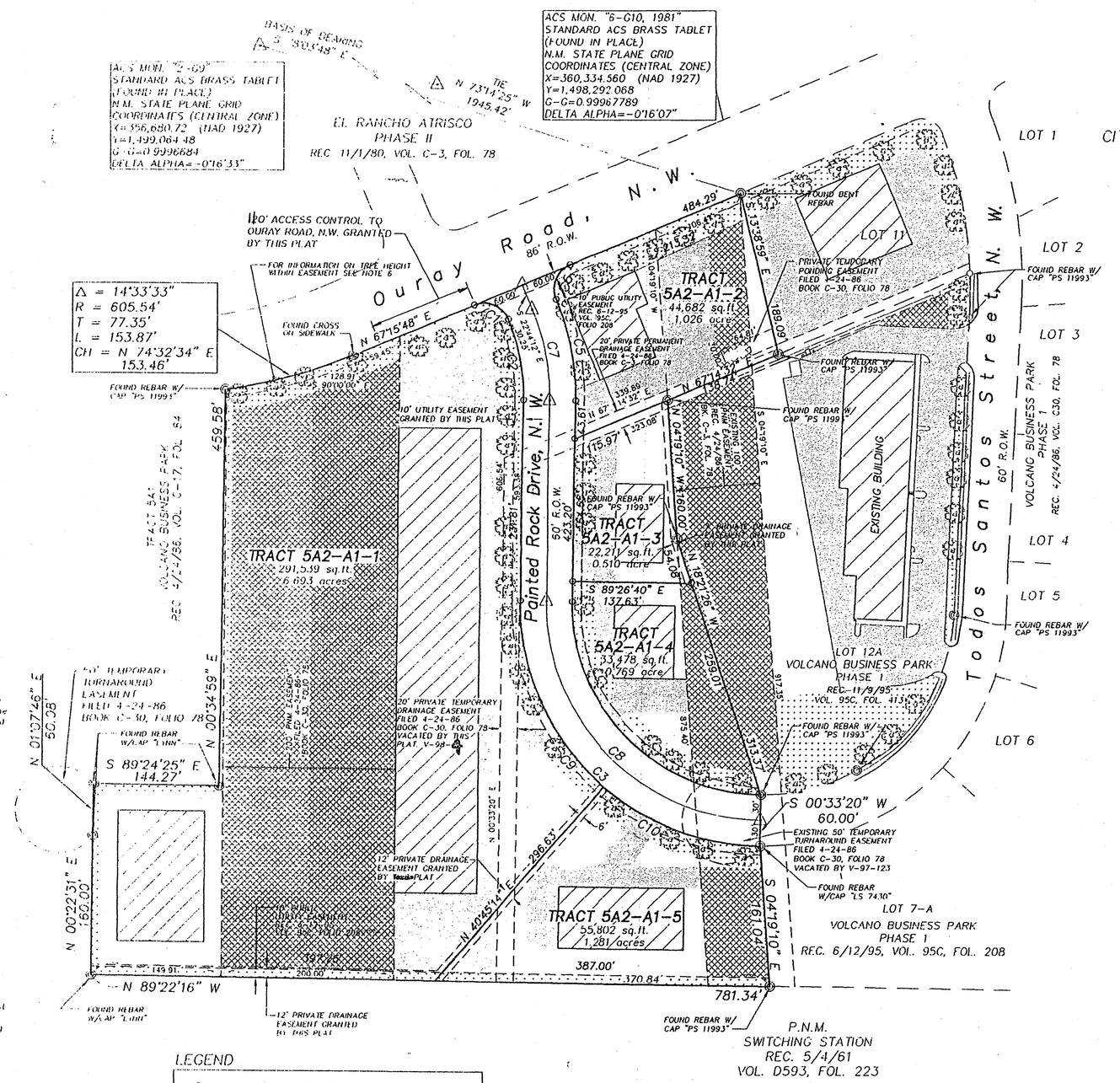

LEGEND

- DENOTES POINT FOUND AND USED AS SHOWN
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- STREET TREES
- 10' MINIMUM LANDSCAPED AREA
- POSSIBLE BUILDING AREA (square footage)
- POSSIBLE PARKING AREA
- POSSIBLE OPEN STORAGE AND LOT PONDING

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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TRANSPORTATION DEVELOPMENT	DATE 4-03-98
DEVELOPMENT CIP	DATE 2-10-98

PRECISION SURVEYS
2929 COORS BLVD NW, SUITE 105
ALBUQUERQUE, NEW MEXICO 87120
PHONE 505 839 0549
FAX 505 839 4153

DRB CASE NO. 97-450