

- GENERAL NOTES:**
- LIGHTING WILL CONSIST OF 2-BUILDING-MOUNTED INCANDESCENT LIGHT ON EAST AND WEST ELEVATIONS
 - THE SIGNAGE WILL CONSIST OF A BUILDING MOUNTED SIGN-SEE ELEVATIONS
 - THIS SITE PLAN CONFORMS WITH AND APPROVED SITE PLAN CASE #Z-80-87-6
 - CURRENT ZONING IS SU1-C1 AND IP USES.
 - 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 DEPARTMENT.
 - 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
 - THIS SITE WILL COMPLY WITH THE REQUIREMENTS OF THE STREET TREE ORDINANCE AND APPROVED SITE PLAN CASE #Z-80-87-6
 - THE LANDSCAPING PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- NOTES:**
- ENTRANCE PER COA STANDARD DRAWING #2426.
 - EXISTING CURB AND GUTTER.
 - REMOVE EXISTING CURB
 - ASPHALT PAVING

LEGAL DESCRIPTION:
LOT 4, VALCANO BUSINESS PARK, CONTAINING 43,565 S.F. (1.0008 AC)
ZONING: SU1-C1 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 SF. PHASE 1 2400.00 SF. PHASE 2
CONSTRUCTION TYPE:	2N STEEL BUILDING STEEL FRAME INTERIOR FRAMING

LANDSCAPING 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
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 PROVIDED:	1 SPACE (1 VAN)
HC PARKING REQUIRED:	1 SPACE (1 VAN)
BICYCLE SPACES REQUIRED:	1 SPACE (1 VAN)
BICYCLE SPACES PROVIDED:	1 SPACE

PROJECT NUMBER 1003378
APPLICATION NUMBER 04/DRB. 00559

Is an Infrastructure List required? () Yes (X) No if yes, then a set of approved DRG 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

C-1

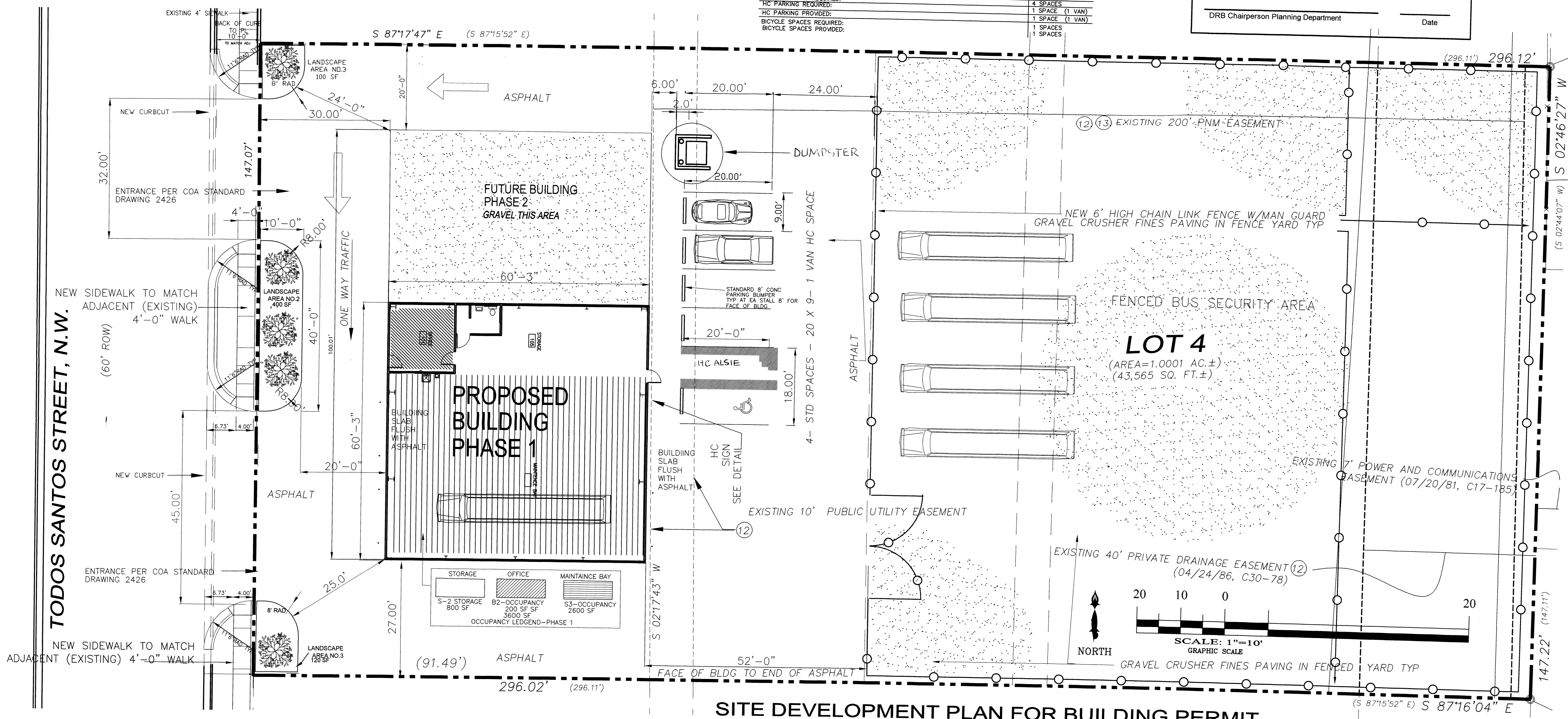
Drafting by
Ultra Designs, Inc.
By: David Santistevan - Architectural Designer
Phone 505-440-9988 Email dsantistevan@ultra.com

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
GONZALES BUS MAINTENANCE FACILITY

DATE: FEB 25 2004
REVISIONS: R-5
DRAWN BY: GAH

GORDON ALLAN HALL ARCHITECT
18 TRAILS ROAD EAST
PLACITAS, NEW MEXICO
OFF: (505)464-4707
EMAIL: GALL@VIEWU.COM
PHONE: 505-860-0707

STATE OF NEW MEXICO REGISTERED ARCHITECT
GORDON ALLAN HALL
No. 1005
EXPIRES 12/31/2006



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 PLANTING 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 RELATIVE 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.

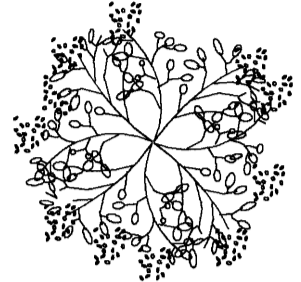


IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER. LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

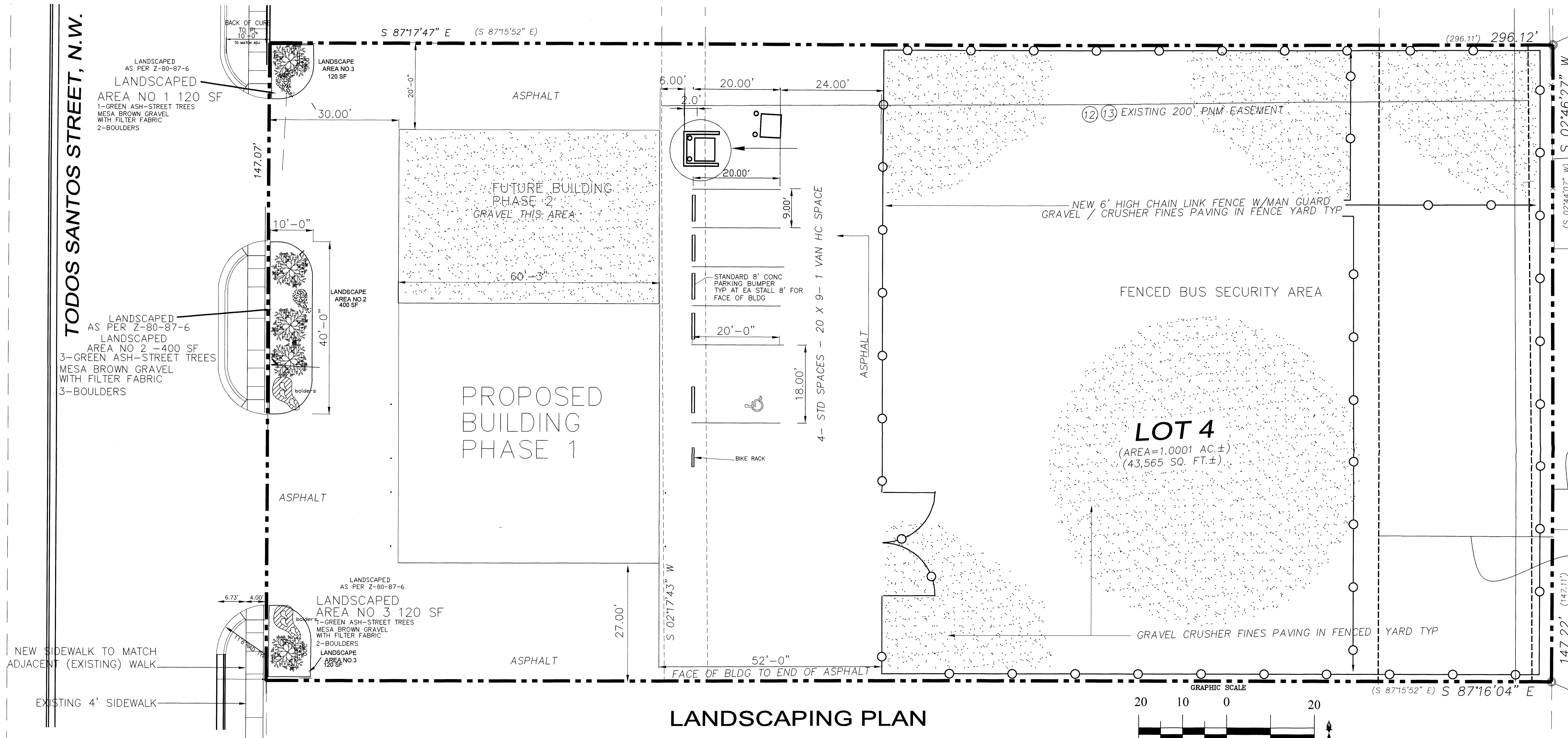
LANDSCAPE CALCULATIONS

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

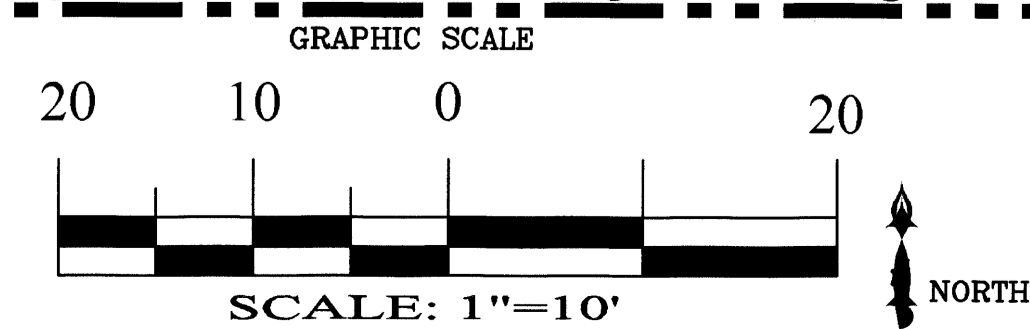
LANDSCAPE SCHEDULE

	CANOPY TREES ALLOWED PER Z-80-87-6 CANOPY TREES- 8" MIN CALIPER- 25' MATURE CANOPY GREEN ASH FLAXINUS PENNSYLVANICA OR COMMON HONEYLOCUST GLEDITSIA TRIACANTHOS 8" CAL. MIN.
	INDIGENOUS INORGANIC MATERIALS(10) ROCKS AND/OR GRAVEL ALLOWED PER Z-80-87-6 TO FUNCTION AS GROUND COVER OR PAVING
	MESA BROWN GRAVEL WITH FILTER FABRIC
	BOULDERS

TODOS SANTOS STREET, N.W.



LANDSCAPING PLAN



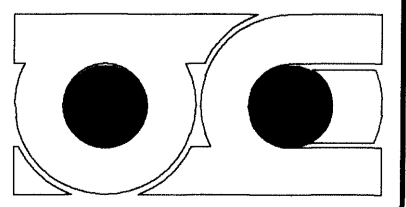
L-1

Ultra Design, Inc.
By: David Santistevan - Architectural Designer
Phone: 505-440-9888 Email: dsantistevan@ultradesign.com

LANDSCAPING PLAN
GONZALES BUS
MAINTENANCE FACILITY

DATE: APRIL 18, 2004
REVISIONS: R-6
DRAWN BY: GAF

GORDON ALLAN HALL
ARCHITECT
15 TROUS ROAD EAST
PLACITAS, NEW MEXICO
OFFICE: (505) 954-4707
EMAIL: GHALL@VMEU
MOBILE: 505-450-4707
STATE OF NEW MEXICO LICENSED ARCHITECT
GORDON ALLAN HALL
No. 1005
PLACITAS, NEW MEXICO
REGISTERED



GENERAL SHEET NOTES

- ELEVATIONS INDICATED ARE REFERENCED FROM FINISH FLOOR ELEVATION OF 100'-0". FOR ACTUAL FINISH FLOOR DATUM SEE SHEET C-101.
- SEE SHEET A-103 AND SPECIFICATION SECTION 01230 FOR ALTERNATES. SEE SHEET A-202 FOR ELEVATIONS W/ ALTERNATES.

REFERENCE KEYNOTES

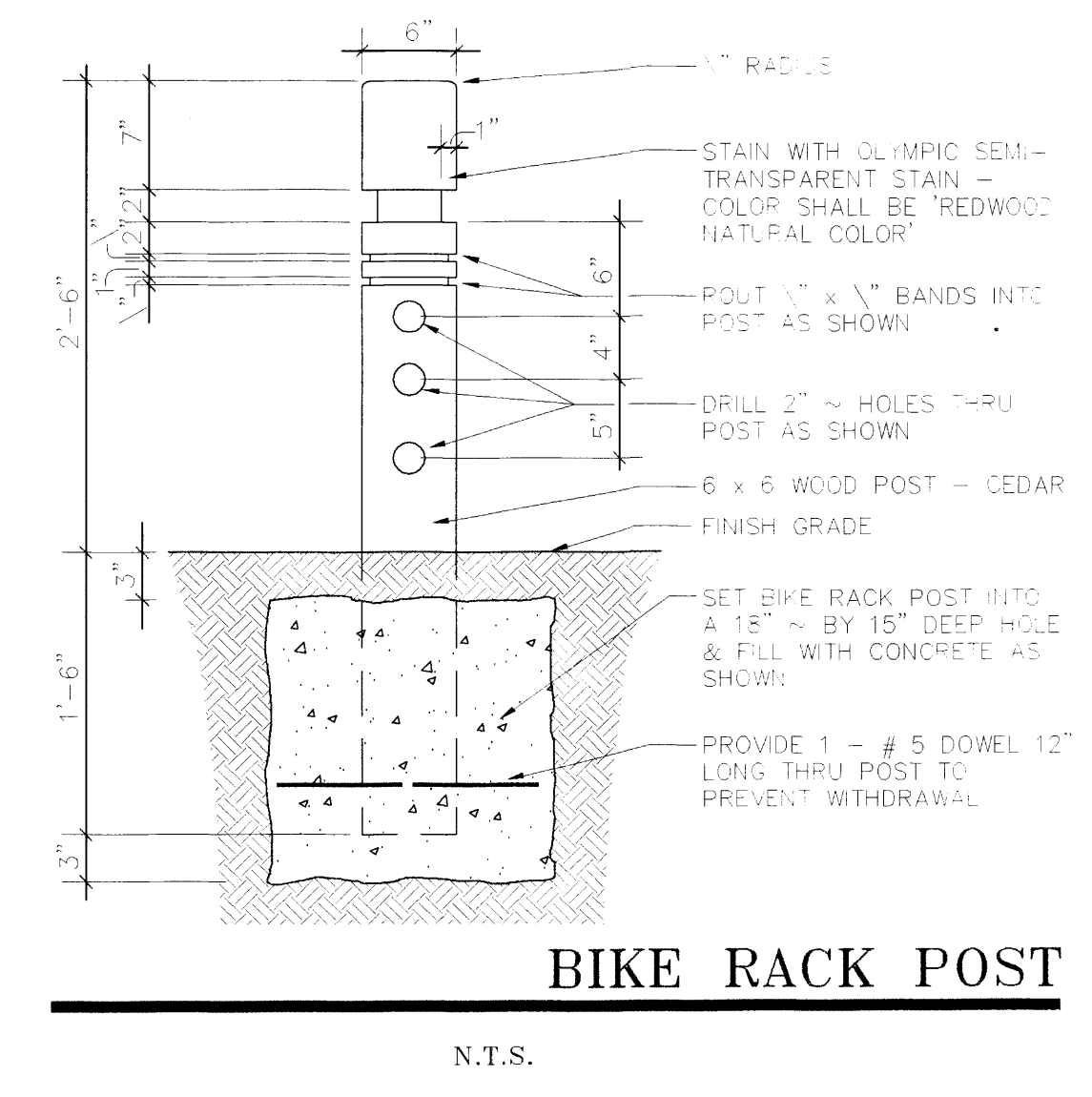
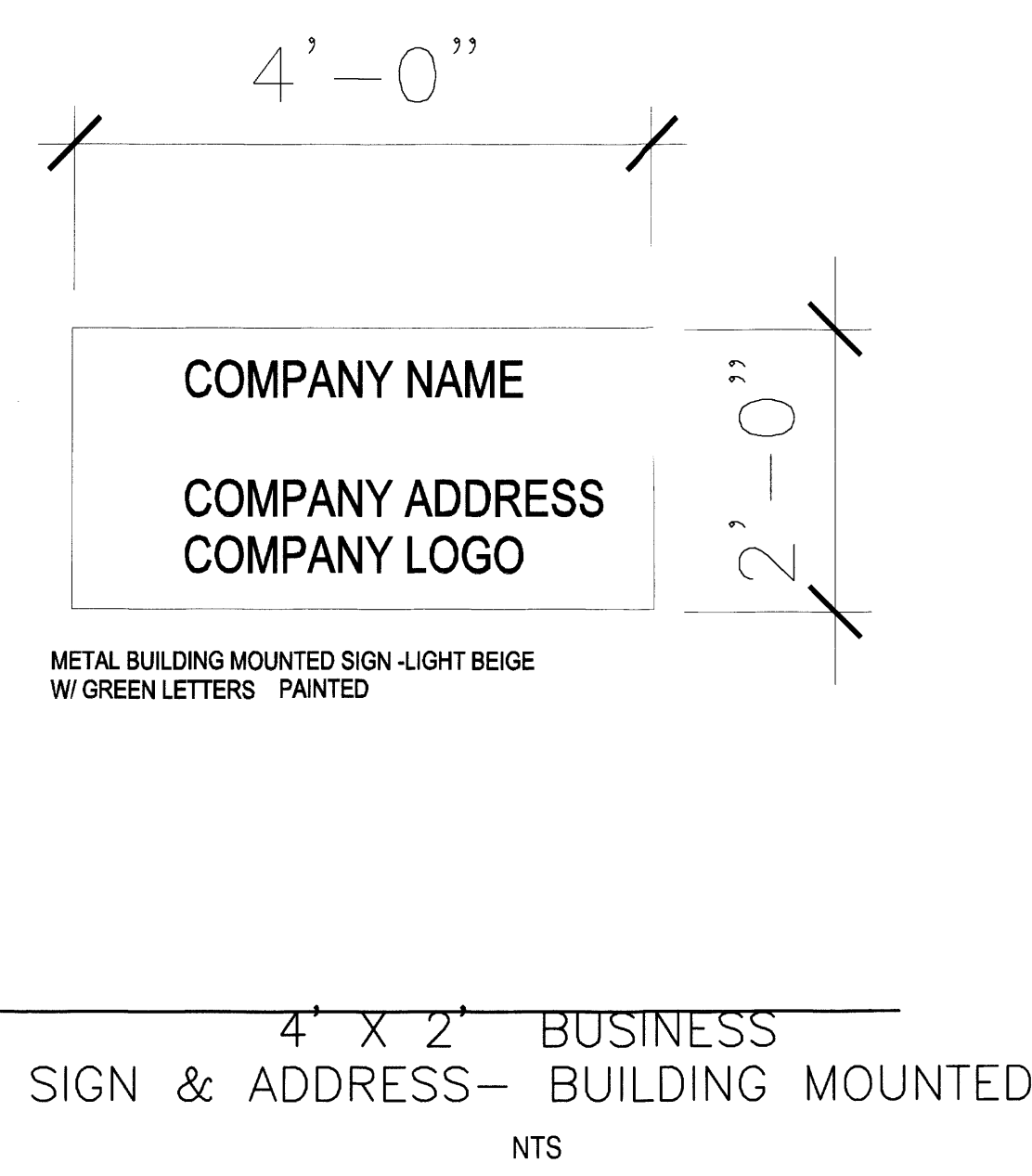
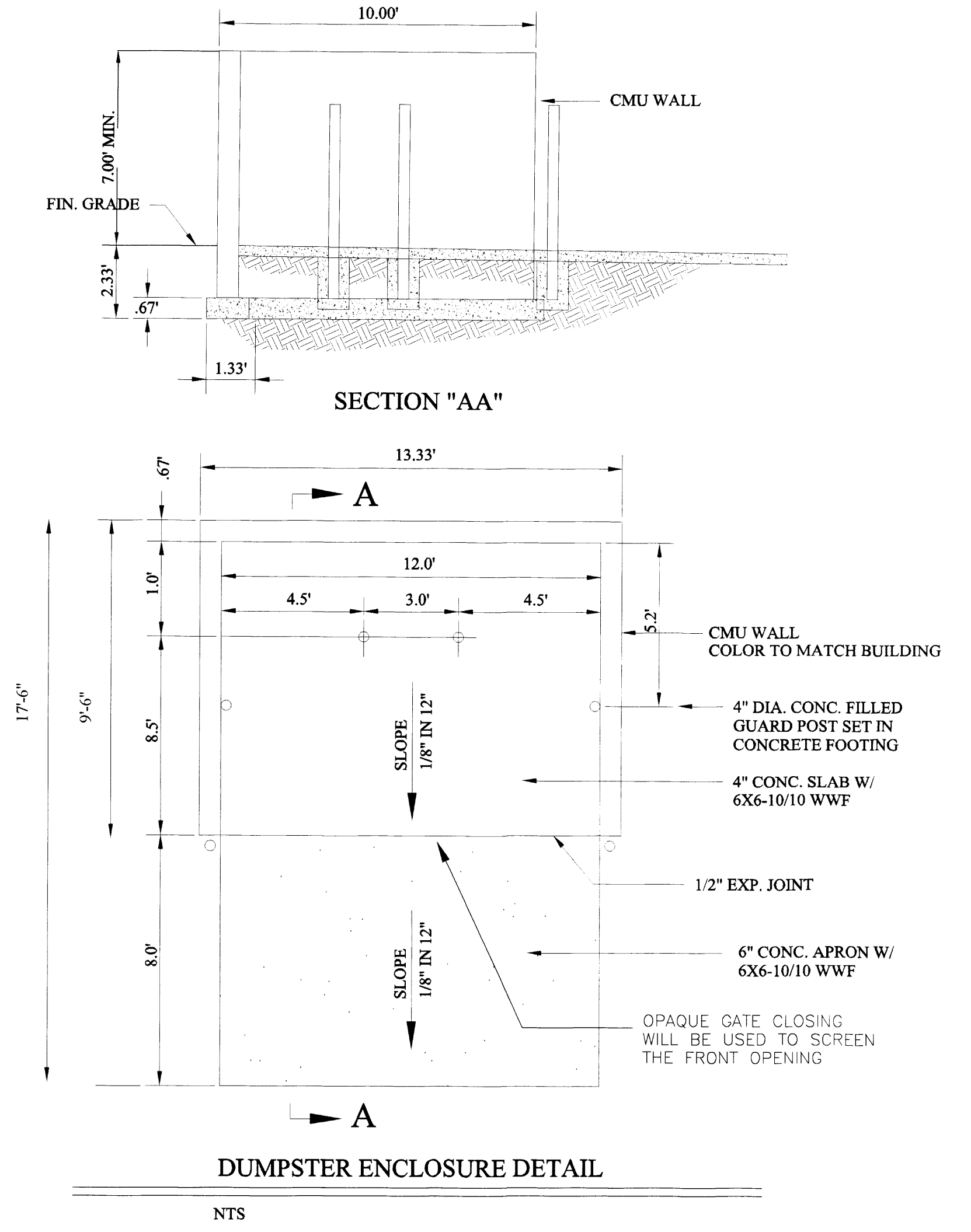
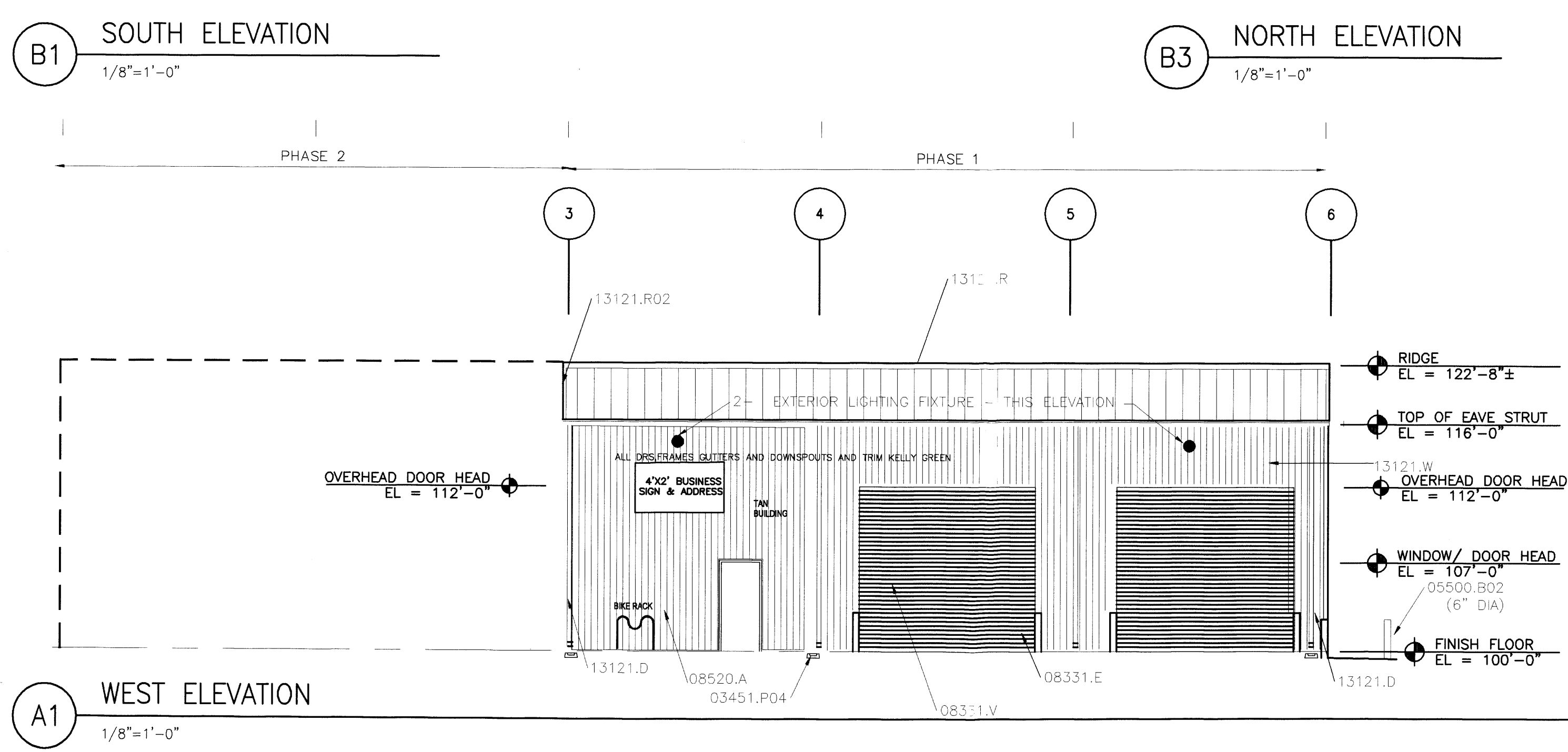
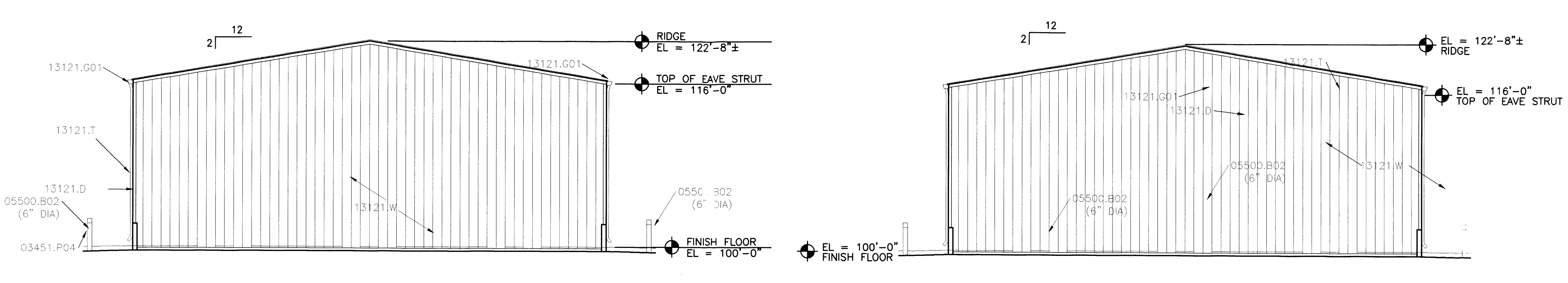
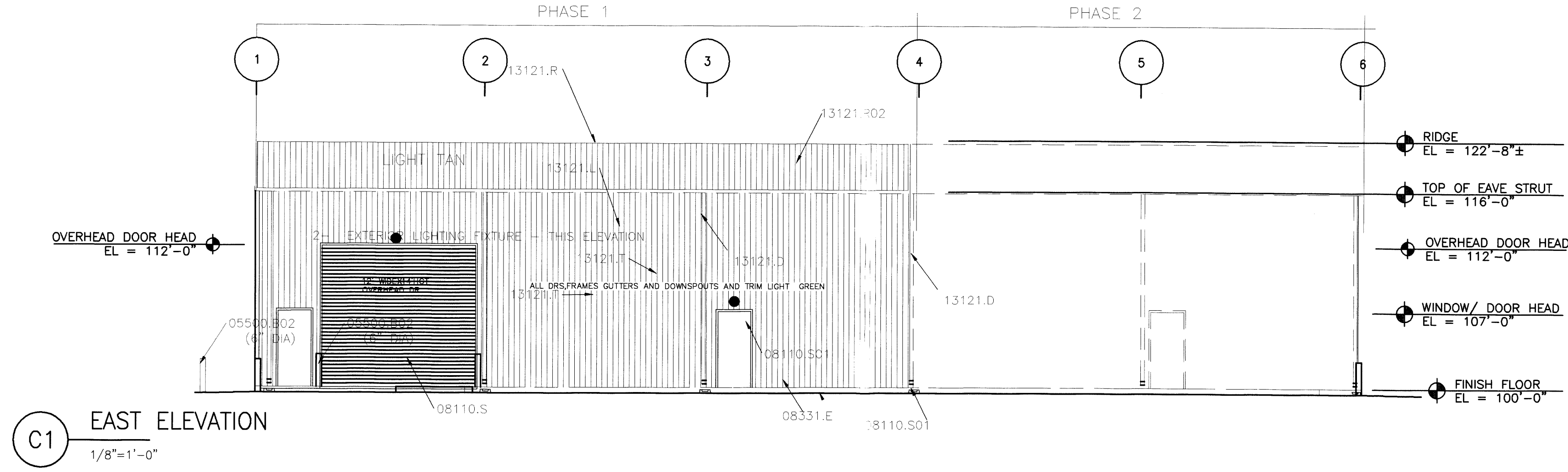
- DIVISION 3 - CONCRETE**
 03451.P04 PRECAST CONCRETE SPLASH BLOCK
DIVISION 5 - METALS
 05500.B02 BOLLARD LIGHT GREEN
DIVISION 8 - DOORS & WINDOWS
 08110.S STEEL DOOR LIGHT GREEN
DIVISION 13 - SPECIAL CONSTRUCTION
 13121.D DOWNSPOUT LIGHT GREEN
 13121.G01 GUTTER LIGHT GREEN
 13121.R RIDGE CAP LIGHT GREEN
 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



A-2

Ultra Designs, Inc.
 By: David Santistevan - Architectural Designer
 Phone: 505-460-8808 Email: dsantistevan@ultradesigns.com

**BUILDING ELEVATIONS
 FACILITY GONZALES BUS
 MAINTENANCE FACILITY**

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

GORDON ALLAN HALL ARCHITECT
 18 TRAILS ROAD EAST
 PLACITAS, NEW MEXICO
 Office: (505) 450-4707
 Email: GHALL@TVEU.COM
 Mobile: 505-450-4707

STATE OF NEW MEXICO ARCHITECT No. 1005 REGISTERED ARCHITECT

GRADING AND DRAINAGE PLAN

Lot 4

Volcano Business Park, Phase I

Albuquerque, Bernalillo County, New Mexico
February 2004

BENCHMARK INFORMATION
 C.S.A. BENCHMARK USED: 4+010 LOCATED WITHIN THE PUBLIC DRAINAGE R/W. SOUTHWEST CORNER OF LOT 128 E. BRADSHAW AVENUE DE LOS SANTOS. ELEVATION: 5123.400
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 --- 25 ---
- DESIGNED SPOT ELEVATION 27.50 TC
27.00 TA
- PROPERTY LINE -----
- EASEMENT LINE -----
- FLOW DIRECTION ←
- EXISTING SPOT ELEVATION +85.1
- DOWN SPOUT □

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 QURAY ROAD N.W. AND EAST OFF OF TODOS SANTOS STREET N.W. THE SITE IN ITS 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 03260, 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 MECHANIC 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:

TREATMENT A 0.44 in.
 TREATMENT B 0.67 in.
 TREATMENT C 0.99 in.
 TREATMENT D 1.97 in.

PEAK DISCHARGE:

1.29 cfs/ac.
 2.03 cfs/ac.
 2.87 cfs/ac.
 4.37 cfs/ac.

EXISTING CONDITIONS:

AREA
 TREATMENT A 1.0015 ac.
 TREATMENT B 0 ac.
 TREATMENT C 0 ac.
 TREATMENT D 0 ac.

PROPOSED CONDITIONS:

AREA
 0 ac.
 0.02078 ac.
 0.5916 ac.
 0.44156 ac.

EXISTING EXCESS PRECIPITATION:

$$\text{Weighted } E = (0.44 \times 1.00) + (0.67 \times 0.00) + (0.99 \times 0.00) + (1.97 \times 0.00) / 1.00 \text{ ac.} = 0.44 \text{ in.}$$

$$V100-360 = (0.44 \times 1.00) / 12 = 0.036722 \text{ ac-ft} = 1600 \text{ CF}$$

EXISTING PEAK DISCHARGE:

$$Q100 = (1.29 \times 1.00) + (2.03 \times 0.00) + (2.87 \times 0.00) + (4.37 \times 0.00) = 1.29 \text{ CFS}$$

PROPOSED EXCESS PRECIPITATION:

$$\text{Weighted } E = (0.44 \times 0.00) + (0.67 \times 0.02) + (0.99 \times 0.59) + (1.97 \times 0.44) / 1.00 \text{ ac.} = 1.47 \text{ in.}$$

$$V100-360 = (1.47 \times 1.00) / 12.0 = 0.122457 \text{ ac-ft} = 5334 \text{ CF}$$

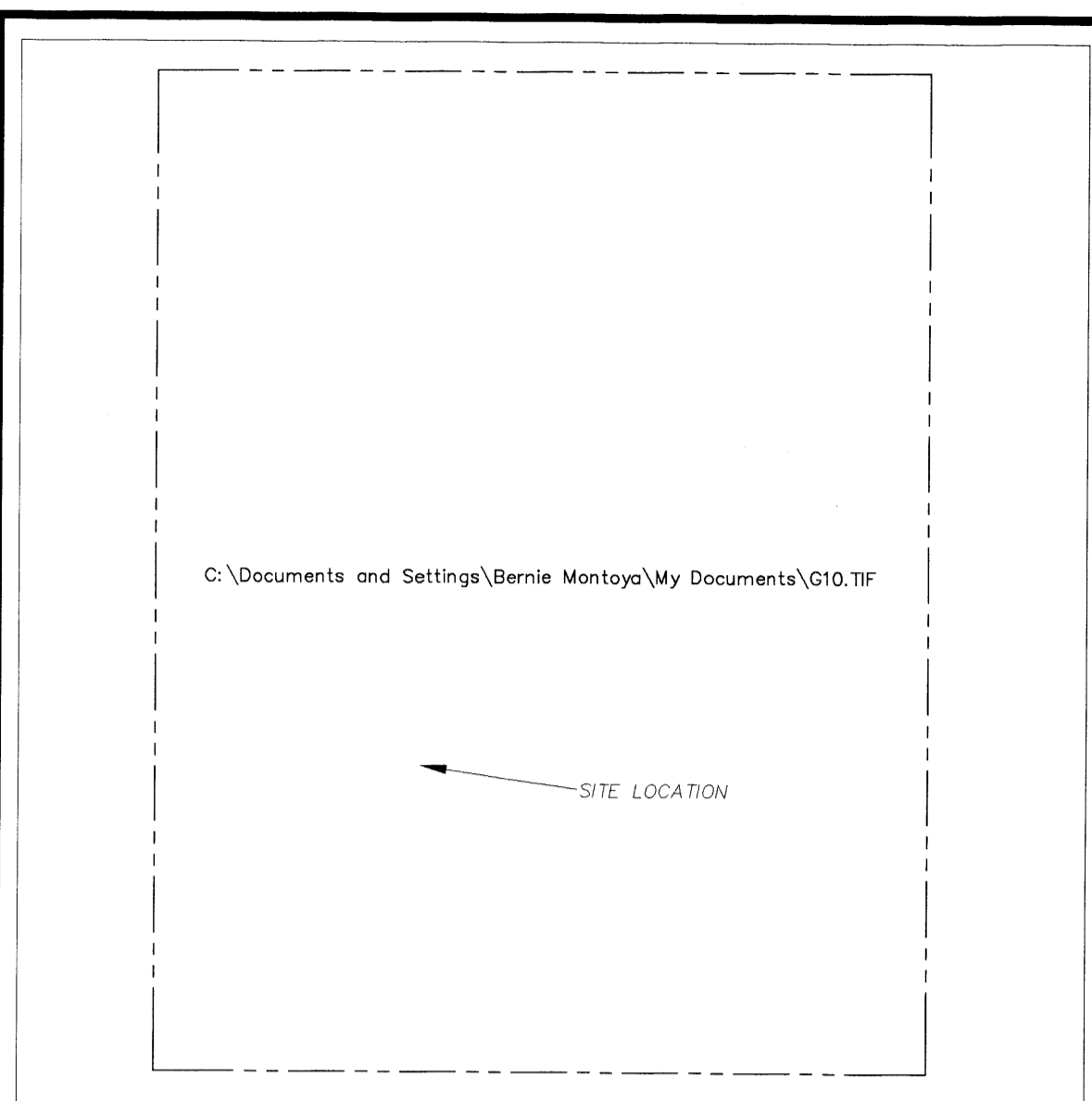
$$V100-1440 = (0.12 \times 0.44) + (0.44 \times 2.66 - 2.20) / 12 = 0.139383 \text{ ac-ft} = 6072 \text{ CF}$$

$$V100-10day = (0.12 \times 0.44) + (0.44 \times 3.67 - 2.20) / 12 = 0.176548 \text{ ac-ft} = 7690 \text{ CF}$$

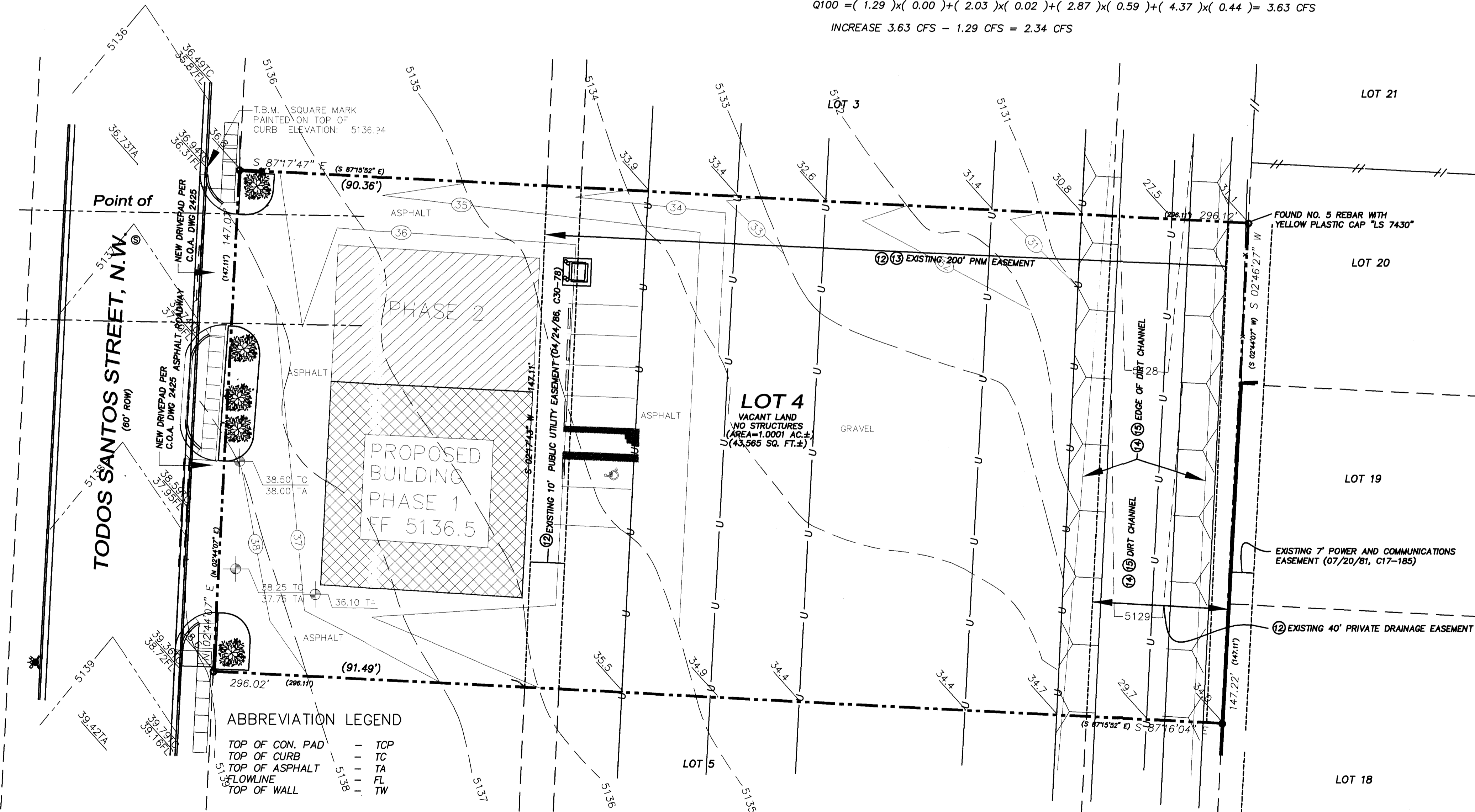
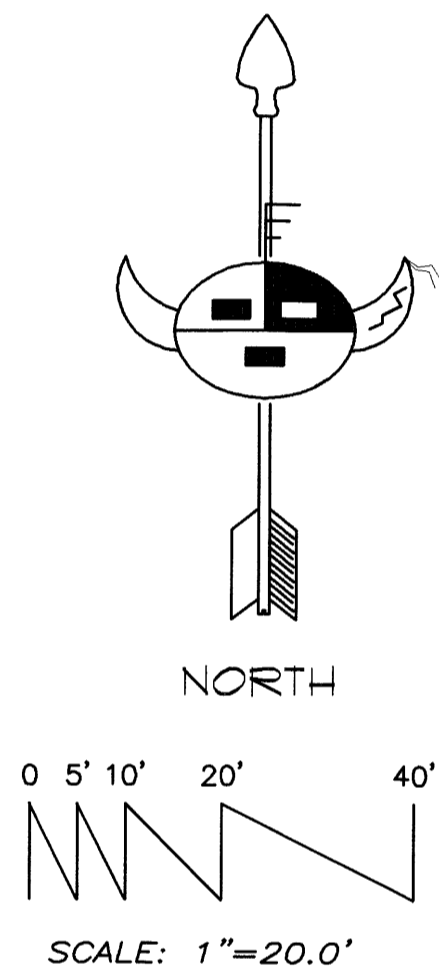
PROPOSED PEAK DISCHARGE:

$$Q100 = (1.29 \times 0.00) + (2.03 \times 0.02) + (2.87 \times 0.59) + (4.37 \times 0.44) = 3.63 \text{ CFS}$$

$$\text{INCREASE } 3.63 \text{ CFS} - 1.29 \text{ CFS} = 2.34 \text{ CFS}$$



LOCATION MAP G-10 FIRM PANEL NO. 03260
 ZONING DESIGNATION = SU-1; C-1 AND IP USES



ABBREVIATION LEGEND

- | | | |
|-----------------|-----|-----|
| TOP OF CON. PAD | --- | TOP |
| 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 horizontal 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 safety and health.

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF EROSION CONTROL DURING CONSTRUCTION. HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE:
 - (A) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY EROSION CONTROL BARRIERS AND OTHER TEMPORARY MEASURES AS NECESSARY TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
 - (B) ADJACENT PUBLIC SPOTS-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 OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

Legal Description

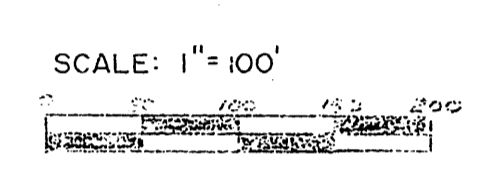
LOT NUMBERED FOUR (4) OF VOLCANO BUSINESS PARK PHASE I, A SUBDIVISION IN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1986, IN PLAT BOOK C30, FOLIO 78.

JOB NO:	XXXXXXX
DATE:	MARCH 2004
REVISIONS:	

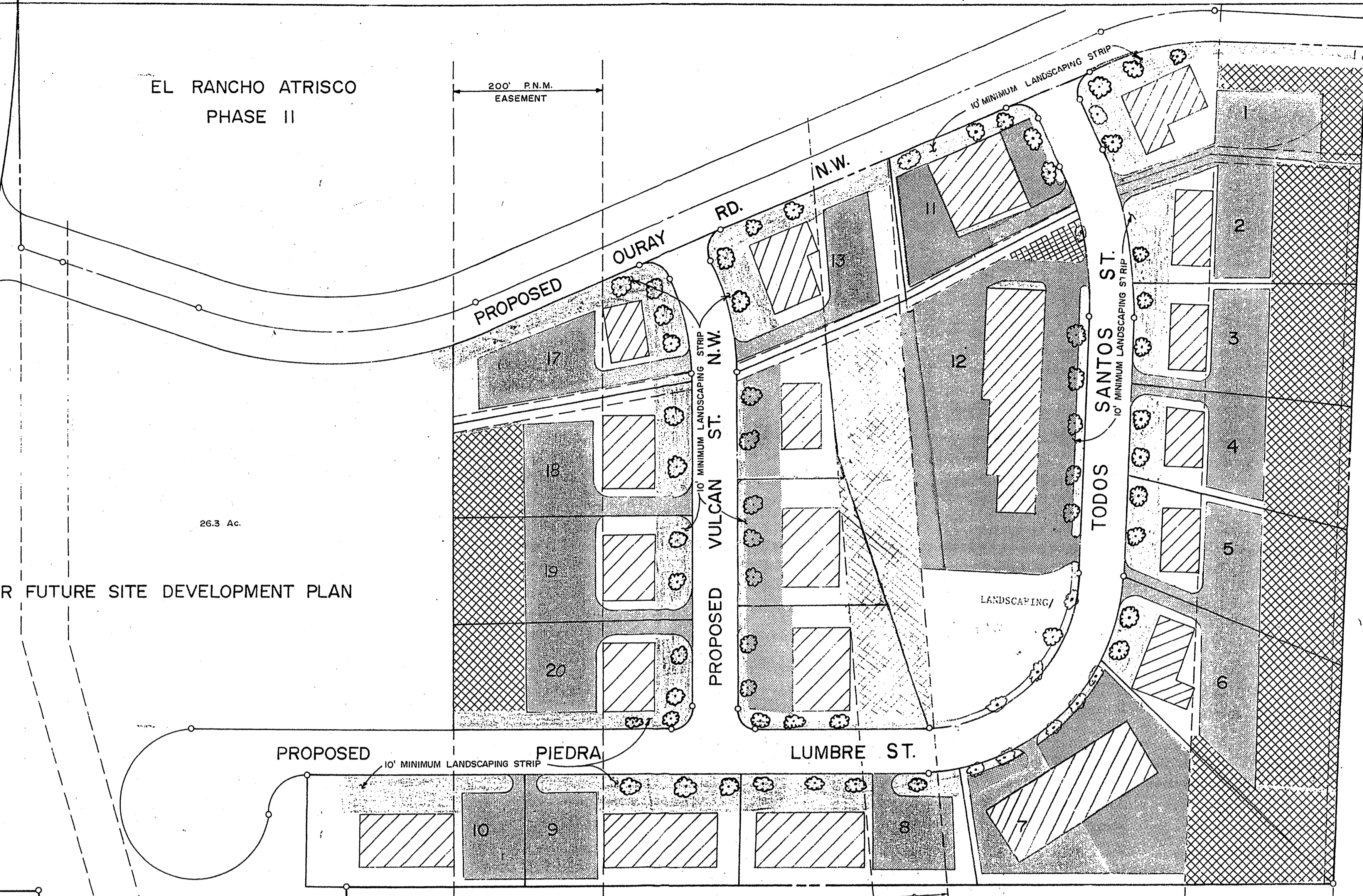
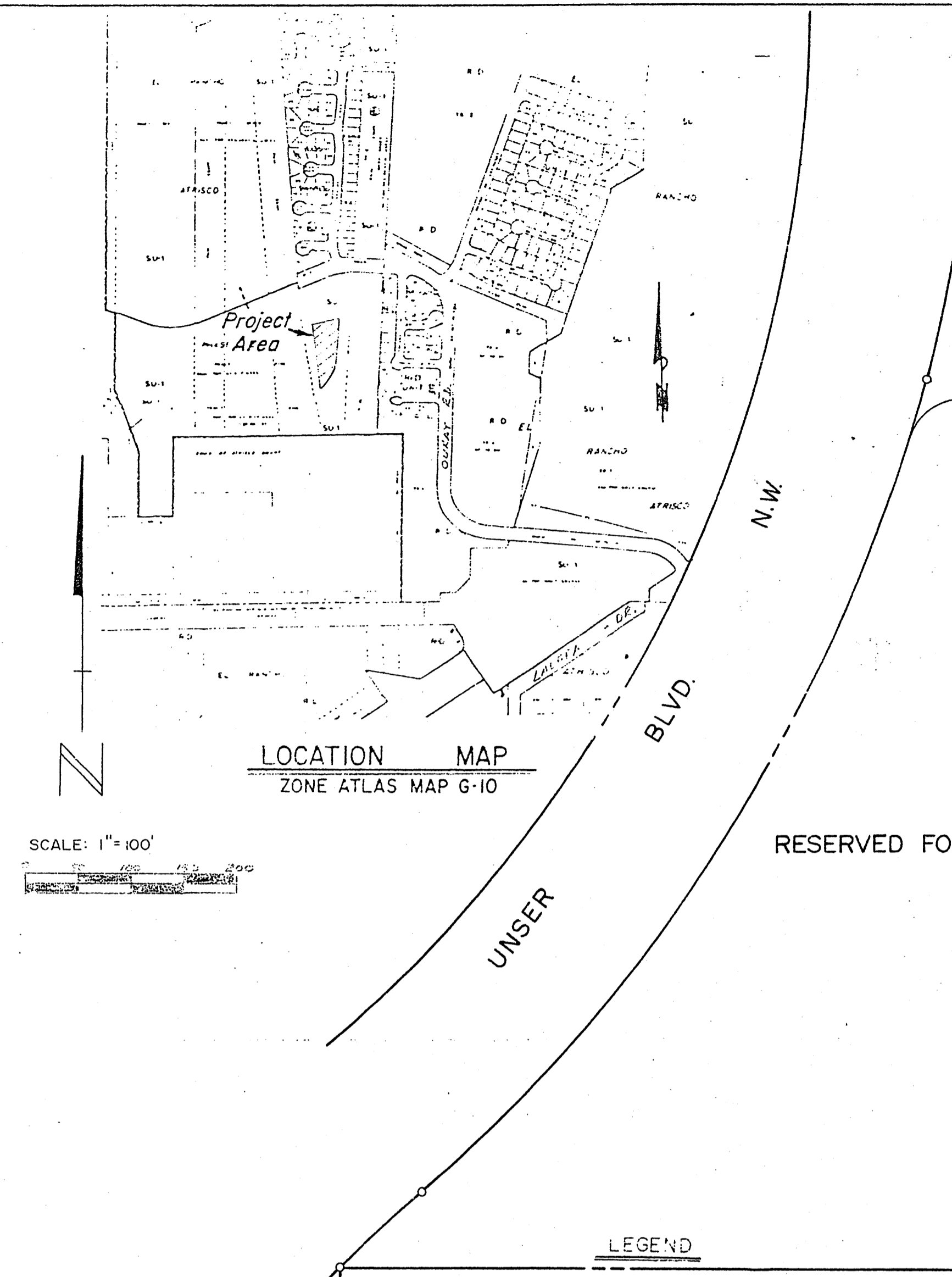
Sheet Title
GRADING & DRAINAGE PLAN
 Drawn By: H Hood & BUT
 Checked By: BUT

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

SHEET NO.
GD



LOCATION MAP
ZONE ATLAS MAP G-10



LEGEND

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

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

Jack Cloud 4-9-87
Planning Director, City of Albuquerque, NM Date

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

Tom J. Quinn 12/3/87
City Engineer, City of Albuquerque, NM Date

Ken E. Eitgaard 3/3/87
Water Utilities, City of Albuquerque, NM Date

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

N. J. ... 2/3/87

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:

1. Landscape of the nature as to exceed 15 feet in height will not be allowed on any Public Service Co. of New Mexico Easement.
2. Specific use of introduced and naturalized species to supplement the indigenous plan 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.
4. A ten foot landscape strip will be provided along Ouray Road. Street trees where allowed will be planted at a rate of 3 per 100 linear feet and will be set back 15' from the back of curb.
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)
 - Praxinus pennsylvanica lanceolata (Green Ash)
 - Praxinus 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 phaeonopyrum (Washington Hawthorn)
 - Elaeagnus angustifolia (Russian Olive)
 - Praxinus 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.

TABLE OF CONTENTS

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

NOTE: The overall concepts of lot #2 have been amended from the approved Master Plan to EPC of Dec. 26, 1984 (Z-80-87-4) as a result of vacating the PNM easement.

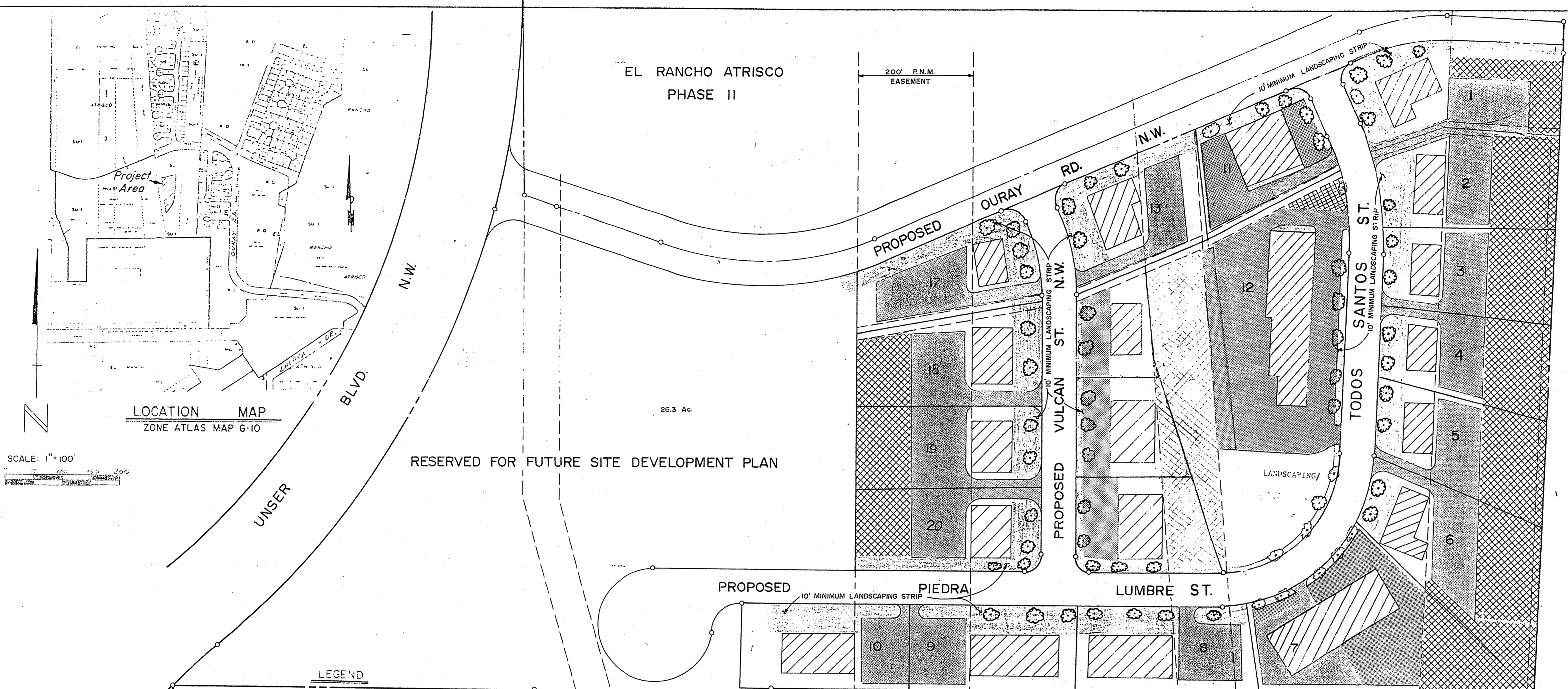
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

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

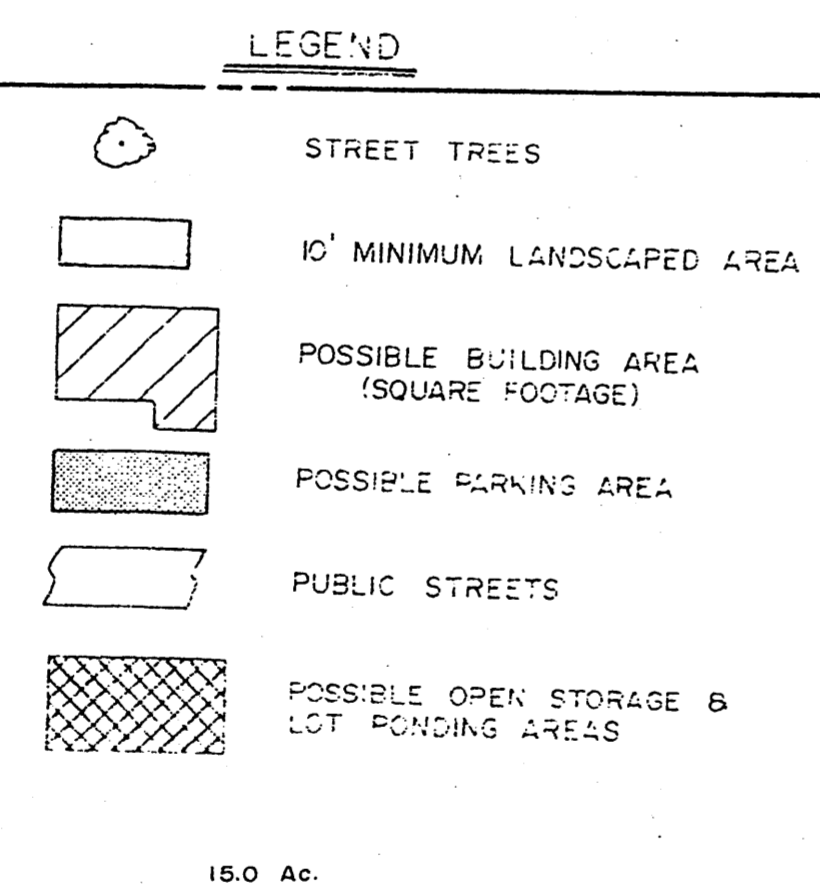
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A.C.E. - Design			Traffic		
A.C.E. - Hydrology			Water		

DRAWING NO. _____ MAP NO. _____ SHEET OF _____

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	CONTRACTOR	WORK	DATE
			A.C.S. BRASS CAP, 6" x 10"	INSPECTOR'S	DATE
			Station is located approx 700 feet East of the intersection of Ouray Rd. N.W. Rhonda De Lechuss N.W. and a drainage channel and approx. 290 feet Northeast of Sta 140-9.	FIELD CLASS BY	DATE
				VERIFICATION BY	DATE
				CORRECTED BY	DATE
				MICRO-FILM INFORMATION	DATE
				RECORDED BY	DATE
				NO.	DATE



RESERVED FOR FUTURE SITE DEVELOPMENT PLAN



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:

- Landscape of the nature as to exceed 15 feet in height will not be allowed on any Public Service Co. of New Mexico Easement.
- Specific use of introduced and naturalized species to supplement the indigenous plan palette. These "introduced and naturalized" species will be used in areas less exposed to the macro climate and will function as accent treatments.
- Controlled uses of indigenous inorganic materials (i.e. rocks, gravel) to function as ground cover or paving substitutes.
- A ten foot landscape strip will be provided along Ouray Road. Street trees where allowed will be planted at a rate of 3 per 100 linear feet and will be set back 15' from the back of curb.
- 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)
 - Elaeagnus angustifolia (Russian Olive)
 - Fraxinus anomala (Single-leaf Ash)
 - Malus spp. (Flowering Crabapple)
 - Parkinsonia aculeata (Mexican Palo Verde)
 - Prosopis glandulosa (Common Mesquite)

- 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.
- 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-80-87-4

Jack Cloud 4-9-87
 Planning Director, City of Albuquerque, NM Date

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

Frank J. Cooper 2/3/87
 City Engineer, City of Albuquerque, NM Date

Jan E. Eitzgaard 2/3/87
 Water Utilities, City of Albuquerque, NM Date

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

Frank J. Cooper 2/3/87

PLAINS ELECTRIC

TABLE OF CONTENTS

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

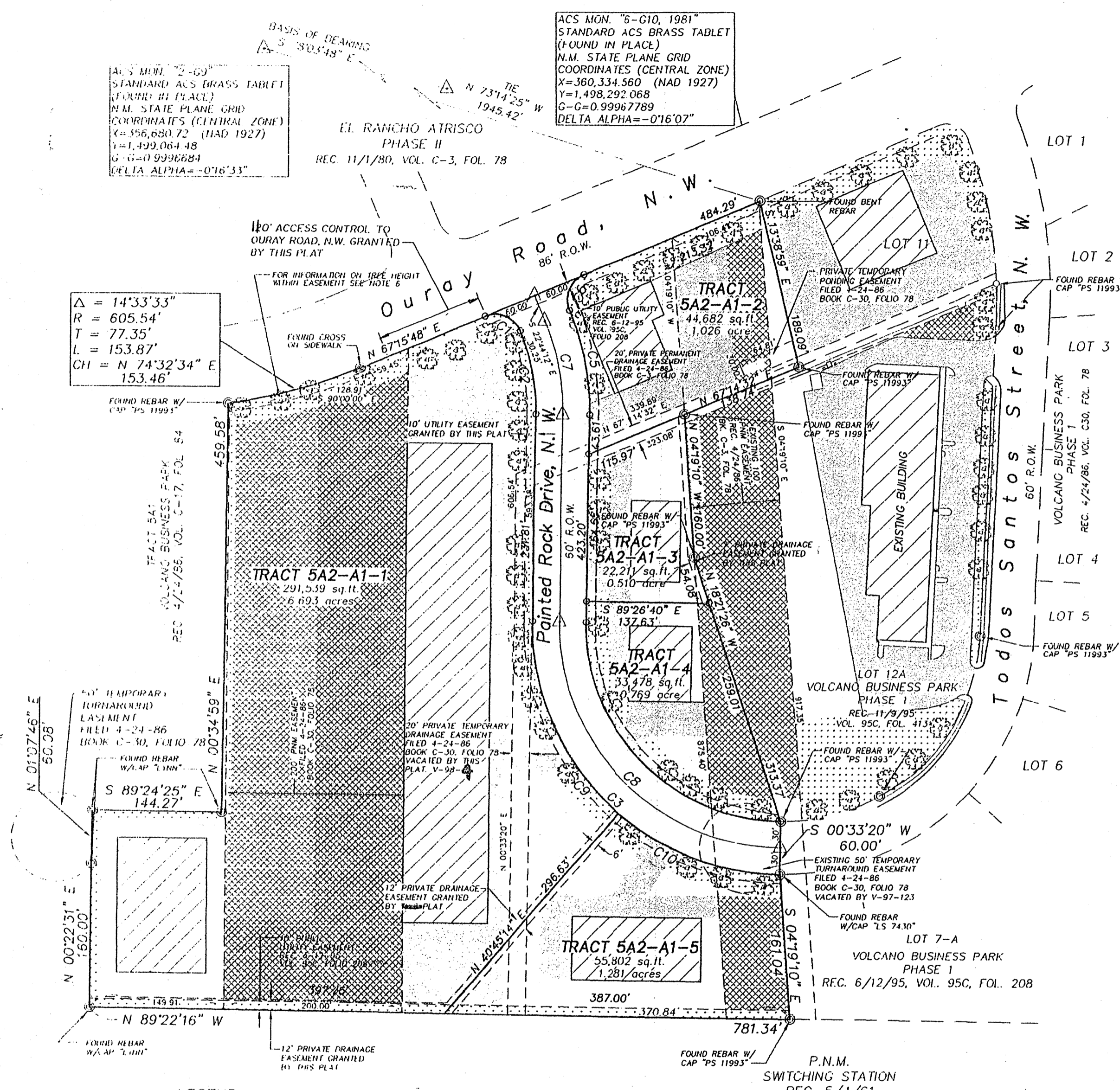
NOTE: The overall concepts of lot #2 have been amended from the approved Master Plan to EPC of Dec. 20, 1984 (Z-80-87-4) as a result of vacating the PNM easement.

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		

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	BY	NO.	BY
WORK STAKED BY	DATE						
INSPECTOR'S NAME	DATE						
FIELD CHECKED BY	DATE						
VERIFICATION BY	DATE						
CORRECTED BY	DATE						
MICRO-FILM INFORMATION							
RECORDED BY	NO.						

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:**
- This Site Development Plan is for subdivision purposes only.
 - A Drainage Management Plan will be required for each tract prior to development or any improvements on that tract.
 - 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.
 - 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:
 - the area of the lot not covered by buildings;
 - 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
 - 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.
 - Building Height - Building height and width shall fall within 15' height 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 T-P Zone.
 - Set-backs - Building set-backs for each of the Tracts shall comply with the requirements set forth in the T-P Zone section of the Albuquerque Comprehensive City Zoning Code.
- * PROPOSED BUILDING FOOTPRINT/ASSUMED WORK HOUSE USE, CORRIDOR PARKING REQUIREMENTS FOR OTHER USES MAY RESULT IN A BUILDING AREA SMALLER THAN SHOWN
- 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 provisions will be followed:
- Landscape of the nature as to exceed 15 feet in height will not be allowed on any Public Service Co. of New Mexico easement.
 - 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 wind treatments.
 - Controlled uses of indigenous inorganic materials (i.e. rocks, gravel) to function as ground cover or paving substitutes.
 - A ten foot landscape strip will be provided along Ouray Road. Street trees where allowed will be planted at a rate of 3 per 100 linear feet and will be set back 15 feet from the back of curb.
 - Street trees along Ouray Road, Todos Santos Street and Painted Rock Drive will be of the following:
STREET TREES AND SHRUBS
 - Canopy - 5 in. minimum caliper
 Plant selection shall comply with those species which have been approved by the City Water Conservation and Landscape Ordinance.
 - 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.
 - Landscaping parking areas will be to City zoning ordinances. However, where parking is in fill easements, landscaping exceeding 15 feet in height will not be allowed.
 - 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.



$\Delta = 14^{\circ}33'33''$
 $R = 605.54'$
 $T = 77.35'$
 $L = 153.87'$
 $CH = N 74^{\circ}32'34'' E$
 $153.46'$

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 ACCOMMODATE A RE-CONFIGURATION OF THE SIZE, SHAPE AND NUMBER OF TRACTS TO BE CONSTRUCTED WITHIN PHASE II.

ZONING DPB-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.

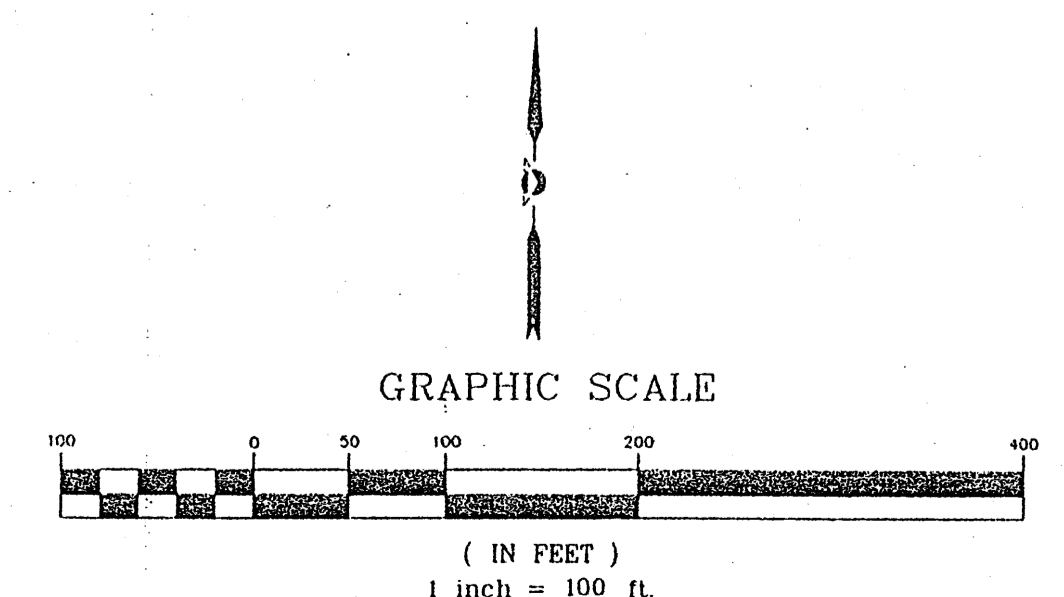
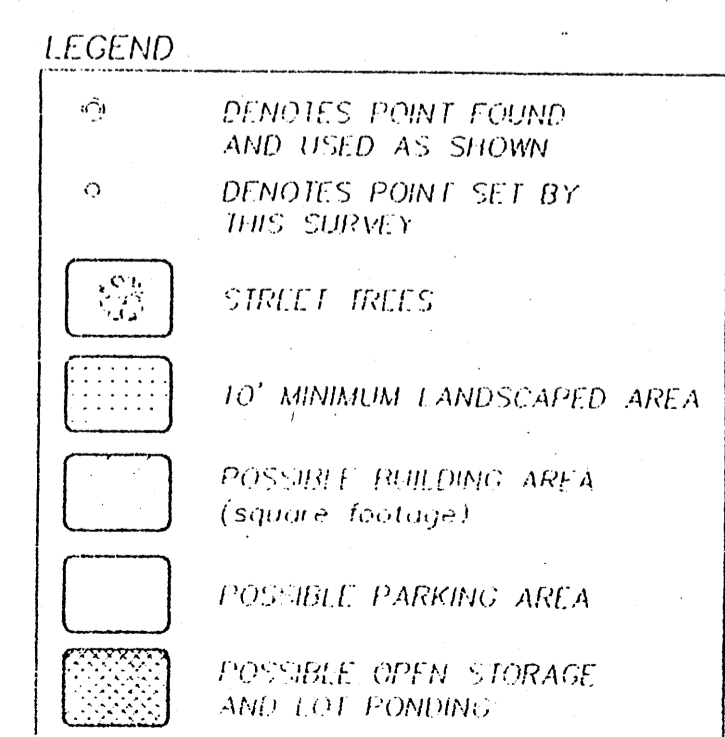
Kenn L. Dome 4/3/98
 PLANNING DEPARTMENT DATE

Frank D. Aguirre 4-3-98
 CITY ENGINEER / AMAFCA DATE

Roger A. ... 3/10/98
 UTILITY DEVELOPMENT DATE

... 1-03-98
 TRANSPORTATION DEVELOPMENT DATE

... 2-10-98
 DEVELOPMENT CIP DATE



PRECISION SURVEYS

2020 COORS BLVD NW, SUITE 105 ALBUQUERQUE, NEW MEXICO 87120
 PHONE 505 639 0560 FAX 505 839 4153