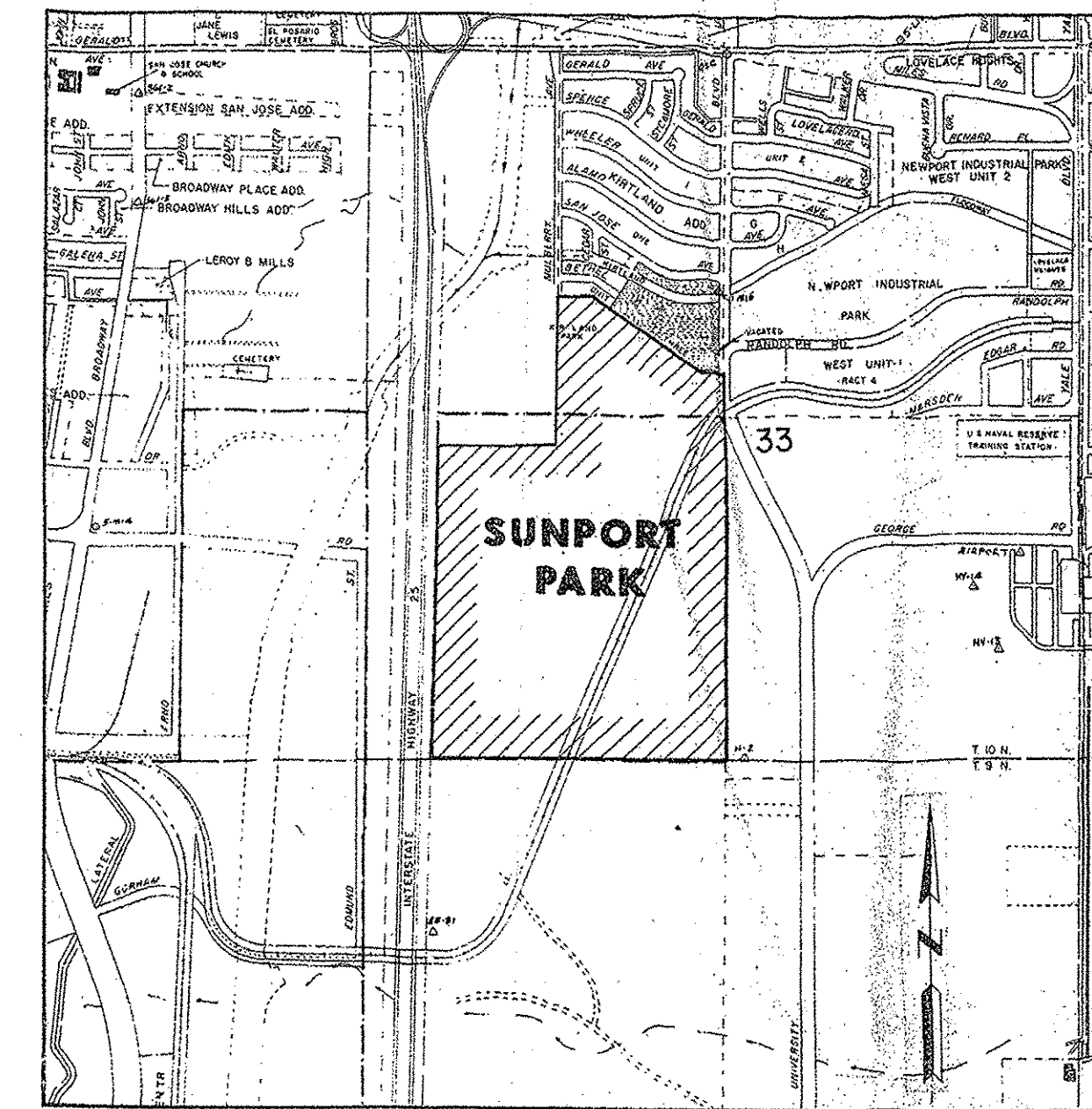


AMENDED SUNPORT PARK SITE DEVELOPMENT PLAN FOR SUBDIVISION

*Sunport Park
SPS(MP)*



LOCATION MAP
ZONE ATLAS MAP No. M-15

GENERAL NOTES

SITE DEVELOPMENT PLAN STANDARDS

LAND-USE IS LIMITED TO THE PERMISSIVE USES OF THE I-P ZONE, WHICH ARE REFLECTED BY THE USES DESIGNATED ON THE SITE DEVELOPMENT PLAN FOR SUBDIVISION, EXCEPT FOR BLOCK 1, LOTS 1 AND 3 WHICH SHALL ALSO ALLOW RESIDENTIAL USE FOR STUDENT HOUSING. LAND-USE INTENSITY IS DETERMINED BY THE FLOOR-AREA RATIOS SPECIFIED ON THE SITE DEVELOPMENT PLAN.

BUILDING HEIGHT SHALL BE AS SPECIFIED IN THE SITE DEVELOPMENT PLAN, AND AS LIMITED IN I-P ZONE.

Building Setbacks
Buildings shall be located on each site according to the following setback dimensions except as provided in 14-18-3-3 of the zoning code:
Front setback of not less than 20' from the R.O.W. line
Side setback of not less than 10' from the R.O.W. line
Rear setback of not less than 10' from the R.O.W. line

LOT SIZE SHALL BE A MINIMUM OF ONE ACRE, WITH A MINIMUM DIMENSION OF NOT LESS THAN 100 FEET.

Signs Location. A SIGN SHALL NOT OVERHANG INTO THE PUBLIC RIGHT-OF-WAY. SIZE SHALL BE LIMITED TO 75 SQUARE FEET IF THE MOST IMPORTANT STREET ABUTTING THE LOT IS A LOCAL STREET OR 100 SQUARE FEET IF THE MOST IMPORTANT STREET ABUTTING THE LOT IS A COLLECTOR OR ARTERIAL STREET OR FREEWAY.

ONE WALL SIGN SHALL BE PERMITTED PER FACADE PER BUSINESS.

A BUILDING-MOUNTED SIGN SHALL NOT EXCEED 15 PERCENT OF THE AREA OF THE FACADE TO WHICH IT IS APPLIED IF THE SIGN IS NOT WHOLLY VISIBLE FROM AN ABUTTING ARTERIAL OR COLLECTOR STREET, OR 20 PERCENT OF THE AREA OF THE FACADE TO WHICH IT IS APPLIED IF THE SIGN IS WHOLLY VISIBLE FROM AN ABUTTING ARTERIAL OR COLLECTOR STREET OR FREEWAY.

HEIGHT OF A FREE-STANDING SIGN SHALL NOT EXCEED 26 FEET. A BUILDING-MOUNTED SIGN SHALL NOT EXCEED FIVE FEET ABOVE THE BUILDING WALL. LIGHT BULBS ILLUMINATING SIGNS SHALL NOT SHINE DIRECTLY INTO ADJACENT CONFORMING RESIDENTIAL PROPERTY.

OFF-STREET PARKING SHALL BE PROVIDED FOR ALL USES AND BUILDINGS AS REQUIRED IN SECTION 40.A OF THE ZONING CODE.

PARKING LOT LANDSCAPING SHOULD CONSIST PRIMARILY OF DECIDUOUS TREES AND GRASS TURF WITH AUTOMATIC IRRIGATION SYSTEMS. AT LEAST TEN PERCENT OF PAVED PARKING AREAS SHALL BE LANDSCAPED.

Landscape Concept
The development of an overall landscape concept will establish a framework that unifies the individual sites within the Sunport 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 used as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Street Tree Ordinance and landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

Each individual lot owner will be responsible for the installation and maintenance of the landscape on their property and within the adjacent public right-of-way.

IMPERMEABLE GROUND COVERS SUCH AS GRAVEL AND CONCRETE (INCLUDING SIDEWALKS) SHOULD BE USED ONLY WHERE REQUIRED FOR DRAINAGE, PEDESTRIAN, AND OTHER FUNCTIONAL PURPOSES.

INTERNAL STREET AND PARKING LOT LIGHTING SHALL MEET THE REQUIREMENTS OF SECTION 40.I OF THE ZONING CODE; IN ADDITION, FIXTURES SHOULD BE STANDARDIZED AND OF A SIZE SUITED TO THEIR FUNCTION.

SERVICE AREAS SUCH AS LOADING DOCKS, JANITORIAL AND MACHINE ROOMS, AND OTHER SERVICE ENTRANCES, AND REFUSE COLLECTION FACILITIES SHOULD NOT BE LOCATED IN OR ADJACENT TO THE MOST PROXIMATE BOUNDARIES OF RESIDENTIAL AREAS.

INGRESS/EGRESS WITHIN THE PARK SHALL BE PROMOTED. IN PARTICULAR, PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS IN BLOCKS 2, 4 AND 6 SHALL BE ENCOURAGED. LANDSCAPED WALKWAYS FOR PEDESTRIANS ARE PARTICULARLY ENCOURAGED AS THE INDIVIDUAL BLOCKS AND LOTS ARE DEVELOPED. IT IS HIGHLY DESIRABLE THAT PEDESTRIAN ACCESS BE FACILITATED TO THE GREATEST EXTENT POSSIBLE AND SHOULD BE ENCOURAGED.

VEHICULAR MOVEMENT THROUGH THESE LOTS IS ALSO ENCOURAGED WITHIN SPECIFIC TRAVEL WAYS WITH AN EMPHASIS ON SPEED CONTROL.

LARGE BUILDING SITING SHALL BE ACCOMPLISHED WITH PARTICULAR ATTENTION PAID TO MASSING RELATIONSHIP BALANCED WITH BOTH HEAVY LARGE AND SMALL BUILDINGS. IT IS PROPOSED THAT THE ADAPTED BUILDING SIZE, ORIENTATION, LANDSCAPING WILL BE COMPATIBLE WITH OTHER BUILDINGS IN THE AREA. SOLAR ACCESS, COLOR, STRUCTURE, SHAPE, AND LANDSCAPING SHOULD BE COMPATIBLE WITH THE GENERAL PARK MOTIF.

TOPOGRAPHICAL CONSIDERATION SHALL BE INCLUDED WHEN PLANNING STRUCTURES WITH A PARTICULAR EMPHASIS ON LARGER STRUCTURES TO PREVENT AN UNDESIRABLE "STAND OUT" APPEARANCE.

TOPOGRAPHICAL FEATURES SHALL BE CONSIDERED AN ASSET WHEN SITING AND LANDSCAPING STRUCTURES WITHIN THE SUNPORT PARK SITE.

DRAINAGE CONCEPT

THE DRAINAGE CONCEPT USES COMBINATION OF POSSIBLE DISPOSAL STRATEGIES INCLUDING A 36" COLLECTOR WHICH DISCHARGES INTO AN INLET OF THE SOUTH DIVERSION CHANNEL AND TWO 24" COLLECTORS WHICH DISCHARGE INTO EXISTING DRAINAGE PIPES UNDER I-25. ADDITIONALLY 42" AND 48" COLLECTORS DISCHARGE INTO AN EXISTING 6' X 8' BOX CULVERT UNDER I-25. ALL RUN-OFF IS BASED ON A SITE ANALYSIS USING A 6 HOUR PRECIPITATION AND 100 YEAR FREQUENCY OCCURRENCE STORM.

RAILROAD VACATION

THE EXISTING ABANDONED AT & SF RAIL BED IS PRESENTLY SCHEDULED FOR A VACATION HEARING ON JANUARY 7, 1986. THE PROPOSED VACATION AND RIGHT-OF-WAY EXCHANGE INCLUDES PLANNING LOTS 1 AND 2 WITHIN THE RAILROAD CORRIDOR ALONG WOODWARD ROAD. AN AGREEMENT HAS BEEN REACHED WITH CITY, STATE AND OWNERS FOR THE MORE DESIREABLE EAST-WEST ALIGNMENT.

ACCESS

A 200 FOOT RIGHT-OF-WAY WILL BE DEDICATED FOR WOODWARD BOULEVARD. THIS RIGHT-OF-WAY WILL BE DEDICATED AS FOLLOWS:

- 156 FEET OF RIGHT-OF-WAY IS DEDICATED AS A CORRIDOR FOR AN ARTERIAL STREET SECTION BETWEEN THE EAST RIGHT-OF-WAY BOUNDARY OF INTERSECTION 25 AND THE RIGHT-OF-WAY BOUNDARY LINE OF UNIVERSITY BOULEVARD SE.
- 44 FEET OF RIGHT-OF-WAY TO BE DEDICATED IN ADDITION TO THE 156 FOOT RIGHT-OF-WAY CORRIDOR SPECIFIED IN PARAGRAPH A ABOVE WHEN REQUESTED BY THE CITY OF ALBUQUERQUE.
- NO DIRECT VEHICULAR ACCESS IS PERMITTED FOR A CONNECTION OF STREET "C" OR LOT 1 OF BLOCK 1 WITH HILBERRY STREET SE.
- NO DIRECT VEHICULAR ACCESS IS PERMITTED FOR ANY LOTS WITH COMMON PROPERTY LINES ABUTTING THE WEST UNIVERSITY BOULEVARD SE RIGHT-OF-WAY.
- NO DIRECT VEHICULAR ACCESS IS PERMITTED FOR ANY LOTS ABUTTING WOODWARD BOULEVARD SE.
- ALL FINAL STREET RADI: SHALL CONFORM WITH THE DESIGN PROCEDURES MANUAL REQUIREMENTS.

LAND USE (CONTINUED)
BLOCK 2, LOTS 1 AND 3 SHALL ALLOW "MULTI-FAMILY RESIDENTIAL DEVELOPMENT" USE IN ADDITION TO PERMISSIVE USES IN THE I-P ZONE

DRB APPROVAL OF AMENDMENT
PROJECT #1009573, 16PC-40075

[Signature] 1/17/18
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

[Signature] 1/17/18
MBC/WIA DATE

[Signature] 1/17/18
PARKS & RECREATION DEPARTMENT DATE

[Signature] 1/17/2018
CITY ENGINEER DATE

[Signature] 1-17-2018
DRB CHAIR, PLANNING DEPARTMENT DATE

ANDREWS, ASBURY & ROBERT, INC.
CONSULTING ENGINEERS
ALBUQUERQUE NEW MEXICO

AMENDED ALLOWABLE LAND USES FOR
BLOCK 1, LOTS 1 AND 3, LOTS 1
AND 2.
12/28/11

APPROVALS

THIS PLAN OF LOTS 3-A-2-A & 3-A-2-B IN BLOCK 1 AMENDS THAT PORTION OF THE SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON MARCH 6, 1986, 2-85-98-1, AND SIGNED OFF BY THE DEVELOPMENT REVIEW BOARD ON APRIL 1, 1986. A SITE DEVELOPMENT PLAN FOR EACH PARCEL SHALL BE SUBMITTED AND APPROVED AT A PUBLIC HEARING BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD PRIOR TO ISSUANCE OF A BUILDING PERMIT.
DRB-97-257

[Signature] 7/8/99
PLANNING DEPARTMENT DATE

[Signature] 7-27-99
TRANSPORTATION DEPARTMENT DATE

[Signature] 7-27-99
PARKS AND GENERAL SERVICES DATE

[Signature] 7-27-99
CITY ENGINEER / AMAPCA DATE

[Signature] 7-7-99
UTILITY DEVELOPMENT DATE

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DESCRIPTION	SHEET No.
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CONCEPTUAL DRAINAGE PLAN	MAP No. 2

I CERTIFY THAT THIS SITE DEVELOPMENT PLAN IS IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING COMMISSION'S DECISION OF MARCH 6, 1986 AND THAT CONDITIONS 1 AND 2 HAVE BEEN SATISFIED.

[Signature]
ANDREWS, ASBURY & ROBERT, INC.

APPROVALS

NA
CHIEF CITY SURVEYOR DATE

NA
PROPERTY MANAGEMENT DATE

[Signature] 4-2-86
TRAFFIC ENGINEER DATE

[Signature] 4-1-86
PARKS AND RECREATION DIRECTOR DATE

[Signature] 4-1-86
WATER RESOURCES DEPARTMENT DATE

NA
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE

[Signature] 4-2-86
CITY ENGINEER, ENGINEERING DIVISION DATE

[Signature] 4-1-86
PLANNING DIRECTOR, CITY/COUNTY PLANNING DIVISION DATE

REVISED: March 17, 1988
ENGINEER'S FILE No. 85-415

AMENDED BLOCK 1, LOTS 1 AND 2
NEW LOTS 1-A, 2-A, 3-A-1,
3-A-2-A AND 3-A-2-B.
7/6/99

AMENDED SUNPORT PARK SITE DEVELOPMENT PLAN

LAND USE ALLOCATIONS						
BLOCK	LOT	ZONING	AREA (ACRES)	FAR	SQ. FT.	STORIES
1	1	1-P	6.58	0.35	100,000	2
	2	1-P	5.78	0.24	55,000	2
2	1	1-P	6.67	0.66	191,000	6
	2	1-P	6.05	0.75	123,000	2
	3	1-P	6.71	0.70	206,000	8
3	1	1-P	5.17	0.43	96,000	4
	2	1-P	5.64	0.44	107,000	4
	3	1-P	5.00	0.27	59,000	2
	4	1-P	5.00	0.31	67,000	1
	5	1-P	5.00	0.31	67,000	1
	6	1-P	5.00	0.31	67,000	1
	7	1-P	5.00	0.31	67,000	1
	8	1-P	5.00	0.21	45,000	2
4-A	1	1-P	5.00	0.37	81,000	2
	2	1-P	8.60	0.22	81,000	2
5-A	1	1-P	5.00	0.20	44,000	2
	2	1-P	5.00	0.20	44,000	2
	3	1-P	8.70	0.23	89,000	1
TOTAL			104.50			4,170

REPLAT OF TRACT A
MUNICIPAL ADDITION No.9

TR. A-4

TR. A-2

TR. A-3

UNIVERSITY BLVD. SE.



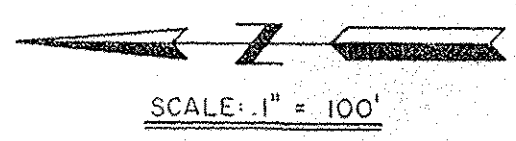
KIRTLAND PARK ADDITION

KIRTLAND ADDITION
UNIT 3

TRACT 'O'
LAND OF SCHWARTSMAN PACKING CO.

TRACT 'A'
LAND OF EISENMAN TRUST

LAND OF THE UNIVERSITY OF NEW MEXICO
GOLF COURSE



SCALE: 1" = 100'

INTERSTATE HIGHWAY 25

AMENDED BLOCK 1, LOTS 1 AND 2
NEW LOTS 1-A, 2-A, 3-A-1,
3-A-2-A AND 3-A-2-B.

7/6/99

ANDREWS, ASBURY & ROBERTS INC.