

AMENDED SUNPORT PARK SITE DEVELOPMENT PLAN FOR SUBDIVISION

GENERAL NOTES

SITE DEVELOPMENT PLAN STANDARDS

LAND USE IS LIMITED TO THE PERMISSIVE USES OF THE P-ZONE, WHICH ARE RELECTED BY THE USES DESIGNATED ON THE SITE DEVELOPMENT PLAN FOR SUBDIVISION.

LAND USE INTENSITY IS DETERMINED BY THE FLOOR-AREA RATION SPECIFIED ON THE SITE DEVELOPMENT PLAN.

REQUIREMENTS SHALL BE INTERPRETED AS FOLLOWS:

Building Setbacks
Setbacks shall be measured from the centerline of the roadway to the nearest structure. Setbacks shall be measured from the centerline of the roadway to the nearest structure. Setbacks shall be measured from the centerline of the roadway to the nearest structure.

Signage
Signage shall be permitted per facade per business.

Lighting
Lighting shall be provided for all uses and buildings as required in Section 10.0 of the zoning code.

Drainage
Drainage shall be provided for all uses and buildings as required in Section 11.0 of the zoning code.

Landscaping
Landscaping shall be provided for all uses and buildings as required in Section 12.0 of the zoning code.

Utilities
Utilities shall be provided for all uses and buildings as required in Section 13.0 of the zoning code.

Other
Other requirements shall be provided for all uses and buildings as required in Section 14.0 of the zoning code.

Notes
Notes shall be provided for all uses and buildings as required in Section 15.0 of the zoning code.

References
References shall be provided for all uses and buildings as required in Section 16.0 of the zoning code.

Definitions
Definitions shall be provided for all uses and buildings as required in Section 17.0 of the zoning code.

Enforcement
Enforcement shall be provided for all uses and buildings as required in Section 18.0 of the zoning code.

Violations
Violations shall be provided for all uses and buildings as required in Section 19.0 of the zoning code.

Penalties
Penalties shall be provided for all uses and buildings as required in Section 20.0 of the zoning code.

Appeals
Appeals shall be provided for all uses and buildings as required in Section 21.0 of the zoning code.

Final
Final requirements shall be provided for all uses and buildings as required in Section 22.0 of the zoning code.

Other
Other requirements shall be provided for all uses and buildings as required in Section 23.0 of the zoning code.

Notes
Notes shall be provided for all uses and buildings as required in Section 24.0 of the zoning code.

References
References shall be provided for all uses and buildings as required in Section 25.0 of the zoning code.

Definitions
Definitions shall be provided for all uses and buildings as required in Section 26.0 of the zoning code.

Enforcement
Enforcement shall be provided for all uses and buildings as required in Section 27.0 of the zoning code.

Violations
Violations shall be provided for all uses and buildings as required in Section 28.0 of the zoning code.

Penalties
Penalties shall be provided for all uses and buildings as required in Section 29.0 of the zoning code.

Appeals
Appeals shall be provided for all uses and buildings as required in Section 30.0 of the zoning code.

Final
Final requirements shall be provided for all uses and buildings as required in Section 31.0 of the zoning code.

Other
Other requirements shall be provided for all uses and buildings as required in Section 32.0 of the zoning code.

Notes
Notes shall be provided for all uses and buildings as required in Section 33.0 of the zoning code.

References
References shall be provided for all uses and buildings as required in Section 34.0 of the zoning code.

Definitions
Definitions shall be provided for all uses and buildings as required in Section 35.0 of the zoning code.

Enforcement
Enforcement shall be provided for all uses and buildings as required in Section 36.0 of the zoning code.

Violations
Violations shall be provided for all uses and buildings as required in Section 37.0 of the zoning code.

Penalties
Penalties shall be provided for all uses and buildings as required in Section 38.0 of the zoning code.

Appeals
Appeals shall be provided for all uses and buildings as required in Section 39.0 of the zoning code.

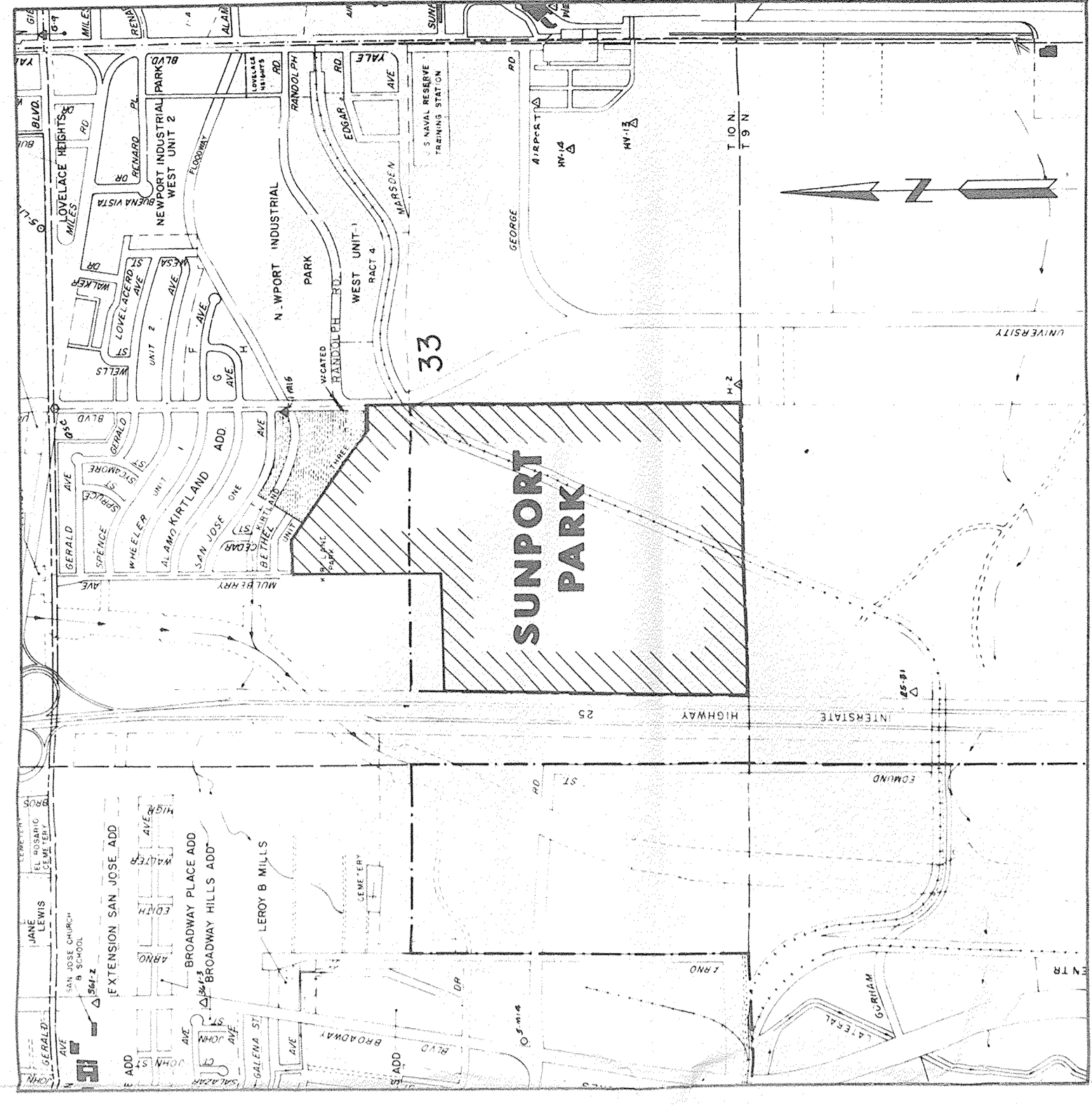
Final
Final requirements shall be provided for all uses and buildings as required in Section 40.0 of the zoning code.

Other
Other requirements shall be provided for all uses and buildings as required in Section 41.0 of the zoning code.

Notes
Notes shall be provided for all uses and buildings as required in Section 42.0 of the zoning code.

References
References shall be provided for all uses and buildings as required in Section 43.0 of the zoning code.

Definitions
Definitions shall be provided for all uses and buildings as required in Section 44.0 of the zoning code.



LOCATION MAP
ZONE ATLAS MAP NO. M-15

DRB 97-257

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CERTIFY THAT THIS SITE DEVELOPMENT PLAN IS IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING COMMISSION'S DECISION OF MARCH 6, 1988 AND THAT CONDITIONS 1 AND 2 HAVE BEEN SATISFIED.

James J. Ashby
ANDREWS, ASBURY & ROBERT, INC.

VACATED

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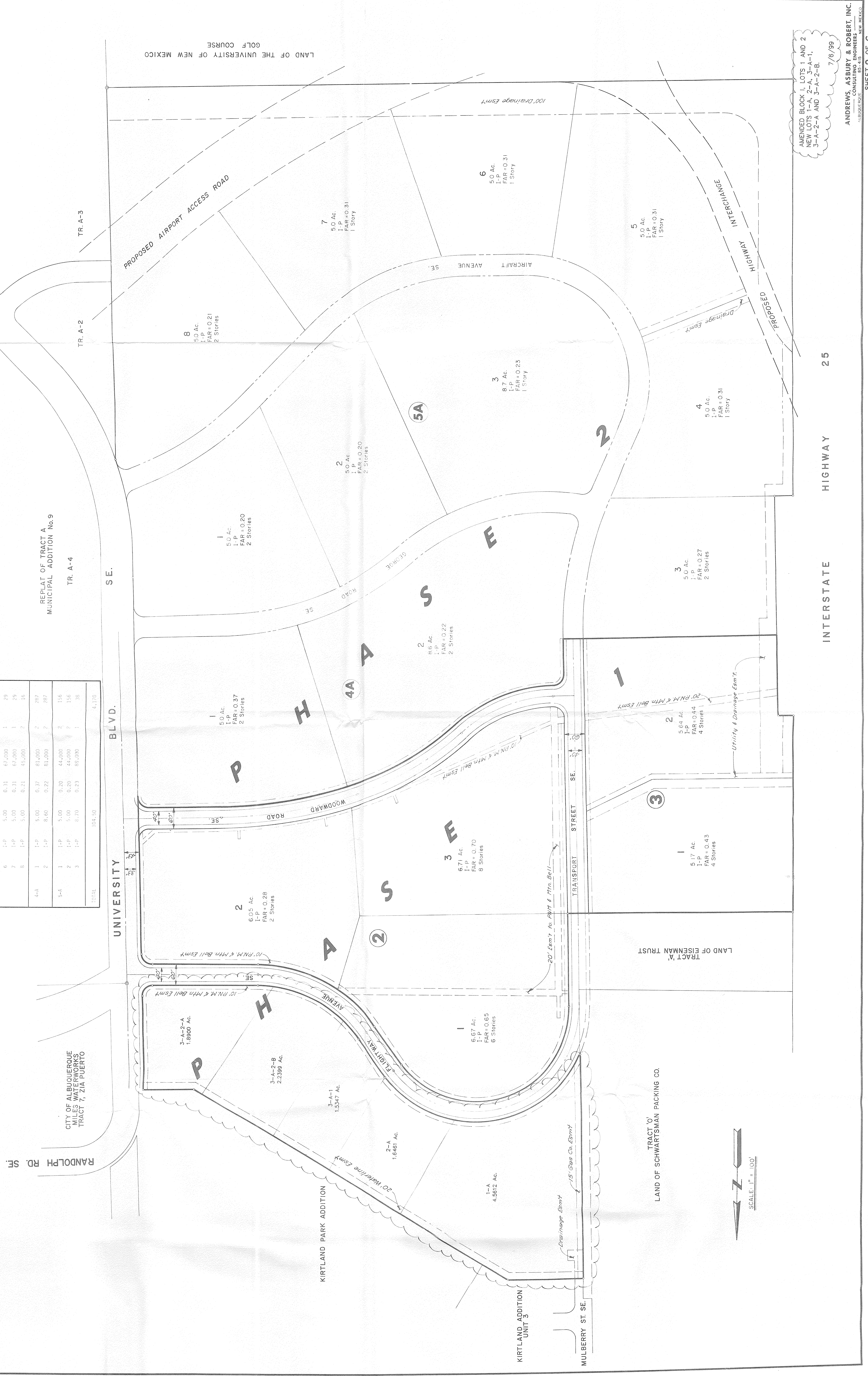
APPROVALS

APPROVALS	DATE
PLANNING DEPARTMENT	7-18-99
TRANSPORTATION DEPARTMENT	7-27-99
PARKS AND RECREATION DEPARTMENT	7-7-99
CITY ENGINEER / MANAGER	7-7-99
UTILITY DEPARTMENT	7-7-99
PLANNING DEPARTMENT	7-18-99
TRANSPORTATION DEPARTMENT	7-27-99
PARKS AND RECREATION DEPARTMENT	7-7-99
CITY ENGINEER / MANAGER	7-7-99
UTILITY DEPARTMENT	7-7-99

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

AMENDED SUNPORT PARK SITE DEVELOPMENT PLAN

LAND USE ALLOCATIONS						
BLOCK	LOT	AREA ZONE	AREA (SQ. FT.)	STORIES	PARKING	
1	1-P	6.58	0.35	100,000	2	255
	2-P	5.29	0.24	55,000	2	195
2	1-P	6.67	0.66	191,000	6	588
	2-P	6.95	0.28	73,000	2	259
	3-P	6.71	0.70	205,000	8	620
3	1-P	5.17	0.43	76,000	4	306
	2-P	5.64	0.34	107,000	4	341
	3-P	5.00	0.27	59,000	2	209
	4-P	5.00	0.31	67,000	1	100
5	1-P	5.00	0.31	67,000	1	57
	2-P	5.00	0.31	67,000	1	29
8	1-P	5.00	0.31	67,000	1	29
	2-P	5.00	0.21	65,000	2	16
4-A	1-P	5.00	0.37	81,000	2	287
	2-P	8.60	0.22	81,000	2	287
5-A	1-P	5.00	0.20	44,000	2	156
	2-P	5.00	0.20	44,000	2	156
	3-P	8.70	0.23	88,000	1	38
TOTAL			104,500		4,170	



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

SUNPORT PARK SITE DEVELOPMENT PLAN FOR SUBDIVISION

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.

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 BY THE I-P ZONE.

SETBACKS TO THE FACE OF OCCUPABLE STRUCTURES SHALL BE:

FRONT SET BACK OF NOT LESS THAN 50 FEET

SIDE SET BACK OF NOT LESS THAN 25 FEET

REAR SET BACK OF NOT LESS THAN 25 FEET

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

SIGN 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 THOROUGHLY VISIBLE FROM THE STREET.

IF THE SIGN IS APPLIED TO THE FACADE OF A BUILDING, THE SIGN SHALL BE 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 COMFORTING RESIDENTIAL PROPERTY.

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

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

"STREETSCAPE" LANDSCAPING SHALL CONSIST OF A MINIMUM LANDSCAPED STRIP OF TEN FEET BETWEEN THE RIGHT-OF-WAY LINE OF THE STREET AND THE PARKING AREA. TREE LOCATION SHALL MEET THE REQUIREMENTS OF THE STREET-TREE ORDINANCE, AND CLEAR-SIGHT TRIANGLE REQUIREMENTS SHALL BE MET.

HOODWARD ROAD LANDSCAPING SHOULD BE PREDOMINANTLY DECIDUOUS TREES IN AN EFFORT TO CREATE A CANOPED CORRIDOR STREETSCAPE.

IN AN EFFORT TO COMPLEMENT THE APPEARANCE CREATED ALONG HOODWARD STREET AND EXTEND THAT STREETSCAPE THROUGH THE INNER PARK THOROUGHFARES.

POSTERIOR BOUNDARY CORETS 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 4.4.2 OF THE ZONING CODE. ADDITIONALLY, FIXTURES SHOULD BE STANDARDIZED AND OF A SIZE SUITED TO THEIR FUNCTION.

SERVICE AREAS SUCH AS LOADING DOCKS, JANITORIAL AND MACHINERY ROOMS, AND OTHER SERVICE AREAS SHOULD BE LOCATED IN AN EFFORT TO MINIMIZE VISUAL IMPACTS ON ADJACENT RESIDENTIAL AREAS.

OR ADJACENT TO THE MOST PROXIMATE BOUNDARIES OF RESIDENTIAL AREAS.

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INGRESS/EGRESS WITHIN THE PARK SHALL BE PROMOTED. IN PARTICULAR, PEDESTRIAN AND BICYCLE PATHWAYS FOR PEDESTRIANS ARE PARTICULARLY ENCOURAGED AS THE INDIVIDUAL BLOCKS AND LOTS ARE DEVELOPED. IT IS HIGHLY DESIRABLE THAT PEDESTRIAN ACCESS AND BICYCLE ACCESS BE PROVIDED TO ALL LOTS AND SHARED IN COMMON AREAS.

VEHICULAR MOVEMENT THROUGH THE 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, BUILDING ORIENTATION, 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. 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 PROPERTY IS CURRENTLY UNDER VACATION AND RIGHT-OF-WAY HAS BEEN ABANDONED. THE PROPERTY IS BEING REDEVELOPED AS A CORRIDOR ALONG HOODWARD ROAD IN AN EFFORT TO COMPLEMENT THE APPEARANCE CREATED ALONG HOODWARD ROAD AND TO PROVIDE A MORE DESIRABLE EAST-WEST ALIGNMENT.

ACCESS

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

A. 156 FEET OF RIGHT-OF-WAY IS INDICATED 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.

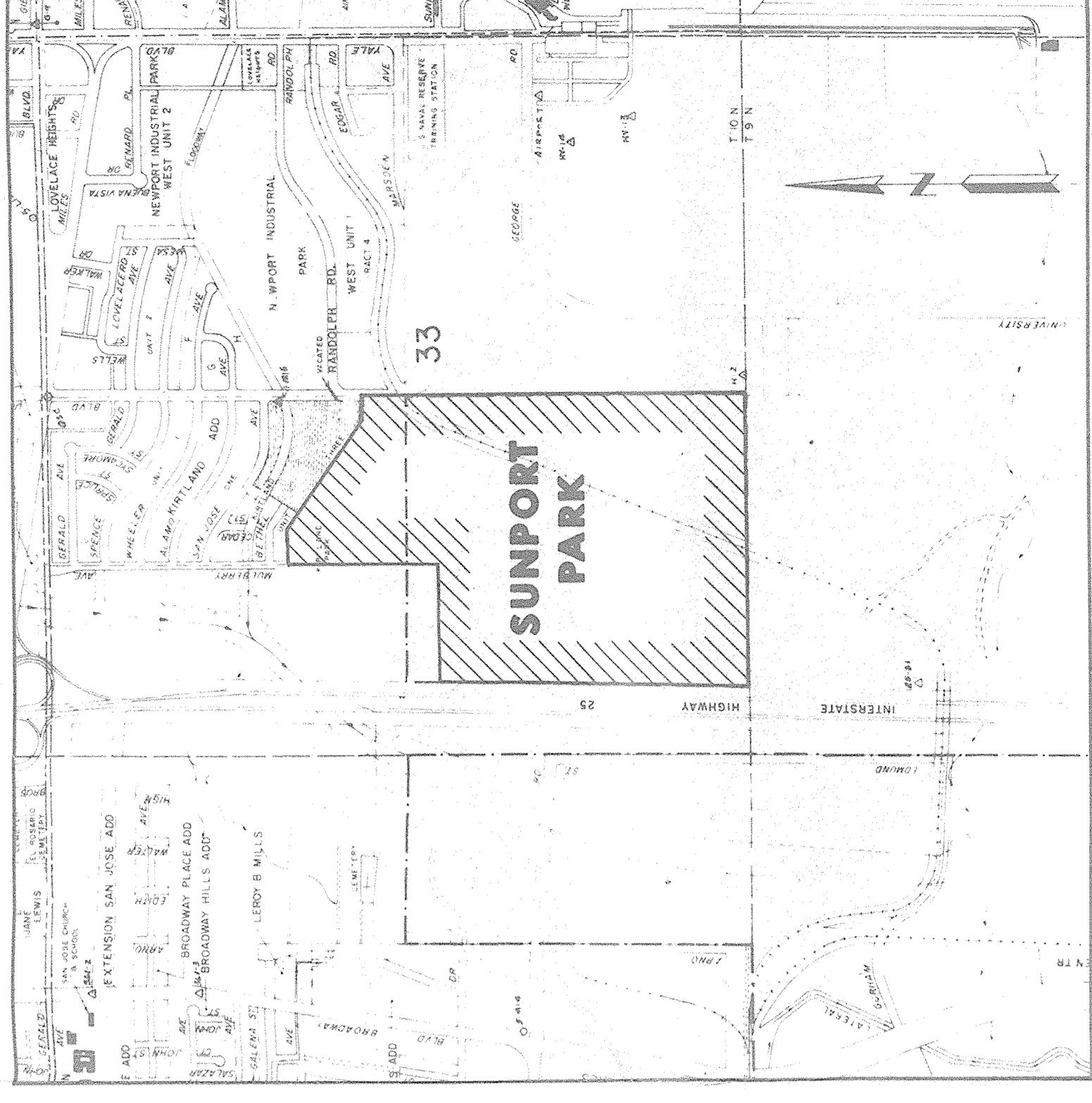
B. CORRIDOR BETWEEN THE EAST RIGHT-OF-WAY BOUNDARY OF INTERSECTION 25 AND THE CORRIDOR SPECIFIED IN PARAGRAPH A ABOVE WHEN REQUESTED BY THE CITY OF ALBUQUERQUE.

C. NO DIRECT VEHICULAR ACCESS IS PERMITTED FOR A CONNECTION OF STREET "C" OR "D" TO THE CORRIDOR SPECIFIED IN PARAGRAPH A ABOVE.

D. NO DIRECT VEHICULAR ACCESS IS PERMITTED FOR ANY LOTS WITH COMMON PROPERTY LINES ABUTTING THE WEST UNIVERSITY BOULEVARD SE RIGHT-OF-WAY.

E. NO DIRECT VEHICULAR ACCESS IS PERMITTED FOR ANY LOTS ABUTTING HOODWARD BOULEVARD.

F. ALL FINAL STREET WIDTH SHALL CONFORM WITH THE DESIGN PROCEDURES MANUAL REQUIREMENTS.



LOCATION MAP
ZONE ATLAS MAP No. M-15

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CONCEPTUAL DRAINAGE PLAN FILE No. Z-85-98-1	6

I CERTIFY THAT THIS SITE DEVELOPMENT PLAN IS IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING COMMISSION'S DECISION OF MARCH 29, 1985 AND THAT CONDITIONS 1 AND 2 HAVE BEEN SATISFIED.

Charles J. Asbury
ADDRESS: ASBURY & ROBERT, INC.

APPROVALS

NAME	DATE
NA CHIEF CITY SURVEYOR	
NA PROPERTY MANAGEMENT	
<i>Robert A. Fournier</i> TRAFFIC ENGINEER	4-2-86
<i>John J. Chivers</i> PARKS AND RECREATION DIRECTOR	4-1-86
<i>Shirley A. Fought</i> WATER RESOURCES DEPARTMENT	4-1-86
<i>MA. Paul D. Ogden</i> ALBUQUERQUE METROPOLITAN AREA FLOOD CONTROL AUTHORITY	4-2-86
<i>Paul D. Ogden</i> CITY ENGINEER, ENGINEERING DIVISION	4-2-86
<i>Ronald J. Jensen</i> PLANNING DIRECTOR, CITY/COUNTY PLANNING DIVISION	4-1-86

SUNPORT PARK SITE DEVELOPMENT PLAN

LAND USE ALLOCATIONS							
BLOCK	LOT	ZONING (ACRES)	AREA (ACRES)	FAR	SQ. FT.	STORIES	PARKING
1	1	1-P	6.58	0.35	100,000	2	355
	2	1-P	5.29	0.24	55,000	2	195
2	1	1-P	6.67	0.66	191,000	6	586
	2	1-P	6.05	0.28	73,000	2	259
	3	1-P	6.71	0.70	206,000	8	620
3	1	1-P	5.17	0.43	96,000	4	306
	2	1-P	5.64	0.44	102,000	4	341
	3	1-P	5.00	0.27	99,000	2	209
	4	1-P	5.00	0.31	67,000	1	100
5	5	1-P	5.00	0.31	67,000	1	57
	6	1-P	5.00	0.31	67,000	1	29
7	7	1-P	5.00	0.31	67,000	1	29
	8	1-P	5.00	0.21	45,000	2	16
4-A	1	1-P	5.00	0.37	81,000	2	287
	2	1-P	8.60	0.22	81,000	2	287
5-A	1	1-P	5.00	0.20	44,000	2	156
	2	1-P	5.00	0.20	44,000	2	156
	3	1-P	8.70	0.23	85,000	1	38
TOTAL					308,500		4,410

RANDOLPH RD. SE.

CITY OF ALBUQUERQUE
MILES WATERWORKS
TRACT 7, ZIA PUERTO

UNIVERSITY BLVD. SE.

REPLAT OF TRACT A
MUNICIPAL ADDITION No. 9

TR. A-2

TR. A-3

KIRTLAND PARK ADDITION

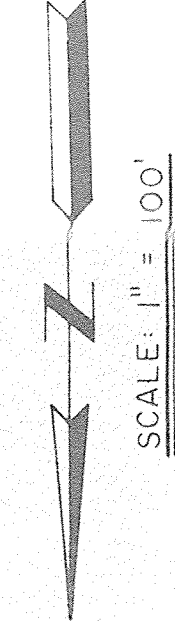
KIRTLAND ADDITION
UNIT 3

TRACT 'O'
LAND OF SCHWARTSMAN PACKING CO.

TRACT 'A'
LAND OF EISENMAN TRUST

LAND OF THE UNIVERSITY OF NEW MEXICO
GOLF COURSE

PROPOSED AIRPORT ACCESS ROAD



INTERSTATE HIGHWAY 25

PROPOSED HIGHWAY INTERCHANGE