

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 of 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 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.
- 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.

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 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 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 3 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 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.

ACS MON. "2-69"
 STANDARD ACS BRASS TABLET
 (FOUND IN PLACE)
 N.M. STATE PLANE GRID
 COORDINATES (CENTRAL ZONE)
 X=356,680.72 (NAD 1927)
 Y=1,499,064.48
 G-G=0.9996684
 DELTA ALPHA=-0'16'33"

ACS MON. "6-610, 1981"
 STANDARD ACS BRASS TABLET
 (FOUND IN PLACE)
 N.M. STATE PLANE GRID
 COORDINATES (CENTRAL ZONE)
 X=360,334.560 (NAD 1927)
 Y=1,498,292.068
 G-G=0.99967789
 DELTA ALPHA=-0'16'07"

EL RANCHO ATRISCO
 PHASE II
 REC. 11/1/80, VOL. C-3, FOL. 78

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

N 01'07'46" E
 60.08'

N 00'22'31" E
 160.00'

N 00'34'59" E
 459.58'

N 89'24'25" E
 144.27'

N 89'22'16" W
 370.84'

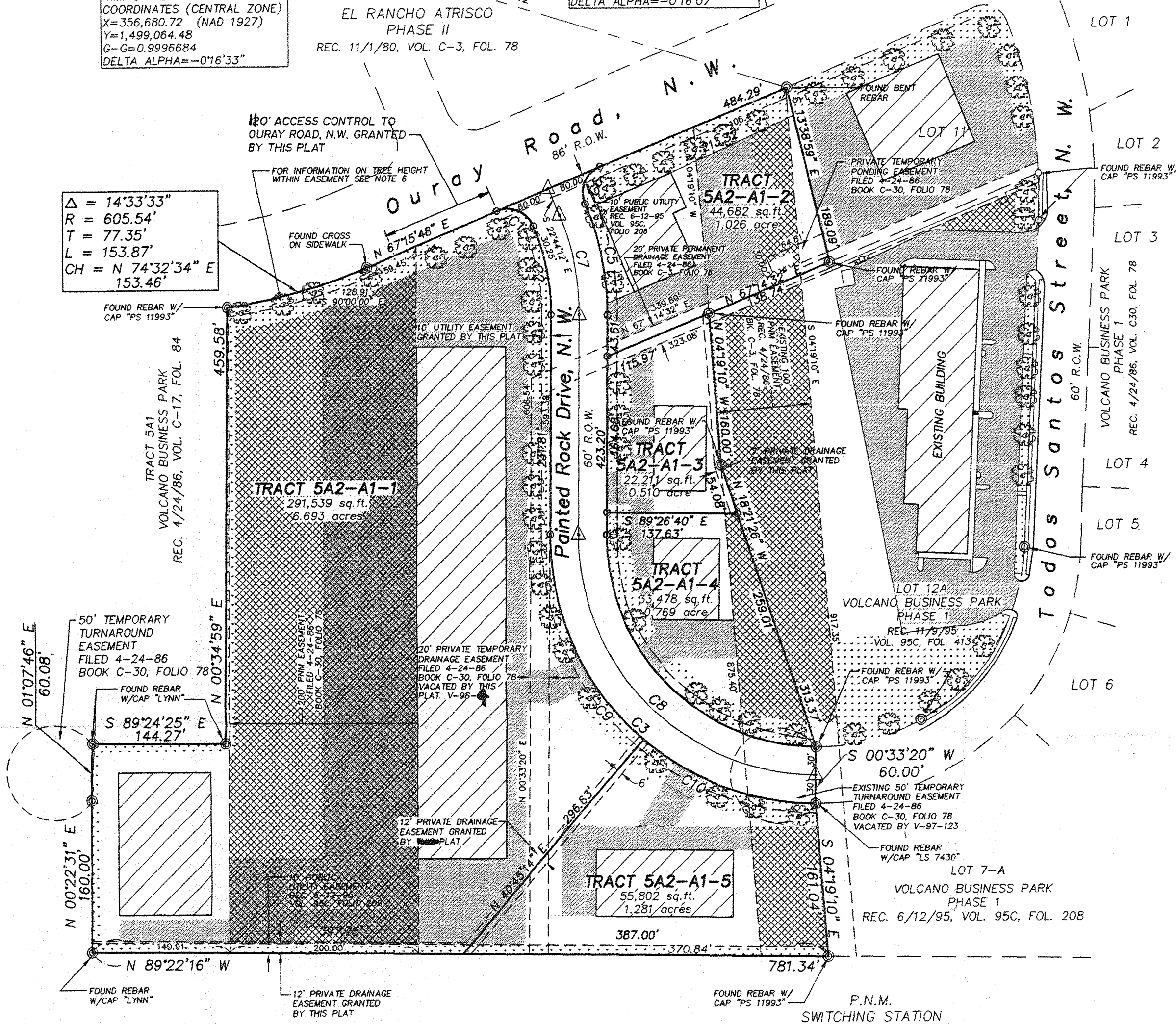
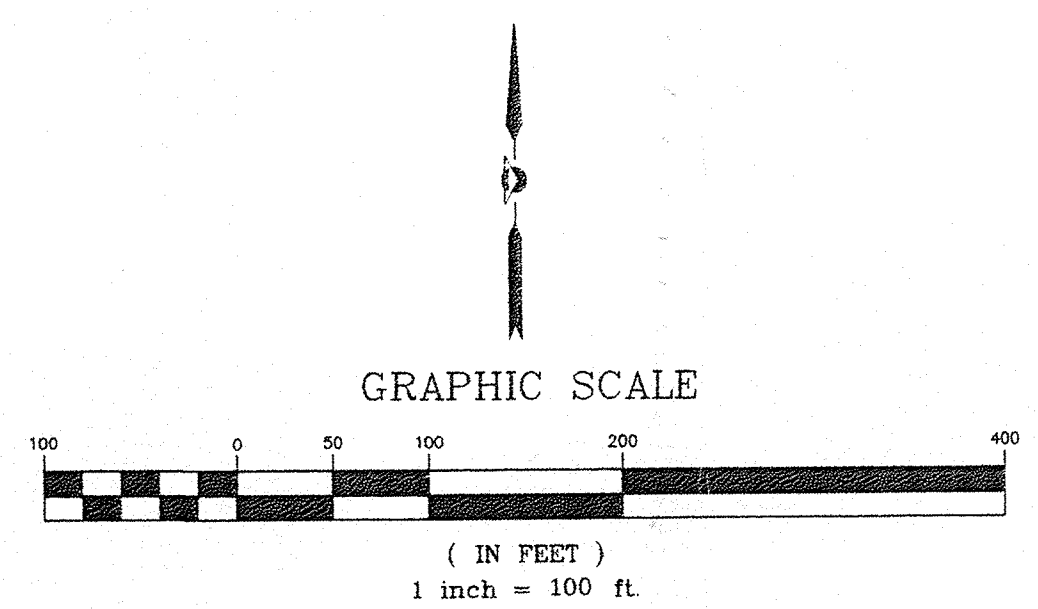
N 40'25'14" E
 298.63'

N 02'33'20" E
 60.00'

N 04'19'10" E
 781.34'

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



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 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.

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

Frank J. Regan 4-3-98
 CITY ENGINEER / AMAFA DATE

Roger... 2/6/98
 UTILITY DEVELOPMENT DATE

Michael... 1-03-98
 TRANSPORTATION DEVELOPMENT DATE

... 2-10-98
 DEVELOPMENT CIP DATE

DRB-97-450

PRECISION SURVEYS

2820 COORS BLVD NW, SUITE 106 ALBUQUERQUE, NEW MEXICO 87120
 PHONE 505 630 0569 FAX 505 630 4163

DRB CASE NO. 97-1