

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.

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.

DEVELOPMENT CIP

2-10-98  
DATE

DRB CASE NO. 97-450

97515851

## DESIGN OF OPEN STORAGE AND HOT FURNACE

( IN FEET )  
1 inch = 100 ft



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:

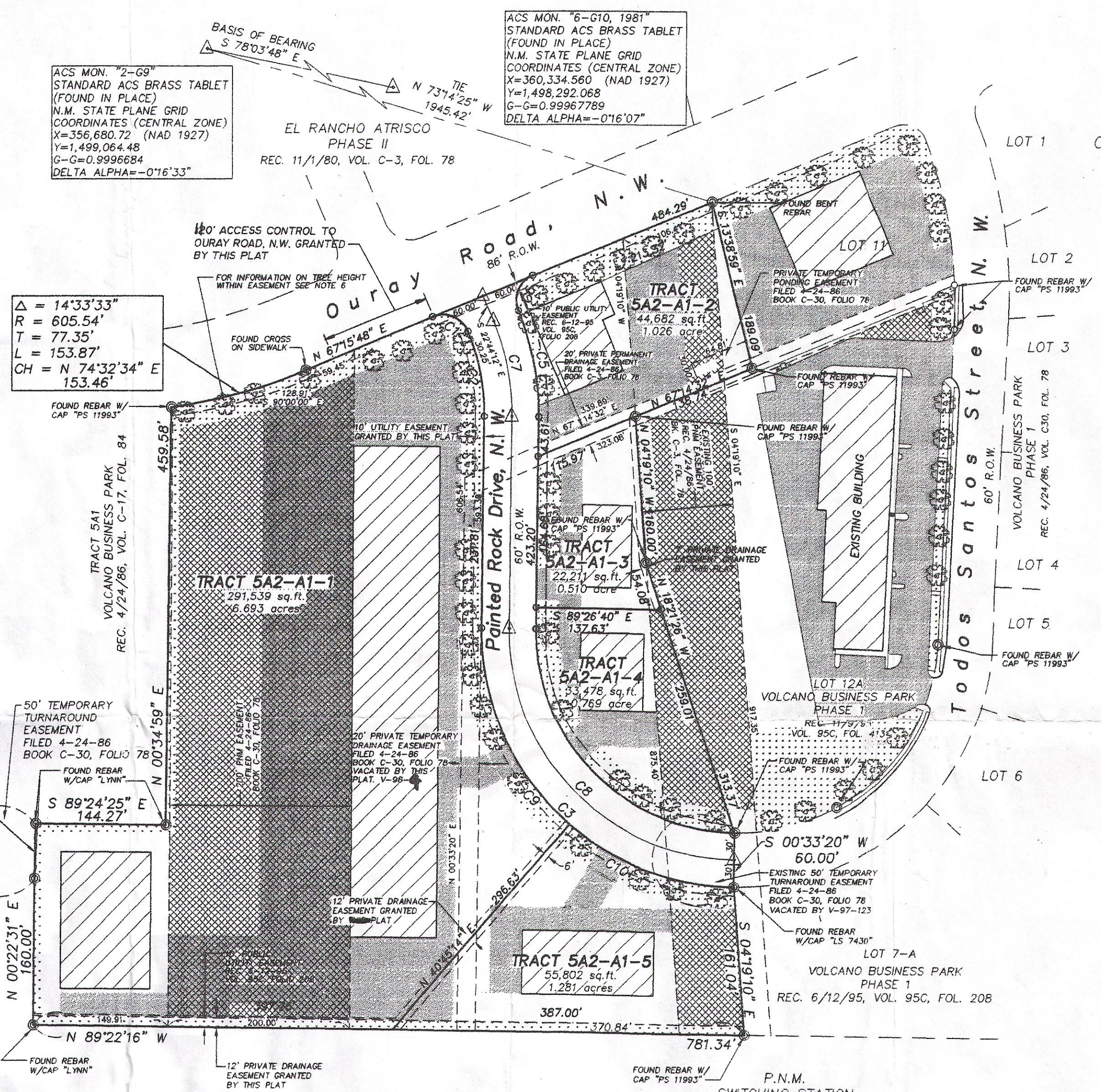
- This Site Development Plan is for subdivision purposes only.
  - A Drainage Management Plan will be required for each tract prior to development of any improvements on that tract.
  - A detailed Site Development Plan for each tract shall be submitted to the Development Review Board for final review 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.



LEGEND

- DENOTES POINT FOUND AND USED AS SHOWN
- DENOTES POINT SET BY THIS SURVEY
- [Tree Symbol] STREET TREES
- [Dotted Box] 10' MINIMUM LANDSCAPED AREA
- [Hatched Box] POSSIBLE BUILDING AREA (square footage)
- [Solid Box] POSSIBLE PARKING AREA
- [Cross-hatched Box] POSSIBLE OPEN STORAGE AND LOT PONDING

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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.	
<i>Kevin L. Dine</i> PLANNING DEPARTMENT	4/3/98 DATE
<i>Paul J. Vigneri</i> CITY ENGINEER / AMAFCA	4-3-98 DATE
<i>Roger [Signature]</i> UTILITY DEVELOPMENT	2/6/98 DATE
<i>Michael [Signature]</i> TRANSPORTATION DEVELOPMENT	1-03-98 DATE
<i>[Signature]</i> DEVELOPMENT CIP	2-10-98 DATE

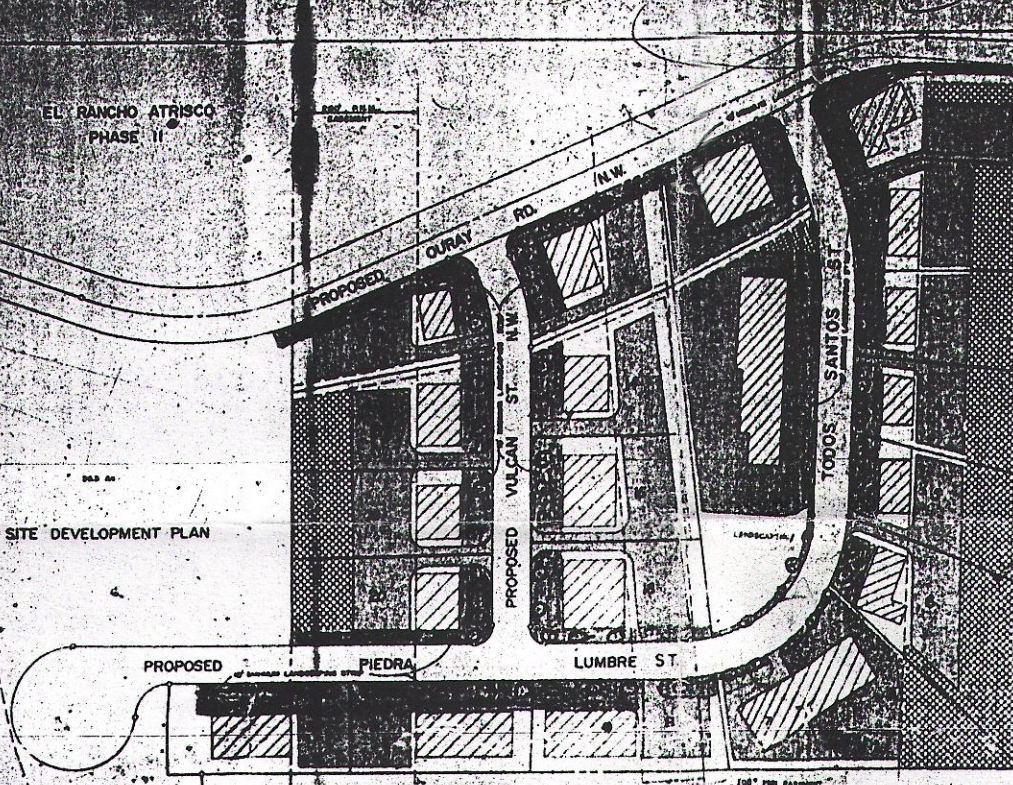
**PRECISION SURVEYS**

2029 COORS BLVD NW, SUITE 105  
ALBUQUERQUE, NEW MEXICO 87120

PHONE 505 690 0880  
FAX 505 690 4183

DRB CASE NO. 97-450





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:

- [illegible]

## TABLE OF CONTENTS

SHEET NO.	DESCRIPTION
1	AMONG MASTER PLAN
2	PLAN SHEET
3	SITE DEVELOPMENT AND LANDSCAPING PLAN SET
4	ROLLING ELEVATIONS

diff: The overall concepts of the AF  
have been accepted from the system  
Master Plan in that of Nov. 20, 1950  
(1-00-27-4) as a result of the plan  
the AF.

CITY OF ALBUQUERQUE  
MUNICIPAL DEVELOPMENT DEPARTMENT  
ENGINEERING DIVISION

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

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Land Office		
ACE - Design			Regist.		
A. E. Holdings			Notary		
DRAWING NO.		MAP NO.		SHEET OF	
				1 24	

FILE: 2-80-87-6

CITY OF ALBUQUERQUE



W 372 DATE 2-6-92 OF 5

CITY OF ALBUQUERQUE

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With graphic processes used to make the basic microfilm production of the National Geographic Annuals from 1911-1977.

Karen Rosen

OFFICIAL SEAL  
ROBERTA SANCHEZ  
NOTARY PUBLIC  
STATE OF NEW MEXICO  
May 6 1995

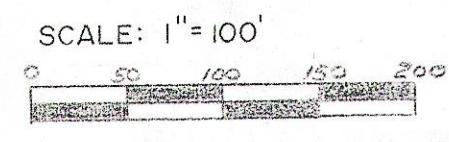
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file # Z-80/87

number of  
plans in file

14





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 PONDING AREAS

15.0 Ac.

PLAINS ELECTRIC

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. Brown* 2-3-87  
Traffic Engineering, City of Albuquerque, NM Date

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

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

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

*Frank J. Cisneros* 2/3/87  
AMAFCA Date

EL RANCHO ATRISCO  
PHASE II

26.3 Ac.

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:

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 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.
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)  
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)

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	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.

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 C1	OF		

1		1/15/87	Lot 12	Ascertained	EC	ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
								CONTRACTOR					
								WORK BY		DATE			
								INSPECTOR'S		DATE			
								ACCEPTANCE BY		DATE			
NO. DATE						REMARKS		FIELD LOCATION BY		DATE			
						BY		DRAWINGS		DATE			
								CORRECTED BY		MICRO-FILM INFORMATION			
								RECORDED BY		DATE			
								NO					
										Elev = 5111.87 feet.			