



**Request For
Administrative Amendment #8**

- Approved By DRB Case Number 98-59
- Admin. Amend. #1 AA-98-66 dated 5/14/98 approved 5/21/98
 - Admin. Amend. #2 AA-98-132 dated 9/10/98 approved 9/24/98
 - Admin. Amend. #3 AA-0013400000000838 Project #1000613 dated 6/16/00 approved 6/21/00
 - Admin. Amend. #4 AA-00236-00000-01700 Project #1000613 dated 11/20/00 approved 12/15/00
 - Admin. Amend. #5 AA-04AA-01401 Project #1000613 dated 09/07/04 approved 10/13/04
 - Admin. Amend. #6 06AA-0352 Project #1000613 dated 3/14/06 approved 4/1/06
 - Admin. Amend. #7 06AA-01633 Project #1000554 dated 11/13/06 approved 11/30/06

REQUESTED REVISIONS TO SITE PLAN:
ADDITION OF 12,793 SF WAREHOUSE/OFFICE BUILDING ON PREVIOUSLY APPROVED PAD SITE.

Symbols Legend

- EXISTING POLE MOUNTED SITE LIGHTING, W/ DOUBLE 16" CUT OFF, FORWARD THROW 250W HPS FIXTURE REFER DETAIL THIS SHEET
- EXISTING POLE MOUNTED SITE LIGHTING, W/ SINGLE 16" CUT OFF, FORWARD THROW 250W HPS FIXTURE REFER DETAIL THIS SHEET
- EXISTING F. H. PRIVATE FIRE HYDRANT (U.N.O.)
- EXISTING BICYCLE PARKING

Site Data

LOT DESCRIPTION: TRACT A OF LAND IN SECTION 33T 10N, R 4 E, IN THE NORTH 1/2 OF THE SW 1/4 OF THE NW 1/4.

TOTAL LOT AREA: 10.1547 ACRES OR 442,336.97 SQUARE FEET
CURRENT SITE ZONING: IP- INDUSTRIAL PARK

Existing Building Data

- PHASE 1
50,000S.F. ONE STORY MANUFACTURING WITH SUPPORTING OFFICES. TYPE II-N CONSTRUCTION, SPRINKLERED. OCCUPANCY TYPE H-B.
- PHASE 2
35,000S.F. TWO STORY MANUFACTURING WITH SUPPORTING OFFICES. TYPE II-N CONSTRUCTION, SPRINKLERED. OCCUPANCY TYPE H-B.
- PHASE 3
BUILDING 2 - MASTER DEVELOPMENT PLAN EPC CASE # 00128-0000-00718 - APPROVED 9/21/00
- PHASE 4
17,000 S.F. ONE STORY MANUFACTURING WITH SUPPORTING CONF. ROOM, RESTROOMS. TYPE II-N CONSTRUCTION, SPRINKLERED. OCCUPANCY TYPE S-2
- PHASE 5
12,793 S.F. ONE STORY WAREHOUSE WITH SUPPORTING OFFICES, BREAKROOM AND RESTROOMS. TYPE II-B CONSTRUCTION. OCCUPANCY TYPE S-1.

Parking Calculations

NOTE: PARKING CALCULATIONS ARE BASED ON COMPLETION OF BOTH PHASE 1 & PHASE 2 CONSTRUCTION AND NO CHANGES HAVE BEEN MADE FOR THIS PROJECT.

EXISTING REQUIRED PHASE 1:	
MANUFACTURING	20 (1.3 EMPLOYEES, 60 EMPLOYEES/SHIFT)
OFFICE	35 (7,000S.F. @ 1:200S.F.)
EXISTING REQUIRED PHASE 2:	
MANUFACTURING	20 (1.3 EMPLOYEES, 60 EMPLOYEES/SHIFT > 12,945S.F. @ 1:1000S.F.)
OFFICE	70 (13,945S.F. @ 1:200S.F.)
EXISTING REQUIRED PHASE 3 & 4:	
MANUFACTURING	17 (17,000 S.F. @ 1:1000S.F.)

PROPOSED PHASE 5:	
WAREHOUSE	6,558 SF/1,000 = 7 SPACES
OFFICE	4,546 SF/200 = 23 SPACES
TOTL REQ'D	192 SPACES
H.C.	8 SPACES (2 VAN ACCESSIBLE)
TOTL PROVIDED	232 SPACES
H.C.	10 SPACES (2 VAN ACCESSIBLE)

SITE PLAN

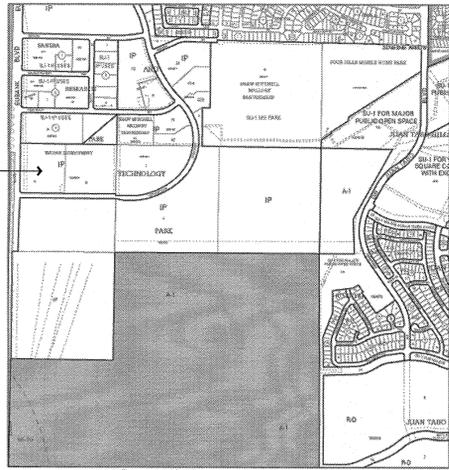
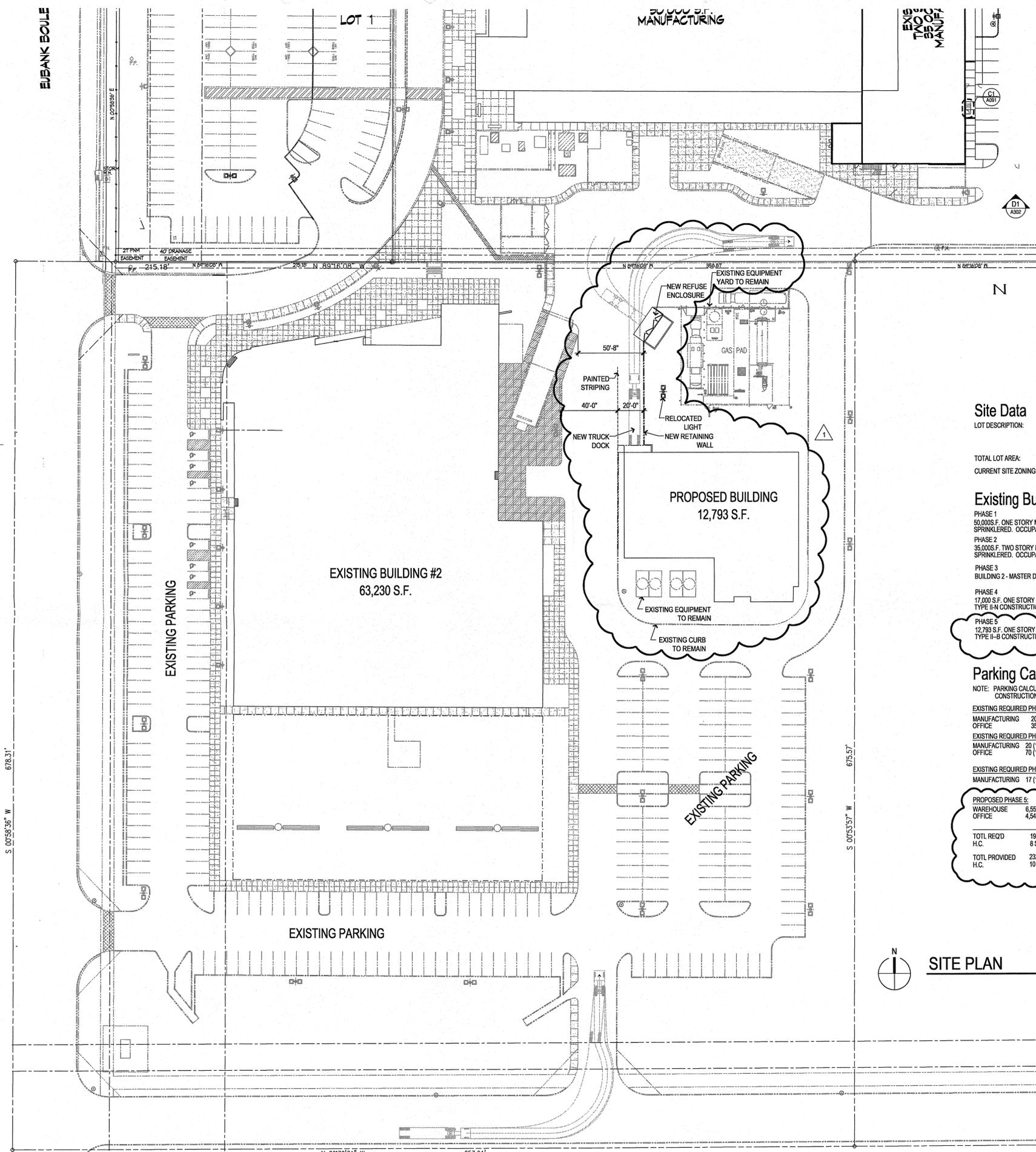
1"=40'-0"

ADMINISTRATIVE AMENDMENT
 FILE: 06AA-1025 Project # 1000554
 ±12,793 S.F. OFFICE/WAREHOUSE BUILDING.
 APPROVED BY: *Russell Rents* DATE: 21 Mar 08

POLE MOUNTED SITE LIGHTING, W/ DOUBLE 16" CUT OFF, FORWARD THROW 250W HPS FIXTURE REFER DETAIL THIS SHEET
 POLE MOUNTED SITE LIGHTING, W/ SINGLE 16" CUT OFF, FORWARD THROW 250W HPS FIXTURE REFER DETAIL THIS SHEET
 F. H. PRIVATE FIRE HYDRANT (U.N.O.)
 BICYCLE PARKING

- REVISIONS
- △
 - △
 - △
 - △

DRAWN BY: amd
 REVIEWED BY:
 DATE: FEBRUARY 15, 2008
 PROJECT NO.: 08-0006.001
 DRAWING NAME: SITE PLAN



Site Data Plot:
M-21-Z
 Selected Symbols:
 SECTION PLANS: □ Substation, □ Design Overlay Zone, □ Utility Alignment Error, □ City Manual Error, □ Street Closure Overlay, □ 11' Buffer Zone, □ Side Check Zone, □ Property Line.
 Map amended through: 10/25/2008

SITE

EUBANK BOULE

S. 00°56'36" W
678.31'

N 89°30'31" W 653.91'

S. 00°53'57" W 675.57'



N

LOT 1

EXISTING MANUFACTURING

EXISTING TWO STORY MANUFACTURING

EXISTING BUILDING #2
63,230 S.F.

PROPOSED BUILDING
12,793 S.F.

EXISTING PARKING

EXISTING PARKING

EXISTING PARKING

EXISTING EQUIPMENT YARD TO REMAIN

NEW REFUSE ENCLOSURE

PAINTED STRIPING

NEW TRUCK DOCK

RELOCATED LIGHT

NEW RETAINING WALL

EXISTING EQUIPMENT TO REMAIN

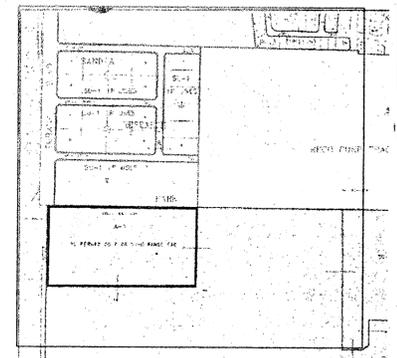
EXISTING CURB TO REMAIN

D1 A302

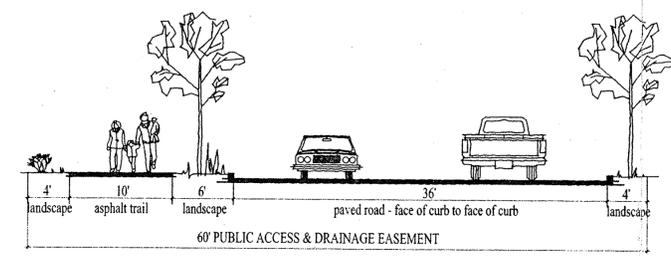
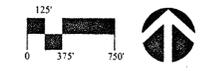
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**Vicinity Map
M-21-Z**



SECTION AA

GENERAL NOTES continued. See also Design Guidelines - Criteria Sheet 5 of 5.

SITE DESIGN INDEX

- PARKING AND VEHICULAR CIRCULATION
- PEDESTRIAN CONNECTIONS
- LANDSCAPE BUFFERS
- BUILDING SETBACKS
- SCREENING AND SHADE
- ARCHITECTURE
- SIGNAGE
- EMPLOYEE SPACES: PLAZAS, STORAGE AND MISCELLANEOUS
- CA / VAN POOL PREFERRED PARKING

PARKING AND VEHICULAR CIRCULATION

1. All street CL radii to be per DPM Standards.
2. Exact location of driveway access cuts to tracts A and B from 60' public access easement to be determined during individual site plan approval. These to conform with DPM Standards.
3. The allowed parking shall be equal to the required parking plus 10%. ADA-compliant parking shall be located adjacent to main building entries.
4. Cross access provisions between adjoining parcels are required for further subdivision of Tracts A & B should that occur.

PEDESTRIAN CONNECTIONS

5. All HC ramps at lot corners and drive lots to be constructed during individual tract site development.
6. Pedestrian crossings that are a minimum width of 6-feet which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
7. Pedestrian paths that are perpendicular to parking shall be protected from overlapping parked cars by permanently anchored tire stops, bollards or raising the walk to provide for a 6 foot wide clear pedestrian area. (Assume a 2' overhang for cars.)
8. Shaded pedestrian access shall be provided from Eubank for Tracts A and B, and from the east-west easement along the south property line for Tract B, including a clear 6' wide path with adjacent trees spaced 25' on center.
9. A sidewalk with a minimum clearance of 8' shall be provided (15' for multiple entry and/or multiple tenant buildings) along building sides where needed to provide direct connections from the pedestrian circulation system to the building entrance. Shade shall be provided for these sidewalks when they are located along the west and south sides of buildings. Shade can be provided with architecturally integrated portals or canopies, or by trees placed at intervals of 25 feet in planters with a minimum interior dimension of 5 feet x 5 feet. Single tenant buildings shall provide a "plaza" at the main entrance of no less than 400 square feet.
10. Convenient pedestrian connections shall be provided from each building to the internal circulation system and to adjacent roadways. A minimum 6-foot clear pathway is required with shade trees spaced at 25 foot intervals (as practical) in planters with interior dimensions of 5 x 5 feet. The minimum width for planting areas for street trees shall be 5 feet.

LANDSCAPE BUFFERS

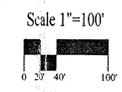
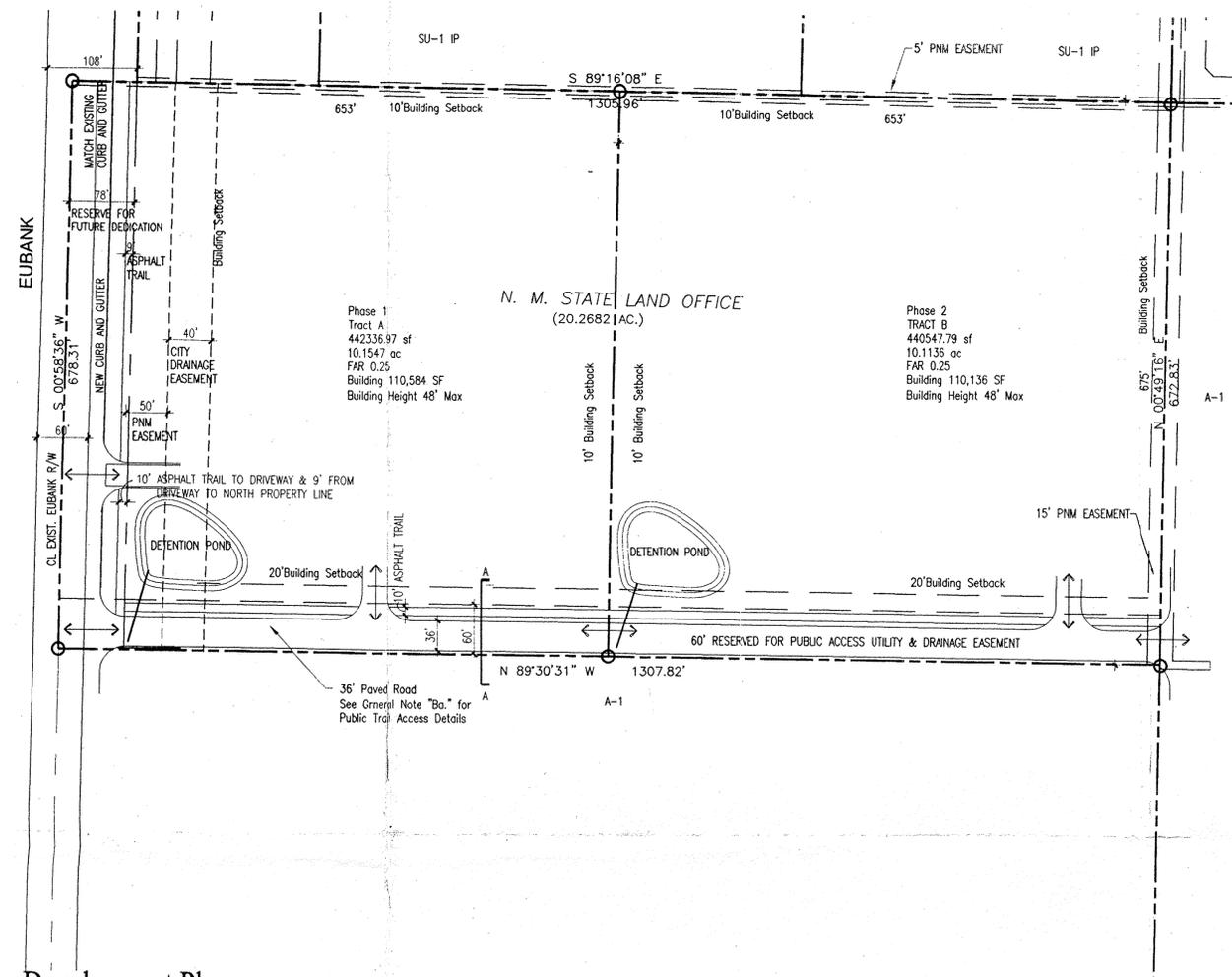
11. Landscape easement at entry shall include the 35' clear sight triangle.
12. A 10-foot wide landscape buffer (with trees at least 8-feet high at the time of planting) is required along property lines which abut residential zones. Trees shall be planted at a minimum interval of 25 feet, a mix of evergreens and deciduous trees shall be used in the buffer zone, and a minimum of a 6' high solid screen wall to screen parking, loading, refuse collection and delivery/storage areas is required where adjacent to residential zones.
13. A mix of evergreen (coniferous) and deciduous trees shall be used within parking areas.
14. Buffer areas shall include a mix of evergreen (coniferous) and deciduous trees.
15. 75% of landscape areas must be covered with living, vegetative material. High-water use turf must be limited in application to 20% of the landscaped area.

BUILDING SETBACKS

16. Building setbacks at front/street to be 20' and at side and rear shall be 10'

SCREENING AND SHADE

17. Perimeter walls shall comply with the City's Design Manual for Subdivision Access and Perimeter Walls
18. No chain link, razor wire (concertina) or plastic vinyl fencing is permitted.
19. Low walls 2 1/2 to 3' high shall be used to screen parking spaces adjacent to Eubank. The walls shall integrate with building materials colors and shall comply with the City's Design Manual for Subdivision Access and Perimeter Walls.
20. Loading docks where they are adjacent to residential zones, or visible from Eubank shall be screened by walls and covers that are architecturally integrated with the building.
21. Refuse enclosures shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
22. Drive through facilities shall be shaded with architecturally integrated canopies.



**Master Development Plan
South Eubank State Land Office
Eubank, SE Albuquerque, NM
Site Data**

TOTAL ACREAGE: 20.2683 ACRES - 882,885 SF
SITE AREA TOTAL BUILDING AREA (FAR = 0.25)
TRACT A: 442,337 SF 110,584 SF MAXIMUM
TRACT B: 440,548 SF 110,136 SF MAXIMUM
TOTAL: 882,885 SF 220,720 SF MAXIMUM

Legal Description

Tract of land in Section 33 T 10 N, R 4 E, in the North 1/2 of the SW 1/4 of the NW 1/4.

Existing Zoning

Tract is zoned County A-1 with a special use for a freestanding wireless telecommunications facility

Proposed Zoning

Tract is to be "IP - Industrial Park" per the City of Albuquerque Zone Code

Subdivision Concept

The plan for the approximately 20 acre site subdivides the site into two (2) tracts, Tract A & Tract B and grants a 60' public access utility and drainage easement along the southern property line for access from Eubank Blvd. to Tract B. development of tracts A & B will be in conformance with Design Guidelines and Criteria attached hereto, Sheet 5 of 5.

Land Utilization

The proposed land uses and restrictions for both tracts are the same, Industrial Park. Proposed density of development is a floor area ratio (far) of 0.25. This allows a building area of approximately 110,585 square feet for each tract.

General Notes

- A. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each EPC condition.
- B. The site plan shall provide additional detail to specify approximate locations or relationships of separate pedestrian and vehicular access and circulation:
 - a. East/west public trail access through the site shall be maintained in one of the following ways: 1) Provision of a 20' east/west public trail easement on the south side of the property 2) east/west internal public trail connection, or 3) provision of an east/west on-street bike facility. Item 2' was selected. The Master Development Plan was revised to include a 10' asphalt trail along the north side of the east-west roadway.
 - b. Construction of an 8'-10' asphalt trail on Eubank for the length of the property in-lieu of sidewalk. This trail shall be separated from the street by a 5' buffer.
 - c. The Design Guideline Criteria shall provide for buffering of the pedestrian circulation system from vehicles traveling on the internal streets. This buffer shall occur in the form of landscaping, wider sidewalks, on-street bicycle lanes, or on-street parking
- C. Individual site plans shall have landscaping on at least fifteen percent of the net lot area.
- D. Individual site plans in conformance with the Master Development Plan Design Guidelines - Criteria may go directly to Building Permit.
- E. Tract A to be developed first. A TIS has been performed. TIS mitigation shall be added to the MDP prior to DRB approval. Note: Off-site mitigation costs include design costs, tax and contingency. Financial guarantees for off-site improvements shall be provided to the City prior to the issuance of Certificates of Occupancy as follows:
Prior to C.O. for Phase I - \$52,420.81
Prior to C.O. for Phase II - \$52,208.85
- F. To protect against risks associated with landfill gas, the project shall include input from an environmental professional, with expertise in landfills, to determine whether landfill gas exists or whether there is potential for landfill gas to be generated in the future. If determined a risk, plans shall include risk abatement measures prior to final sign off at DRB. Note: It has been determined by the City Environmental Health Dept. that the landfill gas study is not required for Phase I. The City will determine the requirements for a landfill gas study and report as a condition of Building Permit for Phase II.
- G.
 - a. Each solid and dashed line indicating rights-of-way and easements or delineated area on the MDP shall be identified and clarified on the drawing.
 - b. Reserve for future dedication by State Land Office's (SLO's) successors in interest, a 78' public road access, utility and drainage easement east of the center line of Eubank Blvd.
 - c. Provide a 60' public access, utility and drainage easement along the full length of the southern property boundary.
- H. All outdoor storage shall be limited to 20 feet in height. Outdoor storage tanks shall be limited to 40' in height.
- I. All walls shall follow all wall criteria set forth in the City's Design Manual for Subdivision Access and Perimeter Walls.