

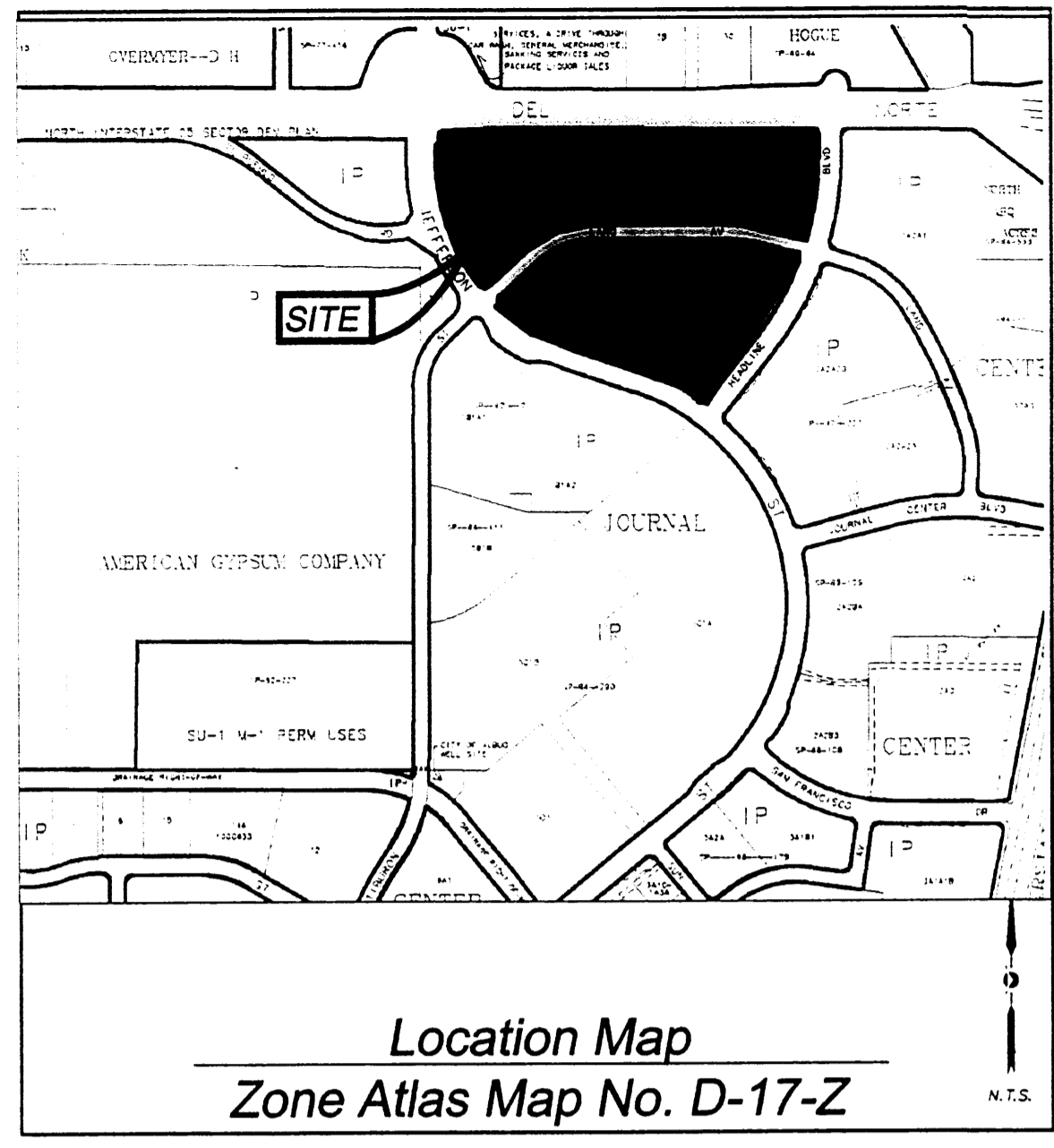
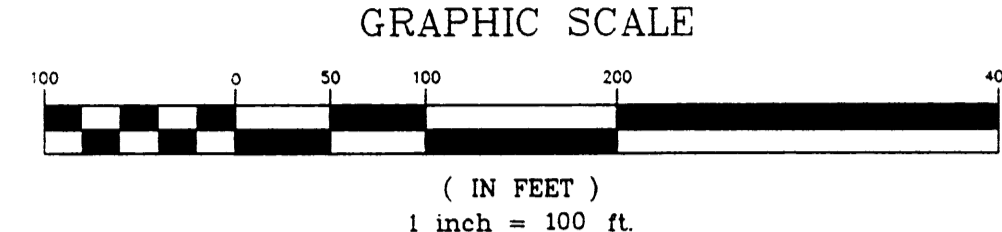
Amendment to Site Plan for Subdivision
for Tracts 1A-2-A-1, 1A-2-A-2,
1A-2-B-1, 1A-3, 1A-4-A, 1A-4-B, and 1A-5
Journal Center
Albuquerque, Bernalillo County, New Mexico
March 2005

Notes

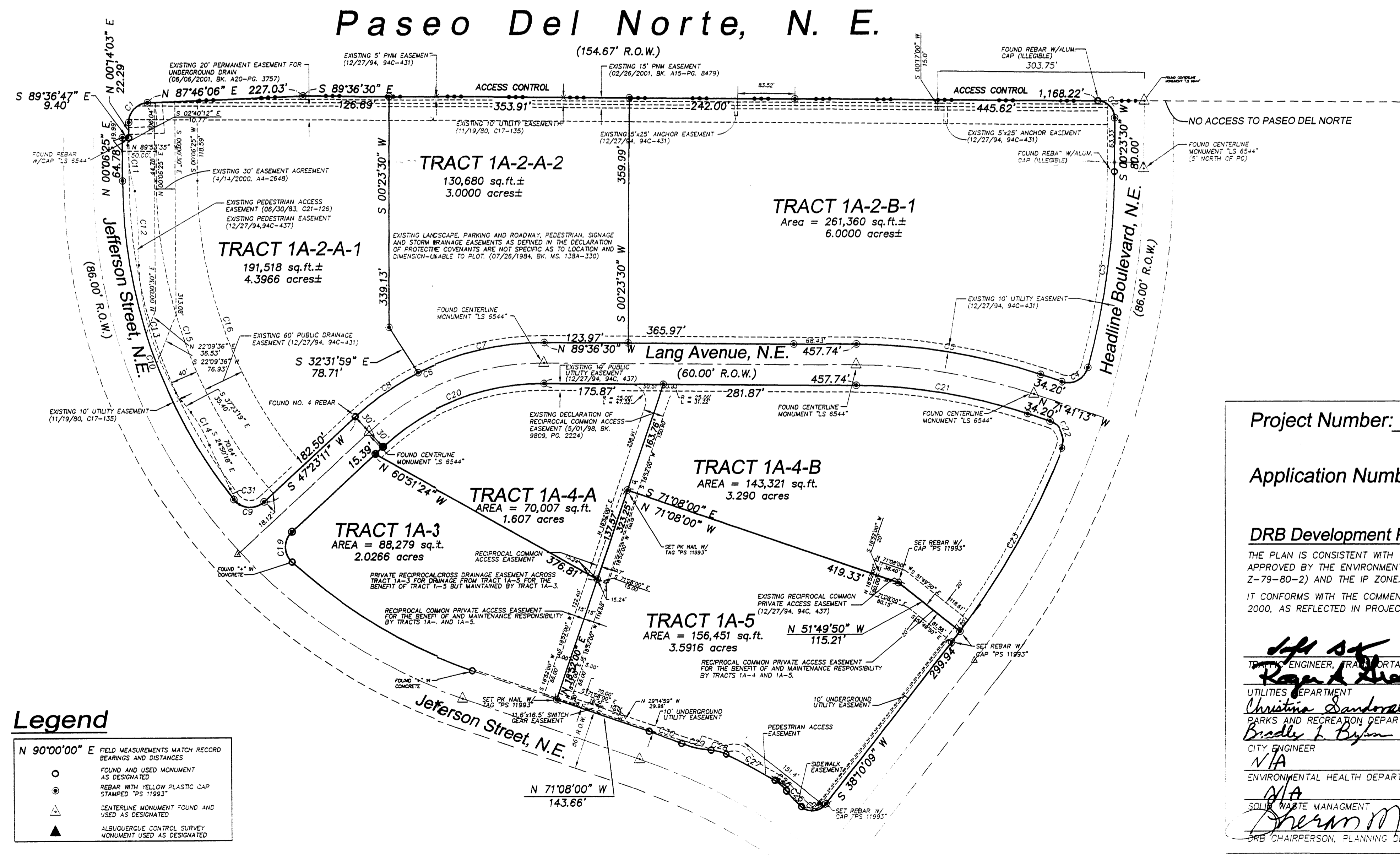
- TRACTS 1A-3, 1A-4-A, 1A-4-B, 1A-2B-1, 1A-2-A-2 AND 1A-5 HAVE ALL BEEN DEVELOPED.
- TRACT 1A-2-B-1 IS DESIGNATED FOR A TRACT TO BE CREATED BY CONSOLIDATION OF TRACTS 1A-2-A-3 AND 1A-2-B PENDING APPROVAL OF THIS SITE PLAN FOR SUBDIVISION.
- FOR TRACTS ZONED I-P, LAND USES WILL BE THOSE GOVERNED BY SITE DEVELOPMENT PLANS APPROVED BY THE DEVELOPMENT REVIEW BOARD PURSUANT TO THE REQUIREMENTS OF THE COMPREHENSIVE CITY ZONING CODE, THE EPC APPROVED SITE DEVELOPMENT PLAN FOR THE JOURNAL CENTER, AND THE STANDARDS, COVENANTS AND RESTRICTIONS OF JOURNAL CENTER BUSINESS PARK, WHICHVER IS MORE STRINGENT. TRACTS ZONED "SU-1 FOR I-P PERMISSIVE USES" SHALL BE REVIEWED BY THE ENVIRONMENTAL PLANNING COMMISSION.
- SPECIFIC DESIGN PARAMETERS, SUCH AS BUILDING HEIGHT, SETBACKS, SPECIAL LANDSCAPE AREAS OF COLORS, PLANTINGS, AND MATERIALS SHALL BE DETERMINED BY THE APPROVED SITE-SPECIFIC SITE DEVELOPMENT PLANS PREPARED AT THE TIME EACH TRACT IS PROPOSED FOR DEVELOPMENT; HOWEVER, ALL DESIGNS SHALL ADHERE TO THE GUIDELINES SET FORTH IN THIS SITE PLAN FOR SUBDIVISION DOCUMENT.
- BUILDING HEIGHT, STRUCTURE HEIGHT AND WIDTH SHALL FALL WITHIN A 45° ANGLE PLANE DRAIN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH BOUNDARY OF THE PREMISES.
- MINIMUM BUILDING SETBACKS, UNLESS MODIFIED BY THE ENVIRONMENTAL PLANNING COMMISSION (FOR THE SU-1 SITE ONLY), SHALL BE AS PERMITTED WITHIN THE COMPREHENSIVE CITY ZONING CODE (ZONING CODE) FOR I-P ZONING, OR THE FOLLOWING (WHICHEVER IS MORE STRINGENT):
FRONT YARD SETBACK:
FROM ARTERIAL STREET (I.E., 86' R/W), 40' FROM CURB FACE (30' FROM R/W LINE)
FROM LOCAL/COMMERCIAL STREET, 30' FROM CURB FACE (20' FROM R/W LINE)
FROM 1-25 FRONTAGE ROAD, 60' FROM R/W
FROM PASEO DEL NORTE, 60' FROM R/W
SIDE YARD SETBACK:
10', EXCEPT THAT CANTILEVERED ROOFS AND SUNSCREENS MAY PROJECT 3' INTO THE SETBACK AREA, IN THE CASE OF A CORNER LOT, FRONT YARD SETBACKS APPLY, EXCEPT THAT CANTILEVER ROOFS AND SUNSCREENS MAY PROJECT 6' INTO THE SETBACK AREA.
REAR YARD SETBACK:
10' EXCEPT THAT CANTILEVERED ROOFS AND SUNSCREENS MAY PROJECT 3' INTO THE SETBACK AREA.
- MAXIMUM BUILDING COVERAGE OF A LOT SHALL BE FIFTY PERCENT (50%) FOR ALL TRACTS. LOT SIZE SHALL BE AS PROVIDED IN THE I-P ZONING CODE. PARKING STRUCTURES SHALL BE CONSIDERED AS BUILDINGS.
- NO VEHICULAR CROSS LOT (RECIPROCAL) ACCESS EASEMENTS ARE PROVIDED BETWEEN TRACTS OF THIS PLAN.
- FUTURE SITE DEVELOPMENT PLANS FOR TRACTS 1A-2-A-1 AND 1A-2-B-1 MUST PROVIDE FOR PEDESTRIAN ACCESS TO AND ALONG THE FUTURE TRAIL ADJACENT TO PASEO DEL NORTE AS DESCRIBED IN THE TRAILS AND BIKEWAYS FACILITY PLAN.
PEDESTRIAN ACCESS FOR TRACTS 1A-3, 1A-4-A, 1A-4-B AND 1A-5 TO THE FUTURE TRAIL ALONG PASEO DEL NORTE IS AVAILABLE THROUGH LANG, JEFFERSON AND HEADLINE RIGHT-OF-WAYS.
- PARKING SHALL BE CONSISTENT WITH THE ZONING CODE (SECTION 40.A), OR THE JOURNAL CENTER STANDARDS, COVENANTS AND RESTRICTIONS, WHICHEVER IS MORE STRINGENT.
- CROSS-LOT EASEMENTS FOR DRAINAGE AND OTHER PRIVATE UTILITIES SHALL BE PROVIDED BY "PLAT" OR OTHER APPROVED DOCUMENT, AS NECESSARY.
- LANDSCAPE COVERAGE SHALL CONFORM TO LANDSCAPING REQUIREMENTS OF THE I-P ZONING CODE, THE JOURNAL CENTER MASTER PLAN AND/OR THE JOURNAL CENTER STANDARDS, COVENANTS AND RESTRICTIONS, WHICHEVER IS MORE STRINGENT.
- RAIL SPURS ARE NOT PLANNED FOR, NOR DO THEY CURRENTLY EXIST ON OR IMMEDIATELY ADJACENT TO THIS PROPERTY.
- A MASTER DRAINAGE PLAN FOR THE TWO PROPOSED TRACTS WILL BE PREPARED AND PROCESSED FOR REVIEW THROUGH THE CITY OF ALBUQUERQUE'S PUBLIC WORKS/ HYDROLOGY DIVISION. THIS PLAN WILL ADDRESS IN A DETAILED MANNER THE DRAINAGE MANAGEMENT PLAN FOR THIS PROPERTY. DETAILED SITE SPECIFIC GRADING AND DRAINAGE PLANS FOR FUTURE INDIVIDUAL TRACTS WILL BE SUBMITTED ON A CASE BY CASE BASIS IN ACCORDANCE WITH THE MASTER DRAINAGE PLAN.
- CURB CUTS FROM EACH TRACT ONTO THE EXISTING JEFFERSON STREET AND HEADLINE BOULEVARD RIGHT-OF-WAYS WILL CONFORM TO DEVELOPMENT PROCESS MANUAL (DPM) SPACING REQUIREMENTS FOR DRIVEWAYS.
- THE CURRENT LEGAL DESCRIPTION OF THIS SITE IS TRACTS 1A-2-A-1, 1A-2-A-2, 1A-2-A-3, 1A-2-B, 1A-3, 1A-4-A, 1A-4-B AND 1A-5 JOURNAL CENTER. THE TRACT IDENTIFIED ON THIS PLAN, TRACT 1A-2-B-1, IS DESIGNATED FOR THE TRACT TO BE USED IN THE FORTHCOMING CONSOLIDATION PLAT OF TRACTS 1A-2-B AND 1A-2-A-3(FOLLOWING APPROVAL OF THIS SITE PLAN FOR SUBDIVISION).
- PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO THESE LOTS, AS SHOWN ON THE SITE PLAN, MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA REQUEST FOR WATER AND SANITARY SEWER AVAILABILITY STATEMENT.
- SIGNS SHALL CONFORM TO THE COMPREHENSIVE ZONING CODE, OR JOURNAL CENTER STANDARDS, COVENANTS AND RESTRICTIONS, WHICHEVER IS MORE STRINGENT.
- VEHICULAR AND PEDESTRIAN CIRCULATION, GENERALLY ALL TRACTS SHOWN HEREON SHALL HAVE ACCESS TO THE EXISTING PUBLIC RIGHT-OF-WAY OF HEADLINE BOULEVARD AND JEFFERSON STREET. FULL INBOUND AND OUTBOUND TURNING MOVEMENTS WILL BE PROVIDED ALONG THE ENTIRETY OF LANG AVE. AND JEFFERSON STREET. OTHER DIRECT ACCESS/CURB CUTS CAN BE UTILIZED BY THESE TRACTS FOR ACCESS TO JEFFERSON STREET AND HEADLINE BOULEVARD ON A RIGHT TURN-IN AND RIGHT TURN-OUT BASIS ONLY AND ONLY IN ACCORDANCE WITH DPM.
- VARIANCES TO THE ABOVE STANDARDS MAY BE GRANTED BY THE JOURNAL CENTER ARCHITECTURAL REVIEW COMMITTEE IN ACCORDANCE WITH THE JOURNAL CENTER STANDARDS, COVENANTS AND RESTRICTIONS. VARIANCES SHALL NOT BE INCONSISTENT WITH THE CITY OF ALBUQUERQUE ZONING CODE AND THE JOURNAL CENTER MASTER PLAN. SITE-SPECIFIC SITE DEVELOPMENT PLANS SHALL IDENTIFY ALL GRANTED VARIANCES WHEN REVIEWED BY DRB.

Curve Data

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	DISTANCE
C1	28.70'	43.85'	87°32'48"	27.49'	S 44°02'09" W	39.70'
C2	25.00'	39.27'	90°00'01"	25.00'	N 44°36'30" W	35.36'
C3	1126.05'	290.54'	144°47'00"	146.08'	N 07°47'00" E	289.23'
C4	30.00'	48.77'	93°08'38"	31.69'	N 61°44'49" E	43.57'
C5	880.00'	275.26'	17°55'19"	138.76'	N 80°38'52" W	274.14'
C6	410.00'	307.74'	43°00'19"	161.53'	S 88°53'20" W	300.57'
C7	410.13'	194.36'	27°09'08"	99.04'	S 76°46'46" W	192.54'
C8	410.36'	113.38'	15°49'51"	57.06'	S 55°18'19" W	113.02'
C9	30.00'	49.60'	94°43'44"	32.58'	S 85°14'57" E	44.14'
C10	757.00'	501.88'	37°59'11"	260.55'	S 18°53'29" E	492.74'
C11	290.60'	70.05'	13°48'40"	35.20'	S 08°14'31" E	69.88'
C12	688.23'	108.70'	08°18'48"	54.47'	N 02°49'24" W	108.58'
C13	420.08'	195.45'	26°39'29"	99.53'	S 15°54'32" E	193.69'
C14	187.11'	55.23'	16°54'44"	27.82'	N 28°55'57" W	55.03'
C15	707.00'	461.57'	37°24'23"	239.35'	S 18°35'46" E	453.42'
C16	647.00'	435.08'	38°31'45"	226.13'	S 19°09'27" E	426.93'
C19	30.00'	49.60'	94°43'44"	32.58'	S 00°02'07" W	44.14'
C20	350.00'	262.70'	43°00'16"	137.88'	S 68°54'25" W	256.58'
C21	820.00'	256.49'	17°55'19"	129.30'	N 80°37'45" W	255.45'
C22	30.00'	48.77'	93°08'38"	31.69'	N 07°47'00" E	43.57'
C23	1126.05'	308.40'	154°13'11"	155.17'	N 29°19'16" E	307.44'
C24	25.00'	39.96'	91°34'55"	25.70'	N 83°57'40" E	35.84'
C25	140.00'	31.87'	13°02'33"	16.00'	S 43°43'35" E	31.80'
C26	60.00'	23.07'	22°01'55"	11.68'	N 48°13'12" W	22.93'
C27	955.00'	80.84'	04°51'01"	40.45'	N 61°39'33" W	80.82'
C28	60.00'	23.07'	22°01'55"	11.68'	N 75°05'54" W	22.93'
C29	140.00'	44.12'	18°03'26"	22.28'	S 77°05'03" E	43.94'
C30	943.00'	50.63'	03°04'35"	25.32'	N 69°35'21" E	50.63'
C31	141.00'	26.88'	10°55'26"	13.48'	S 30°18'01" E	26.84'



Location Map
Zone Atlas Map No. D-17-Z



Legend

N 90°00'00" E	FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"
△	CENTERLINE MONUMENT FOUND AND USED AS DESIGNATED
▲	ALBUQUERQUE CONTROL SURVEY MONUMENT USED AS DESIGNATED

Project Number: 1000560

Application Number: 05DRB-00546

DRB Development Plan Approval:

THE PLAN IS CONSISTENT WITH THE CONCEPTS OF THE ORIGINAL JOURNAL CENTER SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON AUGUST 16, 1980 (AX-79-13, 2-79-80-2) AND THE IP ZONE.

IT CONFORMS WITH THE COMMENTS RENDERED BY THE DEVELOPMENT REVIEW BOARD ON JUNE 21, 2000, AS REFLECTED IN PROJECT NO. 1000560.

<i>[Signature]</i>	4-13-05
TRINITY ENGINEER, TRANSPORTATION DIVISION	DATE
<i>[Signature]</i>	4-13-05
UTILITIES DEPARTMENT	DATE
<i>[Signature]</i>	4/13/05
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	4/13/05
CITY ENGINEER	DATE
N/A	
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
N/A	
SOLID WASTE MANAGEMENT	DATE
<i>[Signature]</i>	4/13/05
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

PRECISION SURVEYS, INC.

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ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900