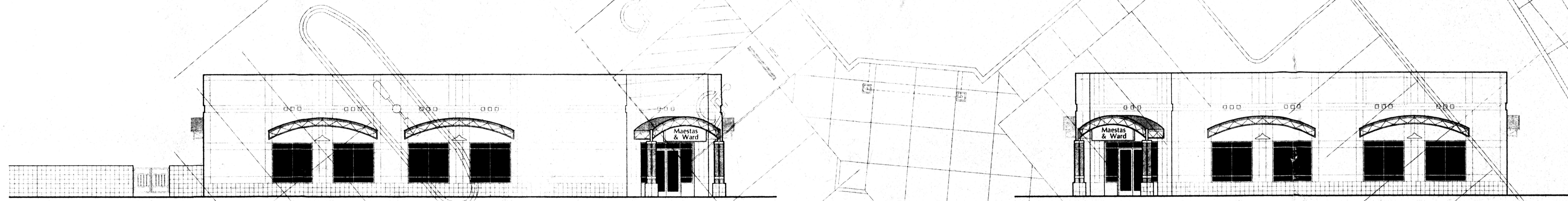


Drawing Index

- 1A Site Development Plan for Subdivision
- 1. Site Development Plan for Building Permit
- 2. Grading and Drainage Plan
- 3. Master Utility Plan
- 4. Landscape Plan
- 5. Building Elevations
- 6. Phase I approved DRB Site Plan
- 7. Phase II approved DRB Site Plan
- 8. Sheets 1 and 2 of the Plat (For information only)
- 9. Sheet 3 of the plat (For information only)



Maestas & Ward Market Place At The Journal Center Phase Three Albuquerque, New Mexico

DRB SUBMITTAL

Architectural

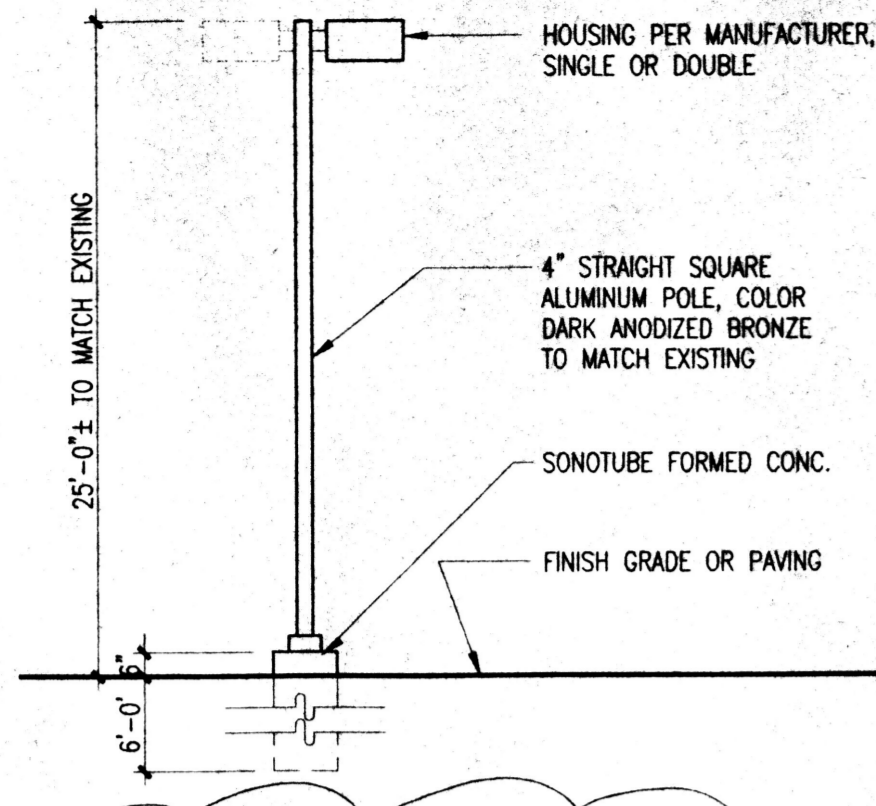
Dekker/Perich/Sabatini, Ltd.
6801 Jefferson NE, Suite 100
Albuquerque, New Mexico 87109
(505) 761-9700
Fax: 761-4222

Civil:

Tierra West
8509 Jefferson NE
Albuquerque, New Mexico 87113
(505) 858-3100
Fax: 858-1118

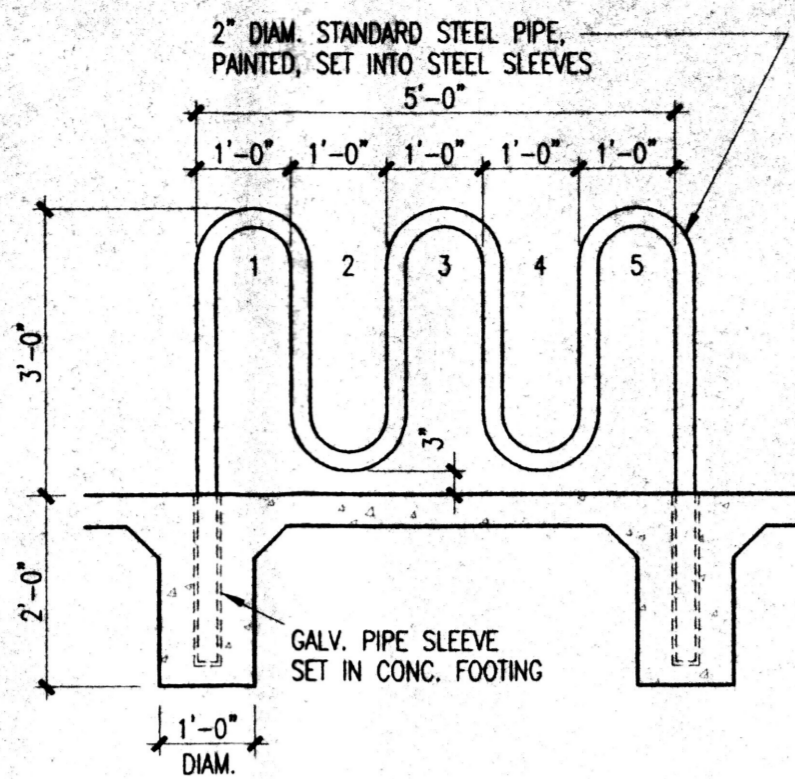
Landscape

The Hilltop
7909 Edith NE
Albuquerque, New Mexico 87184
(505) 898-9690
Fax: 898-7737

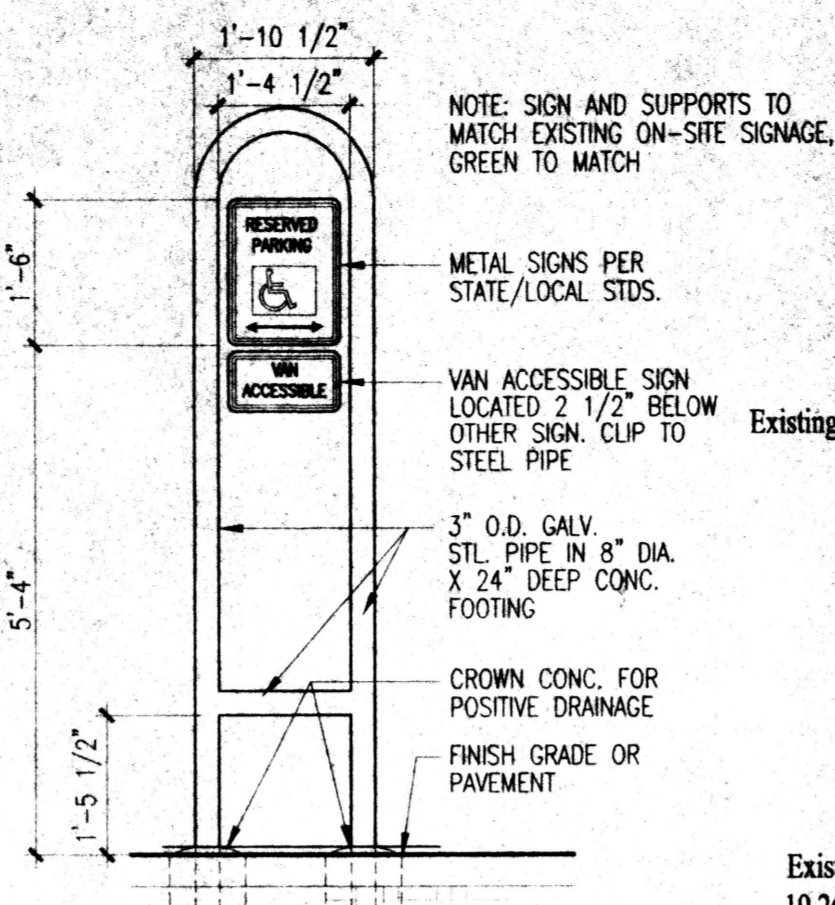


Parking Light Elevation
1/4"=1'-0"

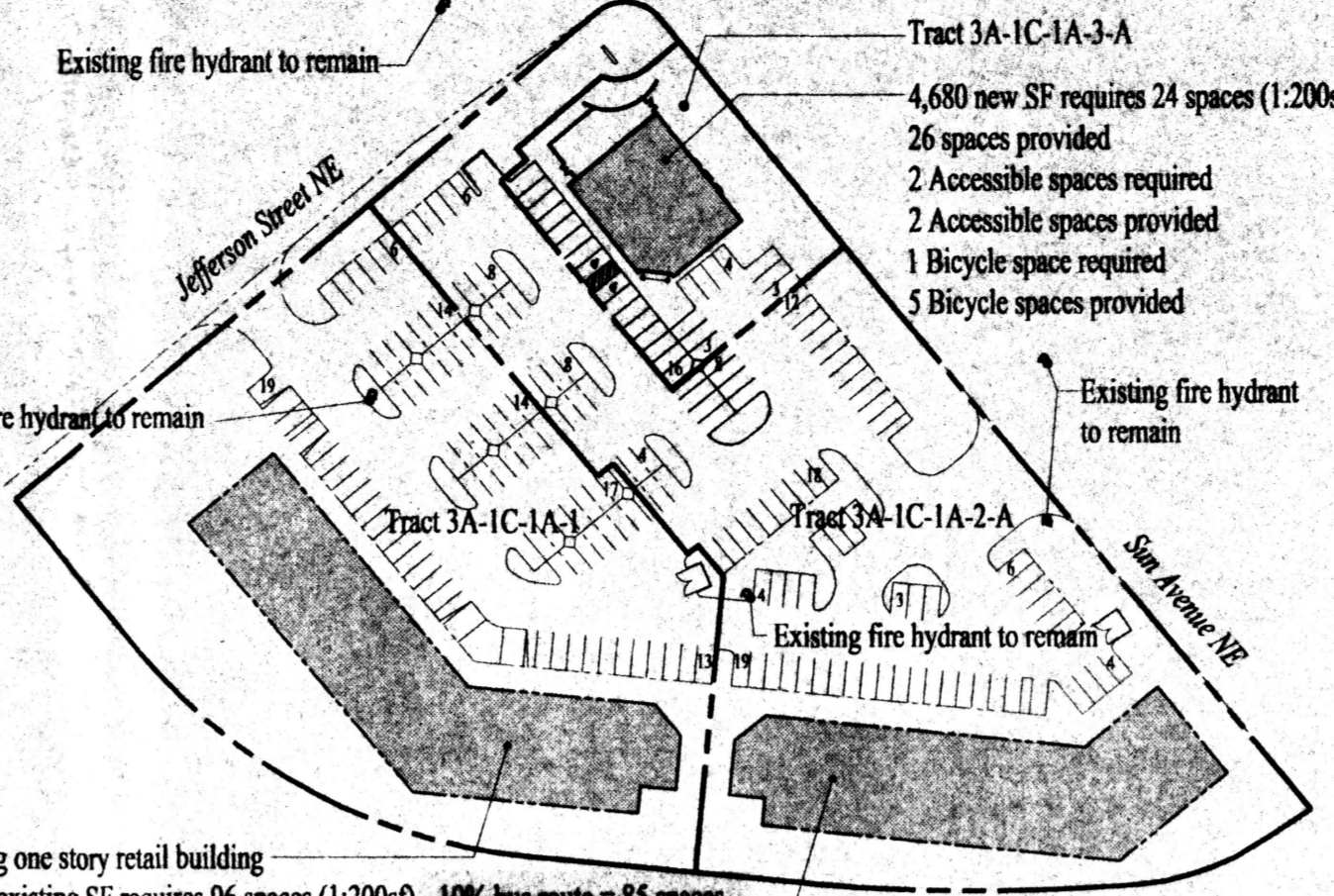
Note: No fugitive light will be allowed. All lighting must remain on site.



Bicycle Rack Elevation
1/2"=1'-0"



Accessible Parking Sign
1/2"=1'-0"



Overall Parking Plan
N.T.S.

General Notes

- A. Parking spaces are 8.5'x20', unless noted otherwise.
- B. All building colors to match existing shopping center.
- C. Reciprocal common access and parking easements apply as recorded on October 1, 1998 in Book 9816, Page 4208 as Document No. 1998128038.
- D. Remove all existing traffic control bollards and chain in their entirety.

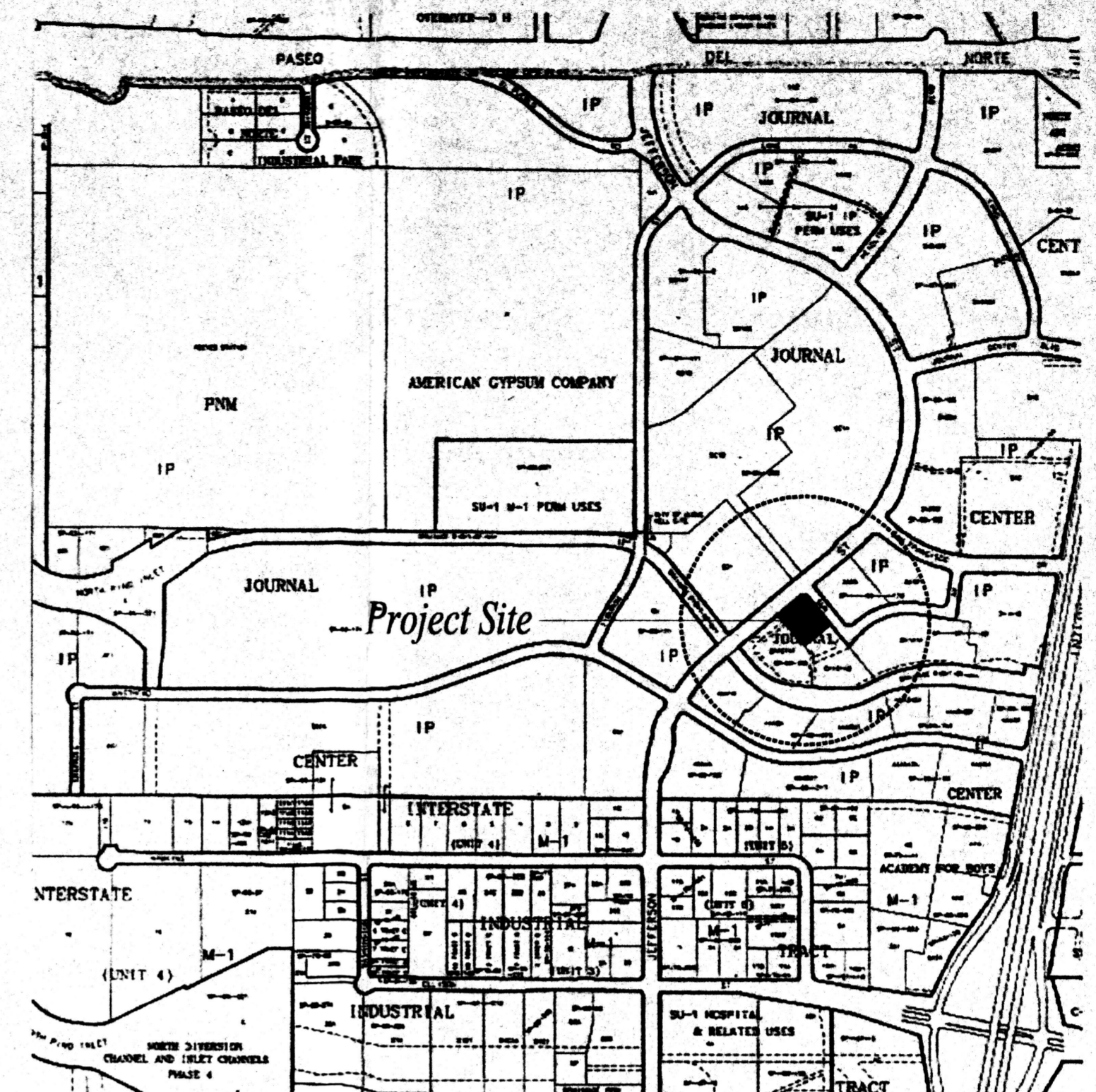
Project Data

- 1. Legal Description
Tracts numbered 3A-1C-1A-2 and 3A-1C-1A-3 of Journal Center as the same shown and designated on the plat of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico on November 4, 1998 in Volume 98C, Folio 317, containing 2.6343 acres more or less, now comprising tracts 3A-1C-1A-2-A and 3A-1C-1A-3-A Journal Center.
- 2. Zoning
City of Albuquerque, New Mexico Zone: SU-1 for O-1
- 3. Areas
Total Tract Area: 18,795 sf, 0.431 acres
Building Area: 4,688 sf
F.A.R. 0.249
- 4. Proposed Use
Single tenant office
- 5. Parking
Parking Required (1 space per 200 NSF): 24 spaces
Parking provided: 26 spaces
ADA parking required: 2 spaces
ADA parking provided: 2 spaces, 1 being van accessible
Bicycle parking required (1:20 autos): 2 spaces
Bicycle parking provided: bike rack that can park 5 bicycles
- 6. Building Data:
Construction Type VN, non-sprinklered
Occupancy Group B, single tenant

Journal Center Approval

This plan has been reviewed and approved by the Journal Center Architectural Review Committee

[Signature]
Date



Vicinity Map
D-17-Z

Keyed Notes

1. Existing trash enclosure with doors to COA standards to remain. Dumpster to be shared with Phase 3 by written agreement.
2. Existing 6' wide concrete sidewalk in pedestrian access easement to remain.
3. Existing parking stripping to remain.
4. Dashed line indicates extents of concrete curb and parking stripping (where occurs) to be removed.
5. Dashed line indicates extent of concrete ramp to be removed.
6. Existing 25'± high site lighting standard to remain. All new fixtures to match existing in height, color and fixture type.
7. Existing monument sign to remain.
8. Existing pedestrian plaza and landscaping to remain. Pedestrian access easement to be granted to the City of Albuquerque by plat.
9. New bike rack capable of parking 5 to match existing. Refer to detail on this sheet.
10. New monument sign to match colors and materials of Phase 3 building, refer to detail on sheet 5.
11. New 6' wide min. concrete sidewalk in pedestrian access easement granted to the COA by plat.
12. New concrete paving with tooled control joints at 6' o.c. patterned as shown.
13. New accessible sidewalk ramp.
14. New accessible parking space; 20'Lx8.5'W with concrete parking bumper anchored to paving, sign per detail this sheet and adjacent 20'Lx8'W access aisle.
15. 4'x4' tree well.
16. 5'x5' diamond tree well.
17. 6" high standup concrete curb with landscaping shown on the landscaping plan.
18. 4'-8" high ground face masonry unit wall, re: building elevations sheet 5. Note: this is a privacy wall not a retaining wall.
19. New pole mounted lighting standard to match existing on-site.
20. Patio gate, refer sheet 5.
21. Existing accessible sidewalk ramp to City of Albuquerque standards to remain.
22. Lot line eliminated by Plat.
23. Lot line created by Plat, shown bold.
24. Remove existing temporary asphalt curb. Replace with concrete stand-up curb to match existing adjacent.
25. Concrete swale, refer Grading and Drainage Plan.
26. (5) 5 1/2" high concrete steps with 44" landings, refer Grading and Drainage Plan.
27. Painted steel sidewalk culvert cover to COA standards.
28. (4) 7" high concrete steps with 44"L landings, refer Grading and Drainage Plan.

Application # 01450-00000-01193/01420-00000-01194
Project Number

This plan is consistent with the specific site development plan approval by the Development Review Board (DRB) on 9/5/01 and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:

Site Development Plan

<i>[Signature]</i> Traffic Engineer, Transportation Division	9-05-01 Date
<i>[Signature]</i> Parks & Recreation Department	9/5/01 Date
<i>[Signature]</i> Public Works, Water Utilities Division	9-25-01 Date
<i>[Signature]</i> City Engineer, Engineering Division / AMAFCA	9/5/01 Date
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual	
<i>[Signature]</i> City Planner, Albuquerque Planning Division	10/23/01 Date
<i>[Signature]</i> Solid Waste	8-20-01 Date

AFD PLANS CHECKING OFFICE
224-3611
APPROVED/DISAPPROVED
SIGNATURE & DATE

Site Plan for Building Permit
1"=20'-0"

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsabq.com

architect

engineer

Issued For
DRB Submittal

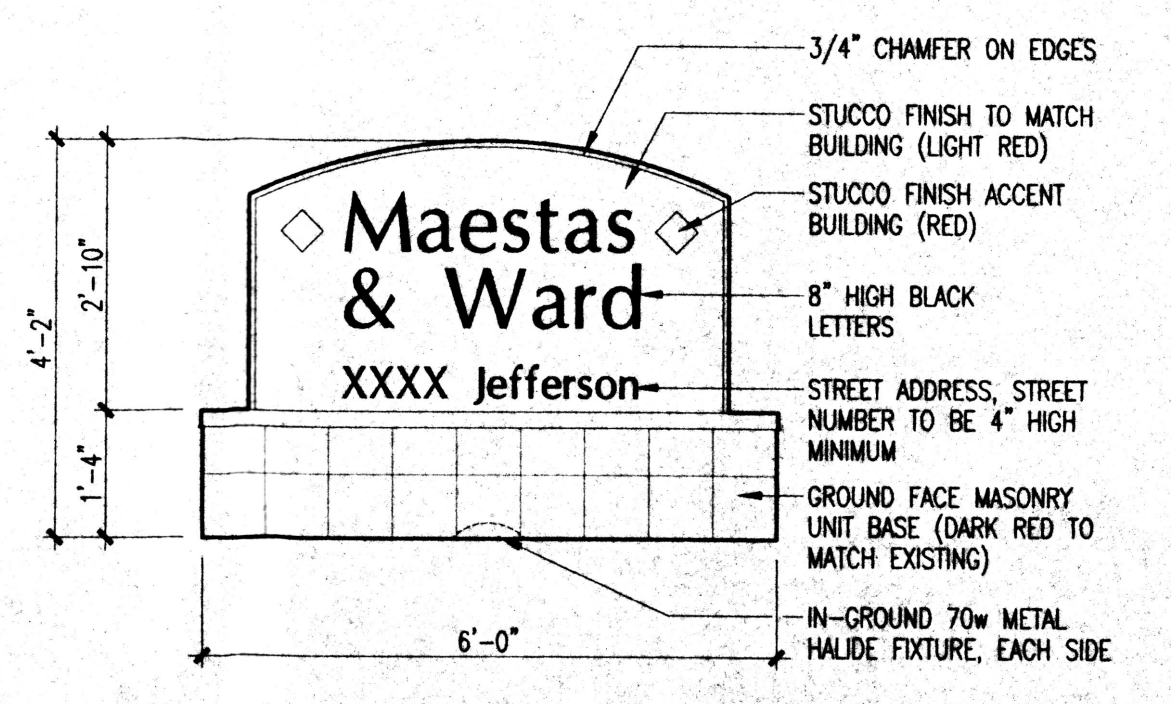
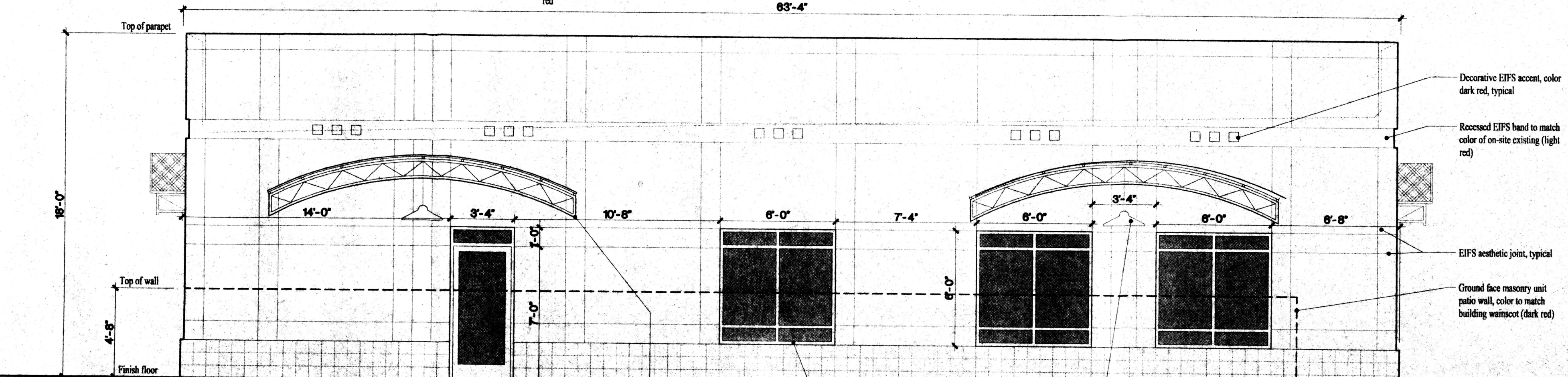
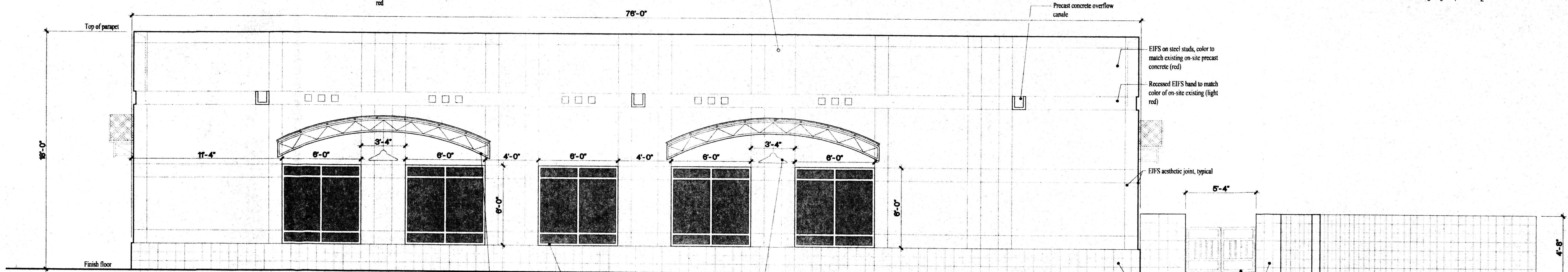
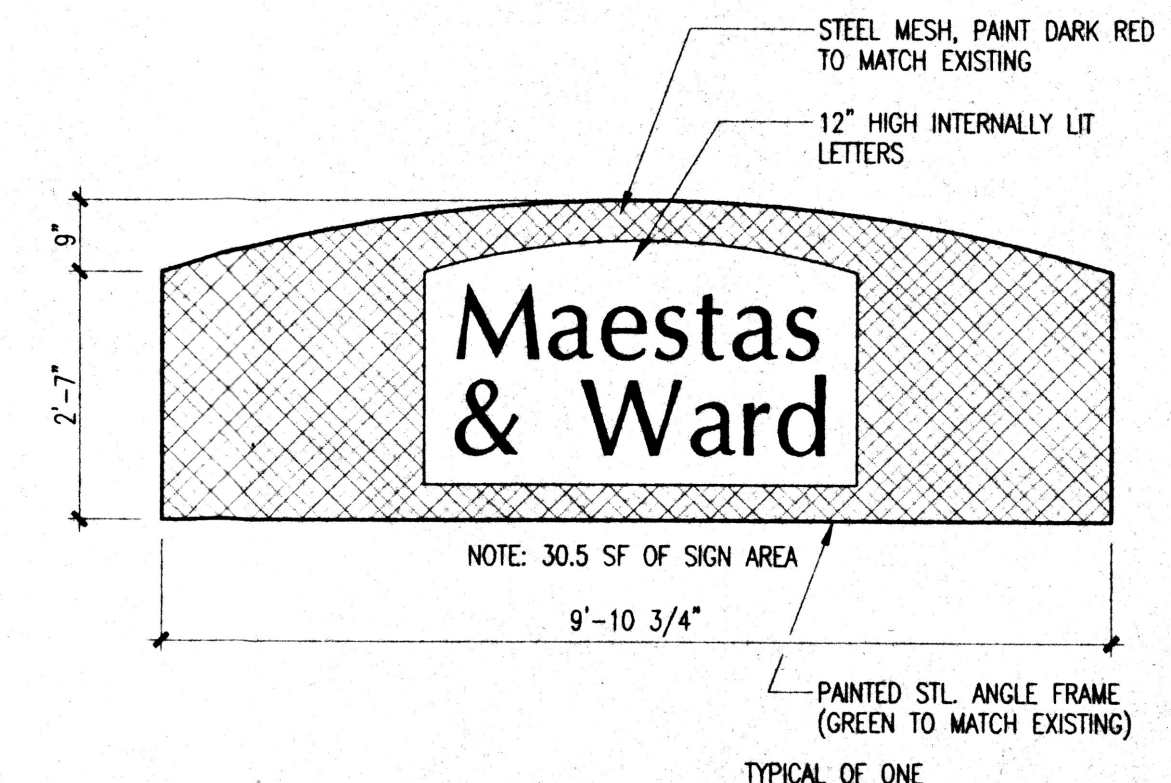
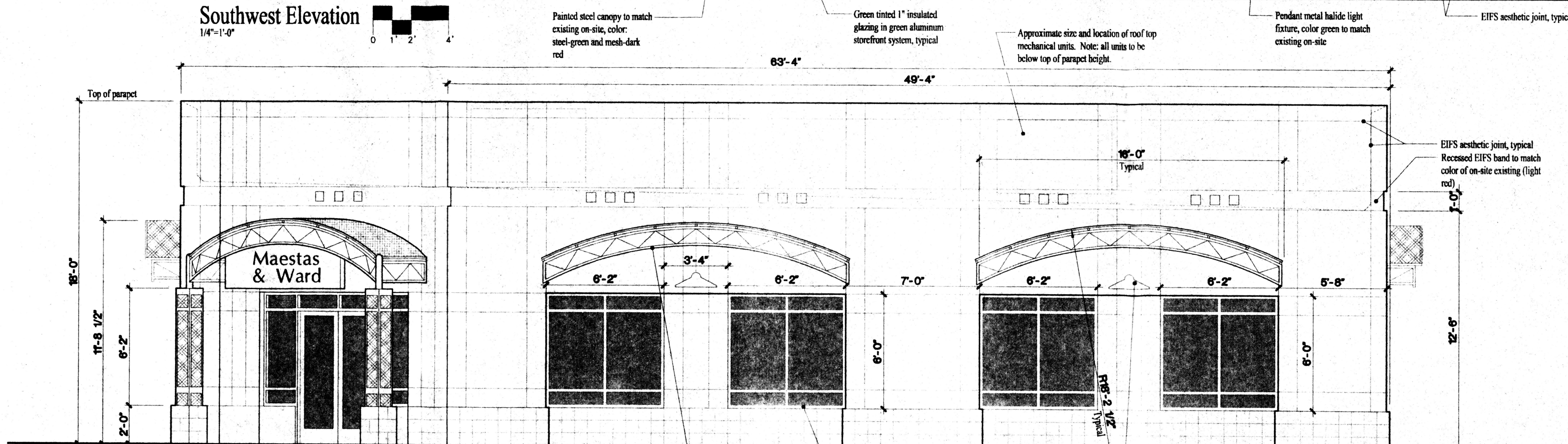
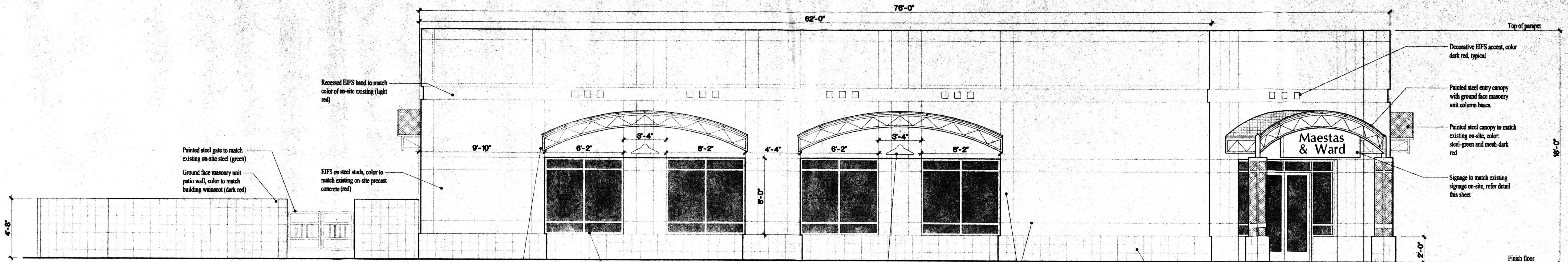
project

Mestas & Ward
Market Place At The Journal Center
Phase 3
 Albuquerque, New Mexico
 761-001500

revisions
△
△
△
△

plotted: 08-17-2001 10:58A
S:\01029 MESTAS AND WARD\DRB-APPROVA\1029P.DWG
drawn by **MRM**
reviewed by **TG**
date
project no. **01029**
drawing name

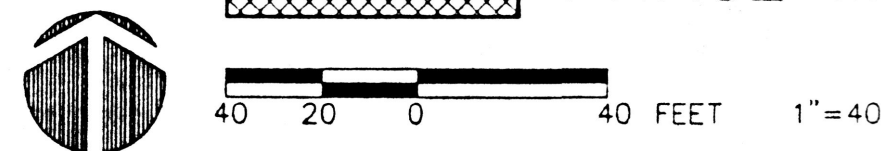
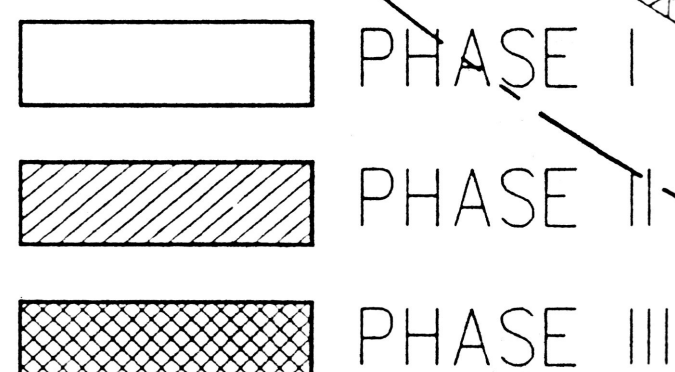
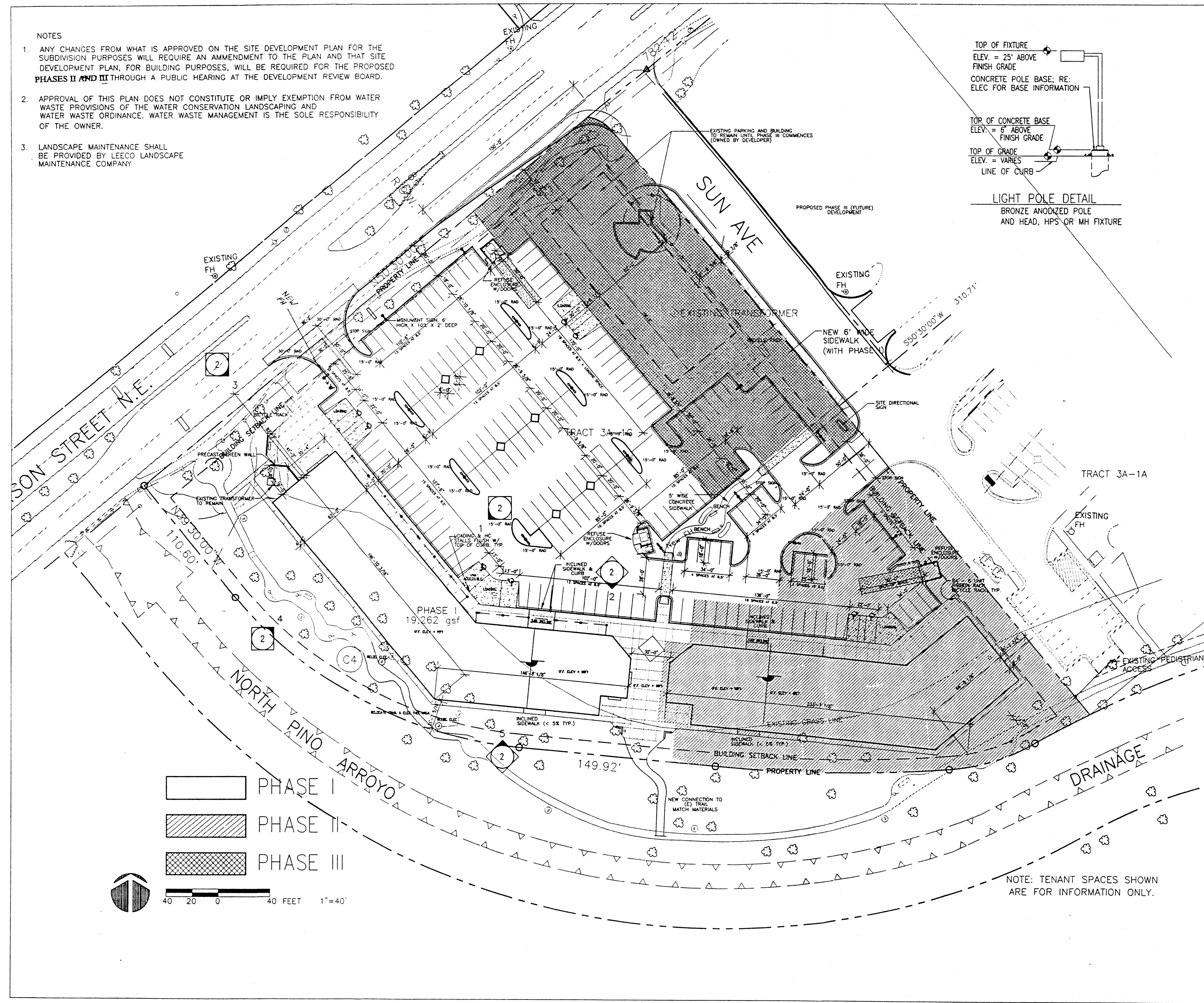
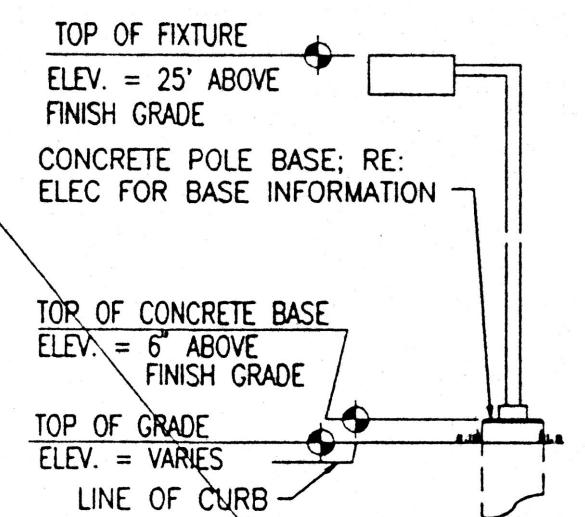
Site Plan for Building Permit



08-17-2001 1:30P S:\01029 MAESTAS AND WARD\DRB-APPROV\1029BE.DWG

NOTES

- ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN, FOR BUILDING PURPOSES, WILL BE REQUIRED FOR THE PROPOSED PHASES II AND III THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE OWNER.
- LANDSCAPE MAINTENANCE SHALL BE PROVIDED BY LEECO LANDSCAPE MAINTENANCE COMPANY.



NOTE: TENANT SPACES SHOWN ARE FOR INFORMATION ONLY.

1. PROJECT DATA

SITE AREA	4.6302 ACRES = 201,691 SF
PAVED PARKING AREA	77,304 GSF
PHASE I	58,623 GSF
PHASE II	11,384 GSF
PHASE III	7,297 GSF
LANDSCAPED AREA REQUIRED	23,486 GSF
LANDSCAPED AREA PROVIDED	52,718 GSF
BUILDING AREAS:	
PHASE I	19,262 GSF
PHASE II	16,264 GSF
PHASE III	9,508 GSF
TOTAL BUILDING AREA	45,034 GSF
PATIO / HARDSCAPE AREAS	26,635 GSF
TOTAL AREA	201,691 SF

2. SITE UTILIZATION CALCULATIONS

BUILDINGS	23%
LANDSCAPING	26%
PARKING AREA	38%
PATIO / HARDSCAPE	13%

3. PARKING DATA

PHASE I	142 SPACES @ 8.5'x20' 5 ACCESSIBLE SPACES @ 9'x20', WITH A 5' AISLE 1 VAN ACCESSIBLE SPACE AT 13'x20' & 3 LOADING SPACES
PHASE II	151 SPACES 27 SPACES @ 8.5'x20' 2 ACCESSIBLE SPACES @ 9'x20', WITH A 5' AISLE & 1 LOADING SPACE
PHASE III	30 SPACES
TOTAL PARKING PROVIDED	323 SPACES
TOTAL PARKING REQUIRED	45,034 GSF x 95% AT 1/200 SF (COMM. RETAIL) = 42,782 NSF
LESS 10% FOR BUS ROUTE	< 22 >
ADJUSTED TOTAL REQUIRED	199 SPACES : OK
3-7' BICYCLE RACKS PROVIDED	18 SPACES

TYPE VN - NON SPRINKLED

THIS PLAN IS CONSISTANT WITH THE CONCEPTS OF THE ORIGINAL JOURNAL CENTER SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON AUGUST 19, 1980 (AX-79-13, Z-79-80-2) & THE IP ZONE.

THIS APPROVAL IS FOR PHASE I, II, III SITE PLAN AND PHASE I BUILDING PLAN ONLY. ~~PHASE II AND III SITE PLAN FOR BUILDING PERMIT FOR PHASES II AND III SHALL REQUIRE A PUBLIC HEARING THROUGH THE DRB~~

Robert W. Kane 10-01-96 DATE
Traffic Engineer
TRANSPORTATION DEPARTMENT

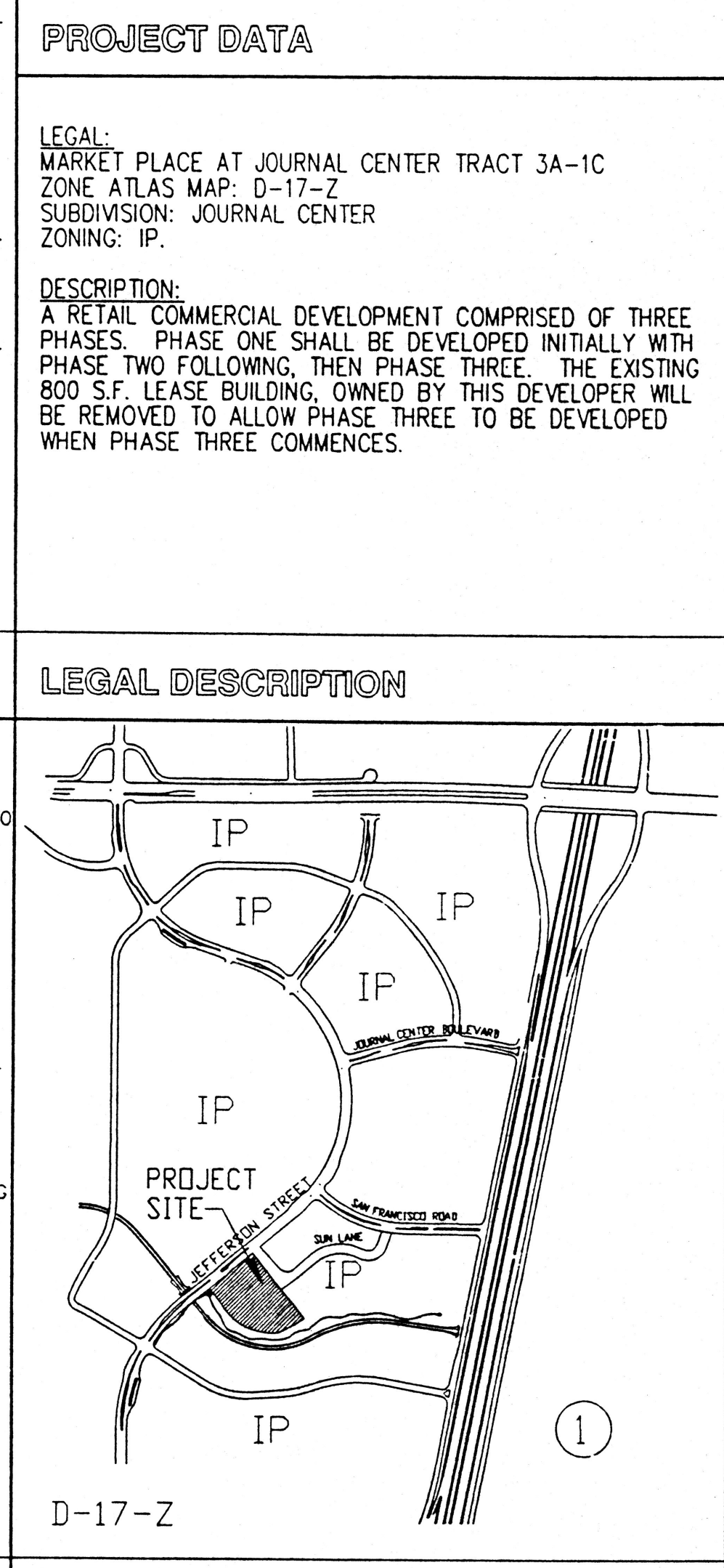
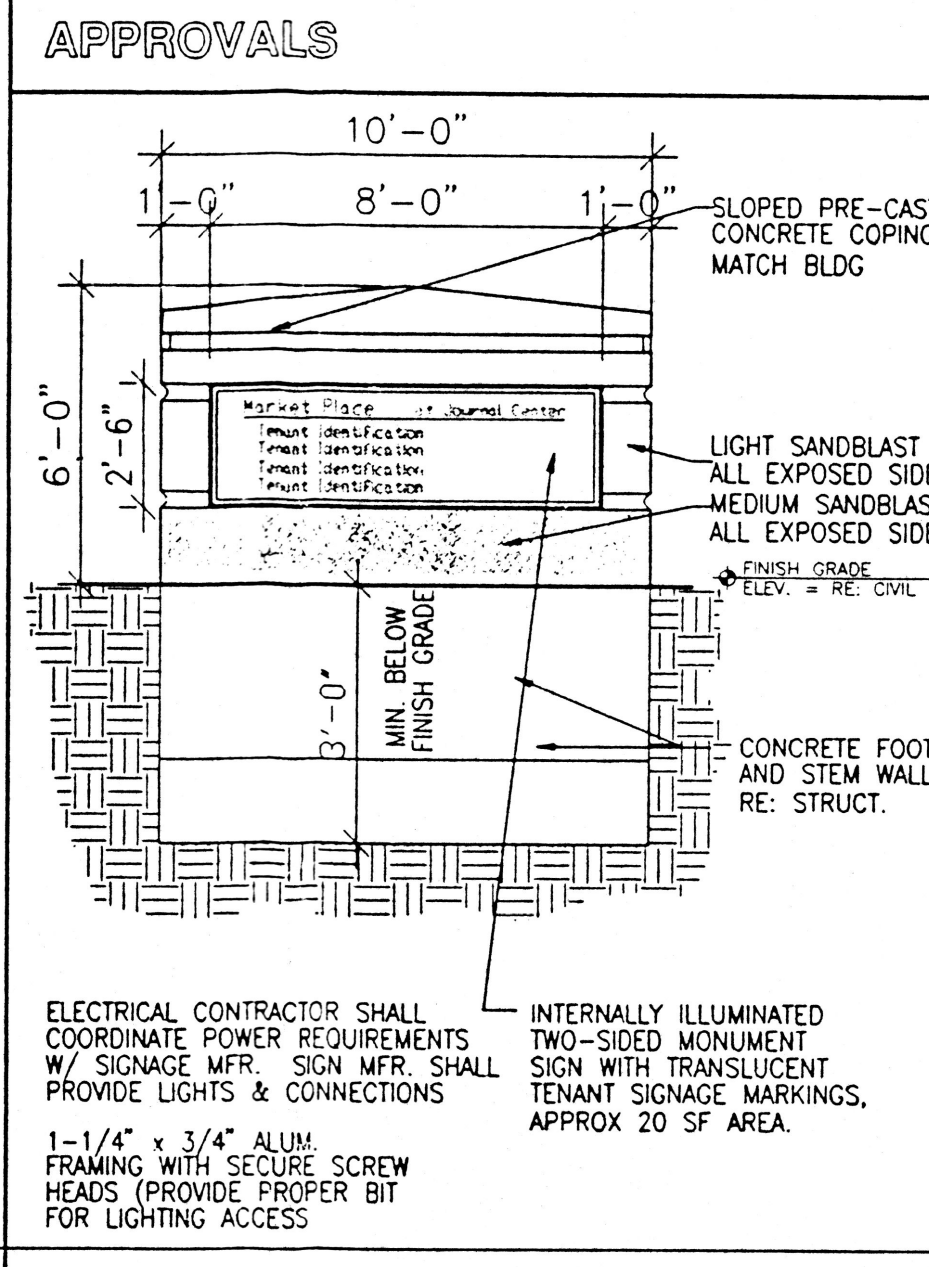
Ed Hwang 10-1-96 DATE
DESIGN & DEVELOPMENT MGR

Robert W. Kane 10-1-96 DATE
UTILITY DEVELOPMENT DEPARTMENT

Paul J. ... 12-18-96 DATE
City Engineer
ENGINEERING DIVISION / AM&CA

APPROVED & CONDITIONAL ACCEPTANCE AS SPECIFIED IN THE DEVELOPMENT PROCESS MANUAL.

Kevin J. ... 12-19-96 DATE
City Planner
ALBUQUERQUE / BERNALILLO COUNTY



SITE PLAN

SCALE: 1"=40'

PROPOSED MONUMENT SIGN ELEVATION

ZONE ATLAS MAP

REQUIRED PARKING DATA

PHASE I:	19,262 sq. ft./200 = 96.30 96.30-15% (BUS CREDIT) = 82 SPACES
PHASE II:	16,264 sq. ft./200 = 81.22 81.22-15% (BUS CREDIT) = 69 SPACES
PHASE III:	9,508 sq. ft./200 = 47.54 47.54-15% (BUS CREDIT) = 41 SPACES

SHEET INDEX

DRB-1:	SITE PLAN & PROJECT DATA
DRB-2:	BUILDING ELEVATIONS
DRB-3:	LANDSCAPE PLAN
DRB-4:	GRADING & DRAINAGE PLAN
DRB-5:	SKETCH PLAT

MERRICK Engineers & Architects

DRAWN	MBS	XXX
DESIGNED	MBS	7-22-96
IN CHARGE	XXX	XXX
APPROVED	XXX	XXX
CLIENT SIGNATURE		DATE
REVIEW	XXX	XXX
APPROVED	XXX	XXX

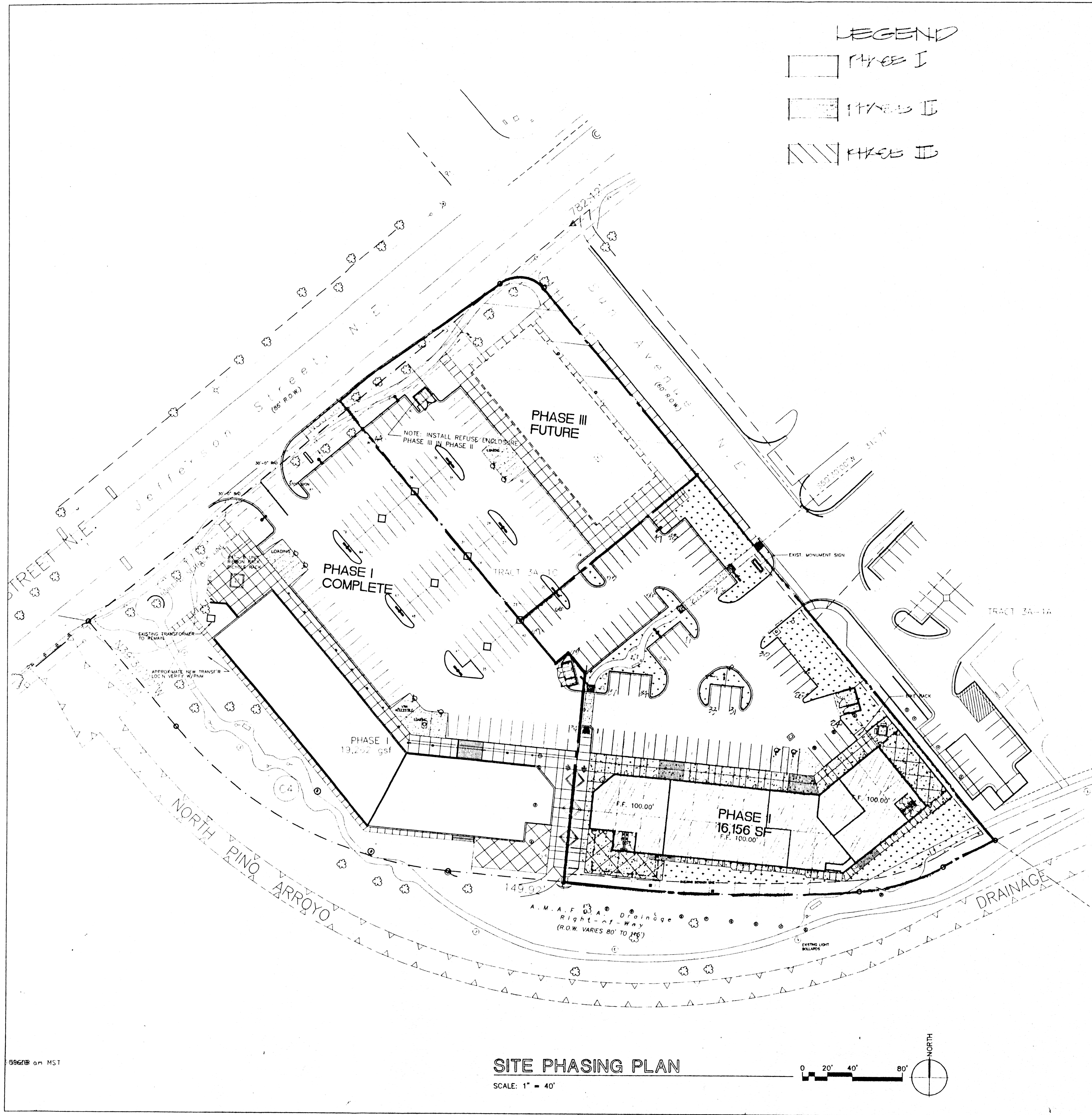
18012413 ARCH/DRB_1

CLIENT PROJECT NO.	
MERRICK PROJECT NO.	
SCALE:	1" = 40'-0"

SITE PLAN

REVISION	DATE	BY

SHEET NO. 6



LEGEND

[Hatched Box]	PHASE I
[Hatched Box]	PHASE II
[Hatched Box]	PHASE III

Project Data

LEGAL:
 MARKET PLACE AT JOURNAL CENTER
 TRACE 3A-1C-1A-2 AT JOURNAL CENTER
 VOUNM 97C FOLIO 244

ZONE ATLAS: D-17Z

SUBDIVISION: JOURNAL CENTER

ZONING: IP

DESCRIPTION:
 A RETAIL COMMERCIAL DEVELOPMENT COMPRISED OF THREE PHASES. PHASE I IS COMPLETE AND PHASE THREE IS IN THE FUTURE. THIS DATA RELATES TO PHASE II.

SITE AREA: 1,691A
73,641 SF

BUILDING AREA: = 16,156 SF 22%
CONCRETE PATIOS/SIDEWALKS: = 10,689 SF 14.5%
PARKING LOT: = 29,257 SF 40%
LANDSCAPING: = 17,539 SF 23.5%
 100%

CODE SUMMARY:
BUILDING CODE DATA: 1991 UBC, UMC, UPC

LOCATION ON SITE: EAST SIDE YARD, 25' TO PROPERTY LINE
 REAR YARD, 80' AT CLOSEST LOCATION TO AMAFCA CHANNEL
 FRONT YARD SETBACK: GREATER THAN 100'
 TYPE "A-N"

CONSTRUCTION TYPE: TYPE "A-N"

OCCUPANCY CLASSIFICATION: A-3 & B-2

BASE ALLOWABLE S.F. (TABLE 5-C)
 B-2 OCC. = 12,000 SF BASE + 50% INCREASE = 24,000
 A-3 OCC. = 9,300 SF (BASE) + 50% INCREASE = 18,600

**ALLOWABLE SF = A-3 = 18,600 SF
 B-2 = 24,000 SF
 46,000 SF MAXIMUM ALLOWED**

ACTUAL G.S.F. AREA

UNIT #2.1/2.2	A-3 = 3768 SF	
UNIT #2.9	A-3 = 3505 SF	= 6873 SF
UNIT #2.3	B-2 = 1255 SF	
UNIT 2.4	B-2 = 1255 SF	
UNIT 2.5	B-2 = 1255 SF	
UNIT 2.6	B-2 = 1880 SF	
UNIT 2.7	B-2 = 2528 SF	= 9283 SF
UNIT #2.10	COMMON AREA SPILT EQUALLY BETWEEN TENANTS	

TOTAL SF A-3 (6873) + B-2 (9283) = 16,156 SF TOTAL

OPENINGS AT PATIO: NONE < 5'
 PROTECTED < 10'
 NO REQ'T > 10'

CODE SUMMARY:
 PROJECT IS 15' FROM PROPERTY LINE BETWEEN PHASE I & II, THEREFOR NO PROTECTED OPENINGS REQ'D

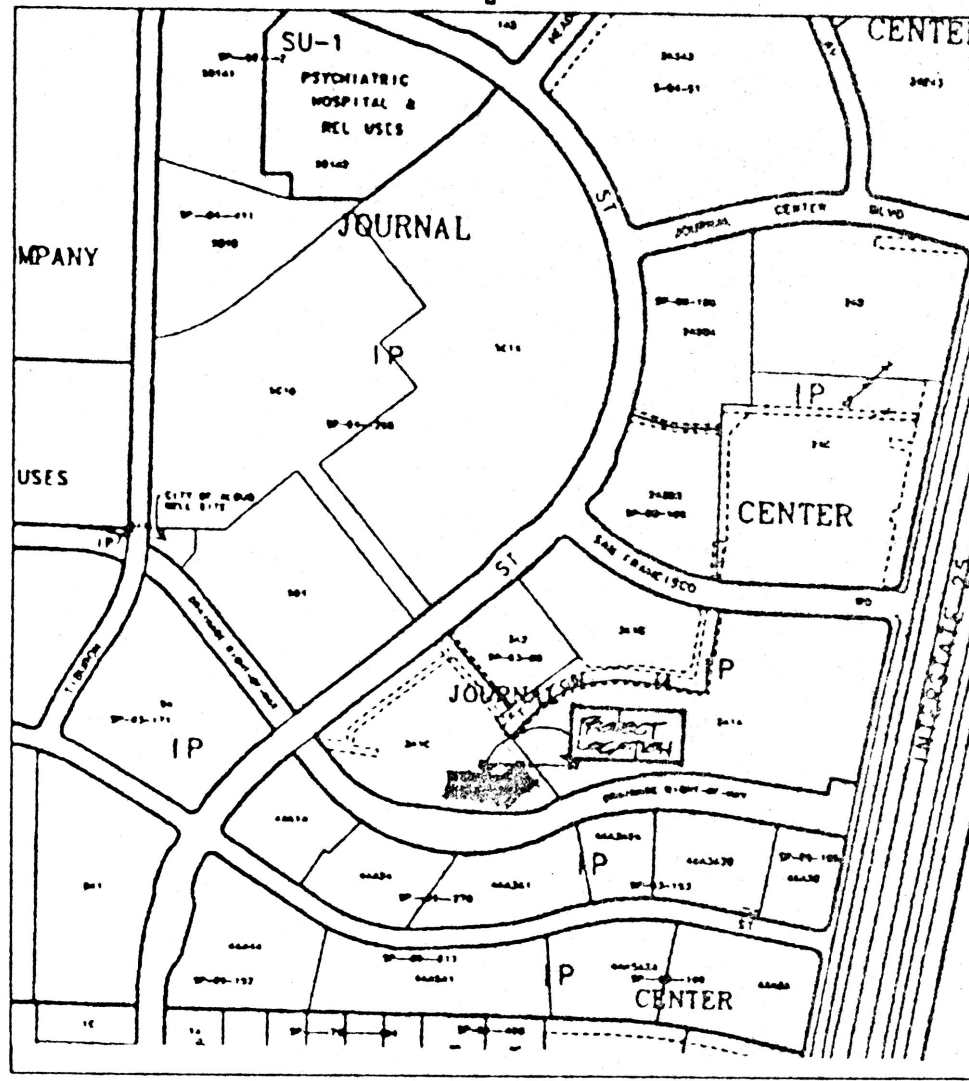
WALL CONSTRUCTION AT PATIO: 1 HR < 20'

PARKING ANALYSIS:

PHASE II 16,156 G.S.F.
 15,348 N.S.F. + 200 = 76
 -10% FOR PUBLIC TRANSPORTATION (76-7) = 69 SPACES REQ.
 2 H.C. SPACES REQ. (1 VAN ACCESSIBLE)

PROVIDED:
 2 H.C. (1 VAN ACCESSIBLE)
 67 REGULAR (8.5 X 20)
 69 TOTAL

Vicinity Map

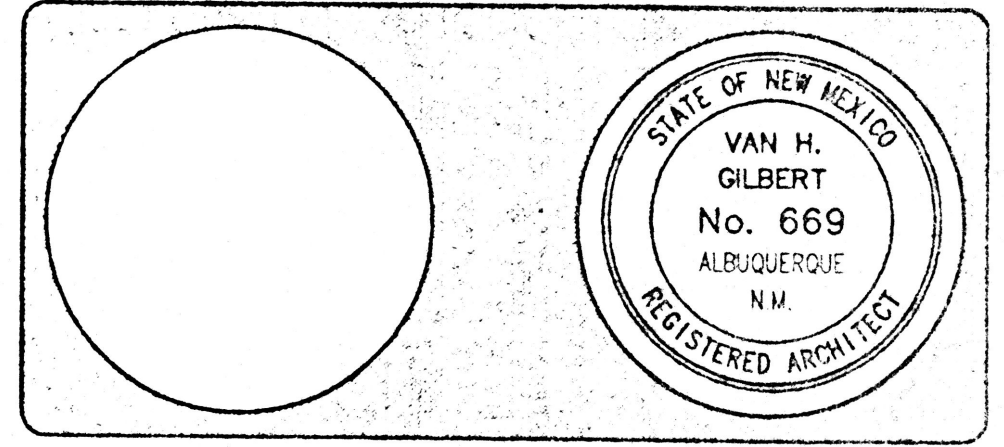
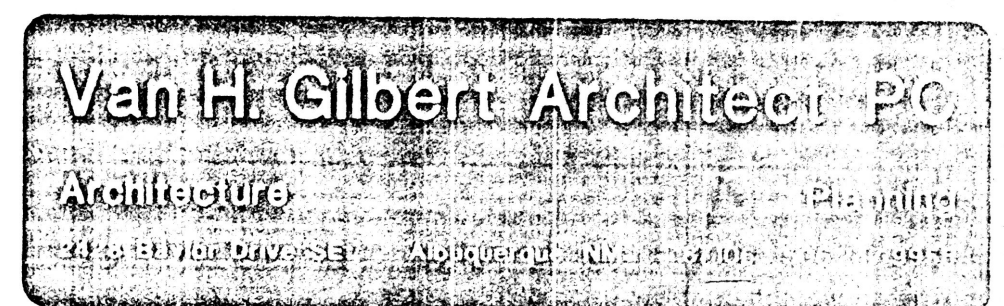


THIS SITE PLAN IS AN AMENDMENT TO THE ORIGINAL PHASE I SITE PLAN SHOWING THE LIMITS OF CONSTRUCTION AND THE BUILDING LOCATION FOR PHASE II.

SITE DEVELOPMENT PLAN APPROVAL

THIS SITE PLAN IS CONSISTENT WITH THE COMMENTS OF THE ORIGINAL JOURNAL CENTER SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON AUGUST 16, 1997 (AP-79-13, 2-79-80-3) AND THE 10-20-98

DRR # 98-213	11-10-98
<i>Richard Deane</i>	DATE
<i>Richard Deane</i>	11-10-98
DATE	
<i>Richard Deane</i>	11-10-98
DATE	
<i>Richard Deane</i>	11-10-98
DATE	
<i>Richard Deane</i>	11-10-98
DATE	
<i>Richard Deane</i>	11-10-98
DATE	
<i>Richard Deane</i>	11-10-98
DATE	



MARKET PLACE II AT JOURNAL CENTER

VHGA PROJECT NO. 935

DATE: 10-1-98 DRN BY: STAFF © Copyright 1998
 FILE: DBR7 CHK BY: PLOT: 1 of 1

DRB PHASE II

SHEET 7 OF 7

P:\315\3156\3156.dwg Sun Oct 04 15:48:54 1998

RECORDING STAMP

Legal Description

TRACTS NUMBERED 3A-1C-1A-2 AND 3A-1C-1A-3 OF JOURNAL CENTER AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 4, 1998 IN VOLUME 98C, FOLIO 317, CONTAINING 2.6343 ACRES MORE OR LESS, NOW COMPRISING TRACTS 3A-1C-1A-2-A, AND 3A-1C-1A-3-A JOURNAL CENTER.

PLAT OF TRACTS 3A-1C-1A-2-A & 3A-1C-1A-3-A JOURNAL CENTER ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AUGUST 2001

Project No. Application No. APPROVALS

Table with columns for approval type (e.g., CITY PLANNER, CITY ENGINEER) and date.

LOCATION MAP ZONE ATLAS MAP NO. D-17-Z

SUBDIVISION DATA:

GROSS SUBDIVISION ACREAGE: 2.6343 ACRES; ZONE ATLAS INDEX NO. D-17-Z; NO. OF TRACTS CREATED: 2; NO. OF LOTS CREATED: 0; MILES OF FULL-WIDTH STREETS CREATED: 0; DATE OF SURVEY: JULY 27, 2001

EASEMENTS

- THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: 1. PNM ELECTRIC SERVICES... 2. PNM GAS SERVICES... 3. QWEST... 4. COMCAST CABLE...

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE...

FREE CONSENT AND DEDICATION

THE FOREGOING REPEAT OF THAT CERTAIN TRACT OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT, WITHIN PROJECTED SECTION 23, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF TRACTS 3A-1C-1A-2 AND 3A-1C-1A-3 OF THE PLAT OF TRACT 3A-1C-1A-1, 3A-1C-1A-2 AND 3A-1C-1A-3 JOURNAL CENTER, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF...

MARKET PLACE AT JOURNAL CENTER, A NEW MEXICO GENERAL PARTNERSHIP BY: JOURNAL CENTER BUILDING ASSOCIATES, ITS MANAGING PARTNER

BY LOWELL A. HARE, ITS MANAGING PARTNER DATE

ACKNOWLEDGEMENT

STATE OF NEW MEXICO) COUNTY OF BERNALILLO) THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF BY LOWELL A. HARE, MANAGING PARTNER, JOURNAL CENTER BUILDING ASSOCIATES

BY NOTARY PUBLIC MY COMMISSION EXPIRES:

TREASURER'S CERTIFICATE

Surveyor's Certificate

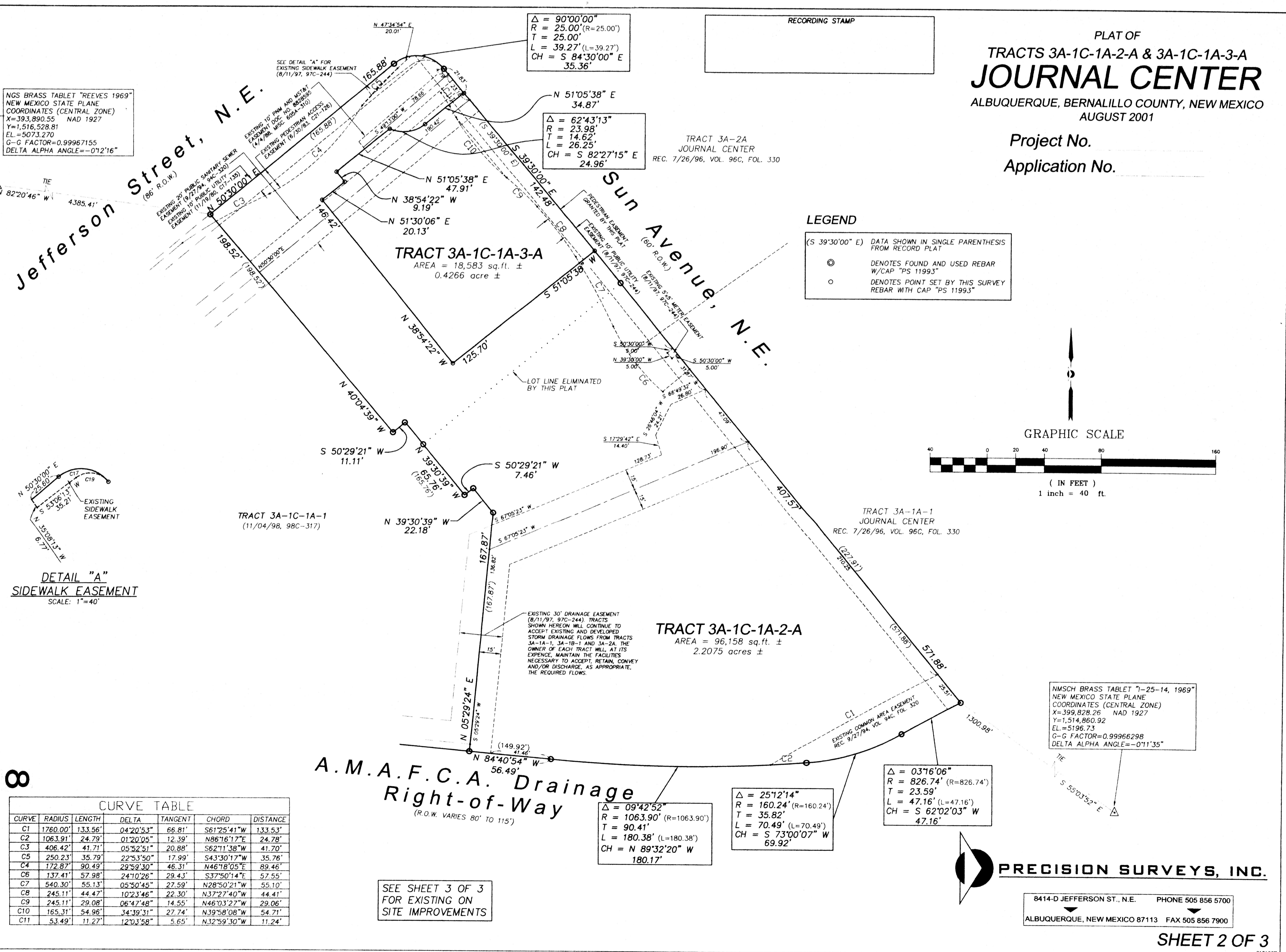
I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS...

LARRY W. MEDRANO N.M.P.S. No. 11993 DATE PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. ALBUQUERQUE, NEW MEXICO 87113 PHONE 505 856 5700 FAX 505 856 7900

NOTES:

- 1. MISC. DATA: ZONING IP; 2. BEARINGS SHOWN ARE NM STATE PLANE GRID BEARINGS - NAD 1927 (CENTRAL ZONE); 3. ALL DISTANCES ARE GROUND DISTANCES; 4. THIS PROPERTY LIES WITHIN PROJECTED SECTION 23, TOWNSHIP 11 NORTH, RANGE 3 EAST, ELENA GALLEGOS GRANT, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO; 5. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING TWO TRACTS INTO 2 NEW TRACTS; 6. PLAT SHOWS ALL EASEMENTS OF RECORD; 7. SP NO.; 8. THE COMMON AREA EASEMENT IS FOR BENEFIT OF ALL TRACTS IN JOURNAL CENTER BUSINESS PARK AND WILL BE MAINTAINED BY TRACT 3A-1C-1A OR AS OTHERWISE PROVIDED IN THE DECLARATION OF PROTECTIVE COVENANTS FOR JOURNAL CENTER INDUSTRIAL PARK RECORDED JULY 26, 1984 IN BOOK 1384, PAGES 330-356 AND IN DECLARATION OF EASEMENTS AND SUPPLEMENTARY DECLARATION RECORDED SEPTEMBER 29, 1994 AS DOCUMENT NO. 94118480; 9. DECLARATION OF RECIPROCAL COMMON ACCESS AND PARKING EASEMENTS RECORDED ON OCTOBER 1, 1998 IN BOOK 9816, PAGE 4208 AS DOCUMENT NO. 1998128038.



NGS BRASS TABLET 'REEVES 1969' NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE) X=393,890.55 NAD 1927 Y=1,516,528.81 EL=5073.270 G-G FACTOR=0.99967155 DELTA ALPHA ANGLE=-0.1216"

DETAIL "A" SIDEWALK EASEMENT SCALE: 1"=40'

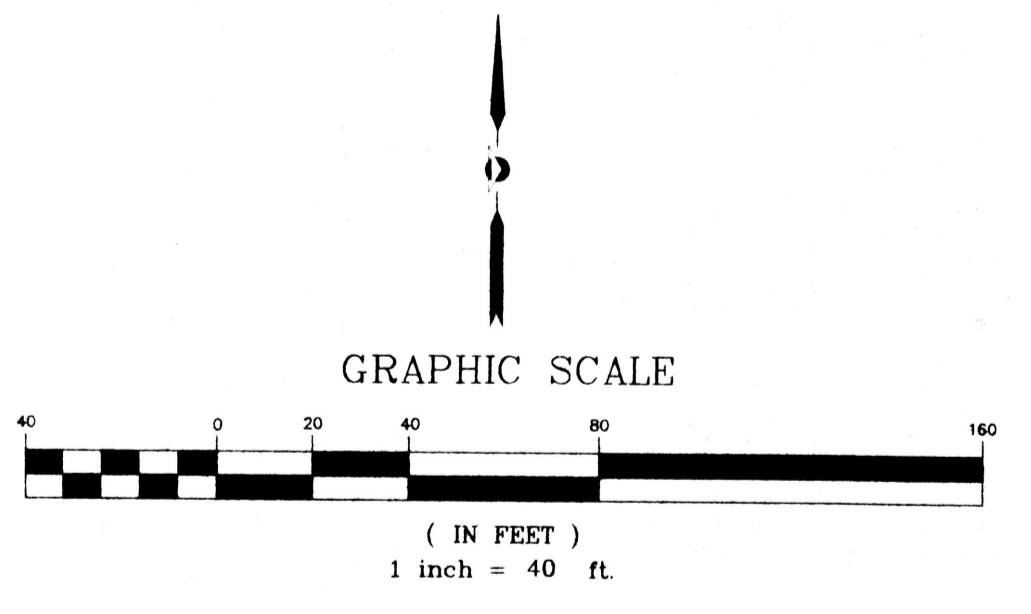
CURVE TABLE with columns: CURVE, RADIUS, LENGTH, DELTA, TANGENT, CHORD, DISTANCE. Rows C1 through C11.

SEE SHEET 3 OF 3 FOR EXISTING ON SITE IMPROVEMENTS

PLAT OF TRACTS 3A-1C-1A-2-A & 3A-1C-1A-3-A JOURNAL CENTER ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AUGUST 2001

Project No. Application No.

LEGEND (S 39°30'00" E) DATA SHOWN IN SINGLE PARENTHESIS FROM RECORD PLAT DENOTES FOUND AND USED REBAR W/CAP "PS 11993" DENOTES POINT SET BY THIS SURVEY REBAR WITH CAP "PS 11993"



NMSCH BRASS TABLET '7-25-14, 1969' NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE) X=395,828.216 NAD 1927 Y=1,514,860.92 EL=5196.73 G-G FACTOR=0.99966298 DELTA ALPHA ANGLE=-0.1135"

LARRY W. MEDRANO N.M.P.S. No. 11993 DATE PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. ALBUQUERQUE, NEW MEXICO 87113 PHONE 505 856 5700 FAX 505 856 7900

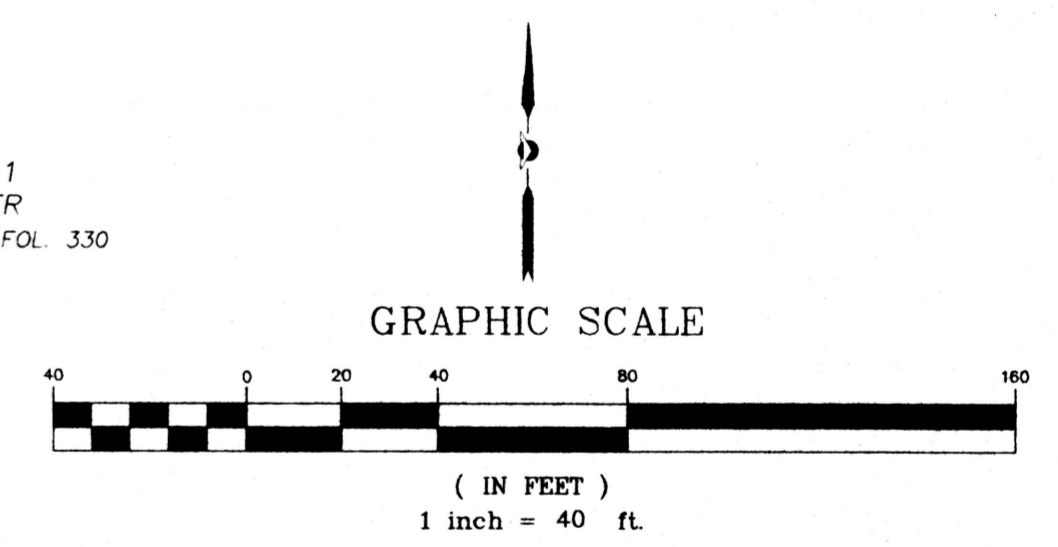
PLAT OF
TRACTS 3A-1C-1A-2-A & 3A-1C-1A-3-A
JOURNAL CENTER
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2001

Project No. _____
 Application No. _____

LEGEND

- (S 39°30'00" E) DATA SHOWN IN SINGLE PARENTHESIS FROM RECORD PLAT
- ⊙ DENOTES FOUND AND USED REBAR W/CAP "PS 11993"
- DENOTES POINT SET BY THIS SURVEY REBAR WITH CAP "PS 11993"

SEE SHEET 2 OF 3
 FOR EASEMENT DETAILS,
 BEARINGS AND DISTANCES



RECORDING STAMP

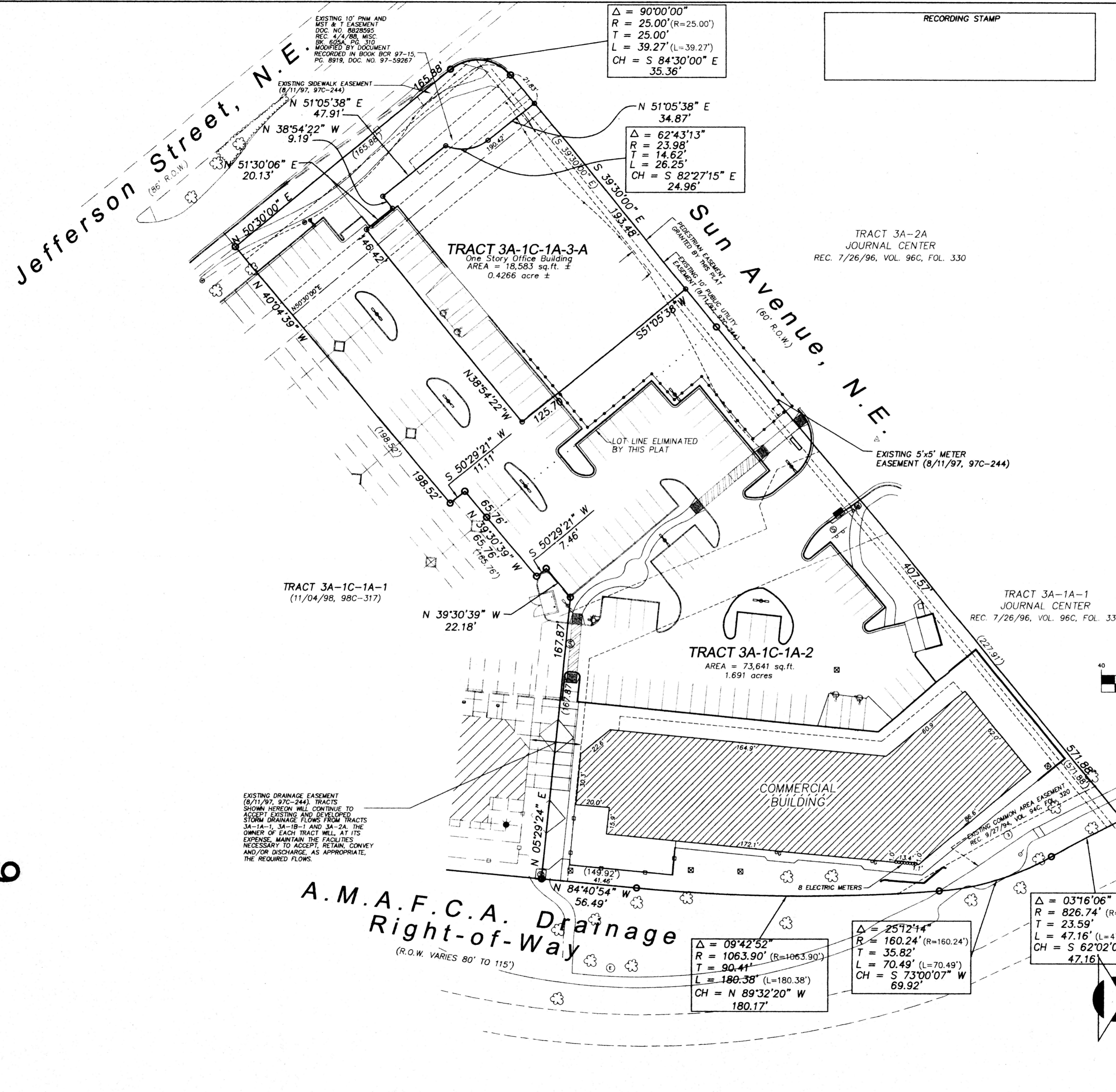
$\Delta = 90^{\circ}00'00''$
 $R = 25.00'$ (R=25.00')
 $T = 25.00'$
 $L = 39.27'$ (L=39.27')
 $CH = S 84^{\circ}30'00'' E$
 $35.36'$

$\Delta = 62^{\circ}43'13''$
 $R = 23.98'$
 $T = 14.62'$
 $L = 26.25'$
 $CH = S 82^{\circ}27'15'' E$
 $24.96'$

$\Delta = 09^{\circ}42'52''$
 $R = 1063.90'$ (R=1063.90')
 $T = 90.41'$
 $L = 180.38'$ (L=180.38')
 $CH = N 89^{\circ}32'20'' W$
 $180.17'$

$\Delta = 25^{\circ}12'44''$
 $R = 160.24'$ (R=160.24')
 $T = 35.82'$
 $L = 70.49'$ (L=70.49')
 $CH = S 73^{\circ}00'07'' W$
 $69.92'$

$\Delta = 03^{\circ}16'06''$
 $R = 826.74'$ (R=826.74')
 $T = 23.59'$
 $L = 47.16'$ (L=47.16')
 $CH = S 62^{\circ}02'03'' W$
 $47.16'$



EXISTING DRAINAGE EASEMENT (8/11/97, 97C-244). TRACTS SHOWN HEREON WILL CONTINUE TO ACCEPT EXISTING AND DEVELOPED STORM DRAINAGE FLOWS FROM TRACTS 3A-1A-1, 3A-1B-1 AND 3A-2A. THE OWNER OF EACH TRACT WILL, AT ITS EXPENSE, MAINTAIN THE FACILITIES NECESSARY TO ACCEPT, RETAIN, CONVEY AND/OR DISCHARGE, AS APPROPRIATE, THE REQUIRED FLOWS.

A.M.A.F.C.A. Drainage Right-of-Way
 (R.O.W. VARIES 80' TO 115')

Plat For Information Only **9**

PRECISION SURVEYS, INC.

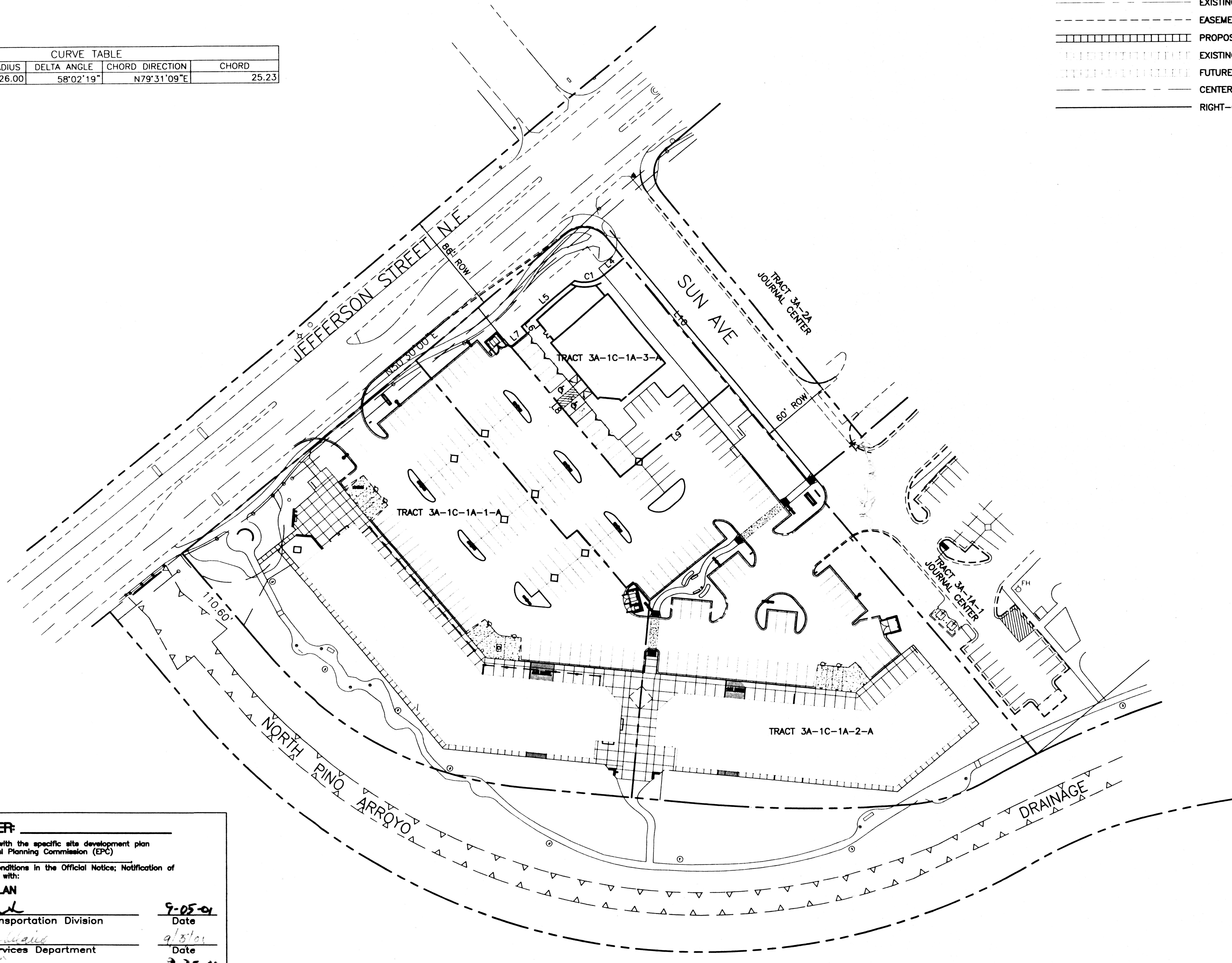
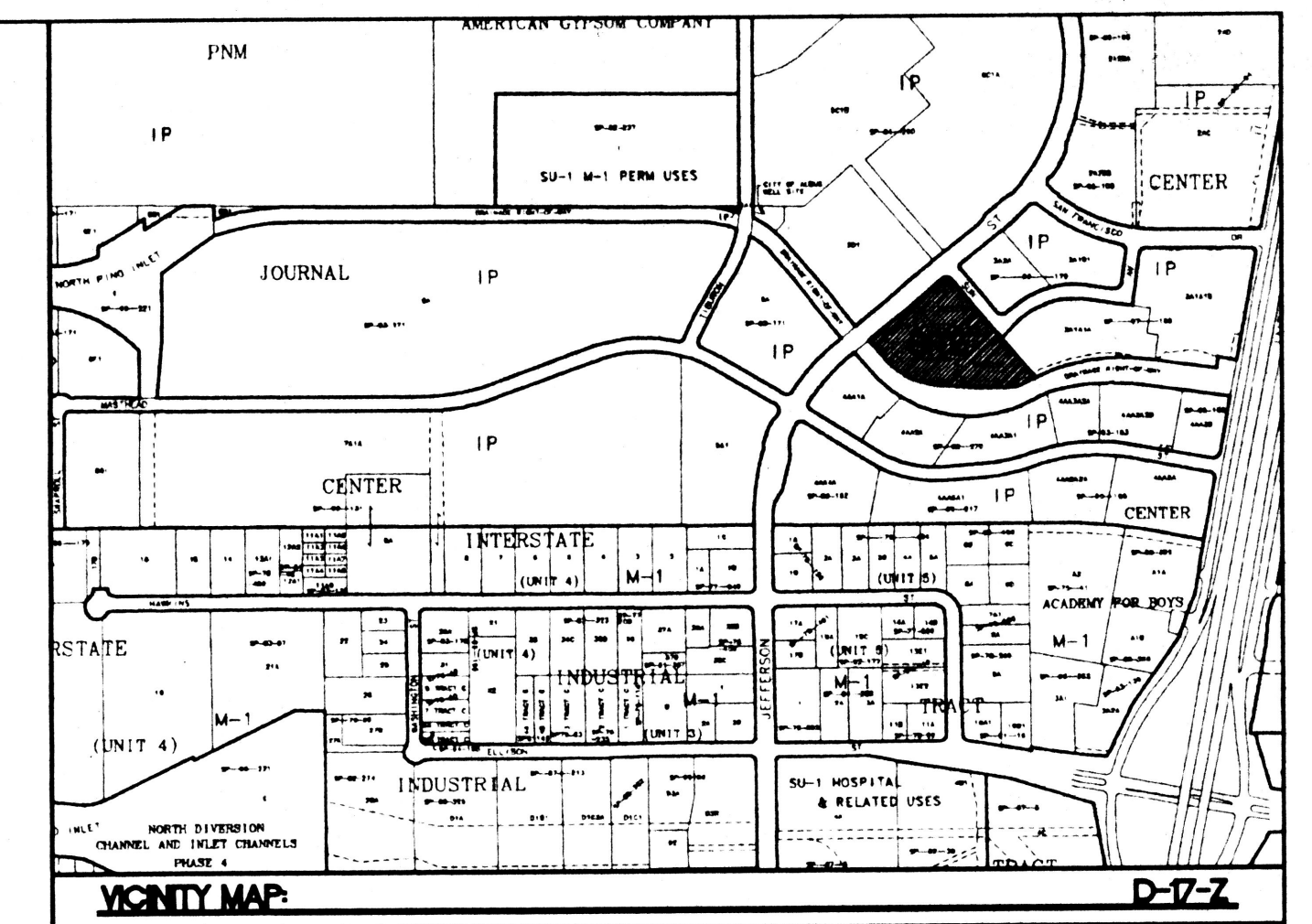
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

LINE TABLE		
LINE	LENGTH	BEARING
L4	22.02	N50°29'01"E
L5	59.01	S50°15'02"W
L6	7.48	N39°44'58"W
L7	18.00	S50°15'02"W
L8	144.44	S39°44'58"E
L9	120.43	N50°15'02"E
L10	139.49	N39°30'00"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C1	26.34	26.00	58°02'19"	N79°31'09"E	25.23

LEGEND

- EXISTING FENCE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- FUTURE SIDEWALK (DEFERRED)
- CENTERLINE
- RIGHT-OF-WAY



LEGAL DESCRIPTION
TRACT 3A-1C-1A-1-A, TRACT 3A-1C-1A-2-A AND TRACT 3A-1C-1A-3-A OF JOURNAL CENTER

SITE DATA TRACT 3A-1C-1A-1-A (EXISTING)

ZONING: IP
 FAR: 0.22
 PROPOSED USAGE: MULTI-TENANT OFFICE
 LOT AREA: 86,855 SF (1.994 ACRES)
 BUILDING AREA: 19,262 SF
 PARKING PROVIDED: 84 SPACES
 PARKING REQUIRED: 82 SPACES
 HC PARKING PROVIDED: 4 SPACES
 HC PARKING REQUIRED: 4 SPACES
 1 SPACES VAN ACCESSIBLE
 BIKE SPACE PROVIDED: 7 SPACES
 BIKE SPACE REQUIRED: 7 SPACES

SITE DATA TRACT 3A-1C-1A-2-A (EXISTING)

ZONING: IP
 FAR: 0.15
 PROPOSED USAGE: MULTI-TENANT OFFICE
 LOT AREA: 96,167 SF (2.208 ACRES)
 BUILDING AREA: 16,156 SF
 PARKING PROVIDED: 100 SPACES
 PARKING REQUIRED: 69 SPACES
 HC PARKING PROVIDED: 2 SPACES
 HC PARKING REQUIRED: 4 SPACES
 1 SPACES VAN ACCESSIBLE
 BIKE SPACE PROVIDED: 7 SPACES
 BIKE SPACE REQUIRED: 4 SPACES

SITE DATA TRACT 3A-1C-1A-3-A (PROPOSED)

ZONING: IP
 FAR: 0.25
 PROPOSED USAGE: SINGLE TENANT OFFICE
 LOT AREA: 18,583 SF (0.426 ACRE)
 BUILDING AREA: 4,688 SF
 PARKING PROVIDED: 26 SPACES
 PARKING REQUIRED(1 SPACE/200SF): 24 SPACES
 HC PARKING PROVIDED: 2 SPACES
 HC PARKING REQUIRED: 2 SPACES
 1 SPACES VAN ACCESSIBLE
 BIKE SPACE PROVIDED: 5 SPACES
 BIKE SPACE REQUIRED: 2 SPACES

PROJECT NUMBER: _____

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on _____ and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

Robert D. ... 9-05-01
 Traffic Engineer, Transportation Division Date

William E. ... 9/15/01
 Parks & General Services Department Date

Roger & ... 7-25-00
 Public Works, Water Utilities Division Date

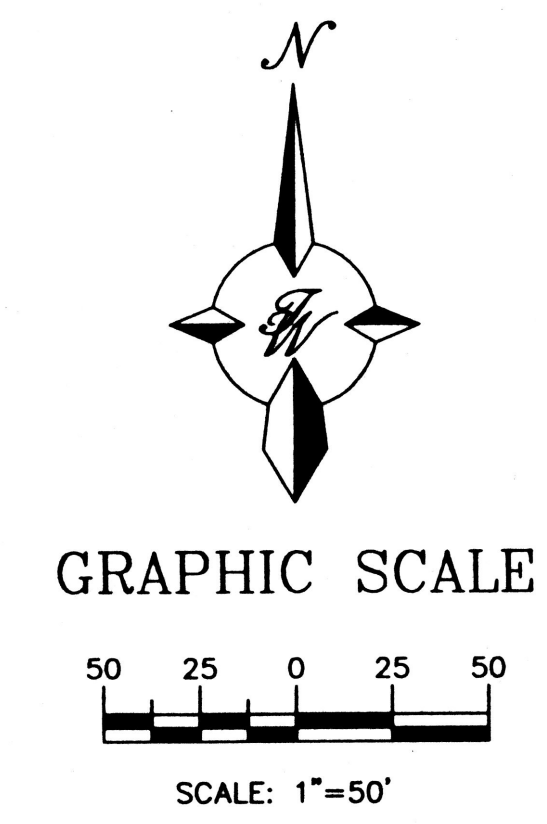
Bradley L. ... 9/15/01
 City Engineer, Engineering Division / AMAFCA Date

Solid Waste _____ Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

City Planner, Albuquerque / Bernalillo _____ Date
 County Planning Division

PLNZ (10706) 4/96



	MARKET PLACE • JOURNAL CENTER AMENDED SITE PLAN FOR SUBDIVISION	DRAWN BY WCVJ DATE 9-04-01 2131AASPSD.DWG
		SHEET # 1A JOB # 21031
TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		