

1 SITE PLAN
1"=30'-0"
0 5' 15' 35' 75'

PROJECT INFORMATION

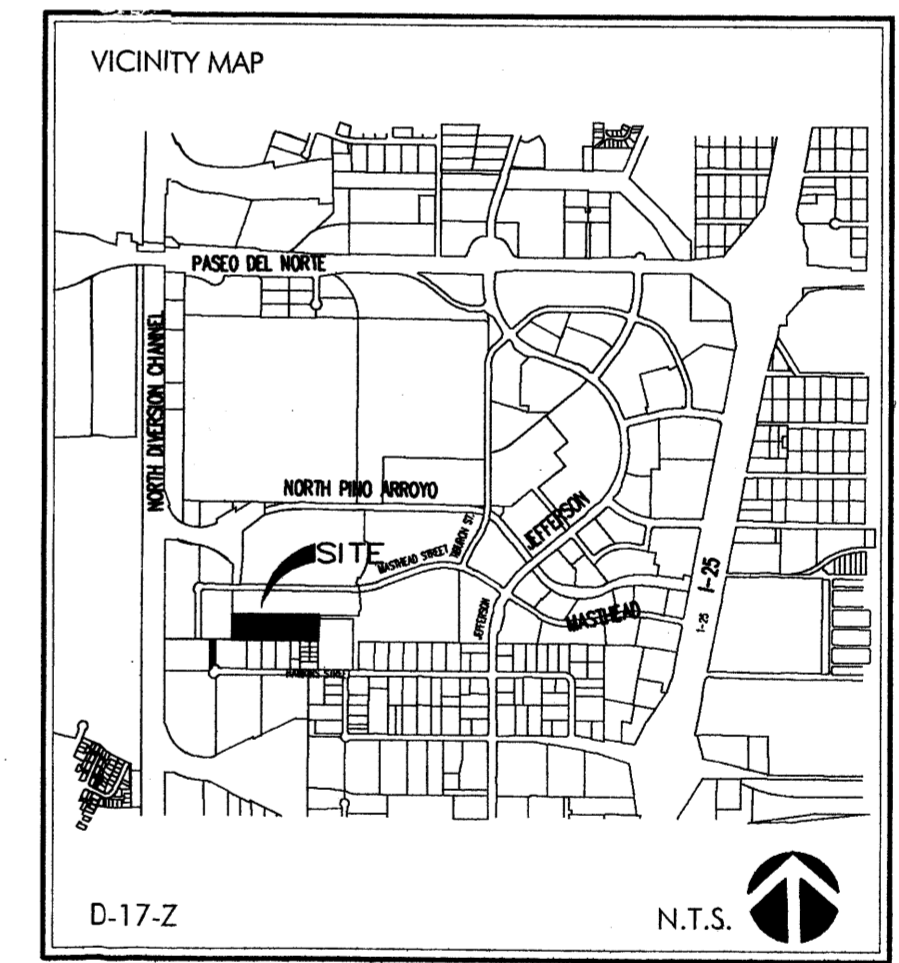
PROJECT: INDUSTRIAL PARK @ JOURNAL CENTER 2 NEW OFFICE/WAREHOUSE DEVELOPMENT
LOCATION: 3730, 3800, 3810 & 3900 RUTLEDGE ROAD NE BRUNACINI DEVELOPMENT
OWNER: BRUNACINI DEVELOPMENT
ARCHITECT: TATE FISHBURN ARCHITECT
LEGAL DESCRIPTION: LOTS 16, 17, 18 & 19 JOURNAL CENTER 2
CURRENT ZONING CLASSIFICATION: IP
TYPE CONSTRUCTION: TYPE IIN SPRINKERED
OCCUPANCY: B & S1
ALLOWABLE AREA: 36,000 SQ. FT. TYPE IIN CONSTRUCTION & B OCCUPANCY = 12,000 TRIPLE FOR SPRINKLER = 36,000

GROSS BUILDING AREA:
 3730- 56,134 S.F.
 3800 & 3810- 12,800 S.F.
 3900- 27,800 S.F.
 15,534 S.F.

OCCUPANT LOAD: 56,134/500 = 113 OCCUPANTS
TOTAL LOT AREA: 4 ACRES +/- (4) 1 ACRE LOTS

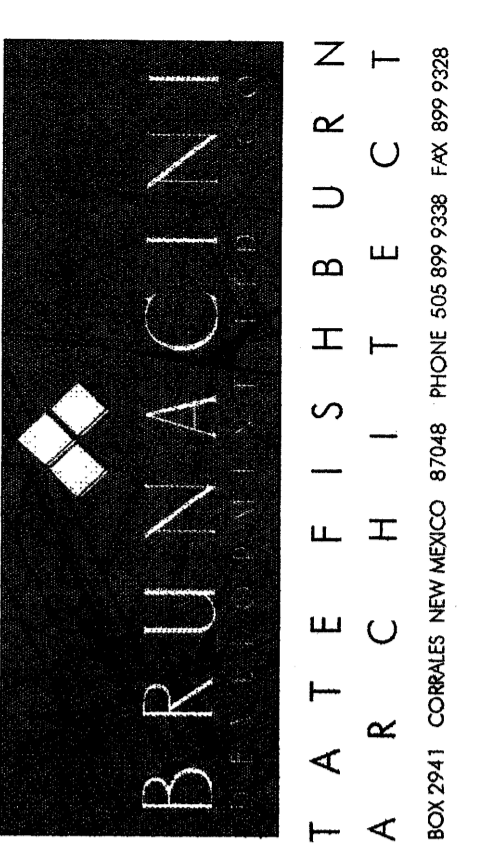
PARKING ANALYSIS:
 WAREHOUSE AREA = 44,904
 OFFICE AREA = 11,230
 REQUIRED WAREHOUSE = 44,904/2000 = 23
 REQUIRED OFFICE = 11,230/200 = 56
 TOTAL REQUIRED PARKING SPACES = 79 SPACES
 SPACES PROVIDED = 143 SPACES INCLUDING 8 HANDICAP
 BIKE PARKING REQUIRED = 4
 BIKE PARKING PROVIDED = 8

SITE LIGHTING NOTE: SITE LIGHTING SHALL BE BUILDING MOUNTED WALL PACKS WITH CUT OFF ANGLE THAT WILL NOT ALLOW ANY LIGHT TO SPILL ONTO ADJACENT PROPERTIES.



AFO PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
 HYDRANT(S) ONLY
 SIGNATURE & DATE 6/7/03

PROJECT NO.	_____
APPLICATION NO.	_____
SITE DEVELOPMENT PLAN FOR LOTS 16, 17, 18 & 19 JOURNAL CENTER TWO	
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE _____
PARKS & RECREATION DEPARTMENT	DATE _____
PUBLIC WORKS, WATER UTILITIES DIVISION	DATE _____
CITY ENGINEER, ENGINEERING DIVISION / AMAECA	DATE _____
Michael Helton SOLID WASTE	6-17-03 DATE
APPROVAL & CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL	
CITY PLANNER, ALBUQUERQUE PLANNING DEPARTMENT	DATE _____



ARCHITECT SEAL

ENGINEER SEAL

PROJECT

SITE DEVELOPMENT PLAN FOR INDUSTRIAL PARK @ JOURNAL CENTER 2 LOTS 16-19, JOURNAL CENTER 2 ALBUQUERQUE, NEW MEXICO

REVISIONS

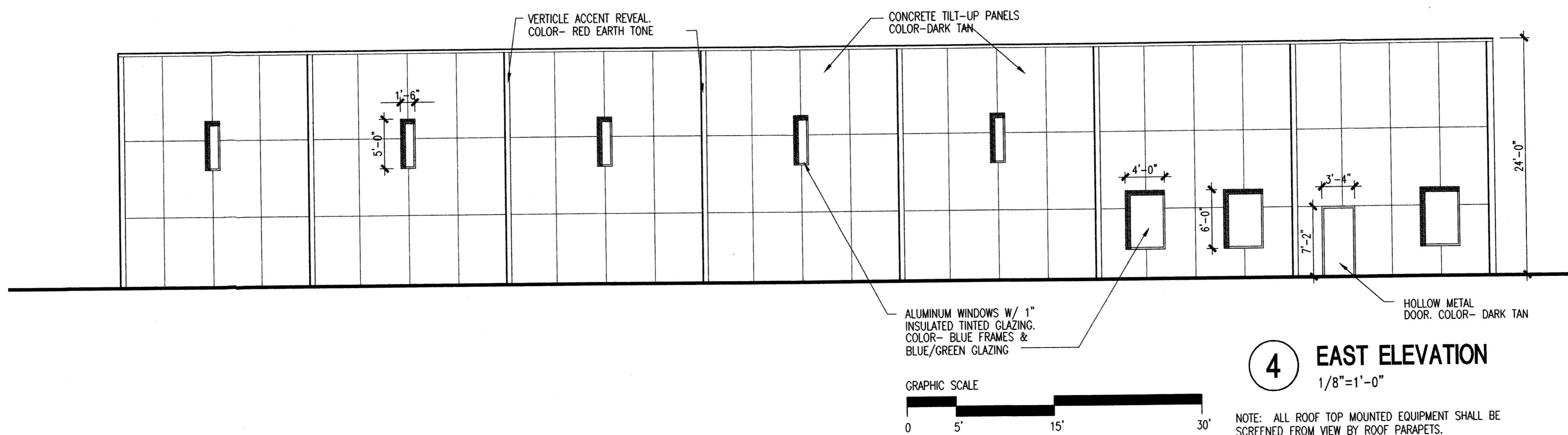
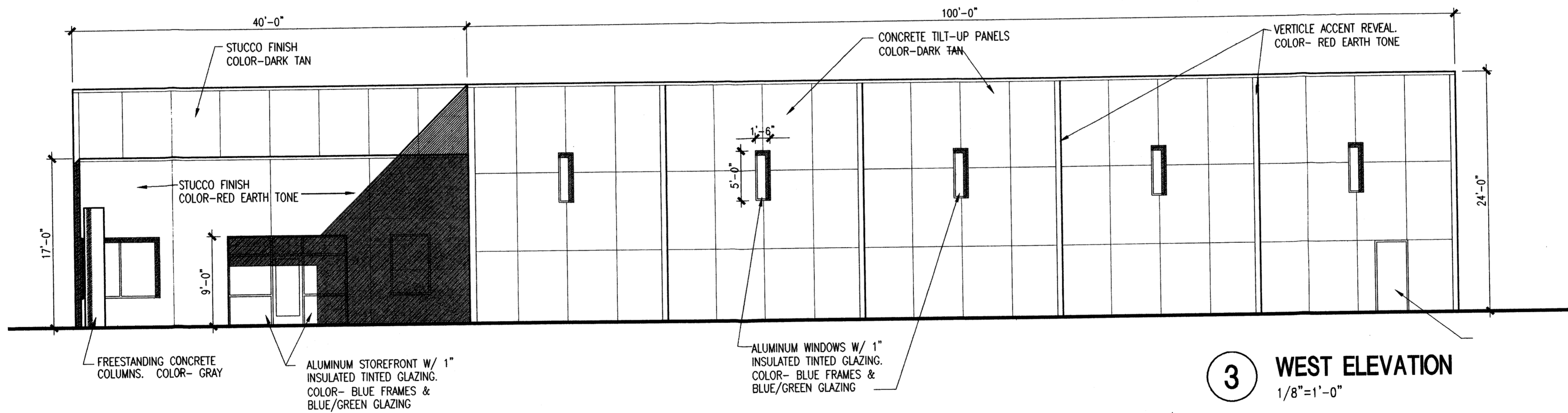
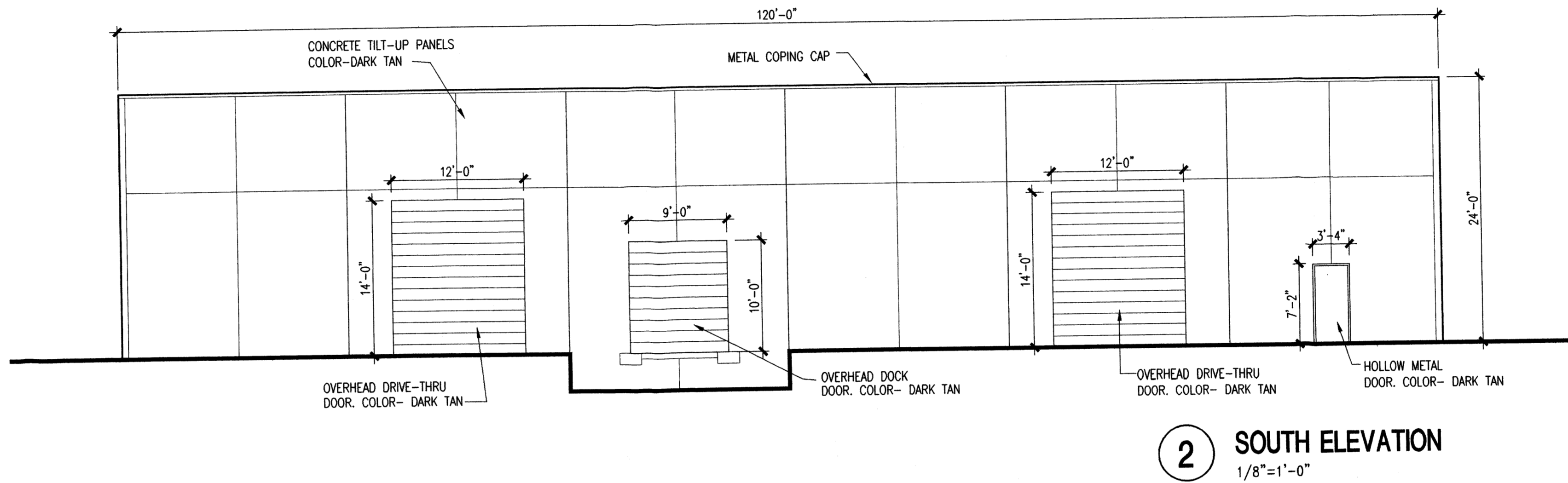
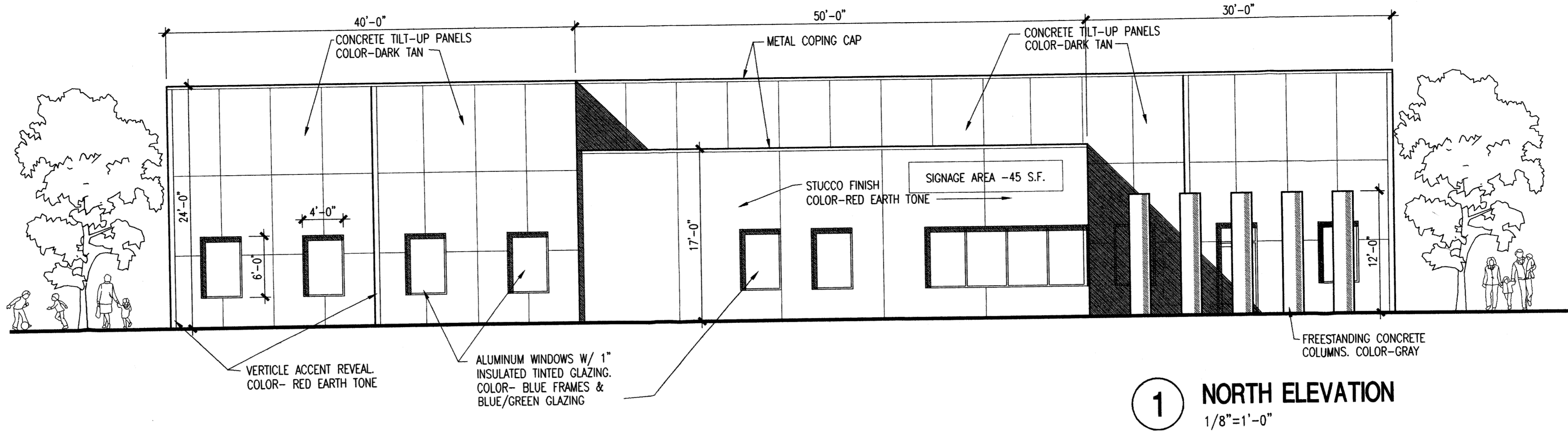
DATE JUNE 17, 2003

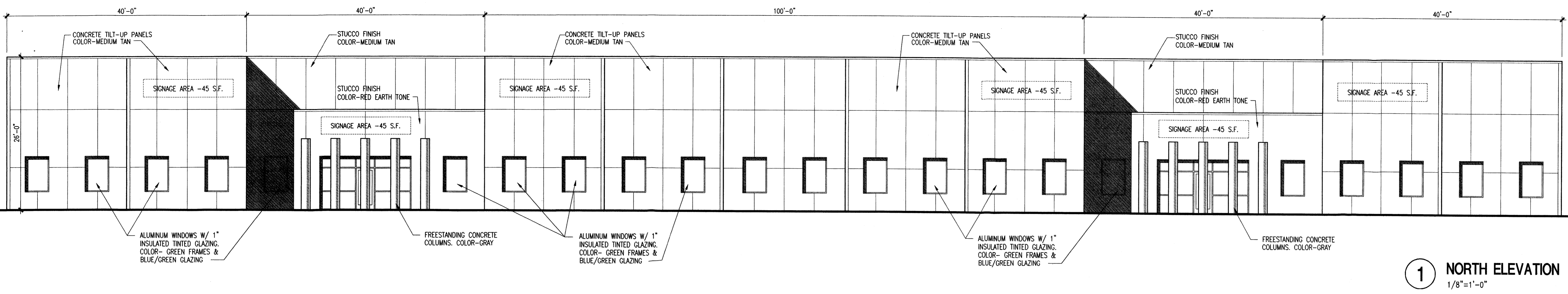
NORTH SCALE 1'-0"=30'-0"

DRAWING NAME SITE DEVELOPMENT PLAN

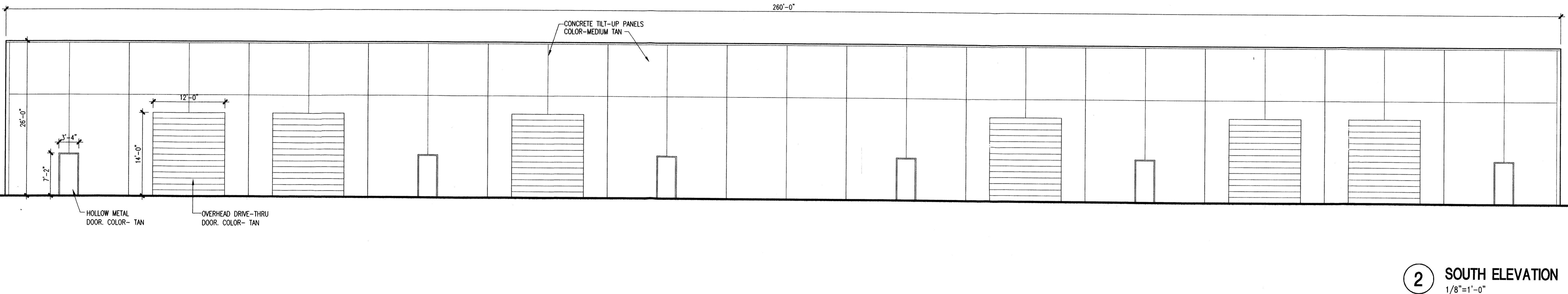
SHEET NUMBER

SDP-1

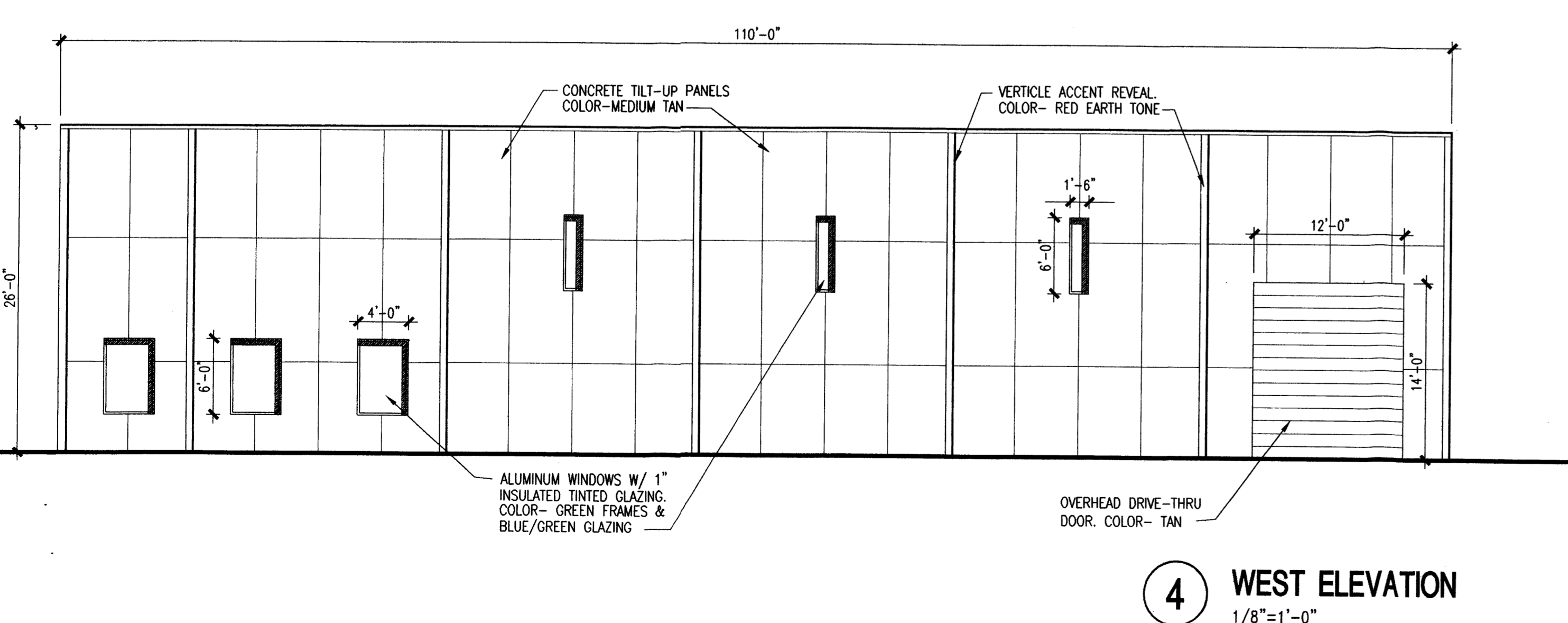




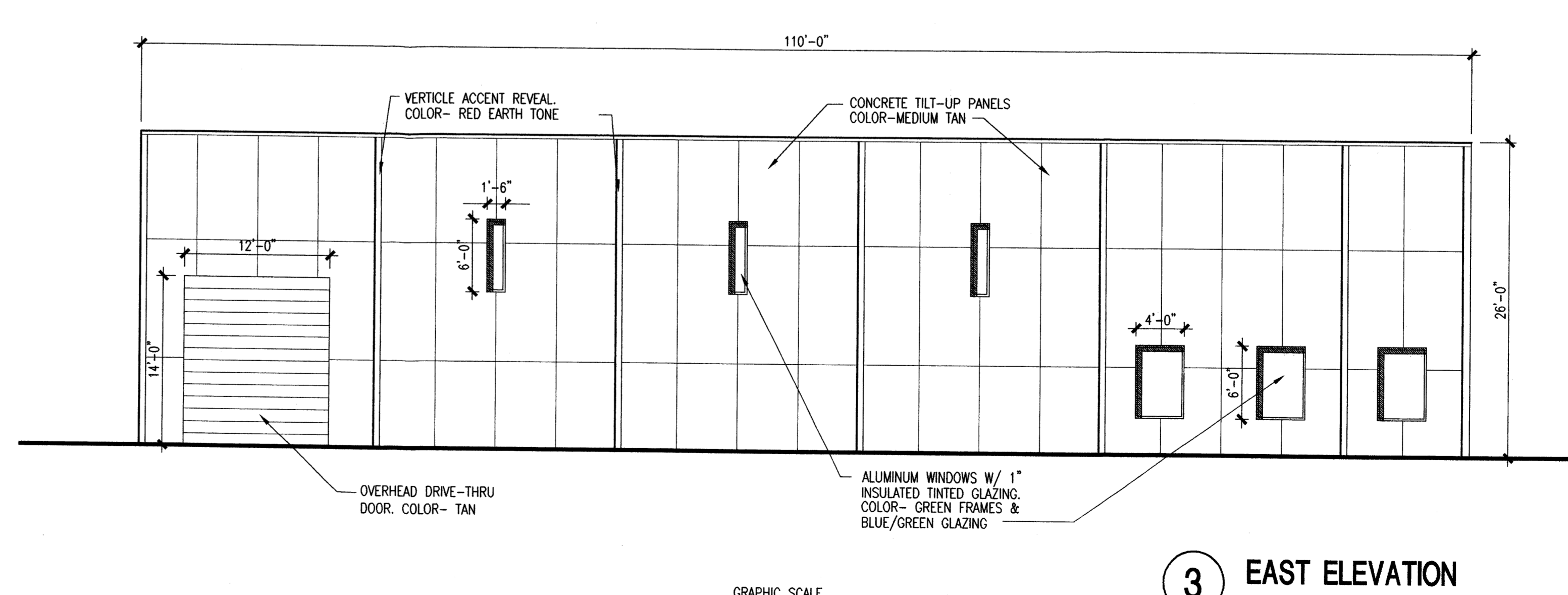
1 NORTH ELEVATION
1/8"=1'-0"



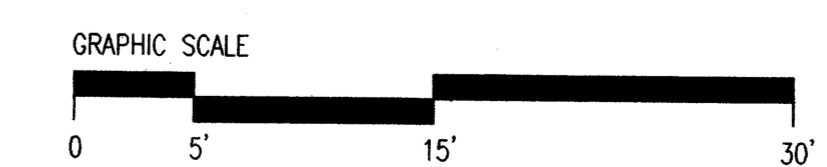
2 SOUTH ELEVATION
1/8"=1'-0"



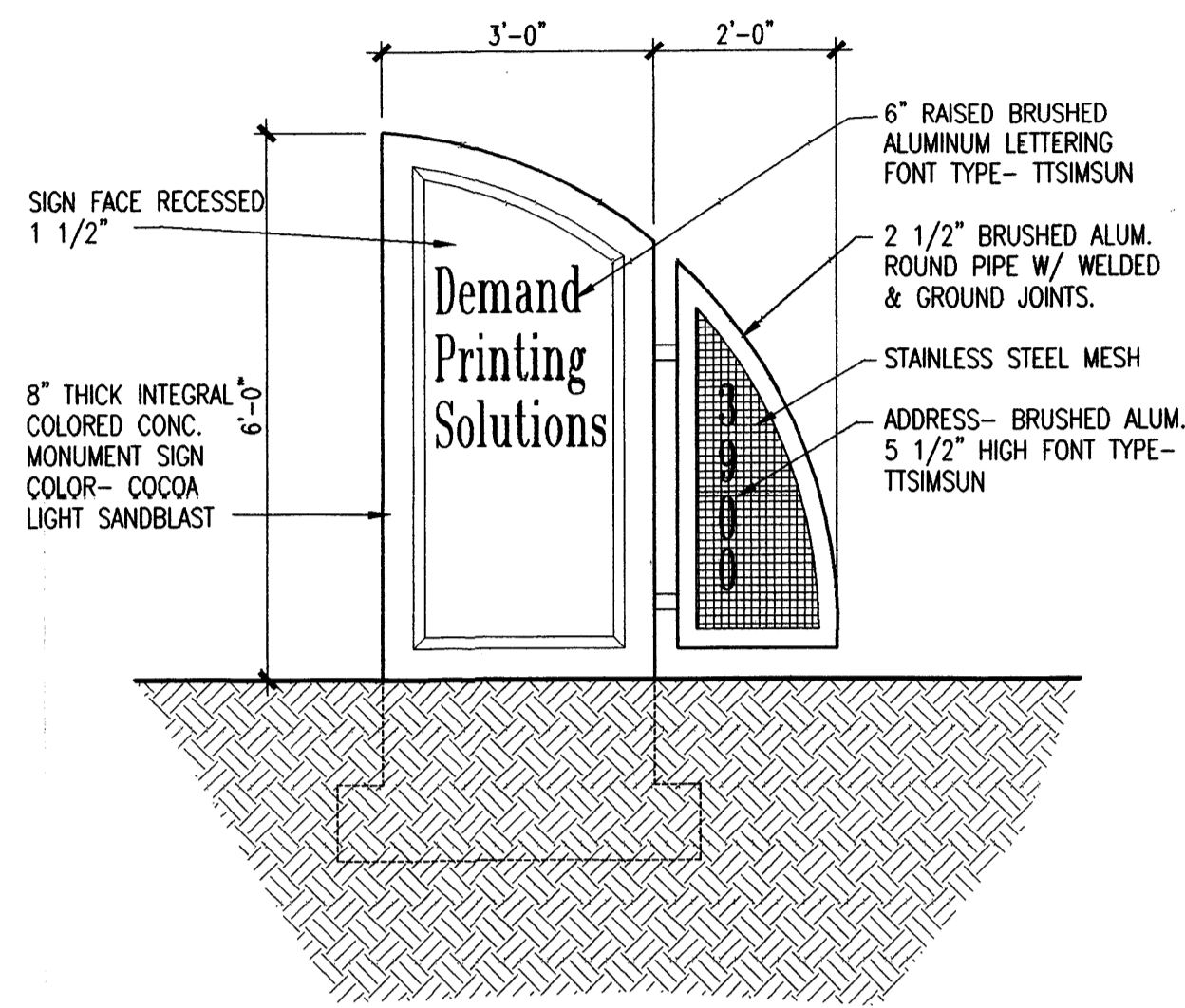
4 WEST ELEVATION
1/8"=1'-0"



3 EAST ELEVATION
1/8"=1'-0"

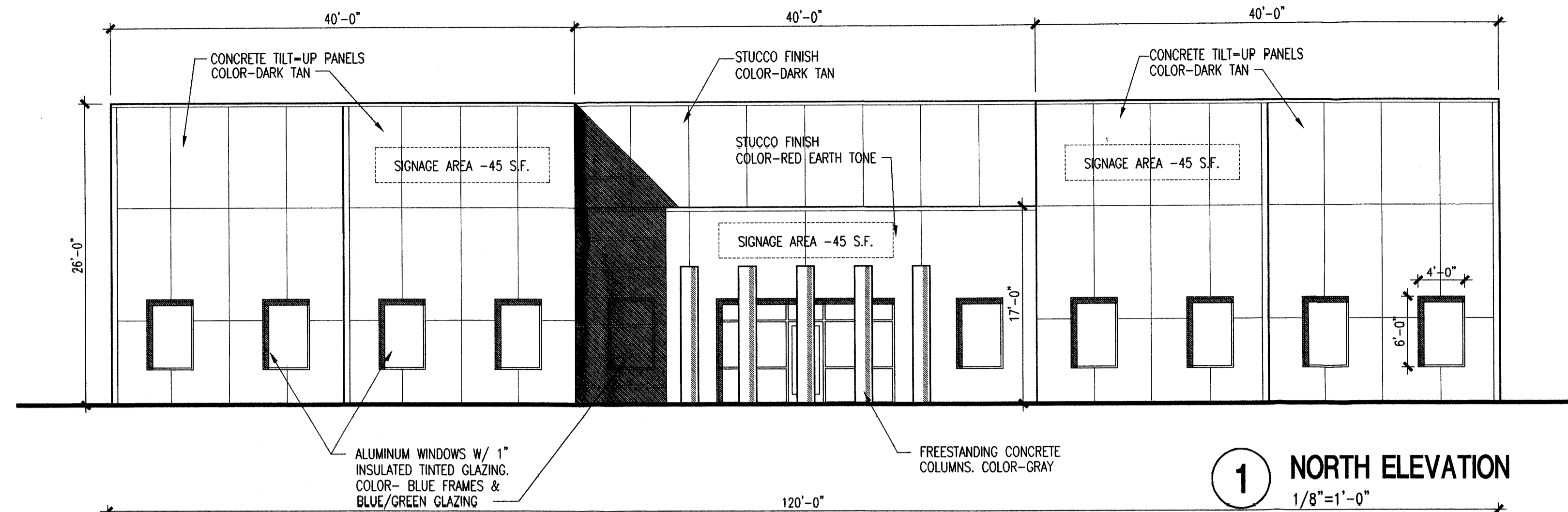


NOTE: ALL ROOF TOP MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW BY ROOF PARAPETS.

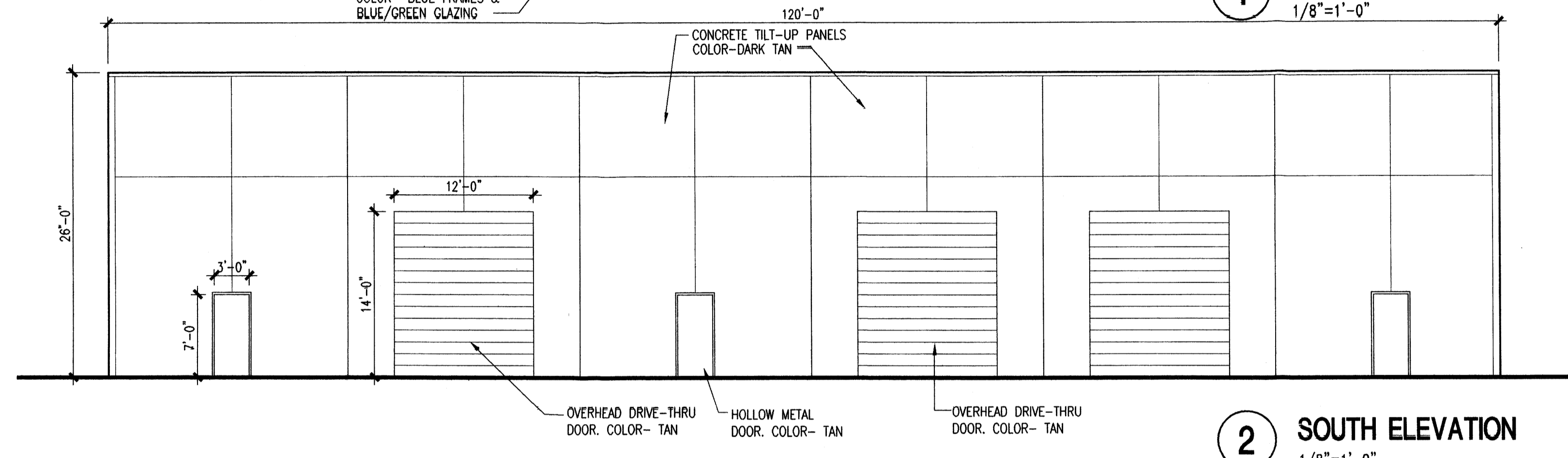


5 TYPICAL MONUMENT SIGN
1/2"=1'-0"

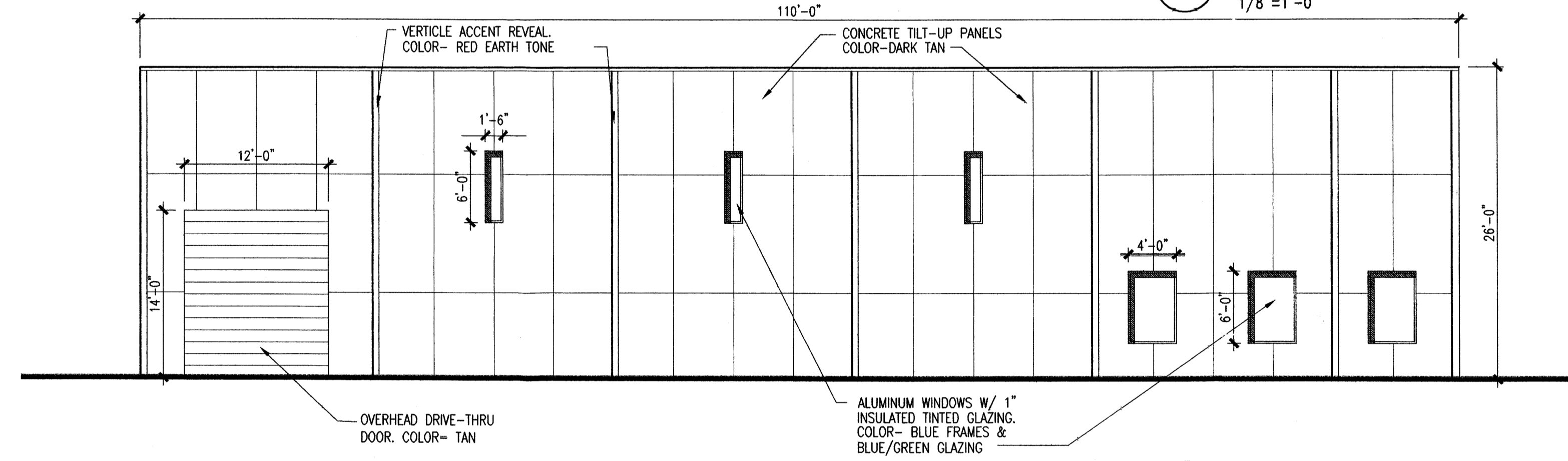
NOTE: BUILDING MOUNTED SIGNAGE SHALL BE LOCATED WITHIN AREAS NOTED ON ELEVATIONS AND SHALL BE INDIVIDUAL CHANNEL LETTERS.



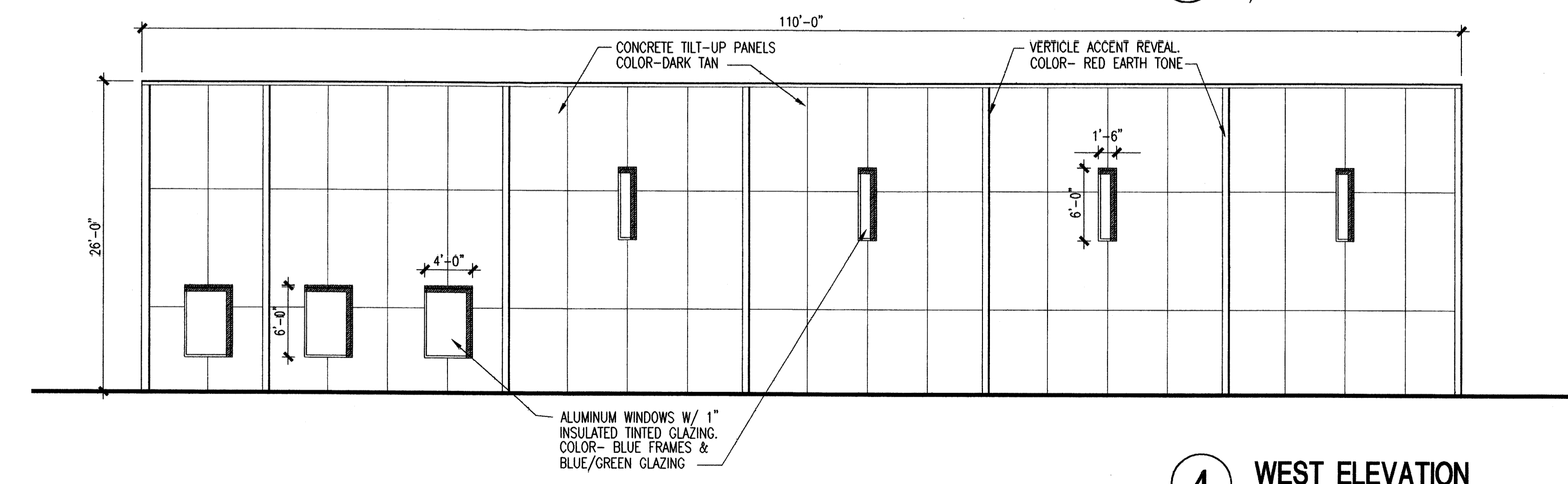
1 NORTH ELEVATION
1/8"=1'-0"



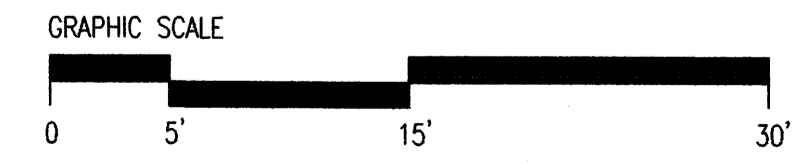
2 SOUTH ELEVATION
1/8"=1'-0"



3 EAST ELEVATION
1/8"=1'-0"



4 WEST ELEVATION
1/8"=1'-0"



NOTE: ALL ROOF TOP MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW BY ROOF PARAPETS.

ARCHITECT SEAL

ENGINEER SEAL

PROJECT

SITE DEVELOPMENT PLAN FOR
INDUSTRIAL PARK @ JOURNAL CENTER 2
LOTS 16-19 JOURNAL CENTER 2
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE JUNE 17, 2003

SCALE

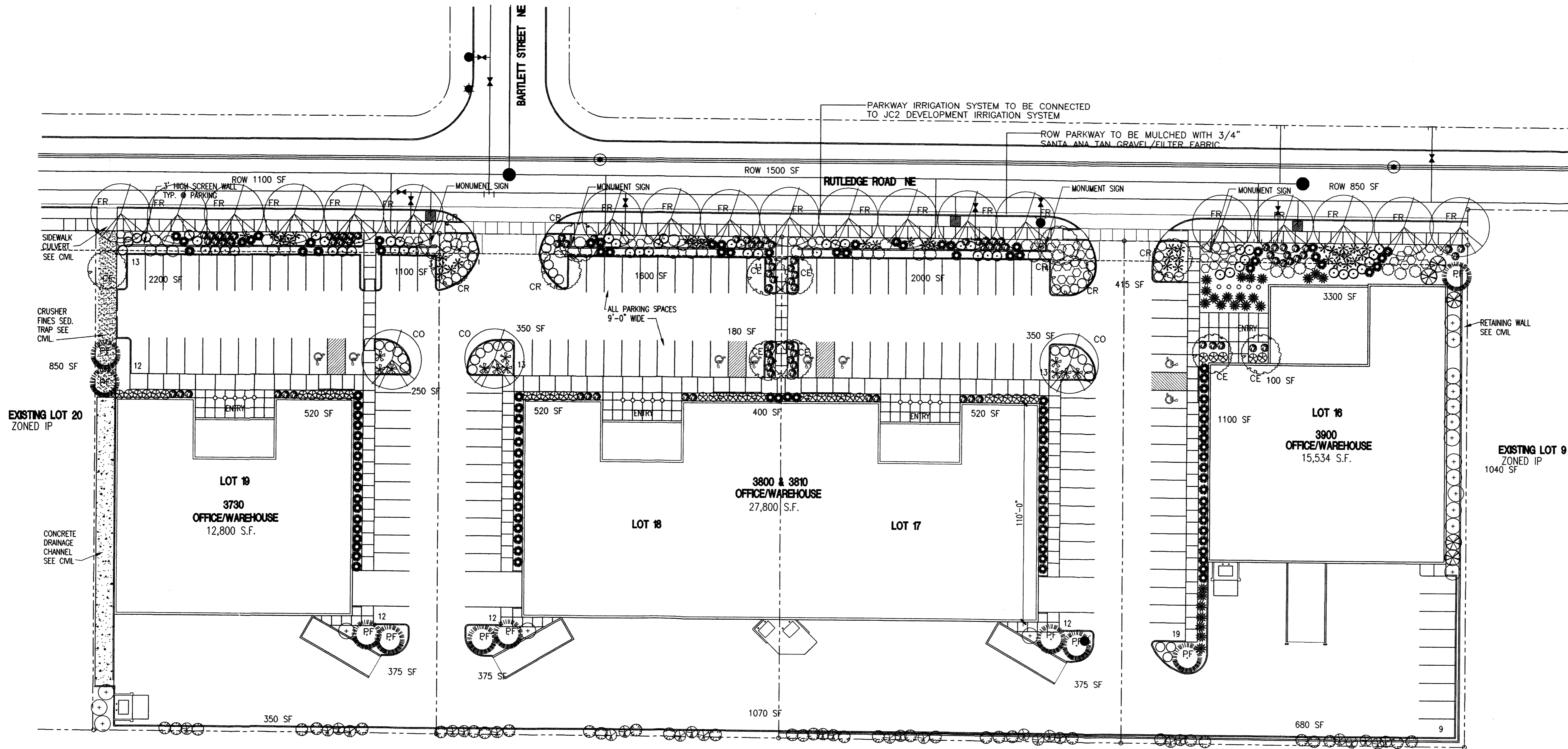
1/8"=1'-0"

DRAWING NAME

LOT 19
BLDG. ELEVATIONS

SHEET NUMBER

SDP-4



PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
CO	3	CELTIS OCCIDENTALIS	HACKBERRY	2" CAL	H
FR	19	FRAXINUS VELUTINA 'BERINDA'	BERINDA ASH	2" CAL	H
CE	7	CERCIS REINFORMIS	OKLAHOMA REDBUD	2" CAL	H
CR	7	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS HAWTHORN	2" CAL	H
PF	10	PINUS FLEXILIS	LIMBER PINE	6'	M
+	19	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	M
○	47	RHUS TRILOBATA PROSTRATA	CREEPING SUMAC	5 GAL	M
⊗	43	ARCTOSTAPHYLOS	MANZANITA	5 GAL	M
⊕	28	CERCOCARPUS LEDIFOLIUS	CL MTN. MAHOGANY	5 GAL	L
⊗	5	FALLUGIA	APACHE PLUME	5 GAL	M
○	54	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL	M
○	34	LEUCOPHYLLUM	RAINSAGE	5 GAL	M
○	46	COTONEASTER BUXIFOLIUS	GRAY COTONEASTER	5 GAL	M
⊗	0	RHUS TRILOBATA	3 LEAF SUMAC	5 GAL	M
*	11	YUCCA BACCATA	BANANA YUCCA	5 GAL	M
●	119	NOLINA	BEARGRASS	5 GAL	M
⊗	93	LAVANDULA	LAVENDER	1 GAL	M
⊗	24	JASMINUM	WINTER JASMINE	5 GAL	M
○	50	ZAUSCHNERIA	HUMMINGBIRD PLANT	1 GAL	M
*	40	STIPA	THREADGRASS	1 GAL	M

SITE DATA

GROSS LOT AREA	174,180 SF
LESS BUILDING(S)	56,134 SF
NET LOT AREA	118,046 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	17,706 SF
PROPOSED LANDSCAPE PERCENT OF NET LOT AREA	22,330 SF 19%
REQUIRED PARKING LOT TREES 1 PER 10 SPACES (147 SPACES)	15
REQUIRED TREES	15 MIN.

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE
LOW OR MEDIUM WATER USE PLANTS
A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE
HIGH WATER USE TURF

NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP
IRRIGATION SYSTEM

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY
OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE
AND WATER WASTE ORDINANCE
PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN.
75% LIVE GROUNDCOVER OF LANDSCAPE AREAS
AT MATURITY

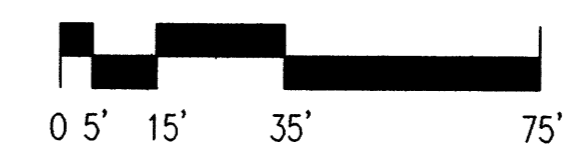
LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL
MULCH AT 2"-3" DEPTH OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE
OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE
C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE

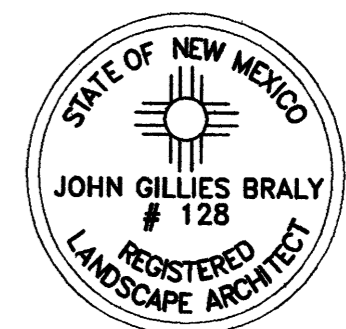
TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

NO PARKING SPACE SHALL BE MORE THEN 100'
FROM A TREE.

1 LANDSCAPE PLAN
1"=30'-0"

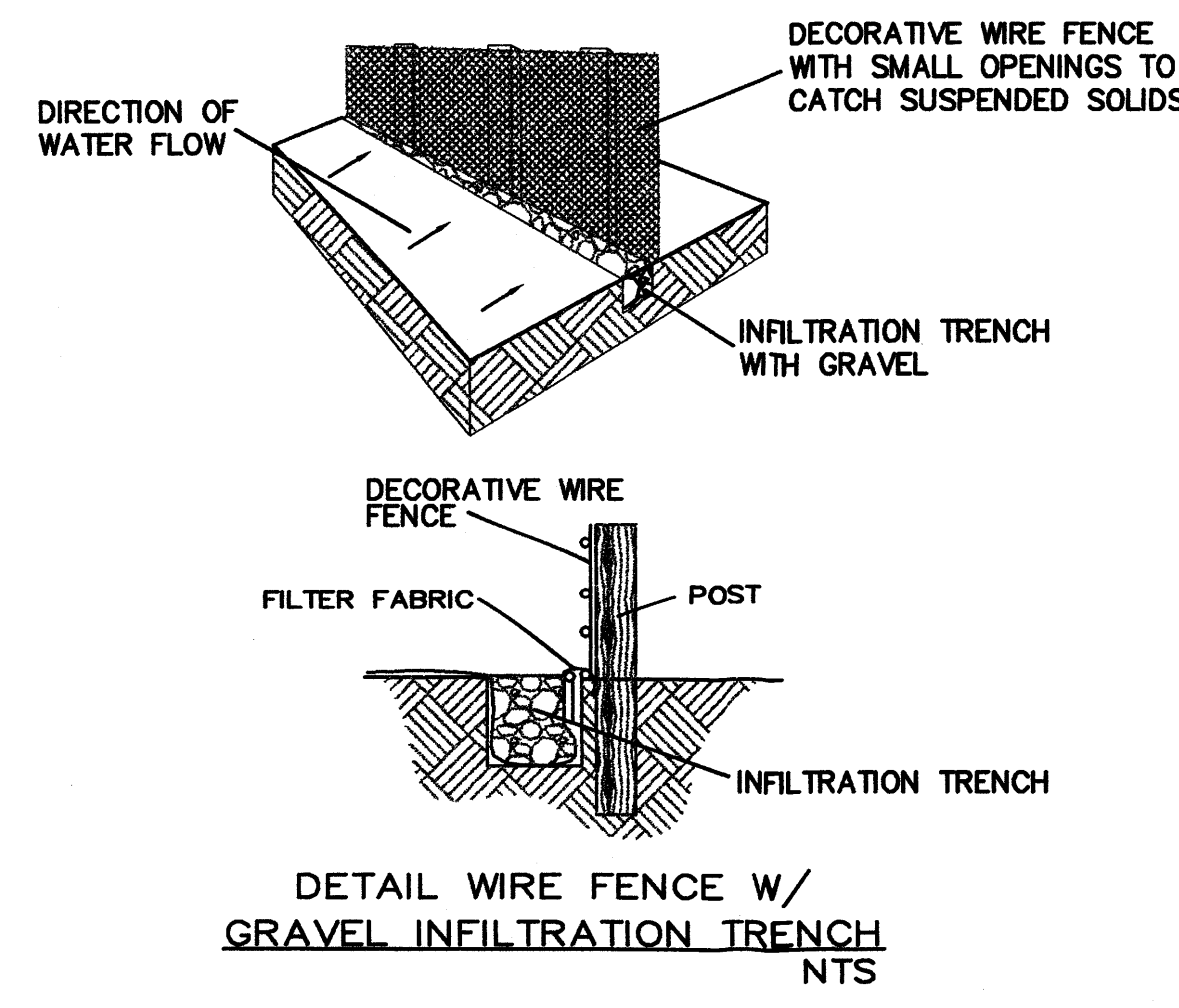


HeadUp
LANDSCAPE CONTRACTORS
7525 SECOND ST. NW
ALBUQUERQUE, NM
(505) 898-9615
LICENSE 18890
www.headuplandscape.com

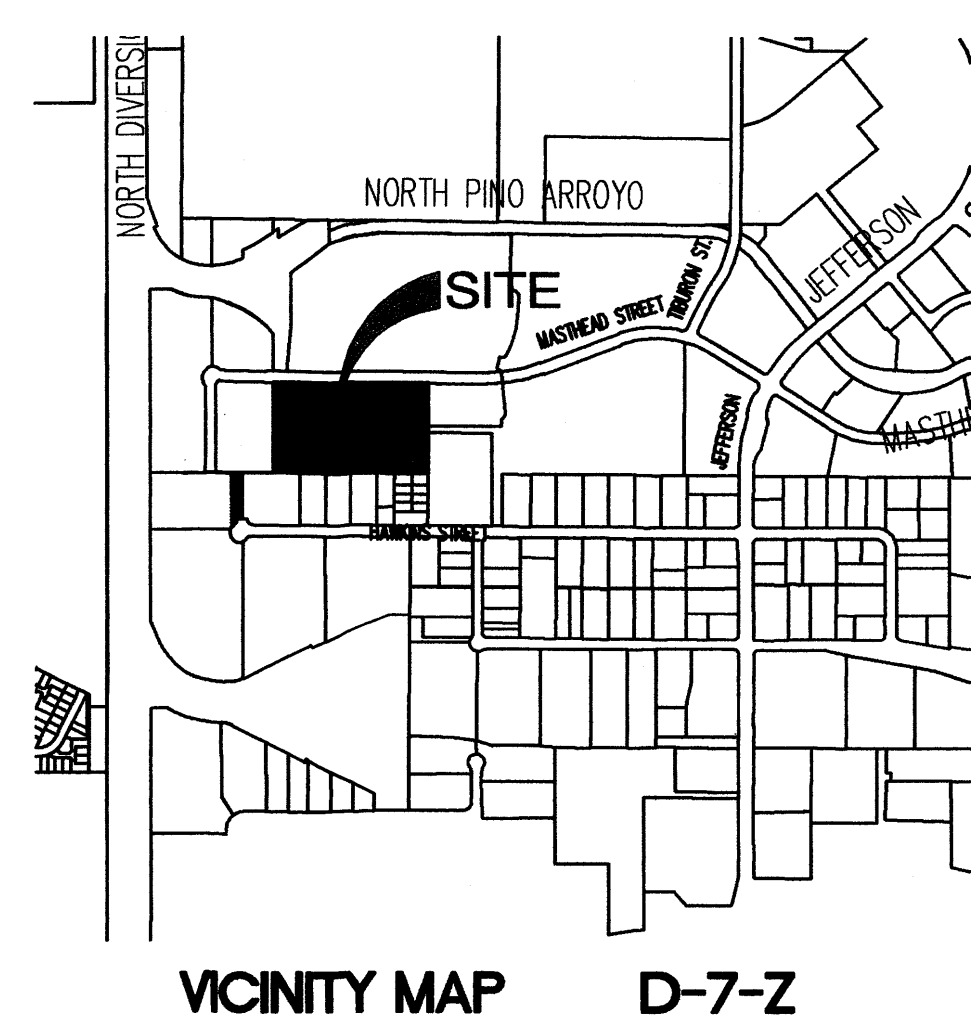


100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V(24 hour) (acre-ft)	V(24 hour) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)						
EXISTING CONDITIONS											
LOT 16	1.0000	100.00	0.00	0.00	0.53	0.04	1,924	0.04	1,924	1.56	
LOT 17	1.0000	100.00	0.00	0.00	0.53	0.04	1,924	0.04	1,924	1.56	
LOT 18	1.0000	100.00	0.00	0.00	0.53	0.04	1,924	0.04	1,924	1.56	
LOT 19	1.0000	100.00	0.00	0.00	0.53	0.04	1,924	0.04	1,924	1.56	
PROPOSED CONDITIONS											
LOT 16	1.0000	0.00	4.80	4.80	90.40	2.01	0.17	7,280	0.20	8,802	4.81
LOT 17	1.0000	0.00	0.00	3.90	96.10	2.08	0.17	7,555	0.21	8,951	4.84
LOT 18	1.0000	0.00	0.00	2.90	96.10	2.07	0.17	7,514	0.20	8,910	4.81
LOT 19	1.0000	0.00	0.00	4.70	95.30	2.07	0.17	7,527	0.20	8,910	4.83
EXCESS PRECIP.		0.53	0.78	1.13	2.12	Ei (in)					
PEAK DISCHARGE		1.56	2.28	3.14	4.7	Qi (cfs)					
WEIGHTED E (in) = (E _A)(%A) + (E _B)(%B) + (E _C)(%C) + (E _D)(%D)						ZONE = 2					
V _{6HR} (acre-ft) = (WEIGHTED E)(AREA)/12						P _{6HR} (in.) = 2.35					
V _{24HR} (acre-ft) = V _{6HR} + (A _D)(P _{24HR} - P _{6HR})/12						P _{24HR} (in.) = 2.75					
Q (cfs) = (Q _{6HR})(A ₆) + (Q _{24HR})(A ₂₄) + (Q _{24HR})(A ₂₄) + (Q _{24HR})(A ₂₄)						P _{24HR} (in.) = 3.96					

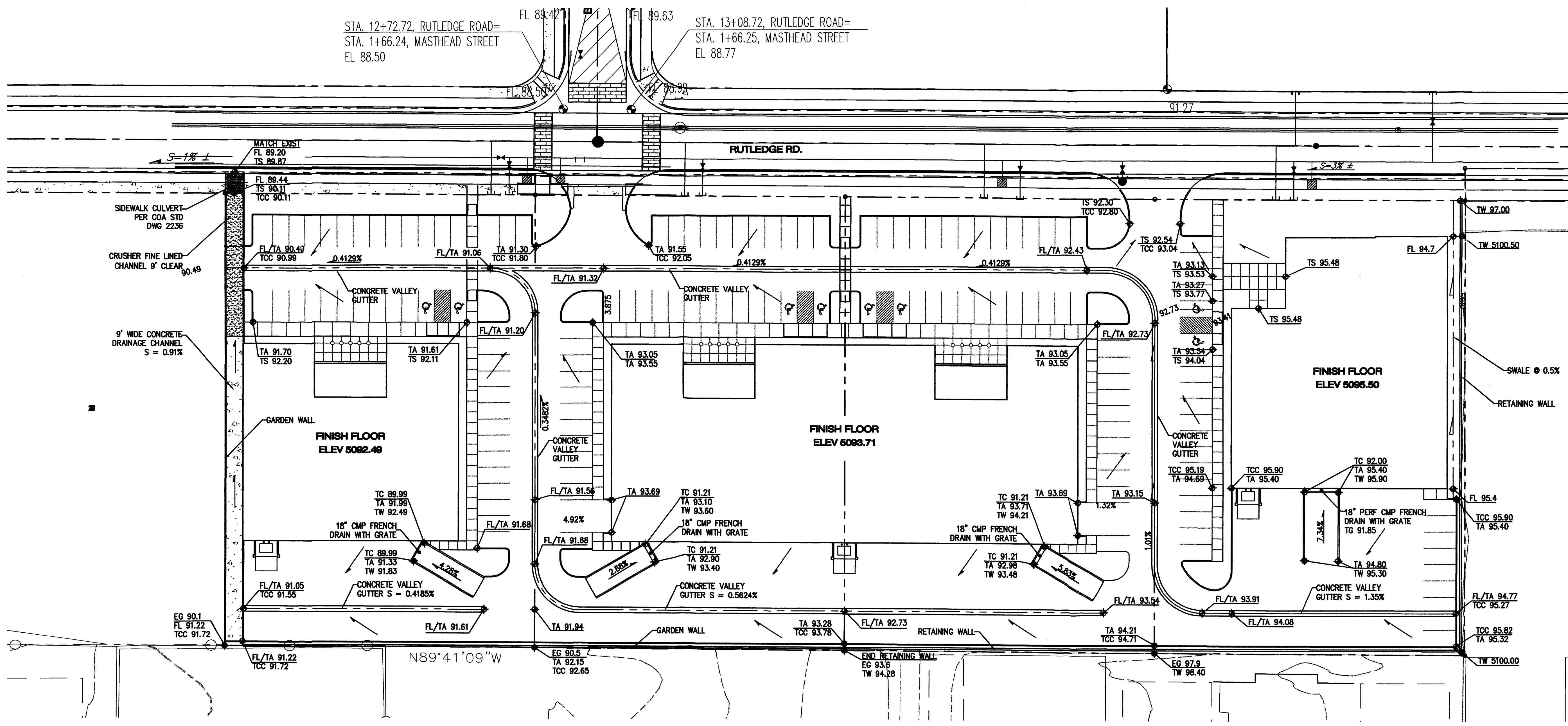


LEGAL DESCRIPTION
LOTS 16-19, JOURNAL CENTER 2



BRUNACINI
ARCHITECT SEAL
TATE FISHBURN
ARCHITECT

PRELIMINARY
ENGINEER SEAL
LAWRENCE D. READ
NEW MEXICO
10990
CONCEPTUAL
NOT FOR CONSTRUCTION



SITE DEVELOPMENT PLAN FOR
INDUSTRIAL PARK @ JOURNAL CENTER 2
LOTS 16-19, JOURNAL CENTER 2
ALBUQUERQUE, NEW MEXICO

REVISIONS
DATE June 16, 2003
SCALE 1" = 30'
DRAWING NAME
CONCEPTUAL
GRADING PLAN
SHEET NUMBER
C-1

Journal Center

Albuquerque - New Mexico

Langdon & Wilson
Architects

PROJECT # 1000 633

Application # 00410-00000-01190

This Master Plan was amended on August 24, 2000,
to reflect changes in the area clouded by:

sites
southwest

Development Review Board Member Approval

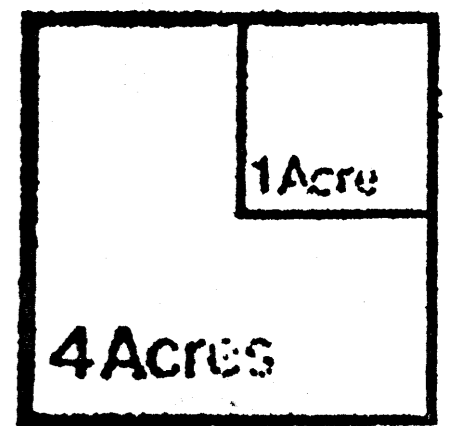
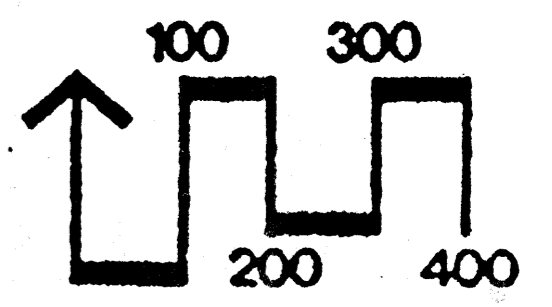
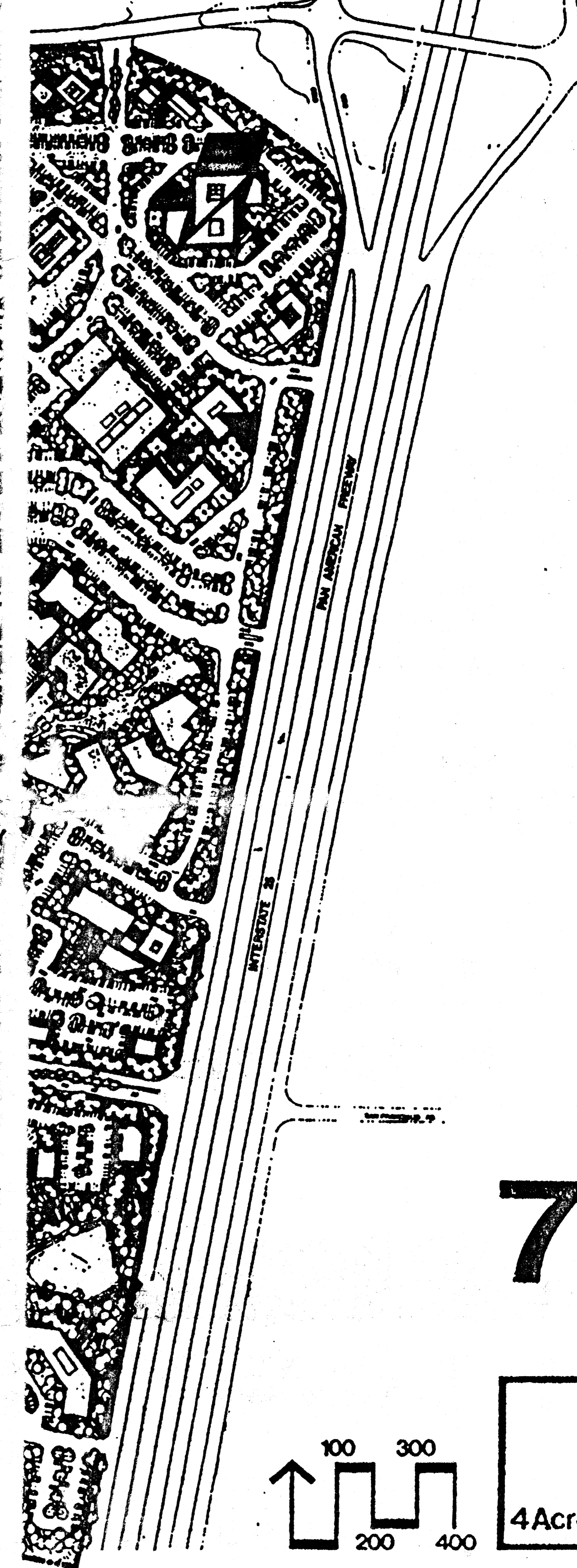
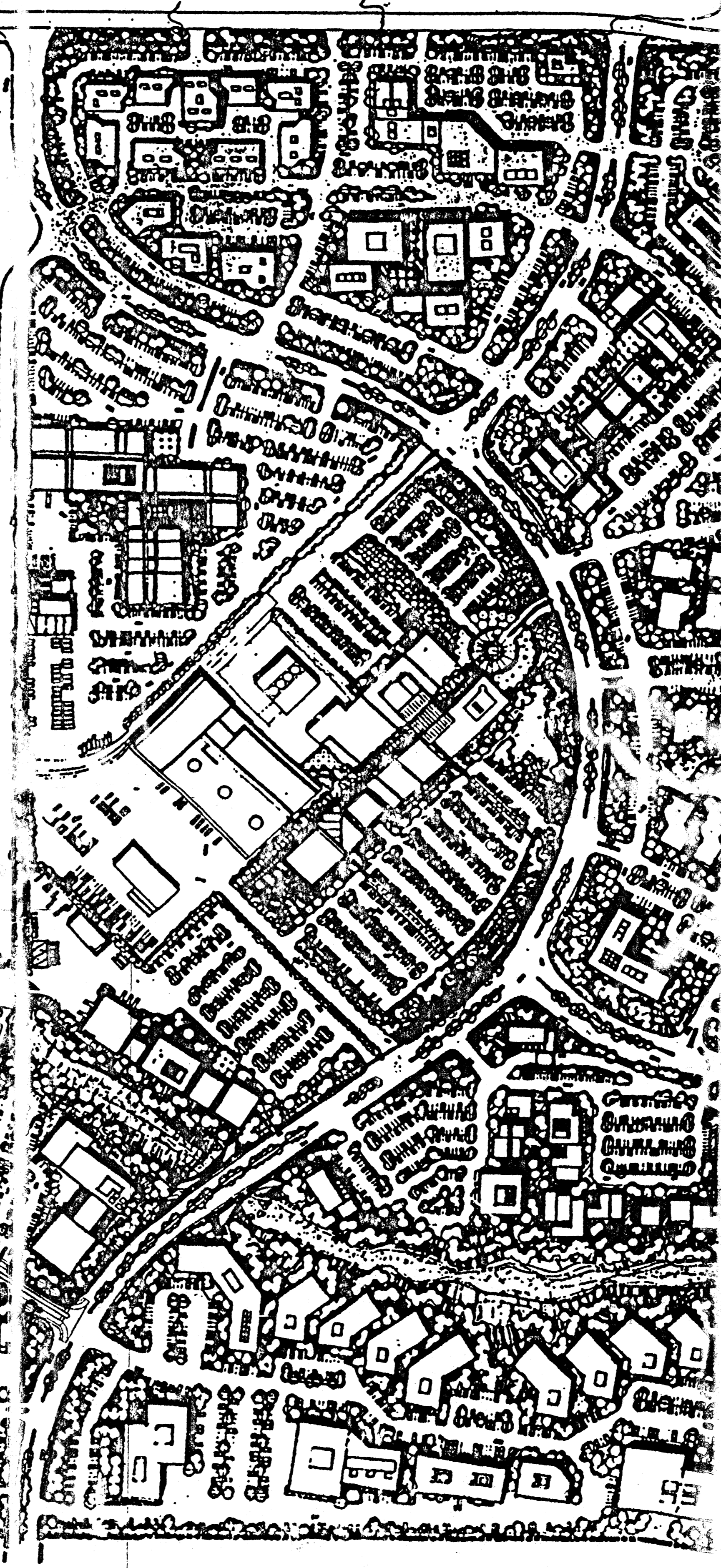
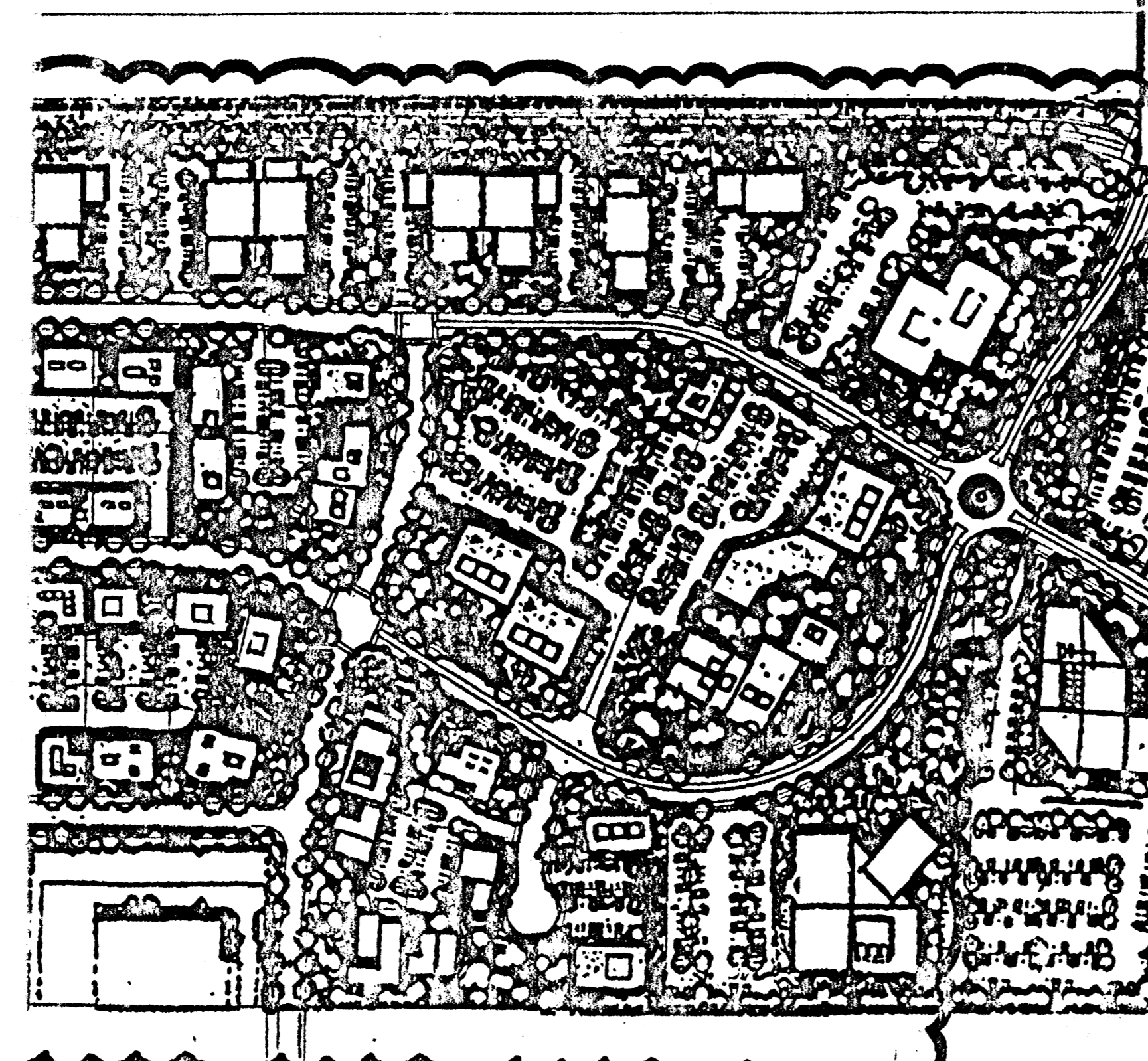
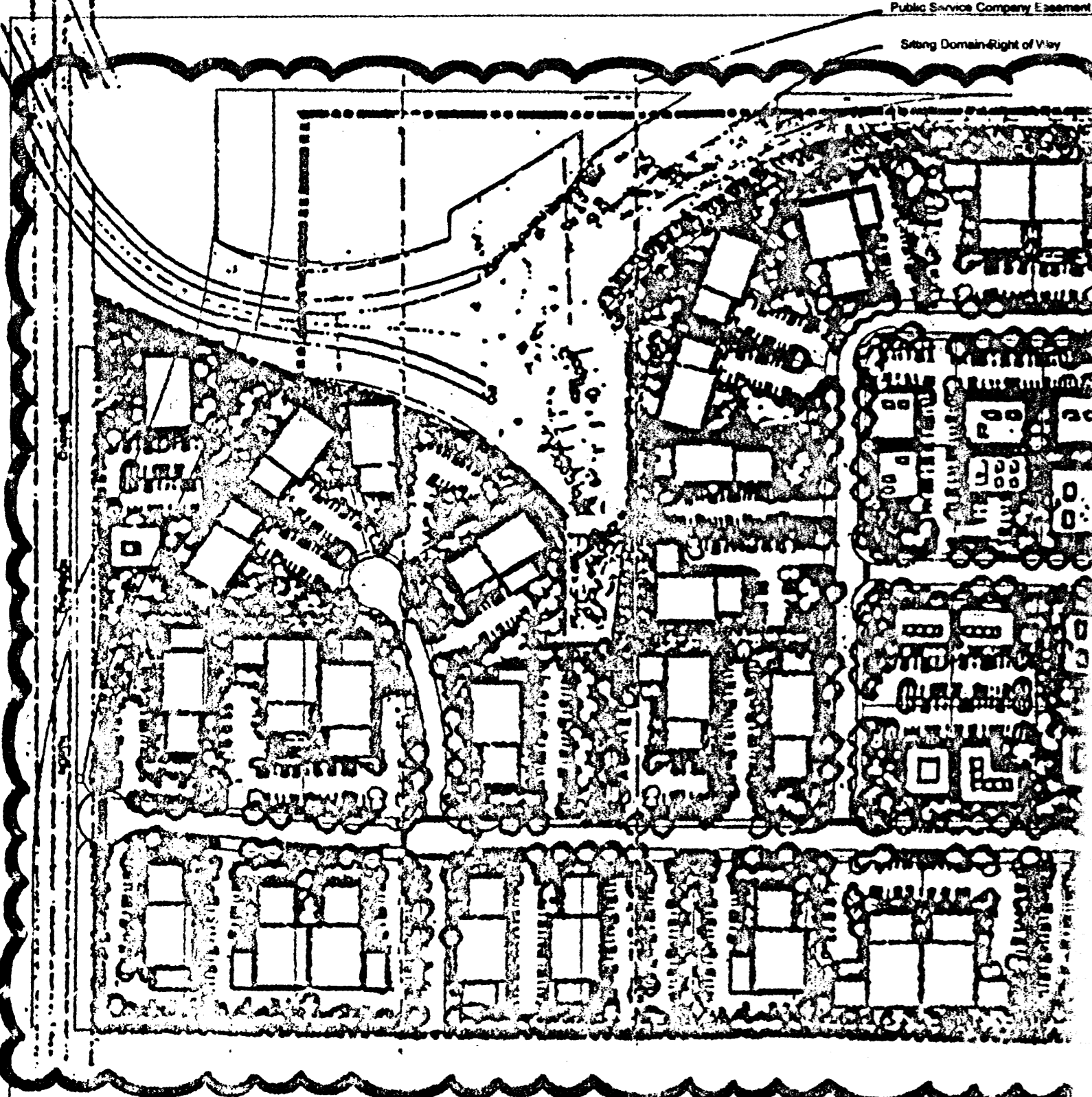
L. D. ... 10/10/00 Traffic Date
Ryan A. ... 10/10/00 Water Date
William E. ... 10/10/00 Parks Date

Bradley D. ... 3/1/01 City Engineer/AMAA
 Prepared by: *George Rastovich*
 Permit Name: *Journal Center*

IP Site Plan Approval.
 This IP site plan was approved by the Environmental Planning Commission (EPC) on August 16, 1980. The associated parcels were zoned and annexed to the City of Albuquerque based upon recommendations by the EPC rendered at the same meeting (AX-79-13, 2-79-80-2).
 The subject site plan is intended to define the major public infrastructure elements of the plan as required by the IP zone. The building placement on this plan is shown for illustration purposes only and shall not dictate the pattern of future development plans.
 Subsequent site development plans within the boundaries of this site plan shall conform with the major public infrastructure elements of this plan and with the requirements of the IP zone. Site development plan approval shall be accomplished by the Development Review Board (DRB). The following note shall appear on each approved site development plan, along with the signatures of the DRB members:

Site Development Plan Approval
 This 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 _____, 198__, as reflected in DRB _____.
 Planning Director Date

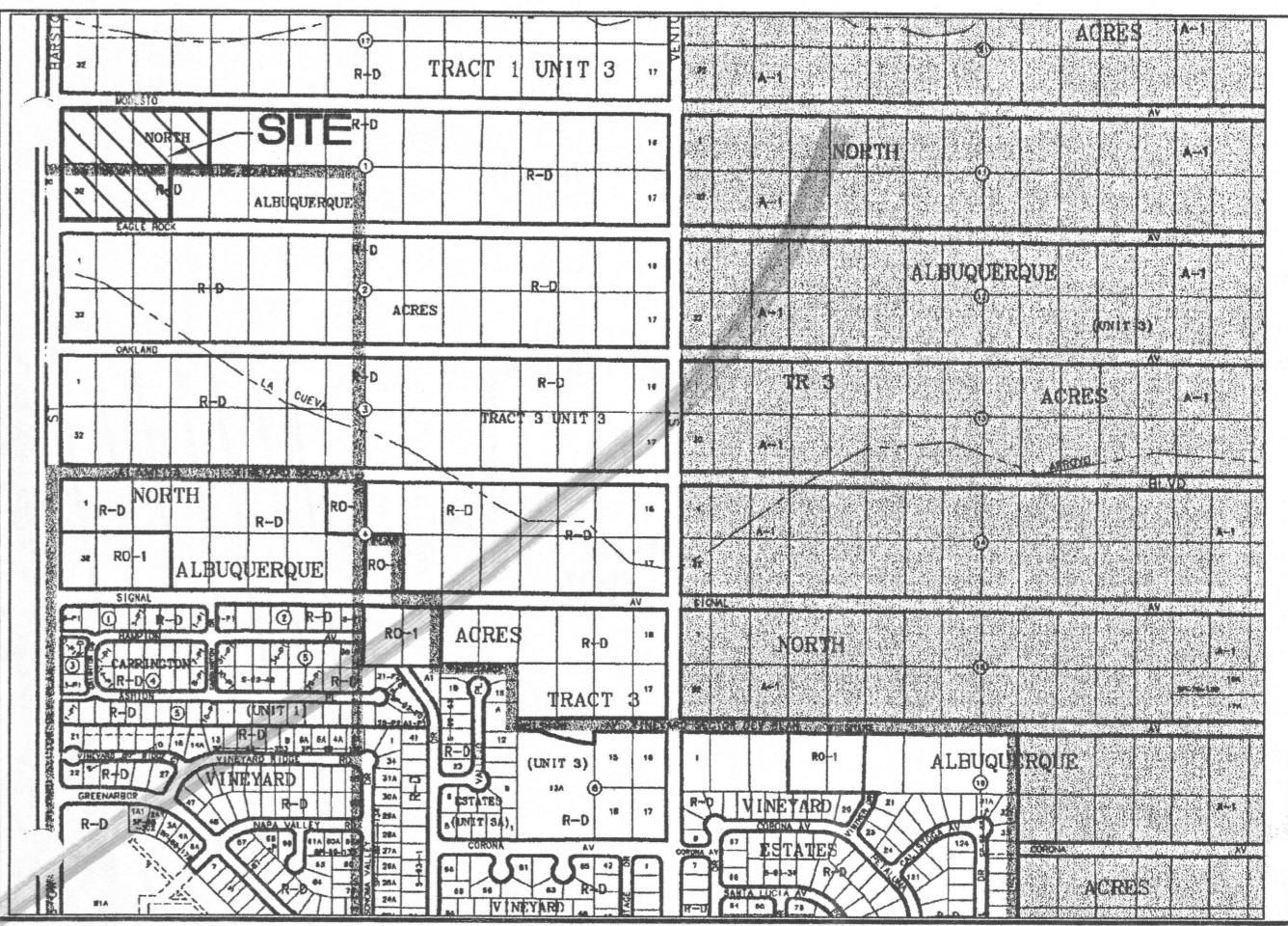
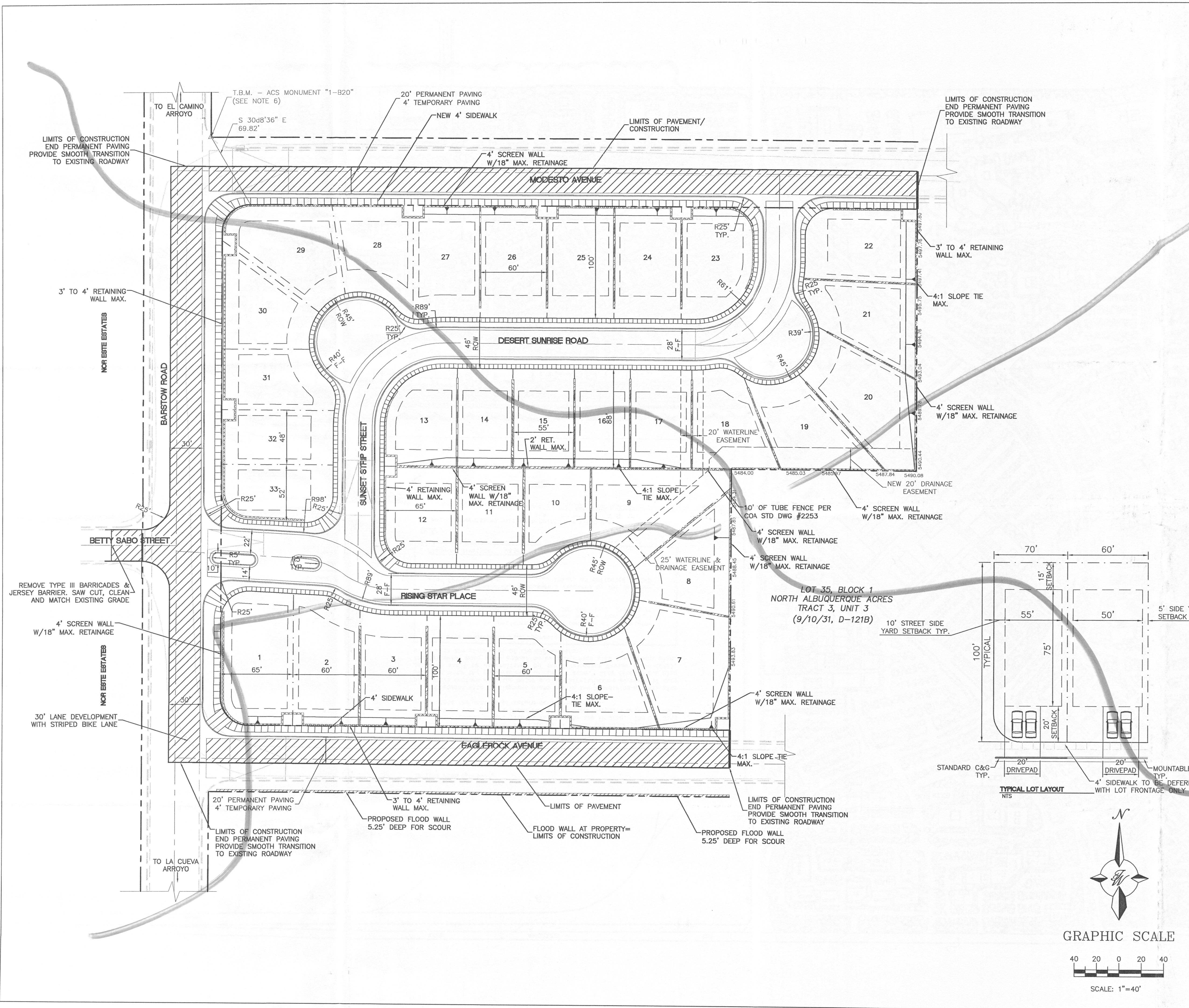
NOTE:
 PUBLIC ADVERTISING WILL BE REQUIRED FOR THE D.R.B. AT WHICH SITE SPECIFIC PLANS ARE TO BE REVIEWED AND APPROVED FOR THE CITY OF ALBUQUERQUE.
[Signature]
 Planner



7

Amendment to Master Site Plan

PLANNED BY: [Name]
 DATE: [Date]
 DRAWN BY: [Name]
 DATE: [Date]



LEGAL DESCRIPTION:
 LOT 1 THRU 4 AND LOTS 30 THRU 32 NORTH ALBUQUERQUE ACRES, BLOCK 1

NOTES:
 ACS MONUMENT "1-B20"; X=1,524,092.48, Y=410,237.56, ELEV.=5474.53
 G-G=0.99964740, DELTA=-00°10'23". CENTRAL ZONE (NAD 1927/SLD 19290)

SITE DATA:
 ZONING: R-D
 ACREAGE: 306,566 SF (7.04 ACRES)
 TOTAL NUMBER OF UNITS: 33
 GROSS DENSITY: 4.69 UNITS PER ACRE
 NET DENSITY: 5.70 UNITS PER ACRE

LEGEND

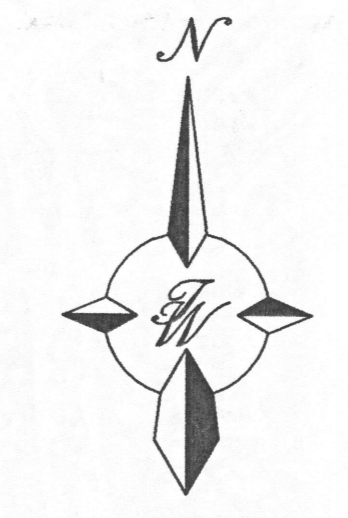
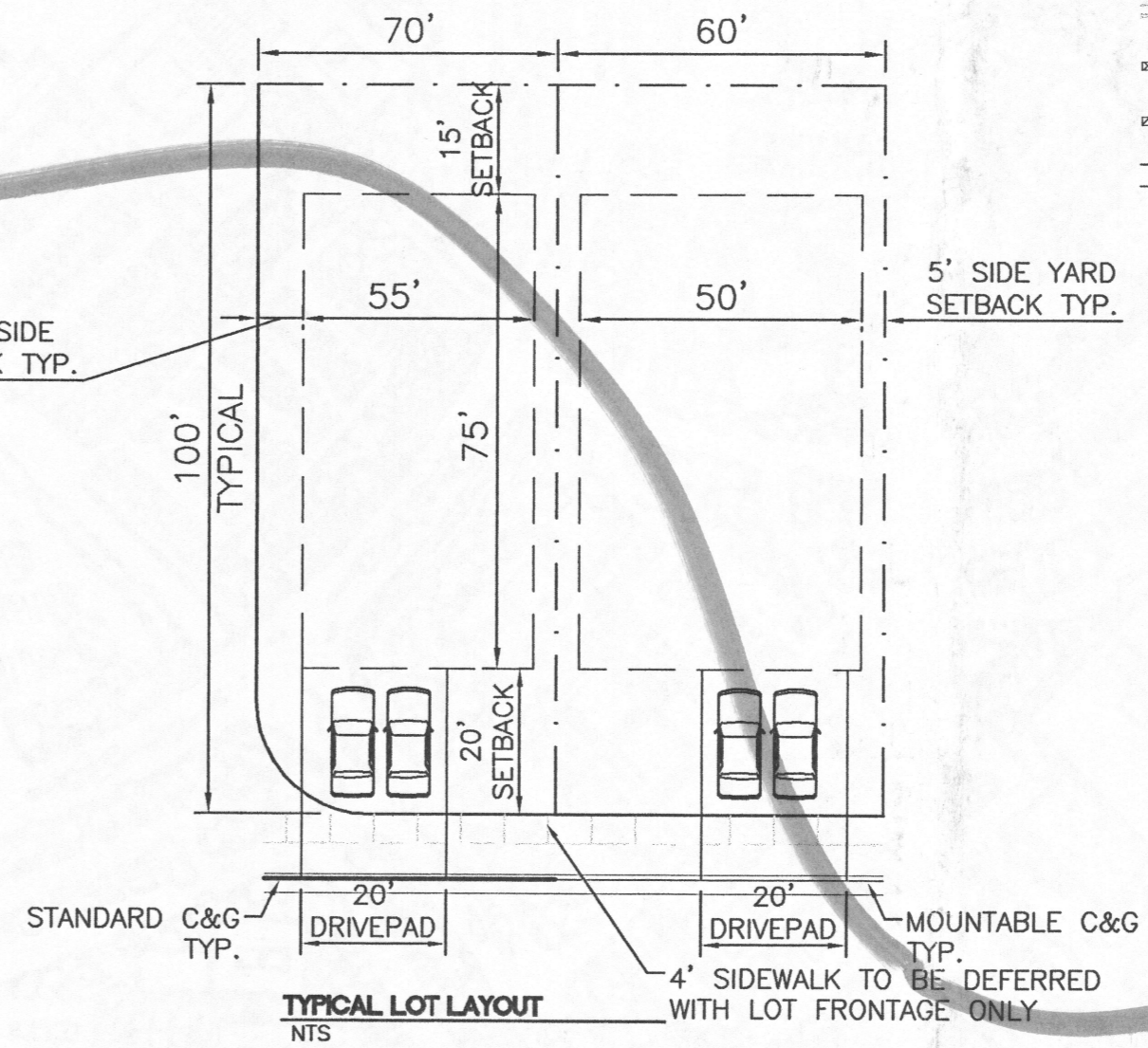
— EX. 8" SAS	EXISTING SANITARY SEWER LINE
— EX. 16" WL	EXISTING WATER LINE
— EX. 48" RCP	EXISTING STORM SEWER LINE
—	EXISTING CURB & GUTTER
—	BOUNDARY LINE
—	EX-BOUNDARY LINE
—	EASEMENT
—	PROPOSED MOUNTABLE C&G
—	FUTURE CURB & GUTTER
—	PROPOSED SCREEN WALL
—	PROPOSED RETAINING WALL
—	PROPOSED SIDEWALK

PROJECT NUMBER:

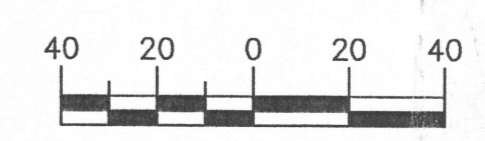
This plan is consistent with the specific site development plan approval by the Development Review Board (DRB) on and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division	Date
Parks & Recreation	Date
Public Works, Water Utilities Division	Date
City Engineer, Engineering Division / AMAFCA	Date
Solid Waste	Date
APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Development Process Manual.	
City Planner, Albuquerque / Bernalillo County Planning Division	Date
PLNZ (10706) 4/96	



GRAPHIC SCALE



ENGINEER'S SEAL	SANDIA SUNRISE SUBDIVISION	DRAWN BY MP
		DATE 04.03.2003
		SITE PLAN
	TERRA WEST, L.L.C. 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 1
RONALD R. BOHANNAN P.E. #7868		JOB # 990049