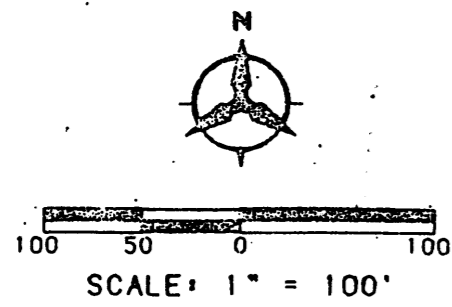


94C-420(2)

94C-420

94146690 PLAT OF TRACTS 2A-2A-1, 2A-2A-2 & 2A-2A-3 JOURNAL CENTER ALBUQUERQUE, NEW MEXICO

SEPTEMBER, 1994

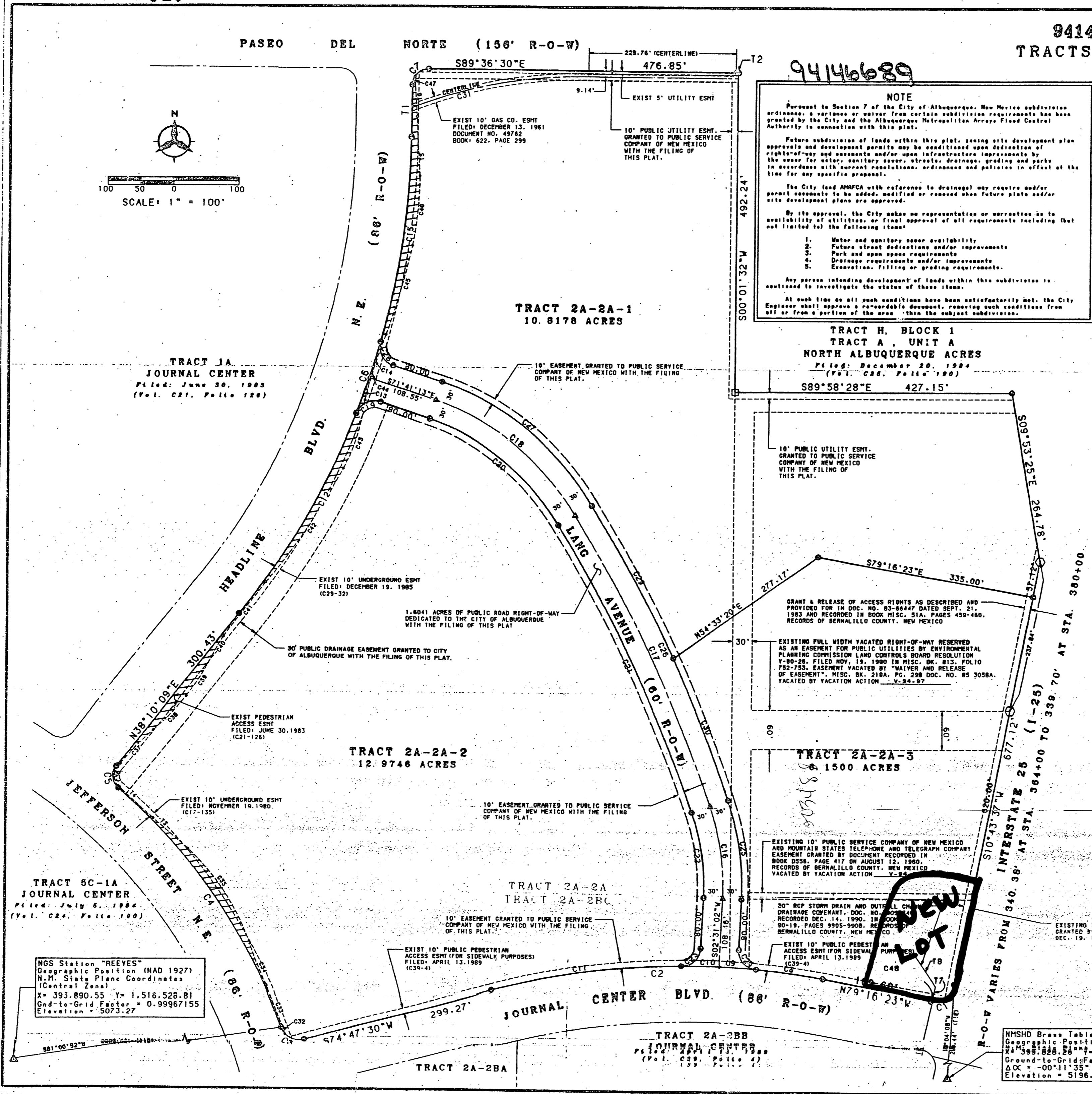


NOTE: Pursuant to Section 7 of the City of Albuquerque, New Mexico subdivision ordinance... Future subdivision of lands within this plat... The City and AMFCA with reference to drainage... By its approval, the City makes no representation or warranty...

LEGEND: FOUND REBAR AND SURVEY CAP STAMPED 'PE & LS 2455', NMSHD BRASS CAP SET IN CONCRETE, SET 5/8" REBAR WITH SURVEY CAP STAMPED 'WEAVER LS 6544', CITY OF ALBUQUERQUE CONTROL MONUMENT, CENTERLINE MONUMENT, BOUNDARY LINE, ADJOINING PROPERTY LINE, EXISTING EASEMENT LINE, NEW UTILITY EASEMENT

TANGENT DATA table with columns: NUMBER, BEARING, DISTANCE. Rows include T1, T2, T3, T4, T5, T6, T7, T8.

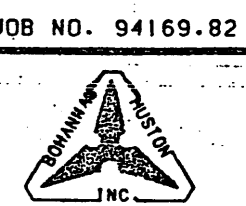
CURVE DATA table with columns: NUMBER, ARC, RADIUS, DELTA, CHORD, CHORD BEARING, TANGENT. Rows include C1 through C48.

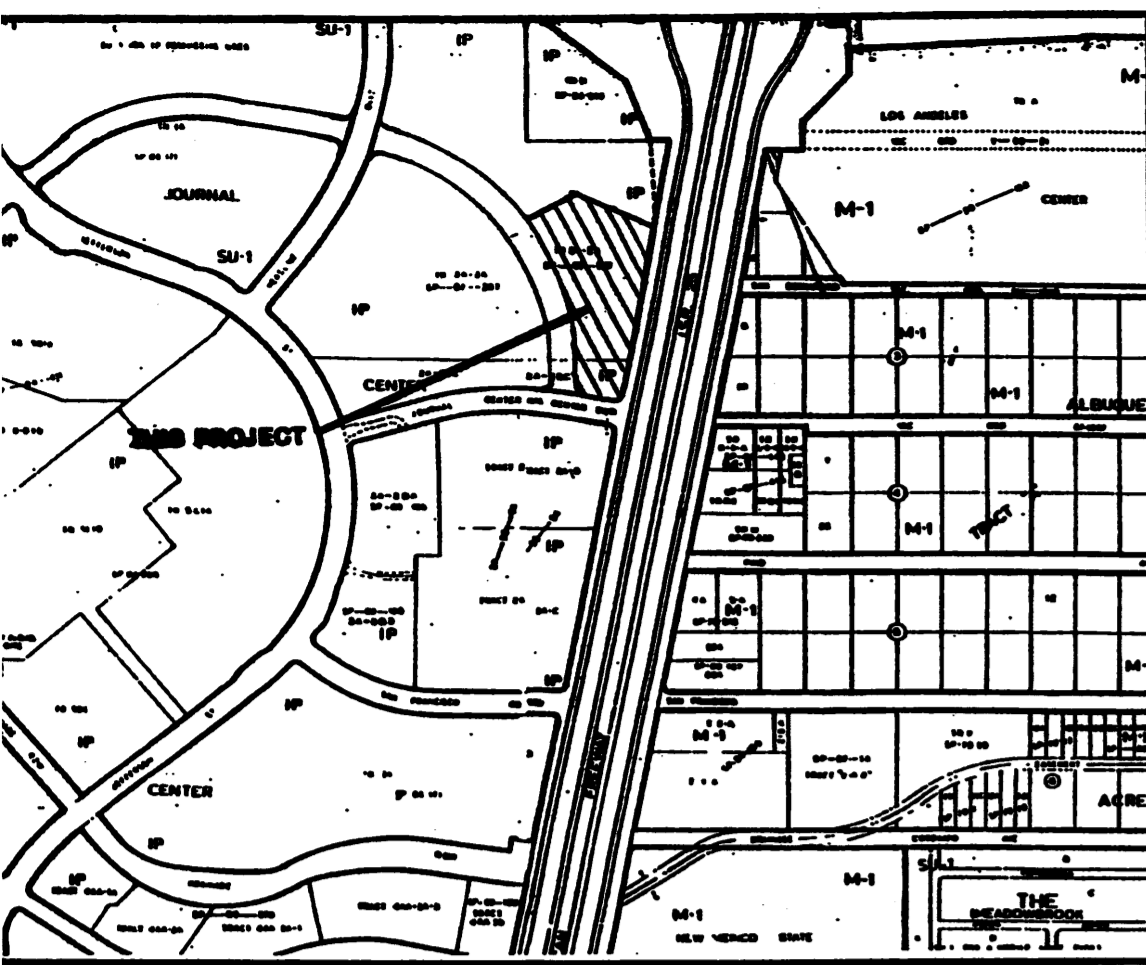


NGS Station 'REEVES' Geographic Position (NAD 1927) N.M. State Plane Coordinates (Central Zone) X = 393,890.55 Y = 1,516,526.81 Gnd-to-Grid Factor = 0.99967155 Elevation = 5073.27

NMSHD Brass Tablet stamped '1-25-14, 1969' Geographic Position (NAD 1927) X = 393,828.50 Y = 1,517,888.99 Gnd-to-Grid Factor = 0.99966298 DOC = 00'11'35" Elevation = 5196.73

NOTE: CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT SELECTED CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF FOUR-INCH (4") ALUMINUM CAP (WITH MAGNET ATTACHED) STAMPED 'CITY OF ALBUQUERQUE', 'CENTERLINE MONUMENT', 'DO NOT DISTURB', 'P.L.S. NO. 6544'.





**VICINITY MAP**  
ZONE ATLAS  
D-17 & D-18

**SITE DATA**

ARCHITECT/DEVELOPER: OCEANSIDE PROPERTIES INC.  
1755 N. CONGRESS AVENUE  
BOYNTON BEACH, FLORIDA 33426

BUILDING LOCATION/LEGAL DESCRIPTION: TRACT 2A-2A-3,  
JOURNAL CENTER BUSINESS PARK

EXISTING ZONING: IP

ZONE MAP: D-17 & D-18

BUILDING USE: HOTEL/CONVENTION FACILITIES (PROPOSED)  
RESTAURANT (DETACHED) (FUTURE)

SITE: 6.15 ACRES (267,900 SQ. FT.)

LANDSCAPING: REQUIRED = 32,046 SQ. FT.  
PROVIDED = 97,661 SQ. FT.

PARKING/DRIVES: 115,982 SQ. FT.

BUILDING FOOTPRINT: 46,084 SQ. FT.

PARKING:

AREA OF SITE LOT COVERAGE	26.15 ACRES
# PARKING REQUIREMENTS	219.6X
150 GUEST ROOMS @ 1 SPACE/ROOM	150 SPACES
150 SEAT BANQUET ROOM @ 1 SPACE/4 SEATS	39 SPACES
800 SQ. FT. BOARD ROOMS @ 1/200 SQ. FT.	6 SPACES
150 SEAT RESTAURANT & LOUNGE @ 1 SPACE/4 SEATS	36 SPACES
1600 SQ. FT. GROUND OFFICE & BACK OF HOUSE/	8 SPACES
GUEST SUPPORT SPACE @ 1 SPACE/200 SQ. FT.	3 SPACES
795 SQ. FT. UPPER FLOOR GUEST SUPPORT SPACE @ 1 SPACE/300 SQ. FT.	
800 SEAT RESTAURANT @ 1 SPACE/4 SEATS	50 SPACES (FUTURE)
TOTAL PARKING REQUIRED (HOTEL ONLY)	297 SPACES
TOTAL PARKING PROVIDED (HOTEL ONLY)	280 SPACES
HC PARKING SPACES REQUIRED (HOTEL ONLY)	8 SPACES
HC PARKING SPACES PROVIDED (HOTEL ONLY)	8 SPACES
SMALL CAR PARKING SPACES PROVIDED	41 SPACES
GROUND FLOOR BUILDING AREA INCLUDING BALCONIES, COVERED WALKS, ENTRIES, ETC.)	46,084 SQ. FT.
SECOND FLOOR:	23,269 SQ. FT.
THIRD FLOOR:	12,461 SQ. FT.
FOURTH FLOOR:	12,261 SQ. FT.
TOTAL:	94,275 SQ. FT.

SMALL CAR + FULL SIZE RATIO = 17.3  
13.7%

**PROPERTY LINE CURVE DATA**

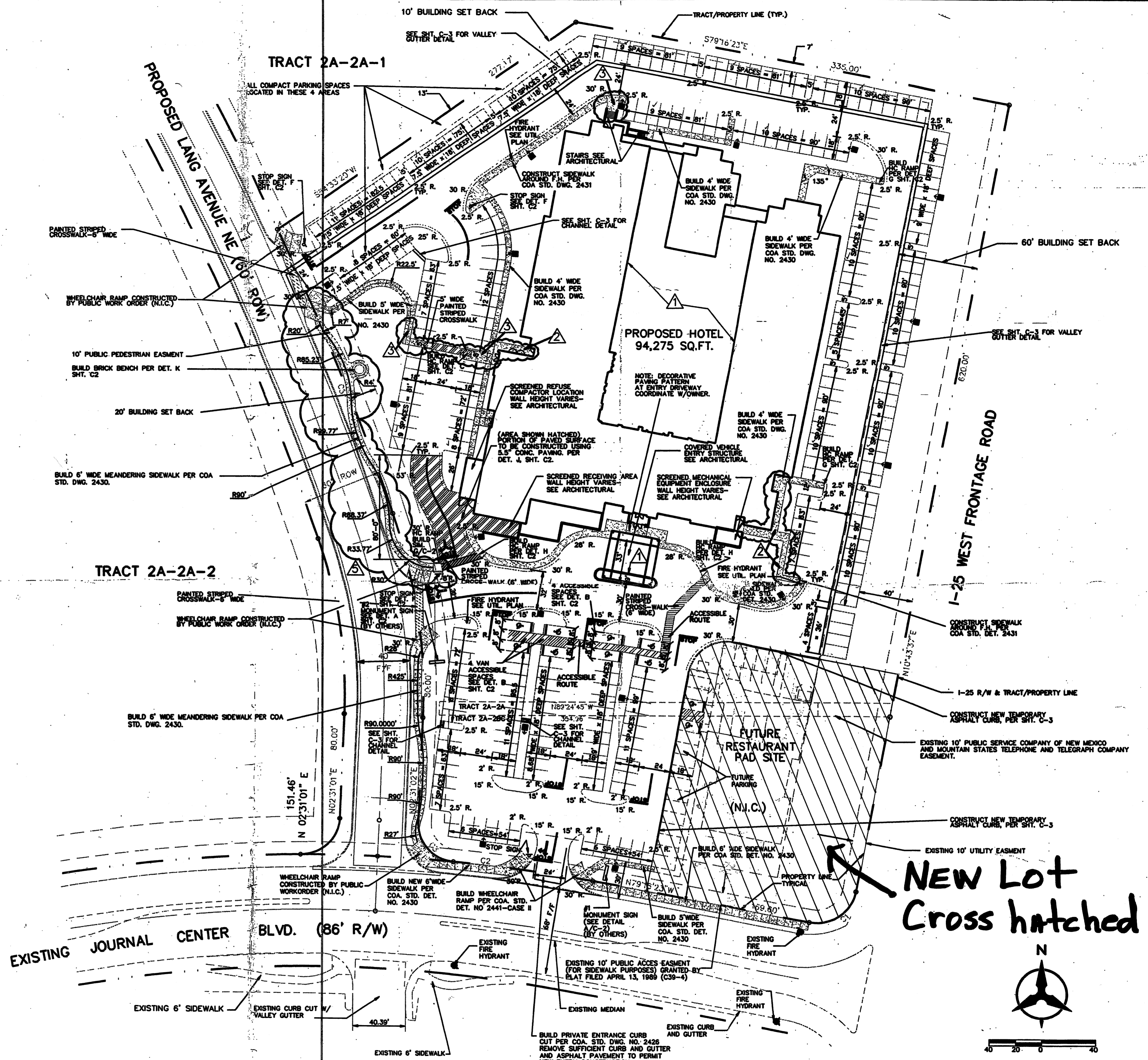
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	47.12'	30.00'	42.43'	S55°43'37"W	90°00'00"
C2	1143.00'	105.29'	52.68'	105.25'	N81°54'43"W	05°16'41"
C3	30.00'	45.59'	28.50'	41.33'	N41°01'01"W	07°04'05"
C4	430.00'	181.25'	81.58'	180.21'	S08°13'33"E	21°29'09"
C5	2441.90'	235.35'	117.77'	235.26'	N21°43'48"E	05°31'20"

**LEGEND:**

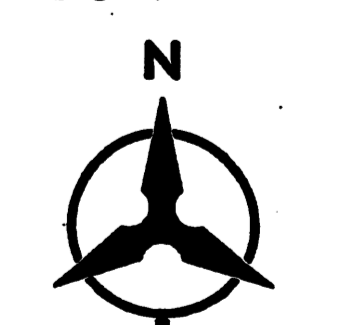
- PARKING LOT LIGHTING TYPE IN CUTOFF DISTRIBUTION ARROW = MAIN BEAM DIRECTION-SEE ELECTRICAL
- STOP SIGN - INSTALL ON 2 1/2" O.D. STEEL POLE (TYPICAL OF 5')-SEE DETAIL F SHT. C-2.
- PAINTED STOP BAR (WHITE) AND DOUBLE YELLOW LANE DESIGNATION AT EACH SIGN AND WHERE DESIGNATED ELSEWHERE.
- INDICATES CURBS TO BE PAINTED RED WITH FIRE LANE DESIGNATION AT 100' MAX. INTERVALS.
- PAINTED DIRECTIONAL ARROW
- FACE OF CURB AND GUTTER (TYP.) - CONSTRUCT PER COA STD. DWG. NO. 2415; MEDIAN CURB AND GUTTER UNLESS NOTED OTHERWISE.
- PAINTED WHITE PARKING STRIPE (TYP.)

**GENERAL NOTES:**

- ALL PROPOSED PARKING & DRIVE AISLE SURFACES TO BE CONSTRUCTED OF ASPHALT SURFACE COURSE - MAIN DRIVE AISLES TO BE CONSTRUCTED USING HEAVY DUTY TRAFFIC PAVING SECTION-SEE DET. E SHT. C2. PARKING SPACE AREAS TO BE CONSTRUCTED USING LIGHT TRAFFIC PAVING SECTION-DET. D SHT. C2.
- ALL PROPOSED SIDEWALKS, CURBS, GUTTER, TO BE CONSTRUCTED OF 3000 P.S.I. CONCRETE.
- ALL CURBS SHOWN TO BE CONSTRUCTED PER C.O.A. STD. DWG. NO. 2415; MEDIAN CURB AND GUTTER, UNLESS OTHERWISE NOTED.
- SEE COORDINATE POINT MAP FOR ADDITIONAL INFORMATION.
- 6' PAINTED, SLIP RESISTANT SURFACE STRIPPED CROSSWALK TYPICAL AS PER ANSI 4.3 HANDICAP ACCESSIBILITY ROUTE.



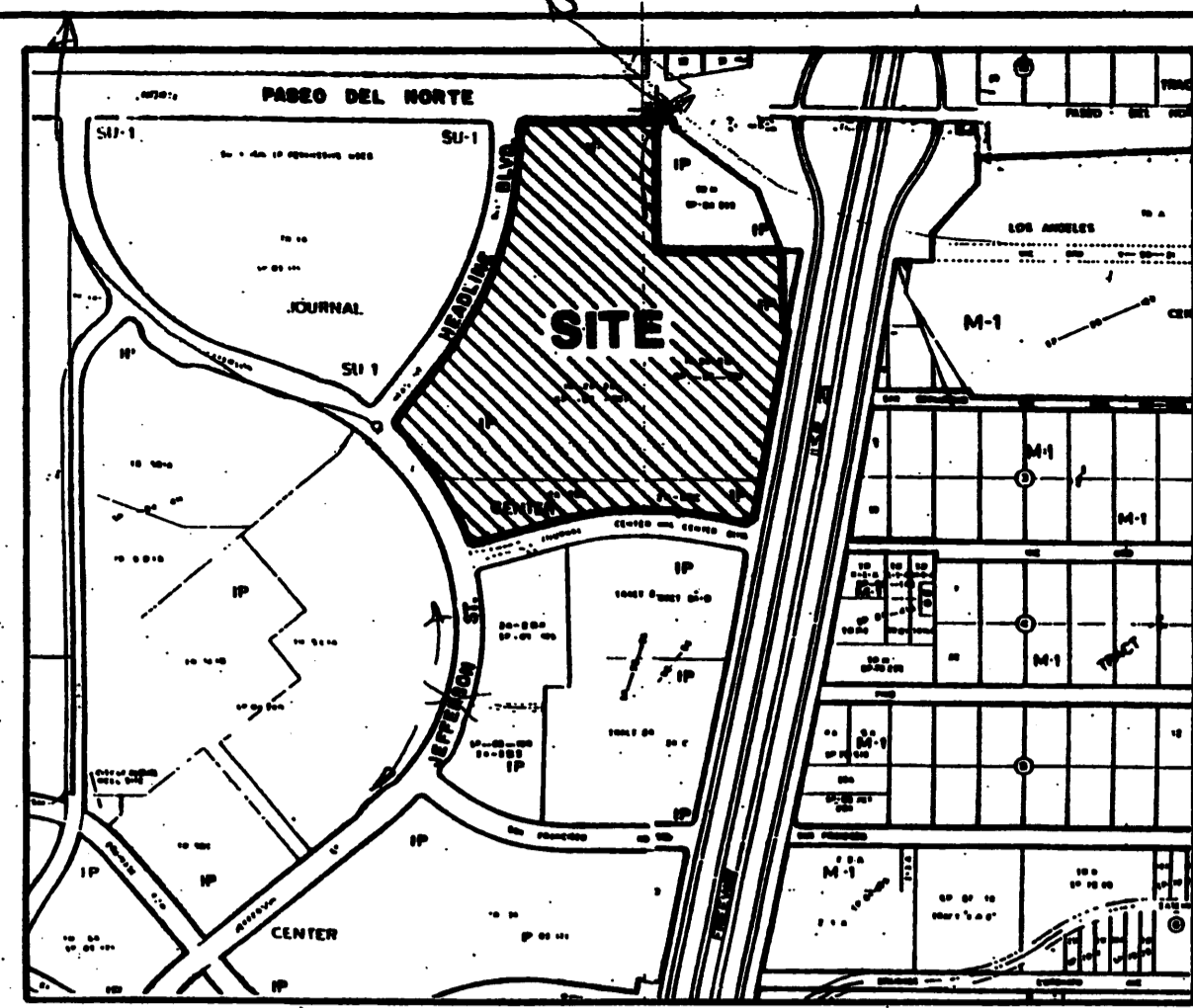
**NEW Lot Cross hatched**



SCALE: 1" = 40'

**DIMENSIONED SITE PLAN**

<p>NORTH SOUTH</p>	<p>1755 NORTH CONGRESS AVE. BOYNTON BEACH, FL. 33426 (407) 364-8900</p>	<p>COURTYARD by MARRIOTT Albuquerque, New Mexico</p>	<p>DRAWN BY: CHECKED BY:</p>	<p>DIMENSIONED SITE PLAN</p>	<p>ISSUED FOR: DRB REVIEW</p>
					<p>DATE: 05/03/95</p>



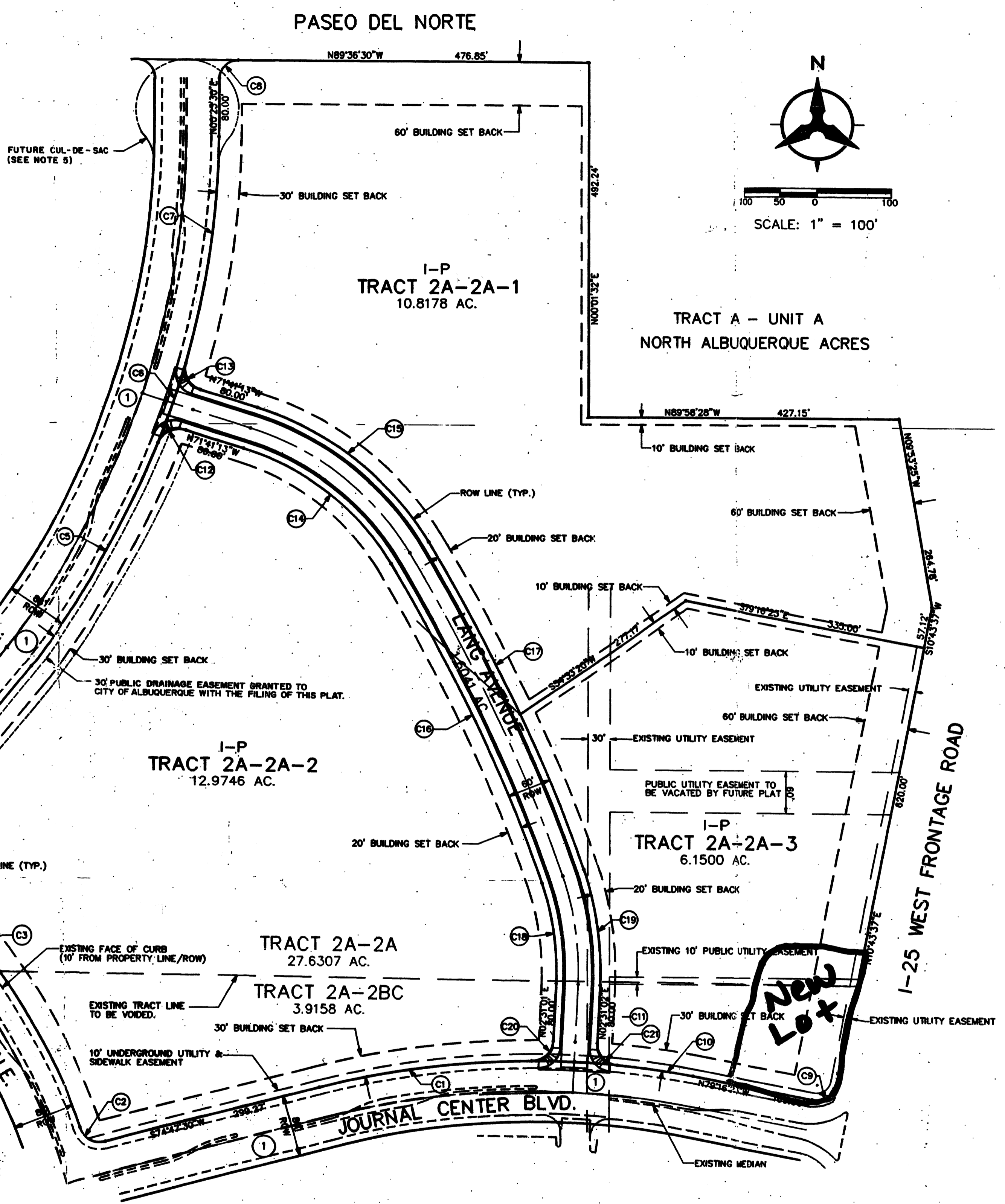
VICINITY MAP  
ZONE ATLAS  
D-17

CURVE DATA

CURVE	RADIUS	LENGTH	ARC CHORD	CHORD BEARING	DELTA
C1	1143.00	292.12	188.38	S85°11'18"W	14°47'56"
C2	200.00	48.80	27.88	N89°58'28"W	8°52'04"
C3	300.00	73.20	42.00	N89°58'28"W	13°16'06"
C4	400.00	97.60	56.00	N89°58'28"W	16°50'08"
C5	500.00	122.00	70.00	N89°58'28"W	20°14'10"
C6	600.00	146.40	84.00	N89°58'28"W	23°38'12"
C7	700.00	170.80	98.00	N89°58'28"W	27°02'14"
C8	800.00	195.20	112.00	N89°58'28"W	30°26'16"
C9	900.00	219.60	126.00	N89°58'28"W	34°00'18"
C10	1000.00	244.00	140.00	N89°58'28"W	37°24'20"
C11	1100.00	268.40	154.00	N89°58'28"W	40°48'22"
C12	1200.00	292.80	168.00	N89°58'28"W	44°12'24"
C13	1300.00	317.20	182.00	N89°58'28"W	47°36'26"
C14	1400.00	341.60	196.00	N89°58'28"W	51°00'28"
C15	1500.00	366.00	210.00	N89°58'28"W	54°24'30"
C16	1600.00	390.40	224.00	N89°58'28"W	57°48'32"
C17	1700.00	414.80	238.00	N89°58'28"W	61°12'34"
C18	1800.00	439.20	252.00	N89°58'28"W	64°36'36"
C19	1900.00	463.60	266.00	N89°58'28"W	68°00'38"
C20	2000.00	488.00	280.00	N89°58'28"W	71°24'40"
C21	2100.00	512.40	294.00	N89°58'28"W	74°48'42"
C22	2200.00	536.80	308.00	N89°58'28"W	78°12'44"
C23	2300.00	561.20	322.00	N89°58'28"W	81°36'46"
C24	2400.00	585.60	336.00	N89°58'28"W	85°00'48"
C25	2500.00	610.00	350.00	N89°58'28"W	88°24'50"
C26	2600.00	634.40	364.00	N89°58'28"W	91°48'52"
C27	2700.00	658.80	378.00	N89°58'28"W	95°12'54"
C28	2800.00	683.20	392.00	N89°58'28"W	98°36'56"
C29	2900.00	707.60	406.00	N89°58'28"W	101°60'58"
C30	3000.00	732.00	420.00	N89°58'28"W	104°45'00"

CENTERLINE MONUMENT (10' OFFSET)  
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)  
X = 385,601.14 Y = 1,317,718.83

TE: S79°52'37"W 70.28'



KEYED NOTES

- ① EXISTING MEDIAN OPENING. FULL INGRESS/EGRESS AVAILABLE TO TRACT AT THIS POINT.

TRACTS 2A-2A-1, 2A-2A-2 and 2A-2A-3, JOURNAL CENTER  
SITE PLAN FOR SUBDIVISION STANDARDS

1. THIS PROPERTY IS CURRENTLY ZONED I-P (INDUSTRIAL PARK). 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, WHICHEVER IS MORE STRINGENT.
2. 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.
3. BUILDING HEIGHT. STRUCTURE HEIGHT AND WIDTH SHALL FALL WITHIN A 45° ANGLE PLANE DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH BOUNDARY OF THE PREMISES.
4. MINIMUM BUILDING SETBACKS 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)  
FROM I-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.
5. FUTURE SITE DEVELOPMENT PLANS FOR TRACT 2A-2A-1 WILL REQUIRE DEDICATION OF ALL OR PART OF A CUL-DE-SAC FOR HEADLINE BLVD. UNLESS ALTERNATIVES ARE APPROVED BY THE TRAFFIC ENGINEER.
6. FUTURE SITE DEVELOPMENT PLANS MUST PROVIDE FOR PEDESTIAN ACCESS TO AND ALONG THE FUTURE TRAIL ADJACENT TO PASEO DEL NORTE AS DESCRIBED IN THE TRAILS & BIKEWAYS FACILITY PLAN.
7. PARKING SHALL BE CONSISTENT WITH THE ZONING CODE (SECTION 40.A) OR THE JOURNAL CENTER STANDARDS, COVENANTS AND RESTRICTIONS, WHICHEVER IS MORE STRINGENT.
8. CROSS-LOT EASEMENTS FOR DRAINAGE AND OTHER PRIVATE UTILITIES SHALL BE PROVIDED BY PLAT, OR OTHER APPROVED DOCUMENT, AS NECESSARY.
9. 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.
10. RAIL SPURS ARE NOT PLANNED FOR, NOR DO THEY CURRENTLY EXIST ON OR IMMEDIATELY ADJACENT TO THIS PROPERTY.
11. A MASTER DRAINAGE PLAN FOR THE OVERALL SITE (ALL THREE PROPOSED TRACTS, AND THE PROPOSED ROADWAY) 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.
12. CURB CUTS FROM EACH TRACT ONTO THE EXISTING JEFFERSON STREET, JOURNAL CENTER BOULEVARD, AND HEADLINE BOULEVARD RIGHT-OF-WAYS WILL CONFORM TO DEVELOPMENT PROCESS MANUAL (DPM) SPACING REQUIREMENTS FOR DRIVEWAYS.
13. THE CURRENT LEGAL DESCRIPTIONS OF THIS SITE ARE TRACTS 2A-2A and 2A-2BC, JOURNAL CENTER. TRACTS IDENTIFIED ON THIS PLAN, TRACTS 2A-2A-1, 2A-2A-2 and 2A-2A-3 ARE DESIGNATIONS FOR TRACTS TO BE USED IN THE FORTHCOMING RE-PLAT OF THE PROPERTIES (FOLLOWING APPROVAL OF THIS SITE PLAN FOR SUBDIVISION).
14. THE 60' WIDE PUBLIC ROAD SHALL BE DEDICATED FOR VEHICULAR AND PEDESTRIAN USE AND THE BENEFIT OF TRACTS 2A-2A-1, 2A-2A-2 and 2A-2A-3. WHILE THE PROPOSED ROAD MAY BE CONSTRUCTED IN ADVANCE, SIDEWALK CONSTRUCTION SHALL BE DEFERRED UNTIL SITE-SPECIFIC DEVELOPMENT OCCURS.
15. 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.
16. SIGNS SHALL CONFORM TO THE COMPREHENSIVE ZONING CODE, OR JOURNAL CENTER STANDARDS, COVENANTS AND RESTRICTIONS, WHICHEVER IS MORE STRINGENT.
17. VEHICULAR AND PEDESTRIAN CIRCULATION. GENERALLY, TRACTS 2A-2A-1, 2A-2A-2 AND 2A-2A-3 SHALL HAVE ACCESS TO THE PUBLIC RIGHTS-OF-WAY OF JOURNAL CENTER BOULEVARD AND JEFFERSON STREET VIA THE PROPOSED PUBLIC ROAD. FULL INBOUND AND OUTBOUND TURNING MOVEMENTS WILL BE PROVIDED FOR THE TRACTS ONLY AT THE INTERSECTION OF THE PROPOSED ROADWAY WITH JOURNAL CENTER STREET AND HEADLINE AVENUE, AND AT EXISTING MEDIAN OPENINGS IN JOURNAL CENTER BOULEVARD AND HEADLINE BOULEVARD. OTHER DIRECT ACCESS/CURB CUTS CAN BE UTILIZED BY THESE TRACTS FOR ACCESS TO JEFFERSON STREET AND JOURNAL CENTER BOULEVARD AND HEADLINE BOULEVARD ON A RIGHT TURN AND RIGHT TURN-OUT BASIS ONLY AND ONLY IN ACCORDANCE WITH THE DPM. THE 40' FACE OF CURB TO FACE OF CURB WIDTH ROADWAY PROPOSED FOR THE 60' WIDE ROW WILL BE A PUBLIC ROAD, CONSTRUCTED TO CITY OF ALBUQUERQUE'S DESIGN REVIEW STANDARDS AND REVIEWED BY THE CITY OF ALBUQUERQUE'S DESIGN REVIEW COMMITTEE.
18. 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.
19. NO VEHICULAR CROSS-LOT (RECIPROCAL) ACCESS EASEMENTS ARE PROVIDED BETWEEN TRACTS OF THIS PLAN. A PEDESTRIAN (RECIPROCAL) ACCESS EASEMENT IS PROVIDED ACROSS TRACTS 2A-2A-1 AND 2A-2A-3 FOR ACCESS TO THE FUTURE TRAIL ALONG PASEO DEL NORTE.
20. MAXIMUM BUILDING COVERAGE OF A LOT SHALL BE FIFTY PERCENT (50%). PARKING STRUCTURES SHALL BE CONSIDERED AS BUILDINGS. LOT SIZE SHALL BE AS PROVIDED IN THE I-P ZONING CODE.

DRB CASE NUMBER DRB-94-324

SITE 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, Z-79-80-2) AND THE I-P ZONE.  
IT CONFORMS WITH THE COMMENTS RENDERED BY THE DEVELOPMENT REVIEW BOARD ON AUGUST 23, 1994, AS REFLECTED IN DRB-94-324.

Paul Clark 12-16-94  
Robert W. Kane 8-30-94  
Paul Schneider-Dumont 8-30-94  
CITY ENGINEER

DRB-94-324

SUBMITTED TO PLANNING: AUGUST 16, 1994

SITE PLAN  
FOR  
SUBDIVISION  
TRACTS 2A-2A-1, 2A-2A-2, AND 2A-2A-3  
JOURNAL CENTER  
ALBUQUERQUE N.M. AUGUST 1994

