

AA DRB

CITY OF ALBUQUERQUE
ADMINISTRATIVE APPROVAL (AA)- SITE DEV PLAN AMENDMENT
REVIEW SHEET

| | |
|-------------------------------------|------------------------|
| APPLICATION #: 10AA 10138 | PROJECT #: 1004556 |
| PROJECT NAME: 4000 Newhead St NE | |
| APPLICANT or AGENT: Bohannon Huston | |
| PHONE # and E-MAIL: 823-1000 | |
| ZONE ATLAS PAGE: D-17 | |
| ADMINISTRATIVE APPROVAL (AA) for: | EPC CASE DRB CASE |

| | | |
|---------------------------------|----------------|-------|
| HYDROLOGY (505) 924-3986 | | |
| PLANS DISAPPROVED: | DATE: | DATE: |
| PLANS APPROVED: AB | DATE: 11/18/10 | DATE: |
| COMMENTS: | | |
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| UTILITIES (505) 924-3989 | | |
| PLANS DISAPPROVED: | DATE: | DATE: |
| PLANS APPROVED: AP | DATE: 11/17/10 | DATE: |
| COMMENTS: | | |
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| TRANSPORTATION (505) 924-3630 NSF | | |
| PLANS DISAPPROVED: | DATE: 11/17/10 | DATE: |
| PLANS APPROVED: | DATE: 03/23/11 | DATE: |
| COMMENTS: SEE SITE PLAN MARKED 'TRANS' | | |
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| PLANNING (505) 924-3814 (EPC) or (505) 924-3880 (DRB) | | |
| PLANS DISAPPROVED: | DATE: | DATE: |
| PLANS APPROVED: JL | DATE: 4-29-11 | DATE: |
| COMMENTS: | | |
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Called LMVM 11-22-10 YS



Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Attn Glenn Broughton PHONE: 505-823-1000
 ADDRESS: 7500 Jefferson St NE FAX: 505-798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: gbroughton@bhinc.com

APPLICANT: Titan Development, Attn Kurt Browning PHONE: 505-889-3061
 ADDRESS: 6300 Riverside Plz Ln NW FAX: 505-837-1061
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: kbrowning@titan-development.com
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Administrative Amendment to SDP for Building permit
Minor revisions to site layout

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 11-B Block: _____ Unit: 2
 Subdiv/Addn/TBKA: Journal Center Phase 2
 Existing Zoning: IP Proposed zoning: IP MRGCD Map No _____
 Zone Atlas page(s): D17 UPC Code: 101706315520530707

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____
DRB 1004556

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 4.43 ac
 LOCATION OF PROPERTY BY STREETS: On or Near: Washington St NE & Rutledge Rd NE
 Between: _____ and 4000 Masthead St NE

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Kelly J. Pugh DATE 11-16-10
 (Print) Glenn Broughton Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

| <input checked="" type="checkbox"/> INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
|---|--------------------------|-----------|------|-----------------|
| <input checked="" type="checkbox"/> All checklists are complete | <u>10AA - 10138</u> | <u>AA</u> | | <u>\$ 45.00</u> |
| <input checked="" type="checkbox"/> All fees have been collected | | | | \$ _____ |
| <input checked="" type="checkbox"/> All case #s are assigned | | | | \$ _____ |
| <input checked="" type="checkbox"/> AGIS copy has been sent | | | | \$ _____ |
| <input checked="" type="checkbox"/> Case history #s are listed | | | | \$ _____ |
| <input checked="" type="checkbox"/> Site is within 1000ft of a landfill | | | | \$ _____ |
| <input checked="" type="checkbox"/> F.H.D.P. density bonus | | | | Total |
| <input checked="" type="checkbox"/> F.H.D.P. fee rebate | | | | <u>\$ 45.00</u> |

Hearing date NA

[Signature]

11-16-10
Planner signature / date

Project # 1004556

FORM P(4): SITE DEVELOPMENT PLAN REVIEW – ADMINISTRATIVE APPROVAL (AA)

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)

- Letter briefly describing and justifying the request
- One (1) copy of all applicable sheets of the approved Site Development Plan being amended, folded to fit into an 8.5" x 14" pocket. Approved site development plans should contain signatures of the Development Review Board (DRB).
- Copy of EPC or DRB *Official Notice of Decision* associated with the approved site development plan
- Five (5) copies of the proposed Site Development Plan, with changes circled and noted, folded to fit into an 8.5" x 14" pocket
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter of authorization from the property owner, if the application is submitted by an agent
- Fee (see fee schedule)
- Any original and/or related file numbers must be listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area:

- Notification letter addressed to owners of adjacent properties and certified mail receipts
- Office of Neighborhood Coordination (ONC) inquiry response, notification letter to affected Neighborhood Associations and certified mail receipts


**WIRELESS TELECOM FACILITY (WTF)- FREE-STANDING, COLLOCATION or OTHER TYPE (AA04)
(EXCEPT FOR COLLOCATION OF A NON-CONCEALED WTF ON A STRAIGHT-ZONED SITE, WHICH GOES TO THE ZONING FRONT COUNTER AT THE BUILDING SERVICES CENTER/ EAST SIDE)**

- Letter describing the request and discussion of its how it relates to the WTF Ordinance (O-06-40)
- Letter of authorization from the property owner if application is submitted by an agent
- Fee (see fee schedule)
- Any relevant file numbers (case history of previous development applications) must be listed on cover application
- Copy of EPC *Official Notice of Decision*, if the subject site went through the EPC process
- Proposed Site Development Plan set: title sheet, notes/photo sheet, site plan sheets, elevation sheets, landscape plan (if free-standing), and survey sheet(s) (3 copies- 11" x 17"). No electrical sheets needed.
- For collocation on a public utility pole: the PNM approved site dev. plan set for the proposed WTF (1 copy)
- Photo simulation- before and after the proposed WTF
- Site Development Plan sheets must be stamped by a registered engineer or architect.
- Copy of approved Site Development Plan being amended by adding the proposed WTF, if applicable (1 copy)
- Zone Atlas map page, with location of the subject site clearly indicated
- 1 map showing Zoning of the subject site and adjacent properties
- 1 map showing Land Use (ex. residential, commercial, etc.) of the subject site and adjacent properties
- For free-standing WTFs: Evidence demonstrating that collocation possibilities were considered, consisting of a written response to §14-16-3-17(A)(6)(a through e) and any supporting materials such as engineering maps
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- Notarized statement re: WTF capacity, number and types of proposed antennas and if another user can be accommodated on the proposed WTF [see §14-16-3-17(A)(13)(d)(2)]
- Affidavit (notarized statement) re: explanation of factual basis for the proposed WTF's engineering requirements [see §14-16-3-17(A)(13)(d)(3)] Note: Notarized statement and affidavit must be on separate pages.
- Letter of intent re: shared use of proposed WTF if reasonable conditions are met [§14-16-3-17(A)(13)(e)]
- For free-standing WTFs: Distance to the nearest existing free-standing WTF and the WTF owner's name [§14-16-3-17(A)(13)(d)(5) and (A)(17)]
- Office of Neighborhood Coordination (ONC) inquiry forms, response based on ¼ mile radius from subject site [§14-16-3-17(A)(13)(f)]
- Copy of letters to both contacts for each neighborhood association(s), with certified return receipts
- List of property owners within 100 feet of the subject site and copy of letter sent to each property owner [§14-16-3-17(A)(13)(f)]
- Supplemental Application Form for Wireless Projects- filled out completely, with the required attachments attached and labeled.

NOTE: There are additional requirements for WTFs proposed to be located on City of Albuquerque property. Please contact Catalina Lehner at (505) 924-3935 for details.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in rejection of this application and/or deferral of actions.

Glenn Broughton

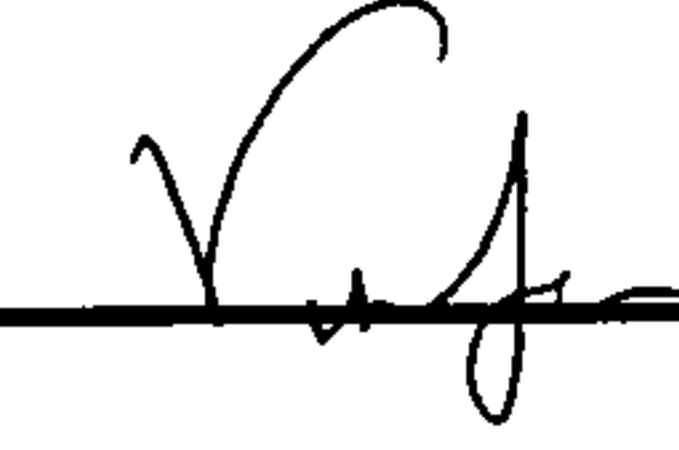
 Applicant's Name (please print!)


 Applicant's Signature
 11.16.10

 Date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers:**
 10 AA - 10138



 Planner's Signature / Date
 11-16-10
Project #: 1004556

March 15, 2011

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Mr. Jack Cloud
Development Review Board
City of Albuquerque
600 Second Street NW - 2st Floor
Albuquerque, NM 87102

Re: USFS Phase II: Administrative Amendment for Site Plan for Building Permit; Journal Center, Phase 2, Unit 2, Lot 11-B, DRB# 1004556

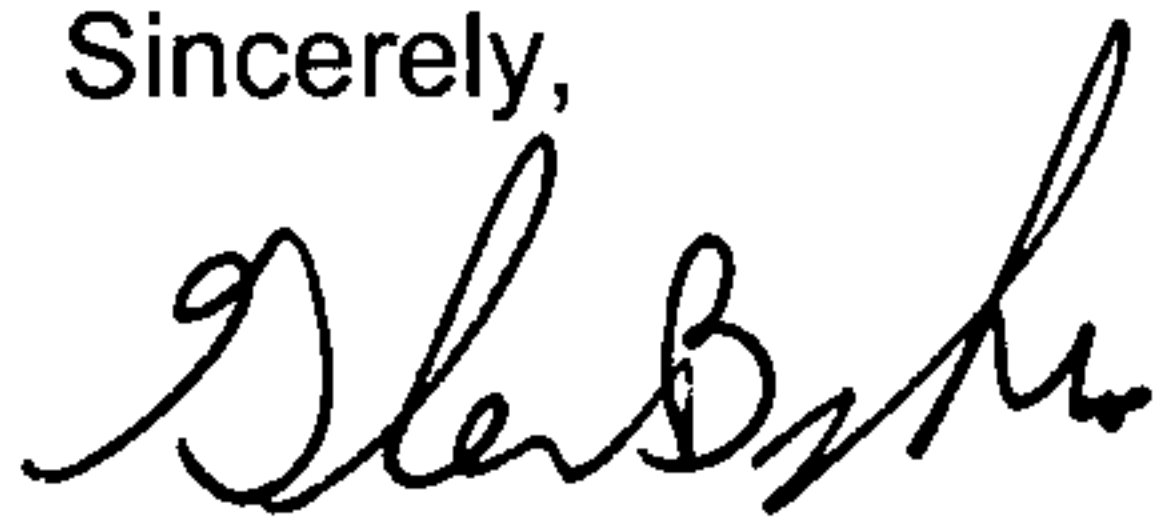
Dear Mr. Cloud:

Enclosed herewith are copies of all submittal documents that supported the Administrative Amendment request associated with the subject project. The AA request was originally submitted to you on November 16, 2010 and comments were received from Transportation Development staff the following day (copy enclosed). The purpose of this letter is to address these comments and to describe subsequent changes that have been incorporated into the project. These changes include:

1. Relocating the motorcycle parking spaces to the northeastern area of the parking garage and reconfiguring the compact car spaces in the same area to accommodate them.
2. Revising the parking quantity calculations in the project data chart.
3. A detail has been added to show the ramp condition at along the east side of the building.
4. A vehicular turning diagram has been added to show how the revised loading dock functions with the drive aisle.
5. In response to the question of ramp requirements at the pedestrian crossing near the northeast corner of the building, this crossing is not located along the accessible route serving the facility and therefore, ramps are not required in this location.

Please review the enclosed submittal and contact me if additional information is necessary.

Sincerely,



Glenn S. Broughton, P.E.
Project Manager
Community Development & Planning

GSB/tms
Enclosures

cc: Matthew Proehl Reid & Associates (w/encls.)
Kurt Browning, Titan Development (w/encls.)
Mildred Ortiz, NCA Architects (w/encls.)

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

November 15, 2010

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Mr. Jack Cloud
Development Review Board
City of Albuquerque
600 Second Street NW - 2nd Floor
Albuquerque, NM 87102

Re: USFS Phase II: Administrative Amendment for Site Plan for Building Permit; Journal Center, Phase 2, Unit 2, Lot 11-B, DRB# 1004556

Dear Mr. Cloud:

The purpose of this letter is to provide a description and justification for changes made to the Site Plan for Building Permit approved by final sign-off August 5, 2010. The reasons for the changes were prompted by a request from the US Forest Service, which will be the building tenant. The changes are reflected only in the site layout and do not impact building location or elevations. Plan sheets enclosed include all proposed sheets with new changes and the corresponding sheets from the approved site plan.

The following is a list of plan modifications:

1. The mechanical enclosure has been enlarged to include an area for storage and an emergency generator. The enclosure is located on the east side of the site adjacent to Washington St.
2. The truck loading dock on the south side of the building was moved west approximately 20 feet.
3. A 400 square foot space with raised planter was originally located at the northeast corner of the building. This was moved adjacent to the employee entrance on the east side of the building.
4. Minor sidewalk and ramp revisions were made based on site grading constraints.
5. A retaining wall along the south property line was extended west based on minor grading revisions.
6. Two parking spaces were deleted. Total number of parking spaces exceeds the minimum required.

Please review the enclosed submittal and contact me if additional information is necessary.

Sincerely,



Glenn S. Broughton, P.E.
Project Manager
Community Development and Planning

GSB/cc
Enclosures

cc: Matthew Proehl Reid & Associates (w/encls.)
Kurt Browning, Titan Development (w/encls.)
Mildred Ortiz, NCA Architects (w/encls.)

ENGINEERING

SPATIAL DATA

ADVANCED TECHNOLOGIES



November 12, 2010

Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: USFS Phase II: Administrative Amendment for Site Plan for Building Permit; Journal Center,
Phase 2, Unit 2, Lot 11-B, DRB#

Dear Mr. Cloud:

This letter authorizes representatives of Bohannon Huston, Inc. to act as agent for Masthead Road Development II, LLC. The project site is located at the northwest corner of Rutledge Road and Washington Street within Journal Center, Phase 2, Unit 2, Lot 11-B.

If you have any questions or require further information, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "KB", with a long, sweeping underline that extends to the right.

Kurt Browning, P.E.
Director of Development & construction
Masthead Road Development II, LLC

cc Glenn Broughton, BHI
Matthew Proehl, Reid & Associates



Supplemental form

| | |
|--|--|
| <p>SUBDIVISION</p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> for Subdivision</p> <p><input type="checkbox"/> for Building Permit</p> <p><input checked="" type="checkbox"/> Administrative Amendment (AA)</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE (Form D)</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p> | <p>S Z ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><input type="checkbox"/> Street Name Change (Local & Collector)</p> <p>L A APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p> |
|--|--|

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 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: gbroughton@bhinc.com

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 ADDRESS: 6300 Riverside Plz Ln NW FAX: 505-837-1061
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: kbrowning@titan-
 Proprietary interest in site: _____ List all owners: development.com

DESCRIPTION OF REQUEST: Administrative Amendment to SDP for Building permit
Minor revisions to site layout

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 11-B Block: _____ Unit: 2
 Subdiv/Addn/TBKA: Journal Center Phase 2
 Existing Zoning: IP Proposed zoning: IP MRGCD Map No _____
 Zone Atlas page(s): D17 UPC Code: 101706315520530707

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): _____
DRB 1004556

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 4.43 ac
 LOCATION OF PROPERTY BY STREETS: On or Near: Washington St NE & Rutledge Rd NE
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Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Glenn Broughton DATE 11-16-10
 (Print) Glenn Broughton Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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|---|---|---|---|--|
| <p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #'s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #'s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p> | <p>Application case numbers</p> <p><u>100AA</u> - <u>10138</u></p> <p>_____ - _____</p> <p>_____ - _____</p> <p>_____ - _____</p> <p>Hearing date <u>NA</u></p> | <p>Action</p> <p><u>AA</u></p> <p>_____</p> <p>_____</p> <p>_____</p> | <p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> | <p>Fees</p> <p><u>\$ 45.00</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p><u>\$ 45.00</u></p> |
|---|---|---|---|--|

Glenn Broughton 11-16-10 Project # 1004556
 Planner signature / date

FORM P(4): SITE DEVELOPMENT PLAN REVIEW – ADMINISTRATIVE APPROVAL (AA)

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 (EXCEPT FOR COLLOCATION OF A NON-CONCEALED WTF ON A STRAIGHT-ZONED SITE, WHICH GOES TO THE ZONING FRONT COUNTER AT THE BUILDING SERVICES CENTER/ EAST SIDE)

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Glenn Broughton

Applicant's Name (please print!)

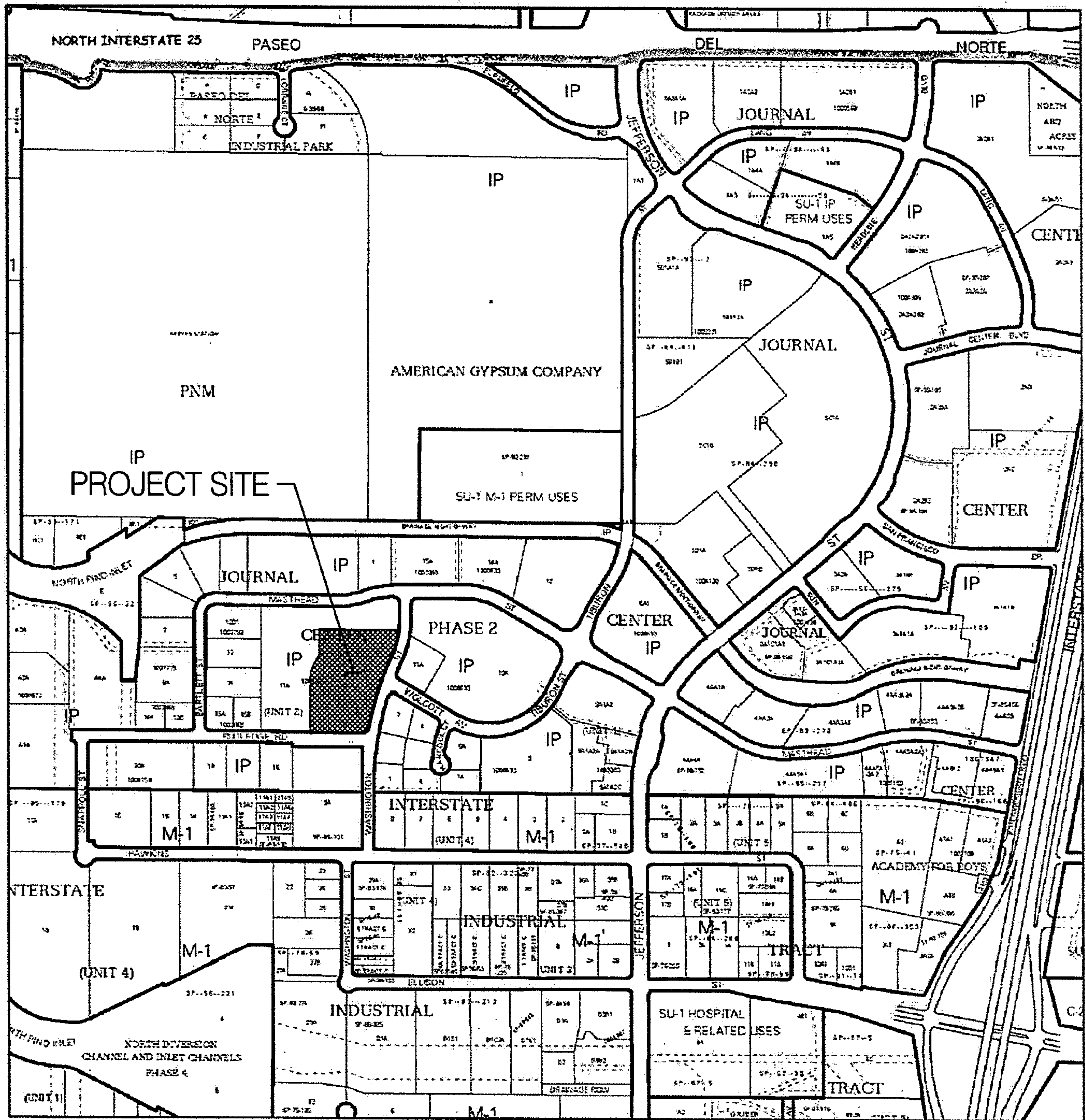
Kelly J. Pugh
 Applicant's Signature

11.16.10
 Date



- Checklists complete
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 - Related #s listed
- Application case numbers:
 10 AA - 10138

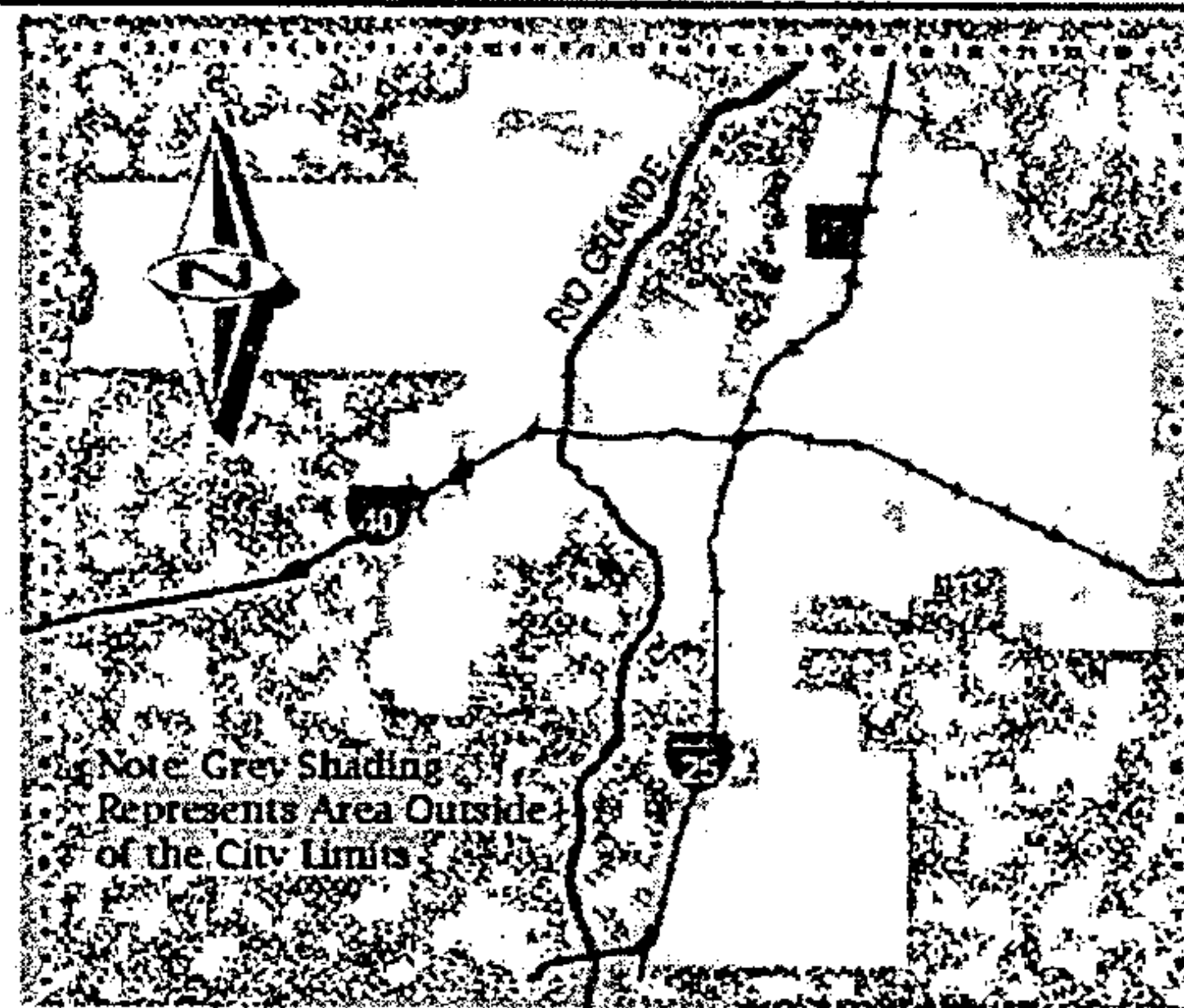
V. J. [Signature]
 Planner's Signature / Date
 Project #: 1004556



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 2/4/2010



Zone Atlas Page:

D-17-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



20110060



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 30, 2010

Project# 1004556
10DRB-70165 MAJOR - AMENDED SDP BP/SUBD

BOHANNAN HUSTON INC agent(s) for MASTHEAD ROAD DEVELOPMENT II LLC request(s) the above action(s) for all or a portion of Lot(s) 11-B, **JOURNAL CENTER PHASE 2 Unit(s) 2**, zoned IP, located on NORTHWEST CORNER OF RUTLEDGE RD NE AND WASHINGTON ST NE containing approximately 4.43 acre(s). (D-17)

At the June 30, 2010 Development Review Board meeting, the site development plan was approved and Final Sign Off was delegated to the Planning department for compliance with written comments, the relocation of the fire hydrant on Rutledge NE, a copy of the Fire Marshall's approval, and expiration of the appeal period.

If you wish to appeal this decision, you must do so by July 15, 2010 in the manner described below.

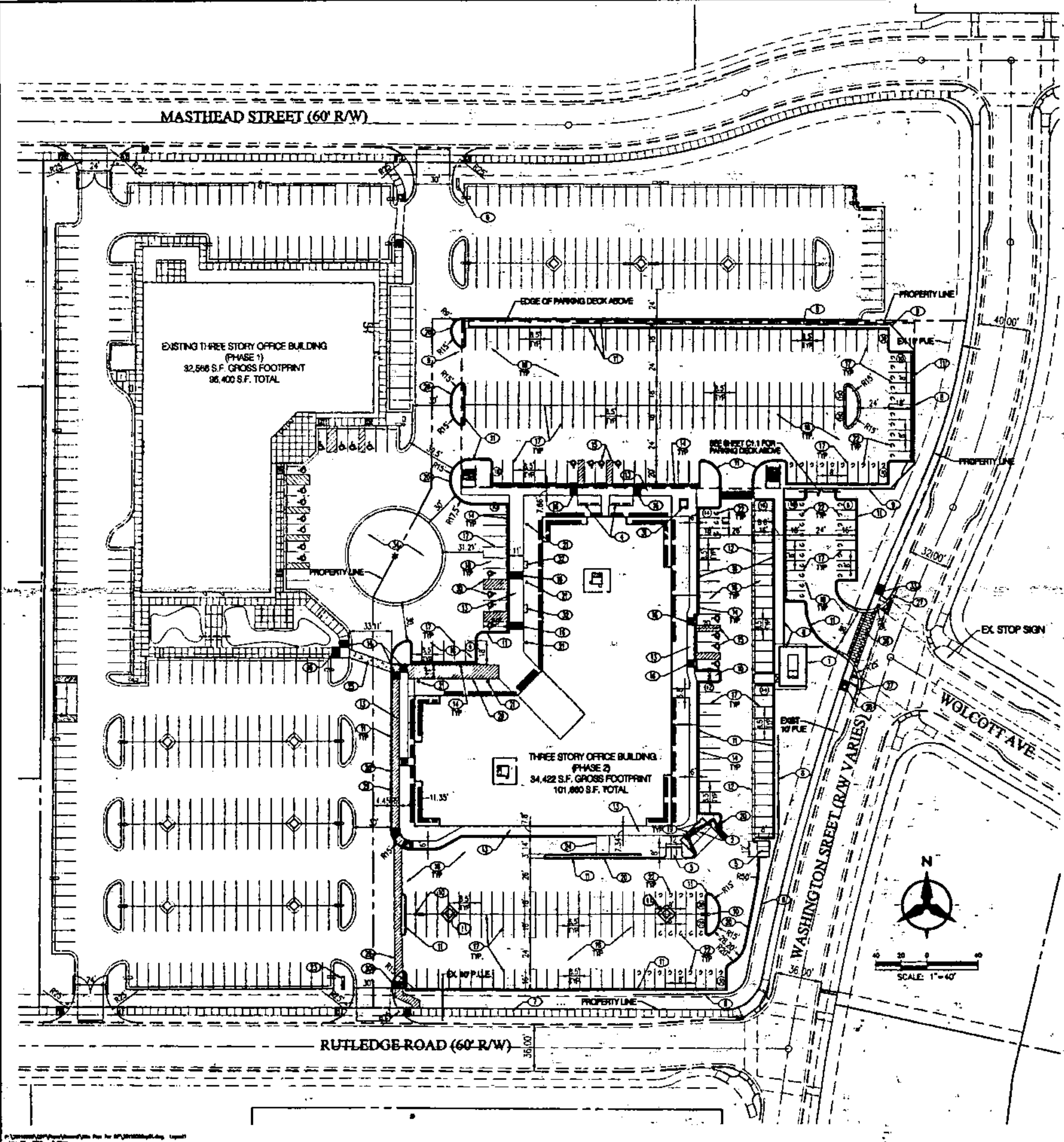
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).


Jack Cloud, AICP, DRB Chair

Cc: Bohannon Huston Inc. -- 7500 Jefferson NE Courtyard I -- Albuquerque, NM 87109
Masthead road Development II, LLC -- 6300 Riverside Plaza Ln NW Ste 200 -- Albuquerque, NM 87120
Marilyn Maldonado
File



- KEY NOTES**
1. 1' HIGH MASONRY SCHED WALL/RETAINING WALL TO MATCH BUILDING. SEE ARCHITECTURAL DETAILS. WALL TO SCREEN MECHANICAL EQUIPMENT.
 2. MASONRY REPAIR ENCLOSURE TO MATCH BUILDING. MIN 4" HICK. SEE DETAILS ON SHEET AS-104. INSTALL CONCRETE PAD.
 3. NOT USED.
 4. BICYCLE PARKING (24 SPACES). SEE DETAIL ON SHEET CL-2.
 5. MOTORCYCLE PARKING WITH SIGN. SEE DETAIL ON SHEET CL-2.
 6. EXISTING MONUMENT SIGN. INSTALLED WITH PHASE 1.
 7. EXISTING 4" WIDE SIDEWALK. INSTALLED WITH PHASE 1.
 8. RETAINING WALL. HEIGHT VARIES. SEE SHEET CL-2. COLOR OF WALL TO COMPLEMENT BUILDING.
 9. LIMITS OF PARKING DECK ABOVE. SEE SHEET CL-1.
 10. LIGHT POLE. SEE DETAIL ON SHEET CL-2.
 11. 4" HIGH CURB & GUTTER.
 12. CONC WALKWAY BUTTER.
 13. 4" THICK CONCRETE SIDEWALK.
 14. INSTALL PRECAST CONCRETE WHEEL STOP PER MANUFACTURER'S RECOMMENDATION.
 15. INSTALL HANDICAPPED PARKING SPACES, STRIPING, AND SIGNAGE PER DETAIL ON SHEET CL-2.
 16. INSTALL CURB RAMP.
 17. INSTALL 4" WIDE THREE PARKING STRIPE (2 COATS PAINT).
 18. INSTALL NEW ASPHALT PAVEMENT.
 19. INSTALL 4" BOLLARDS PER DETAILS ON SHEET AS-104.
 20. INSTALL FREE LAINE STRIPING ON CURB. FACE OF CURB SHALL BE PAINTED SOLID RED WITH 4" TALL WHITE LETTERS STATING "FREE LAINE - NO PARKING" AT MINIMUM 20 FEET INTERVALS.
 21. BOLLARD LIGHTING.
 22. COMPACT PARKING SPACE. PAINT THE WORD "COMPACT" AT EACH SPACE.
 23. NEW MONUMENT SIGN. SEE DETAILS ON SHEET AS-104.
 24. LOADING DOCK.
 25. 4" WIDE PROMOTED CONCRETE SIDEWALK CROSSING TO MEET JOURNAL CENTER SIDEWALK. (20 MAX. CROSS SLOPE).
 26. 10" WIDE BRICK CROSS WALK PER COA STD DMS 2412.
 27. STANDARD CURB & GUTTER PER COA STD DMS 2415A.
 28. UNIDIRECTIONAL CURB RAMP PER COA STD DMS 2426 & DETAIL 1/CL-2.
 29. 4" WIDE (MIN) ACCESSIBLE ROUTE FROM PUBLIC RIGHT OF WAY TO BUILDING ENTRANCE.
 30. INSTALL VAN ACCESSIBLE PARKING SPACES, STRIPING AND SIGNAGE PER DETAIL ON SHEET CL-2.
 31. PROVIDE 400SF OF PUBLIC SPACE WITH 18" RANDED PLANTER/BEAT WALL.
 32. IF LONG BENCH (3 SEATS).
 33. UNIDIRECTIONAL CURB RAMP PER COA STD DMS 2426 & DETAIL 1/CL-2.
 34. PUBLIC SPACE WITH SOLAFLAME CONSTRUCTED WITH THE DEVELOPMENT OF TRACT H-A.

NOTES

1. ALL WHEEL CHAIR RAMPS WITHIN THE CITY OF ALBUQUERQUE RIGHT OF WAY SHALL HAVE TRUNCATED CONES.

PROJECT DATA

| | |
|-----------------------|-------------------|
| zoning (Existing) | = IP |
| Site Area | = 6,200 sq. ft. |
| Building Area (Gross) | = 104,000 sq. ft. |

Parking Required (Phase 2)

| | |
|--|---------|
| 1st flr office rentable (33,000sf @ 1/200) | = 165.0 |
| 2nd flr office rentable (32,000sf @ 1/200) | = 160.0 |
| 3rd flr office rentable (31,000sf @ 1/200) | = 155.0 |
| Total Required | = 380 |
| Motorcycle Storage Required | = 8 |
| Handicap Accessible Storage Required | = 12 |
| Total Provided | = 400 |

Parking Provided (Phase 2)

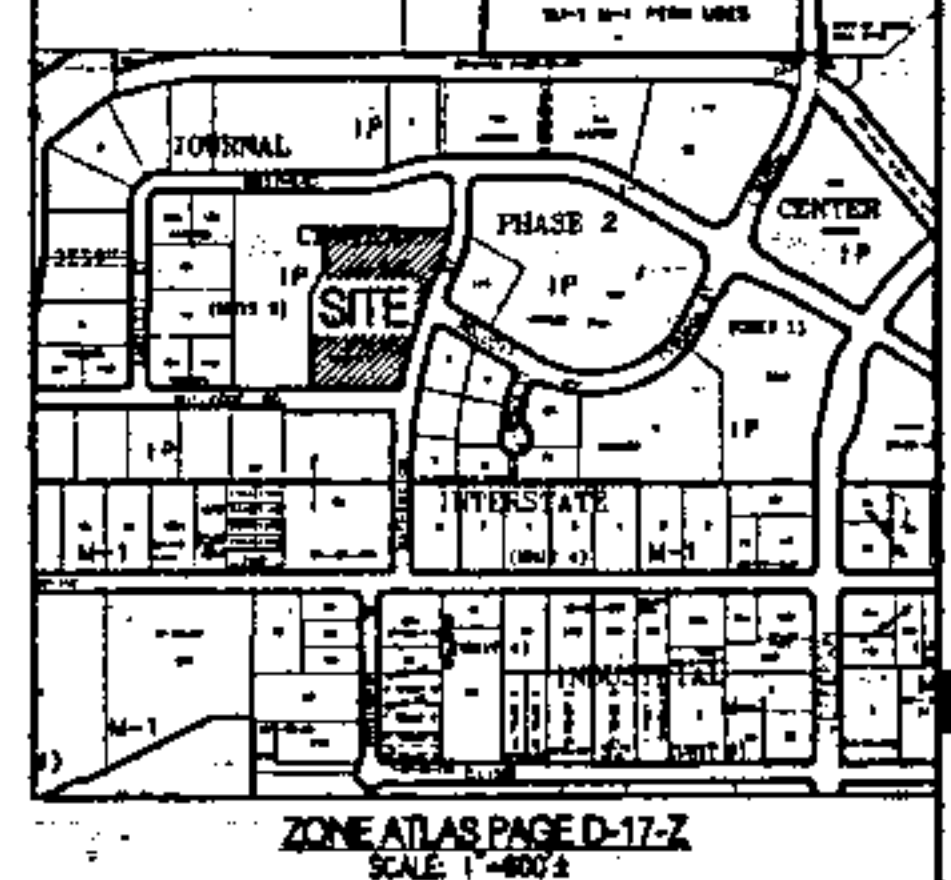
| | |
|---------------------|-------|
| Standard Spaces | = 381 |
| Handicap Accessible | = 19 |
| Motorcycle Storage | = 10 |
| Total Provided | = 410 |

Bicycle Parking Required (Phase 2)

| | |
|------------------------------|------|
| 24 (1/200 automobile spaces) | = 24 |
| 24 (4 rows of 6 each) | = 24 |
| Total Required | = 48 |

Bicycle Parking Provided (Phase 2)

| | |
|-----------------------|------|
| 48 (4 rows of 6 each) | = 48 |
|-----------------------|------|



PROJECT NUMBER: 1004556

Application Number:

This plan is submitted with the specific Site Development Plan and approved by the Albuquerque Planning Commission (APC). Date: 3/17/10

As an Administrator, I hereby certify that the [] [] [] of this plan is a true and correct copy of the original as submitted to the City of Albuquerque, New Mexico.

APPROVED: *[Signature]* 6-30-10

APPROVED: *[Signature]* 6-30-10

APPROVED: *[Signature]* 6/24/10

APPROVED: *[Signature]* 6/24/10

APPROVED: *[Signature]* 6/24/10

APPROVED: *[Signature]* 6/24/10

APPROVED: *[Signature]* 6/24/10

APPROVED: *[Signature]* 6/24/10

ARCHITECT

1200 NO GRANDE BLVD. NW
ALBUQUERQUE, NM 87104
505-263-4343 505-263-8884 FAX
WWW.NCA-ARCHITECTS.COM

CONSULTANT

PROJECT TITLE

**USFS
PHASE II
ALBUQUERQUE
SERVICE CENTER
HUMAN
RESOURCES**

ALBUQUERQUE
NEW MEXICO

REVISIONS

| NO. | DATE | DESCRIPTION | DRAWN BY | CHECKED BY |
|-----|------|-------------|----------|------------|
| | | | BO | GSH |

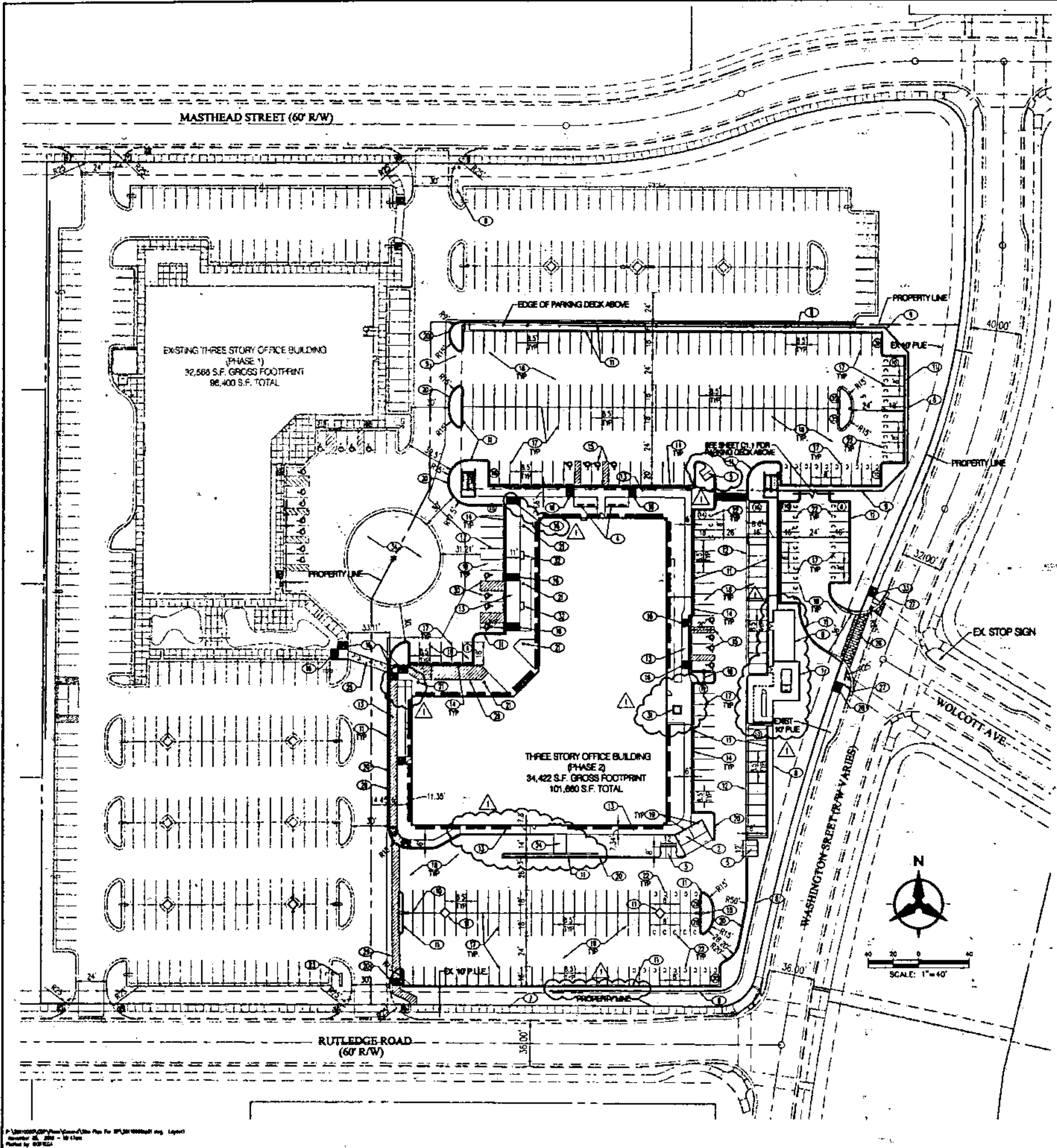
SHEET TITLE

SITE PLAN

SHEET NO

C1.0

Bohannon & Houston
 Chartered | 1800 Johnson St. NE, Albuquerque, NM 87108-0001
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

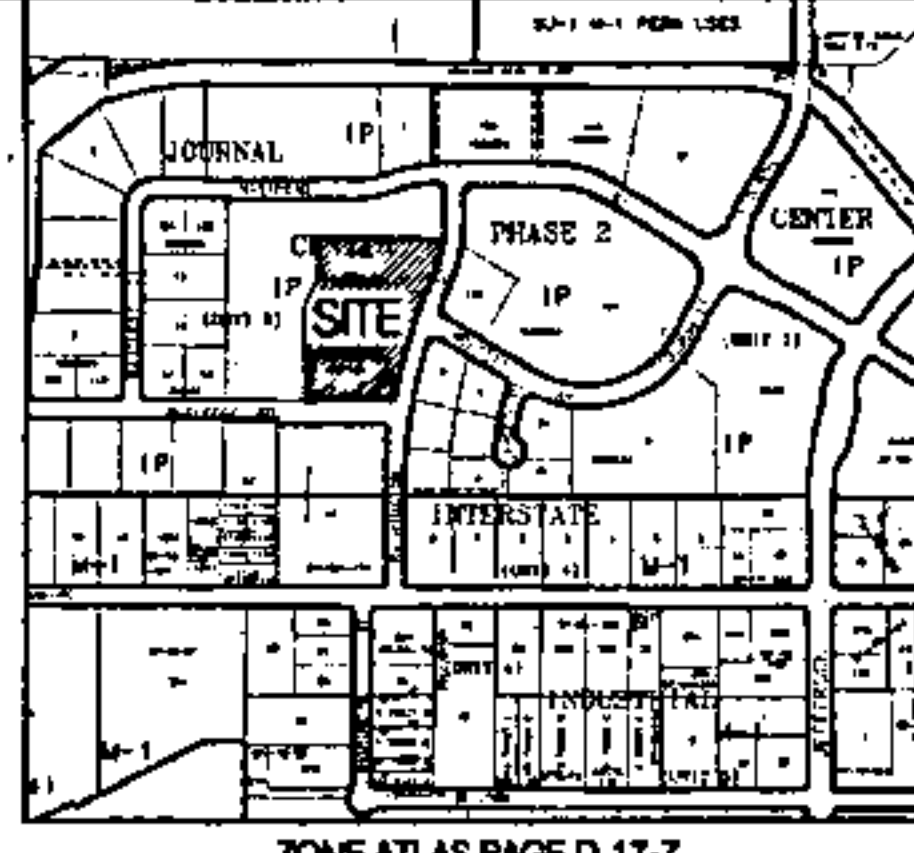


- KEYED NOTES**
1. 1/2" HIGH MASONRY SCREEN WALL/RETAINING WALL TO MATCH BUILDING. SEE ARCHITECTURAL DETAILS. WALL TO SCREEN MECHANICAL EQUIPMENT.
 2. MASONRY RETIRED ENCLOSURE TO MATCH BUILDING. MIN 4" HIGH. SEE DETAILS ON SHEET AS-101. INSTALL CONCRETE PAUL.
 3. NOT USED.
 4. BICYCLE PARKING (24 SPACES). SEE DETAIL ON SHEET CL-2.
 5. MOTORCYCLE PARKING WITH SIGN. SEE DETAIL ON SHEET CL-2.
 6. CHIMNEY MONUMENT SIGN. SEE SHEET CL-1.
 7. CHIMNEY 4" HIGH SIDEWALK. INSTALLED WITH PHASE 1.
 8. RETAINING WALL. HEIGHT VARIES. SEE SHEET CL-2. COLOR OF WALL TO COMPLEMENT BUILDING.
 9. LIMITS OF PARKING DECK ABOVE. SEE SHEET CL-1.
 10. LIGHT POLE. SEE DETAIL ON SHEET CL-2.
 11. 8" HIGH CURB & GUTTER.
 12. CONC. VALLEY GUTTER.
 13. 4" INCH CONCRETE SIDEWALK.
 14. INSTALL PRECAST CONCRETE WALL STOP PER MANUFACTURER'S RECOMMENDATIONS.
 15. INSTALL MANICAPPED PARKING SPACES, STRIPING AND SIGNAGE PER DETAIL ON SHEET CL-2.
 16. INSTALL CURB RAMP.
 17. INSTALL 4" WIDE WHITE PARKING STRIPE (2 COATS PAINT).
 18. INSTALL NEW ASPHALT PAVEMENT.
 19. INSTALL 4" BOLLARDS PER DETAILS ON SHEET AS-101.
 20. INSTALL FINE LINE STRIPING ON CURB. FACE OF CURB SHALL BE PAINTED SOLID RED WITH 4" TALL WHITE LETTERS STATING "FINE LINE - NO PARKING" AT MINIMUM 20' INTERVALS.
 21. BOLLARD LIGHTING.
 22. COMPACT PARKING SPACE. PAINT THE WORD "COMPACT" AT EACH SPACE.
 23. NEW MONUMENT SIGN. SEE DETAILS ON SHEET AS-101.
 24. LOADING DOCK.
 25. 4" WIDE PAVED CONCRETE SIDEWALK CROSSING TO MEET JOURNAL CENTER STANDARDS (24" MAX. CROSS SLOPE).
 26. 1/2" WIDE BRICK CROSS WALK PER COA STD DNG 2412.
 27. STANDARD CURB & GUTTER PER COA STD DNG 2414.
 28. UNIDIRECTIONAL CURB RAMP PER COA STD DNG 2418 & DETAIL 1/CL-2.
 29. 4" WIDE (MIN) ACCESSIBLE ROUTE FROM PUBLIC RIGHT OF WAY TO BUILDING DISTANCE.
 30. INSTALL NEW ACCESSIBLE PARKING SPACES, STRIPING AND SIGNAGE PER DETAIL ON SHEET CL-2.
 31. PROVIDE ACCESS OF PUBLIC SPACE WITH 15" RAZED PLANTER/SEAT WALL.
 32. 4" LONG BENCH (3 SEATS).
 33. UNIDIRECTIONAL CURB RAMP PER COA STD DNG 2418 & DETAIL 1/CL-2.
 34. PUBLIC SPACE WITH SCULPTURE CONSTRUCTED WITH THE DEVELOPMENT OF TRACT 11-A.
- NOTES**
1. ALL IN-ROAD CURB RAMPS WITHIN THE CITY OF ALBUQUERQUE RIGHT OF WAY SHALL HAVE TRUNCATED DOMES.

PROJECT DATA

| | |
|--|--------------------------------|
| Zoning (Existing) | IP |
| Site Area | 4,428 sq. ft. |
| Building Area (Gross) | 101,880 sq. ft. |
| Parking Required* | |
| Phase 1 | |
| 148 sq. office rentable (33,000sf @ 1/200) | = 165.5 |
| 5nd sq. office rentable (32,550sf @ 1/200) | = 162.8 |
| 3rd sq. office rentable (31,315sf @ 1/200) | = 156.6 |
| Total Required | = 385 |
| Motorcycle Stalls Required | = 8 |
| Handicap Accessible Stalls Required | = 12 |
| Parking Provided (Phase 2) | |
| Standard Spaces | = 367 |
| Compact Spaces | = 80 |
| Handicap Accessible Stalls | = 12 |
| Motorcycle Stalls | = 8 |
| Total Provided | = 467 |
| Bicycle Parking Provided (Phase 2) | = 24 (1/200 automobile spaces) |
| Bicycle Parking Provided (Phase 2) | = 24 (4 rows of 6 each) |

*The sum of the total of lots 11-A and 11-B (recorded 11/03/2005) shall be a minimum of 400 total parking, measured on both tracts.



LEGAL DESCRIPTION
TRACT 11-A OF ALBUQUERQUE CENTER TRACT 2, PHASE 2, ALBUQUERQUE, NM, SOUTHWEST, 2005

NCA
ARCHITECTS - PLANNERS - IA

1208 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104
505-255-4400 505-265-4004 FAX
WWW.NCA-ARCHITECTS.COM

ARCHITECT

CONSULTANT

PROJECT TITLE
**USFS
PHASE II
ALBUQUERQUE
SERVICE CENTER
HUMAN
RESOURCES**

ALBUQUERQUE
NEW MEXICO

REVISIONS:

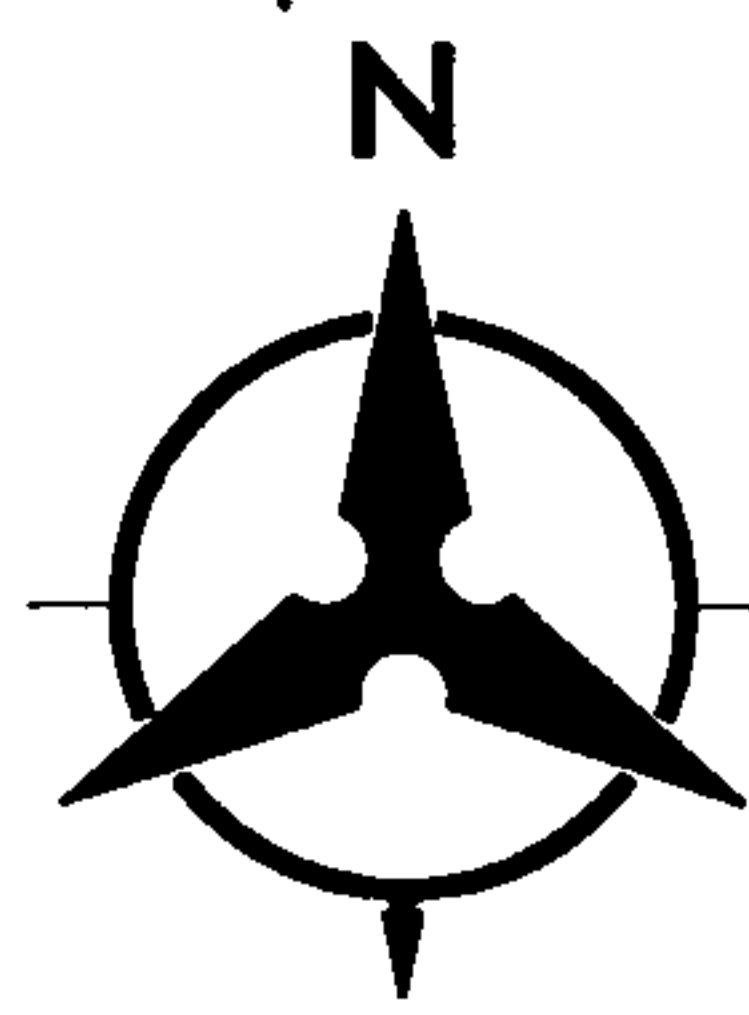
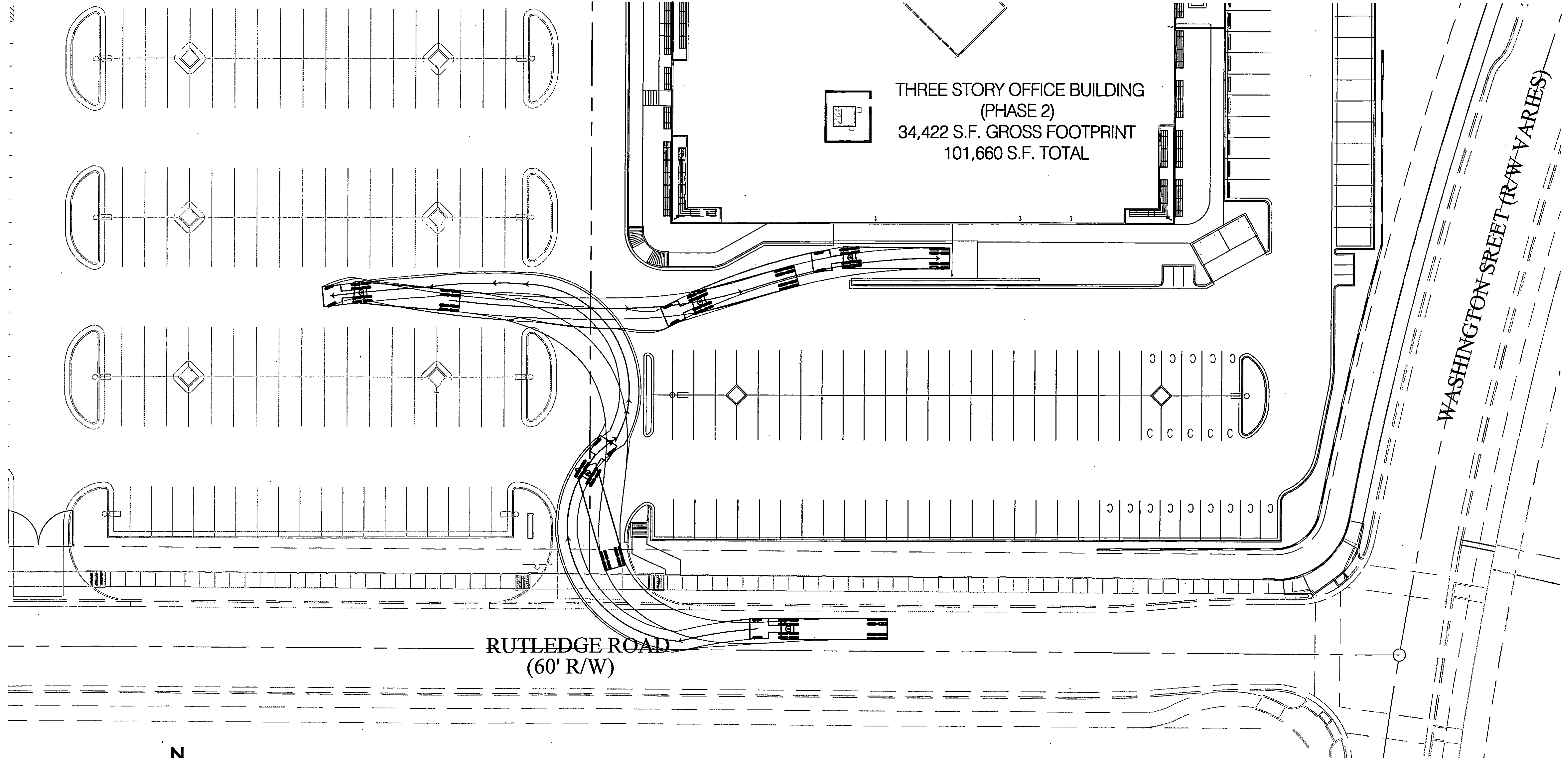
| NO. | DATE | DESCRIPTION |
|-----|---------|--------------------------|
| 1 | 6/27/09 | ADMINISTRATIVE AGREEMENT |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

DATE: JUNE 17, 2010
SHEET TITLE: **SITE PLAN**

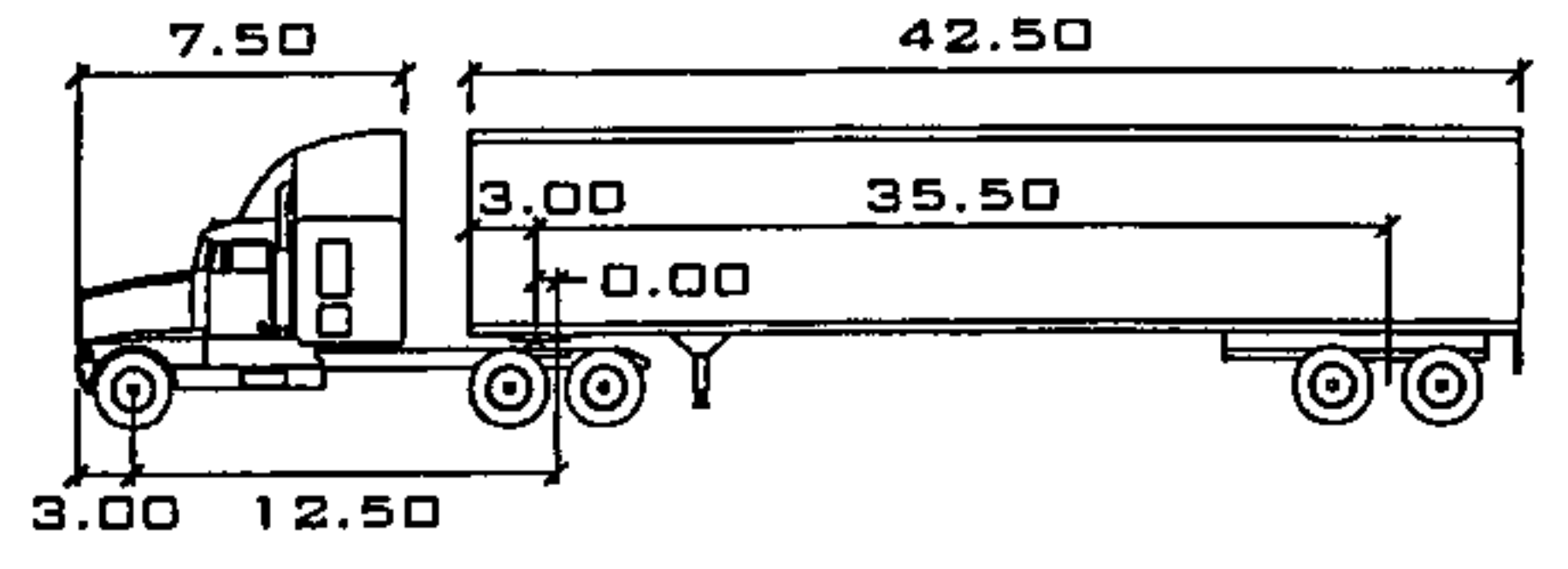
SHEET NO: **C1.0**

Bohannon & Huston
Engineers - Spatial Data - Advanced Technologies
Oneplace | 7800 Johnson St. NE | Albuquerque, NM 87109-4326

VZA



SCALE: 1"=40'



| WB-50 | | FEET | |
|---------------|--------|--------------------|--------|
| TRACTOR WIDTH | : 8.00 | LOCK TO LOCK TIME | : 6.0 |
| TRAILER WIDTH | : 8.50 | STEERING ANGLE | : 17.7 |
| TRACTOR TRACK | : 8.00 | ARTICULATING ANGLE | : 70.0 |
| TRAILER TRACK | : 8.50 | | |

USFS PHASE II
ALBUQUERQUE SERVICE CENTER
HUMAN RESOURCES

DATE: 3/15/11

Bohannon  **Huston** INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

March 15, 2011

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.drbc.com

Mr. Jack Cloud
Development Review Board
City of Albuquerque
600 Second Street NW - 2st Floor
Albuquerque, NM 87102

505.823.1000

505.798.7988

800.877.5332

Re: USFS Phase II: Administrative Amendment for Site Plan for Building Permit; Journal Center, Phase 2, Unit 2, Lot 11-B, DRB# 1004556

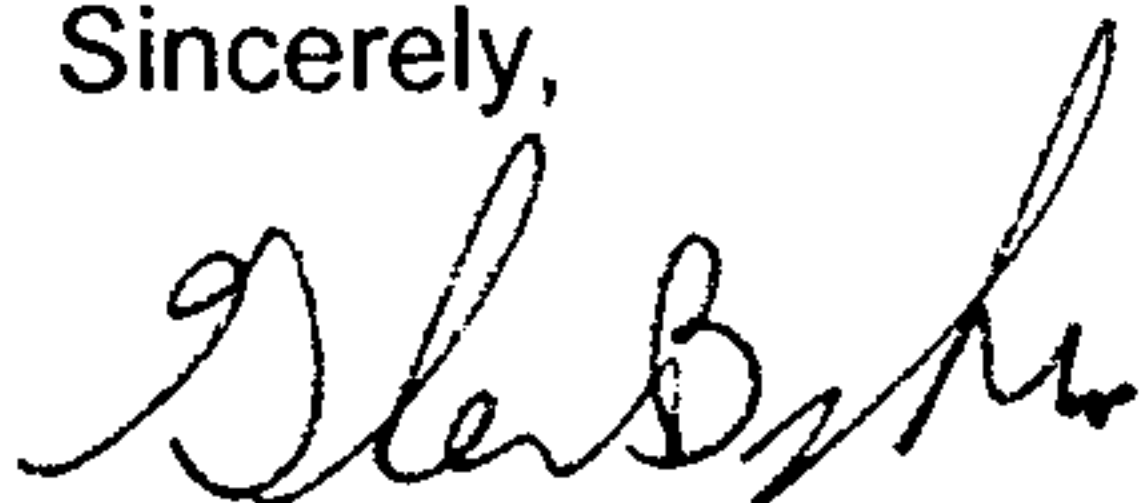
Dear Mr. Cloud:

Enclosed herewith are copies of all submittal documents that supported the Administrative Amendment request associated with the subject project. The AA request was originally submitted to you on November 16, 2010 and comments were received from Transportation Development staff the following day (copy enclosed). The purpose of this letter is to address these comments and to describe subsequent changes that have been incorporated into the project. These changes include:

- X1. ^{Add} Relocating the motorcycle parking spaces to the northeastern area of the parking garage and reconfiguring the compact car spaces in the same area to accommodate them.
- 1a 2. Revising the parking quantity calculations in the project data chart.
- 1b 3. A detail has been added to show the ramp condition at along the east side of the building.
- 1c 4. A vehicular turning diagram has been added to show how the revised loading dock functions with the drive aisle.
- OK 5. In response to the question of ramp requirements at the pedestrian crossing near the northeast corner of the building, this crossing is not located along the accessible route serving the facility and therefore, ramps are not required in this location.

Please review the enclosed submittal and contact me if additional information is necessary.

Sincerely,



Glenn S. Broughton, P.E.
Project Manager
Community Development & Planning

GSB/tms
Enclosures

cc: Matthew Proehl Reid & Associates (w/encls.)
Kurt Browning, Titan Development (w/encls.)
Mildred Ortiz, NCA Architects (w/encls.)