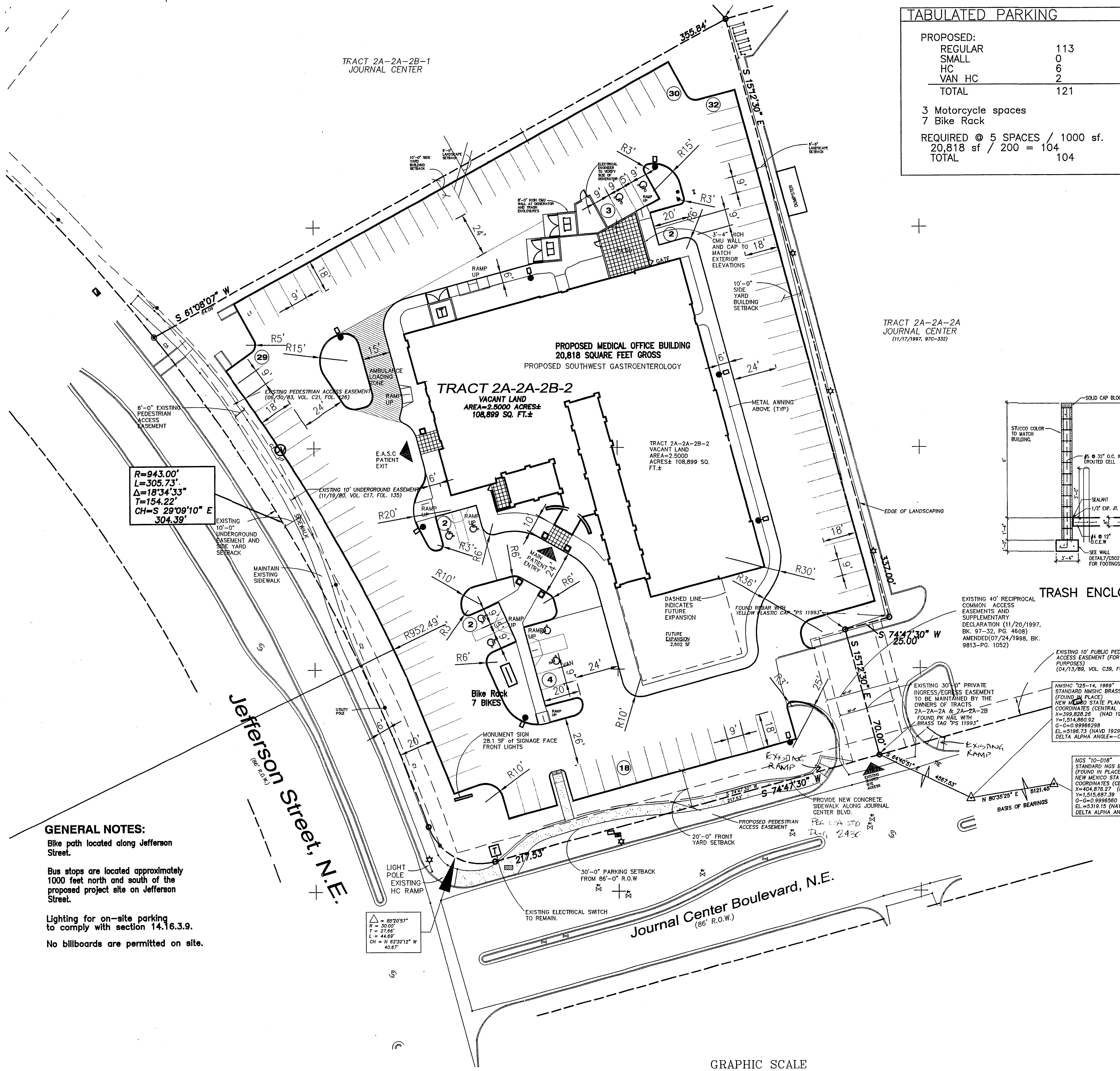
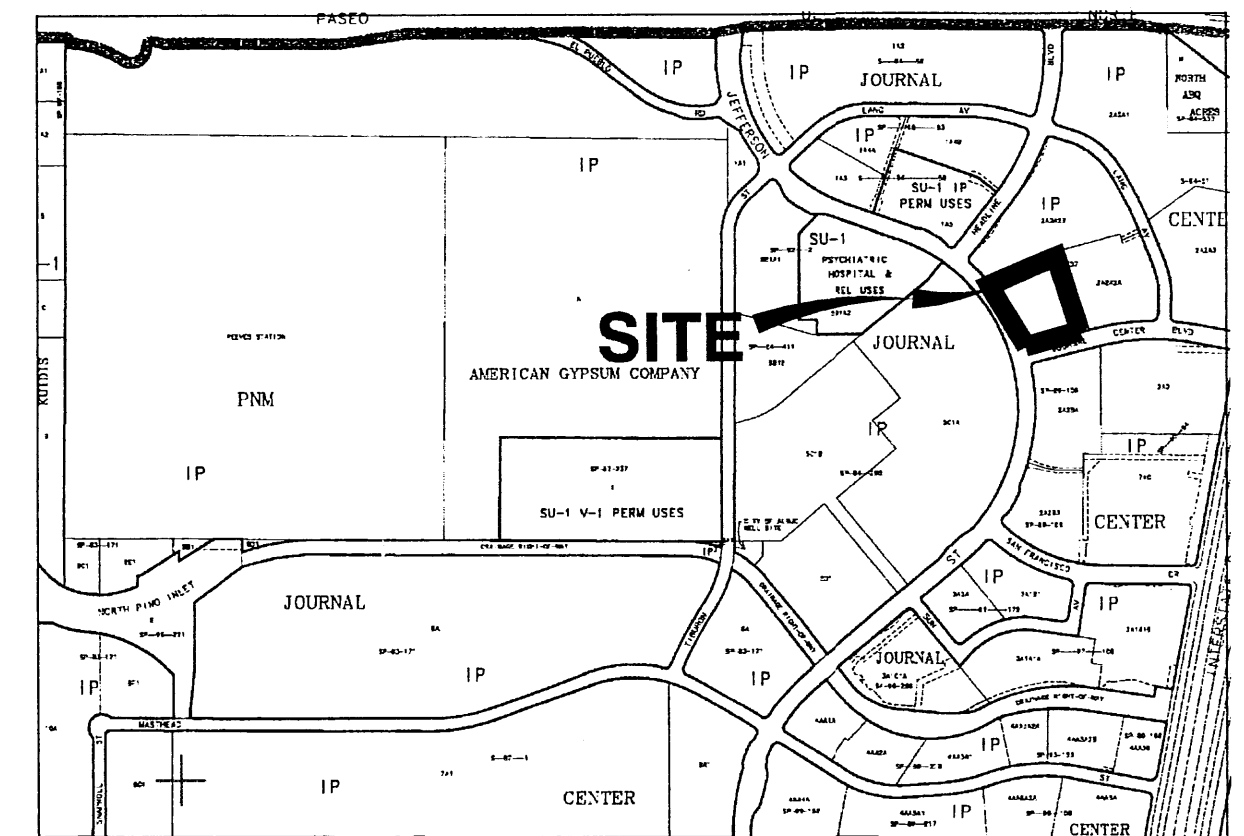


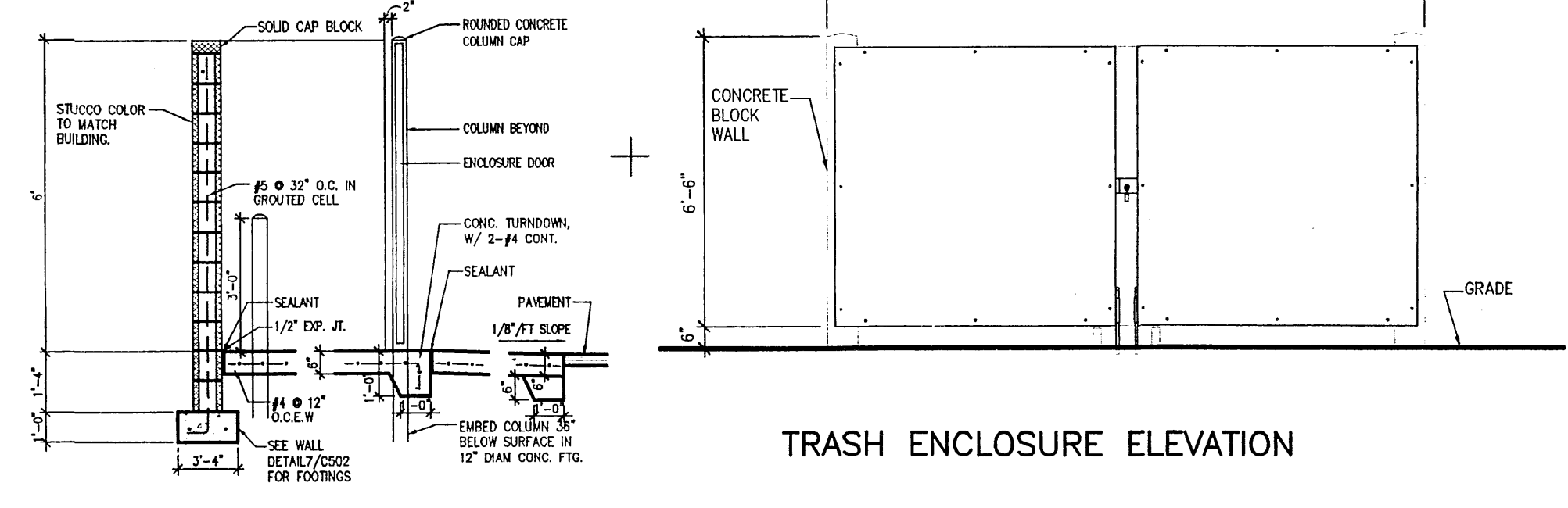
PROJ 1004909



TABULATED PARKING	
PROPOSED:	
REGULAR	113
SMALL	0
HC	6
VAN HC	2
<b>TOTAL</b>	<b>121</b>
3 Motorcycle spaces	
7 Bike Rack	
REQUIRED @ 5 SPACES / 1000 sf.	
20,818 sf / 200 = 104	
<b>TOTAL</b>	<b>104</b>



**E5 VICINITY MAP**  
SCALE: NOT TO SCALE  
**D-17-Z**



**TRASH ENCLOSURE SECTION**

**TRASH ENCLOSURE ELEVATION**

$R=943.00'$   
 $L=305.73'$   
 $\Delta=18^{\circ}34'33''$   
 $T=154.22'$   
 $CH=S 28^{\circ}09'10'' E$   
 $304.39'$

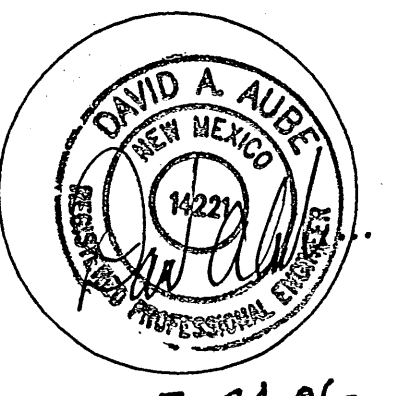
**GENERAL NOTES:**  
Bike path located along Jefferson Street.  
Bus stops are located approximately 1000 feet north and south of the proposed project site on Jefferson Street.  
Lighting for on-site parking to comply with section 14.16.3.9.  
No billboards are permitted on site.

PROJECT NUMBER: 1004909  
APPLICATION NUMBER: 06DRB-00936

Is an Infrastructure List required? ( ) Yes  No If yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i> Traffic Engineering, Transportation Division	Date <u>12-13-06</u>
<i>[Signature]</i> Water Utility Department	Date <u>8/3/06</u>
<i>[Signature]</i> Parks and Recreation Department	Date <u>7/26/06</u>
<i>[Signature]</i> City Engineer	Date <u>7/26/06</u>
<i>[Signature]</i> *Environmental Health Department (conditional)	Date
<i>[Signature]</i> Solid Waste Management	Date <u>8/14/06</u>
<i>[Signature]</i> DRB Chairperson, Planning Department	Date <u>7/26/06</u>



7-24-06

**THE DESIGN GROUP**  
ARCHITECTS - PLANNERS - INTERIOR DESIGN  
202 CENTRAL AVENUE SE SUITE 200  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE: 505.242.6880 FAX: 505.242.6881

PROJECT NAME:  
**SOUTHWEST GASTROENTEROLOGY  
JOURNAL CENTER BOULEVARD, NE  
ALBUQUERQUE, NEW MEXICO**

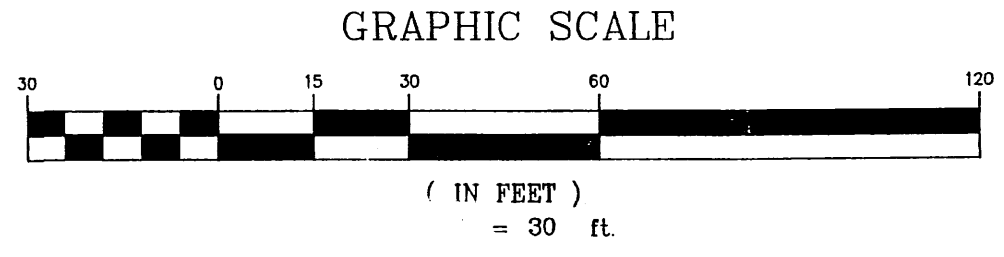
REVISIONS

No.	DATE	DESCRIPTION

SHEET TITLE:  
**DEVELOPMENT REVIEW BOARD  
SITE DEVELOPMENT PLAN  
FOR BUILDING PERMIT**

DESIGNED:	REG	SCALE:	VARIAS
CHECKED:	DA	JOB NO:	2320DRB
DATE:	06-20-06	COMP. FILE:	DRB_C101

**C101**





TRACT 2A-2A-2B-1  
JOURNAL CENTER

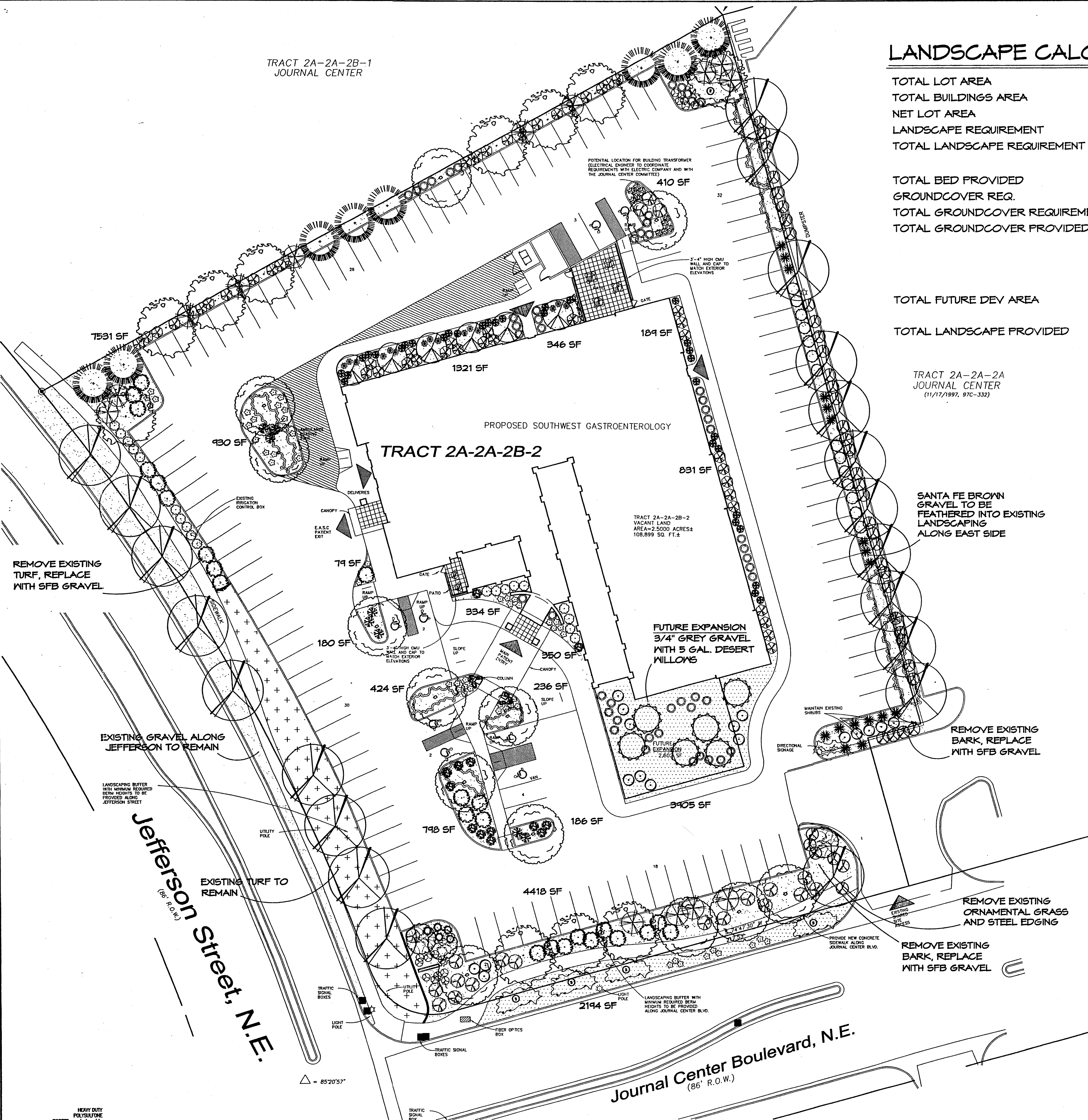
### LANDSCAPE CALCULATIONS

TOTAL LOT AREA	134574	square feet
TOTAL BUILDINGS AREA	20898	square feet
NET LOT AREA	113676	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	17051	square feet
TOTAL BED PROVIDED	20760	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	15570	square feet
TOTAL GROUNDCOVER PROVIDED	15748	square feet

TOTAL FUTURE DEV AREA	3905	square feet
TOTAL LANDSCAPE PROVIDED	24665	square feet

### PLANT LEGEND

	SHADEMASTER HONEYLOCUST (M) 13 <i>Gleditsia triacanthos inermis</i> 2 1/2" Cal.		AUSTRIAN PINE (M) 8 <i>Pinus nigra</i> 6'-8'
	LONDON PLANE TREE (M) 11 <i>Platanus acerifolia</i> 2 1/2" Cal.		BRADFORD PEAR (M) 6 <i>Pyrus calleryana 'Bradford'</i> 2 1/2" Cal.
	SILVERBERRY (M) 14 <i>Elaeagnus pungens</i> 5 Gal. 100sf		REDBUD (M) 3 <i>Cercis spp.</i> 2" Cal.
	PHOTINIA (M) 24 <i>Photinia fraseri</i> 5 Gal. 64sf		THREADGRASS (M) 11 <i>Stipa tenuissima</i> 1 Gal. 4sf
	THREE-LEAF SUMAC (L) 14 <i>Rhus trilobata</i> 5 Gal. 36sf		WILDFLOWER 16 1 Gal. 4sf
	INDIAN HAWTHORN (M) 44 <i>Raphiolepis indica</i> 5 Gal. 96sf		DAVID AUSTIN ROSE (M) 8 <i>Rosa spp.</i> 1 Gal. 25sf
	RUSSIAN SAGE (M) 8 <i>Perovskia atriplicifolia</i> 5 Gal. 36sf		SEAFOAM GROUNDCOVER ROSE 13 <i>Rosa spp.</i> 1 Gal. 25sf
	NANDINA (M) 19 <i>Nandina domestica</i> 5 Gal. 25sf		HONEYSUCKLE (M) 20 <i>Lonicera japonica 'Halliana'</i> 1 Gal. 200sf Unstaked-Groundcover
	UPRIGHT ROSEMARY (M) 34 <i>Rosmarinus officinalis</i> 5 Gal. 25sf		TRUMPET VINE (M) 1 <i>Campsis radicans</i> 1 Gal.
	SCOTCH BROOM (M) 5 <i>Cytisus scoparius</i> 5 Gal. 16sf		WISTERIA (M) 2 <i>Wisteria spp.</i> 5 Gal.
	REGAL MIST (M) 33 <i>Muhlenbergia capillaris</i> 5 Gal. 4sf		GREYLEAF COTONEASTER (M) 33 <i>Cotoneaster buxifolius</i> 5 Gal. 81sf Symbol indicates 3 plants
	RED YUCCA (L) 17 <i>Hesperaloe parviflora</i> 5 Gal. 4sf		GREEN MOUND JUNIPER (L) 15 <i>Juniperus sabina 'Buffalo'</i> 1 Gal. 64sf Symbol indicates 3 plants
	BLUE MIST SPIREA (M) 15 <i>Caryopteris clandonensis</i> 5 Gal. 6sf		CREeping ROSEMARY (L) 3 <i>Rosmarinus officinalis 'Prostrata'</i> 1 Gal. 36sf Symbol indicates 3 plants
	POTENTILLA (M) 52 <i>Potentilla fruticosa</i> 1 Gal. 4sf		FUTURE DEVELOPMENT AREA DESERT WILLOW (L) 6 <i>Chilopsis linearis</i> 5 Gal. 225sf
	COMMERCIAL GRADE STEEL EDGING		RUSSIAN SAGE (M) 9 <i>Perovskia atriplicifolia</i> 5 Gal. 36sf
	SANTA FE BROWN GRAVEL WITH FILTER FABRIC		UPRIGHT ROSEMARY (M) 18 <i>Rosmarinus officinalis</i> 5 Gal. 25sf
	3/4" GRAY GRAVEL WITH FILTER FABRIC		EXISTING TREE
	EXISTING GREY GRAVEL TO REMAIN		EXISTING SHRUB
	EXISTING SOD TO REMAIN		



**LANDSCAPE NOTES:**  
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

Should The Hilltop not receive a Grading and Drainage plan during the design process or the on site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. This will be addressed as an infield-change order.

**IRRIGATION NOTES:**  
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

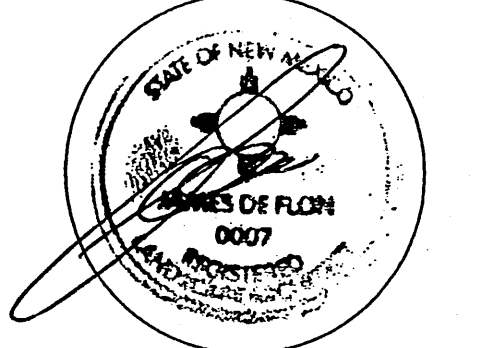
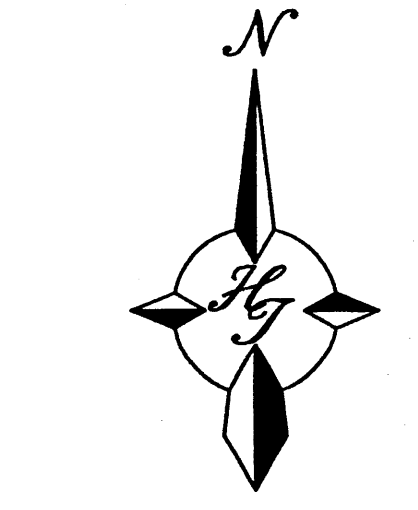
Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

#### STREET TREE REQUIREMENTS

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street: JOURNAL CENTER BLVD.  
Required # 8 Provided # 8



7-12-00  
**THE DESIGN GROUP**  
ARCHITECTS • PLANNERS • INTERIOR DESIGN  
202 CENTRAL AVENUE SE, SUITE 200  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE: 505-242-6888 FAX: 505-242-6883

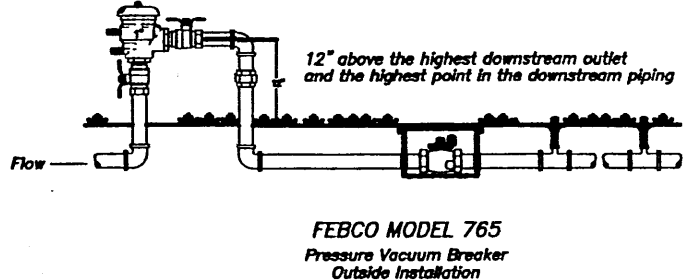
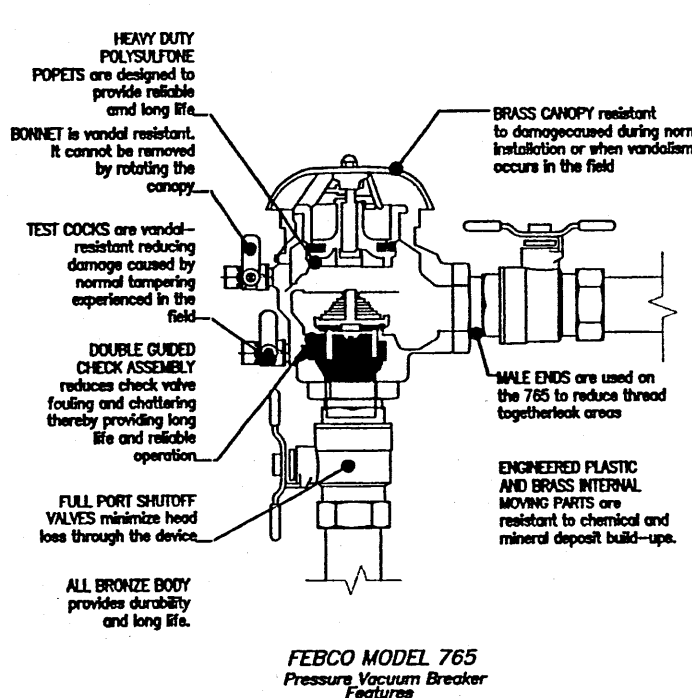
PROJECT NAME:  
**SOUTHWEST GASTROENTEROLOGY  
JOURNAL CENTER BOULEVARD, NE  
ALBUQUERQUE, NEW MEXICO**

REVISIONS		
No.	DATE	DESCRIPTION
1	7-12-00	PLANT PALETTE CHANGES

SHEET TITLE:  
**DEVELOPMENT REVIEW BOARD  
LANDSCAPE PLAN**

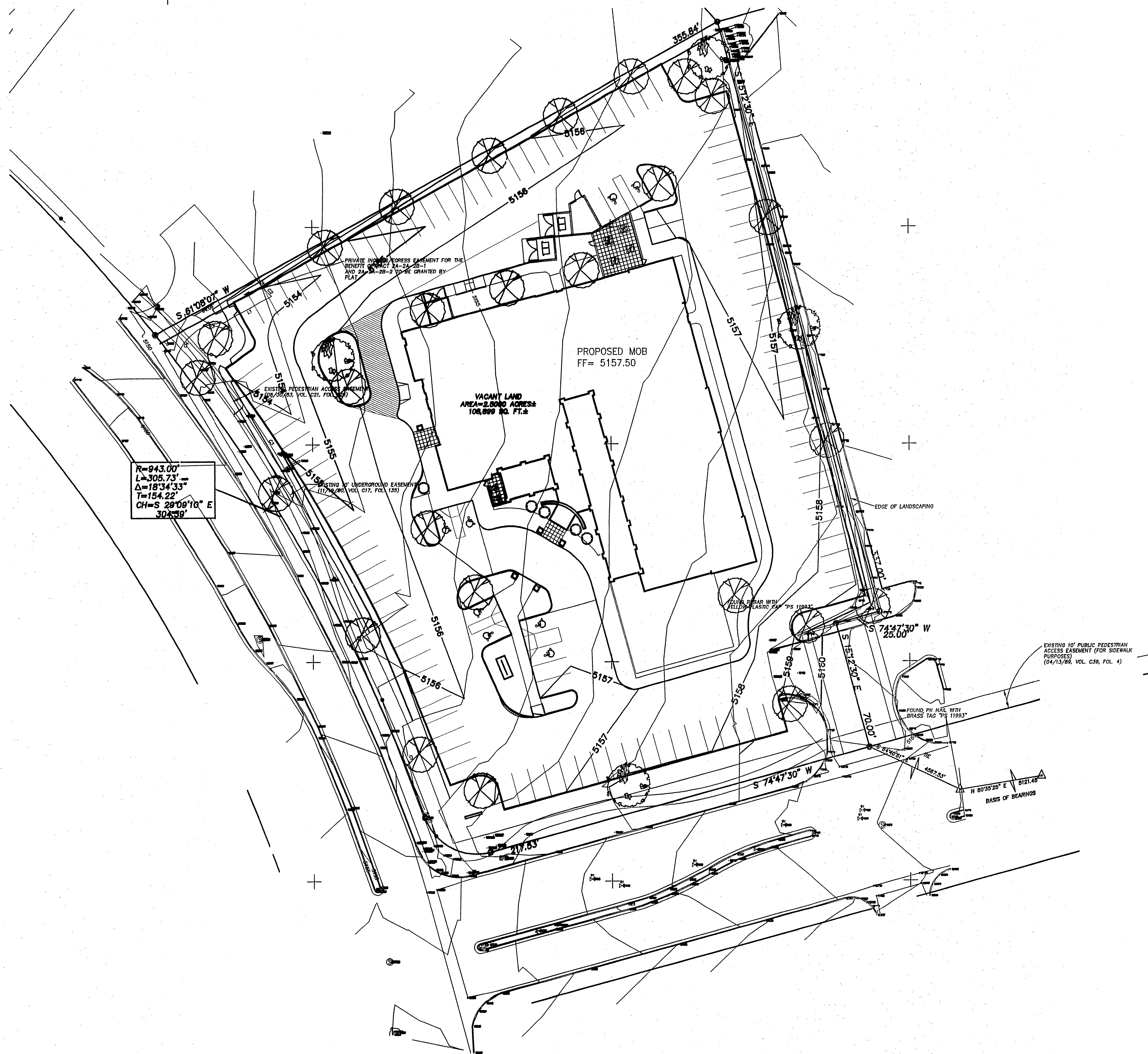
DESIGNED: RMM SCALE: 1"=30'  
CHECKED: CJ JOB NO: 2320DRB  
DATE: 06.20.06 COMP. FILE: DRB L101

**L101**



BACKFLOW NOT TO SCALE





### DRAINAGE NARRATIVE

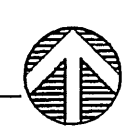
The property currently flows from South-East to the North-West and into Jefferson Street. The site is located within the storm drainage management area of the Journal Center. The area has been masterplanned to allow for free discharge from the individual sites and detention ponds have been constructed downstream of the Journal Center complex to limit the effects of storm water runoff to downstream users.

The proposed improvements include construction of multiple story medical office buildings and associated parking along the perimeter of the site. The drainage concept is to harvest as much water as possible through passive means. No underground cisterns or chambers are proposed with this development.

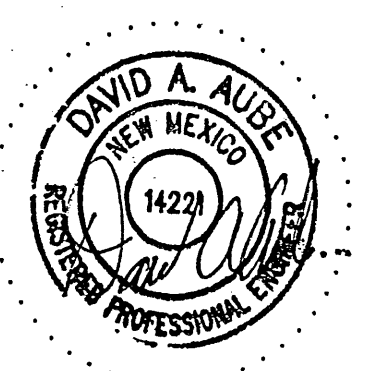
Any roof drains located on the public sidewalk will have a sidewalk culvert and will require a Special Order 19 (SO19) permit issued through the Hydrology department.

**A1 SITE GRADING PLAN**

SCALE: 1" = 30'-0"



( IN FEET )  
1 inch = 30 ft.



6-23-06  
**THE DESIGN GROUP**  
 ARCHITECTS • PLANNERS • INTERIOR DESIGN  
 202 CENTRAL AVENUE SE SUITE 200  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONO: 505.242.6480 FAX: 505.242.6481

PROJECT NAME:  
 SOUTHWEST GASTROENTEROLOGY  
 JOURNAL CENTER BOULEVARD, NE  
 ALBUQUERQUE, NEW MEXICO

REVISIONS

No.	DATE	DESCRIPTION

SHEET TITLE:  
 DEVELOPMENT REVIEW BOARD  
 SITE GRADING PLAN

DESIGNED: REG SCALE: VARIES  
 CHECKED: DAA JOB NO: 2320DRB  
 DATE: 06.20.06 COMP. FILE: DRB\_C201

**C201**







