

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

CONSTRUCTION PLANS
FOR

BRUNACINI @ JOURNAL CENTER
SBS TECHNOLOGIES BUILDING

PUBLIC INFRASTRUCTURE
IMPROVEMENTS

INDEX

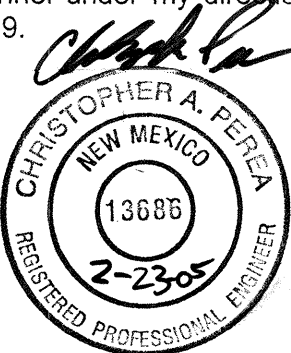
DESCRIPTION

SHEET NO.

COVER SHEET 1
PLAT 2
DRAINAGE PLAN - FOR INFORMATION ONLY 3
GRADING PLAN - FOR INFORMATION ONLY 4
UTILITY PLAN AND PROFILE 5
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- FOR INFORMATION ONLY

CERTIFICATE OF SUBSTANTIAL COMPLIANCE OF PLANS

I, Christopher Perea, of the firm Wilson & Company, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the asbuilt construction drawings. This Certification is based on site inspections by me or personnel under my direction and survey information provided by Timothy Aldrich NMPS number 7719.



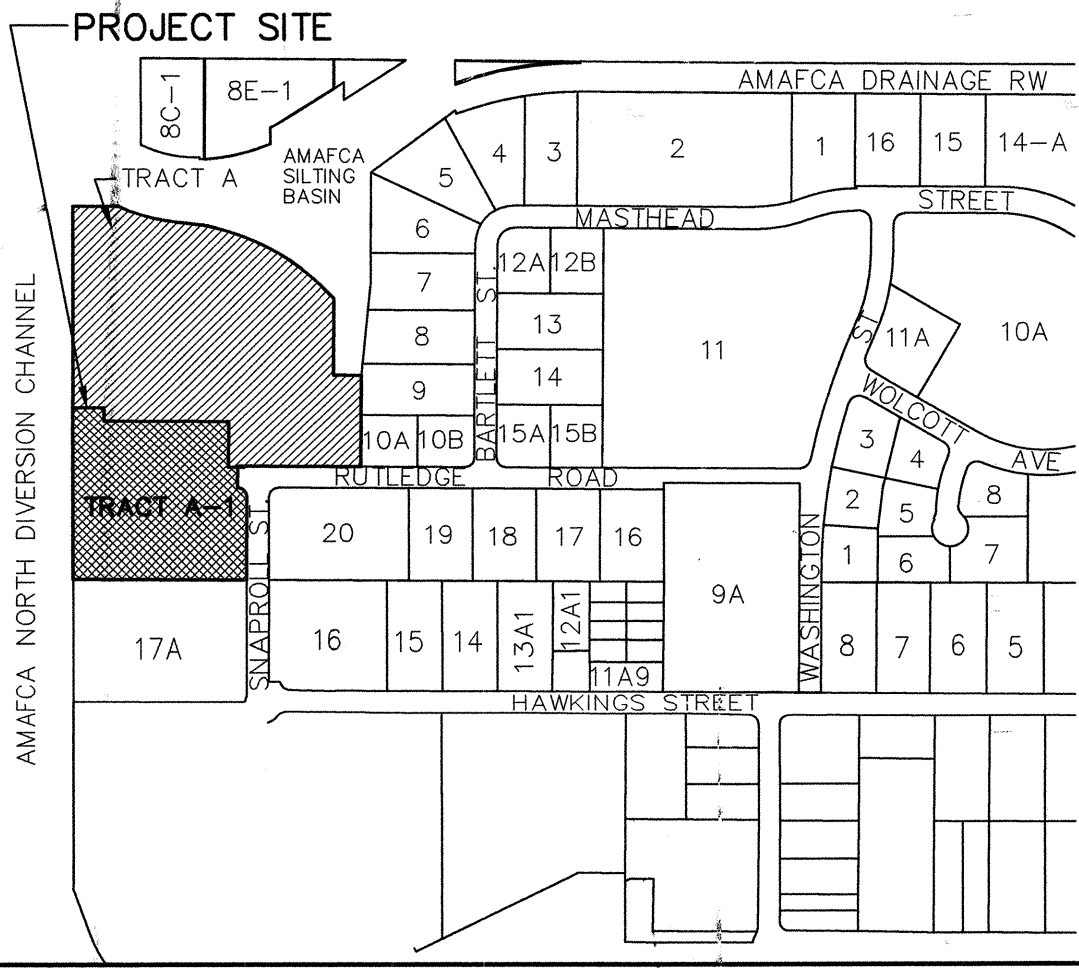
APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 9/29/05

RECORD DRAWING
DATE: 2/23/05

DRB#1003572

WILSON & COMPANY
2600 THE AMERICAN ROAD S.E.
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021

WCEA FILE NO. X4218034



VICINITY MAP
ZONE ATLAS MAP NO. D-16, D-17

NOTES

ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, AS AMENDED THROUGH UPDATE #7.

THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE EXECUTION OF THE WATER VALVE SHUT-OFF PLAN WITH THE WATER SYSTEMS DIVISION (857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER UTILITIES.

TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALLS SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATIONS DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.

CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR (24) CONSTRUCTION.

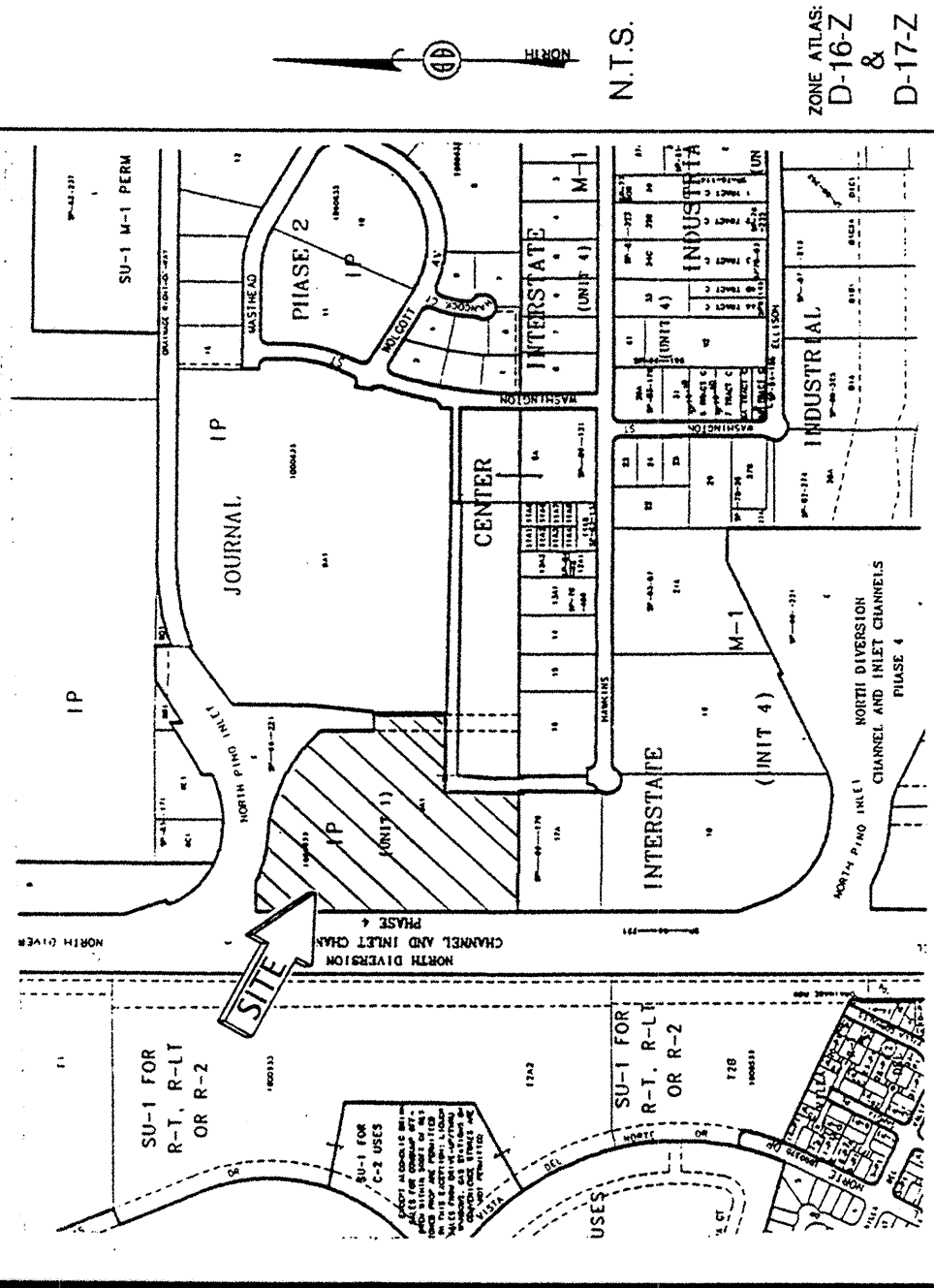
CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED:

- ☐ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☐ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER.
- ☐ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☐ STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE. RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 74 79 81 05

REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
		DRC Chairman	<i>[Signature]</i>	11-22-04	APPROVED FOR CONSTRUCTION		
		Transportation	<i>[Signature]</i>	11-9-04			
		Water/Wastewater	<i>[Signature]</i>	11/3/2004			
		Hydrology	<i>[Signature]</i>	11-3-04			
		Parks					
		Constr. Mngmt.	<i>[Signature]</i>		<i>[Signature]</i> 11-30-04 City Engineer Date		
		Constr. Coord.	<i>[Signature]</i>	11-22-04			
		AMAFCA	<i>[Signature]</i>	11-3-04			
City Project No.		747981		Sheet 1		Of 6	



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS AND DISTANCES ARE PER THE PLAT OF JOURNAL CENTER PHASE 2, UNIT 2, WITHIN PROJECTED SECTIONS 22 & 23, T. 11 N., R. 3 E., N.M.P.M. NAD 1983, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES ARE PER THE PLAT OF JOURNAL CENTER PHASE 2, UNIT 2, WITHIN PROJECTED SECTIONS 22 & 23, T. 11 N., R. 3 E., N.M.P.M. NAD 1983, AS SHOWN HEREON.
6. GROSS AREA: 14.1686 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF TRACTS CREATED: 4
9. PROPERTY IS ZONED: P.
10. TRACTS A-1, A-2, A-3 & A-4 ARE SUBJECT TO RECTANGULAR PRIVATE CROSS-ACCESS, PARKING, UTILITY AND DRAINAGE EASEMENT TO BENEFIT TRACTS A-1, A-2, A-3 & A-4 AND ARE TO BE MAINTAINED BY SAID TRACTS.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPON: 1-011-063-102-208-30120

PROPERTY OWNER OF RECORD:

INTERSTATE INVESTMENT CORP.

BERNALILLO COUNTY TREASURER'S OFFICE:

10/16/2004

LEGAL DESCRIPTION

Tract A of JOURNAL CENTER, PHASE 2, UNIT 2, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 10, 2003, in Plat Book 2003C, Page 98.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN. THOSE SIGNING AS OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: [Signature] DATE: 7-16-04
OWNER(S) PRINT NAME: BRUNING DEVELOPMENT LTD. CO., MANAGING MEMBER, ANGELO BRUNING
ADDRESS: PO BOX 6345 BERNALILLO NM 87107
ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
BY: [Signature])
MY COMMISSION EXPIRES: July, 2004.

NOTARY PUBLIC: [Signature]

DATE: 7-16-04

DATE: July

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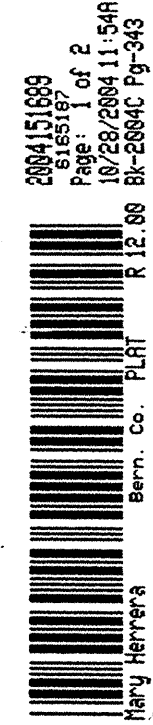
SCANNED BY
PLANNING

PLAT OF

TRACTS A-1, A-2, A-3 & A-4
JOURNAL CENTER, PHASE 2, UNIT 2
WITHIN PROJECTED SECTIONS 22 & 23, T. 11 N., R. 3 E., N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004
SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACTS INTO FOUR (4) NEW TRACTS OF LAND, AND TO PROVIDE ACCESS TO SAID TRACTS.



2004151893
Page 1 of 2
10/20/2004 11:54
R 12.00 BK 2003C PG 98

CITY APPROVALS: PROJECT NO. /0035712 APPLICATION NO. 04028-01/135

CITY SURVEYOR: [Signature] DATE: 7-19-04

TRAFFIC ENGINEER: [Signature] DATE: 10-20-04

PLANNING DEPARTMENT: [Signature] DATE: 10/20/04

UTILITIES DEVELOPMENT: [Signature] DATE: 10/20/04

AMAFCA: [Signature] DATE: 10-21-04

CITY ENGINEER: [Signature] DATE: 10/20/04

DRB CHAIRPERSON, PLANNING DEPARTMENT: [Signature] DATE: 10/20/04

SURVEYORS CERTIFICATION

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Sanitary Sewer System, and further, that the information shown on this plat was obtained from the State of New Mexico and is true and correct to the best of my knowledge and belief.

[Signature] Date: July 18, 2004
Gary E. Gritsko
New Mexico Professional Surveyor, 6886

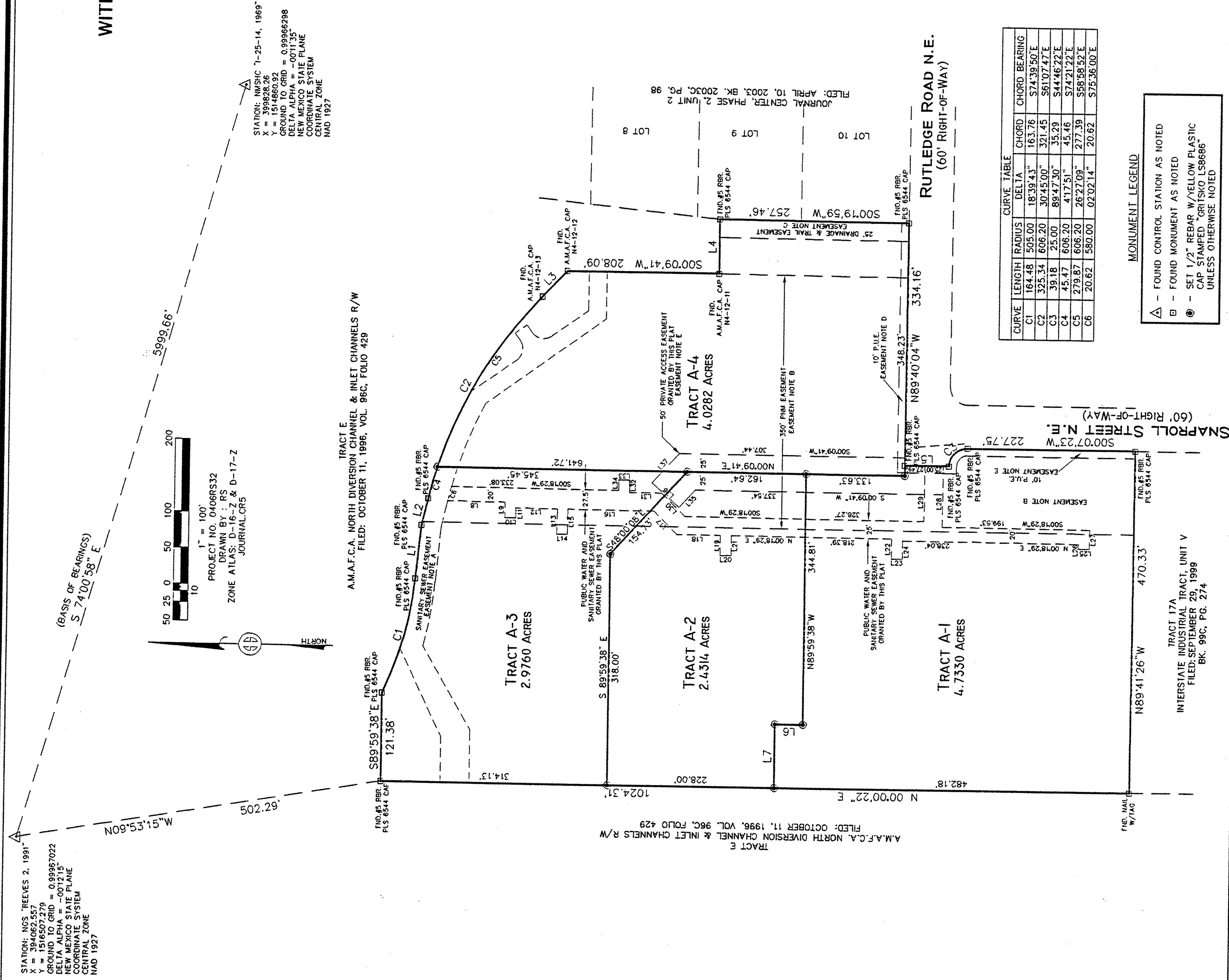
SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102
PHONE: (505) 998-0303
FAX: (505) 998-0306

T11N R3E SEC. 22 & 23

PLAT OF

TRACTS A-1, A-2, A-3 & A-4
JOURNAL CENTER, PHASE 2, UNIT 2
WITHIN PROJECTED SECTIONS 22 & 23, T. 11 N., R. 3 E., N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004
SHEET 2 OF 2



EASEMENT NOTES:

- A. PUBLIC SANITARY SEWER EASEMENT
FILED: APRIL 10, 2003, BK. 2003C, PG. 98
- B. 350' FPM EASEMENT
FILED: AUGUST 10, 1956, BK. D359, PGS. 275-282
FILED: JANUARY 15, 1959, BK. D459, PGS. 329-333
FILED: JANUARY 15, 1959, BK. D459, PGS. 359-361
- C. 25' CITY OF ALBUQUERQUE PUBLIC DRAINAGE & PUBLIC TRAIL EASEMENT
FILED: APRIL 10, 2003, BK. 2003C, PG. 98
- D. 10' PUBLIC UTILITY EASEMENT
FILED: APRIL 10, 2003, BK. 2003C, PG. 98
- E. INGRESS AND EGRESS TO TRACTS A-2 & A-3 TO SNAPROLL ST. & AND RUTLEDGE ROAD IS PROVIDED BY A 50' CROSS LOT PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT.



2004151893
Page 2 of 2
10/20/2004 11:54
R 12.00 BK 2003C PG 98

SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102
PHONE: (505) 998-0303
FAX: (505) 998-0306

T11N R3E SEC. 22 & 23

GRADING NOTES:

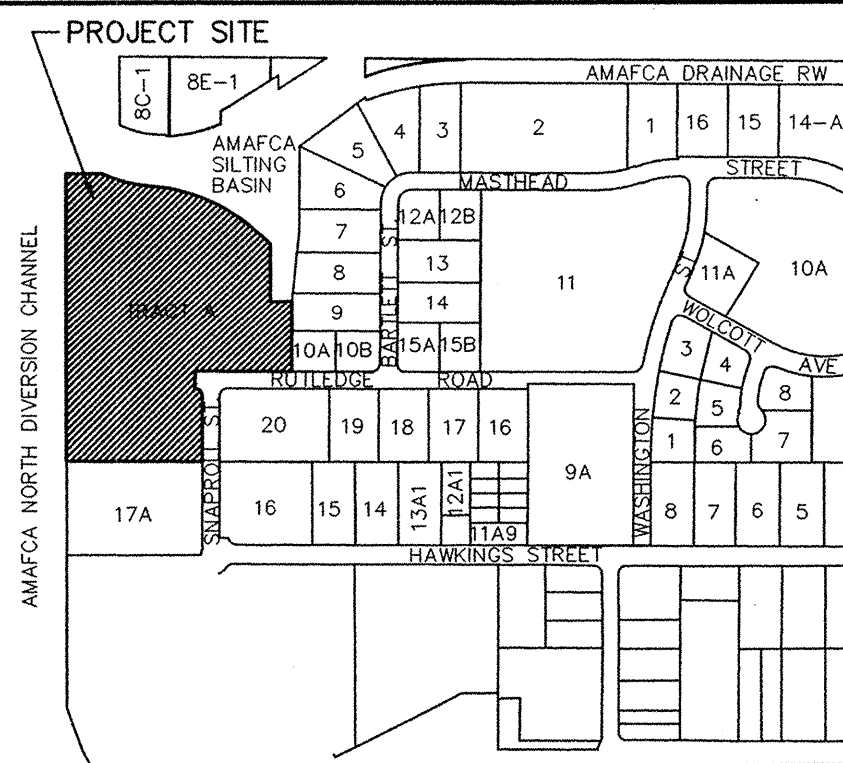
- ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS, 1986 EDITION, AS AMENDED THROUGH UPDATE # 7.
- A CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- PAVING/ROADWAY GRADES SHALL BE ± 0.05 FT. FROM SHOWN PLAN ELEVATIONS.
- PADS SHALL NOT VARY FROM A TRUE HORIZONTAL PLANE BY MORE THAN ± 0.01 FOOT AT ANY POINT. THIS TRUE PLANE SHALL NOT VARY FROM THE SHOWN PAD ELEVATION BY ± 0.02 FOOT.
- MAINTENANCE OF DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH THEY ARE CONSTRUCTED. ROOF DRAINS AND APPURTENANCES SHALL BE REGULARLY INSPECTED AND OBSTRUCTIONS REMOVED.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS AND GRADING OPERATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS AND INSPECTION APPROVALS NECESSARY FOR THE CONSTRUCTION OF THESE FACILITIES AND ALL GRADING OPERATIONS.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- DISPOSAL OF ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONSTRUCTION SAFETY: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE CONTRACTOR'S SOLE RESPONSIBILITY.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY, ROADWAYS OR ONTO PRIVATE PROPERTY.
- THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DISTURB OR DAMAGE EXISTING FEATURES TO REMAIN DURING ALL PHASES OF CONSTRUCTION.
- ALL SIDEWALKS SHALL HAVE A 2% CROSS-SLOPE UNLESS OTHERWISE INDICATED.

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	90°12'33"	25.09'	39.36'	25.00'	35.42'	N45°13'40"E
C2	18°39'37"	82.97'	164.47'	505.00'	163.74'	S74°39'50"E
C3	30°45'00"	166.69'	325.34'	606.20'	321.45'	S61°07'47"E
C4	89°47'27"	24.91'	39.18'	25.00'	35.29'	S44°46'20"E
C5	15°03'52"	80.15'	159.38'	606.20'	158.93'	S68°58'21"E
C6	90°25'47"	20.15'	31.57'	20.00'	28.39'	S80°31'02"E
C7	89°34'13"	19.85'	31.27'	20.00'	28.18'	S09°28'58"W
C8	14°35'09"	74.23'	147.65'	580.00'	147.25'	N68°39'28"W
C9	09°46'40"	45.76'	91.30'	535.00'	91.19'	N79°52'59"W
C10	11°14'28"	49.70'	99.08'	505.00'	98.92'	S78°22'24"E

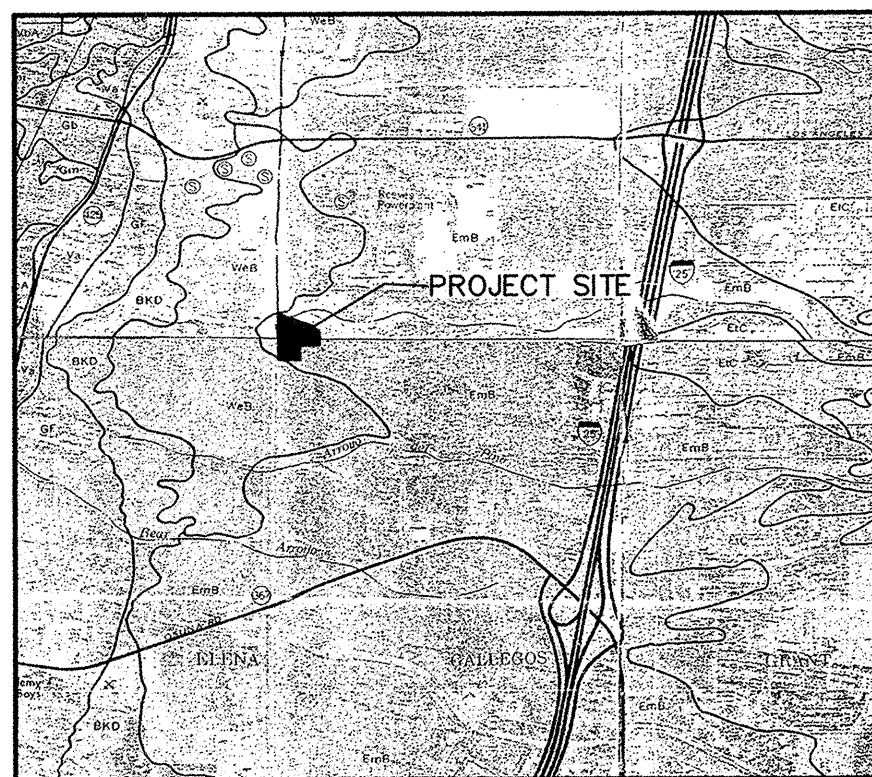
TANGENT DATA

ID	BEARING	DISTANCE
T1	S76°30'17"E	38.16'
T2	S45°45'17"E	48.94'
T3	S00°19'56"W	60.00'
T4	N54°16'04"E	12.11'
T5	S35°43'56"E	20.00'
T6	S54°16'04"W	12.56'
T7	S00°09'41"W	25.00'
T8	N70°57'03"W	34.64'
T9	N00°00'22"E	40.00'



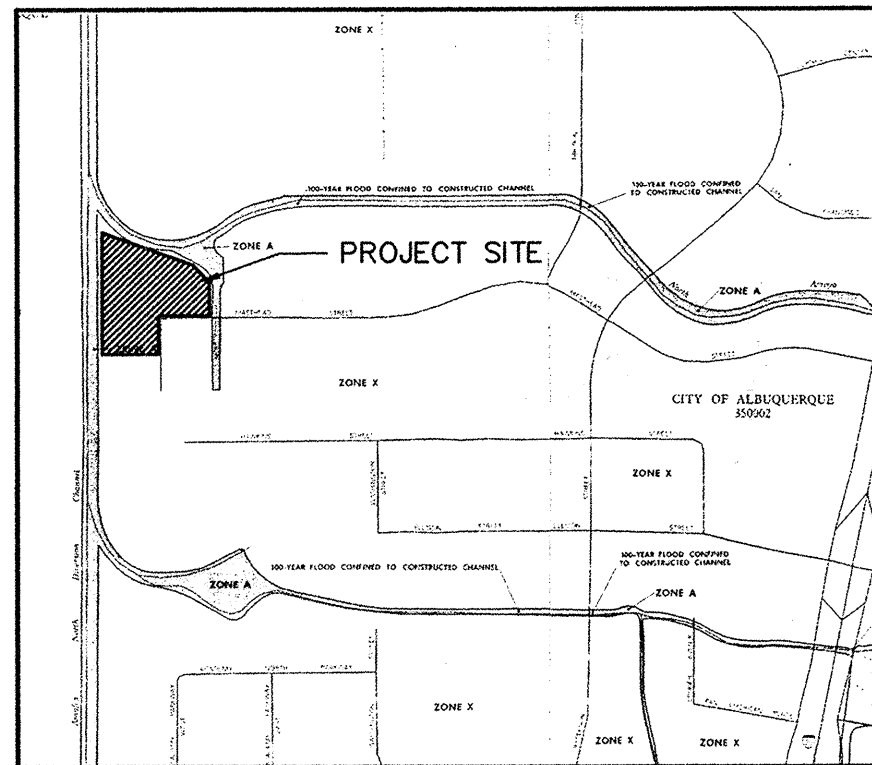
LOCATION MAP

ZONE ATLAS MAP NO. D-16 & D-17



SOILS MAP

REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHEET NO. 11 & 12



FLOOD INSURANCE MAP

REFERENCE: FLOOD INSURANCE STUDY PANELS 35001C0136D & 35001C0137D

DRAINAGE REPORT

Site Description

The project site, in Journal Center Phase 2 Unit 2, is located west of the intersection of Masthead St. and Jefferson St. in northeast Albuquerque. It is the first lot in a four-lot business park and is bounded on the north by proposed Tract A-2, on the east by proposed Tract A-4, on the west by the North Diversion Channel and on the south by Rutledge Rd., Snaproll St. and Lot 17-A Interstate Industrial Tract Unit 4.

Legal Description

Tract A-1 Journal Center Phase 2 Unit 2

Flood Hazard Zones

The site is not located in a flood zone as shown by Panels 35001C0136D & 35001C0137D.

Existing Conditions

The site is entirely located in Basin A1 as shown on the "Journal Center-Phase 2 Unit II: Drainage Plan & Basin Map" by Bohannon Huston, Inc., dated 8 November 2002. That plan was an amendment to the approved drainage report for Journal Center Phase 2 Units 1&2 (D17/D3AA). The site was slightly graded to direct flows under the Bohannon Huston, Inc. plan.

Proposed Conditions

The site is located in Basin A1-b as shown on the "Brunacini @ Journal Center Drainage Plan" by Wilson & Company, Inc., dated 24 August 2004. Under developed conditions for Tract A-1, the site will continue to accept flows from Snaproll St. NE and Rutledge Rd. and from a portion of undeveloped Tract A-4. This basin is indicated as Basin 100 on this plan and flows will be directed through the parking lot and around the building to the northwest corner of the lot and discharged into a temporary retention pond located on Tract A-2.

Developed Condition results are as follows:

1) Land Treatment - 56% Land Treatment D, 25% Land Treatment B and 19% Land Treatment C.

2) V(10day) = 1.65 Ac-ft

The proposed grading will provide an interim retention pond with a minimum of the above required volume of 1.65 Ac-ft, 3:1 sides slopes and a depth of three feet with one foot of free board. The pond will remain until such time as proposed Tract A-2 is developed, at which time flows from Basin 101 will primarily flow to an outlet structure to be located on the west property line of Tract A-1, with ultimate discharge to the North Diversion Channel.

Conclusion

The development of this site is designed to adhere to the "Brunacini @ Journal Center Drainage Plan" by Wilson & Company, Inc., dated 24 August 2004. That document indicates interim temporary retention ponding with ultimate discharge to the North Diversion Channel.

LEGAL DESCRIPTION

TRACT A-1, JOURNAL CENTER, PHASE 2, UNIT 2

BENCH MARK

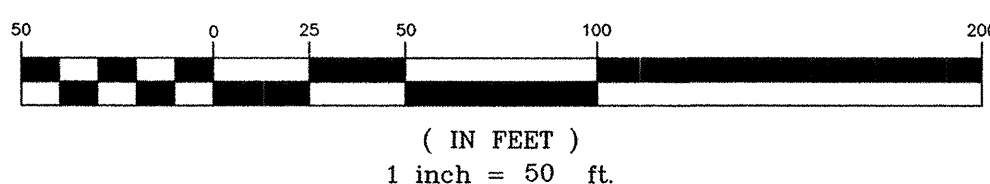
NGS BRASS TABLET STAMPED "REEVES 2, 1991" GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE) X = 394,062.557 Y = 1,516,507.279
GROUND TO GRID FACTOR = 0.99967022 DELTA ALPHA = -00°12'15"
NGVD 1929 TRIG ELEVATION = 5074.0

LEGEND

EXISTING INTERMEDIATE CONTOUR	PROPOSED INTERMEDIATE CONTOUR
EXISTING INDEX CONTOUR	PROPOSED INDEX CONTOUR
BASIN BOUNDARY LINE	BASIN TAG

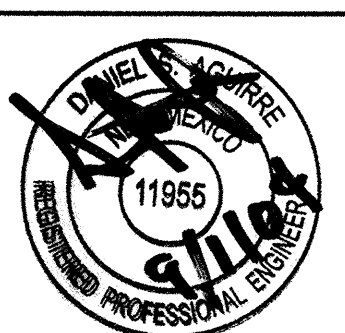
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GRAPHIC SCALE



WCEA X4218034
AUGUST 2004

WILSON & COMPANY
2800 THE AMERICAN ROAD S.E.
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

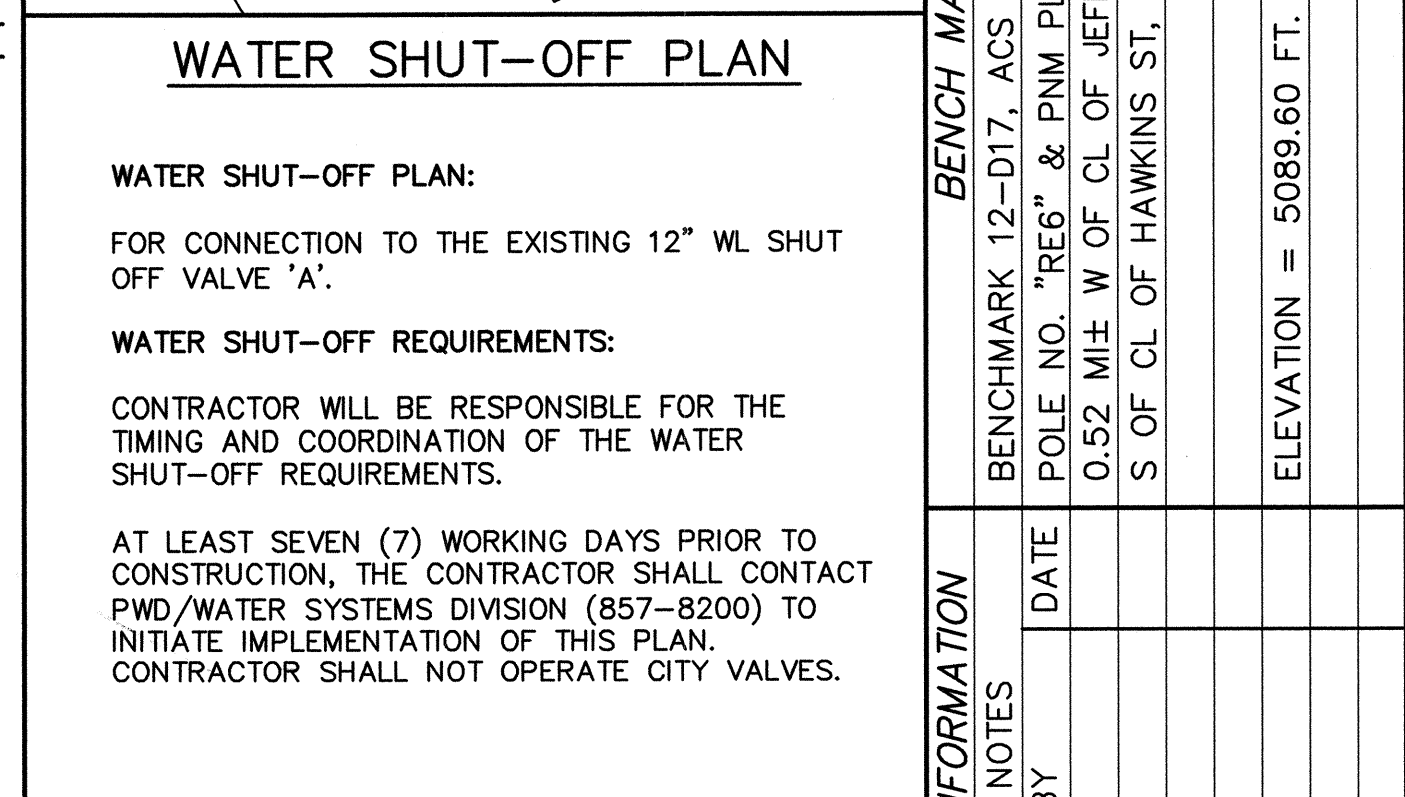
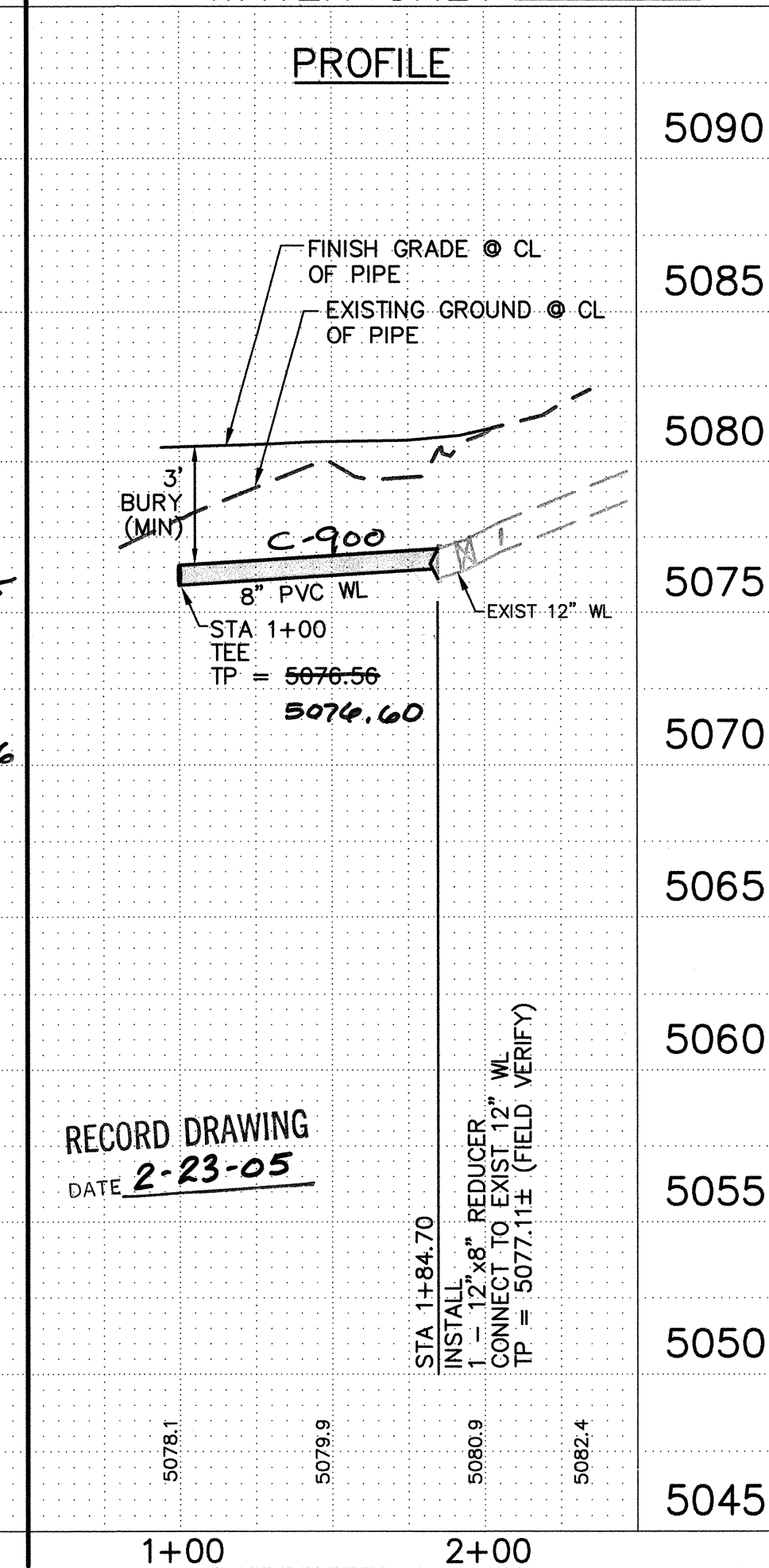
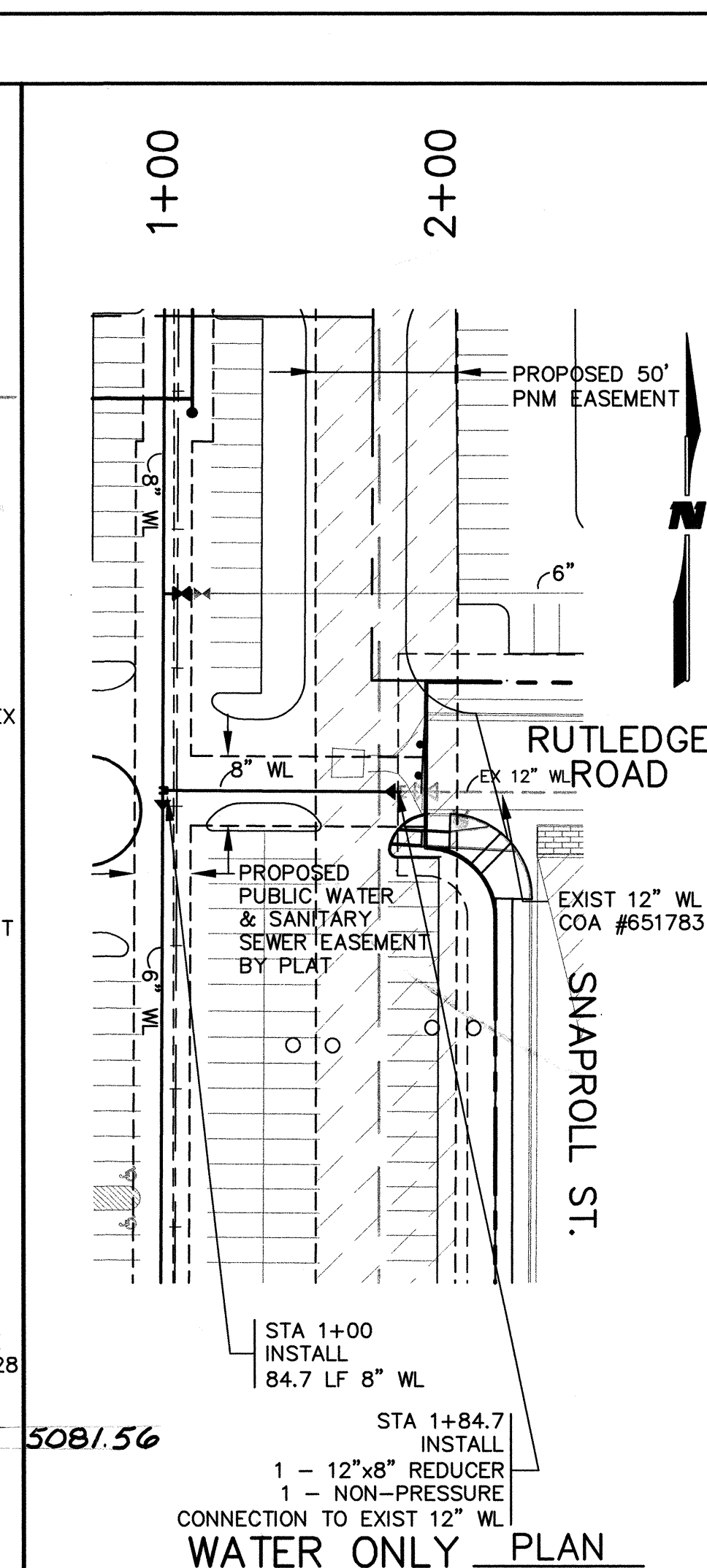
BRUNACINI @ JOURNAL CENTER
TRACT A-1
GRADING PLAN

Design Review Committee	City Engineer Approval	date	Mo./Day/Yr.	Mo./Day/Yr.
FOR INFORMATION ONLY		Last Design		

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	D-16 & D-17	1	1

747981

4 OF 6



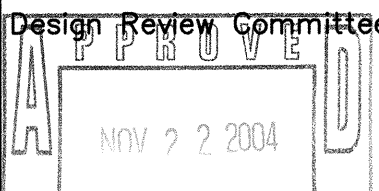
NOTE:
SEE DIAGRAM BELOW FOR 'DOUBLE VALVE'
CLARIFICATION.

PUBLIC VALVE TO BE
CONSTRUCTED UNDER THIS
WORK ORDER

PRIVATE VALVE TO BE
CONSTRUCTED BY OTHERS

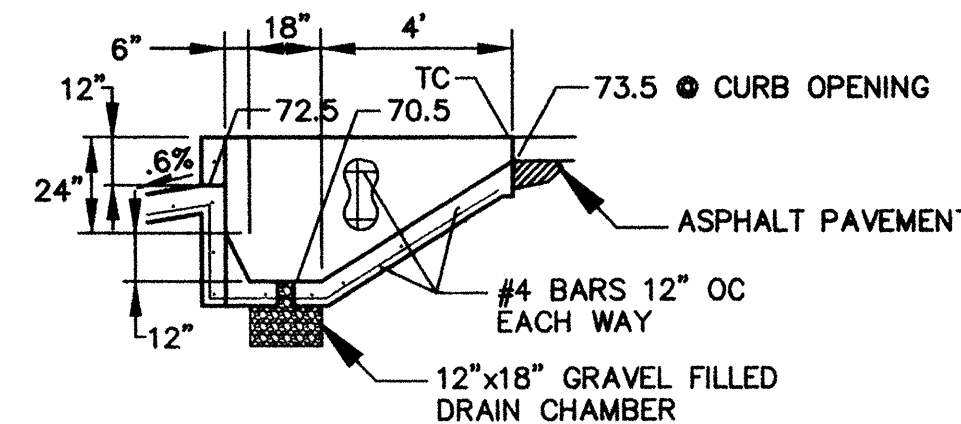
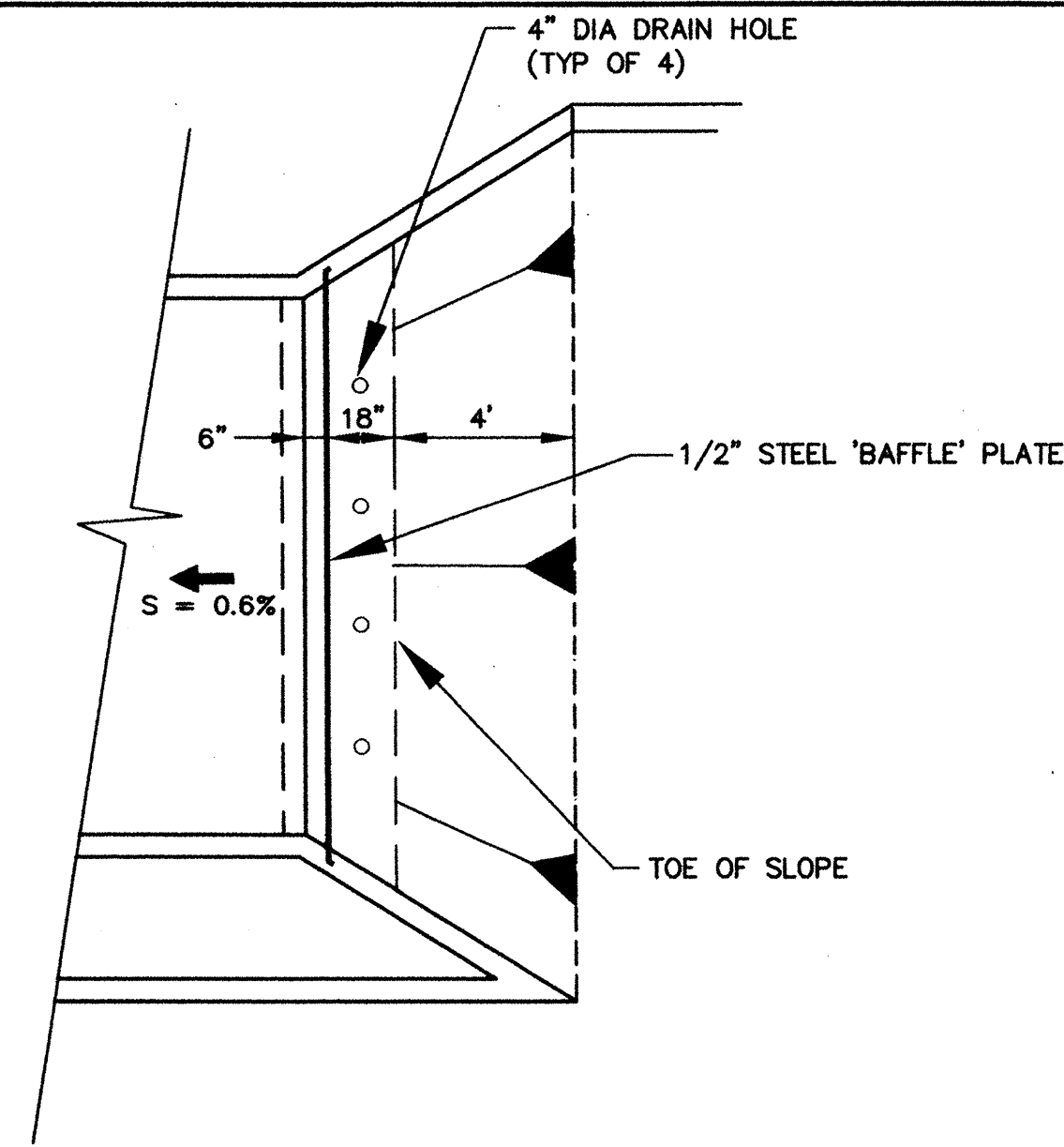
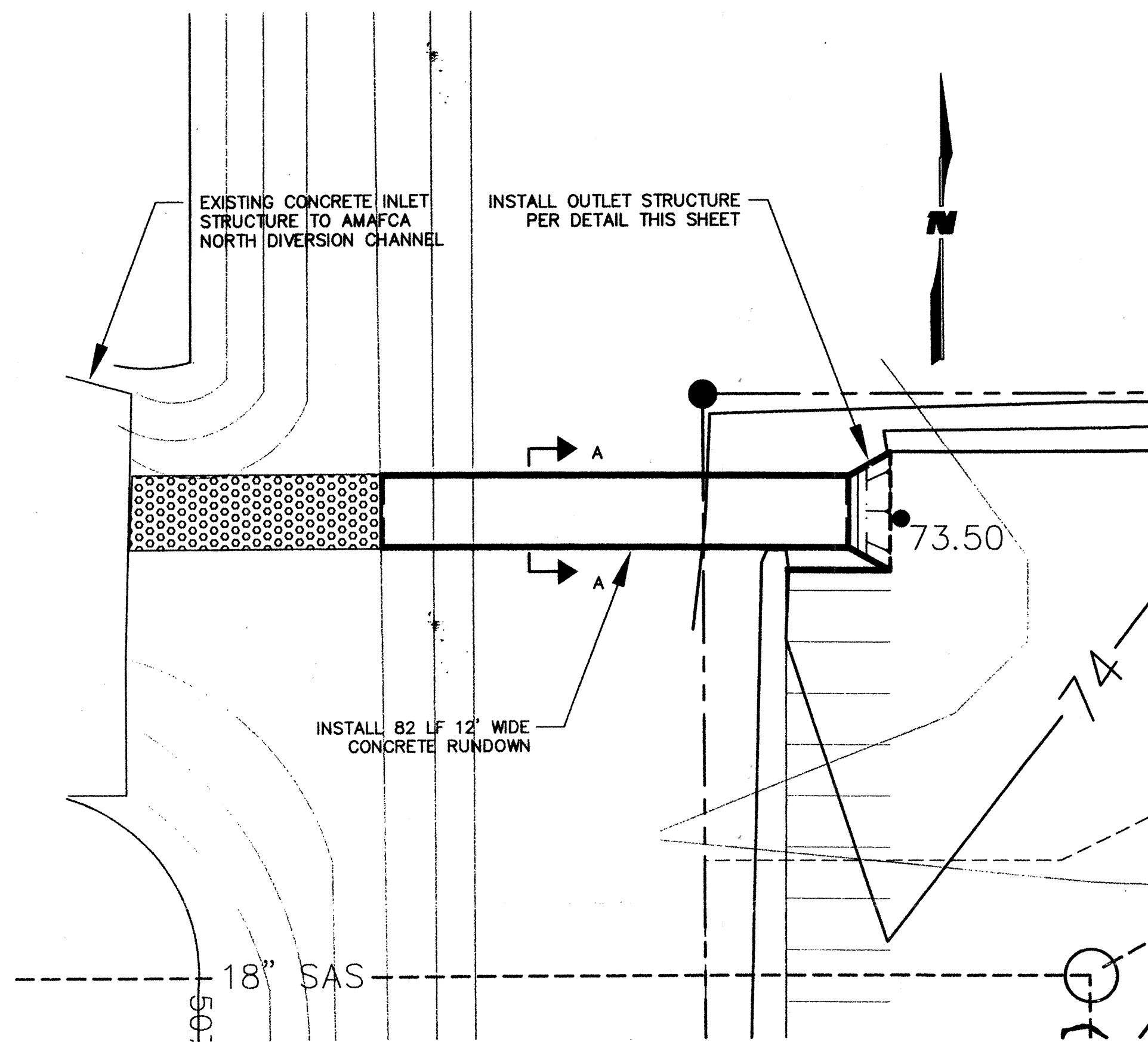
PROPOSED
PUBLIC WATER
& SANITARY SEWER
EASEMENT BY PLAT

SCALE:
HORIZ: 1" = 50'
VERT: 1" = 5'

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP																		
BRUNACINI @ JOURNAL CENTER SBS TECHNOLOGIES BUILDING WATER & SANITARY SEWER PLAN & PROFILE																		
Design Review Committee 	City Engineer Approval 	<table border="1"> <tr> <th>Mo./Day/Yr.</th> <th>Mo./Day/Yr.</th> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	Mo./Day/Yr.	Mo./Day/Yr.														
Mo./Day/Yr.	Mo./Day/Yr.																	
Last Design Update 	 	 																

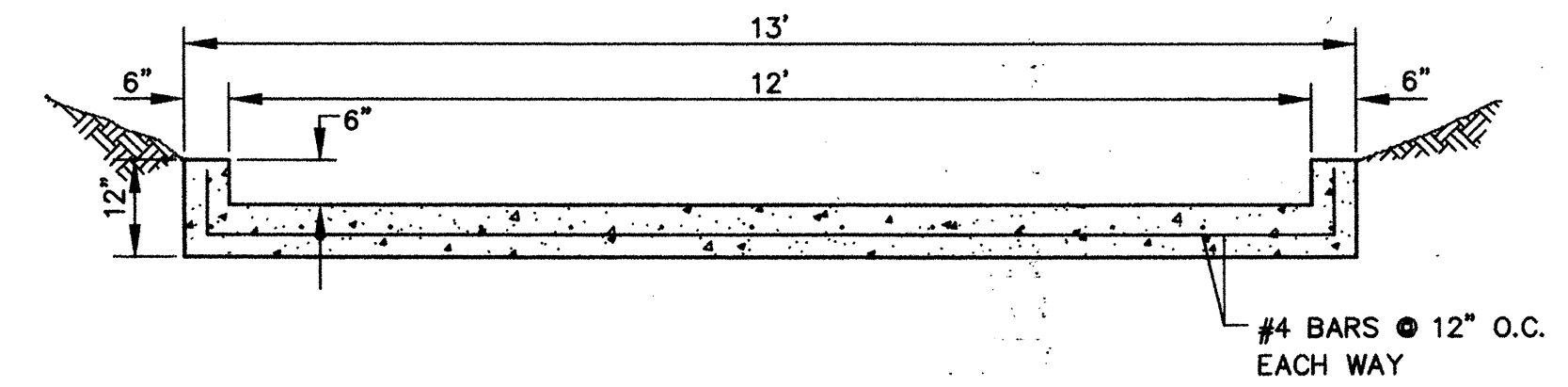
NORTH FLOATABLE & SEDIMENT CONTROL OUTLET STRUCTURE PLAN

SCALE: 1"= 20'



NORTH FLOATABLE & SEDIMENT CONTROL OUTLET STRUCTURE DETAIL

SCALE: 1"=4'

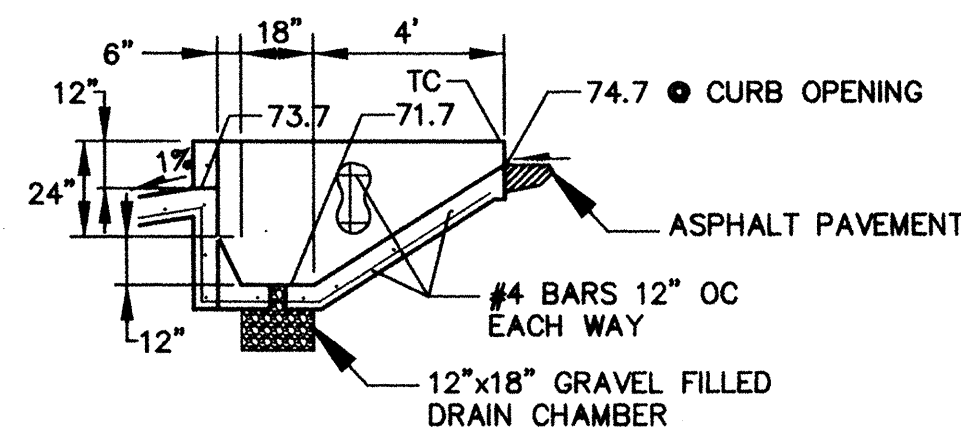
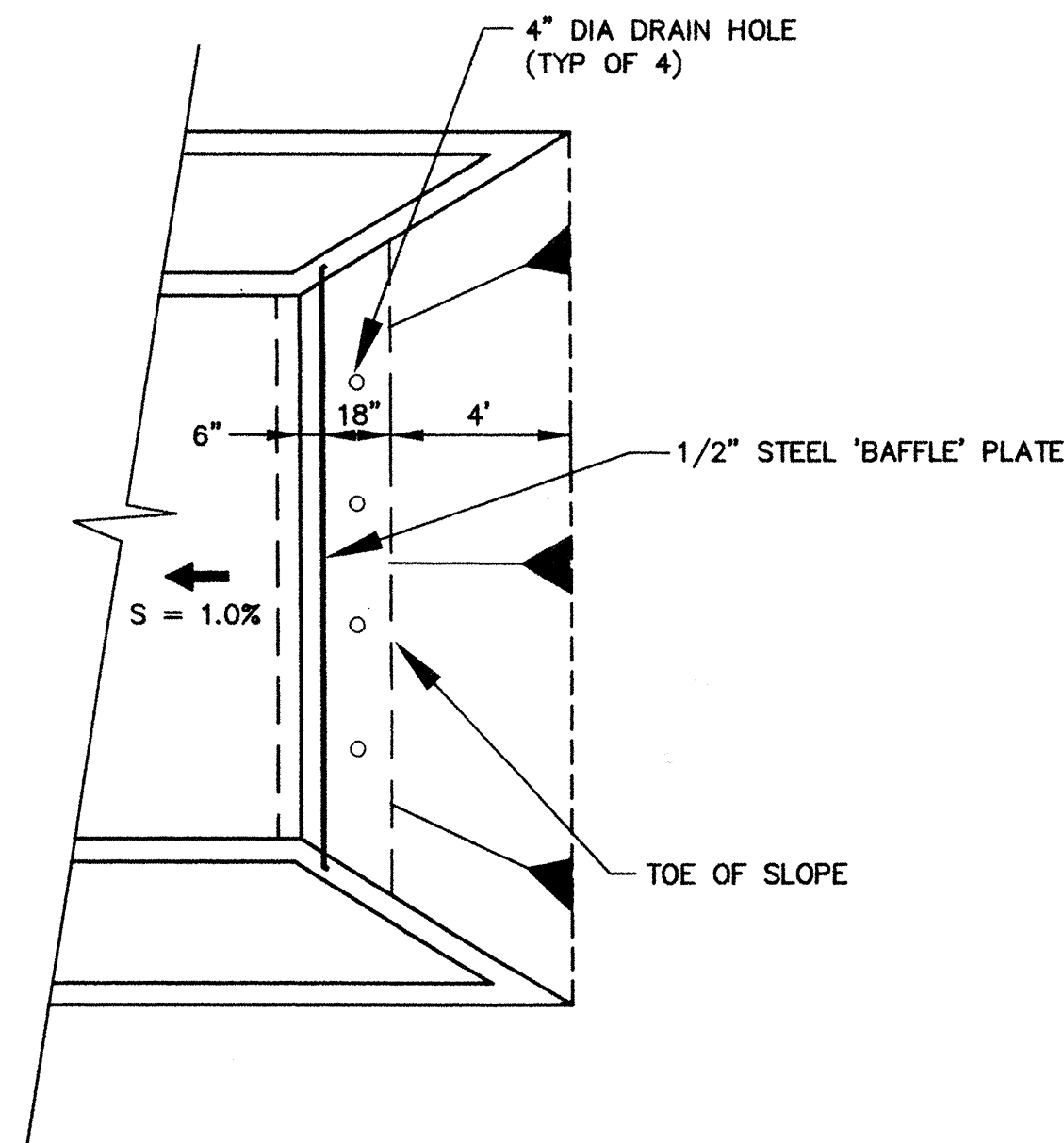
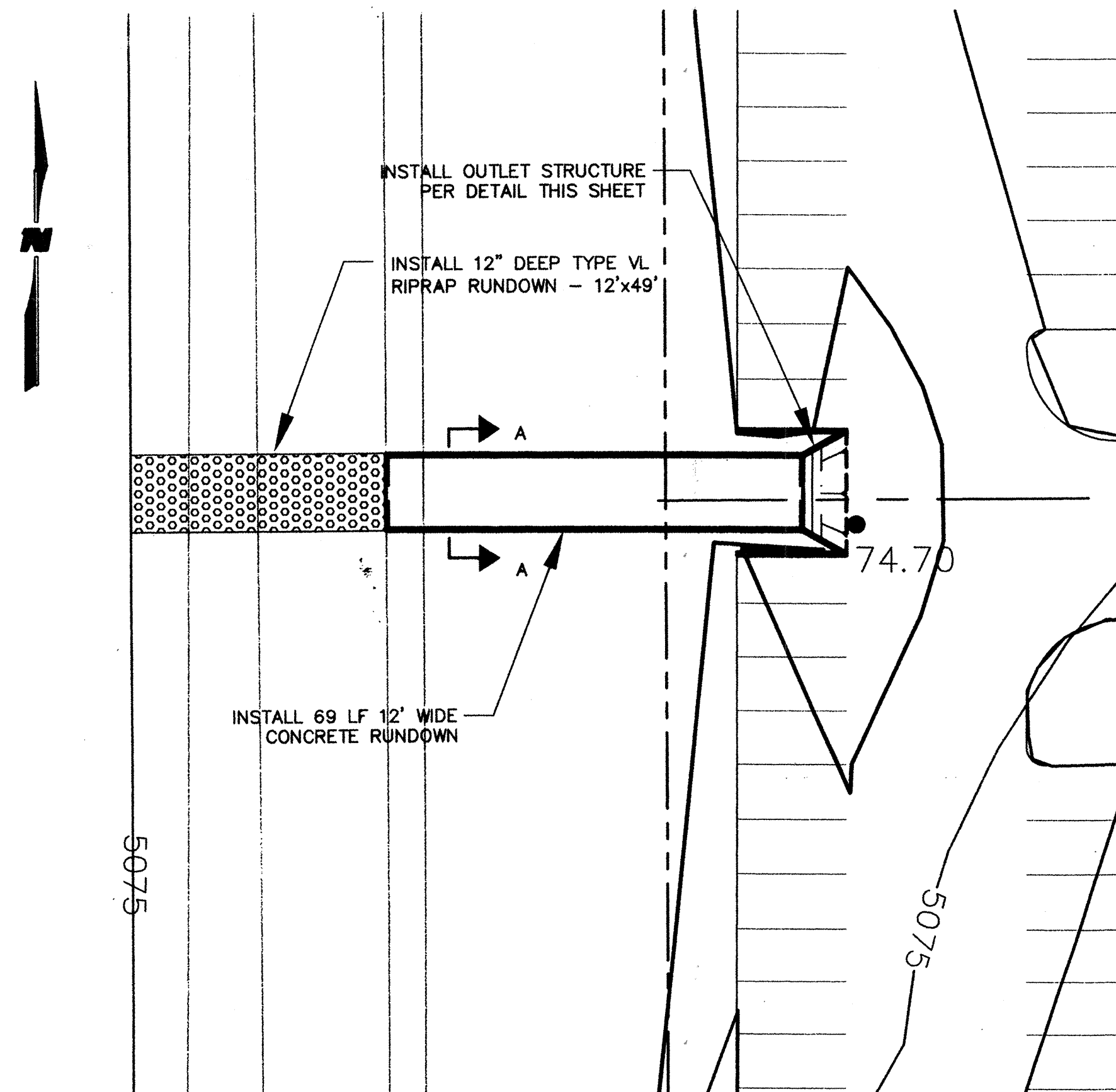


SECTION A-A CONCRETE RUNDOWN DETAIL

SCALE: 1"=2'

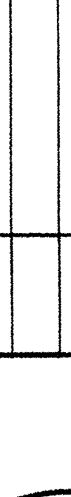
SOUTH FLOATABLE & SEDIMENT CONTROL OUTLET STRUCTURE PLAN

SCALE: 1"= 20'



SOUTH FLOATABLE & SEDIMENT CONTROL OUTLET STRUCTURE DETAIL

SCALE: 1"=4'

						ENGINEER'S SEAL				SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
										FIELD NOTES		BENCHMARK 12-DT7, ACS 40-PENNY NAIL IN		CONTRACTOR	
								BY		DATE		POLE NO. "R6" & PNM PLATE "G13B, 51"		WORKED BY	
												0.52 MI± W OF CL OF JEFFERSON, 0.14 MI±		INSPECTOR'S	
												S OF CL OF HAWKINS ST, 0.4' BELOW GROUND.		DATE	
NO.		DATE		REMARKS										FIELD VERIFICATION BY	
														DATE	
														CORRECTED BY	
														DATE	
														MICRO-FILM INFORMATION	
														RECORDED BY	
														DATE	
														ELEVATION = 5089.60 FT.	
														747981	
														Cora Engstrom, Rnd, Rnd, Rnd	

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
BRUNACINI & JOURNAL CENTER SBS TECHNOLOGIES BUILDING DRAINAGE DETAILS			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
FUTURE CONSTRUCTION FOR INFORMATION ONLY			
City Project No.	Zone Map No.	Sheet	Of
747981	D-16, 17	6	6

WCEA #X4218034
NOV 2004

WILSON
& COMPANY