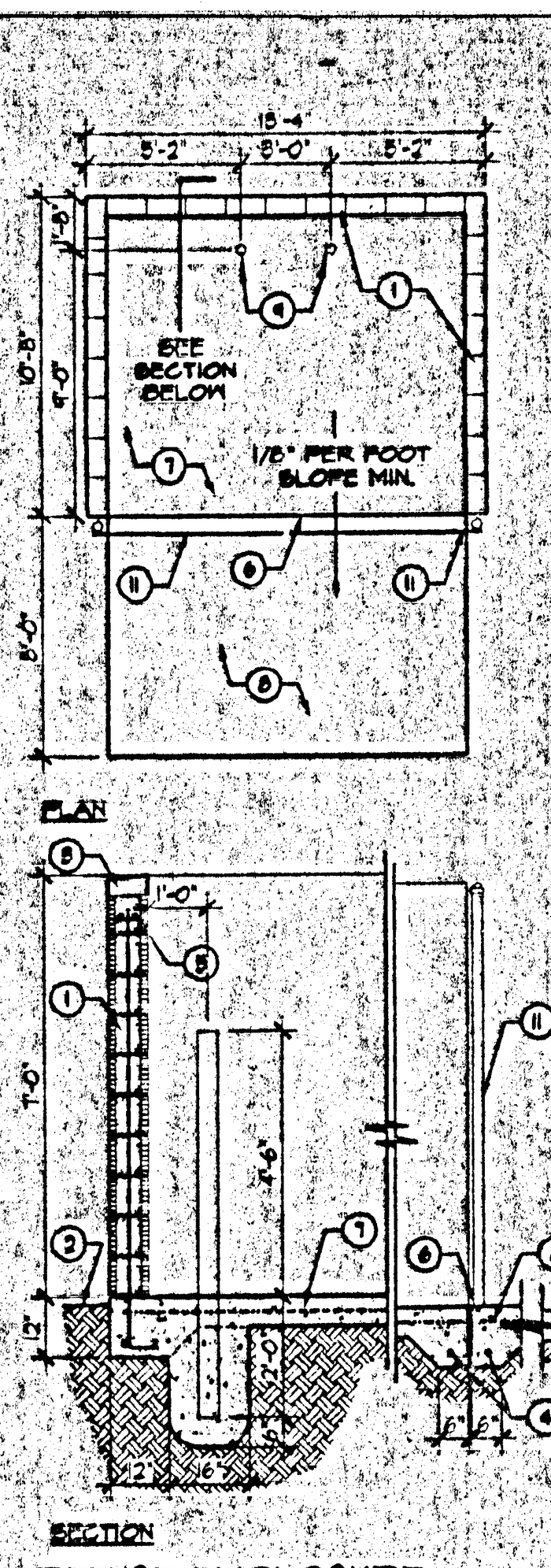
PROJECT 1000633


15'-4"
5'-2"
5'-0"
5'-2"
10'-8"
9'-0"
1'-0"
5'-0"
SEE SECTION BELOW
1/8" PER FOOT SLOPE MIN.
PLAN
1'-0"
7'-0"
2'-6"
12"
6"
16"
SECTION

REFUSE ENCLOSURE
NOT TO SCALE

○ REFUSE NOTES

1 8" SPLIT FACE CMU BLOCK WALL FINISH - COLOR TO MATCH BLDG.

2 FINISH GRADE

3 MASONRY CAP

4 1- #5 BAR CONT. @ BOTTOM OF 6" TURNDOWNS, 2- #5 BARS @ BOTTOM OF 12" TURNDOWNS

5 2- #5 BARS @ TOP KNOCK OUT CMU BOND BEAM AND 2- #5 BARS CONT. @ BOTTOM OF TURNDOWN UNDER WALLS PROVIDE #5 BARS @ 32" O.C. VERTICAL, GROUT REINFORCED CELLS, DURAWALL @ 16" O.C. HORIZONTAL

6 1/2" EXPANSION JOINT MATERIAL

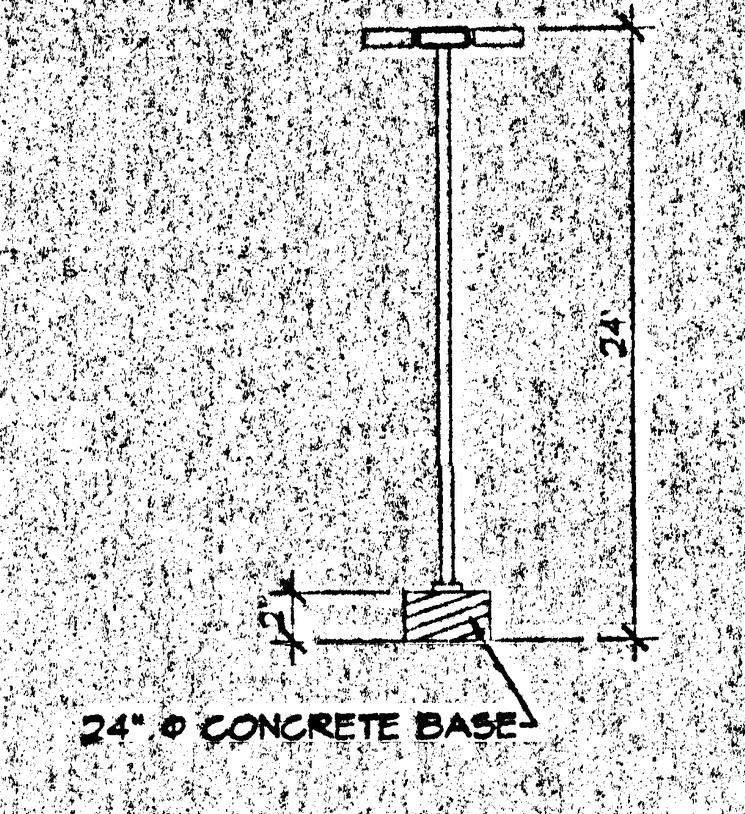
7 6" CONCRETE SLAB, 4000 PSI. 3/4" AGGREGATE WITH 6X6 - 10X10WWM W/ 12" TURNDOWN EDGES UNDER CMU WALLS (W/ 2-#5 CONT.) AND 6" TURNDOWN @ APRON (W/ 1-#5 CONT.)

8 6" CONCRETE APRON, 4000 PSI. 3/4" AGGREGATE WITH 6X6 - 10X10 WWM W/ 6" TURNDOWN EDGES (W/1-#5 CONT.) ALL AROUND EXCEPT 12" @ ENTRY (W/2-#5 CONT.)

9 4" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING, PAINT TO MATCH ENCLOSURE COLOR.

10 ASPHALT PAVING - SEE PAVING SECTION

11 WOOD GATE PAINTED - COLOR TO MATCH BUILDING PROVIDE DROP ANCHORS @ EACH LEAF AND ALL NECESSARY ITEMS FOR A COMPLETE ASSEMBLY


24"
24" Φ CONCRETE BASE

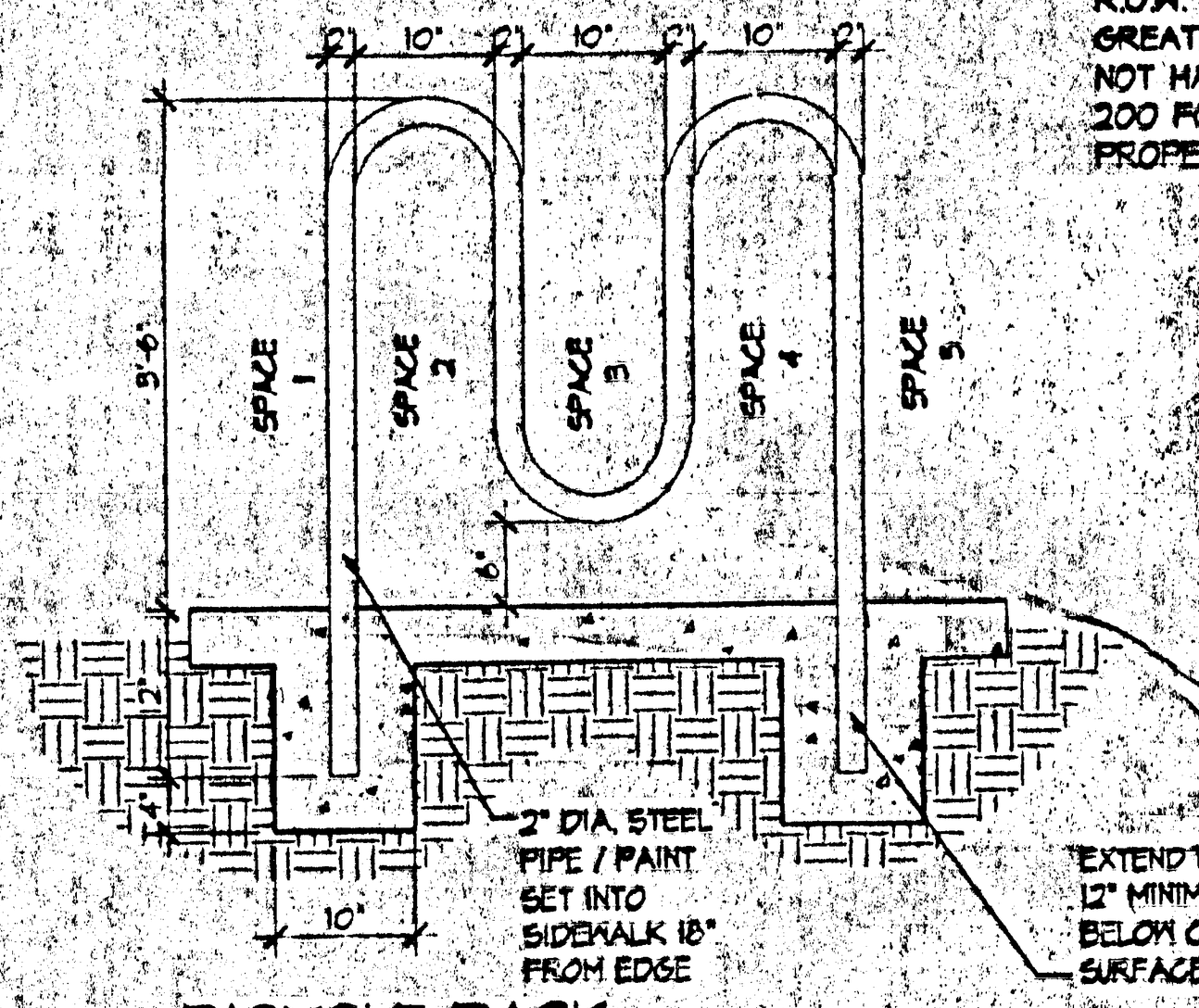
2 TYPICAL LIGHT POLE
SCALE: 1"=10'-0"

ROOFTOP EQUIPMENT NOTE:

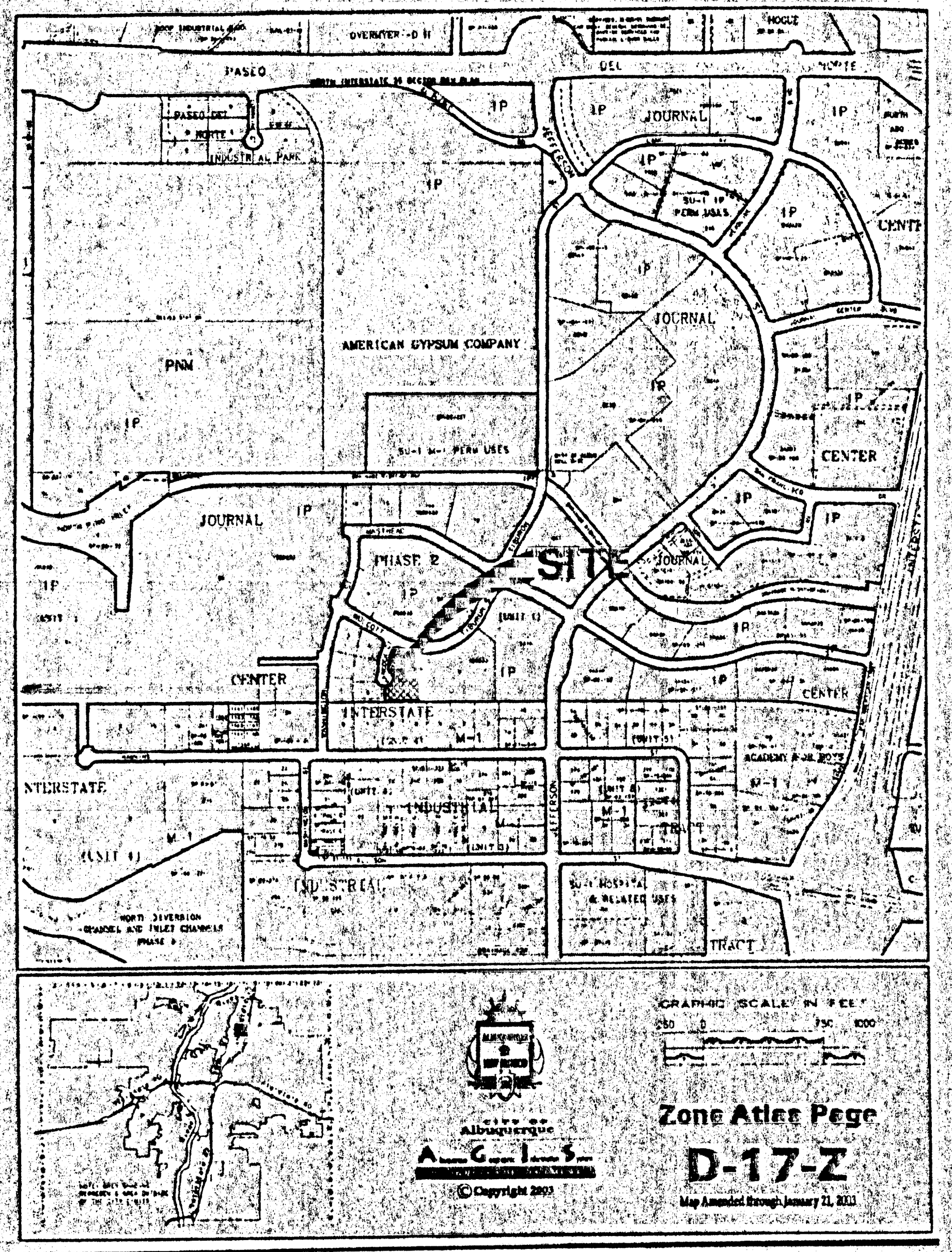
ALL HVAC EQUIPMENT SHALL BE LOWER THAN BUILDING PARAPET HEIGHTS OR OTHERWISE SCREENED

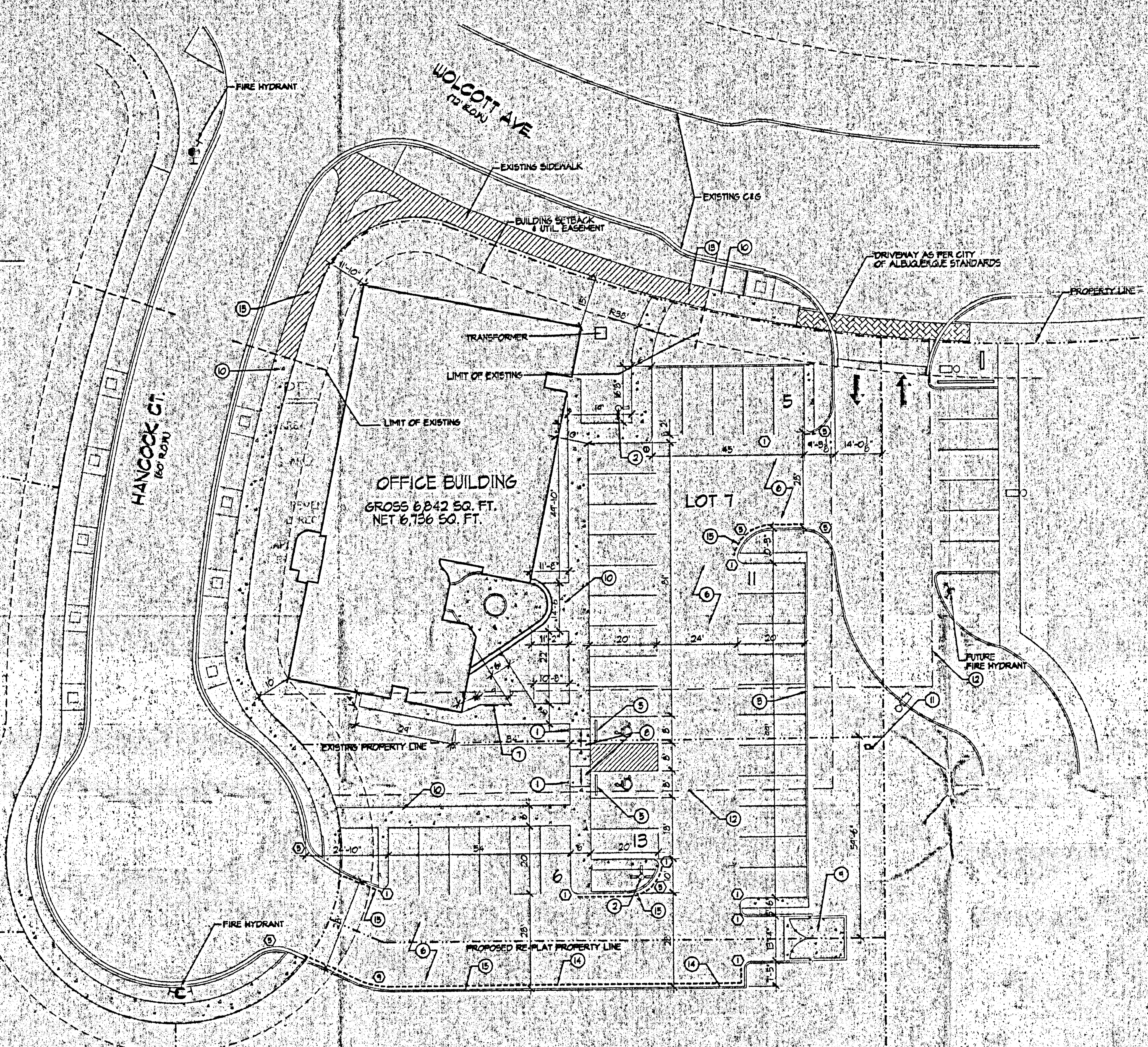
LIGHTING NOTE:

LIGHTING TO BE BUILDING MOUNTED AND FROM POLES AS INDICATED IN KEYED NOTES. AREA LIGHTING INCLUDING PARKING AND WALKS SHALL BE ARRANGED SO THAT THE LOCATION OF THE LIGHTING FIXTURE TOGETHER WITH ITS CUTOFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC R.O.W. IT SHALL NOT HAVE AN OFFSITE LUMINANCE GREATER THAN 1000 FOOTLAMBERTS AND IT SHALL NOT HAVE AN OFFSITE LUMINANCE GREATER THAN 200 FOOTLAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.


2"
10"
3'-6"
SPACE 1
SPACE 2
SPACE 3
SPACE 4
SPACE 5
8"
12"
4"
10"
2" DIA. STEEL PIPE / PAINT SET INTO SIDEWALK 18" FROM EDGE
EXTEND PIPE 12" MINIMUM BELOW CONC. SURFACE

3 BICYCLE RACK
SCALE: 3/4"=1'-0"


PASEO
JOURNAL
AMERICAN GYPSUM COMPANY
IP
CENTER
SITE
PHASE 2
INTERSTATE
INDUSTRIAL
M-1
NORTH DIVERSION CHANNEL AND INLET CHANNELS PHASE 2
JEFFERSON
HOSPITAL & RELATED USES
TRACT
ACADEMY FOR BOYS
City of Albuquerque
A G I S
© Copyright 2003
GRAPHIC SCALE IN FEET
250 0 750 1000
Zone Atlas Page
D-17-Z
Map Amended through January 21, 2003

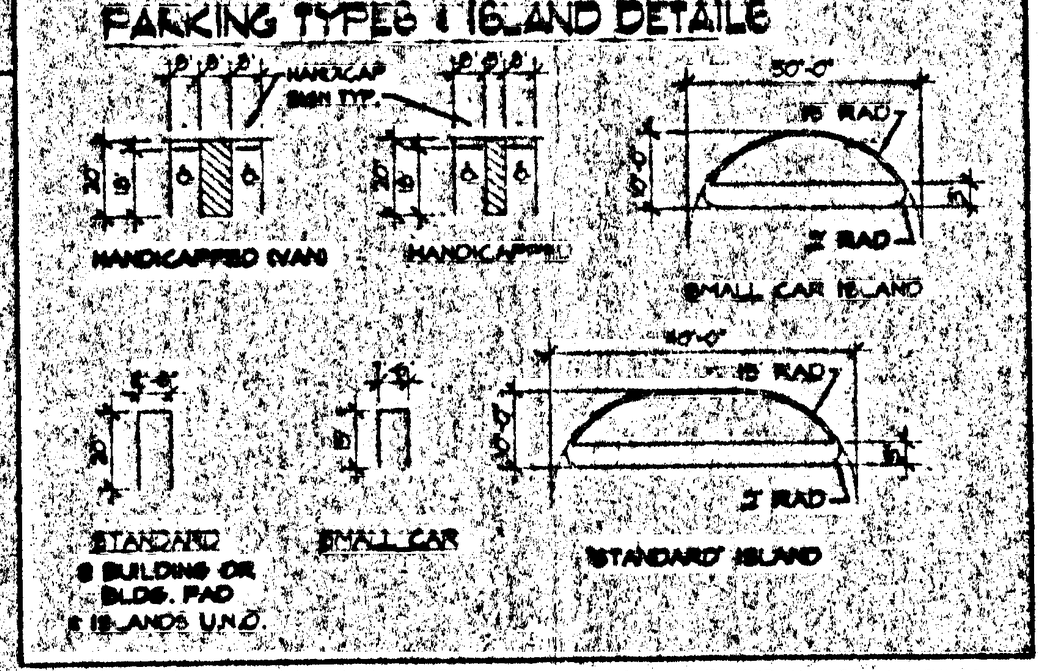

FIRE HYDRANT
WOLCOTT AVE
(72' R.O.W.)
EXISTING SIDEWALK
EXISTING C&G
BUILDING SETBACK & UTIL. EASEMENT
DRIVEWAY AS PER CITY OF ALBUQUERQUE STANDARDS
PROPERTY LINE
TRANSFORMER
LIMIT OF EXISTING
LIMIT OF EXISTING
HANCOCK CT.
(60' R.O.W.)
OFFICE BUILDING
GROSS 6,842 SQ. FT.
NET 6,736 SQ. FT.
LOT 7
5
11
13
6
EXISTING PROPERTY LINE
FUTURE FIRE HYDRANT
FIRE HYDRANT
PROPOSED RE-PLAT PROPERTY LINE
R36'
11'-10"
15'
16'-8"
45'
14'-0"
28'
20'
24'
20'
54'-6"
24'-10"
54'
LOT 8

SITE- LOT 7 & 8
1"=20'-0"

⬡ RADIUS LEGEND

⟨1⟩	2' RADIUS	⟨6⟩	15' RADIUS
⟨2⟩	3' RADIUS	⟨7⟩	20' RADIUS
⟨3⟩	4' RADIUS	⟨8⟩	25' RADIUS
⟨4⟩	5' RADIUS	⟨9⟩	30' RADIUS
⟨5⟩	10' RADIUS	⟨10⟩	50' RADIUS

PARKING TYPES & ISLAND DETAILS


HANDICAP SIGN TYP.
HANDICAPPED (VAN)
HANDICAPPED
30'-0"
15' RAD.
2' RAD.
SMALL CAR ISLAND
40'-0"
15' RAD.
2' RAD.
STANDARD
@ BUILDING OR BLDG. PAD & ISLANDS U.N.O.
SMALL CAR
STANDARD ISLAND

AFD PLANS CHECKING OFFICE
924-3611
[✓ APPROVED]/DISAPPROVED
HYDRANT(S) ONLY
7.11.03
SIGNATURE & DATE

○ KEYED NOTES

1. HANDICAP SIGN - 2 REQUIRED. - SEE DETAIL
2. LIGHT POLE - SEE DETAIL
3. NEW CONCRETE PERMACURB TYPICAL.
4. NEW SIDEWALK TYPICAL - RAISED 6" ABOVE ASPHALT PARKING SURFACE.
5. NEW PARKING BUMPER - 2 REQUIRED
6. STANDARD DUTY ASPHALT PAVING TYPICAL, SEE PAVING SECTION.
7. BIKE RACK - SEE DETAIL
8. SLOPE RAMP UP @ 1" PER FOOT SLOPE OR 6" IN 6'-0" IN DIRECTION SHOWN.
9. NEW REFUSE ENCLOSURE, SEE DETAIL.
10. NEW 6' WIDE SIDEWALK PER C.O.A. STANDARDS.
11. EXISTING TELEPHONE/CABLE PEDESTALS, VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION.
12. SHARED ACCESS EASEMENT
13. EXISTING SIDEWALK
14. EXTRUDED ASPHALT CURB
15. FIRE LANE FOR FIRE DEPARTMENT ACCESS ONLY, TO BE PAINTED RED AND LABELED "FIRE LANE - NO PARKING" IN 4" HIGH BLOCK LETTERS EVERY 20'-0" ON FACE OF CURB.

GENERAL NOTES

A. VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION.

GENERAL NOTES - CITY REQUIRED

A. "THE RESPONSIBLE PARTY MUST RECTIFY ALL UNAPPROVED CONSTRUCTION RESULTING FROM ERRORS ON THE APPROVED SITE PLAN"

B. THIS SITE PLAN HAS BEEN APPROVED AND ACCEPTED BY ALL PARTIES. ANY FIELD CHANGES NOT EXCEPTED BY THE TRAFFIC ENGINEER AFTER APPROVAL WILL RESULT IN:
(1) UNTIMELY DELAY OF INITIAL INSPECTION FOR TEMPORARY CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNAPPROVED WORK, AND
(2) INCREASE IN CONSTRUCTION COST TO RESPONSIBLE PARTIES.

C. ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL INSPECTION, FOR TEMPORARY C.O. WILL BE SCHEDULED.

D. ALL SIDEWALK AND C&G IN DISREPAIR WILL BE REMOVED AND REPLACED.

E. CONSTRUCT DRIVEPAD PER CITY OF ALBUQUERQUE STANDARD DETAIL DWG. No. 2425

F. CONTRACTOR MUST BE MADE AWARE THAT ANY AGREEMENT WITH THE OWNER STATING PORTIONS OF THIS BUILDING PERMIT WORK TO BE COMPLETED BY THE OWNER, OR A REPRESENTATIVE, WILL MEAN CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL ALL WORK IS FINISHED.

G. CERTIFICATION BY THE DESIGNER OF RECORD, REQUIRED BY THE TRANSPORTATION SECTION, NEEDS TO STATE THAT THIS SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE TRAFFIC CIRCULATION LAYOUT (TCL) BEFORE C.O. IS RELEASED.

BUILDING LEGEND

OFFICE BUILDING	6,842 SQ.FT.
PARKING REQUIRED.	OFFICE = 1 PER 200 S.F. = 35 SPACES (2 H.C. SPACES)
PARKING PROVIDED.	35 SPACES PROVIDED (2 H.C. SPACES PROVIDED)
BICYCLE PARKING.	4 SPACES NEEDED 5 SPACES PROVIDED
LANDSCAPING REQUIRED.	BLDG. SITE = 34,428 S.F. - 6,842 S.F. (BLDG. AREA) = 27,586 S.F. NET LOT AREA *.15 = 4,137 S.F.
LANDSCAPING PROVIDED.	12,887 S.F.

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-79-15, Z-79-80-2) AND THE IP ZONE.

IT CONFORMS WITH THE COMMENTS RENDERED BY THE DEVELOPMENT REVIEW BOARD ON 6/25/03 AS REFLECTED IN DRB 03-00987

Sheran Matson 6/25/03
PLANNING DIRECTOR DATE

Project Number: 1000633
Application Number: 03-00987
DRB SITE DEVELOPMENT PLAN APPROVAL:

6-25-03
TRAFFIC ENGINEERING TRANSPORTATION DIVISION DATE

6-25-03
UTILITIES DEVELOPMENT DATE

Christina Sandoval 6/25/03
PARKS AND RECREATION DEPARTMENT DATE

Bradley L. Bingham 6/25/03
CITY ENGINEER DATE

N/A
* ENVIRONMENTAL HEALTH DEPARTMENT - CONDITIONAL DATE

Michael Holton 6-23-03
SOLID WASTE MANAGEMENT DATE

Sheran Matson 6/25/03
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

revisions

job title
NM CREDIT UNION LEAGUE
4201 WOLLCOTT AVENUE
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER	job no	date
JORGE DE LA TORRE, AIA	25002	5-19-03

sheet title	by
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT	STW

JORGE DE LA TORRE
6/23/03

de la torre architects, pa, aia
2400 louisiana blvd n.e.
building 3 - suite 110
albuquerque nm 87110 - 505 - 883 - 7918

sheet- 2
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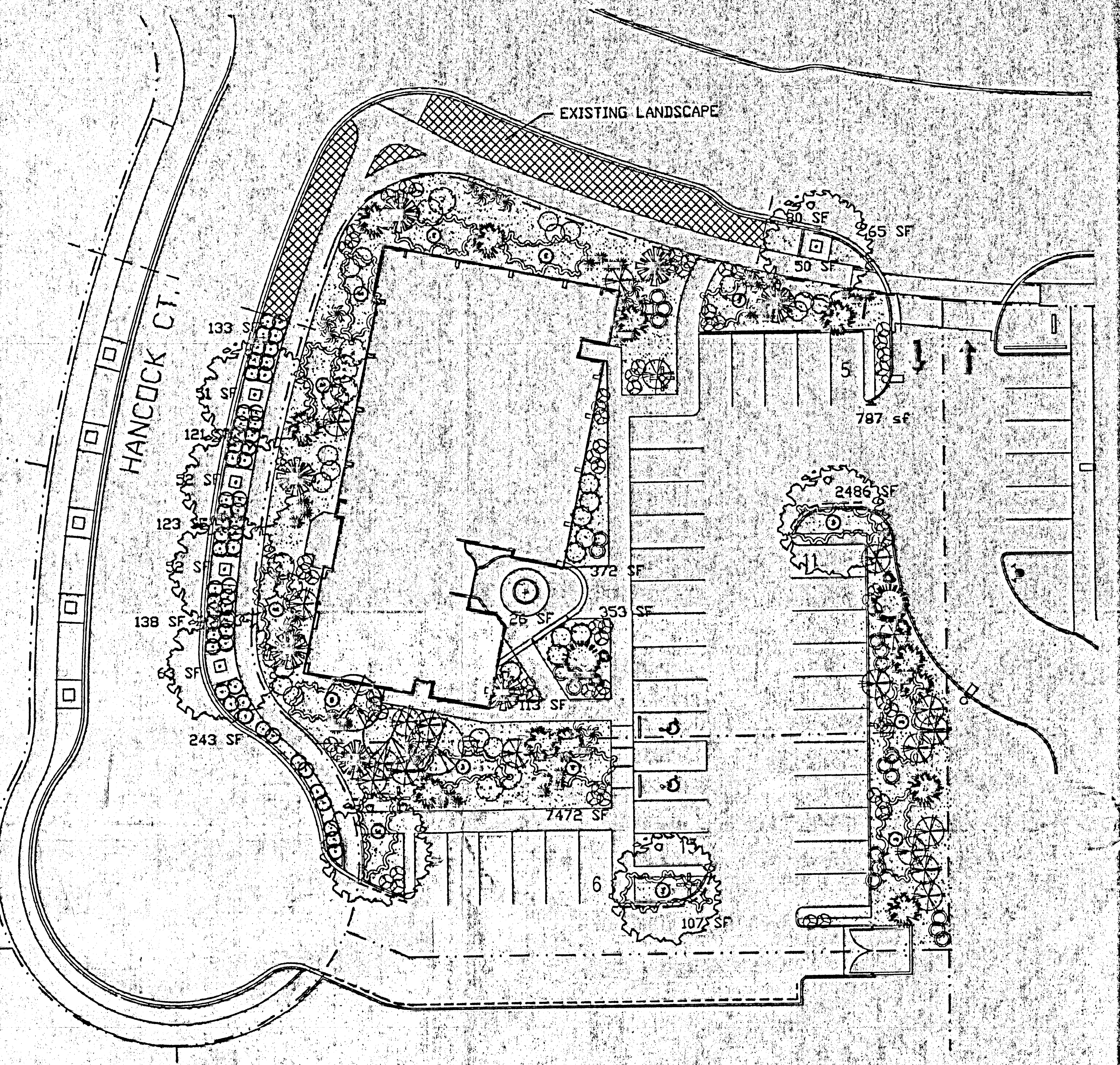
DRB
of- 28



PLANT LEGEND

BERRINDA ASH (H) 8
Fraxinus velutina
2" Cal.

MUGO PINE 2 (M)
Pinus mugo
5 Gal.

SILVERBERRY (M) 20
Elaeagnus pungens
5 Gal. 100sf
2000 sf

CURLLEAF MOUNTAIN MAHOGANY (L) 11
Carcorpus ledfolius
5 Gal. 64SF
704 sf

THREE-LEAF SUMAC (L) 9
Rhus trilobata
5 Gal. 36sf
324 sf

BEARGRASS 22 (M)
Nolina microcarpa
5 Gal. 36SF
792 sf

ENGLISH LAVENDER (M) 56
Lavandula angustifolia
5 Gal. 9SF
603 sf

GREYLEAF COTONEASTER 42 (M)
Cotoneaster buxifolius
5 Gal. 81SF
Symbol indicates 3 plants
3402 sf

SANTA ANA TAN GRAVEL
WITH FILTER FABRIC

OKLAHOMA REDBUD (M) 3
Cercis reniformis
2" Cal.

THORNLESS HAWTHORN (m) 1
Crataegus crus-galli inernis
2" Cal.

SOTOL (L) 7
Dasylirion wheeleri

POWIS CASTLE SAGE (L) 12
Artemisia x powis castle
1 Gal. 25sf
300 sf

APACHE PLUME (L) 19
Fallugia paradoxa
5 Gal. 25sf
475 sf

ARP. ROSEMARY (M) 20
Rosmarinus officianalis cultivars
5 Gal. 36sf
720 sf

THREADGRASS (L) 25
Stipa tennuisima
1 Gal. 4sf
100 sf

WILDFLOWER 66 (L)
1 Gal. 4sf
264 sf
Including but not
limited to:
Indian
Blanketflower,
Purple Coneflower,
Torch Lily, Mexican
Evening Primrose,
Penstemon and
Lamb's Ear

BOULDERS 4

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.

S.A. Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

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" polypipe 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.

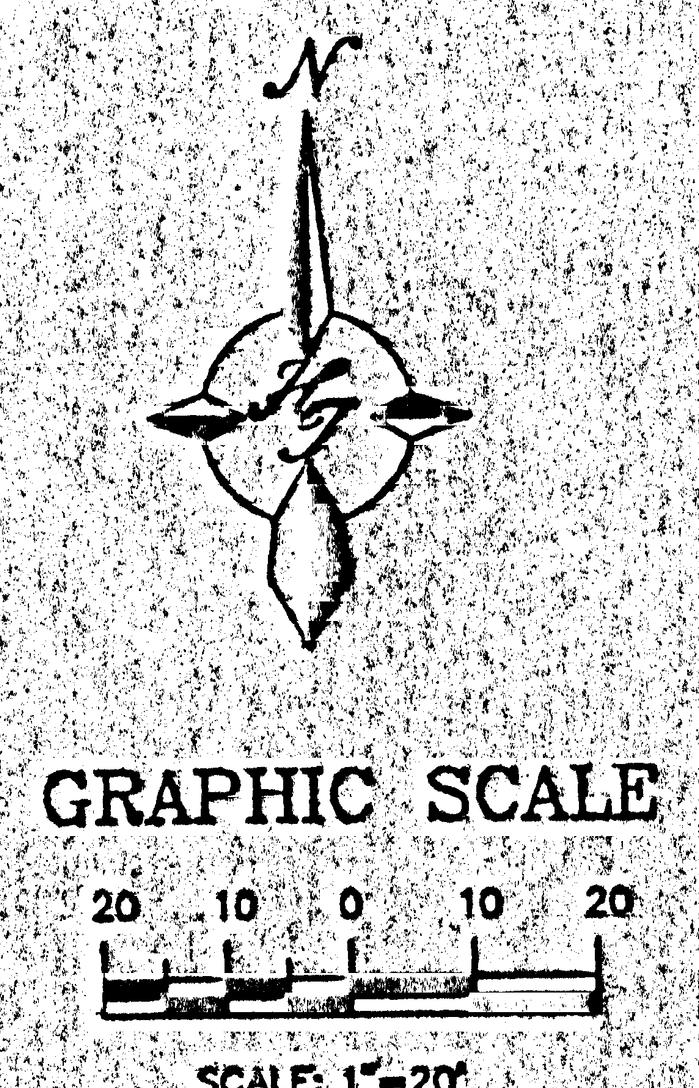
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE
DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA		
TOTAL LOT AREA	34499	square feet
TOTAL BUILDINGS AREA	6822	square feet
OFFSITE AREA	976	square feet
NET LOT AREA	26701	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	4005	square feet
TOTAL LANDSCAPE PROVIDED	12887	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	9665	square feet
TOTAL GROUNDCOVER PROVIDED	9684	square feet
TOTAL BED PROVIDED	12887	square feet
TOTAL SOD PROVIDED	0	square feet
TOTAL NATIVE SEED PROVIDED	0	square feet



The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmd@hilltoplandscaping.com

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revisions

job title
NM CREDIT UNION LEAGUE
4201 WOLLCOTT
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER	job no	date
JORGE DE LA TORRE, AIA	23008	4-25-03

sheet title	by
LANDSCAPE PLAN	JES

6-12-03

de la torre architects, p.a., aia
2400 louisiana blvd n.e.
building 3 / suite 110
albuquerque n.m. 87110 / 505 · 883 · 7918

sheet- 3
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DRB
of- 28

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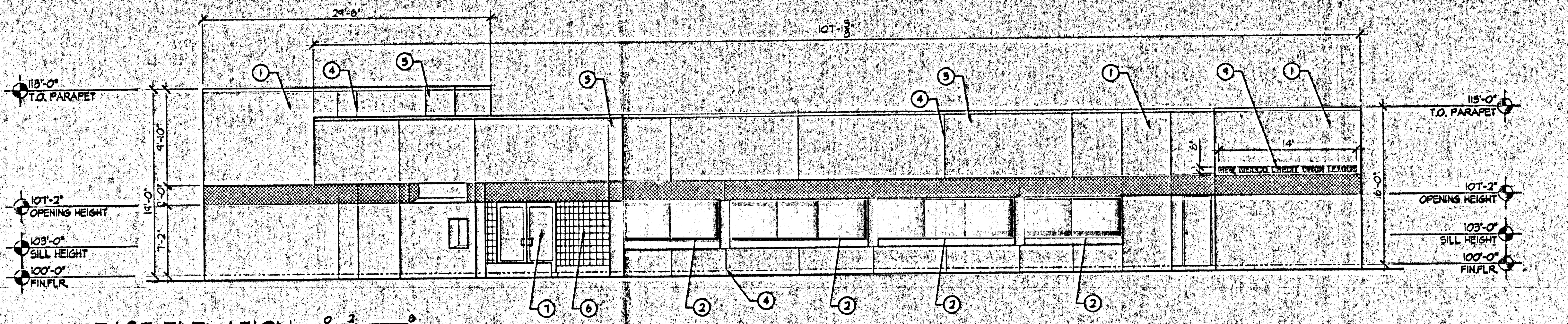
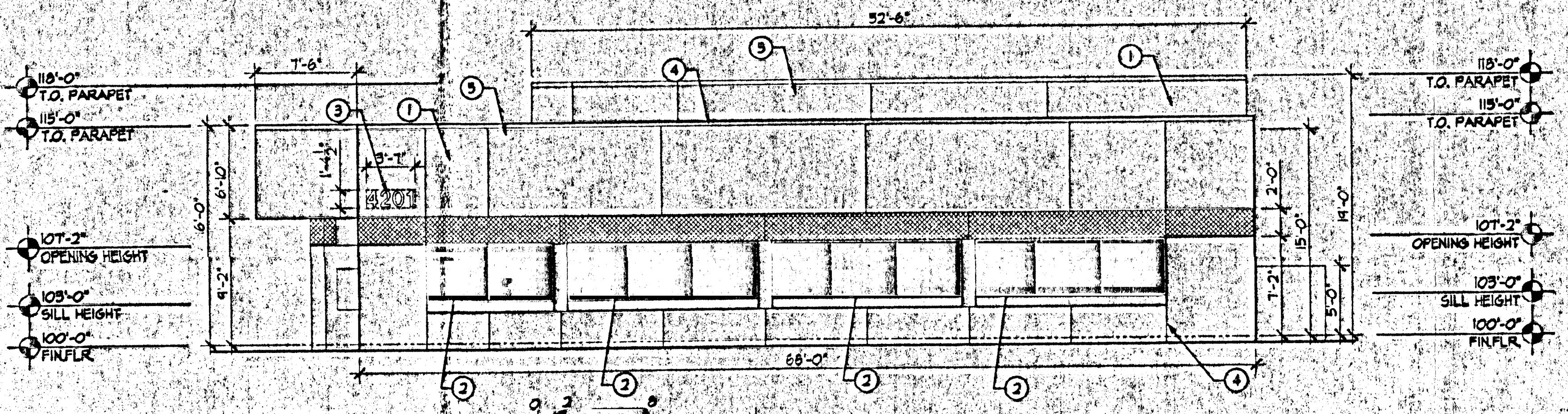


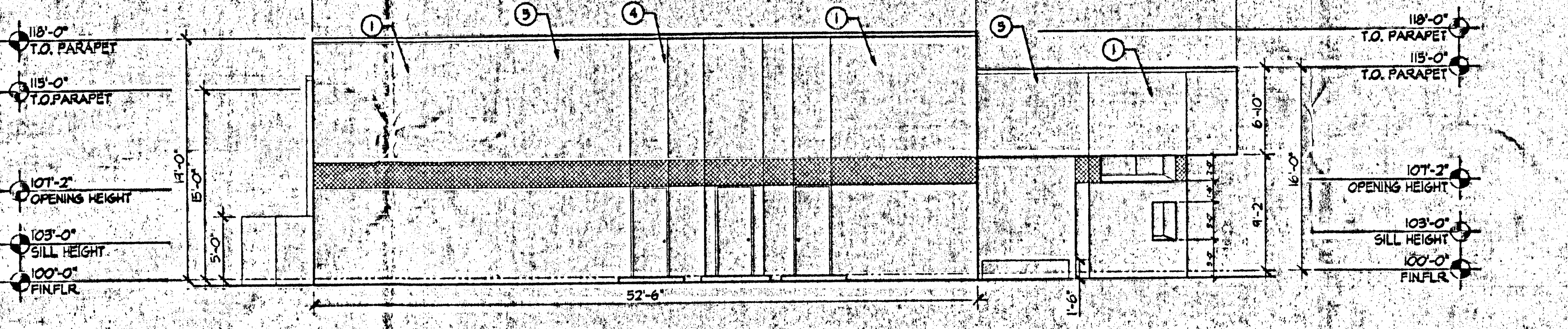
EAST ELEVATION

SCALE: 1/8"=1'-0"



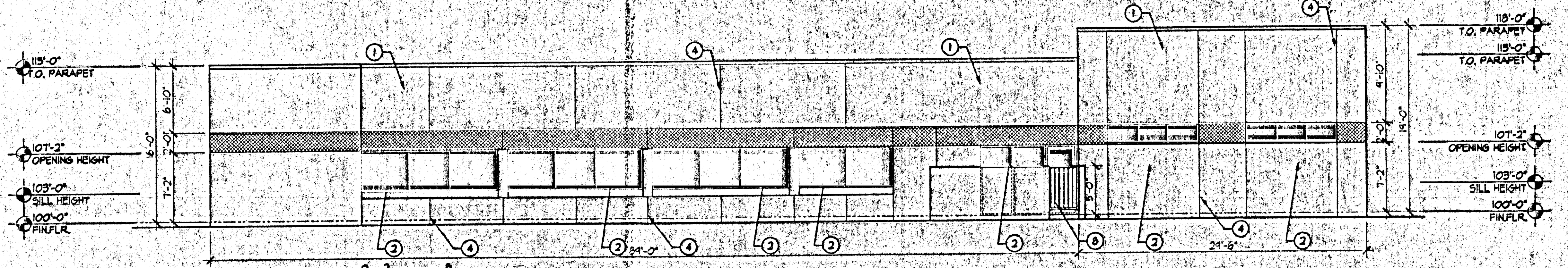
NORTH ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

SCALE: 1/8"=1'-0"

○KEYED NOTES

1. STUCCO SYSTEM TYPICAL, ALL EXTERIOR SURFACES.
2. KANNEER STOREFRONT SYSTEM. CLEAR ANODIZED FRAME, LIGHT BRONZE GLAZING.
3. PREMISE IDENTIFICATION SIGN SHALL CONTRAST W/ BACKGROUND AND BE VISABLE FROM THE STREET. 5 SQUARE FEET OF SIGNAGE
4. STUCCO CONTROL JOINT (TYP). CONTROL JOINTS REQUIRED AT ALL INSIDE CORNERS (TYP.)
5. METAL CAP FLASHING (TYPICAL)
6. GLASS BLOCK
7. STOREFRONT DOORS - TEMPERED GLASS
8. 2"X2" TUBE STEEL GATE - 1"X1" PICKETS - PAINT
9. BUILDING IDENTIFICATION SIGN SHALL CONTRAST W/ BACKGROUND AND BE VISABLE FROM THE STREET. 9.33 SQUARE FEET OF SIGNAGE

LEGEND

☐ STUCCO COLOR #1 - STO color - Pueblo #01005

▨ STUCCO COLOR #2 - STO color - Desert Lace # 01009

ANSI NOTES

1. DOORS SHALL MEET THE FOLLOWING REQUIREMENTS: (ALL OF UBC 1003.3.1)

   UBC SECTION 1003.3.1.5: SWING AND OPENING FORCE - EXIT DOORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE OF THE PIVOTED, BALANCED OR SIDE-HINGED SWINGING TYPE. EXIT DOORS SHALL SWING IN THE DIRECTION OF THE PATH OF EXIT TRAVEL WHERE THE AREA SERVED HAS AN OCCUPANT LOAD OF 50 OR MORE. THE DOOR SHALL SWING TO THE FULLY OPEN POSITION WHEN AN OPENING FORCE NOT TO EXCEED 30 POUNDS (133.45 N) IS APPLIED TO THE LATCH SIDE.

   UBC SECTION 1003.3.1.8: TYPE OF LOCK OR LATCH - REGARDLESS OF THE OCCUPANT LOAD SERVED, EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

   ANSI 404.2.7: DOOR HARDWARE - HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FORM BOTH SIDES . EXCEPTION: LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED IN ANY LOCATION

   ANSI 404.2.8.1: DOOR CLOSERS - DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES WILL BE 5 SECONDS MINIMUM.

   ANSI 404.2.9: DOOR-OPENING FORCE - FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE MAXIMUM FORCE FOR PUSHING OPEN OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
   - INTERIOR HINGED DOOR: 5.0 LB (22.2 N)
   - SLIDING/FOLDING DOOR: 5.0 LB (22.2 N)

   THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.

   ANSI 404.2.10: DOOR SURFACE - DOOR SURFACES WITHIN 10 INCHES (255 mm) OF THE FLOOR OR GROUND MEASURED VERTICALLY SHALL BE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR. PARTS CREATING HORIZONTAL OR VERTICAL JOISTS IN SUCH SURFACE SHALL BE WITHIN 1/16 INCH (1.6 mm) OF THE SAME PLANE AS THE OTHER. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. EXCEPTIONS: 1. SLIDING DOORS, 2. TEMPERED GLASS DOORS WITHOUT STILES AND HAVING A BOTTOM RAIL OR SHOE WITH THE TOP LEADING EDGE TAPERED AT NO LESS THAN 60 DEGREES FROM THE HORIZONTAL SHALL NOT BE REQUIRED TO MEET THE 10 INCH (255 mm) BOTTOM RAIL HEIGHT REQUIREMENT., 3. DOORS WHICH DO NOT EXTEND TO WITHIN 10 INCHES (255 mm) OF THE FLOOR OR GROUND.

2. SIGNS SHALL MEET THE SECTION OF THE 1998 NMBC SECTION 1103.2.4

revisions

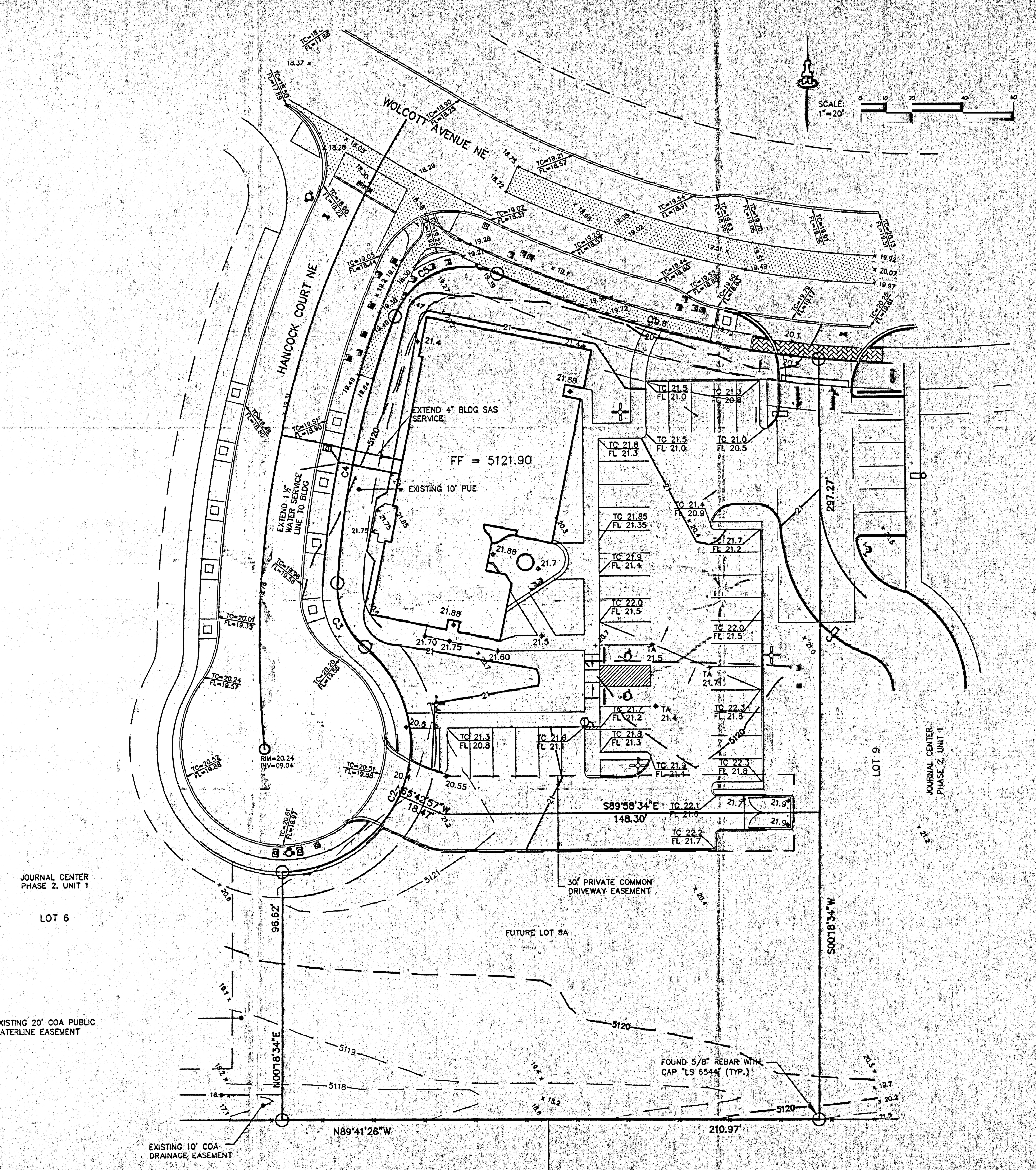
job title
NM CREDIT UNION LEAGUE
4201 WOLLCOTT AVENUE
ALBUQUERQUE, NEW MEXICO

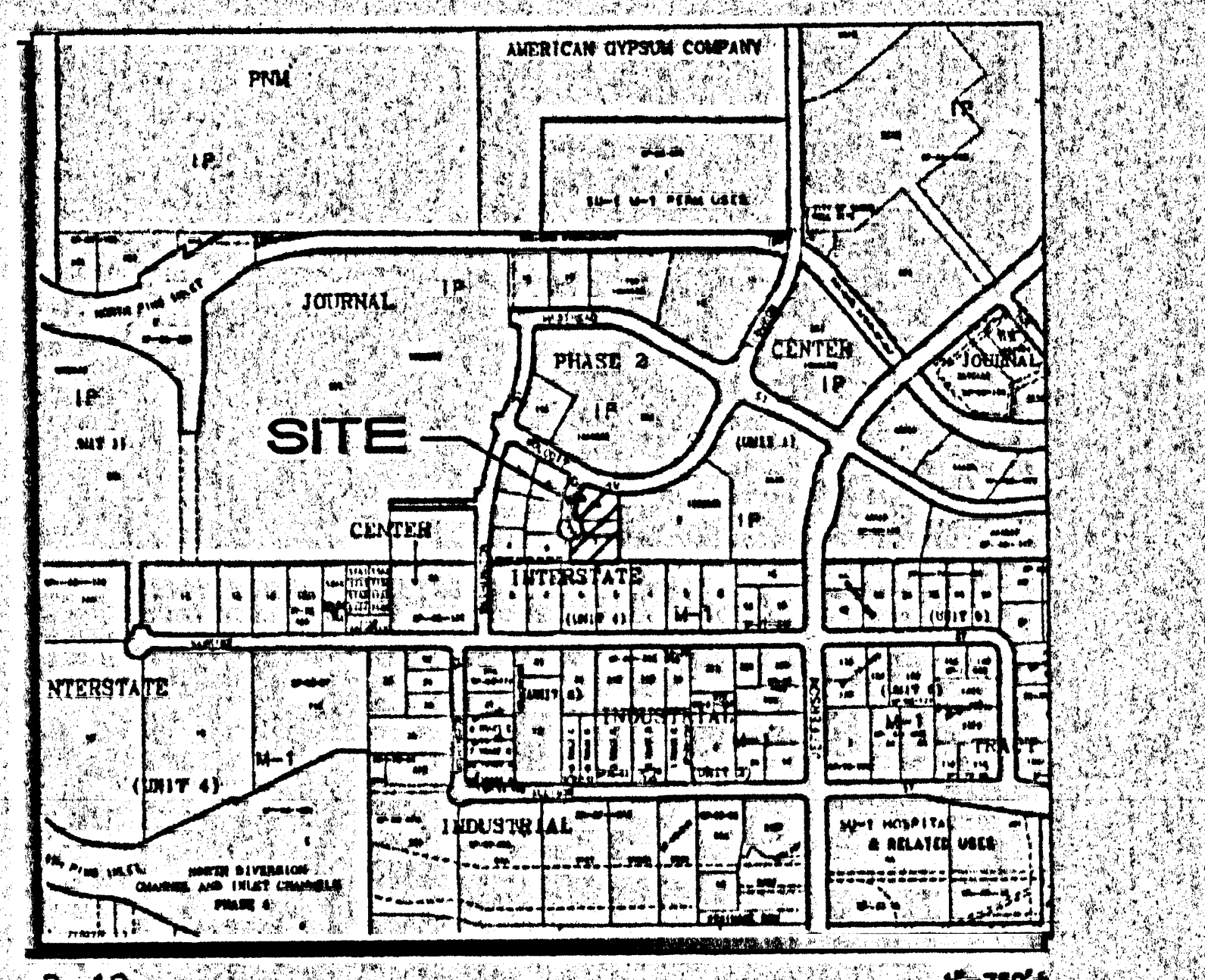
PROJECT MANAGER	job no	date
JORGE DE LA TORRE, AIA	23008	5-19-03
sheet title ELEVATIONS		by STW

JORGE DE LA TORRE
NO. 860
6/23/03

de la torre architects, pa, aia
2400 louisiana blvd n.e.
building 3 / suite 110
albuquerque n.m. 87110 • 505 • 883 • 7918

sheet - 4
A1
DRB
of - 23


WOLCOTT AVENUE NE
HANCOCK COURT NE
SCALE: 1"=20'
FF = 5121.90
EXTEND 4" BLDG SAS SERVICE
EXISTING 10' PUE
EXTEND 1½" WATER SERVICE LINE TO BLDG
C1
C2
C3
C4
C5
RIM=20.24
INV=09.04
S89°58'34"E
148.30'
S65°42'57"W
18.47'
297.27'
S00°18'34"W
N00°18'34"E
96.62'
N89°41'26"W
210.97'
30' PRIVATE COMMON DRIVEWAY EASEMENT
FUTURE LOT 8A
LOT 9
JOURNAL CENTER PHASE 2, UNIT 1
JOURNAL CENTER PHASE 2, UNIT 1
LOT 6
EXISTING 20' COA PUBLIC WATERLINE EASEMENT
EXISTING 10' COA DRAINAGE EASEMENT
FOUND 5/8" REBAR WITH CAP "LS 6544" (TYP.)
5118
5119
5120
5121


SITE
JOURNAL
CENTER
INTERSTATE
INDUSTRIAL
AMERICAN GYPSUM COMPANY
M-1
NORTH DIVERSION CHANNEL AND INLET CHANNELS
M-1 HOSPITAL & RELATED USES
D-19
1"=750'±

VICINITY MAP

KEYED CONSTRUCTION NOTES ○

1. 12" SIDEWALK CULVERT PER C.O.A. DWG. No. 2236

LEGAL DESCRIPTION: LOT 7A, JOURNAL CENTER 2

AREA: 0.7895 ACRES

FLOOD ZONE DESIGNATION: AS SHOWN ON FIRM PANEL 136 (9-20-96), THIS SITE IS WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YR FLOODPLAIN.

EXISTING CONDITIONS: THE UNDEVELOPED SITE SLOPES FROM EAST TO WEST AT 1-2%. FLOW DISCHARGES TO WOLCOTT NE AND HANCOCK CT NE. IT IS CONVEYED WEST TO THE NORTH PINO INLET AND TO THE NORTH DIVERSION CHANNEL.

EXISTING HYDROLOGY:
Precipitation Zone: 2
Land Treatment: 100% A
$Q_{100-6} = (1.56)(0.7895) = 1.2$ CFS

PROPOSED CONDITIONS: PROPOSED CONSTRUCTION INCLUDES A 12,000 SF BUILDING, PAVED PARKING & LANDSCAPED AREAS. RUNOFF WILL DISCHARGE THROUGH TWO DRIVEPADS ONTO WOLCOTT NE AND HANCOCK COURT NE.

PROPOSED HYDROLOGY:
Land Treatment: 10% B, 10% C, 80% D
$Q_{100-6} = (.08)(2.28)+(.08)(3.14)+(0.83)(4.70) = 3.4$ CFS

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	131.38' (131.39')	18°05'42" (18°05'46")	416.00'	66.24' (66.25')	S74°48'28"E (S74°48'01"E)	130.83' (130.84')
C2	122.30' (122.29')	140°08'48" (140°08'22")	50.00'	137.92'	N20°14'28"E	94.01'
C3	28.18' (28.17')	53°48'44" (53°48'35")	30.00'	15.22'	N22°55'34"W (N22°55'30"W)	27.15'
C4	107.30'	17°33'55" (17°33'57")	350.00'	54.07' (54.02')	N12°45'45"E	106.88'
C5	48.55' (48.54')	92°42'58" (92°42'08")	30.00'	31.46' (31.45')	N67°53'48"E	43.42'

LEGEND

—5120—	CONTOUR (MAJOR)
–5121–	CONTOUR (MINOR)
TC= FL=	TOP CURB FLOWLINE
x 00.00	SPOT ELEVATION
——	CONCRETE CURB
▨	CONCRETE/SIDEWALK
⊥	SIGN
–x–x–	FENCE
○	SANITARY SEWER MANHOLE
•	CLEANOUT
⋈	WATER VALVE
⚲	FIRE HYDRANT
▣	WATER METER
■	SPRINKLER CONTROL
⊡	STREET LIGHT/ LOT LIGHT
▪	TELEPHONE PEDESTAL
●	CATV PEDESTAL

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revisions

job title
NM CREDIT UNION LEAGUE
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER	job no	date
JORGE DE LA TORRE, AIA	23008	2-19-03

sheet title
DRB GRADING/UTILITY PLAN
by

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sheet 5
C2
DRB
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