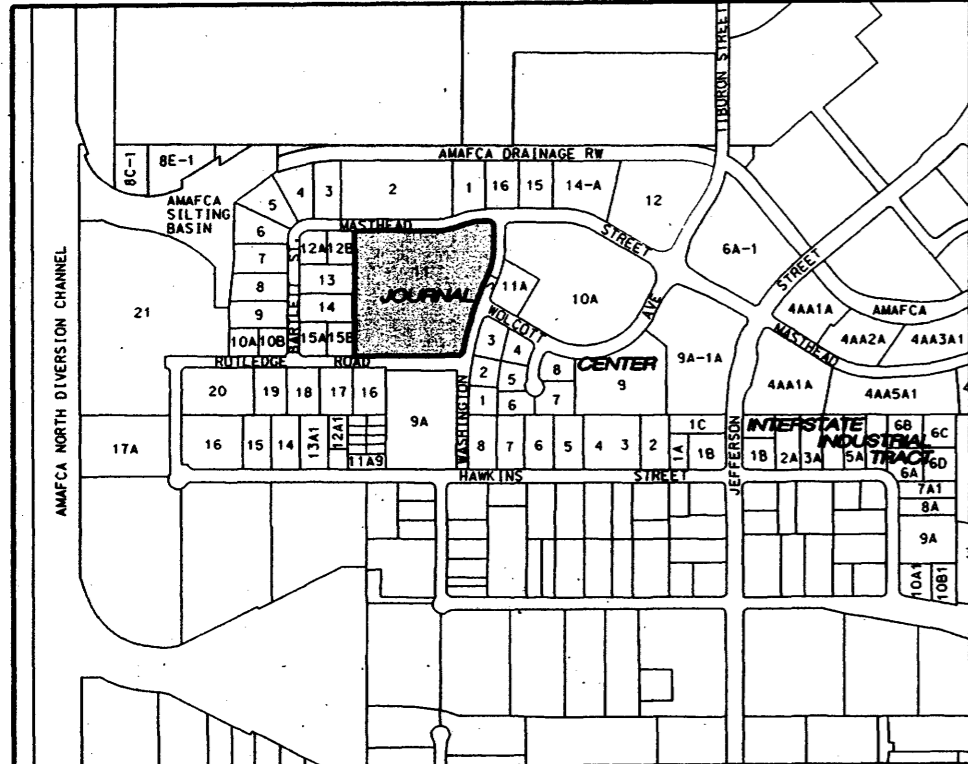


SP-2005403885



LOCATION MAP
ZONE ATLAS INDEX MAP No. D-17
NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index No. D-17-Z.
3. Gross Subdivision Acreage, 10.0496 Acres.
4. Total Number of Tracts created: Two (2) Lots.
5. Date of Survey: September, 2005
6. Plat is located within the Elena Gallegos Grant, within Projected Section 23, T11N, R3E, NMPM.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide all of Lot 11, PLAT OF JOURNAL CENTER, PHASE 2, UNIT 2, Albuquerque, New Mexico as the same are shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on April 10, 2003 in Book 2003C, Page 98 as Document No. 2003058753 into Two (2) Lots and to grant easements.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of:

- A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool, (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DESCRIPTION

A certain tract of land situate within the Elena Gallegos Grant, within projected Section 23, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Lot 11 of the PLAT OF JOURNAL CENTER, PHASE 2, UNIT 2, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on April 10, 2003 in Book 2003C, Page 98 as Document No. 2003058753.

Tract contains 10.0496 acres, more or less.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Elena Gallegos Grant, within projected Section 23, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Lot 11 of the PLAT OF JOURNAL CENTER, PHASE 2, UNIT 2, Albuquerque, New Mexico as the same are shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on April 10, 2003 in Book 2003C, page 98 as Document No. 2003058753 now comprising Lots 11-A & 11-B PLAT OF JOURNAL CENTER, PHASE 2, UNIT 2 is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: Private Easements. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

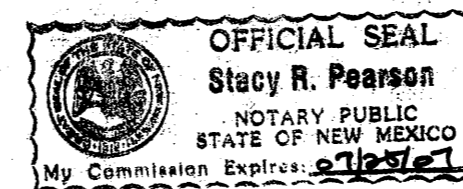
MASTHEAD ROAD LAND PARTNERS, LLC

BY: Ben Spencer
Ben Spencer
Manager of Masthead Road Land Partners, LLC

State of New Mexico)
Sandoval)
County of Bernalillo)

This instrument was acknowledged before me on 30 day of October, 2005 by Ben Spencer, Manager of Masthead Road Land Partners, LLC

My Commission Expires: 07/25/07 Stacy R. Pearson
Notary Public



NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 27) and also the same as shown on the plat of the PLAT OF JOURNAL CENTER, PHASE 2, UNIT 2, Albuquerque, New Mexico as the same are shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on April 10, 2003 in Book 2003C, Page 98 as Document No. 2003058753
2. Distances are ground distances.
3. All easements of record are shown.
4. A variance of waiver from certain subdivision requirements was granted by the City and Albuquerque Metropolitan Arroyo Flood Control Authority in condition with the plat of Journal Center Phase 2 Unit 2 filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 10, 2003 in Book 2003C, Page 98.
5. Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.
6. The City (and AMAFCA with reference to drainage) may require and/or permit easements to be added, modified or removed with future plats or site development plans are approved.
7. By its approval the City makes no representative or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items. It is understood that a separate notice of these conditions has been recorded with the County Clerk at the time of final plat recorded September 8, 1987 in Book MSS31B, Page(s) 726-727.
8. Lots 11-A and 11-B are subject to a reciprocal cross lot access, drainage, & parking easement for the benefit of said lots and maintained by owners of said lots to be granted with the filing of this plat.

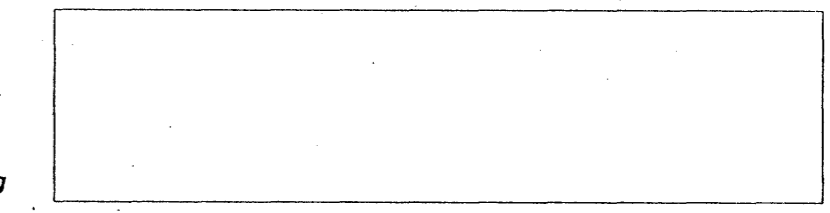
SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.



Robert Gromatzky
Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: September 30, 2005



PLAT OF
LOTS 11-A & 11-B
JOURNAL CENTER
PHASE 2, UNIT 2
(A REPLAT OF LOT 11, JOURNAL CENTER
PHASE 2, UNIT 2)
ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 2005

PROJECT NUMBER _____
APPLICATION NUMBER _____

PLAT APPROVAL

UTILITY APPROVALS:	
QWEST	DATE _____
COMCAST CABLE	DATE _____
PNM ELECTRIC SERVICES	DATE _____
PNM GAS SERVICES	DATE _____
CITY APPROVALS:	
<u>Stacy R. Pearson</u>	DATE <u>10/3/05</u>
CITY SURVEYOR	DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE _____
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE _____
PARKS & RECREATION DEPARTMENT	DATE _____
A.M.A.F.C.A.	DATE _____
CITY ENGINEER	DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE _____

TAX CERTIFICATION

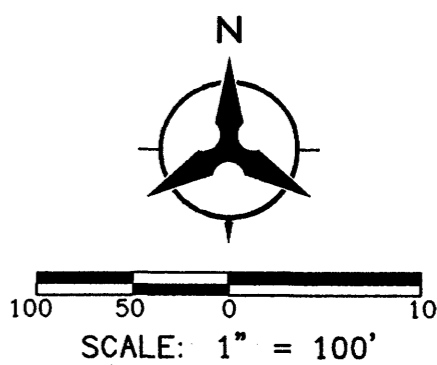
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # _____
PROPERTY OWNER OF RECORD _____
BERNALILLO COUNTY TREASURER'S OFFICE _____ DATE _____

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

Bohannon & Huston

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

PLAT OF
LOTS 11-A & 11-B
JOURNAL CENTER
PHASE 2, UNIT 2
 (A REPLAT OF LOT 11, JOURNAL CENTER
 PHASE 2, UNIT 2)
 ALBUQUERQUE, NEW MEXICO
 SEPTEMBER, 2005



NGS BRASS TABLE 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 = 0.99961022
 DELTA ALPHA = -00°12'15"
 NGVD 1929 TIG ELEVATION = 5074.0

Curve Data					
ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRC
C1	21°17'39"	77.08'	152.38'	410.00'	151.50' N79°48'20"E
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C6	79°11'37"	24.82'	41.47'	30.00'	38.24' S50°44'07"W

Tangent Data		
ID	BEARING	DISTANCE
T1	S89°40'04"E	10.11'
T2	S00°19'57"W	.82.83'
T3	N30°05'52"W	57.81'

PLAT OF LOTS 12-A & 12-B
JOURNAL CENTER
PHASE 2, UNIT 2
 FILED: SEPTEMBER 25, 2003
 (2003C-292)

JOURNAL CENTER
PHASE 2, UNIT 2
 FILED: APRIL 10, 2003
 (2003C-98)

PLAT OF LOTS 10-A, 10-B,
 15-A & 15-B
JOURNAL CENTER
PHASE 2, UNIT 2
 FILED: AUGUST 18, 2003
 (2003C-251)

JOURNAL CENTER
PHASE 2, UNIT 2
 FILED: APRIL 10, 2003
 (2003C-98)

TRACT 9A
PLAT OF LOTS 9A & 7A-1A
JOURNAL CENTER
 FILED: SEPTEMBER 7, 1999
 (199C-262)

JOURNAL CENTER
PHASE 2, UNIT 1
 FILED: MARCH 15, 2001
 (2001C-84)

PLAT OF LOTS 10A & 11A
JOURNAL CENTER
PHASE 2, UNIT 1
 FILED: NOVEMBER 28, 2001
 (2001C-311)

JOURNAL CENTER
PHASE 2, UNIT 1
 FILED: MARCH 15, 2001
 (2001C-84)

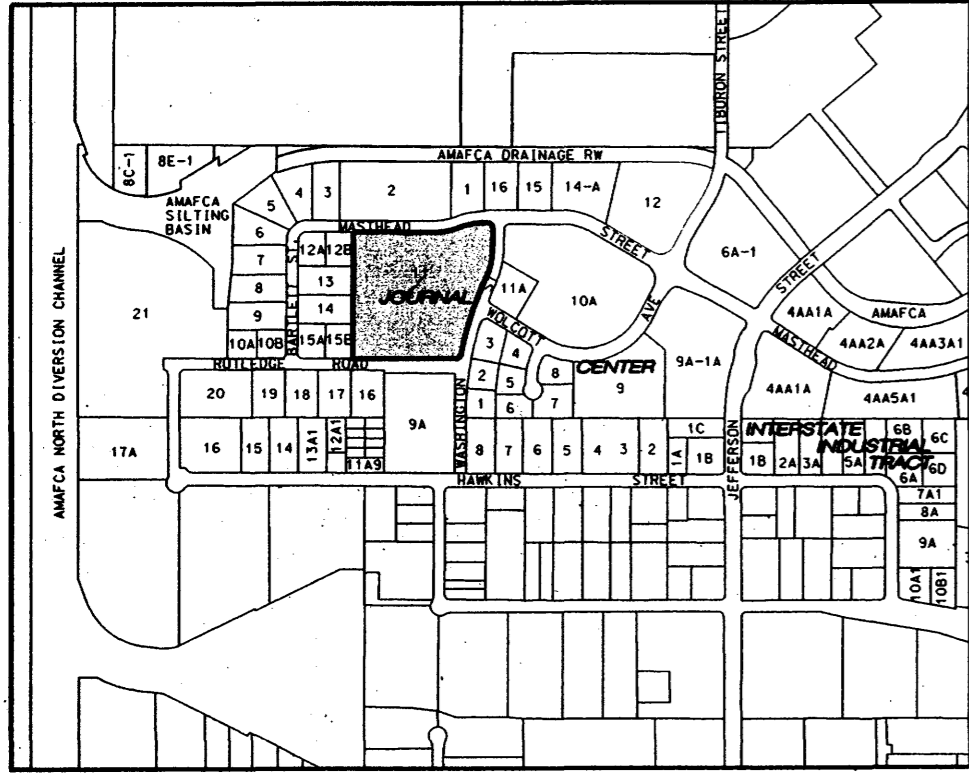
LEGEND	
	BOUNDARY LINE
	LOT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544" TAGGED WITH BRASS WASHER STAMPED "PS 16469"
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Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

SHEET 2 OF 2

SP-2005403885



LOCATION MAP
ZONE ATLAS INDEX MAP No. D-17
NOT TO SCALE

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1. DRB No.
2. Zone Atlas Index No. D-17-Z.
3. Gross Subdivision Acreage: 10.0496 Acres.
4. Total Number of Tracts created: Two (2) Lots.
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PUBLIC UTILITY EASEMENTS

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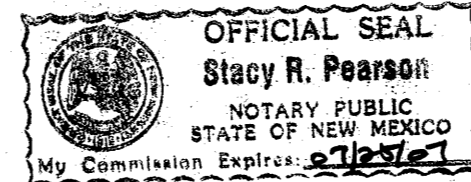
MASTHEAD ROAD LAND PARTNERS, LLC

BY: Ben Spencer
Ben Spencer
Manager of Masthead Road Land Partners, LLC

State of New Mexico)
County of Bernalillo)

This instrument was acknowledged before me on 3rd day of October, 2005 by Ben Spencer, Manager of Masthead Road Land Partners, LLC

My Commission Expires: 07/25/07 Stacy R. Pearson
Notary Public



NOTES

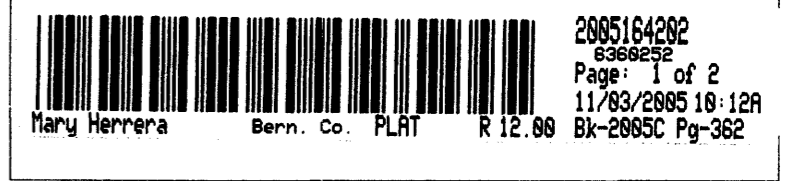
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SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.



Robert Gromatzky
Robert Gromatzky
New Mexico Professional Surveyor 16469
Date: September 30, 2005



PLAT OF
**LOTS 11-A & 11-B
JOURNAL CENTER
PHASE 2, UNIT 2**
(A REPLAT OF LOT 11, JOURNAL CENTER
PHASE 2, UNIT 2)
ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 2005

PROJECT NUMBER 1002301
APPLICATION NUMBER 0502B-01549

PLAT APPROVAL

UTILITY APPROVALS	<u>Stacy R. Pearson</u>	<u>10/10/05</u>
DATE		
CONCAST CABLE	<u>Stacy R. Pearson</u>	<u>10-10-05</u>
DATE		
PNM ELECTRIC SERVICES	<u>Stacy R. Pearson</u>	<u>10-10-05</u>
DATE		
PNM GAS SERVICES	<u>Stacy R. Pearson</u>	<u>10-10-05</u>
DATE		
CITY APPROVALS:	<u>Stacy R. Pearson</u>	<u>10/3/05</u>
DATE		
CITY SURVEYOR	<u>Stacy R. Pearson</u>	<u>10-19-05</u>
DATE		
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>Stacy R. Pearson</u>	<u>11-2-05</u>
DATE		
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	<u>Stacy R. Pearson</u>	<u>10/19/05</u>
DATE		
PARKS & RECREATION DEPARTMENT	<u>Stacy R. Pearson</u>	<u>10/19/05</u>
DATE		
A.M.A.F.C.A.	<u>Stacy R. Pearson</u>	<u>10/19/05</u>
DATE		
CITY ENGINEER	<u>Stacy R. Pearson</u>	<u>10/19/05</u>
DATE		
DRB CHAIRPERSON/PLANNING DEPARTMENT	<u>Stacy R. Pearson</u>	<u>10/19/05</u>
DATE		

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

1-017-063-164-209-30706

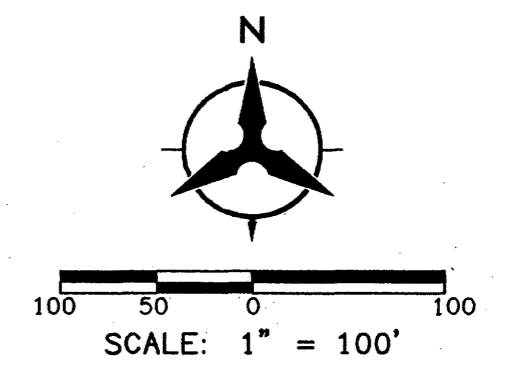
PROPERTY OWNER OF RECORD Masthead Road Land Partners
Stacy R. Pearson 11-3-05
BERNALILLO COUNTY TREASURER'S OFFICE DATE

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

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

**PLAT OF
 LOTS 11-A & 11-B
 JOURNAL CENTER
 PHASE 2, UNIT 2**
 (A REPLAT OF LOT 11, JOURNAL CENTER
 PHASE 2, UNIT 2)
 ALBUQUERQUE, NEW MEXICO
 SEPTEMBER, 2005

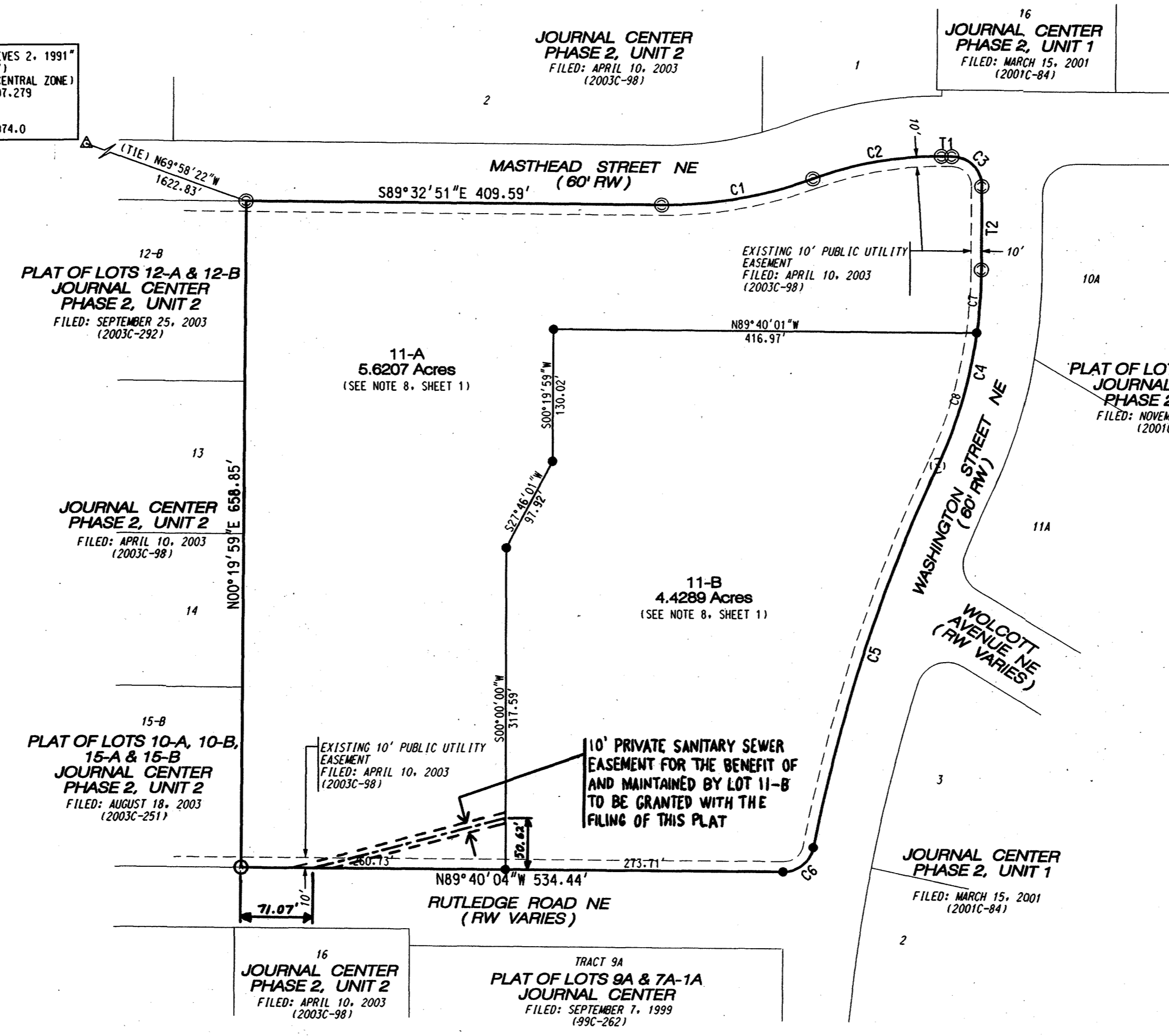
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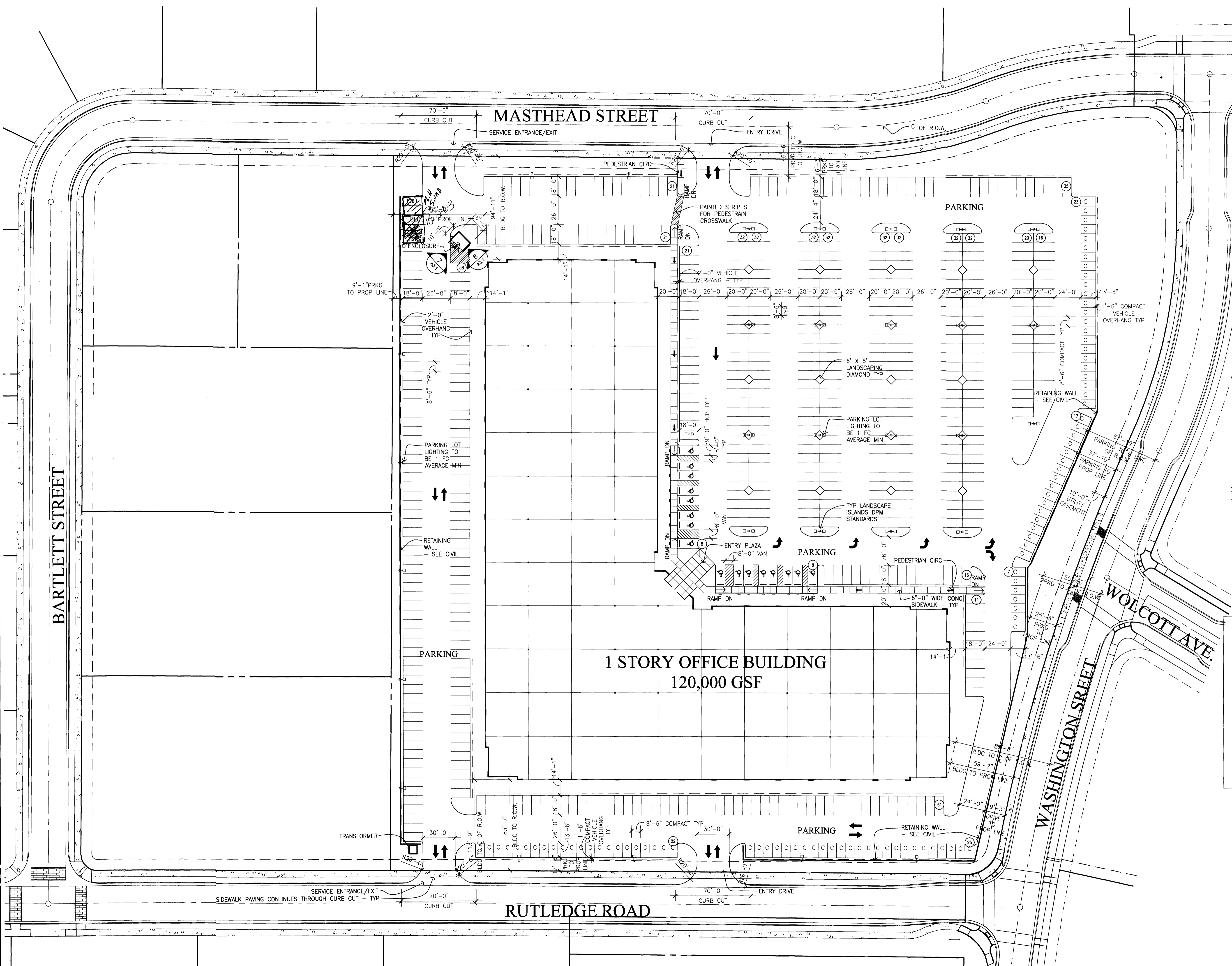
Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	21°17'39"	77.08'	152.38'	410.00'	151.50'	N79°48'20"E
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C6	79°11'37"	24.82'	41.47'	30.00'	38.24'	S50°44'07"W
C7	07°34'33"	31.12'	62.15'	470.00'	62.10'	S04°07'13"W
C8	16°40'12"	68.86'	136.74'	470.00'	136.26'	S16°14'36"W

Tangent Data		
ID	BEARING	DISTANCE
T1	S89°40'04"E	10.11'
T2	S00°19'57"W	82.83'

LEGEND	
	BOUNDARY LINE
	LOT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544" TAGGED WITH BRASS WASHER STAMPED "PS 16469"
	FOUND 5/8" REBAR TAGGED WITH BRASS WASHER STAMPED "PS 16469"
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	SET 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"



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



DRAWING INDEX

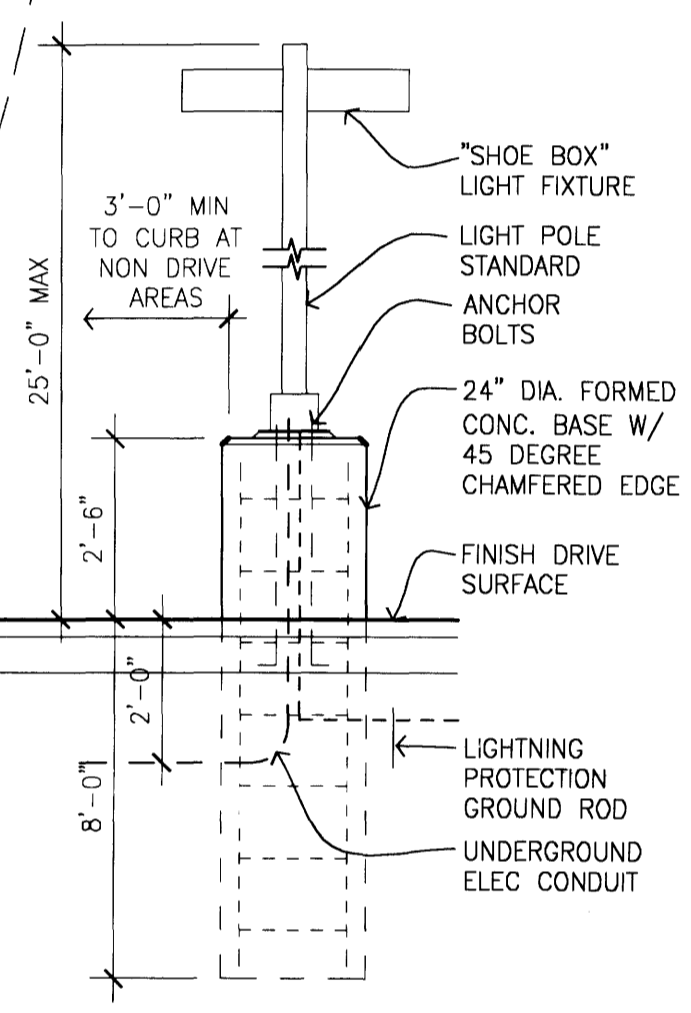
- A1.1 - Site Plan and Details
- A2.1 - Floor Plan
- A3.1 - Exterior Elevations
- L1 - Schematic Landscape Plan
- C1 - Conceptual Grading and Utility Plan

PROJECT DATA

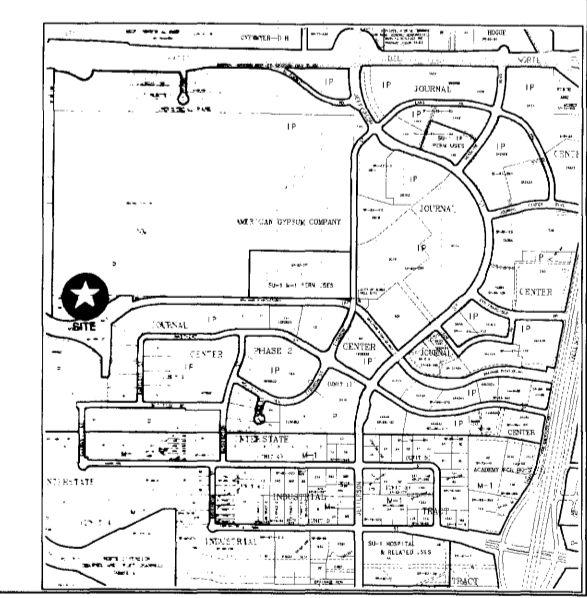
Zoning	= IP (Industrial Park)
Site Area	= 10.05 Acres +/-
Building Area	= 118,727 +/- RSF
	= 120,000 GSF
Building Coverage	= 27%
FAR	= .27
Parking Required	= 392 (3.3 / 1000 RSF)
Parking Provided	= 706 (5.9 / 1000 RSF)
Compact	= 94
Standard	= 596
Handicap	= 16
Total	= 706

GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR BUILDING LAYOUT, CURB DIMENSIONS, HORIZONTAL CONTROL AND PROPERTY DIMENSIONS.
2. SEE CIVIL DRAWINGS FOR SITE GRADING AND DRAINAGE.
3. SEE LANDSCAPING DRAWINGS FOR SITE HARDSCAPE PLANS, DIMENSIONS, TEXTURES, PATTERNS AND SITE DETAILS.



2 LIGHT STANDARD BASE
NO SCALE



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REGISTRATION

ISSUE RECORD
09/19/03 DRB SUBMITAL

DESIGN NUMBER
PROJECT NUMBER
DATE 09/19/03
PROJECT MANAGER D. SNELL
DRAWN BY F. LINK
CHECKED BY C. O'CONNELL

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Development Review Board Member Approval

Traffic	Date
Utilities	Date
Parks and Recreation	Date
City Engineer/AMA/FA	Date
DRB Chair	Date

Michael Holton 10-2-03
Solid Waste Dept. Date

PROJECT
OPUS JOURNAL CENTER PHASE II
LOCATION
ALBUQUERQUE, NEW MEXICO
SHEET TITLE
ARCHITECTURAL SITE PLAN AND DETAILS
SHEET NUMBER

REGISTRATION

ISSUE RECORD

09/19/03 DRB SUBMITTAL

DESIGN NUMBER

PROJECT NUMBER

DATE

09/19/03

PROJECT MANAGER

D. SNELL

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F. LINK

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C. O'CONNELL

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PROJECT

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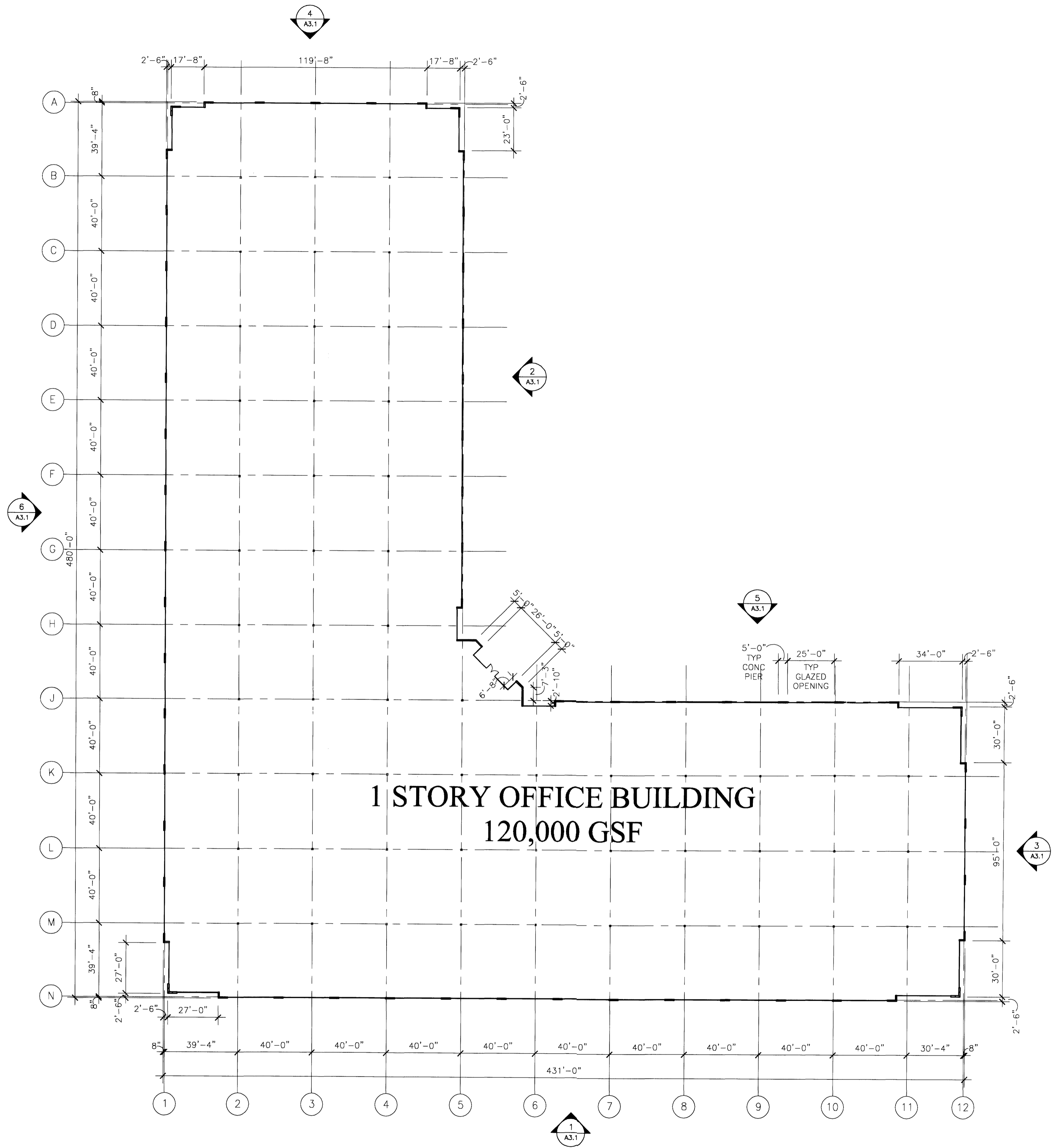
ALBUQUERQUE, NEW MEXICO

SHEET TITLE

FLOOR PLAN

SHEET NUMBER

A2.1



0 16' 32' 64' N
 1 FLOOR PLAN
 1/32" = 1'-0"

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09/19/03 DRB SUBMITTAL

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DATE 09/19/03

PROJECT MANAGER

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PROJECT

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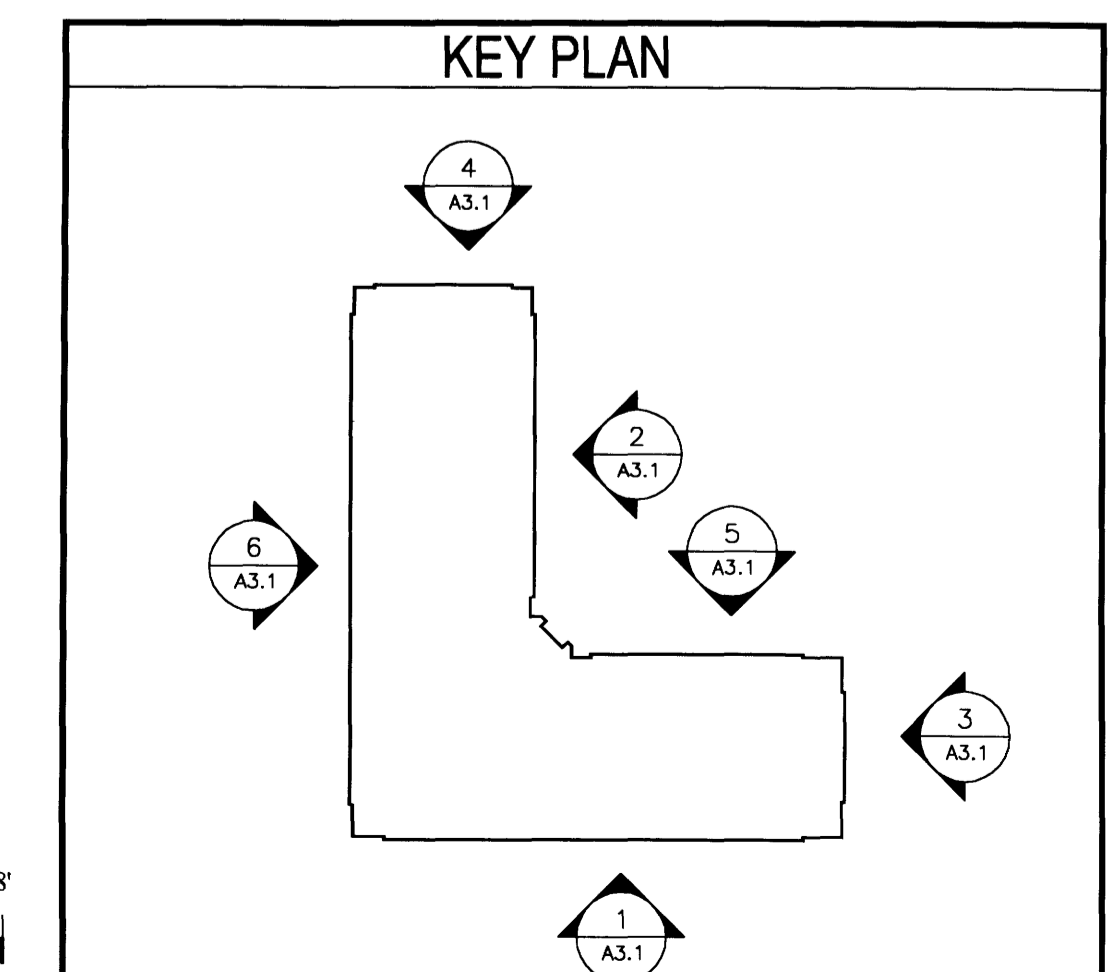
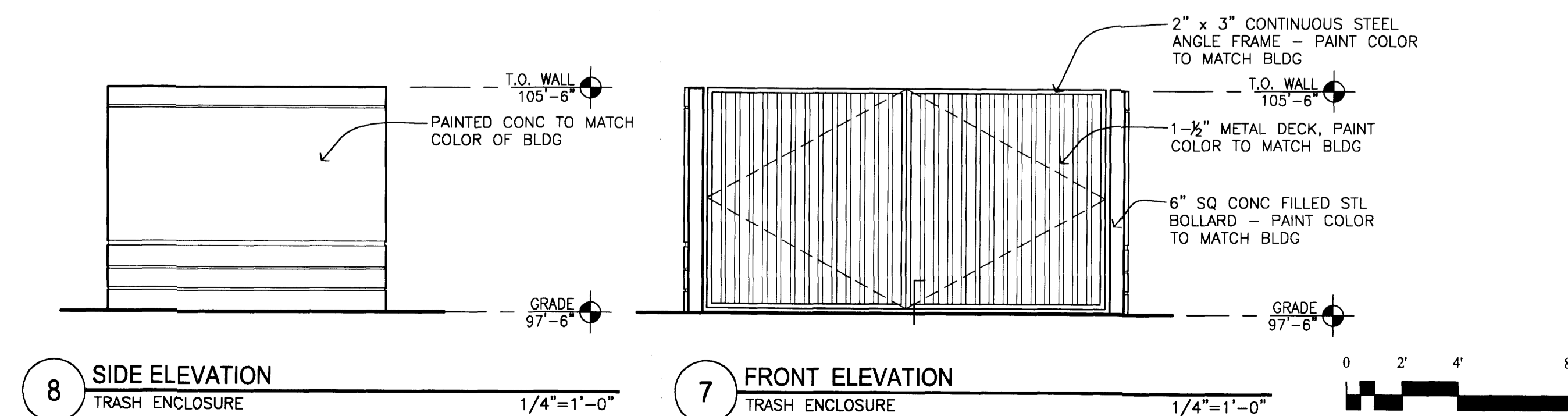
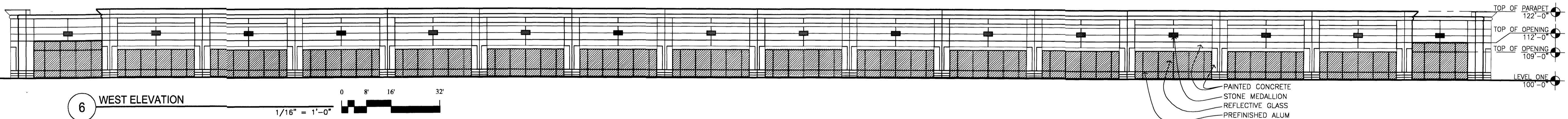
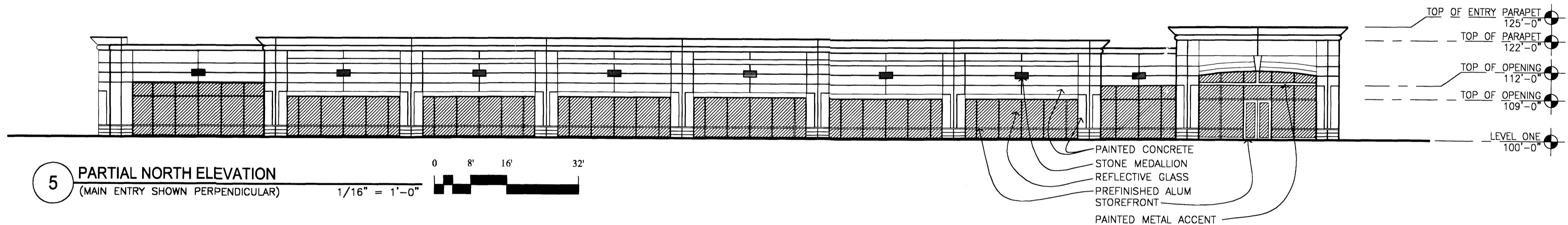
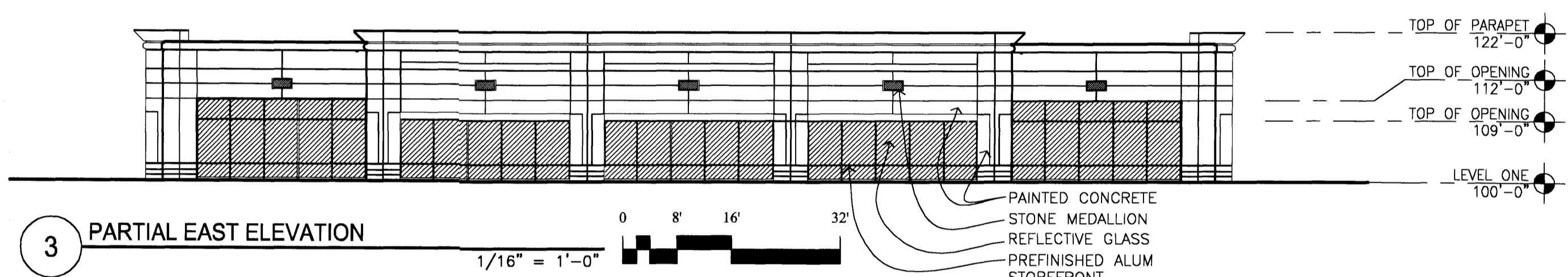
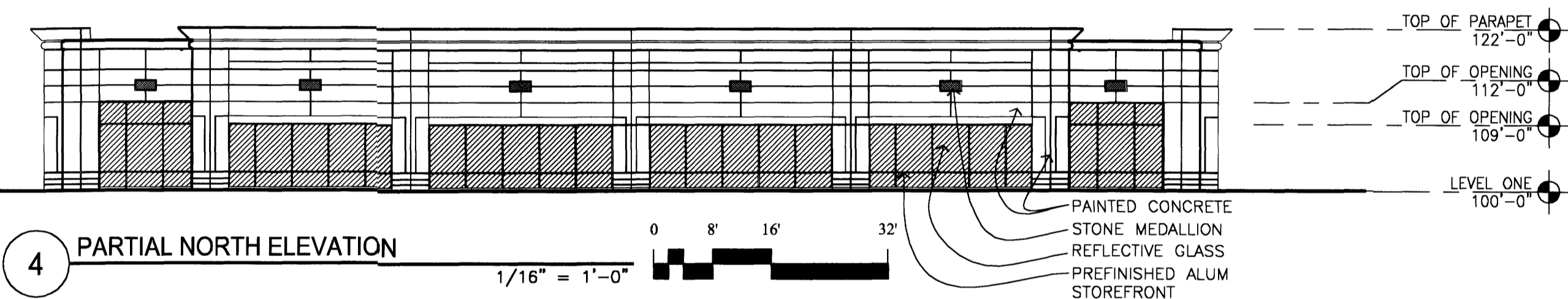
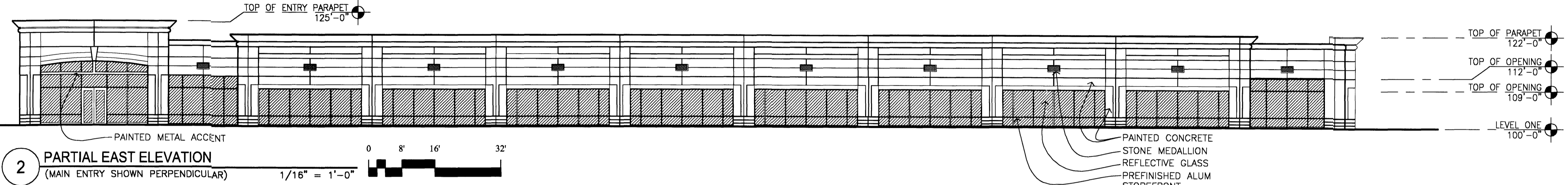
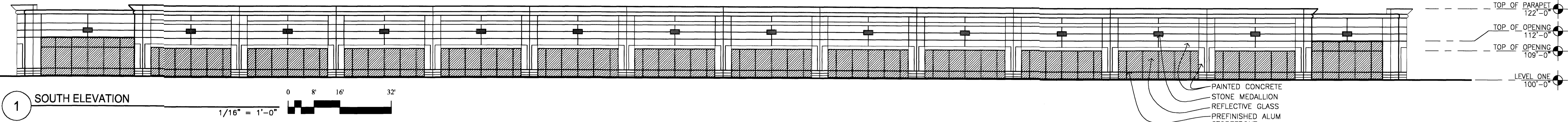
LOCATION
ALBUQUERQUE, NEW MEXICO

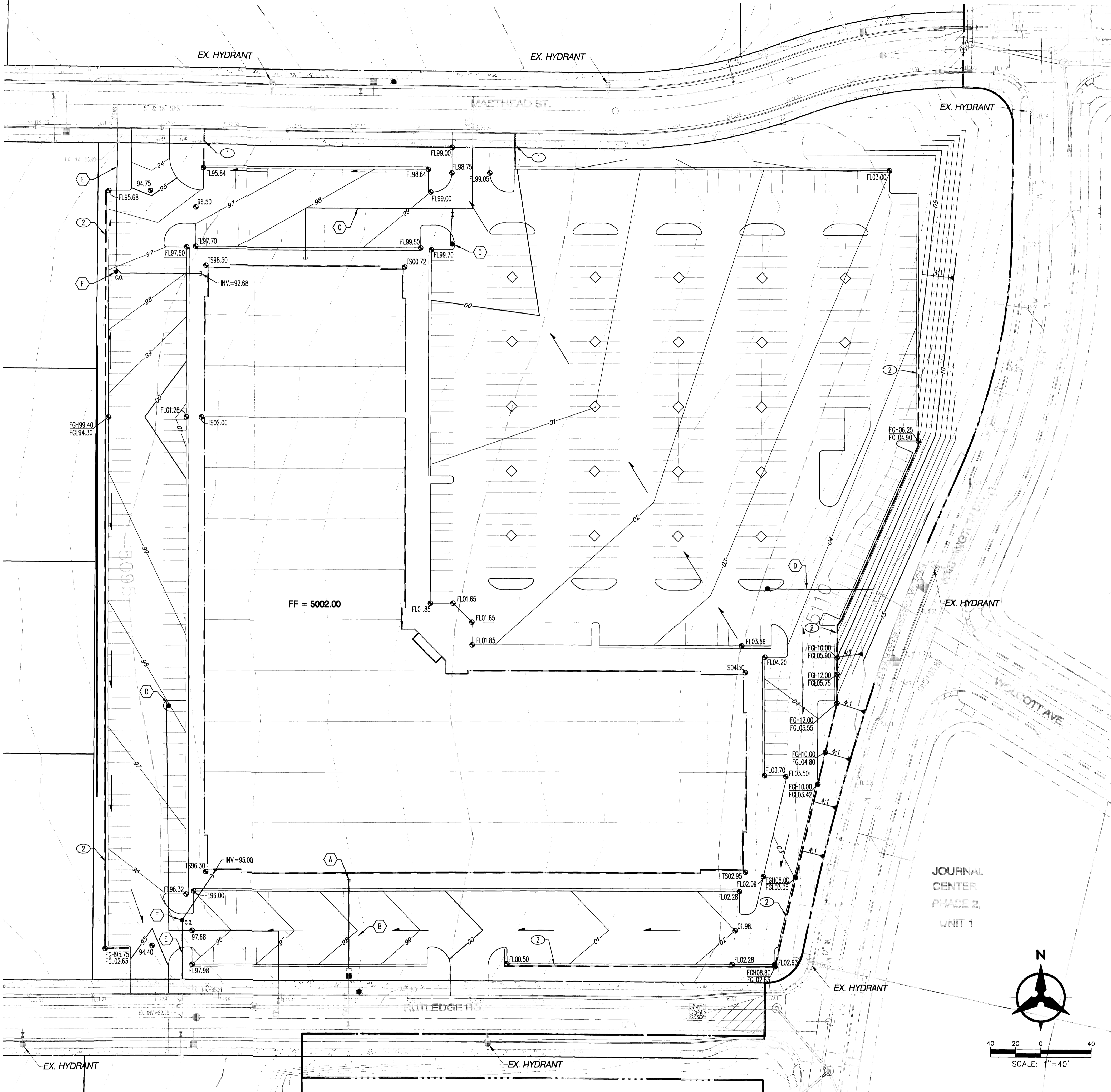
SHEET TITLE

ELEVATIONS

SHEET NUMBER

A3.1



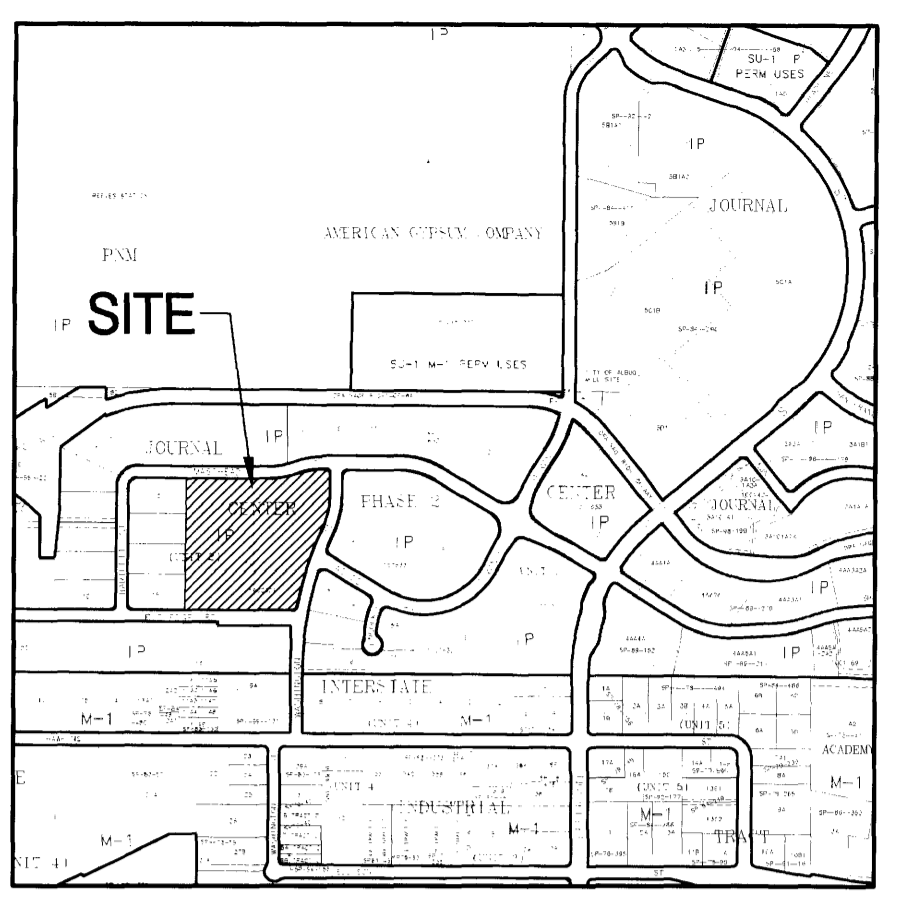


① GRADING KEYED NOTES

1. 12" WIDE SIDEWALK CULVERT AND CONCRETE RIBBON CHANNEL PER COA STD. DWG. 2236
2. RETAINING WALL

Ⓐ UTILITY KEYED NOTES

- A. 3" WATER SERVICE AND METER
- B. 35"x35" WATER METER EASEMENT
- C. 8" FIRE LINE
- D. FIRE HYDRANT & 6" FIRE LINE
- E. 6" SANITARY SEWER



VICINITY MAP
ZONE MAP NO. D-17-Z

LEGAL DESCRIPTION:
LOT 11 JOURNAL CENTER PHASE 2

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REGISTRATION

Bohannon & Huston
ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES

ISSUE RECORD
09/19/03 DRB

DESIGN NUMBER
PROJECT NUMBER
DATE
09/19/03
PROJECT MANAGER
DRAWN BY
F. LINK
CHECKED BY
C. O'CONNELL

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CONCEPTUAL DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION AND PURPOSE
The purpose of this submittal is to present a final drainage and grading plan for the proposed Department of the Interior office building. The site consists of approximately 8.3 acres. The project has been reviewed and approved by DRB. The purpose of this drainage management plan is to support building permit approval.

II. SITE LOCATION
The site is located within the Journal Center Phase 2, near the southwest corner of Jefferson and Masthead. The site is bounded on the east by Thurston Street, on the south by Wolcott Avenue on the west by Washington Street, and on the north by Masthead. The legal description is Journal Center Phase 2 LOT 10A. Please see the vicinity map on this sheet.

III. EXISTING HYDROLOGIC CONDITIONS
The site is mostly level. Since mass grading of the entire subdivision was recently finished, no significant vegetation exists. Currently Lot 10A drains to the west, to Washington St. and Wolcott Ave. and the majority of the lot drains to Masthead.

IV. PROPOSED HYDROLOGIC CONDITIONS
This project proposes to construct a new 3-story office building. The existing approved Drainage Report for Journal Center Phase 2 (only drainage file D17/03AA) allows for free discharge of developed flows to the surface of the adjacent streets. The allowable discharge rate for the site is 4.4cfs/acre, which corresponds to 85% D, 7.5% and 1.5%. Other than the 14" storm drain in Masthead, there are no storm drains in the adjacent streets and no underground onsite storm drainage is proposed, except for a storm drain inlet in the northwest corner of the site. This inlet will connect to an existing inlet in Washington with a 24" pipe. Under proposed developed conditions, the site will drain in similar manner as existing. The developed condition for the site will conform to the site-wide discharge rates. Runoff from Basin A (15.8cfs) will be directed to Masthead and Washington, runoff from Basin B (15.8cfs) will be directed to Wolcott Avenue and runoff from Basin C (5.1cfs) will be directed to Masthead.

V. CONCLUSION
This drainage management plan proposes concepts which are in compliance with the approved drainage report for Journal Center Phase 2, and which honor city drainage requirements. With this submittal, we are seeking building permit approval.

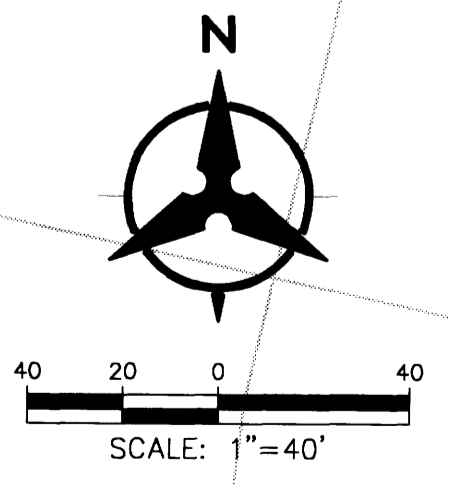
ON-SITE PROPOSED CONDITIONS CALCULATIONS
Basin A:
Land Treatment Percentages - "B" & "C" = 7.5% "D" = 85%
Q100 = 0.075(3.58)(2.28+3.14) + 0.85(3.58)(4.70) = 15.8 cfs
NOTE: Basin A drains to Washington and Masthead.

Basin B:
Land Treatment Percentages - "B" & "C" = 7.5% "D" = 85%
Q100 = 0.075(3.60)(2.28+3.14) + 0.85(3.60)(4.70) = 15.8 cfs
NOTE: Basin B drains to Wolcott.

Basin C:
Land Treatment Percentages - "B" & "C" = 7.5% "D" = 85%
Q100 = 0.075(1.17)(2.28+3.14)+0.85(1.17)(4.70) = 5.1 cfs

● SPOT ELEVATION ABBREVIATION LEGEND

- FGH = FINISHED GRADE HIGH SIDE OF RETAINING WALL
- FGL = FINISHED GRADE ON LOW SIDE OF RETAINING WALL
- TS = TOP OF SIDEWALK
- FL = FLOWLINE
- TG = TOP OF GRATE
- TP = TOP OF PAVEMENT

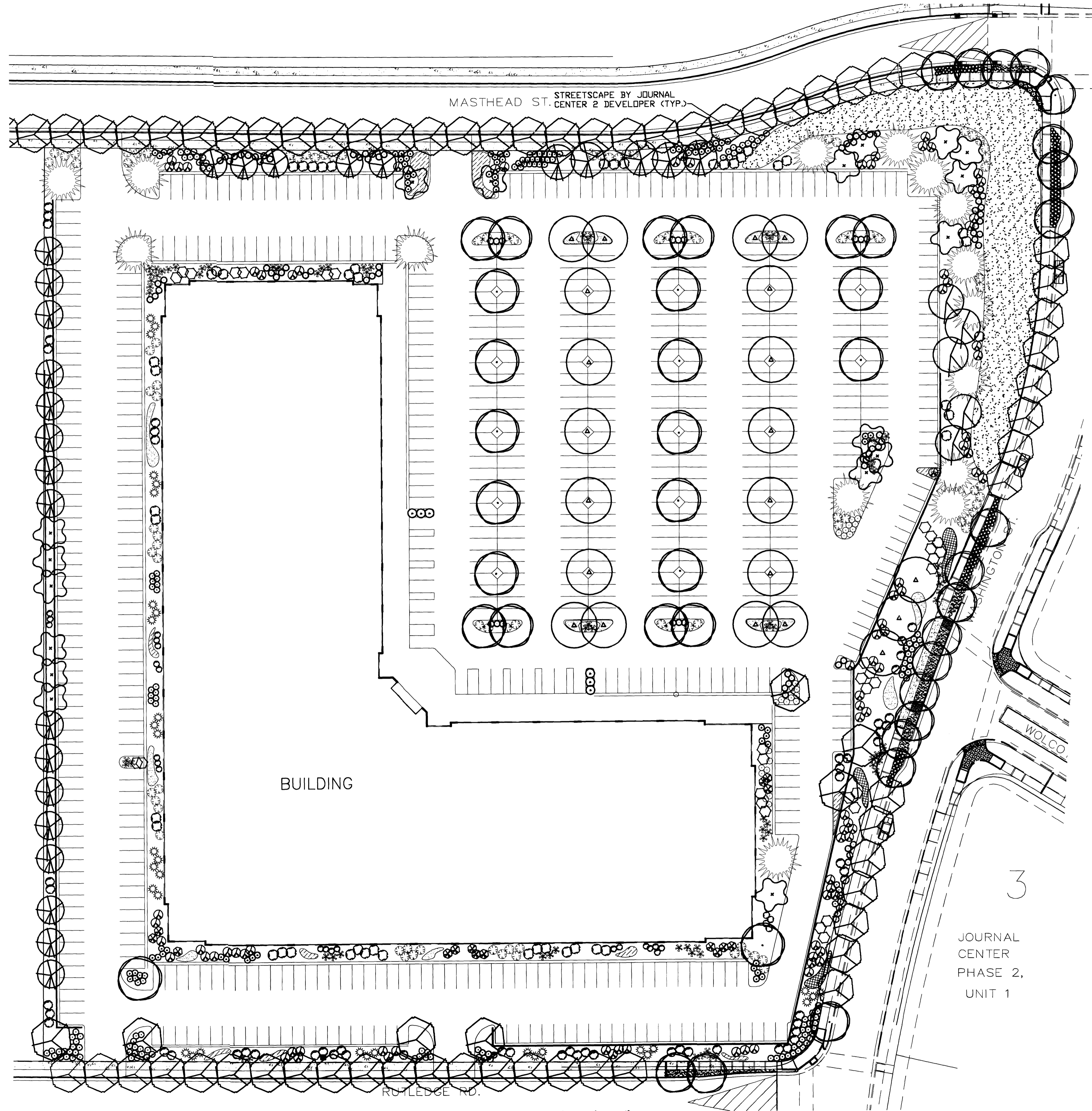


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PROJECT
OPUS JOURNAL CENTER PHASE II
LOCATION
ALBUQUERQUE, NEW MEXICO

SHEET TITLE
CONCEPTUAL GRADING & UTILITY PLAN

SHEET NUMBER
C1.0



Plant Legend

Symbol	Botanical Name	Common Name
TREES		
	<i>Crataegus crus-galli</i> "Inermis"	THORNLESS HAWTHORN
	<i>Cercis canadensis</i>	OKLAHOMA REDBUD
	<i>Celtis occidentalis</i>	COMMON HACKBERRY
	<i>Crataegus ambigua</i>	RUSSIAN HAWTHORN
	<i>Pinus flexilis</i>	LIMBER PINE
	<i>Fraxinus modesto</i>	MODESTO ASH
	<i>Pistacia chinensis</i>	CHINESE PISTACHE

Symbol	Botanical Name	Common Name
SHRUBS		
	<i>Rosemarinus officinalis</i> ARP	ROSEMARY "Arp"
	<i>Pinus mugo mugo</i>	DWARF MUGO PINE
	<i>Vauquelinia californica</i>	ARIZONA ROSEWOOD
	<i>Fallugia paradoxa</i>	APACHE PLUME
	<i>Artemisia x Powis Castle</i>	POWIS CASTLE
	<i>Cowania mexicana</i>	CLIFFROSE
	<i>Cercocarpus ledifolius</i>	MOUNTAIN MAHOGANY
	<i>Teucrium chamaedrys</i>	GERMANDER
	<i>Nolina microcarpa</i>	BEARGRASS
	<i>Rhus aromatica</i> "Gro Low"	PROSTRATE SUMAC
	<i>Rhus trilobata</i>	THREE LEAF SUMAC

Symbol	Botanical Name	Common Name
PERENNIALS/GROUND COVERS		
	<i>Zauschneria californica</i>	HUMMINGBIRD PLANT
ORNAMENTAL GRASSES		
	<i>Muhlenbergia capillaris</i> "Regal Mist"	REGAL MIST
	<i>Stipa tenuissima</i>	MEXICAN THREADGRASS
	<i>Pennisetum villosum</i>	DWARF FOUNTAINGRASS
TURFGRASS		
	<i>Buchloe dactyloides</i> "Legacy"	LEGACY BUFFALO GRASS

PLANS INDICATE STREETSCAPING BY OTHERS FOR CONTEXT. ONLY PLANTS SHOWN IN BOLD LINEWEIGHT APPLY FOR REVIEW OF THIS PROJECT.

Landscaping Notes

ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" LAYER OF SANTA ANA TAN OR MOUNTAIN ROSE CRUSHER FINES.

TREE LOCATIONS AS SHOWN ARE SCHEMATIC AND MAY VARY BASED ON SIGNAGE LOCATIONS, AND OTHER SITE CONSTRAINTS. TREE LOCATIONS SHALL COMPLY WITH ALL JURISDICTIONAL ORDINANCES WHICH APPLY.

RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER.

AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS TO BE DESIGNED AND CONSTRUCTED FOR ALL INSTALLED PLANT MATERIALS. GRASS AREAS WILL BE SPRAY IRRIGATED, TREES WILL BE IRRIGATED WITH A LOW FLOW BUBBLER SYSTEM, AND SHRUBS AND GROUND COVERS WILL BE IRRIGATED WITH A DRIP EMITTER SYSTEM.

AT MATURITY, PLANTS WILL PROVIDE MINIMUM COVERAGE OF 75% OF THE LANDSCAPE AREA.

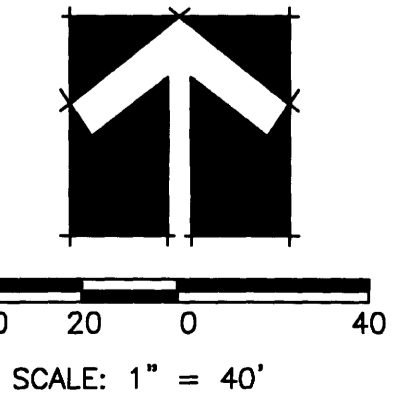
LANDSCAPE PLAN WILL MEET THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE C ORD 18-1995.

THE LANDSCAPE DESIGN WILL EMPHASIZE WATER-CONSERVATIVE PLANTING, PRIMARILY NATIVES, AND IS INTENDED TO COMPLEMENT THE ADJACENT NEIGHBORHOOD PLANTINGS.

PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO THE SCALE OF THE DRAWINGS, AND NOT ALL INDIVIDUAL SHRUBS OR GROUND COVERS ARE SHOWN. ACTUAL TREE LOCATIONS MAY VARY TO ACCOMMODATE SIGNAGE, LIGHTING LOCATIONS OR OTHER SITE CONSTRAINTS.

Area Calculations

TOTAL SITE (6.35 Ac.) =	381,948 S.F.
BUILDING TOTAL (FIRST FLOOR) =	120,117 S.F.
NET SITE AREA =	241,431 S.F.
LANDSCAPE AREA REQUIRED =	36,215 S.F.
LANDSCAPE AREA PROVIDED =	68,610 S.F.
LANDSCAPE AREA AS PERCENT OF NET SITE AREA =	37%



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REGISTRATION

ISSUE RECORD

DESIGN NUMBER

PROJECT NUMBER

DATE

PROJECT MANAGER

DRAWN BY: MKL

CHECKED BY: TC

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PROJECT

OPUS JOURNAL CENTER PHASE II

LOCATION

ALBUQUERQUE, NEW MEXICO

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

sites southwest

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ALBUQUERQUE, NM 87109
PHONES: 505-822-8200
FAX: 505-822-8202
E-MAIL: ml@sites-sw.com
WEB: www.sites-sw.com

PLANNING
LANDSCAPE ARCHITECTURE
MARKET ANALYSIS