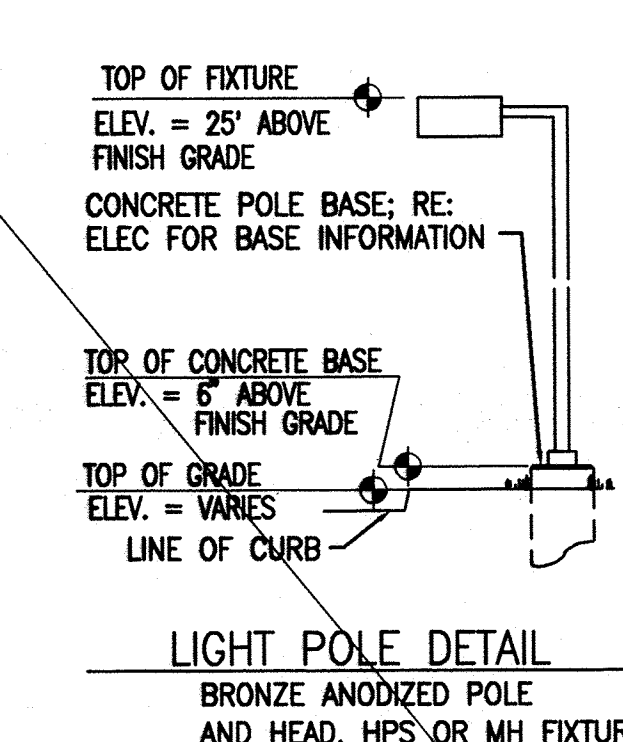


- NOTES**
- ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN, FOR BUILDING PURPOSES, WILL BE REQUIRED FOR THE PROPOSED PHASE II AND PHASE III THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD.
  - APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE OWNER.
  - LANDSCAPE MAINTENANCE SHALL BE PROVIDED BY LEECO LANDSCAPE MAINTENANCE COMPANY



**1. PROJECT DATA**

SITE AREA	4.6302 ACRES = 201,691 SF
PAVED PARKING AREA	58,623 GSF
PHASE I	11,384 GSF
PHASE II	7,297 GSF
PHASE III	7,297 GSF
TOTAL PAVED PARKING AREA	77,304 GSF
LANDSCAPED AREA REQUIRED	23,486 GSF
LANDSCAPED AREA PROVIDED	52,718 GSF
BUILDING AREAS:	
PHASE I	19,262 GSF
PHASE II	16,264 GSF
PHASE III	9,508 GSF
TOTAL BUILDING AREA	45,034 GSF
PATIO / HARDSCAPE AREAS	26,635 GSF
TOTAL AREA	201,691 SF

**2. SITE UTILIZATION CALCULATIONS**

BUILDINGS	23%
LANDSCAPING	26%
PARKING AREA	38%
PATIO / HARDSCAPE	13%

**3. PARKING DATA**

PHASE I	142 SPACES @ 8.5'x20' 5 ACCESSIBLE SPACES @ 9'x20', WITH A 5' AISLE 1 VAN ACCESSIBLE SPACE AT 13'x20' & 3 LOADING SPACES*
PHASE II	151 SPACES 27 SPACES @ 8.5'x20' 2 ACCESSIBLE SPACES @ 9'x20', WITH A 5' AISLE & 1 LOADING SPACE*
PHASE III	30 SPACES 18 SPACES @ 8.5'x20' 18 SPACES

\* < "LOADING" SPACES ARE FOR SHORT-TERM LOADING/ UNLOADING/DELIVERY FUNCTIONS ONLY >

TOTAL PARKING PROVIDED	187 FULL SIZE 7 ACCESSIBLE 1 VAN ACCESSIBLE & 4 LOADING SPACES 199 SPACES
TOTAL PARKING REQUIRED	45,034 GSF x 95% AT 1/200 SF (COMM. RETAIL) = 42,782 NSF 221 SPACES
LESS 10% FOR BUS ROUTE	< 22 >
ADJUSTED TOTAL REQUIRED	199 SPACES ∴ OK
3-7' BICYCLE RACKS PROVIDED	18 SPACES

BUILDING TYPE: VN-NON SPRINKLED

THIS PLAN IS CONSISTANT WITH THE CONCEPTS OF THE ORIGINAL JOURNAL CENTER SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON AUGUST 19, 1980 (AX-79-13, Z-79-80-2) & THE IP ZONE.

THIS APPROVAL IS FOR PHASE I, II, & III SITE PLAN, AND PHASE I BUILDING PLAN ONLY. SITE PLAN FOR BUILDING PERMIT SHALL REQUIRE A PUBLIC HEARING THROUGH D.R.B. FOR REVIEW AND APPROVAL.

THIS IS AN AMENDMENT TO THE ORIGINALLY APPROVED SITE PLAN FOR SUBDIVISION (10-01-96) AND SITE PLAN FOR BUILDING PERMIT FOR PHASE I.

TO ADD 1,740 SF OF PATIO AREA TO PHASE-I BUILDING

**DRB-96-394**

*Robert W. Kane* 8-12-97 DATE  
Traffic Engineer  
TRANSPORTATION DEPARTMENT

*Robert W. Kane* 8-12-97 DATE  
DESIGN & DEVELOPMENT, INC.

*Robert W. Kane* 8-21-97 DATE  
UTILITY DEVELOPMENT DEPARTMENT

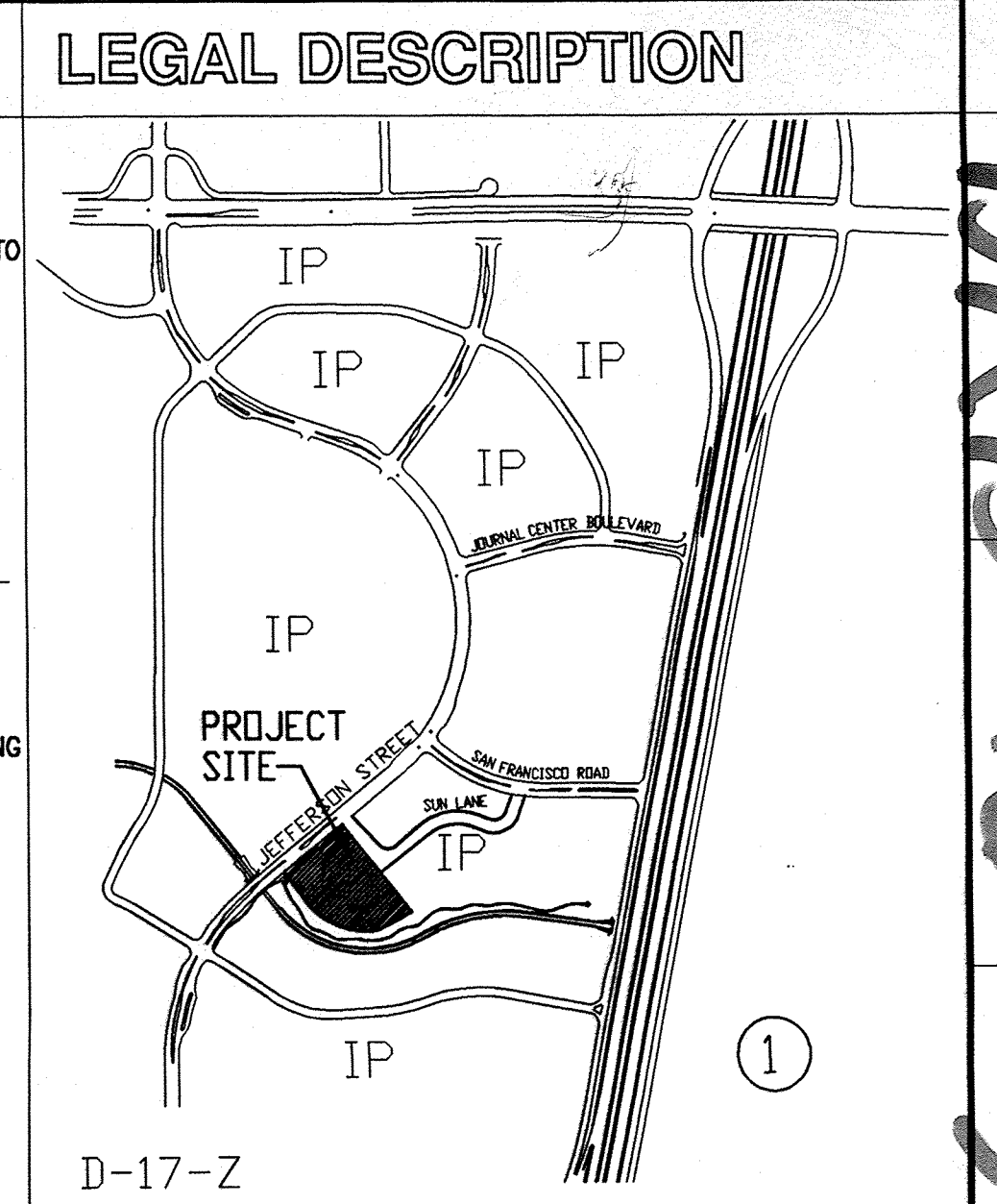
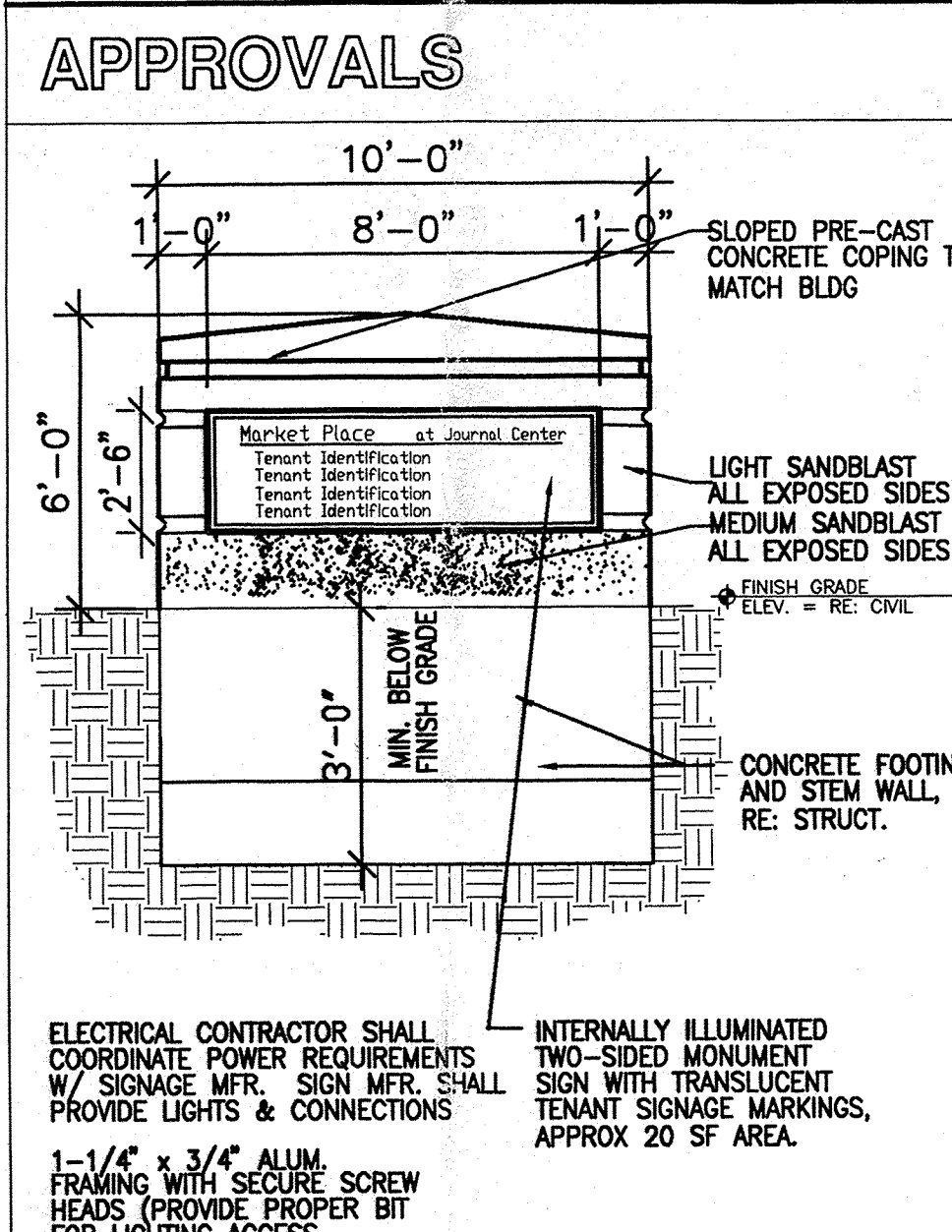
*Frank J. Jagan* 9-24-97 DATE  
City Engineer  
ENGINEERING DIVISION, AMAFCA

*Kevin L. Tori* 9/25/97 DATE  
City Planner  
ALBUQUERQUE / BERNAILLO COUNTY

**PROJECT DATA**

LEGAL:  
MARKET PLACE AT JOURNAL CENTER TRACT 3A-1C  
ZONE ATLAS MAP: D-17-Z  
SUBDIVISION: JOURNAL CENTER  
ZONING: IP.

DESCRIPTION:  
A RETAIL COMMERCIAL DEVELOPMENT COMPRISED OF THREE PHASES. PHASE ONE SHALL BE DEVELOPED INITIALLY WITH PHASE TWO FOLLOWING, THEN PHASE THREE. THE EXISTING 800 S.F. LEASE BUILDING, OWNED BY THIS DEVELOPER WILL BE REMOVED TO ALLOW PHASE THREE TO BE DEVELOPED WHEN PHASE THREE COMMENCES.



**MONUMENT SIGN ELEVATION**

**ZONE ATLAS MAP**

**SITE PLAN**

SCALE: 1"=40'

**SHEET INDEX**

DRB-1:	SITE PLAN & PROJECT DATA
DRB-2:	BUILDING ELEVATIONS
DRB-3:	LANDSCAPE PLAN
DRB-4:	GRADING & DRAINAGE PLAN
DRB-5:	SKETCH PLAT — NEW SHEET ADDED

**MERRICK**  
Engineers & Architects

NO.	DESCRIPTION	SIGNATURE	DATE
1	DRAWN	MBS	XXX
2	DESIGNED	MBS	7-22-96
3	QC REVIEW	XXX	XXX
4	APPROVED	XXX	XXX
5	CLIENT	SIGNATURE	DATE
6	REVIEW	XXX	XXX
7	APPROVED	XXX	XXX

THIS AND ANY OTHER ELECTRONIC MEDIA COUNTERPART IS AN INSTRUMENT OF SERVICE PREPARED BY MERRICK AND COMPANY FOR A DEFINED PROJECT. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE IN WHOLE OR IN PART ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. REUSE OR MODIFICATION OF ANY UTILIZATION IF NOT A FINISHED INSTRUMENT, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF MERRICK AND COMPANY, SHALL BE AT THE SOLE RISK FOR THE UNAUTHORIZED USER WITHOUT LIABILITY OR LOSS EXPOSURE TO MERRICK AND COMPANY.

CAD FILE NAME: I:\VCL\18012413\ARCH\DRB\_1

CLIENT PROJECT NO.	-
MERRICK PROJECT NO.	-
SCALE:	1" = 40'-0"

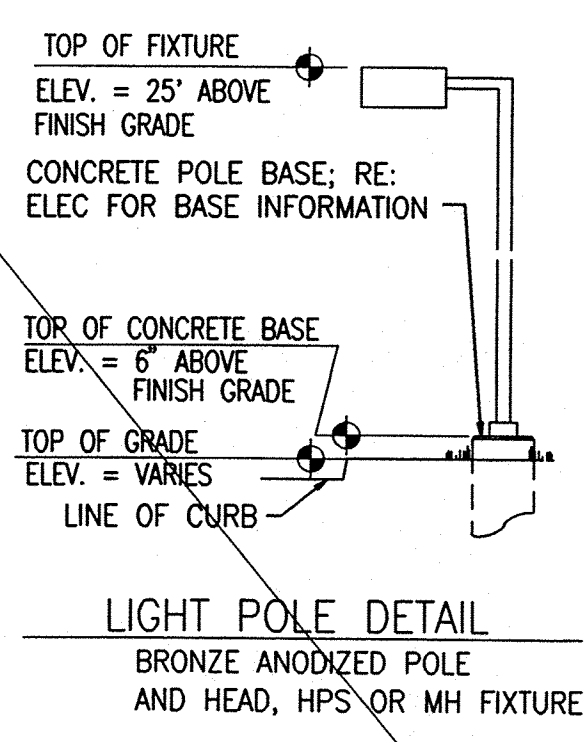
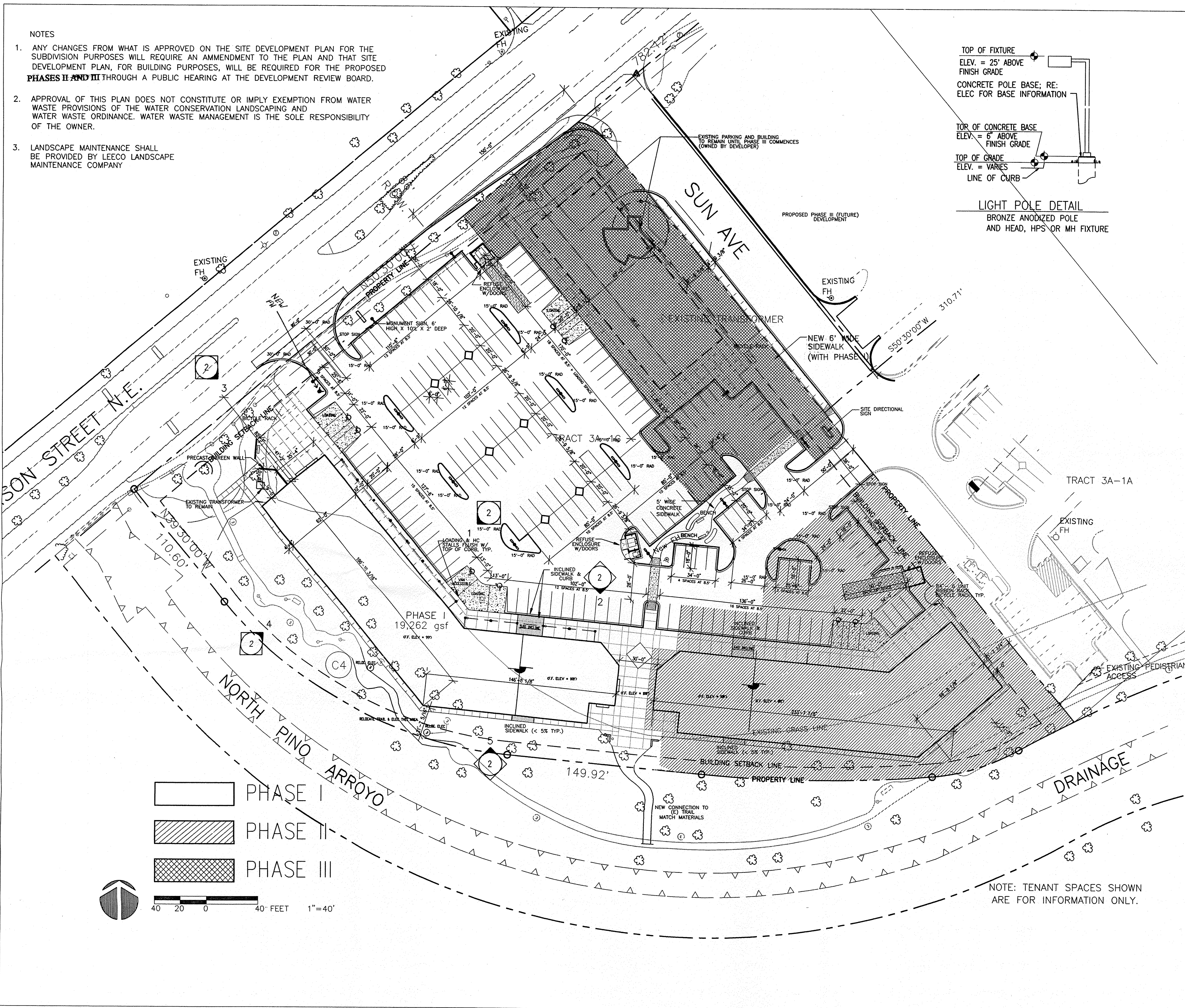
**SITE PLAN**

REVISION:	DRAWING NO.	SHEET NO.
		DRB - 1

DRB-96-394

DRB-96-394

- NOTES
1. ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN, FOR BUILDING PURPOSES, WILL BE REQUIRED FOR THE PROPOSED PHASES II AND III THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD.
  2. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE OWNER.
  3. LANDSCAPE MAINTENANCE SHALL BE PROVIDED BY LEECO LANDSCAPE MAINTENANCE COMPANY



1. PROJECT DATA

SITE AREA..... 4.6302 ACRES = 201,691 SF

PAVED PARKING AREA

PHASE I.....	58,623 GSF
PHASE II.....	11,384 GSF
PHASE III.....	7,297 GSF
TOTAL PAVED PARKING AREA.....	77,304 GSF

LANDSCAPED AREA REQUIRED..... 23,486 GSF

LANDSCAPED AREA PROVIDED..... 52,718 GSF

BUILDING AREAS:

PHASE I.....	19,262 GSF
PHASE II.....	16,264 GSF
PHASE III.....	9,508 GSF
TOTAL BUILDING AREA.....	45,034 GSF
PATIO / HARDSCAPE AREAS.....	26,635 GSF
TOTAL AREA.....	201,691 SF

2. SITE UTILIZATION CALCULATIONS

BUILDINGS.....	23%
LANDSCAPING.....	26%
PARKING AREA.....	38%
PATIO / HARDSCAPE.....	13%

3. PARKING DATA

PHASE I

142 SPACES @ 8.5'x20'
5 ACCESSIBLE SPACES @ 9'x20', WITH A 5' AISLE
1 VAN ACCESSIBLE SPACE AT 13'x20' & 3 LOADING SPACES*

PHASE II

151 SPACES
27 SPACES @ 8.5'x20'
2 ACCESSIBLE SPACES @ 9'x20', WITH A 5' AISLE & 1 LOADING SPACE*
30 SPACES

PHASE III

18 SPACES @ 8.5'x20'
18 SPACES

\* < "LOADING" SPACES ARE FOR SHORT-TERM LOADING/ UNLOADING/DELIVERY FUNCTIONS ONLY >

TOTAL PARKING PROVIDED..... 187 FULL SIZE  
7 ACCESSIBLE  
1 VAN ACCESSIBLE  
& 4 LOADING SPACES  
199 SPACES

TOTAL PARKING REQUIRED..... 45,034 GSF x 95%  
= 42,782 NSF  
221 SPACES

LESS 10% FOR BUS ROUTE < 22 >

ADJUSTED TOTAL REQUIRED..... 199 SPACES :: OK

3-7 BICYCLE RACKS PROVIDED..... 18 SPACES

TYPE VN - NON SPRINKLED

THIS PLAN IS CONSISTANT WITH THE CONCEPTS OF THE ORIGINAL JOURNAL CENTER SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON AUGUST 19, 1980 (AX-79-13, Z-79-80-2) & THE IP ZONE.

THIS APPROVAL IS FOR PHASE I, II, III SITE PLAN AND PHASE I BUILDING PLAN ONLY. PHASES II AND III SHALL REQUIRE A PUBLIC HEARING THROUGH THE DRB

*Robert W. Kane* 10-01-96 DATE  
Traffic Engineer  
TRANSPORTATION DEPARTMENT

*Ed Stang* 10-1-96 DATE  
DESIGN & DEVELOPMENT CIP

*Robert W. Kane* 10-1-96 DATE  
UTILITY DEVELOPMENT DEPARTMENT

*Paul J. Ryan* 12-18-96 DATE  
City Engineer  
ENGINEERING DIVISION / AM/FCA

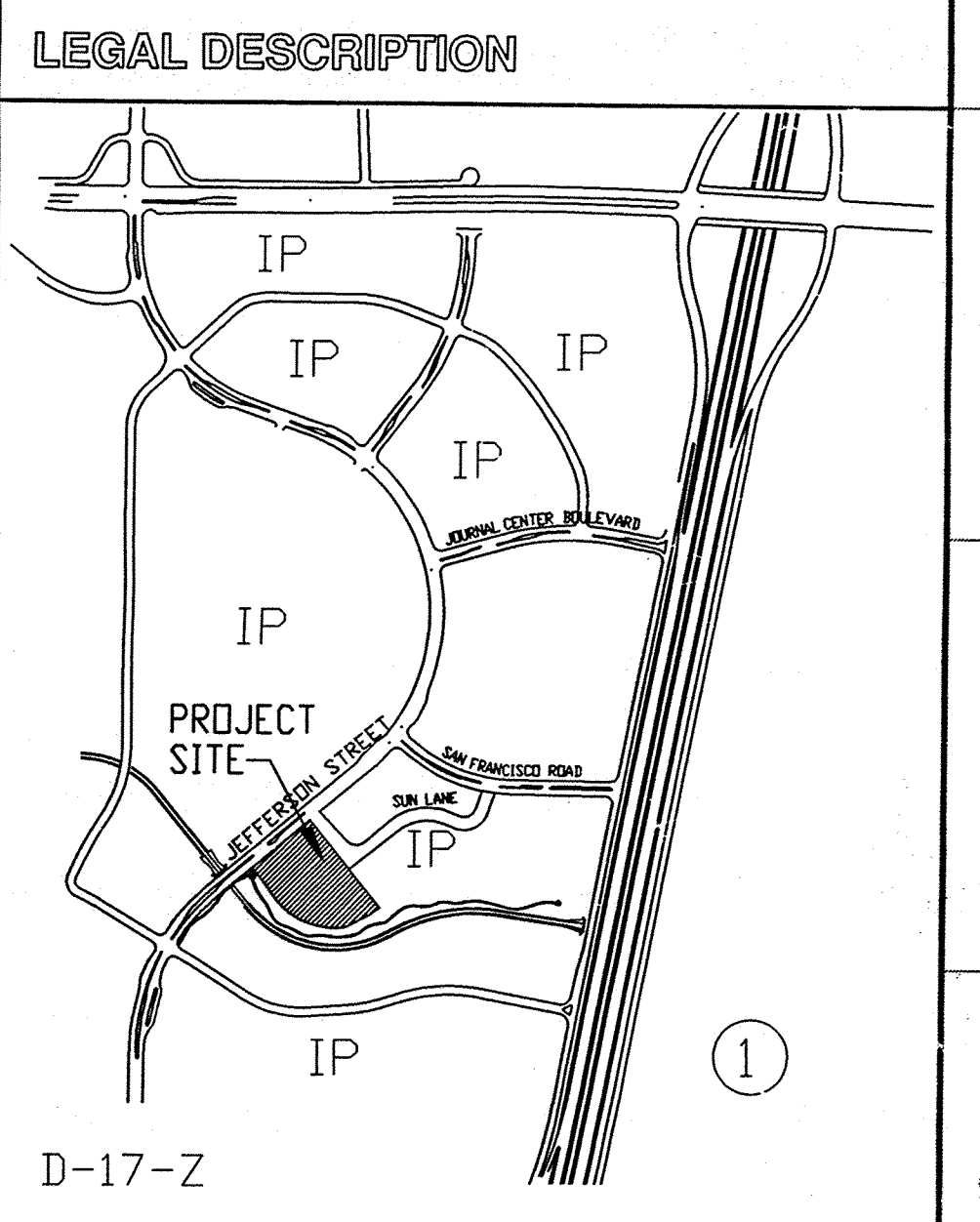
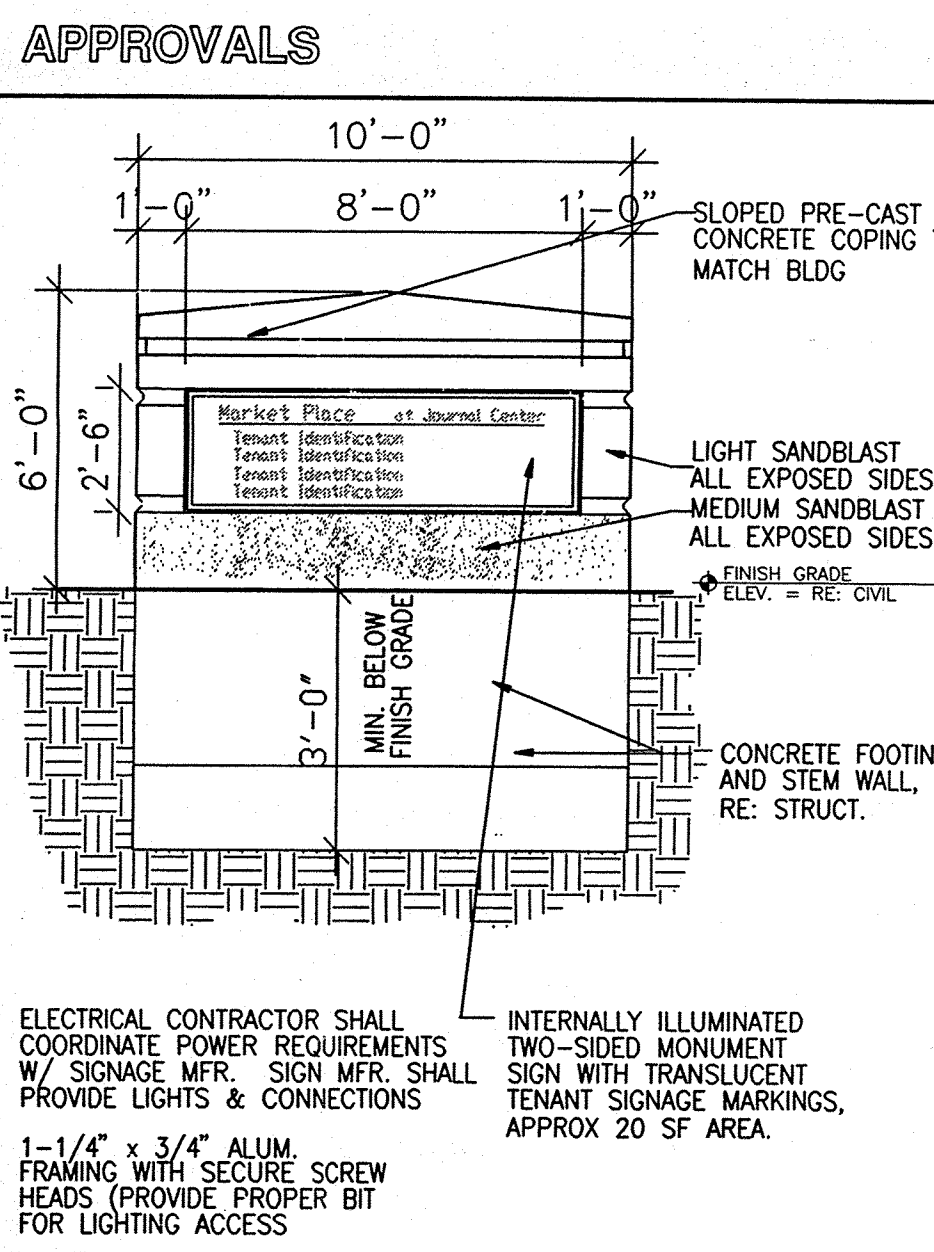
APPROVED & CONDITIONAL ACCEPTANCE AS SPECIFIED IN THE DEVELOPMENT PROCESS MANUAL.

*Kenn J. Dovi* 12-19-96 DATE  
City Planner  
ALBUQUERQUE / BERNALILLO COUNTY

PROJECT DATA

LEGAL:  
MARKET PLACE AT JOURNAL CENTER TRACT 3A-1C  
ZONE ATLAS MAP: D-17-Z  
SUBDIVISION: JOURNAL CENTER  
ZONING: IP.

DESCRIPTION:  
A RETAIL COMMERCIAL DEVELOPMENT COMPRISED OF THREE PHASES. PHASE ONE SHALL BE DEVELOPED INITIALLY WITH PHASE TWO FOLLOWING, THEN PHASE THREE. THE EXISTING 800 S.F. LEASE BUILDING, OWNED BY THIS DEVELOPER WILL BE REMOVED TO ALLOW PHASE THREE TO BE DEVELOPED WHEN PHASE THREE COMMENCES.



SITE PLAN

SCALE: 1"=40'

PROPOSED MONUMENT SIGN ELEVATION

ZONE ATLAS MAP

REQUIRED PARKING DATA

PHASE I:	19,262 sq. ft./200 = 96.30 96.30-15% (BUS CREDIT) = 82 SPACES
PHASE II:	16,264 sq. ft./200 = 81.22 81.22-15% (BUS CREDIT) = 69 SPACES
PHASE III:	9,508 sq. ft./200 = 47.54 47.54-15% (BUS CREDIT) = 41 SPACES

SHEET INDEX

DRB-1:	SITE PLAN & PROJECT DATA
DRB-2:	BUILDING ELEVATIONS
DRB-3:	LANDSCAPE PLAN
DRB-4:	GRADING & DRAINAGE PLAN
DRB-5:	SKETCH PLAT

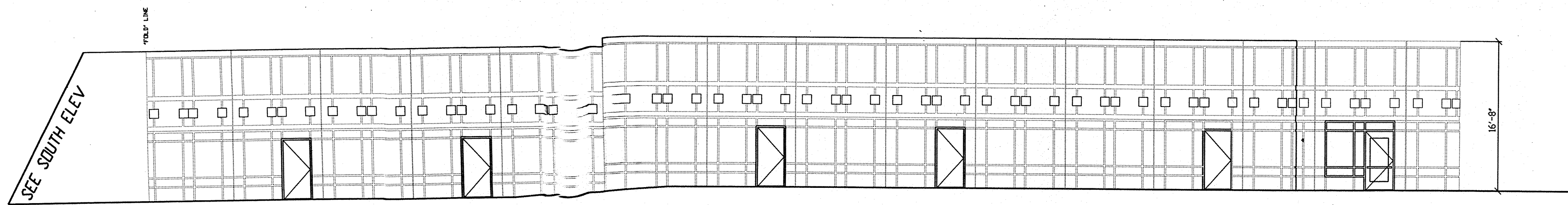
MERRICK Engineers & Architects

MERRICK	SIGNATURE	DATE
DESIGNED	MBS	XXX
DESIGNED	MBS	7-22-96
DC REVIEW	XXX	XXX
APPROVED	XXX	XXX
CLIENT	SIGNATURE	DATE
REVIEW	XXX	XXX
APPROVED	XXX	XXX
DATE	18012413\ARCH\DRB_1	

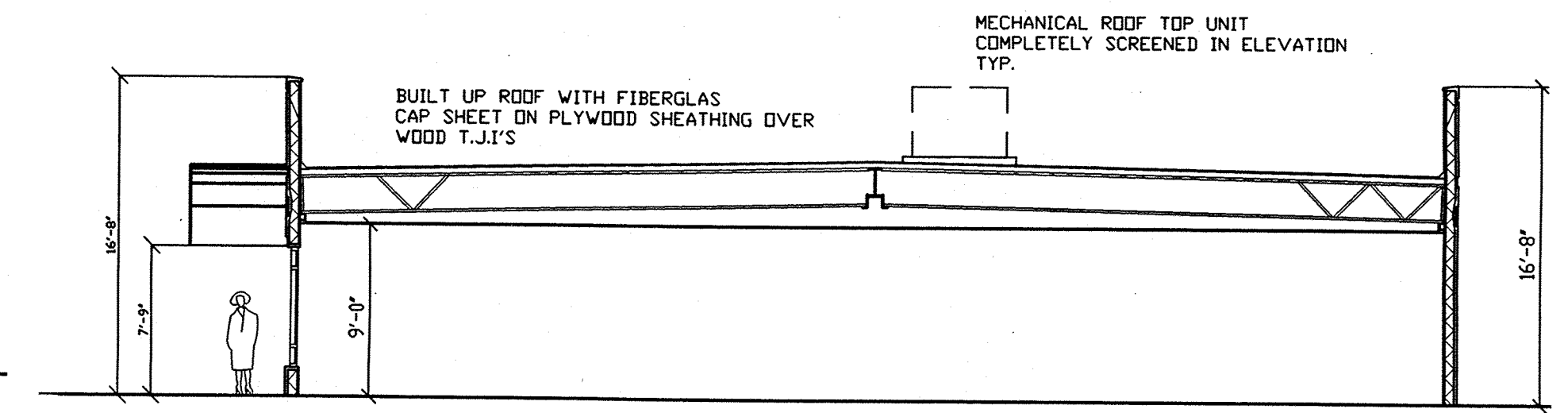
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MERRICK PROJECT NO.	
SCALE:	1" = 40'-0"

TITLE: SITE PLAN

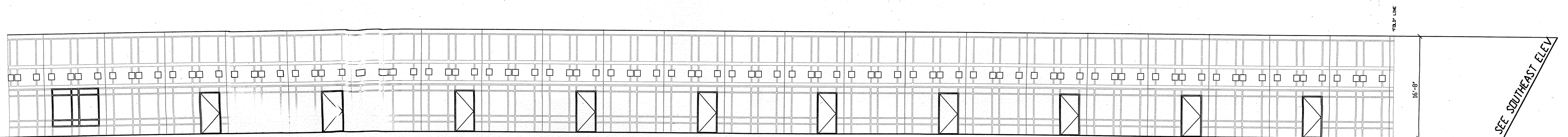
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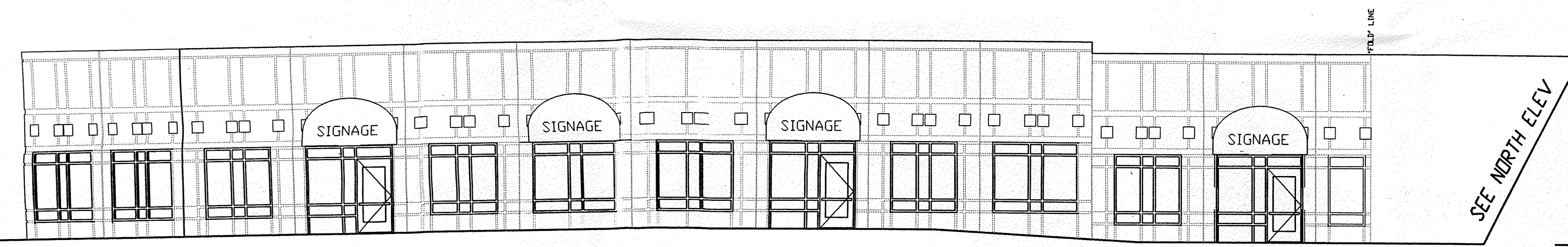
⑤ SOUTHEAST ELEVATION



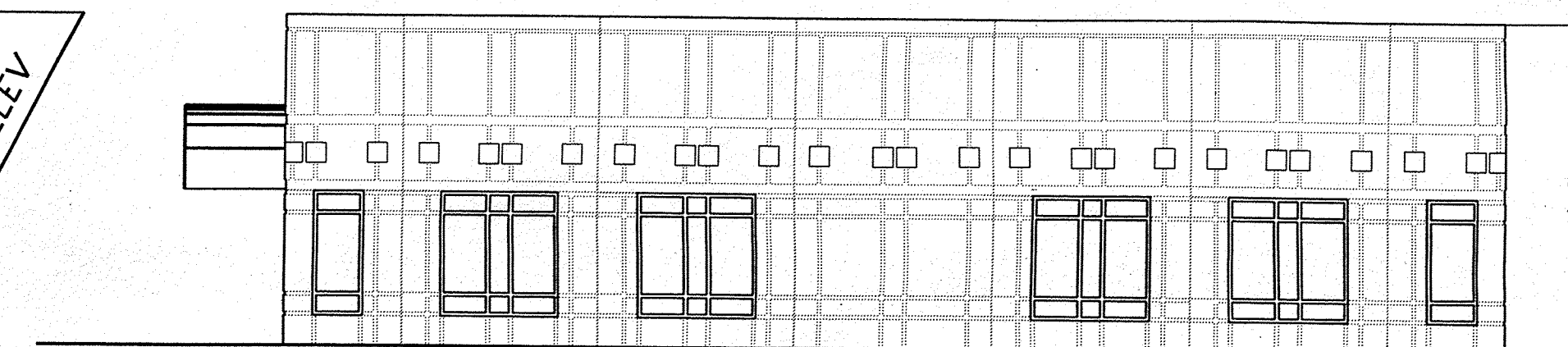
⑥ BUILDING SECTION



④ SOUTH ELEVATION



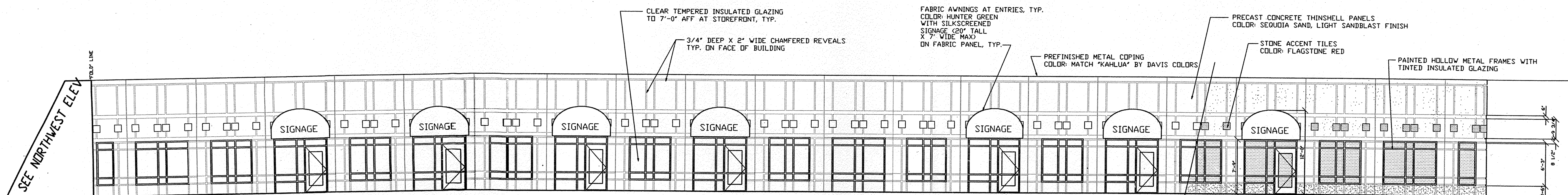
② NORTHWEST ELEVATION



③ WEST ELEVATION (NORTHEAST SIMILAR)

**BUILDING CODE DATA:**  
 LOCATION ON SITE: SIDE YARD: 86' TO CENTER LINE OF JEFFERSON  
 REAR YARD: 80' AT CLOSEST LOCATION TO AMAFCA CHANNEL  
 SIDE YARD: 10 MIN. PROPERTY LINE SETBACK  
 FRONT YARD SETBACK: GREATER THAN 100'  
 DISTANCE BETWEEN PHASES: 30' (15' TO 'IMPLIED PROPERTY LINE')

**CONSTRUCTION TYPE:** TYPE V-N  
**OCCUPANCY CLASSIFICATION:** B, A-3  
**AREA SEPARATION WALL:** 14,600 SF MAX  
**OPENINGS AT PATIO:** NONE < 5'  
 PROTECTED < 10'  
 NO REQ'T > 10'  
**PROJECT IS 15' FROM 'IMPLIED PROPERTY LINE' THEREFORE NO PROTECTED OPENINGS REQ'D**  
**WALL CONSTRUCTION AT PATIO:** 1 HR < 20'



① NORTH ELEVATION

CLEAR TEMPERED INSULATED GLAZING TO 7'-0" AFF AT STOREFRONT, TYP.  
 3/4" DEEP X 2" WIDE CHAMFERED REVEALS TYP. ON FACE OF BUILDING

FABRIC AWNINGS AT ENTRIES, TYP. COLOR: HUNTER GREEN WITH SILKSCREENED SIGNAGE (60" TALL X 7' WIDE MAX) ON FABRIC PANEL, TYP.

PREFINISHED METAL COPING COLOR: MATCH 'KAHLUA' BY DAVIS COLORS

PRECAST CONCRETE THINSHELL PANELS COLOR: SEQUOIA SAND, LIGHT SANDBLAST FINISH

STONE ACCENT TILES COLOR: FLAGSTONE RED

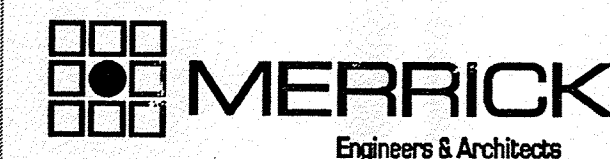
PAINTED HOLLOW METAL FRAMES WITH TINTED INSULATED GLAZING

NOTE: AWNINGS SHALL TYPICALLY OCCUR AT ENTRY DOORS ONLY.

8 0 8 24 FEET 1/8"=1'-0"

PROPOSED CONCEPTUAL ELEVATIONS

REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY



MERRICK  
 Engineers & Architects

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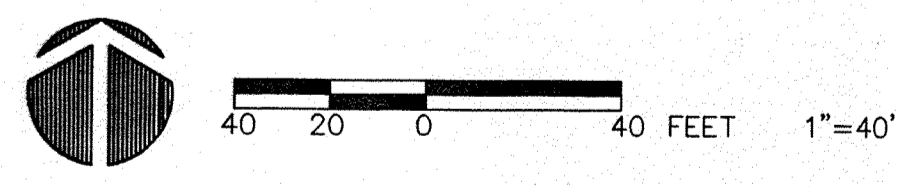
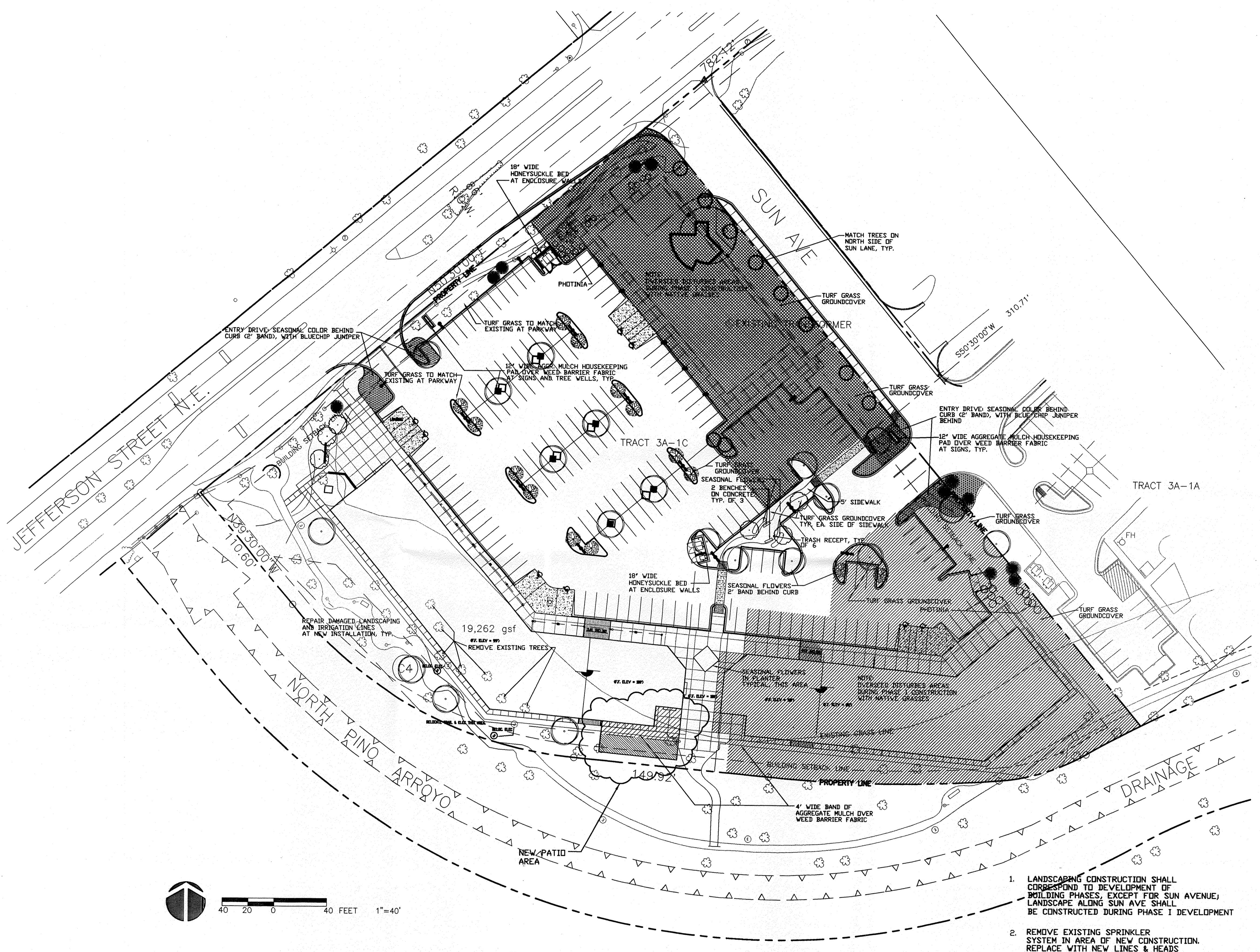
MERRICK	SIGNATURE	DATE
DRAWN	MBS	7/23/96
DESIGNED	MBS	XXX
DC REVIEW	XXX	XXX
APPROVED	XXX	XXX
CLIENT	SIGNATURE	DATE
REVIEW	XXX	XXX
APPROVED	XXX	XXX
DD FILE NAME	DRB_1	

MARKET PLACE AT JOURNAL CENTER ALBUQUERQUE, NEW MEXICO	
CLIENT PROJECT NO.	
MERRICK PROJECT NO.	18012413
SCALE:	1/8"=1'-0"

BUILDING ELEVATIONS		
REVISION:	DRAWING NO.	SHEET NO.
		DRB-2

LANDSCAPE PLAN SHALL ADHERE TO THE REQUIREMENTS OF LANDSCAPE ORDINANCE 6-1 OF THE ZONING CODE.

- LANDSCAPE MAINTENANCE SHALL BE PERFORMED BY LEECO LANDSCAPE MAINTENANCE COMPANY
- LANDSCAPE BEDS SHALL RECEIVE FILTER FABRIC AND MULCH, TYP., IN ADDITION TO THE PLANTINGS
- POINT OF CONNECTION FOR IRRIGATION SYSTEM SHALL BE COORDINATED IN THE FIELD
- IRRIGATION SHALL BE OPERATED BY AN AUTOMATIC CONTROLLER. LOCATION SHALL BE DETERMINED DURING DESIGN DEVELOPMENT.
- RUN TIMES:  
TREES: 0.25 GPM BUBBLERS, APPROX 15 MIN. PER DAY  
SHRUBS: 1.0 GPH DRIP EMITTERS  
SOD: POP-UP SPRINKLERS  
PLANTERS: 1.0 GPH DRIP EMITTERS
- LANDSCAPE AREAS:  
IMPERVIOUS AREAS:..... 149,187 SF  
PERVIOUS AREA:..... 52,718 SF  
REQUIRED LANDSCAPING AREA:.....23,486 SF



- LANDSCAPING CONSTRUCTION SHALL CORRESPOND TO DEVELOPMENT OF BUILDING PHASES, EXCEPT FOR SUN AVENUE; LANDSCAPE ALONG SUN AVE SHALL BE CONSTRUCTED DURING PHASE I DEVELOPMENT
- REMOVE EXISTING SPRINKLER SYSTEM IN AREA OF NEW CONSTRUCTION. REPLACE WITH NEW LINES & HEADS APPROPRIATE FOR THE NEW DESIGN.

### LANDSCAPE NOTES

- EXISTING TREE TO REMAIN
- 20 2 1/2" CAL. RAYWOOD ASH
- 6 2 1/2" CAL. FLOWERING CRAB
- 15 2 1/2" CAL. BRADFORD PEAR
- 10 2 1/2" CAL PURPLE LEAF PLUM
- 11 5'-7' AUSTRIAN PINE
- 38 PHOTINIA, 5 GAL.
- 2' D.C. SEASONAL COLOR BEHIND HARDSCAPE, (2' BAND), THEN BLUECHIP JUNIPER

KENTUCKY BLUE/FESCUE TURF

ALL SHRUBS SHALL BE 1 GAL U.N.D.  
NOTE: SUBMITTAL OF THIS PLANS SIGNIFIES THE ACCEPTANCE OF THE JOURNAL CENTER ARCHITECTURAL REVIEW COMMITTEE

### LANDSCAPE PLAN

1"=40'-0"

### LANDSCAPE LEGEND

REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY

**MERRICK**  
Engineers & Architects  
2450 S. PIEDRA STREET

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MERRICK	SIGNATURE	DATE
DRAWN	XXX	XXX
DESIGNED	XXX	XXX
QC REVIEW	XXX	XXX
APPROVED	XXX	XXX
CLIENT	SIGNATURE	DATE
REVIEW	XXX	XXX
APPROVED	XXX	XXX
CAD FILE NAME		

**MARKET PLACE**  
AT JOURNAL CENTER  
ALBUQUERQUE, NEW MEXICO

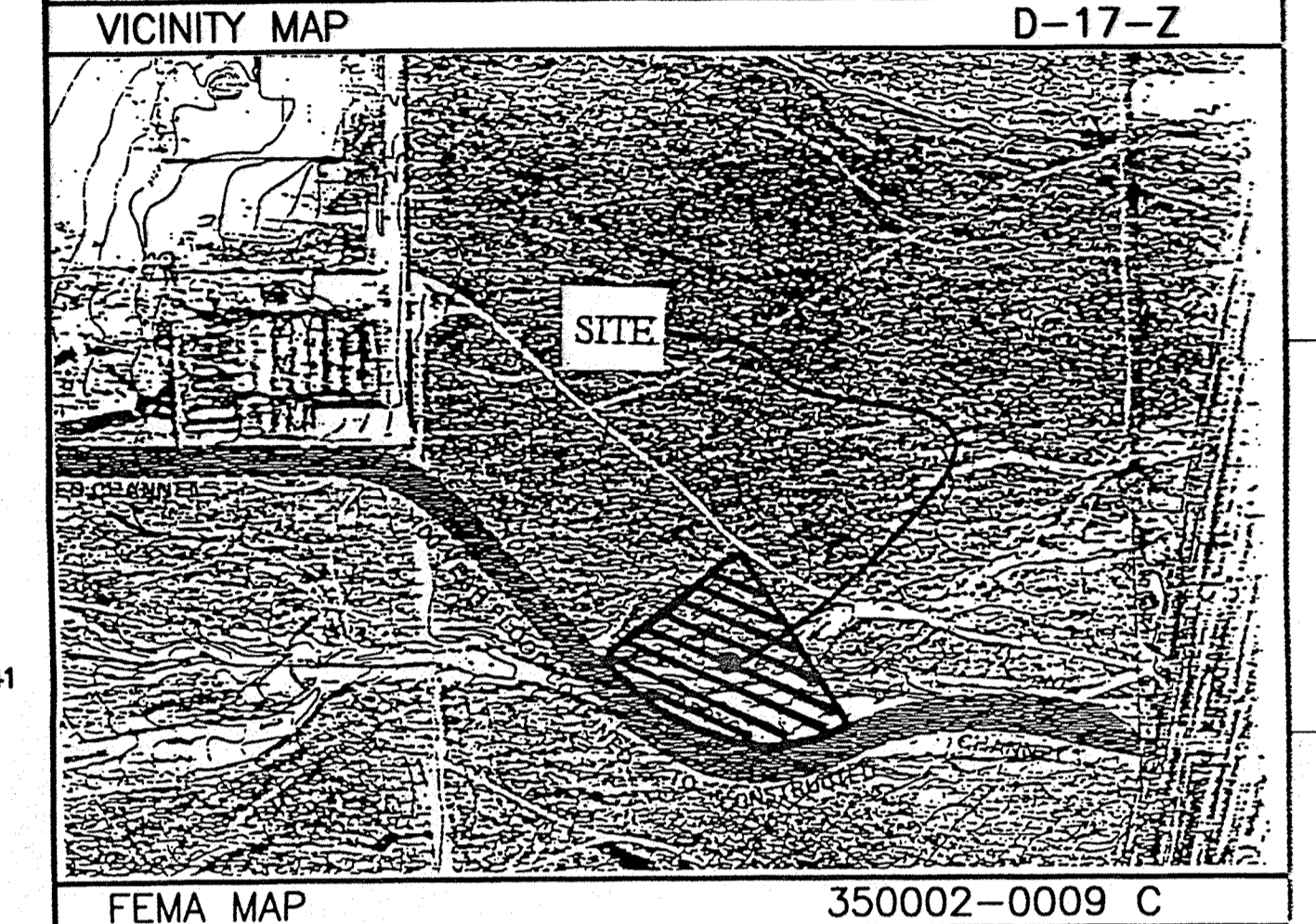
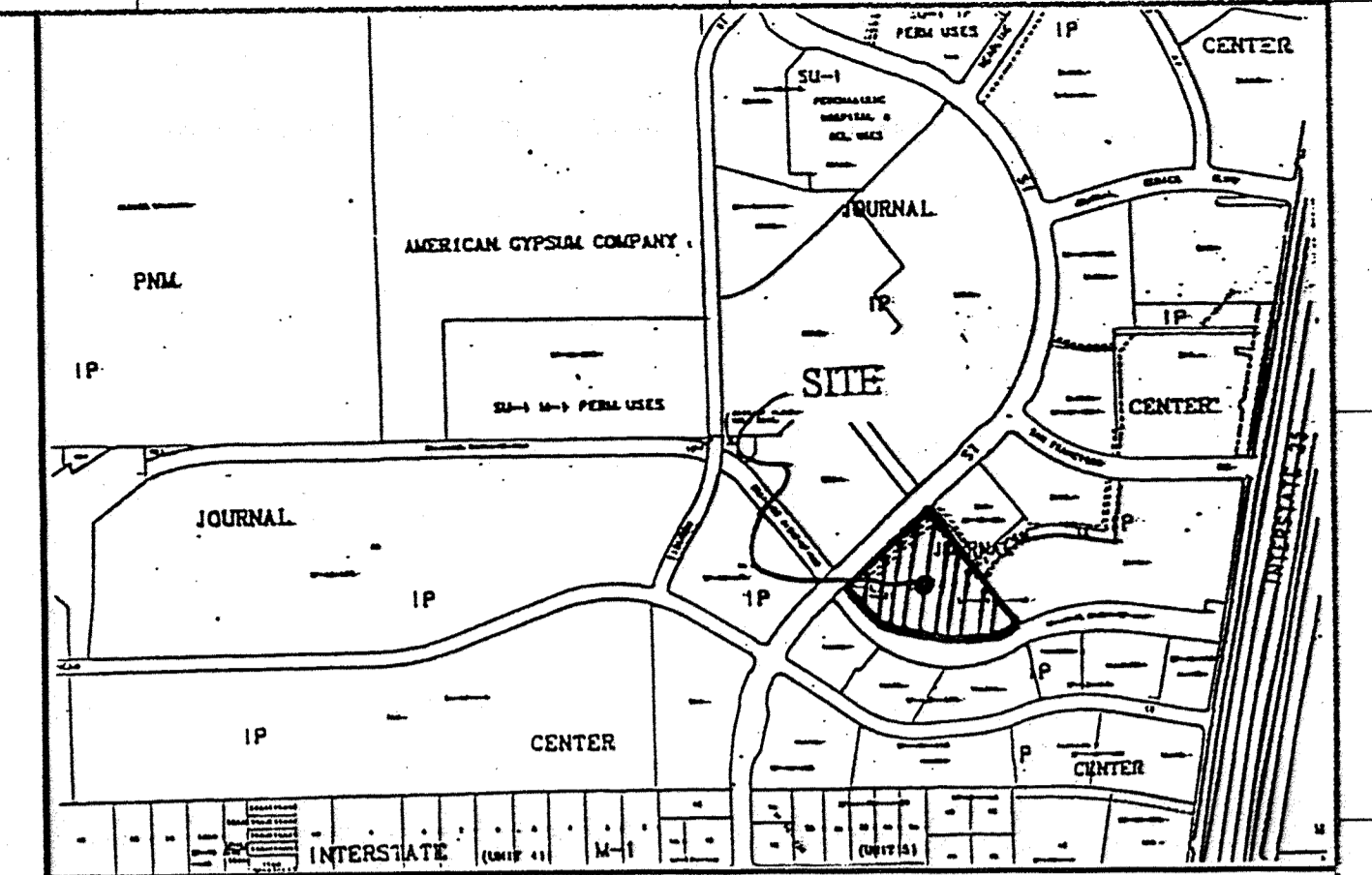
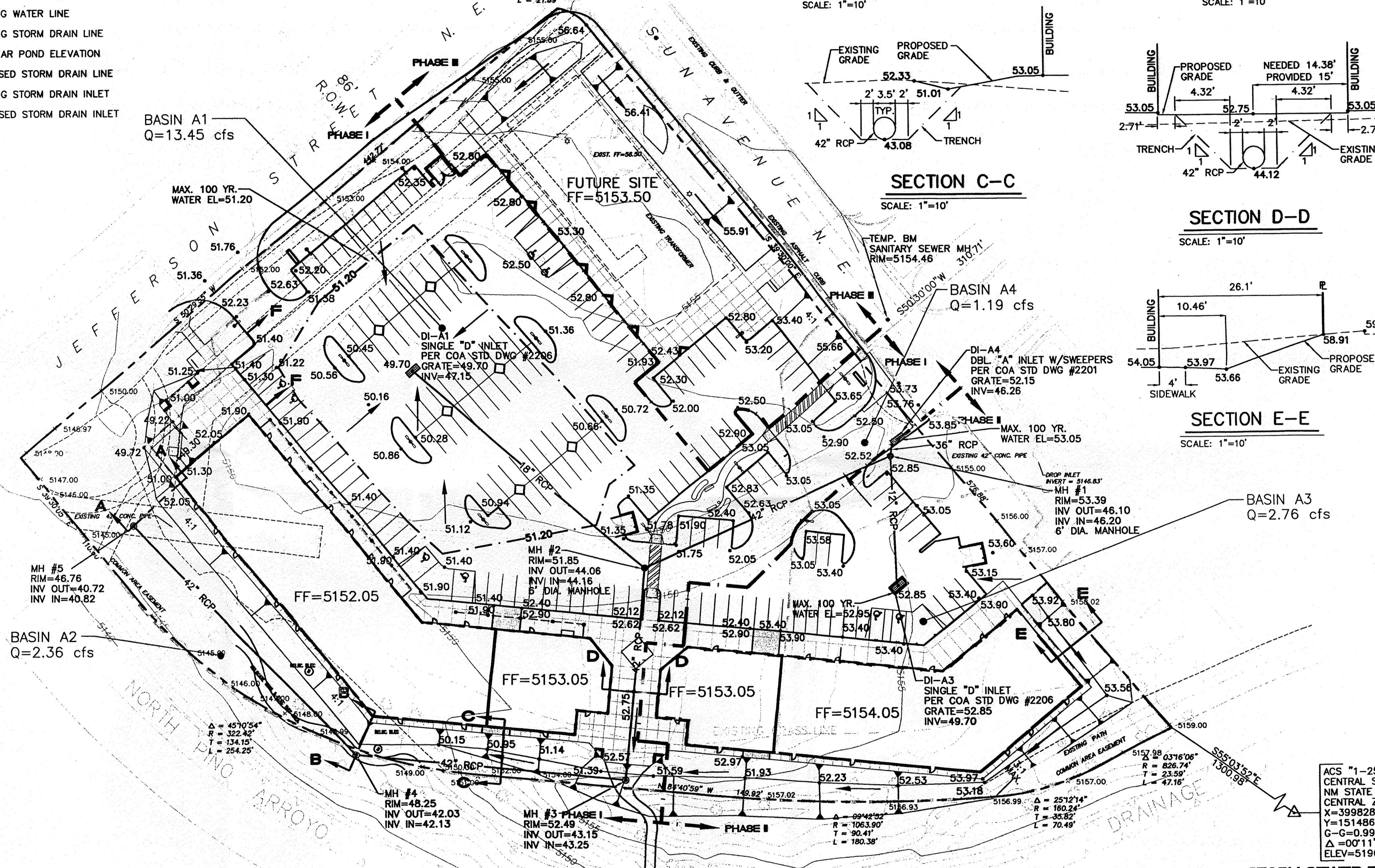
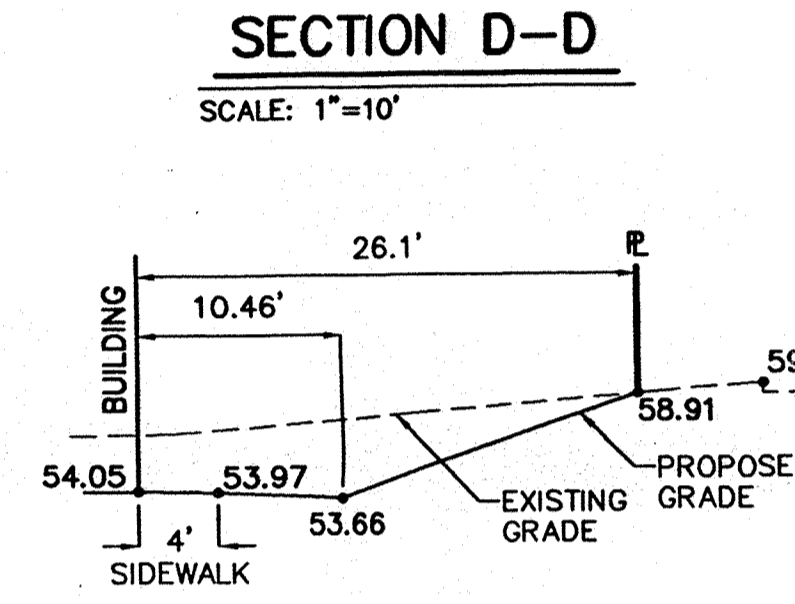
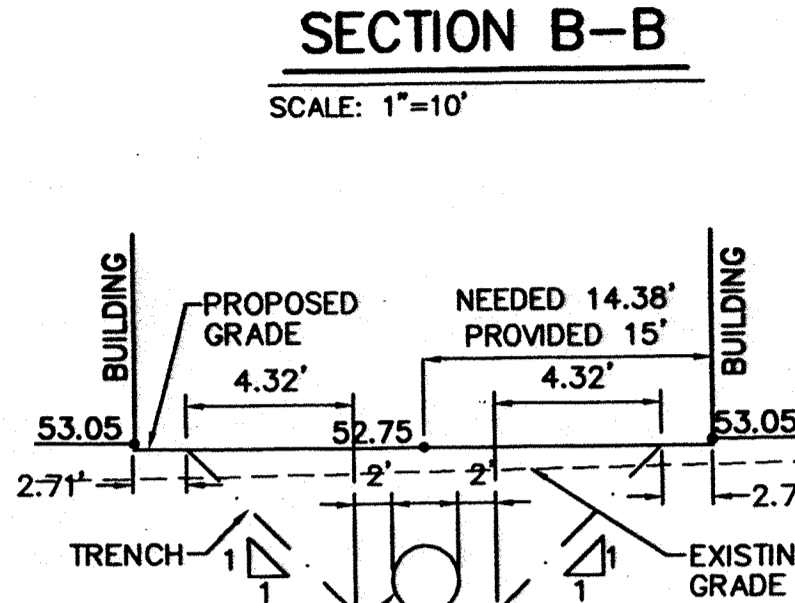
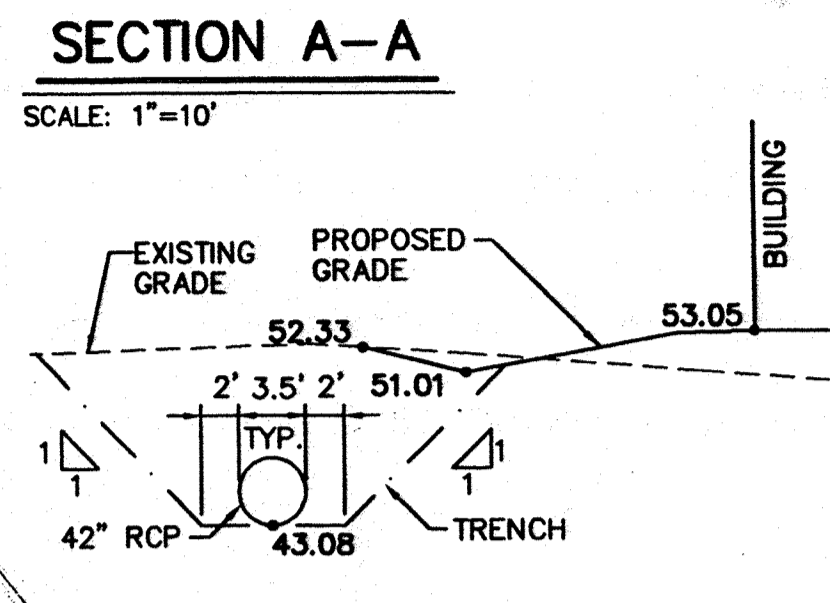
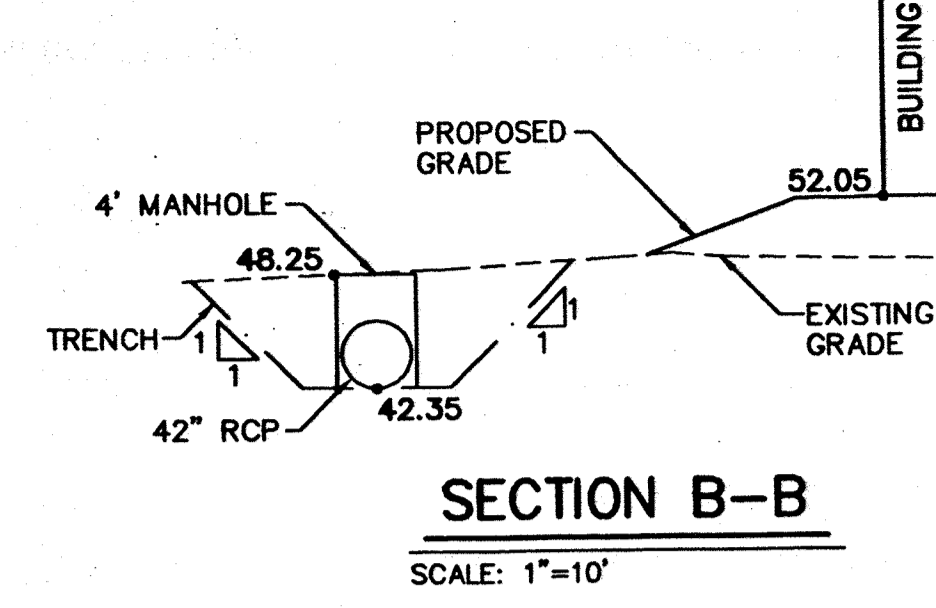
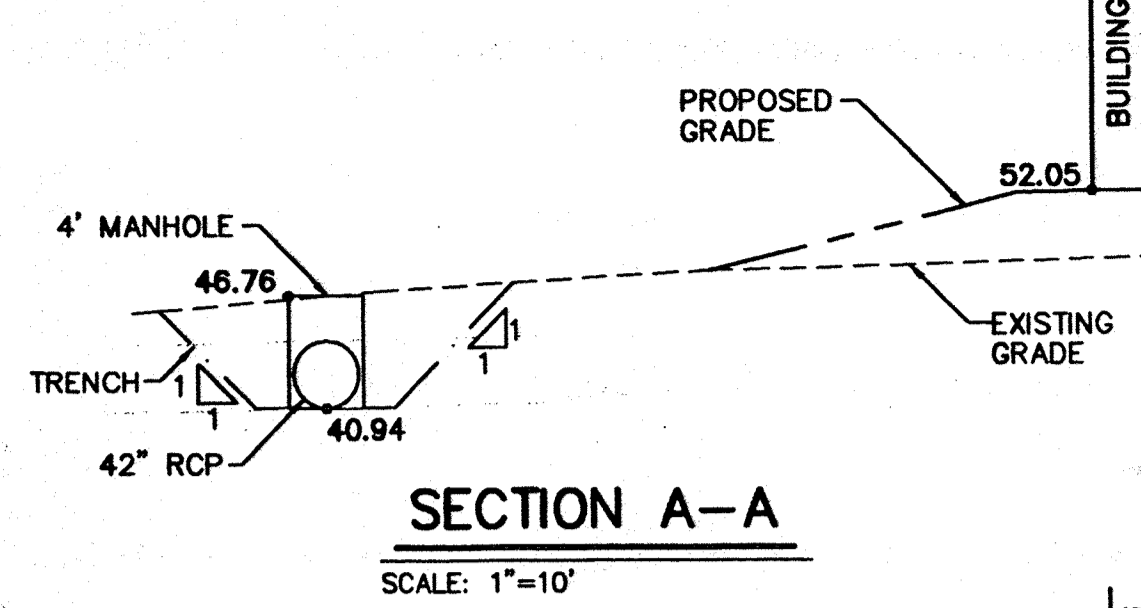
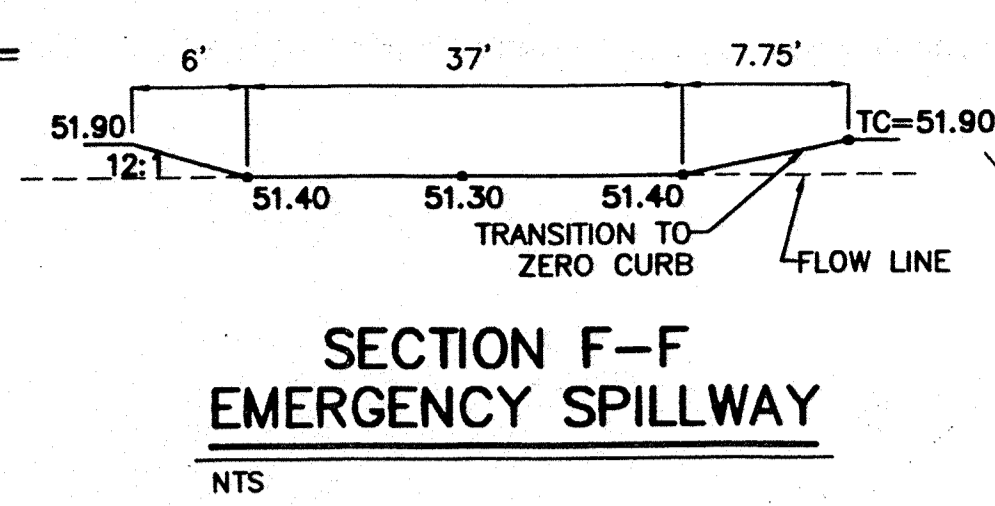
CLIENT PROJECT NO. -  
MERRICK PROJECT NO. 18012413  
SCALE:

TITLE: **LANDSCAPE PLAN**

REVISION:      DRAWING NO.      SHEET NO. **DRB-3**

**LEGEND**

	BOUNDARY LINE
	BASIN BOUNDARY
	SIDEWALK
	EXISTING CURB
	PROPOSED SPOT ELEVATION
	TOP OF CURB AND FLOWLINE ELEVATIONS
	DIRECTION OF FLOW
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM DRAIN LINE
	100 YEAR POND ELEVATION
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN INLET
	PROPOSED STORM DRAIN INLET

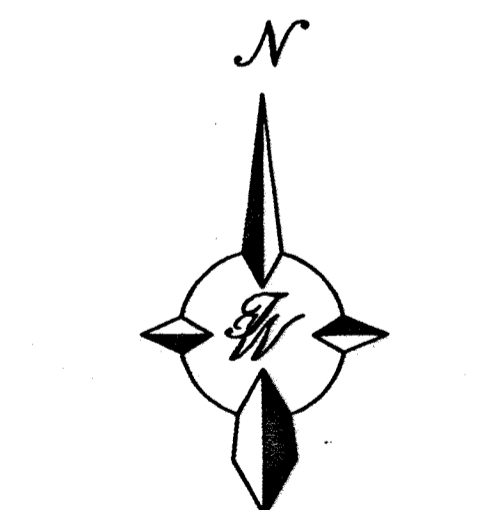


- EROSION CONTROL PLAN NOTES**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
  - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
  - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
  - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

**ROUGH GRADING APPROVAL** \_\_\_\_\_ DATE \_\_\_\_\_

ADD 5100 TO ALL SPOT ELEVATIONS

**LEGAL DESCRIPTION**  
TRACT 3A-1C JOURNAL CENTER



**BENCH MARKS**  
ACS "1-15-14"  
CENTRAL STATION DATA  
NM STATE PLANE COORDINATES  
Central Zone  
X=399828.26  
Y=1514860.92  
G-G=0.99966298  
Δ=0°01'35"  
ELEV=5196.73

**SITE VOLUME TABLE: ADJUSTED**

Site	Stratum	Surf1	Surf2	yards	Cut	yards	Fill	yards	Net	Method
Vol2	Vol2	EX	FG		5481.06		6864.59		1383.53 (F)	Grid
	Cut Factor for Shrinkage	0.65			5504.26		6873.06		1368.80 (F)	End area
	Fill Factor for Compaction	0.95			5503.92		6870.00		1366.08 (F)	Prismoidal
	N Size 2.00'			Average	5496.41		6869.22		1372.81 (F)	
	M Size 2.00'			Paving Area	1419.00		752.00		667.00 (C)	
Excess Fill = 705.81										

**REVISIONS**

NO.	DATE	REMARKS	BY

**STORM SEWER PIPE INFORMATION**

LOCATION	PIPE SIZE	TYPE	LF	BEARING	SLOPE	Q (cfs)	V (ft/s)
EX. DI TO MH#1	42"	CLASS III RCP	91.40'	S 89°36'49" E	0.69%	31.24	3.25
DI-A4 TO MH#1	36"	CLASS III RCP	11.76'	N 23°06'11" E	0.80%	29.49	4.17
MH#1 TO MH#2	42"	CLASS III RCP	172.63'	S 66°12'02" W	1.12%	63.36	6.59
DI-A1 TO MH#2	18"	CLASS III RCP	189.35'	S 49°21'35" E	1.579%	13.45	8.30
DI-A3 TO MH#1	12"	CLASS III RCP	80.70'	N 02°27'28" W	4.337%	2.67	8.16
MH#2 TO MH#3	42"	CLASS III RCP	134.30'	S 05°35'14" W	0.80%	76.81	7.98
MH#3 TO MH#4	42"	CLASS III RCP	170.21'	N 84°30'36" W	0.60%	76.81	7.98
MH#4 TO MH#5	42"	CLASS III RCP	202.49'	N 44°15'42" W	0.60%	76.81	7.98

**REVISION DESCRIPTION**

REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY

**TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES**  
4421 McLEOD ROAD, N.E., SUITE D  
ALBUQUERQUE, NEW MEXICO 87109  
(505)883-7592

TIERRA  
DRAWN  
DESIGNED  
OC REVIEW  
APPROVED  
CLIENT  
REVIEW  
APPROVED  
CAD FILE NAME

SIGNATURE  
DATE

**MARKET PLACE**  
AT JOURNAL CENTER  
ALBUQUERQUE, NEW MEXICO

CLIENT PROJECT NO. \_\_\_\_\_  
MERRICK PROJECT NO. 18012413  
SCALE: \_\_\_\_\_

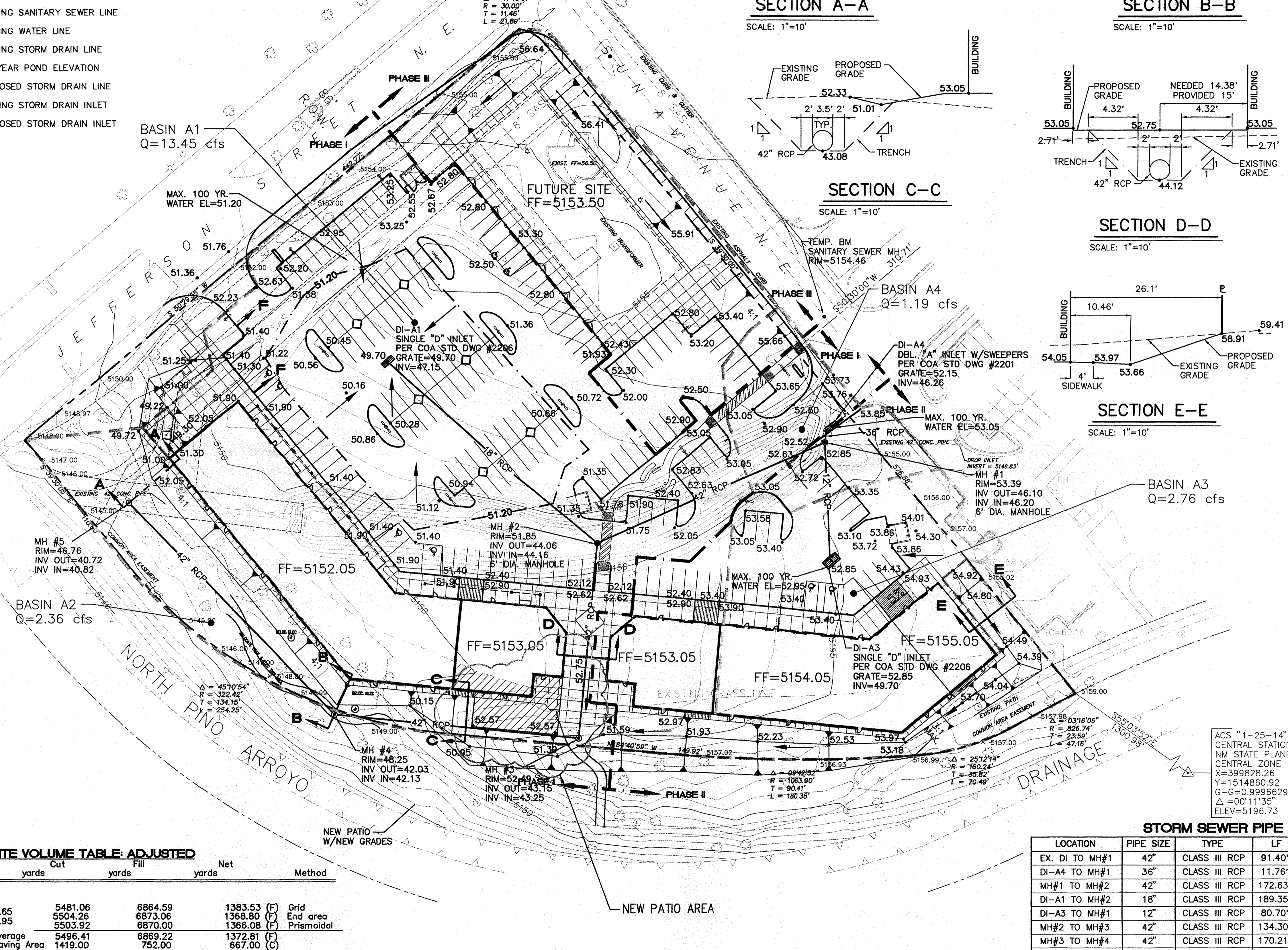
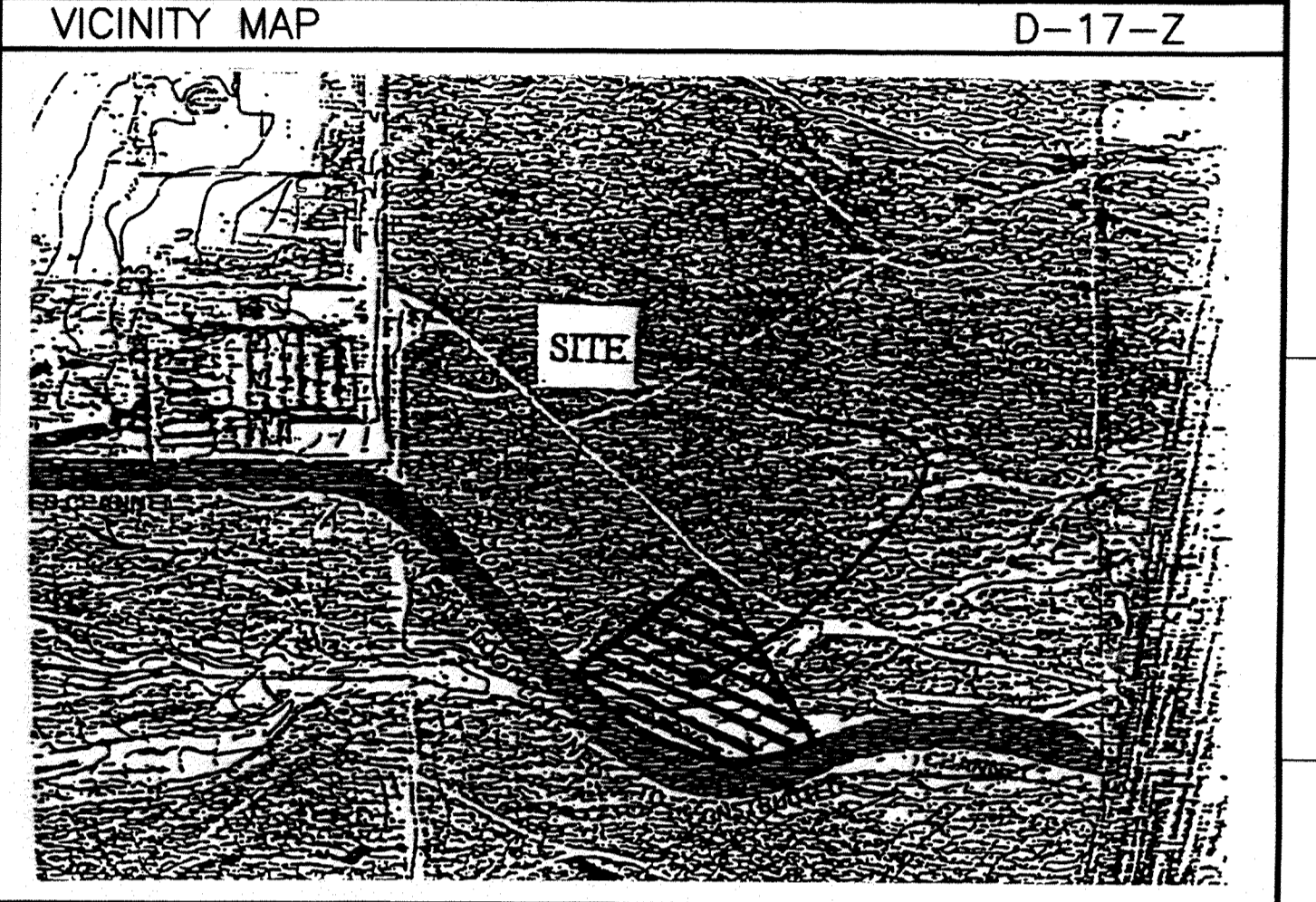
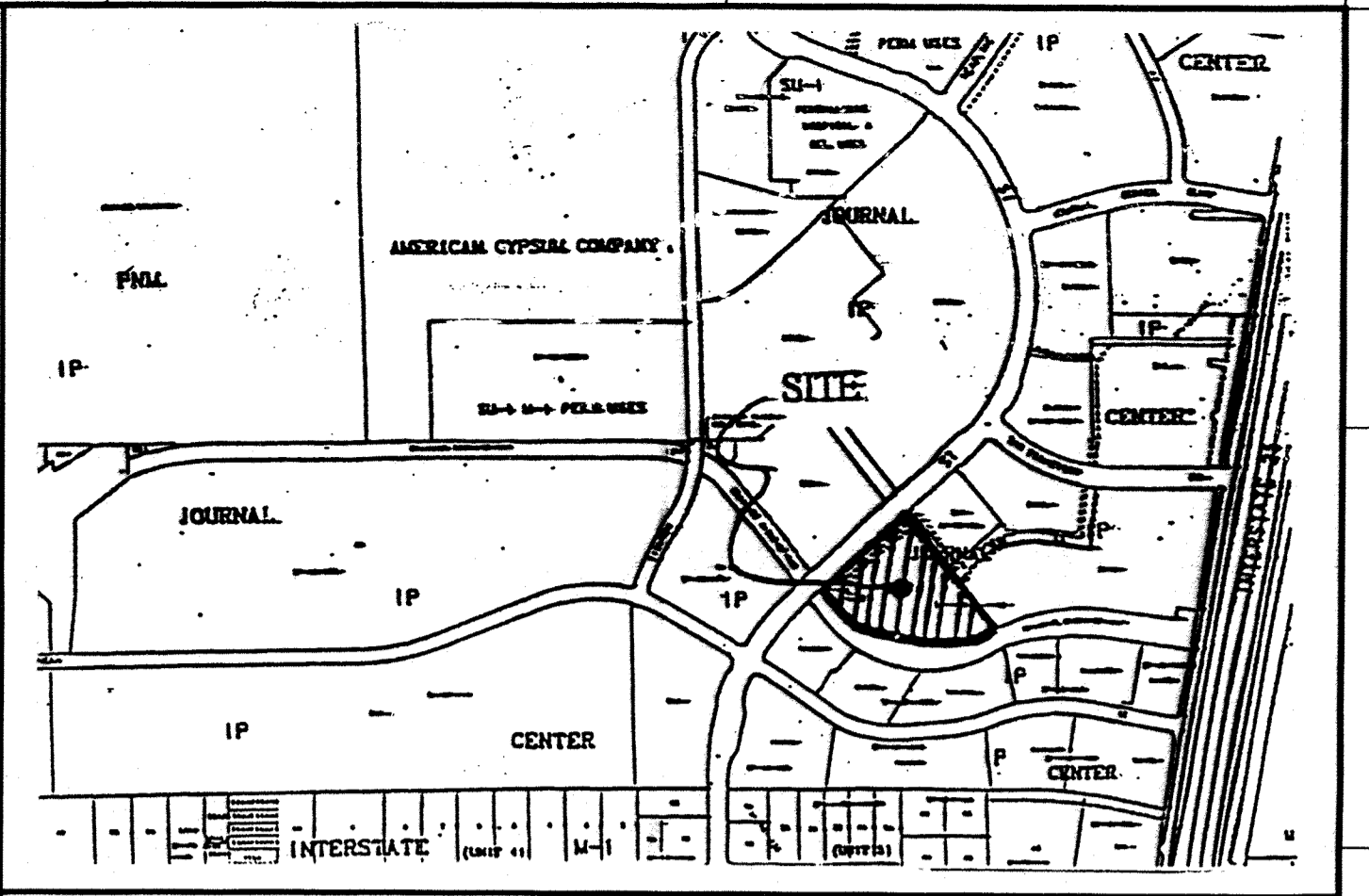
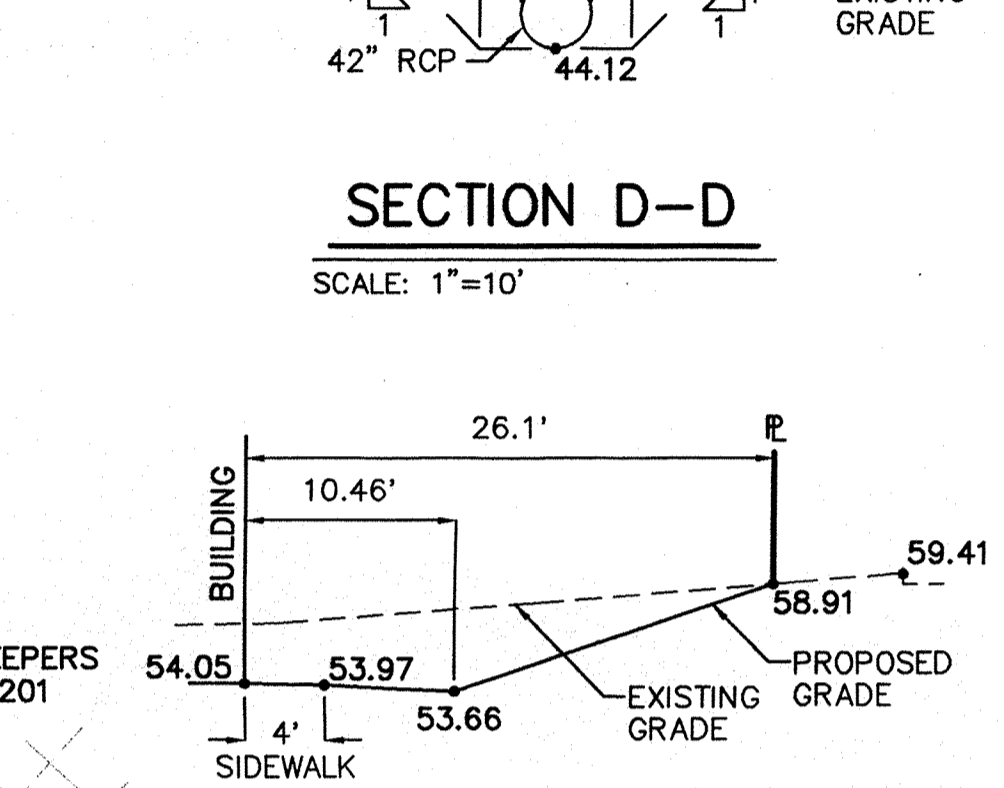
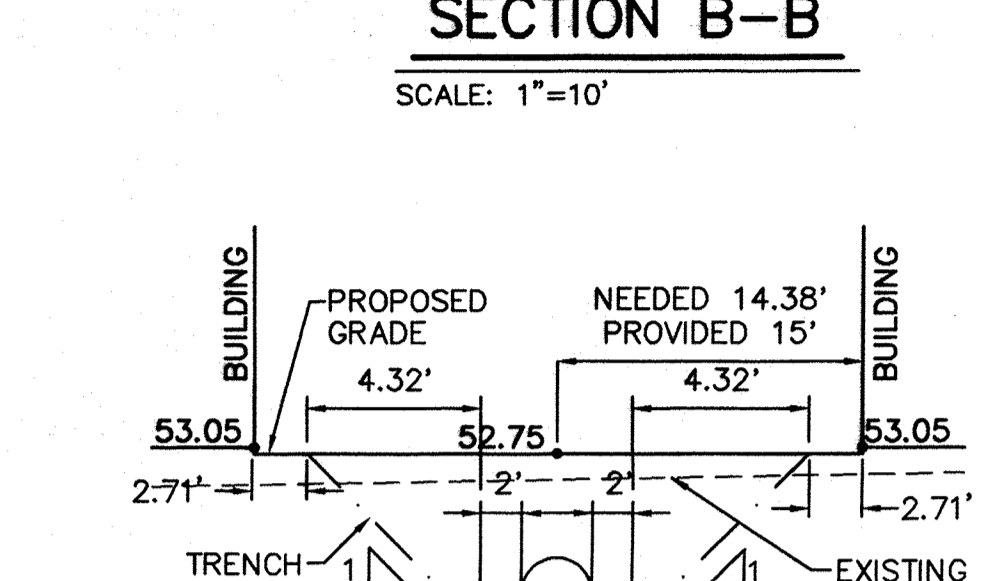
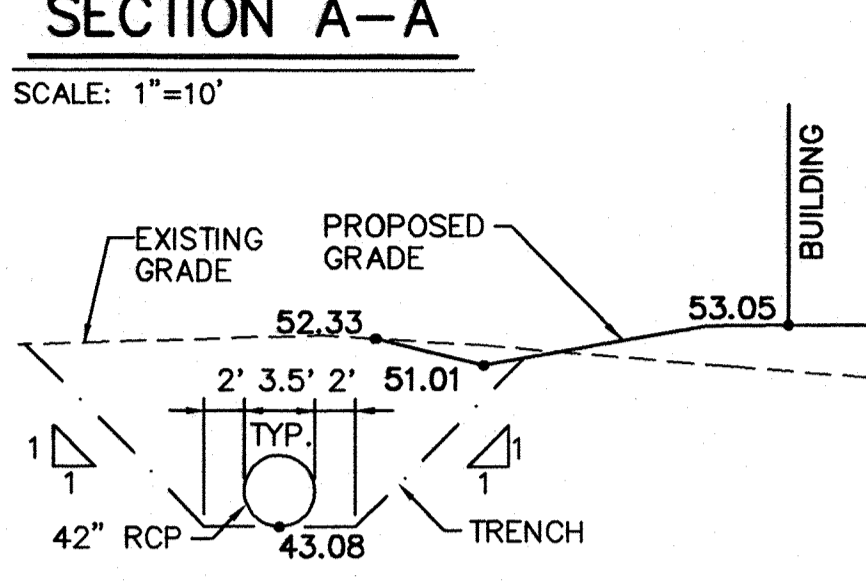
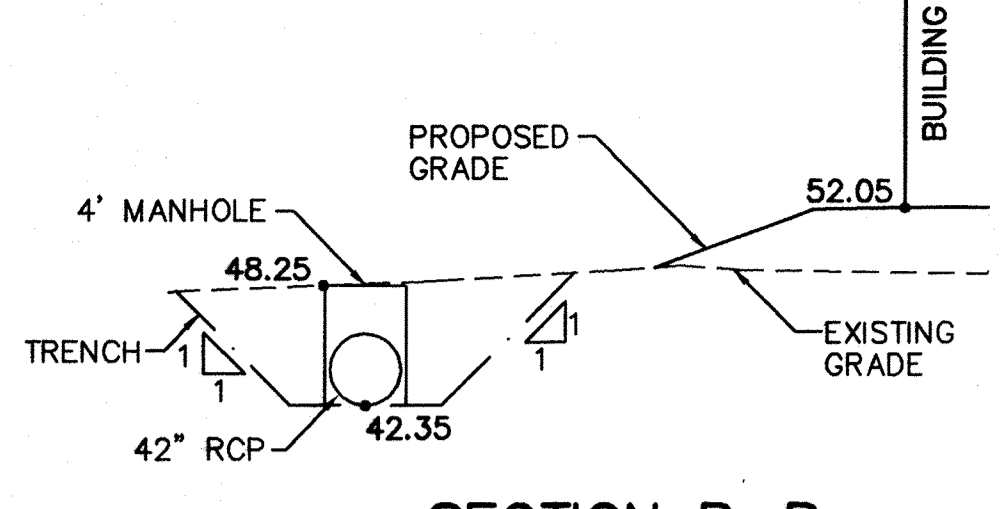
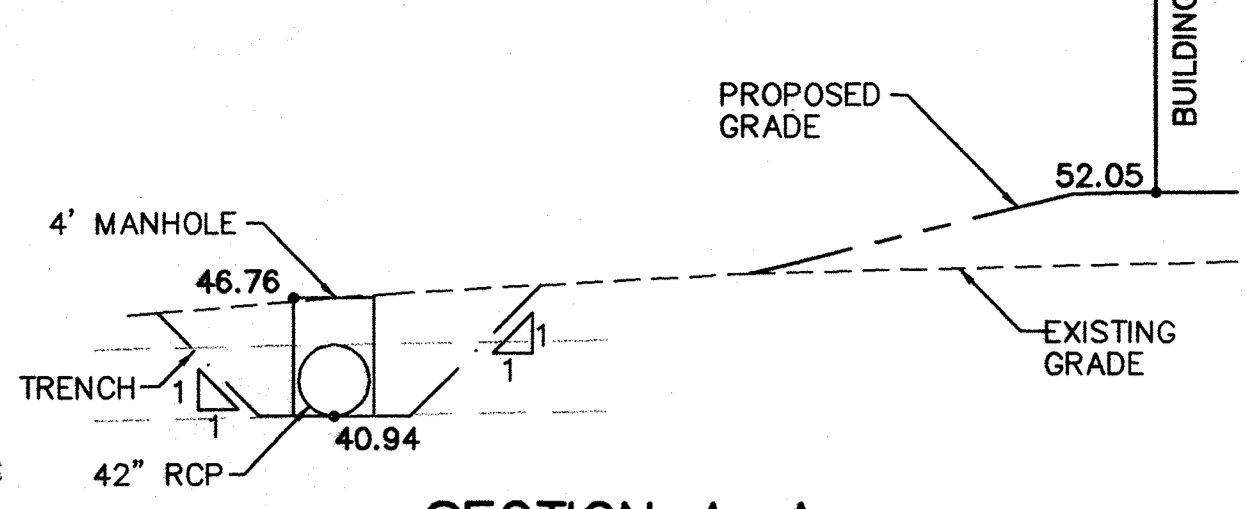
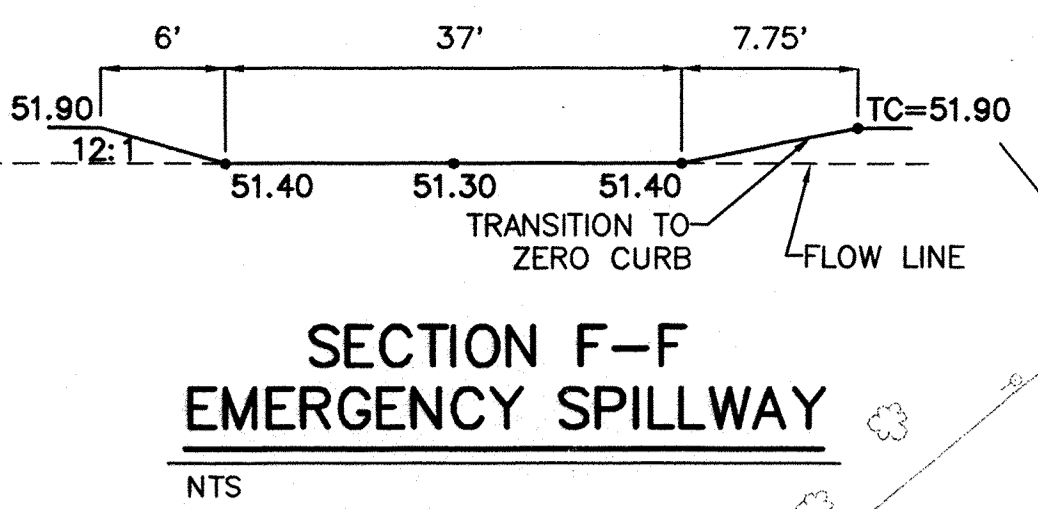
**ENGINEER'S SEAL**  
RONALD R. BOHANNAN P.E. #7868

**GRADING AND DRAINAGE PLAN**

REVISION: \_\_\_\_\_ CITY PROJECT NO. \_\_\_\_\_ SHEET NO. **DRB 4**

**LEGEND**

- BOUNDARY LINE
- BASIN BOUNDARY
- SIDEWALK
- EXISTING CURB
- PROPOSED SPOT ELEVATION
- TOP OF CURB AND FLOWLINE ELEVATIONS
- DIRECTION OF FLOW
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- 100 YEAR POND ELEVATION
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN INLET
- PROPOSED STORM DRAIN INLET



**BENCH MARKS**  
 ACS "1-15-14"  
 CENTRAL STATION DATA  
 NM STATE PLANE COORDINATES  
 Central Zone  
 X=399828.26  
 Y=1514860.92  
 G-G=0.99966298  
 Δ=0°11'35"  
 ELEV=5196.73

**EROSION CONTROL PLAN NOTES**

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

**ROUGH GRADING APPROVAL**

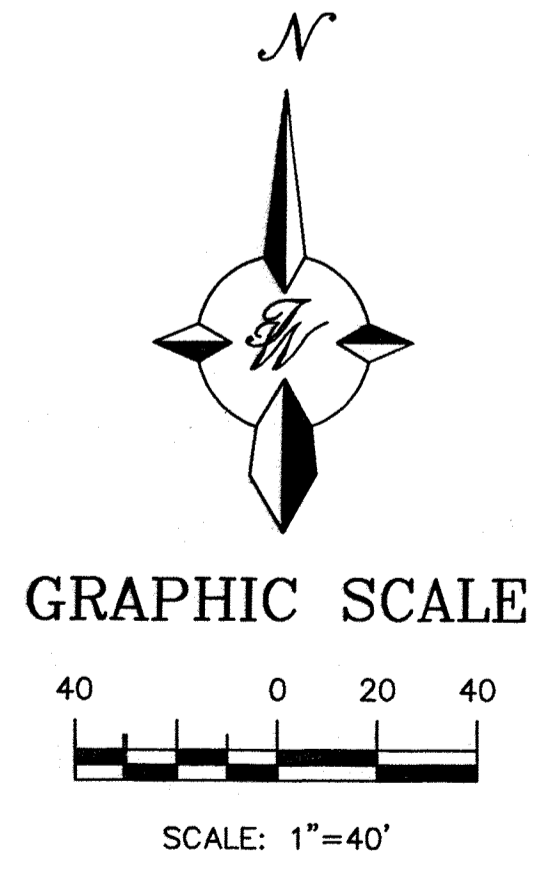
ADD 5100 TO ALL SPOT ELEVATIONS

**LEGAL DESCRIPTION**  
 TRACT 3A-1C JOURNAL CENTER

ACS "1-25-14"  
 CENTRAL STATION DATA  
 NM STATE PLANE COORDINATES  
 CENTRAL ZONE  
 X=399828.26  
 Y=1514860.92  
 G-G=0.99966298  
 Δ=0°11'35"  
 ELEV=5196.73

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**SITE VOLUME TABLE: ADJUSTED**

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	Fill Factor for Compaction	0.95			5503.92		6870.00		1366.08 (F)	Prismoidal
	N Size	2.00'								
	M Size	2.00'								
	Average Paving Area				5496.41		6869.22		1372.81 (F)	
					1419.00		752.00		667.00 (C)	
									705.81	Excess Fill = 705.81

REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY

TERRA	SIGNATURE	DATE

**TERRA WEST DEVELOPMENT MANAGEMENT SERVICES**  
 4421 McLEOD ROAD, N.E., SUITE D  
 ALBUQUERQUE, NEW MEXICO 87109  
 (505)883-7592

TERRA	SIGNATURE	DATE

**MARKET PLACE**  
 AT JOURNAL CENTER  
 ALBUQUERQUE, NEW MEXICO

**ENGINEER'S SEAL**  
 RONALD R. BOHANNAN P.E. #7868

**GRADING AND DRAINAGE PLAN**  
 CLIENT PROJECT NO. -  
 MERRICK PROJECT NO. 18012413  
 SCALE: -  
 CITY PROJECT NO. 558481  
 SHEET NO. DRB-4



