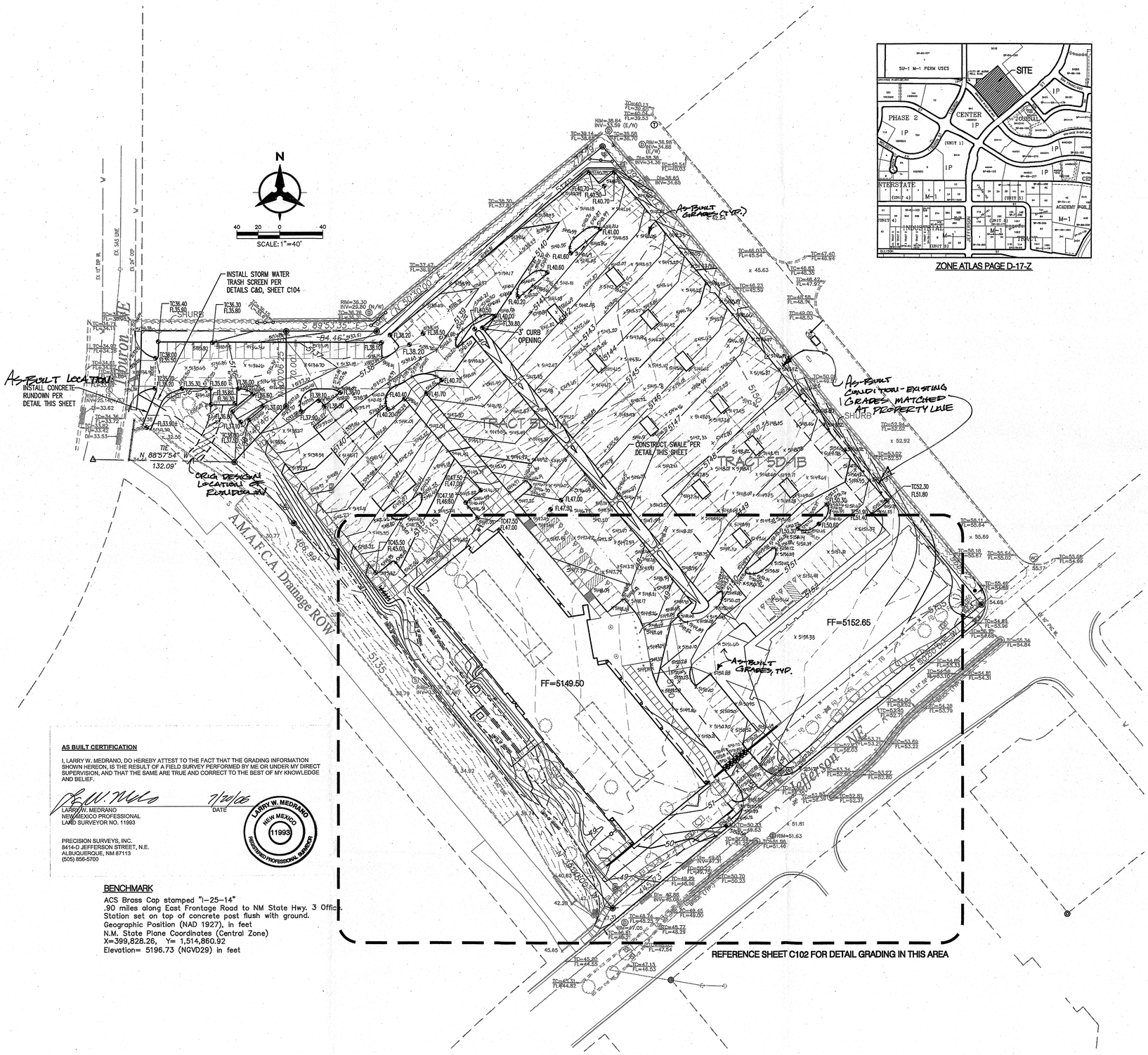


ZONE ATLAS PAGE D-17-Z

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.

3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).

4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.

9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.

10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

LEGEND

	PROPERTY LINE	5305	PROPOSED INDEX CONTOURS
5301	EXISTING CONTOURS		PROPOSED INTER CONTOURS
X 5301.15	EXISTING GROUND SPOT ELEVATION		PROPOSED CURB & GUTTER
	EXISTING ELECTRICAL POLE		EASEMENT
65.23	PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE EX=EXISTING, TG=TOP OF GRADE		EXISTING TREE
	PROPOSED DIRECTION OF FLOW		
	WATER BLOCK		
	PROPOSED RETAINING WALL		

DRAINAGE CERTIFICATION

I, BRUCE STIDWORTHY, NMPE 14523, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN w/ ENGINEER'S STAMP DATED 9/2/05. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY LARRY MEDRANO, NMPS 11993, OF THE FIRM PRECISION SURVEY. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 7/17/06 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT C.O. AND 8/3/06

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

BRUCE J. STIDWORTHY NEW MEXICO 14523 REGISTERED PROFESSIONAL ENGINEER

8/1/06

AS BUILT CERTIFICATION

I, LARRY W. MEDRANO, DO HEREBY ATTEST TO THE FACT THAT THE GRADING INFORMATION SHOWN HEREON, IS THE RESULT OF A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

7/20/06
DATE

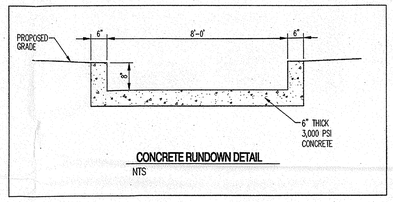
LARRY W. MEDRANO
NEW MEXICO PROFESSIONAL
LAND SURVEYOR NO. 11993

PRECISION SURVEYS, INC.
8414-D JEFFERSON STREET, N.E.
ALBUQUERQUE, NM 87113
(505) 856-5700

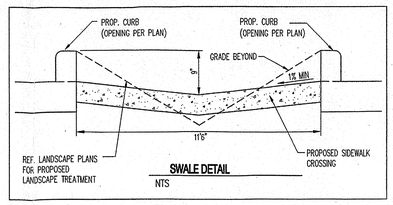
LARRY W. MEDRANO NEW MEXICO 11993 REGISTERED PROFESSIONAL SURVEYOR

BENCHMARK

ACS Brass Cap stamped "I-25-14"
.90 miles along East Frontage Road to NM State Hwy. 3 Office.
Station set on top of concrete post flush with ground.
Geographic Position (NAD 1927), in feet
N.M. State Plane Coordinates (Central Zone)
X=399,828.26, Y= 1,514,860.92
Elevation= 5196.73 (NGVD29) in feet



CONCRETE RUNDOWN DETAIL
NTS



SWALE DETAIL
NTS

Bohannan ▲ Huston INC.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

architecture
interiors
planning
engineering

Dekker
Perich
Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109

505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

FOR CONSTRUCTION

ENGINEER

JEFFREY TODD WOOTEN NEW MEXICO 16892 REGISTERED PROFESSIONAL ENGINEER
9/2/05

PROJECT

Journal Center Tract 5
Office Building A
7601 Jefferson NE
Albuquerque, New Mexico 87109

REVISIONS

DRAWN BY	CN
REVIEWED BY	JTW
DATE	8/15/05
PROJECT NO.	04186
DRAWING NAME	OVERALL GRADING & DRAINAGE PLAN

RECEIVED AUG 01 2006 HYDROLOGY SECTION

SHEET NO.
C101
OF

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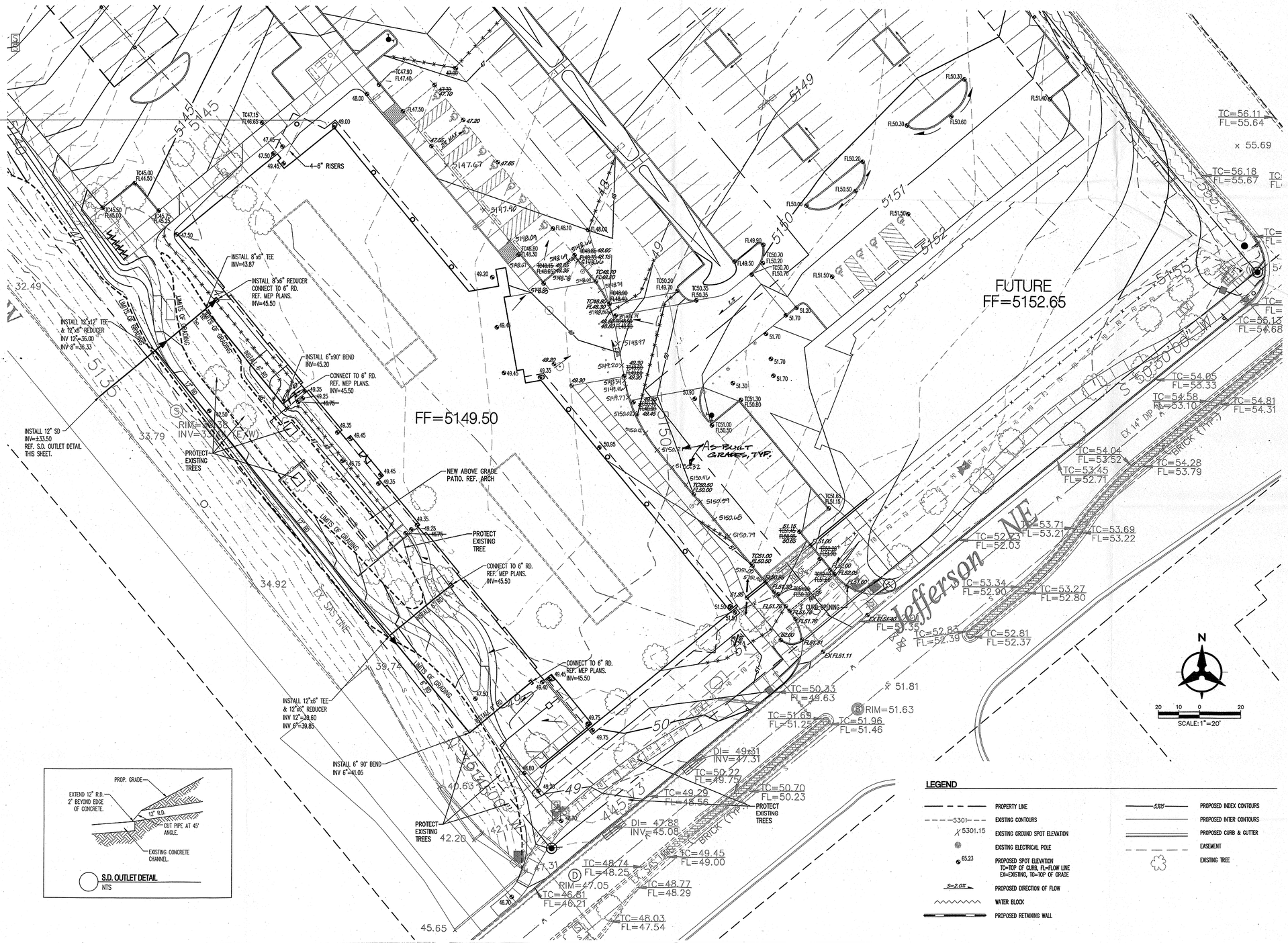
July 18, 2006 – 7:51am



S.D. OUTLET DETAIL
NTS

LEGEND

	PROPERTY LINE
5301	EXISTING CONTOURS
5301.15	EXISTING GROUND SPOT ELEVATION
	EXISTING ELECTRICAL POLE
65.23	PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE EX=EXISTING, TG=TOP OF GRADE
S=2.0%	PROPOSED DIRECTION OF FLOW
	WATER BLOCK
	PROPOSED RETAINING WALL
5305	PROPOSED INDEX CONTOURS
	PROPOSED INTER CONTOURS
	PROPOSED CURB & GUTTER
	EASEMENT
	EXISTING TREE

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7/20/06
DATE

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LAND SURVEYOR NO. 11993

PRECISION SURVEYS, INC.
8414-D JEFFERSON STREET, N.E.
ALBUQUERQUE, NM 87113
(505) 856-5700

LARRY W. MEDRANO NEW MEXICO 11993 REGISTERED PROFESSIONAL SURVEYOR

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AND 7/31/06

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BRUCE J. STIDWORTHY NEW MEXICO 14523 REGISTERED PROFESSIONAL ENGINEER

8/1/06

Bohannan ▲ Huston INC.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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July 18, 2006 – 11:09am

architecture interiors planning engineering
Dekker Perich Sabatini
6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

FOR CONSTRUCTION

ENGINEER

JEFFREY TODD WOOTEN NEW MEXICO 16892 LICENSED PROFESSIONAL ENGINEER 9/2/05

PROJECT

Journal Center Tract 5 Office Building A
7601 Jefferson NE
Albuquerque, New Mexico 87109

REVISIONS

DRAWN BY	CK
REVIEWED BY	JTW
DATE	8/15/05
PROJECT NO.	C41B6
DRAWING NAME	

DETAILED GRADING PLAN

SHEET NO.
C102
OF

SCALE 1" = 200'

DESIGNED BY: J.A.
DRAWN BY: L.E.
CHECKED BY:
INSP. BY:
REVISIONS
BENCHMARK:

DRAINAGE MAPS
DRAINAGE ANALYSIS
MAP UI-025-4 (25) 226

DENNEY - GROSS & ASSOCIATES, INC.
ENGINEERS SURVEYORS PLANNERS
2400 COMANCHE ROAD N.E.
ALBUQUERQUE, NEW MEXICO 87107
(505) 884-0696

RECEIVED
SEP 07 1989
HYDROLOGY SECTION

TYPE DRAWING	SHEET
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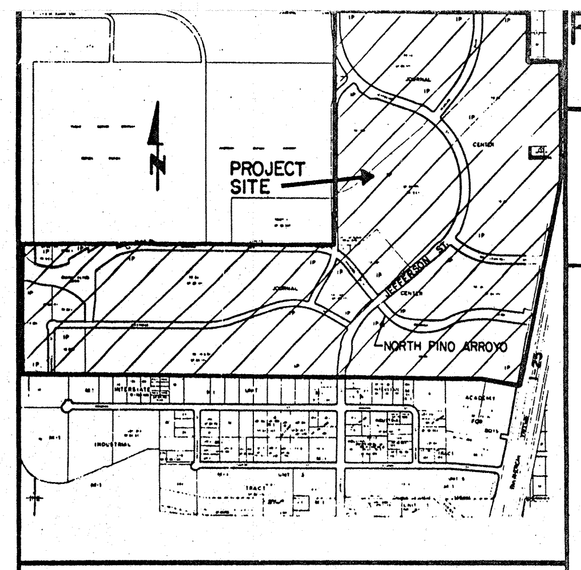
CONST. ☐	OF
RECORD ☐	5
DATE: 5/82	SHEETS
JOB NO. 592.112	



LOCATION MAP

ZONE ATLAS D-17-Z

REVISED DRAINAGE MANAGEMENT PLAN FOR: JOURNAL CENTER

REVISED: NOVEMBER, 1990

PREPARED BY: BOHANNAN-HUSTON, INC.

The purpose of this revised drainage management plan is to update the plan to reflect the development of Journal Center since the plan was first approved in 1984. Since that time, Journal Center has been replatted, new streets constructed and new businesses have moved in. All new development has conformed to the 1984 plan and individual development plans have been approved by the City. The drainage concepts and basins remain substantially identical to the 1984 drainage management plan.

Additional functions of the updated plan will be to guide engineers in preparing future drainage plans and aiding City review of these future plans. Drainage basins which have been altered slightly have been re-analyzed and are shown in the table below to have no significant nor adverse impact on drainage facilities.

The criteria used for the minor re-analysis performed in this updated plan remained identical to that previously used and approved in the original 1984 plan.

1984 TEXT

The purpose of this plan is to outline drainage patterns, flow rates and facility capacities for the Journal Center Industrial/Commercial Park. The plan also serves to update recommendations made in an October 1980 report entitled *Journal Center Interim Drainage Report* based on current thinking outlined in the Drainage Ordinance and Development Process Manual (DPM).

It is proposed that runoff from sites be allowed to discharge to street rights-of-way or facilities in a free discharge manner. This runoff will be directed to three primary outfalls: the North Pino Arroyo Channel, Jefferson Street storm drain and Los Angeles Blvd. The North Pino Arroyo is concrete lined with grass free board and discharges runoff into the North Diversion Channel. The Jefferson Street storm drain discharges into the Domingo Baca Arroyo, north of Los Angeles Blvd. Runoff collected in Los Angeles Blvd. discharges into the North Diversion Channel. The accompanying plan identifies flow directions and the location of the primary outfalls.

Runoff rates and facility capacities are contained in the tables below. Based on this information, three points should be highlighted:

1. Current runoff criteria yields flow rates less than those used in the 1980 report.
2. Approximately 112 cfs will be directed to Los Angeles Blvd. during the 100-year storm. 226 cfs is collected in the storm drain system and conveyed to the Domingo Baca Arroyo. The 112 cfs represents a figure less than the undeveloped flow rate from the site prior to its development.
3. Section 8C of the Drainage Ordinance stipulates that the curb flow line depth shall not exceed 0.5 feet during the 10-year storm in arterial street sections. As the values indicate, this criteria is exceeded at several locations along Jefferson Street.

As provided in Section 6H of the Ordinance, a variance to the requirement outlined in No. 3 is requested for the following reasons:

1. Considerable expense has already been applied to the construction of drainage facilities in the area. The Pino Arroyo Channel and Jefferson Street storm sewer represent an investment of approximately 2 million dollars. Design was guided and approved based upon criteria in effect at the time assuming free discharge from all parcels.
2. The total length of street over which the criteria is exceeded is approximately 3000 feet. This represents a relatively short distance compared to the total length of Jefferson Street running through and south from the project.

BASED ON THE INFORMATION PRESENTED IN THIS PLAN, IT IS PROPOSED THAT A FREE DISCHARGE MANAGEMENT APPROACH BE APPROVED FOR ALL PARCELS WITHIN THE PARK, AND THAT A VARIANCE TO SECTION 8C BE GRANTED FOR THE 10-YEAR FLOW CRITERIA IN JEFFERSON STREET.

BASIN HYDROLOGY (Developed Conditions)

BASIN ID	AREA	DISCHARGES TO	LONGEST REACH (FT.)	SLOPE (AVERAGE)	TC (MIN.)	INTENSITY (IN/HR.)	Q_{100}	Q_{100} 1980 REPORT
A **	5.4	Headline	1200	0.02	10.0	4.7	61	95
B-1**	18.0	Jefferson	1650		10.0	4.7	68	N.A.
C	27.6	Diversion Berm	1200		10.0	4.7	~~102~~ 112	116
D-1	14.3	Tiburon	1000		10.0	4.7	54	N.A.
E-1	13.1	Jefferson	1100		10.0	4.7	49	N.A.
F	19.6	Pino Arroyo	1250		10.4	4.6	72	73
G	22.5	Pino Arroyo	1250		10.4	4.6	83	84
GST	3.0	Jefferson	500		10.0	4.7	12	12
H-1	29.1	Tiburon	1600		10.0	4.7	109	N.A.
I	5.2	Pino Arroyo	450		10.0	4.7	20	21
J	4.6	Pino Arroyo	450		10.0	4.7	17	19
JST	0.6	Masthead	1000		10.0	4.7	3	2
K	15.6	Pino Arroyo	1200		10.0	4.7	59	63
KST	1.3	Masthead	1300		10.0	4.7	5	5
L	15.4	Pino Arroyo	1200		10.0	4.7	58	64
LST	1.4	Masthead	1200		10.0	4.7	5	6
M	25.5	Masthead	1200		10.0	4.7	96	87
N	13.0	Masthead	1200		10.0	4.7	49	51
NCH	3.4	Masthead	650		10.0	4.7	13	14
O	5.3	Snaproll	650	0.02	10.0	4.7	20	22
A-1**	19.6	Headline	N.A.	N.A.	N.A.	N.A.	85	N.A.

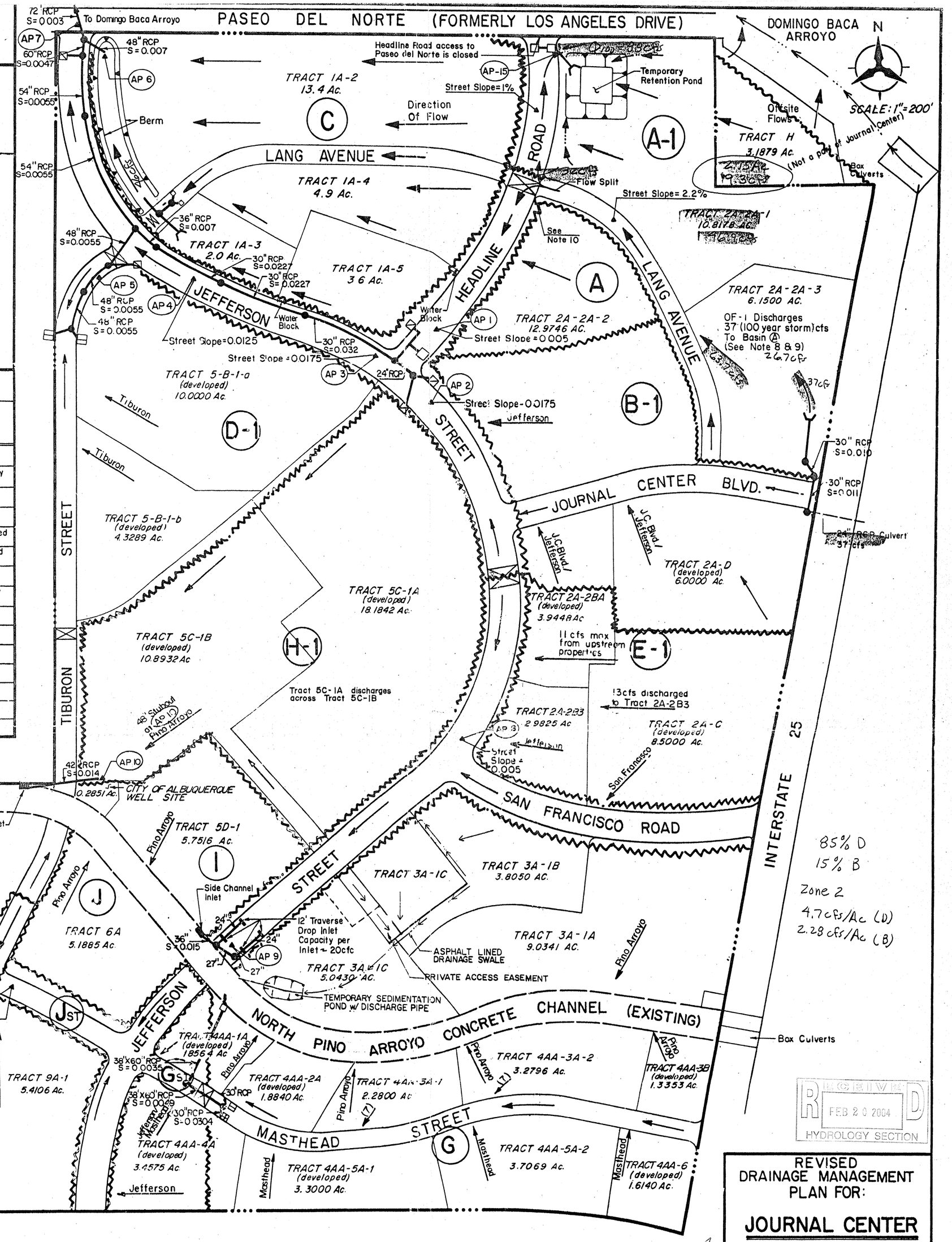
STREET & STORM SEWER HYDRAULICS

AP	CONTRIBUTING BASIN(S)	10-YEAR STORM (all values cfs) Q	STREET CAPACITY	STORM SEWER(SS) CAPACITY	FLOW IN STREET	FLOW IN SS	100-YEAR STORM (all values cfs) Q	STREET CAPACITY	SS CAPACITY	FLOW IN STREET	FLOW IN SS	COMMENTS
1	A, OF-1	64	112	N.A.	64	N.A.	98	112	N.A.	98	N.A.	Street has adequate capacity
2	B-1	45	18-East half of street	N.A.	45	N.A.	68	200	N.A.	45	N.A.	10 year street capacity exceeded.
3	OF-1, A, B-1	109	36-Full street section	59 (30"RCP)	69	40 *	166	200	59	126	40	" " "
4	OF-1, A,B-1,Street	115	30-Full street section	59	73	40	176	170	59	136	40	" " "
5	D-1	35	100	107 (48"RCP)	0	35	54	100	107	0	54	Basin D-1 runoff collected in Triple "C" inlets.
6	C	67	N.A.	120 (48"RCP)	N.A.	67	~~102~~ 112	N.A.	120	N.A.	~~102~~ 112	[illegible] runoff collected in this inlet.
7	Street, OF-1 A,B-1,C,D-1	211	36	232 (72"RCP)	64	147	321	180	232	96	226	90 cfs discharged to Paseo del Norte.
8	E-1	32	9-East half of street	N.A.	32	N.A.	49	104	N.A.	49	N.A.	10 year street capacity exceeded
9	E-1, Street	46	25-East half of street	83 (36"RCP)	0	46	69	200	83	0	69	74 cfs collected by inlets
10	H-1	72	N.A.	110 (42" RCP)	N.A.	72	109	N.A.	110	N.A.	109	Runoff conveyed to Pino Arroyo
11	GST, JST	10	160	N.A.	10	N.A.	15	160	N.A.	15	N.A.	" " "
12	AP11, KST, M	76	N.A.	N.A.	76	N.A.	116	130	N.A.	116	N.A.	" " "
13	AP12, N	108	N.A.	N.A.	108	N.A.	165	150	N.A.	165	N.A.	" " "
14	AP13, NCH	117	N.A.	N.A.	N.A.	N.A.	178	N.A.	N.A.	N.A.	N.A.	Runoff collected in concrete rundowns
15	A, OFFSITE	N.A.	N.A.	N.A.	N.A.	N.A.	43.1	54.7	N.A.	43.1	N.A.	

N.A. - Not Applicable
* - See Note #6
** - Using 1994 DPM Hydrology criteria to calculate flows

NOTES

1. Basin Hydrology based on DPM Criteria, Chapter 22 (DPM Edition, 1984).
   a. Tc- Plate 22.2 13-1 (10 minute minimum)
   b. Intensity - Plate 22.2 D-2
   c. 'C' for 85% impervious = 0.80 - Plate 22.2 C-1
   d. 100 year rainfall= 2.2 in. - Plate 22.2 D-1
2. Street capacities determined using DPM Criteria, Chapter 22, Plates 22.3 D-1 thru 22.3 D-4 (DPM Edition, 1984).
3. Storm sewer sized to operate under-pressure flow - Plate 22.3 B-5.
4. $Q_{10} = 0.657(Q_{100})$ - Plate 22.2 D-1 (DPM Edition, 1984).
5. Jefferson Street classified as min. arterial- 10 year street capacities based on 0.5' at curb flowline.
6. Double 'B' and 'C' inlets assumed to collect an average of 10cfs during 100-year flow.
7. The south half (max.) of these lots may drain to Masthead Street as necessary.
8. The drainage basin for this 37 cfs (100-year storm) discharge is located east of and within the right-of-way of I-25. Calculations for this discharge can be found under City Drainage file D-17/D30. Handling of this 37 cfs discharge will occur as follows:
   a. Interim (undeveloped Basin A and B-1) Plan - As shown, flow is discharged to the surface and will drain by overland flow to Headline Road.
   b. Ultimate Plan - With the development of Basins A and B-1, the flow will be carried by surface facilities or underground storm drains to the Domingo Baca Arroyo or to Headline Road. This extension of drainage facilities may be performed in phases, i.e., each development will construct only its required portion of the facility, in accordance with the Drainage Ordinance and approved site-specific drainage plans.
9. The 37 cfs (100-year) offsite flow is labeled OF-1. The 10-year storm value is 24 cfs.
10. The high point in Headline Blvd. is located at the Lang Ave. intersection. This condition will cause a flow split. Approximately 37 cfs is assumed to flow north on Headline Blvd.



85% D
15% B
Zone 2
4.7cfs/Ac (D)
2.28cfs/Ac (B)

D-17/D003

LEGEND

- PROPERTY LINE
- BASIN DIVIDE
- WATER BLOCK
- DOUBLE 'B' INLET
- DOUBLE 'C' INLET
- DOUBLE 'D' INLET
- TRIPLE 'C' INLET
- STORM SEWER & MANHOLE
- MAJOR FLOW DIRECTION & DISCHARGE LOCATION
- ANALYSIS POINT

DEVELOPED TRACTS ARE NOTED AS SUCH

ORIGINAL PLAN	JULY 1984
REVISION NO. 4	NOVEMBER 1990
REVISION NO. 5	DECEMBER 1992

RECEIVED FEB 20 2004 HYDROLOGY SECTION

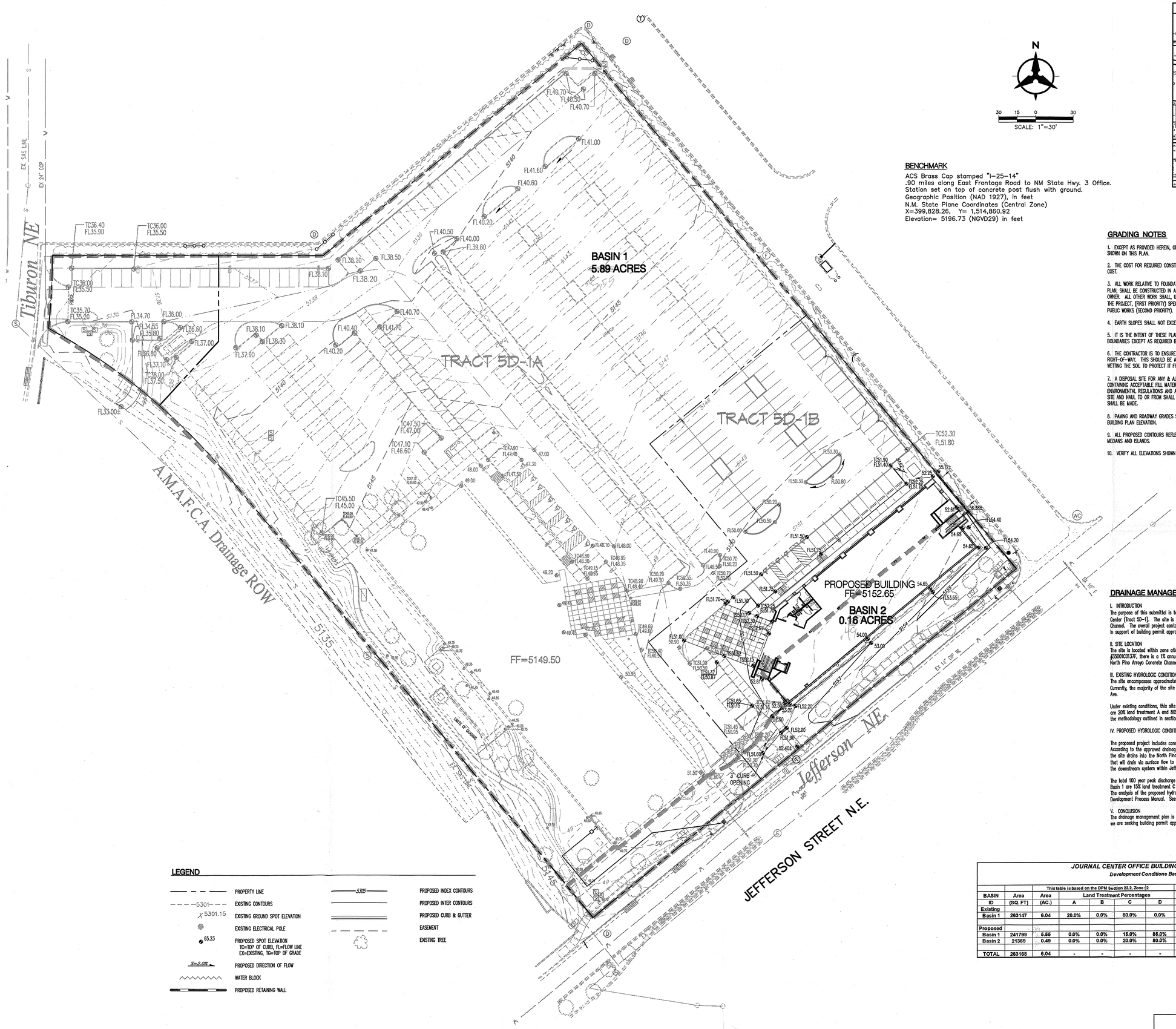
REVISED DRAINAGE MANAGEMENT PLAN FOR:

JOURNAL CENTER

DECEMBER 1992

JOB No. 901101

3-6-90
10-10-90
11-14-90
12-17-92
10-31-94



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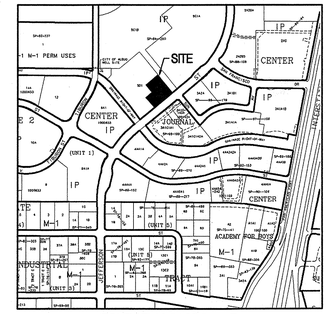

ZONE ATLAS PAGE D-17-Z

BENCHMARK

ACS Brass Cap stamped "I-25-14"
.90 miles along East Frontage Road to NM State Hwy. 3 Office.
Station set on top of concrete post flush with ground.
Geographic Position (NAD 1927), in feet
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X=399,828.26, Y= 1,514,860.92
Elevation= 5196.73 (NGVD29) in feet

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4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.

9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.

10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION
The purpose of this submittal is to present a grading and drainage plan for the proposed Office Building B (Phase 2) in Journal Center (Tract 5D-1). The site is bound to the southeast by Jefferson and to the southwest by the North Pino Arroyo Concrete Channel. The overall project contains two multi story office buildings along with parking and landscaped areas. This submittal is in support of building permit approval.

II. SITE LOCATION
The site is located within zone atlas map # D-17-Z. In reference to the Federal Emergency Management Agency map #35001C0137F, there is a 1% annual chance flood zone adjacent to the site. This flood elevation is contained in the AMAFCA North Pino Arroyo Concrete Channel along the southern border of the site.

III. EXISTING HYDROLOGIC CONDITIONS
The site encompasses approximately 6.04 acres. The site is undeveloped and existing slopes range between 1 to 3% to the west. Currently, the majority of the site drains via surface flow into the adjacent channel (North Pino Arroyo) and partially into Tiburon Ave.

Under existing conditions, this site has a 100yr discharge of 17.06cfs. The associated land treatments for the existing conditions are 20% land treatment A and 80% land treatment C. The analysis of the existing hydrology was performed in accordance with the methodology outlined in section 22.2 of the Development Process Manual.

IV. PROPOSED HYDROLOGIC CONDITIONS

The proposed project includes construction of one multi story office building, combined with parking and landscaped areas. According to the approved drainage report for Journal Center, this site has free discharge into the North Pino Arroyo. Most of the site drains into the North Pino Arroyo via a concrete rundown. There is a small portion of Building B and landscaped area that will drain via surface flow to Jefferson. This insignificant amount of drainage (2.15 cfs) will not have an adverse effect on the downstream system within Jefferson.

The total 100 year peak discharge entering the North Pino Arroyo from this site is 26.74cfs. The associated land treatments for Basin 1 are 15% land treatment C and 85% land treatment D. The flow from Basin 2 that will discharge to Jefferson is 2.15 cfs. The analysis of the proposed hydrology was performed in accordance with the methodology outlined in section 22.2 of the Development Process Manual. See Basin Calculations table for associated computations.

V. CONCLUSION
The drainage management plan is capable of safely passing the 100 year storm and meets city requirements. With this submittal we are seeking building permit approval.

JOURNAL CENTER OFFICE BUILDING BASIN CALCULATIONS
Development Conditions Basin Data Table

This table is based on the DPM Section 22.2, Zone 2

BASIN ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages A	B	C	D	Q(100) (cfs/ac.)	Q(100) (csf)	WT E (inches)	$V(100)_{360}$ (CF)	$V(100)_{1440}$ (CF)
Existing											
Basin 1	263147	6.04	20.0%	0.0%	80.0%	0.0%	2.82	17.06	*1.01*	*22148*	*22148*
Proposed											
Basin 1	241799	5.55	0.0%	0.0%	15.0%	85.0%	4.47	24.79	*1.97*	*39726*	*67129*
Basin 2	21369	0.49	0.0%	0.0%	20.0%	80.0%	4.39	2.15	*1.92*	*3423*	*5702*
TOTAL	263168	6.04	-	-	-	-	4.46	26.94	3.89	43148.16	72831.41

LEGEND

PROPERTY LINE	PROPOSED INDEX CONTOURS
EXISTING CONTOURS	PROPOSED INTER CONTOURS
EXISTING GROUND SPOT ELEVATION	PROPOSED CURB & GUTTER
EXISTING ELECTRICAL POLE	EASEMENT
PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE EX=EXISTING, TG=TOP OF GRADE	EXISTING TREE
PROPOSED DIRECTION OF FLOW	
WATER BLOCK	
PROPOSED RETAINING WALL	

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

architecture interiors planning engineering
Dekker Perich Sabatini
6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

ISSUED FOR PERMIT

ENGINEER

JEFFREY TODD WOOTEN
NEW MEXICO
16892
LICENSED PROFESSIONAL ENGINEER
12/28/05

PROJECT

Journal Center Tract 5
Office Building B
7601 Jefferson NE
Albuquerque, New Mexico 87109

REVISIONS

DRAWN BY	RWB
REVIEWED BY	JTW
DATE	12/28/05
PROJECT NO.	04186
DRAWING NAME	GRADING & DRAINAGE PLAN

RECEIVED DEC 29 2005 HYDROLOGY SECTION

SHEET NO.
C100
OF

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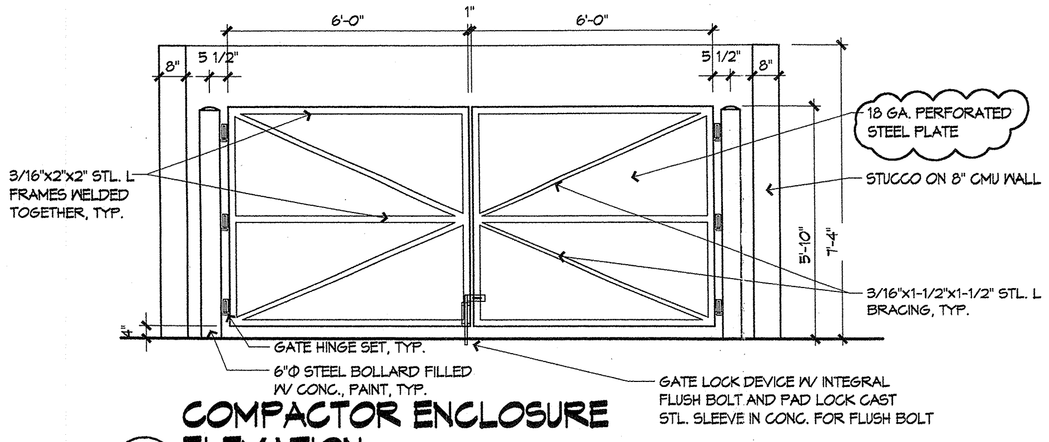
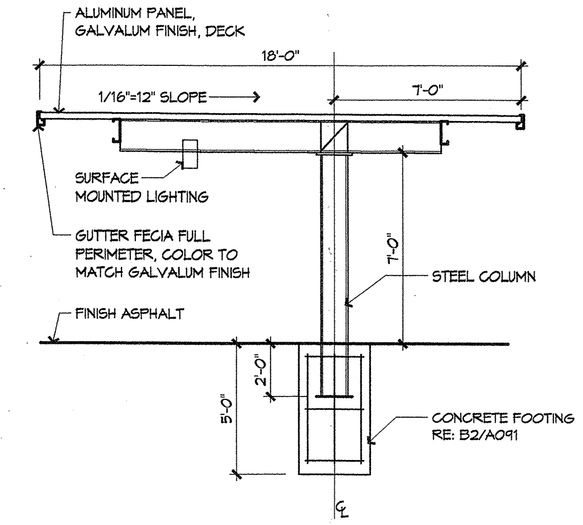
December 22, 2005 - 9:20am
Plotted by: JWOOTEN



E5 COMPACTOR ENCLOSURE ELEVATION

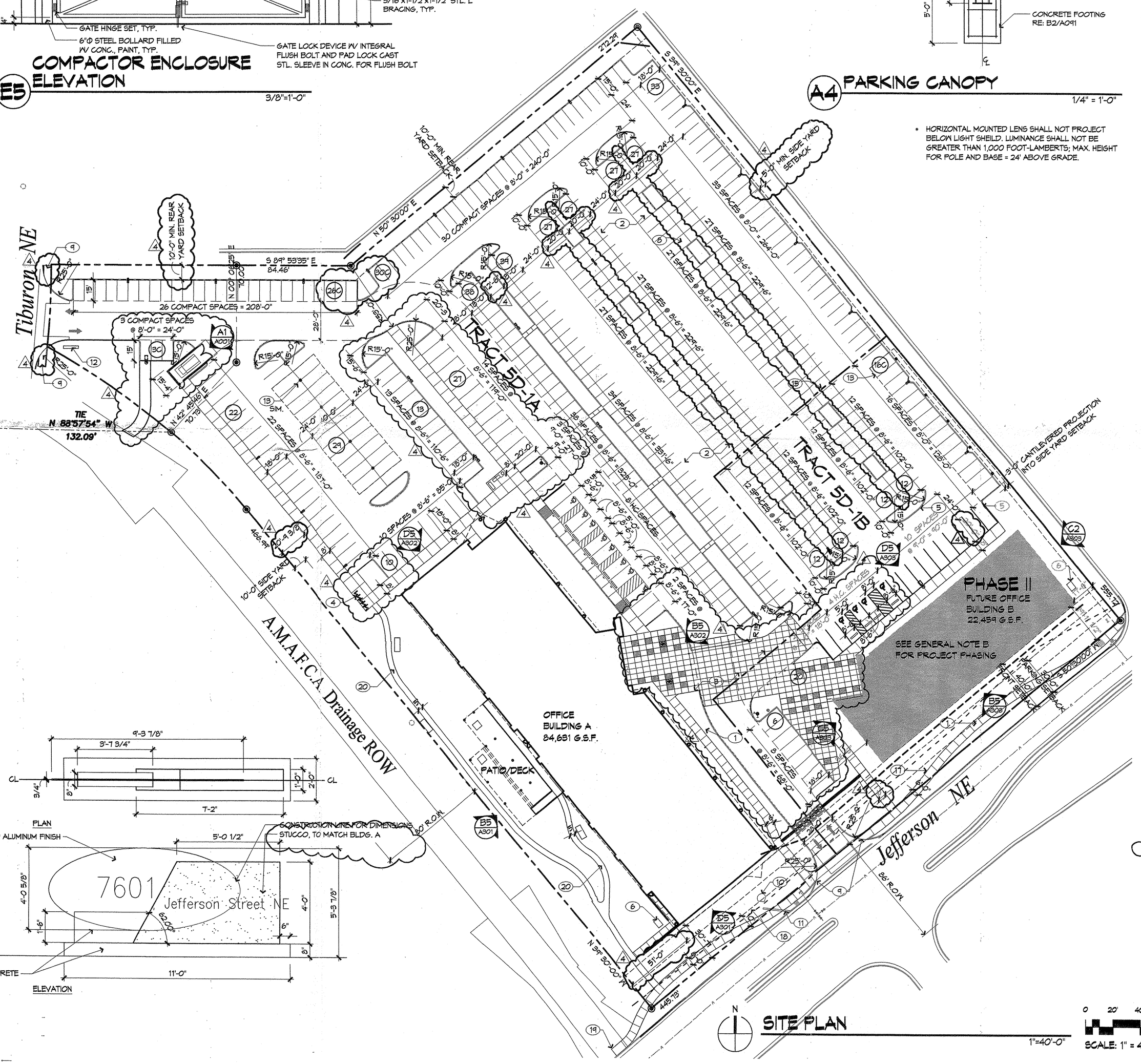
3/8"=1'-0"



A4 PARKING CANOPY

1/4" = 1'-0"

* HORIZONTAL MOUNTED LENS SHALL NOT PROJECT BELOW LIGHT SHEILD. LUMINANCE SHALL NOT BE GREATER THAN 1,000 FOOT-LAMBERTS; MAX. HEIGHT FOR POLE AND BASE = 24' ABOVE GRADE.

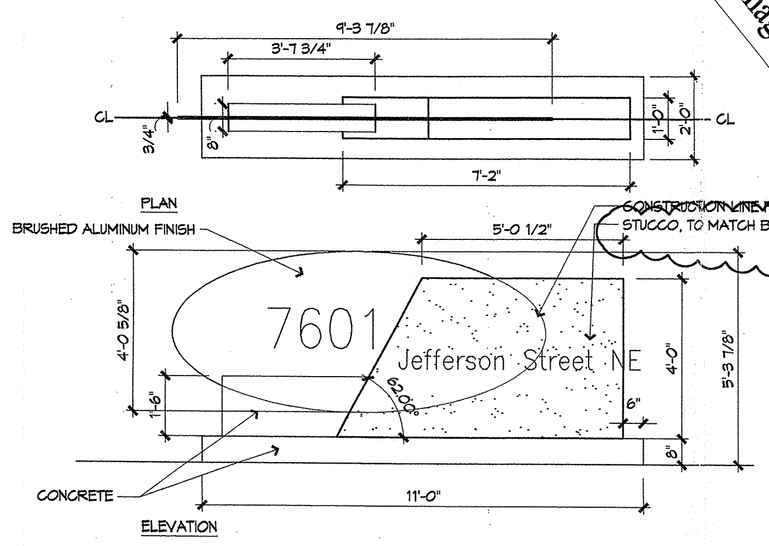


SITE PLAN

1"=40'-0"

0 20' 40' 80'

SCALE: 1" = 40'-0"



LEGEND

- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- (XX) PARKING SPACE COUNT
- * LIGHT POLE - DOUBLE HEAD,
- * LIGHT POLE - SINGLE HEAD
- SURFACE MOUNTED LIGHT FIXTURE,
- FLOOD LIGHT,
- UP LIGHT, RE.
- TRAFFIC ARROW, PAINT WHITE
- PAINT CURB RED, & PAINT TEXT "FIRE LANE NO PARKING"

SITE INFORMATION

LEGAL DESCRIPTION:
TRACT 5D-1, JOURNAL CENTER, AS THE SAME IS SHOWN ON THE REPLAT OF JOURNAL CENTER AND A PORTION OF LOTS 30,31, AND 32, BLOCK 3 OF TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, AND A PORTION OF VACATED SAN MATEO BOULEVARD AND RANCHITOS AVENUE, FILED JUNE 30, 1983, IN MAP BOOK C21, FOLIO 126, RECORDS OF BERNALLIO COUNTY, NEW MEXICO.

SITE DATA (OVERALL)

ZONE IP INDUSTRIAL PARK

GROSS BUILDING AREA:
BUILDING A (three story) = 84,681 GBA,
BUILDING B (two story) = 22,454 GBA
TOTAL BUILDINGS = 107,090 GBA

RENTABLE BUILDING AREA
BUILDING A (three story) = 81,838 FRA
BUILDING B (two story) = 20,229 FRA
TOTAL BUILDINGS = 102,067 FRA

SITE AREA: 262,457 GSF = 6.0366 ACRES

TOTAL SITE AREA: 262,457 GSF
GROSS F.A.R. (GBA/site area) : .07
RENTABLE F.A.R. (FRA/site area) : .388

SITE DATA (TRACT 5D-1A)

GROSS BUILDING AREA:
BUILDING A (three story) = 84,681 GBA

RENTABLE BUILDING AREA
BUILDING A (three story) = 81,838 FRA

SITE AREA = 200,634 GSF
GROSS F.A.R. (GBA/site area) : .421
RENTABLE F.A.R. (FRA/site area) : .408

PARKING PROVIDED 388 SPACES
(281 STANDARD + 107 COMPACT SPACES)
RATIO = 4.74/1000 FRA

SITE DATA (TRACT 5D-1B)

GROSS BUILDING AREA:
BUILDING B (two story) = 22,454 GBA

RENTABLE BUILDING AREA
BUILDING B (two story) = 20,229 FRA

TOTAL SITE AREA = 62,321 GSF
GROSS F.A.R. (GBA/site area) : .360
RENTABLE F.A.R. (FRA/site area) : .325

PARKING PROVIDED 84 SPACES
(73 STANDARD + 16 COMPACT SPACES)
RATIO = 4.4/1000 FRA

PARKING INFORMATION

OFFICES: NET RENTABLE SF/200 (1ST FL.) AND 300 (2ND & 3RD FLS.)

BUILDING A:
FIRST FLOOR: 24,048 SF/200 = 120
SECOND FLOOR: 28,238 SF/300 = 95
THIRD FLOOR: 28,552 SF/300 = 99
TOTAL = 314

BUILDING B:
FIRST FLOOR: 8,627 SF/200 = 44
SECOND FLOOR: 11,602 SF/300 = 39
TOTAL = 83

TOTAL SPACES REQUIRED: 397
(INCLUDES 12 ACCESSIBLE SPACES WITH 4 VAN ACCESSIBLE)

TOTAL SPACES PROVIDED: 466
(INCLUDES 12 ACCESSIBLE SPACES WITH 4 VAN ACCESSIBLE)

COMPACT SPACES: 123
BICYCLE REQUIREMENTS: 397/20 = 20
BICYCLE SPACES PROVIDED = 20

GENERAL NOTES

A. PARKING AREA SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS
B. PHASE I TO INCLUDE FULL BUILD-OUT OF OFFICE BUILDING A, ALL PARKING AND OFFICE BUILDING B AS A FUTURE PAD SITE. PHASE II TO INCLUDE FULL BUILD-OUT OF OFFICE BUILDING B. SEE SHEET L001 FOR LANDSCAPING OF PHASE I AND II.
C. PROVIDE LETTERING "COMPACT" PAINTED IN SAFETY WHITE AT ALL COMPACT PARKING SPACES, TYPICAL.
D. ALL SITEWORK WILL BE CONSTRUCTED AS SUCH TO ENSURE THAT A SITE DISTANCE OF 400' IS MET ON JEFFERSON.

KEYED NOTES

1. SIDEWALK, CONCRETE
2. PAVING, ASPHALT
3. SPECIAL PAVING
4. BICYCLE RACK PAINT (1:20 AUTOS)
5. CURB, 6" HIGH, CONCRETE
6. TRANSFORMER
7. SCREEN WALL, 7'4" HIGH, 2-COAT STUCCO SYSTEM OVER 8" CMU COLOR TO MATCH BUILDING, RE: A1/A091
8. LANDSCAPE AREA, RE: L001
9. HC RAMP
10. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION OF IRRIGATION ENCLOSURE WITH LEEGO.
11. CONCRETE CURB TO BE REMOVED
12. MONUMENT SIGN
13. PARKING CANOPY
14. CITY WELL SITE EASEMENT TO BE VACATED BY PLAT.
15. PROPOSED LOT LINE.
16. TRASH COMPACTOR
17. ~~MEANDERING PUBLIC SIDEWALK EASEMENT.~~
18. 10' PUE
19. SIDEWALK TO MIDPOINT OF BRIDGE OVER AMAFCA ROW.
20. ROLLED AND COMPACTED CRUSHER FINE PATH. CONCRETE CURB AT TURF EDGE

PROJECT NUMBER: 1004138

APPLICATION NUMBER: 05 DRB 00667

This plan is consistent with the specific Site Development plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of decision are satisfied.

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION — DATE

UTILITIES DEVELOPMENT — DATE

PARKS AND RECREATION DEPARTMENT — DATE

DRB ADMINISTRATIVE SITE PLAN AMENDMENT
PROJECT NO. 1004138
APPLICATION NO. 05-DRB-00667
BLDG. SHELL & SUBSEQUENT PARKING/LANDSCAPING SHELLS

CITY ENGINEER

* ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) — DATE

10/27/05
PLANNING DIRECTOR — DATE

SOLID WASTE MANAGEMENT — DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT — DATE

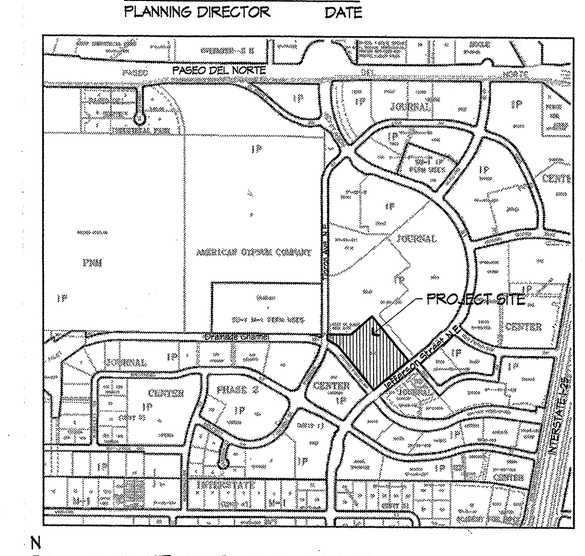
* Environmental Health, if necessary

SITE DEVELOPMENT PLAN APPROVAL

THIS PLAN IS CONSISTANT WITH THE CONCEPTS OF THE ORIGINAL JOURNAL CENTER SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON AUGUST 16, 1980 (AX-79-19, Z-79-80-2) AND THE IP ZONE.

IT CONFORMS WITH THE COMMENTS RENDERED BY THE DEVELOPMENT REVIEW BOARD ON _____ 20___, AS REFLECTED IN DRB ____-_____.

PLANNING DIRECTOR — DATE



ZONE ATLAS MAP

D-17

0 250' 500' 1000'

SCALE: 1" = 1000'-0"

1:1000

architectur interior plannin engineerin

Dekker Perich Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 8710
505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

ADMINISTRATIVE AMENDMENT

ENGINEER

STATE OF NEW MEXICO
CHRISTOPHER R. GUNNING
NO. 3203
8/4/06
REGISTERED ARCHITECT

PROJECT

Journal Center Tract 5

7601 Jefferson NE
Albuquerque, New Mexico

REVISIONS

1	4/19/05	REVISED TRACT LINES
2	5/06/05	DRB Comments
3	09/17/05	ADDED SIDEWALK @ AMAFCA BRIDGE
4	09/20/05	SITE PLAN REVISIONS

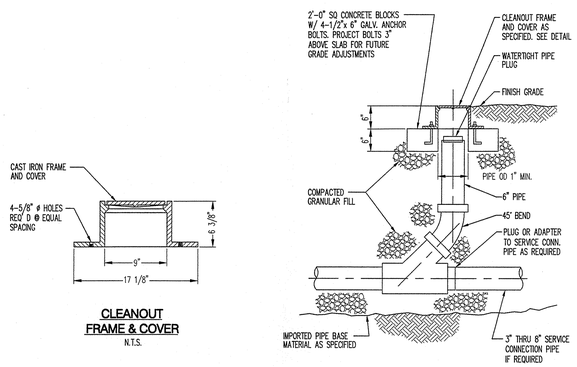
DRAWN BY	MRM/SJT
REVIEWED BY	CG
DATE	9/20/05
PROJECT NO.	04136
DRAWING NAME	SITE PLAN FOR BLDG PERMIT

RECEIVED
AUG 04 2006
HYDROLOGY SECTION

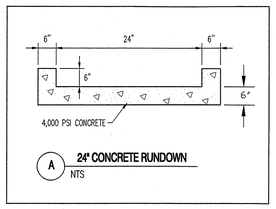
SHEET NO.

A001

OF



B CLEANOUT DETAIL
NTS



A 24" CONCRETE RUNDOWN
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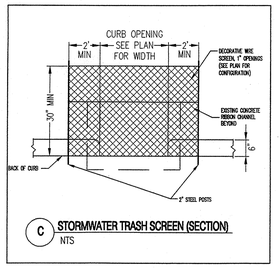
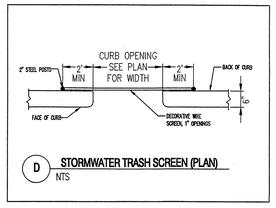
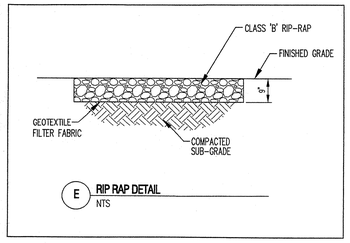


C STORMWATER TRASH SCREEN (SECTION)
NTS



D STORMWATER TRASH SCREEN (PLAN)
NTS



E RIP RAP DETAIL
NTS

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

architecture
interiors
planning
engineering

Dekker
Perich
Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109

505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

FOR CONSTRUCTION

ENGINEER

JEFFREY TODD WOOTEN
NEW MEXICO
16892
LICENSED PROFESSIONAL ENGINEER
8/26/05

PROJECT

Journal Center Tract 5
Office Building A
7601 Jefferson NE
Albuquerque, New Mexico 87109

REVISIONS

DRAWN BY	CM
REVIEWED BY	JTW
DATE	8/15/05
PROJECT NO.	04186
DRAWING NAME	

SITE DETAILS & GENERAL NOTES

RECEIVED SEP 02 2005 HYDROLOGY SECTION

SHEET NO.
C104
OF

Bohannan ▲ Huston INC.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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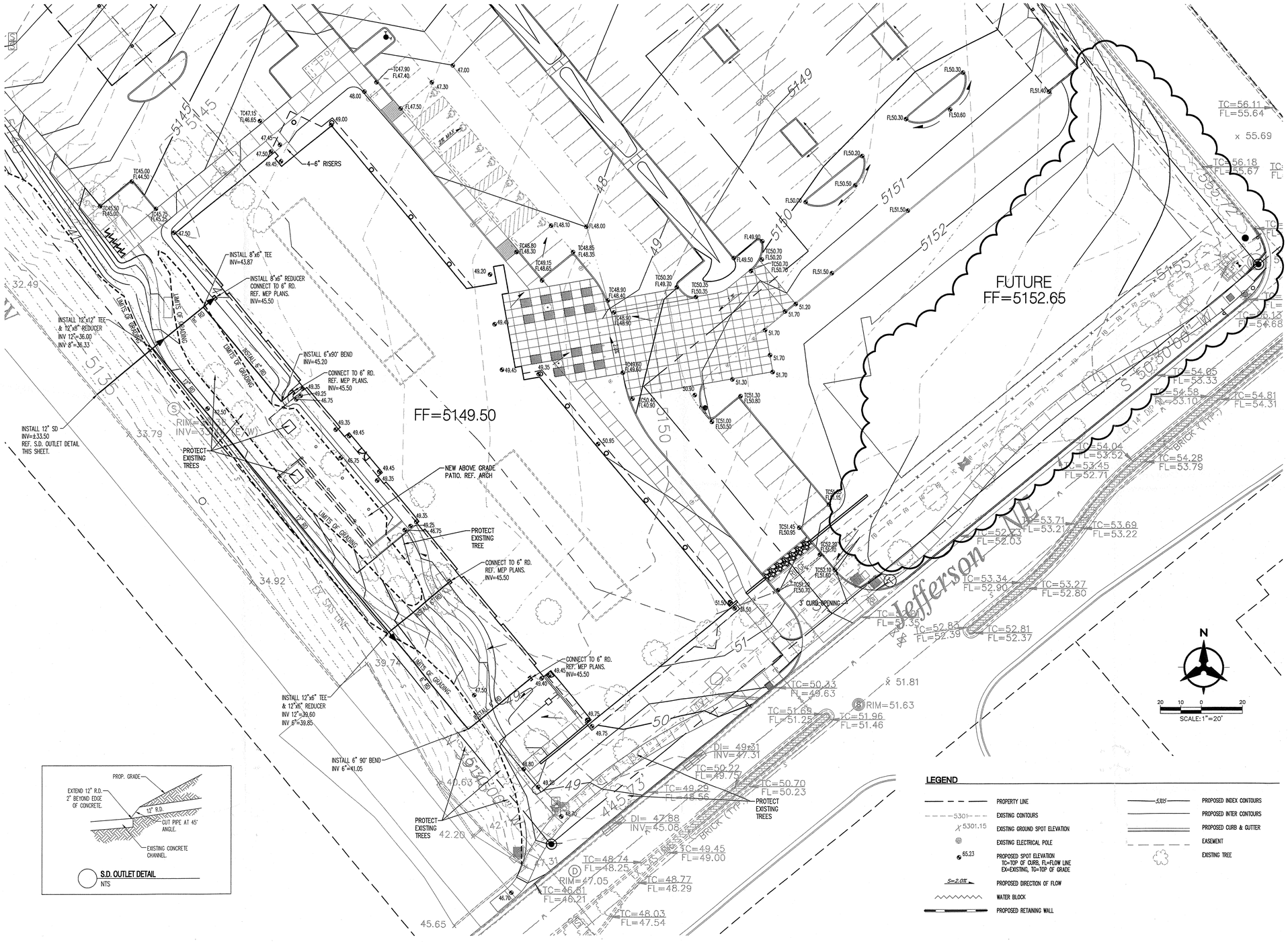
August 26, 2005 - 12:32pm



S.D. OUTLET DETAIL
NTS

LEGEND

	PROPERTY LINE
5301	EXISTING CONTOURS
5301.15	EXISTING GROUND SPOT ELEVATION
	EXISTING ELECTRICAL POLE
65.23	PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE EX=EXISTING, TG=TOP OF GRADE
S=2.0%	PROPOSED DIRECTION OF FLOW
	WATER BLOCK
	PROPOSED RETAINING WALL
5305	PROPOSED INDEX CONTOURS
	PROPOSED INTER CONTOURS
	PROPOSED CURB & GUTTER
	EASEMENT
	EXISTING TREE

Bohannan ▲ Huston INC
Courtyard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

architecture
interiors
planning
engineering

Dekker
Perich
Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

FOR CONSTRUCTION

ENGINEER

JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER
9/2/05

PROJECT

Journal Center Tract 5
Office Building A
7601 Jefferson NE
Albuquerque, New Mexico 87109

REVISIONS

DRAWN BY	CA
REVIEWED BY	JTA
DATE	8/15/05
PROJECT NO.	04186
DRAWING NAME	

DETAILED GRADING PLAN

RECEIVED SEP 02 2005 PROJECT SECTION

SHEET NO. C102 OF

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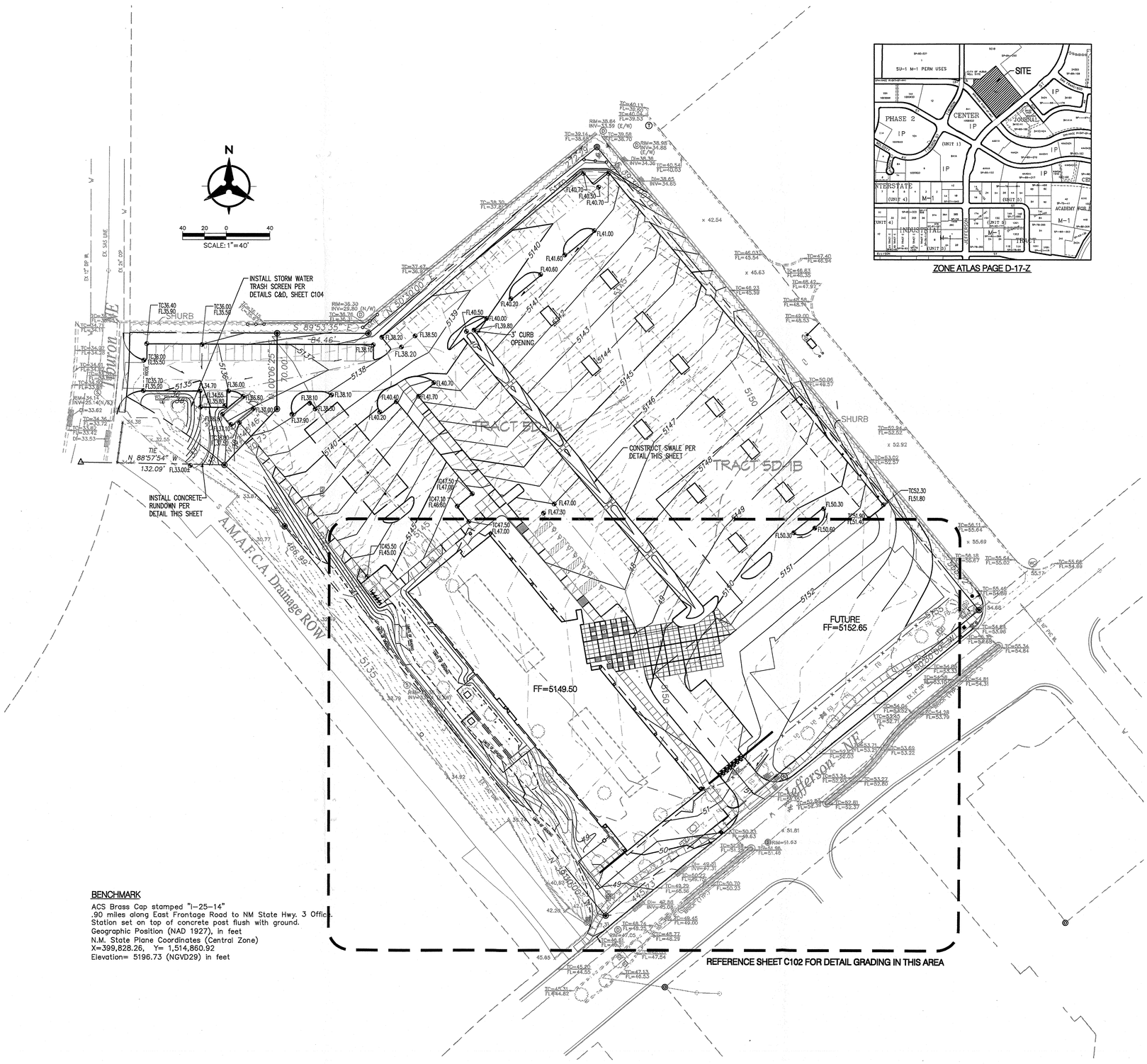
September 01, 2005 - 4:33pm



ZONE ATLAS PAGE D-17-Z

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.

3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).

4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

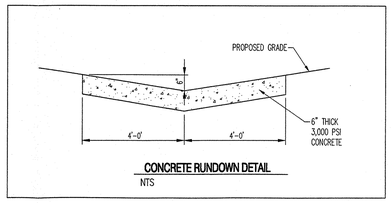
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.

9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.

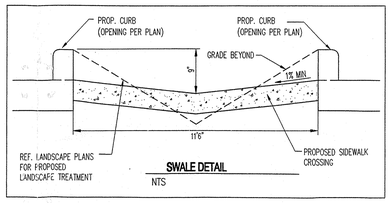
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

LEGEND

	PROPERTY LINE		PROPOSED INDEX CONTOURS
5301	EXISTING CONTOURS		PROPOSED INTER CONTOURS
5301.15	EXISTING GROUND SPOT ELEVATION		PROPOSED CURB & GUTTER
	EXISTING ELECTRICAL POLE		EASEMENT
65.23	PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE EX=EXISTING, TG=TOP OF GRADE		EXISTING TREE
S=2.0%	PROPOSED DIRECTION OF FLOW		
	WATER BLOCK		
	PROPOSED RETAINING WALL		



CONCRETE RUNDOWN DETAIL
NTS



SWALE DETAIL
NTS

BENCHMARK

ACS Brass Cap stamped "I-25-14"
.90 miles along East Frontage Road to NM State Hwy. 3 Office.
Station set on top of concrete post flush with ground.
Geographic Position (NAD 1927), in feet
N.M. State Plane Coordinates (Central Zone)
X=399,828.26, Y= 1,514,860.92
Elevation= 5196.73 (NGVD29) in feet

Bohannan ▲ Huston INC
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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August 26, 2005 - 11:53am

architecture interiors planning engineering
Dekker Perich Sabatini
6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

FOR CONSTRUCTION

ENGINEER

JEFFREY TODD WOOTEN NEW MEXICO 16892 LICENSED PROFESSIONAL ENGINEER 8/26/05

PROJECT

Journal Center Tract 5 Office Building A
7601 Jefferson NE
Albuquerque, New Mexico 87109

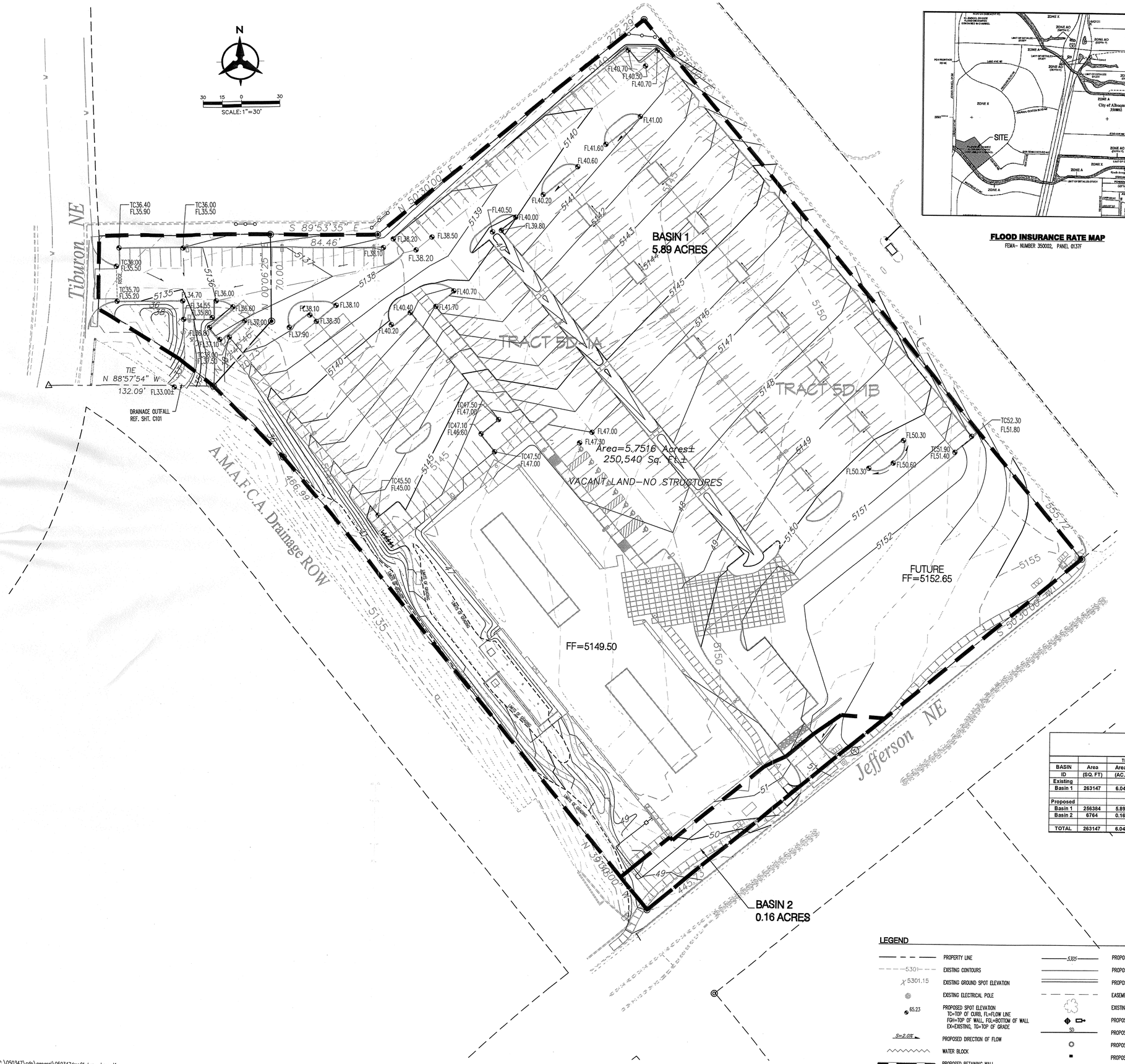
REVISIONS

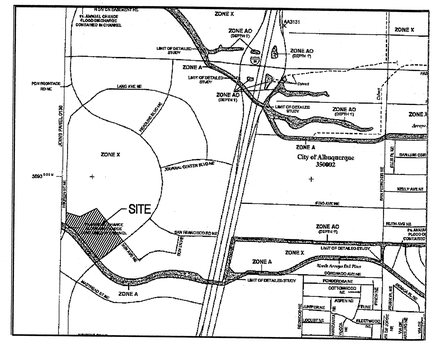
DRAWN BY	CA
REVIEWED BY	JTW
DATE	8/15/05
PROJECT NO.	04186
DRAWING NAME	

OVERALL GRADING & DRAINAGE PLAN

SEP 02 2005 HYDROLOGY SECTION

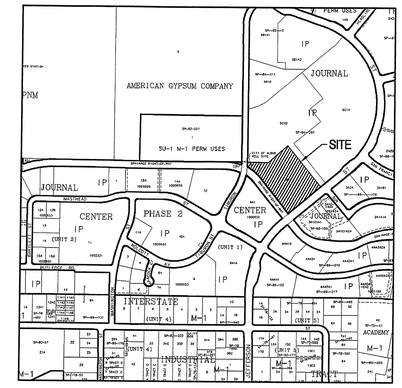
SHEET NO.
C101
OF





FLOOD INSURANCE RATE MAP

FEMA- NUMBER 350002, PANEL 0137F



ZONE ATLAS PAGE D-17-Z

LEGAL DESCRIPTION

JOURNAL CENTER TRACT 5D-1

DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION

The purpose of this submittal is to present a grading and drainage plan for the proposed Office Building in Journal Center (Tract 5D-1). The site is bound to the southeast by Jefferson and to the southwest by the North Pino Arroyo Concrete Channel. The project will include one multi story office building along with parking and landscaped areas. This submittal is in support of building permit approval.

II. SITE LOCATION

The site is located within zone atlas map # D-17-Z. In reference to the Federal Emergency Management Agency map #35001C0137F, there is a 1% annual chance flood zone adjacent to the site. This flood elevation is contained in the AMAFCA North Pino Arroyo Concrete Channel along the southern border of the site.

III. EXISTING HYDROLOGIC CONDITIONS

The site encompasses approximately 6.04 acres. The site is undeveloped and existing slopes range between 1 to 3% to the west. Currently, the majority of the site drains via surface flow into the adjacent channel (North Pino Arroyo) and partially into Tiburon Ave.

Under existing conditions, this site has a 100yr discharge of 17.06cfs. The associated land treatments for the existing conditions are 20% land treatment A and 80% land treatment C. The analysis of the existing hydrology was performed in accordance with the methodology outlined in section 22.2 of the Development Process Manual.

IV. PROPOSED HYDROLOGIC CONDITIONS

The proposed project includes construction of one multi story office building, combined with parking and landscaped areas. According to the approved drainage report for Journal Center, this site has free discharge into the North Pino Arroyo. Most of the site drains into the North Pino Arroyo via a concrete rundown. There is a small portion of landscaped area that will drain via surface flow to Jefferson. This insignificant amount of drainage will not have an adverse effect on the downstream system within Jefferson.

The total 100 year peak discharge entering the North Pino Arroyo from this site is 26.74cfs. The associated land treatments for Basin 1 are 10% land treatment C and 90% land treatment D. The flow from Basin 2 that will discharge to Jefferson is 0.71cfs. The analysis of the proposed hydrology was performed in accordance with the methodology outlined in section 22.2 of the Development Process Manual. See Basin Data table for associated computations.

V. CONCLUSION

The drainage management plan is capable of safely passing the 100 year storm and meets city requirements. With this submittal we are seeking building permit approval.

JOURNAL CENTER OFFICE BUILDING BASIN CALCULATIONS

Development Conditions Basin Data Table

This table is based on the DPM Section 22.2, Zone 2

BASIN ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages A	B	C	D	Q(100) (cfs/ac.)	Q(100) (csf)	WT E (inches)	$V(100)_{360}$ (CF)	$V(100)_{1440}$ (CF)
Existing											
Basin 1	263147	6.04	20.0%	0.0%	80.0%	0.0%	2.82	17.06	*1.01*	*22148*	*22148*
Proposed											
Basin 1	256384	5.89	0.0%	0.0%	10.0%	90.0%	4.54	26.74	*2.02*	*43179*	*73945*
Basin 2	6764	0.16	0.0%	0.0%	10.0%	90.0%	4.54	0.71	*2.02*	*1139*	*1951*
TOTAL	263147	6.04	-	-	-	-	4.54	27.45	4.04	44318.38	75896.05

LEGEND

PROPERTY LINE	PROPOSED INDEX CONTOURS
5301 EXISTING CONTOURS	PROPOSED INTER CONTOURS
5301.15 EXISTING GROUND SPOT ELEVATION	PROPOSED CURB & GUTTER
EXISTING ELECTRICAL POLE	EASEMENT
65.23 PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE FGW=TOP OF WALL, FGL=BOTTOM OF WALL EX=EXISTING, TG=TOP OF GRADE	EXISTING TREE
	PROPOSED LIGHTING
S=2.0% PROPOSED DIRECTION OF FLOW	SD PROPOSED STORM DRAIN LINE
WATER BLOCK	PROPOSED STORM DRAIN MANHOLE
PROPOSED RETAINING WALL	PROPOSED STORM DRAIN INLET
	EXISTING STORM DRAIN MANHOLE

Bohannan ▲ Huston INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

architecture
interiors
planning
engineering

Dekker Perich Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109

505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

ENGINEER

JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER
8/26/05

PROJECT

Journal Center Tract 5
Office Building A
7601 Jefferson NE
Albuquerque, New Mexico 87109

REVISIONS

DRAWN BY	RMM
REVIEWED BY	JTW
DATE	8/15/05
PROJECT NO.	04186

DRAWING NAME

DRAINAGE MANAGEMENT PLAN

SEP 02 2005
HYDROLOGY SECTION

SHEET NO.

C001

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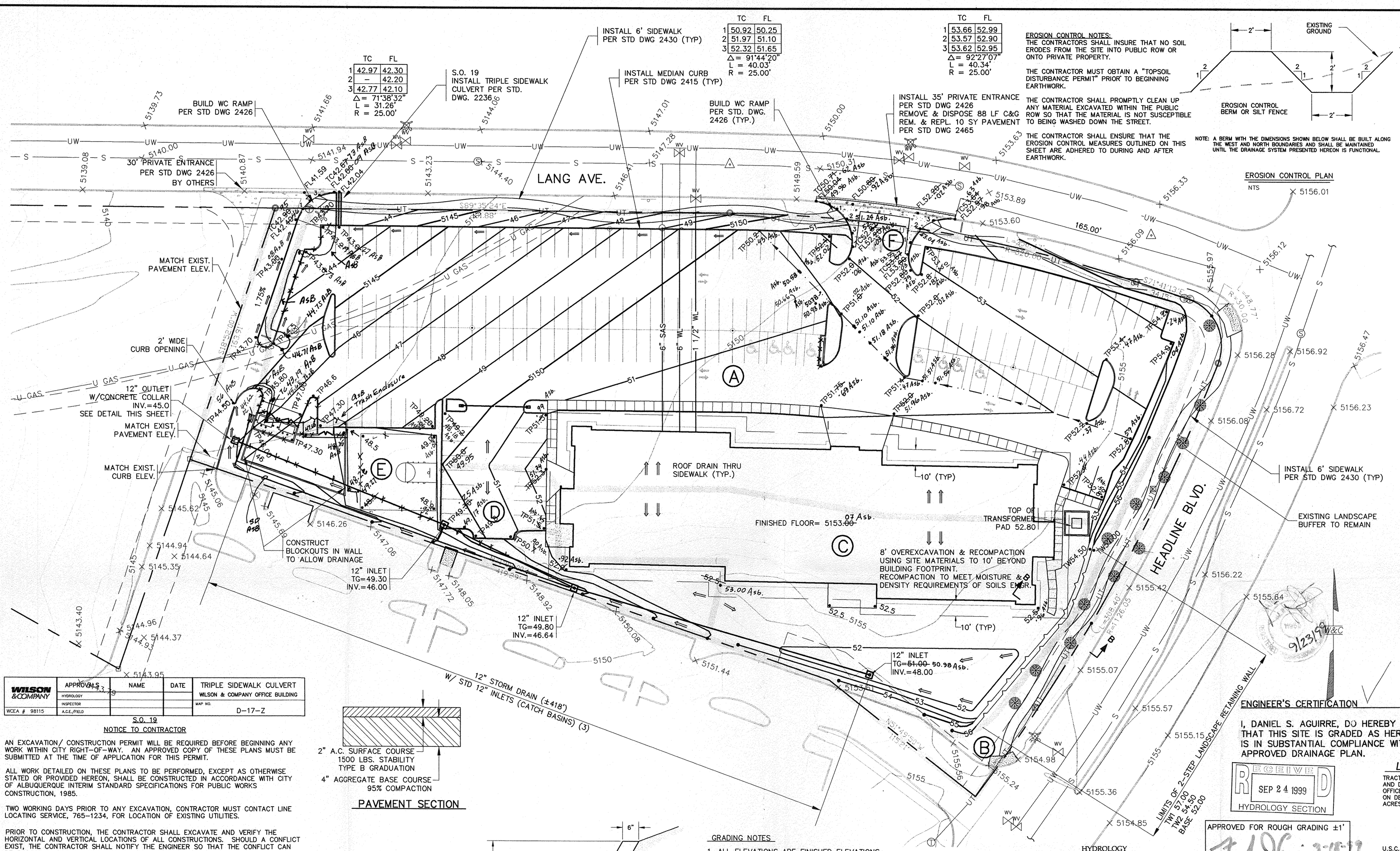
August 29, 2005 - 9:10am



	TC	FL
1	42.97	42.30
2	–	42.20
3	42.77	42.10

Δ= 71°38'32"
L = 31.26'
R = 25.00'

	TC	FL
1	50.92	50.25
2	51.97	51.10
3	52.32	51.65

Δ= 91°44'20"
L = 40.03'
R = 25.00'

	TC	FL
1	53.66	52.99
2	53.57	52.90
3	53.62	52.95

Δ= 92°27'07"
L = 40.34'
R = 25.00'

EROSION CONTROL NOTES:

THE CONTRACTORS SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC ROW OR ONTO PRIVATE PROPERTY.

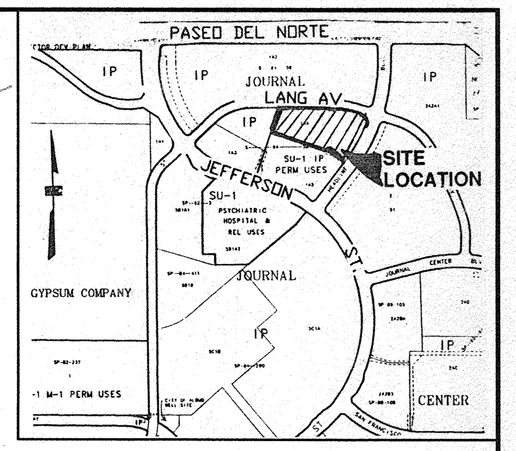
THE CONTRACTOR MUST OBTAIN A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING EARTHWORK.

THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC ROW SO THAT THE MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.

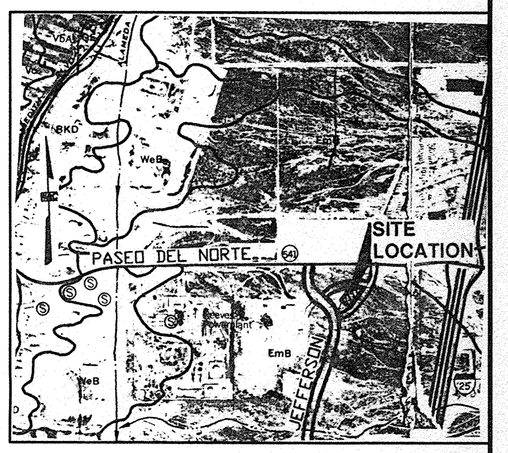
THE CONTRACTOR SHALL ENSURE THAT THE EROSION CONTROL MEASURES OUTLINED ON THIS SHEET ARE ADHERED TO DURING AND AFTER EARTHWORK.

NOTE: A BERM WITH THE DIMENSIONS SHOWN BELOW SHALL BE BUILT ALONG THE WEST AND NORTH BOUNDARIES AND SHALL BE MAINTAINED UNTIL THE DRAINAGE SYSTEM PRESENTED HEREON IS FUNCTIONAL.

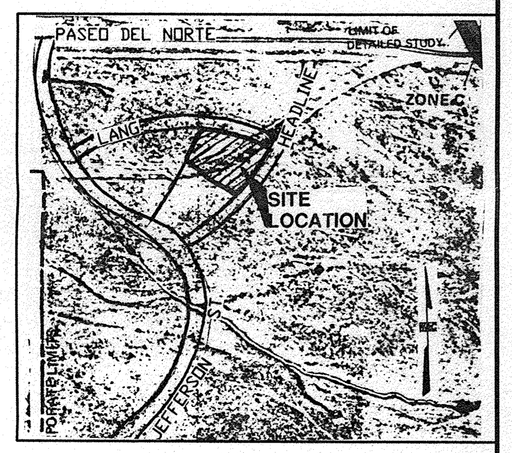
EROSION CONTROL PLAN
NTS



LOCATION MAP
ZONE ATLAS MAP NO. D-17-Z



SOILS MAP
REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHEET NO. 11



FLOOD INSURANCE MAP
REFERENCE: FLOOD INSURANCE STUDY PANEL 9 of 50

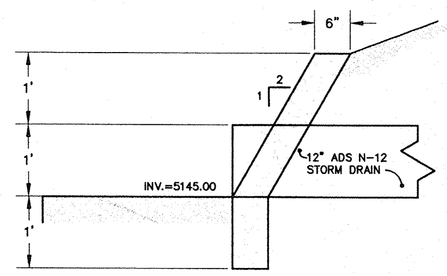
WILSON & COMPANY	APPROVALS	NAME	DATE	TRIPLE SIDEWALK CULVERT
	HYDROLOGY			WILSON & COMPANY OFFICE BUILDING
	INSPECTOR			MAP NO.
WCEA # 98115	A.C.E./FIELD			D-17-Z

S.O. 19

NOTICE TO CONTRACTOR

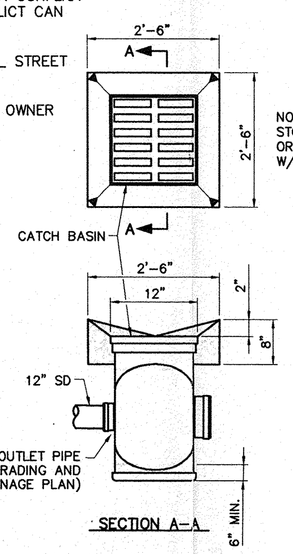
1. AN EXCAVATION/ CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

PAVEMENT SECTION

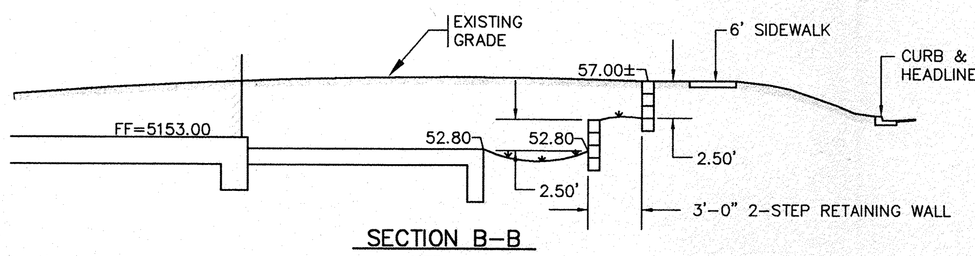


CONCRETE COLLAR DETAIL
NTS

NOTE: STORM DRAIN SHALL BE ADS OR HANCOR SMOOTH INTERIOR W/WATER TIGHT JOINTS.



CATCH BASIN DETAIL



SECTION B-B
NTS

GRADING NOTES

1. ALL ELEVATIONS ARE FINISHED ELEVATIONS AND ROUGH GRADING SHALL BE 0.5' LOWER EXCEPT UNDER BUILDING FOUNDATION WHICH WILL BE 1.0' LOWER.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

HYDROLOGY

SUB-BASIN	AREA (Ac)	%B	%D	Q_{100} (cfs)	REMARKS
A	2.004	10	90	8.9	DRAINS TO 3-SW CULVERT
B	0.174	50	50	0.6	DRAINS TO HEADLINE BLVD.
C	0.778	50	50	2.7	DRAINS TO 12" ADS SD
D	0.067	0	100	0.3	DRAINS TO 12" ADS SD
E	0.250	50	50	0.9	DRAINS TO W. ACCESS RD.
F	0.017	0	100	0.1	DRAINS TO LANG AVE.
TOTAL	3.290			13.5 cfs	4.10 cfs per Ac.

1. HYDROLOGY COMPUTED USING THE SECTION 22.2. HYDROLOGY OF THE COA "DEVELOPMENT PROCESS MANUAL VOLUME 2, DESIGN CRITERIA." THE PROJECT IS IN ZONE 2. THE EXISTING Q_{100} FLOW IS 10.3 cfs (TYPE C LAND TREATMENT) DISCHARGING TO LANG AVE. & HEADLINE BLVD.
2. REFERENCE DRAINAGE MANAGEMENT PLAN FOR TRACTS 1A-2, 1A-3, 1A-4, AND 1A-5 JOURNAL CENTER BUSINESS PARK BY BHI, DATED AUGUST 1994 (D17-D3V). THIS DMP ALLOWS 4.33 cfs/ac WHICH IS GREATER THAN THE PROPOSED 4.10 cfs/ac. NO DETENTION IS REQUIRED.
3. THIS SITE HAS NO OFF-SITE FLOWS

HYDRAULIC DESIGN

3-SIDEWALK CULVERTS (24") $Q = CA\sqrt{2gh}$
H=0.6 A=3.6 sq. ft. C=0.6 Qcap = 13.4 cfs

12" ADS STORM DRAIN S=0.8% n=0.013 Qcap = 3.2 cfs

ENGINEER'S CERTIFICATION

I, DANIEL S. AGUIRRE, DO HEREBY CERTIFY THAT THIS SITE IS GRADED AS HEREON AND IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED DRAINAGE PLAN.

RECEIVED SEP 24 1999 HYDROLOGY SECTION

APPROVED FOR ROUGH GRADING ±1'
COA DATE 9-18-99

LEGAL DESCRIPTION

TRACT NUMBERED 1A-4 OF JOURNAL CENTER AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED INT THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 27, 1994 IN MAP BOOK 94C, FOLIO 431 CONTAINING 3.290 ACRES MORE OR LESS, NOW COMPRISING TRACTS 1A-4-B, JOURNAL CENTER.

BENCH MARK

U.S.C.&G.S. BRASS CAP STAMPED "HEAVEN 1969", SET IN THE TOP OF A CONCRETE POST FLUSH WITH THE GROUND. LOCATED AT THE ENTRANCE WAY TO THE "GATE OF HEAVEN" CEMETARY ELEVATION = 5378.787. T.B.M. = #4 REBAR WITH ALUMINUM CAP STAMPED "CP-1", LOCATED ON THE NORTH RETURN OF LANG AVE. ELEVATION = 5138.39.

LEGEND

5070	EXISTING INTERMEDIATE CONTOUR
5071	EXISTING INDEX CONTOUR
5175	PROPOSED INTERMEDIATE CONTOUR
5173	PROPOSED INDEX CONTOUR
+ 5359.15	EXISTING SPOT ELEVATION
73.7 •	PROPOSED SPOT ELEVATION
©	BASIN DESIGNATION
	PROPOSED BASIN BOUNDARY
···→ ···→ ···→	PROPOSED FLOWLINE
	PROPOSED RETAINING WALL

WILSON & COMPANY
OFFICE BUILDING

TRACT 1A-4 JOURNAL CENTER

GRADING & DRAINAGE PLAN

DESIGN	DRAWN	DATE
SJM	JMB	MARCH 1999

FILE NO. 98115

SHEET NO. 1 OF 1

C-1.1

WILSON & COMPANY
4775 INDIAN SCHOOL ROAD N.E.
SUITE 200
ALBUQUERQUE, NEW MEXICO
87110
(505) 254-4000

3-18-99

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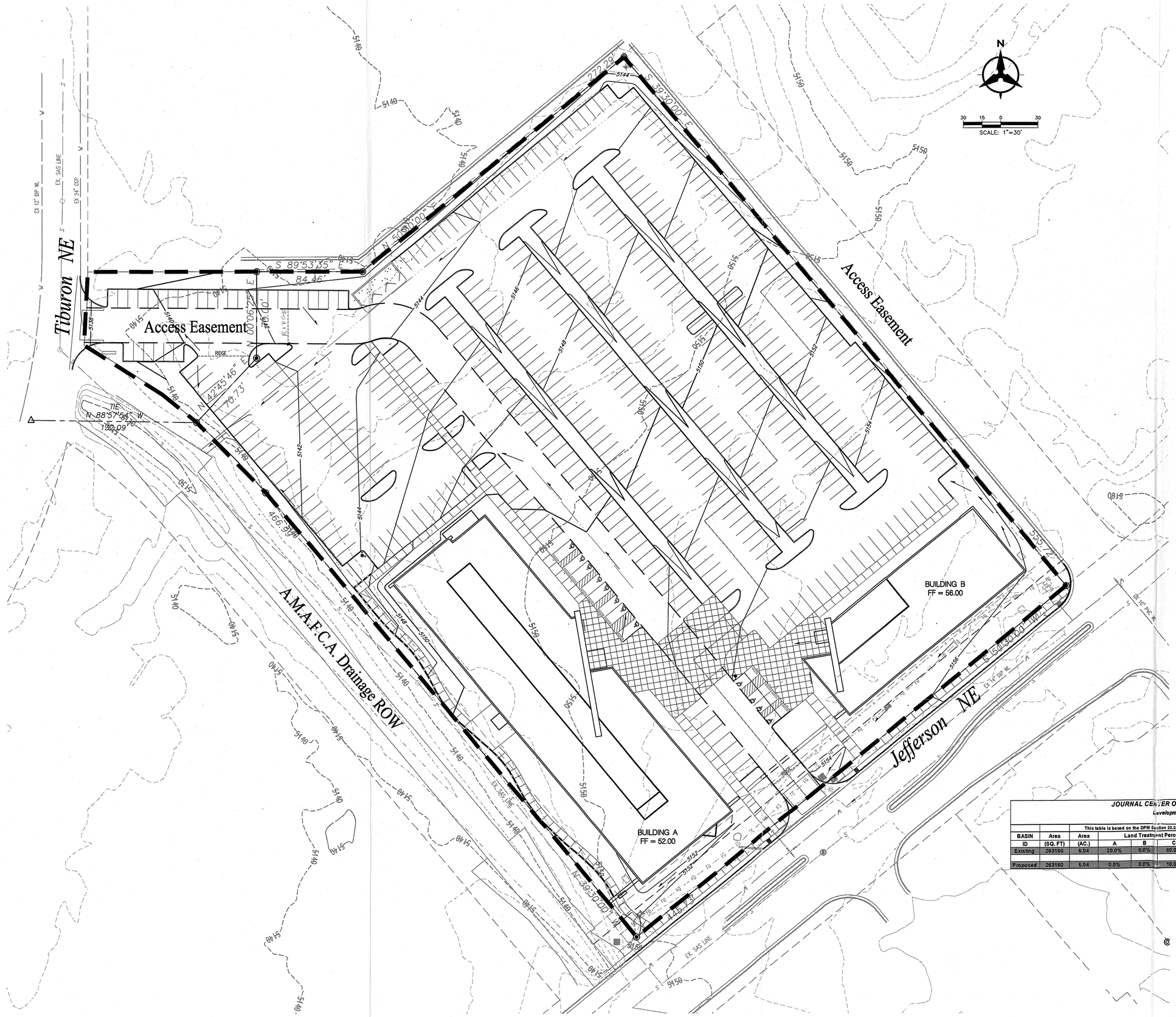

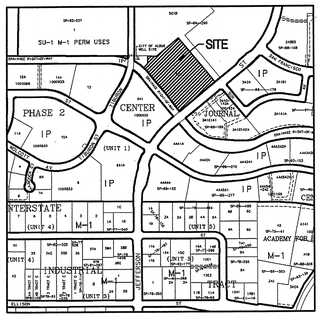

ZONE ATLAS PAGE D-17-Z

LEGAL DESCRIPTION

JOURNAL CENTER TRACT 50-1

CONCEPTUAL DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION
The purpose of this submittal is to present a conceptual grading and drainage plan for the proposed Office Buildings in Journal Center (Tract 50-1). The site is bound to the southeast by Jefferson and to the southwest by the North Pino Arroyo Concrete Channel. The project will include two office buildings along with parking and landscaped areas. This submittal is in support of site plan approval for DRB approval.

II. SITE LOCATION
The site is located within zone atlas map # D-17-Z. In reference to the Federal Emergency Management Agency map #35001C0137F, there is a 1% annual chance flood zone adjacent to the site. This flood elevation is contained in the AMAFCA North Pino Arroyo Concrete Channel along the northern border of the site.

III. EXISTING HYDROLOGIC CONDITIONS
The site encompasses approximately 5.8 acres with an additional 0.22 acres acquired for an access easement from the site to Tiburon. The site is undeveloped and existing slopes range between 1 to 3% to the west. Currently, the majority of the site drains via surface flow into the adjacent channel (North Pino Arroyo) and partially into Tiburon Ave.

Under existing conditions, this site has a 100yr discharge of 16.98cfs. The associated land treatments for the existing conditions are 20% land treatment A and 80% land treatment C. The analysis of the existing hydrology was performed in accordance with the methodology outlined in section 22.2 of the Development Process Manual.

IV. PROPOSED HYDROLOGIC CONDITIONS

The proposed project includes construction of two office buildings, combined with parking and landscaped areas. According to the approved drainage report for Journal Center, this site has free discharge into the North Pino Arroyo.
The entire site drains into the North Pino Arroyo via a concrete rundown. There is a small portion of the access easement that will drain via surface flow to Tiburon. This insignificant amount of drainage will not have an adverse effect on the downstream system within Tiburon. The total 100 year peak discharge entering the North Pino Arroyo from this site is 27.45cfs. The associated land treatments for the developed site are 10% land treatment C and 90% land treatment D. The analysis of the proposed hydrology was performed in accordance with the methodology outlined in section 22.2 of the Development Process Manual. See Basin Data table for associated computations.

V. CONCLUSION
The drainage management plan is capable of safely passing the 100 year storm and meets city requirements. With this submittal we are seeking hydrology approval in support of site plan approval.

JOURNAL CENTER OFFICE BUILDING BASIN CALCULATIONS
Development Conditions Basin Data Table

This table is based on the DPM Section 22.2, Zone 2

BASIN	Area	Area	Land Treatment Percentages				Q(100)	Q(100)	WT E	$V(100)_{360}$	$V(100)_{1440}$
ID	(SQ. FT)	(AC.)	A	B	C	D	(cfs/ac.)	(csf)	(inches)	(CF)	(CF)
Existing	263160	6.04	20.0%	0.0%	80.0%	0.0%	2.82	17.06	1.01	22149	22149
Proposed	263160	6.04	0.0%	0.0%	10.0%	90.0%	4.54	27.45	2.02	44321	75900

architecture
interiors
planning
engineering

Dekker
Perich
Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109

505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

ENGINEER

JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER
4/12/05

PROJECT

Journal Center Tract 5
Office Buildings A & B
7601 Jefferson NE
Albuquerque, New Mexico

REVISIONS

DRAWN BY

REVIEWED BY

DATE 4/12/05

PROJECT NO.

DRAWING NAME

DRAINAGE MANAGEMENT PLAN

RECEIVED
APR 1 8 2005
HYDROLOGY SECTION

SHEET NO.

C001
OF

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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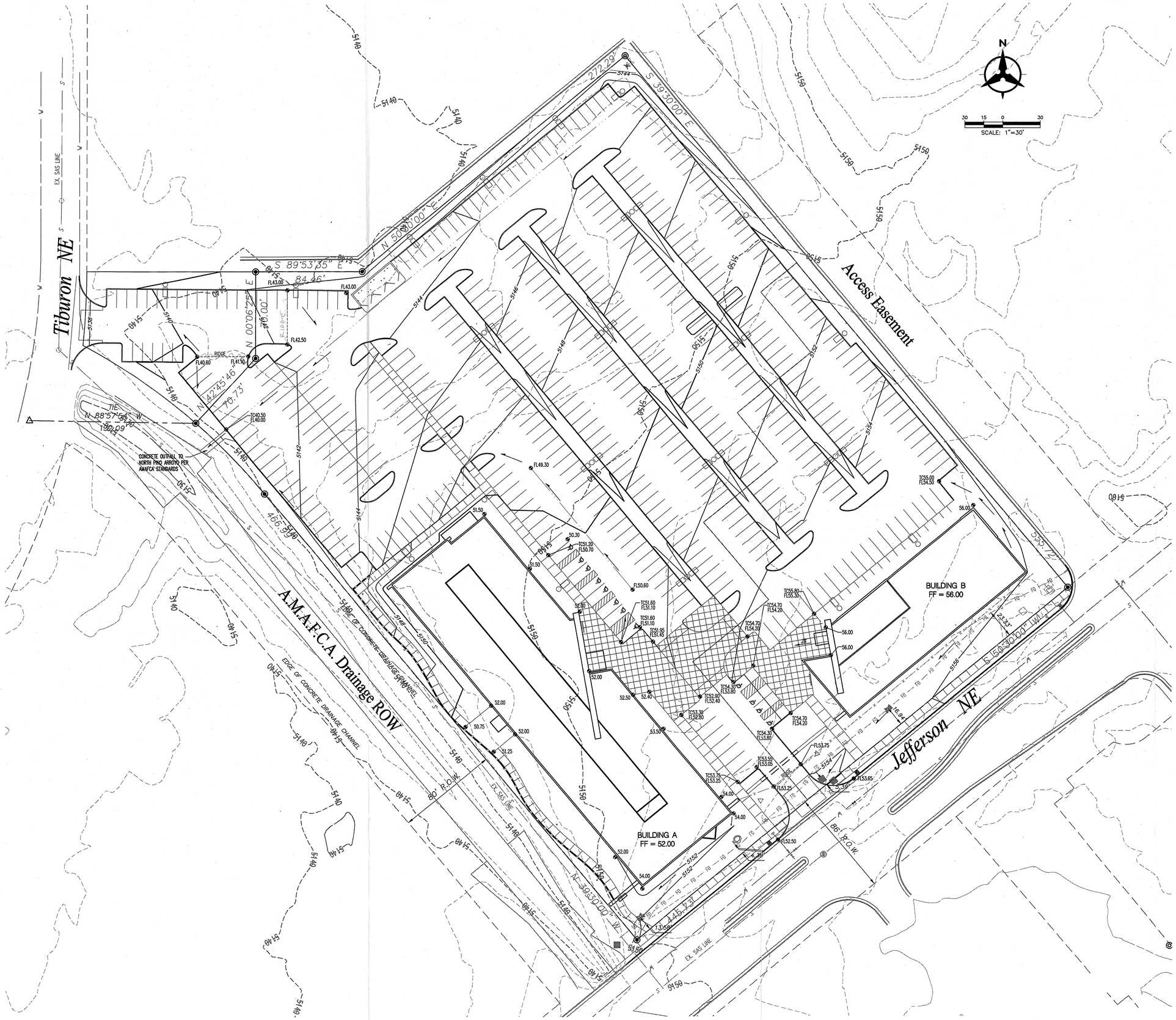
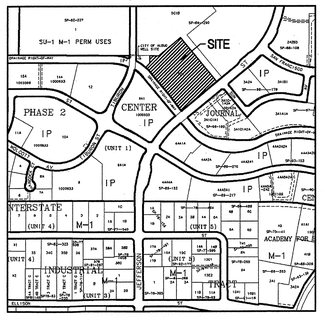
April 12, 2005 - 10:07am



N

30 15 0 30

SCALE: 1"=30'



ZONE ATLAS PAGE D-17-Z

LEGAL DESCRIPTION

JOURNAL CENTER TRACT 5D-1

LEGEND

- PROPERTY LINE
- 5301 — EXISTING CONTOURS
- 5301.15 — EXISTING GROUND SPOT ELEVATION
- EXISTING ELECTRICAL POLE
- 65.23 — PROPOSED SPOT ELEVATION
  TC=TOP OF CURB, FL=FLOW LINE
  TW=TOP OF WALL, BW=BOTTOM OF WALL
  EX=EXISTING, TG=TOP OF GRADE
- S=2.0% — PROPOSED DIRECTION OF FLOW
- WATER BLOCK
- PROPOSED RETAINING WALL
- 5305 — PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED CURB & GUTTER
- EASEMENT
- EXISTING TREE
- PROPOSED LIGHTING
- SD — PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE

architecture
interiors
planning
engineering

Dekker Perich Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109

505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

PRELIMINARY
NOT FOR CONSTRUCTION

ENGINEER

JEFFREY TODD WOOTEN
NEW MEXICO
16892
LICENSED PROFESSIONAL ENGINEER
4/12/05

PROJECT

Journal Center Tract 5 Office Buildings A & B

7601 Jefferson NE
Albuquerque, New Mexico

REVISIONS

DRAWN BY	CN
REVIEWED BY	JTW
DATE	4/12/05
PROJECT NO.	
DRAWING NAME	CONCEPTUAL GRADING & DRAINAGE PLAN

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

SHEET NO.
C001
OF

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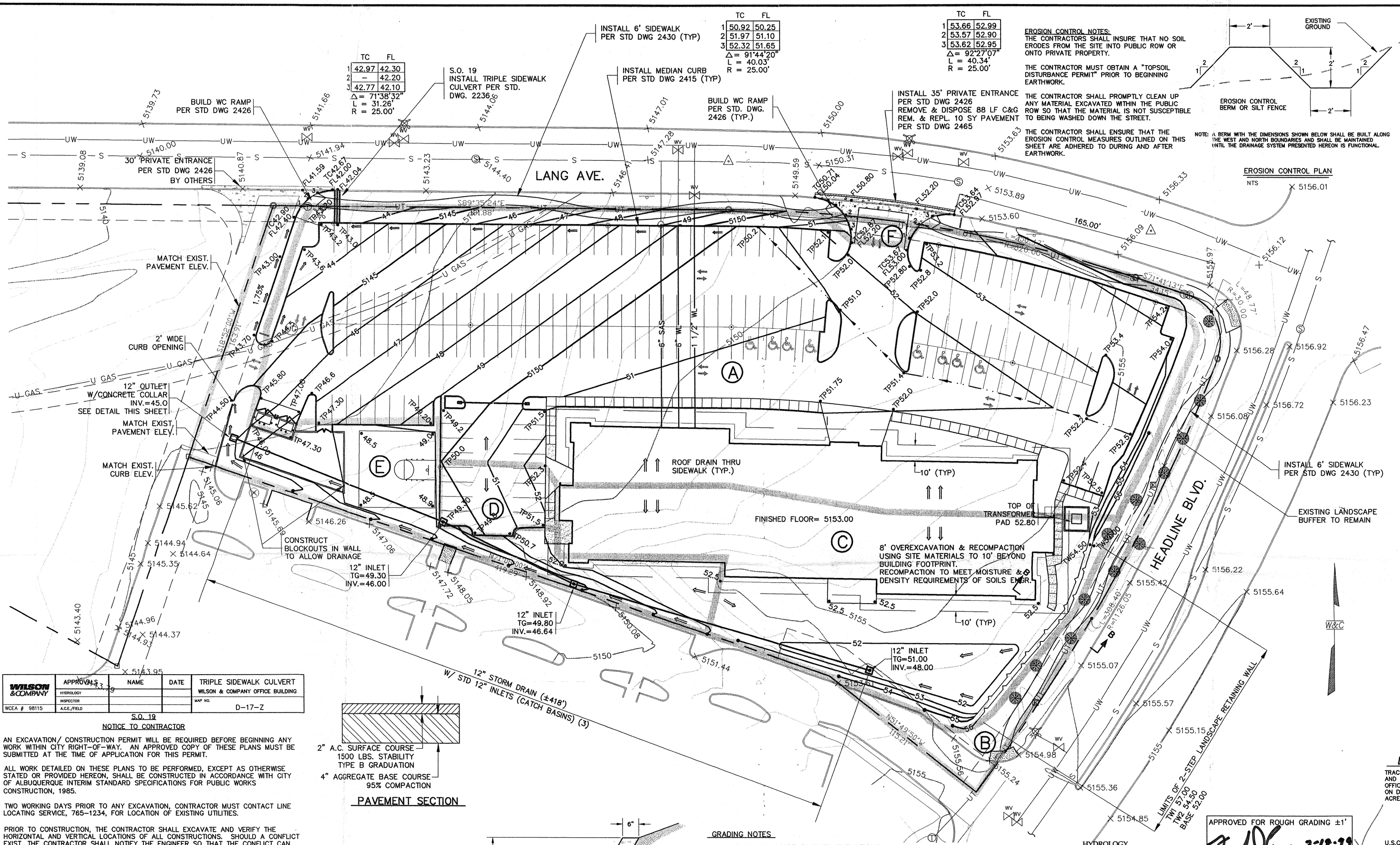


	TC	FL
1	42.97	42.30
2	–	42.20
3	42.77	42.10

Δ= 71°38'32"
L = 31.26'
R = 25.00'

	TC	FL
1	50.92	50.25
2	51.97	51.10
3	52.32	51.65

Δ= 91°44'20"
L = 40.03'
R = 25.00'

	TC	FL
1	53.66	52.99
2	53.57	52.90
3	53.62	52.95

Δ= 92°27'07"
L = 40.34'
R = 25.00'

EROSION CONTROL NOTES:

THE CONTRACTORS SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC ROW OR ONTO PRIVATE PROPERTY.

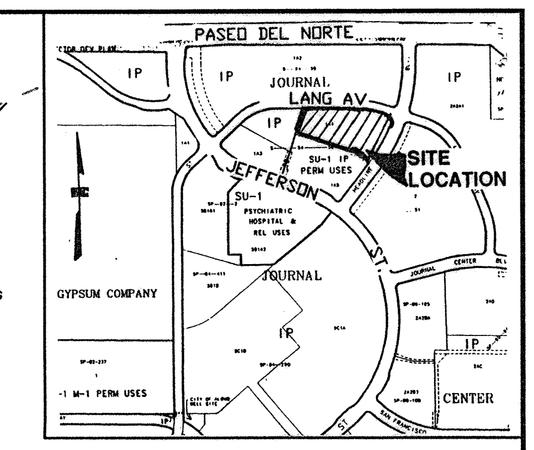
THE CONTRACTOR MUST OBTAIN A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING EARTHWORK.

THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC ROW SO THAT THE MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.

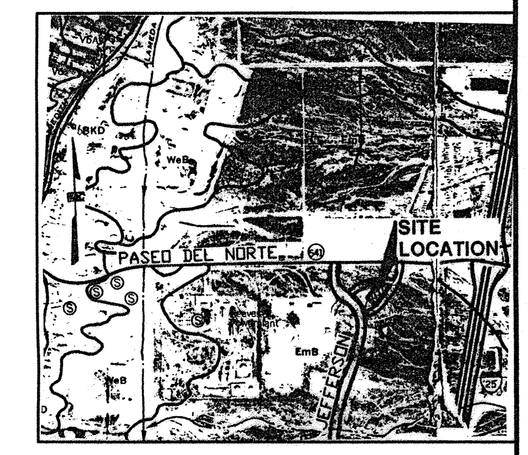
THE CONTRACTOR SHALL ENSURE THAT THE EROSION CONTROL MEASURES OUTLINED ON THIS SHEET ARE ADHERED TO DURING AND AFTER EARTHWORK.

NOTE: A BERM WITH THE DIMENSIONS SHOWN BELOW SHALL BE BUILT ALONG THE WEST AND NORTH BOUNDARIES AND SHALL BE MAINTAINED UNTIL THE DRAINAGE SYSTEM PRESENTED HEREON IS FUNCTIONAL.

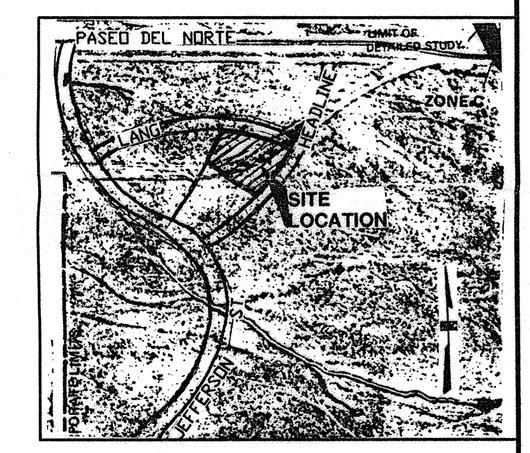
EROSION CONTROL PLAN
NTS



LOCATION MAP
ZONE ATLAS MAP NO. D-17-Z



SOILS MAP
REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHEET NO. 11



FLOOD INSURANCE MAP
REFERENCE: FLOOD INSURANCE STUDY PANEL 9 of 50

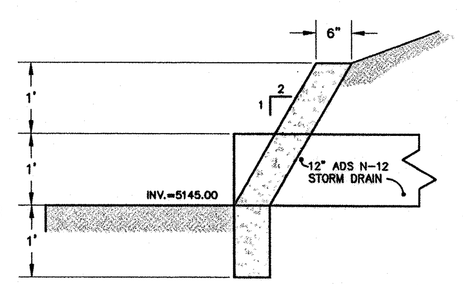
WILSON & COMPANY	APPROVALS	NAME	DATE	TRIPLE SIDEWALK CULVERT
	HYDROLOGY			WILSON & COMPANY OFFICE BUILDING
	INSPECTOR			MAP NO.
WCEA # 98115	A.C.E./FIELD			D-17-Z

S.O. 19

NOTICE TO CONTRACTOR

1. AN EXCAVATION/ 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.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

PAVEMENT SECTION



CONCRETE COLLAR DETAIL
NTS

GRADING NOTES

1. ALL ELEVATIONS ARE FINISHED ELEVATIONS AND ROUGH GRADING SHALL BE 0.5' LOWER EXCEPT UNDER BUILDING FOUNDATION WHICH WILL BE 1.0' LOWER.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

HYDROLOGY

SUB-BASIN	AREA (Ac)	%B	%D	Q_{100} (cfs)	REMARKS
A	2.004	10	90	8.9	DRAINS TO 3-SW CULVERT
B	0.174	50	50	0.6	DRAINS TO HEADLINE BLVD.
C	0.778	50	50	2.7	DRAINS TO 12" ADS SD
D	0.067	0	100	0.3	DRAINS TO 12" ADS SD
E	0.250	50	50	0.9	DRAINS TO W. ACCESS RD.
F	0.017	0	100	0.1	DRAINS TO LANG AVE.
TOTAL	3.290			13.5 cfs	4.10 cfs per Ac.

1. HYDROLOGY COMPUTED USING THE SECTION 22.2. HYDROLOGY OF THE COA "DEVELOPMENT PROCESS MANUAL VOLUME 2, DESIGN CRITERIA." THE PROJECT IS IN ZONE 2. THE EXISTING Q_{100} FLOW IS 10.3 cfs (TYPE C LAND TREATMENT) DISCHARGING TO LANG AVE. & HEADLINE BLVD.
2. REFERENCE DRAINAGE MANAGEMENT PLAN FOR TRACTS 1A-2, 1A-3, 1A-4, AND 1A-5 JOURNAL CENTER BUSINESS PARK BY BHI, DATED AUGUST 1994 (D17-D3V). THIS DMP ALLOWS 4.33 cfs/ac WHICH IS GREATER THAN THE PROPOSED 4.10 cfs/ac. NO DETENTION IS REQUIRED.
3. THIS SITE HAS NO OFF-SITE FLOWS

HYDRAULIC DESIGN

3-SIDEWALK CULVERTS (24") $Q = CA\sqrt{2gh}$
H=0.6 A=3.6 sq. ft. C=0.6 Qcap = 13.4 cfs

12" ADS STORM DRAIN S=0.8% n=0.013 Qcap = 3.2 cfs

APPROVED FOR ROUGH GRADING ±1'
COA DATE 3-18-99

LEGAL DESCRIPTION

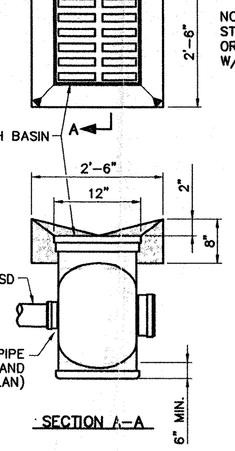
TRACT NUMBERED 1A-4 OF JOURNAL CENTER AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED INT THE OFFICE OF THE COUNTY CLERK OF BERNAILLO COUNTY, NEW MEXICO ON DECEMBER 27, 1994 IN MAP BOOK 94C, FOLIO 431 CONTAINING 3.290 ACRES MORE OR LESS, NOW COMPRISING TRACTS 1A-4-B, JOURNAL CENTER.

BENCH MARK

U.S.C.&G.S. BRASS CAP STAMPED "HEAVEN 1969", SET IN THE TOP OF A CONCRETE POST FLUSH WITH THE GROUND. LOCATED AT THE ENTRANCE WAY TO THE "GATE OF HEAVEN" CEMETARY ELEVATION = 5378.787. T.B.M. = #4 REBAR WITH ALUMINUM CAP STAMPED "CP-1", LOCATED ON THE NORTH RETURN OF LANG AVE. ELEVATION = 5138.39.

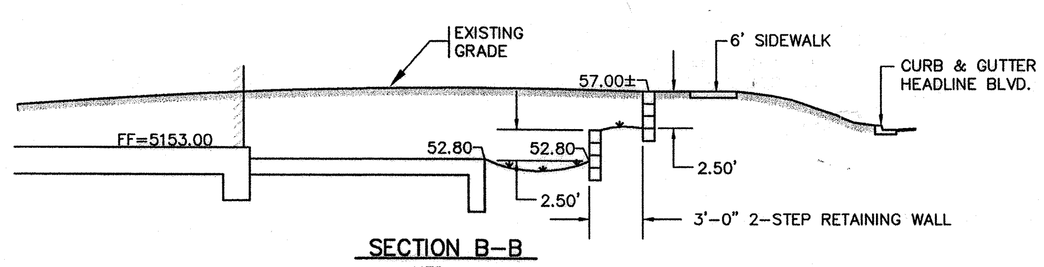
LEGEND

5070	EXISTING INTERMEDIATE CONTOUR
5071	EXISTING INDEX CONTOUR
5175	PROPOSED INTERMEDIATE CONTOUR
5173	PROPOSED INDEX CONTOUR
+ 5359.15	EXISTING SPOT ELEVATION
73.7 •	PROPOSED SPOT ELEVATION
©	BASIN DESIGNATION
	PROPOSED BASIN BOUNDARY
···⇒ ···⇒ ···⇒	PROPOSED FLOWLINE
	PROPOSED RETAINING WALL



NOTE:
STORM DRAIN SHALL BE ADS OR HANCOR SMOOTH INTERIOR W/WATER TIGHT JOINTS.

CATCH BASIN DETAIL



SECTION B-B
NTS

WILSON & COMPANY
OFFICE BUILDING

TRACT 1A-4 JOURNAL CENTER

GRADING & DRAINAGE PLAN

DESIGN	DRAWN	DATE
SJM	JMB	MARCH 1999

FILE NO. 98115

SHEET NO. 1 OF 1

C-1.1

WILSON & COMPANY
4775 INDIAN SCHOOL ROAD N.E.
SUITE 200
ALBUQUERQUE, NEW MEXICO
87110
(505) 254-4000

NEW MEXICO 11955 REGISTERED PROFESSIONAL ENGINEER 3-18-99

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FILE C4