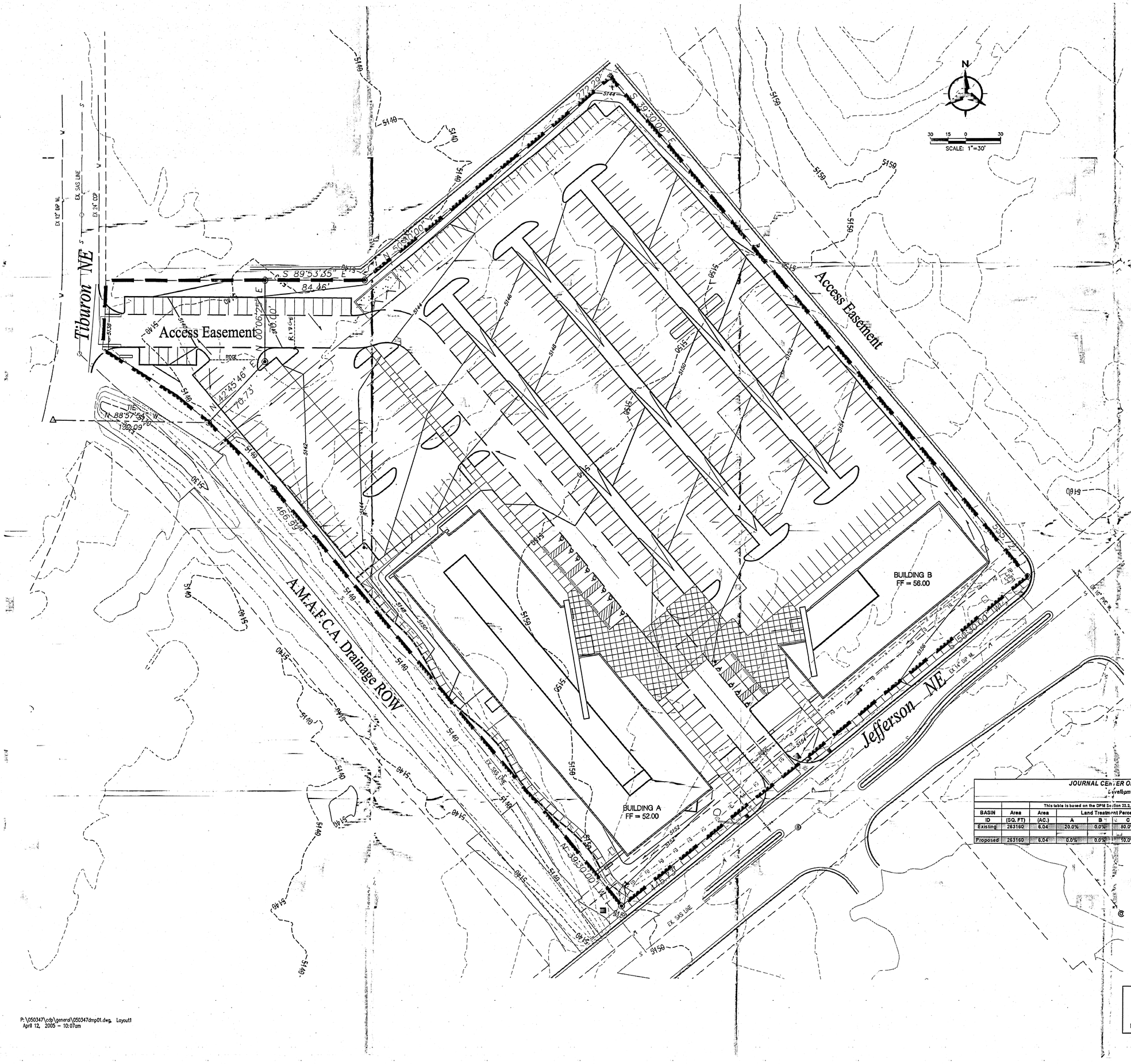

ZONE ATLAS PAGE D-17-Z

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

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

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APR 13 2005
HYDROLOGY SECTION

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

SHEET NO.

C001

OF

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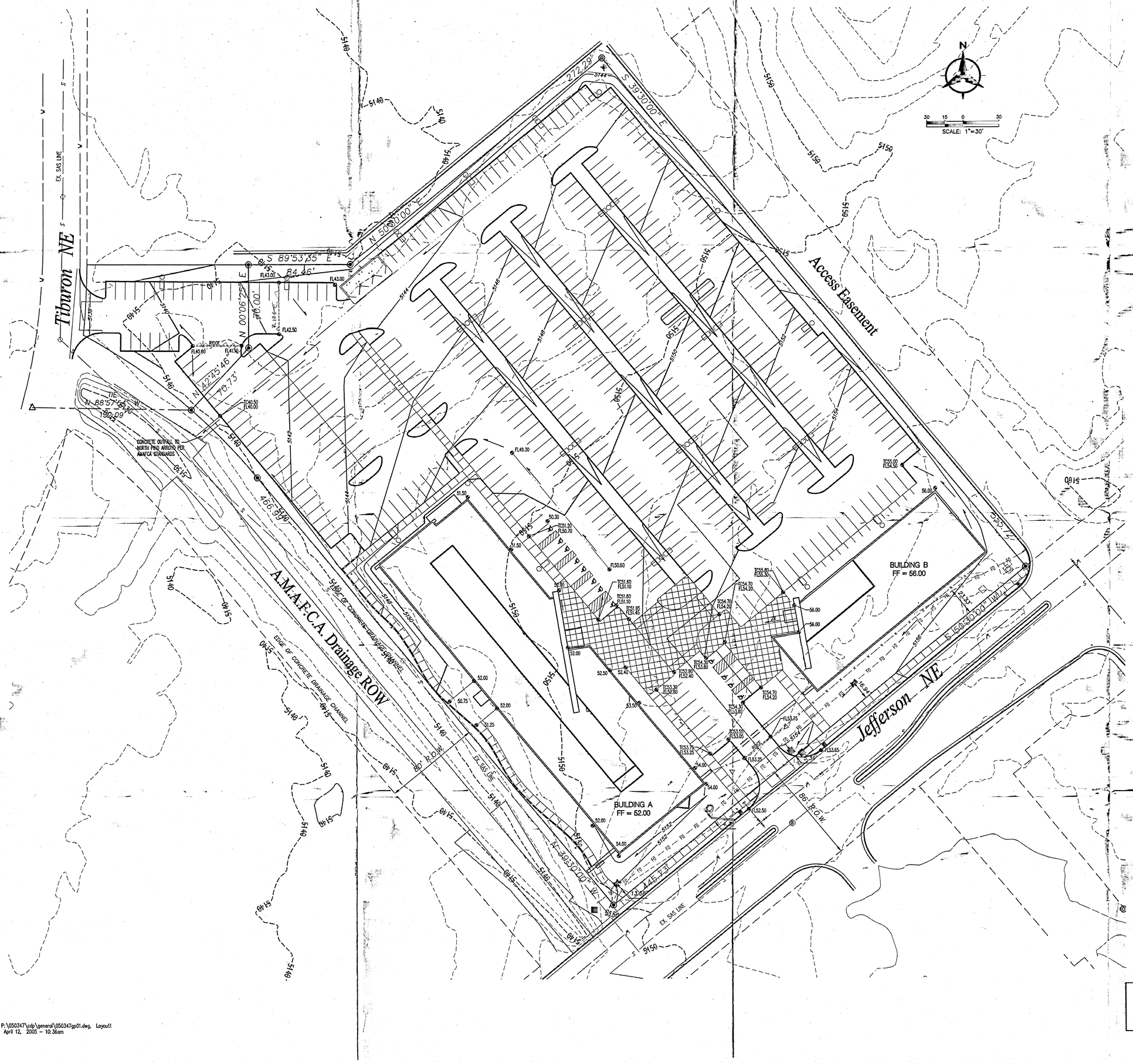
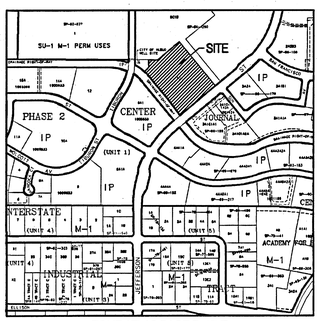
April 12, 2005 - 10:07am





ZONE ATLAS PAGE D-17-Z

LEGAL DESCRIPTION

JOURNAL CENTER TRACT 50-1

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
- 5825 PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED CURB & GUTTER
- EASEMENT
- EXISTING TREE
- PROPOSED LIGHTING
- 50 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
PROFESSIONAL ENGINEER
4/12/05

PROJECT

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

REVISIONS

DRAWN BY	CW
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

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APR 13 2005
HYDROLOGY SECTION

SHEET NO.
C001
OF

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April 12, 2005 - 10:36am

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.).

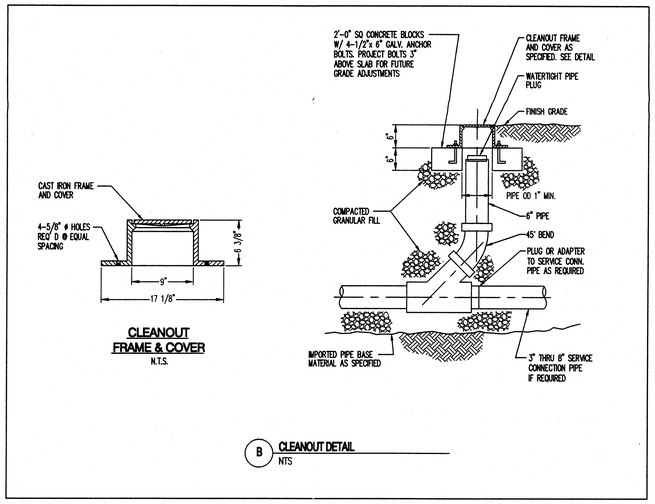
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

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.

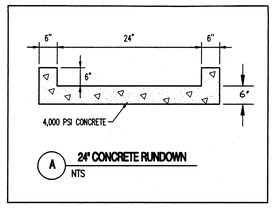
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

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.



B CLEANOUT DETAIL
NTS



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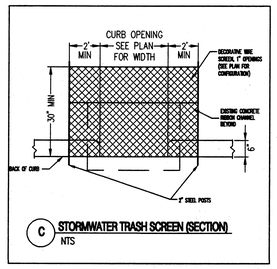

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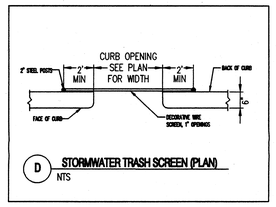
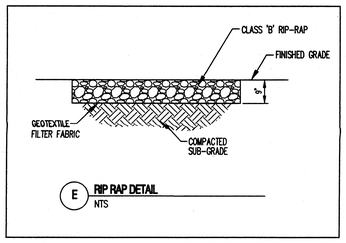


D STORMWATER TRASH SCREEN (PLAN)
NTS



E RIP RAP DETAIL
NTS

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.	04156
DRAWING NAME	

SITE DETAILS & GENERAL NOTES

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SEP 02 2005
HYDROLOGY SECTION

SHEET NO.
C104
OF

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

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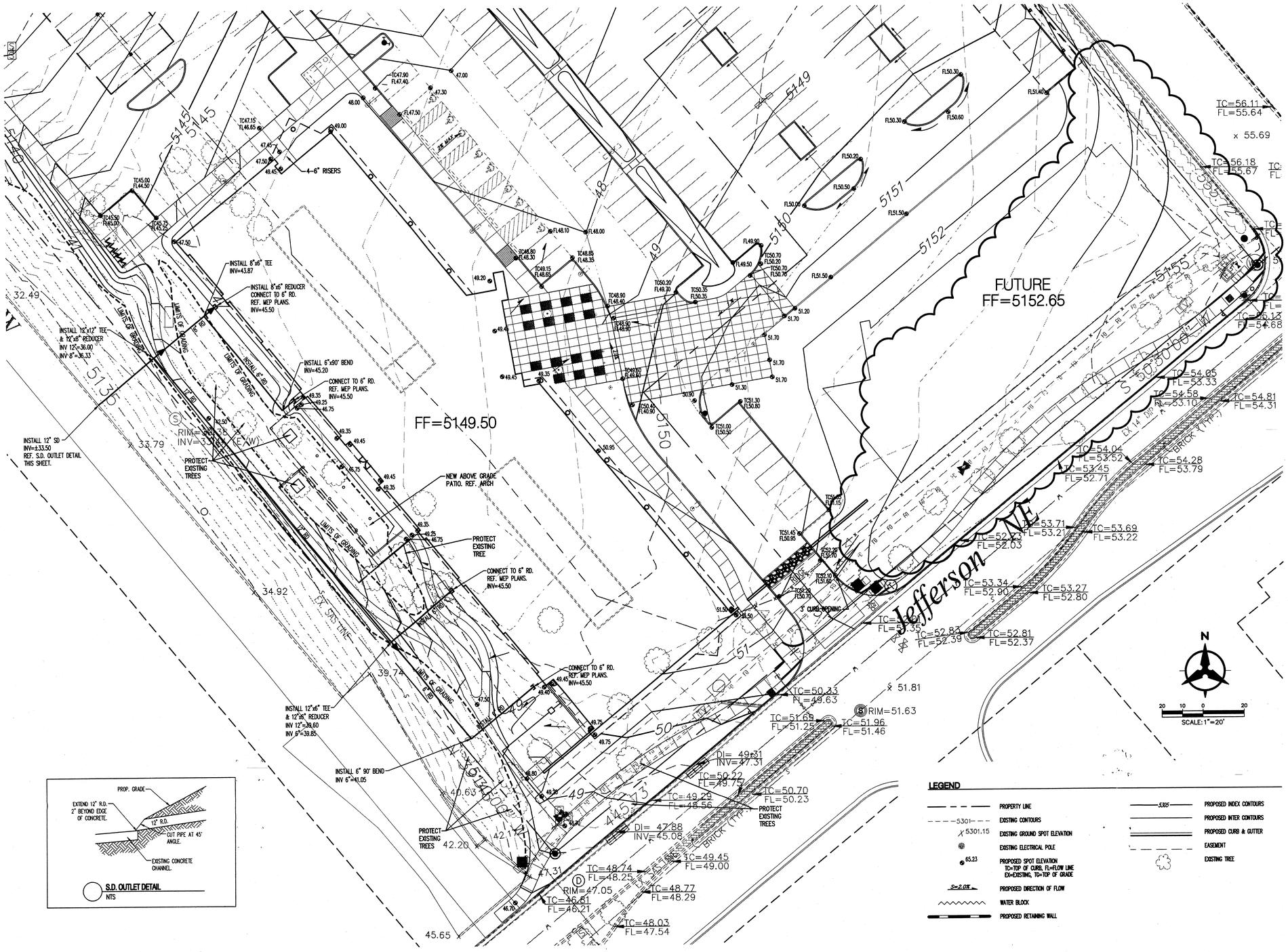
August 26, 2005 - 12:32pm



S.D. OUTLET DETAIL
NTS

LEGEND

PROPERTY LINE	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	

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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	CM
REVIEWED BY	JTW
DATE	8/19/05
PROJECT NO.	04156
DRAWING NAME	

DETAILED GRADING PLAN

REVIEWED
SEP 08 2005
HYDROLOGY SECTION

SHEET NO.
C102
OF

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
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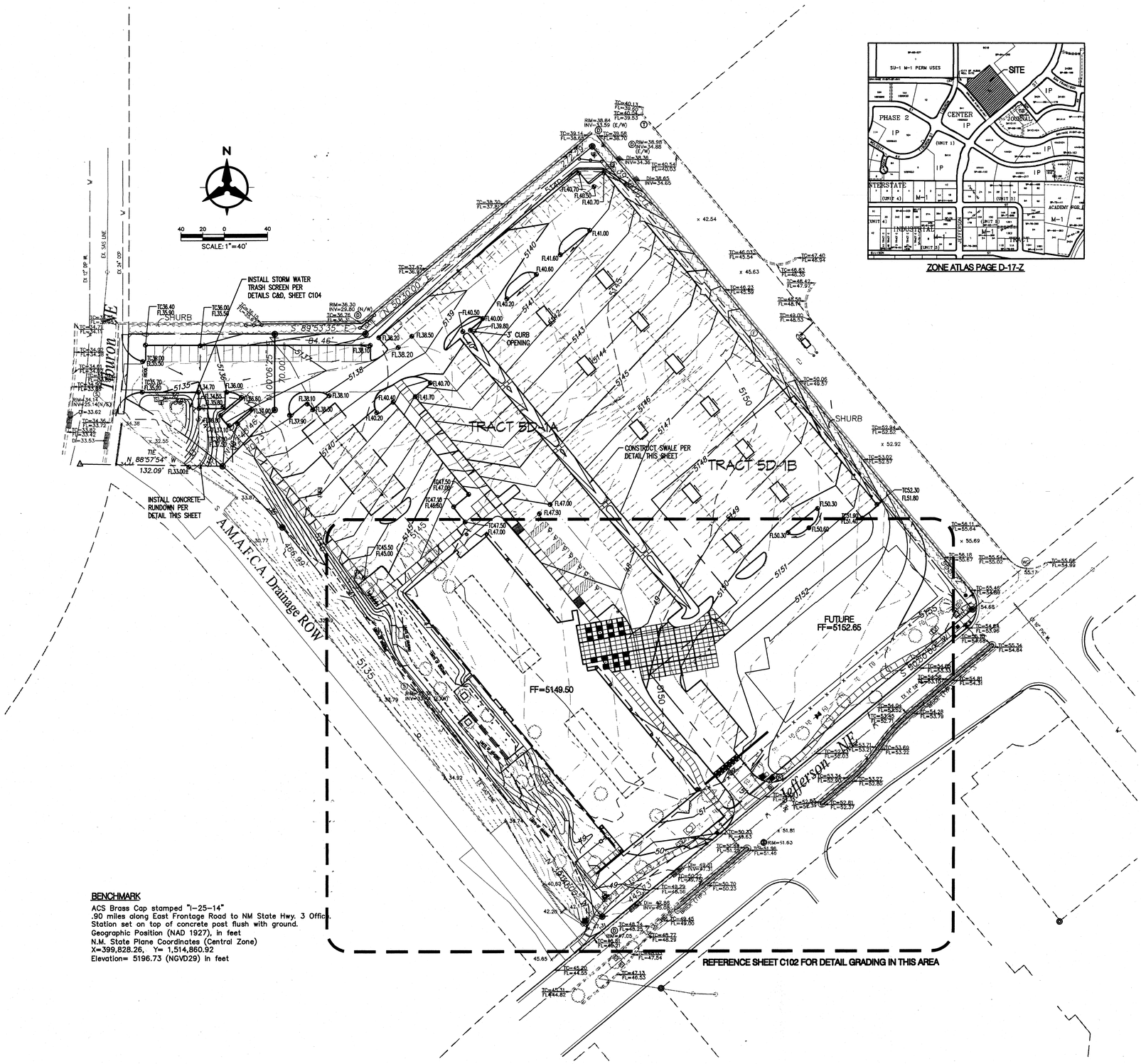
September 01, 2005 - 4:33pm



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.

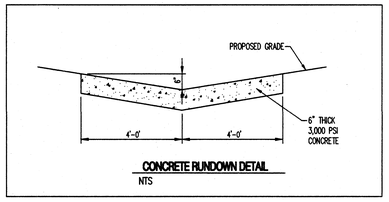
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.

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

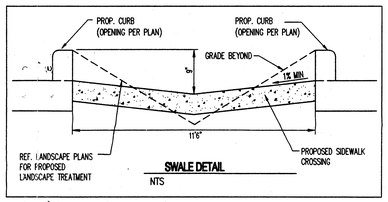
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

LEGEND

	PROPERTY LINE	5325	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

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
8/26/05

PROJECT

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

REVISIONS

DRAWN BY	GM
REVIEWED BY	JTM
DATE	8/15/05
PROJECT NO.	04156
DRAWING NAME	

OVERALL GRADING & DRAINAGE PLAN

RECEIVED SEP 02 2005 HYDROLOGY SECTION

SHEET NO.
C101
OF

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

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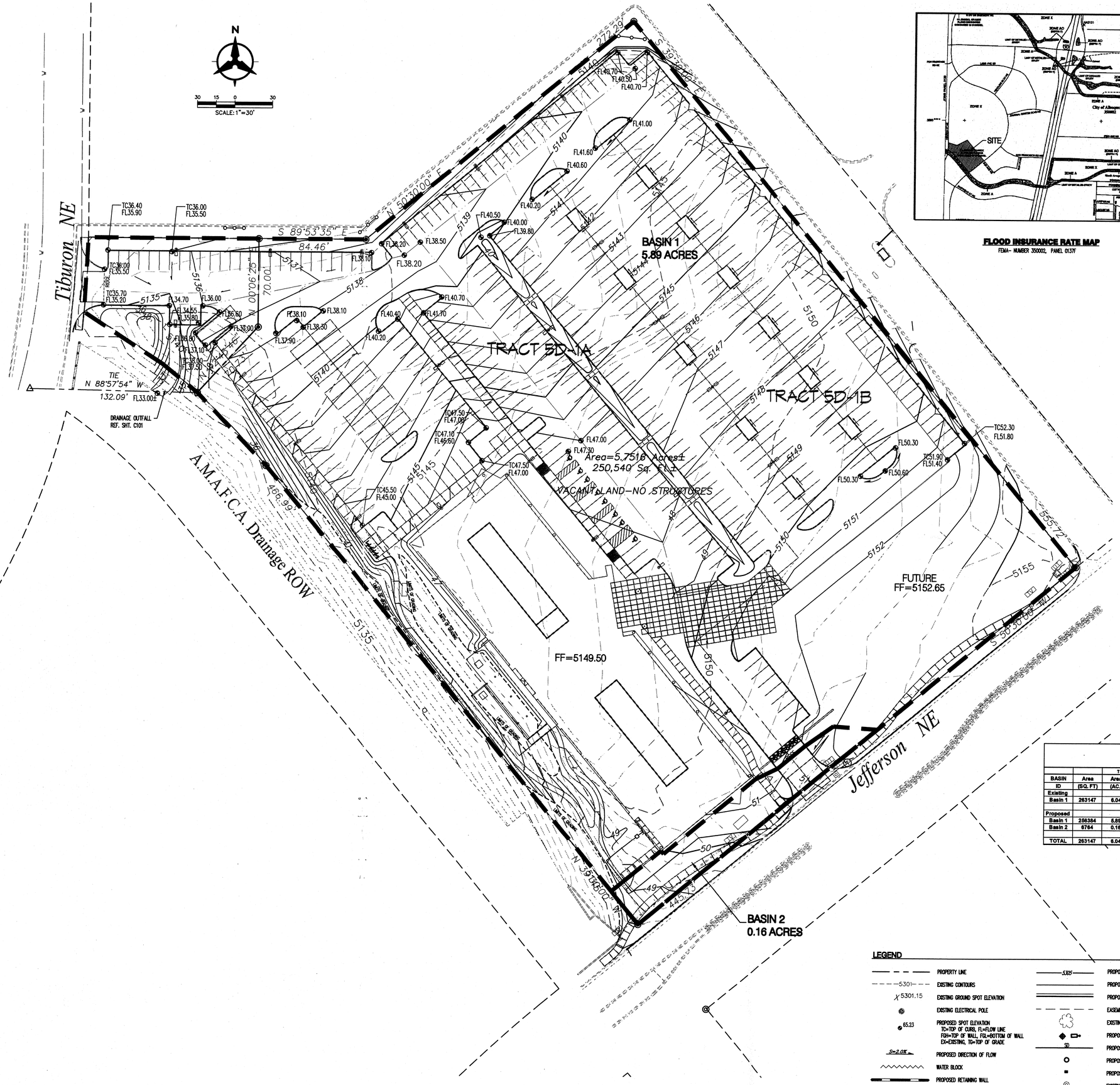
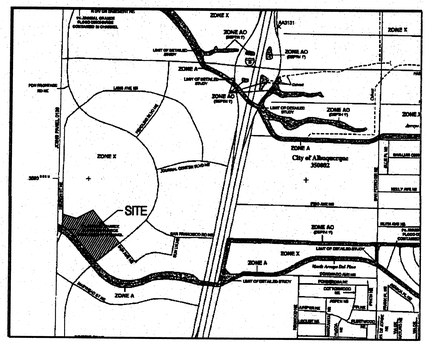
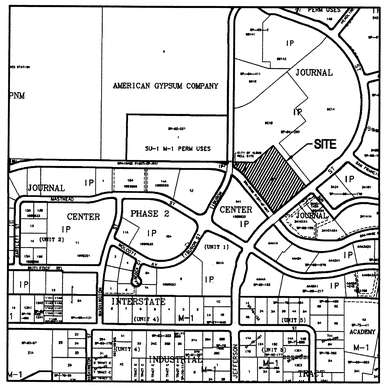
August 26, 2005 - 11:53am





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) (cef)	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
5301	EXISTING CONTOURS
5301.15	EXISTING GROUND SPOT ELEVATION
	EXISTING ELECTRICAL POLE
65.23	PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE FG=TOP OF WALL, FG=BOTTOM OF WALL EX=EXISTING, TG=TOP OF GRADE
S=2.0%	PROPOSED DIRECTION OF FLOW
	WATER BLOCK
	PROPOSED RETAINING WALL
5325	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

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

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	RMM
REVIEWED BY	JTW
DATE	8/18/05
PROJECT NO.	04156

DRAWING NAME

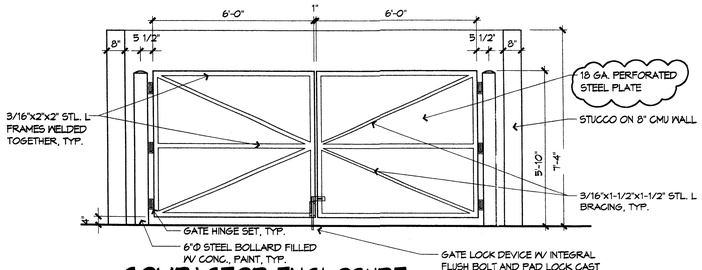
DRAINAGE MANAGEMENT PLAN

RECEIVED SEP 02 2005 HYDROLOGY SECTION

SHEET NO.

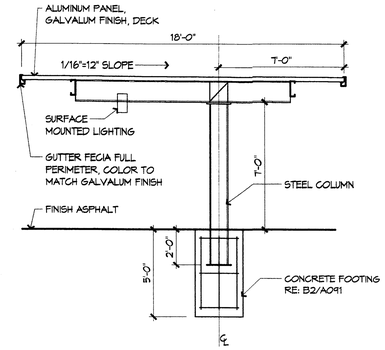
C001

P:\050347\cdp\general\050347dmp01.dwg, Layout1
August 29, 2005 - 9:10am



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.

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, & 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) = 84,631 GBA.
BUILDING B (two story) = 22,459 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: 262,957 GSF = 6.0366 ACRES

TOTAL SITE AREA: 262,957 SSF
GROSS F.A.R. (GBA/site area) : .37
RENTABLE F.A.R. (FRA/site area) : .38

SITE DATA (TRACT 5D-1A)

GROSS BUILDING AREA:
BUILDING A (three story) = 84,631 GBA

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

SITE AREA = 200,631 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) = 22,459 GBA

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

TOTAL SITE AREA = 62,327 GSF
GROSS F.A.R. (GBA/site area) : .360
RENTABLE F.A.R. (FRA/site area) : .325

PARKING PROVIDED 89 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: 29,552 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 LEECO.
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. 05AA-00 SUBJECT TO
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

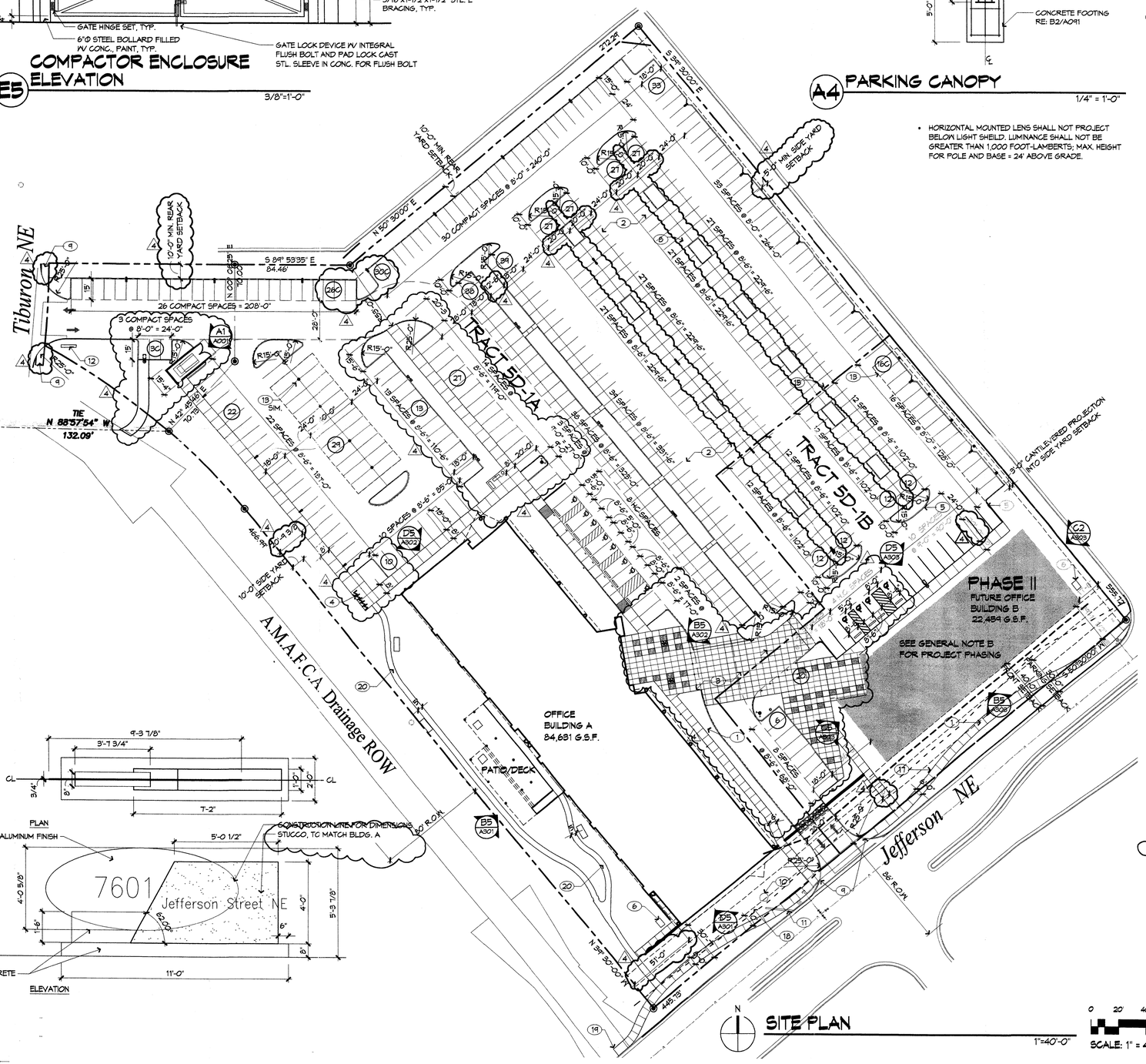
* Environmental Health, if necessary

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-79-13, 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 ____-_____

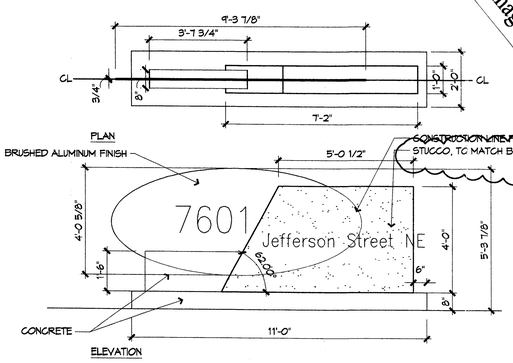
PLANNING DIRECTOR DATE

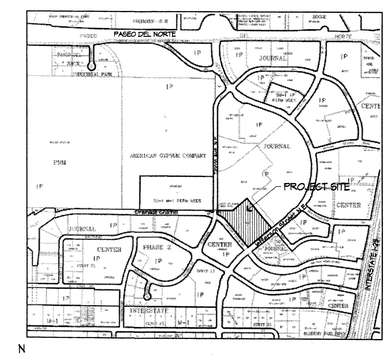


SITE PLAN

1"=40'-0"

0 20' 40' 80'
SCALE: 1" = 40'-0"





ZONE ATLAS MAP

D-17

0 250' 500' 1000'
1:1000
SCALE: 1" = 1000'-0"

RECEIVED
AUG 04 2006
HYDROLOGY SECTION

architectur
interior
plannin
engineerin

Dekker
Perich
Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109

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

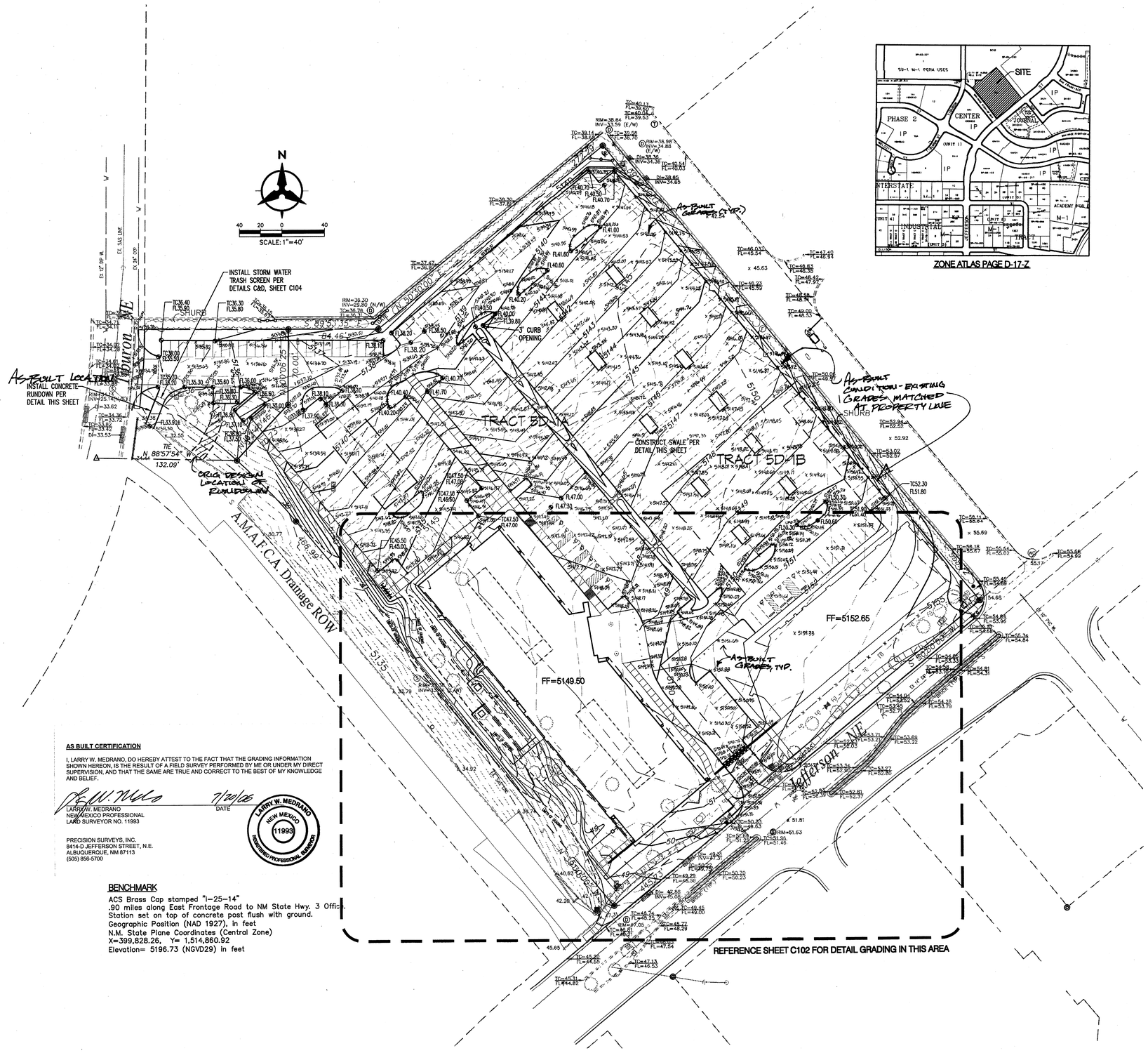
1	4/19/05	REVISED TRACT LINES
2	5/06/05	DRB Comments
3	05/17/05	ADDED SIDEWALK @ AMAFCA BRIDGE
4	09/20/05	SITE PLAN REVISIONS

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

SHEET NO.

A001

OF



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
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		

DRAINAGE CERTIFICATION

I, BRUCE J. 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 ~~AND 8/31/06~~ 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.

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

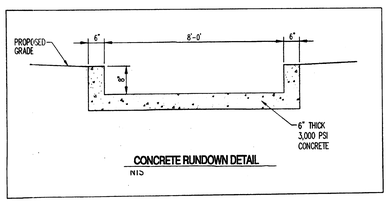
LARRY W. MEDRANO
NEW MEXICO PROFESSIONAL
LAND SURVEYOR NO. 11993

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

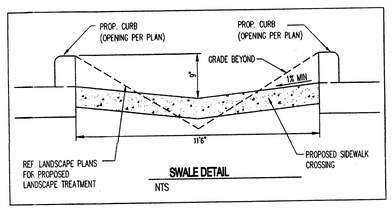
LARRY W. MEDRANO NEW MEXICO 11993 REGISTERED PROFESSIONAL SURVEYOR

BENCHMARK

ACS Brass Cap stamped "I-25-14"
.90 miles along East Frontage Road to NM State Hwy. 3 Offic
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
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 LICENSED PROFESSIONAL ENGINEER 9/2/05

PROJECT

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

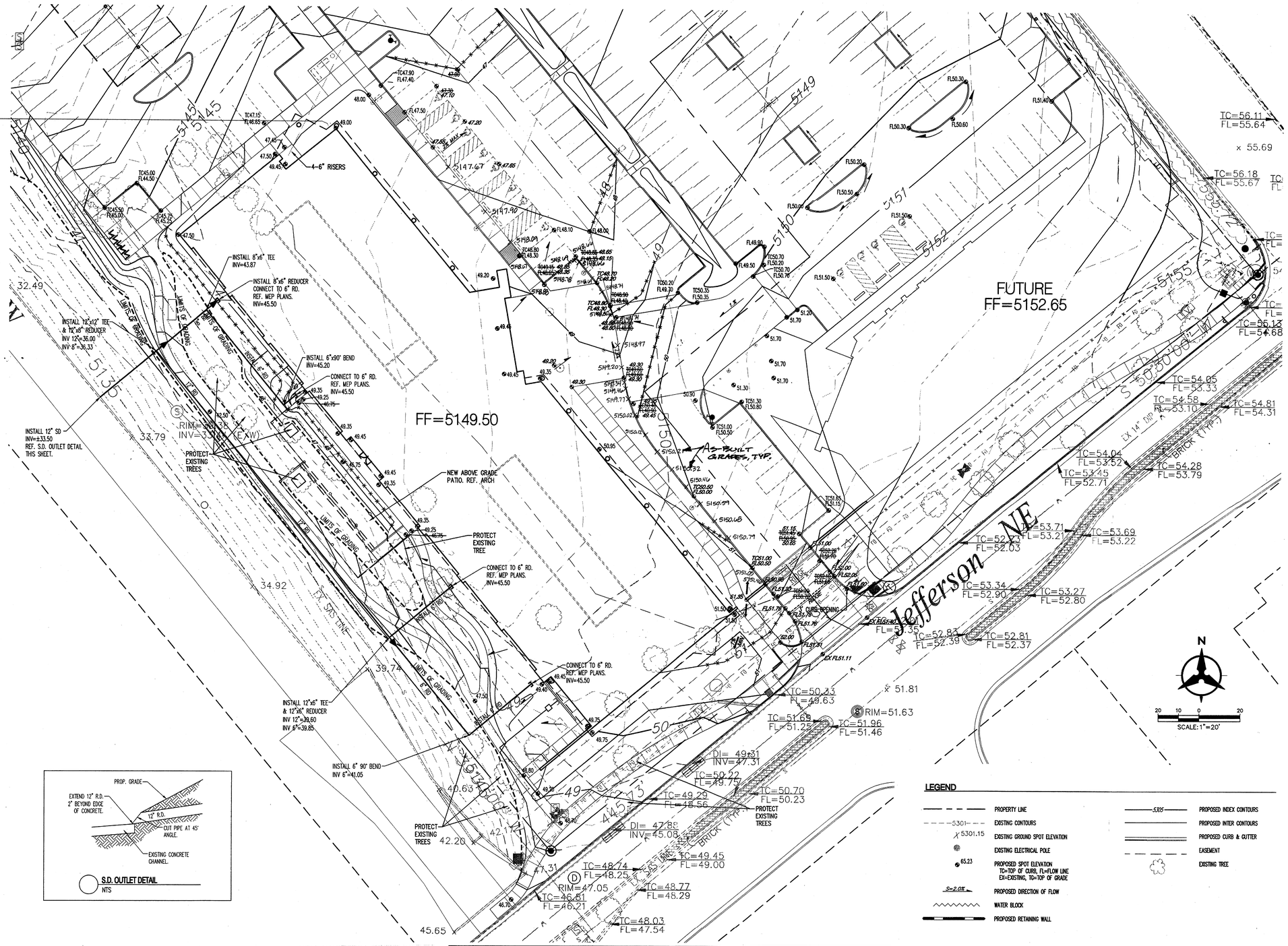
REVISIONS
1.
2.
3.
4.
5.

DRAWN BY	CM
REVIEWED BY	JTW
DATE	8/15/05
PROJECT NO.	04156
DRAWING NAME	OVERALL GRADING & DRAINAGE PLAN

RECEIVED AUG 01 2006 HYDROLOGY SECTION

SHEET NO.
C101
OF

\\bhi.corp\bh-shares\ABQ-Projects\050347\cdp\general\0503470gp01.dwg, Layout1
July 18, 2006 – 7:51am



S.D. OUTLET DETAIL
NTS

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	

AS BUILT CERTIFICATION

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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

DRAINAGE CERTIFICATION

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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
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

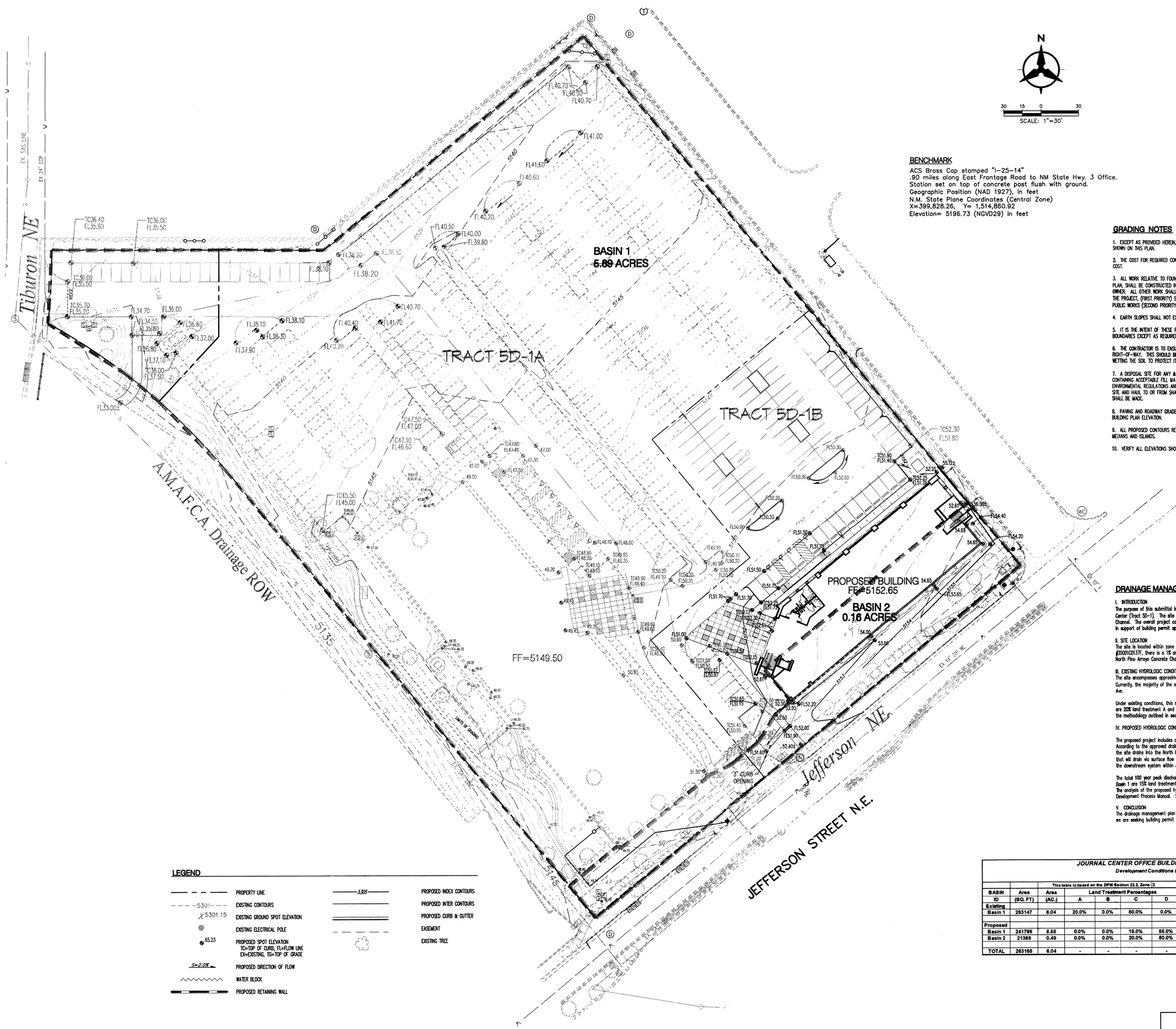
Journal Center Tract 5
Office Building A
7601 Jefferson NE
Albuquerque, New Mexico 87109

REVISIONS

DRAWN BY	GM
REVIEWED BY	JTM
DATE	8/15/05
PROJECT NO.	04196
DRAWING NAME	

DETAILED GRADING PLAN

SHEET NO.
C102
OF



N

30 15 0 30

SCALE: 1"=30'

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

ZONE ATLAS PAGE D-17-Z

GRADING NOTES

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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)
Exisiting											
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	21389	0.49	0.0%	0.0%	20.0%	80.0%	4.39	2.15	*1.92*	*3423*	*5702*
TOTAL	263188	6.04	-	-	-	-	4.46	26.94	3.89	43148.16	72831.41

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
5.025	PROPOSED INDEX CONTOURS
	PROPOSED INTER CONTOURS
	PROPOSED CURB & GUTTER
	EASEMENT
	EXISTING TREE

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 12/29/05

PROJECT

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

REVISIONS

DRAWN BY	RAB
REVIEWED BY	JTW
DATE	12/28/05
PROJECT NO.	04156
DRAWING NAME	GRADING & DRAINAGE PLAN

RECEIVED DEC 28 2005 HYDROLOGY SECTION

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