

GRADING NOTES:

- 1 ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS, 1986 EDITION, AS AMENDED THROUGH UPDATE # 7.
- 2 A 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.
- 3 CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 4 PAVING/ROADWAY GRADES SHALL BE ± 0.05 FT. FROM SHOWN PLAN ELEVATIONS.
- 5 PADS SHALL NOT VARY FROM A TRUE HORIZONTAL PLANE BY MORE THAN ± 0.01 FOOT AT ANY POINT. THIS TRUE PLANE SHALL NOT VARY FROM THE SHOWN PAD ELEVATION BY ± 0.02 FOOT.
- 6 MAINTENANCE OF DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH THEY ARE CONSTRUCTED. ROOF DRAINS AND APPURTENANCES SHALL BE REGULARLY INSPECTED AND OBSTRUCTIONS REMOVED.
- 7 THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS AND GRADING OPERATIONS.
- 8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS AND INSPECTION APPROVALS NECESSARY FOR THE CONSTRUCTION OF THESE FACILITIES AND ALL GRADING OPERATIONS.
- 9 THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- 10 CONSTRUCTION SAFETY: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE CONTRACTOR'S SOLE RESPONSIBILITY.
- 11 THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY, ROADWAYS OR ONTO PRIVATE PROPERTY.
- 12 THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DISTURB OR DAMAGE EXISTING FEATURES TO REMAIN DURING ALL PHASES OF CONSTRUCTION.
- 13 ALL SIDEWALKS SHALL HAVE A 2% CROSS-SLOPE UNLESS OTHERWISE INDICATED.

DRAINAGE REPORT

Site Description
The project site, in Journal Center Phase 2 Unit 2, is located roughly west of the intersection of Rutledge St. and Jefferson St. in northeast Albuquerque and specifically at the intersection of Rutledge Rd. and Snopce St. It is Tract A-4 in a four tract business park and is bounded on the north and northeast by Tract E, A.M.A.F.C.A. North Diversion Channel and Inlet Channels R/W, on the east by Lots 9 and 10 of Journal Center, Phase 2, Unit 2, on the south by Rutledge Road, and on the west by Tracts A-1, A-2, and A-3 of Journal Center, Phase 2, Unit 2.

Legal Description
Tract A-4 Journal Center Phase 2 Unit 2

Flood Hazard Zones
The site is not located in a flood zone as shown by Panels 35001C0136D & 35001C0137D.

Existing Conditions
The site is entirely located in Basin A1 as shown on the "Journal Center-Phase 2 Unit 2: Drainage Plan & Basin Map" by Bohannon Huston, Inc., dated 8 November 2002. That plan was an amendment to the approved drainage report for Journal Center Phase 2 Units 1&2 (D17/D3AA). The site was slightly graded to direct flows under the Bohannon Huston, Inc. plan.

Proposed Conditions
The proposed development of Tract A-4 will continue to adhere to the general drainage patterns established on the approved "Brunacini @ Journal Center Drainage Plan" by Wilson & Company, Inc., dated 24 August 2004, and further defined by the approved grading plans for Tract A-1, dated 11 September 2004, and Tract A-2, dated 28 June 2005.

Tract A-4 drains via Basin 301 and via Basin 202, previously defined in Tract A-2, design and hereon minimally modified by design constraints. Basins 202, 301, and the undesignated basin of Tract A-3 constitute Basin A1-a of the above referenced approved grading plan dated 24 August 2004, with an ultimate discharge of approximately 33 cfs into the North Diversion Channel.

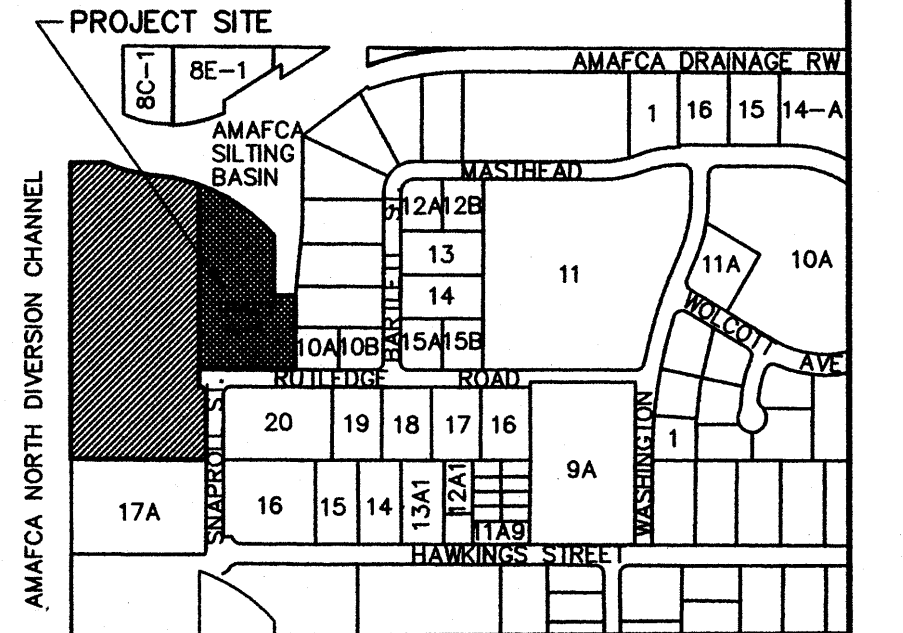
Temporary interim retention ponding in Tract A-3 will be utilized to hold flows generated by developed conditions of Tract A-4. Under developed conditions, a discharge of 14.5 cfs from Basin 301 and 8 cfs from modified Basin 202 will pond in Tract A-3. A temporary Erosion Control Berm along the Tract A-3 west property line will keep these flows onsite until development of Tract A-3 and the ultimate discharge to the North Diversion Channel.

Developed Condition results are as follows:

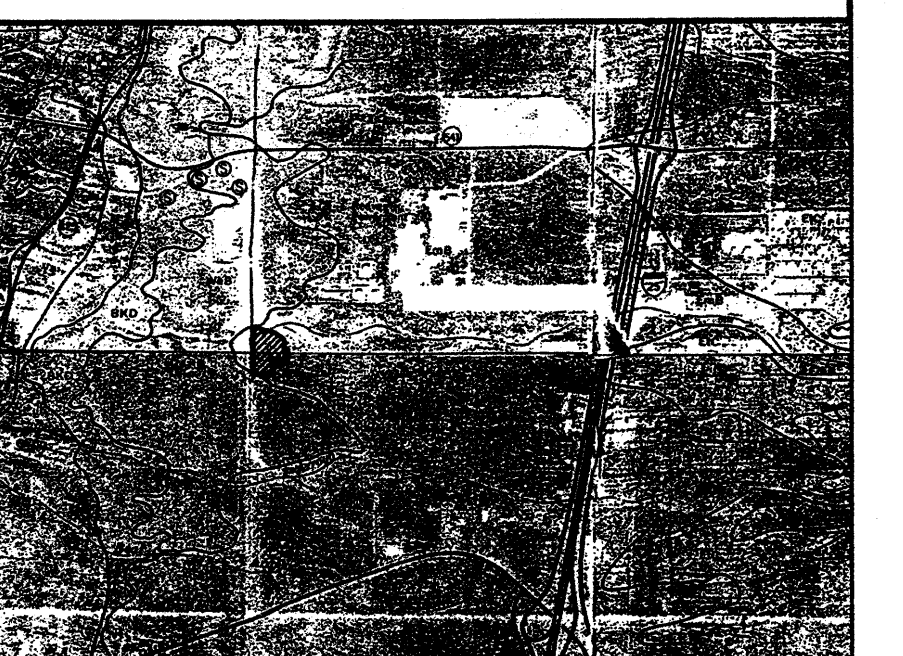
- 1) Land Treatment - 56% Land Treatment D, 25% Land Treatment B and 19% Land Treatment C.

The future development of Tract A-3 will construct the necessary outlet structure to the North Diversion Channel located at the NW corner of Tract A-3. This outlet will discharge the Basin A1-a volume of 33 cfs, comprised of 14.5 cfs from Basin 301, 8 cfs from Basin 202, and the allowable 10.5 cfs from the undesignated basin of Tract A-3.

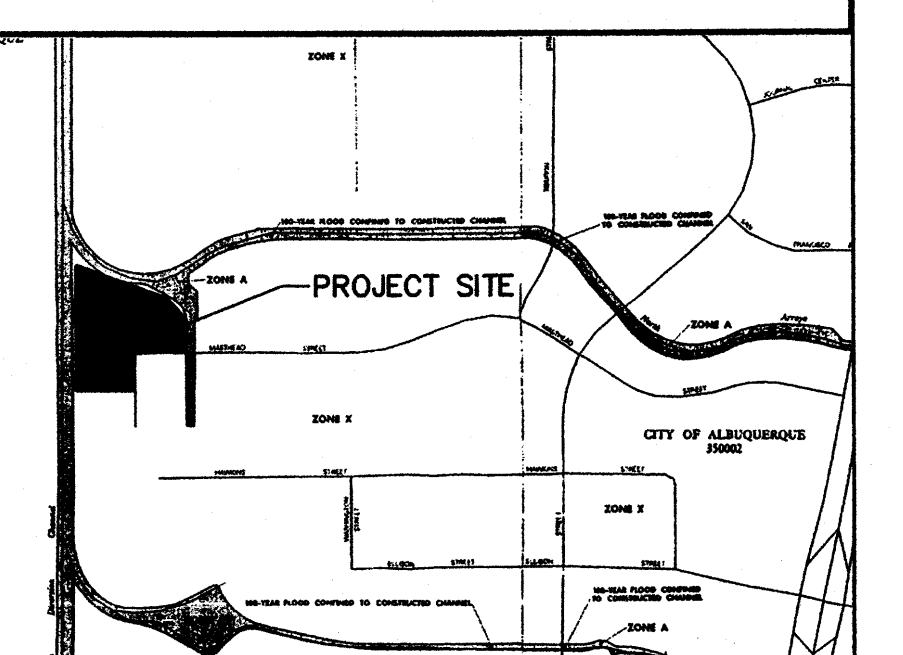
Conclusion
The development of this site is designed to substantially adhere to the "Brunacini @ Journal Center Drainage Plan" by Wilson & Company, Inc., dated 24 August 2004. That document indicates discharge to the North Diversion Channel for the majority of the site with interim temporary retention on Tract A-3.



LOCATION MAP
ZONE ATLAS MAP NO. D-16 & D-17



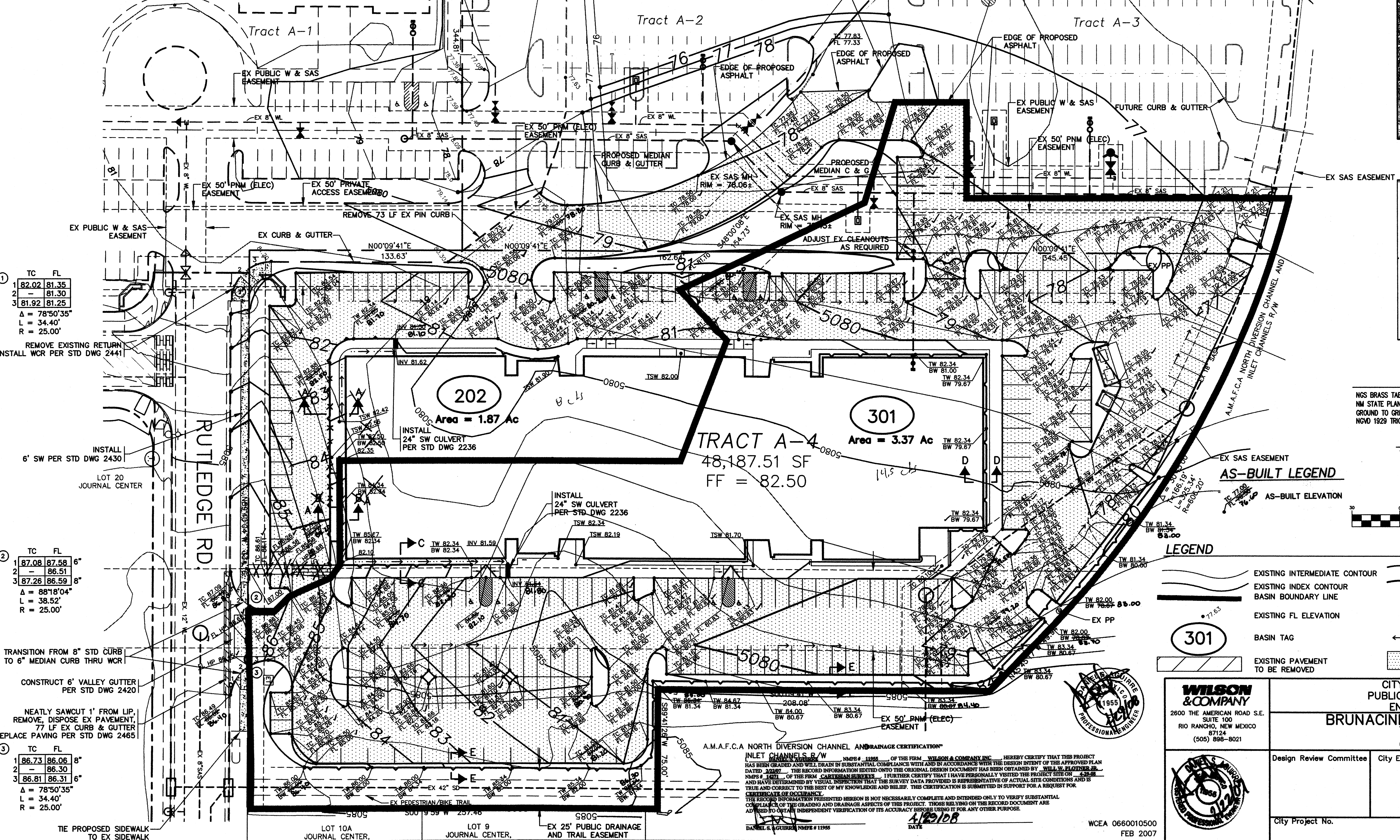
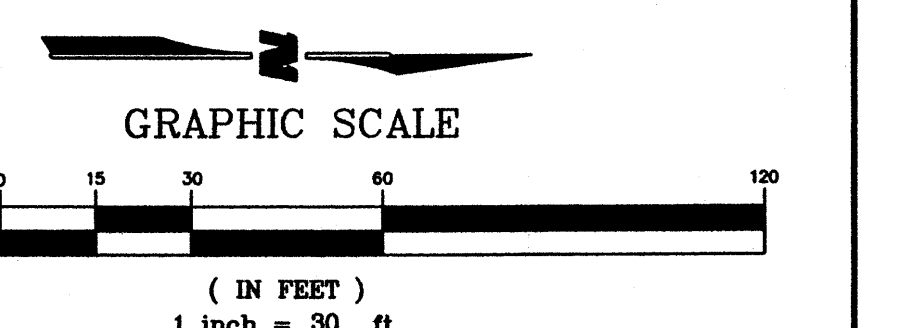
SOILS MAP
REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHEET NO. 11 & 12



FLOOD INSURANCE MAP
REFERENCE: FLOOD INSURANCE STUDY PANELS 35001C0136D & 35001C0137D

BENCH MARK
NGS BRASS TABLE STAMPED "REEVES 2, 1991" GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE) X = 394,062.557 Y = 1,516,507.279
GROUND TO GRID FACTOR = 0.99967022 DELTA ALPHA = -001215"
NGVD 1929 TRIG ELEVATION = 5074.0

LEGAL DESCRIPTION
TRACT A-4, JOURNAL CENTER, PHASE 2, UNIT 2



AS-BUILT LEGEND

EXISTING INTERMEDIATE CONTOUR
EXISTING INDEX CONTOUR
BASIN BOUNDARY LINE
EXISTING FL ELEVATION
BASIN TAG
EXISTING PAVEMENT TO BE REMOVED

LEGEND

PROPOSED INTERMEDIATE CONTOUR
PROPOSED INDEX CONTOUR
PROPOSED SPOT ELEVATION
PROPOSED SWALE FLOWLINE
PROPOSED PAVEMENT

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
BRUNACINI @ JOURNAL CENTER
TRACT A-4
GRADING PLAN

Design Review Committee
City Engineer Approval
City Project No.
Zone Map No. D-16 & D-17
Sheet 1 of 2

