## PROJECT SITE DRAINAGE REPORT **GRADING NOTES:** 8E-1 Site Description The project site, in Journal Center Phase 2 Unit 2, is located roughly west of the intersection of Masthead St. and Jefferson St. in northeast Albuquerque and specifically at the intersection of Rutledge Rd. and Snaproli 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 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 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 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, 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. SILTING BASIN AS AMENDED THROUGH UPDATE # 7. 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. 9 THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. 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. 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. 7 DISPOSAL OF ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. Legal Description Tract A-4 Journal Center Phase 2 Unit 2 CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE 10 CONSTRUCTION SAFETY: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE Developed Condition results are as follows: The site is not located in a flood zone as shown by Panels 35001C0136D & 35001C0137D. CONTRACTOR'S SOLE RESPONSIBILITY. **Existing Conditions** 1) Land Treatment — 56% Land Treatment D, 25% Land Treatment B and 19% Land Treatment C. 11 THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO The site is entirely located in Basin A1 as shown on the "Journal Center—Phase 2 Unit II: Drainage Plan & Basin Map" by Bohannan Huston, Inc., dated 8 November 2002. That plan was an amendment to the approved drainage report for PUBLIC RIGHT-OF-WAY, ROADWAYS OR ONTO PRIVATE PROPERTY. 4 PAVING/ROADWAY GRADES SHALL BE ±0.05 FT. FROM SHOWN PLAN ELEVATIONS. 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. 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. Journal Center Phase 2 Units 1&2 (D17/D3AA). The site was slightly graded to direct flows under the Bohannan Huston, 12 THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DISTURB OR DAMAGE EXISTING FEATURES TO REMAIN DURING ALL PHASES OF CONSTRUCTION. Inc. plan. 13 ALL SIDEWALKS SHALL HAVE A 2% CROSS-SLOPE UNLESS OTHERWISE INDICATED. **Proposed Conditions** 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 The development of this site is designed to substantially adhere to the "Brunacini • Journal Center Drainage Plan" by The proposed development of Tract A-4 will continue to adhere to the general drainage patterns established on the LOCATION MAP 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. 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. ZONE ATLAS MAP NO. D-16 & D-17 THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS AND GRADING OPERATIONS. FUTURE CURB & GUTTER Tract A-2Tract A-3 --- EDGE OF ROPOSED **ASPHALT** TEDGE OF ASPHALT PUBLIC W & SAS FUTURE CURB & GUTTER EASEMENT SOILS MAP EASEMENT PROPOSED MEDIAN REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY QURB & GUTTER SHEET NO. 11 & 12 -EX SAS EASEMENT ACCESS EASEMEDE REMOVE 73 LF EX PIN CURB EX PUBLIC W & SAS EASEMENT EX CURB & GUTTER-DJUST EX CLEANOUTS N00'09'41"E AS REQUIRED 133.63 TC FL CITY OF ALBUQUERQUE 82.02 81.35 81.92 81.25 $\Delta = 78^{\circ}50'35$ NO COMMENCED CONSTRUCT L = 34.40'R = 25.00'REMOVE EXISTING RETURN FLOOD INSURANCE MAP INSTALL WCR PER STD DWG 2441 REFERENCE: FLOOD INSURANCE STUDY PANELS 35001C0136D & 35001C0137D TSW 82.00 BENCH MARK NGS BRASS TABLET STAMPED "REEVES 2, 1991" GEOGRAPHIC POSITION (NAD 1927) NM STATE PLANE COORDINATES (CENTRAL ZONE) X = 394,062.557 Y = 1,516,507.279GROUND TO GRID FACTOR = 0.99967022 DELTA ALPHA = -0012'15" 301 Area = 1.87 Ac NGVD 1929 TRIG ELEVATION = 5074.0Area = 3.37 Ac TW 82.34 BW 79.67 LEGAL DESCRIPTION 24" SW CULVERT PER STD DWG 2236 INSTALL | TRACT A-4, JOURNAL CENTER, PHASE 2, UNIT 2 EX SAS EASEMENT 6' SW PER STD DWG 2430 AS-BUILT LEGEND LOT 20 \_\_\_ JOURNAL CENTER INSTALL GRAPHIC SCALE -24" SW CULVERT PER STO DWG 2236 TSW 82.34 TSW 82.19 ( IN FEET ) 1 inch = 30 ft.**LEGEND** TC FL 87.08 87.58 - 86.51 PROPOSED INTERMEDIATE CONTOUR **EXISTING INTERMEDIATE CONTOUR** 3 87.26 86.59 8 EXISTING INDEX CONTOUR PROPOSED INDEX CONTOUR $\Delta = 8878'04"$ BASIN BOUNDARY LINE L = 38.52'R = 25.00'EXISTING FL ELEVATION PROPOSED SPOT ELEVATION BASIN TAG PROPOSED SWALE FLOWLINE TRANSITION FROM 8" STD CURBI TO 6" MEDIAN CURB THRU WCR **EXISTING PAVEMENT** TO BE REMOVED CONSTRUCT 6' VALLEY GUTTER! CITY OF ALBUQUERQUE APR 29 2008 WILSON PER STD DWG 2420 PUBLIC WORKS DEPARTMEN &COMPANY ENGINEERING GROUP TW 83.34 BW 80.67 TW 84.00 BW 80.67 NEATLY SAWCUT 1' FROM LIP, 2600 THE AMERICAN ROAD S.E. EX 50' PNM (ELEC) BRUNACINI @ JOURNAL REMOVE, DISPOSE EX PAVEMENT, SUITE 100 -EASEMENT RIO RANCHO, NEW MEXICO 77 LF EX CURB & GUTTER TRACT A-4 87124 (505) 898-8021 REPLACE PAVING PER STD DWG 2465 GRADING PLAN A.M.A.F.C.A NORTH DIVERSION CHANNEL ANDRAINAGE CERTIFICATION TC INLET CHANNELS BY NMPE # 11955 OF THE FIRM WILSON & COMPANY 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 DATED 27207 THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY WILL W. PLOTNER JR. NMPS # 1271 OF THE FIRM CARTESIAN SURVEYS I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 429-08 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 FOR A REQUEST FOR Mo./Day/Yr. Mo./Day/Yr. Design Review Committee | City Engineer Approval 86.73 86.06 8 86.81 86.31 $\Delta = 78^{\circ}50'35''$ REFLECTE OF OCCUPANCY. IF RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL PLIATER OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE USED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE. L = 34.40'R = 25.00'4/29/08

EX 25' PUBLIC DRAINAGE

AND TRAIL EASEMENT

JOURNAL CENTER.

LOT 10A

JOURNAL CENTER

TIE PROPOSED SIDEWALK

T:\PROJECTS\0660010500\CADD\SHEETS\66105GD01.DWG\2-21-07\KIS

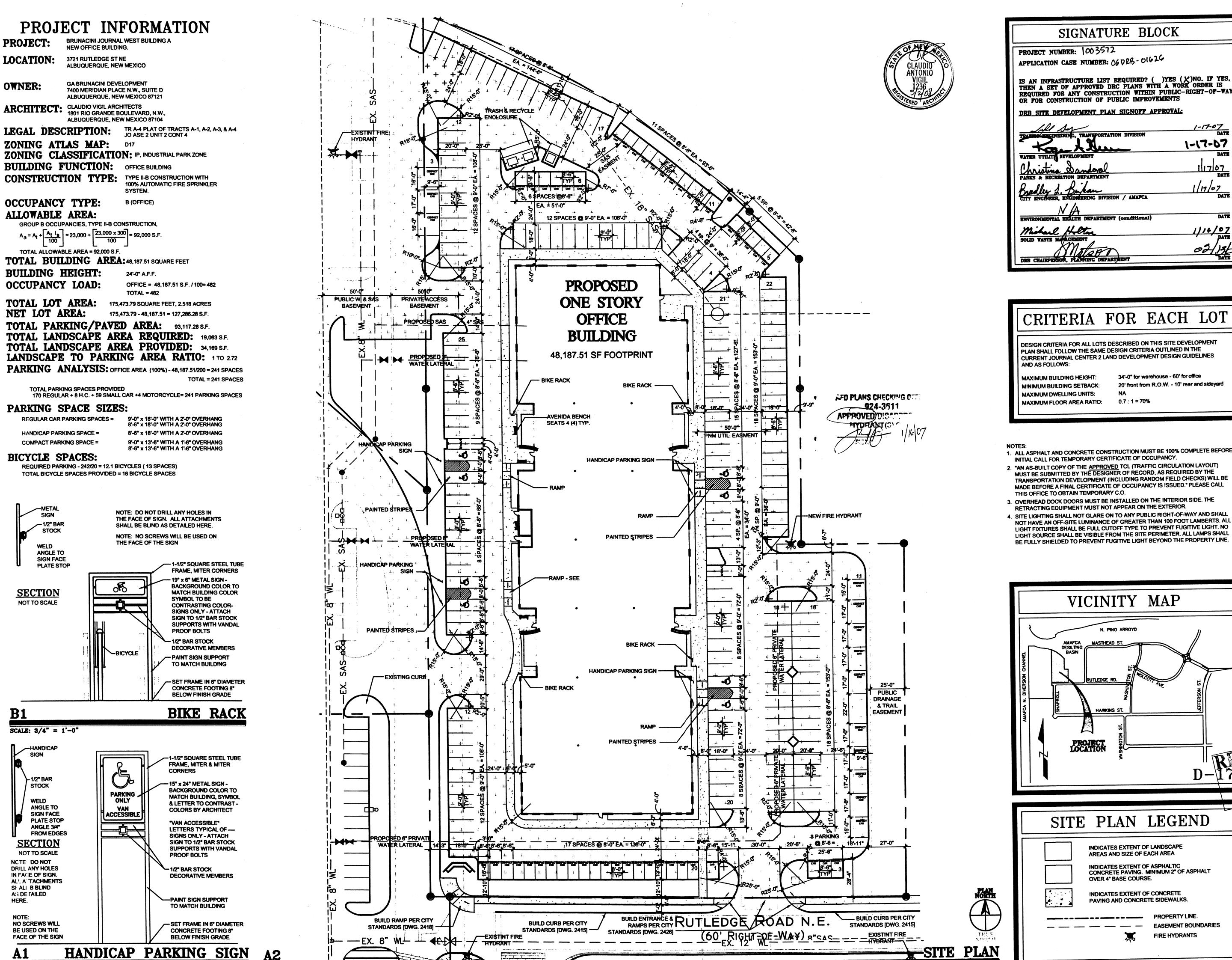
TO EX SIDEWALK

City Project No.

D-16 & D-17

WCEA 0660010500

FEB 2007



-1/2" BAR

STOCK

SECTION NOT TO SCALE

STOCK

**ANGLE TO** 

SIGN FACE

ANGLE 3/4"

**SECTION** 

NOT TO SCALE

NCTE: DO NOT

**DRILL ANY HOLES** 

IN FACE OF SIGN.

AL'. A' TACHMENT SHALL B BLIND

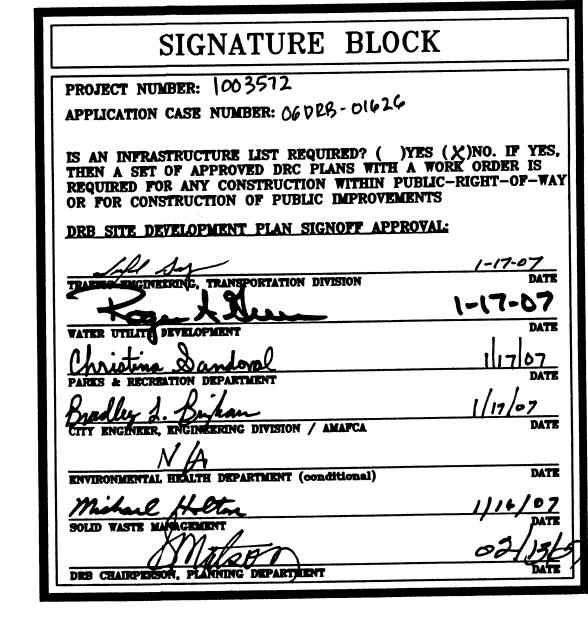
**NO SCREWS WILL** 

BE USED ON THE

FACE OF THE SIGN

AG DE l'AILED

PLATE STOP





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OWNERSHIP OF INSTRUMENTS OF SERVICE All design concepts, details, specifications, plans, computer files, field data, notes and other documents and instruments prepared by Claudio Vigil Architects, P.C. as instruments of service shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. claudio Vigil Architects, P.C. shall retain all common law, statutory and other reserved rights, including the copyright thereto.

## CONSULTANTS

PLAN SHALL FOLLOW THE SAME DESIGN CRITERIA OUTLINED IN THE CURRENT JOURNAL CENTER 2 LAND DEVELOPMENT DESIGN GUIDELINES 34'-0" for warehouse - 60' for office MAXIMUM BUILDING HEIGHT: 20' front from R.O.W. - 10' rear and sideyard

MINIMUM BUILDING SETBACK: MAXIMUM DWELLING UNITS: MAXIMUM FLOOR AREA RATIO:

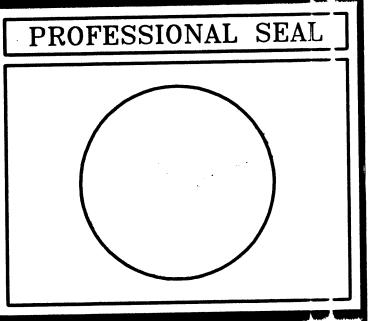
AND AS FOLLOWS:

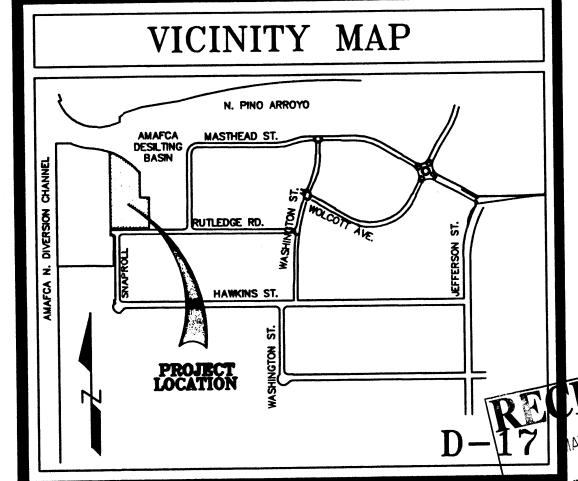
1. ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL CALL FOR TEMPORARY CERTIFICATE OF OCCUPANCY.

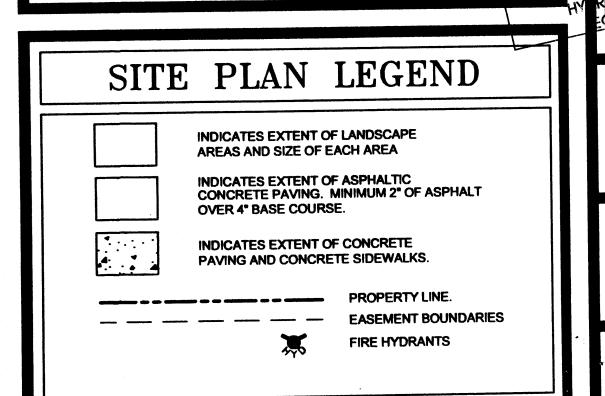
2. "AN AS-BUILT COPY OF THE <u>APPROVED</u> TCL (TRAFFIC CIRCULATION LAYOUT)
MUST BE SUBMITTED BY THE DESIGNER OF RECORD, AS REQUIRED BY THE TRANSPORTATION DEVELOPMENT (INCLUDING RANDOM FIELD CHECKS) WILL BE MADE BEFORE A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED." PLEASE CALL THIS OFFICE TO OBTAIN TEMPORARY C.O.

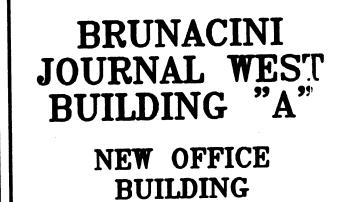
3. OVERHEAD DOCK DOORS MUST BE INSTALLED ON THE INTERIOR SIDE. THE

4. SITE LIGHTING SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 100 FOOT LAMBERTS. ALL LIGHT FIXTURES SHALL BE FULL CUTOFF TYPE TO PREVENT FUGITIVE LIGHT. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER. ALL LAMPS SHALL BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT BEYOND THE PROPERTY LINE.









3721 RULEDGE ST. NE ALBUQUERQUE, NEW MEXICO

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MARK	DATE	DESCRIPTION

PROJECT NUMBER: 06150-DRB\BJC BLDG B - SP DRAWING FILE: CHECK BY: COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 200 OCTOBER 18, 2006

SITE PLAN BUILDING PERMIT

> SHEET NUMBER SP-101