



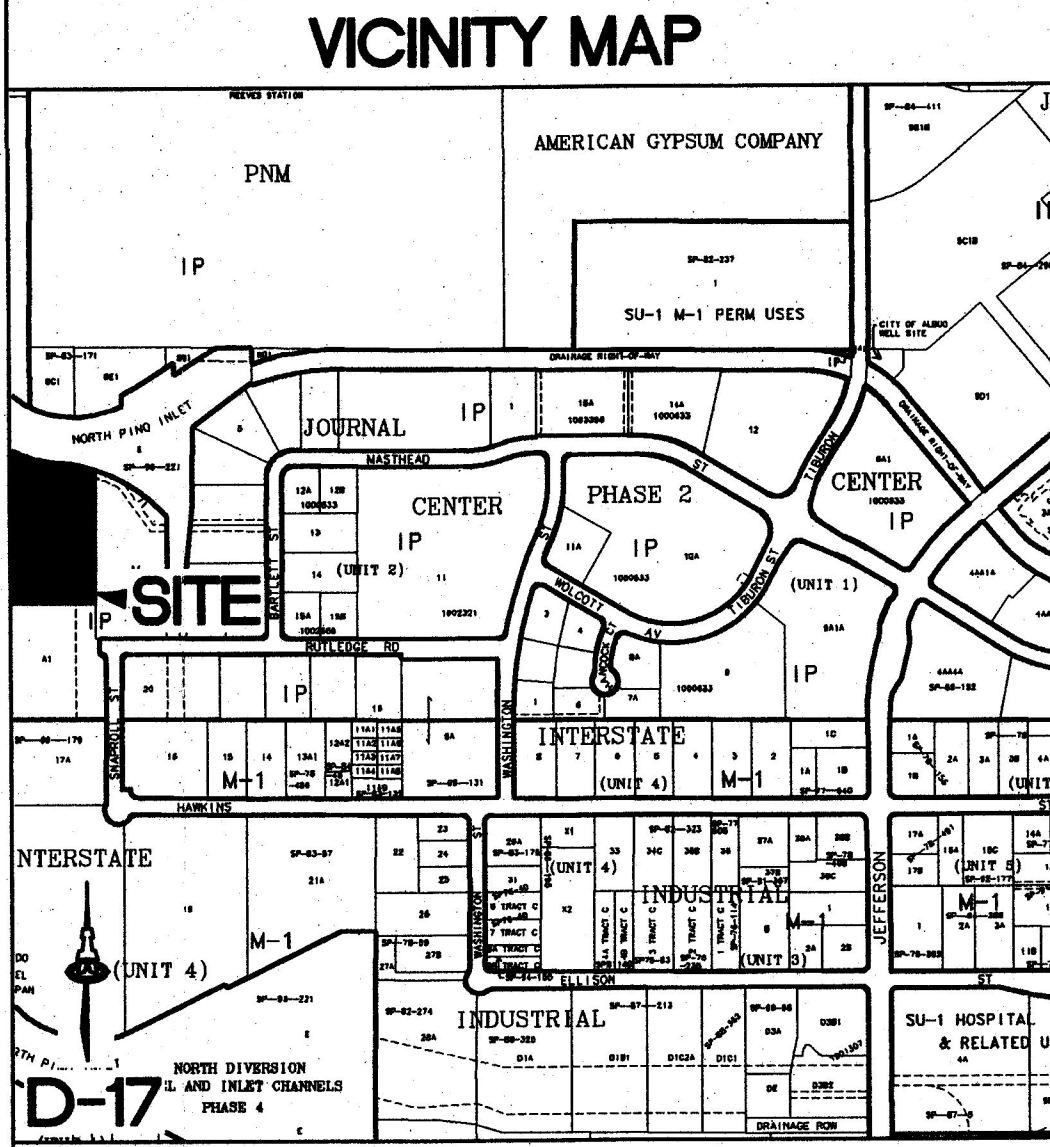
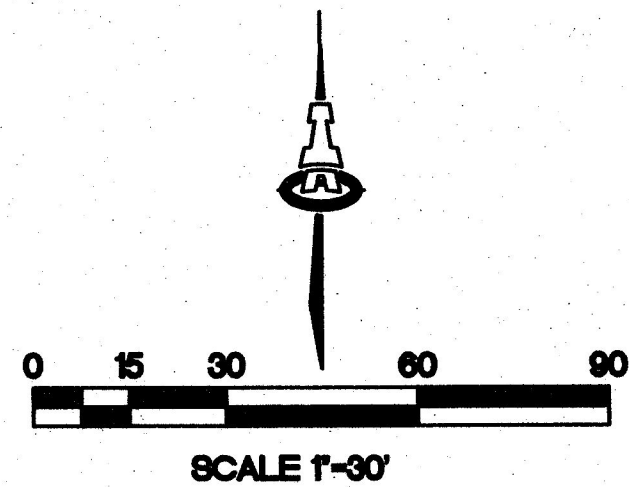
SHEET NUMBER  
3 OF 5

- A. COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
- B. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- C. ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
- D. FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CURB, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPE MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- E. MAXIMUM SLOPES SHALL BE 3:1. MINIMUM SLOPES SHALL BE 1% UNLESS OTHERWISE NOTED.
- F. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST THERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- G. THE ENVIRONMENTAL PROTECTION AGENCY AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES (INCLUDING OTHER AND-DISTURBING ACTIVITIES) DISTURB ONE ACRE OR MORE (BY OTHERS). A SWPPP MUST BE SUBMITTED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING OR BUILDING PERMIT. THE SWPPP MUST BE IN PDF OR MS WORD FORMAT ON A CD.
- H. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.
- I. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND / OR PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS TO EXISTING SHALL BE SMOOTH AND LEVEL.
- J. ALL FRACTURED FACE ROCK (F.F. ROCK) TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEXOTEX 50 NON-WOVEN GEXOTEXTILE (O.E.). NOTE: PERMANENT TURF REINFORCEMENT MATERIAL (LANDLOK TRM 450 O.E.) MAY BE SUBSTITUTED AT ALL AREAS REFERENCEING F.F. ROCK EROSION PROTECTION.
- K. SIDESLOPES STEEPER THAN 3:1 BUT LESS THAN 2:1 MUST HAVE PERMANENT EROSION CONTROL (F.F. ROCK OR LANDLOK TRM 450 O.E.). INSTALLED, TYPICAL. NO SLOPE SHALL BE STEEPER THAN 2:1.
- L. OWNER SHALL MAINTAIN EROSION PROTECTION ELEMENTS. OWNER SHALL INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.



Albuquerque Control Survey  
Monument "TRESSES 2"  
New Mexico State Plane Coordinates  
(Central Zone, NAD83)  
N = 1,515,558.742  
E = 1,534,308.480  
Delta Alpha = -0.1217"  
Ground-to-Grid Factor = 0.999873430

TRACT E - NORTH PINO INLET  
A.M.A.F.C.A. NORTH DIVERSION CHANNEL AND INLET  
CHANNELS / DRAINAGE RIGHT OF WAY PHASE 4  
Filed October 11, 1998 in Volume 96C, Folio 429



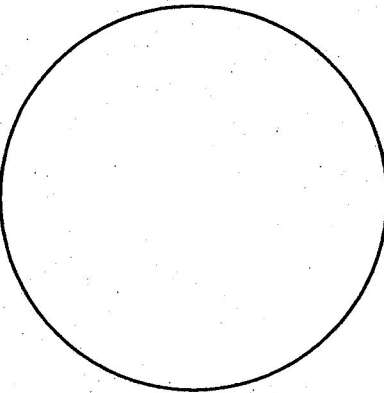
  
**CLAUDIO VIGIL  
ARCHITECTS**

1801 Rio Grande Boulevard, N.W.  
Albuquerque, New Mexico  
Phone: (505) 842-1113  
Fax: (505) 842-1330

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

**CONSULTANTS**  
**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 Fax. 505-268-2632  
1758 CG-101-SOP.dwg Jan 26, 2011

**PROFESSIONAL SEAL**



**BRUNACINI  
JOURNAL  
CENTER**  
OFFICE BUILDING  
TRACTS A2 & A3  
9721 RUTLEDGE STREET, N.E.  
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

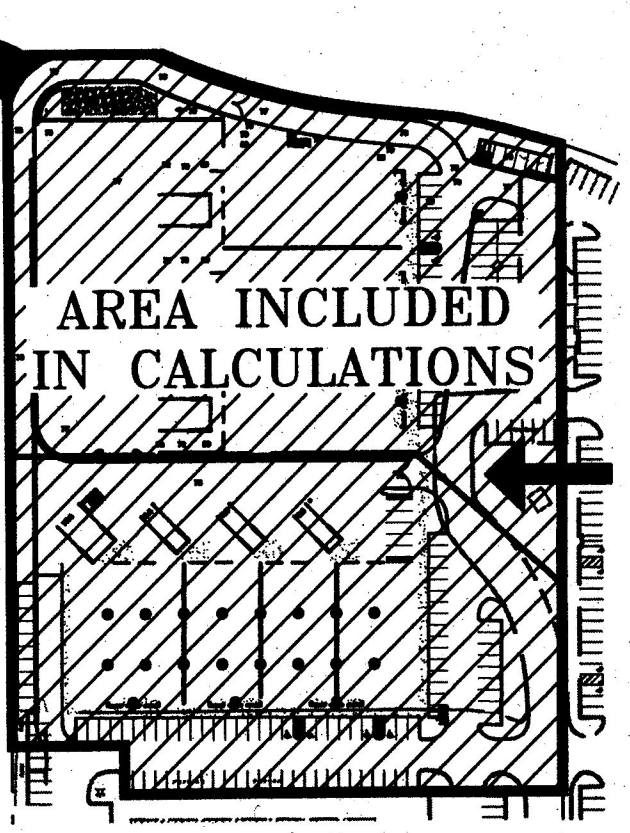
**PROJECT NUMBER:** 09175  
**DRAWING FILE:**    
**DRAWN BY:** BJB  
**CHECK BY:** FCA  
**COPYRIGHT:** CLAUDIO VIGIL ARCHITECTS 2009  
**DATE:** FEBRUARY 26, 2010

**SHEET TITLE**  
**PRELIMINARY  
GRADING AND DRAINAGE  
PLAN**

**SHEET NUMBER**  
**3 OF 5**

**CALCULATIONS**

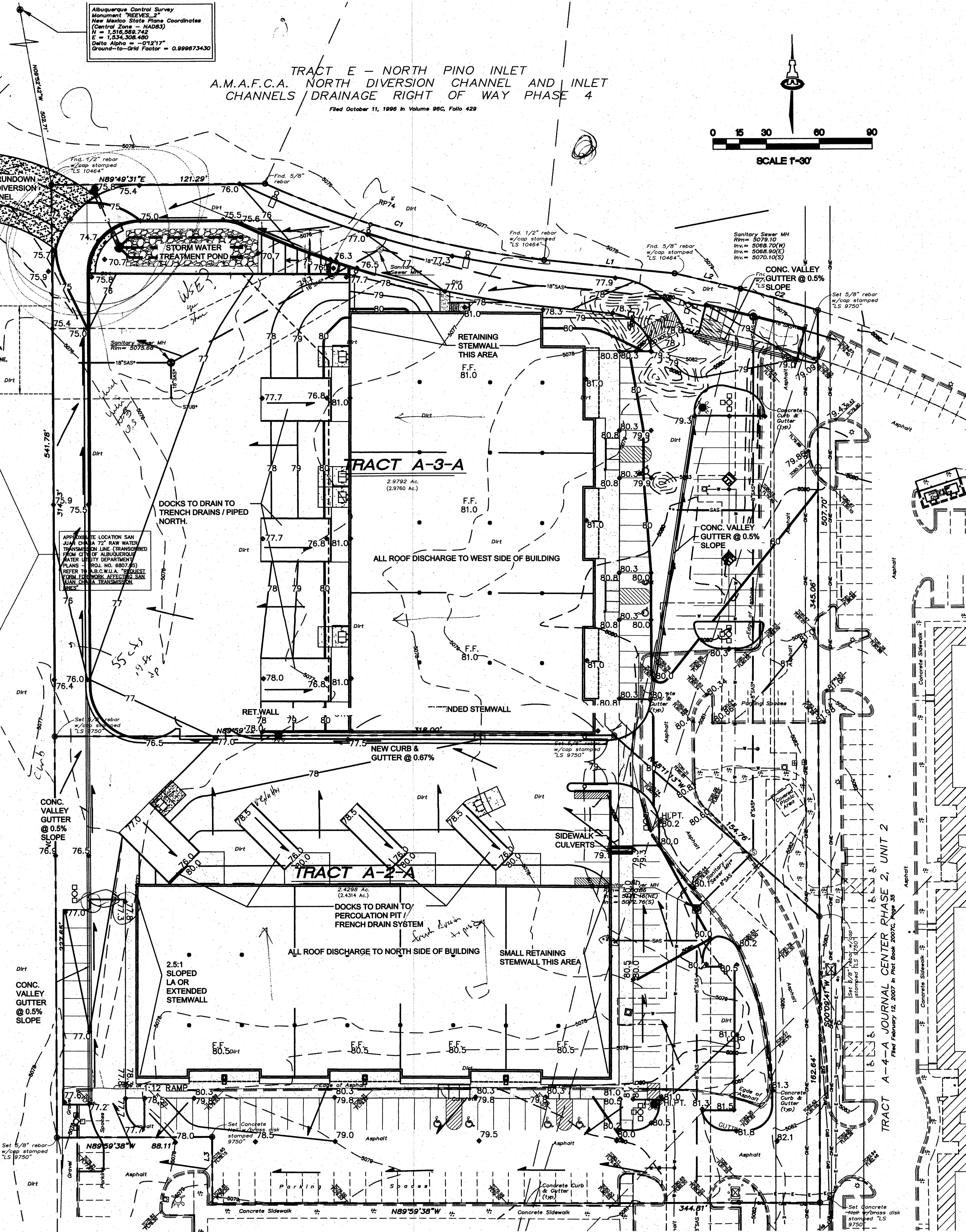
BASED ON DRAINAGE DESIGN CRITERIA FOR CITY OF ALBUQUERQUE, SECTION 22.2 OF THE DPM, VOL. 2:  
100 YEAR, 24 HOUR STORM EVENT  
AREA OF PROPERTY TO BE DEVELOPED: 5.4 ACRES  
EXISTING CONDITIONS:  
100% TREATMENT C  
HISTORIC VOLUME = 22,186 CF  
HISTORIC Q = 17.0 CFS  
PROPOSED CONDITIONS:  
5% TREATMENT B  
10% TREATMENT C  
85% TREATMENT D  
DEVELOPED VOLUME = 38,364 CF  
DEVELOPED Q = 23.9 CFS  
THE OVERALL DEVELOPED AREA DISCHARGES 23.9 CFS (AN INCREASE OF 6.9 CFS) TO THE EXISTING DRAINAGE CHANNEL AT THE EXISTING CHANNEL RUNDOWN. THIS IS IN ADDITION TO HISTORIC OFF-SITE FLOW WHICH CONTINUES TO PASS THROUGH THIS PROPERTY FROM THE SOUTH AND EAST. THE COMBINED FLOWS EXITING THE SITE ARE 74.0 CFS, WHICH IS LESS THAN THE ALLOWED DISCHARGE ACCORDING TO THE JOURNAL CENTER MASTER PLAN.  
THE 0.5" STORM (FIRST FLUSH) FOR BOTH ONSITE AND OFFSITE FLOWS ARE DIRECTED TO A STORMWATER TREATMENT POND IN THE NORTHWEST CORNER OF THE SITE. THE TREATED WATER AND THE REMAINING FLOWS EXIT THE SITE VIA A RUNDOWN, WHICH CONNECTS TO THE EXISTING RUNDOWN IS THE SIDE OF THE NORTH DIVERSION CHANNEL.



OFFSITE  
FLOW

OFFSITE  
FLOW

CHANNELS DRAINAGE RIGHT OF WAY PHASE 4  
Filed October 11, 1998 in Volume 96C, Folio 429



**GENERAL NOTES**

- COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
- FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- MAXIMUM SLOPES SHALL BE 3:1. MINIMUM SLOPES SHALL BE 1% UNLESS OTHERWISE NOTED.
- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- THE ENVIRONMENTAL PROTECTION AGENCY AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES (INCLUDING OTHER LAND-DISTURBING ACTIVITIES) DISTURB ONE ACRE OR MORE (BY OTHERS). A SWPPP MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING OR BUILDING PERMIT. THE SWPPP MUST BE IN PDF OR MS WORD FORMAT ON A CD. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.
- ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND / OR PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN AS MATCH OR 1", TRANSITIONS TO EXISTING SHALL BE SMOOTH AND LEVEL.
- ALL FRACTURED FACE ROCK (F.F. ROCK) TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 50 NON-WOVEN GEOTEXTILE (O.E.). NOTE: PERMANENT TURF REINFORCEMENT MATERIAL (LANDLOK TRM 450 O.E.) MAY BE SUBSTITUTED AT ALL AREAS REFERENCE F.F. ROCK EROSION PROTECTION.
- SIDESLOPES STEEPER THAN 3:1 BUT LESS THAN 2:1 MUST HAVE PERMANENT EROSION CONTROL (F.F. ROCK OR LANDLOK TRM 450 O.E.) INSTALLED. TYPICAL 2:1 SLOPES SHALL BE SLOPES.
- OWNER SHALL MAINTAIN EROSION PROTECTION ELEMENTS. OWNER SHALL INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.



