TRACT 4AA-3A-2
JOURNAL CENTER
REC. 11/14/89, VOL. C40, FOL. 40

EXISTING 10' PNM AND U.S. WEST COMMUNICATIONS EASEMENTS AND 10' PUBLIC PEDESTRIAN ACCESS EASEMENT REC. 12/16/88, VOLUME C38, FOLIO 31

MASTHEAD STREET, N.E.
60' R.O.W.

PHASE 2 ⟷ PHASE 1

Δ = 26°31'15"
R = 770.00' (R=770.00')
T = 181.46'
L = 356.41' (L=356.41')
CH = N 83°38'55" E
353.24'

Δ = 02°18'38"
R = 830.00' (R=830.00')
T = 16.74'
L = 33.47' (L=33.47')
CH = N 71°32'38" E
33.47'

NEW FIRE HYDRANT

EXISTING TRANSFORMER

SEWER

TIE WATER GAS

ELEC.

DELIVERY DROP-OFF

DCO

CO

TRACT 4AA-5A-2A
AREA = 99,131 sq.ft.
2.276 acres

5120 MASTHEAD
PHASE 1-OFFICE
BUILDING
13,896 SF

5110 MASTHEAD
PHASE 2-OFFICE
BUILDING W/
BASEMENT PARKING
16,128 SF

TRACT 4AA-5A-1
JOURNAL CENTER
REC. 11/21/89, VOL. C40, FOL. 48

TRACT A-2
ACADEMY FOR BOYS
REC. 2/21/75, VOL. C10, FOL. 89

TRACT 4AA-6A
JOURNAL CENTER
REC. 6/15/90, VOL. 90C, FOL. 143

Δ = 04°57'57"
R = 2000.00' (R=2000.00')
T = 86.73'
L = 173.34' (L=173.33')
CH = N 87°10'21" W
173.29'

EXISTING UTILITY PEDESTAL (TO BE RELOCATED)

PHASE 2 ⟷ PHASE 1

Site Development Plan Approval

This plan is consistent 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 April 18, 2001, as reflected in DRB Case # 1001169, under Application #01450-00000-00459.

Planning Director — Date 4/23/01

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE 4/17/01

SITE PLAN

SCALE: 1"=20'

GENERAL NOTES

[1] ALL STANDARD PARKING SPACES SHALL BE 8.5'W X 20'D (ALTERNATE: 18'D WITH 2' OVERHANG SPACE)

KEYED NOTES

[1] NEW CONCRETE RETAINING WALL - SEE DETAIL ON SHEET C2.0

[2] EXISTING ADJACENT PARKING LOT

[3] EXISTING CONCRETE SIDEWALK

[4] NEW 6' WIDE CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE DESIGN STANDARDS

[5] CONCRETE MONUMENT SIGN W/ STUCCO FINISH TO MATCH BUILDINGS

[6] NEW MASONRY DUMPSTER ENCLOSURE W/ GATES - SEE DETAIL ON SHEET C2.0

[7] NEW HANDICAP RAMP AT SIDEWALK/DRIVEWAY INTERSECTION PER CITY OF ALBUQUERQUE DESIGN STANDARDS

[8] NEW TUBE STEEL BIKE RACK - SEE DETAIL ON SHEET C2.0

PARKING CALCULATIONS

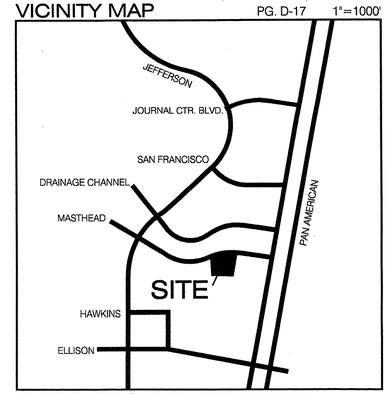
PHASE 1
GROSS BUILDING AREA: 13,896 SF
NET LEASABLE AREA: 13,384 SF
PARKING SPACES REQUIRED: 67
PARKING SPACES PROVIDED: 108
HC PARKING SPACES REQUIRED: 4
HC PARKING SPACES PROVIDED: 5
BIKE RACK SPACES REQUIRED: 5
BIKE RACK SPACES PROVIDED: 6

PHASES 1 & 2
GROSS BUILDING AREA: 13,896+16,128 = 30,024 SF
NET LEASABLE AREA: 13,384+15,532 = 28,916 SF
PARKING SPACES REQUIRED: 145
PARKING SPACES PROVIDED: 163
HC PARKING SPACES REQUIRED: 8
HC PARKING SPACES PROVIDED: 8
BIKE RACK SPACES REQUIRED: 7
BIKE RACK SPACES PROVIDED: 9

TRACT 4AA-5A-2A
JOURNAL CENTER
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

VICINITY MAP

PG. D-17 1"=1000'



CURB RADIUS DATA

R1 = 1'-0"
R2 = 3'-0"
R3 = 5'-0"
R4 = 10'-0"
R5 = 15'-0"
R6 = 20'-0"
R7 = 50'-0"
R8 = 62'-0"
R9 = 82'-0"

RADIUS MEASURED TO OUTSIDE FACE OF CURB

LEGEND

- 20' TALL POLE LIGHT W/ 250 WATT METAL HALIDE LAMPING (FULL CUT-OFF, SHOE-BOX TYPE)
- EXISTING FIRE HYDRANT
- NEW WATER METER

PROJECT # 1001169
Application # 01450-00000-00459

JOURNAL CENTER APPROVALS

SEE JOURNAL CENTER CORPORATION APPROVAL LETTER DATED APRIL 3, 2001

NAME DATE

ALBUQUERQUE BLDG. DEPT MAY 2 2 2001 U.S.C. PLAN CHECK SECTION

CITY APPROVALS

PLANNING DEPARTMENT — 4/23/01 DATE

TRANSPORTATION DEVELOPMENT — 4-18-01 DATE

UTILITY DEVELOPMENT — 4-18-01 DATE

PARKS DEPARTMENT — 4-18-01 DATE

HYDROLOGY — 4/18/01 DATE

FIRE MARSHALL — SEE STAMP DATE

SOLID WASTE — 4.17.01 DATE
Approved on Condition of trash accessibility from Adjoining Property.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

INSITE
architecture + development

ADDRESS: 57 ROCK POINT PLACE NE
ALBUQUERQUE, NM 87122
TELEPHONE: (505) 858-0100
FAX: (505) 858-1098
KS email: knight@57rock.com
JWC email: jwcerv@qwest.net
CONTRACTOR: DUNCAN BLDG CONTRACTORS
3200 CARLISLE BLVD, NE
ALBUQUERQUE, NM 87110
TELEPHONE: (505) 889-4520
FAX: (505) 889-4529

CONSULTANT 1:	CONSULTANT
	CONSULTANT
CONSULTANT 2:	CONSULTANT
	CONSULTANT
CONSULTANT 3:	CONSULTANT
	CONSULTANT
CONSULTANT 4:	CONSULTANT
	CONSULTANT
CONSULTANT 5:	CONSULTANT
	CONSULTANT

TITLE:	SITE PLAN
DATE ISSUED:	4/13/01
UPDATED:	00/00/00
EDITION:	DRB SUBMITTAL
PROJECT ID:	MASTHEAD
FILE:	MAST-C1.DWG
FILE PATH:	C:\ACTIVE\MASTHEAD\DWGS
CREATED BY:	JWC
SCALE:	1"=20'
DISCIPLINE:	CIVIL
CONSULTANT:	INSITE

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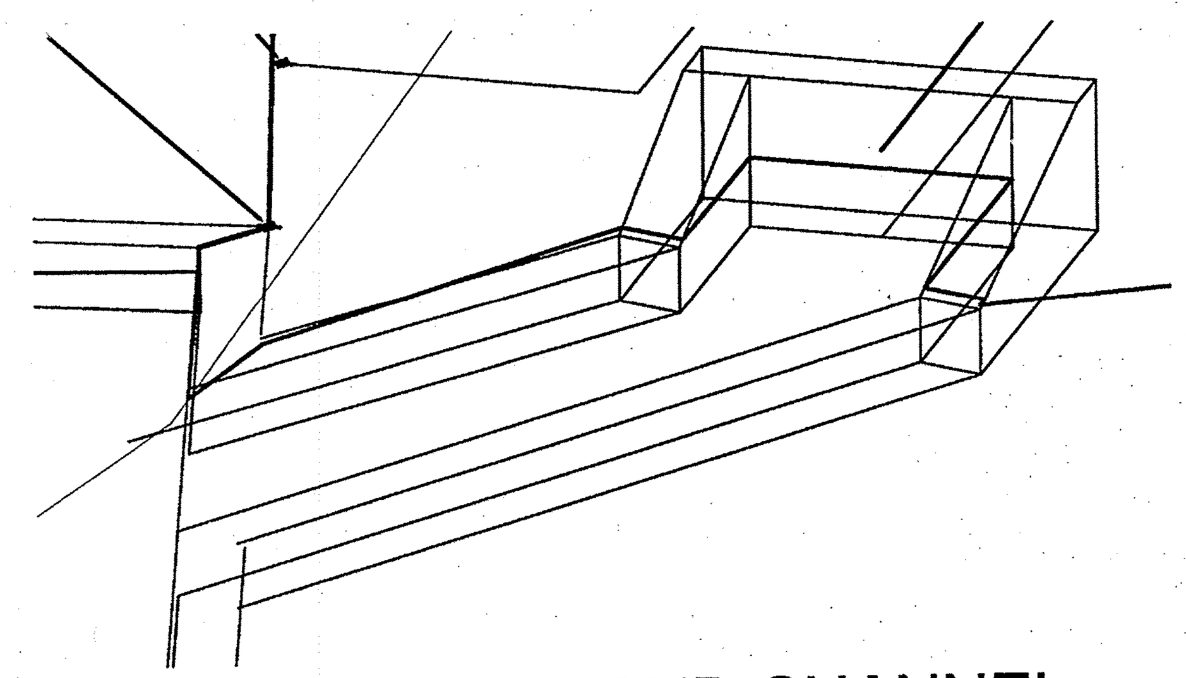
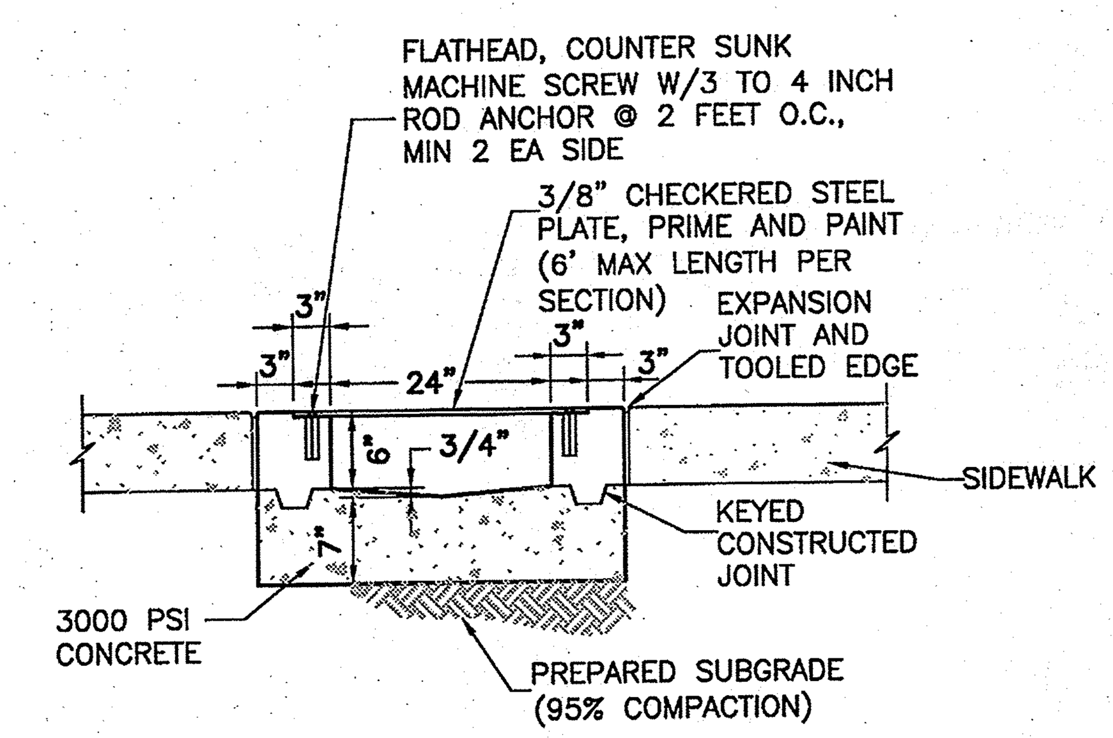
JAN 15 2002
HYDROLOGY SECTION

STATE OF NEW MEXICO
KNIGHT L. SEAVEY
NO. 1470
REGISTERED ARCHITECT

C1.0

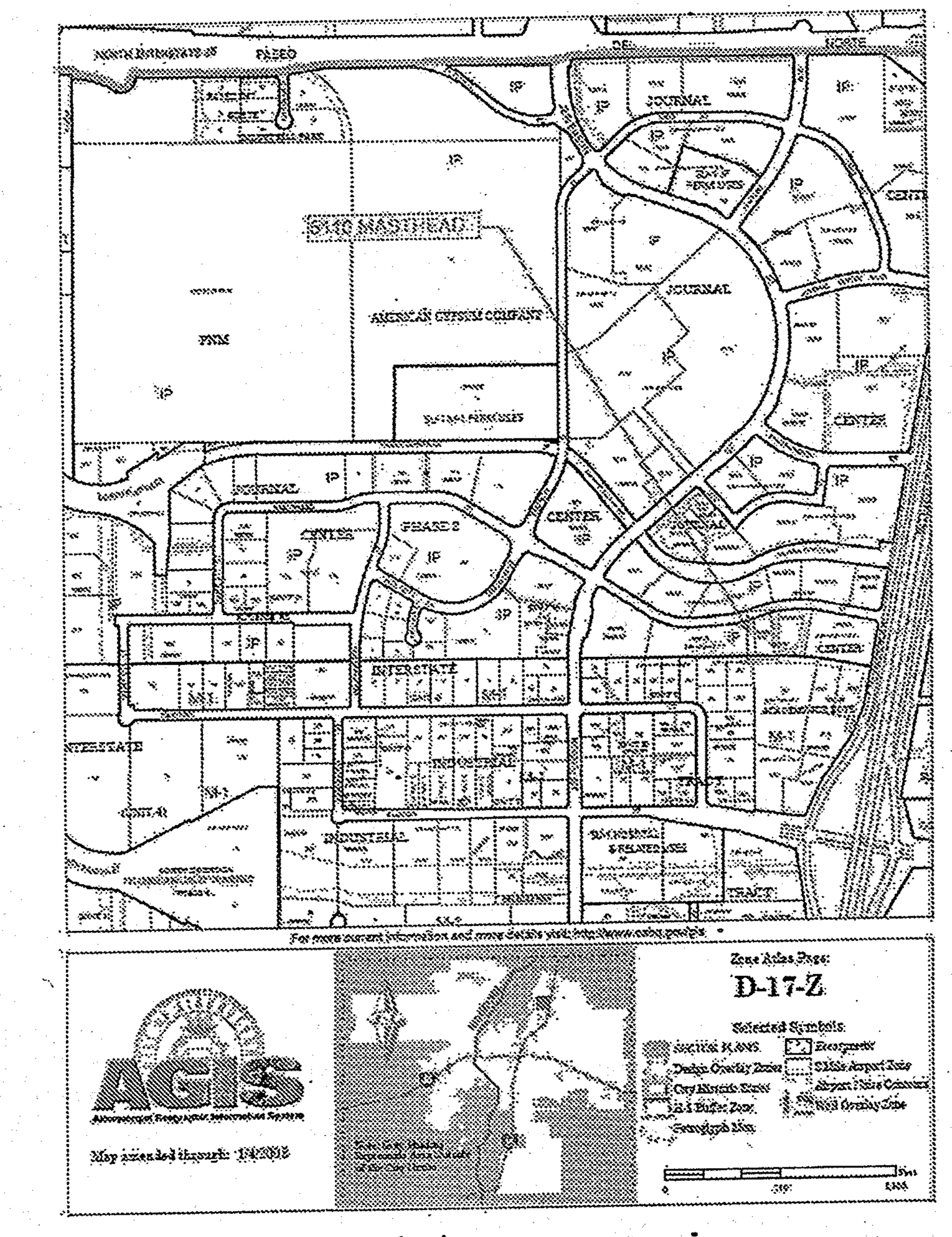


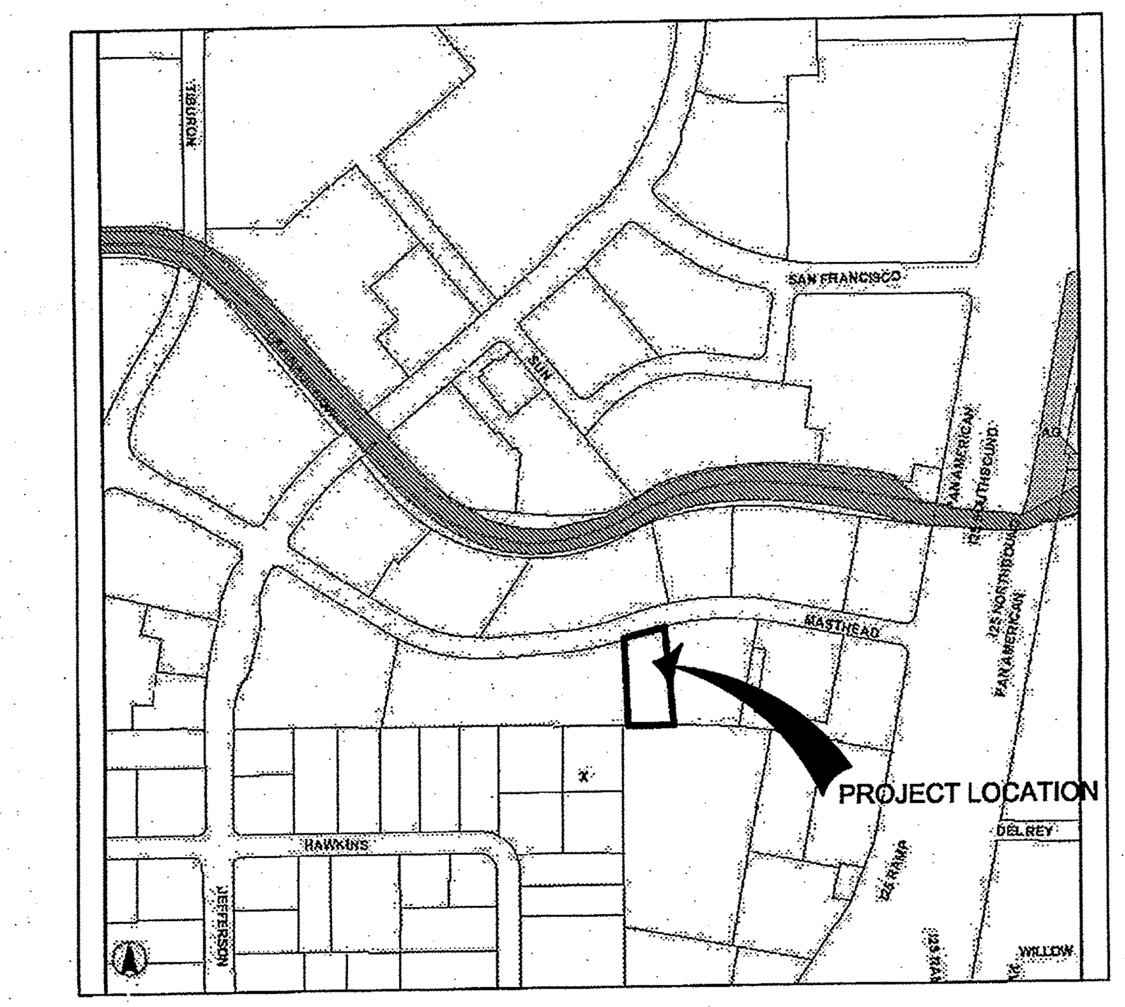
D1 TAILWALL AND CHANNEL
NOT TO SCALE



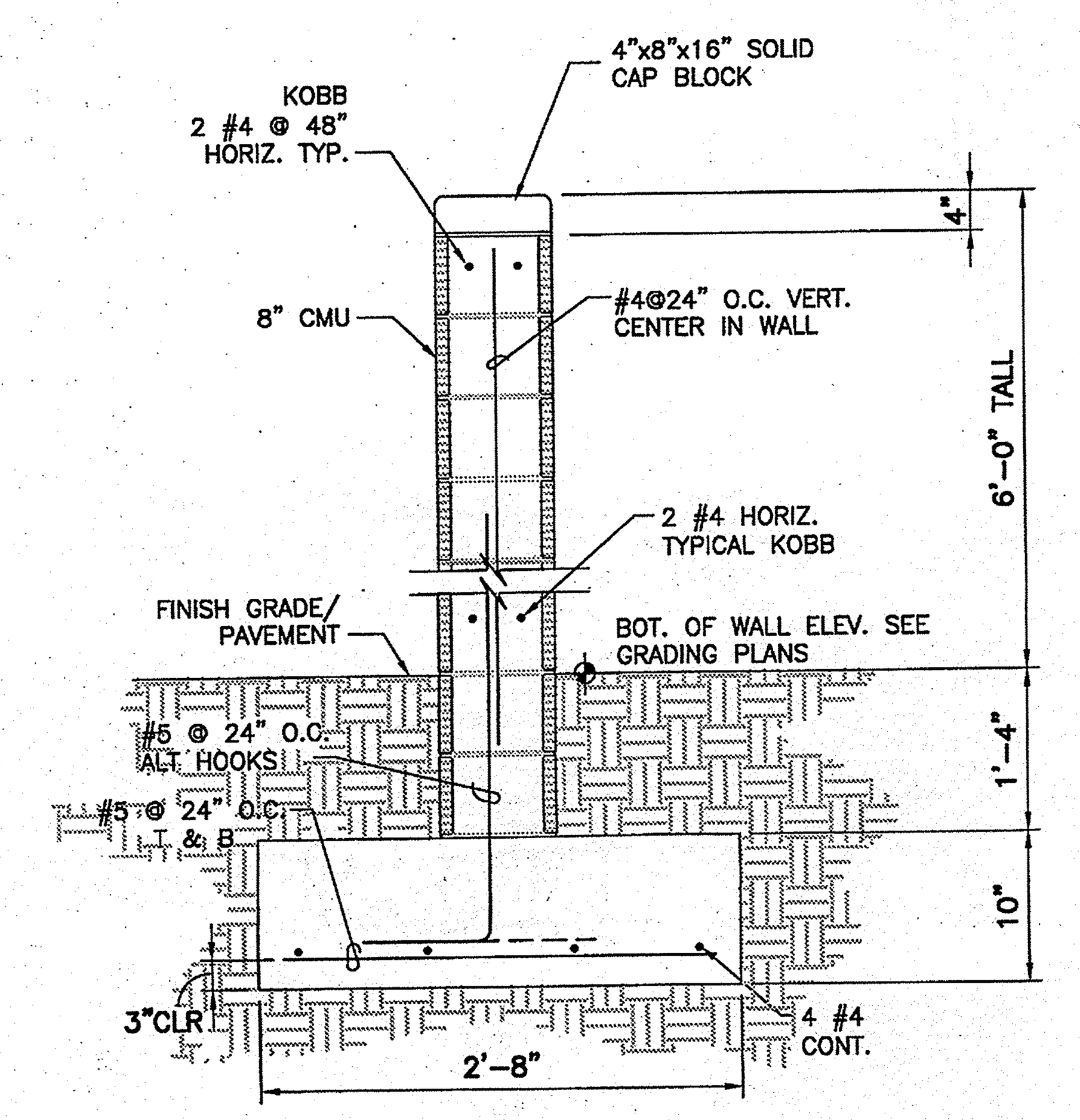
D3 SIDEWALK CULVERT
NOT TO SCALE

NOTE: SIDEWALK CULVERT WILL REQUIRE SO19 PERMIT. CONSTRUCTION TO COMPLY WITH LATEST COA STD DWG 2236.

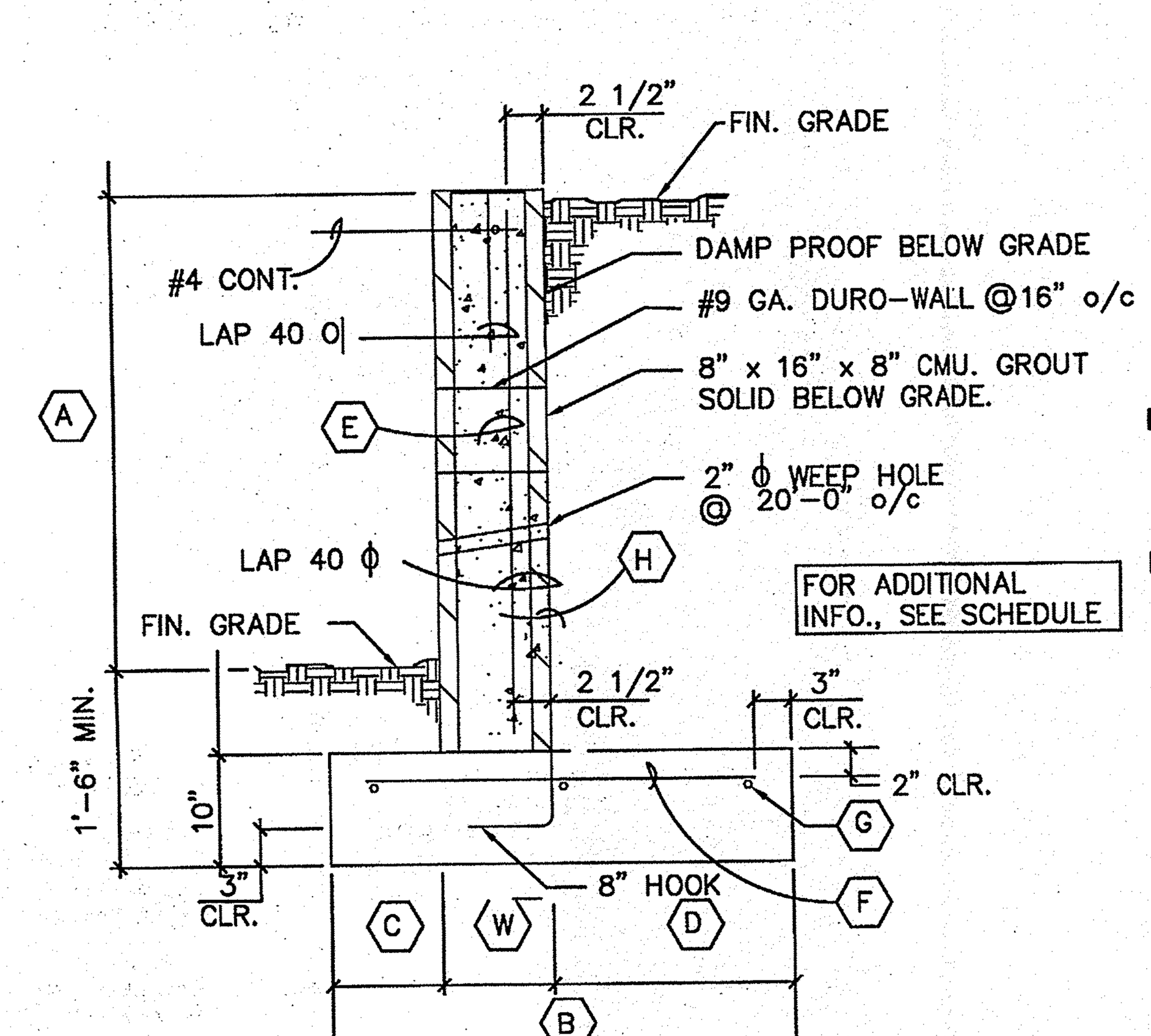




D5 FLOOD ZONE MAP
NOT TO SCALE



B3 CMU TRASH ENCLOSURE
NOT TO SCALE



A3 CMU RETAINING WALL
NOT TO SCALE

RETAINING WALL SCHEDULE (WITH 6' FENCE ABOVE)									
A	B	C	D	E	F	G	H	L	W
2'	2'-0"	4"	1'-0"	#4 @ 32" o/c	#4 @ 24" o/c	2 #4 CONT.	-----	-----	8"
3'	2'-4"	4"	1-'4"	#4 @ 24" o/c	#4 @ 24" o/c	2 #4 CONT.	-----	-----	8"
4'	2'-8"	4"	1'-8"	#4 @ 16" o/c	#4 @ 24" o/c	2 #4 CONT.	-----	-----	8"
5'	3'-0"	8"	1'-4"	#5 @ 24" o/c	#4 @ 16" o/c	3 #4 CONT.	#5 @ 24" o/c	1'-4"	12"

* SPECIAL INSPECTION REQUIRED FOR THIS WALL

DESIGN CODES:
INTERNATIONAL BUILDING CODE (IBC) 2009 EDITION

DESIGN CRITERIA:
SOIL BEARING: 1500 PSF AT 18IN. BELOW FINISH GRADE IN LIEU OF SOILS REPORT
EQUIV. FLUID PRESSURE: 30 PSF
PASSIVE EARTH PRESSURE: 250 PSF

DESIGN SPECS:
CONCRETE: F'c = 2500 PSI AT 28 DAYS
REINF. STL.: ASTM A615 GRADE 60 FY = 60 KSI
MASONRY: ASTM C90 TYPE 'N' F'm = 1350 PSI
MORTAR: ASTM C270 TYPE 'S' 1800 PSI
GROUT: F'c = 2000 PSI AT 28 DAYS

Drainage Summary				
Project:	Masthead Office			
Project Numbe:	2455			
Date:	10/01/12			
By:	Dave A			
Site Location				
Precipitaion Zone	2 Per Table A-1 COA DPM Section 22.2			
Existing summary				
Basin Name	Ex 1			
Area (sf)	31783			
Area (acres)	0.73			
%A Land treatment	0			
%B Land treatment	80			
%C Land treatment	20			
%D Land treatment	0			
Soil Treatment (acres)				
Area "A"	0.00			
Area "B"	0.58			
Area "C"	0.15			
Area "D"	0.00			
Excess Runoff (acre-feet)				
100yr. 6hr.	0.0517			
10yr. 6hr.	0.0199			
2yr. 6hr.	0.0028			
100yr. 24hr.	0.0517			
Peak Discharge (cfs)				
100 yr.	1.79			
10yr.	0.80			
2yr.	0.13			
Proposed summary				
Basin Name	Pro 1	Pro 2	Pro 3	Pro 4
Area (sf)	18356	5177	6723	1524
Area (acres)	0.42	0.12	0.15	0.03
%A Land treatment	0	0	0	0
%B Land treatment	20	20	20	20
%C Land treatment	0	0	0	0
%D Land treatment	80	80	80	80
Soil Treatment (acres)				
Area "A"	0.00	0.00	0.00	0.00
Area "B" 2.28	0.084	0.02	0.03	0.01 .14
Area "C"	0.00	0.00	0.00	0.00
Area "D" 4.10	0.34	0.10	0.12	0.03 .54
Excess Runoff (acre-feet)				
100yr. 6hr.	0.0650	0.0183	0.0238	0.0054
10yr. 6hr.	0.0396	0.0112	0.0145	0.0033
2yr. 6hr.	0.0223	0.0063	0.0082	0.0019
100yr. 24hr.	0.0763	0.0215	0.0279	0.0063
Peak Discharge (cfs)				
100 yr.	1.78	0.50 .52	0.65 .63	0.15 .16 3.08
10yr.	1.14	0.32	0.42	0.09
2yr.	0.63	0.18	0.23	0.05

I. PURPOSE AND SCOPE

THE PURPOSE OF THIS DRAINAGE PLAN IS TO PRESENT THE EXISTING AND PROPOSED DRAINAGE MANAGEMENT PLANS FOR THE PHASE II OFFICE BUILDING AT 5110 MASTHEAD, NE.

II. SITE DESCRIPTION AND HISTORY

THE PROJECT SITE IS LOCATED AT THE SOUTH SIDE OF MASTHEAD BETWEEN JEFFERSON NE, AND SOUTHBOUND I-25 FRONTAGE ROAD NE.

THE SITE IS CURRENTLY VACANT BUT WAS MASTER-PLANNED FOR THIS PHASE II BUILDING. TEMPORARY CURBS WERE CONSTRUCTED ALONG THE WESTERN DRIVE LANE OF THE PHASE I DEVELOPMENT FOR EASY CONSTRUCTION OF THIS PHASE. FREE DISCHARGE FOR STORM RUNOFF WAS ANTICIPATED AND IS PERMITTED BY THE JOURNAL CENTER DEVELOPMENT REVIEW COMMITTEE AND THE CITY OF ALBUQUERQUE HYDROLOGY DEPARTMENT.

III. COMPUTATIONAL PROCEDURES

HYDROLOGIC ANALYSIS WAS PERFORMED UTILIZING THE DESIGN CRITERIA BASED ON SECTION 22.2, HYDROLOGY, OF THE DEVELOPMENT PROCESS MANUAL.

IV. PRECIPITATION

THE STORM EVENT USED FOR THE FOLLOWING CALCULATIONS IS THE 100YR-6HR STORM. THE PROJECT SITE IS LOCATED IN ZONE 2.

V. EXISTING DRAINAGE CONDITIONS

THE EXISTING SITE CONTAINS 0.73 ACRES AND IS CURRENTLY VACANT. THE SITE WAS MASTER PLANNED FOR THE CONSTRUCTION OF AN OFFICE BUILDING. THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE MASTER PLAN AND TIES IN WELL TO THE ROADWAY THAT WAS DESIGN TO SERVICE BOTH 5110 AND 5112 MASTHEAD NE. TEMPORARY CURBS WERE INSTALLED TO ALLOW FOR EASY REMOVAL AND EXTENSION OF PARKING LOTS AND DRIVE LANES INTO THE PHASE II DEVELOPMENT.

THE CURRENT SITE GENERALLY DRAINS FROM EAST TO WEST AND SOUTH TO NORTH. A SMALL BERM HAS BEEN CONSTRUCTED TO DIRECT EXCESS RUNOFF TOWARD MASTHEAD IN LIEU OF WESTERLY THROUGH THE ADJACENT DEVELOPMENT.

THE PEAK RUNOFF RATE FOR THE EXISTING SITE IS 1.79 CFS AND DRAINS DIRECTLY INTO MASTHEAD NE. OFFSITE FLOWS ARE DIRECTED AWAY FROM THE SITE AND THERE ARE NONE THAT FLOW THROUGH THE SITE TO MASTHEAD NE.

VI. PROPOSED DRAINAGE CONDITIONS

THIS PROJECT CONSIST OF CONSTRUCTION OF A NEW 8716 SF OFFICE BUILDING AND ASSOCIATED PARKING AREA, SIDEWALKS AND LANDSCAPING. THE SITE IS DIVIDED INTO FOUR DRAINAGE BASINS WITH A VERY SMALL AMOUNT DISCHARGING OVER THE WESTERN PROPERTY LINE AND THROUGH THE ADJACENT PARKING LOT BEFORE ENTERING MASTHEAD NE. RETAINING WALLS WILL BE USED TO ELEVATE THE GRADES AT THE MECHANICAL YARD AND ACCESS SIDEWALK TO KEEP AS MUCH OF THE DRAINAGE FLOWING EASTERLY THROUGH THE PARKING AREA AND DOWN THE EXISTING DRIVEWAY TOWARD MASTHEAD NE.

PROPOSED BASIN #1 CREATES A PEAK DISCHARGE OF 1.78 CFS AND DRAINS INTO THE EXISTING DRIVEWAY LOCATED ON THE EASTERN SIDE OF THE SITE. AN EXISTING STORM DRAINAGE EASEMENT IS IN PLACE TO ALLOW FOR RUNOFF FROM THIS SITE TO USE THE DRIVEWAY FOR CONVEYANCE TO MASTHEAD NE.

PROPOSED BASIN #2 IS THE SOUTHERN PARKING LOT THAT WILL CREATE A PEAK RUNOFF OF 0.50 CFS AND WILL DRAIN TO A CATCH BASIN LOCATED NEAR THE SIDEWALK AT THE SOUTH WEST CORNER OF THE NEW BUILDING. AN 8" DIAMETER STORM DRAIN PIPE WILL CONVEY THE RUNOFF INTO THE NORTHERN PARKING LOT WHERE IS WILL MERGE WITH EXCESS RUNOFF FROM PROPOSED BASIN #3.

PROPOSED BASIN #3 CREATES A PEAK DISCHARGE RATE OF 0.65 CFS AND WILL DRAIN TOWARD THE NORTH WEST CORNER OF THE NORTHERN PARKING LOT. A CONCRETE RUNDOWN AND SIDEWALK CULVERT WILL BE NECESSARY TO CONVEY THIS STORM RUNOFF TO MASTHEAD NE.

PROPOSED BASIN #4 IS LOCATED ALONG THE WESTERN SIDE OF THE SITE AND WILL DISCHARGE THROUGH THE ADJACENT PROPERTY AND EVENTUALLY TO MASTHEAD. THE PEAK RUNOFF FROM THIS BASIN IS ONLY 0.15 CFS.

THE COMBINED DISCHARGE FROM THE PROPOSED SITE IS 2.98 CFS.

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OCT 0 2 2012
LAND DEVELOPMENT SECTION

VII. CONCLUSIONS

THE SITE IS PERMITTED FREE DISCHARGE INTO MASTHEAD NE. THE EXISTING CONDITIONS CREATED A PEAK RUNOFF RATE OF 1.79 CFS AND THE FULLY DEVELOPED PEAK DISCHARGE RATE IS 2.98 CFS.

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ADDRESS	57 ROCK POINT PLACE NE
	ALBUQUERQUE, NM 87122
TELEPHONE	(505) 975-0500
	(888 781-0154
WEBSITE	www.insiteworks.com
KS email	knight@insiteworks.com

Site Development Plan Amendment
5110 Masthead — Journal Center
Albuquerque, NM

Professional Offices

BUILDING PERMIT SUBMITTAL
August, 2012

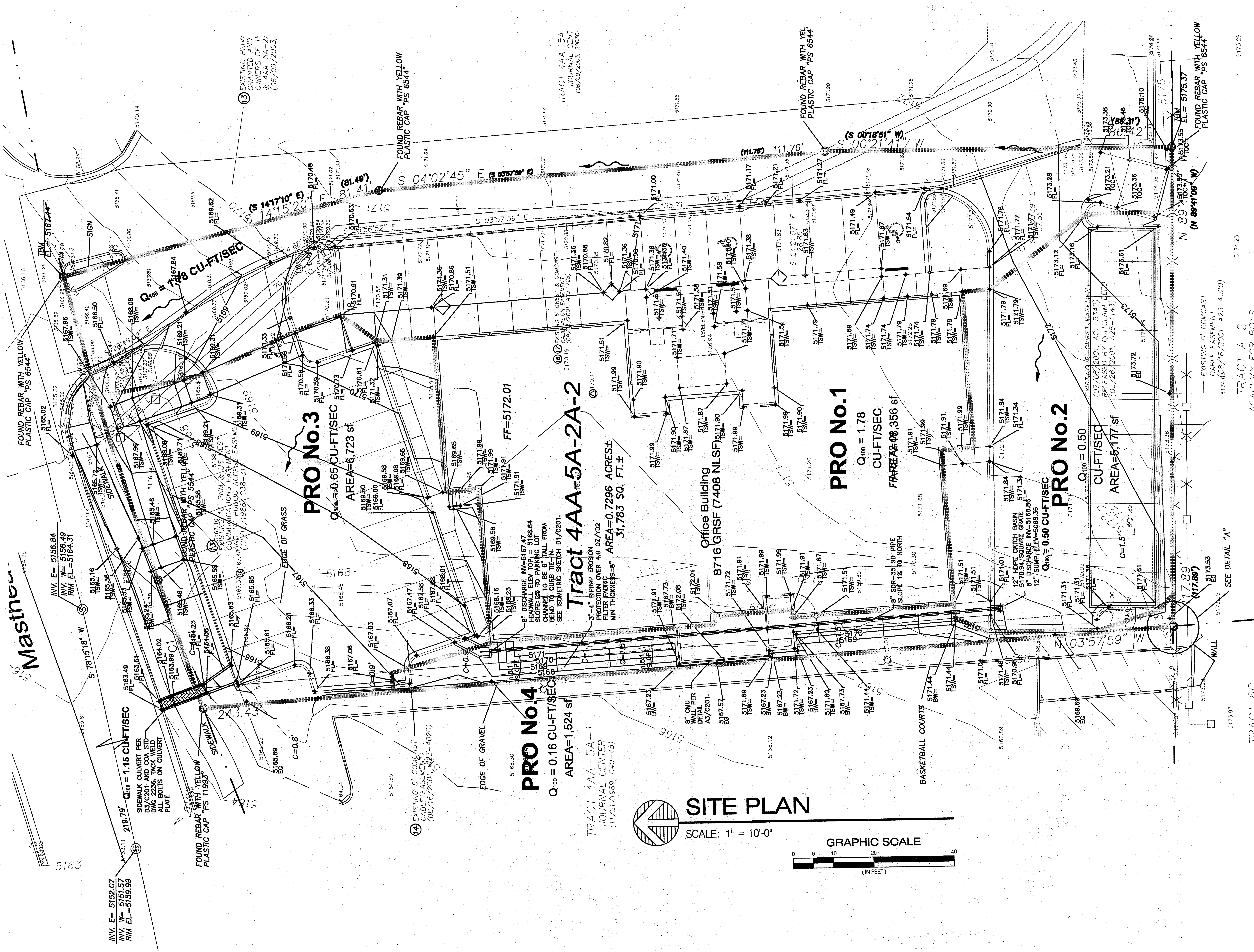
DAVID A. AUBE
STATE OF NEW MEXICO
14221
REGISTERED PROFESSIONAL ENGINEER

10-1-12

DATE ISSUED	AUGUST 18, 2012
EDITION	GRADING AND DRAINAGE PLAN
PROJECT ID	5110/5120 MASTHEAD

Grading and Drainage Plan

C201



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ADDRESS	57 ROCK POINT PLACE NE
	ALBUQUERQUE, NM 87122
TELEPHONE	(505) 975-0500
	(888) 781-0154
WEBSITE	www.insiteworks.com
KS email	knight@insiteworks.com

Site Development Plan Amendment
5110 Masthead – Journal Center
Albuquerque, NM

Professional Offices

BUILDING PERMIT SUBMITTAL
August, 2012

DAVID A. AUBE
14221

10-1-12

DATE ISSUED	AUGUST 18, 2012
EDITION	GRADING AND DRAINAGE PLAN
PROJECT ID	5110/5120 MASTHEAD

Grading and Drainage Plan

C202