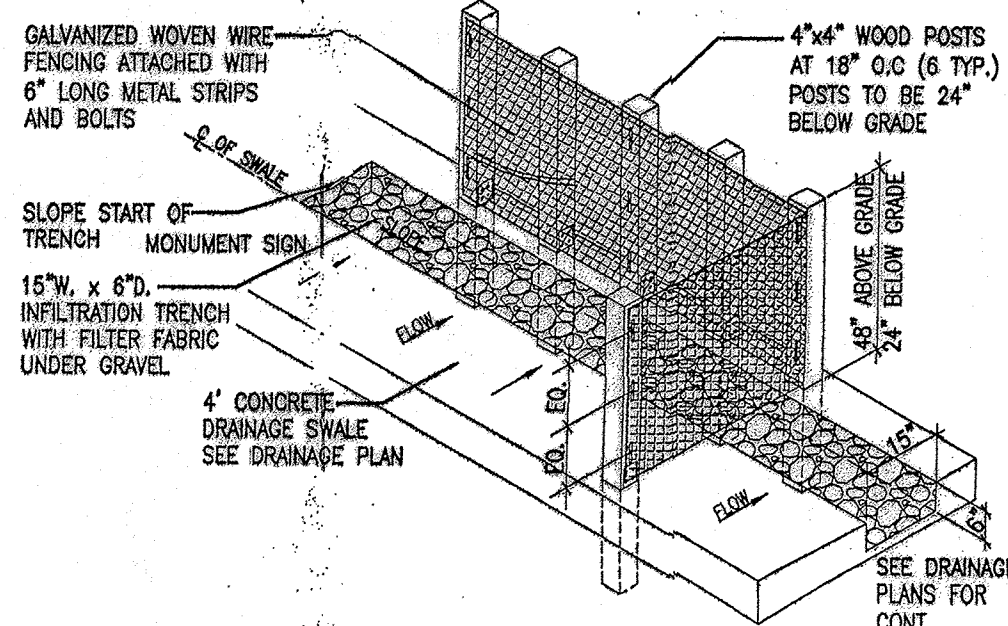


NOTES

- EXISTING 4' WIDE PCC SWALE
- EXISTING ASPHALT SURFACED DRIVEWAY
- EXISTING INFILTRATION TRENCHES
- EXISTING AMAFCA DRAINAGE CHANNEL
- EXISTING PCC SWALE
- EXISTING SIDEWALK
- EXISTING STANDARD CURB AND GUTTER
- EXISTING STORM DRAIN INLETS
- EXISTING PEDESTRIAN/WHEELCHAIR ACCESS RAMPS
- EXISTING WEST COMMUNICATIONS MANHOLE
- NEW ASPHALT SURFACE
- NEW PCC CURB
- NEW DRAINAGE CHANNEL WITH 6" HIGH SIDE CURBS
- NEW INFILTRATION TRENCHES, SEE DETAIL DRAWING
- NEW ROOF RUNOFF DOWNSPOUTS AND SPLASH BLOCKS
- NEW TRASH CONTAINER BIN
- NEW LANDSCAPED AREA



10 Infiltration Trench
Scale: 1/8" = 1'-0" Not to Scale

LEGEND:

	EXISTING	PROPOSED
SPOT ELEVATION	+	+
CONTOUR LINE	---	---
STRUCTURE	---	---
DRAINAGE FLOW	→	→

RUNOFF FOR LOTS 15 AND 16, OFFICE AND WAREHOUSE, JOURNAL CENTER II DATE: MARCH 26, 2004

LAND USE	UNDEVELOPED STATE				DEVELOPED STATE			
	PEAK CFS/AC	TOTAL INCHES	AREA SF	PERCENT	PEAK CFS	TOTAL INCHES	AREA SF	PERCENT
1 A	1.56	0.53	88,842	100.00%	3.18	3923.855	0	0.00%
2 B	2.28	0.78	0	0.00%	0.00	0	11,852	13.12%
3 C	3.14	1.13	0	0.00%	0.00	0	0	0.00%
4 D	4.7	2.12	0	0.00%	0.00	0	77,190	86.88%
TOTALS			88,842	100.00%	3.18	3923.855	88,842	100.00%
			2.0395	ACRES			2.0395	ACRES

- NOTES:
- RUNOFF FACTORS FROM SECTION 22.2, DPM, DECEMBER, 1999.
 - LAND USE DESCRIPTIONS: A. UNCOMPACTED SOIL
B. LANDSCAPED
C. COMPACTED SOIL, TO INCLUDE MOST VACANT OTS
D. IMPERVIOUS AREAS, ROOFS, STREETS, PARKING
 - PEAK RUNOFF=AREA (ACRES) X FACTOR (CFS/ACRE) X CFS
 - TOTAL RUNOFF=AREA (SF) X FACTOR (INCHES/12 INCHES/1 FOOT) X CFS
 - PEAK AND TOTAL RUNOFF IS BASED ON A 6 HOUR, 100 YEAR FREQUENCY STORM

GRADING AND DRAINAGE DISCUSSION

PURPOSE: TO OBTAIN APPROVAL FOR BUILDING AND OFFICE/WAREHOUSE ON LOTS 15 AND 16 AS SHOWN. THE LOT LINE WILL BE ELIMINATED BY SEPARATE ACTION, SO CROSS LOT DRAINAGE EASEMENT ARE NOT REQUIRED.

PLAN: THIS PLAN IS PREPARED FOLLOWING THE GENERAL GUIDANCE AND LAYOUT AS SHOWN ON THE MASTERPLAN FOR THE JOURNAL CENTER II DEVELOPMENT (HYDROLOGY #D17/D03).

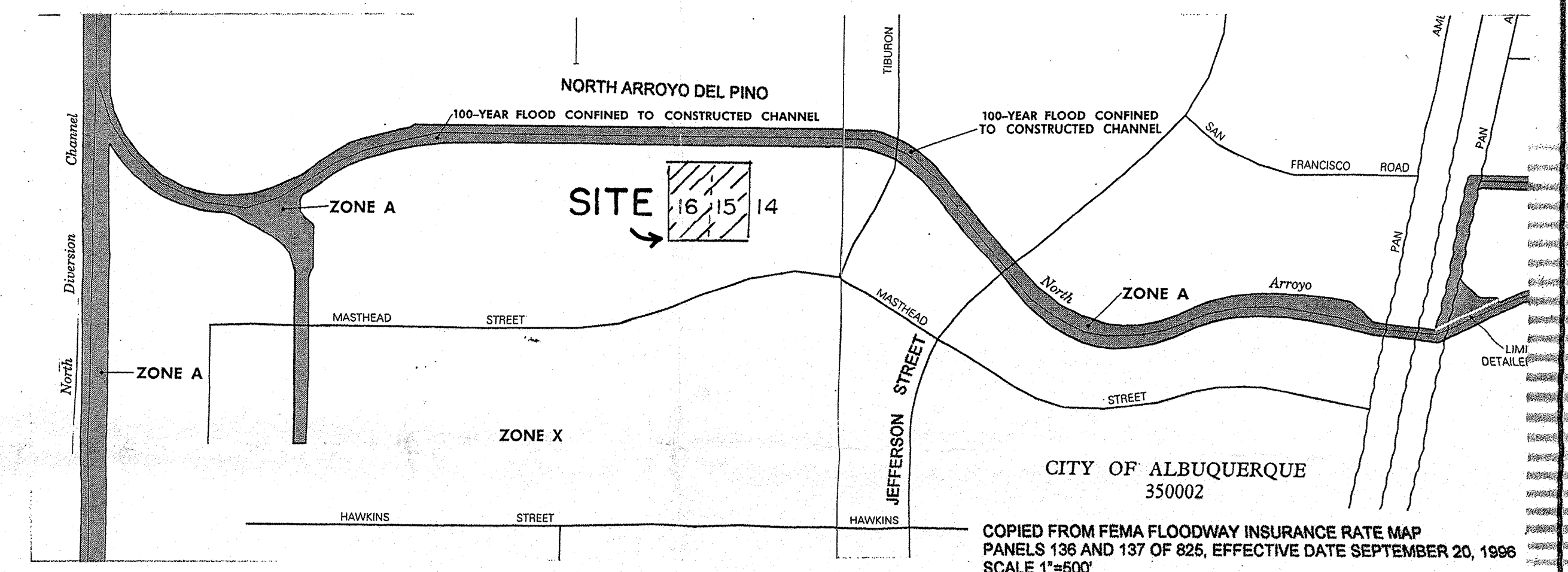
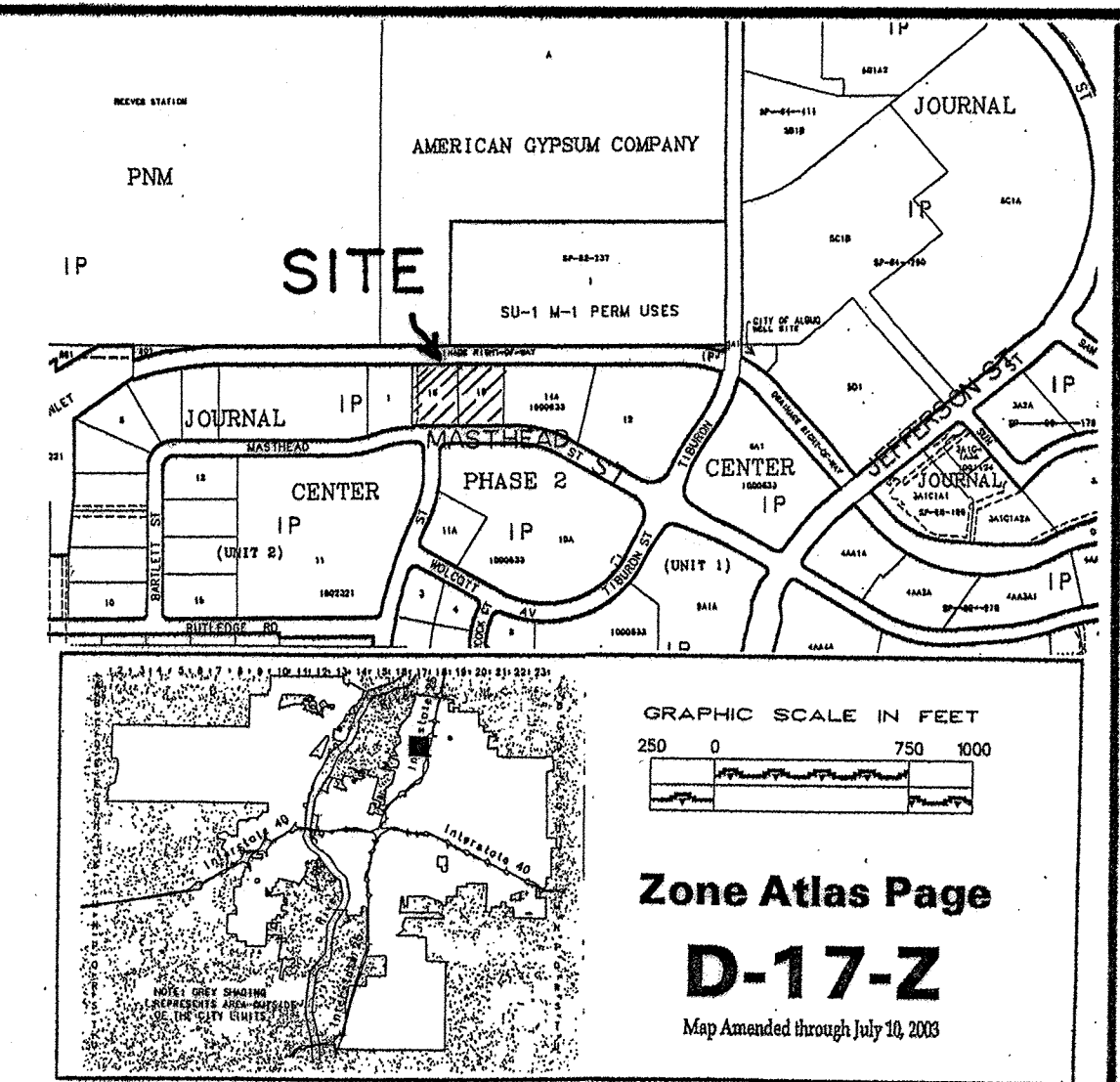
RUNOFF: STORM RUNOFF FROM THE DEVELOPED LOT WILL BE DIRECTED TO THE EXISTING AMAFCA SWALE AND CHANNEL THROUGH TWO OUTLETS.

- A SMALL PORTION OF THE RUNOFF ALONG THE EAST SIDE OF THE PROPERTY WILL FLOW TO THE EXISTING INFILTRATION TRENCHES LOCATED AT THE NORTH END OF THE EXISTING PCC SWALE. THE EXISTING ASPHALT SURFACED DRIVEWAY, 12 FEET IN WIDTH, WEST OF THE PCC SWALE SLOPES TO DRAIN INTO THE SWALE.
- THE NEW BUILDING AND PAVEMENT WILL HAVE RUNOFF CHANNELLED TO THE NORTHWEST CORNER OF THE SITE, WHERE IT WILL EXIT THE SITE THROUGH TWO NEW INFILTRATION TRENCHES TO BE CONSTRUCTED AS PART OF THIS PROJECT.

AS STATED IN THE MASTER DRAINAGE PLAN FOR THE DEVELOPMENT, THE AMAFCA CHANNEL ALONG THE NORTH SIDE OF THE LOTS DIRECTS ALL FLOWS INTO THE NORTH DIVERSION CHANNEL, LOCATED ABOUT 3000 FEET WEST OF THE SITE. THE QUANTITY OF RUNOFF GENERATED BY THE DEVELOPMENT OF LOTS 15 AND 16 IS SHOWN ON THE TABLE, THIS SHEET.

SURFACE WATER POLLUTION PROTECTION PLAN (SWPPP): PROVISIONS OF THE SWPPP PREPARED FOR THE OVERALL DEVELOPMENT ARE TO BE FOLLOWED DURING THE CONSTRUCTION OF THIS PROJECT. SPECIFIC ITEMS ARE AS STATED BELOW:

- DURING CONSTRUCTION, A BERM WILL BE CONSTRUCTED ALONG THE DOWN SLOPE SIDE OF THE PROPERTY (THE NORTH SIDE AND THE WEST SIDE). A SILT FENCE WILL BE PLACED ALONG THE NORTHWEST CORNER OF THE BERMS TO REDUCE THE OUTFLOW OF SEDIMENTS INTO THE AMAFCA CHANNEL. IF THE SITE BECOMES MUDDY, A WASH AREA WILL BE ESTABLISHED TO WASH THE WHEELS OF ANY VEHICLES OR EQUIPMENT LEAVING THE SITE TO PREVENT TRACKING OF SEDIMENT AWAY FROM THE SITE.
- AFTER CONSTRUCTION, THE SITE WILL BE STABILIZED BY HAVING THE LANDSCAPED AREAS REVEGETATED AND THE SURFACE COVERED WITH A GROUND COVER, SUCH AS DECORATIVE GRAVEL MULCH. THE PAVED AREAS AND BUILDING WILL BE COVERED WITH IMPERVIOUS SURFACES, SO NO SOIL EROSION WILL OCCUR. ALL RUNOFF WILL FLOW OFF THE SITE THROUGH THE INFILTRATION TRENCHES. REQUIRED MAINTENANCE AFTER CONSTRUCTION WILL CONSIST OF CLEANING TRASH FROM THE SITE, TO INCLUDE THE INFILTRATION TRENCHES, AND FIXING ANY DAMAGE THAT MAY HAPPEN TO THE LANDSCAPED AREAS.



DATE: MAY 14, 2004
JOURNAL CENTER II, LOTS 15 AND 16
CHANNEL CAPACITY AT NORTHWEST CORNER CHANNELS

OPEN CHANNEL FLOW: $Q = VA$; $V = 1.48(R^{1/3})(S^{1/2})$

FACTOR n	CHANNEL DIMENSIONS				LEFT SIDE SLOPE	RT SIDE SLOPE	TOP WIDTH	CHANNEL AREA	WETTED PERIMETER	R	R ^{2/3}	CHANNEL VELOCITY	Q
	DEPTH	BOTTOM WIDTH	WIDTH	HEIGHT									
	FT	FT	FT	FT									
0.012	0.5	3	0	0	3	1.5	4.000	0.375	0.52002079	0.01	6.50	9.75	
0.012	0.4	3	0	0	3	1.2	3.800	0.31678947	0.46372972	0.01	5.80	6.96	
0.012	0.3	3	0	0	3	0.9	3.600	0.25	0.39685008	0.01	4.98	4.46	
0.012	0.2	3	0	0	3	0.6	3.400	0.17647059	0.31461636	0.01	3.93	2.36	

REQUIRED CAPACITY = 1/2 X 9 CFS = 4.5 CFS

DRAINAGE CERTIFICATION FOR SITE CONSTRUCTION AT 4101 MASTHEAD STREET NE. (GRADING AND DRAINAGE PLAN D17/D90)

I, MARVIN R. KORTUM, NMPE 6519, CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE PLAN DATED MAY 14, 2004, AS APPROVED BY LETTER DATED MAY 25, 2004, FROM THE CITY OF ALBUQUERQUE, DEVELOPMENT AND BUILDING SERVICES DIVISION.

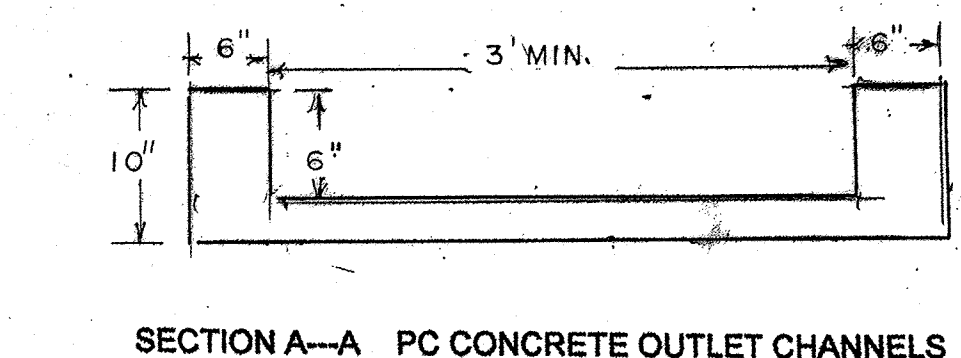
THIS CERTIFICATION IS FOR THE PURPOSE OF OBTAINING A PERMANENT OCCUPANCY PERMIT FROM THE CITY OF ALBUQUERQUE.

INFORMATION ON THE DRAWING SHOWN AS VVV OR STATED AS AS-BUILT ARE CONDITIONS WHICH I HAVE OBTAINED BY DIRECT OBSERVATION, ON APRIL 15, 2005.

THE INFORMATION PRESENTED ON THIS RECORD COPY IS INTENDED TO VERIFY SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN. THE INFORMATION SHOWS THE SURFACE CONDITIONS. NO INFORMATION IS PRESENTED ON SUBSURFACE CONDITIONS, ALTHOUGH NO THERE IS NO EVIDENCE OF SUBSURFACE DEFICIENCIES.

THIS CERTIFICATION IS IN SUBSTANTIAL COMPLIANCE WITH INSTRUCTIONS CONTAINED IN A LETTER FROM THE CITY OF ALBUQUERQUE, DEVELOPMENT SERVICES DIVISION, HYDROLOGY DEPARTMENT, DATED APRIL 18, 2005.

Marvin R. Kortum
MARVIN R. KORTUM
NMPE 6519
DATE: APRIL 20, 2005



APPROVED CITY OF ALBUQUERQUE MAY 25, 2004

ADD FLOOD MAP, OUTLET CHANNEL DETAILS MRK MAY 14, 2004

LOWER FFE, PLACE RUNOFF TABLE MRK APRIL 14, 2004

FIRST SUBMITTAL FOR REVIEW MRK MARCH 26, 2004

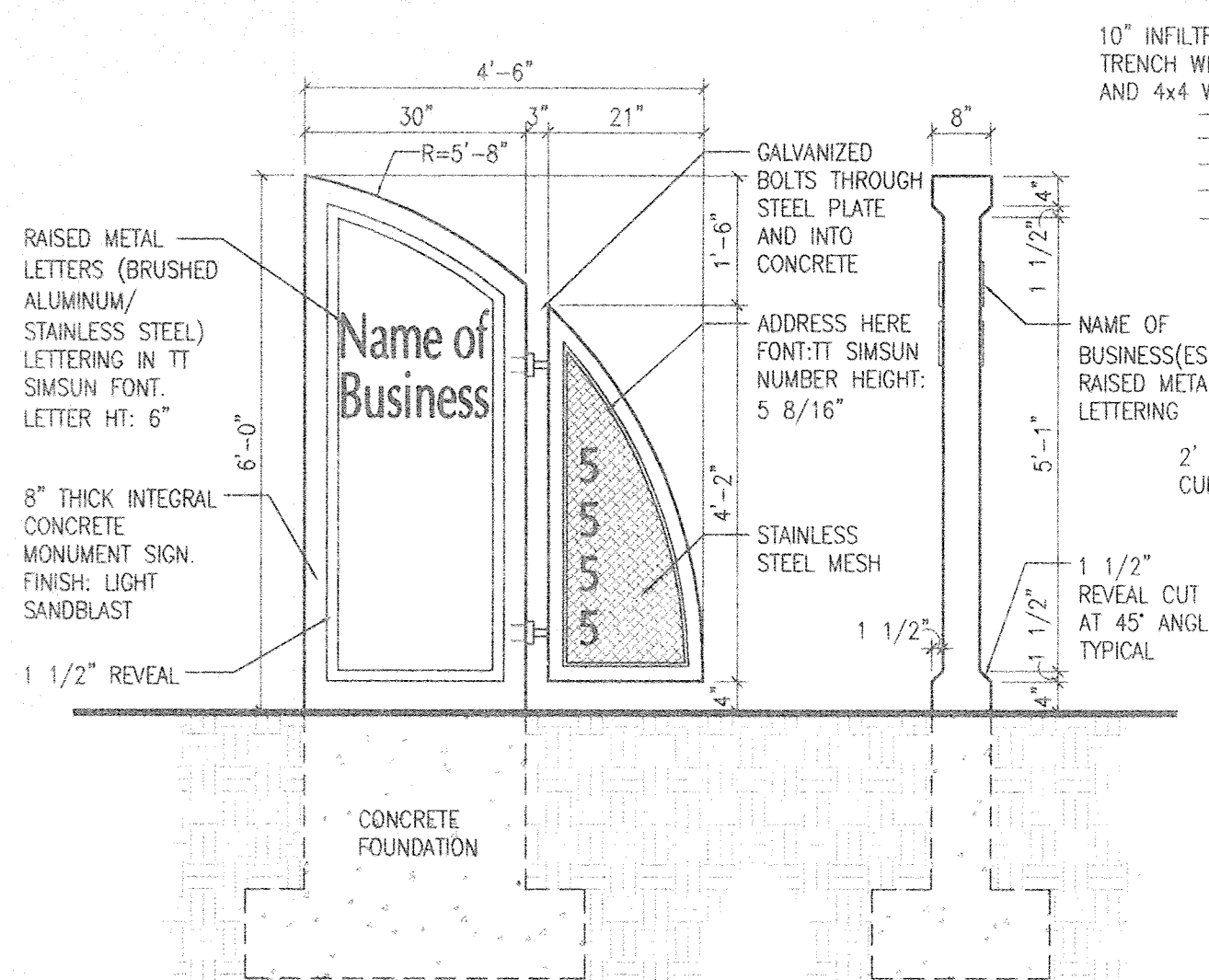
APPROVALS, REVISIONS BY DATE

MARVIN R. KORTUM, P.E.
Civil Engineering
NM PE 6519
1605 Speakman Drive, S.E.
Albuquerque, New Mexico 87123
(505) 299-0774

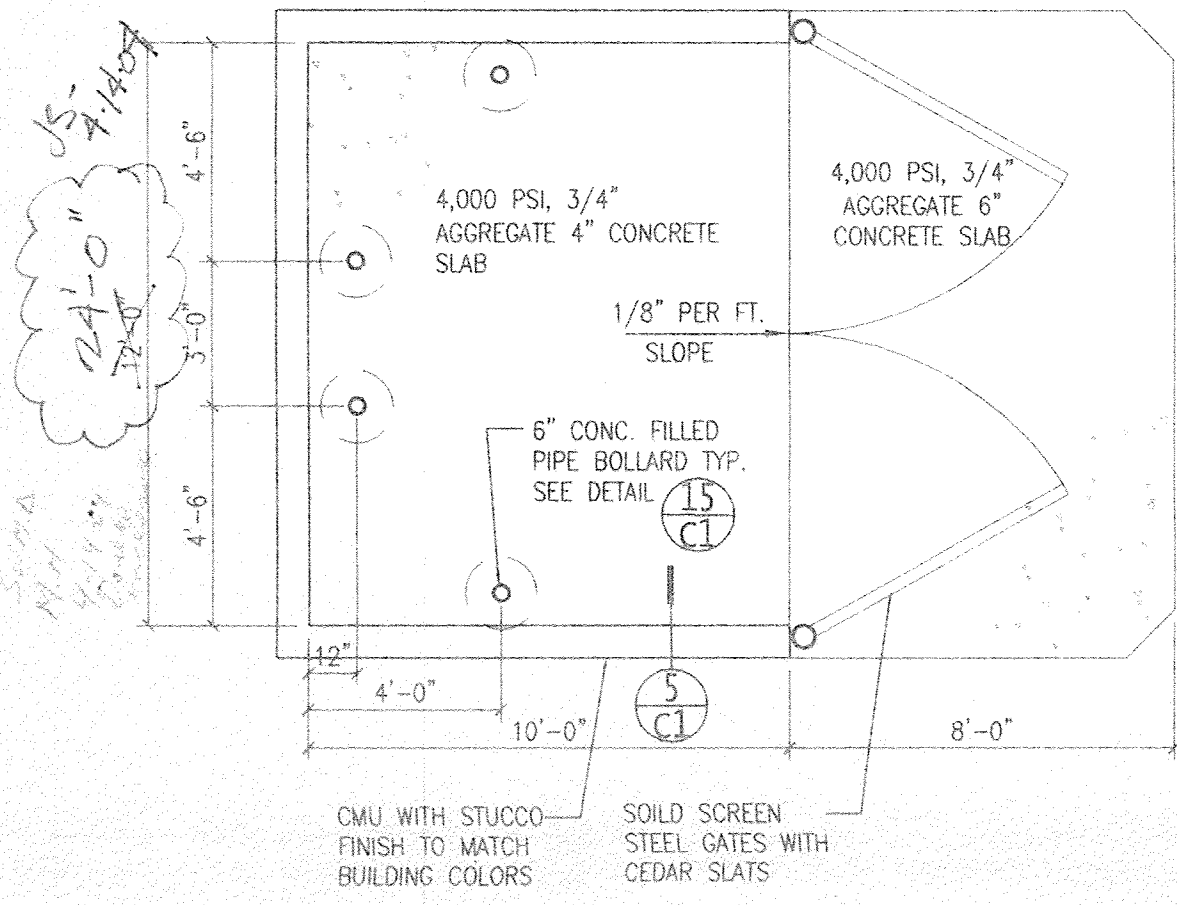
GRADING AND DRAINAGE PLAN
LOTS 15 & 16, JOURNAL CENTER II
4101 MASTHEAD ST NE
OFFICE / WAREHOUSE

RECEIVED
APR 20 2005
HYDROLOGY SECTION

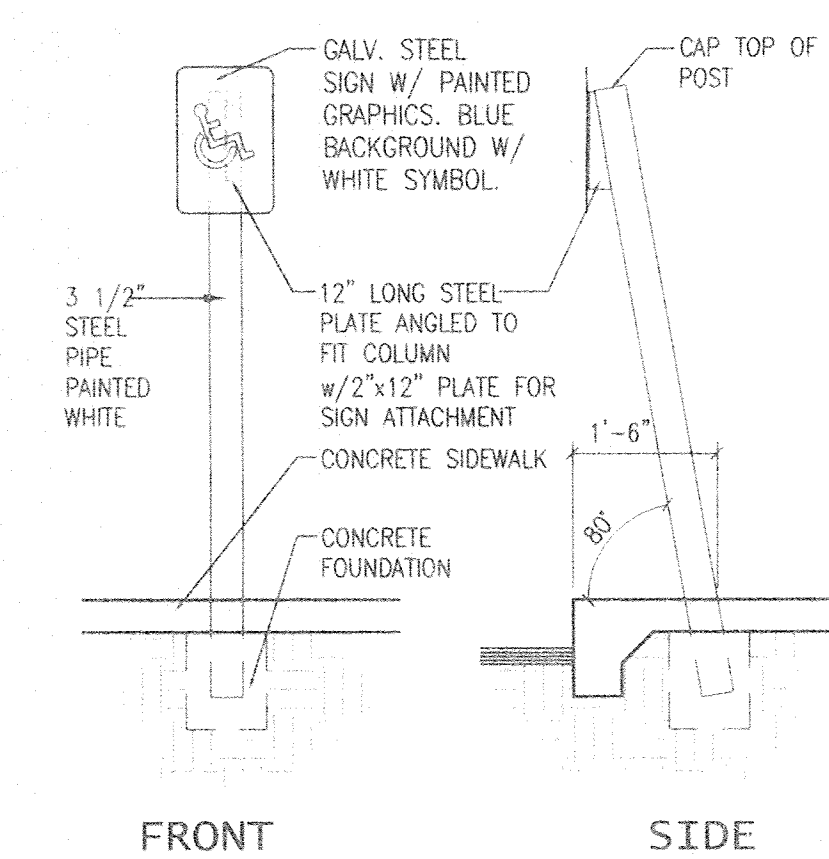
PROJECT NO: D 17/D 90 MAP NO: D17 SHEET OF: 1/1



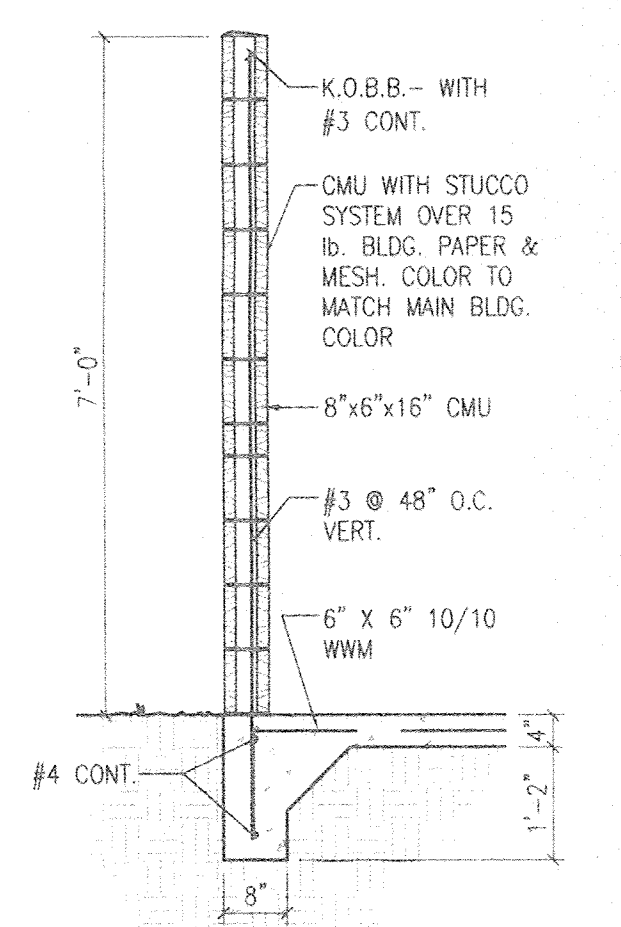
2 Monument sign (2 signs)
1/2" = 1'-0"



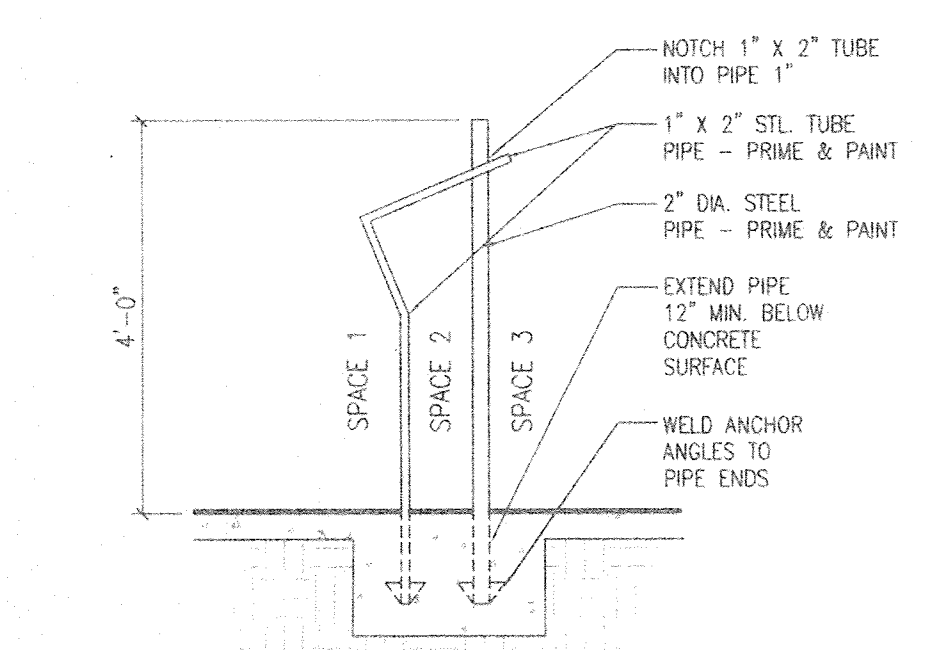
3 Dumpster Enclosure
1/4" = 1'-0"



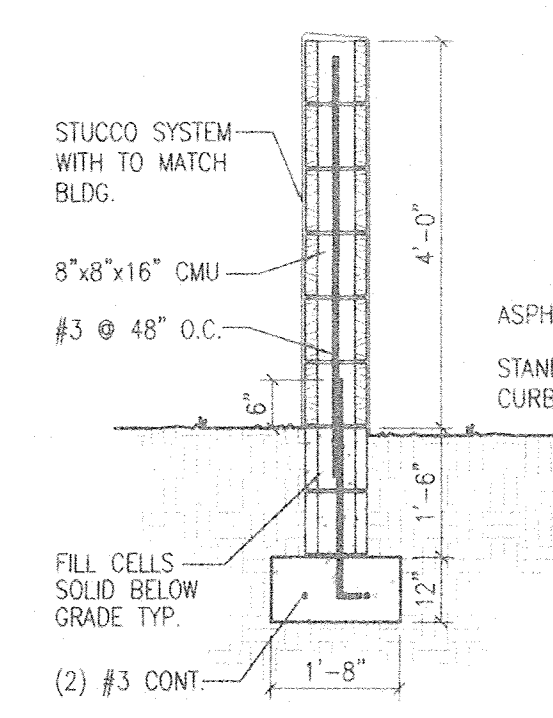
4 H.C. Parking Sign
1/2" = 1'-0"



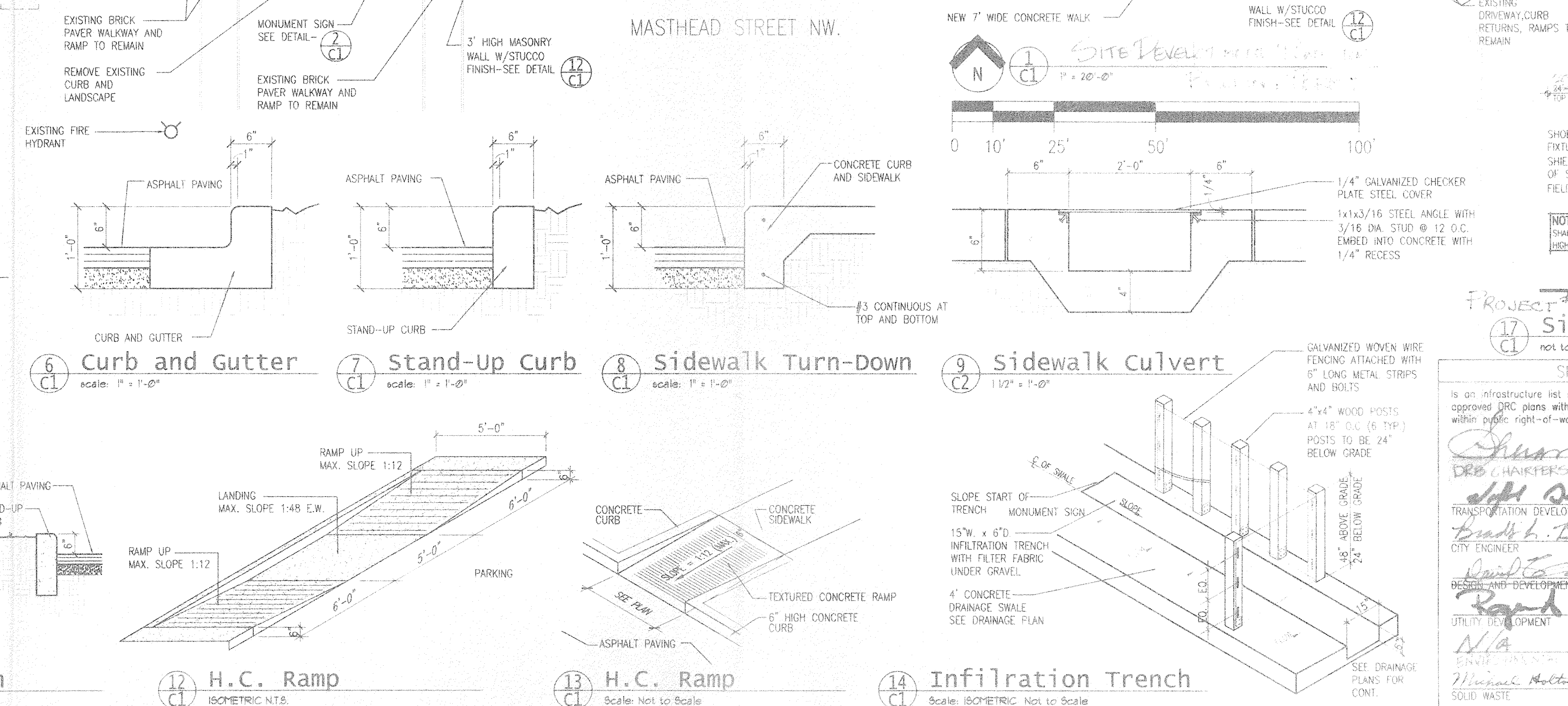
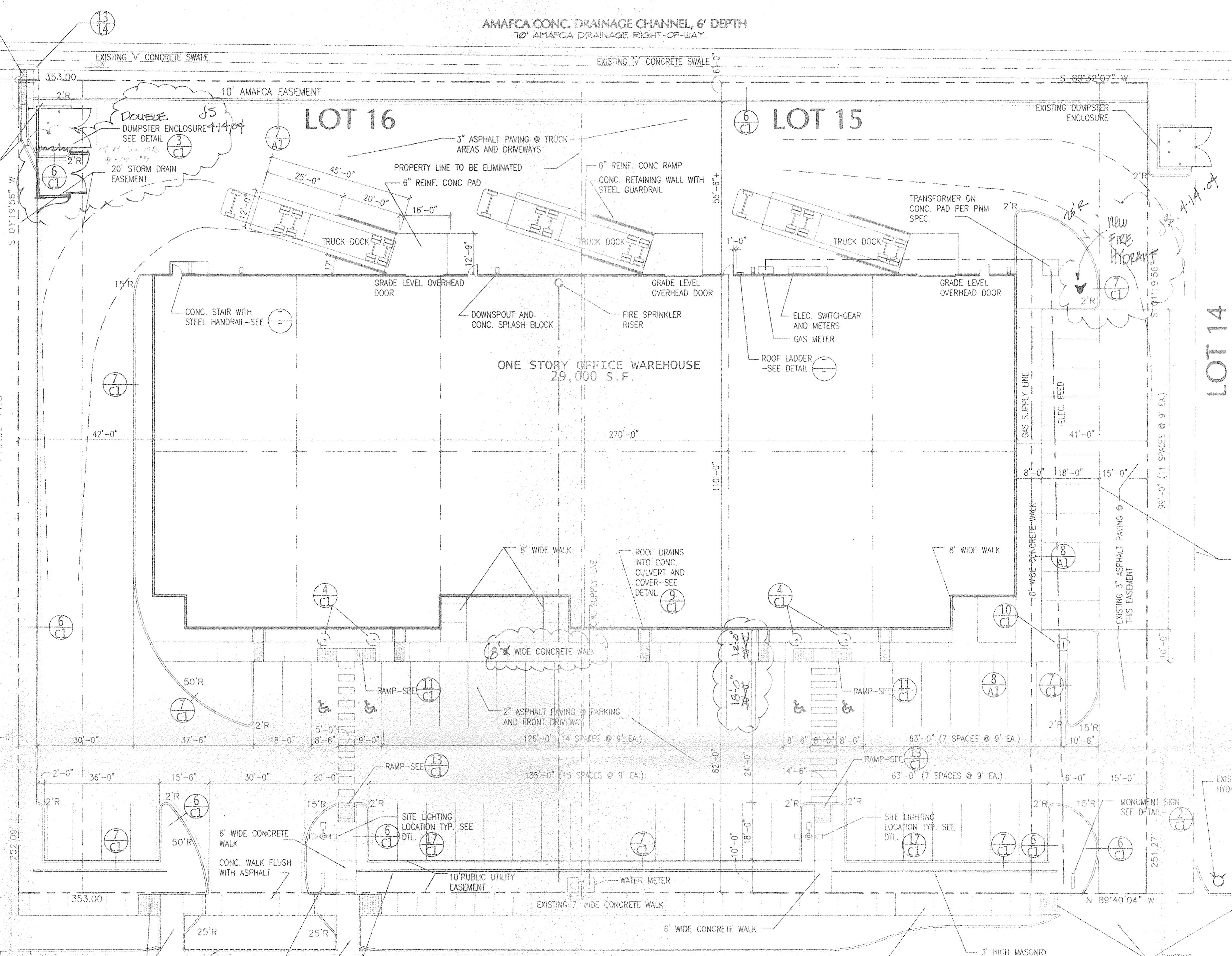
5 Wall section
scale: 1/2" = 1'-0"



10 Bike Rack
1/2" = 1'-0"



11 Wall section
scale: 1/2" = 1'-0"



GENERAL NOTES	
1. VERIFY ALL EXISTING SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS. ALL EXISTING STUD-UP-SITS TO BE USED AND TIED INTO NEW LINES FOR BUILDING.	
2. CURBS DIMENSIONED TO FACE OF CURB U.N.O.	
3. PATCH & REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTS AS NECESSARY IN COORDINATION WITH DRIVEWAY CONSTRUCTION	
DRIVE LANES & TRUCK DOCKING AREAS	
3" ASPHALT PAVING OVER 6" COMPACTED BASE COURSE	
CAR PARKING LOT PARKING AREA	
2" ASPHALT PAVING OVER 4" COMPACTED BASE COURSE	
VERIFY ALL NEW DRIVEWAY REQUIREMENTS WITH CITY OF ALBUQUERQUE STANDARDS	
VICINITY MAP	
SITE DATA	
LOCATION:	4301 MASTHEAD STREET ALBUQUERQUE, NM
OWNER:	MASTHEAD CENTER LLC
	c/o: 1600 RIO GRANDE BLVD. NW ALBUQUERQUE, NM
ARCHITECTS:	JLS ARCHITECTS
	1600 RIO GRANDE BLVD. NW ALBUQUERQUE, NM
LEGAL DESCRIPTION:	LOTS 15 & 16 OF JOURNAL CENTER, PHASE II, UNIT 1 ALBUQUERQUE, NM
CURRENT ZONING:	IP
ZONE ATLAS PAGE:	D-17-7
APPLICABLE CODE:	1997 UBC
CONSTRUCTION TYPE:	V-N FULLY-SPRINKLED
SEISMIC ZONE:	2B
TOTAL LOT AREA:	(2.04 AC.) 88,842 S.F.
BUILDING AREA:	29,000 S.F.
NET LOT AREA:	59,842 S.F.
PAVED AREA:	49,042 S.F.
LANDSCAPE AREA:	10,800 S.F. (1,709 SF. OFF-SITE LANDSCAPING)
% OF NET LOT AREA LANDSCAPED:	18% (* WITHOUT OFF-SITE LANDSCAPING)
LANDSCAPE TO PAVED AREA RATIO:	.22
OFFICE:	7000 (EST) / 200 = 35 SPACES
WAREHOUSE:	22,000 / 2000 = 11 SPACES
REQUIRED PARKING (TOTAL):	46 SPACES
PARKING PROVIDED:	64 SPACES
REQUIRED H.C. PARKING:	3 SPACES
H.C. PARKING PROVIDED:	4 SPACES
BICYCLE PARKING PROVIDED:	3 SPACES

15 Pipe Bollard
1/2" = 1'-0"

Handicap Parking Striping
Scale: Not to Scale

17 Site Lighting Dtl.
not to scale

18 H.C. Ramp
Scale: Not to Scale

19 Infiltration Trench
Scale: ISOMETRIC Not to Scale

Journal Center II
Office/Warehouse
Lots 15 & 16
at Journal Center II
Albuquerque NM

JLS ARCHITECTS
1600 rio grande nw
albuquerque
new mexico 87104
505.246.0870
fax 505.246.0432

Site Development Plan
for Building Permit

Project # 1003398 App # DA-00609
APR 22 2005
HYDROLOGY SECTION

APPROVED/DISAPPROVED
HYDRANT(S) ONLY
4/22/05

REVISIONS:

ARCHITECT: ENGINEER:

DATE: 4-20-04 SHEET: 1 of 4