

PASEO DEL NORTE

(154.67' R.O.W.)

KEYED NOTES

- ① STANDARD HANDICAP RAMP
PER COA STD DWG #2441
- ② STANDARD 6" CURB & GUTTER
- ③ 6" HEADER CURB
- ④ UNIDIRECTIONAL HC RAMP
w/ TRUNCATED DOMES
ON RAMP ON JEFFERSON
AND LANG.
- ⑤ CONCRETE VALLEY GUTTER
PER COA STD DWG #2420
- ⑥ ZERO CURB
- ⑦ NEW SIDEWALK
- ⑧ BIKE RACK
- ⑨ 4' CONCRETE VALLEY GUTTER
- ⑩ BIKE RACK
- ⑪ 3' PERIMETER WALL
- ⑫ FIRE LANE STRIPING



WORK ORDER
PORTION -
COA PROJECT
7713.81

INDEX OF SHEETS

- C1 SITE PLAN
- C2 MASTER UTILITY PLAN
- C3 GRADING AND DRAINAGE PLAN
- C4A BUILDING ELEVATIONS
- C4B BUILDING & SIGN ELEVATIONS
- C5 LANDSCAPE PLAN

PROJECT NUMBER: 1000560

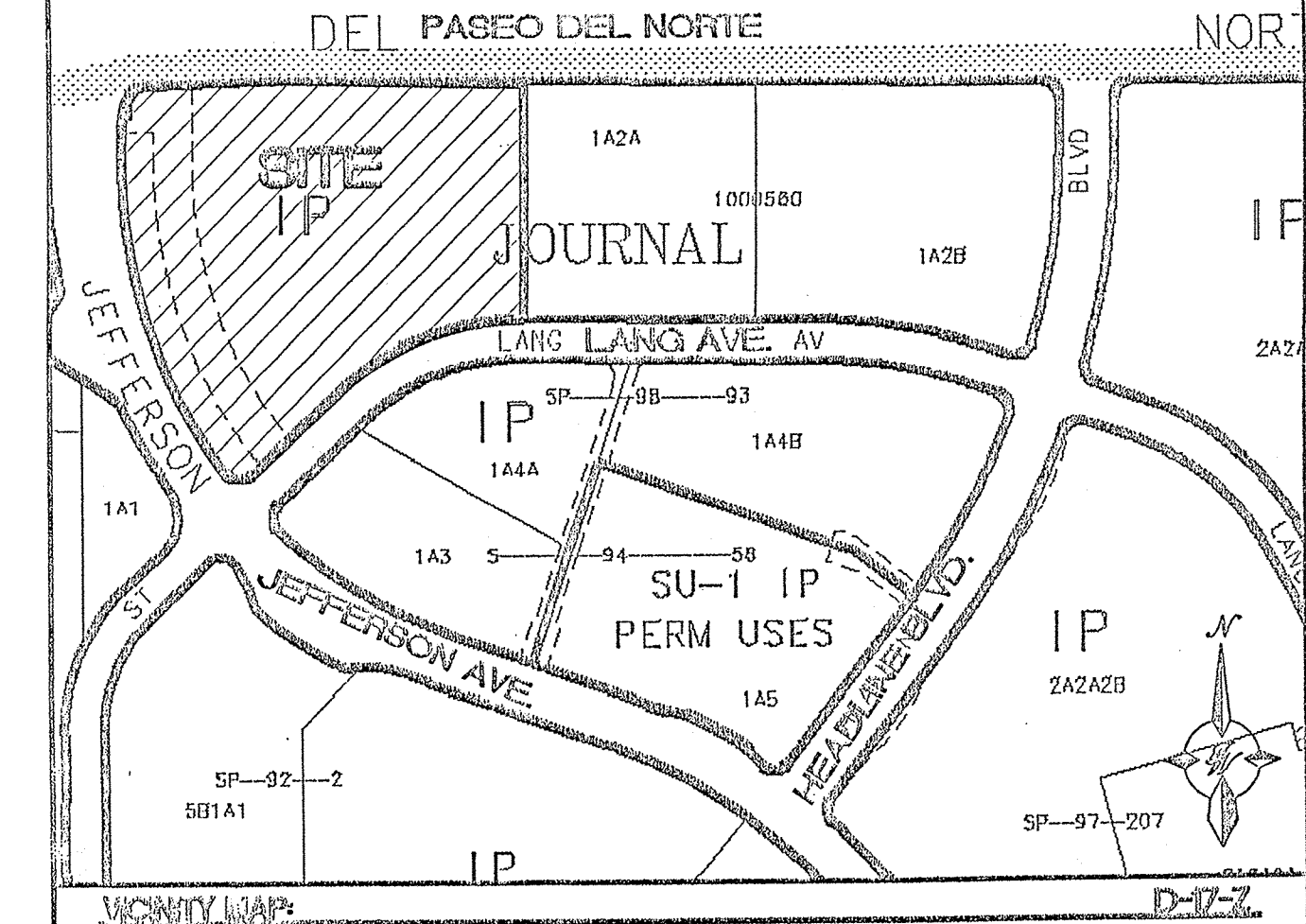
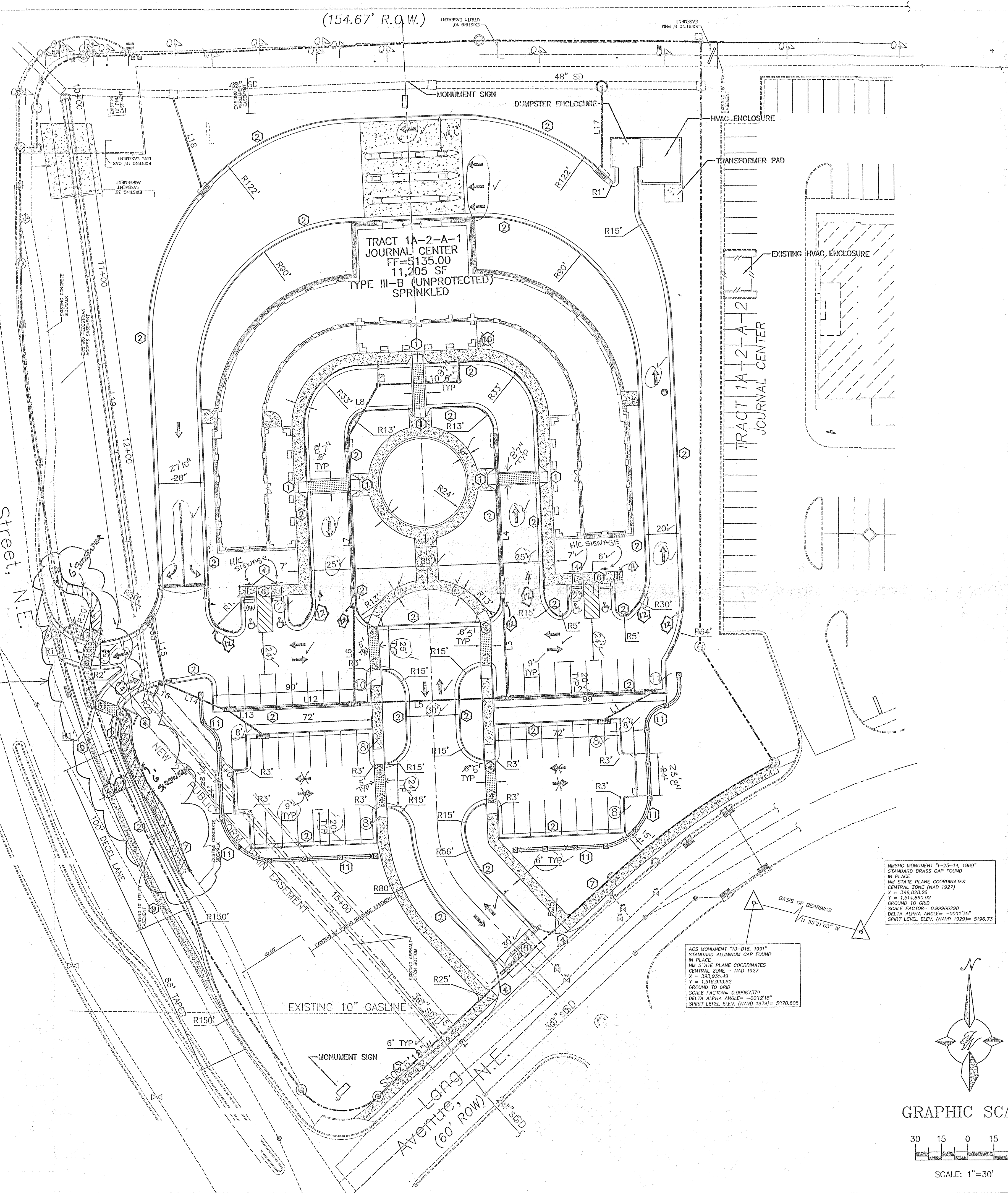
APPLICATION NUMBER: 05DRB-01501

Is an Infrastructure List required? (X) Yes () No If Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

offt sh 1-12-06
Traffic Engineer, Transportation Division Date
William A. Balch 11/9/05
Water Utility Development Date
Christina Sandoval 11/9/05
Parks & Recreation Department Date
Bradley L. Bingham 1/2/06
City Engineer Date
NA
* Environmental Health Department (conditional) Date

Smatson 11/9/05
Solid Waste Management Date
DRB Chairperson, Planning Department Date
* Environmental Health, if necessary



LEGAL DESCRIPTION

"TRACT 1A-2-A-1" OF JOURNAL CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN ON THE PLAT OF TRACTS 1A-2-A, 1A-2-2 AND 1A-2-A-3 OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 3, 2004, IN BOOK 20046, PAGE 133.

LEGEND

- BENCH MARK
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- PROPOSED SIDEWALK
- PROPOSED PERIMETER WALL
- EXISTING FENCE
- EXISTING CURB & GUTTER
- EASEMENT
- EXISTING SIDEWALK
- EXISTING PERIMETER WALL
- CENTERLINE
- RIGHT-OF-WAY
- EXISTING TREE
- TYPE "C" INLET
- TYPE "D" INLET
- 3' PERIMETER WALL
- BIKE RACK

SITE DATA

PARCEL 1A-2-A-1 4.3966 ± AC
TOTAL 4.3966 ± AC

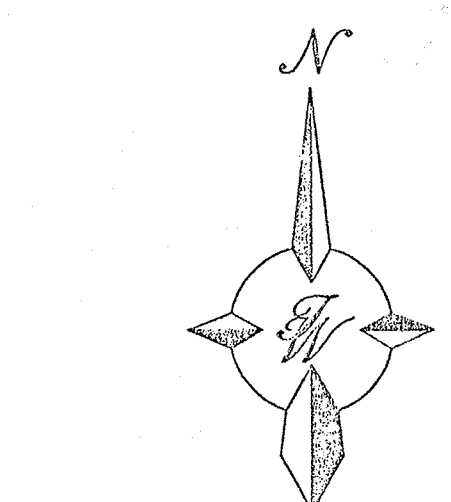
LAND USE CLASSIFICATION: COMMERCIAL
ZONING CLASSIFICATION: IP (E.P.C. APPROVED SITE DEVELOPMENT PLAN FOR JOURNAL CENTER.)
LOCAL JURISDICTION: CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION: ZONED X

PARKING DATA

PROPOSED USAGE: OFFICE
LOT AREA: 191,518 SF (4.3066 ACRES)
FIRST FLOOR: 9,865 SF
SECOND FLOOR: 1,340 SF
TOTAL BUILDING AREA: 11,205 SF
PARKING PROVIDED: 57 SPACES
PARKING REQUIRED: 56 SPACES
HC PARKING PROVIDED: 4 SPACES
HC PARKING REQUIRED: 4 SPACES
2 SPACES VAN ACCESSIBLE
BICYCLE PARKING PROVIDED: 5 SPACES
BICYCLE PARKING REQUIRED: 3 SPACES

INCHES MONUMENT 7-25-14, 1989
STANDARD BRASS CAP FOUND
IN PLACE
NAD 83 STATE PLANE COORDINATES
CENTRAL ZONE (NAD 1983)
X = 395,825.55
Y = 1,514,860.92
SCALE FACTOR = 0.99986288
DELTA ALPHA ANGLE = -0.011135"
SPIRIT LEVEL ELEV. (NAD 1928) = 5196.73

ACS MONUMENT 15-D16, 1991
STANDARD ALUMINUM CAP FOUND
IN PLACE
NAD 83 STATE PLANE COORDINATES
CENTRAL ZONE (NAD 1983)
X = 395,825.55
Y = 1,514,860.92
SCALE FACTOR = 0.99986288
DELTA ALPHA ANGLE = -0.011135"
SPIRIT LEVEL ELEV. (NAD 1928) = 5196.73



GRAPHIC SCALE



SCALE: 1"=30'

	ENGINEER'S SEAL	IRONSTONE BANK JOURNAL CENTER	DRAWN BY rwm
		SITE PLAN FOR BUILDING PERMIT	DATE 10-31-2005
			2411SPB 10-26-05X
			SHEET # C-1
RONALD R. BOHANNAN P.E. #7868		TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	JOB # 24011

CAUTION:

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

NOTE:

THE PROPOSED 48" RCP STORM DRAIN AND RELOCATION OF EXISTING STORM INLET AT JEFFERSON STREET SHALL BE CONSTRUCTED THROUGH C.O.A. WORK ORDER PROCESS.

DRAINAGE CERT. & SURVEY WORK BY OTHERS
12/28/01

DRAINAGE CERTIFICATION

I, RONALD R. BOHANNAN, NMP# 7868, OF THE FIRM, TIERRA WEST, LLC, 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 12/28/01. HAS BEEN OBTAINED BY THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY STEVE WALKER, NMP# 6401, OF THE FIRM, WALKER SURVEYING.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 11/19/01 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 OF A REQUEST FOR CERTIFICATION OF DRAINAGE FOR PERMANENT CERTIFICATE OF OCCUPANCY.

NOTE EXCEPTIONS HERE: NONE TAKEN

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

MAN-HOLE DATA

INSTALL 6" MH#1
GRADED RIM=5129.00.22
INV(36")IN=5120.74
INV(48")OUT=5120.64
CL=21.92

INSTALL 6" MH#2
RIM=5130.00
INV(48")IN=5118.64
INV(24")IN=5121.77
INV(48")OUT=5118.50
CL=20.71

INSTALL 6" MH#3
RIM=5131.07
INV(24")IN=5119.35
INV(N)=5127.99
INV(48")OUT=5115.03
CL=24.19

CURB INLET DATA

INLET #1
INSTALL TYPE "D"
GRADE=5130.00
INV=5127.09
CL=21.92

INLET #2
INSTALL TYPE "D"
GRADE=5132.00
INV(SW)=5126.59
INV(W)=5126.49
CL=20.40

INLET #3
INSTALL TYPE "D"
GRADE=5132.85
INV(N)=5125.93
INV(E)=5125.48
INV(W)=5125.38
CL=25.60

INLET #4
INSTALL TYPE "C"
GRADE=5133.46
INV(N)=5127.99
INV(S)=5127.63
CL=27.10

INLET #5
INSTALL TYPE "C"
GRADE=5133.40
INV=5130.40

INLET #6
INSTALL TYPE "C"
GRADE=5134.04
INV=5128.94

INLET #7
INSTALL TYPE "C"
GRADE=5134.84
INV(S)=5127.94
INV(S)=5127.63
CL=27.10

INLET #8
INSTALL TYPE "C"
GRADE=5133.49
INV(S)=5127.63
CL=27.10

INLET #9
INSTALL TYPE "C"
GRADE=5133.53
INV(N)=5125.89
INV(S)=5125.79
CL=25.91

INLET #10
INSTALL TYPE "D"
GRADE=5133.08
INV(N)=5124.46
INV(E)=5124.30
INV(W)=5124.20

INLET #11
INSTALL TYPE "D"
GRADE=5130.00
INV(S)=5127.00
INV(E)=5123.16
INV(NW)=5123.06

INLET #12
INSTALL TYPE "D"
GRADE=5132.47
INV(S)=5126.46
INV(E)=5126.40
INV(NW)=5123.06

INLET #13
INSTALL TYPE "C"
GRADE=5134.79
INV(S)=5122.18
INV(N)=5128.73
INV(SW)=5122.08

INLET #14
INSTALL TYPE "C"
GRADE=5132.23
INV=5129.23

NOTE: INVERT AT 48" SD=5124.77
18.77

NOTE:

- ALL TYPE "C" STORM INLETS PER C.O.A. STD. DWG #2205.
- ALL TYPE "D" STORM INLETS PER C.O.A. STD. DWG #2206.
- ALL CURB CUTS PER C.O.A. STD. DWG #2415A
- ALL PAVEMENT REMOVAL PER C.O.A. STD. DWG #2465

LINE TABLE

LINE	LENGTH	BEARING	SIZE	MATERIAL	SLOPE
L1	31	N60°36'41"E	12"	RCP	1.32%
L2	76	S87°46'05"W	12"	RCP	1.33%
L3	56	S02°32'25"E	12"	RCP	3.50%
L4	69	S02°13'54"E	12"	RCP	3.49%
L5	81	S87°55'55"W	18"	RCP	1.33%
L6	56	N00°19'51"E	12"	RCP	2.38%
L7	69	S02°13'54"E	12"	RCP	2.52%
L8	35	N31°12'42"E	12"	RCP	2.37%
L9	12	N00°00'00"E	6"	PVC	12.83%
L10	44	N87°46'01"E	6"	PVC	2.36%
L11	11	N00°00'00"E	6"	PVC	4.55%
L12	65	N87°38'59"E	24"	RCP	1.60%
L13	23	N55°25'28"W	12"	RCP	2.35%
L14	37	N67°01'19"W	24"	RCP	2.38%
L15	35	S12°51'07"E	12"	RCP	3.54%
L16	9	S24°28'42"W	24"	RCP	3.54%
L17	72	N48°25'54"E	12"	RCP	6.18%
L18	52	N17°43'00"W	12"	RCP	19.37%
L19	341	S07°45'16"E	48"	RCP	1.17%
L20	199	S41°56'47"E	48"	RCP	1.00%

TIE TO EXISTING 24" RCP STUBOUT
INV=5121.52

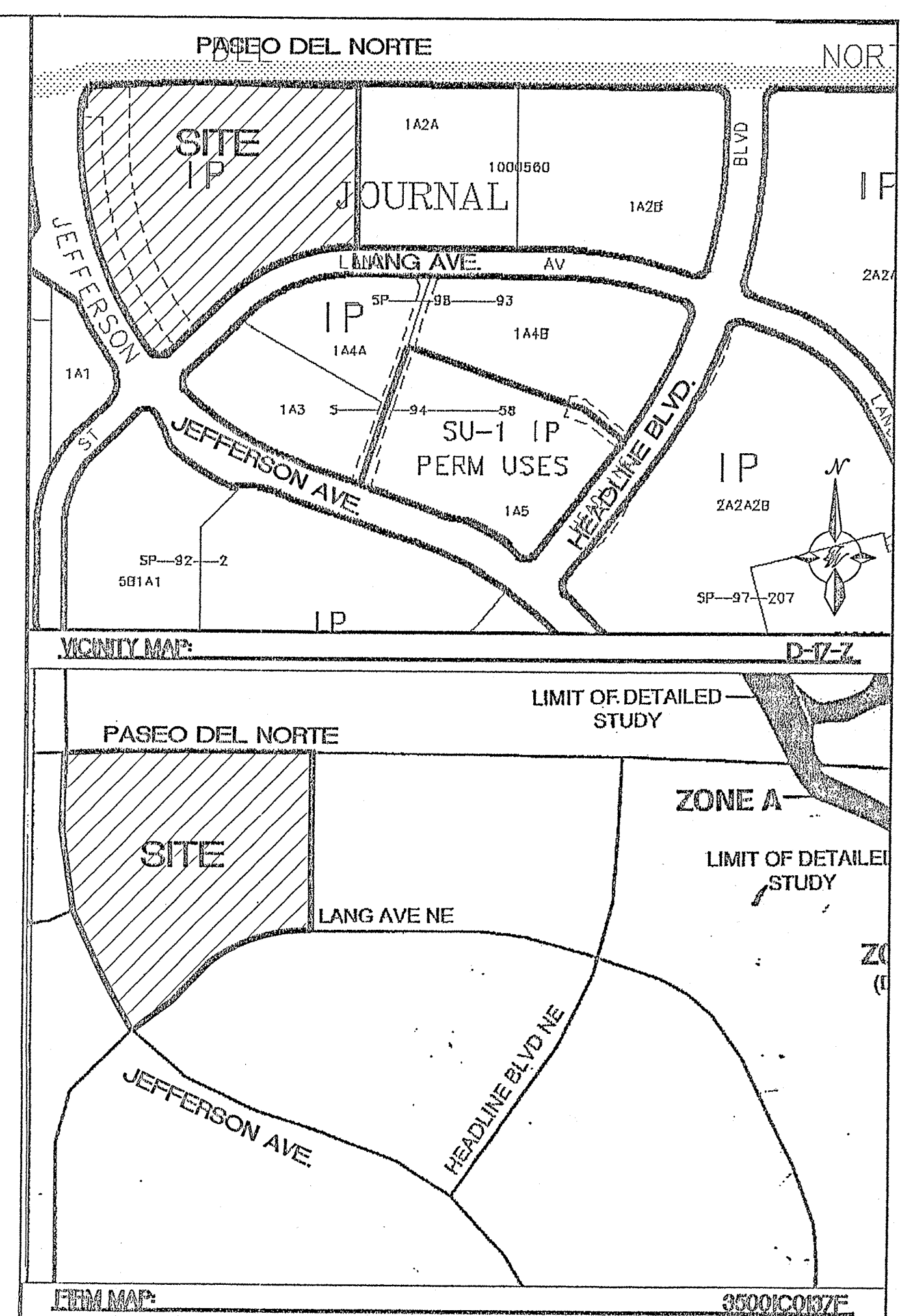
(154.67' R.O.W.)

EXISTING 6" TYPE "E" MH
RIM=5125.50
INV(48")=5123.50
INV(24")=5123.40

TRACT 1A-2-A-1
JOURNAL CENTER

TYPE III-B (UNPROTECTED)
SPRINKLED

TRACT 1A-2-A-2
JOURNAL CENTER



LEGAL DESCRIPTION

"TRACT 1A-2-A-1" OF JOURNAL CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN ON THE PLAT OF TRACTS 1A-2-A, 1A-2-2 AND 1A-2-A-3 OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 3, 2004, IN BOOK 2004G, PAGE 133.

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS NOTED OTHERWISE.

LEGEND

- PROPOSED CURB & GUTTER
- SETBACK
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED PARKING SPACES
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- TYPE "C" INLET
- TYPE "D" INLET
- GRADEBREAK
- SLOPE TIE
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION

RECEIVED
APR 09 2007
HYDROLOGY SECTION

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	IRONSTONE BANK JOURNAL CENTER GRADING AND DRAINAGE PLAN TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY DATE 09-05-2005 2411GRB 7-25-05X SHEET # C-3 JOB # 24011
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GRAPHIC SCALE

30 15 0 15 30
SCALE: 1"=30'

ROUGH GRADING APPROVAL