

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
12/20/01
DRAINAGE CERTIFICATION
I, RONALD R. BOHANNAN, N.M.P.E. #7868, OF THE FIRM TERRA WEST, LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADDED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 12/20/01. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY STEVE WALKER, N.M.P.S. #601, OF THE FIRM WALKER SURVEYING CO.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 4/9/02 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 A 30-DAY EXTENSION OF TEMPORARY CERTIFICATION OF DRAINAGE FOR TEMPORARY CERTIFICATION OF DRAINAGE.

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.

MANHOLE DATA

INSTALL 6" MH#1
GRADED RIM=5129.00
INV(36")IN=5120.74
INV(48")OUT=5120.64
C=20.00

INSTALL 6" MH#2
RIM=5130.00
INV(48")IN=5118.64
INV(24")IN=5121.77
INV(48")OUT=5118.50
C=20.00

INSTALL 6" MH#3
RIM=5131.07
INV(24")IN=5119.35
INV(48")IN=5115.13
INV(48")OUT=5115.03
C=20.00

CURB INLET DATA

INLET #1
INSTALL TYPE "D"
GRATE=5130.00
INV=5127.00

INLET #2
INSTALL TYPE "D"
GRATE=5132.00
INV=5126.59

INLET #3
INSTALL TYPE "D"
GRATE=5132.85
INV=5125.93

INLET #4
INSTALL TYPE "C"
GRATE=5133.46
INV=5127.39

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

INLET #6
INSTALL TYPE "C"
GRATE=5131.94
INV=5128.94

INLET #7
INSTALL TYPE "C"
GRATE=5131.94
INV=5127.94

INLET #8
INSTALL TYPE "C"
GRATE=5133.40
INV=5127.53

INLET #9
INSTALL TYPE "C"
GRATE=5133.53
INV=5125.89

INLET #10
INSTALL TYPE "D"
GRATE=5133.00
INV=5124.46

INLET #11
INSTALL TYPE "D"
GRATE=5132.00
INV=5127.00

INLET #12
INSTALL TYPE "D"
GRATE=5132.47
INV=5126.46

INLET #13
INSTALL TYPE "C"
GRATE=5131.79
INV=5122.10

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

NOTE: INVERT AT 48" SD=5121.77

NOTE:

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

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	12"	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"W	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%

Jefferson Street
(60' R.O.W.)

PASEO DEL NORTE
(154-67' R.O.W.)

TRACT 1A-2-A-1
JOURNAL CENTER

TYPE III-B (UNPROTECTED)
SPRINKLER

CLEANOUT
INV=5129.50

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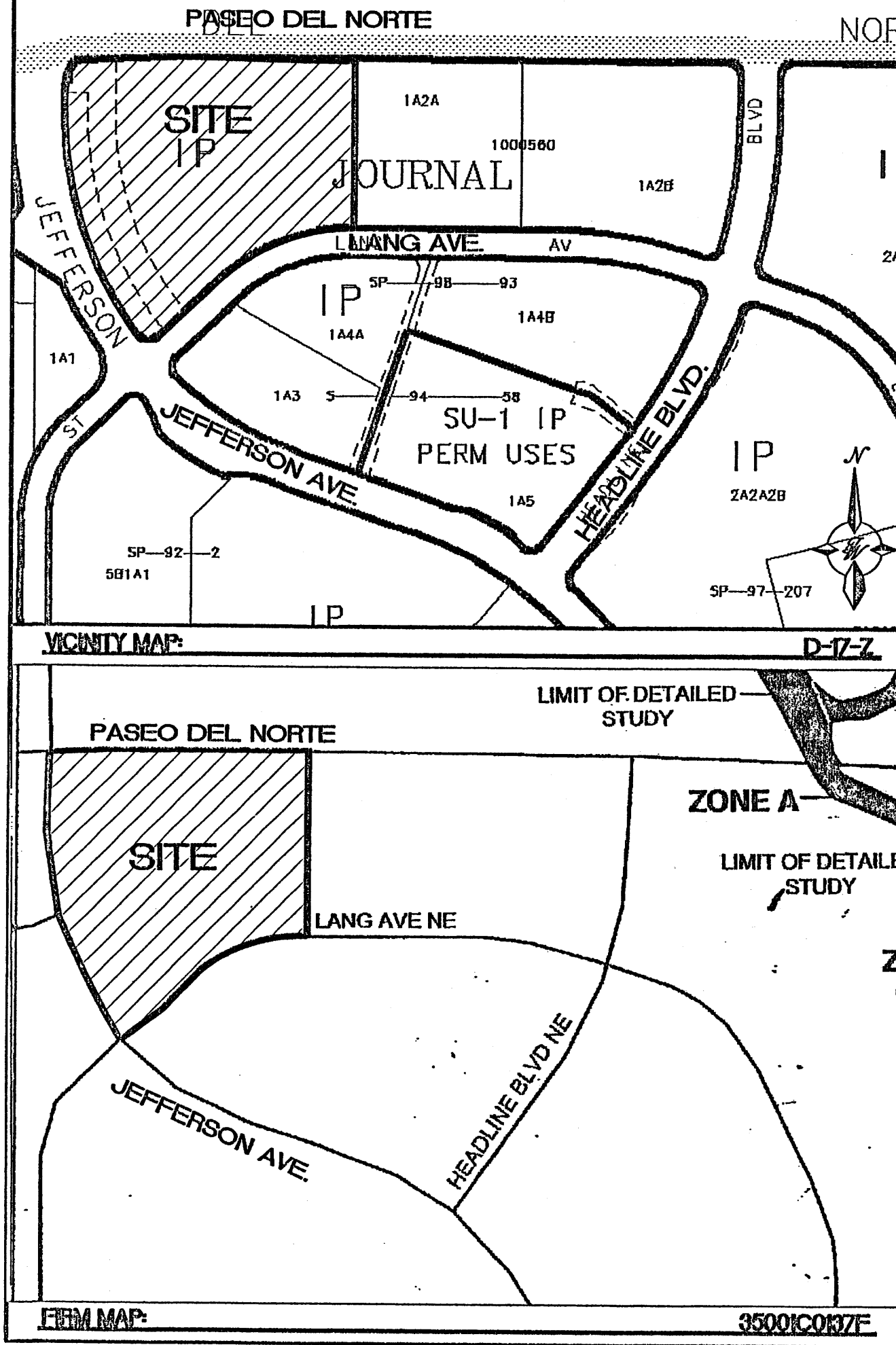
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LEGAL DESCRIPTION

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-B, AND 1A-2-C 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:

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

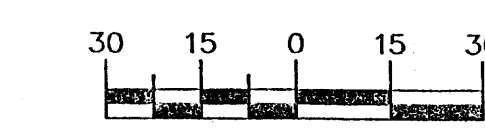
LEGEND

- 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

	IRONSTONE BANK JOURNAL CENTER GRADING AND DRAINAGE PLAN		DRAWN BY: rwm DATE: 09-05-2005 2411GRB 7-25-05X
	TIERA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		SHEET # C-3
	JOB # 24011		

ROUGH GRADING APPROVAL

GRAPHIC SCALE



(154.67' R.O.W.)

- 1 STANDARD HANDICAP RAMP
PER COA STD DWG #2441
- 2 6" CURB & GUTTER
- 3 6" HEADER CURB
- 4 UNIDIRECTIONAL HC RAMP *w/ TRUNCATED DOMES*
on Ramps on Jefferson
and Long.
- 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

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

* Environmental Health, if necessary

[illegible]

RONALD R. BORAWAY P.E. #7868	
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like, Eric, Meeta, Rishi, and I, during