



DENISH + KLINE ASSOCIATES

October 20, 2008

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

HAND-DELIVERED

Re: Project # 1004872 / 06EPC-00621
City Engineer Project Nos. 7754.83 and 7754.84
Mesa del Sol Buildings #2 and #3
Request for withdrawal of SIA and Financial Guarantee

VOIDED
10-20-08

Dear Mr. Cloud:

By this letter we request withdrawal of the Subdivision Improvement Agreement and the Financial Guarantees associated with Buildings Two and Three, located in Innovation Park at Mesa del Sol. The Site Plan for Building Permit was approved by the Planning Commission on June 16, 2006 for a site of approximately 11.9 acres located at the corner of Watson Loop and Fritts Crossing. The site plan proposed two 95,000 square foot warehouse/office buildings. The applicant for the project was Forest City Covington New Mexico. This office acted as agent for the original application.

Current economic conditions make the construction of these buildings improbable at this time. We request that the City void the financial guarantee and cancel the Letter of Credit associated with each of the City Engineer Project Numbers referenced above. The applicant understands that all approvals, including DRB site-plan sign-off, would be voided, and when the project does start again, the applicant would be required to return to the DRB with a new site plan submittal, infrastructure list, SIA, and financial guarantee, and have the same re-approved.

LSK

Please let us know if you have any questions or need additional information.

Sincerely,

Lawrence Kline FAICP

cc: Harry Reikin
James Topmiller PE
John Myers Esq.

September 26, 2006

Mr. Russell Brito
Division Manager
City of Albuquerque Planning Department
Plaza del Sol
600 2nd St. NW
Albuquerque, NM 87103

HAND DELIVERED

Re: Request for Administrative Amendment:
Project # 1004872, 06EPC-00621 EPC Site Development Plan – Building Permit
Mesa del Sol Employment Center Buildings # 2 & 3

Dear Mr. Brito,

This is a request for administrative amendment of the Site Development Plan for Building Permit for two 95,000 +/- square foot buildings on 12 acres in the Mesa del Sol Employment Center. Due to several factors since approval of the site plan by the EPC on June 15, 2006, Forest City Covington would like to amend the current site plan.

The major proposed change involves moving the location of the building two blocks to the east. The site plan and elevations are essentially the same as in the original submittal although the orientation of the two structures has flipped, with the main entrances now facing east rather than west. The site layout, relationship of the buildings to the street, the landscaping and parking are all virtually identical to the original layout.

There are two major factors behind the decision to shift the location of the buildings. The first is the result of negotiations with the City over access along University Boulevard. The City has advocated for a minimum of 400' between median breaks along University Boulevard. The original location of Buildings Two and Three was less than 400' from the intersection of Street "C" and University Boulevard. This would have limited access to the site and made truck circulation problematic. By moving the site two blocks east, this allows access from Street "D" and works with the general strategy of 400 foot median breaks that the City desires along University Boulevard. The second factor behind the decision to relocate two blocks to the east is the desire to concentrate large, predominately industrial buildings in the core of the Employment District and leave frontage along University Boulevard for more office-oriented buildings. Moving these buildings two blocks to the east will leave the highly visible parcel along University Boulevard for a more urban and pedestrian-oriented office building near the gateway to Mesa del Sol.

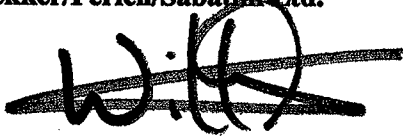
Any conditions in the Notice of Decision dated June 16, 2006 would apply to the new site. Conditions that referenced University Boulevard would apply equally to "Street X" along the east side of the new site. Revisions to the site plan resulting from the Notice of Decision are noted on the new set of plans slated for submittal to the DRB.

■ ■ ■
architecture
interiors
landscape
planning
engineering

This request for an administrative amendment complies with the standard of not making major alterations to the original floor plan or elevations. It is unusual in that the location of the approved site plan is moving but given the nature of the Mesa del Sol project and the fact that the land is still within the Employment Center, this seems to be a minor modification to the original submittal and does not warrant a new submittal to the EPC. The new site for these buildings is in keeping with the overall intent of the Employment Center to concentrate larger, primarily industrial users in the interior of the Employment Center and locate more office-oriented buildings along the primary streets and entrances to the District. These buildings will further the creation of a desirable, state of the art Employment Center that will serve as a gateway to Mesa del Sol. Thank you for consideration of this amendment and we look forward to your decision.

Very truly yours,

Dekker/Perich/Sabatini Ltd.



Will Gleason, AICP
Planner

FILENAME \\p S:\06002 Mesa SPEC\General\Correspondence\L-name yyyy-mm-dd.doc

Attachments:
Revised site plan
Present and proposed site exhibit



architecture

interiors

landscape

planning

engineering

Mesa Del Sol

Employment Center - Phase One
BUILDING 2 and BUILDING 3
Albuquerque, New Mexico

EPC SUBMITTAL: Site Plan for Building Permit Revised

10-10-06 to DRB

DRAWING INDEX

SHEET 1 OF 8	COVER
SHEET 2 OF 8	SITE PLAN
SHEET 3 OF 8	LANDSCAPE PLAN
SHEET 4 OF 8	PRELIMINARY GRADING PLAN
SHEET 5 OF 8	BUILDING 2 ELEVATIONS
SHEET 6 OF 8	BUILDING 3 ELEVATIONS
SHEET 7 OF 8	BUILDINGS 2 AND 3 ELEVATIONS
SHEET 8 OF 8	CONCEPTUAL UTILITY PLAN

PROJECT TEAM

OWNER

FOREST CITY COVINGTON NM, LLC
801 UNIVERSITY BLVD SE
ALBUQUERQUE, NM 87106
(505) 400-3021
FAX: (505) 242-2978

ARCHITECT/PLANNER

DEKKER/PERICH/SABATINI, LTD.
6801 JEFFERSON ST., N.E. SUITE 100
ALBUQUERQUE, NM 87109
(505) 761-9700
FAX: (505) 761-4222

LANDSCAPE ARCHITECT

DEKKER/PERICH/SABATINI, LTD.
6801 JEFFERSON ST., N.E. SUITE 100
ALBUQUERQUE, NM 87109
(505) 761-9700
FAX: (505) 761-4222

AGENT

DENISH + KLINE ASSOCIATES
500 MARQUETTE NM STE 350
ALBUQUERQUE, NM 87103
(505) 842-6461
FAX: (505) 842-6471

CIVIL ENGINEER

BOHANNAN HUSTON, INC.
7500 JEFFERSON ST., NE
ALBUQUERQUE, NM 87109-4335
505-623-1000
FAX: 505-798-7988

PROJECT 1004872

△	10/10/06	DRB SUBMITTAL
△		
△		
△		

DRAWN BY	SZ
REVIEWED BY	MB
DATE	10.10.06
PROJECT NO.	06002
DRAWING NAME	

**SITE PLAN FOR
BUILDING PERMIT**

GENERAL NOTES

- A. PARKING AREA SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS.
- B. PERMISSION TO USE 40 SCALE FOR THIS SITE PLAN HAS BEEN APPROVED BY STAFF.
- C. THERE ARE NO EXISTING STRUCTURES WITHIN 20 FEET OF THE SITE.
- D. GROSS LOT ACCESS WILL BE GRANTED WITH REQUIRED REPLAT.
- E. SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE'S IP INDUSTRIAL PARK ZONE.
- F. TRACT REFERENCES ARE TO THE TRACTS AS CONFIGURED AND ALIGNED IN THE SITE DEVELOPMENT PLAN. TRACT LINES ARE TO BE ADJUSTED/FIXED WITH REQUIRED REPLAT.
- G. STREET X TO HAVE TWO TRAVEL LANES ON EACH SIDE AT ULTIMATE BUILDOUT.
- H. SEE CONCEPTUAL CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE, AND UTILITY INFORMATION.
- I. CISTERN WATER TO BE USED TO SUPPLEMENT WATER FOR IRRIGATION.
- J. A FUTURE TRANSIT STOP MAY BE LOCATED ON THE EAST SIDE OF UNIVERSITY BOULEVARD, JUST NORTH OF STREET D. THERE ARE NO FUTURE TRANSIT STOPS PLANNED DIRECTLY ADJACENT TO THE PROPERTY.
- K. ALL GRAVEL AREA TO BE USED AS STORAGE AREAS SHALL BE SCREENED WITH A WALL OR FENCE AT FULL BUILD-OUT.
- L. THERE ARE NO PEDESTRIAN TRAILS CURRENTLY LOCATED IN THE VICINITY. A FUTURE TRAIL MAY BE LOCATED ON THE WEST SIDE OF UNIVERSITY BOULEVARD, OUTSIDE OF THE RIGHT-OF-WAY.
- M. SIGNS: SEE BUILDING ELEVATIONS FOR DESCRIPTION OF SIGNAGE ON BUILDING. TWO TYPES OF SITE SIGNS ARE LOCATED ON THE PROPERTY.
- △ TENANT SIGN A: LOCATED AT THE NORTH SIDE OF BUILDING 2 AND SOUTH SIDE BUILDING 3. SIZE: BASE - 3' WIDE X 9' LONG (MAX.) HEIGHT: 5' MAX. LIGHTING: INTERNAL OR BACKLIT/SILOUETTE MATERIALS: PER EPC SUBMITTAL
- △ TENANT SIGN B: LOCATED AT THE SW CORNER AND THE NW CORNER. SIZE: BASE - 3' WIDE X 15' LONG. HEIGHT: 15' MAX. LIGHTING: INTERNAL OR BACKLIT/SILOUETTE MATERIALS: PER EPC SUBMITTAL
- △ N. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- △ O. ANY LAND THAT IS NOT IMMEDIATELY COVERED BY A BUILDING, PAVING, LANDSCAPE OR MULCH WILL BE SEEDED.
- △ P. BICYCLE AMENITIES: TENANT WILL PROVIDE REQUIRED BICYCLE STORAGE WITHIN THE BUILDING.
- △ Q. ALL CURBS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS. CURBS WILL ALSO BE DESIGNED TO ALLOW WATER HARVESTING IN LANDSCAPE MEDIANS WHEREVER POSSIBLE TO REDUCE SURFACE RUN-OFF AND SUPPLEMENT IRRIGATION.
- △ R. ALL LIGHTING SHALL COMPLY TO LIGHTING STANDARD 3 AND LIGHTING STANDARD 5 OF THE MESA DEL SOL EMPLOYMENT CENTER MASTER DEVELOPMENT PLAN.

PROJECT NUMBER: **1004872**

APPLICATION NUMBER: **EPC Site Development Plan-Building Permit**

Is an Infrastructure List Required? (x) Yes () No. If yes, then a set of approved DRC 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:

<i>[Signature]</i>	10-25-06
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
<i>[Signature]</i>	10/25/06
UTILITIES DIVISION	DATE
<i>[Signature]</i>	10/25/06
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	3/20/07
CITY ENGINEER	DATE
<i>[Signature]</i>	3/20/07
SOLID WASTE MANAGEMENT	DATE
<i>[Signature]</i>	5/20/07
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SITE INFORMATION

ZONING:
PLANNED COMMUNITY
GROSS BUILDING 1 AREA (GBA):
BUILDING: 93,642 SF. (FOOTPRINT)
GROSS BUILDING 2 AREA (GBA):
BUILDING: 93,642 SF. (FOOTPRINT)
TOTAL BUILDING AREA (GBA): 187,284 SF
TOTAL SITE AREA: 519,461 SF = 11.83 ACRES
GROSS F.A.R. (GBA/SITE AREA) = 0.36

PARKING INFORMATION

OFFICE: NET RENTABLE SF/200 (1ST. FL.) AND 300 (2ND. FL.)
WAREHOUSE: NET RENTABLE SF/1000
REQUIRED
TOTAL MANUFACTURING: 142,261 SF/1000 = 142
OFFICE: 45,016 SF/200 = 225
(10% REDUCTION FOR TRANSIT= 39)

TOTAL SPACES REQUIRED WITH REDUCTIONS (BOTH PHASES): 326
(TOTAL SPACES PER PHASE REQUIRED: 164)

HANDICAP PARKING STALLS REQUIRED:
101-300 PARKING STALLS: 8 HC STALLS REQUIRED
(2 VAN ACCESSIBLE)

BICYCLE PARKING REQUIRED(MAX) (120 AUTOS): 10
MOTORCYCLE PARKING REQUIRED PER EPC CONDITIONS: 3
HOV VEHICLE PARKING REQUIRED: 3

PROVIDED:

BUILDING #2: TOTAL SPACES PROVIDED: 165
(INCLUDES 8 ACCESSIBLE SPACES WITH 2 VAN ACCESSIBLE)
BICYCLE PARKING PROVIDED: 16
MOTORCYCLE PARKING PROVIDED: 5
HYBRID VEHICLE PARKING PROVIDED: 9
HOV VEHICLE PARKING PROVIDED: 3

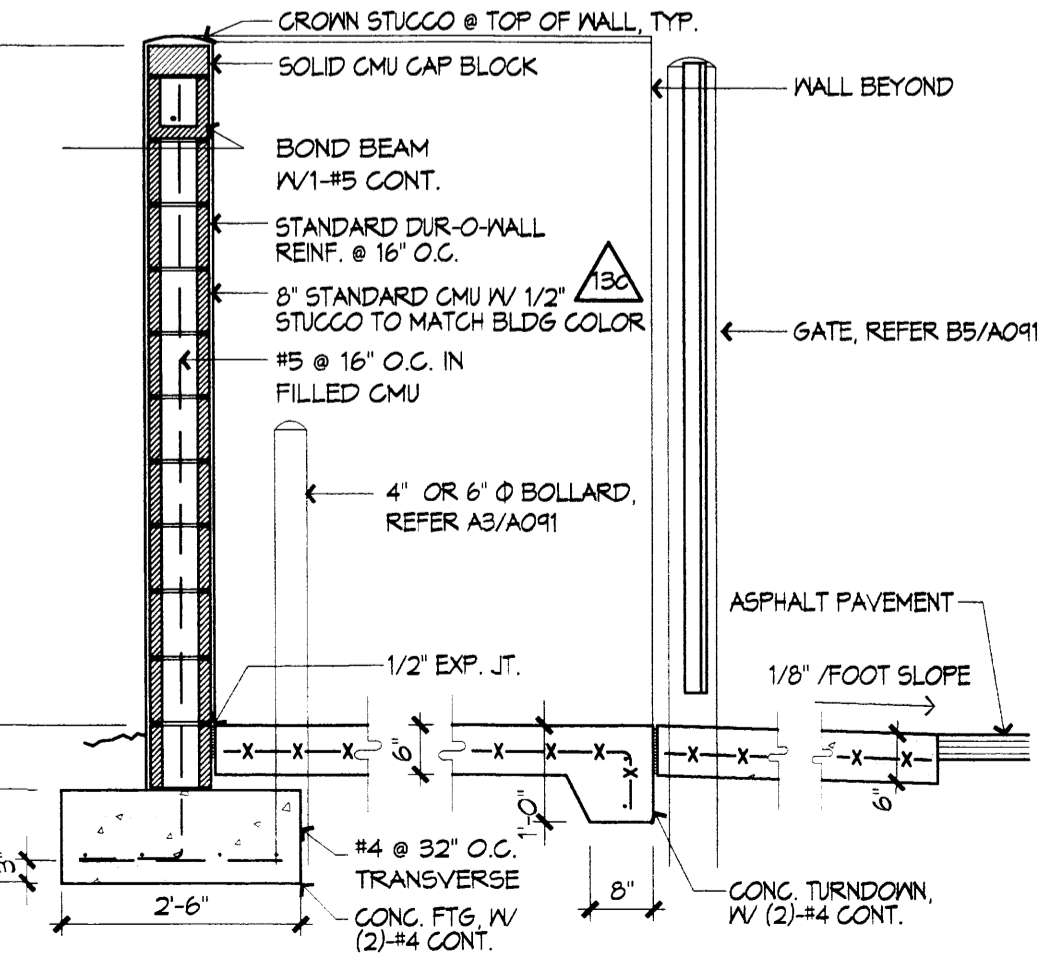
BUILDING #3: TOTAL SPACES PROVIDED: 164
(INCLUDES 8 ACCESSIBLE SPACES WITH 2 VAN ACCESSIBLE)
BICYCLE PARKING PROVIDED: 16
MOTORCYCLE PARKING PROVIDED: 5
HYBRID VEHICLE PARKING PROVIDED: 9
HOV VEHICLE PARKING PROVIDED: 3

KEYED NOTES

- 1. SIDEWALK CONCRETE - 6" C. REIN. R.W.
- 2. PAVING ASPHALT
- 3. GRAVEL
- 4. CURBS 6" HIGH
- 5. SCREEN WALL
- 6. LANDSCAPE AREA - SEE L101
- 7. DUMPSTER - SEE A1/A001
- 8. DECORATIVE PAVING AT PEDESTRIAN CROSSING
- 9. PEDESTRIAN ACCESS RAMP
- 10. SHADE STRUCTURE
- 11. TRUCK LOADING AREA
- 12. PROPERTY LINE
- 13. SITE LIGHTING: POLE LIGHT WITH SHIELD, HEIGHT: 20'
- 14. BIKE RACK: 8 BIKES EACH
- 15. HANDICAP ACCESSIBLE RAMP
- 16. BENCH
- 17. ON-STREET PARKING - DIMENSIONS PER DPM
- 18. SIGN: SEE A301
- 19. PHASE II BUILDING/SITE
- 20. PHASE II STREET X BUILD-OUT
- 21. LIMIT OF PAVING: PHASE I
- 22. OUTDOOR SEATING
- 23. PHASE I BOUNDARY
- 24. FUTURE PHASE SEEDING
- 25. CISTERN
- 26. WATER HARVESTING: SEE CIVIL

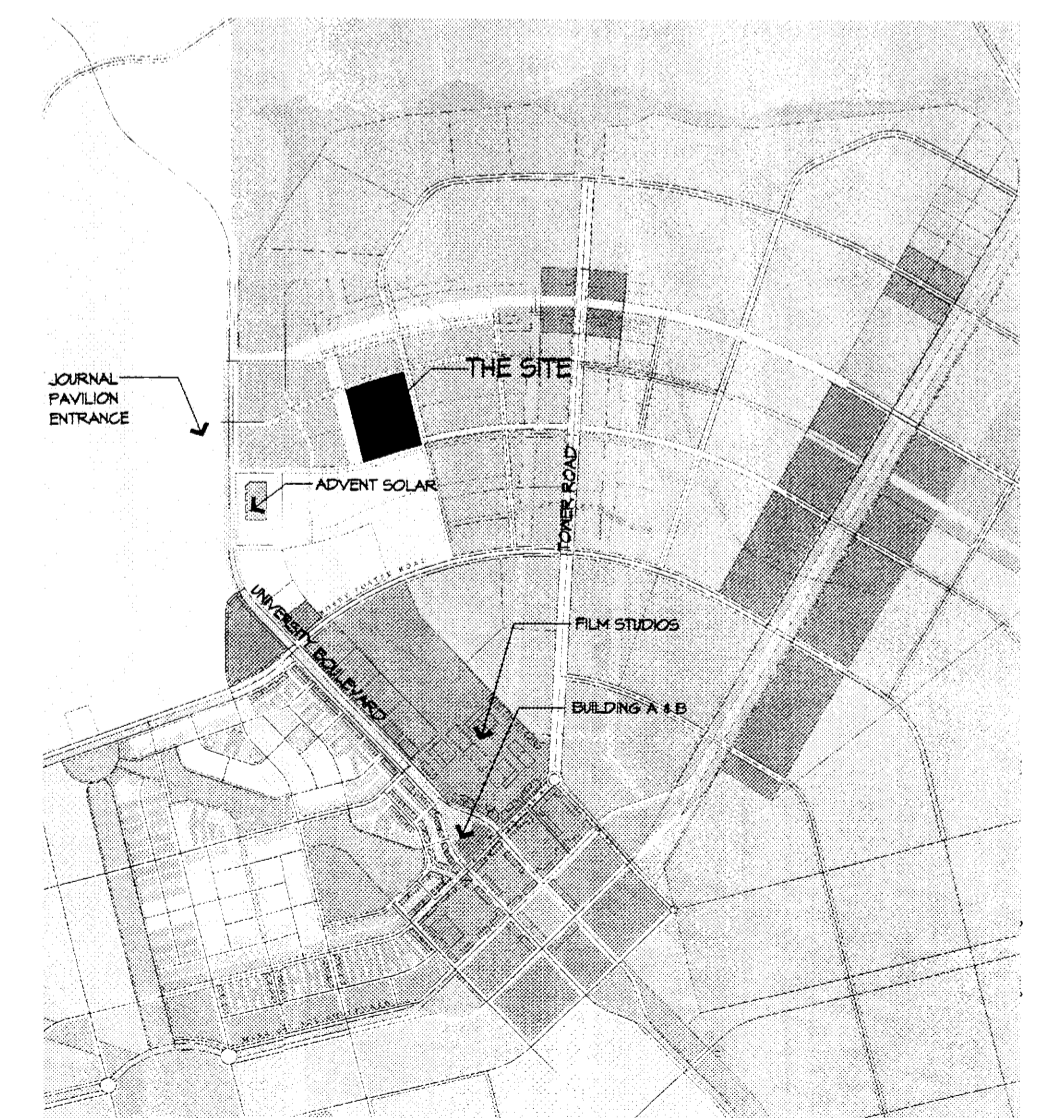
LEGEND

- ↑ TRAFFIC ARROW, PAINT WHITE
- LIGHT POLE
- FIRE HYDRANT
- BOLLARD
- △ EPC CONDITION NUMBER



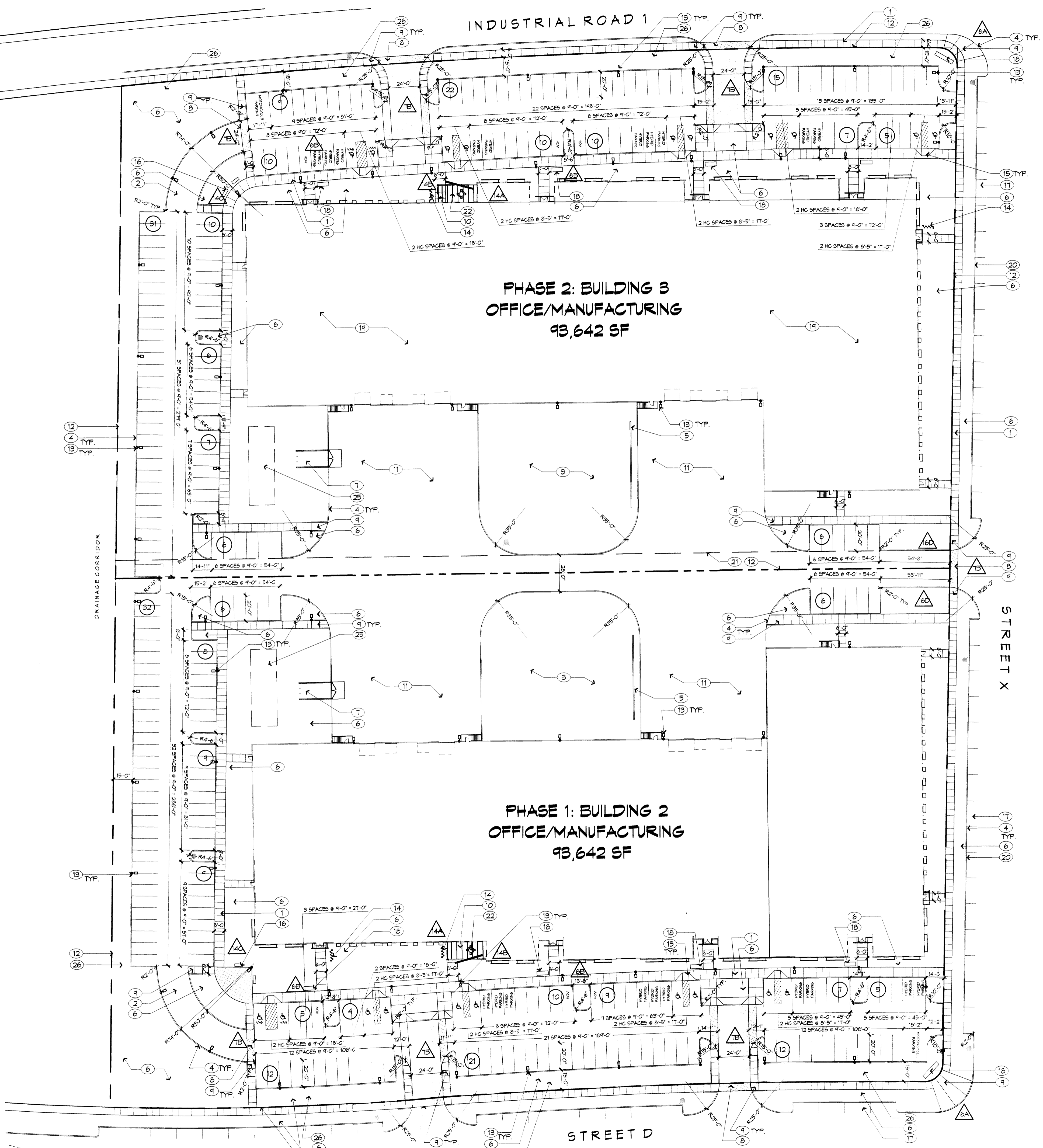
E6 ENCLOSURE SECTION

VICINITY MAP



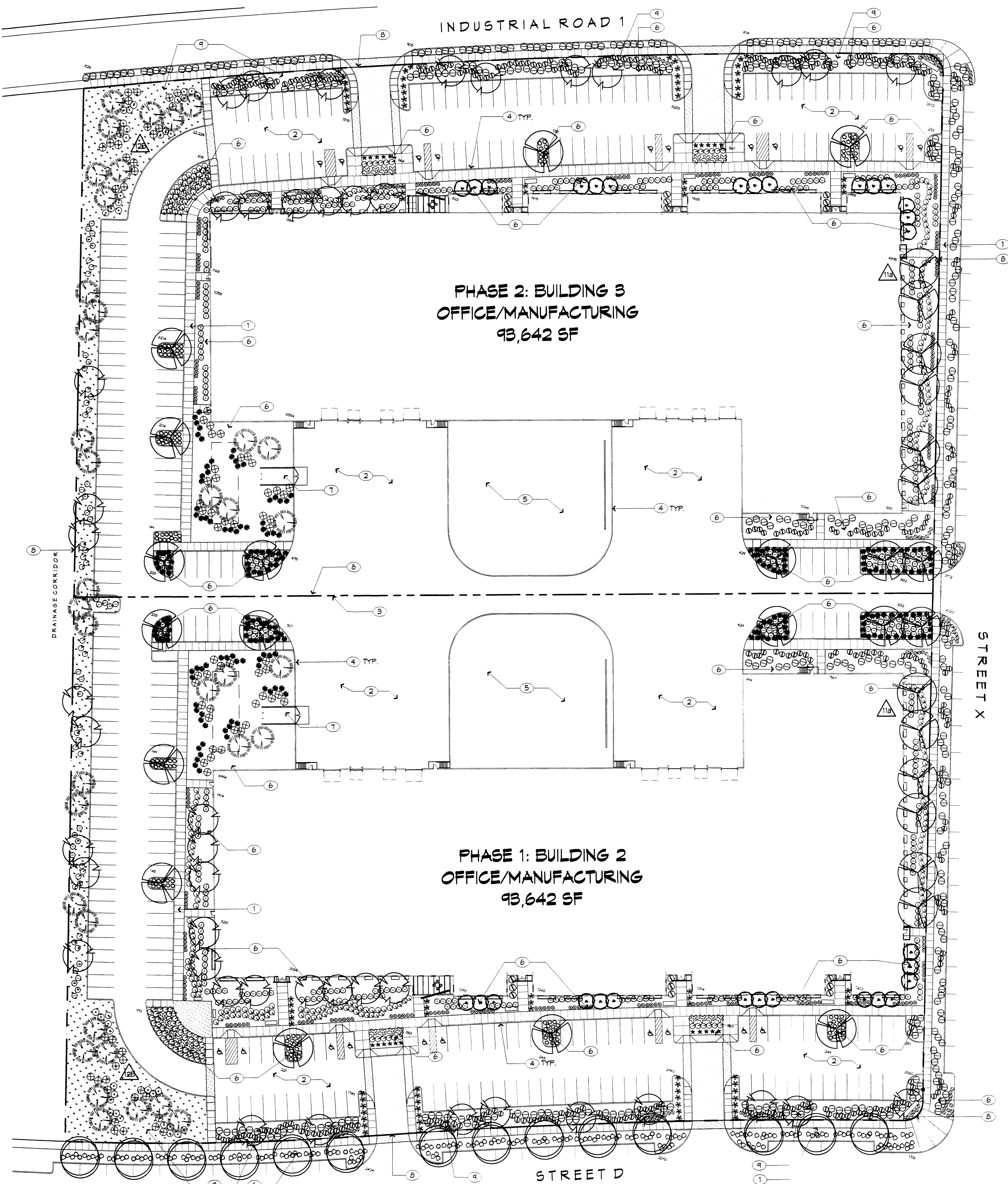
Q-16 AND Q-17

1" = 1000'-0"



SITE PLAN

1" = 40'-0"



LANDSCAPE CALCULATIONS

SITE AREA: 515,623 SF
BUILDING FOOTPRINT 1: 93,642 SF
BUILDING FOOTPRINT 2: 93,642 SF
TOTAL BUILDING: 187,284 SF
NET SITE AREA: 328,339 SF

REQUIRED LANDSCAPE AREA: 49,250 SF
(15% OF NET LOT AREA)
PROVIDED LANDSCAPE AREA: 47,034 SF

KEYED NOTES

1. SIDEWALK, CONCRETE
2. PAVING ASPHALT
3. PHASE I: BOUNDARY
4. CURB, 6" HIGH
5. GRAVEL
6. LANDSCAPE AREA
7. DUMPSTER, SEE A1/A001
8. PROPERTY LINE
9. WATER HARVESTING, SEE CIVIL

PLANTING NOTES

1. LANDSCAPE DESCRIPTION: THE LANDSCAPE DESIGN UTILIZES HIGHLY VISIBLE AREAS OF NATIVE GRASSES TO REINFORCE THE SPECIAL LOCATION OF THE PROJECT - ON A HIGH DESERT GRASSLAND MESA. NATIVE SHRUBS, TREES AND ACCENTS ADD SEASONAL COLOR AND SCALE TO THE PROJECT, AND ESTABLISH WILDLIFE HABITAT.
2. EXISTING PLANT MATERIAL: THERE IS NO LARGE SIZE VEGETATION ON THE SITE. THE EXISTING VEGETATION IS COMPRISED OF GRASSES AND FORBS AND SOME SHRUBS AT LOW DENSITIES.
3. INSTALLATION AND MAINTENANCE OF LANDSCAPING AND IRRIGATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
4. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE INTENT OF THE CITY OF ALBUQUERQUE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE.
5. THE USE OF HIGH WATER USE PLANT MATERIALS SHALL BE LIMITED. THERE IS NO HIGH WATER USE TURF USED ON THIS PROJECT.
6. MINIMUM INSTALLATION SIZES FOR PLANT MATERIAL VARY BY SPECIES. SEE PLANT LEGEND.
7. LANDSCAPE AREAS (EXCEPT FOR SEEDING AREAS) SHALL BE COVERED WITH 2" DEPTH OF CRUSHER FINE GRAVEL MULCH.
8. IRRIGATION: IRRIGATION SHALL BE PROVIDED TO ALL CONTAINER PLANTS AND POTENTIALLY TO SEEDING AREAS. THE IRRIGATION SYSTEM DESIGN SHALL BE FULLY AUTOMATED.
9. PASSIVE WATER HARVESTING: PASSIVE WATER HARVESTING, SUCH AS HARVESTING OF STORMWATER SURFACE RUNOFF AND ROOF RUNOFF, SHALL BE UTILIZED WHERE FEASIBLE.
10. WATER USE DESCRIPTION: THE IRRIGATION SYSTEM DESIGN SHALL ACCOMMODATE NON-POTABLE WATER. CISTERNS WILL BE USED TO COLLECT ROOF RUNOFF FOR IRRIGATION USE. PLANT MATERIALS HAVE BEEN CHOSEN FOR THEIR XERIC QUALITIES IN ADDITION TO THEIR AESTHETIC AND HABITAT VALUES.
11. PONDING AREA IS LOCATED OFFSITE. SEE CONCEPTUAL GRADING AND DRAINAGE PLAN.

PLANTING LEGEND

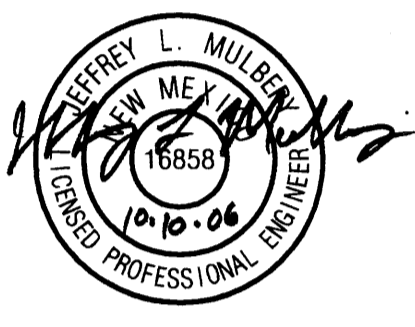
Trees							
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
	41	2'-Cal Multi-Trunk	Chitaipa	Chitaipa X taskentensis	25.00	30.00	Medium Water Use
	30	24" Box Multi-trunk	New Mexico Olive	Forestiera neomexicana	15.00	12.00	Medium Water Use
	28	15-Gal	Oneseed Juniper	Juniperus monosperma	15.00	18.00	Low Water Use
	34	15-Gal @ 5X2'	Desert Willow	Chilopsis linearis	20.00	25.00	Low Water Use
	14	15-Gal @ 7X2'	Chinese Pistache	Pistacia chinensis	35.00	30.00	Low Water Use

Shrub							
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
	320	1-Gal	Turpentine Bush	Ericameria laricifolia	3.00	4.00	Low Water Use
	85	1-Gal	Apache Plume	Falugia paradoxa	5.00	5.00	Low Water Use
	235	1-Gal	Grosso Lavender	Lavendula x intermedia 'Grosso'	2.50	2.50	Medium Water Use
	38	1-Gal	Blue Mist Spirea	Caryopteris clandestina 'Dark Knight'	3.00	4.00	Low Water Use
	367	1-Gal	Pink Autumn Sage	Salvia greggii	2.50	3.00	Medium Water Use
	222	1-Gal	Thompson Broom	Baccharis x stans	3.00	3.00	Low Water Use

Succulent/Grasses							
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
	21	5-Gal	Parry's Agave	Agave parryi	2.50	2.50	Low Water Use
	31	5-Gal	Blue Sotol	Dasyllirion wheeleri	4.00	5.00	Low Water Use
	86	5-Gal	Red Hesperaloe	Hesperaloe parviflora	4.00	4.00	Low Water Use
	394	1-Gal	Beargrass	Nolina texana	4.00	5.00	Low Water Use
	18	1-Gal	Maiden Grass	Miscanthus sinensis	8.00	5.00	Medium Water Use
	181	1-Gal	El Toro Muhley	Muhlenbergia emersleyi El Toro	3.00	3.00	Medium Water Use
	161	1-Gal	Regal Mist Grass	Muhlenbergia capillaris 'Regal Mist'	3.00	3.00	Medium Water Use
	462	1-Gal	Deer Grass	Muhlenbergia rigens	3.00	4.00	Medium Water Use

Perennials							
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
	235	1-Gal	Grosso Lavender	Lavendula x intermedia 'Grosso'	2.50	2.50	Medium Water Use
	299	1-Gal	Winecups	Callirhoe involucrata	1.00	2.50	Low Water Use

Seeding							
SYMBOL	EST. QTY.	Rate:	COMMON NAME	For use in all landscape and seed areas except for loading and future expansion areas.			
	22,224 SF	Rate: 2lbs/1000SF	East Side Mix (Curtis&Curtis)	For use in all landscape and seed areas except for loading and future expansion areas.			
	47,034 SF	Rate: 2000lb/Acre 800lb/Acre	Soil Biology Amendment Terra-Pro Commercial Protein Crumbles	For use over plant pits in all landscape areas			
	74,810 SF	Size: Crusher Fine	Crusher fine gravel mulch 2" depth, Color: Santa Fe Brown				



**Mesa Del Sol
Employment Center - Phase One
BUILDING 2 & BUILDING 3
Albuquerque, New Mexico**

- △
- △
- △
- △

DRAWN BY
REVIEWED BY
DATE 10/10/06
PROJECT NO.
DRAWING NAME

**CONCEPTUAL
GRADING AND
DRAINAGE
PLAN**

SHEET NO.



LOCATION MAP
ZONE ATLAS INDEX MAP R-18
NOT TO SCALE

CONCEPTUAL DRAINAGE MANAGEMENT PLAN

Existing Conditions

The site currently is undeveloped and slopes 0.5% to 1.0% from the west to east. The new site plan will be bound by public streets to the north, south and east, and undeveloped land to the west which will be utilized for ponding purposes. This undeveloped land to the west will be utilized as a regional retention pond for the developed site as well as the block and surrounding road. Here after this pond will be referred to as regional retention pond.

Offsite Drainage

Current drainage from the west will be diverted to the regional retention pond to be constructed west of Building 2 & 3. This pond will be sized to accept 100 year 10 day storm event from the west under undeveloped conditions. Upon development of property to the west this pond will be resized to account for the additional runoff generated.

Proposed Site Grading

The slope of the site under proposed conditions is similar to existing conditions. The regional retention pond will be constructed to the west of this site sized to accept the 100 year, 10 day storm generated by the site. In addition the surrounding road and the offsite basin to the west will contribute to the required volume of this regional retention pond. (See 'Mesa del Sol Buildings 2 & 3 Basin Calculations' table.) The size of this pond is interim and will be subject to future site planning considerations upon development of the remainder of the block. The pond was sized in accordance with the methodology outlined in the DPM section 22.2. Developed land treatments for this site are 90% treatment D and 10% treatment B.

In addition infiltration basins will be installed in the retention ponds to manage nuisance flows and provide a positive discharge of ponded water over time. However, the infiltration does not reduce the 100 year, 10 day stored ponding volume requirements.

Floodplain

In accordance with FEMA Community Map Panel #35001C0363 D, the site is not located within a floodplain.

Conclusion

This drainage submittal has been prepared in accordance with City of Albuquerque requirements. This plan demonstrates the proposed grading and drainage concepts. The implementation of these concepts would result in the safe retention of the 100 yr. 10 day storm event. This submittal is in support of hydrology approval for DRB site plan approval.

MESA DEL SOL BUILDING 2 & 3 BASIN CALCULATIONS
Ultimate Development Conditions Basin Data Table

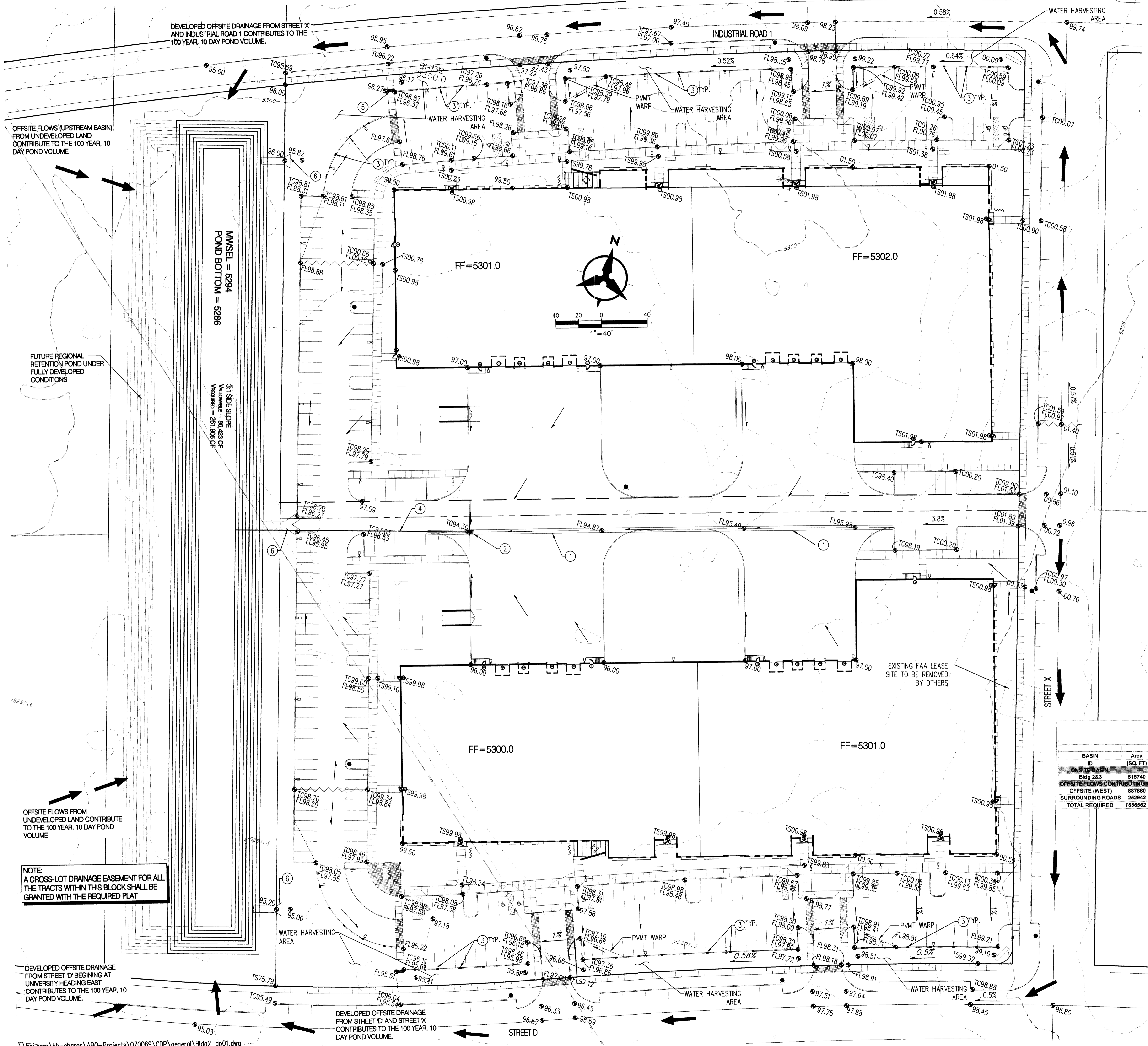
BASIN ID	Area (SQ. FT)	Area (AC)	Land Treatment Percentages				Q(100) (cfs/ac)	Q(100) (cfs)	WTE (inches)	V(100) (CF)	V(100) (CF)
			A	B	C	D					
ONSITE BASIN Bldg 2&3	515740	11.84	0.0%	10.0%	0.0%	90.0%	4.46	52.78	1.99	85355	147244
OFFSITE FLOWS CONTRIBUTING TO REGIONAL RETENTION POND	887890	20.38	100.0%	0.0%	0.0%	0.0%	1.58	31.80	0.53	39215	39215
SURROUNDING ROADS	252942	5.81	0.0%	10.0%	0.0%	90.0%	4.46	25.89	1.99	41862	72215
TOTAL REQUIRED	1656562	38.03						110.47		166432	258673

GRADING KEYED NOTES

1. 3" VALLEY GUTTER
2. 2-TYPE 'D' INLETS
3. 2' CURB OPENING
4. 24" STORM DRAIN
5. 24" SIDEWALK CULVERT
6. CONCRETE RUNDOWN

NOTE: OFFSITE FLOWS FROM THE WEST WILL OUTFALL TO THE REGIONAL RETENTION POND. THIS OFFSITE DRAINAGE BASIN WAS ANALYZED AS UNDEVELOPED.

Bohannon & Huston
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



DEVELOPED OFFSITE DRAINAGE FROM STREET 'X' AND INDUSTRIAL ROAD 1 CONTRIBUTES TO THE 100 YEAR, 10 DAY POND VOLUME.

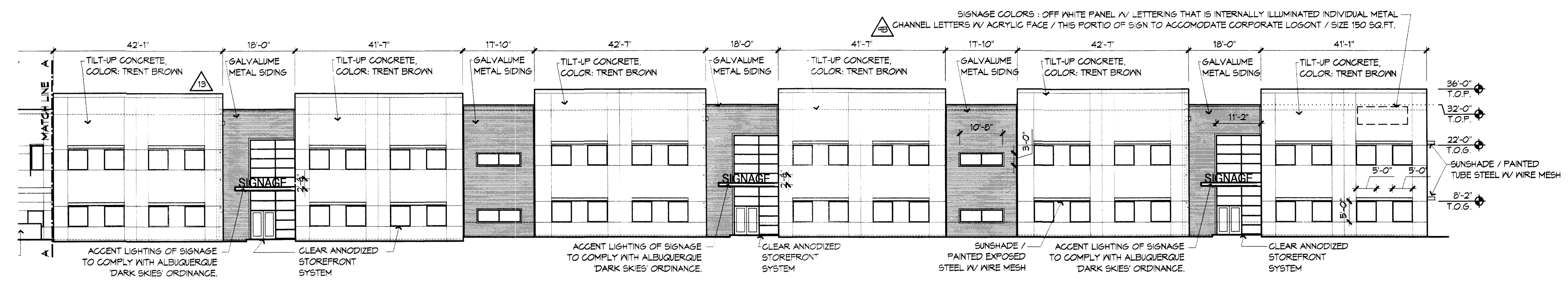
OFFSITE FLOWS (UPSTREAM BASIN) FROM UNDEVELOPED LAND CONTRIBUTE TO THE 100 YEAR, 10 DAY POND VOLUME

FUTURE REGIONAL RETENTION POND UNDER FULLY DEVELOPED CONDITIONS

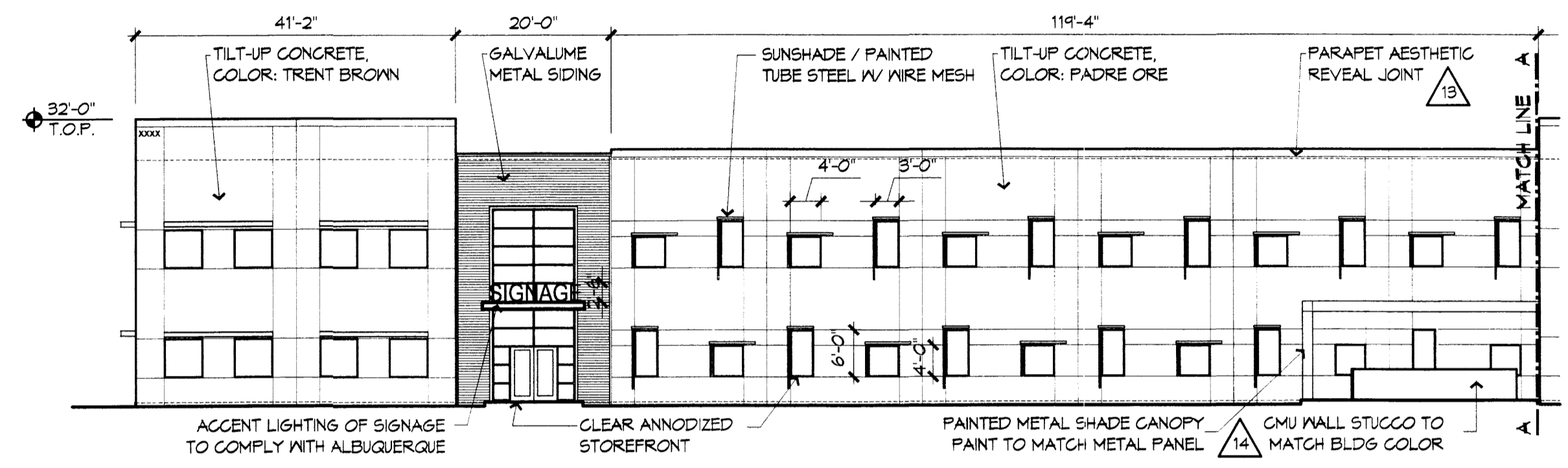
NOTE: A CROSS-LOT DRAINAGE EASEMENT FOR ALL THE TRACTS WITHIN THIS BLOCK SHALL BE GRANTED WITH THE REQUIRED PLAT

DEVELOPED OFFSITE DRAINAGE FROM STREET 'D' BEGINNING AT UNIVERSITY HEADING EAST CONTRIBUTES TO THE 100 YEAR, 10 DAY POND VOLUME.

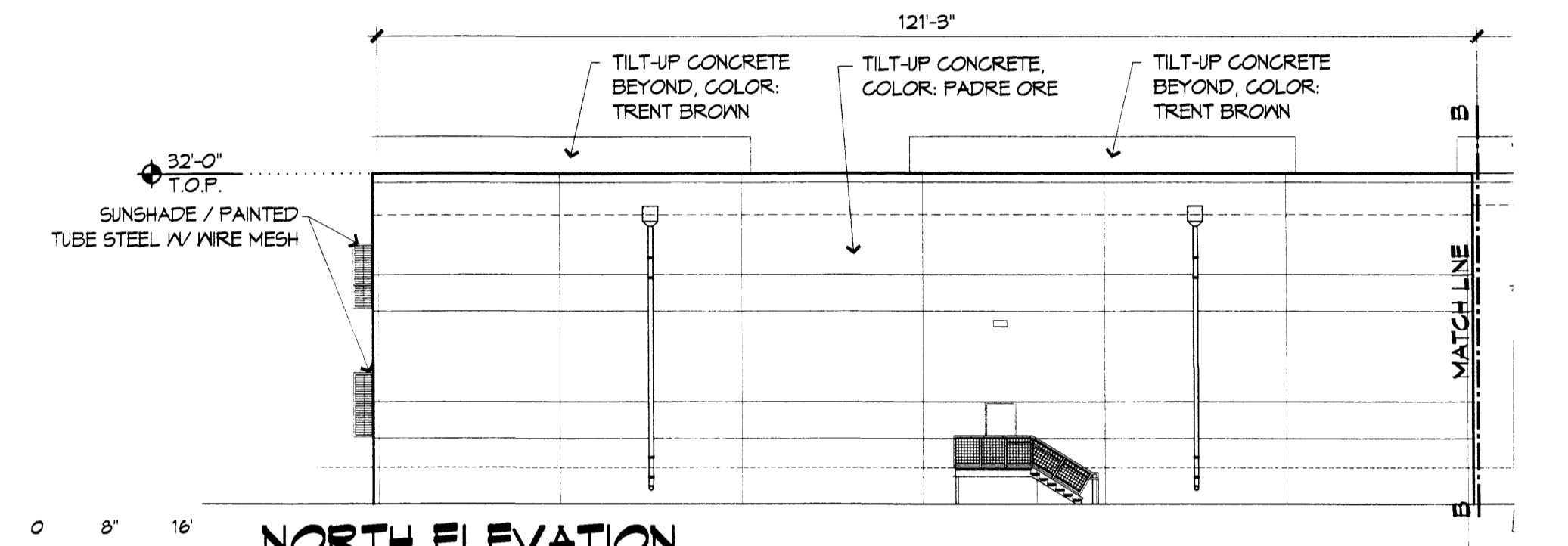
DEVELOPED OFFSITE DRAINAGE FROM STREET 'D' AND STREET 'X' CONTRIBUTES TO THE 100 YEAR, 10 DAY POND VOLUME.



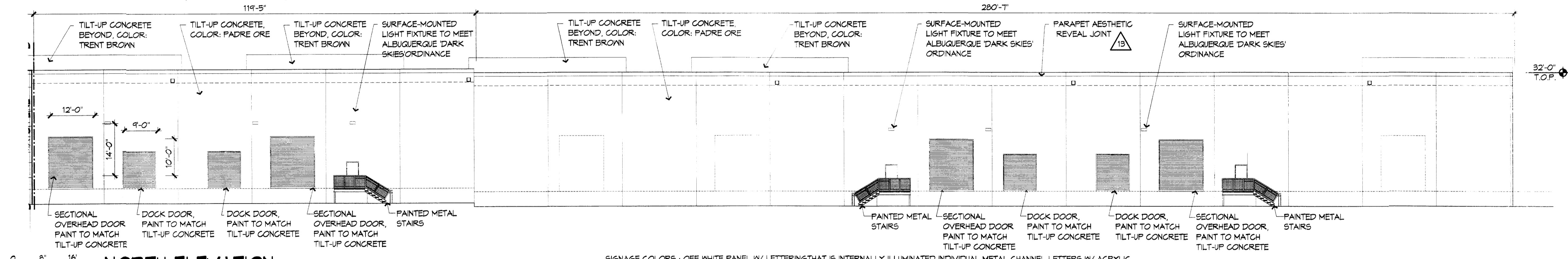
**SOUTH ELEVATION
BUILDING 2 (MATCH LINE A)**
1/16" = 1'-0"



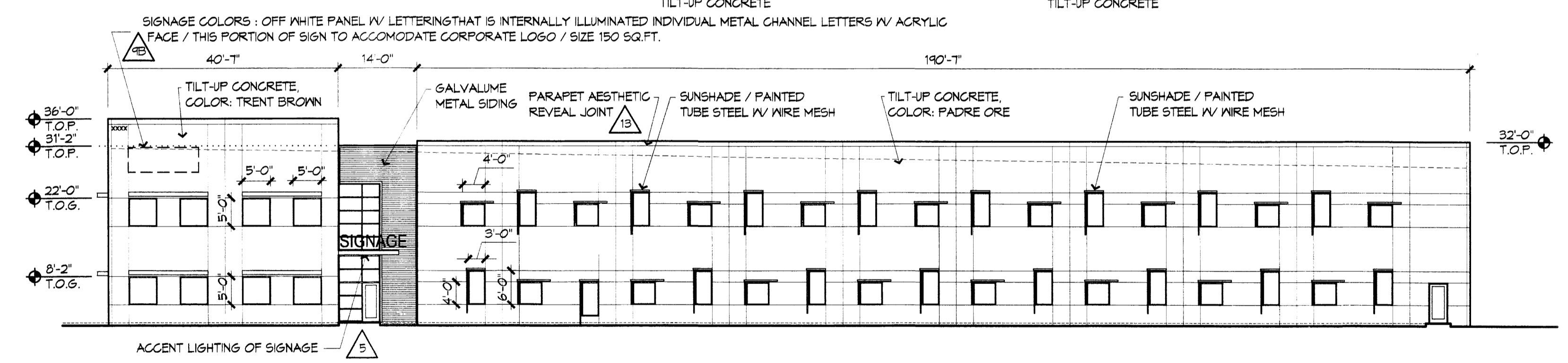
**SOUTH ELEVATION
BUILDING 2 (MATCH LINE B)**
1/16" = 1'-0"



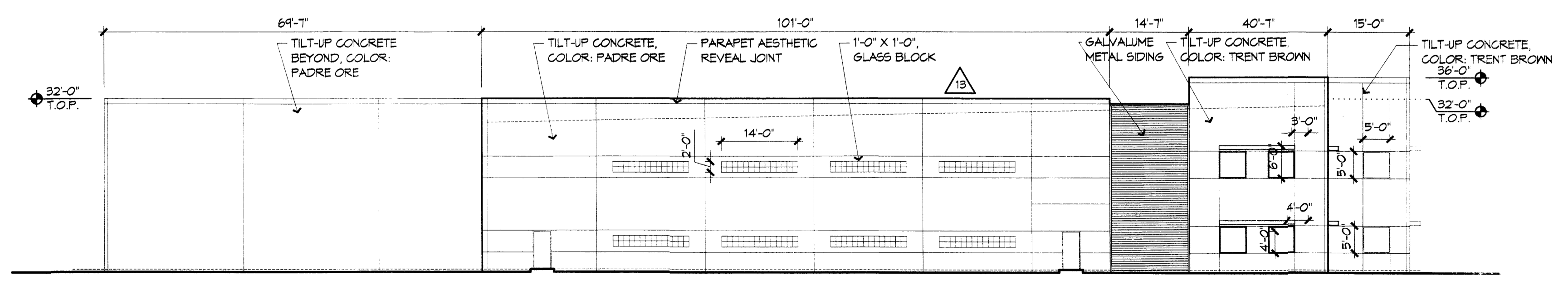
**NORTH ELEVATION
BUILDING 2 (MATCH LINE A)**
1/16" = 1'-0"



**NORTH ELEVATION
BUILDING 2 (MATCH LINE B)**
1/16" = 1'-0"

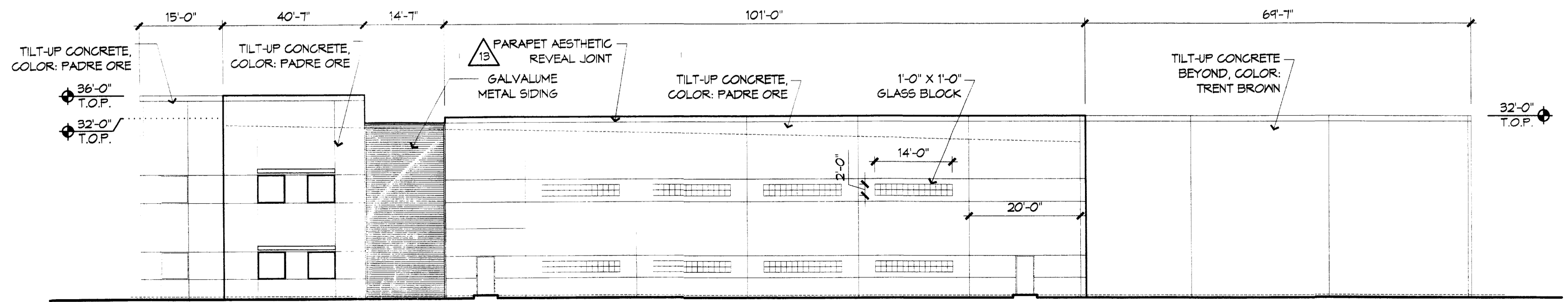
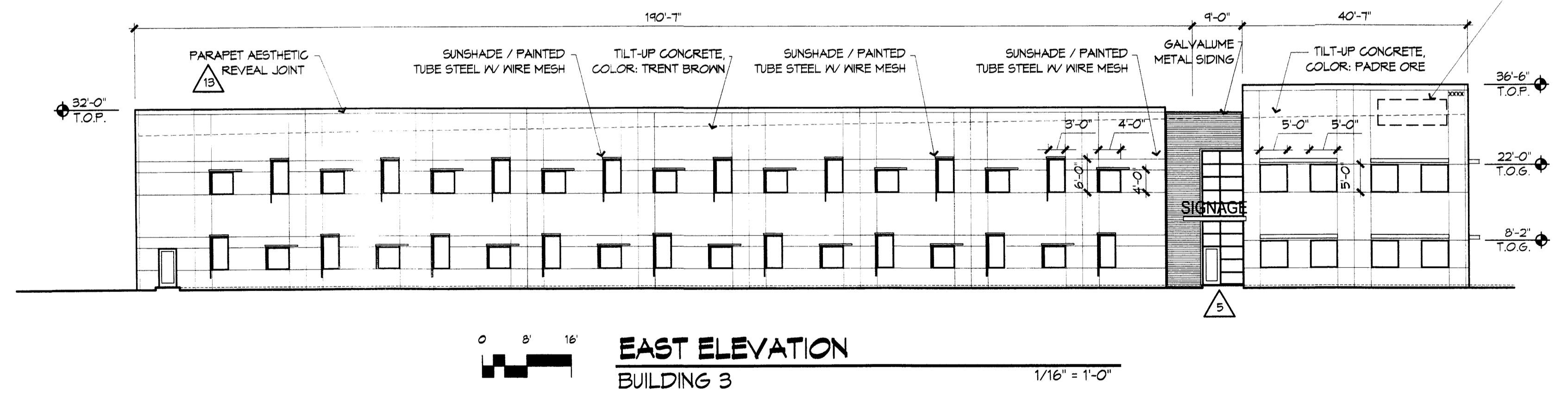
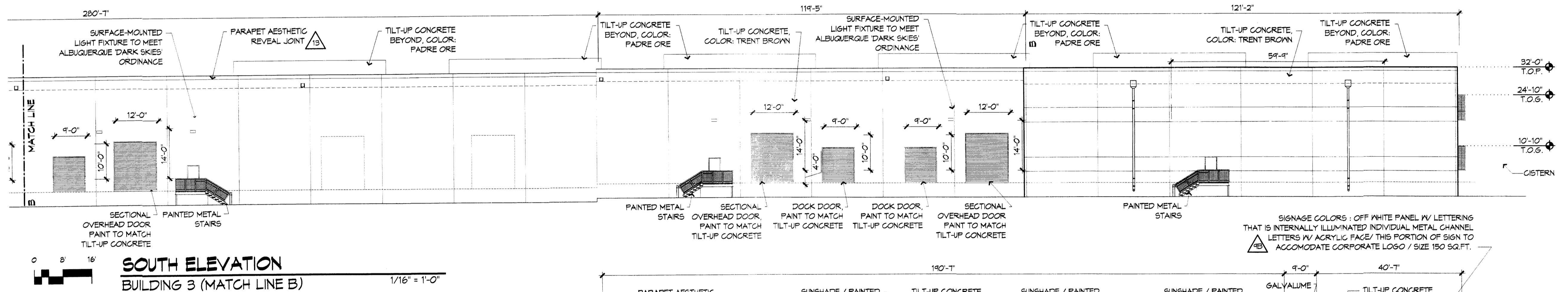
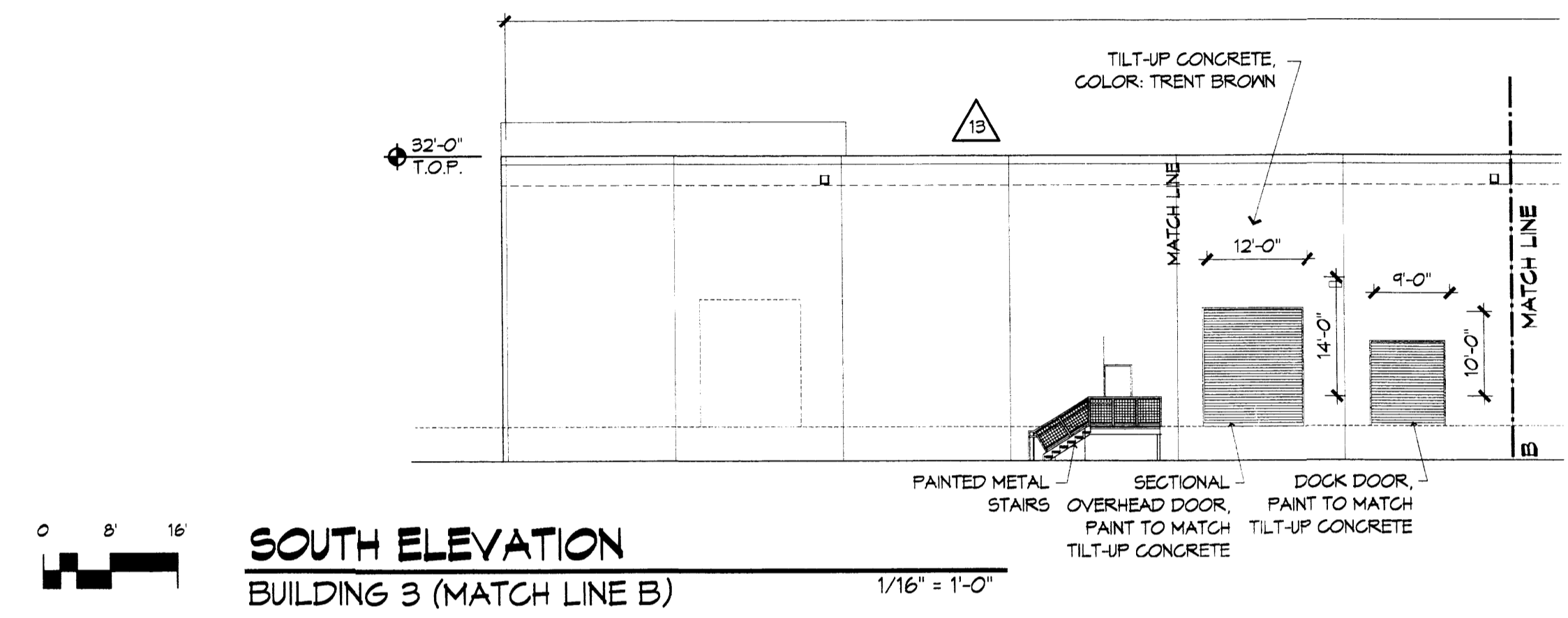
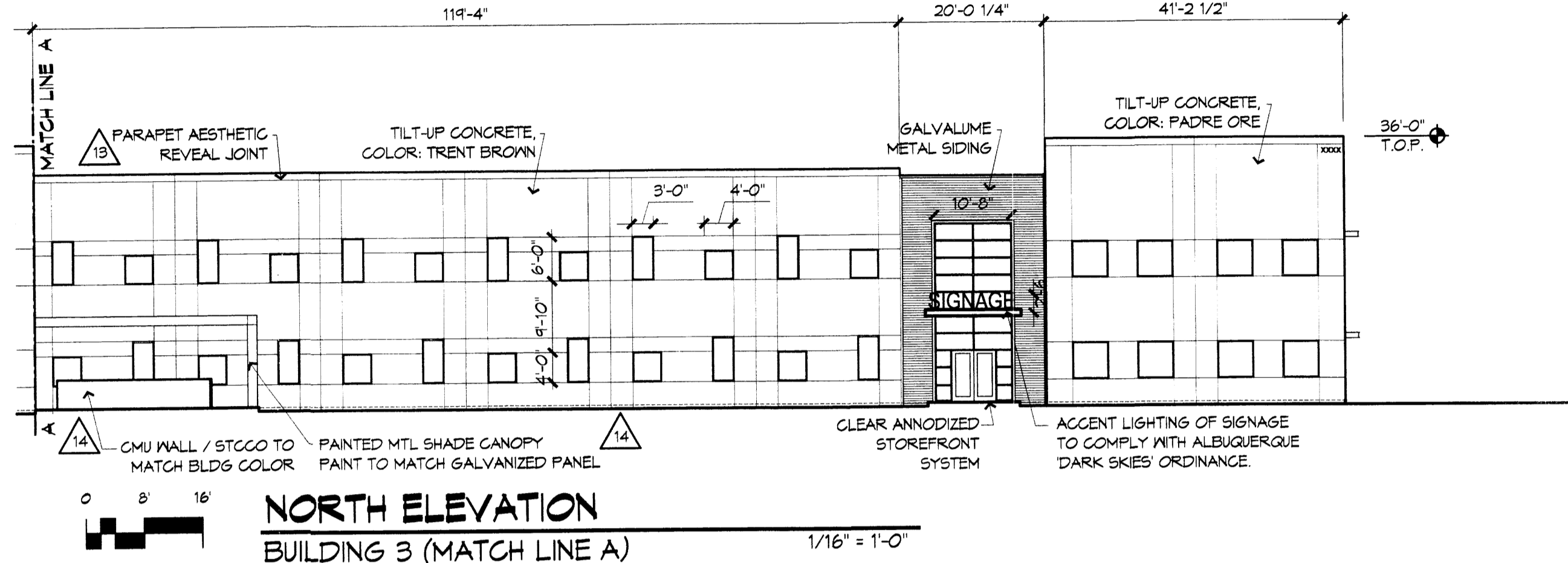
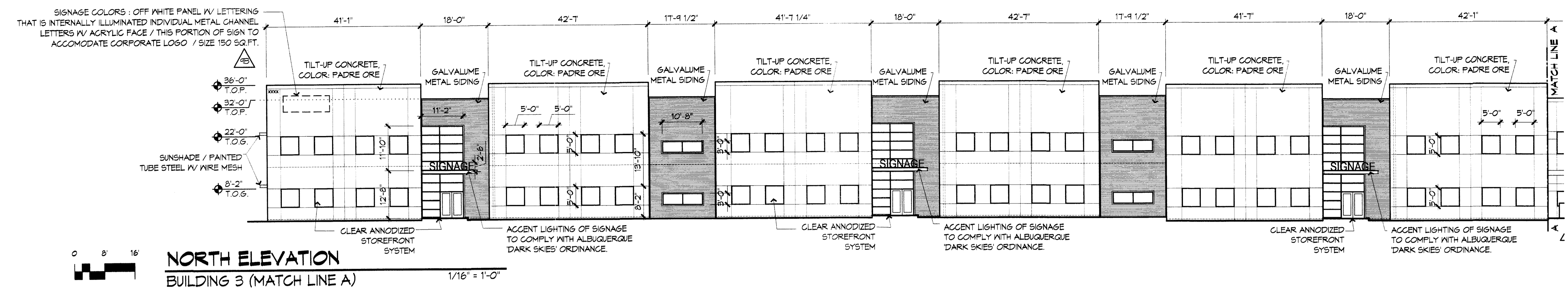


**EAST ELEVATION
BUILDING 2**
1/16" = 1'-0"



**WEST ELEVATION
BUILDING 3**
1/16" = 1'-0"

Mesa Del Sol
Employment Center - Phase One
BUILDING #2 AND BUILDING 3
Albuquerque, New Mexico



REVISIONS

10/03/06	DRB 5,8,M,T,T,L

DRAWN BY: **SL**
REVIEWED BY:
DATE: **10.04.06**
PROJECT NO.: **06002**
DRAWING NAME:

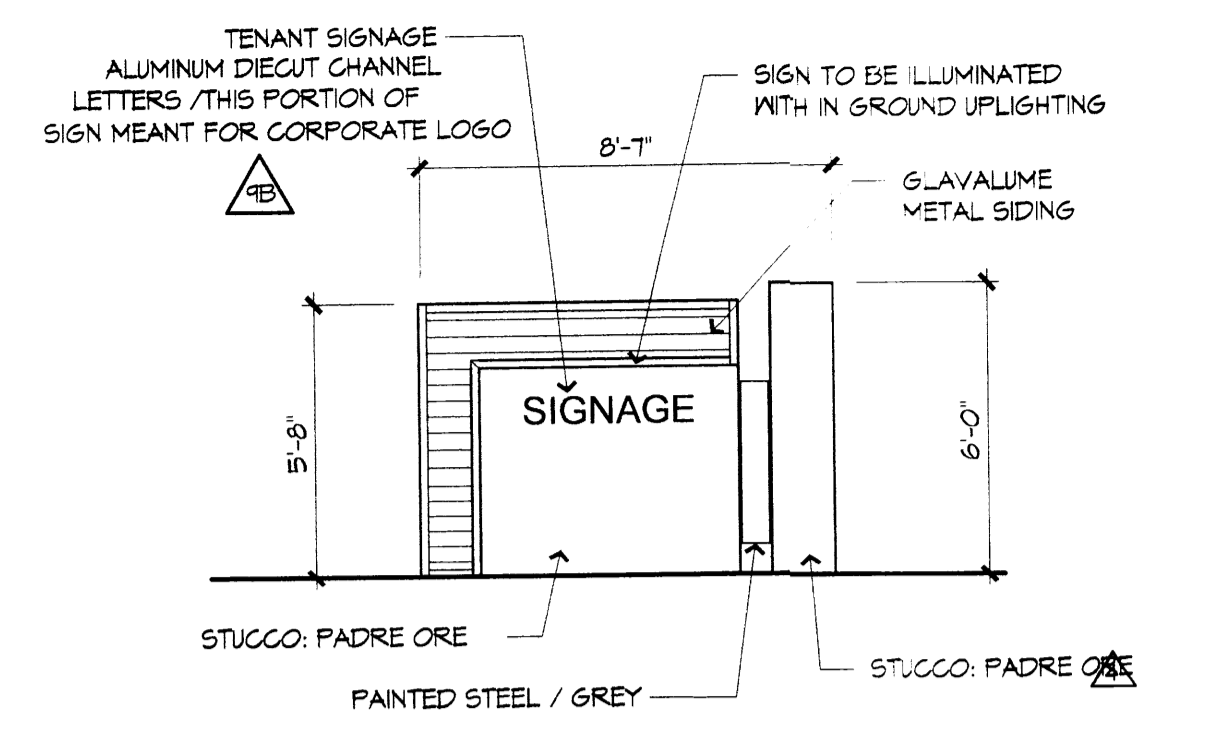
ELEVATIONS
BUILDING 3

REVISIONS

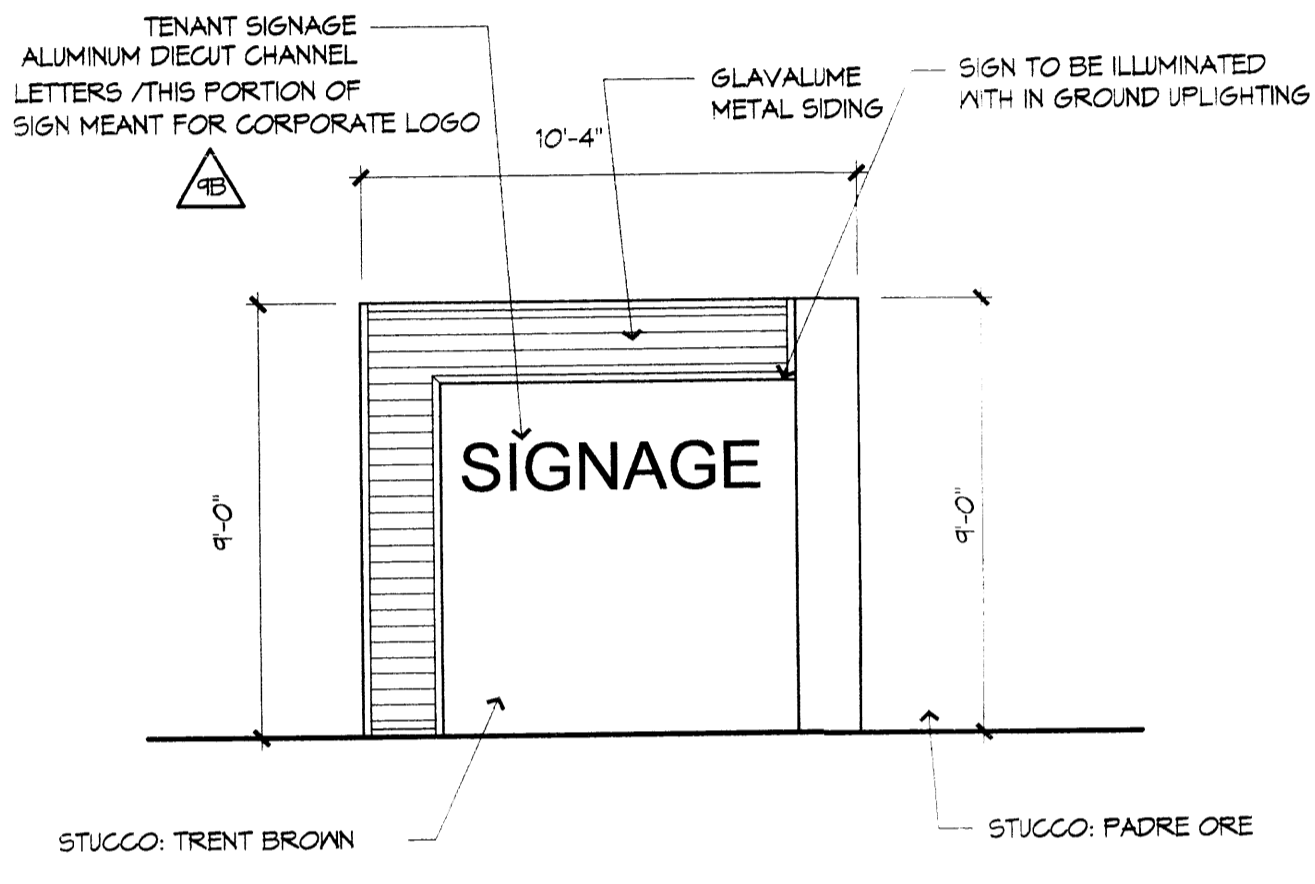
▲	10/03/06	DRE SUBMITTAL
▲		
▲		
▲		

DRAWN BY	SL
REVIEWED BY	
DATE	10.10.06
PROJECT NO.	06002
DRAWING NAME	

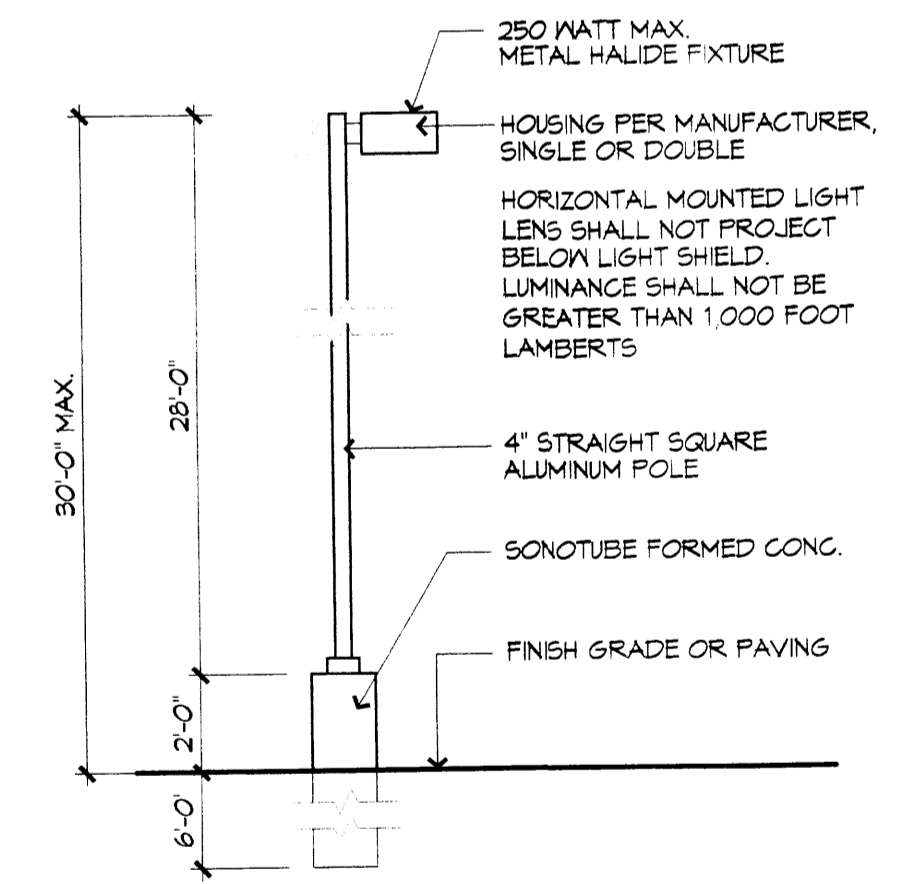
**ELEVATIONS
BUILDING A AND B**



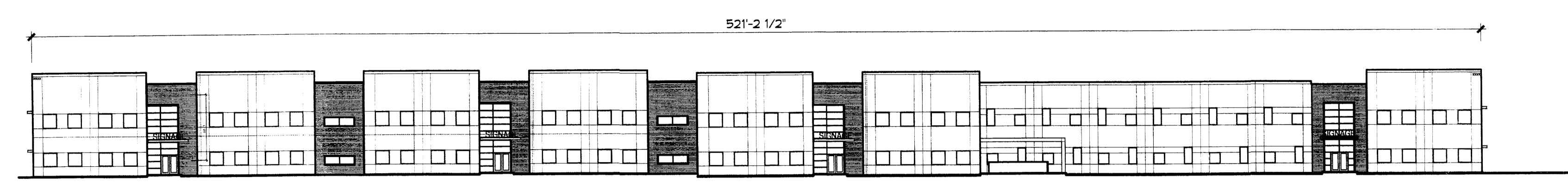
TENANT SIGNAGE A
BUILDING ENTRY SIGN
1/4" = 1'-0"



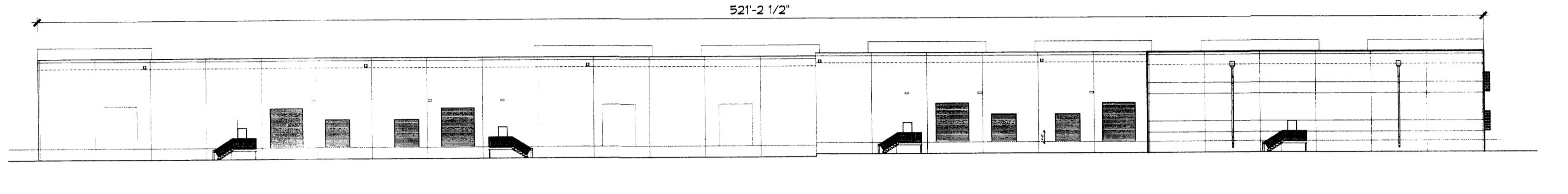
TENANT SIGNAGE B
MONUMENT SIGN
1/4" = 1'-0"



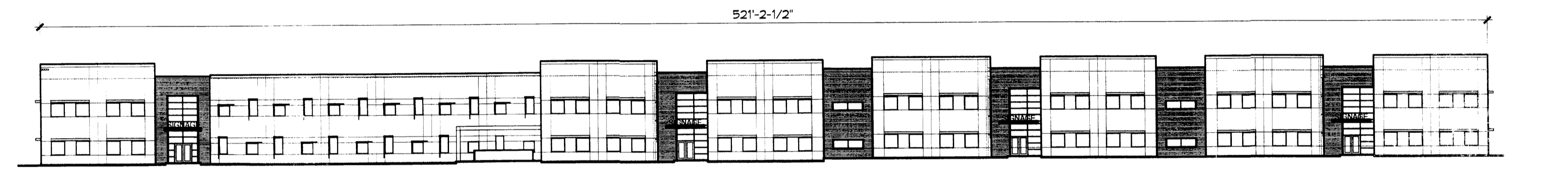
PARKING LOT LIGHT POLE
DETAIL
1/4" = 1'-0"



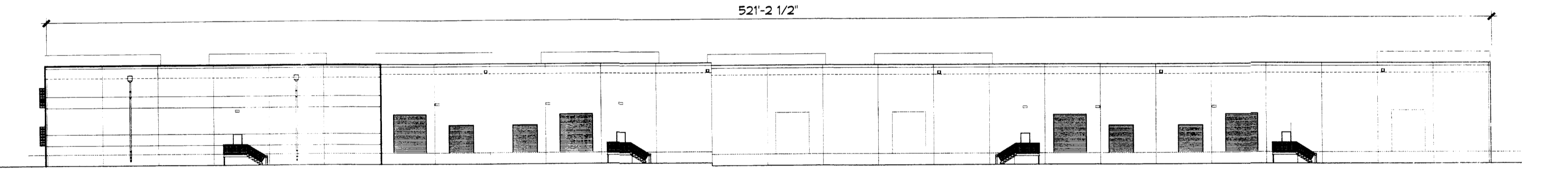
**NORTH ELEVATION
BUILDING 3**
1/16" = 1'-0"



**SOUTH ELEVATION
BUILDING 3**
1/32" = 1'-0"



**SOUTH ELEVATION
BUILDING 2**
1/32" = 1'-0"



**NORTH ELEVATION
BUILDING 2**
1/32" = 1'-0"



**WEST ELEVATION
BUILDING 2 AND 3**
1/32" = 1'-0"



**EAST ELEVATION
BUILDING 2 AND 3**
1/32" = 1'-0"

ARCHITECT

**DRB
SUBMITTAL**

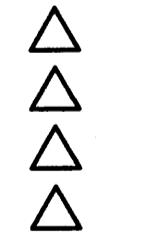
ENGINEER



PROJECT

**Mesa Del Sol
Employment Center - Phase One
BUILDING 2 & BUILDING 3
Albuquerque, New Mexico**

REVISIONS



DRAWN BY

REVIEWED BY

DATE 10/10/06

PROJECT NO.

DRAWING NAME

**CONCEPTUAL
UTILITY
PLAN**

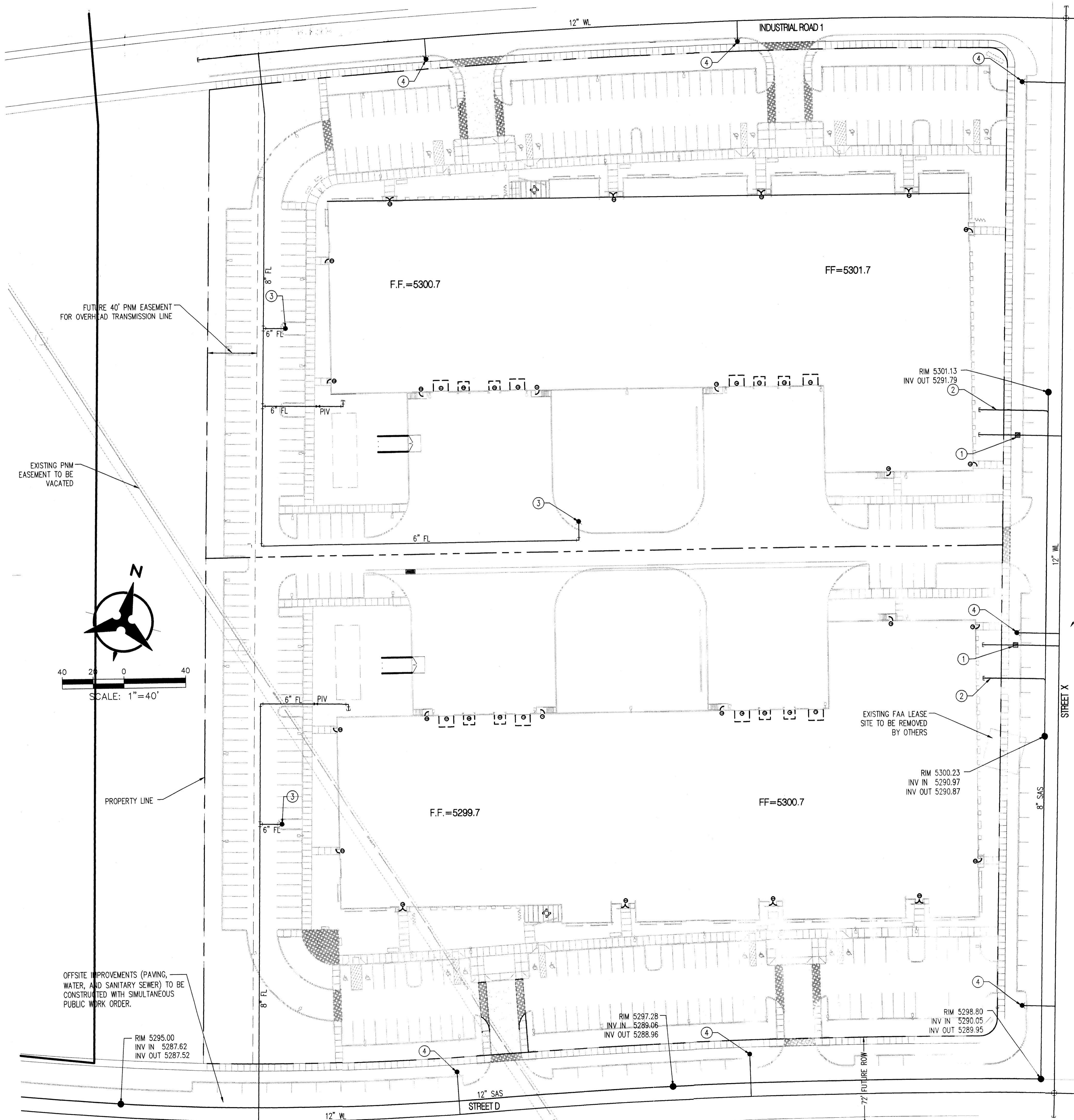
SHEET NO.

8 8

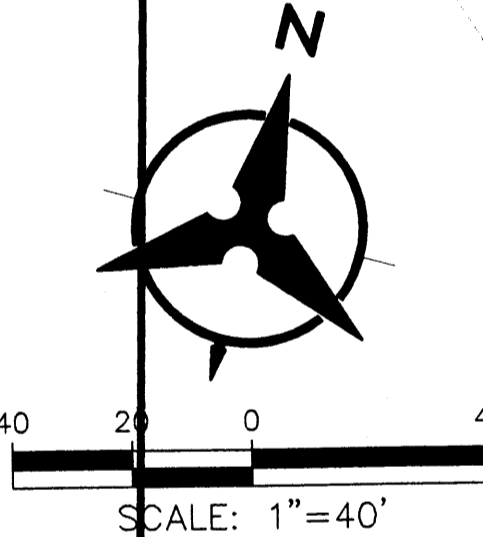
OF

UTILITY KEYED NOTES

1. INSTALL 2" METERED SERVICE LINE PER COA STD DWG 2363 WITH METER, BOX, AND COVER.
2. INSTALL 6" SAS SERVICE
3. PRIVATE FIRE HYDRANT
4. PUBLIC FIRE HYDRANT



OFFSITE IMPROVEMENTS (PAVING, WATER, AND SANITARY SEWER) TO BE CONSTRUCTED WITH SIMULTANEOUS PUBLIC WORK ORDER.



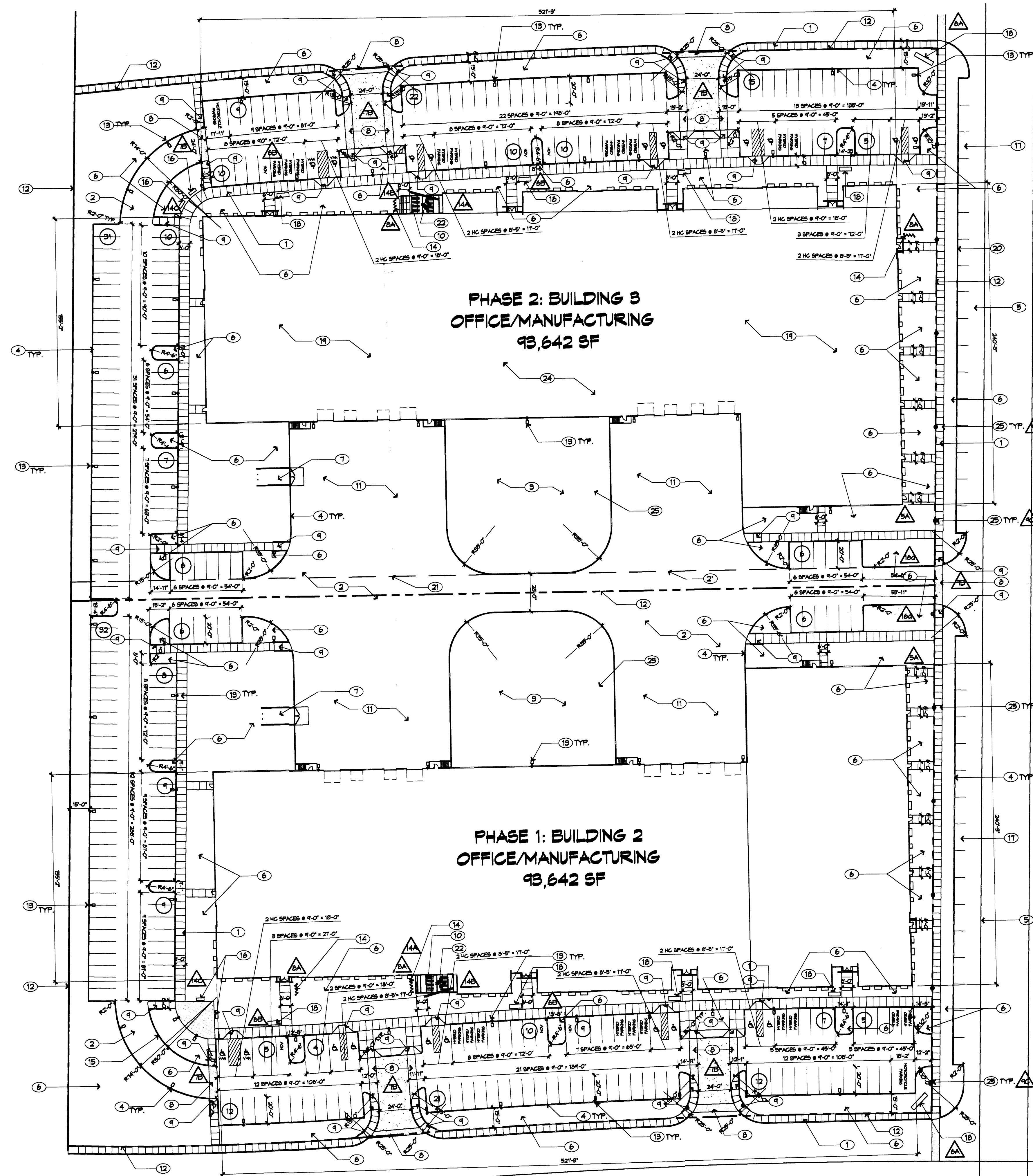
FUTURE 40' PNM EASEMENT FOR OVERHEAD TRANSMISSION LINE

EXISTING PNM EASEMENT TO BE VACATED

PROPERTY LINE

OFFSITE IMPROVEMENTS (PAVING, WATER, AND SANITARY SEWER) TO BE CONSTRUCTED WITH SIMULTANEOUS PUBLIC WORK ORDER.

Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING * SPATIAL DATA * ADVANCED TECHNOLOGIES



SITE INFORMATION

ZONING: SU1-FOR-IP
GROSS BUILDING 1 AREA (GBA): BUILDING= 49,642 SF. (FOOTPRINT)
GROSS BUILDING 2 AREA (GBA): BUILDING= 49,642 SF. (FOOTPRINT)
TOTAL BUILDING AREA (GBA): 197,284 SF
TOTAL SITE AREA: 519,461 SF = 11.89 ACRES
GROSS P.A.R. (GBA/SITE AREA) = 0.36

PARKING INFORMATION

OFFICE: NET RENTABLE SF/200 (1ST. FL.) AND 300 (2ND. FL.)
WAREHOUSE: NET RENTABLE SF/1000
REQUIRED
TOTAL MANUFACTURING: 142,261 SF/1000 = 142
OFFICE: 49,016 SF/200 = 225
(10% REDUCTION FOR TRANSIT = 34)

TOTAL SPACES REQUIRED WITH REDUCTIONS (BOTH PHASES): 329
(TOTAL SPACES PER PHASE REQUIRED: 164)
HANDICAP PARKING STALLS REQUIRED:
101-300 PARKING STALLS: 8 HC STALLS REQUIRED
(2 VAN ACCESSIBLE)

BICYCLE PARKING REQUIRED (MAX) (1:20 AUTOS): 10
MOTORCYCLE PARKING REQUIRED PER EPC CONDITIONS: 3
HOV VEHICLE PARKING REQUIRED: 3

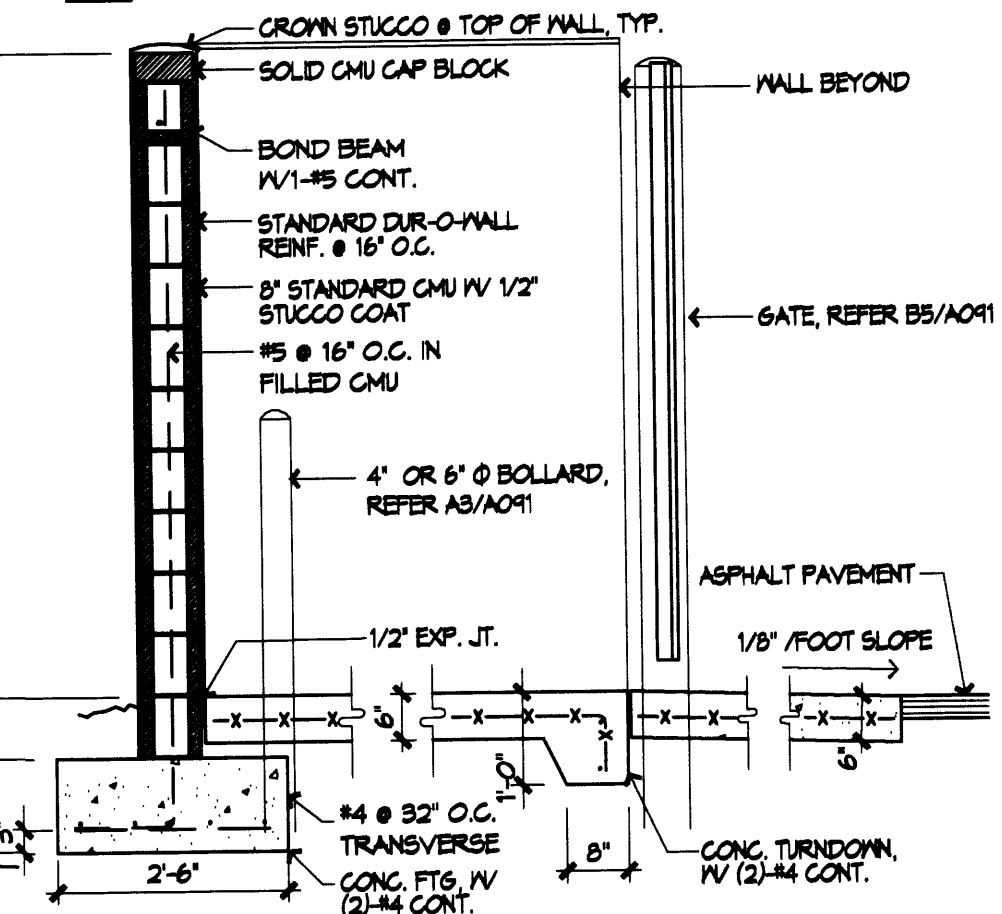
PROVIDED:
BUILDING #2: TOTAL SPACES PROVIDED: 165
(INCLUDES 8 ACCESSIBLE SPACES WITH 2 VAN ACCESSIBLE)
BICYCLE PARKING PROVIDED: 16
MOTORCYCLE PARKING PROVIDED: 5
HOV VEHICLE PARKING PROVIDED: 3
BUILDING #3: TOTAL SPACES PROVIDED: 164
(INCLUDES 8 ACCESSIBLE SPACES WITH 2 VAN ACCESSIBLE)
BICYCLE PARKING PROVIDED: 16
MOTORCYCLE PARKING PROVIDED: 5
HOV VEHICLE PARKING PROVIDED: 3

KEYED NOTES

1. SIDEWALK: CONCRETE
2. PAVING: ASPHALT
3. GRAVEL
4. CURB: 6" HIGH
5. BIKE LANE
6. LANDSCAPE AREA: SEE L101
7. DUMPSTER: SEE A1/A001
8. DECORATIVE PAVING AT PEDESTRIAN CROSSING
9. PEDESTRIAN ACCESS RAMP
10. SHADE STRUCTURE
11. TRUCK LOADING AREA
12. PROPERTY LINE
13. SITE LIGHTING: POLE LIGHT WITH SHIELD, HEIGHT: 20'
14. BIKE RACK: 8 BIKES EACH
15. LOW MALL
16. BENCH
17. ON-STREET PARKING
18. SIGN
19. PHASE II: BUILDING/SITE
20. PHASE II: STREET X BUILD-OUT
21. LIMIT OF PAVING: PHASE I
22. OUTDOOR SEATING
23. PHASE I BOUNDARY
24. FUTURE PHASE SEEDING
25. SITE LIGHTING: BOLLARD, HEIGHT 4'
26. CISTERN

LEGEND

- ↑ TRAFFIC ARROW, PAINT WHITE
- LIGHT POLE
- FIRE HYDRANT
- BOLLARD
- △ EPC CONDITION NUMBER



GENERAL NOTES

- A. PARKING AREA SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS.
- B. PERMISSION TO USE 40 SCALE FOR THIS SITE PLAN HAS BEEN APPROVED BY STAFF.
- C. THERE ARE NO EXISTING STRUCTURES WITHIN 20 FEET OF THE SITE.
- D. GROSS LOT ACCESS WILL BE GRANTED WITH REQUIRED REPLANT.
- E. SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE'S INDUSTRIAL PARK ZONE.
- F. TRACT REFERENCES ARE TO THE TRACTS AS CONFIGURED AND ALIGNED IN THE SITE DEVELOPMENT PLAN. TRACT LINES ARE TO BE ADJUSTED/FIXED WITH REQUIRED REPLANT.
- G. STREET X TO HAVE TWO TRAVEL LANES ON EACH SIDE AN ULTIMATE BUILD-OUT.
- H. SEE ADDITIONAL CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE, AND UTILITY INFORMATION.
- I. CISTERN WATER TO BE USED FOR IRRIGATION.
- J. A FUTURE TRANSIT STOP MAY BE LOCATED ON THE EAST SIDE OF UNIVERSITY BOULEVARD, JUST NORTH OF STREET D. THERE ARE NO FUTURE TRANSIT STOPS PLANNED DIRECTLY ADJACENT TO THE PROPERTY.
- K. ALL GRAVEL AREA TO BE USED AS STORAGE AREAS SHALL BE SCREENED WITH A MALL OR FENCE.
- L. THERE ARE NO PEDESTRIAN TRAILS CURRENTLY LOCATED IN THE VICINITY. A FUTURE TRAIL MAY BE LOCATED ON THE WEST SIDE OF UNIVERSITY BOULEVARD, OUTSIDE OF THE RIGHT-OF-WAY.

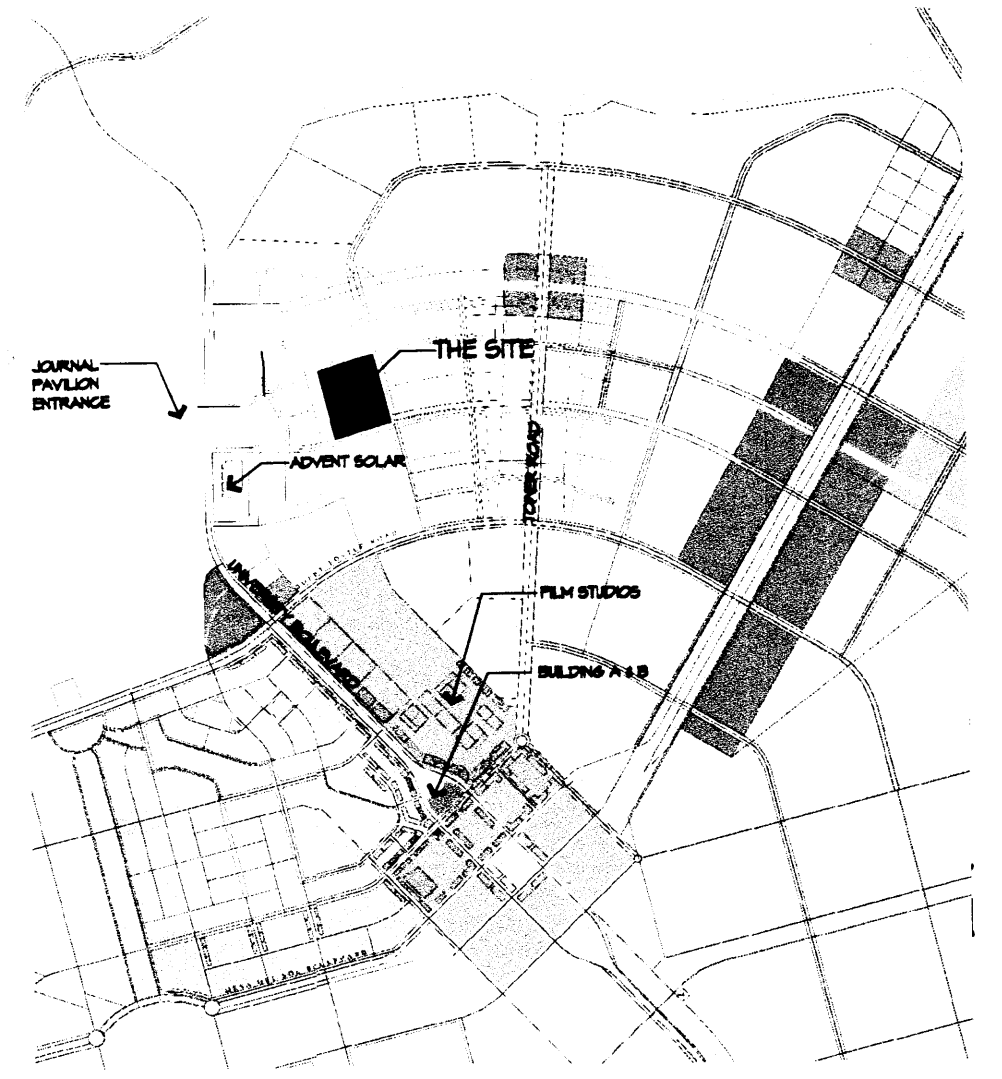
ADMINISTRATIVE AMENDMENT
File # _____ Project # 1004872
Orientation of buildings
changed from University Blvd. to
internal street X.
Paul Sabatini 27 Sept 06
APPROVED BY _____ DATE _____

PROJECT NUMBER: _____
APPLICATION NUMBER: EPC Site Development Plan-Building Permit

Is an Infrastructure List Required? (x) Yes () No If yes, then a set of approved DRC 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:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
UTILITIES DIVISION	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



VICINITY MAP
Q-16 AND Q-17
1" = 1000'-0"