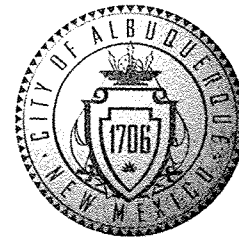


CITY OF ALBUQUERQUE



August 18, 2009

Michael Balaskovits, P.E.
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

Re: Employment Center PWTF Grading and Drainage Plan and Drainage Management Plan

Engineer's Stamp dated 8-17-09 (Q16/DA4001)

Dear Mr. Balaskovits,

Based upon the information provided in your submittal received 8-17-09, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

PO Box 1293

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque

Concerning the Drainage Management Plan, it appears the WSE for the temporary pond is on Schott's property. A pond will be required to contain runoff from DA4 in DA4 with future development.

NM 87103

If you have any questions, you can contact me at 924-3695.

www.cabq.gov

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: Mesa del Sol Employment Center PWTF ZONE MAP/DRG. FILE # 6 R-16/DA4001
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Portion of Tract F Mesa del Sol Innovation Park II
CITY ADDRESS: N/A

ENGINEERING FIRM: Bohannon Huston Inc.
ADDRESS: 7500 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: Mike Balaskovits
PHONE: (505) 823-1000
ZIP CODE: 87109

DEVELOPER: Anthem Telecom
ADDRESS: 436 Prospect Street
CITY, STATE: New Port Beach, CA

CONTACT: Brian Richmond
PHONE: 949-631-2702
ZIP CODE: 92663

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER CERT (TCL)
☐ ENGINEER CERT (DRB SITE PLAN)
☐ OTHER (REVISED G&D PLAN)

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☒ S. DEV. PLAN FOR SUB'D APPROVAL
☒ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL (ROUGH)
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

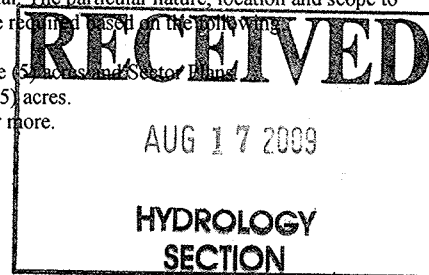
- ☐ YES
☐ NO
☐ COPY PROVIDED

\$100.00

SUBMITTED BY: Mike Balaskovits DATE: 8/17/09

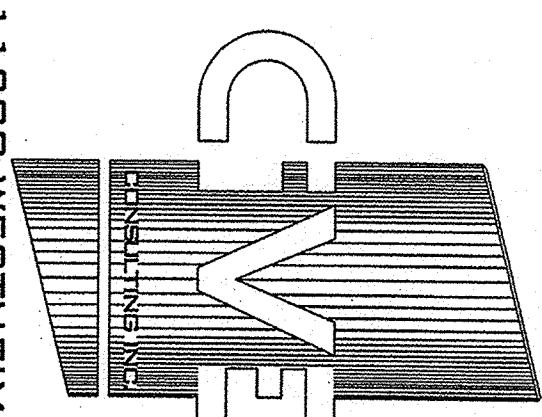
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



ANTHEM
TELECOM

436 Prospect Street
Newport Beach, CA 92663
949-431-2702 Fax: 949-435-9269



11200 WESTHEIMER
HOUSTON, TEXAS 77042
PH: 281.870.8727
FAX: 281.870.8728

GIVE CONSULTING T08-211-2237
F001.N01

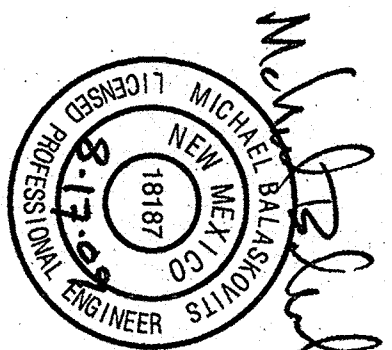
DRAWN BY: XXXX

CHECKED BY: XXXX

SUBMITTALS

A	07/06/09	ISSUED FOR REVIEW
B	07/16/09	ISSUED FOR REVIEW
C		
D		
E		

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OF THESE DOCUMENTS WITHOUT THE WRITTEN NAME IS STRICTLY PROHIBITED.



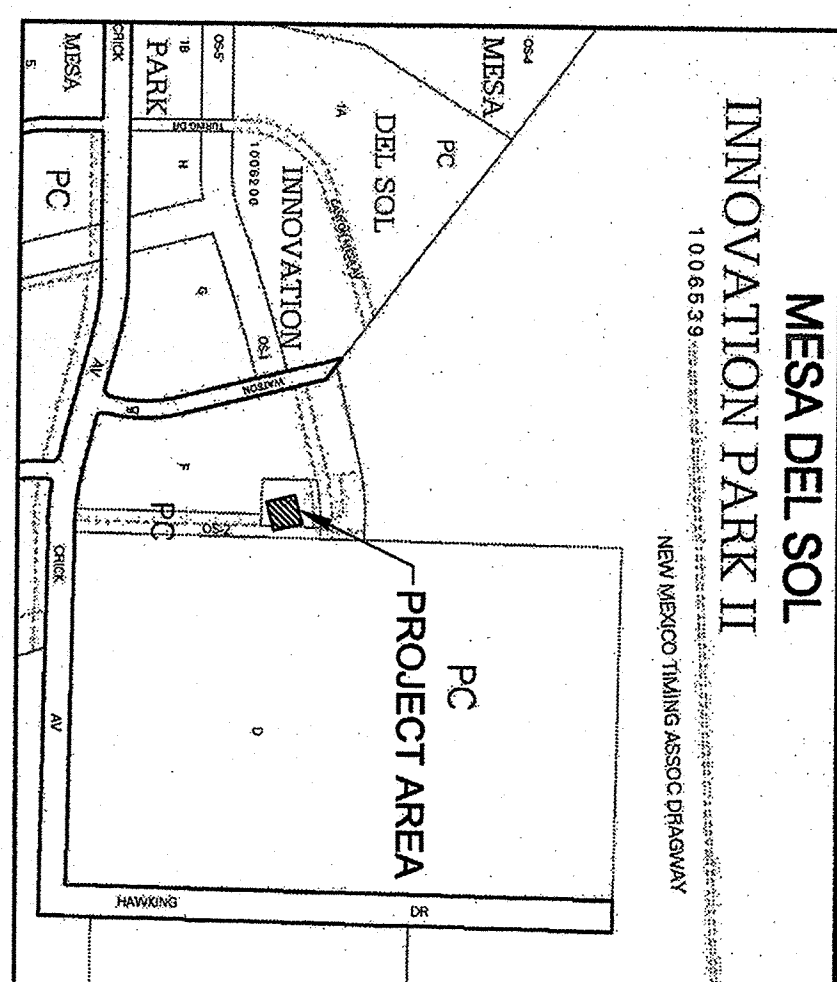
**MESA DEL SOL
EMPLOYMENT
CENTER PWTF**

5420 WATSON DRIVE SE
ALBUQUERQUE, NM 87106

SHEET TITLE:
**GRADING &
DRAINAGE PLAN**

SHEET NUMBER: **REC'D CIVIL**
C-B
HYDROLOG
SECTION

Aug 17 '09



VICINITY MAP
ZONE AULS PAGE 0-6-2

PROJECT BENCHMARKS:

BENCHMARK #1
N+53539.35 E1353942.614 5291.48

BENCHMARK #2
N+59296.96 E1354025.918 5300.42

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DIST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO EROSION CONTROL, SITE PREPARATION, AND PAYMENT INSULATION, AS SHOWN ON THIS PLAN, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL COSTS INCURRED BY THE CONTRACTOR IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (CQA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH GRAPES SHALL NOT EXCEED 3' HORIZONTAL TO 1' VERTICAL, UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE AND ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BARRIERS OR Silt FENCE AT THE PROPERTY LINES AND BEHIND THE SILE TO PROTECT IT FROM WIND EROSION.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNDESIRABLE MATERIAL AND/OR A BARRON SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE DETERMINED BY THE CONTRACTOR IN COMPLIANCE WITH APPROPRIATE FEDERAL, STATE, AND LOCAL REGULATIONS. ALL COSTS INCURRED BY THE CONTRACTOR IN OBTAINING A DISPOSAL OR BARRON SITE AND HILL TO BE REMOVED BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND TO BE PAID BY THE CONTRACTOR. MEASUREMENT OF PAYMENT SHALL BE MADE.
8. FILLING AND PAYMENT GRAPES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PRO ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTIGUES REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MANSIONS AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASES OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

GENERAL NOTES

1. ALL WORK PERFORMED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE. CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL OBEY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EIA REQUIREMENTS WITH RESPECT TO SOIL WHEN DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PORTION OF THE CONSTRUCTION INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CITY OF ALBUQUERQUE (CQA) AND THE CITY OF ALBUQUERQUE (CQA) ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE (CQA) ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE (CQA) ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE (CQA) ENGINEER.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT THE LOCAL SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES AND APPURTEANCES DISCOVERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR DISRUPTIONS TO THE PROJECT DUE TO THE RELOCATION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE (CQA) ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE (CQA) ENGINEER.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE, AND APPROVED BY THE CONSTRUCTION DIVISION.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. CONSENT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT PARKWAYS OR RESERVATED TRAFFIC Lanes. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (IE, BARRIERS, TRUCK EROSION, EXCAVATION PERMITS, OR SIGN INTERFERENCES, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL REPAIR A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SIGN PLAN FROM THE CITY OF ALBUQUERQUE. PRIVATE ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO DESIGN STREETS.
12. ALL BARRIERS AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRIERS AND SIGNS AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRIERS AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL MEET ALL STEPS NECESSARY TO CONFORM WITH EIA REQUIREMENTS, INCLUDING COMPLIANCE WITH WYES PHASE 2 REQUIREMENTS.

- LEGEND**
- PROPERTY LINE
 - EXISTING CONTIGUES
 - EXISTING GROUND SPOT ELEVATION @ 1.23
 - PROPOSED SPOT ELEVATION
 - TOP OF CURB, R+FLOW LINE
 - TOP OF WALL, B+FLOW LINE
 - EXISTING, TOP OF OF GRADE
 - PROPOSED DIRECTION OF FLOW
 - PROPOSED INDEX CONTIGUES
 - PROPOSED INTER CONTIGUES
 - EXISTENT

GRADING LIMITS

