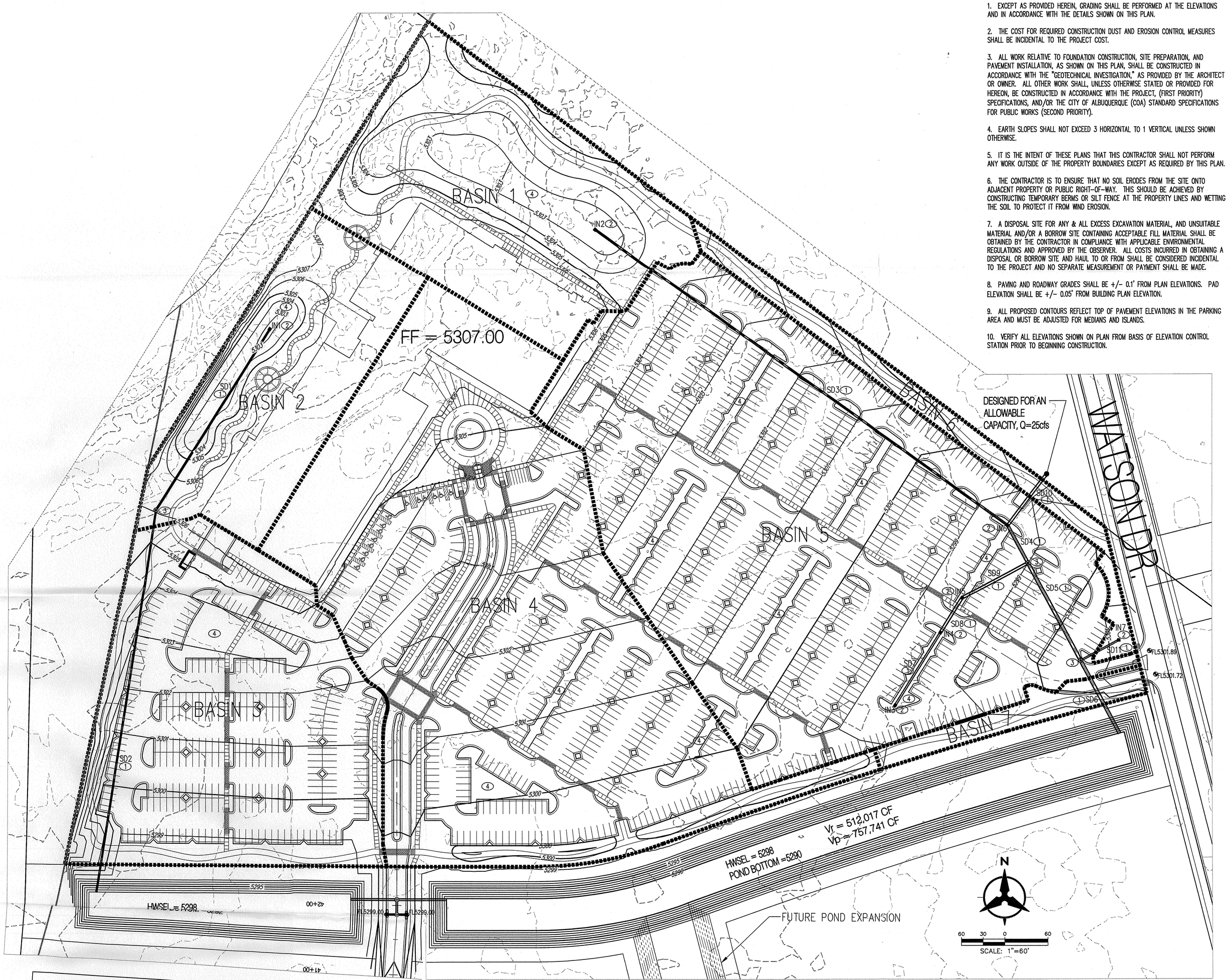


GRADING NOTES

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 DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.

3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).

4. EARTH SLOPES 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.

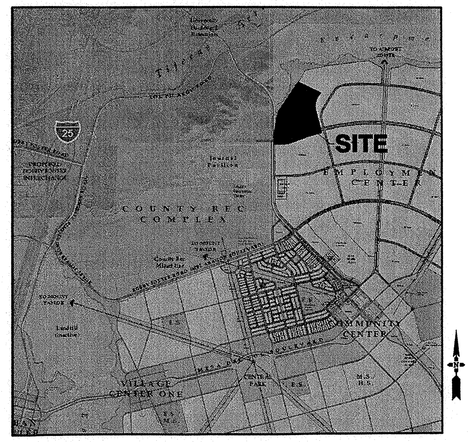
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.

9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.

10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.



LOCATION MAP
ZONE ATLAS INDEX MAP R-16

DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION
The purpose of this submittal is to present a grading and drainage plan for the proposed Project Pinnacle building at Mesa del Sol. The site is located northwest of Advent Solar. There is vacant land to the north and northeast and a public road to the east and drainage easements to the south. The project will include the main building, parking and landscaped areas. This submittal is in support of Rough Grading Permit approval.

III. EXISTING HYDROLOGIC CONDITIONS
The site is approximately 24.8 acres and is currently undeveloped. The land slopes 0.5% to 1.0% from the west to the east toward an existing series of playas located southeast of the site.

IV. PROPOSED HYDROLOGIC CONDITIONS
The drainage analysis of this site follows the guidelines and framework of the Drainage Area Zero Drainage Management Plan in which this site is Basin OF. The site was sub-divided into multiple basins and drains both overland and through a system of storm drains. Basins 1 and 2 drain to water harvesting areas in their respective basins. The ponds drain to the onsite storm drain system. Basin 5 drains to a series of storm drain inlets in the onsite storm drain system before discharging to a regional retention pond system. Basins 3, 4, and 7 surface flow south and outfall directly to the regional retention pond along the southern property line. Basin 6 flows along the northeast property before discharging into basin 5 and flowing to the retention pond system with a portion surface flowing and the other through the onsite storm drain system. Water harvesting areas will be present on the site in all major median areas but were not included in the hydrologic analysis of the site as to account for all developed discharge. Please see Basin Data table for associated computations. The total flow from the site is 101.5 cfs well below the allowable 110.5 cfs as set forth in the Block Drainage Management Plan

Offsite Drainage
Current drainage from the north will be diverted along the northeast property line and continuing along historic paths to the existing series of playas located southeast of the site.

Floodplain
In accordance with FEMA Community Map Panel #35001C0555 D, the site is not located within a floodplain.

V. CONCLUSION
The total flow discharged from the site is approximately 102cfs which is less than the allowable discharge of 111cfs. These flows were computed in accordance with section 22.2 of the Development Process Manual. This drainage management plan is capable of safely passing the 100 year storm and meets city requirements. With this submittal we are seeking rough grading permit approval.

GRADING KEYED NOTES

1. NEW STORM DRAIN, SEE TABLE FOR SIZES AND SLOPE
2. NEW STORM DRAIN INLET TYPE D
3. NEW STORM DRAIN MANHOLE
4. WATER HARVESTING AREA

PROJECT PINNACLE BASIN PROPERTIES
Proposed Ultimate Development Conditions Basin Data Table
This table is based on the DPM Section 22.2, Zone: 2

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages A	B	C	D	Q(100) (cfs/ac.)	Q(100) (CFS)	V(100) (inches)	V(100)6HR (CF)	V(100)10day (CF)
B1	127910	2.94	0.0%	80.0%	0.0%	20.0%	2.76	*8.12*	*1.05*	*11171*	*14582*
B2	88835	2.04	0.0%	60.0%	0.0%	40.0%	3.25	*6.62*	*1.32*	*9742*	*14480*
B3	167193	3.84	0.0%	10.0%	0.0%	90.0%	4.46	*17.11*	*1.99*	*27670*	*47734*
B4	317139	7.28	0.0%	10.0%	0.0%	90.0%	4.46	*32.46*	*1.99*	*52487*	*90543*
B5	340124	7.81	0.0%	10.0%	0.0%	90.0%	4.46	*34.81*	*1.99*	*56290*	*97105*
B6	25317	0.58	0.0%	100.0%	0.0%	0.0%	2.28	*1.33*	*0.78*	*1646*	*1646*
B7	13635	0.31	0.0%	80.0%	0.0%	20.0%	2.76	*0.87*	*1.05*	*1191*	*1554*
	TOTALS	24.80						*101.31*		*160197*	*267644*

STORM DRAIN PIPE TABLE

PIPE #	Contributing Basins and Storm Drains	Size in.	Slope	Capacity* cfs	ACTUAL FLOW cfs
PIPES					
SD1	B2	18	0.50%	7.43	6.62
SD2	B2	18	0.50%	7.43	6.62
SD3	B1	24	0.50%	16.00	8.12
SD4	B1+(1/4)B5+OS1	36	0.50%	47.16	41.82
SD5	B1+B5+OS1	42	0.50%	71.14	67.92
SD6	B1+B5+B6+OS1	42	0.50%	71.14	69.25
SD7	(1/4)B5	24	0.50%	16.00	8.70
SD8	(1/2)B5	36	0.50%	47.16	17.40
SD9	(3/4)B5	36	0.50%	47.16	26.11
SD10	OS1	30	0.50%	29.00	25.00
SD11	B6	18	0.50%	7.43	1.33

INLET TABLE

Inlet #	Inlet Type	Actual Flow	Avail Head ft	Capacity CFS
IN1	1-SGL COA TYPE D*	6.62	1.00	11.07
IN2	1-SGL COA TYPE D*	8.12	1.00	11.07
IN3	1-SGL COA TYPE D*	8.70	0.80	9.91
IN4	1-SGL COA TYPE D*	8.70	0.80	9.91
IN5	1-SGL COA TYPE D*	8.70	0.80	9.91
IN6	1-SGL COA TYPE D*	8.70	0.80	9.91
IN7	1-SGL COA TYPE D*	1.33	0.50	7.83

*- INLET IN SUMP CONDITION

ROUGH GRADING (±0.5'): 1/17/08
APPROVED FOR ROUGH GRADING DATE

architecture
interiors
planning
engineering
Dekker
Perich
Sabatini
7601 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org
ARCHITECT
ENGINEER
GLENN S. BROUGHTON
NEW MEXICO
14671
1-17-08
REGISTERED PROFESSIONAL ENGINEER
PROJECT

Project Pinnacle
Mesa del Sol - Innovation Park
Albuquerque, New Mexico

REVISIONS

DRAWN BY	BY, JG
REVIEWED BY	MB
DATE	01-11-08
PROJECT NO.	07-0115
DRAWING NAME	ROUGH GRADING AND DRAINAGE MANAGEMENT PLAN
SHEET NO.	C100

RECEIVED
JAN 17 2008
HYDROLOGY SECTION

Mesa del Sol
Bohannan ▲ Huston INC
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

P:\080330\cdp\general\080330gp01.dwg, Layout1
January 17, 2008 - 11:55am
Plotted by: BWARREN

KEYED NOTES (X)

1. PROPERTY LINE
2. CONCRETE PAVING
3. CLEAR SITE TRAINGLE
4. ASPHALT PAVING
5. NOT USED
6. LANDSCAPE AREA, TYP., SEE SHEET L002
7. SEATWALL
8. SERVICE AREA
9. CONCRETE BOLLARD
10. BIKE RACK
11. MONUMENT SIGN
12. LIGHT POLE. SEE ELECTRICAL
13. TRASH RECEPTACLE
14. 22' FIRE ACCESS DRIVE, COMPACTED BASE COURSE
15. 6' ASPHALT TRAIL, CONNECT TO FUTURE MDS TRAIL SYSTEM.
16. HEAVY DUTY CONCRETE
17. PICNIC TABLES, NIC
18. HEAVY DUTY ASPHALT
19. 6" CONCRETE MOW CURB
20. ARCHEOLOGICAL SITE. SEE MARRON & ASSOC. CULTURAL RESOURCE REPORT
21. 75' SETBACK TO REMAIN UNDISTURBED
22. WATER HARVESTING AREA
23. POROUS CONCRETE, SEE CIVIL
24. LANDSCAPE BOULDERS
25. 6' CMU WALL WITH STUCCO FINISH

IRRIGATION NOTES

1. THE LANDSCAPE DESIGN REQUIRES A PERMANENT, FULLY AUTOMATIC IRRIGATION SYSTEM TO SUPPORT THE PLANT MATERIAL. ALTHOUGH THE SYSTEM IS NOT ANTICIPATED TO UTILIZE NON-POTABLE WATER IN THE FUTURE, THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ACCOMMODATE NON-POTABLE WATER. IRRIGATION SHALL BE PROVIDED TO ALL CONTAINER PLANTS, SOD, AND POTENTIALLY TO SEEDED AREAS TO ENCOURAGE ESTABLISHMENT.

2. IRRIGATION: WE ARE NOT SHOWING AN IRRIGATION PLAN FOR THE FOLLOWING REASONS:
   1) AN IRRIGATION PLAN AT THIS LEVEL OF SUBMISSION WOULD ONLY REFLECT A CONCEPTUAL DESIGN, AND NOT A CONSTRUCTION DOCUMENT LEVEL. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR DESIGNING THE IRRIGATION PLAN TO MEET THE ARCHITECT'S SPECIFICATIONS.
   2) THE CITY OF ALBUQUERQUE DOES NOT REQUIRE AN IRRIGATION PLAN AT THIS LEVEL OF DOCUMENTATION.

3. THE CONTRACTOR SHALL CREATE AN IRRIGATION PLAN TO PERMANENTLY IRRIGATE THE PROPOSED PLANTINGS, AND SHALL SUBMIT THIS TO THE ARCHITECT FOR REVIEW AND APPROVAL. THE PLAN SHALL INCLUDE A PIPING AND EMITTER LAYOUT WITH SIZING, VALVE SCHEDULE AND CONSTRUCTION DETAILS. CONTROLLER: THE IRRIGATION SYSTEM SHALL BE RUN WITH FULLY AUTOMATED IRRIGATION CONTROLLER. RUN TIME WILL BE ADJUSTED ACCORDING TO PLANT MATURITY, ADDITIVE ALTERNATES, SEASON, LOCATION, AND PLANT PERFORMANCE.

4. THE CONTRACTOR SHALL COORDINATE POWER DELIVERY TO CONTROLLER AND BACKFLOW PREVENTER LOCATIONS.

5. DRIP EMITTERS SHALL BE USED FOR ALL PLANT MATERIAL OTHER THAN SEEDED OR SODDED AREAS.

LANDSCAPE CALCULATIONS

TOTAL SITE AREA: 1,064,020 SF = 24.43 ACRES

TOTAL BUILDING FOOTPRINT: 109,762 SF

NET LOT AREA: 954,258 SF / 21.91 ACRES

REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA): 126,927 SF / 3.29 ACRES
PROVIDED LANDSCAPE AREA: (28% OF NET LOT AREA): 266,489 SF / 6.12 ACRES

PLANTING NOTES

1. LANDSCAPE DESCRIPTION
THE LANDSCAPE DESIGN UTILIZES NATIVE PLANTS AND OTHER LOW-WATER-USE PLANTS THAT WILL REINFORCE THE SPECIAL LOCATION OF THE PROJECT - ON A HIGH DESERT GRASSLAND MESA. THE SELECTED SHRUBS, TREES AND ACCENTS ADD SEASONAL COLOR AND SCALE TO THE PROJECT, FOLLOW THE MESA DEL SOL DESIGN GUIDELINES, AND ESTABLISH AREAS OF 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. AFTER SUBSTANTIAL COMPLETION, THE OWNER WILL BE RESPONSIBLE FOR MAINTAINING APPROPRIATE BRANCH CLEARANCES OVER WALKS AND STREETS WHERE MULTI-TRUNK TREES ARE USED.

5. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE INTENT OF THE CITY OF ALBUQUERQUE WATER CONSERVATION , LANDSCAPING AND WATER WASTE ORDINANCE.

6. WATER USE DESCRIPTION:
PLANT MATERIALS HAVE BEEN CHOSEN FOR THEIR XERIC QUALITIES IN ADDITION TO THEIR AESTHETIC AND HABITAT VALUES. A MINIMAL AMOUNT OF TURF IS USED IN THIS DESIGN.

7. MINIMUM INSTALLATION SIZES FOR PLANT MATERIAL VARY BY SPECIES. SEE PLANT LEGEND.

8. SOIL BOND SHALL BE ADDED TO SEED INSTALLATION IN WATER HARVESTING AREAS AND ON SLOPES GREATER THAN 3:1.

9. LANDSCAPE FABRIC: ALL LANDSCAPE AREAS, EXCEPT FOR SEEDED AND SODDED AREAS, SHALL BE COVERED WITH LANDSCAPE WEED BARRIER FABRIC PRIOR TO MULCHING, IN ORDER TO MINIMIZE WEED GROWTH AND HELP MAINTAIN SOIL MOISTURE.

10. LANDSCAPE AREAS SHALL BE COVERED WITH EITHER SEED, SOD, OR ROCK MULCH. SEE LANDSCAPE LEGEND, L001. PLANT QUANTITIES AND AREA SQUARE FOOTAGES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES FOR FINAL PRICING.

11. SOIL PREPARATION WITHIN ROW IS REQUIRED TO CLEAR DEBRIS AND DE-COMPACT LANDSCAPE ZONE PRIOR TO PLANTING. SEE SPECIFICATIONS.

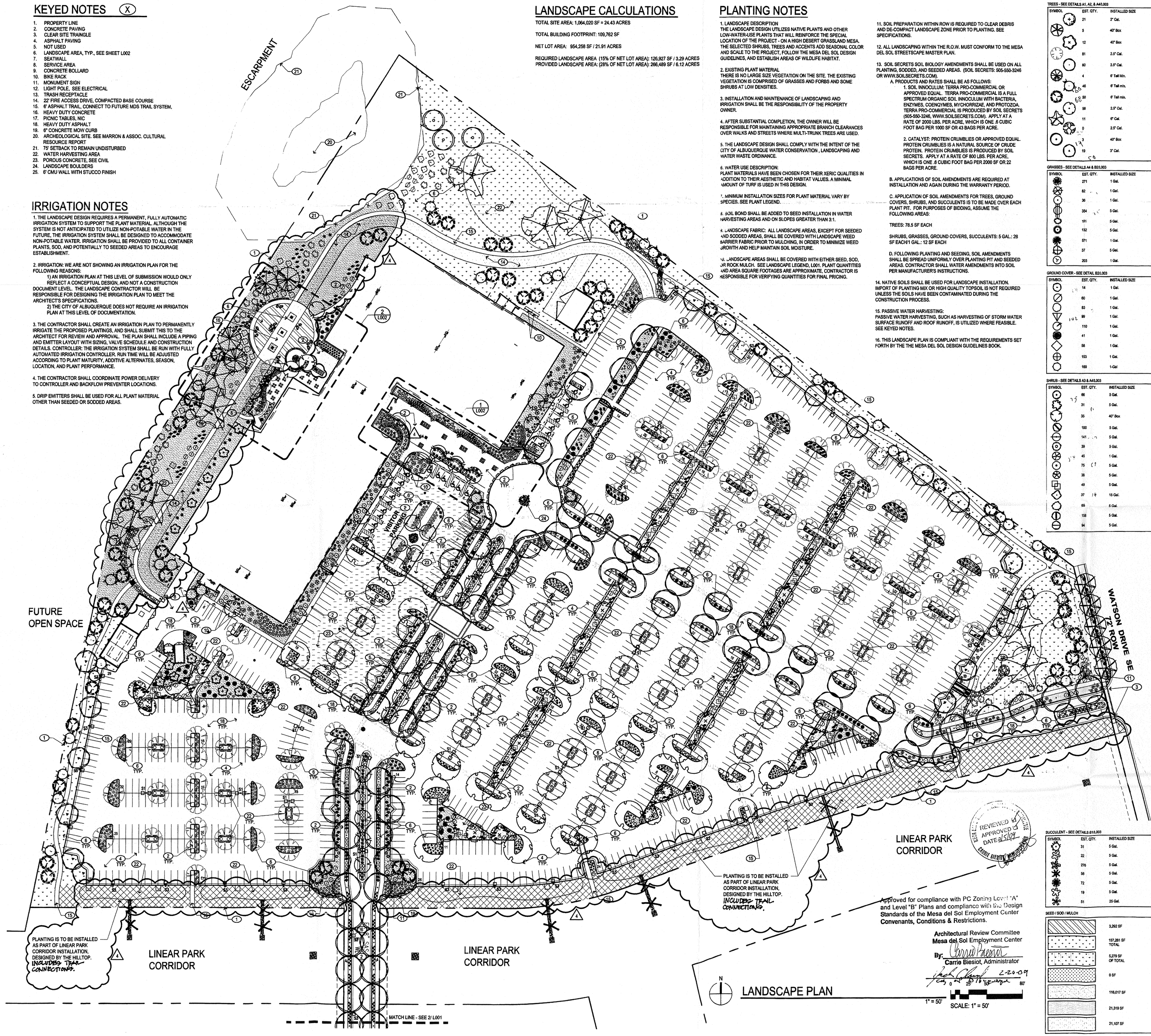
12. ALL LANDSCAPING WITHIN THE R.O.W. MUST CONFORM TO THE MESA DEL SOL STREETSCAPE MASTER PLAN.

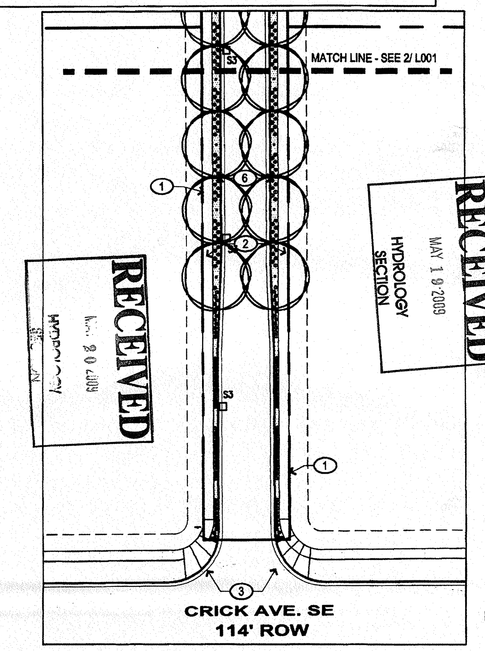
13. SOIL SECRETS SOIL BIOLOGY AMENDMENTS SHALL BE USED ON ALL PLANTING, SODDED, AND SEEDED AREAS. (SOIL SECRETS: 505-550-3246 OR WWW.SOILSECRETS.COM).
   A. PRODUCTS AND RATES SHALL BE AS FOLLOWS:
      1. SOIL INNOCULUM: TERRA PRO-COMMERCIAL OR APPROVED EQUAL. TERRA PRO-COMMERCIAL IS A FULL SPECTRUM ORGANIC SOIL INNOCULUM WITH BACTERIA, ENZYMES, COENOYMES, MYCHORRIZAE, AND PROTOZOA. TERRA PRO-COMMERCIAL IS PRODUCED BY SOIL SECRETS (505-550-3246, WWW.SOILSECRETS.COM). APPLY AT A RATE OF 2000 LBS. PER ACRE, WHICH IS ONE .5 CUBIC FOOT BAG PER 1000 SF OR 43 BAGS PER ACRE.
      2. CATALYST: PROTEIN CRUMBLIES OR APPROVED EQUAL. PROTEIN CRUMBLIES IS A NATURAL SOURCE OF CRUDE PROTEIN. PROTEIN CRUMBLIES IS PRODUCED BY SOIL SECRETS. APPLY AT A RATE OF 800 LBS. PER ACRE, WHICH IS ONE .5 CUBIC FOOT BAG PER 2000 SF OR 22 BAGS PER ACRE.
   B. APPLICATIONS OF SOIL AMENDMENTS ARE REQUIRED AT INSTALLATION AND AGAIN DURING THE WARRANTY PERIOD.
   C. APPLICATION OF SOIL AMENDMENTS FOR TREES, GROUND COVERS, SHRUBS, AND SUCCULENTS IS TO BE MADE OVER EACH PLANT PIT. FOR PURPOSES OF BIDDING, ASSUME THE FOLLOWING AREAS:
      TREES: 78.5 SF EACH
      SHRUBS, GRASSES, GROUND COVERS, SUCCULENTS: 5 GAL.: 28 SF EACH/1 GAL.: 12 SF EACH
   D. FOLLOWING PLANTING AND SEEDING, SOIL AMENDMENTS SHALL BE SPREAD UNIFORMLY OVER PLANTING PIT AND SEEDED AREAS. CONTRACTOR SHALL WATER AMENDMENTS INTO SOIL PER MANUFACTURER'S INSTRUCTIONS.

14. NATIVE SOILS SHALL BE USED FOR LANDSCAPE INSTALLATION. IMPORT OF PLANTING MIX OR HIGH QUALITY TOPSOIL IS NOT REQUIRED UNLESS THE SOILS HAVE BEEN CONTAMINATED DURING THE CONSTRUCTION PROCESS.

15. PASSIVE WATER HARVESTING:
PASSIVE WATER HARVESTING, SUCH AS HARVESTING OF STORM WATER SURFACE RUNOFF AND ROOF RUNOFF, IS UTILIZED WHERE FEASIBLE. SEE KEYED NOTES.

16. THIS LANDSCAPE PLAN IS COMPLIANT WITH THE REQUIREMENTS SET FORTH BY THE THE MESA DEL SOL DESIGN GUIDELINES BOOK.





2 CRICK AVE. SE
1" = 50'

Approved for compliance with PC Zoning Level "A" and Level "B" Plans and compliance with the Design Standards of the Mesa del Sol Employment Center Convenants, Conditions & Restrictions.

Architectural Review Committee
Mesa del Sol Employment Center
By: Carrie Biesiot
Carrie Biesiot, Administrator
2-20-09

REVIEWED & APPROVED DATE 2/5/09 CARRIE BIESIOT, ADMINISTRATOR

PLANTING SCHEDULE

TREES - SEE DETAILS A1, A2, & A4/L003

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
	21	2" Cal.	NETLEAF HACKBERRY	Celtis reticulata	20.00	25.00	Medium Water Use
	5	40" Box	CHITALPA (Multi-Trunk)	Chitalpa X taskentensis	25.00	30.00	Medium Water Use
	12	40" Box	DESERT OLIVE (Multi-Trunk)	Forestiera neomexicana	12.00	12.00	Medium Water Use
	81	2.5" Cal.	RAYWOOD ASH	Fraxinus oxycarpa 'Raywood'	35.00	30.00	Medium Water Use
	60	2.5" Cal.	MODESTO ASH	Fraxinus velutina 'Modesto'	40.00	40.00	Medium Water Use
	4	6' Tall Min.	ALLIGATOR JUNIPER (Non-Allergenic)	Juniperus deppeana	50.00	35.00	Drought Tolerant
	46	6' Tall min.	ROCKY MTN JUNIPER (Non-Allergenic)	Juniperus scopulorum	25.00	18.00	Medium Water Use
	50	6' Tall min.	AFGHAN OR MONDELL PINE	Pinus eldarica	50.00	20.00	Low Water Use
	56	2.5" Cal.	NETLEAF HACKBERRY OR SHADEMASTER HONEY LOCUST	Celtis reticulata or Gleditsia triacanthos 'Shademaster'	35.00	30.00	Low Water Use
	11	6" Cal.	ARIZONA SYCAMORE	Platanus wrightii	60.00	50.00	Medium Water Use
	0	2.5" Cal.	RIO GRANDE COTTONWOOD (2 Trunk)	Populus wislizenii 'Rio Grande'	35.00	45.00	Heavy Water Use
	19	40" Box	TEXAS HONEY MESQUITE	Prosopis glandulosa	25.00	30.00	Low Water Use
	19	3" Cal.	CHINQUAPIN OAK OR ESCARPMENT LIVE OAK	Quercus fusiformis or	25.00	30.00	Low Water Use

GRASSES - SEE DETAILS A4 & B2/L003

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
	271	1 Gal.	SIDEOATS GRAMA	Bouteloua curtipendula	2.00	1.00	Low Water Use
	82	1 Gal.	KARL FORESTIER REED GRASS	Calamagrostis x acutiflolia 'Karl Forestier'	5.00	2.00	Low Water Use
	36	1 Gal.	BLUE FESCUE	Festuca ovina glauca	1.00	1.00	Medium Water Use
	354	5 Gal.	EL TORO MUHLEY	Muhlenbergia emersleyi 'El Toro'	3.00	3.00	Low Water Use
	191	5 Gal.	REGAL MIST GRASS	Muhlenbergia capillaris 'Regal Mist'	3.50	3.00	Medium Water Use
	132	5 Gal.	DEER GRASS	Muhlenbergia rigens	3.00	4.00	Medium Water Use
	571	1 Gal.	THREADGRASS	Nassella tenuissima	2.00	2.00	Low Water Use
	37	5 Gal.	BLUE SWITCHGRASS	Panicum virgatum 'Heavy Metal'	4.00	3.00	Low Water Use
	203	1 Gal.	DWARF FOUNTAIN GRASS	Pennisetum alopecuroides 'Hameln'	3.00	3.00	Medium Water Use

GROUND COVER - SEE DETAIL B2/L003

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
	14	1 Gal.	MOONSHINE YARROW	Achillea filipendulina 'Moonshine'	1.50	2.00	Low Water Use
	60	1 Gal.	WINECUPS	Callirhoe involucrata	1.00	2.50	Low Water Use
	83	1 Gal.	GUARA	Gaura lindheimeri	3.00	4.00	Medium Water Use
	99	1 Gal.	BLANKET FLOWER	Gaillardia pulchella	1.50	1.00	Medium Water Use
	110	1 Gal.	ANGELITA DAISY	Hymenoxys acaulis	1.50	2.00	Low Water Use
	41	1 Gal.	BLUE CHIP JUNIPER (Non-Allergenic)	Juniperus horizontalis 'Blue Chip'	1.00	6.00	Medium Water Use
	58	1 Gal.	DESERT FOUR O'CLOCK	Mirabilis multiflora	1.50	4.00	Low Water Use
	153	1 Gal.	MEXICAN HAT	Rattibida columnaris	2.50	1.00	Low Water Use
	189	1-Gal	SANDPAPER VERBENA	Verbena rigida	1.50	3.50	Low Water Use

SHRUB - SEE DETAILS A3 & A4/L003

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
	66	5 Gal.	THOMPSON BROOM	Baccharis x Starn	2.00	8.00	Low Water Use
	31	5 Gal.	YELLOW BIRD OF PARADISE	Caesalpinia gilliesii	10.00	8.00	Low Water Use
	35	40" Box	DESERT WILLOW (Multi-Trunk)	Chilopsis linearis	20.00	25.00	Low Water Use
	100	5 Gal.	TURPENTINE BUSH	Ericameria laricifolia	2.00	3.00	Low Water Use
	141	5 Gal.	APACHE PLUME	Fallugia paradoxa	5.00	6.00	Low Water Use
	39	5 Gal.	ENGLISH LAVENDER	Lavandula angustifolia	3.00	3.50	Medium Water Use
	45	1 Gal.	CINQUEFOIL	Potentilla fruticosa 'Abbotswood'	3.00	3.00	Medium Water Use
	75	5 Gal.	ENCHANTRESS HAWTHORN	Raphiolepis indica 'Enchantress'	3.00	3.00	Medium Water Use
	38	5 Gal.	GRO-LOW SUMAC	Rhus aromatica 'Gro Low'	3.00	6.00	Medium Water Use
	49	5 Gal.	THREELEAF SUMAC	Rhus trifoliata	6.00	8.00	Low Water Use
	37	15 Gal.	THREELEAF SUMAC	Rhus trifoliata	6.00	8.00	Low Water Use
	69	5 Gal.	SEMI-PROSTRATE ROSEMARY	Rosmarinus officinalis 'Collingwood Ingram'	2.50	4.00	Medium Water Use
	158	5 Gal.	MEXICAN BLUE SAGE	Salvia chamaedryoides	1.50	2.00	Low Water Use
	94	5 Gal.	PINK AUTUMN SAGE	Salvia greggii	2.50	3.00	Medium Water Use

SUCCULENT - SEE DETAILS B1/L003

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
	31	5 Gal.	HARVARD AGAVE	Agave harvardiana	3.00	4.00	Low Water Use
	22	5 Gal.	PARRY'S AGAVE	Agave parryi 'Neomexicana'	1.50	2.00	Low Water Use
	276	5 Gal.	BLUE SOTOL	Dasylirion wheeleri	5.00	6.00	Low Water Use
	58	5 Gal.	RED HESPERALOE	Hesperaloe parviflora	4.00	4.00	Low Water Use
	72	5 Gal.	BEARGRASS	Nolina texana	4.00	5.00	Low Water Use
	19	5 Gal.	BEAVERTAIL PRICKLY PEAR	Opuntia basilaris	2.00	4.00	Low Water Use
	51	25 Gal.	BEAKED YUCCA (75% w/ 2 heads)	Yucca rostrata	12.00	4.00	Low Water Use

SEED / SOD / MULCH

	3,292 SF	SOD	Park Blend Sod Turfgrass Gardner Turfgrass, Inc.	N/A
	157,281 SF TOTAL	NATIVE SEEDING	East Side Mix Curtis & Curtis	Seed Rate: 2 lbs / 1000 SF, Drill Seed.
	5,279 SF OF TOTAL	NATIVE SEEDING W/ IRRIGATION	East Side Mix Curtis & Curtis	N/A
	0 SF	NATIVE SEEDING & WILDFLOWER MIX W/ IRRIGATION	Homesteader's Choice Grass Blend Llano Estacado Wildflower Blend Curtis & Curtis	Seed Rate: 2 lbs / 1000 SF, Seed Rate: 4 oz / 1000 SF, Drill Seed.
	116,017 SF	ROCK MULCH	3" Rock Mulch, 3" min. Depth Color: Santa Fe Brown - Lafarge Materials	For use in designated landscape areas, with weed barrier fabric.
	21,319 SF	CRUSHER FINES	Crusher Fines Rock Mulch, 3" min. Depth Color: Santa Fe Brown - Lafarge Materials	For use in designated landscape areas, with weed barrier fabric.
	21,107 SF	COBBLE	2"-4" Cobble Rock Mulch, 3" min. Depth, Color: Santa Ana Tan - Lafarge Materials	For soil stabilization in water harvesting areas, with weed barrier fabric.

architecture
interiors
planning
engineering

Dekker
Perich
Sabatini

7601 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

STATE OF NEW MEXICO
MARIANNE BURNS
No. 224
REGISTERED LANDSCAPE ARCHITECT

ENGINEER

ISSUED FOR CONSTRUCTION SET

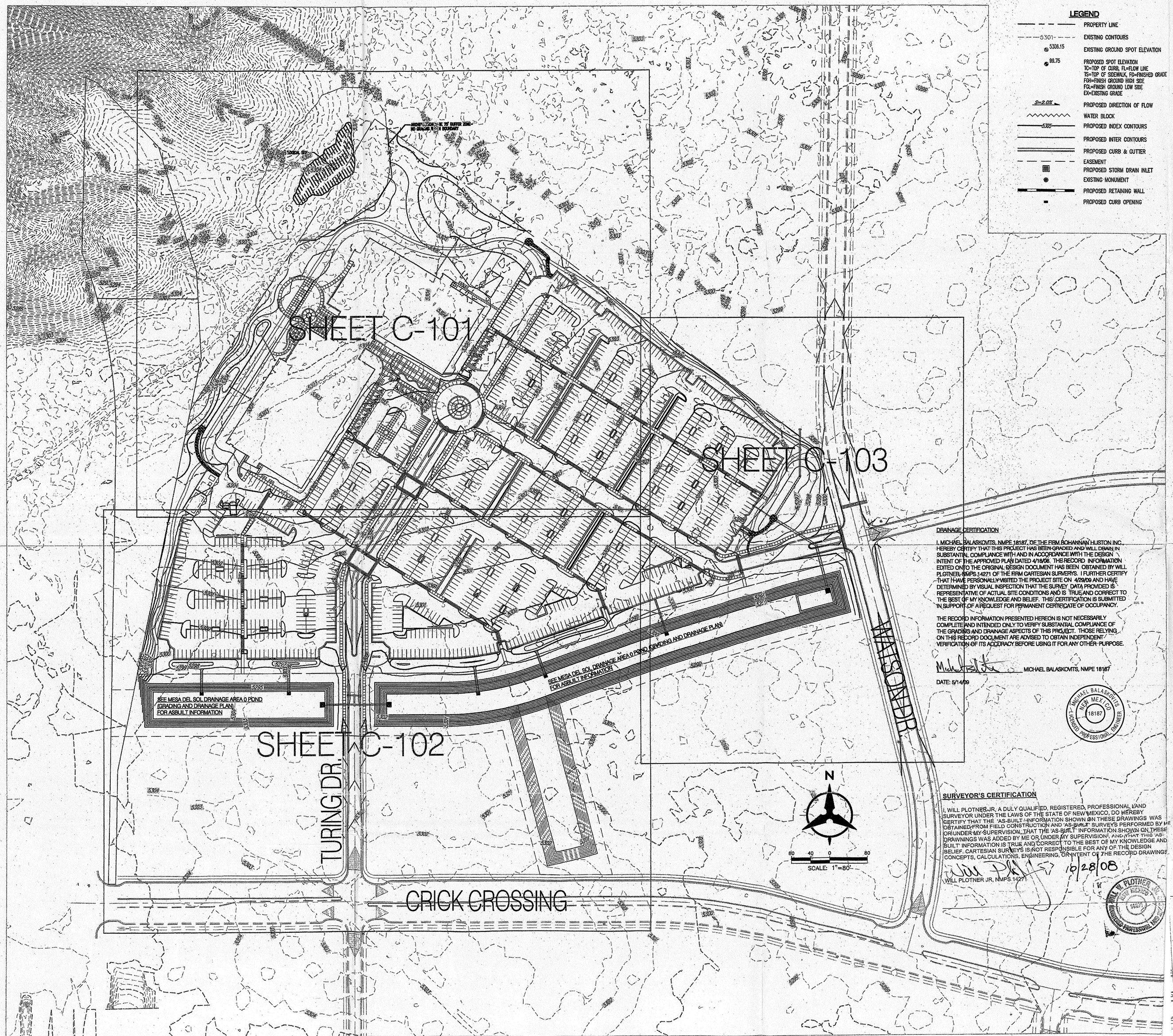
PROJECT

FIDELITY INVESTMENTS
MESA DEL SOL - INNOVATION PARK
5401 WATSON DRIVE SE
Mesa del Sol, New Mexico

REVISIONS

1	02.19.08	ARC Preliminary Review
2	02.21.08	ARC Review - Second Submittal
3	4.15.08	City Comments Incorporated
4	1.15.09	Landscape Revised - ARC Resubmittal

DRAWN BY	IF, SY, CH
REVIEWED BY	MB
DATE	04/9/08
PROJECT NO.	07-0115
DRAWING NAME	LANDSCAPE PLAN
SHEET NO.	L001
	OF



LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- 5306.15 EXISTING GROUND SPOT ELEVATION
- 99.75 PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE TS=TOP OF SIDEWALK, FG=FINISHED GRADE FGH=FINISH GROUND HIGH SIDE FGL=FINISH GROUND LOW SIDE EX=EXISTING GRADE
- S=2.0% PROPOSED DIRECTION OF FLOW
- WATER BLOCK
- 5305 PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- EXISTING MONUMENT
- PROPOSED RETAINING WALL
- PROPOSED CURB OPENING

DRAINAGE CERTIFICATION

I, MICHAEL BALASKOVITS, NMPE 18187, OF THE FIRM BOHANNAN HUSTON INC., 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 4/14/06. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY WILL PLOTNER, NMPS 14271 OF THE FIRM CARTESIAN SURVEYS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 4/29/09 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 PERMANENT CERTIFICATE OF OCCUPANCY.

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 THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

MICHAEL BALASKOVITS, NMPE 18187

DATE: 5/14/09

MICHAEL BALASKOVITS NEW MEXICO 18187 REGISTERED PROFESSIONAL ENGINEER

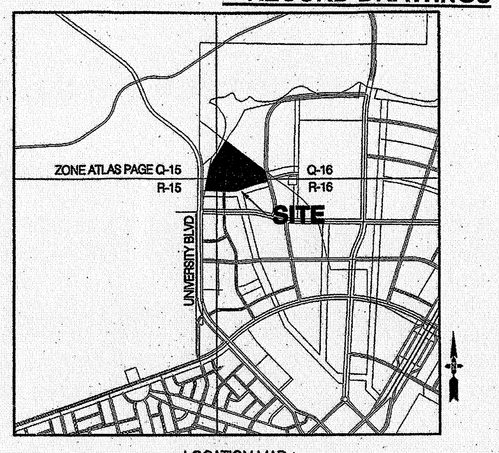
SURVEYOR'S CERTIFICATION

I, WILL PLOTNER, JR, A DULY QUALIFIED, REGISTERED, PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND "AS-BUILT" SURVEYS PERFORMED BY ME OR UNDER MY SUPERVISION, THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS WAS ADDED BY ME OR UNDER MY SUPERVISION, AND THAT THIS "AS-BUILT" INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. CARTESIAN SURVEYS IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING, OR INTENT OF THE RECORD DRAWINGS.

WILL PLOTNER JR, NMPS 14271 5/28/08

WILL W. PLOTNER NEW MEXICO 14271 REGISTERED PROFESSIONAL SURVEYOR

RECORD DRAWINGS



LOCATION MAP

ZONE ATLAS INDEX MAP Q-15, Q-16, R-15, R-16

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

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. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED 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 (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, 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 PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

12. ALL BARRICADES 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 BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

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 DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.

3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).

4. EARTH SLOPES 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 ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.

9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.

10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

architecture
interiors
planning
engineering

Dekker
Perich
Sabatini

7601 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

ISSUED FOR CONSTRUCTION SET

ENGINEER

GLENN S. BRIGHTON NEW MEXICO 14171 REGISTERED PROFESSIONAL ENGINEER 5-18-09

PROJECT

FIDELITY INVESTMENTS
MESA DEL SOL - INNOVATION PARK
Mesa del Sol, New Mexico

REVISIONS
1
2
3
4
5
6

DRAWN BY	BHW
REVIEWED BY	GB
DATE	04.18.08
PROJECT NO.	07-0115
DRAWING NAME	OVERALL GRADING PLAN
SHEET NO.	C100

RECEIVED
MAY 15 2009
HYDROLOGY SECTION

Mesa del Sol

Bohannan ▲ Huston Inc.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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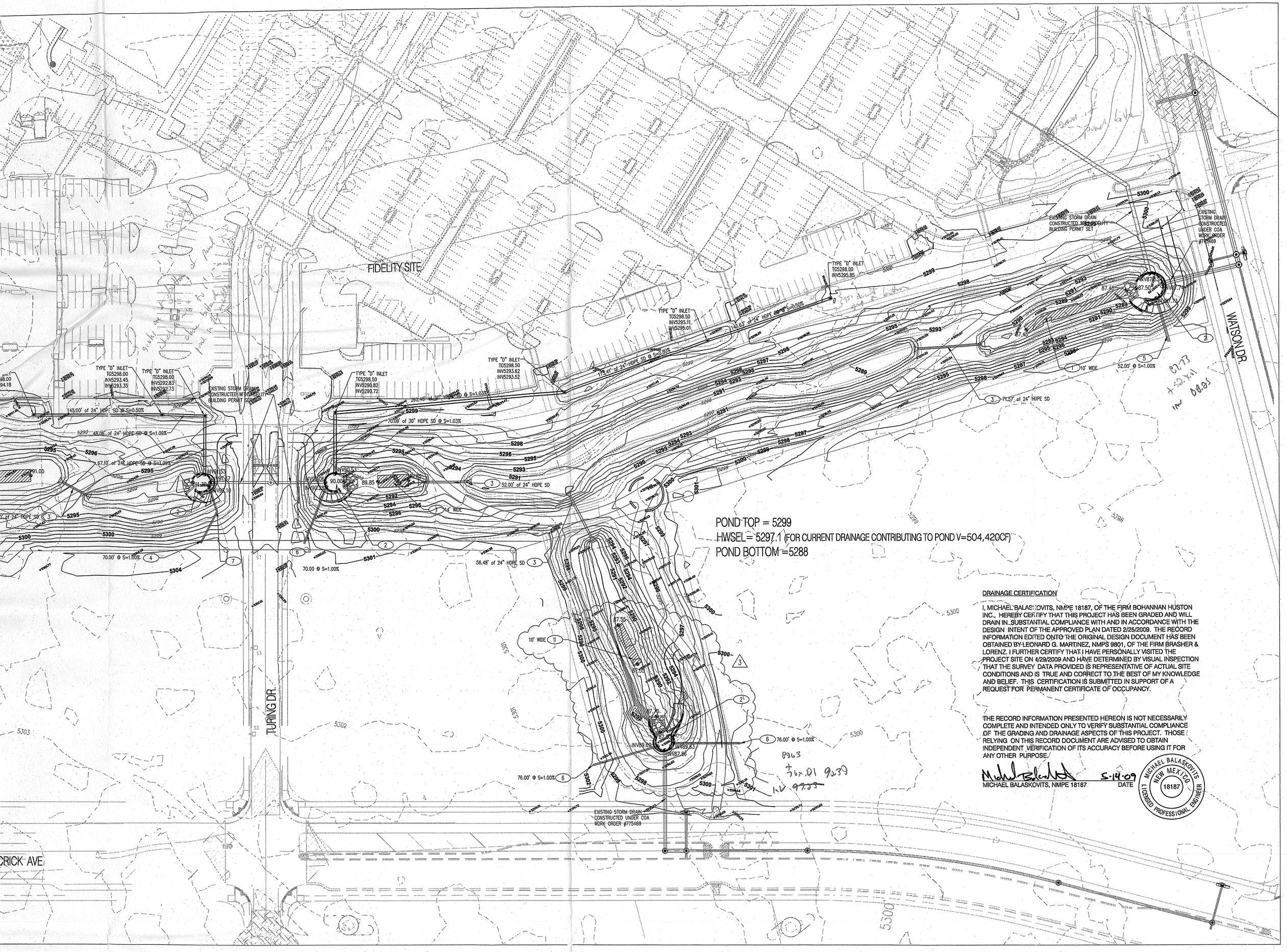
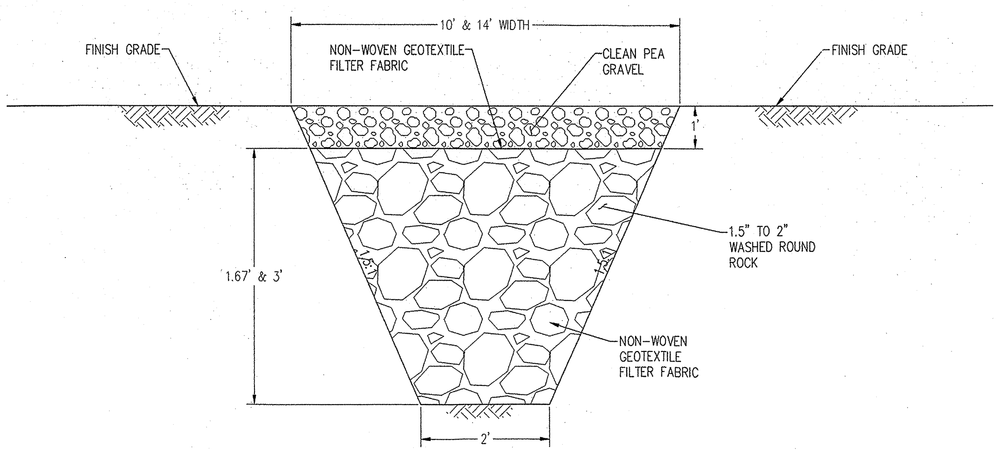
April 18, 2008 - 10:41am
Plotted by: BOKIEDA



KEYED NOTES

1. INFILTRATION BASIN PER DETAIL THIS SHEET (SEE PLAN FOR SIZE).
2. FORE BAY SEE LANDSCAPE PLANS FOR DETAILS.
3. 24" HDPE STORM DRAIN WITH CMP END SECTIONS.
4. 24" HDPE STORM DRAIN CAP FOR FUTURE USE.
5. 30" HDPE STORM DRAIN FOR FUTURE USE.
6. 18" HDPE STORM DRAIN CAP FOR FUTURE USE.
7. INSTALL PREMANUFACTURED FITTING PER MANUFACTURES RECOMENDATIONS.



INFILTRATION BASIN DETAIL

DRAINAGE CERTIFICATION

I, MICHAEL BALASKOVITS, NMPE 18187, OF THE FIRM BOHANNAN HUSTON INC., 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 2/25/2009. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY LEONARD G. MARTINEZ, NMPS 9801, OF THE FIRM BRASHER & LORENZ. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 4/29/2009 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 PERMANENT CERTIFICATE OF OCCUPANCY.

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MICHAEL BALASKOVITS, NMPE 18187 — 5.14.09 DATE

MICHAEL BALASKOVITS NEW MEXICO 18187 LICENSED PROFESSIONAL ENGINEER

NOTE

HDPE PIPE AND FITTINGS SHALL BE INSTALLED AND BACKFILLED PER MANUFACTURER SPECIFICATIONS. CONNECTIONS TO CONCRETE MANHOLES AND CONCRETE DROP INLETS SHALL USE WATER STOP GASKETS AND SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

ENGINEER Michael Balaskovits

MICHAEL BALASKOVITS NEW MEXICO 18187 LICENSED PROFESSIONAL ENGINEER 2.25.09

PROJECT

Mesa Del Sol
DRAINAGE AREA 0 POND
(FIDELITY POND)
Albuquerque, New Mexico

REVISIONS
1. STORM DRAIN REV. 1.12.08
2. INFILTRATION BASIN REV 1.15.08
3. MINOR GRADING REV 2.23.08

DRAWN BY	
REVIEWED BY	
DATE	08.23.08
PROJECT NO.	090363
DRAWING NAME	

Grading and Drainage Plan

RECEIVED
MAY 14 2009
HYDROLOGY SECTION

SHEET NO.

OF