KEYED NOTES

1. VEHICLE INGRESS INTO STUDIO PROPERTY
2. VEHICLE EGRESS OUT OF STUDIO PROPERTY
3. CONCRETE SIDEWALK 6' WIDE UNLESS OTHERWISE NOTED
4. PEDESTRIAN WALKWAY TO LINK WITH CONCRETE SIDEWALKS TYP. WALKWAYS SHALL BE DISTINGUISHABLE FROM DRIVEWAY PAVING BY PATTERN OR COLOR.
5. TEMPORARY 14'-0" HIGH CHAIN-LINK SECURITY FENCE WITH CLOTHE FABRIC SCREENING MATERIAL. FENCE SHALL REMAIN IN PLACE FOR A MAXIMUM OF 3 YEARS.
6. WEST SECURITY WALL; RE: 3 & 4/SHEET 15.
7. TYPICAL PARKING SPACE
8. TYPICAL CONCRETE SIDEWALK ACCESSIBILITY RAMP; RE: 5/SHEET 02.
9. FIRE HYDRANT LOCATION
10. DECORATIVE FEATURE WALL; RE: 4/SHEET 16
11. REFUSE AREA TO CONTAIN TRASH COMPACTOR AND RECYCLE CONTAINERS ALL REFUSE SHALL BE MOVED TO THIS LOCATION BY INTERNALLY STUDIO STAFF FOR WASTE MANAGEMENT PICK-UP.
12. BIKE RACK; RE: SITE DATA FOR QUANTITY
13. PARALLEL PARKING ALONG STREET
14. REFUSE AREA FOR MIXED-USE BUILDINGS TRASH PICK-UP BY WASTE MANAGEMENT.
15. GUARD HOUSE AT GATED STUDIO ENTRANCE; RE: 1/SHEET 12 FOR TYP. ENTRANCE.
16. FLEX-USE AREA FOR STUDIO TO BE USED FOR OVERFLOW PARKING WHEN NEEDED OR FOR STUDIO OPERATION PURPOSES.
17. FUTURE BUILDING TO BE DEVELOPED IN A LATTER PHASE; BUILDING SHALL FOLLOW SAME DESIGN PRESIDENT BASED ON THIS SUBMITTAL.
18. CONCRETE ACCESSIBILITY RAMP LOCATED ALONG PEDESTRIAN PATH
19. FUTURE ENTRANCE GATE ONTO STUDIO PROPERTY TO BE BUILT WHEN TONER ROAD IS CONSTRUCTED; RE: 3/SHEET 02
20. TYPICAL LIGHT POLE; RE: 4/SHEET 02
21. CONCRETE PEDESTRIAN PATH, 6'-0" WIDE UNLESS OTHERWISE NOTED.
22. SOUTH SECURITY WALL; RE: 3 & 4/SHEET 16.
23. 6" CONCRETE CURB TYPICAL.
24. SECURED PEDESTRIAN ACCESS POINT
25. SECURITY WALL @ GATE; RE: 1/SHEET 02
26. SECURITY WALL @ GATE; RE: 2/SHEET 02
27. MOTORCYCLE PARKING SPACE. EACH SPACE SHALL BE DESIGNATED WITH ITS OWN POSTED UPRIGHT FREESTANDING OR WALL MOUNTED SIGN.
28. PEDESTRIAN CROSSWALK; SHALL DIFFERENTIATE FROM ROADWAY PAVING BY PATTERN AND COLOR.
29. TYPICAL BUILDING MOUNTED LIGHT FIXTURE; RE: ELEVATIONS FOR MOUNTING HEIGHT.
30. FUTURE PEDESTRIAN CROSSWALK; SHALL DIFFERENTIATE FROM ROADWAY PAVING BY PATTERN AND COLOR.

GENERAL NOTES

A. PLEASE REFER TO SHEET 02 FOR ENLARGED PLANS OF TYPICAL AREAS OF THE SITE.

B. WATER HARVESTING METHODS OR OTHER SUSTAINABLE METHODS THAT UTILIZE STORM WATER RUNOFF SHALL BE INCORPORATED INTO THE SITE PLAN.

C. SOLAR PANELS FOR PURPOSING OF WATER HEATING OR COOLING, SPACE HEATING OR COOLING, OR POWER GENERATION ARE PERMITTED AND ENCOURAGED.

D. SITE PLAN SHALL COMPLY WITH THE DESIGN STANDARDS CONTAINED IN THE MESA DEL SOL LEVEL A MASTER PLAN AND ITS TECHNICAL APPENDIX.

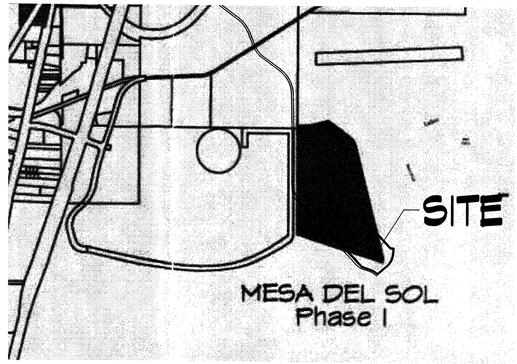
E. CONNECTOR ROAD 'A' AND TONER ROAD SHALL BE CONSTRUCTED IN A FUTURE PHASE. A PORTION OF CONNECTOR ROAD 'A' ADJACENT TO THE MIXED USE BUILDING 'B' AND THE PARKING BEHIND IT WILL BE THE ONLY PORTION OF THE ROAD TO BE CONSTRUCTED AT THIS TIME. PLEASE ALSO REFER TO KEYED NOTES #5 19 AND 30. ALSO PLEASE REFER TO CLOUDED AREA AT CONNECTOR ROAD 'A' AND TONER ROAD.

LEGAL DESCRIPTION

A certain tract of land being a portion of the south one-half of Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

BEGINNING at the most northerly corner of the tract herein described, whence the City of Albuquerque survey monument "1-R16", having New Mexico State Plane Grid Coordinates for the Central Zone: X=1,552,715.520, Y=1,455,454.511, bears N57°55'44"E a distance of 1558.77 feet;
thence,
S48°57'36"E a distance of 682.79 feet; thence,
S86°42'58"E a distance of 200.00 feet to the most easterly corner of the tract herein described; thence,
S03°17'02"W a distance of 275.44 feet to a point of curvature; thence,
406.84 feet along the arc of a curve to the right, having a radius of 344.54 feet and a chord bearing S24°54'43"W a distance of 381.08 feet to a point of tangency; thence,
S46°02'24"W a distance of 448.24 feet to the most southerly corner of the tract herein described; thence,
N43°57'36"W a distance of 67.00 feet to a point of curvature; thence,
198.04 feet along the arc of a curve to the left, having a radius of 454.00 feet and a chord bearing N56°27'36"W a distance of 196.58 feet to a point of tangency; thence,
N68°57'36"W a distance of 330.00 feet; thence,
N43°57'36"W a distance of 602.05 feet to the most westerly corner of the tract herein described; thence,
N46°02'24"E a distance of 1119.00 feet to the point and place of beginning.

This tract contains 27.9721 acres, more or less.



SITE DATA

ZONE ATLAS MAP NUMBER: Q-16 & Q-17

PRESENT ZONING: PLANNED COMMUNITY

VICINITY MAP

1" = 200'-0"

BUILDING AREA SUMMARY AND PARKING CALCULATIONS

USE	FLOOR AREA	COA PARKING RATIO	PARKING REQUIRED
BUILDING COMPLEX 1			
STAGE 1	18000	1/2000 SF	9
STAGE 2	18000	1/2000 SF	9
GROUND FLOOR OFFICE	11250	1/200 SF	56
SECOND FLOOR OFFICE	11250	1/300 SF	38
TOTAL	58500		112
BUILDING COMPLEX 2			
SUPPORT SPACE A	35000	NONE	0
SUPPORT SPACE B	35000	NONE	0
CENTRAL PLANT	8000	NONE	0
TOTAL	78000		0
BUILDING COMPLEX 3			
STAGE 7	24000	1/2000 SF	12
STAGE 8	24000	1/2000 SF	12
GROUND FLOOR OFFICE	12500	1/200 SF	63
SECOND FLOOR OFFICE	12500	1/300 SF	42
TOTAL	73000		129
BUILDING COMPLEX 4 - NOT USED			
BUILDING COMPLEX 5			
STAGE 5	18000	1/2000 SF	9
STAGE 6	18000	1/2000 SF	9
TOTAL	36000		18
BUILDING COMPLEX 6			
STAGE 3	24000	1/2000 SF	12
STAGE 4	24000	1/2000 SF	12
GROUND FLOOR OFFICE	12500	1/200 SF	63
SECOND FLOOR OFFICE	12500	1/300 SF	42
TOTAL	73000		129
MIXED USE A			
GROUND FLOOR RETAIL & OFFICE	21000	1/200 SF	105
SECOND FLOOR OFFICE	23000	1/300 SF	77
THIRD FLOOR OFFICE	20000	1/300 SF	67
FOURTH FLOOR BUNGALOWS	6500	2/DU (THREE UNITS)	6
TOTAL	70500		255
MIXED USE B			
GROUND FLOOR RETAIL & OFFICE	24000	1/200 SF	120
SECOND FLOOR OFFICE	27500	1/300 SF	92
THIRD FLOOR OFFICE	29500	1/300 SF	99
FOURTH FLOOR BUNGALOWS	6500	2/DU (THREE UNITS)	6
TOTAL	87500		291
SITE TOTAL	470500		940
PARKING REDUCTIONS			
25% FOR MIXED USE (EXCLUDING RETAIL: 940-225=715 715x0.25=178)			-178
50% REDUCTION FOR RETAIL FOR ON-SITE DEMAND (225x0.5=112)			-112
TOTAL PARKING REQUIRED WITH REDUCTIONS			650
TOTAL PARKING PROVIDED ON-SITE			864
+ 1/2 ON-STREET PARKING ALONG UNIVERSITY BLVD. & CONNECTOR RD. A			35
TOTAL PARKING PROVIDED			899
TOTAL HANDICAP PARKING REQUIRED PER ZONE CODE		801 - 1000	20
TOTAL HANDICAP PARKING PROVIDED			20
BICYCLE PARKING REQUIRED		1/20 VEHICLE SPACES	45
BICYCLE PARKING PROVIDED			45
MOTORCYCLE PARKING REQUIRED			8
MOTORCYCLE PARKING PROVIDED			8
ADDITIONAL PARKING PROVIDED IN FLEX AREAS (KEYNOTE #16)			278

06EPC-00466 / 06DRB-00799

PROJECT NUMBER: 1004818

APPLICATION NUMBER:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 05/06 and the findings and conditions in the official notification of decision are satisfied.

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.

RECEIVED
SEP 08 2006
HYDROLOGY SECTION

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE 6-14-06
UTILITIES DIVISION	DATE 7-11-06
PARKS AND RECREATION DEPARTMENT	DATE 6/14/06
CITY ENGINEER	DATE 8/16/06
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE 6/14/06
SOLID WASTE MANAGEMENT	DATE 6/9/06

AFD Plans Checking Office
924-3611
HYDRANTS ONLY
Hydrants shall be installed prior to construction
APPROVED/DISAPPROVED
R.C. Tench 6-6-06
Signature & Date

SITE DEVELOPMENT PLAN

1" = 100'-0"

NORTH FOR BUILDING ORIENTATION PURPOSES

TRUE NORTH

0 50' 100'

architectu
interior
plannin
engineering

Dekker
Perich
Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

ENGINEER

DRB SUBMITTAL

PROJECT

Mesa Del So
Film Studio
Albuquerque, New Mexico

REVISIONS
1 06/06/06 EPC Conditions

DRAWN BY

REVIEWED BY

DATE 06/06/06

PROJECT NO. 06023

DRAWING NAME
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SHEET NO. 01 OF

KEYED NOTES

1. VEHICLE INGRESS INTO STUDIO PROPERTY.
2. VEHICLE EGRESS OUT OF STUDIO PROPERTY.
3. CONCRETE SIDEWALK 6' WIDE UNLESS OTHERWISE NOTED.
4. PEDESTRIAN WALKWAY TO LINK WITH CONCRETE SIDEWALKS TYP. WALKWAYS SHALL BE DISTINGUISHABLE FROM DRIVEWAY PAVING BY PATTERN OR COLOR.
5. TEMPORARY 14'-0 " HIGH CHAIN-LINK SECURITY FENCE WITH CLOTHE FABRIC SCREENING MATERIAL. FENCE SHALL REMAIN IN PLACE FOR A MAXIMUM OF 3 YEARS.
6. SECURITY WALL.
7. TYPICAL PARKING SPACE.
8. TYPICAL CONCRETE SIDEWALK ACCESSIBILITY RAMP.
9. FIRE HYDRANT LOCATION.
10. DECORATIVE FEATURE WALL.
11. REFUSE AREA TO CONTAIN TRASH COMPACTOR AND RECYCLE CONTAINERS ALL REFUSE SHALL BE MOVED TO THIS LOCATION BY INTERNALLY STUDIO STAFF FOR WASTE MANAGEMENT PICK-UP. REFUSE AREA SHALL BE DESIGNED TO ACCOMODATE A SECOND TRASH COMPACTOR IF NEEDED IN A FUTURE PHASE.
12. BIKE RACK; RE: SITE DATA FOR QUANTITY.
13. PARALLEL PARKING ALONG STREET.
14. FUTURE PARKING AREA TO SUPPORT GROUND LEVEL RETAIL IN FUTURE MIXED USE BUILDINGS A & B; SHALL BE CONSTRUCTED WHEN MIXED USE BUILDINGS A & B ARE.
15. GUARD HOUSE AT GATED STUDIO ENTRANCE.
16. FLEX-USE AREA FOR STUDIO TO BE USED FOR OVERFLOW PARKING WHEN NEEDED OR FOR STUDIO OPERATION PURPOSES.
17. FUTURE BUILDING TO BE DEVELOPED IN A LATTER PHASE; BUILDING SHALL FOLLOW SAME DESIGN PRESIDENT BASED ON THIS SUBMITTAL.
18. CONCRETE ACCESSIBILITY RAMP LOCATED ALONG PEDESTRIAN PATH.
19. FUTURE ENTRANCE GATE ONTO STUDIO PROPERTY TO BE BUILT. WHEN TOWER ROAD IS CONSTRUCTED.
20. TYPICAL LIGHT POLE; RE: 2/SHEET 02.
21. COVERED PEDESTRIAN ARCADE.
22. LANDSCAPE AREA.
23. 6" CONCRETE CURB TYPICAL.
24. SECURED PEDESTRIAN ACCESS POINT.
25. SECURITY WALL @ GATE.
26. HATCHED AREA INDICATES RAMPED PARKING FOR FLEX BUILDING WITH CONCRETE WHEEL STOPS TYP.
27. MOTORCYCLE PARKING SPACE. EACH SPACE SHALL BE DESIGNATED WITH ITS OWN POSTED UPRIGHT FREESTANDING OR WALL MOUNTED SIGN.
28. PEDESTRIAN CROSSWALK; SHALL DIFFERENTIATE FROM ROADWAY PAVING BY PATTERN AND COLOR.
29. ASPHALT PAVING
30. WATER STORAGE TANKS FOR FIRE SUPPRESSION SYSTEM. TANKS ARE SURROUNDED BY FENCE AND STEEL BOLLARDS.

GENERAL NOTES

A. PLEASE REFER TO SHEET 02 FOR ENLARGED PLANS OF TYPICAL AREAS OF THE SITE.
B. WATER HARVESTING METHODS OR OTHER SUSTAINABLE METHODS THAT UTILIZE STORM WATER RUNOFF SHALL BE INCORPORATED INTO THE SITE PLAN.
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D. SITE PLAN SHALL COMPLY WITH THE DESIGN STANDARDS CONTAINED IN THE MESA DEL SOL LEVEL A MASTER PLAN AND ITS TECHNICAL APPENDIX.
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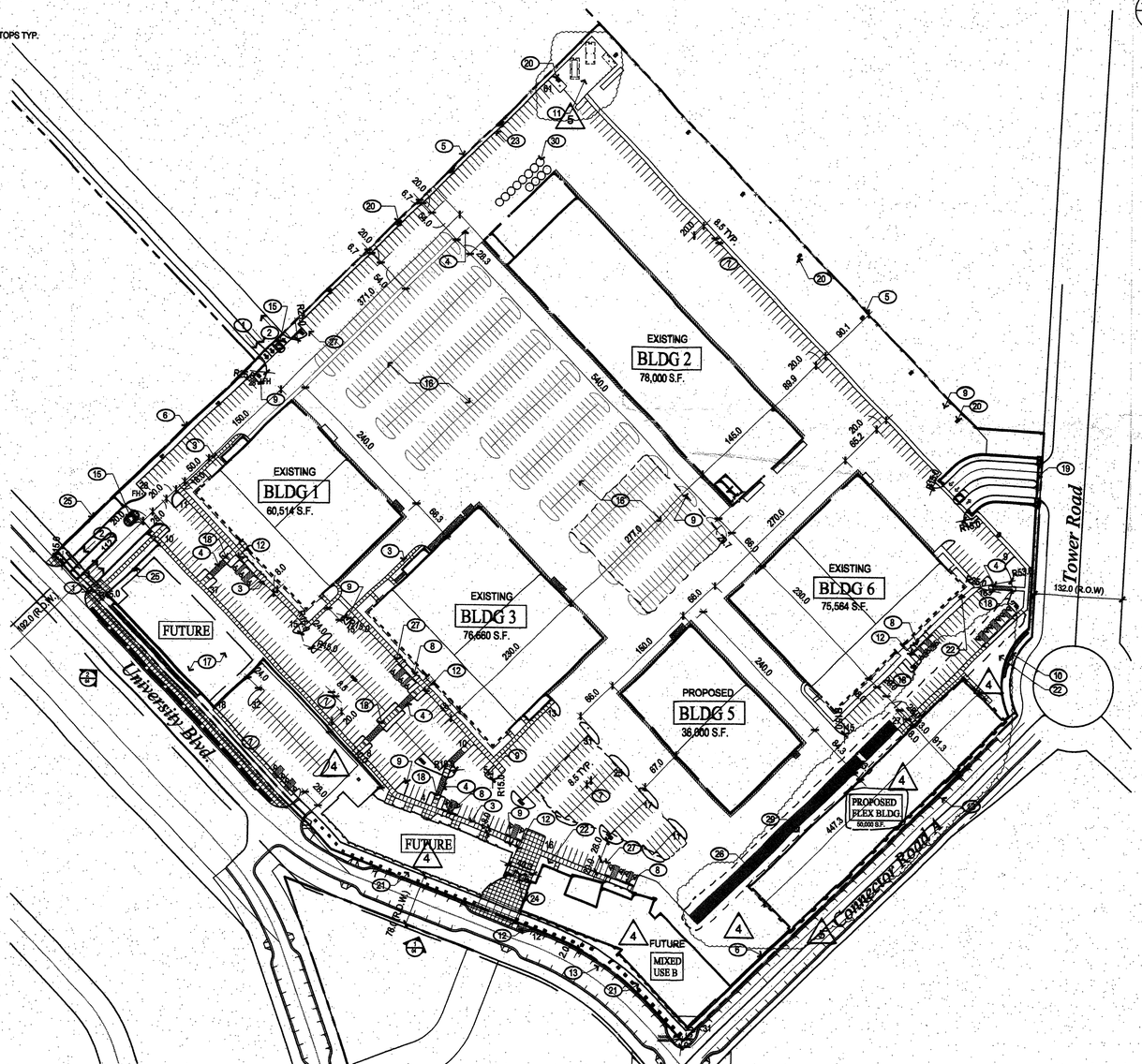
BEGINNING at the most northerly corner of the tract herein described, whence the City of Albuquerque survey monument "1-R16", having New Mexico State Plane Grid Coordinates for the Central Zone: X=1,532,715.520, Y=1,453,439.511, bears N37°35'49"E a distance of 1538.77 feet; thence,
S43°57'36"E a distance of 682.79 feet; thence,
S86°42'58"E a distance of 200.00 feet to the most easterly corner of the tract herein described; thence,
S03°17'02"W a distance of 273.44 feet to a point of curvature; thence,
408.39 feet along the arc of a curve to the right, having a radius of 544.59 feet and a chord bearing S24°39'43"W a distance of 397.03 feet to a point of tangency; thence,
S46°02'24"W a distance of 498.29 feet to the most southerly corner of the tract herein described; thence,
N43°57'36"W a distance of 67.00 feet to a point of curvature; thence,
198.09 feet along the arc of a curve to the left, having a radius of 454.00 feet and a chord bearing N56°27'36"W a distance of 196.53 feet to a point of tangency; thence,
N68°57'36"W a distance of 330.00 feet; thence,
N43°57'36"W a distance of 602.05 feet to the most westerly corner of the tract herein described; thence,
N46°02'24"E a distance of 1115.00 feet to the point and place of beginning.

This tract contains 27.9721 acres, more or less.



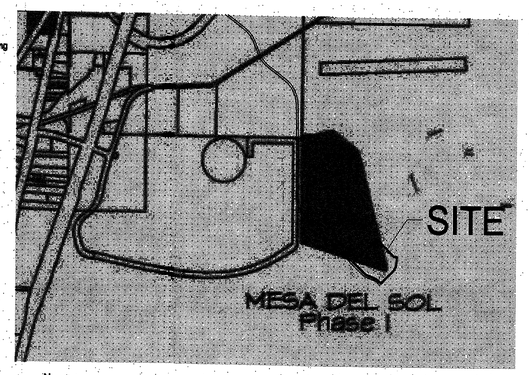
N NORTH FOR BUILDING ORIENTATION PURPOSES

N TRUE NORTH

SITE DEVELOPMENT PLAN

1" = 100'-0"

0 50' 100'



N

VICINITY MAP

1" = 200'-0"

BUILDING AREA SUMMARY AND PARKING CALCULATIONS

USE	FLOOR AREA	CoA PARKING RATIO	PARKING REQUIRED
BUILDING COMPLEX 1			
STAGE 1	18000	1/2000 SF	9
STAGE 2	18000	1/2000 SF	9
GROUND FLOOR OFFICE	11983	1/200 SF	60
SECOND FLOOR OFFICE	11983	1/300 SF	40
STAGE TOILET FACILITIES	546	NONE	
TOTAL	60514		118
BUILDING COMPLEX 2			
SUPPORT SPACE A	35000	NONE	0
SUPPORT SPACE B	35000	NONE	0
CENTRAL PLANT	8000	NONE	0
TOTAL	78000		0
BUILDING COMPLEX 3			
STAGE 7	24300	1/2000 SF	13
STAGE 8	24300	1/2000 SF	13
GROUND FLOOR OFFICE	13482	1/200 SF	68
SECOND FLOOR OFFICE	13482	1/300 SF	45
STAGE TOILET FACILITIES	1008	NONE	
TOTAL	76660		139
BUILDING COMPLEX 4 - NOT USED			
BUILDING COMPLEX 5			
STAGE 5	18000	1/2000 SF	9
STAGE 6	18000	1/2000 SF	9
TOTAL	36000		18
BUILDING COMPLEX 6			
STAGE 3	24300	1/2000 SF	13
STAGE 4	24300	1/2000 SF	13
GROUND FLOOR OFFICE	13482	1/200 SF	68
SECOND FLOOR OFFICE	13482	1/300 SF	45
TOTAL	75564		139
MIXED USE A			
4 MIXED USE B			
GROUND FLOOR RETAIL	3,570	1/200 SF	18
GROUND FLOOR OFFICE	8,800	1/200 SF	44
GROUND FLOOR THEATER	3,804	1/4 SEATS (200 TOTAL)	50
GROUND FLOOR MACHINE ROOM	14,562	NONE	0
SECOND FLOOR OFFICE	29,856	1/300 SF	100
THIRD FLOOR OFFICE	29,445	1/300 SF	99
FOURTH FLOOR OFFICE	4,530	1/300 SF	15
UTILITY BUILDING	7,166	NONE	0
TOTAL	101,822		326
5 FLEX BUILDING			
GROUND FLOOR OFFICE	40,000	1/200 SF	200
SECOND FLOOR OFFICE	40,000	1/300 SF	134
TOTAL	80,000		334
SITE TOTAL	508,560		1074

PARKING REDUCTIONS			
25% FOR MIXED USE (EXCLUDING RETAIL: 1074-18=1056 1056x0.25=264)			-264
50% REDUCTION FOR RETAIL FOR ON-SITE DEMAND (18x0.5=9)			-9
TOTAL PARKING REQUIRED WITH REDUCTIONS			813
TOTAL PARKING PROVIDED ON-SITE			632
+ 1/2 ON-STREET PARKING ALONG UNIVERSITY BLVD. & CONNECTOR RD. A			25
TOTAL PARKING PROVIDED			657
4 TOTAL HANDICAP PARKING REQUIRED PER ZONE CODE	501 - 800		16
TOTAL HANDICAP PARKING PROVIDED			16
BICYCLE PARKING REQUIRED	1/20 VEHICLE SPACES		33
BICYCLE PARKING PROVIDED			33
MOTORCYCLE PARKING REQUIRED	501-750		7
MOTORCYCLE PARKING PROVIDED			7
ADDITIONAL PARKING PROVIDED IN FLEX AREAS (KEYNOTE #16)			468

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HYDROLOGY SECTION

PREVIOUS FILE NO: 06EPC-00466
06DRB-00799

PROJECT NUMBER: 1004818

SITE DATA

ZONE ATLAS MAP NUMBER: Q-16 & Q-17

PRESENT ZONING: PLANNED COMMUNITY

ADMINISTRATIVE AMENDMENT
File # 08AA-10017 Project # 1004818
New FLEX bldg.; perimeter bldg. phasing; altered Bldg. 5.
Russell Brito 30 Jan '08
APPROVED BY DATE

architecture
interiors
landscape
planning
engineering

Dekker
Perich
Sabatini

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

ARCHITECT

AA SUBMITTAL

ENGINEER

PROJECT

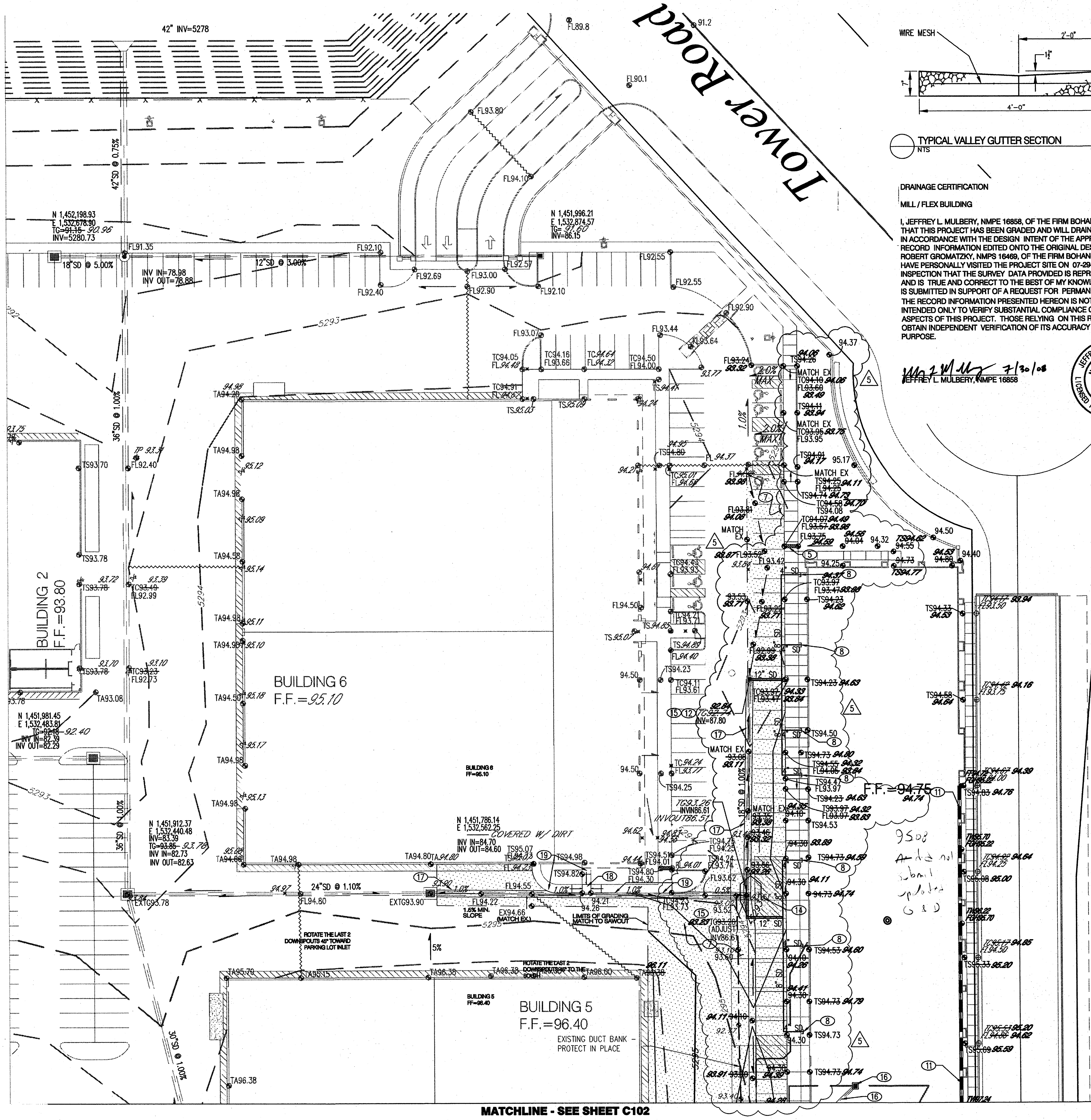
ALBUQUERQUE STUDIOS
University Blvd. NE
Albuquerque, New Mexico

REVISIONS		
1	09/05/06	EPC Conditions
2	07/18/06	Administrative Ammendment
3	09/19/06	Metal Building Facade Rev.
4	09/06/07	AA-Linear Buildings Rev.
5	12/27/07	AA-Flex Building/Building 5

DRAWN BY
REVIEWED BY
DATE 12/27/07
PROJECT NO.
DRAWING NAME

SITE DEVELOPMENT PLAN

SHEET NO. 01 OF



TYPICAL VALLEY GUTTER SECTION
NTS

DRAINAGE CERTIFICATION

MILL / FLEX BUILDING

I, JEFFREY L. MULBERY, NMPE 16858, 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 04-01-08. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ROBERT GROMATZKY, NMPS 16469, OF THE FIRM BOHANNAN HUSTON. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 07-29-08 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.

7/30/08
JEFFREY L. MULBERY, NMPE 16858

JEFFREY L. MULBERY NEW MEXICO 16858 LICENSED PROFESSIONAL ENGINEER

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.
11. ALL SIDEWALKS SHALL HAVE A MIN 1% & A MAX 2% CROSS SLOPE, UNLESS OTHERWISE NOTED.

◯ CONSTRUCTION KEYED NOTES

1. INSTALL STORM DRAIN INLET TYPE "D", PER COA STD DWG 2206; OR NYOPLAST ROAD AND HIGHWAY DRAINAGE INLET STRUCTURE W/ 2'X3' STEEL BAR GRATE (261.2 SQ. IN. APPROXIMATE DRAIN AREA) H-25 RATED GRATE (OR APPROVED EQUAL).
2. INSTALL HDPE STORM DRAIN PIPE (ADS N-12 OR APPROVED EQUAL) SIZE PER PLAN
3. NOT USED.
4. INSTALL 2' CURB OPENING FOR DRAINAGE, PER DETAIL, SHEET C101.
5. CONSTRUCT 24" SIDEWALK CULVERT PER COA STD DWG 2236.
6. INSTALL 6' DIA TYPE "C" SD MANHOLE PER COA STD DWG 2101
7. SAWCUT EXISTING PAVEMENT. REMOVE AND REPLACE TO REVISED GRADES.
8. CONSTRUCT STORM DRAIN (SEE PLAN FOR SIZE) TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
9. INSTALL PRE FABRICATED DRAINAGE FITTING (NYPLAST, OR APPROVED EQUAL), OR INSERT-A-TEE. SEE PLANS FOR SIZES.
10. TIE BACK TO EXISTING GRADE MAX SLOPE 4:1.
11. CONSTRUCT WATERPROOF RETAINING WALL. SEE STRUCTURE PLANS FOR DETAILS.
12. EXISTING STORM DRAIN INLET PROTECT IN PLACE.
13. ADJUST EXISTING MANHOLE/INLET RIM TO FINISHED GRADE.
14. EXISTING FIREHYDRANT PROTECT IN PLACE.
15. CONNECT STORM DRAIN TO EXISTING INLET.
16. REMOVE AND DISPOSE OF EXISTING STORM DRAIN AND INLET. △5
17. CONSTRUCT 4' VALLEY GUTTER PER DETAIL THIS SHEET.
18. INSTALL 3- UNIDIRECTIONAL HANDICAP RAMPS.
19. REMOVE AND REPLACE SIDEWALK AS REQUIRED.

RECEIVED
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HYDROLOGY SECTION

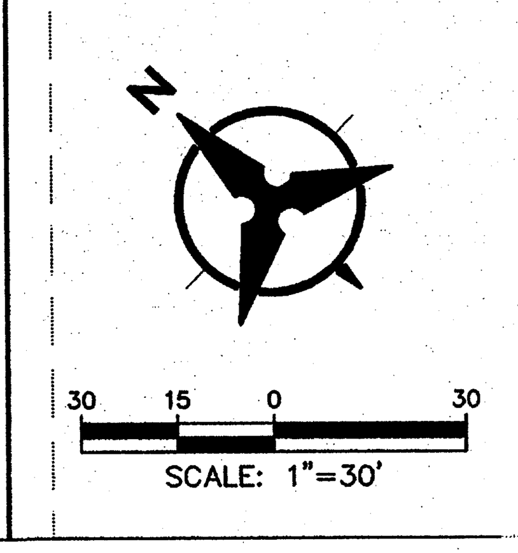
NOTE

ALL HARDSCAPE (I.E. CONCRETE JOINTS, DETAILS, COBBLE/ROCK LOCATIONS, ETC) SHALL BE CONSTRUCTED PER REVISED ARCHITECTURAL SITE PLAN.
(ALL COBBLE SHALL BE A MIN OF 1" ANGULAR ROCK, SEE SITE PLAN FOR DETAILS/LOCATION.)

△5

LEGEND

Symbol	Description
TS94.28	PROPOSED SPOT GRADE
FL94.40 FL94.40	AS-BUILT SPOT GRADE
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
TC94.67 FL94.00	PROPOSED STRYKER CROSSING SPOT GRADE
95.23	EXISTING TOP OF CONCRETE DUCT BANK ELEVATION
	PROPERTY LINE
5301	EXISTING CONTOURS
95.23	PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE TW=TOP OF WALL, BW=BOTTOM OF WALL EX=EXISTING, TG=TOP OF GRADE FGH=FINISH GROUND HIGH SIDE FGL=FINISH GROUND LOW SIDE
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
	RETAINING WALL
	TOP OF DUCT BANK



NOTE

HDPE PIPE, MANHOLES, WATER STOP GASKETS, GRATES/ COLLARS, AND DROP INLETS SHALL BE INSTALLED AND BACK FILLED PER MANUFACTURER'S SPECIFICATIONS.

Bohannan ▲ Huston INC.
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ARCHITECT

ENGINEER

JEFFREY L. MULBERY NEW MEXICO 16858 LICENSED PROFESSIONAL ENGINEER 4.1.08

PROJECT

Mesa Del Sol Film Studio
Albuquerque, New Mexico

REVISIONS

No.	Revision	Date
1	REVISED BUILDING	1/21/08
2	REVISED SAWCUT LINE	2/13/08
3	REVISED FF ELEV & SD REVISIONS	3/31/08
4	ADJUST EXST. MHs	5/20/08
5	REVISED GRADING ADD VALLEY GUTTER	6/30/08

DRAWN BY	CP
REVIEWED BY	JLM
DATE	06/30/08
PROJECT NO.	06023

DRAWING NAME

GRADING AND DRAINAGE PLAN

SHEET NO.
C103
OF

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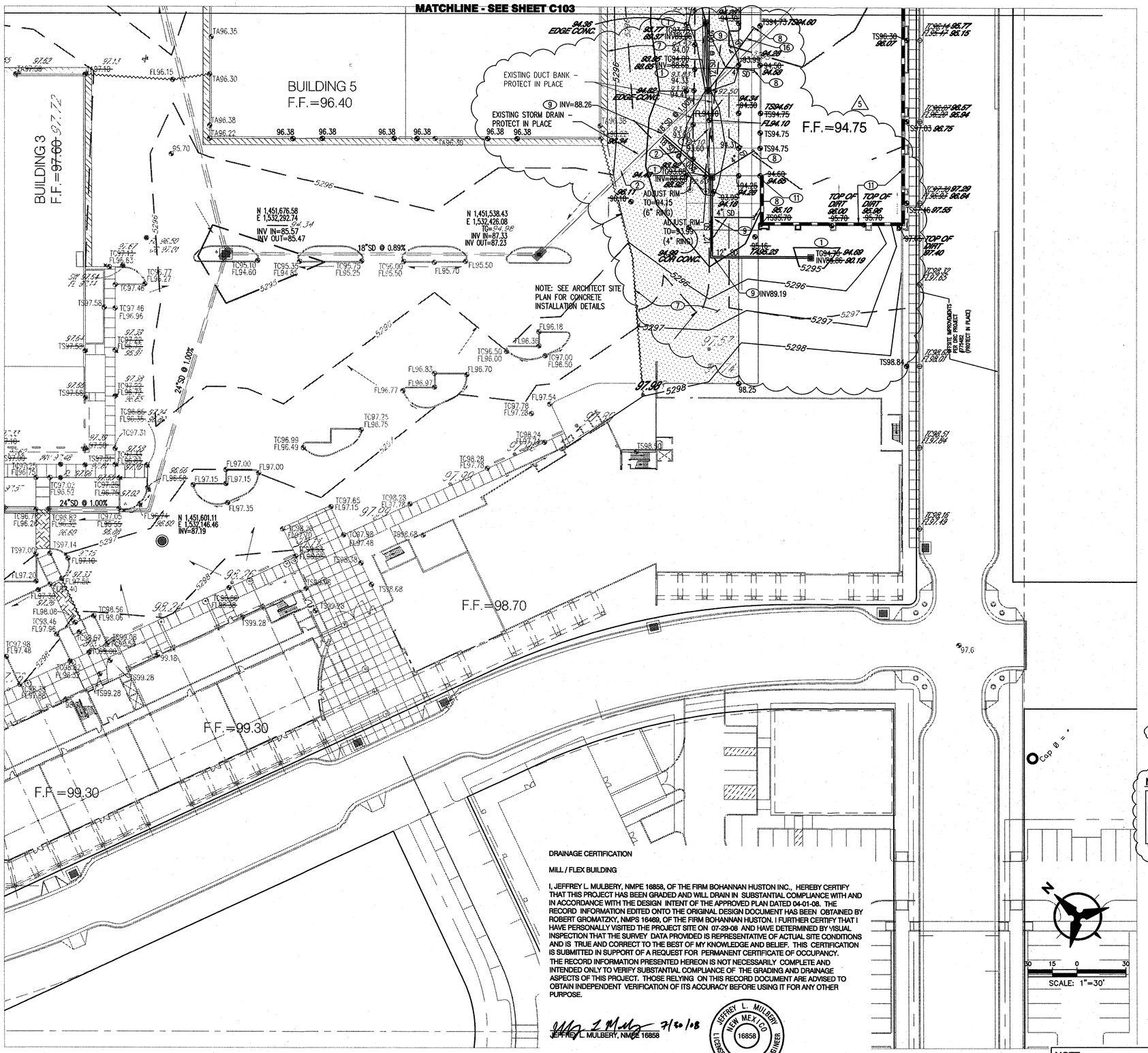

GENERAL NOTES

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.

CONSTRUCTION KEYED NOTES

1. INSTALL STORM DRAIN INLET TYPE "D", PER COA STD DWG 2206; OR NYOPLAST ROAD AND HIGHWAY DRAINAGE INLET STRUCTURE W/ 2'X3' STEEL BAR GRATE (261.2 SQ. IN. APPROXIMATE DRAIN AREA) H-25 RATED GRATE (OR APPROVED EQUAL).
2. INSTALL HDPE STORM DRAIN PIPE (ADS N-12 OR APPROVED EQUAL) SIZE PER PLAN
3. NOT USED.
4. INSTALL 2' CURB OPENING FOR DRAINAGE, PER DETAIL, SHEET C101.
5. CONSTRUCT 24" SIDEWALK CULVERT PER COA STD DWG 2236.
6. INSTALL 6' DIA TYPE "C" SD MANHOLE PER COA STD DWG 2101
7. SAWCUT EXISTING PAVEMENT. REMOVE AND REPLACE TO REVISED GRADES.
8. CONSTRUCT STORM DRAIN (SEE PLAN FOR SIZE) TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
9. INSTALL PRE FABRICATED DRAINAGE FITTING (NYPLAST, OR APPROVED EQUAL), OR INSERT-A-TEE. SEE PLANS FOR SIZES.
10. TIE BACK TO EXISTING GRADE MAX SLOPE 4:1.
11. CONSTRUCT WATERPROOF RETAINING WALL. SEE STRUCTURE PLANS FOR DETAILS.
12. EXISTING STORM DRAIN INLET PROTECT IN PLACE.
13. ADJUST EXISTING MANHOLE/INLET RIM TO FINISHED GRADE.
14. EXISTING FIREHYDRANT PROTECT IN PLACE.
15. CONNECT STORM DRAIN TO EXISTING INLET.
16. REMOVE AND DISPOSE OF EXISTING STORM DRAIN AND INLET.
17. CONSTRUCT 4' VALLEY GUTTER PER DETAIL SHEET C-103. (5)

LEGEND

- TS94.28 — PROPOSED SPOT GRADE
- FL94.40 FL94.40 — AS-BUILT SPOT GRADE
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- TC94.67 FL94.00 — PROPOSED STRYKER CROSSING SPOT GRADE
- 95.23 — EXISTING TOP OF CONCRETE DUCT BANK ELEVATION
- PROPERTY LINE
- 5301 — EXISTING CONTOURS
- 95.23 — PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE TW=TOP OF WALL, BW=BOTTOM OF WALL EX=EXISTING, TG=TOP OF GRADE FGH=FINISH GROUND HIGH SIDE FGL=FINISH GROUND LOW SIDE
- S=2.0% — PROPOSED DIRECTION OF FLOW
- WATER BLOCK
- 5325 — PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- EXISTING MONUMENT
- RETAINING WALL
- TOP OF DUCT BANK

NOTE

ALL HARDSCAPE (I.E. CONCRETE JOINTS, DETAILS, COBBLE/ROCK LOCATIONS, ETC) SHALL BE CONSTRUCTED PER REVISED ARCHITECTURAL SITE PLAN.
(ALL COBBLE SHALL BE A MIN OF 1" ANGULAR ROCK, SEE SITE PLAN FOR DETAILS/LOCATION.)

(5)

NOTE

HDPE PIPE, MANHOLES, WATER STOP GASKETS, GRATES/ COLLARS, AND DROP INLETS SHALL BE INSTALLED AND BACK FILLED PER MANUFACTURER'S SPECIFICATIONS.

DRAINAGE CERTIFICATION

MILL / FLEX BUILDING

I, JEFFREY L. MULBERY, NMPE 16858, 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 04-01-08. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ROBERT GROMATZKY, NMPS 16469, OF THE FIRM BOHANNAN HUSTON. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 07-29-08 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.

JEFFREY L. MULBERY, NMPE 16858 — 7/30/08

JEFFREY L. MULBERY NEW MEXICO 16858 LICENSED PROFESSIONAL ENGINEER

RECEIVED
JUL 30 2008
HYDROLOGY SECTION

architecture interiors planning engineering

Dekker Perich Sabatini

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dps@dpsabq.com

ARCHITECT

ENGINEER

JEFFREY L. MULBERY NEW MEXICO 16858 LICENSED PROFESSIONAL ENGINEER

PROJECT

Mesa Del Sol
Film Studio
Albuquerque, New Mexico

REVISIONS		
1	REVISED BUILDING	1/21/08
2	REVISED SAWCUT LINE	2/13/08
3	REVISED FF ELEV & SD REVISIONS	3/31/08
4	ADJUST EXIST. MHs	5/20/08
5	REVISED GRADING ADD VALLEY GUTTER	6/30/08

DRAWN BY	CP
REVIEWED BY	JLM
DATE	06/30/08
PROJECT NO.	06028

DRAWING NAME

GRADING AND DRAINAGE PLAN

SHEET NO. C102 OF

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

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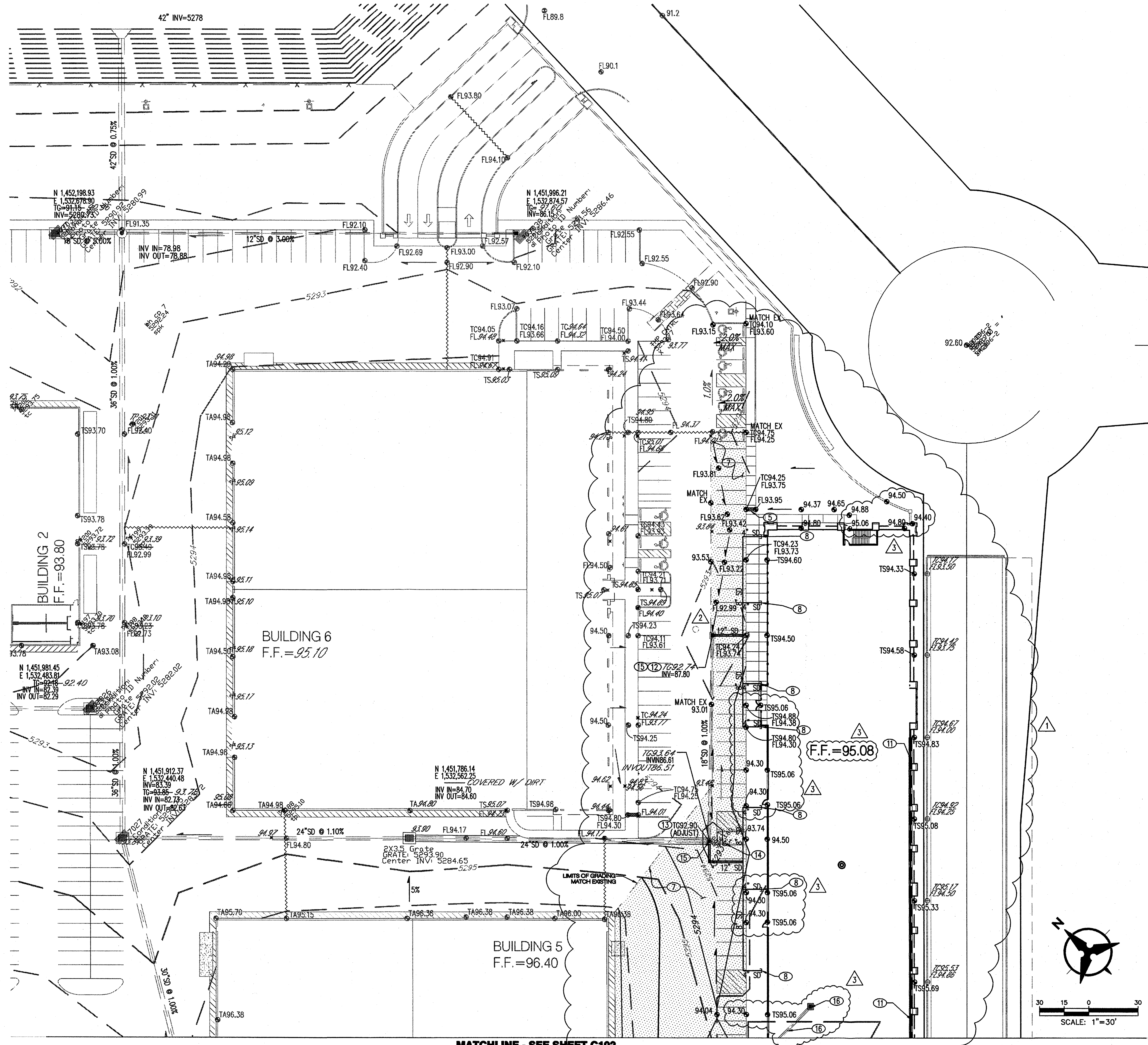

GRADING NOTES

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 CONSTRUCT

11. ALL SIDEWALKS SHALL HAVE A MIN 1% & A MAX 2% CROSS SLOPE, UNLESS OTHERWISE NOTED.

CONSTRUCTION KEYED NOTES

1. INSTALL STORM DRAIN INLET TYPE "D", PER COA STD DWG 2206; OR NYOPLAST ROAD AND HIGHWAY DRAINAGE INLET STRUCTURE W/ 2'X3' STEEL BAR GRATE (261.2 SQ. IN. APPROXIMATE DRAIN AREA) H-25 RATED GRATE (OR APPROVED EQUAL).
2. INSTALL HDPE STORM DRAIN PIPE (ADS N-12 OR APPROVED EQUAL) SIZE PER PLAN
3. NOT USED.
4. INSTALL 2' CURB OPENING FOR DRAINAGE, PER DETAIL, SHEET C101.
5. CONSTRUCT 24" SIDEWALK CULVERT PER COA STD DWG 2236.
6. INSTALL 6' DIA TYPE "C" SD MANHOLE PER COA STD DWG 2101
7. SAWCUT EXISTING PAVEMENT. REMOVE AND REPLACE TO REVISED GRADES.
8. CONSTRUCT STORM DRAIN (SEE PLAN FOR SIZE) TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
9. INSTALL PRE FABRICATED DRAINAGE FITTING (NYPLAST, OR APPROVED EQUAL), OR INSERT-A-TEE. SEE PLANS FOR SIZES.
10. TIE BACK TO EXISTING GRADE MAX SLOPE 4:1.
11. CONSTRUCT WATERPROOF RETAINING WALL. SEE STRUCTURE PLANS FOR DETAILS.
12. EXISTING STORM DRAIN INLET PROTECT IN PLACE.
13. ADJUST EXISTING MANHOLE/INLET RIM TO FINISHED GRADE.
14. EXISTING FIREHYDRANT PROTECT IN PLACE.
15. CONNECT STORM DRAIN TO EXISTING INLET.
16. REMOVE AND DISPOSE OF EXISTING STORM DRAIN AND INLET. (3)

LEGEND

Symbol	Description
TS94.28	PROPOSED SPOT GRADE
FL94.40 FL94.40	AS-BUILT SPOT GRADE
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
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architecture interiors planning engineering

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ARCHITECT

ENGINEER

JEFFREY L. MULBERY NEW MEXICO 16858 LICENSED PROFESSIONAL ENGINEER 2-5-08
(3) 4-1-08

PROJECT

Mesa Del Sol Film Studio
Albuquerque, New Mexico

REVISIONS

No.	Revision	Date
1	REVISED BUILDING	1/21/08
2	REVISED SAWCUT LINE	2/13/08
3	REVISED FF ELEV & SD REVISIONS	3/31/08

DRAWN BY	CP
REVIEWED BY	JLM
DATE	02/04/08
PROJECT NO.	06023

DRAWING NAME

GRADING AND DRAINAGE PLAN

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

SHEET NO
C103
OF

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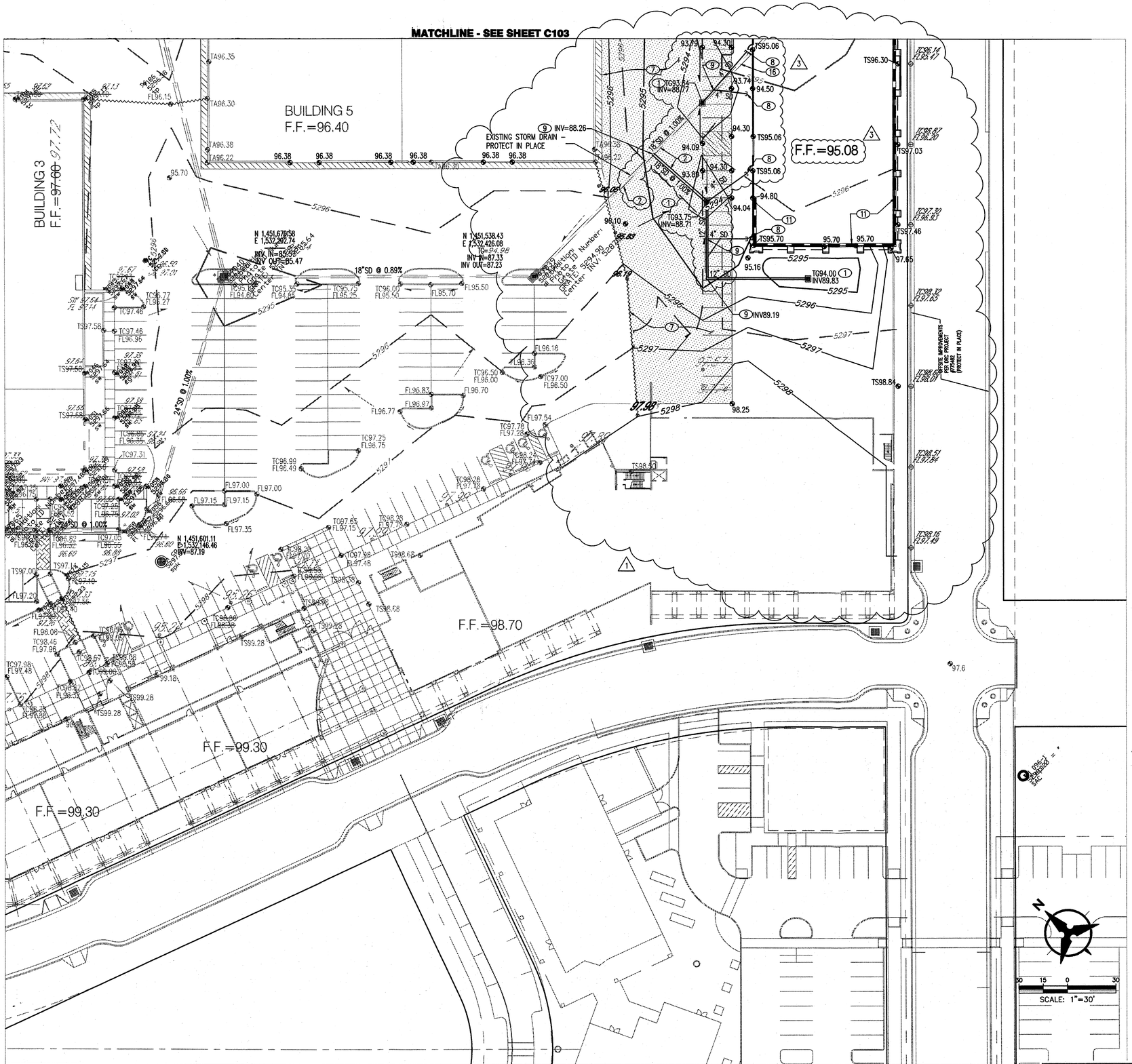

MATCHLINE - SEE SHEET C103

GENERAL NOTES

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14. EXISTING FIREHYDRANT PROTECT IN PLACE.
15. CONNECT STORM DRAIN TO EXISTING INLET.
16. REMOVE AND DISPOSE OF EXISTING STORM DRAIN AND INLET.

LEGEND

- TS94.28 — PROPOSED SPOT GRADE
- FL94.10 FL94.10 — AS-BUILT SPOT GRADE
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- TC94.67 FL94.00 — PROPOSED STRYKER CROSSING SPOT GRADE
- PROPERTY LINE
- 5301 — EXISTING CONTOURS
- 65.23 — PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE TW=TOP OF WALL, BW=BOTTOM OF WALL EX=EXISTING, TG=TOP OF GRADE FGH=FINISH GROUND HIGH SIDE FGL=FINISH GROUND LOW SIDE
- 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
- RETAINING WALL

NOTE

HDPE PIPE, MANHOLES, WATER STOP GASKETS, GRATES/ COLLARS, AND DROP INLETS SHALL BE INSTALLED AND BACK FILLED PER MANUFACTURER'S SPECIFICATIONS.

architecture
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ARCHITECT

ENGINEER

JEFFREY L. MULLENIX
NEW MEXICO
16858
REGISTERED PROFESSIONAL ENGINEER
4.1.08

PROJECT

Mesa Del Sol
Film Studio
Albuquerque, New Mexico

REVISIONS

1	REVISED BUILDING	1/21/08
2	REVISED SANCUT LINE	2/13/08
3	REVISED FF ELEV & SD REVISIONS	3/31/08

DRAWN BY	CP
REVIEWED BY	JLM
DATE	02/04/08
PROJECT NO.	0602B

DRAWING NAME

GRADING AND DRAINAGE PLAN

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

SHEET NO. C102

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Tue, 1-Apr-2008 - 10:34:am, Plotted by: CDOUGHTY

KEYED NOTES

1. VEHICLE INGRESS INTO STUDIO PROPERTY.
2. VEHICLE EGRESS OUT OF STUDIO PROPERTY.
3. CONCRETE SIDEWALK 6' WIDE UNLESS OTHERWISE NOTED.
4. PEDESTRIAN WALKWAY TO LINK WITH CONCRETE SIDEWALKS TYP. WALKWAYS SHALL BE DISTINGUISHABLE FROM DRIVEWAY PAVING BY PATTERN OR COLOR.
5. TEMPORARY 14'-0 " HIGH CHAIN-LINK SECURITY FENCE WITH CLOTHE FABRIC SCREENING MATERIAL. FENCE SHALL REMAIN IN PLACE FOR A MAXIMUM OF 3 YEARS.
6. SECURITY WALL.
7. TYPICAL PARKING SPACE.
8. TYPICAL CONCRETE SIDEWALK ACCESSIBILITY RAMP.
9. FIRE HYDRANT LOCATION.
10. DECORATIVE FEATURE WALL.
11. REFUSE AREA TO CONTAIN TRASH COMPACTOR AND RECYCLE CONTAINERS ALL REFUSE SHALL BE MOVED TO THIS LOCATION BY INTERNALLY STUDIO STAFF FOR WASTE MANAGEMENT PICK-UP. REFUSE AREA SHALL BE DESIGNED TO ACCOMODATE A SECOND TRASH COMPACTOR IF NEEDED IN A FUTURE PHASE.
12. BIKE RACK; RE: SITE DATA FOR QUANTITY.
13. PARALLEL PARKING ALONG STREET.
14. FUTURE PARKING AREA TO SUPPORT GROUND LEVEL RETAIL IN FUTURE MIXED USE BUILDINGS A & B; SHALL BE CONSTRUCTED WHEN MIXED USE BUILDINGS A & B ARE.
15. GUARD HOUSE AT GATED STUDIO ENTRANCE.
16. FLEX-USE AREA FOR STUDIO TO BE USED FOR OVERFLOW PARKING WHEN NEEDED OR FOR STUDIO OPERATION PURPOSES.
17. FUTURE BUILDING TO BE DEVELOPED IN A LATTER PHASE; BUILDING SHALL FOLLOW SAME DESIGN PRESIDENT BASED ON THIS SUBMITTAL.
18. CONCRETE ACCESSIBILITY RAMP LOCATED ALONG PEDESTRIAN PATH.
19. FUTURE ENTRANCE GATE ONTO STUDIO PROPERTY TO BE BUILT. WHEN TOWER ROAD IS CONSTRUCTED.
20. TYPICAL LIGHT POLE; RE: 2/SHEET 02.
21. COVERED PEDESTRIAN ARCADE.
22. LANDSCAPE AREA.
23. 6" CONCRETE CURB TYPICAL.
24. SECURED PEDESTRIAN ACCESS POINT.
25. SECURITY WALL @ GATE.
26. HATCHED AREA INDICATES RAMPED PARKING FOR FLEX BUILDING WITH CONCRETE WHEEL STOPS TYP.
27. MOTORCYCLE PARKING SPACE. EACH SPACE SHALL BE DESIGNATED WITH ITS OWN POSTED UPRIGHT FREESTANDING OR WALL MOUNTED SIGN.
28. PEDESTRIAN CROSSWALK; SHALL DIFFERENTIATE FROM ROADWAY PAVING BY PATTERN AND COLOR.
29. ASPHALT PAVING
30. WATER STORAGE TANKS FOR FIRE SUPPRESSION SYSTEM. TANKS ARE SURROUNDED BY FENCE AND STEEL BOLLARDS.

GENERAL NOTES

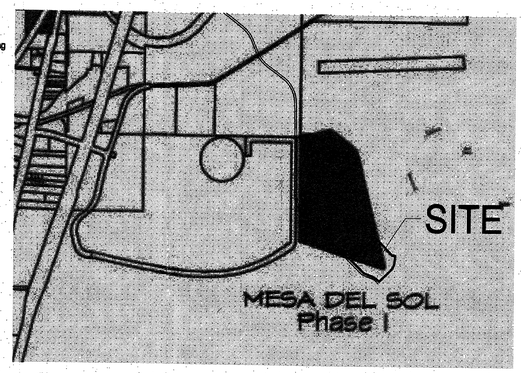
A. PLEASE REFER TO SHEET 02 FOR ENLARGED PLANS OF TYPICAL AREAS OF THE SITE.
B. WATER HARVESTING METHODS OR OTHER SUSTAINABLE METHODS THAT UTILIZE STORM WATER RUNOFF SHALL BE INCORPORATED INTO THE SITE PLAN.
C. SOLAR PANELS FOR PURPOSING OF WATER HEATING OR COOLING, SPACE HEATING OR COOLING, OR POWER GENERATION ARE PERMITTED AND ENCOURAGED.
D. SITE PLAN SHALL COMPLY WITH THE DESIGN STANDARDS CONTAINED IN THE MESA DEL SOL LEVEL A MASTER PLAN AND ITS TECHNICAL APPENDIX.
E. CONNECTOR ROAD 'A' AND TOWER ROAD SHALL BE CONSTRUCTED IN A FUTURE PHASE. A PORTION OF CONNECTOR ROAD 'A' ADJACENT TO THE MIXED USE BUILDING 'B' AND THE PARKING BEHIND IT WILL BE THE ONLY PORTION OF THE ROAD TO BE CONSTRUCTED AT THIS TIME. PLEASE ALSO REFER TO KEYED NOTES #'S 19 AND 30. ALSO PLEASE REFER TO CLOUDED AREA AT CONNECTOR ROAD 'A' AND TOWER ROAD.

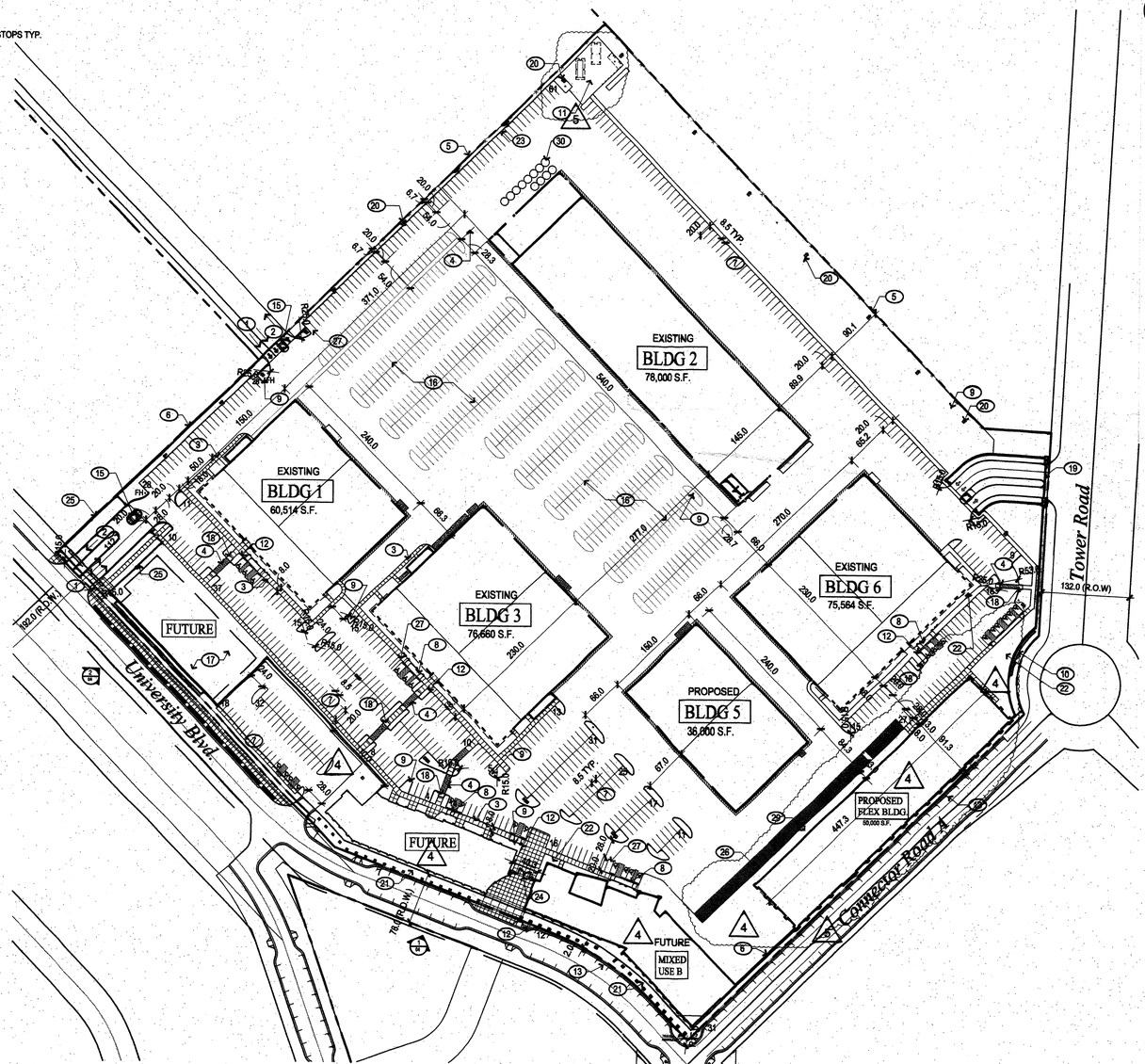
LEGAL DESCRIPTION

A certain tract of land being a portion of the south one-half of Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

BEGINNING at the most northerly corner of the tract herein described, whence the City of Albuquerque survey monument "1-R16", having New Mexico State Plane Grid Coordinates for the Central Zone: X=1,532,715.520, Y=1,453,439.511, bears N37°35'49"E a distance of 1538.77 feet; thence,
S43°57'36"E a distance of 682.79 feet; thence,
S86°42'58"E a distance of 200.00 feet to the most easterly corner of the tract herein described; thence,
S03°17'02"W a distance of 273.44 feet to a point of curvature; thence,
406.39 feet along the arc of a curve to the right, having a radius of 544.59 feet and a chord bearing S24°39'43"W a distance of 397.03 feet to a point of tangency; thence,
S46°02'24"W a distance of 498.29 feet to the most southerly corner of the tract herein described; thence,
N43°57'36"W a distance of 67.00 feet to a point of curvature; thence,
198.09 feet along the arc of a curve to the left, having a radius of 454.00 feet and a chord bearing N56°27'36"W a distance of 196.53 feet to a point of tangency; thence,
N68°57'36"W a distance of 330.00 feet; thence,
N43°57'36"W a distance of 802.05 feet to the most westerly corner of the tract herein described; thence,
N46°02'24"E a distance of 1115.00 feet to the point and place of beginning.

This tract contains 27.9721 acres, more or less.





NORTH FOR BUILDING ORIENTATION PURPOSES

TRUE NORTH

SITE DEVELOPMENT PLAN

1" = 100'-0"

0 50' 100'

N

VICINITY MAP

1" = 200'-0"

BUILDING AREA SUMMARY AND PARKING CALCULATIONS

USE	FLOOR AREA	CoA PARKING RATIO	PARKING REQUIRED
BUILDING COMPLEX 1			
STAGE 1	18000	1/2000 SF	9
STAGE 2	18000	1/2000 SF	9
GROUND FLOOR OFFICE	11983	1/200 SF	60
SECOND FLOOR OFFICE	11983	1/300 SF	40
STAGE TOILET FACILITIES	546	NONE	
TOTAL	60514		118
BUILDING COMPLEX 2			
SUPPORT SPACE A	35000	NONE	0
SUPPORT SPACE B	35000	NONE	0
CENTRAL PLANT	8000	NONE	0
TOTAL	78000		0
BUILDING COMPLEX 3			
STAGE 7	24300	1/2000 SF	13
STAGE 8	24300	1/2000 SF	13
GROUND FLOOR OFFICE	13482	1/200 SF	68
SECOND FLOOR OFFICE	13482	1/300 SF	45
STAGE TOILET FACILITIES	1088	NONE	
TOTAL	76660		139
BUILDING COMPLEX 4 - NOT USED			
BUILDING COMPLEX 5			
STAGE 5	18000	1/2000 SF	9
STAGE 6	18000	1/2000 SF	9
TOTAL	36000		18
BUILDING COMPLEX 6			
STAGE 3	24300	1/2000 SF	13
STAGE 4	24300	1/2000 SF	13
GROUND FLOOR OFFICE	13482	1/200 SF	68
SECOND FLOOR OFFICE	13482	1/300 SF	45
TOTAL	75564		139
MIXED USE A			
4 MIXED USE B			
GROUND FLOOR RETAIL	3,570	1/200 SF	18
GROUND FLOOR OFFICE	8,800	1/200 SF	44
GROUND FLOOR THEATER	3,304	1/4 SEATS (200 TOTAL)	50
GROUND FLOOR MACHINE ROOM	14,552	NONE	0
SECOND FLOOR OFFICE	29,856	1/300 SF	100
THIRD FLOOR OFFICE	29,445	1/300 SF	99
FOURTH FLOOR OFFICE	4,530	1/300 SF	15
UTILITY BUILDING	7,166	NONE	0
TOTAL	101,822		326
5 FLEX BUILDING			
GROUND FLOOR OFFICE	40,000	1/200 SF	200
SECOND FLOOR OFFICE	40,000	1/300 SF	134
TOTAL	80,000		334
SITE TOTAL	508,560		1074

PARKING REDUCTIONS		
25% FOR MIXED USE (EXCLUDING RETAIL: 1074-18=1058 1058x0.25=264)		-264
50% REDUCTION FOR RETAIL FOR ON-SITE DEMAND (18x0.5=9)		-9
TOTAL PARKING REQUIRED WITH REDUCTIONS		813
TOTAL PARKING PROVIDED ON-SITE		632
+ 1/2 ON-STREET PARKING ALONG UNIVERSITY BLVD. & CONNECTOR RD. A		25
TOTAL PARKING PROVIDED		657
4 TOTAL HANDICAP PARKING REQUIRED PER ZONE CODE	501 - 800	16
TOTAL HANDICAP PARKING PROVIDED		16
BICYCLE PARKING REQUIRED	1/20 VEHICLE SPACES	33
BICYCLE PARKING PROVIDED		33
MOTORCYCLE PARKING REQUIRED	501-750	7
MOTORCYCLE PARKING PROVIDED		7
ADDITIONAL PARKING PROVIDED IN FLEX AREAS (KEYNOTE #16)		468

PREVIOUS FILE NO: 06EPC-00466
06DRB-00799

PROJECT NUMBER: 1004818

SITE DATA

ZONE ATLAS MAP NUMBER: Q-16 & Q-17

PRESENT ZONING: PLANNED COMMUNITY

ADMINISTRATIVE AMENDMENT
File # 08AA-10017 Project # 1004818
New FLEX bldg.; perimeter bldg. phasing; altered Bldg. 5.
APPROVED BY 30 Jan 08 DATE

RECEIVED
JUL 25 2008
HYDROLOGY SECTION

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ARCHITECT

AA SUBMITTAL

ENGINEER

PROJECT

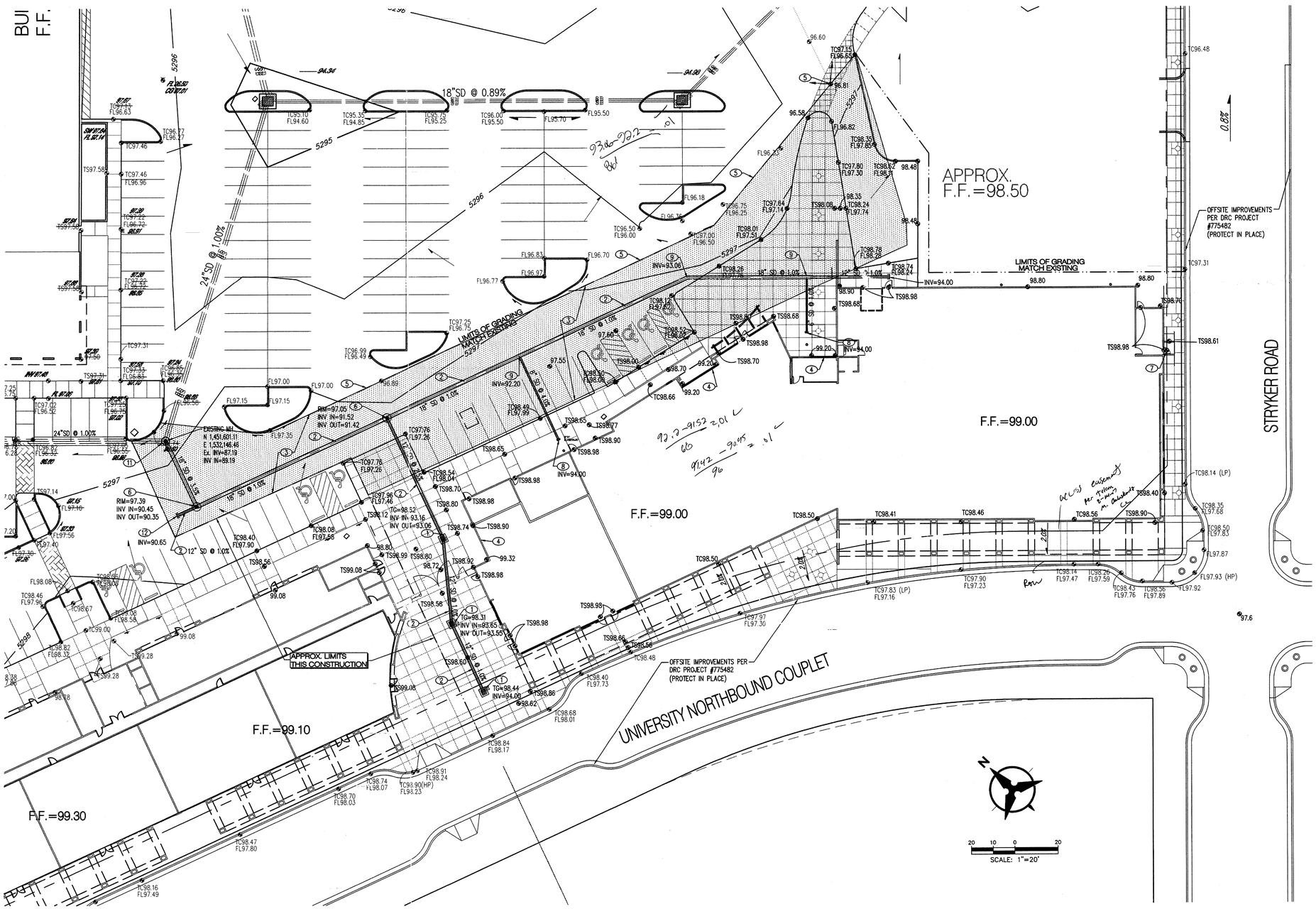
ALBUQUERQUE STUDIOS
University Blvd. NE
Albuquerque, New Mexico

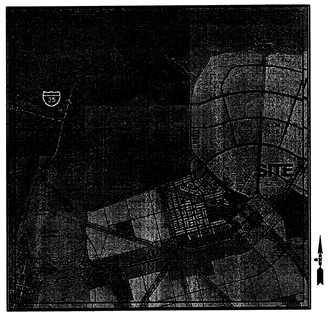
REVISIONS		
1	06/09/06	EPC Conditions
2	07/18/06	Administrative Ammendment
3	09/19/06	Metal Building Facade Rev.
4	06/06/07	AA-Linear Buildings Rev.
5	12/27/07	AA-Flex Building/Building 5

DRAWN BY
REVIEWED BY
DATE 12/21/07
PROJECT NO.
DRAWING NAME

SITE DEVELOPMENT PLAN

SHEET NO. 01 OF





LOCATION MAP
ZONE ATLAS INDEX MAP R-16
NOT TO SCALE

LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- EXISTING GROUND SPOT ELEVATION
- EXISTING ELECTRICAL POLE
- PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE TW=TOP OF WALL, BW=BOTTOM OF WALL EX=EXISTING, TG=TOP OF GRATE
- PROPOSED DIRECTION OF FLOW
- GRADE BREAK
- PROPOSED RETAINING WALL
- PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED CURB & GUTTER
- EASEMENT
- EXISTING TREE
- PROPOSED LIGHTING
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- ASBUILT ELEVATION

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.

- HDPE PIPE SHALL BE BACKFILLED & INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- HDPE CONNECTIONS AT MANHOLES AND INLETS, INCLUDING WATER STOP GASKETS, GRATES/COLLARS SHALL BE INSTALLED AND BACKFILLED PER MANUFACTURER'S SPECIFICATIONS.

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.
11. ALL SIDEWALKS SHALL HAVE A MIN 1% & A MAX 2% CROSS SLOPE, UNLESS OTHERWISE NOTED.

CONSTRUCTION KEYED NOTES

1. INSTALL 24"x24" STORM DRAIN INLET (NEENAH OR APPROVED EQUAL). GRATE & INLET MUST BE RATED FOR H-20 LOADING AND HAVE OPENINGS NO LARGER THAN 1/2" (PEDESTRIAN RATED).
2. INSTALL HDPE STORM DRAIN PIPE (ADS N-12 WT OR APPROVED EQUAL) SIZE PER PLAN
3. SAWCUT, REMOVE, AND REPLACE EXISTING ASPHALT. REPLACEMENT PAVING SECTION PER SOILS REPORT RECOMMENDATION.
4. EXTEND AND WATERPROOF STEMWALL. SEE ARCHITECTURAL PLANS FOR DETAILS.
5. CONTRACTOR SHALL VERIFY EXISTING GRADES SHOWN PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES..
6. INSTALL 4' DIA TYPE "C" SD MANHOLE PER COA STD DWG 2101
7. RAMP AND HANDRAIL PER ARCHITECTURAL PLANS..
8. CONSTRUCT STORM DRAIN (SEE PLAN FOR SIZE) TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
9. INSTALL PRE FABRICATED DRAINAGE FITTING (NYLOPLAST, OR APPROVED EQUAL), OR INSERT-A-TEE. SEE PLANS FOR SIZES.
10. TIE BACK TO EXISTING GRADE MAX SLOPE 4:1.
11. CONNECT TO EXISTING MANHOLE.
12. STUB 12" SD @ 1.0% FOR FUTURE USE.

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JEFFREY L. MULBORN
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8-1-07

PROJECT

ALBUQUERQUE STUDIOS

Mixed Use Building B - Shell Package
University Blvd. SE
Albuquerque, New Mexico

PERMIT DRAWING

REVISIONS
△
△
△
△
△
△

DRAWN BY
REVIEWED BY
DATE 08/25/07
PROJECT NO.
DRAWING NAME
GRADING PLAN

RECEIVED
AUG 09 2007
HYDROLOGY SECTION

SHEET NO.
C100
1 OF 1

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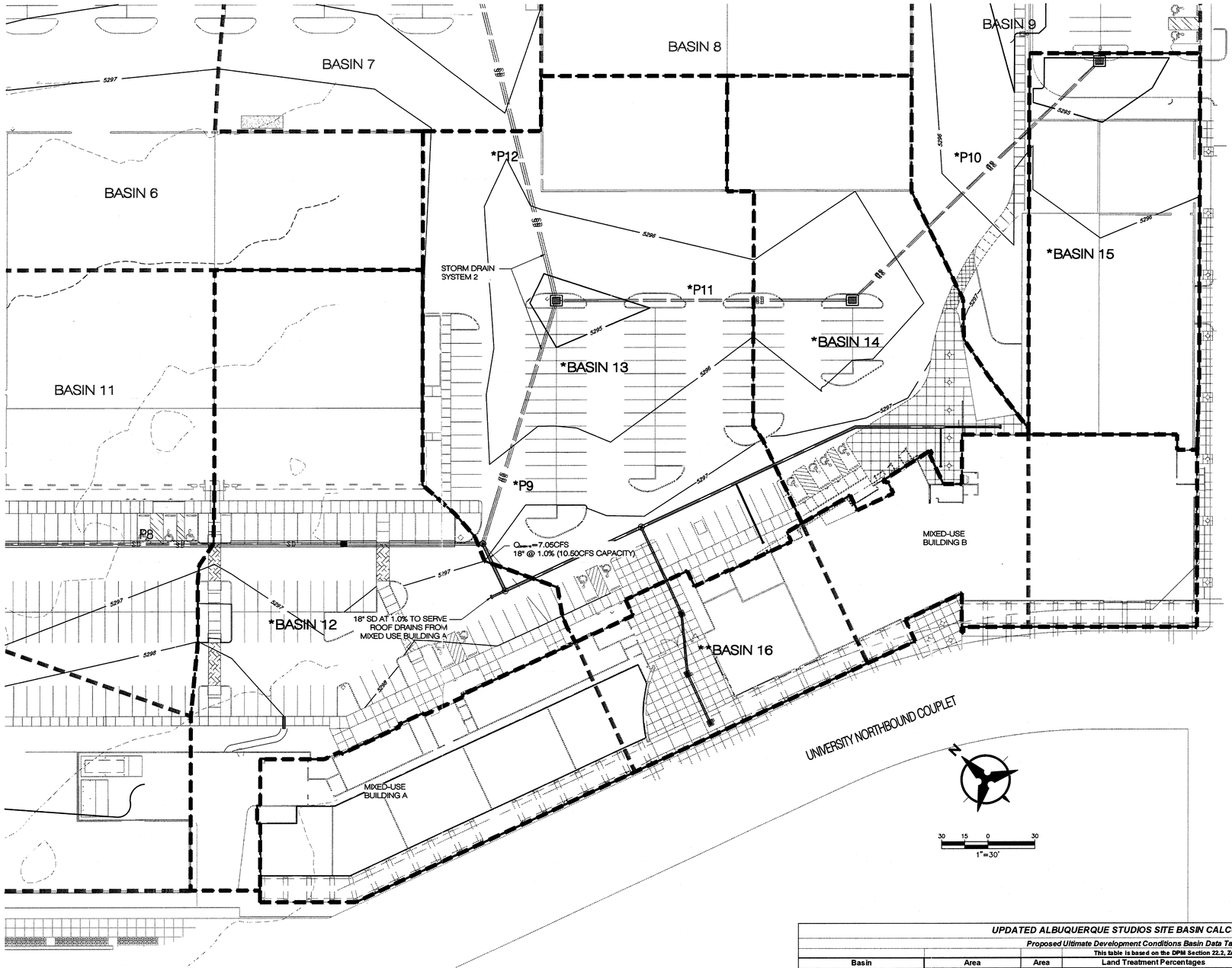
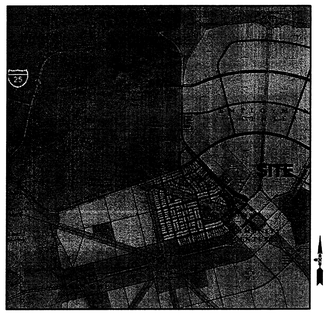
August 09, 2007 - 2:04pm
Plotted by: MBALASKOVITS





LOCATION MAP
ZONE ATLAS INDEX MAP R-16
NOT TO SCALE

DRAINAGE MANAGEMENT PLAN

Existing Conditions:
The Albuquerque Studios Site (previously called Mesa del Sol Film Studio – COA hydrology file# R16/D002A), is approved by the city for building permit. The majority of the site has been constructed with the exception of a few buildings that front University Blvd and Stryker Rd. These buildings include Mixed Use Buildings A and B. There have been some minor changes to the site plan this submittal is an addendum to the previously approved DMP in support of building permit approval for Mixed Use Buildings A and B.

Offsite Drainage
Current offsite drainage will not impact the site due to infrastructure constructed under a separate contract to divert these flows.

Proposed Site Grading
The initial grading and drainage plan denoted that Basins 12, 13, 14 and 15 would sheet flow to existing onsite Storm Drain System 2 (SDS2), via inlets. This is still true; however roof drainage and a small portion of "plaza" drainage from Mixed Use Buildings A and B will now be piped directly to this storm drain system in lieu of surface flow. Basins 12–15 will be reduced and Basin 16 has been added will encompass the portion of the site which will now contribute directly to the storm drain system.

Basin 16 consists of a series of storm drain pipes ranging from 6"–18" which will outfall into an existing manhole after Pipe #P8. The total 100yr flow created by Basin 16 is 7.05cfs. Adding this flow to P8 we have a total flow of 18.10cfs in Pipe #P9. This added approximately 5.0cfs to Pipe #P9. Per the UPDATED STORM DRAIN PIPE TABLE (SD TABLE), P9 (24" SD at 1.00%) has enough capacity to handle this additional flow (22.62cfs capacity > 18.10cfs provided). This change in basins affected the ACTUAL FLOW down stream for Pipe #'s P10–P12, P17 and P19 (See bold pipe # on SD TABLE). The SD TABLE shows that this change will not adversely affect the system downstream and the SDS2 will safely convey this drainage to the regional retention pond without exceeding the storm drain capacity.

The remainder of the site has not changed and the concepts previously approved have remained the same.

The 100yr 10day retention pond Volume Required (for the fully developed block) is 1,602,625CF. The total volume of the ponds that exist today is 1,635,405CF. The Total Volume of ponds is greater than the Volume Required.

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 concepts and ideology set forth in the approved Mesa del Sol Film Studio DMP are still intact, and the proposed grading and drainage design does not affect the approved plan. The implementation of this design would result in the safe passage and retention of the 100 yr, 10 day storm event. With this addendum submittal, we request Hydrology Development approval for Rough Grading Permit, Foundation Permit and Building Permit Approval for Mixed Use Buildings A and B.

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JEFFREY L. MULBERRY
NEW MEXICO
16858
REGISTERED PROFESSIONAL ENGINEER
8-9-07
PROJECT

ALBUQUERQUE STUDIOS
Mixed Use Building B - Shell Package
University Blvd. SE
Albuquerque, New Mexico

UPDATED STORM DRAIN PIPE TABLE

PIPE #	Contributing Basins and Storm Drains	Size in.	Slope	Capacity* cfs	ACTUAL FLOW (cfs)
P1	B10	24	0.50%	16.00	13.37
P2	OBC	36	1.65%	85.68	74.74
P3	P1, P2	42	1.00%	100.61	88.11
P4	B5	18	2.00%	14.86	12.07
P5	P3, P4, B4	42	1.20%	110.21	106.60
P6	OBD	30	5.00%	91.72	46.35
P7A	P5, P6	42	3.00%	174.26	152.95
P7	P5, P6, B1	48	2.00%	203.00	163.71
P8	B11	18	0.75%	9.10	5.27
P9	***P8, B12, B16***	***24***	***1.00%***	***22.62***	***18.10***
P10	***B15***	***18***	***1.00%***	***10.50***	***2.87***
P11	***P10, B14***	***18***	***0.89%***	***9.92***	***6.53***
P12	***P11, P9, B13***	***30***	***1.00%***	***41.02***	***31.64***
P13	B3	18	1.00%	10.50	9.17
P14	P13, B9	24	1.00%	22.62	13.12
P15	P14, B8	24	1.10%	23.72	16.63
P16	B6	24	2.14%	33.09	10.82
P17	***P12, P15, P16, B7***	***36***	***1.00%***	***66.70***	***66.42***
P18	B2	18	5.00%	23.49	8.38
P19	***P17, P18***	***42***	***0.75%***	***87.13***	***74.80***

* 6 hour event

REGIONAL RETENTION POND CALCULATIONS

Top Area	80000	FT
Bottom Area	34316	FT
Depth:	9	FT
Volume	514422	CF
Top Area	153784	FT
Bottom Area	50031	FT
Depth:	11	FT
Volume	1120982.5	CF
Total Volume of Ponds	***1635405***	CF

UPDATED ALBUQUERQUE STUDIOS SITE BASIN CALCULATIONS

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) (CF)	$V(100)_{10day}$ (CF)
Onsite Basins (B#)											
1	103180	2.37	0.0%	0.0%	10.0%	90.0%	4.54	*10.76*	*2.02*	*17377*	*29759*
4	61550	1.41	0.0%	0.0%	10.0%	90.0%	4.54	*6.42*	*2.02*	*10366*	*17752*
5	115700	2.66	0.0%	0.0%	10.0%	90.0%	4.54	*12.07*	*2.02*	*19486*	*33370*
10	128175	2.94	0.0%	0.0%	10.0%	90.0%	4.54	*13.37*	*2.02*	*21587*	*36968*
Subtotal	***408605***	***9.38***						***42.62***		***68816***	***117848***
Offsite Basins (OB#)											
H	716433	16.45		0.0%	10.0%	90.0%	4.54	*74.74*	*2.02*	*120659*	*206631*
I	444370	10.20		0.0%	10.0%	90.0%	4.54	*46.35*	*2.02*	*74839*	*128164*
Subtotal	***1160803***	***26.65***						***121.09***		***195499***	***334795***
Onsite Basins (B#)											
2	80350	1.84	0.0%	0.0%	10.0%	90.0%	4.54	*8.38*	*2.02*	*13532*	*23174*
3	87910	2.02	0.0%	0.0%	10.0%	90.0%	4.54	*9.17*	*2.02*	*14806*	*25355*
6	103700	2.38	0.0%	0.0%	10.0%	90.0%	4.54	*10.82*	*2.02*	*17465*	*29909*
7	70329	1.61	0.0%	0.0%	10.0%	90.0%	4.54	*7.34*	*2.02*	*11845*	*20284*
8	33653	0.77	0.0%	0.0%	10.0%	90.0%	4.54	*3.51*	*2.02*	*5668*	*9706*
9	37851	0.87	0.0%	0.0%	10.0%	90.0%	4.54	*3.95*	*2.02*	*6375*	*10917*
11	50540	1.16	0.0%	0.0%	10.0%	90.0%	4.54	*5.27*	*2.02*	*8512*	*14577*
****12***	***55390***	***1.27***	***0.0%***	***0.0%***	***10.0%***	***90.0%***	***4.54***	***5.78***	***2.02***	***9329***	***15975***
****13***	***67146***	***1.54***	***0.0%***	***0.0%***	***10.0%***	***90.0%***	***4.54***	***7.00***	***2.02***	***11308***	***19366***
****14***	***35126***	***0.81***	***0.0%***	***0.0%***	***10.0%***	***90.0%***	***4.54***	***3.66***	***2.02***	***5916***	***10131***
****15***	***27508***	***0.63***	***0.0%***	***0.0%***	***10.0%***	***90.0%***	***4.54***	***2.87***	***2.02***	***4633***	***7934***
*****16(Mixed Use Buildings A & B)***	***65313***	***1.50***	***0.0%***	***0.0%***	***0.0%***	***100.0%***	***4.70***	***7.05***	***2.12***	***11539***	***20247***
Previous Subtotal	***707448***	***16.24***						***73.80***		***119146***	***204040***

*These basins were reduced on account of the roof of the building will now be conveyed to the pond via storm drain
**A new basin was generated outlining the area contributing directly to the SDS2.

LEGEND
- DRAINAGE REVISED BASIN BOUNDARIES
- EXISTING BASIN BOUNDARIES
- 30 PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- 5305 EXISTING INDEX CONTOURS
- EXISTING INTERMEDIATE CONTOURS

REVISIONS
DRAWN BY
REVIEWED BY
DATE 08/08/07
PROJECT NO.
DRAWING NAME
DRAINAGE MANAGEMENT PLAN

RECEIVED
AUG 09 2007
HYDROLOGY SECTION

SHEET NO. C001
1 OF 1

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

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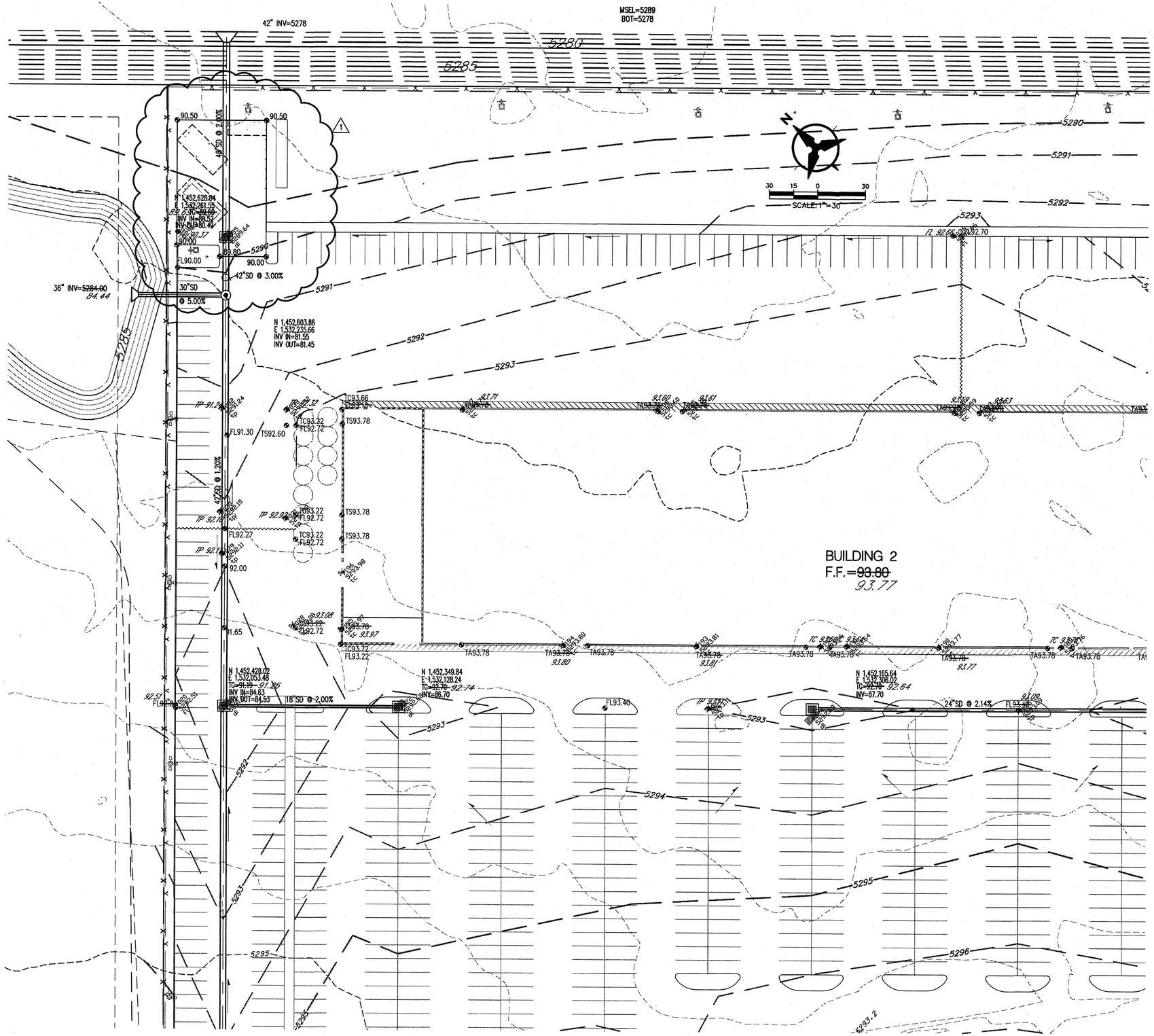
August 08, 2007 - 5:28pm
Plotted by: MBALASKOVITS



P:\080329\cdp\general\080329GP04.dwg
Tue, 5-Feb-2008 - 9:24:am, Plotted by: CPIERCE

CONSTRUCTION KEYED NOTES

1. INSTALL STORM DRAIN INLET TYPE "D", PER COA STD DWG 2206; OR NYOPLAST ROAD AND HIGHWAY DRAINAGE INLET STRUCTURE W/ 2'X3' STEEL BAR GRATE (261.2 SQ. IN. APPROXIMATE DRAIN AREA) H-25 RATED GRATE (OR APPROVED EQUAL).
2. INSTALL HDPE STORM DRAIN PIPE (ADS N-12 OR APPROVED EQUAL) SIZE PER PLAN
3. INSTALL CMP FLARED END SECTION. (CONTECH OR APPROVED EQUAL), SIZE PER PLAN
4. INSTALL 2' CURB OPENING FOR DRAINAGE, PER DETAIL, SHEET C101.
5. CONSTRUCT 24" SIDEWALK CULVERT PER COA STD DWG 2236.
6. INSTALL 6' DIA TYPE "C" SD MANHOLE PER COA STD DWG 2101
7. VALLEY GUTTER PER DETAIL, SHEET C101.
8. CONSTRUCT STORM DRAIN (SEE PLAN FOR SIZE) TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
9. INSTALL PRE FABRICATED DRAINAGE FITTING (NYPLAST, OR APPROVED EQUAL), OR INSERT-A-TEE. SEE PLANS FOR SIZES.
10. TIE BACK TO EXISTING GRADE MAX SLOPE 4:1.
11. PROVIDE 18" OPENING IN WALL. SEE PLANS FOR INVERT.

LEGEND

- PROPERTY LINE
- 5301 — EXISTING CONTOURS
- X 5301.15 — EXISTING GROUND SPOT ELEVATION
- EXISTING ELECTRICAL POLE
- 65.23 — PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE TW=TOP OF WALL, BW=BOTTOM OF WALL EX=EXISTING, TG=TOP OF GRATE
- S=2.0% — PROPOSED DIRECTION OF FLOW
- GRADE BREAK
- PROPOSED RETAINING WALL
- 5305 — PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED CURB & GUTTER
- EASEMENT
- EXISTING TREE
- PROPOSED LIGHTING
- SD — PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE

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REGISTERED PROFESSIONAL ENGINEER
2.5.08

PROJECT

Mesa Del Sol
Film Studio
Albuquerque, New Mexico

REVISIONS
1 ADDED DUMPSTER AREA

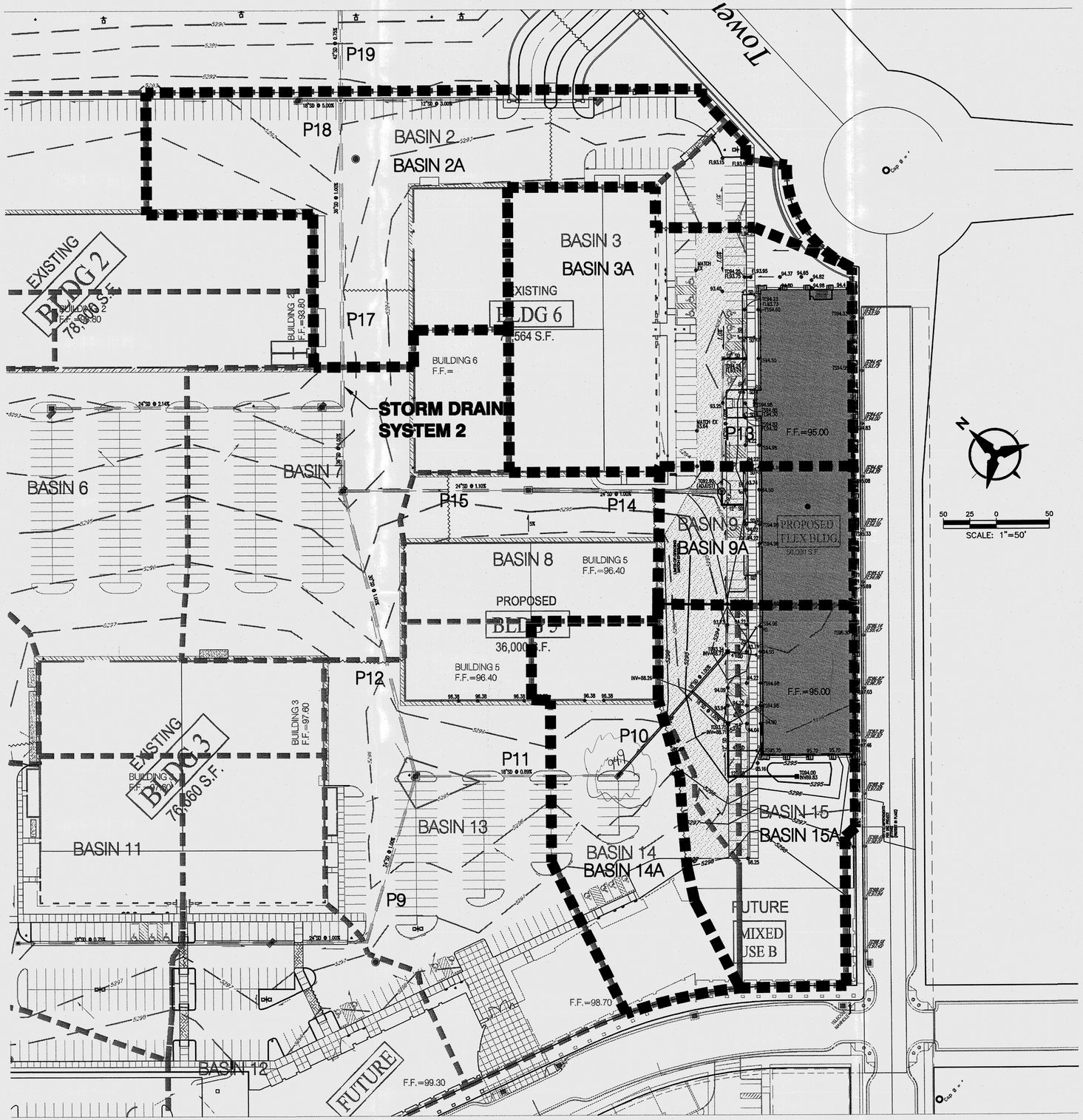
DRAWN BY	CP
REVIEWED BY	JLM
DATE	02/04/08
PROJECT NO.	06023

DRAWING NAME
GRADING AND DRAINAGE PLAN

SHEET NO.
C104
OF

RECEIVED
FEB 05 2008
HYDROLOGY SECTION

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



No Location map

DRAINAGE MANAGEMENT PLAN

Existing Conditions

The Albuquerque Studios Site (previously called Mesa del Sol Film Studio – COA hydrology file# R16/D002A), is approved by the city for building permit. The majority of the site has been constructed with the exception of Mixed Use Buildings A and B that front University Blvd and Stryker Rd., Building 5 and the Mill Flex building. This submittal is an addendum to the previously approved DMP in support of rough grading, foundation and building permit approval for the Mill Flex building and Building 5.

Offsite Drainage

Current offsite drainage will not impact the site due to infrastructure constructed under a separate contract to divert these flows.

Proposed Site Grading

The initial grading and drainage plan denoted that Basins 2, 3, 9, and 15 would sheet flow to existing onsite Storm Drain System 2 (SDS2), via inlets. This is still true; however roof drainage from the flex building will now be piped directly to this storm drain system in lieu of surface flow. Basins 2, 3, 9, and 15 will be adjusted to fit the new siteplan and grading in this area.

A small amount of area is added to Basins 2 and 15. Basins 3, 9, and 14 have been reduced. The pipes that are affected by the changes are as follows:

- Flow to Pipe# P10 is increased from 4.01cfs to 5.41cfs which is less than the capacity of 10.5cfs.
- Flow to Pipe# P11 is increased from 9.10cfs to 10.50 cfs which is slightly above capacity of 9.92cfs.
- Flow to Pipe# P12 is increased from 30.63 to 32.03cfs which is less than the capacity of 42.02cfs.
- Flow to Pipe# P13 is decreased from 9.17cfs to 8.16cfs which is less than the capacity of 10.5cfs.
- Flow to Pipe# P14 is decreased from 13.12cfs to 10.71cfs which is less than the capacity of 22.82cfs.
- Flow to Pipe# P18 is increased from 8.38cfs to 9.39cfs which is less than the capacity of 23.49cfs.

P11 is slightly over capacity, but this will not affect the function of the system. WSE < 95.00 per J. Mulberry 2-13-08

This analysis shows that the changes will not adversely affect the system downstream and the SDS2 will safely convey this drainage to the regional retention pond without exceeding the storm drain capacity.

The remainder of the site has not changed and the concepts previously approved have remained the same.

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 concepts and ideology set forth in the approved Mesa del Sol Film Studio DMP are still intact, and the proposed grading and drainage design complies with the approved plan. The implementation of this design would result in the safe passage and retention of the 100 yr, 10 day storm event. With this addendum submittal, we request Hydrology Development approval for Rough Grading Permit, Foundation Permit and Building Permit Approval for the Mill Flex Building and Building 5.

ALBUQUERQUE STUDIOS SITE BASIN CALCULATIONS

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) (CF)	$V(100)_{10day}$ (CF)
STORM DRAIN SYSTEM 1											
Onsite Basins (B#)											
1	103180	2.37	0.0%	0.0%	10.0%	90.0%	4.54	*10.76*	2.02	17377	29759
4	61550	1.41	0.0%	0.0%	10.0%	90.0%	4.54	*6.42*	2.02	10366	17752
5	115700	2.66	0.0%	0.0%	10.0%	90.0%	4.54	*12.07*	2.02	19486	33370
10	128175	2.94	0.0%	0.0%	10.0%	90.0%	4.54	*13.37*	2.02	21587	36968
Subtotal	*408605*	*9.38*						*42.62*		*68816*	*117848*
Offsite Basins (OB#)											
H	716433	16.45		0.0%	10.0%	90.0%	4.54	*74.74*	2.02	*120659*	*206631*
I	444370	10.20		0.0%	10.0%	90.0%	4.54	*46.35*	2.02	*74839*	*128164*
Subtotal	*1160803*	*26.65*						*121.09*		*195499*	*334795*
STORM DRAIN SYSTEM 2											
Onsite Basins (B#)											
*2	89990	2.07	0.0%	0.0%	10.0%	90.0%	4.54	*9.39*	2.02	*15156*	*25955*
*3	78210	1.80	0.0%	0.0%	10.0%	90.0%	4.54	*8.16*	2.02	*13172*	*22557*
6	103700	2.38	0.0%	0.0%	10.0%	90.0%	4.54	*10.82*	2.02	*17465*	*29909*
7	70329	1.61	0.0%	0.0%	10.0%	90.0%	4.54	*7.34*	2.02	*11845*	*20284*
8	33653	0.77	0.0%	0.0%	10.0%	90.0%	4.54	*3.51*	2.02	*5668*	*9706*
*9	24500	0.56	0.0%	0.0%	10.0%	90.0%	4.54	*2.56*	2.02	*4126*	*7066*
11	50540	1.16	0.0%	0.0%	10.0%	90.0%	4.54	*5.27*	2.02	*8512*	*14577*
12	74737	1.72	0.0%	0.0%	10.0%	90.0%	4.54	*7.80*	2.02	*12587*	*21555*
13	81165	1.86	0.0%	0.0%	10.0%	90.0%	4.54	*8.47*	2.02	*13670*	*23409*
*14	42618	0.98	0.0%	0.0%	10.0%	90.0%	4.54	*4.45*	2.02	*7178*	*12292*
*15	57995	1.33	0.0%	0.0%	10.0%	90.0%	4.54	*6.05*	2.02	*9767*	*16727*
Subtotal	*707438*	*16.24*						*73.80*		*119144*	*204037*
Offsite Basins - No offsite basins contribute to STORM DRAIN SYSTEM 2											

* Flows changed by Mill Flex Building Addendum

STORM DRAIN PIPE TABLE

PIPE #	Contributing Basins and Storm Drains	Size in.	Slope	Capacity* cfs	ACTUAL FLOW (cfs)
STORM DRAIN SYSTEM 1					
P1	B10	24	0.50%	16.00	13.37
P2	OBC	36	1.65%	85.68	74.74
P3	P1, P2	42	1.00%	100.61	88.11
P4	B5	18	2.00%	14.86	12.07
P5	P3, P4, B4	42	1.20%	110.21	106.60
P6	OBD	30	5.00%	91.72	46.35
P7A	P5, P6	42	3.00%	174.26	152.95
P7	P5, P6, B1	48	2.00%	203.00	163.71
STORM DRAIN SYSTEM 2					
P8	B11	18	0.75%	9.10	5.27
P9	P8, B12	24	1.00%	22.62	13.07
*P10	B15	18	1.00%	10.50	6.05
*P11	P10, B14	18	0.89%	9.92	10.50
*P12	P11, P9, B13	30	1.00%	41.02	32.03
*P13	B3	18	1.00%	10.50	8.16
*P14	P13, B9	24	1.00%	22.62	10.71
P15	P14, B8	24	1.10%	23.72	14.22
P16	B6	24	2.14%	33.09	10.82
P17	P12, P15, P16, B7	36	1.00%	66.70	64.41
*P18	B2	18	5.00%	23.49	9.39
P19	P17, P18	42	0.75%	87.13	73.80

* Flows changed by Mill Flex Building Addendum

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FEB 05 2008
HYDROLOGY SECTION

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2-5-08

PROJECT

Mesa Del Sol
Film Studio
Albuquerque, New Mexico

REVISIONS
1 REVISED BUILDING 1/21/08
2
3
4

DRAWN BY	CP
REVIEWED BY	JLM
DATE	02/04/08
PROJECT NO.	06028

DRAWING NAME
ADDENDUM TO FILM STUDIO DRAINAGE PLAN

SHEET NO.
C003
OF