CITY OF ALBUQUERQUE

February 13, 2007

Jeffrey L. Mulbery, P.E.
Bohannan Huston, Inc.
7500 Jefferson St NE- Courtyard 1
Albuquerque, NM 87109

Re: Mesa Del Sol Film Studio Grading and Drainage Plan
Engineer's Stamp dated 8-29-06 (R16/D002A)

Dear Mr. Mulberry,

Based upon the information provided in your submittal dated 2-9-07, the above referenced plan is approved as amended for Building Permit.

This is the plan to certify for release of Certificate of Occupancy.

Prior to Certificate of Occupancy release, the public drainage easement for the regional retention ponds and the covenant and agreement for maintenance of the regional retention ponds must be completed and Engineer Certification per the DPM checklist is required.

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

Sincerely,

Curtis A. Cherne, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

R-16/D2A

PROJECT TITLE: Albuquerque Studios ZONE MAP/DRG. FILE # R16/D2
DRB #: EPC#: 1004818-06EPC# 00466 WORK ORDER#:

LEGAL DESCRIPTION: TRACTS 4B, PLAT OF TRACTS 4-A, 4-B & 4-C MESA DEL SOL
CITY ADDRESS: N/A

ENGINEERING FIRM: Bohannan Huston, Inc. CONTACT: Jeff Mulbery
ADDRESS: 7500 Jefferson NE – Courtyard I PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

ARCHITECT: DPS CONTACT: Chris Gunning
ADDRESS: 6801 Jefferson PHONE: 761-9700
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CONTRACTOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CHECK TYPE OF SUBMITTAL:

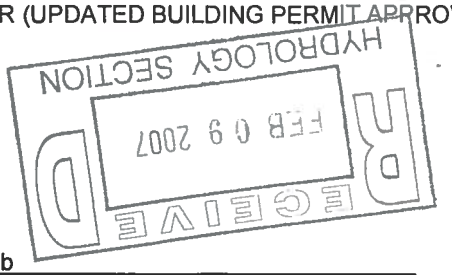
_____ DRAINAGE REPORT
_____ DRAINAGE PLAN
_____ CONCEPTUAL GRADING & DRAINAGE PLAN
_____ GRADING PLAN -
_____ EROSION CONTROL PLAN
_____ ENGINEER'S CERTIFICATION (HYDROLOGY)
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT (TCL)
_____ ENGINEERS CERTIFICATION (TCL)
_____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
__X__ OTHER (UPDATED GRADING AND DRAINAGE SHEETS)

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

_____ YES
_____ NO
_____ COPY PROVIDED



DATE SUBMITTED: 02/08/07 BY: Jeff Mulbery/mb

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

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

Bohannan ▲ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Curtis Cherne
City of Albuquerque
600 2nd St. NW 2nd Floor
Albuquerque, NM 87102

Requested by: Mike Balaskovits

Date: February 8, 2007

Time Due:
- ☒ **This A.M.**
- ☐ **This P.M.**
- ☐ **Rush** _____
- ☐ **By Tomorrow**

Phone: 924-3694

Job No.: 060348

Job Name: Albuquerque Studios

DELIVERY VIA
- ☒ **Courier** ☐ **Federal Express**
- ☐ **Mail** ☐ **UPS**
- ☐ **Other**

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1 copy	Updated grading and drainage plan (Engineering Stamp Dated 8-29-06)
1	1	Drainage info sheet

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HYDROLOGY SECTION

COMMENTS / INSTRUCTIONS

Curtis,
Attached are the updated grading and drainage plan sheets for Albuquerque Studios. The land treatments have not changed and the concepts have remained the same from the 7-17-06 submittal. This plan is reissued in preparation for request of CO's. If you have any questions feel free to contact myself or Jeff Mulbery.

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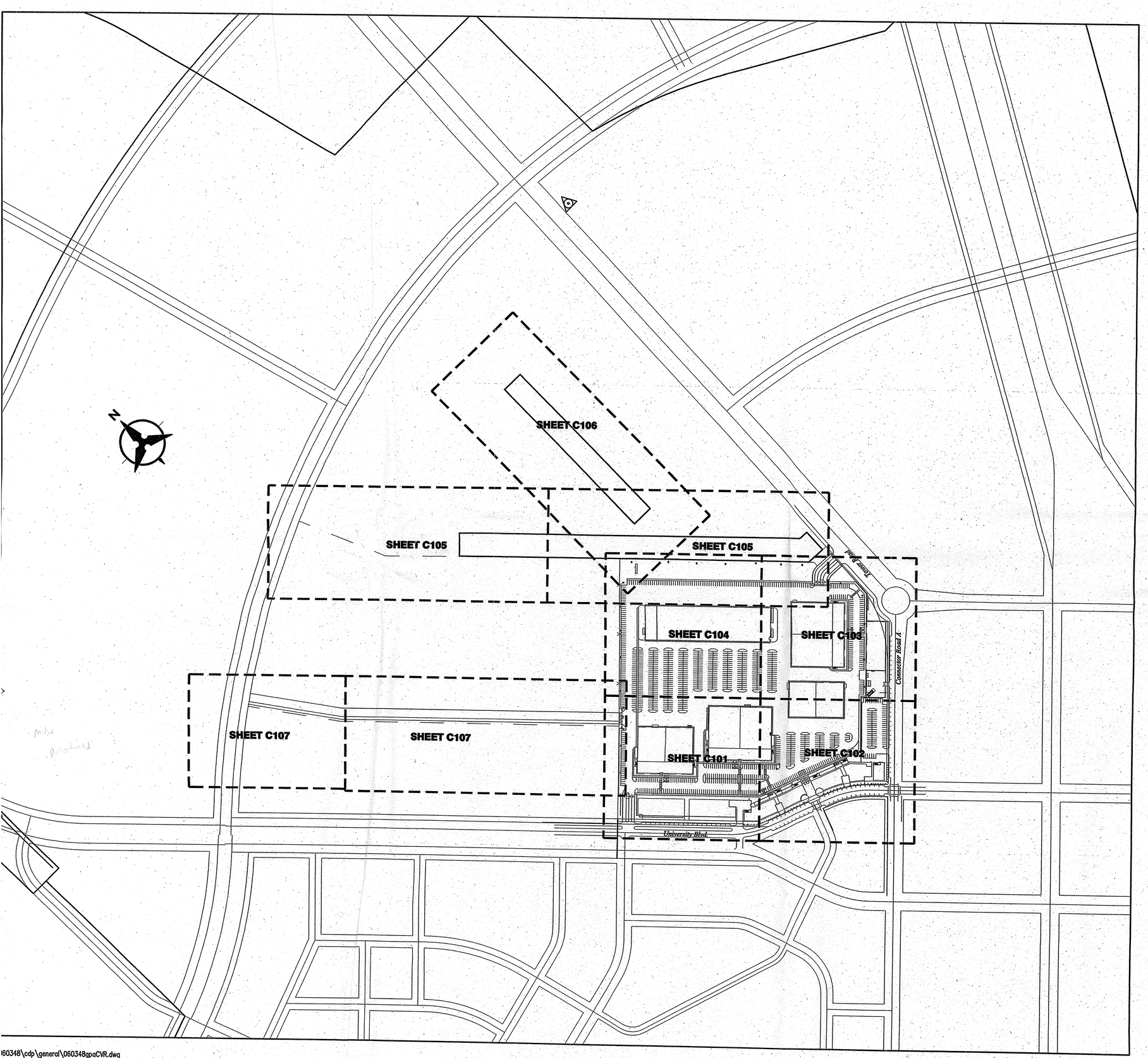
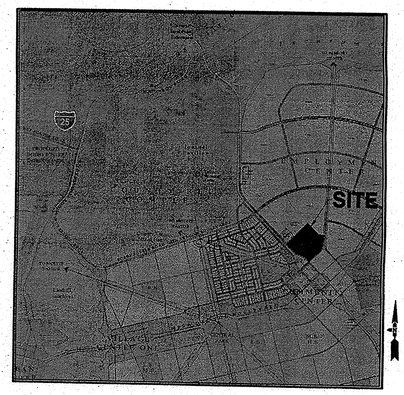
HYDROLOGY SECTION

REC'D BY: _____ ***DATE:*** _____ ***TIME:*** _____





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

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.

NOTE: OFFSITE FLOWS UPSTREAM OF UNIVERSITY BLVD WILL BE RETAINED IN MASTER PLANNED DRAINAGE FACILITY (LOCATED WEST OF UNIVERSITY BLVD)

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dps@dpsabq.com
ARCHITECT

ENGINEER

JEFFREY L. MULBERRY
NEW MEXICO
16858
8-29-06
LICENSED PROFESSIONAL ENGINEER

PROJECT

Mesa Del Sol
Film Studio
Albuquerque, New Mexico

REVISIONS
1
2
3
4

DRAWN BY	CM
REVIEWED BY	JLM
DATE	07/17/06
PROJECT NO.	06023

DRAWING NAME
GRADING AND DRAINAGE KEY MAP

SHEET NO.
C100
OF

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29-Aug-2006 - 4:34:pm, Plotted by: MBALASKOVITS

MATCHLINE - SEE SHEET C104

MATCHLINE - SEE SHEET C102

ACCESS ROAD

POND
QDEV=80cfs (APPROX)

42"SD @ 1.00%

24"SD @ 0.50%

36"SD @ 1.65%

BUILDING 1
F.F.=97.80

BUILDING 3
F.F.=97.60

F.F.=99.30

SCALE: 1"=30'

LIMITS OF GRADING

UNIVERSITY BLVD

NOTE:
OFFSITE IMPROVEMENTS TO BE CONSTRUCTED UNDER A SEPERATE CONTRACT.

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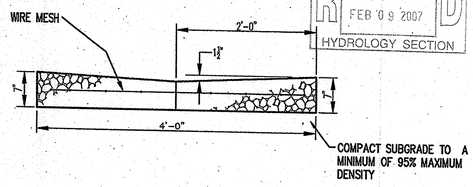
CONSTRUCTION KEYED NOTES

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
- 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



TYPICAL VALLEY GUTTER SECTION
NTS

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ENGINEER

JEFFREY L. MULLEN
NEW MEXICO
16858
PROFESSIONAL ENGINEER
6.29.06

PROJECT

Mesa Del Sol
Film Studio
Albuquerque, New Mexico

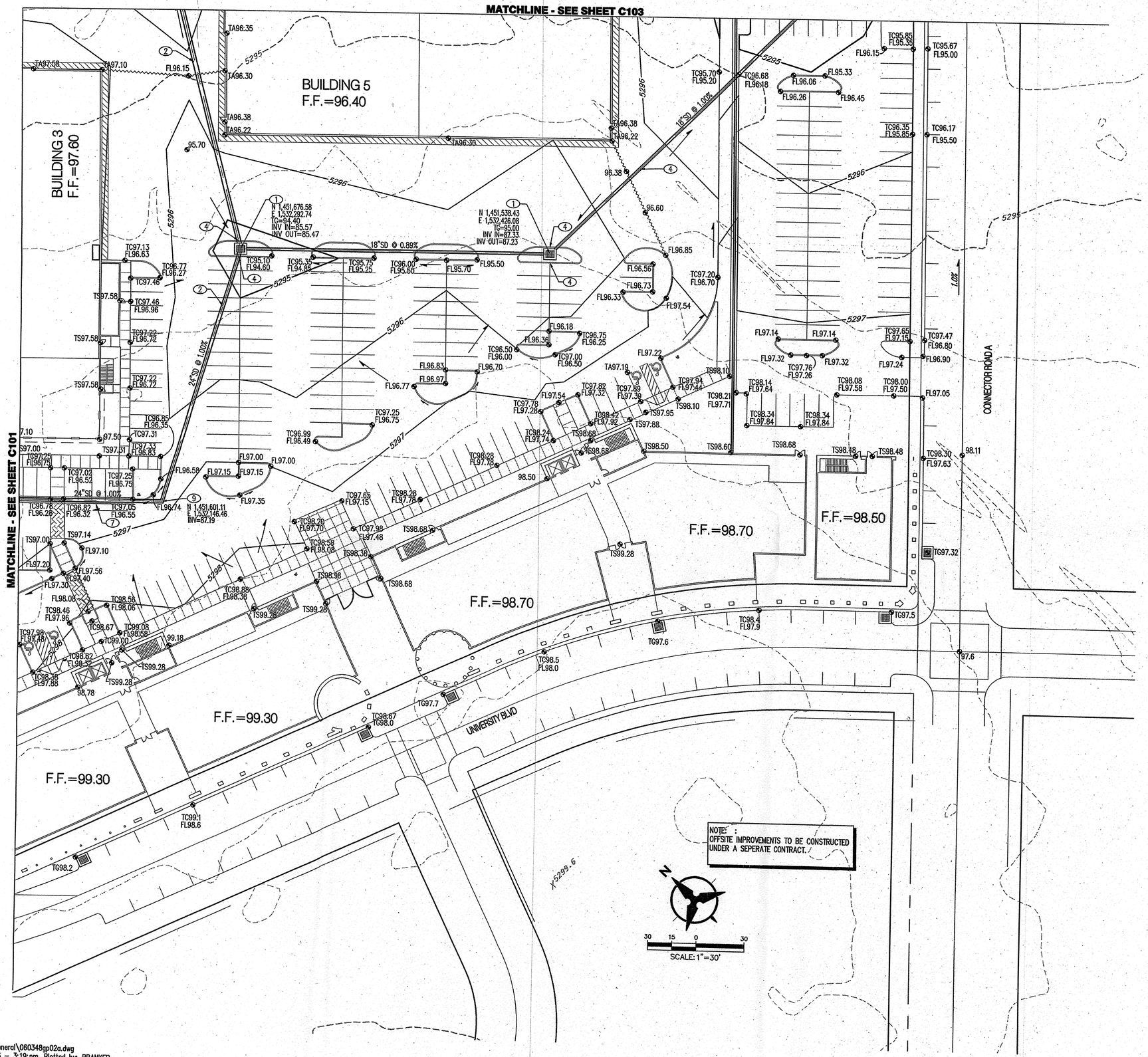
REVISIONS

DRAWN BY	CW
REVIEWED BY	JLM
DATE	08/29/06
PROJECT NO.	06023

DRAWING NAME

GRADING AND DRAINAGE PLAN

SHEET NO.
C101



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ARCHITECT

ENGINEER

JEFFREY L. MULBERRY
NEW MEXICO
16858
6-29-06
LICENSED PROFESSIONAL ENGINEER

PROJECT

Mesa Del Sol
Film Studio
Albuquerque, New Mexico

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REVISIONS
1.
2.
3.
4.

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REVIEWED BY	JLM
DATE	08/29/06
PROJECT NO.	06023

DRAWING NAME
GRADING AND DRAINAGE PLAN

SHEET NO.
C102

Bohannan ▲ Huston Inc.
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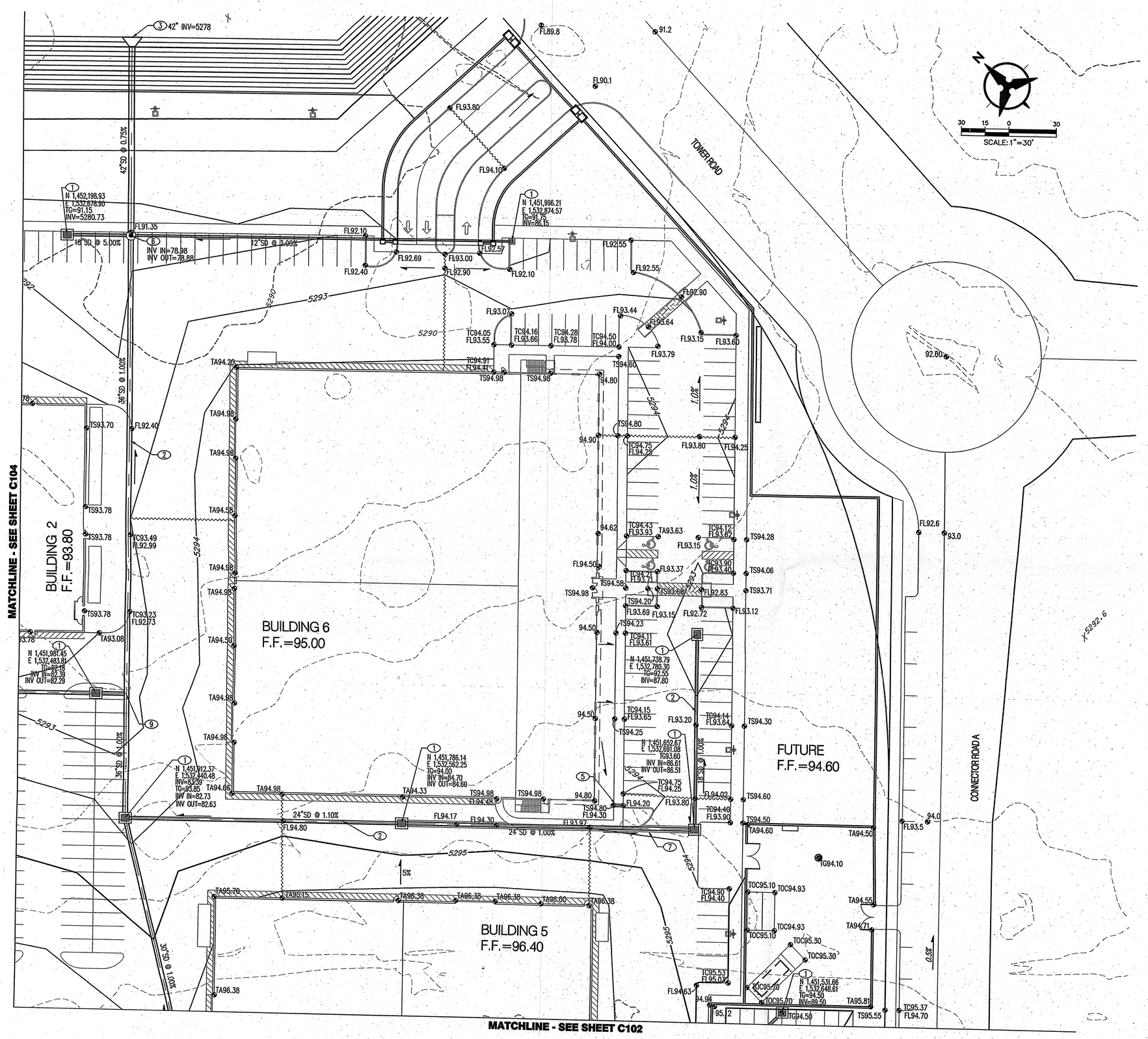

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SCALE: 1"=30'

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PROJECT NO.	06023
DRAWING NAME	GRADING AND DRAINAGE PLAN
SHEET NO.	C103

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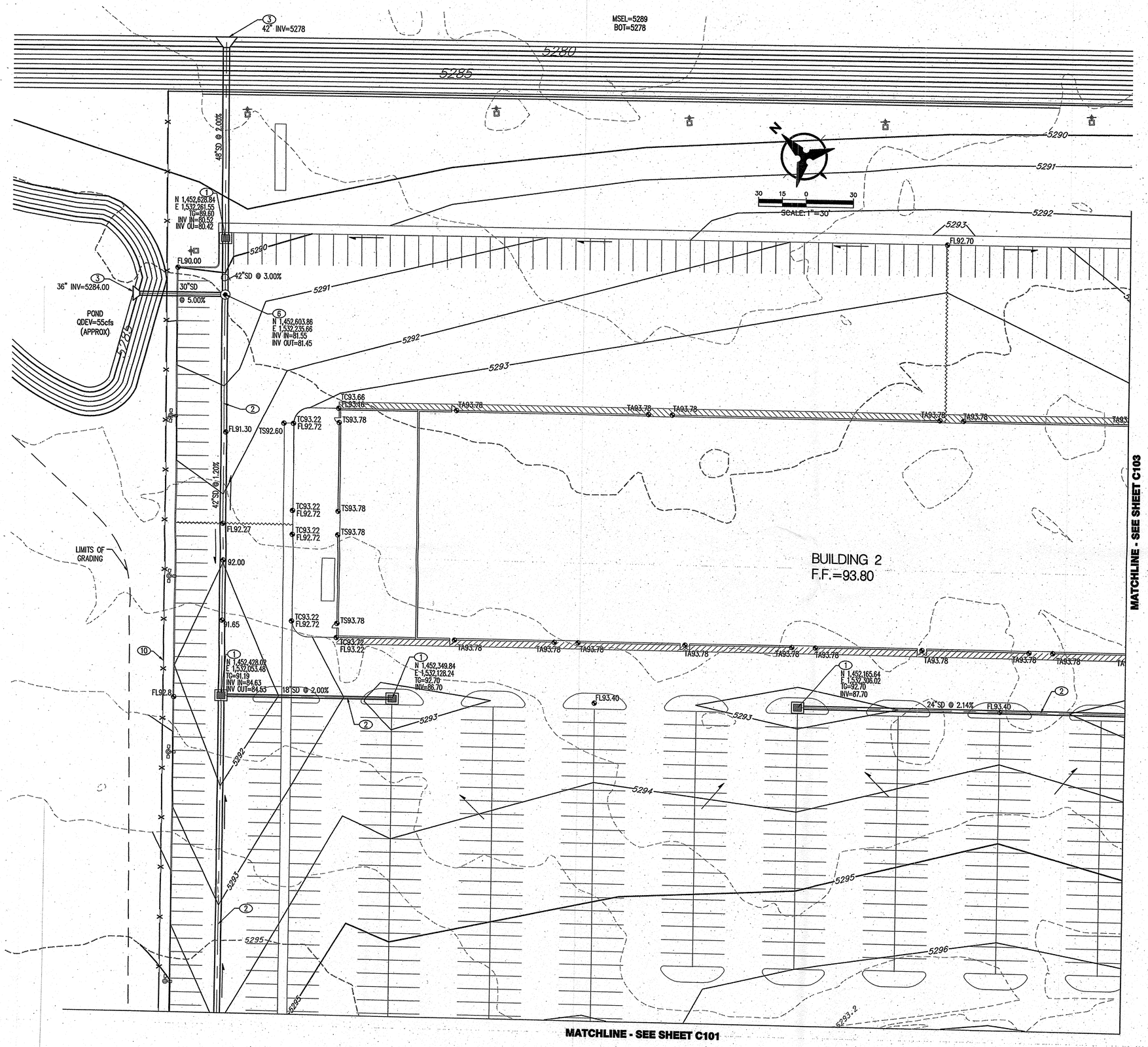

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ARCHITECT

ENGINEER

JEFFREY L. MULBERRY
NEW MEXICO
16858
REGISTERED PROFESSIONAL ENGINEER
8-29-06

PROJECT

Mesa Del Sol
Film Studio
Albuquerque, New Mexico

REVISIONS
1.
2.
3.
4.

DRAWN BY	CW
REVIEWED BY	JLM
DATE	08/29/06
PROJECT NO.	06023

DRAWING NAME
GRADING AND DRAINAGE PLAN

SHEET NO.
C104

RECEIVED
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ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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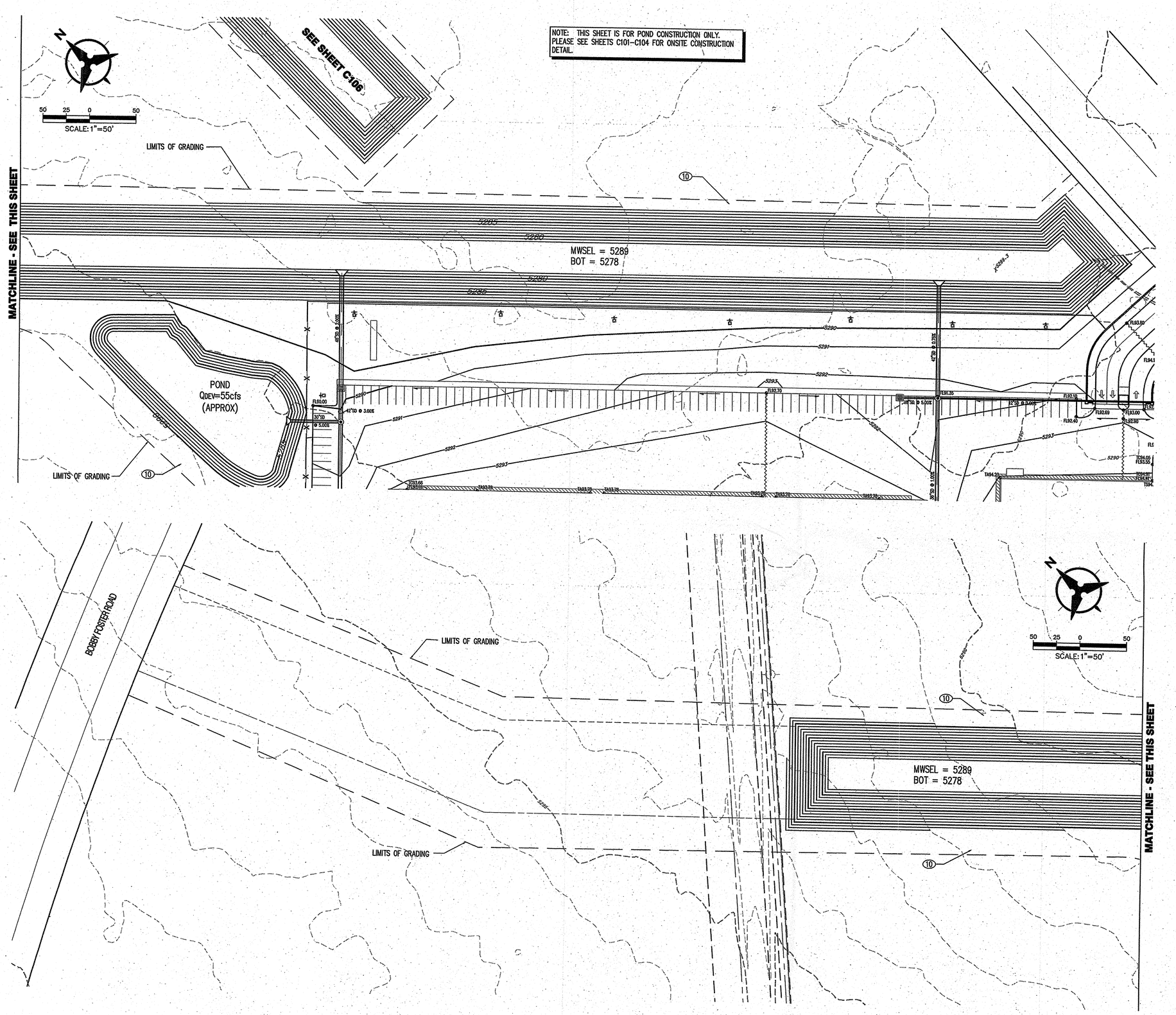

CONSTRUCTION KEYED NOTES

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
- 50 — PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE

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ARCHITECT

ENGINEER

JEFFREY L. MULBURY
NEW MEXICO
16858
8-29-06
REGISTERED PROFESSIONAL ENGINEER

PROJECT

Mesa Del Sol
Film Studio
Albuquerque, New Mexico

REVISIONS

DRAWN BY	CM
REVIEWED BY	JLM
DATE	08/29/06
PROJECT NO.	06023
DRAWING NAME	GRADING AND DRAINAGE PLAN

RECEIVED
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HYDROLOGY SECTION

SHEET NO.
C105

Bohannan ▲ Huston INC.
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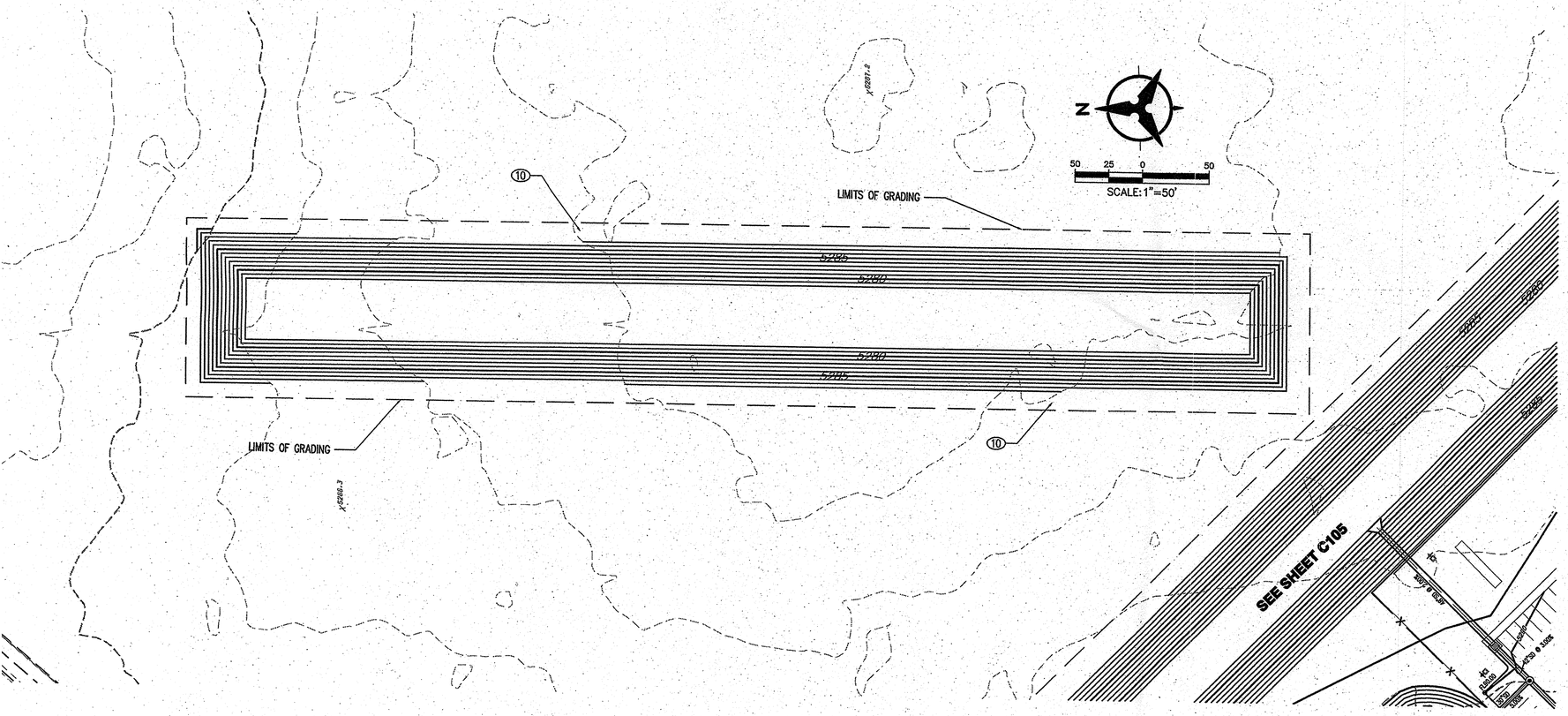
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

J:\060348\cdp\general\060348gp05a.dwg
Tue, 29-Aug-2006 – 3:34:pm, Plotted by: RBANKER

NOTE: THIS SHEET IS FOR POND CONSTRUCTION ONLY. PLEASE SEE SHEETS C101-C104 FOR ONSITE CONSTRUCTION DETAIL.



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- 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

PROJECT

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Albuquerque, New Mexico

REVISIONS
1.
2.
3.
4.

DRAWN BY	CW
REVIEWED BY	JLM
DATE	08/29/06
PROJECT NO.	06023

DRAWING NAME
GRADING AND DRAINAGE PLAN

SHEET NO.
C106
OF

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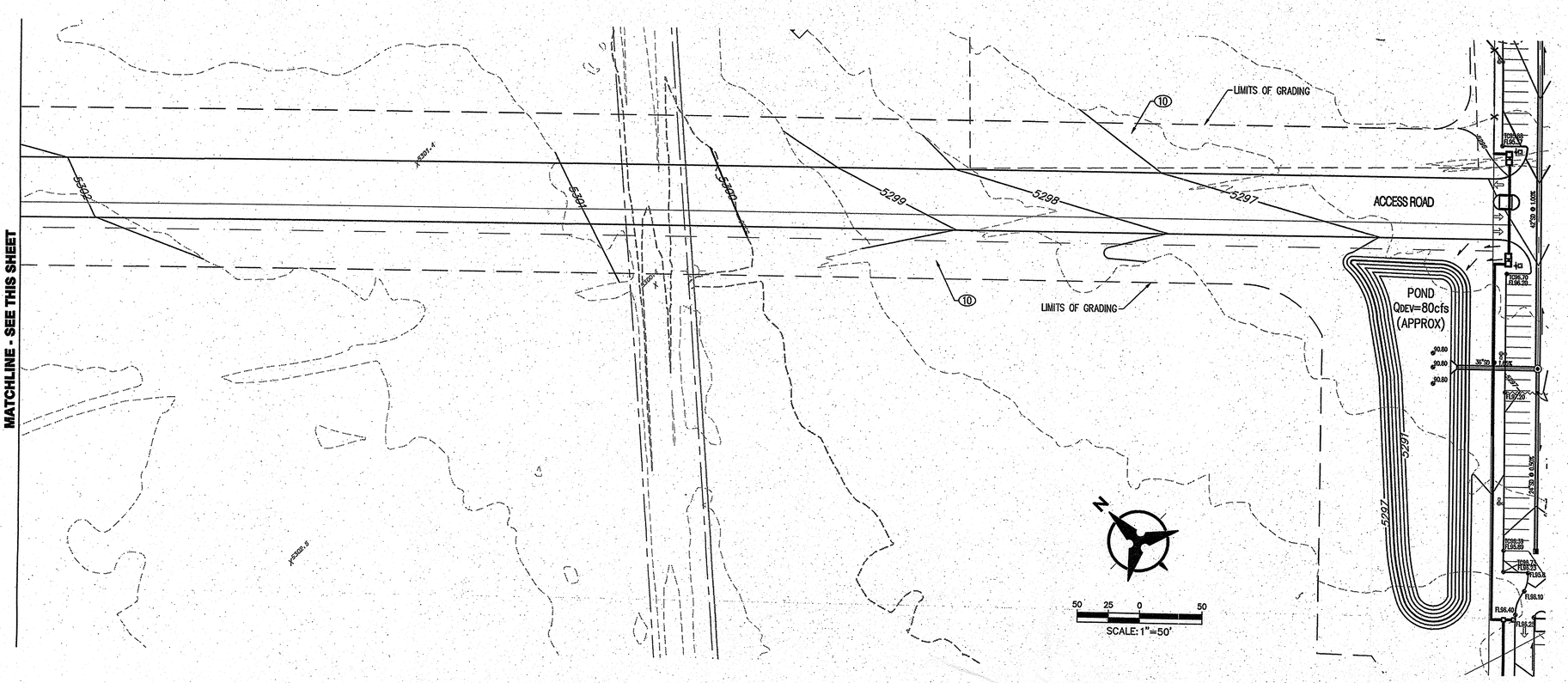

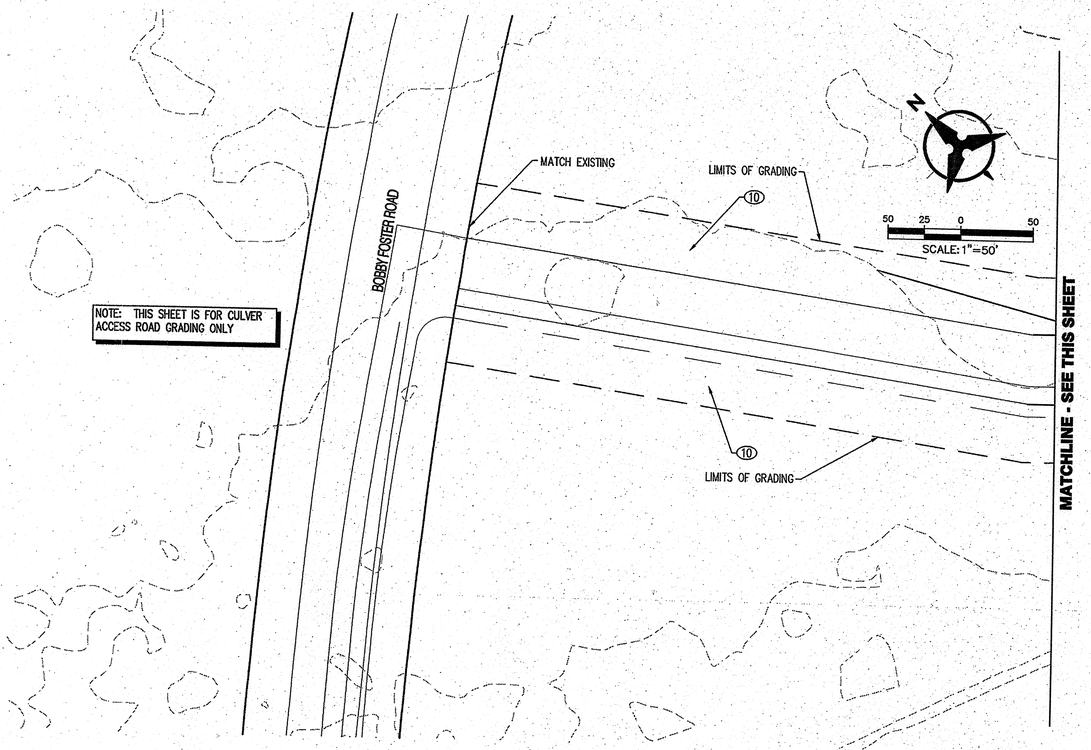

NOTE: THIS SHEET IS FOR CULVER ACCESS ROAD GRADING ONLY

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Tue, 29-Aug-2006 - 3:35:pm, Plotted by: RBANKER

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- EASEMENT
- EXISTING TREE
- PROPOSED LIGHTING
- 30 PROPOSED STORM DRAIN LINE
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- PROPOSED STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE

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ARCHITECT

ENGINEER

JEFFREY L. MULDOON
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16858
1.29.07
LICENSED PROFESSIONAL ENGINEER

PROJECT

Mesa Del Sol
Film Studio
Albuquerque, New Mexico

REVISIONS
1
2
3
4

DRAWN BY	CW
REVIEWED BY	JLM
DATE	08/29/06
PROJECT NO.	06023

DRAWING NAME
GRADING AND DRAINAGE PLAN

SHEET NO.
C107

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HYDROLOGY SECTION

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