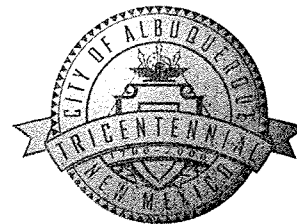


# CITY OF ALBUQUERQUE



July 12, 2007

Jeffrey L. Mulberry, P.E.  
Bohannon Huston, Inc.  
7500 Jefferson NE – Courtyard 1  
Albuquerque, NM 87109

**Re: Mesa del Sol – PNM Easement Rough Grading & Drainage Plan**  
**Engineer's Stamp dated 7-6-07 (R16/D004)**

Dear Mr. Mulberry,

Based upon the information provided in your submittal received 7-9-07, the above referenced plan is approved for Grading Permit.

P.O. Box 1293

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

Albuquerque

Sincerely,

New Mexico 87103

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

[www.cabq.gov](http://www.cabq.gov)

C: file

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(REV. 1/11/2002)

PROJECT TITLE: MdS - PNM Easement Rough Grading ZONE MAP/DRG. FILE # R-16 DOB  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_  
CITY ADDRESS: \_\_\_\_\_

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

CONTACT: Jeff Mulbery  
PHONE: (505) 823-1000  
ZIP CODE: 87109

OWNER: Forest City Covington, N.M., LLC  
ADDRESS: 801 University Blvd. SE, Suite 200  
CITY, STATE: Albuquerque, NM

CONTACT: Mike Castillo  
PHONE: 505-400-3021  
ZIP CODE: 87106

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
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)  
☐ OTHER

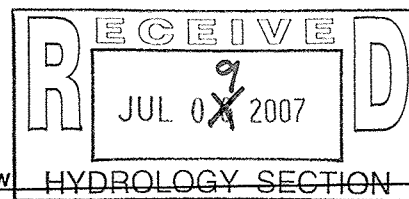
**CHECK TYPE OF APPROVAL SOUGHT:**

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

**WAS A PRE-DESIGN CONFERENCE ATTENDED:**

- ☐ YES  
☐ NO  
☐ COPY PROVIDED

DATE SUBMITTED: 07-05-07 BY: Jeff Mulbery/bw



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.

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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

**CLIENT/COURIER TRANSMITTAL**

To: Curtis Cherne  
600 Second St.  
Albuquerque, NM 87102

Requested by: Brian Warren

Date: July 5, 2007

Time Due: ☒ This A.M.  
☐ This P.M.  
☐ Rush \_\_\_\_\_  
☐ By Tomorrow

Phone: 924-3695

Job No.: 070292

Job Name: PNM Easement

**DELIVERY VIA**

☒ Courier ☐ Federal Express  
☐ Mail ☐ UPS  
☐ Other

**PICK UP**

Item: \_\_\_\_\_

**ITEM NO. QUANTITY DESCRIPTION**

1	1	Drainage Information Sheet
2	1	PNM Easement- Rough Grading and Drainage Plan (1 of 1)

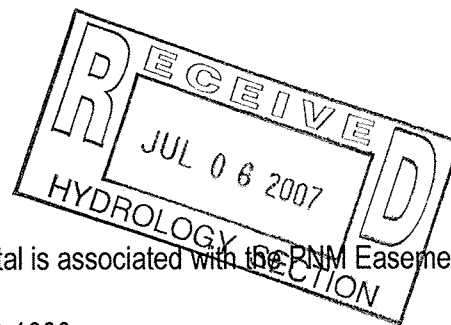
**COMMENTS / INSTRUCTIONS**

Curtis,

Per your meeting with Mike Balaskovits, of this office, the attached submittal is associated with the PNM Easement as discussed.

If you have any question or concerns please contact myself or Mike at 823-1000

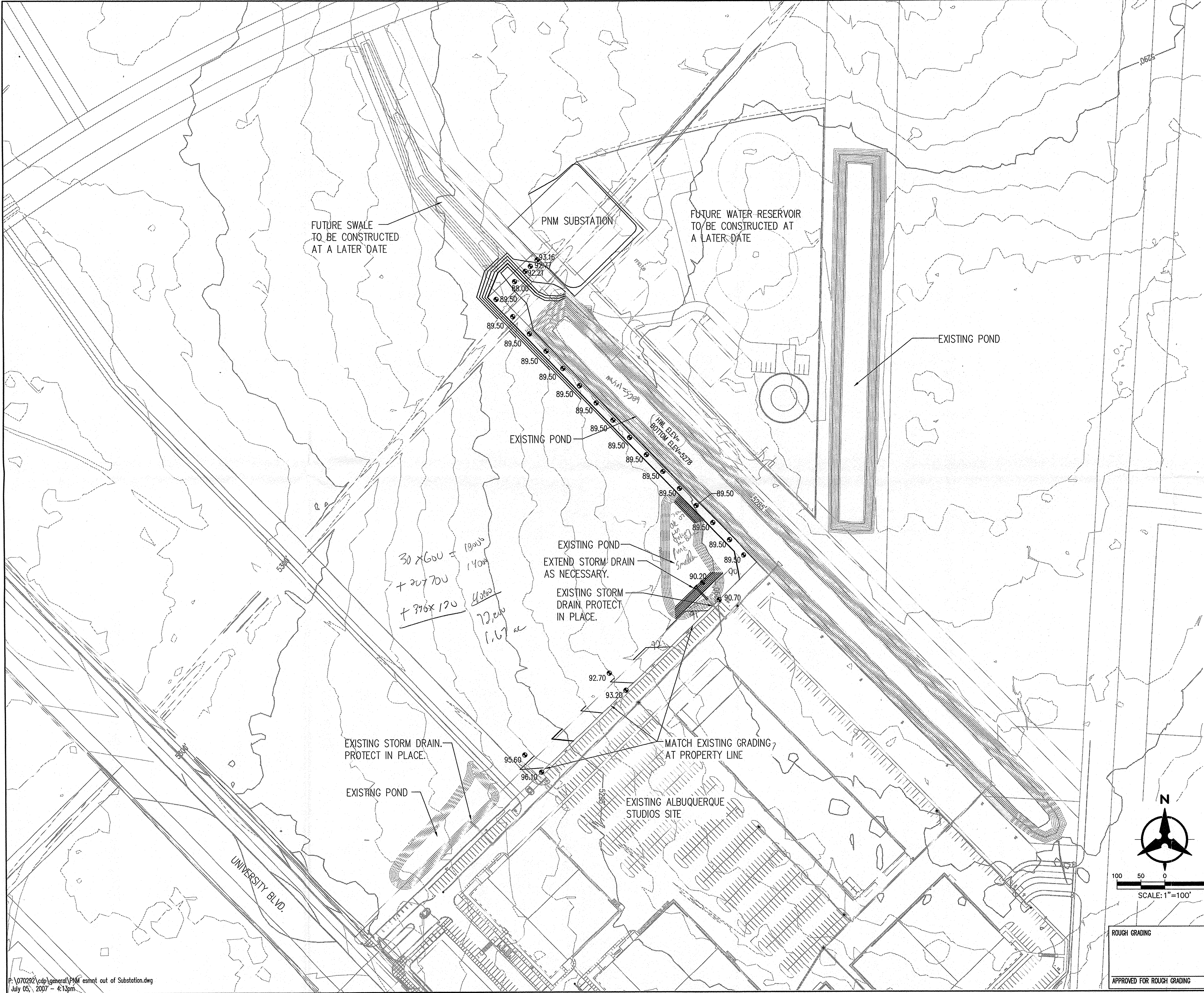
Thanks,  
Brian



REC'D BY: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

**ENGINEERING ▲**  
**SPATIAL DATA ▲**  
**ADVANCED TECHNOLOGIES ▲**





- GENERAL NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
  2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT.
  3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
  4. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
  5. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
  6. ALL EXPOSED AREAS NOT TO BE PAVED SHALL BE SEEDED W/ NATIVE GRASS SEEDING AS SPECIFIED BY C.O.A. SPECIFICATION SECTION 1012 WITHIN 30 DAYS OF FINAL GRADING. MULCHING SHALL BE ACCOMPLISHED USING HAY OR STRAW MULCH PER THE ABOVE REFERENCED SPEC.

- LEGEND**
- 91.62 PROPOSED SPOT ELEVATION
  - EXISTING CURB & GUTTER
  - - - 5470 - - - EXISTING INDEX CONTOUR W/ ELEVATION
  - - - EXISTING INTERMEDIATE CONTOUR
  - PROPOSED INDEX CONTOUR
  - PROPOSED INTERMEDIATE CONTOUR

**DRAINAGE PLAN**

THE PURPOSE OF THIS GRADING PLAN IS TO PROVIDE ROUGH GRADING FOR THE INSTALLATION OF PNM UTILITIES FROM THE PNM SUBSTATION TO UNIVERSITY BLVD. THIS ROUGH GRADING PLAN DOES NOT CHANGE THE OVERALL DRAINAGE OF THE SITE FROM ITS EXISTING CONDITION. IN BOTH ITS EXISTING AND PROPOSED CONDITIONS, THE SITE SLOPES FROM THE WEST TO THE EAST, AND FLOWS ARE DETAINED IN EXISTING DRAINAGE PONDS. THE EXISTING PONDS ARE PART OF THE PREVIOUSLY APPROVED DRAINAGE MANAGEMENT PLAN FOR THE ALBUQUERQUE STUDIOS STAMPED 7/21/06. REFER TO COA HYDROLOGY APPROVAL (R16/D2).

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

<b>PNM EASEMENT GRADING AT MESA DEL SOL</b> <b>ROUGH GRADING &amp; DRAINAGE PLAN</b>			
			Date Project Sheet Of
City Project No. .	Zone Map No. <b>R-16</b>	Sheet <b>1</b>	

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REMARKS		REVISIONS		DESIGN		Last Design Update	
CONTRACTOR	DATE	2" ALUMINUM CAP, STAMPED BH 086-1	DATE	NO.	BY	NO.	BY	No.	Date	No.	Date	No.	Date	Mo./Day/Yr.	Mo./Day/Yr.
INSPECTOR'S	DATE	NAD 83, NAD 88	DATE												
FIELD	DATE	NORTHING: 1,451,106.025, EASTING: 1,532,413.519	DATE												
REVISION BY	DATE	ELEVATION: 5288.020	DATE												
CORRECTED BY	DATE		DATE												
MICROFILM INFORMATION															
RECORDED BY	DATE														
NO.															