

DRAINAGE MANAGEMENT PLAN

THE SUSTAINABILITY GOAL OF WATER QUALITY IS MET BY CAPTURING ALL STORM WATER FROM ON-SITE AND ADJACENT PUBLIC STREETS IN AN OFFSITE PRIVATE RETENTION POND (EXISTING) WHICH IS DESIGNED TO INFILTRATE THUS ALSO RECHARGING GROUNDWATER. THE SUSTAINABILITY GOAL OF WATER HARVESTING WILL BE ACCOMPLISHED BY DIRECTING DRAINAGE FROM ROOFS, SIDEWALKS AND PARKING AREAS INTO DEPRESSED PLANTER AREAS AND GRASS SWALES. EXCESS RUNOFF FROM LARGE RAIN EVENTS THAT OVERWHELM THE DRAINAGE CAPACITY OF THE LANDSCAPE AREAS WILL OVERFLOW INTO A SUBSURFACE DRAINAGE SYSTEM WHICH CARRIES THE EXCESS TO THE OFFSITE PRIVATE RETENTION POND WHERE POLUTANTS ARE ALLOWED TO SETTLE AND THE EXCESS STORM WATER IS ENCOURAGED TO INFILTRATE TO REPLENISH GROUND WATER. EXCESS RUNOFF WILL FREE DISCHARGE TO THE STORM SEWER SYSTEM CURRENTLY UNDER CONSTRUCTION WITH CITY PROJECT #775482 UNIVERSITY BLVD. EXTENSION - PHASE 1B IN ACCORDANCE WITH THE "MESA DEL SOL (REVISED) PHASE 1B - DRAINAGE ANALYSIS REPORT", DATED 8-15-07. ON-SITE SURFACE DRAINAGE WILL BE COLLECTED IN ON-SITE STORM PIPES AND CONNECTED TO THE PUBLIC PIPES IN UNIVERSITY BLVD. AND STRYKER RD. AS PLANNED.

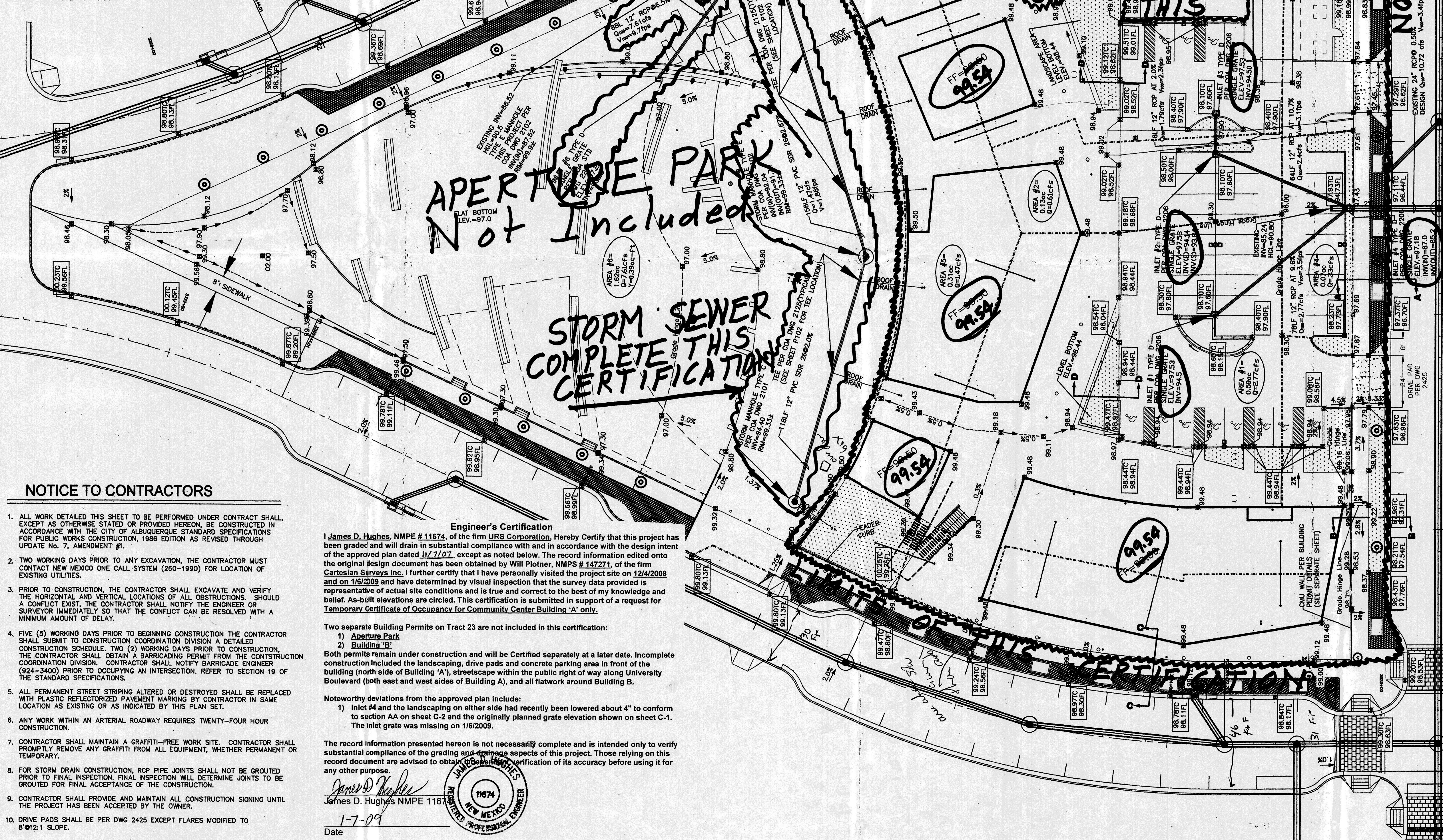
HYDROLOGY & HYDRAULICS

DESIGN FLOWS FOR THIS SITE WERE DETERMINED IN THE 8-15-07 REPORT TO BE A PEAK 100 YEAR RATE OF 4.7 CFS/ACRE AND VOLUME OF 0.24 AC.FT./AC. TWO 24" PIPES WERE STUBBED TO THIS PROPERTY BY CITY PROJECT #775482 AS SUMMARIZED IN THE FOLLOWING TABLE.

BASIN ID	Q ₁₀₀	AREA	DESCRIPTION
1G	10.72 cfs	2.28 ac	BUILDING A AND REAR PARKING
1H	5.92 cfs	1.26 ac	PLAZA/PARK (90% IMP)

THE HYDRAULIC GRADE LINE IS ABOUT 7' BELOW THE SURFACE AT THE TWO PIPE OUTLETS AND THE ON-SITE HEAD LOSSES ARE INSIGNIFICANT.

THE FLAT BOTTOM AREA OF THE PARK IS ABOUT 19,000 SQUARE FEET. IF THE FLAT AREA HAS NO DISCHARGE, THE 10 DAY-100 YEAR RETENTION DEPTH WILL BE 10.7" TO CONTAIN 0.39 AC.FT. HOWEVER INLET #6 HAS CAPACITY FOR 7.81cfs AT A DEPTH OF 0.42 ASSUMING A MER COEFFICIENT OF 2.7 AND A GRATE PERIMETER OF 10.5'.



NOTICE TO CONTRACTORS

- ALL WORK DETAILED THIS SHEET TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE No. 7, AMENDMENT #1.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (280-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE STANDARD SPECIFICATIONS.
- ALL PERMANENT STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR IN SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- ANY WORK WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE OWNER.
- DRIVE PADS SHALL BE PER DWG 2425 EXCEPT FLARES MODIFIED TO 8" @ 2:1 SLOPE.

Engineer's Certification

I, James D. Hughes, NMPE # 11674, of the firm URS Corporation, 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 11/7/07, except as noted below. The record information edited onto the original design document has been obtained by Will Plotner, NMPS # 147271, of the firm Cartesian Surveys Inc. I further certify that I have personally visited the project site on 12/4/2008 and on 1/9/2009 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. As-built elevations are circled. This certification is submitted in support of a request for Temporary Certificate of Occupancy for Community Center Building 'A' only.

Two separate Building Permits on Tract 23 are not included in this certification:

- Aperture Park
- Building 'B'

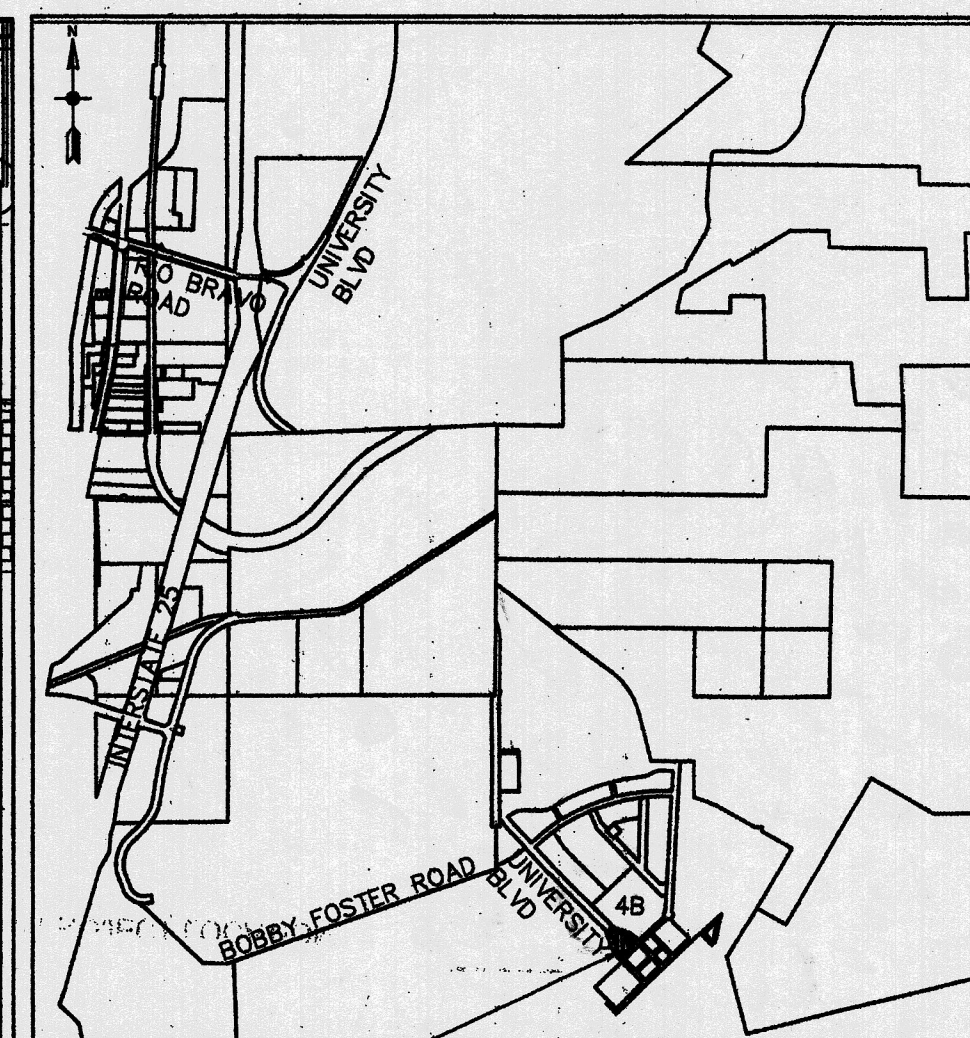
Both permits remain under construction and will be Certified separately at a later date. Incomplete construction included the landscaping, drive pads and concrete parking area in front of the building (north side of Building 'A'), streetscape within the public right of way along University Boulevard (both east and west sides of Building A), and all flatwork around Building B.

Noteworthy deviations from the approved plan include:

- Inlet #4 and the landscaping on either side had recently been lowered about 4" to conform to section AA on sheet C-2 and the originally planned grate elevation shown on sheet C-1. The inlet grate was missing on 1/6/2009.

The record information presented hereon is not necessarily complete and is 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.

James D. Hughes
James D. Hughes NMPE 11674
1-7-09
Date



PROJECT LOCATION VICINITY MAP 1
1" = 3000'-0"

CITY ZONE ATLAS MAP #R-16

LEGAL DESCRIPTION

TRACT 23 OF THE BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK CONTAINING 3.3288 Ac. AS RECORDED 9/13/07, BOOK 2007C, Pg. 259.

BENCH MARKS
ACS 3-1/4" ALUMINUM CAP RIVETED TO A TUBE SET IN A CONCRETE BASE IN THE GROUND STAMPED "5-Q-14, 1987", FROM THE RIO BRAVO BLVD AND BROADWAY INTERSECTION, 60 SOUTH 0.9 MILES AND PROCEED 123' WEST OF THE CENTERLINE. STATE PLANE COORDINATES (CENTRAL ZONE, NAD83/NAVD88) N=1460471.432, E=1521359.180 (GROUND ELEVATION=4981.17)

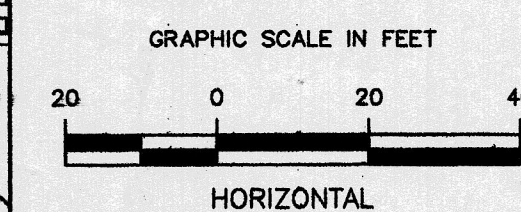
TOWN CENTER
MESA DEL SOL
Albuquerque, New Mexico

civil engineer
URS Corporation
ONE PARK SQUARE
6501 AMERICAS PARKWAY, NE
SUITE 900
ALBUQUERQUE, NM 87110
(505) 866-7600

LEGEND

- FF FINISHED FLOOR
- GRADE HINGE LINE
- DRAINAGE DIVIDE
- STORM PIPE EXISTING
- STORM PIPE PROPOSED
- INLETS
- MANHOLES
- STREET LIGHTS
- SPOT ELEVATIONS
- HEADER CURB
- PLANTER
- PAVERS

CONSTRUCTION DOCUMENTS



DATE: OCTOBER 15, 2007

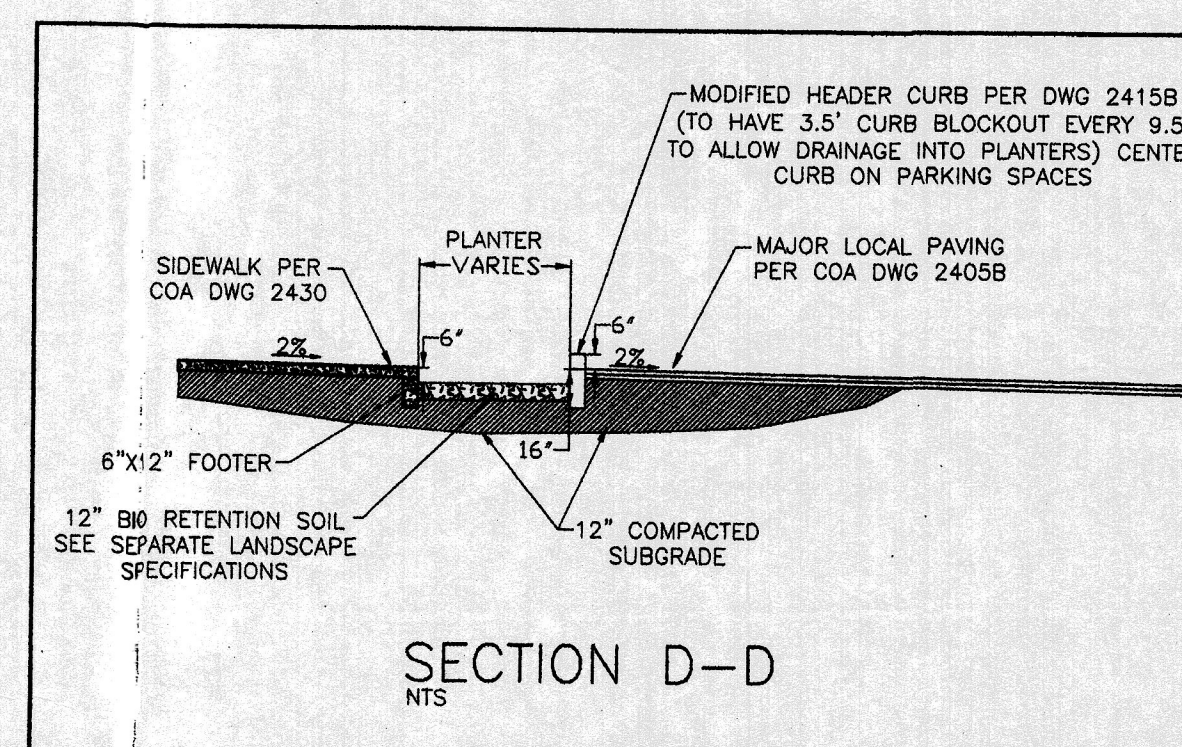
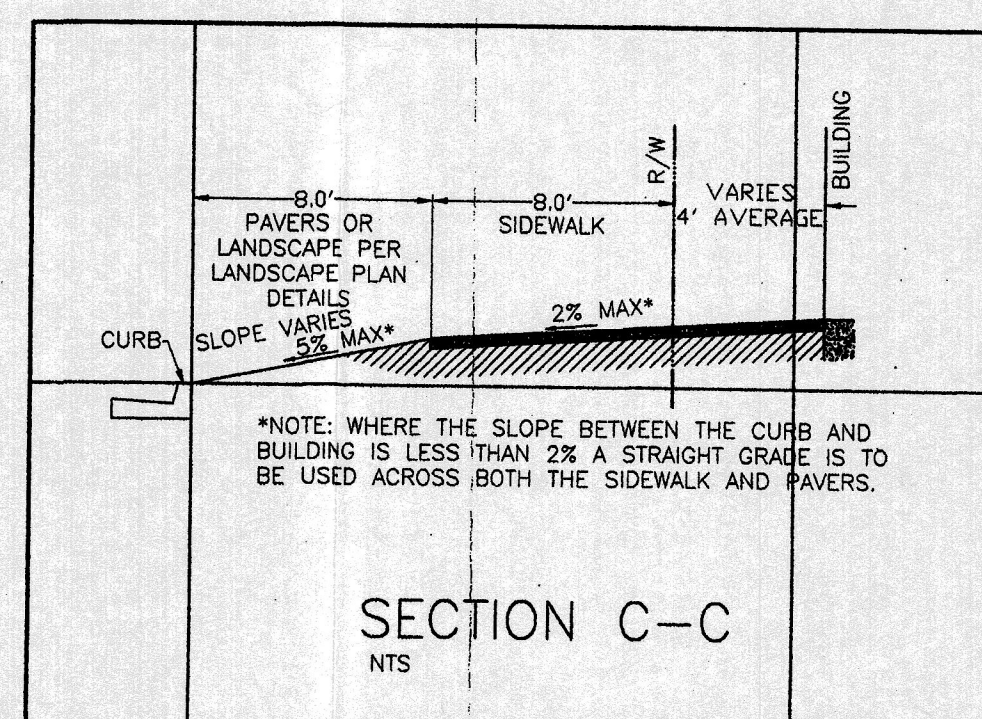
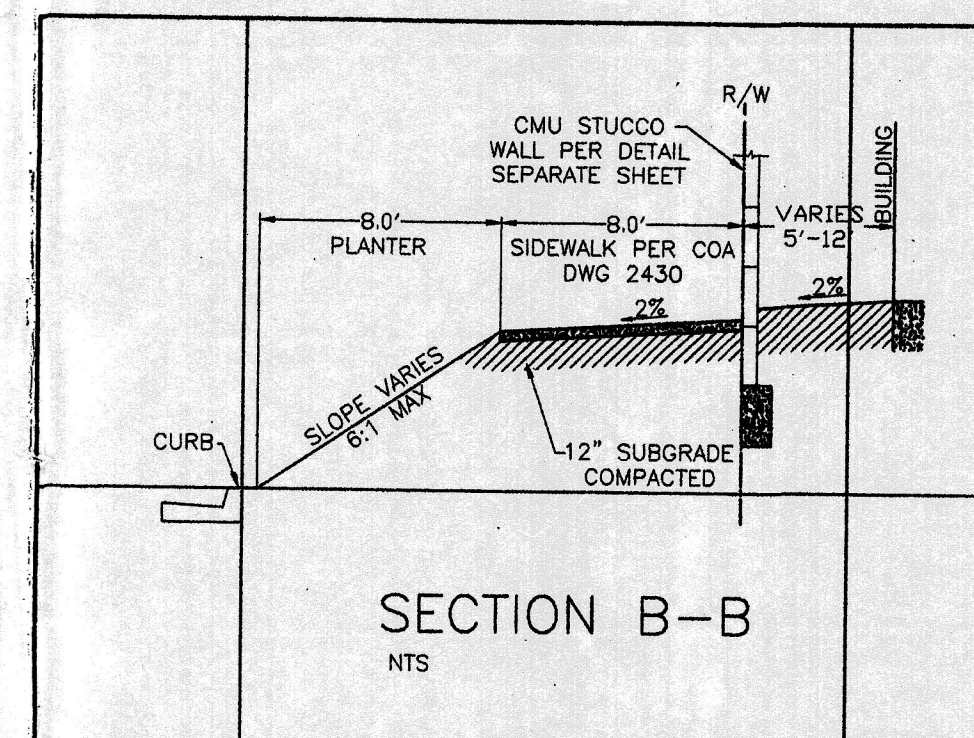
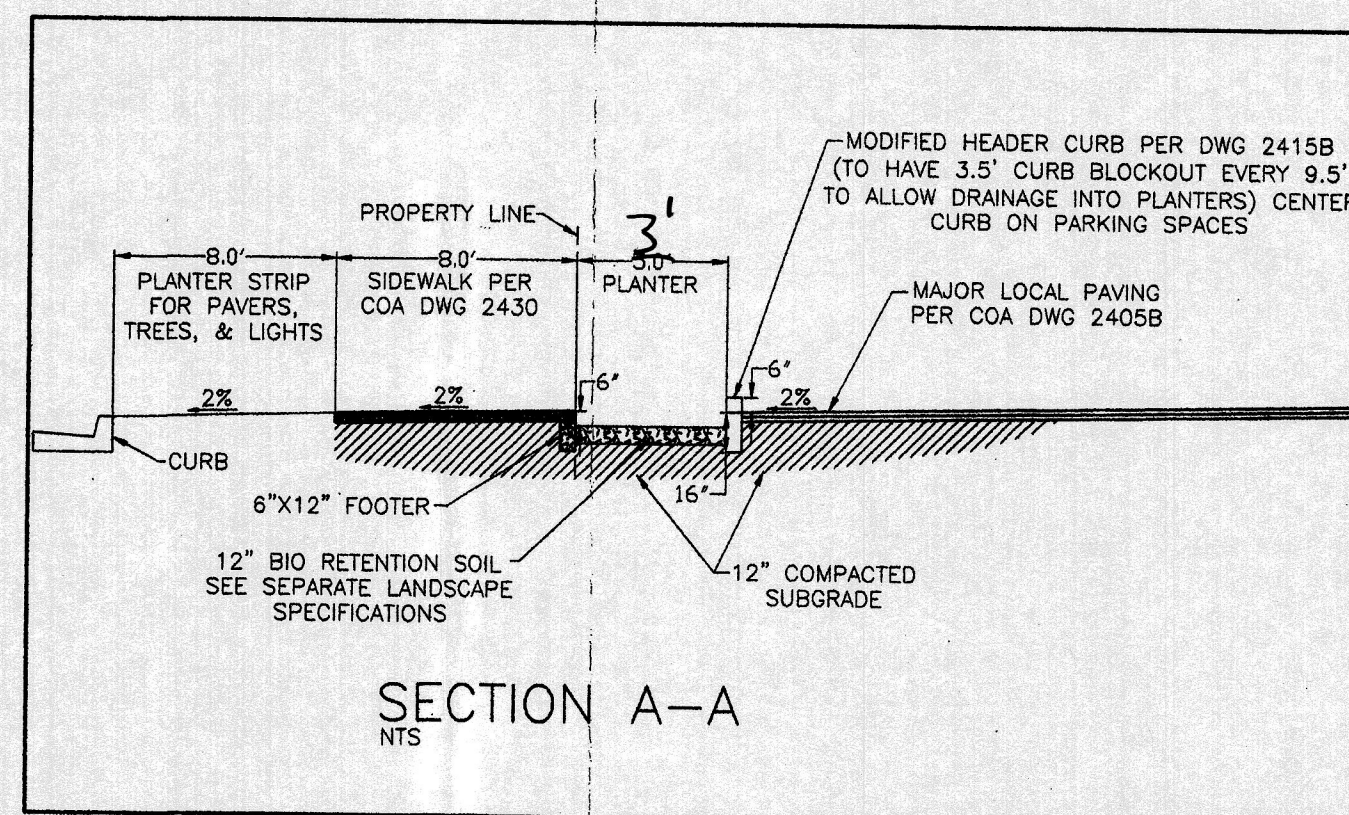
ENGINEER'S CERTIFICATION FOR COMMUNITY CENTER BUILDING 'A'
GRADING AND DRAINAGE PLAN

SHEET NUMBER:

NOT FOR CONSTRUCTION

C-1 of 2

24342866.00103



TOWN CENTER MESA DEL SOL Albuquerque, New Mexico

civil engineer
URS Corporation
ONE PARK SQUARE
6501 AMERICAS PARKWAY, NE
SUITE 900
ALBUQUERQUE, NM 87110
(505) 855-7500

Engineer's Certification

I, James D. Hughes, NMPE #11674, of the firm URS Corporation, 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 11/2/2007 except as noted below. The record information edited onto the original design document has been obtained by Will Plotner, NMPS #147221, of the firm Cartesian Surveys Inc. I further certify that I have personally visited the project site on 12/4/2008 and on 1/6/2009 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. As-built elevations are circled. This certification is submitted in support of a request for Temporary Certificate of Occupancy for Community Center Building 'A' only.

Two separate Building Permits on Tract 23 are not included in this certification:

- 1) Aperture Park
- 2) Building 'B'

Both permits remain under construction and will be Certified separately at a later date. Incomplete construction included the landscaping, drive pads and concrete parking area in front of the building (north side of Building 'A'), streetscape within the public right of way along University Boulevard (both east and west sides of Building A), and all flatwork around Building B.

Noteworthy deviations from the approved plan include:

- 1) Inlet #4 and the landscaping on either side had recently been lowered about 4" to conform to section AA on sheet C-2 and the originally planned grate elevation shown on sheet C-1. The inlet grate was missing on 1/6/2009.

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James D. Hughes NMPE 11674

1-7-09
Date

CONSTRUCTION DOCUMENTS

11-07-07
Rev. 1-7-09
J.D.H.

DATE: OCTOBER 15, 2007

ENGINEER'S CERTIFICATION FOR COMMUNITY CENTER BUILDING 'A' GRADING AND DRAINAGE PLAN

SHEET NUMBER:

NOT FOR
CONSTRUCTION

C-2 of 2

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HYDROLOGY
SECTION

DRAINAGE MANAGEMENT PLAN

THE SUSTAINABILITY GOAL OF WATER QUALITY IS MET BY CAPTURING ALL STORM WATER FROM ON-SITE AND ADJACENT PUBLIC STREETS IN AN OFFSITE PRIVATE RETENTION POND (EXISTING) WHICH IS DESIGNED TO INFILTRATE THUS ALSO RECHARGING GROUNDWATER. THE SUSTAINABILITY GOAL OF WATER HARVESTING WILL BE ACCOMPLISHED BY DIRECTING DRAINAGE FROM ROOFS SIDEWALKS AND PARKING AREAS INTO DEPRESSED PLANTER AREAS AND GRASS SWALES. EXCESS RUNOFF FROM LARGE RAIN EVENTS THAT OVERHELM THE DRAINAGE CAPACITY OF THE LANDSCAPE AREAS WILL OVERFLOW INTO A SUBSURFACE DRAINAGE SYSTEM WHICH CARRIES THE EXCESS TO THE OFFSITE PRIVATE RETENTION POND WHERE POLLUTANTS ARE ALLOWED TO SETTLE AND THE EXCESS STORM WATER IS ENCOURAGED TO INFILTRATE TO REPLENISH GROUND WATER. EXCESS RUNOFF WILL FREE DISCHARGE TO THE STORM SEWER SYSTEM CURRENTLY UNDER CONSTRUCTION WITH CITY PROJECT #775482 UNIVERSITY BLVD. EXTENSION - PHASE 1B IN ACCORDANCE WITH THE "MESA DEL SOL (REVISED) PHASE 1B DRAINAGE ANALYSIS REPORT" DATED 8-15-07. ON-SITE SURFACE DRAINAGE WILL BE COLLECTED IN ON-SITE STORM PIPES AND CONNECTED TO THE PUBLIC PIPES IN UNIVERSITY BLVD. AND STRYKER RD. AS PLANNED.

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Basin ID	Q ₁₀₀	Area	Description
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THE HYDRAULIC GRADE LINE IS ABOUT 7' BELOW THE SURFACE AT THE TWO PIPE OUTLETS AND THE ON-SITE HEAD LOSSES ARE INSIGNIFICANT.

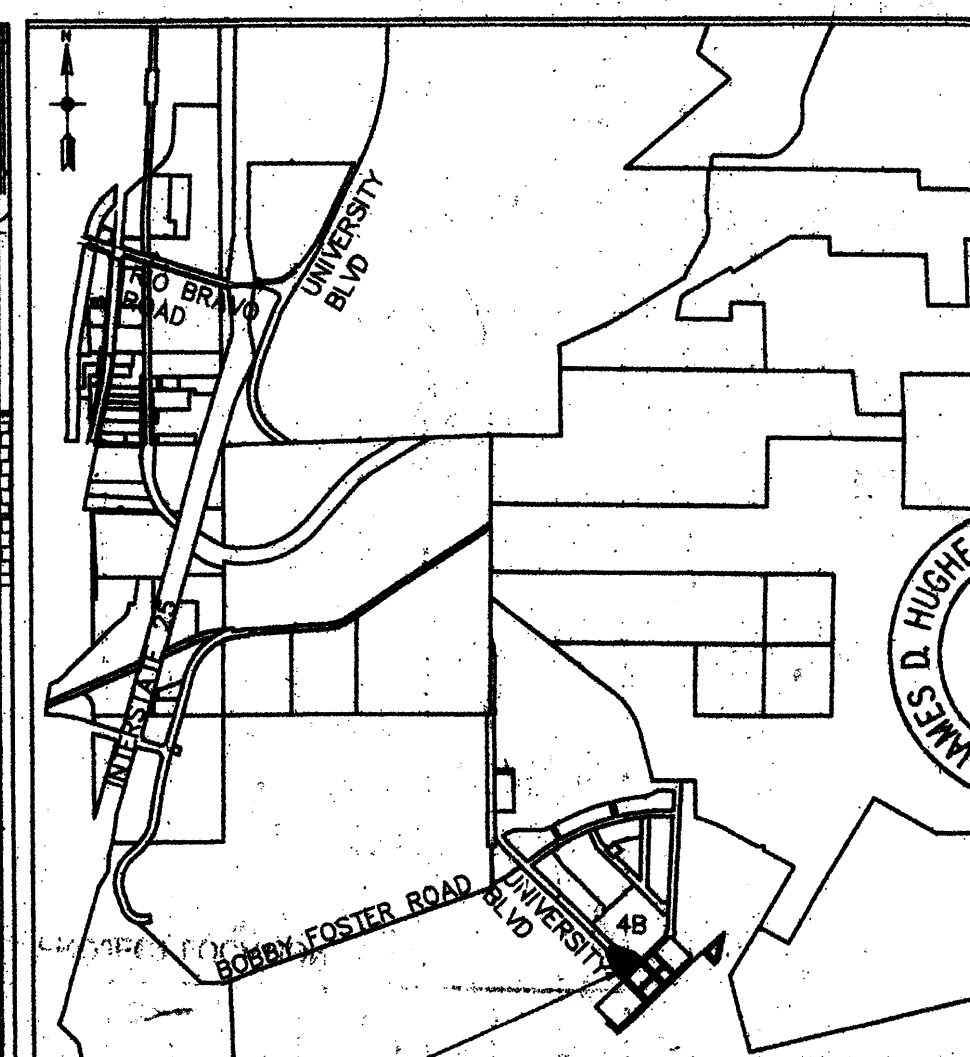
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- DRIVE PADS SHALL BE PER DWG 2425 EXCEPT FLARES MODIFIED TO 8" @ 2:1 SLOPE.

See Sheet LG-101 thru 104
of Aperture for K
Dated 6-30-08

BUILDING 'A' AREA
CERTIFIED SEPERATELY
ON 1-7-2009



PROJECT LOCATION VICINITY MAP
1" = 3000'-0"

CITY ZONE ATLAS MAP #R-16
LEGAL DESCRIPTION
TRACT 23 OF THE BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK CONTAINING 3.3288 Ac. AS RECORDED 9/13/07, BOOK 2007C, Pg. 259.

BENCH MARKS
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TOWN CENTER
MESA DEL SOL
Albuquerque, New Mexico

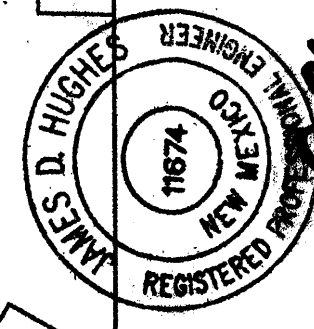
civil engineer
URS Corporation
ONE PARK SQUARE
SUITE 900
ALBUQUERQUE, NM 87110
(505) 855-7500
Proj # 24-24342.074.00001

- LEGEND**
- FF FINISHED FLOOR
 - GRADE HINGE LINE
 - DRAINAGE DIVIDE
 - STORM PIPE EXISTING
 - STORM PIPE PROPOSED
 - INLETS
 - MANHOLES
 - STREET LIGHTS
 - SPOT ELEVATIONS
 - HEADER CURB
 - PLANTER
 - PAVERS

CONSTRUCTION DOCUMENTS
GRAPHIC SCALE IN FEET
HORIZONTAL
DATE: OCTOBER 15, 2007
SHEET TITLE: GRADING AND DRAINAGE PLAN
SHEET NUMBER: C-1 of 2

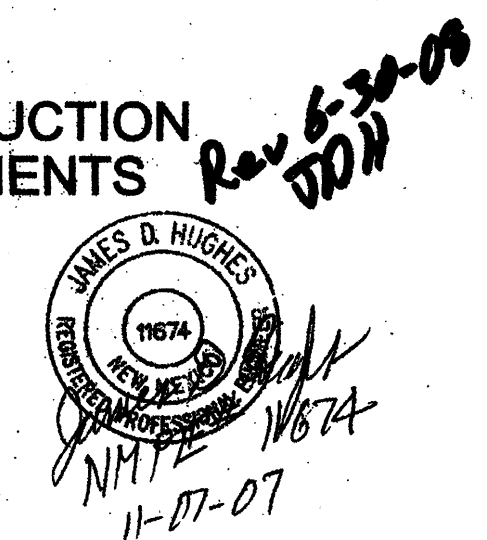
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SEP 10 2009
HYDROLOGY SECTION

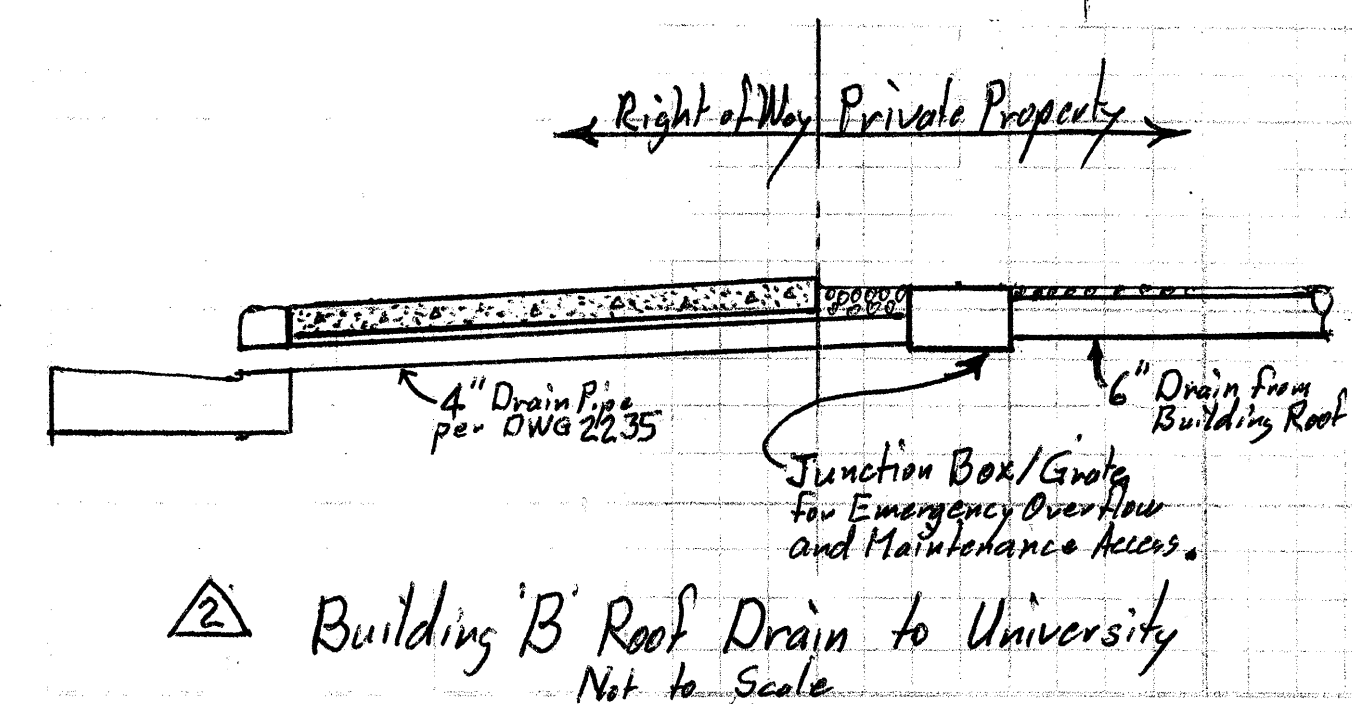
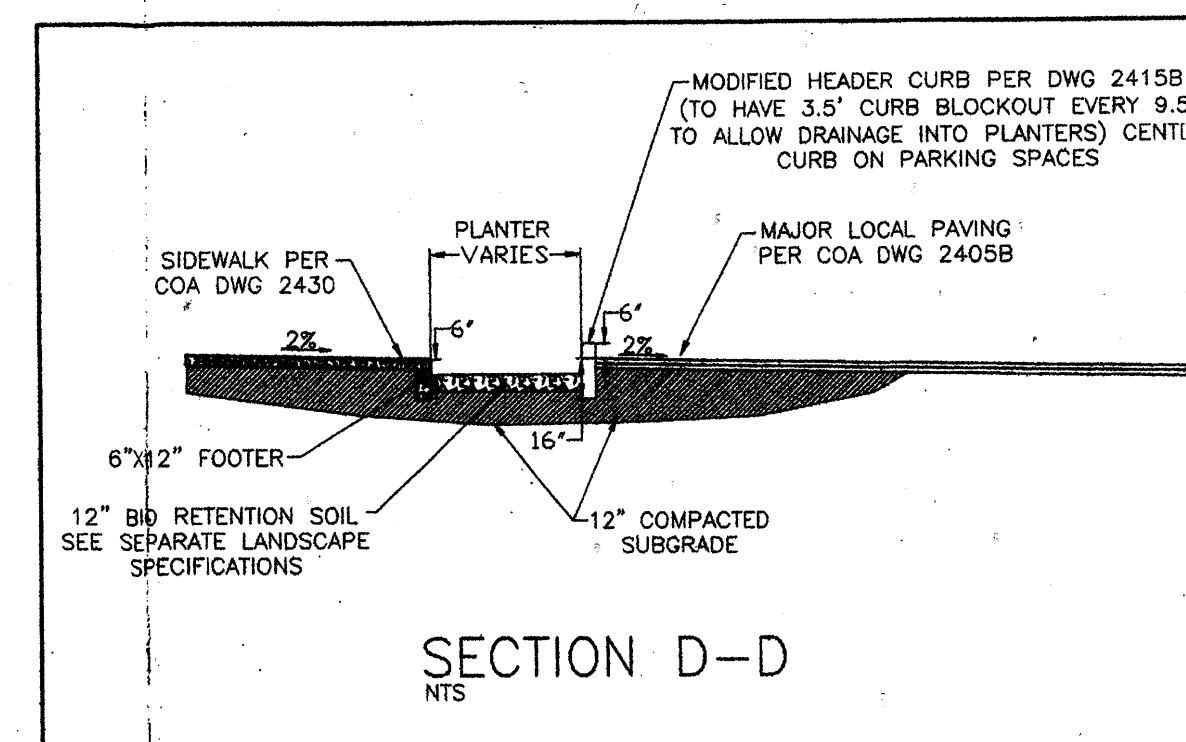
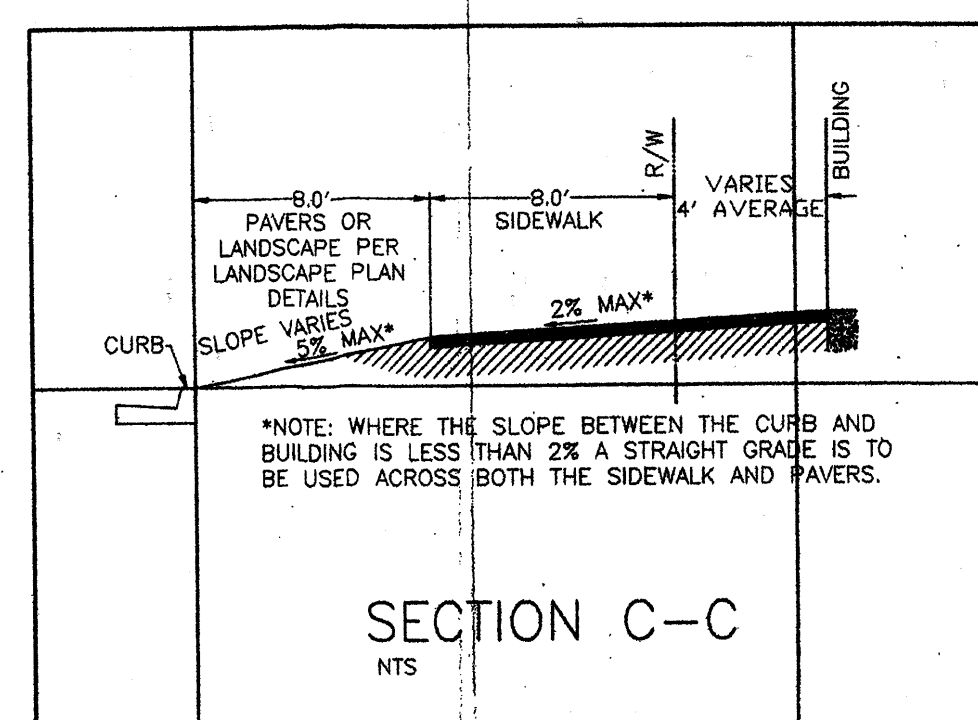
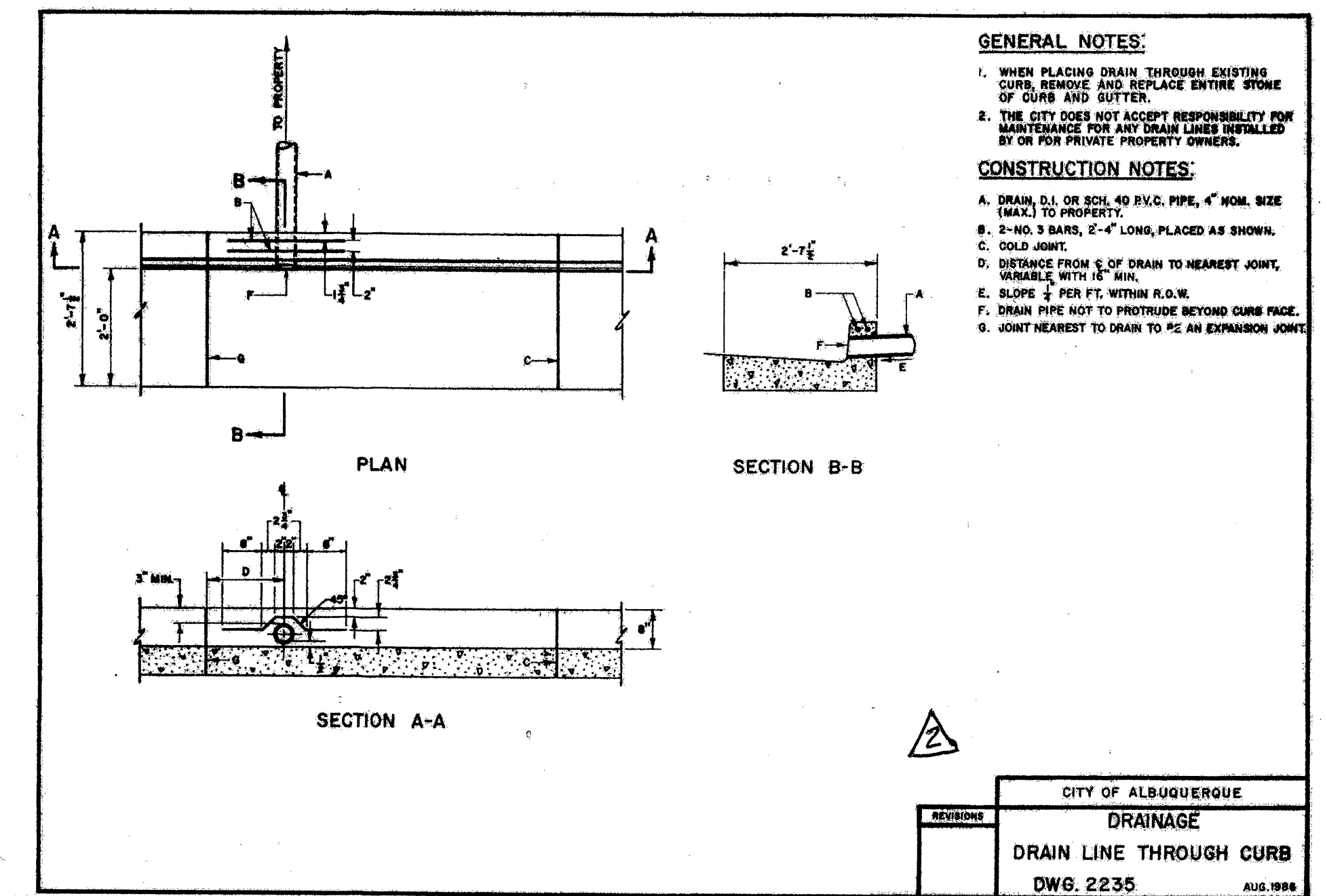
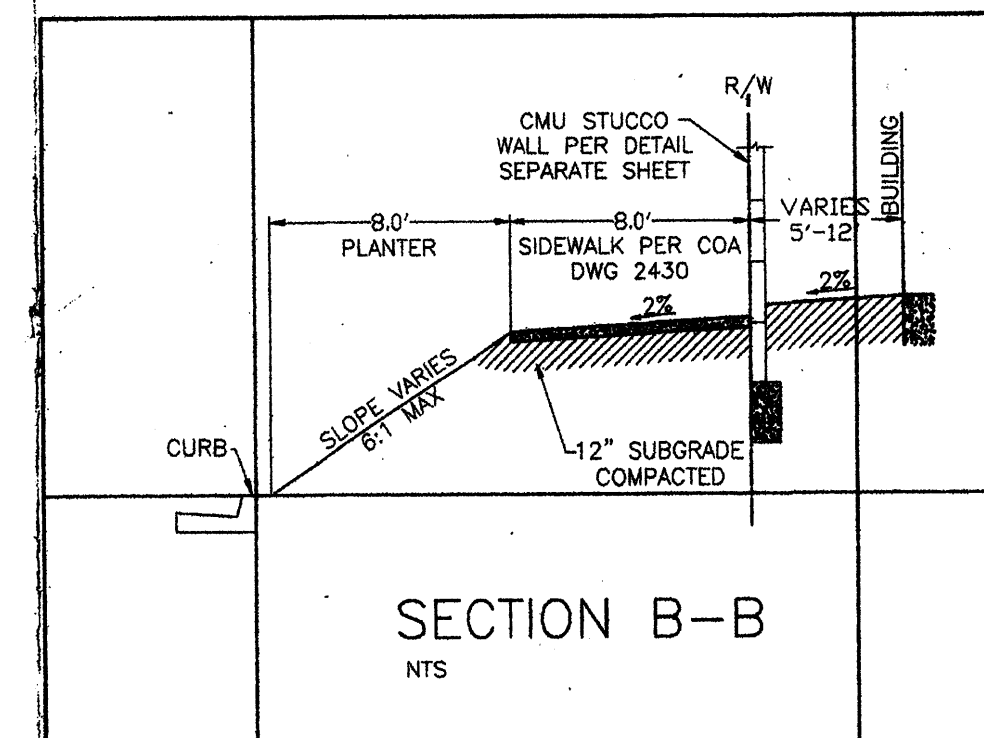
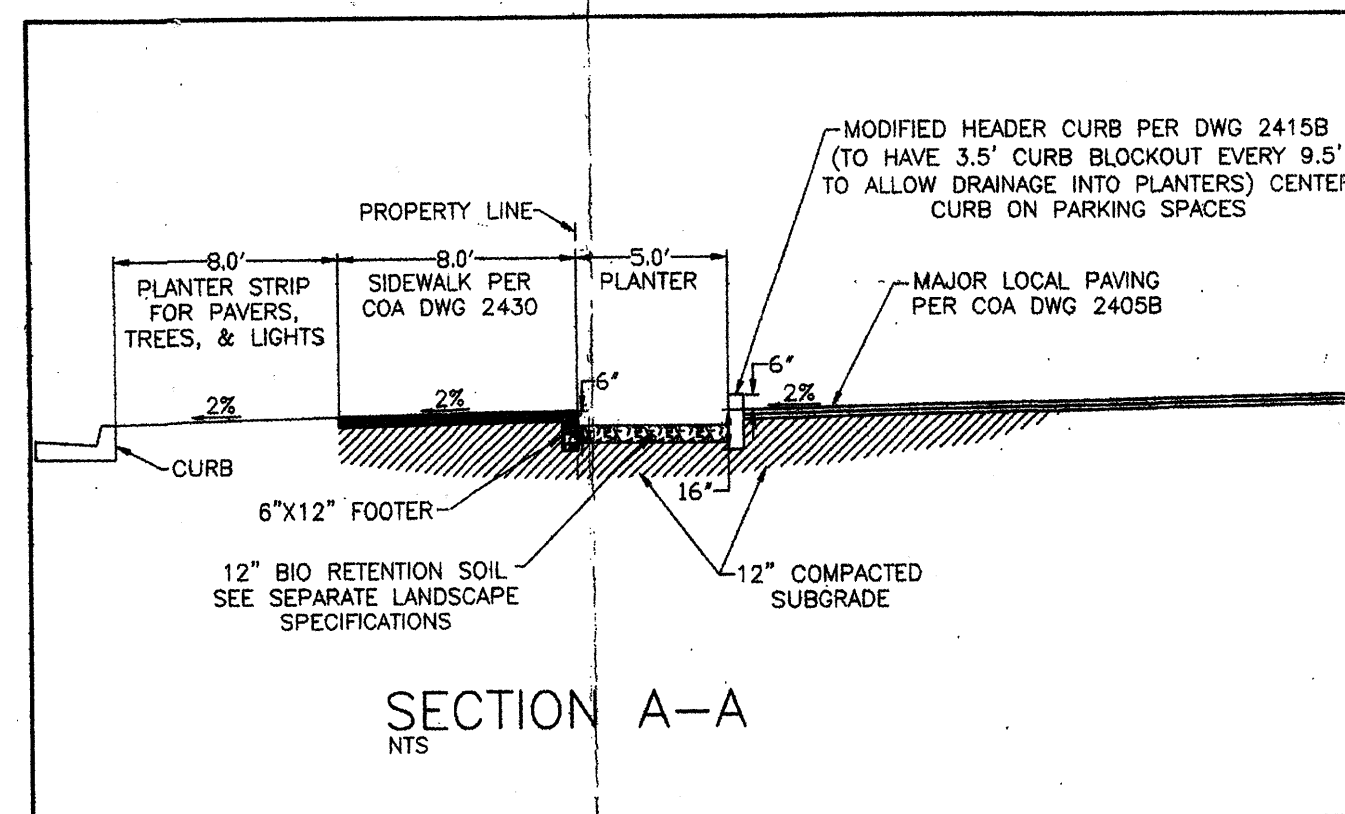
ENGINEER'S CERTIFICATION FOR MESA DEL SOL TOWN CENTER, 5700 UNIVERSITY BLVD SE
I, James D. Hughes, NMPE #11674, of the firm URS Corporation, hereby certify that this plan and specification were prepared and will comply with and in accordance with the design intent of the approved plan dated 8/10/2009 excepted as noted below and have been determined by visual inspection that the original planned elevations are representative of actual site conditions and are true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy. The area being certified includes the landscaping, drive pads and concrete parking area in front of Building A (north side of the building), and the escape along University Boulevard both sides of the building, and the Building B shell. It does not include Building A and associated parking lot which is shown on the plan. The record information presented herein is not necessarily complete and is 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.



James D. Hughes
James D. Hughes NMPE #11674
9-10-07

Revised 6-10-09 Added Red Drain
Through Curb & Building B





TOWN CENTER
MESA DEL SOL
Albuquerque, New Mexico

civil engineer
URS Corporation
ONE PARK SQUARE
6501 AMERICAS PARKWAY, NE
SUITE 900
ALBUQUERQUE, NM 87110
(505) 855-7500

ENGINEER'S CERTIFICATION FOR MESA DEL SOL TOWN CENTER, 5700 UNIVERSITY BLVD SE
James D. Hughes, NMPE # 11674, of the firm URS Corporation. Herewith 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 9/10/2009 as noted below. The record information edited onto the original design document has been obtained by me. I further certify that I have personally visited the project site on 9/10/2009 and have determined by visual inspection that the original planned elevations are representative of actual site conditions and are true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy.
The area being certified includes the landscaping, drive pads and concrete parking area in front of Building A (north side of the buildings) and the streetscape along University Boulevard on both sides of the building, and the Building B shell. It does not include Building A and associated parking lot and building B shell.
The record information presented herein is not necessarily complete and is intended only to verify substantial compliance of the grading and drainage portions of this project. Those relying on this record information are advised that the engineer is not responsible for obtaining independent verification of its accuracy before using it for any other purpose.
James D. Hughes, NMPE # 11674
URS Corporation
17200009

**CONSTRUCTION
DOCUMENTS**

DATE: OCTOBER 15, 2007

SHEET TITLE:

GRADING AND DRAINAGE PLAN

SHEET NUMBER:

**NOT FOR
CONSTRUCTION**

C-2 of 2

RECEIVED
SEP 10 2009
HYDROLOGY
SECTION

② Revised 6-10-09 Added Roof
Drain thru Curb JPH

WATER HARVESTING PLAN

THE SUSTAINABILITY GOAL OF WATER HARVESTING WILL BE ACCOMPLISHED BY DIRECTING DRAINAGE FROM ROOFS SIDEWALKS AND PARKING AREAS INTO DEPRESSED PLANTER AREAS AND GRASS SWALES. AN OFFSITE SUSTAINABILITY CISTERN (50,000 gallon UNDERGROUND TANK) LOCATED UNDER THE RETENTION POND IN TRACT OS-1 INNOVATION PARK WILL COLLECT RUNOFF FROM A 9.4 ACRE PORTION OF ALBUQUERQUE STUDIOS. THE CISTERN WILL SUPPLY OVER HALF OF THE IRRIGATION WATER FOR APPERTURE PARK.

WATER QUALITY PLAN

THE SUSTAINABILITY GOAL OF WATER QUALITY IS MET BY CAPTURING ALL STORM WATER FROM ON-SITE AND ADJACENT PUBLIC STREETS IN AN OFFSITE PRIVATE RETENTION POND (EXISTING) WHICH IS DESIGNED TO INFILTRATE THUS ALSO RECHARGING GROUNDWATER. EXCESS RUNOFF FROM LARGE RAIN EVENTS THAT OVERWHELM THE DRAINAGE CAPACITY OF THE LANDSCAPE AREAS WILL OVERFLOW INTO A SUBSURFACE DRAINAGE SYSTEM WHICH CARRIES THE EXCESS TO THE OFFSITE PRIVATE RETENTION POND WHERE POLUTANTS ARE ALLOWED TO SETTLE AND THE EXCESS STORM WATER IS ENCOURAGED TO INFILTRATE TO REPLENISH GROUND WATER.

WATER QUANTITY PLAN

EXCESS RUNOFF WILL FREE DISCHARGE TO THE STORM SEWER SYSTEM CURRENTLY UNDER CONSTRUCTION WITH CITY PROJECT #775482 "UNIVERSITY BLVD. EXTENSION - PHASE 1B" IN ACCORDANCE WITH THE "MESA DEL SOL (REVISED) PHASE 1B...DRAINAGE ANALYSIS REPORT", DATED 8-15-07. ON-SITE SURFACE DRAINAGE WILL BE COLLECTED IN ON-SITE STORM PIPES AND CONNECTED TO THE PUBLIC PIPES IN UNIVERSITY BLVD. AND STRYKER RD. AS PLANNED. THE UNDEVELOPED EXISTING SITE DRAINED INTO A PLYA WITH NO DISCHARGE, AND THE DEVELOPED RETENTION POND WILL ALSO HAVE ZERO DISCHARGE. SO THERE IS NO INCREASE IN STORM WATER QUANTITY FROM THIS DEVELOPMENT

HYDROLOGY SUMMARY

DESIGN FLOWS FOR THIS SITE WERE DETERMINED IN THE 8-15-07 REPORT TO BE A PEAK 100 YEAR RATE OF 4.7 CFS/ACRE AND VOLUME OF 0.24 AC.FT./AC. TWO 24" PIPES WERE STUBBED TO THIS PROPERTY BY CITY PROJECT 775482 AS SUMMARIZED IN THE FOLLOWING TABLE.

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10.72 cfs	2.28 ac	BUILDING A AND REAR PARKING
5.92 cfs	1.26 ac	PLAZA/PARK (90% IMP)

HYDRAULIC SUMMARY

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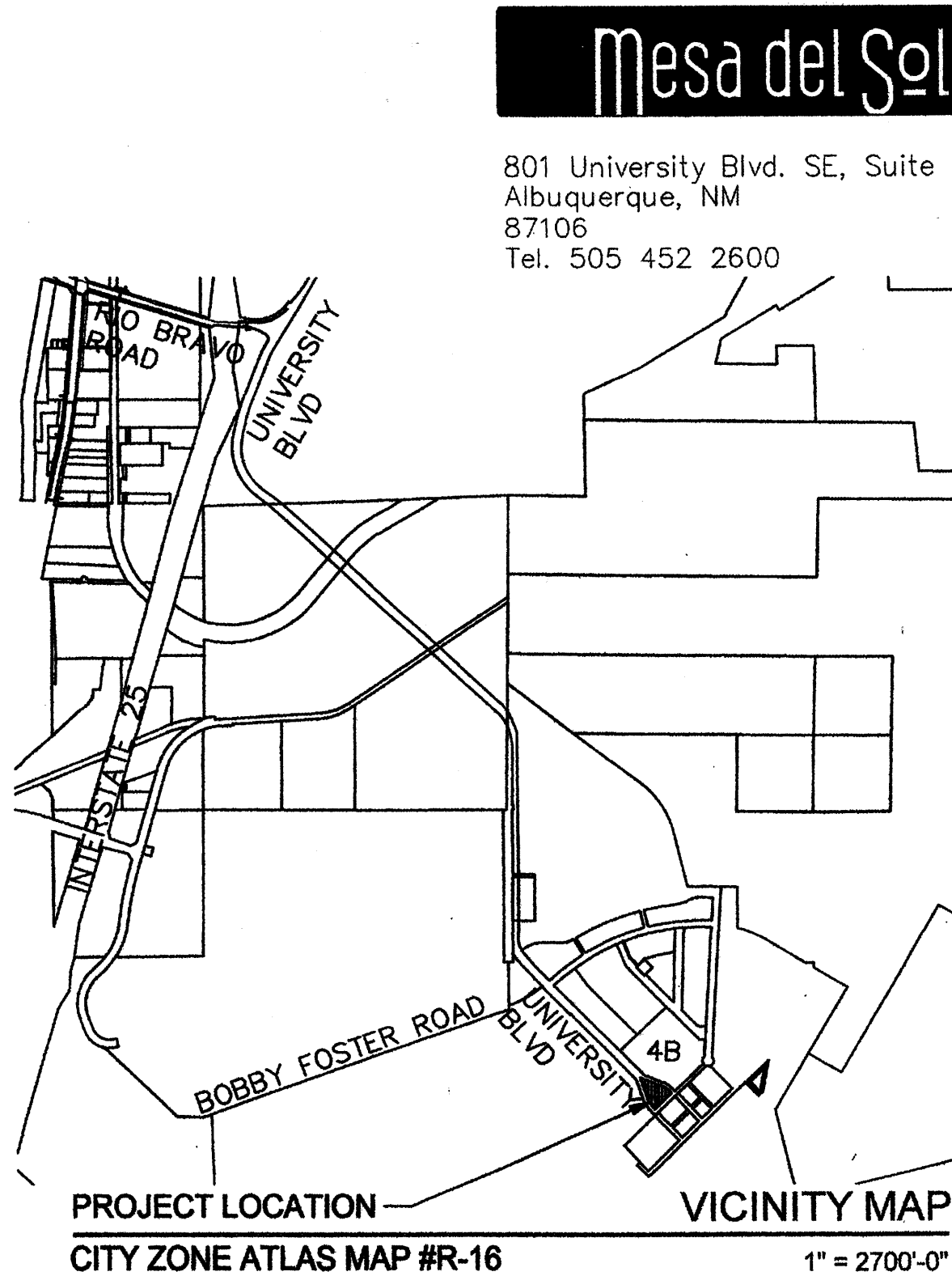
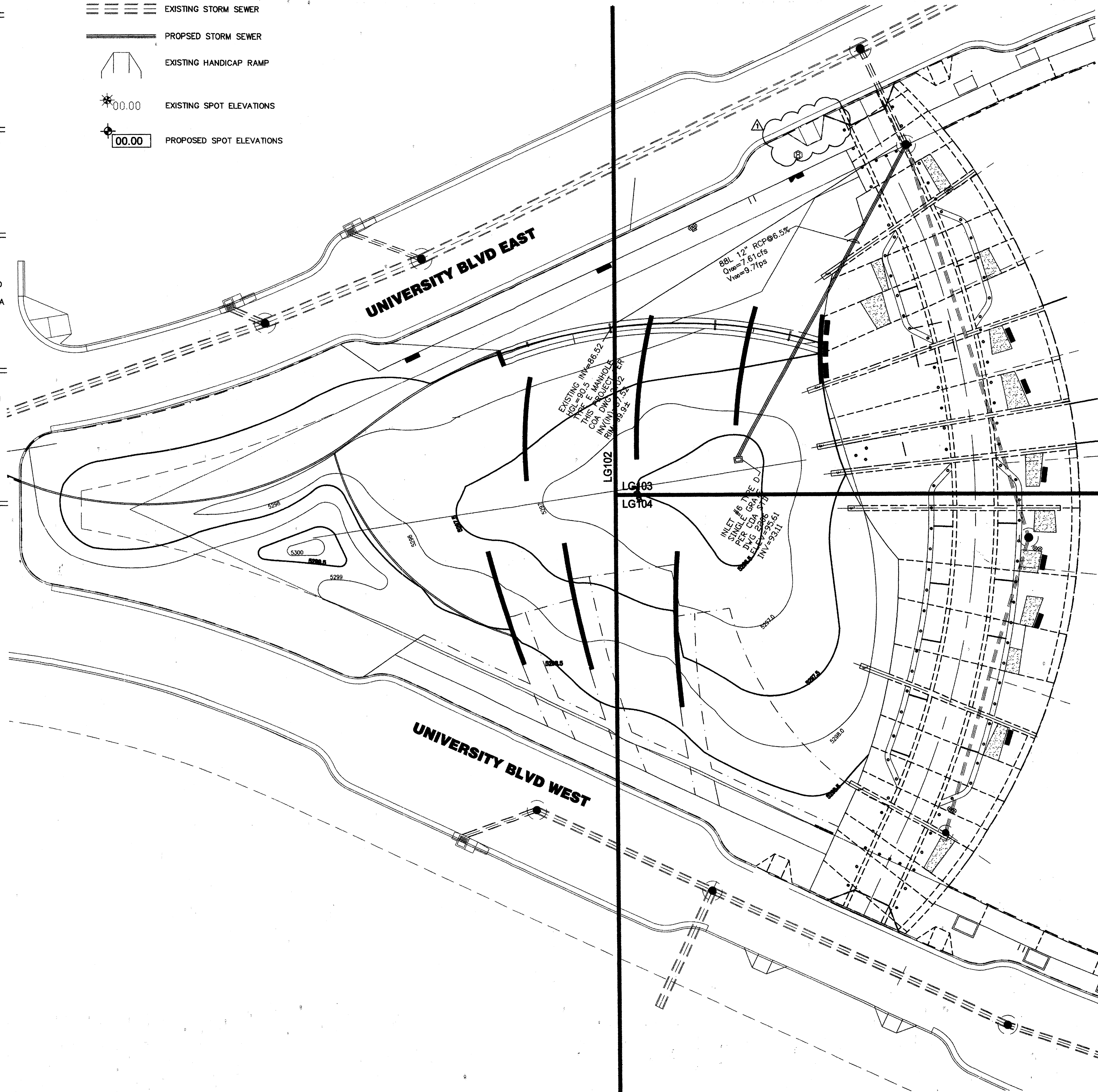
INLET #6 HAS CAPACITY FOR 7.61cfs AT A DEPTH OF 0.42 ASSUMING A WIER COEFFICIENT OF 2.7 AND A GRATE PARIMETER OF 10.5'.

NOTICE TO CONTRACTORS

- ALL WORK DETAILED THIS SHEET TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE No. 7. AMENDMENT #1. BOTH THE CONSTRUCTION SPECIFICATIONS FOR APPERTURE PLAZA AND THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS APPLY AND WHERE THERE IS A CONFLICT BETWEEN THE TWO, THE COA SPECIFICATIONS SHALL APPLY.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE STANDARD SPECIFICATIONS.
- ALL PERMANENT STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR IN SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- ANY WORK WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
- DRIVE PADS SHALL BE PER DWG 2425 EXCEPT FLARES MODIFIED TO 8"12:1 SLOPE.

LEGEND

	EXISTING CURB AND GUTTER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING HANDICAP RAMP
	EXISTING SPOT ELEVATIONS
	PROPOSED SPOT ELEVATIONS



LEGAL DESCRIPTION

TRACK 23 OF THE BULK LAND PLAT FOR MESA del SOL INNOVATION PARK CONTAINING 3.3268 Ac. AS RECORDED 9/13/07, BOOK 2007C, Pg. 259.

EDAW | AECOM

1809 BLAKE STREET
SUITE 200
DENVER, COLORADO
80202
TEL 303 595 4522
FAX 303 595 4434
www.edaw.com

URS
ONE PARK SQUARE
6501 AMERICAS PARKWAY, NE
SUITE 900
ALBUQUERQUE, NM 87110
TEL (505) 855-7500
FAX (505) 855-7555

REV.	COMMENT	DATE
1	ADDENDUM #1	06/30/08
2	Roof Drain Added	6/10/09

SEAL:

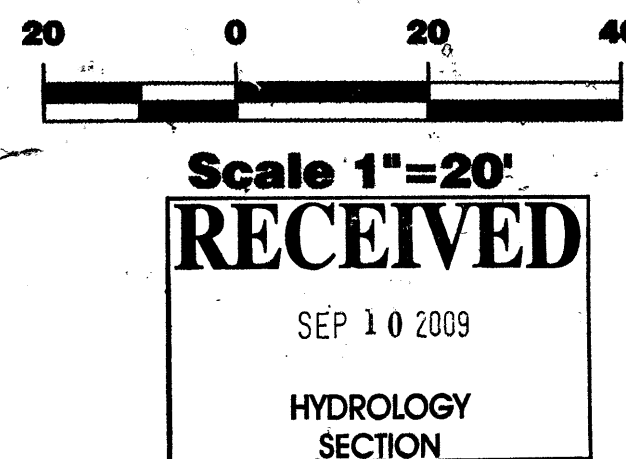
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JOB NO.:
DRAWN BY:
CHECKED BY:

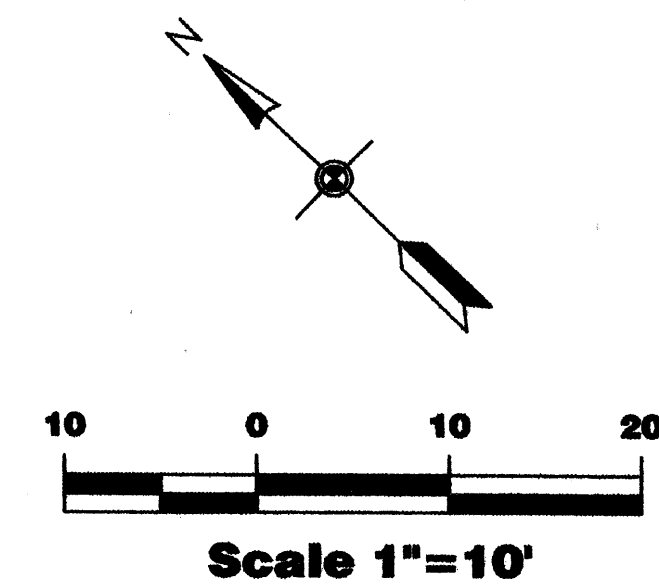
DRAWING TITLE:
**GRADING
PLAN**

SHEET NO.:

LG101

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A circular professional engineer seal for S. E. HALL, License Number 16874, State of New Mexico. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "STATE OF NEW MEXICO" at the bottom. The inner circle contains the name "S. E. HALL" and the license number "16874".

purpose.
James D. Hughes
James D. Hughes, NMPE 11674
9-10-09

[illegible]

DRAWING TITLE:
**GRADING
PLAN**

LG102

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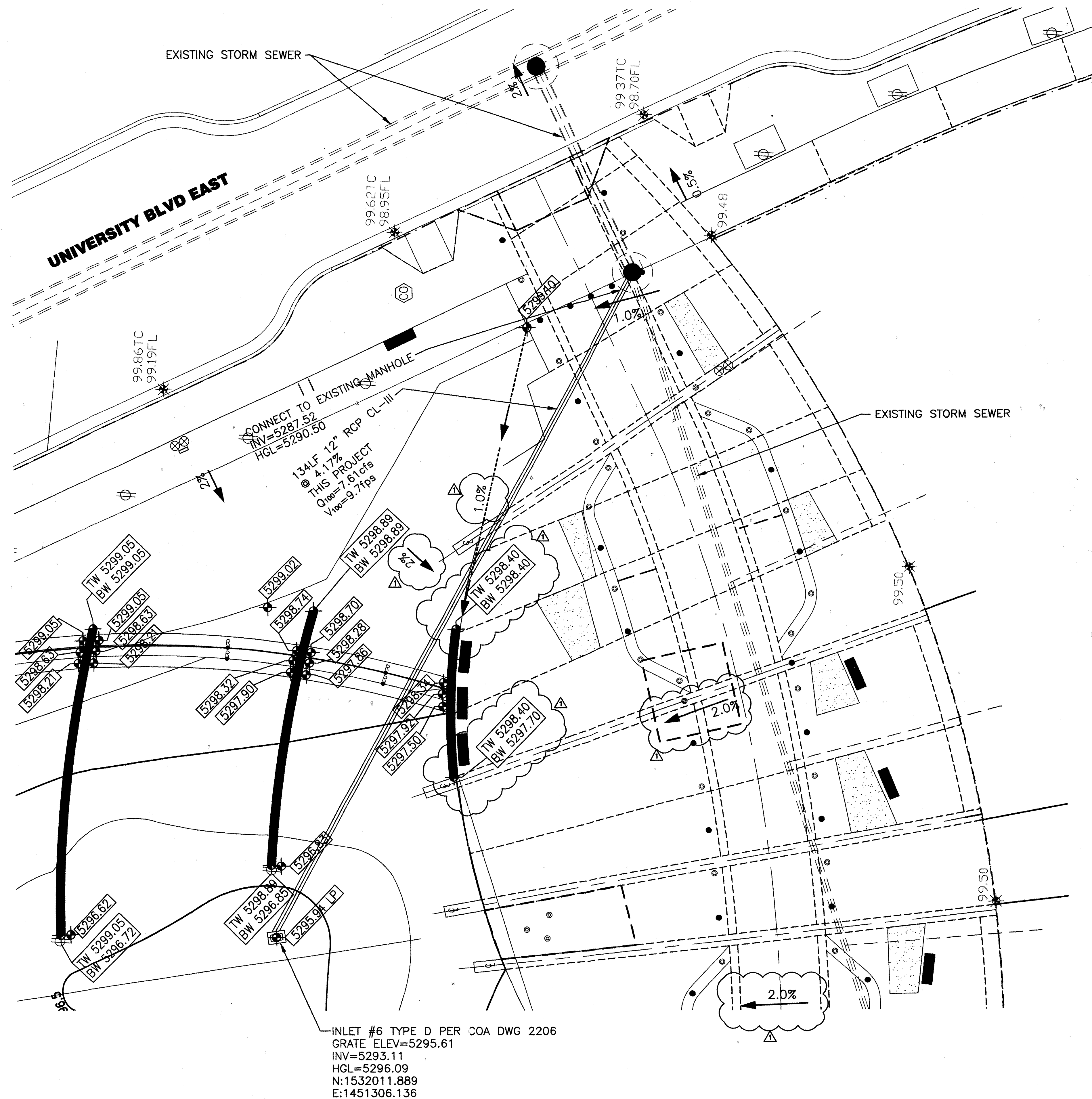
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C
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A

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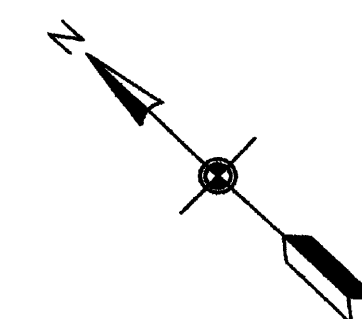
2

3

4



ENGINEER'S CERTIFICATION FOR MESA DEL SOL TOWN CENTER, 5700 UNIVERSITY BLVD SE
I, James D. Hughes, NYPE #11674, of the firm URS Corporation, 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 6/10/2009 except as noted below. The record information edited onto the original design document has been obtained by me. I further certify that I have personally visited the project site on 9/10/2009 and have determined by visual inspection that the original planned elevations are representative of actual site conditions and are true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy.
The area being certified includes the landscaping, drive pads and concrete parking area in front of Building A (north side of the building), and the streetscape along University Boulevard both sides of the building, and the Building B shell. It does not include Building A and associated parking lot which was certified separately on 7/2/2009. This certification is not necessarily complete and is intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record are advised to obtain independent verification of its accuracy before using it for any other purpose.
James D. Hughes
James D. Hughes, NYPE 11674
Date 9-10-09



Scale 1"=10'
10 0 10 20

RECEIVED
SEP 10 2009
HYDROLOGY
SECTION

EDAW | AECOM

1809 BLAKE STREET
SUITE 200
DENVER, COLORADO
80202
TEL 303 595 4522
FAX 303 595 4434
www.edaw.com

URS

ONE PARK SQUARE
6501 AMERICAS PARKWAY, NE
SUITE 900
ALBUQUERQUE, NM 87110
TEL (505) 855-7500
FAX (505) 855-7555

REV.	COMMENT	DATE
1	ADDENDUM #1	06/30/08
2	Building B Roof Drain Through Curb Added	06/10/09

SEAL:



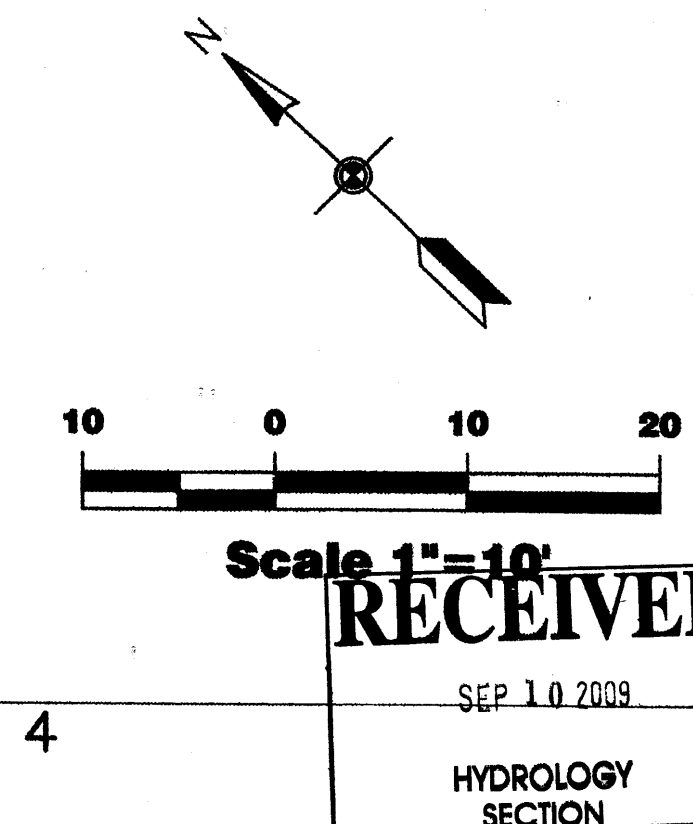
DATE: MAY 29, 2008
JOB NO.:
DRAWN BY:
CHECKED BY:

DRAWING TITLE:
**GRADING
PLAN**

SHEET NO.:

LG103

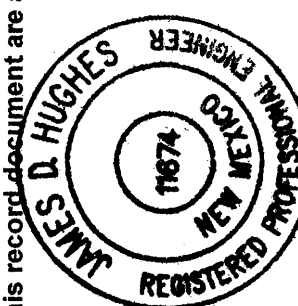
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ENGINEER'S CERTIFICATION FOR MESA DEL SOL TOWN CENTER, 3700 UNIVERSITY BLVD SE
James D. Hughes, NMPE # 11672, of the firm URS Corporation, Hereby Certify that this project has been graded and will drain in substantial compliance with the design and in accordance with the design intent of the approved plan dated 8/10/2009 except as noted below. The record information edited onto the original design document has been obtained by me. I further certify that I have personally visited the project site on 9/10/2009 and have determined by visual inspection that the original 'finished elevations are representative of actual site conditions and are true and correct to the best of my knowledge and belief. The elevations are accurate to within 0.05 feet.

The area being certified includes the landscaping, drive and parking area in front of Building A (north side of the building), and the streetscape along University Boulevard both sides of the building, and the Building B shell. It does not include Building A and associated parking lot which was certified separately on 1/7/2009.

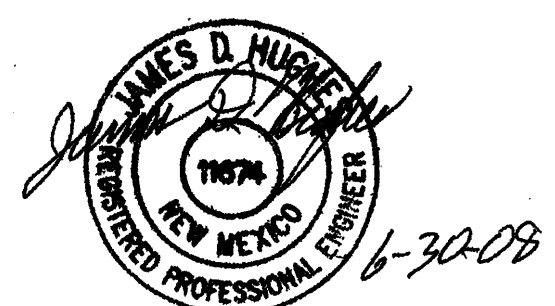
The record information presented herein is not necessarily complete and is intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other



James D. Hughes
James D. Hughes NIMPE 11674
9-10-07
Date

[illegible]

SEAL:



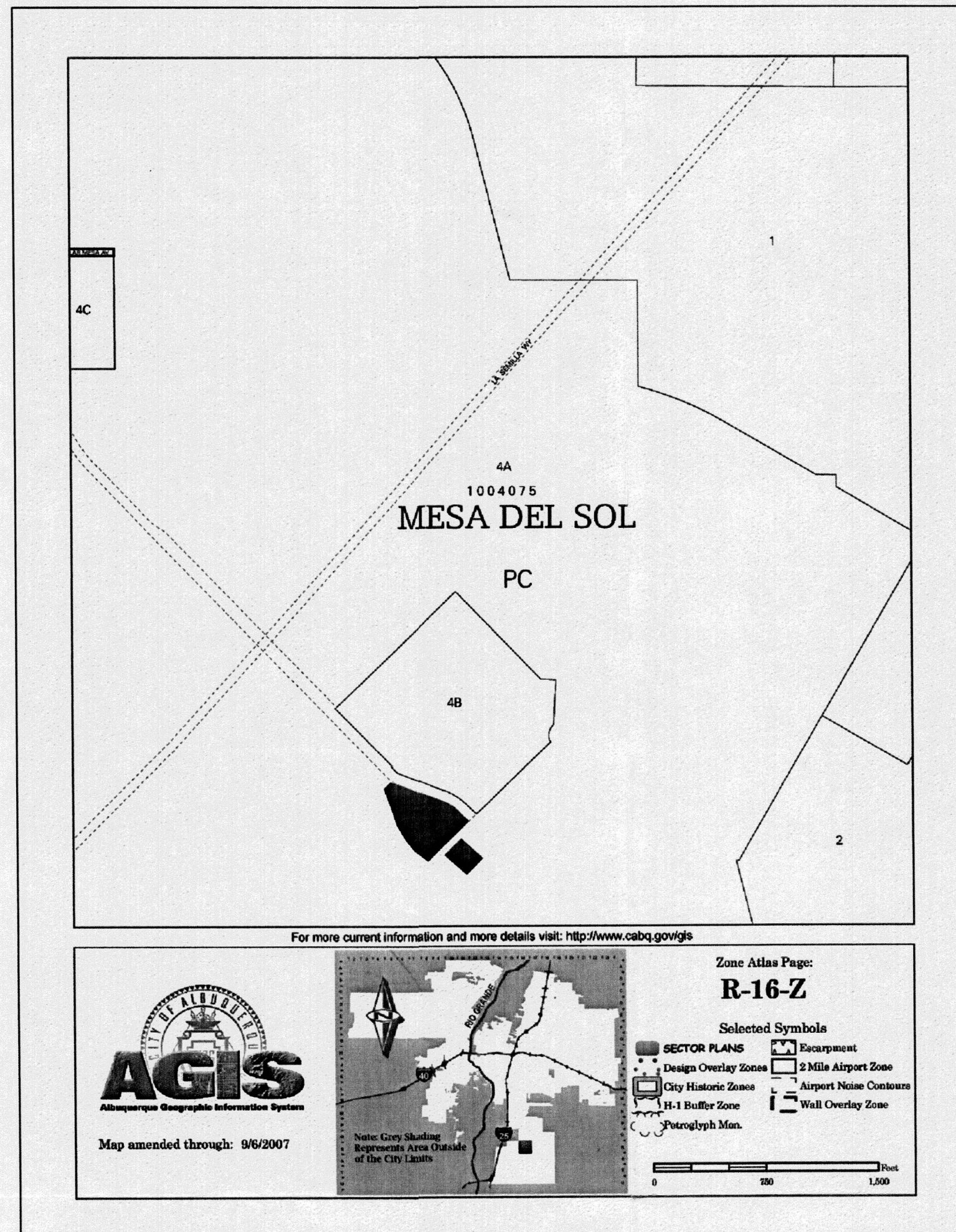
DATE: MAY 29, 2008
JOB NO.:
DRAWN BY:
CHECKED BY:

DRAWING TITLE:
**GRADING
PLAN**

SHEET NO.:

LG104

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LEGAL DESCRIPTION

TRACT 23 OF THE BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK CONTAINING 3.3288 Ac. AS RECORDED 9/13/07, BOOK 2007C, Pg. 259.

PARKING DATA

CALCULATIONS ARE BASED ON THE MESA DEL SOL LEVEL B PLAN
 *BASED ON LEVEL B PLAN -
 PROVIDED SPACES ARE BASED ON MARKET DEMAND

AREAS

BUILDING A
 TOWN CENTER RETAIL 23,142 SF (net leasable)
 TOWN CENTER OFFICE 44,874 SF (net leasable)
BUILDING B
 ANNEX - HIGHER EDUCATION 18,748 SF (net leasable)

	PARKING RATIO PER 1,000 SF	PARKING SPACES FOR MARKET DEMAND
TOWN CENTER RETAIL	4.5	104
TOWN CENTER OFFICE	4.0	179
BLOCK O (FOR BLDG B)	4.0	98
TOTAL		381

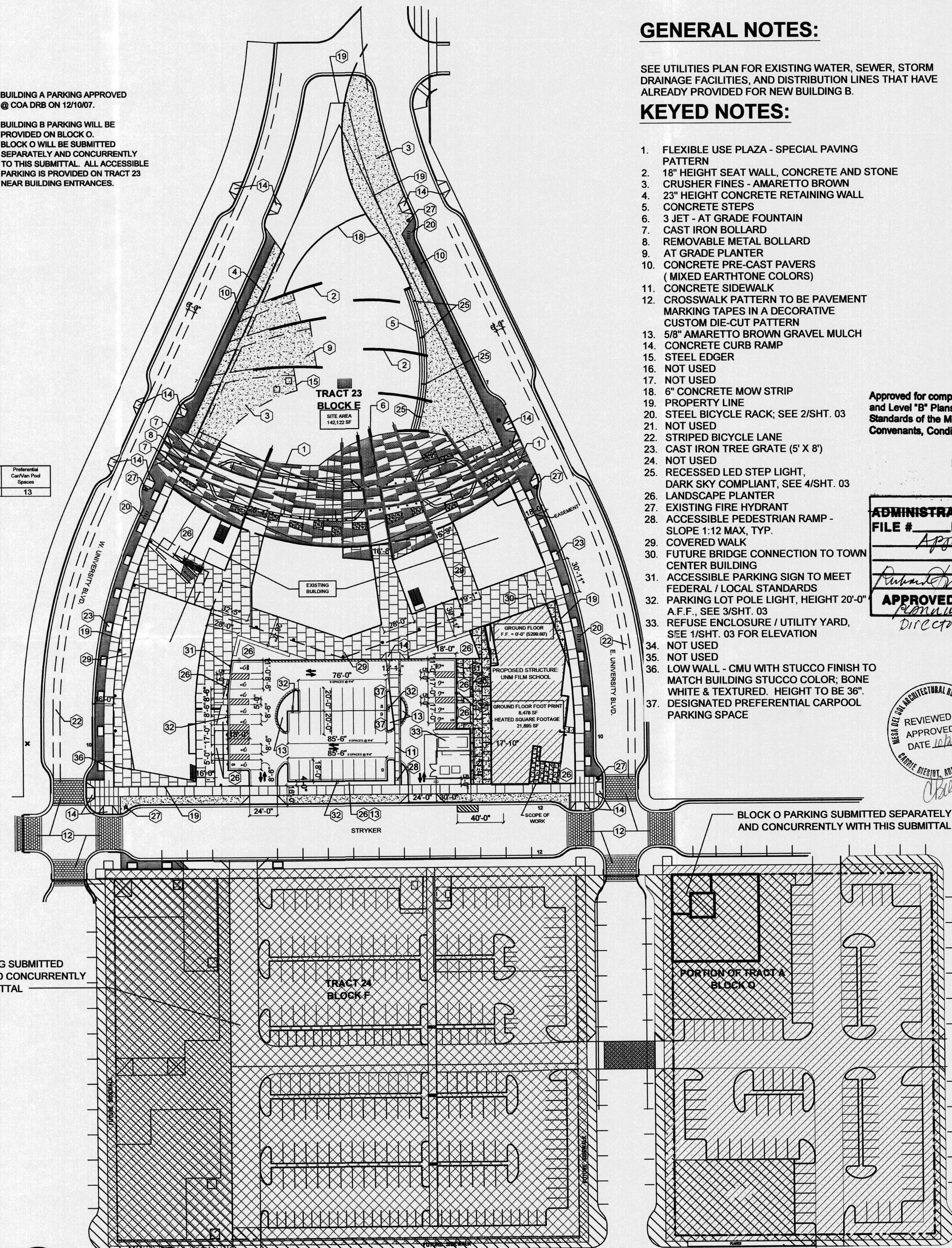
DISTRIBUTION OF SPACES	OFF STREET	ON STREET	TOTAL
TRACT 23	39	46	85
PORTION OF TRACT 24	108	33	141
BLOCK O (FOR BLDG B)	72	24	96
TOTAL			322

FUTURE DEVELOPMENT	OFF STREET	ON STREET	TOTAL
BLOCK F	0	38	38
BLOCK O	0	29	29
TOTAL			67
TOTAL PARKING PROPOSED:			389

REQUIRED ACCESSIBLE SPACES	PROVIDED ACCESSIBLE SPACES	Rq. Bike Spaces	Prov. Bike Spaces	Motorcycle spaces	Preferential Car/Min Pool Spaces
12	12	14	20	8	13

BUILDING A PARKING APPROVED @ COA DRB ON 12/10/07.

BUILDING B PARKING WILL BE PROVIDED ON BLOCK O. BLOCK O WILL BE SUBMITTED SEPARATELY AND CONCURRENTLY TO THIS SUBMITTAL. ALL ACCESSIBLE PARKING IS PROVIDED ON TRACT 23 NEAR BUILDING ENTRANCES.



GENERAL NOTES:

SEE UTILITIES PLAN FOR EXISTING WATER, SEWER, STORM DRAINAGE FACILITIES, AND DISTRIBUTION LINES THAT HAVE ALREADY PROVIDED FOR NEW BUILDING B.

KEYED NOTES:

1. FLEXIBLE USE PLAZA - SPECIAL PAVING PATTERN
2. 18" HEIGHT SEAT WALL, CONCRETE AND STONE
3. CRUSHER FINES - AMARETTO BROWN
4. 23" HEIGHT CONCRETE RETAINING WALL
5. CONCRETE STEPS
6. 3 JET - AT GRADE FOUNTAIN
7. CAST IRON BOLLARD
8. REMOVABLE METAL BOLLARD
9. AT GRADE PLANTER
10. CONCRETE PRE-CAST PAVERS (MIXED EARTHTONE COLORS)
11. CONCRETE SIDEWALK
12. CROSSWALK PATTERN TO BE PAVEMENT MARKING TAPES IN A DECORATIVE CUSTOM DIE-CUT PATTERN
13. 5/8" AMARETTO BROWN GRAVEL MULCH
14. CONCRETE CURB RAMP
15. STEEL EDGER
16. NOT USED
17. NOT USED
18. 6" CONCRETE MOW STRIP
19. PROPERTY LINE
20. STEEL BICYCLE RACK; SEE 2/SHT. 03
21. NOT USED
22. STRIPED BICYCLE LANE
23. CAST IRON TREE GRATE (5' X 8')
24. NOT USED
25. RECESSED LED STEP LIGHT, DARK SKY COMPLIANT, SEE 4/SHT. 03
26. LANDSCAPE PLANTER
27. EXISTING FIRE HYDRANT
28. ACCESSIBLE PEDESTRIAN RAMP - SLOPE 1:12 MAX, TYP.
29. COVERED WALK
30. FUTURE BRIDGE CONNECTION TO TOWN CENTER BUILDING
31. ACCESSIBLE PARKING SIGN TO MEET FEDERAL / LOCAL STANDARDS
32. PARKING LOT POLE LIGHT, HEIGHT 20'-0" A.F.F., SEE 3/SHT. 03
33. REFUSE ENCLOSURE / UTILITY YARD, SEE 1/SHT. 03 FOR ELEVATION
34. NOT USED
35. NOT USED
36. LOW WALL - CMU WITH STUCCO FINISH TO MATCH BUILDING STUCCO COLOR; BONE WHITE & TEXTURED. HEIGHT TO BE 36".
37. DESIGNATED PREFERENTIAL CARPOOL PARKING SPACE

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

Architectural Review Committee
 Mesa del Sol Employment Center

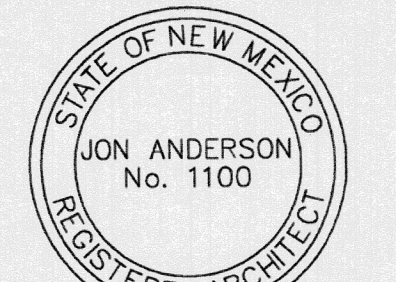
By: *Carrie Bleser*, Administrator

ADMINISTRATIVE AMENDMENT
 FILE # PROJECT #
 APPROVED BY *Carrie Bleser* DATE *10/23/08*



MESA DEL SOL
BUILDING B
ALBUQUERQUE, NEW MEXICO

ARC SUBMITTAL

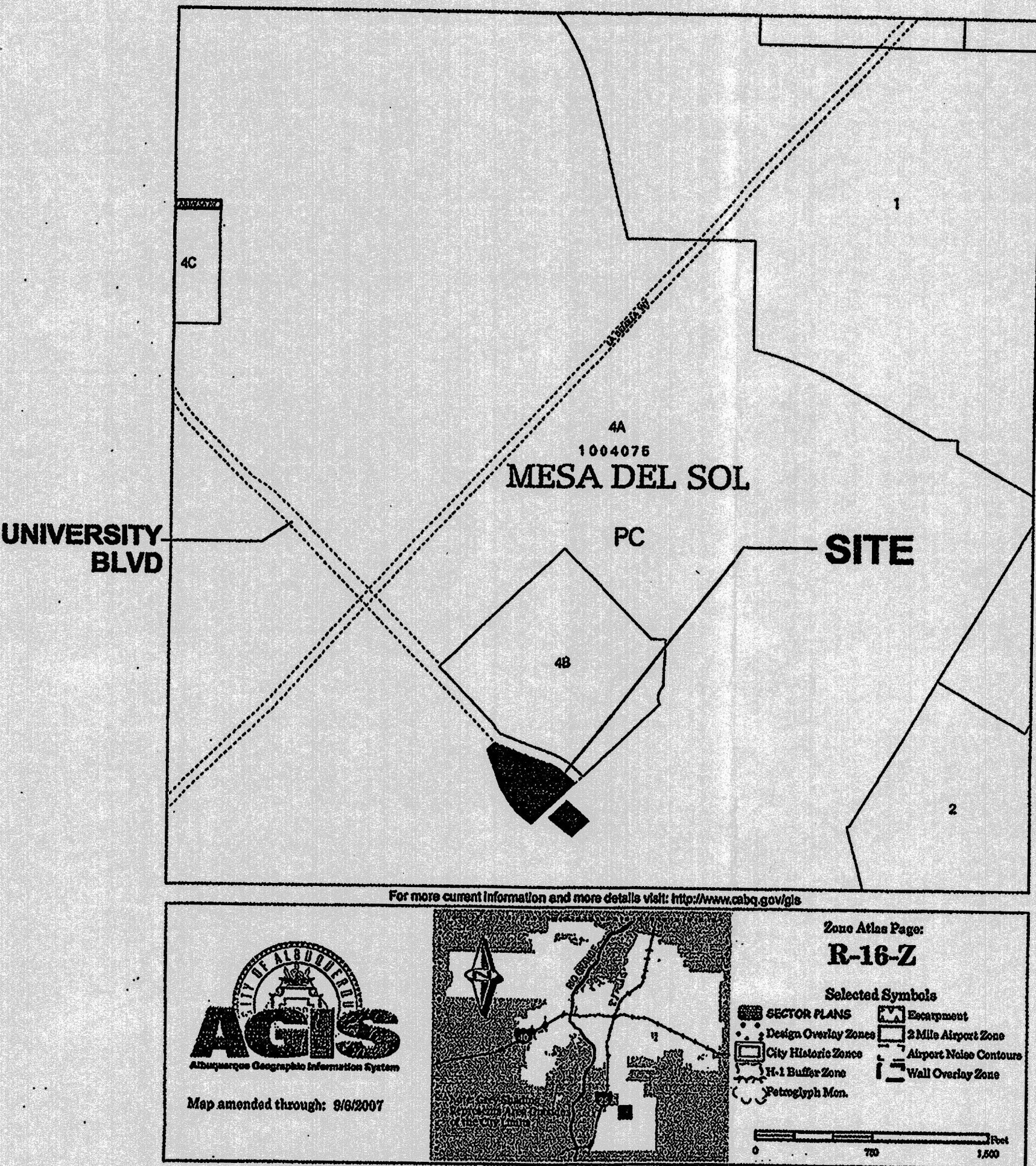


DATE: SEPTEMBER 9, 2008

SHEET TITLE: SITE PLAN

SHEET NUMBER:

01



ADMINISTRATIVE AMENDMENT
File #221A-10020 Project # 1005873
Revised parking, revised landscaping and construction phasing
APPROVED BY: *Paul Banks* DATE: 17 Feb 2009

APPROVED
ZONING
COMMERCIAL

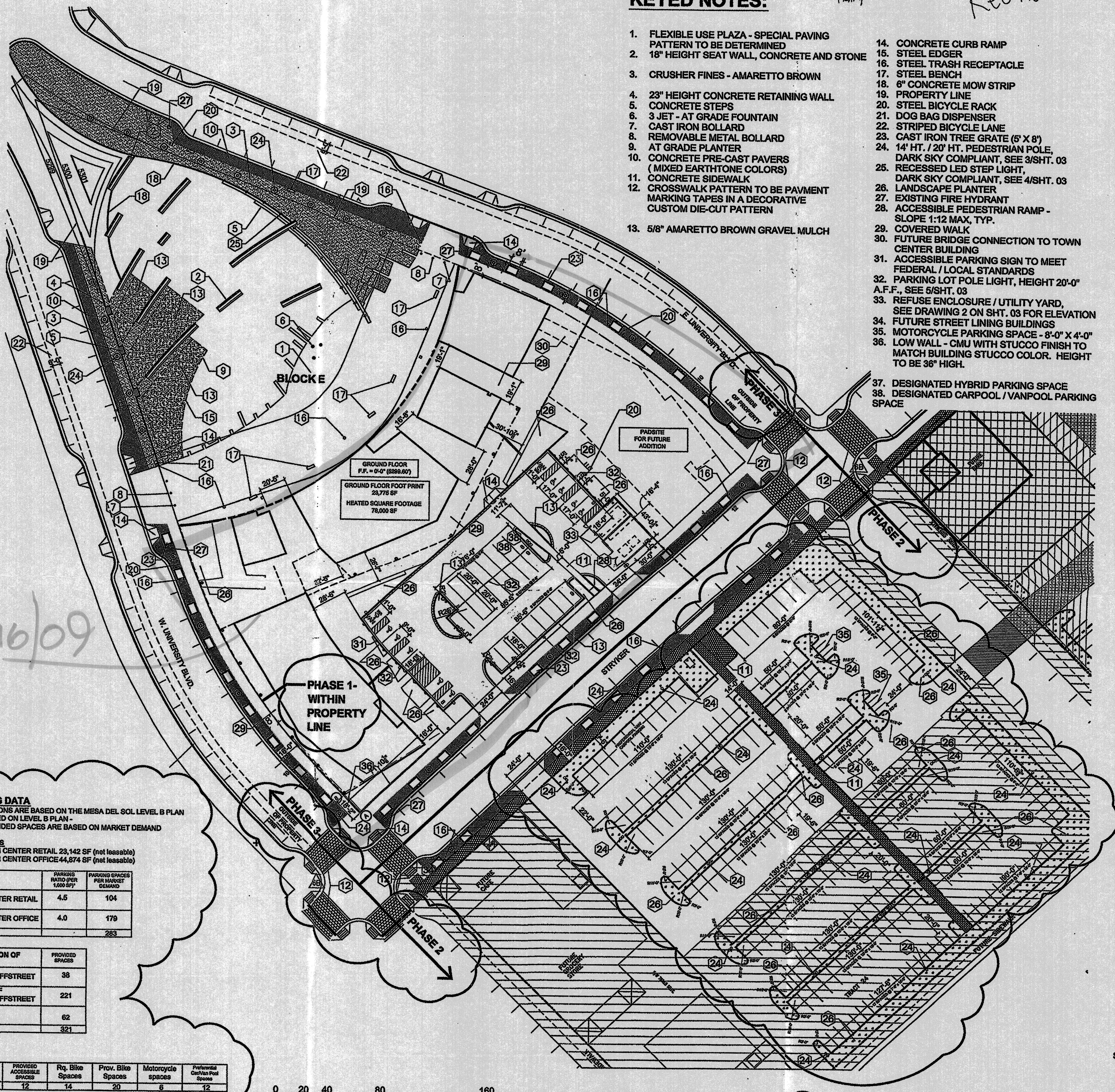
PARKING DATA
CALCULATIONS ARE BASED ON THE MESA DEL SOL LEVEL B PLAN
*BASED ON LEVEL B PLAN -
PROVIDED SPACES ARE BASED ON MARKET DEMAND

AREAS
TOWN CENTER RETAIL 23,142 SF (not leasable)
TOWN CENTER OFFICE 44,874 SF (not leasable)

	PARKING RATIO PER 1,000 S.F.	PARKING SPACES PER MARKET DEMAND
TOWN CENTER RETAIL	4.5	104
TOWN CENTER OFFICE	4.0	179
TOTAL		283

DISTRIBUTION OF SPACES	PROVIDED SPACES
TRACT 23 OFFSTREET	38
PORTION OF TRACT 24 OFFSTREET	221
ON STREET	62
TOTAL	321

REQUIRED ACCESSIBLE SPACES	PROVIDED ACCESSIBLE SPACES	Rq. Bike Spaces	Prov. Bike Spaces	Motorcycle Spaces	Preferential Car/Van Pool Spaces
12	12	14	20	6	12



KEYED NOTES:

1. FLEXIBLE USE PLAZA - SPECIAL PAVING PATTERN TO BE DETERMINED
2. 18" HEIGHT SEAT WALL, CONCRETE AND STONE
3. CRUSHER FINES - AMARETTO BROWN
4. 23" HEIGHT CONCRETE RETAINING WALL
5. CONCRETE STEPS
6. 3 JET - AT GRADE FOUNTAIN
7. CAST IRON BOLLARD
8. REMOVABLE METAL BOLLARD
9. AT GRADE PLANTER
10. CONCRETE PRE-CAST PAVERS (MIXED EARTHTONE COLORS)
11. CONCRETE SIDEWALK
12. CROSSWALK PATTERN TO BE PAVEMENT MARKING TAPES IN A DECORATIVE CUSTOM DIE-CUT PATTERN
13. 5/8" AMARETTO BROWN GRAVEL MULCH
14. CONCRETE CURB RAMP
15. STEEL EDGER
16. STEEL TRASH RECEPTACLE
17. STEEL BENCH
18. 6" CONCRETE MOW STRIP
19. PROPERTY LINE
20. STEEL BICYCLE RACK
21. DOG BAG DISPENSER
22. STRIPED BICYCLE LANE
23. CAST IRON TREE GRATE (5' X 8')
24. 14' HT. / 20' HT. PEDESTRIAN POLE, DARK SKY COMPLIANT, SEE 3/SHT. 03
25. RECESSED LED STEP LIGHT, DARK SKY COMPLIANT, SEE 4/SHT. 03
26. LANDSCAPE PLANTER
27. EXISTING FIRE HYDRANT
28. ACCESSIBLE PEDESTRIAN RAMP - SLOPE 1:12 MAX, TYP.
29. COVERED WALK
30. FUTURE BRIDGE CONNECTION TO TOWN CENTER BUILDING
31. ACCESSIBLE PARKING SIGN TO MEET FEDERAL / LOCAL STANDARDS
32. PARKING LOT POLE LIGHT, HEIGHT 20'-0" A.F.F., SEE 5/SHT. 03
33. REFUSE ENCLOSURE / UTILITY YARD, SEE DRAWING 2 ON SHT. 03 FOR ELEVATION
34. FUTURE STREET LINING BUILDINGS
35. MOTORCYCLE PARKING SPACE - 8'-0" X 4'-0"
36. LOW WALL - CMU WITH STUCCO FINISH TO MATCH BUILDING STUCCO COLOR. HEIGHT TO BE 36" HIGH.
37. DESIGNATED HYBRID PARKING SPACE
38. DESIGNATED CARPOOL / VANPOOL PARKING SPACE

MESA DEL SOL
COMMUNITY CENTER
BUILDING A
ALBUQUERQUE, NEW MEXICO

ADMINISTRATIVE AMENDMENT #2

STATE OF NEW MEXICO
JON ANDERSON
No. 1190
REGISTERED ARCHITECT
DATE: FEBRUARY 12, 2009

SHEET TITLE:
SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
SHEET NUMBER:

RECEIVED
MAR 16 2009
HYDROLOGY SECTION

SITE PLAN 1
1" = 40'-0"

01

design architect
antoine predock architect PC
300 12th street nw
albuquerque, nm 87102
505 843 7390 p
505 243 6254 f

executive architect
jon anderson architect
912 roma avenue nw
albuquerque, nm 87102
505 764 8306 p
505 764 2879 f

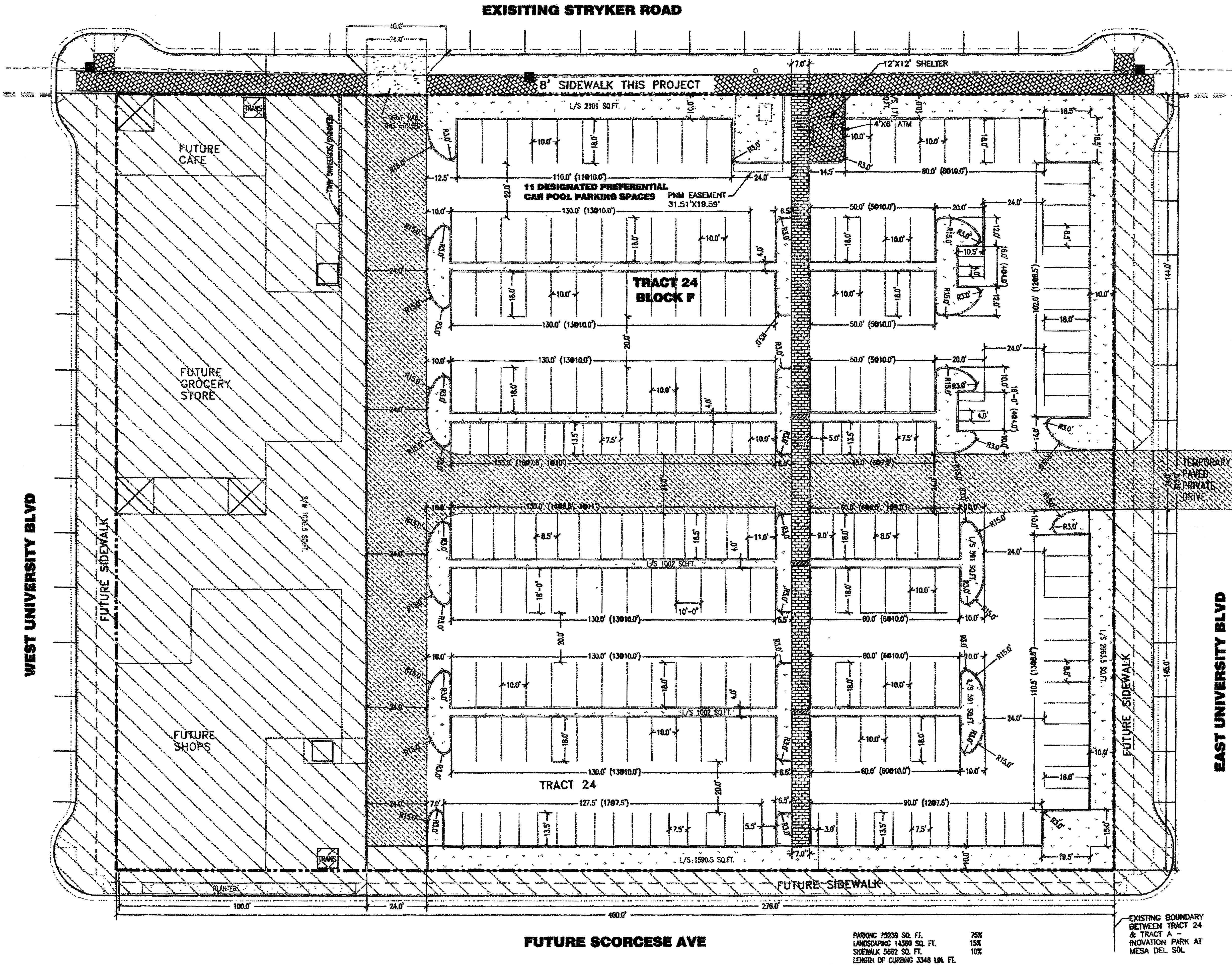
landscape architect
edaw inc
1809 blake street
suite 200
denver, co 80202
303 595 4522 p
303 595 4434 f

civil
urs
6501 americas parkway ne
suite 900
albuquerque, nm 87110
505 855 7500 p
505 855 7555 f

civil
urs
6501 americas parkway ne
suite 900
albuquerque, nm 87110
505 855 7500 p
505 855 7555 f

1

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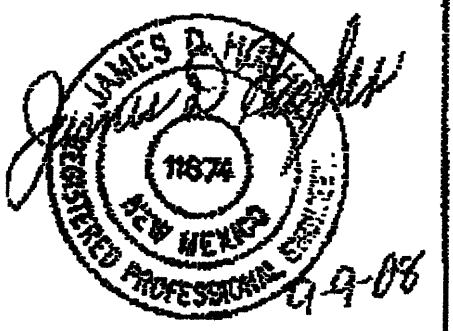
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URS

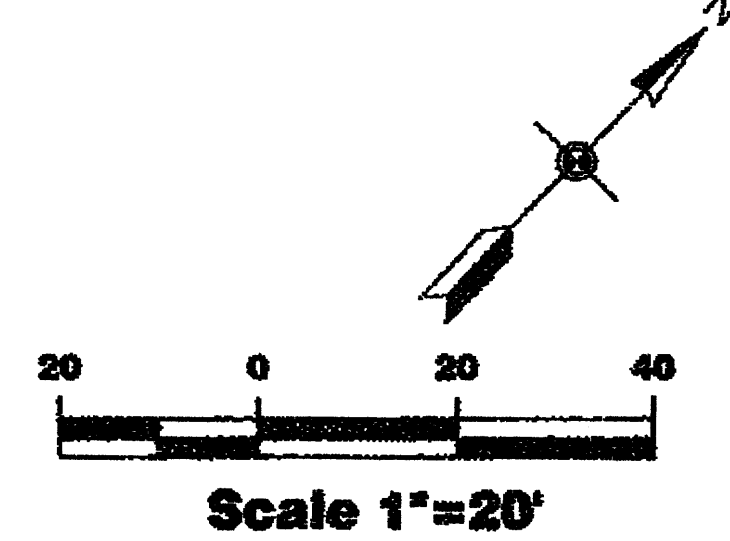
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albuquerque, nm 87110
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landscape architect
heads up
po box 10597
albuquerque, nm 87184
505 898 9615 p
505 898 2105 f

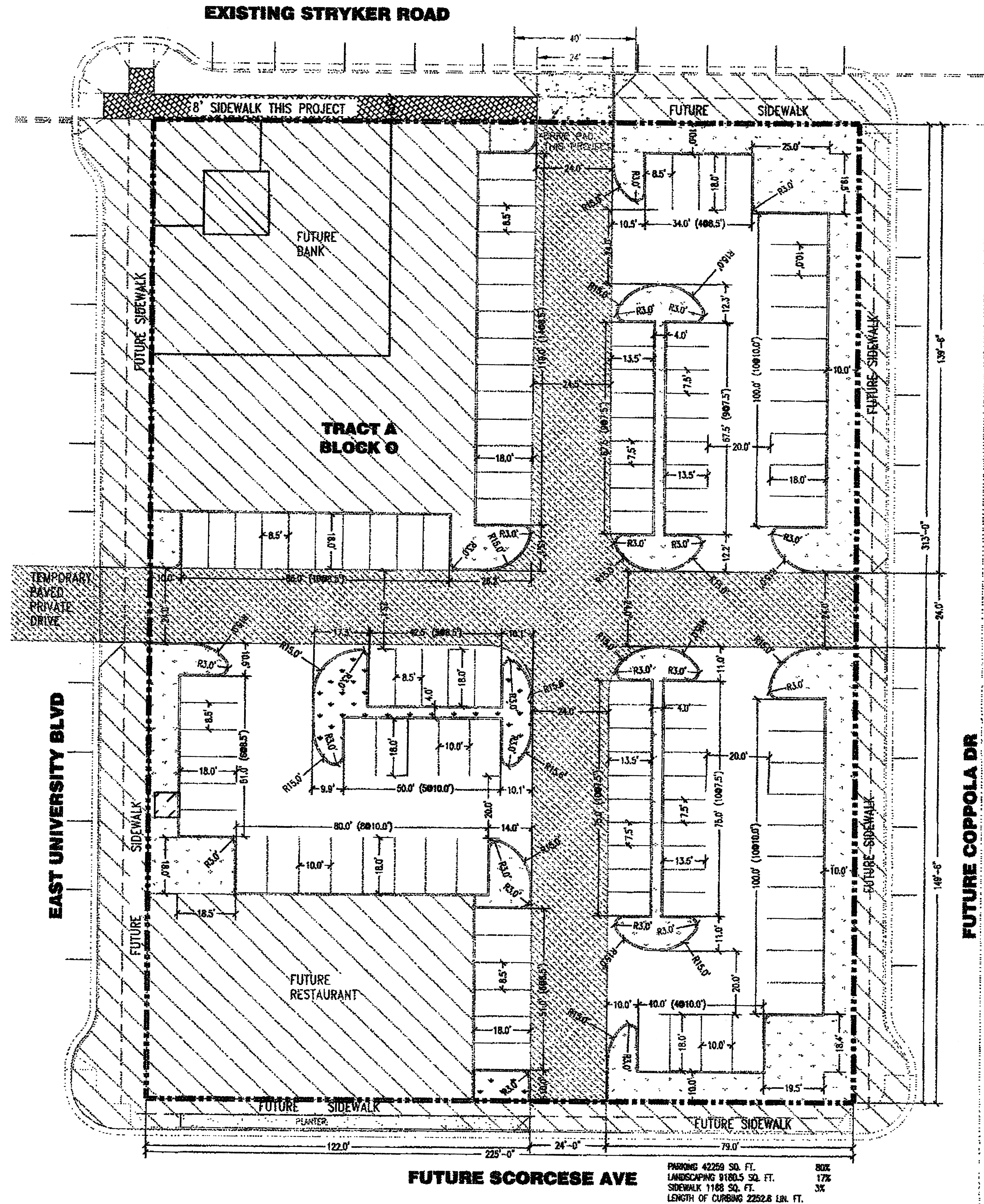
**MESA DEL SOL
COMMUNITY CENTER
PARKING BLOCK F & O
ALBUQUERQUE, NEW MEXICO**



DATE:
SEPTEMBER 9, 2008
SHEET TITLE:
SITE PLAN
SHEET NUMBER:
SHEET 2 OF 11



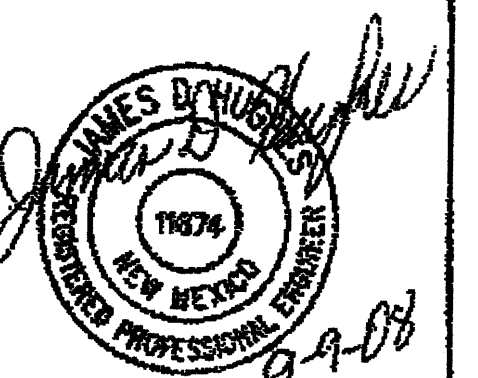
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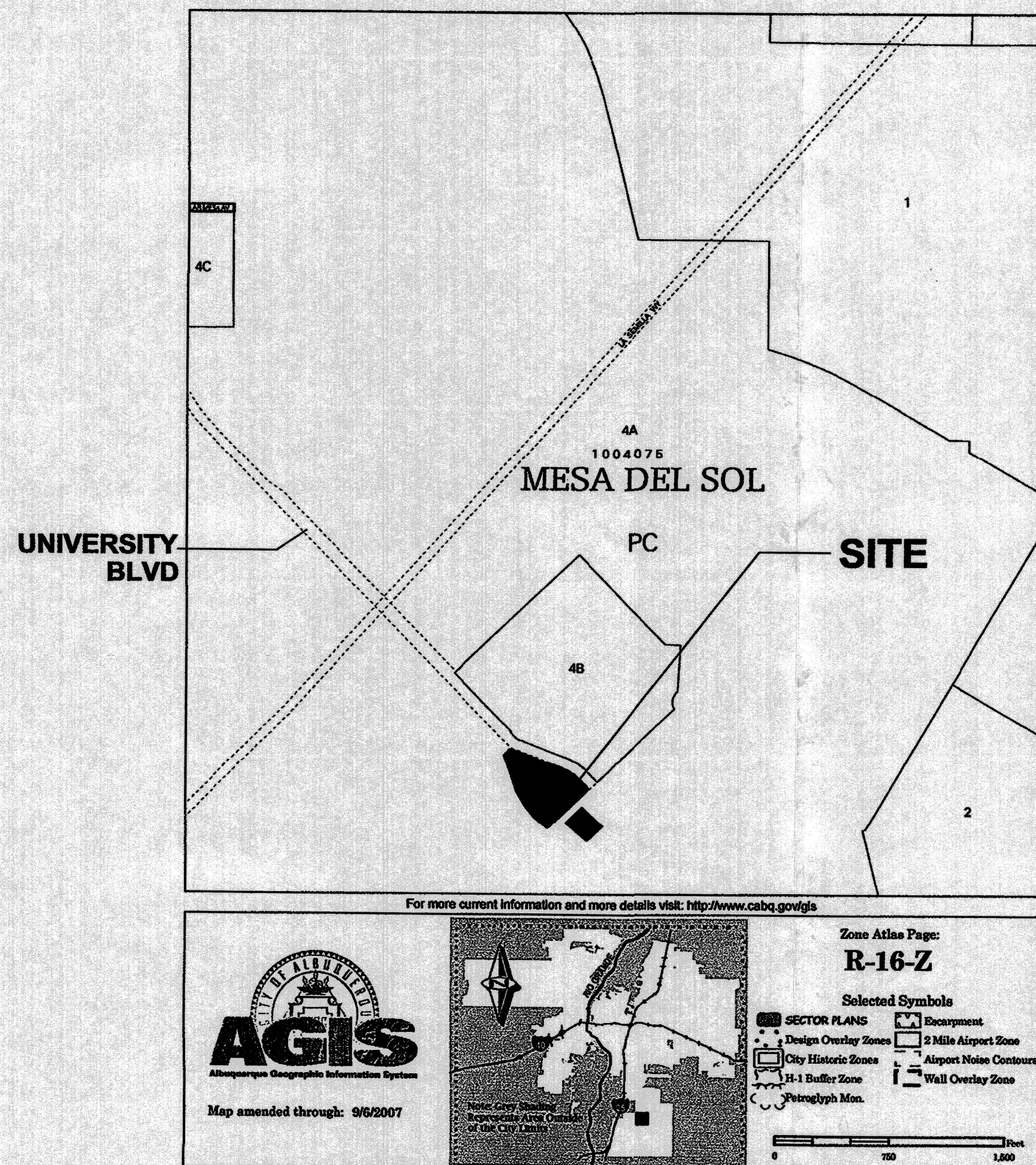
URS
6501 americas parkway ne
suite 900
albuquerque, nm 87110
505 855 7500 p
505 855 7555 f

landscape architect
heads up
po box 10597
albuquerque, nm 87184
505 898 9615 p
505 898 2105 f

**MESA DEL SOL
COMMUNITY CENTER
PARKING BLOCK F&O
ALBUQUERQUE, NEW MEXICO**



DATE:
SEPTEMBER 9, 2008
SHEET TITLE:
SITE PLAN
SHEET NUMBER:
SHEET 3 OF 18



KEYED NOTES:

1. FLEXIBLE USE PLAZA - SPECIAL PAVING PATTERN TO BE DETERMINED
2. 18" HEIGHT SEAT WALL, CONCRETE AND STONE
3. CRUSHER FINES - AMARETTO BROWN
4. 23" HEIGHT CONCRETE RETAINING WALL
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36. DESIGNATED PREFERENTIAL CARPOOL PARKING
37. DESIGNATED HYBRID PARKING SPACE

design architect
antoine predock architect PC
300 12th street nw
albuquerque, nm 87102
505 843 7390 p
505 243 6254 f

executive architect
jon anderson architect
912 roma avenue nw
albuquerque, nm 87102
505 764 8306 p
505 764 2879 f

landscape architect
edaw inc
1809 blake street
suite 200
denver, co 80202
303 595 4522 p
303 595 4434 f

civil
urs
6501 americas parkway ne
suite 900
albuquerque, nm 87110
505 855 7500 p
505 855 7555 f

MESA DEL SOL
COMMUNITY CENTER
BUILDING A
ALBUQUERQUE, NEW MEXICO

PROJECT NUMBER: #1004873

Application Number: 07DRB-70283

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 6/22/06 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ☒ 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.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

[Signature] 1-17-07
Traffic Engineering/Transportation Division
Date

[Signature] 10/17/07
Water Utility Department ABCWUA
Date

[Signature] 10/17/07
Christina Sandoval
Parks and Recreation Department
Date

[Signature] 12/10/07
Bradley D. Bingham
City Engineer
Date

[Signature] 9/28/07
Michael Hobbs (34 vol Compaction)
Solid Waste Management
Date

[Signature] 12/10/07
Paul Clark
DRB Chairperson, Planning Department
Date

[Signature] 10-16-07
Catalina Lehen

PARKING DATA

CALCULATIONS ARE BASED ON THE MESA DEL SOL LEVEL B PLAN
*BASED ON LEVEL B PLAN -
PROVIDED SPACES ARE BASED ON MARKET DEMAND

AREAS
TOWN CENTER RETAIL 23,142 SF (net leasable)
TOWN CENTER OFFICE 44,874 SF (net leasable)

	PARKING RATIO (PER 1,000 SF)	PARKING SPACES PER MARKET DEMAND
TOWN CENTER RETAIL	4.5	104
TOWN CENTER OFFICE	4.0	179
TOTAL		283

DISTRIBUTION OF SPACES

	PROVIDED SPACES
TRACT 23 OFFSTREET	39
PORTION OF TRACT 24 OFFSTREET	190
ON STREET	58
TOTAL	287

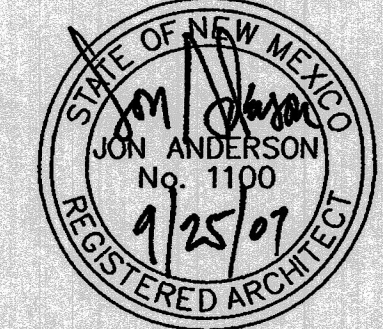
REQUIRED ACCESSIBLE SPACES	PROVIDED ACCESSIBLE SPACES	Rq. Bike Spaces	Prov. Bike Spaces	Motorcycle spaces	Preferential Carpool Pool Spaces
8	12	14	20	6	12

0 20 40 80 160



SITE PLAN 1
1" = 40'-0"

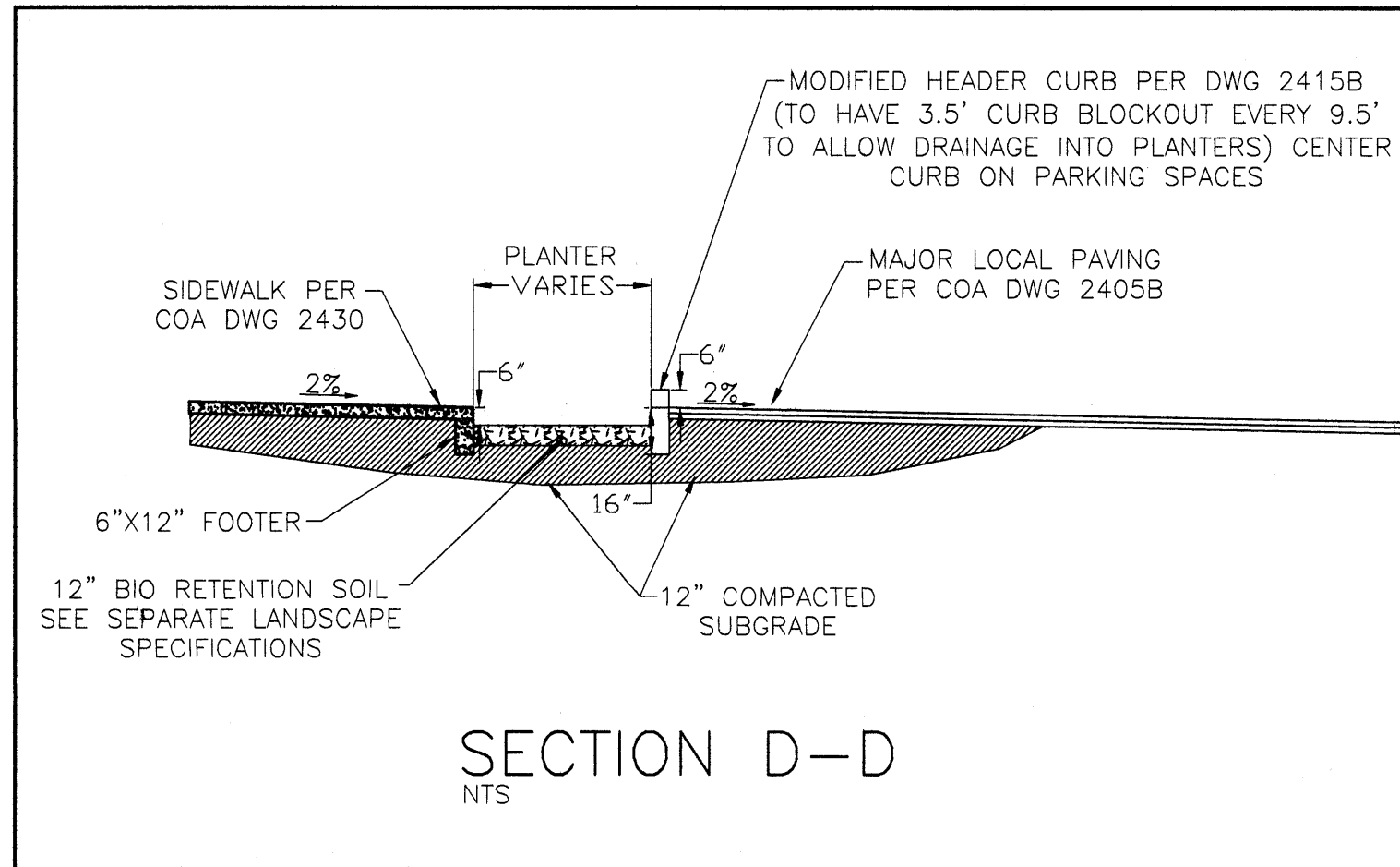
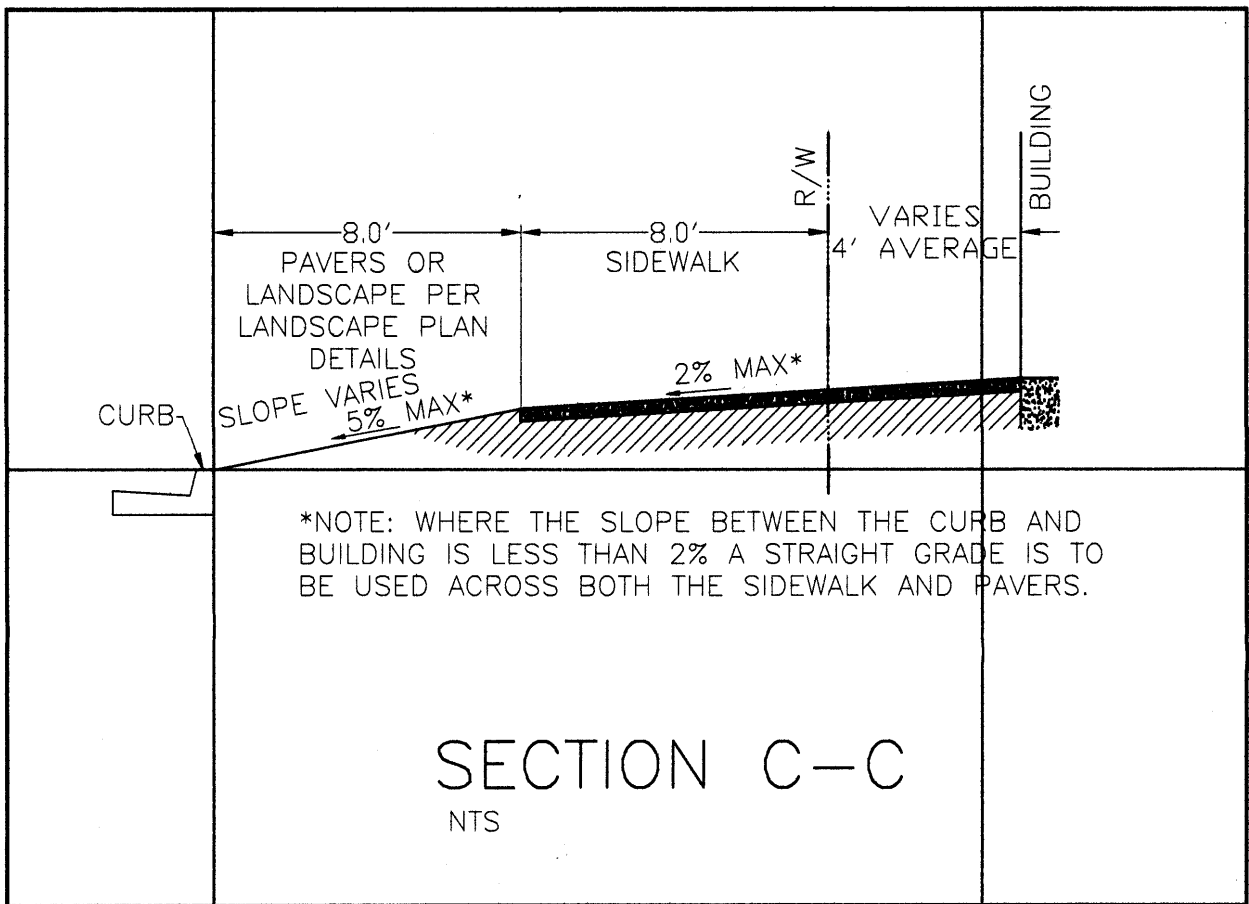
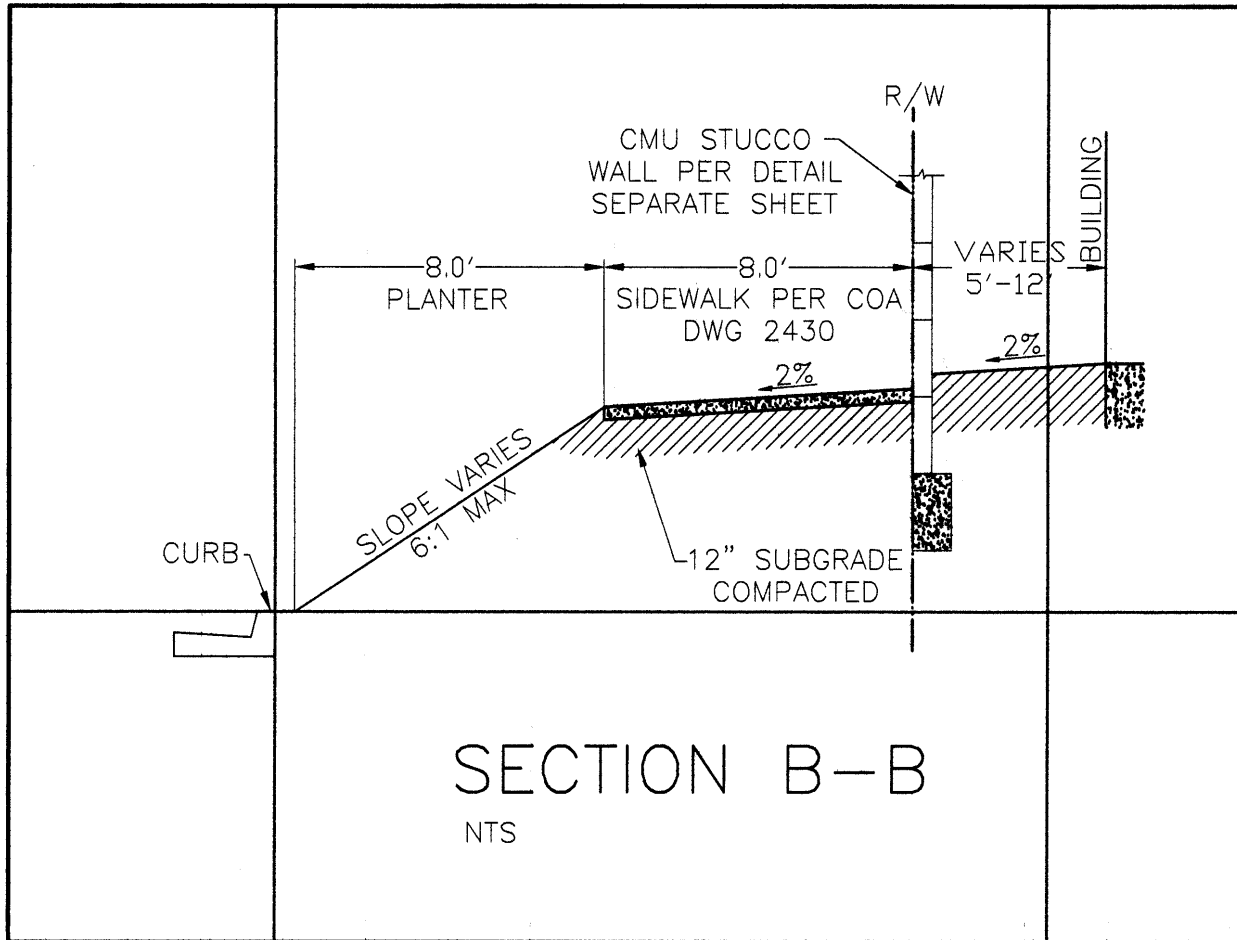
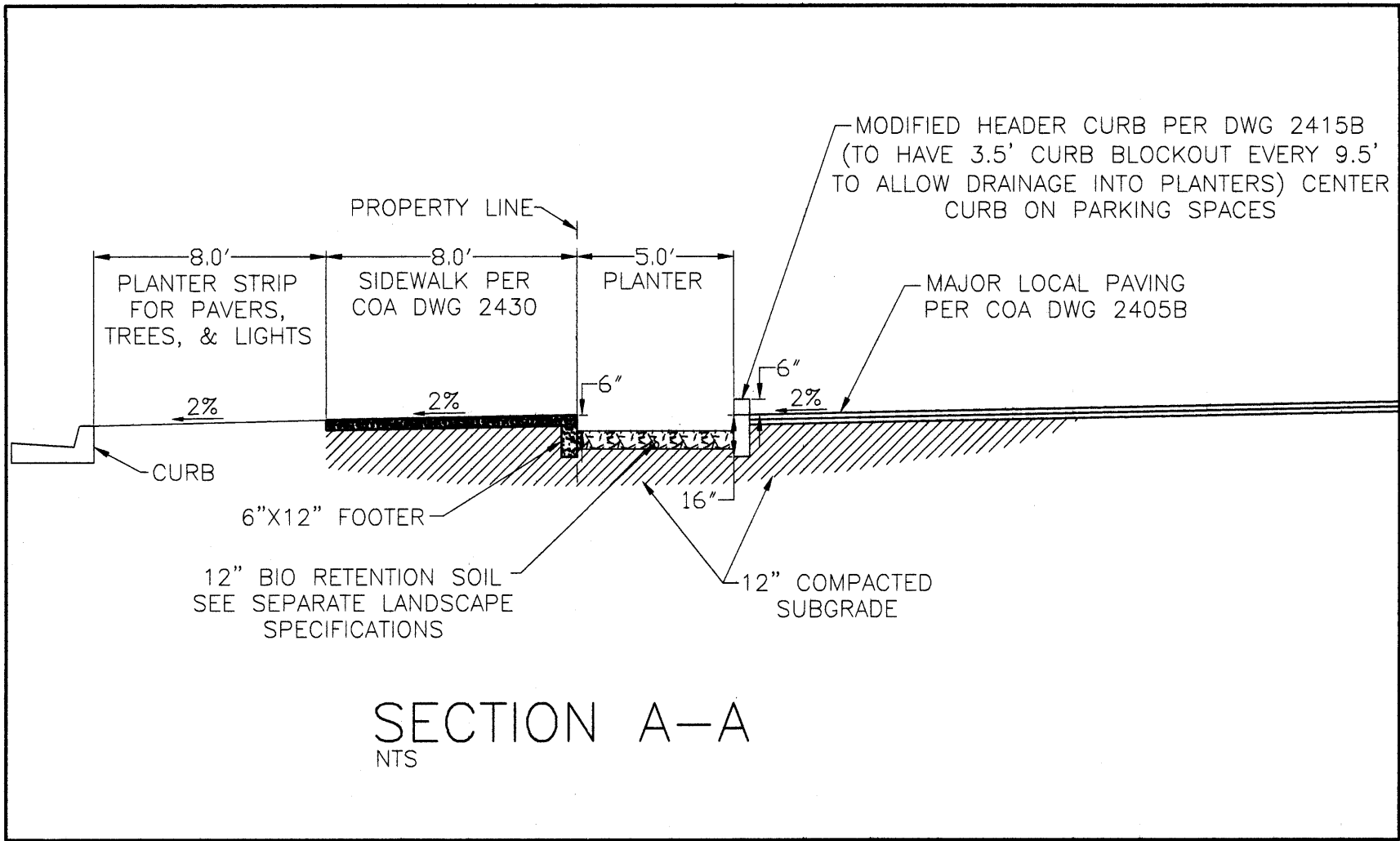
DRB
SUBMITTAL



DATE: SEPTEMBER 25, 2007

SHEET TITLE:
SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
SHEET NUMBER:

01

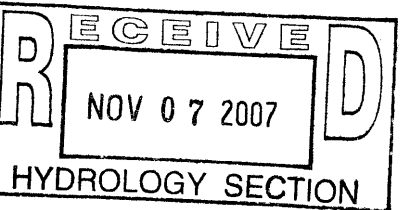


TOWN CENTER MESA DEL SOL

Albuquerque, New Mexico

civil engineer
URS Corporation
ONE PARK SQUARE
6501 AMERICAS PARKWAY, NE
SUITE 900
ALBUQUERQUE, NM 87110
(505) 855-7500

CONSTRUCTION
DOCUMENTS



DATE: OCTOBER 15, 2007

SHEET TITLE:
GRADING AND DRAINAGE PLAN

SHEET NUMBER:

NOT FOR
CONSTRUCTION

C-2 of 2