CITY OF ALBUQUERQUE

June 4, 2008

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

Re: Sony Imageworks Grading and Drainage Plan
Engineer's Stamp dated 5-8-08 (R16/DA3006)

Dear Mr. Mulberry,

Based upon the information provided in your submittals received 5-9-08 and 6-4-08, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Prior to Temporary or Permanent Certificate of Occupancy release:

- Engineer Certification per the DPM checklist will be required.
- Include the berm and the berm detail, received 6-4-08, on the certified plan.
- Per the AHYMO data submitted 6-4-08, the max water surface elevation for the pond in Basin 3 is 5298.75. Update this on the certified plan.

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

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

Copy: file

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Sony Imageworks @ Mesa del Sol ZONE MAP/DRG. FILE # R-16-Z/DA3006
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: A Portion of Tract 22, Mesa del Sol, Innovation Park
CITY ADDRESS: _____

ENGINEERING FIRM: Bohannan Huston Inc. CONTACT: Jeff Mulbery
ADDRESS: 7500 Jeferson St. SE PHONE: (505) 798-7986
CITY, STATE: Albuquerque, NM ZIP CODE: 87109-4335

OWNER: Forest City Covington, N.M., LLC CONTACT: Many Barrera
ADDRESS: 801 University Blvd. SE, Suite 200 PHONE: 505-400-3021
CITY, STATE: Albuquerque, NM ZIP CODE: 87106

ARCHITECT: Decker/Perich/Sabatini CONTACT: Tim Veltkamp
ADDRESS: 7601 Jefferson NE PHONE: (505)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: _____

TYPE OF SUBMITTAL:
_____ DRAINAGE REPORT
_____ DRAINAGE PLAN 1st SUBMITTAL
__X__ DRAINAGE PLAN RESUBMITTAL
_____ CONCEPTUAL G & D PLAN
__X__ GRADING PLAN
_____ EROSION CONTROL PLAN
_____ ENGINEER'S CERT (HYDROLOGY)
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT
_____ ENGINEER/ARCHITECT CERT (TCL)
_____ ENGINEER/ARCHITECT CERT (DRB S.P.)
_____ ENGINEER/ARCHITECT CERT (AA)
_____ OTHER (SPECIFY)

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

RECEIVED
JUN 04 2008
HYDROLOGY SECTION

RECEIVED
MAY 09 2008
HYDROLOGY SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:
_____ YES
_____ NO
_____ COPY PROVIDED

SUBMITTED BY: Jeff Mulbery/MB DATE: 5-09-08

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define 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 subdivision 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

June 3, 2008

C.O.

Curtis Cherne, P.E.
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Sony Imageworks Grading and Drainage
Plan Engineer's Stamp dated 5-8-08 (R16/DA3006)

Dear Curtis:

The purpose of this letter is to respond to comments we received to the above mentioned building permit submittal. We have addressed the comments as follows:

Comment 1:

> 'It is not clear how the pond in Basin 3 will function. The HWL is equal to the grate height at 98.50. The volume provided is 10, 540 cu. ft., which is less than the 100 yr-6hr storm produces. In addition, the pipe leaving the pond will carry 2.98 cfs and the basin produces 8.5 cfs. Therefore, it appears run-off will overtop the pond and the HWL is not 98.5 as stated. Show the extents of the WSE.HWL in the parking lot if that is your intention. Also, the 24-hour storm is required for ponds of this type. Provide a hydrograph for this pond.'

Response:

We have provided documentation with this letter that shows the inlet capacity as the pond fills. The attached AHYMO model demonstrates the 24hr rainfall hydrograph along with the HWL and peak discharge, elevation 98.75 and 2.82 cfs respectively. Therefore, the storm water does not overtop the top of pond at 99.00. Similarly, peak discharge from the basin is 8.5 cfs, but peak discharge from the pond is 2.82 cfs.

Comment 2:

> 'It appears that run-off from the northeast portion of the future parking area will leave the site. A berm may be required along the rear property line to prevent run-off from leaving the site.'

Response:

With this letter, we have provided a detail of the drainage control berm that we will issue to the contractor.

Comment 3:

> 'A manhole is shown on the studios lot where the 36" line comes in from this site. The as-built plan from the studios show a manhole was not constructed. Call out a Tee if that was built and provide an invert. '

Response:

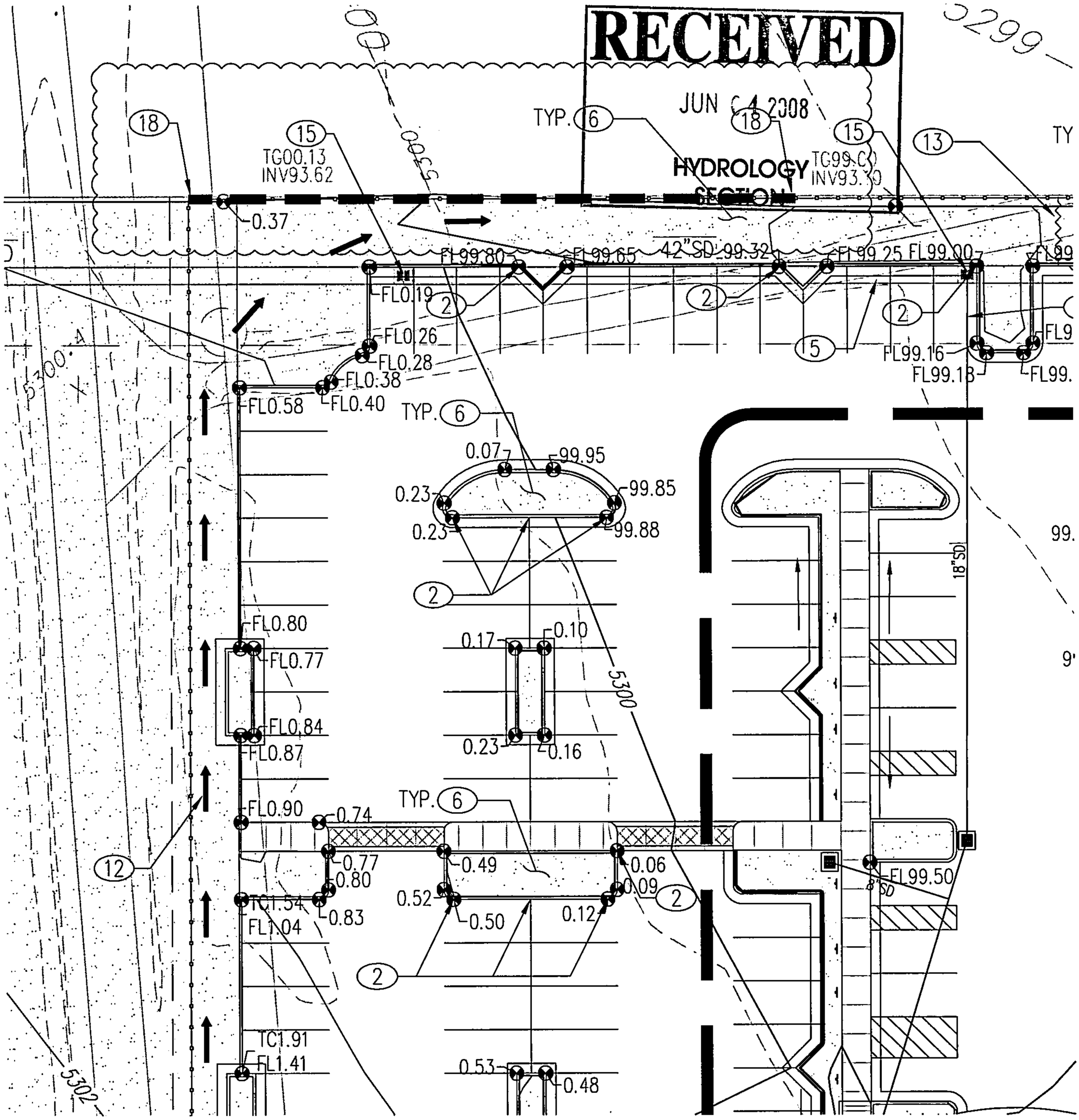
We intend to document this change with the drainage certification for the studios.

Please let us know if you find these responses sufficient. Thank you.

Sincerely,

Justin Smith, E.I.
Community Development and Planning

JS/cc
Enclosures



GRADING KEYED NOTES

18. INSTALL DRAINAGE CONTROL BERM 1' ABOVE FINISHED GRADE, PER DETAIL SHEET 1.1

architecture
interiors
planning
engineering

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

C100
Grading and
Drainage Plan

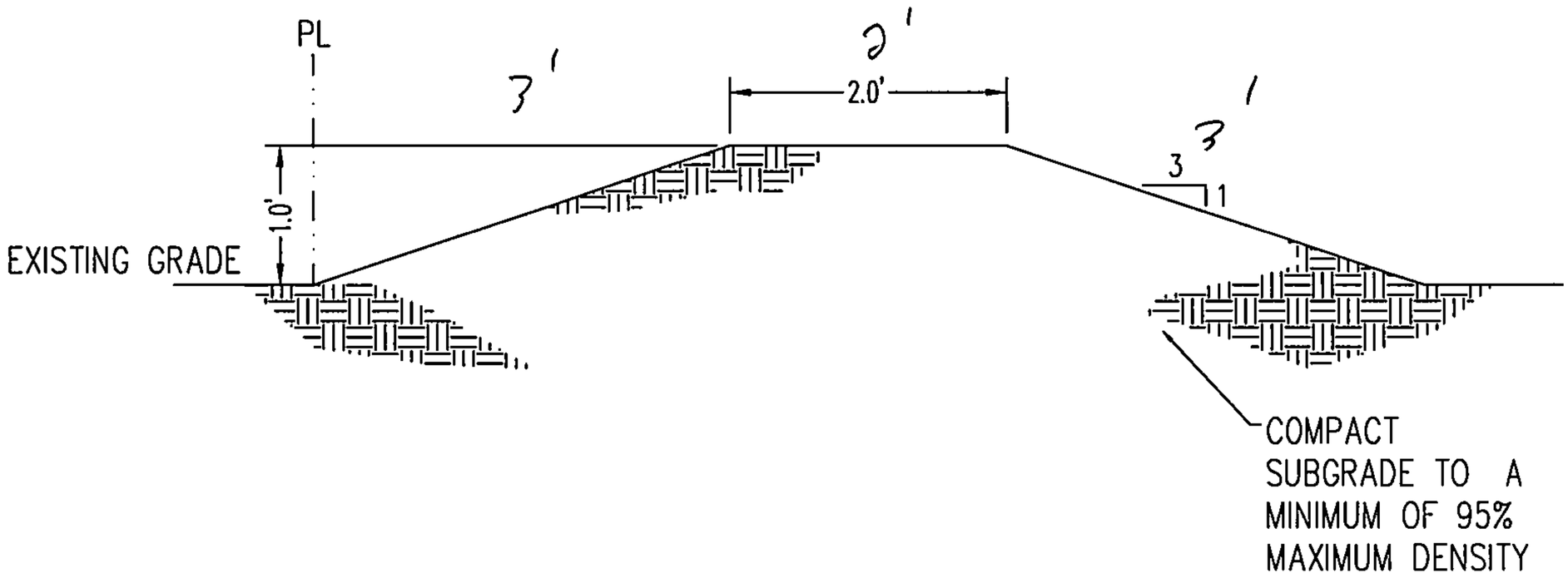
Add Drainage Control Berm

Sony Imageworks-Shell
@Mesa del Sol
5640 University Blvd SE
Albuquerque, NM 87119

DRAWN BY	JDS
REVIEWED BY	JLM
DATE ISSUED	06/04/08
PROJECT NO.	080321

SCALE · 1"=30'

1.0



DRAINAGE CONTROL BERM
NTS

architecture
interiors
planning
engineering

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

C100
Grading and
Drainage Plan

Add Drainage Control Berm

Sony Imageworks-Shell
@Mesa del Sol
5640 University Blvd SE
Albuquerque, NM 87119

DRAWN BY	JDS
REVIEWED BY	JLM
DATE ISSUED	06/04/08
PROJECT NO.	080321

SCALE NTS

1.1

2 OF 2

Single D inlet, in sump condition:

Open Area (for orifice calc in sq. 3.93

Length of Weir (feet): 8.40

Head (ft)	Head (in)	Weir Q	Orifice Q	Control Q
0.083	1	0.54	5.46	0.54
0.167	2	1.53	7.73	1.53
0.25	3	2.81	9.46	2.81
0.333	4	4.33	10.93	4.33
0.417	5	6.05	12.22	6.05
0.5	6	7.96	13.39	7.96
0.583	7	10.02	14.46	10.02
0.667	8	12.25	15.46	12.25
0.75	9	14.62	16.39	14.62
0.833	10	17.12	17.28	17.12
0.917	11	19.75	18.12	18.12
1	12	22.50	18.93	18.93

This sheet is used to justify outflow for the Ahymo storage-disharge table.

This sheet is used to show pipe capacity with and without 6" of head over the grate elevation.

Manning's Eqn: Q = 1.49/n x AR^2/3 x S^1/2

Pipe Dia	12	inches
A	0.7854	sq. ft
WP	3.1416	ft.
R	0.25	ft.
Slope	0.7000%	
n	0.013	

Q= 2.989
V= 3.81

Note: do not modify these cells

Customize for your exact head . . .

Analysis of water entrance into end of pipe by orifice equation

Orrifice Eqn: Q = .62*A*(2gH)^.5

Head	3.48	feet -- to middle of pipe
A	0.7854	sq. ft

Q= 7.290 **(for Ahymo)**

weir still dominates

Note: do not modify these cells

Pond Volume Calculation - Average End Area Method

Basin: 3

ELEV. (FT)	AREA (SQ.FT)	AVG. AREA (SQ.FT)	HEIGHT (FT)	VOLUME (CF)	VOLUME (CF)	VOLUME (AC-FT)
97	3839.7				0	
		4014.45	0.33	1324.768		
97.33	4189.2				1324.768	0.030412
		4367.2	0.33	1441.176		
97.66	4545.2				2765.944	0.063497
		4726.45	0.34	1606.993		
98	4907.7				4372.938	0.100389
		5089.75	0.33	1679.617		
98.33	5271.8				6052.555	0.138948
		5398.95	0.17	917.8215		
98.5	5526.1				6970.377	0.160018
		5728.55	0.083	475.4696		
98.583	5931				7445.846	0.170933
		5981.2	0.084	502.4208		
98.667	6031.4				7948.267	0.182467
		6082.1	0.083	504.8143		
98.75	6132.8				8453.081	0.194056
		6183.9	0.083	513.2637		
98.833	6235				8966.345	0.205839
		6286.5	0.084	528.066		
98.917	6338				9494.411	0.217962
		6389.95	0.083	530.3658		
99	6441.9				10024.78	0.230137

```
    AHYMO PROGRAM (AHYMO_97) -                          - Version:  1997.02c
         RUN DATE (MON/DAY/YR) = 06/02/2008
         START TIME (HR:MIN:SEC) = 16:13:03     USER NO.= AHYMO-S-9702c1BohanHu-AH
         INPUT FILE = rp1.hym


*S  AHYMO FILE FOR SONY IMAGEWORKS DRAINAGE
*S   DEVELOPED CONDITIONS, 24HR, 100YR.
*S
*S  FILE: B3.txt
*S  REVISED: 04/23/08
*S
*
*  ASSUMPTIONS:
*  1. USED LAND TREATMENTS USED IN GRADING AND DRAINAGE PLAN
*  3. PRECIPITATION CALCULATED PER DPM FOR ZONE 2
*S_____________________________________________________________________
* RAINFALL FOR MESA DEL SOL BASINS PER DPM TABLE A-2 AND A-3
* 100YR
RAINFALL              TYPE=2  RAIN QUARTER=0.0  RAIN ONE=2.01
                       RAIN SIX=2.35  RAIN DAY=2.75 DT=.05

                COMPUTED 24-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2 - PEAK AT 1.40 HR.
DT =    .050000 HOURS        END TIME =    24.000000 HOURS
   .0000   .0024   .0049   .0075   .0102   .0130   .0158
   .0188   .0219   .0252   .0286   .0321   .0358   .0397
   .0439   .0482   .0529   .0578   .0631   .0689   .0751
   .0836   .0930   .1201   .1842   .2944   .4649   .7103
  1.0460  1.3107  1.4303  1.5302  1.6176  1.6959  1.7667
  1.8313  1.8906  1.9452  1.9955  2.0421  2.0851  2.0946
  2.1034  2.1115  2.1191  2.1262  2.1330  2.1394  2.1455
  2.1513  2.1569  2.1622  2.1673  2.1723  2.1771  2.1817
  2.1862  2.1905  2.1948  2.1989  2.2028  2.2067  2.2105
  2.2142  2.2178  2.2213  2.2248  2.2282  2.2315  2.2347
  2.2379  2.2410  2.2440  2.2470  2.2500  2.2529  2.2557
  2.2585  2.2613  2.2640  2.2666  2.2693  2.2719  2.2744
  2.2769  2.2794  2.2818  2.2842  2.2866  2.2889  2.2913
  2.2935  2.2958  2.2980  2.3002  2.3024  2.3046  2.3067
  2.3088  2.3109  2.3129  2.3150  2.3170  2.3190  2.3209
  2.3229  2.3248  2.3267  2.3286  2.3305  2.3323  2.3342
  2.3360  2.3378  2.3396  2.3414  2.3431  2.3449  2.3466
  2.3483  2.3500  2.3517  2.3534  2.3551  2.3569  2.3586
  2.3602  2.3619  2.3636  2.3653  2.3669  2.3686  2.3703
  2.3719  2.3736  2.3752  2.3768  2.3785  2.3801  2.3817
  2.3833  2.3849  2.3865  2.3881  2.3897  2.3913  2.3929
  2.3944  2.3960  2.3976  2.3991  2.4007  2.4022  2.4038
  2.4053  2.4068  2.4084  2.4099  2.4114  2.4129  2.4144
  2.4159  2.4174  2.4189  2.4204  2.4219  2.4234  2.4248
  2.4263  2.4278  2.4292  2.4307  2.4322  2.4336  2.4350
  2.4365  2.4379  2.4394  2.4408  2.4422  2.4436  2.4450
  2.4464  2.4478  2.4493  2.4506  2.4520  2.4534  2.4548
  2.4562  2.4576  2.4589  2.4603  2.4617  2.4630  2.4644
  2.4658  2.4671  2.4685  2.4698  2.4711  2.4725  2.4738
  2.4751  2.4765  2.4778  2.4791  2.4804  2.4817  2.4830
  2.4843  2.4856  2.4869  2.4882  2.4895  2.4908  2.4921
  2.4934  2.4946  2.4959  2.4972  2.4984  2.4997  2.5010
  2.5022  2.5035  2.5047  2.5060  2.5072  2.5085  2.5097
  2.5109  2.5122  2.5134  2.5146  2.5158  2.5170  2.5183
  2.5195  2.5207  2.5219  2.5231  2.5243  2.5255  2.5267
  2.5279  2.5291  2.5303  2.5314  2.5326  2.5338  2.5350
  2.5361  2.5373  2.5385  2.5396  2.5408  2.5420  2.5431
  2.5443  2.5454  2.5466  2.5477  2.5488  2.5500  2.5511
  2.5523  2.5534  2.5545  2.5556  2.5568  2.5579  2.5590
  2.5601  2.5612  2.5623  2.5635  2.5646  2.5657  2.5668
  2.5679  2.5690  2.5701  2.5711  2.5722  2.5733  2.5744
  2.5755  2.5766  2.5776  2.5787  2.5798  2.5809  2.5819
  2.5830  2.5841  2.5851  2.5862  2.5872  2.5883  2.5893
  2.5904  2.5914  2.5925  2.5935  2.5946  2.5956  2.5966
  2.5977  2.5987  2.5997  2.6008  2.6018  2.6028  2.6038
  2.6049  2.6059  2.6069  2.6079  2.6089  2.6099  2.6109
  2.6119  2.6129  2.6139  2.6149  2.6159  2.6169  2.6179
  2.6189  2.6199  2.6209  2.6219  2.6229  2.6238  2.6248
  2.6258  2.6268  2.6278  2.6287  2.6297  2.6307  2.6316
  2.6326  2.6336  2.6345  2.6355  2.6364  2.6374  2.6384
  2.6393  2.6403  2.6412  2.6421  2.6431  2.6440  2.6450
  2.6459  2.6469  2.6478  2.6487  2.6497  2.6506  2.6515
  2.6524  2.6534  2.6543  2.6552  2.6561  2.6571  2.6580
```

0.005	0.1389	5298.333
0.006	0.1600	5298.500
0.540	0.1709	5298.583
1.530	0.1824	5298.667
2.810	0.1940	5298.750
4.330	0.2058	5298.833
6.050	0.2180	5298.917
7.023	0.2301	5299.000

* * * * * * * * * * * * * * * * *

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)
.00	.00	5296.67	-.030	.00
.50	.00	5297.00	.000	.00
1.00	.00	5297.00	.000	.00
1.50	8.52	5297.96	.096	.00
2.00	2.00	5298.72	.190	2.39
2.50	.26	5298.58	.170	.51
3.00	.09	5298.53	.163	.18
3.50	.06	5298.51	.161	.08
4.00	.05	5298.51	.161	.05
4.50	.04	5298.51	.161	.05
5.00	.05	5298.51	.161	.05
5.50	.05	5298.51	.161	.05
6.00	.06	5298.51	.161	.05
6.50	.06	5298.51	.161	.06
7.00	.05	5298.51	.161	.06
7.50	.05	5298.51	.161	.05
8.00	.05	5298.51	.161	.05
8.50	.05	5298.51	.161	.05
9.00	.05	5298.51	.161	.05
9.50	.05	5298.51	.161	.05
10.00	.05	5298.51	.161	.05
10.50	.04	5298.51	.161	.04
11.00	.04	5298.51	.161	.04
11.50	.04	5298.51	.161	.04
12.00	.04	5298.51	.161	.04
12.50	.04	5298.51	.161	.04
13.00	.04	5298.51	.161	.04
13.50	.04	5298.50	.161	.04
14.00	.04	5298.50	.161	.04
14.50	.04	5298.50	.161	.04
15.00	.04	5298.50	.161	.04
15.50	.03	5298.50	.161	.03
16.00	.03	5298.50	.161	.03
16.50	.03	5298.50	.161	.03
17.00	.03	5298.50	.161	.03
17.50	.03	5298.50	.161	.03
18.00	.03	5298.50	.161	.03
18.50	.03	5298.50	.161	.03
19.00	.03	5298.50	.161	.03
19.50	.03	5298.50	.160	.03
20.00	.03	5298.50	.160	.03
20.50	.03	5298.50	.160	.03
21.00	.03	5298.50	.160	.03
21.50	.03	5298.50	.160	.03
22.00	.03	5298.50	.160	.03
22.50	.03	5298.50	.160	.03
23.00	.03	5298.50	.160	.03
23.50	.03	5298.50	.160	.03
24.00	.03	5298.50	.160	.03
24.50	.00	5298.50	.160	.01
25.00	.00	5298.50	.160	.01
25.50	.00	5298.50	.160	.01
26.00	.00	5298.49	.159	.01
26.50	.00	5298.49	.159	.01
27.00	.00	5298.49	.159	.01
27.50	.00	5298.49	.159	.01

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)
28.00	.00	5298.49	.158	.01
28.50	.00	5298.48	.158	.01
29.00	.00	5298.48	.158	.01
29.50	.00	5298.48	.158	.01

PEAK DISCHARGE = 2.818 CFS - PEAK OCCURS AT HOUR 1.85

2.6589	2.6598	2.6607	2.6616	2.6625	2.6634	2.6644
2.6653	2.6662	2.6671	2.6680	2.6689	2.6698	2.6707
2.6715	2.6724	2.6733	2.6742	2.6751	2.6760	2.6769
2.6778	2.6786	2.6795	2.6804	2.6813	2.6821	2.6830
2.6839	2.6848	2.6856	2.6865	2.6874	2.6882	2.6891
2.6900	2.6908	2.6917	2.6925	2.6934	2.6942	2.6951
2.6959	2.6968	2.6976	2.6985	2.6993	2.7002	2.7010
2.7019	2.7027	2.7035	2.7044	2.7052	2.7061	2.7069
2.7077	2.7085	2.7094	2.7102	2.7110	2.7119	2.7127
2.7135	2.7143	2.7151	2.7160	2.7168	2.7176	2.7184
2.7192	2.7200	2.7209	2.7217	2.7225	2.7233	2.7241
2.7249	2.7257	2.7265	2.7273	2.7281	2.7289	2.7297
2.7305	2.7313	2.7321	2.7329	2.7337	2.7344	2.7352
2.7360	2.7368	2.7376	2.7384	2.7392	2.7399	2.7407
2.7415	2.7423	2.7431	2.7438	2.7446	2.7454	2.7462
2.7469	2.7477	2.7485	2.7492	2.7500		

```
**********************************************************************
*S    DRAINAGE BASIN 3
COMPUTE NM HYD          ID=1  HYD NO=B3  AREA=0.00308 SQ MI
                        PER A=0  PER B=8  PER C=8 PER D=84
                        TP=0.133 HR  MASS RAIN=-1

     K =    .072485HR    TP =    .133000HR    K/TP RATIO =    .545000     SHAPE CONSTANT, N =  7.106420
     UNIT PEAK =   10.237    CFS   UNIT VOLUME =     .9981       B =   526.28      P60 = 2.0100
     AREA =      .002587 SQ MI    IA =    .10000 INCHES    INF =    .04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =   .050000

     K =    .119497HR    TP =    .133000HR    K/TP RATIO =    .898476     SHAPE CONSTANT, N =  3.944947
     UNIT PEAK =   1.3023    CFS   UNIT VOLUME =     .9906       B =   351.48      P60 = 2.0100
     AREA =      .000493 SQ MI    IA =    .42500 INCHES    INF =   1.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =   .050000

PRINT HYD               ID=1     CODE=10
```

on plan 15% B 85% D

HYDROGRAPH FROM AREA B3

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
.000	.0	5.000	.0	10.000	.0	15.000	.0
.500	.0	5.500	.1	10.500	.0	15.500	.0
1.000	.0	6.000	.1	11.000	.0	16.000	.0
1.500	8.5	6.500	.1	11.500	.0	16.500	.0
2.000	2.0	7.000	.1	12.000	.0	17.000	.0
2.500	.3	7.500	.1	12.500	.0	17.500	.0
3.000	.1	8.000	.1	13.000	.0	18.000	.0
3.500	.1	8.500	.0	13.500	.0	18.500	.0
4.000	.0	9.000	.0	14.000	.0	19.000	.0
4.500	.0	9.500	.0	14.500	.0	19.500	.0
20.000	.0	20.500	.0	21.000	.0	21.500	.0
22.000	.0	22.500	.0	23.000	.0	23.500	.0
24.000	.0	24.500	.0				

```
     RUNOFF VOLUME =     2.26417 INCHES     =        .3719 ACRE-FEET
     PEAK DISCHARGE RATE =       8.52 CFS  AT    1.500 HOURS   BASIN AREA =    .0031 SQ. MI.

*S
*
*
*
ROUTE RESERVOIR      ID=21  HYD=POND   INFLOW ID=1    CODE=10
                     OUTFLOW           STORAGE          ELEV
                     (CFS)             (AC-FT)          (FT)
                              0.001          0.0000         5297.000
                              0.002          0.0304         5297.333
                              0.003          0.0635         5297.667
                              0.004          0.1004         5298.000
```

```
 MAXIMUM WATER SURFACE ELEVATION =     5298.750
 MAXIMUM STORAGE =          .1941 AC-FT      INCREMENTAL TIME=     .050000HRS

*                                  = 8455 ft3
*
FINISH

    NORMAL PROGRAM FINISH          END TIME (HR:MIN:SEC) = 16:13:03
```

CITY OF ALBUQUERQUE

May 16, 2008

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

Re: Sony Imageworks Grading and Drainage Plan

Engineer's Stamp dated 5-8-08 (R16/DA3006)

Dear Mr. Mulberry,

Based upon the information provided in your submittal received 5-9-08, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- It is not clear how the pond in Basin 3 will function. The HWL is equal to the grate height at 98.50. The volume provided is 10540 cu. ft., which is less than the 100 yr-6hr storm produces. In addition, the pipe leaving the pond will carry 2.98 cfs and the basin produces 8.5 cfs. Therefore, it appears runoff will overtop the pond and the HWL is not 98.5 as stated. Show the extents of the WSE/HWL in the parking lot if that is your intention. Also, the 24-hour storm is required for ponds of this type. Provide a hydrograph for the pond.

- It appears that runoff from the northeast portion of the future parking area will leave the site. A berm may be required along the rear property line to prevent runoff from leaving this site.

- A manhole is shown on the studios lot where the 36" line comes in from this site. The as-built plan from the studios show a manhole was not constructed. Call out a Tee if that was built and provide an invert.

For future reference, including the Schott facility, Foundation Permit and Rough Grading Permit approvals do not approve building storm drainage facilities, paving, curb and gutter, etc. Foundation Permit approves to pour the foundation at the specified finished floor elevation, only. Rough Grading Permit approves moving dirt to a "rough" grade. Storm drain facilities can be built with Grading Permit and Building Permit approvals.

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

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

Albuquerque - Making History 1706-2006

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Sony Imageworks @ Mesa del Sol ZONE MAP/DRG. FILE # R-16-Z/DA3006
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: A Portion of Tract 22, Mesa del Sol, Innovation Park
CITY ADDRESS: _____

ENGINEERING FIRM: Bohannan Huston Inc. CONTACT: Jeff Mulbery
ADDRESS: 7500 Jeferson St. SE PHONE: (505) 798-7986
CITY, STATE: Albuquerque, NM ZIP CODE: 87109-4335

OWNER: Forest City Covington, N.M., LLC CONTACT: Many Barrera
ADDRESS: 801 University Blvd. SE, Suite 200 PHONE: 505-400-3021
CITY, STATE: Albuquerque, NM ZIP CODE: 87106

ARCHITECT: Decker/Perich/Sabatini CONTACT: Tim Veltkamp
ADDRESS: 7601 Jefferson NE PHONE: (505)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: _____

TYPE OF SUBMITTAL:
_____ DRAINAGE REPORT
_____ DRAINAGE PLAN 1st SUBMITTAL
__X__ DRAINAGE PLAN RESUBMITTAL
_____ CONCEPTUAL G & D PLAN
__X__ GRADING PLAN
_____ EROSION CONTROL PLAN
_____ ENGINEER'S CERT (HYDROLOGY)
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT
_____ ENGINEER/ARCHITECT CERT (TCL)
_____ ENGINEER/ARCHITECT CERT (DRB S.P.)
_____ ENGINEER/ARCHITECT CERT (AA)
_____ OTHER (SPECIFY)

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:
_____ YES
_____ NO
_____ COPY PROVIDED

already have it

RECEIVED
MAY 09 2008
HYDROLOGY SECTION

SUBMITTED BY: Jeff Mulbery/MB DATE: 5-09-08

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE

February 8, 2008

Jeffrey L. Mulberry, P.E.
Bohannan Huston, Inc.
7500 Jefferson St. NE
Albuquerque, NM 87109

RE: Sony Imageworks @ Mesa del Sol Grading Plan
Engineer's Stamp dated 2-4-08 (R16/DA3006)

Dear Mr. Mulberry,

Based upon the information provided in your submittal received 2-4-08, the above referenced plan is approved for Site Development for Building Permit action by the DRB, Foundation Permit, and Rough Grading Permit.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. You are required to send a copy of your SWPPP on a CD to the following address:

Department of Municipal Development, Storm Drainage Division, P.O. Box 1293, One Civic Plaza, Rm. 301, Albuquerque, NM 87103

The land treatments in this submittal do not agree with the land treatments in the Drainage Area 3 Drainage Management Plan, stamp date 7-24-07. This may have an impact on pond volumes.

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

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Hydrology
Development and Building Services
Planning Department

C: file
B. Bingham

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

A

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

R-16/DA3006

PROJECT TITLE: Sony Imageworks @ Mesa del Sol ZONE MAP/DRG. FILE # R-16-Z
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: A Portion of Tract 22, Mesa del Sol, Innovation Park
CITY ADDRESS: _____

ENGINEERING FIRM: Bohannan Huston Inc. CONTACT: Jeff Mulbery
ADDRESS: 7500 Jeferson St. ~~SE~~ NE PHONE: (505) 798-7986
CITY, STATE: Albuquerque, NM ZIP CODE: 87109-~~4335~~

OWNER: Forest City Covington, N.M., LLC CONTACT: Many Barrera
ADDRESS: 801 University Blvd. SE, Suite 200 PHONE: 505-400-3021
CITY, STATE: Albuquerque, NM ZIP CODE: 87106

ARCHITECT: Decker/Perich/Sabatini CONTACT: Tim Veltkamp
ADDRESS: 7601 Jefferson NE PHONE: (505)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: _____

TYPE OF SUBMITTAL:
_____ DRAINAGE REPORT
__X__ DRAINAGE PLAN 1st SUBMITTAL
_____ DRAINAGE PLAN RESUBMITTAL
__X__ CONCEPTUAL G & D PLAN
_____ GRADING PLAN
_____ EROSION CONTROL PLAN
_____ ENGINEER'S CERT (HYDROLOGY)
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT
_____ ENGINEER/ARCHITECT CERT (TCL)
_____ ENGINEER/ARCHITECT CERT (DRB S.P.)
_____ ENGINEER/ARCHITECT CERT (AA)
_____ OTHER (SPECIFY)

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

2-5-08
PD100
Dwes

WAS A PRE-DESIGN CONFERENCE ATTENDED:
_____ YES
_____ NO
_____ COPY PROVIDED

RECEIVED
2-04-08
FEB 04 2008
HYDROLOGY SECTION

SUBMITTED BY: Jeff Mulbery DATE: 2-04-08

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

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