

CITY OF ALBUQUERQUE



February 8, 2008

Jeffrey L. Mulberry, P.E.
Bohannon 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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

2-16/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: Bohannon Huston Inc.
ADDRESS: 7500 Jefferson St. SE NE
CITY, STATE: Albuquerque, NM

CONTACT: Jeff Mulbery
PHONE: (505) 798-7986
ZIP CODE: 87109-4335

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

CONTACT: Many Barrera
PHONE: 505-400-3021
ZIP CODE: 87106

ARCHITECT: Decker/Perich/Sabatini
ADDRESS: 7601 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: Tim Veltkamp
PHONE: (505) 761-9700
ZIP CODE: 87109

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☒ 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
☒ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☒ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☒ OTHER (ROUGH GRADING PERMIT) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

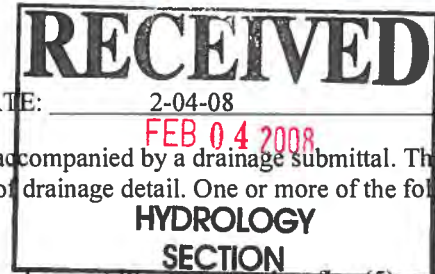
- ☐ YES
☐ NO
☐ COPY PROVIDED

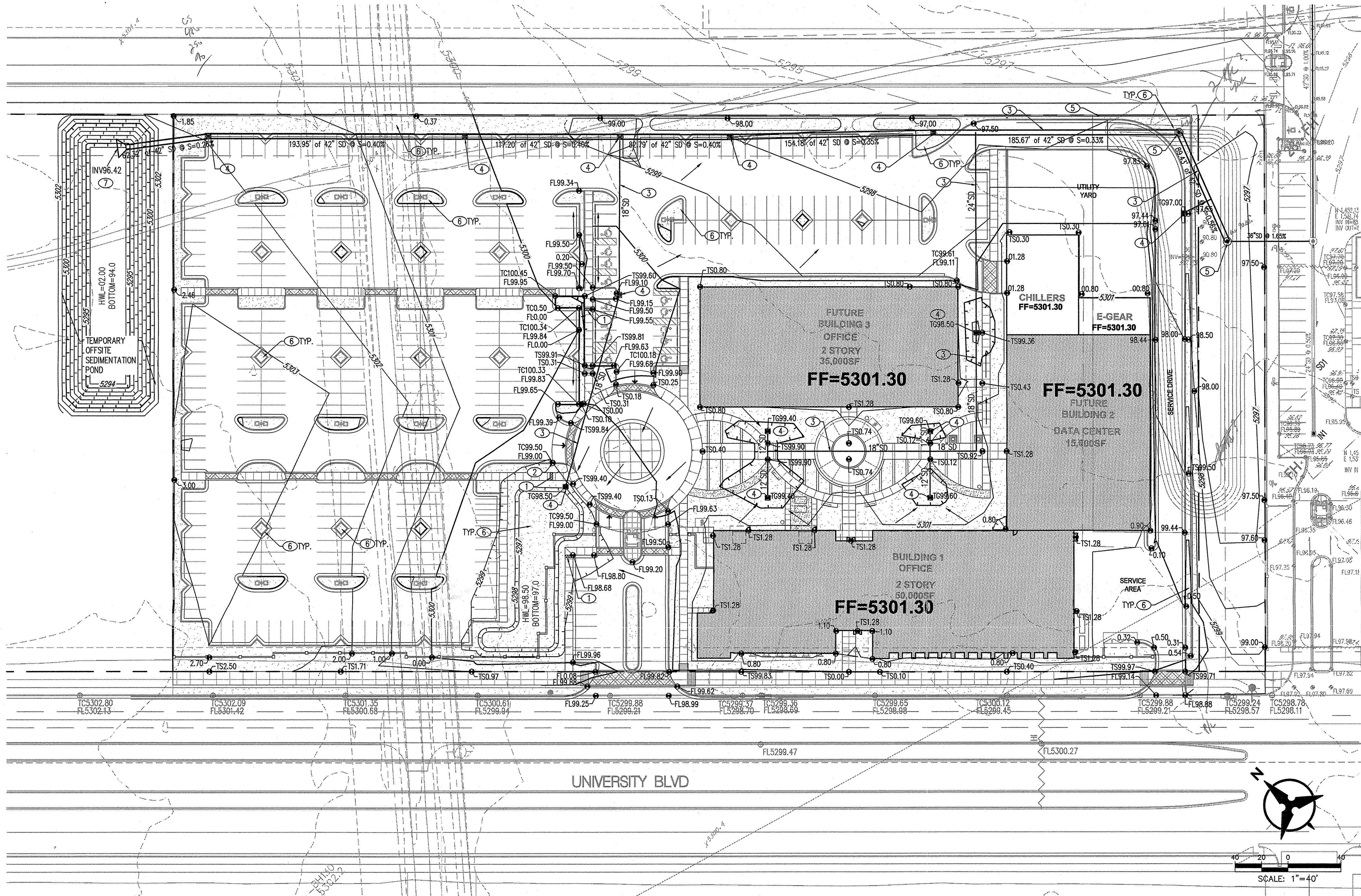
SUBMITTED BY: Jeff Mulbery

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:

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.





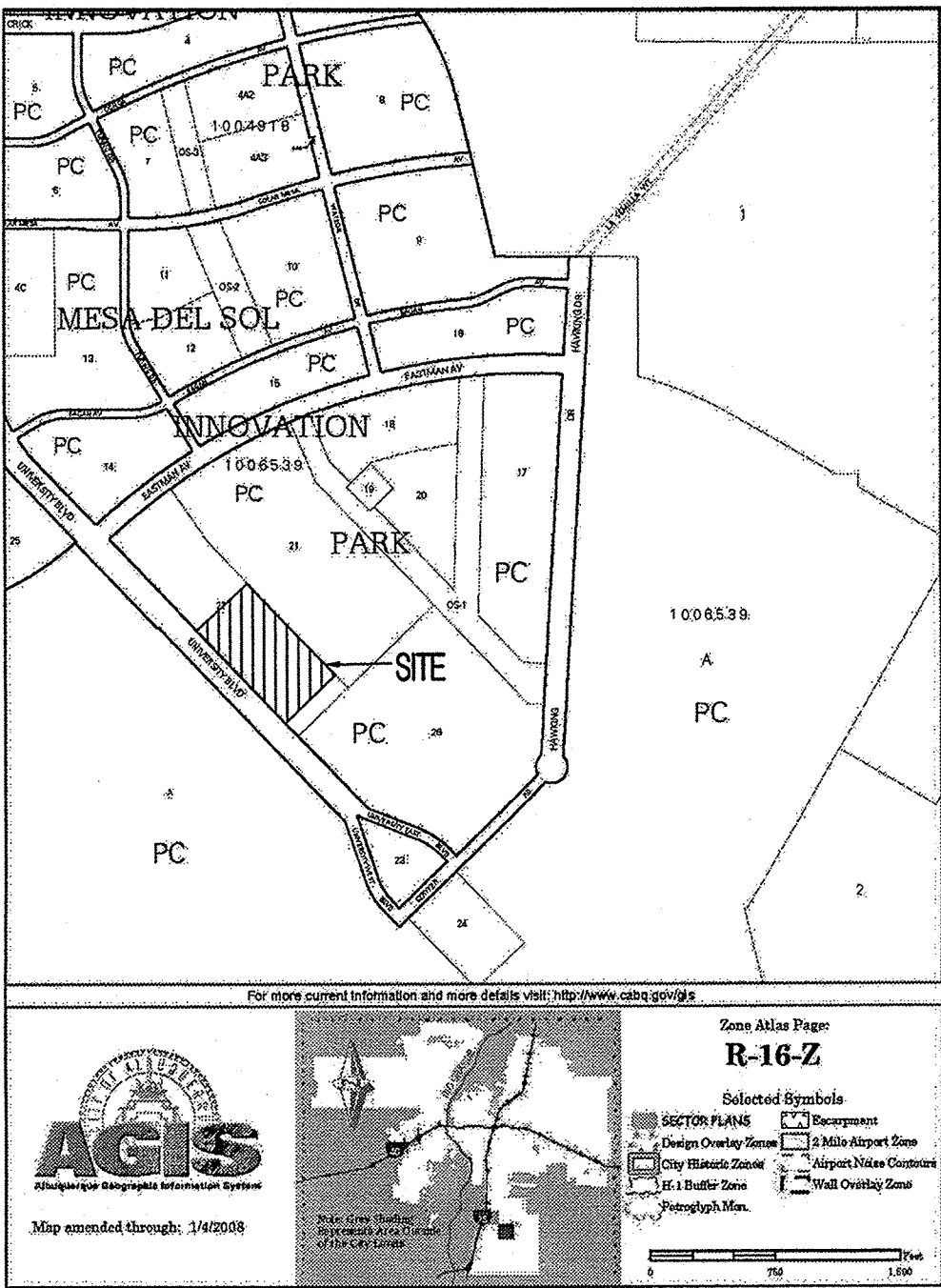
GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- EXISTING GROUND SPOT ELEVATION
- PROPOSED SPOT ELEVATION
TC=TOP OF CURB, FL=FLOW LINE
TW=TOP OF WALL, BW=BOTTOM OF WALL
EX=EXISTING, TO=TOP OF GRADE, FGH=FINISH
GROUND HIGH SIDE, FGL=FINISH GROUND LOW SIDE
- PROPOSED DIRECTION OF FLOW
- WATER BLOCK
- PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- EXISTING MONUMENT
- PROPOSED RETAINING WALL
- PROPOSED CURB OPENING

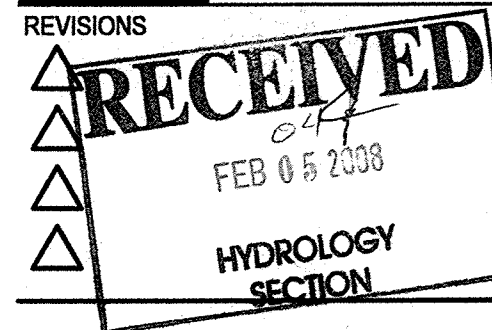


GRADING NOTES

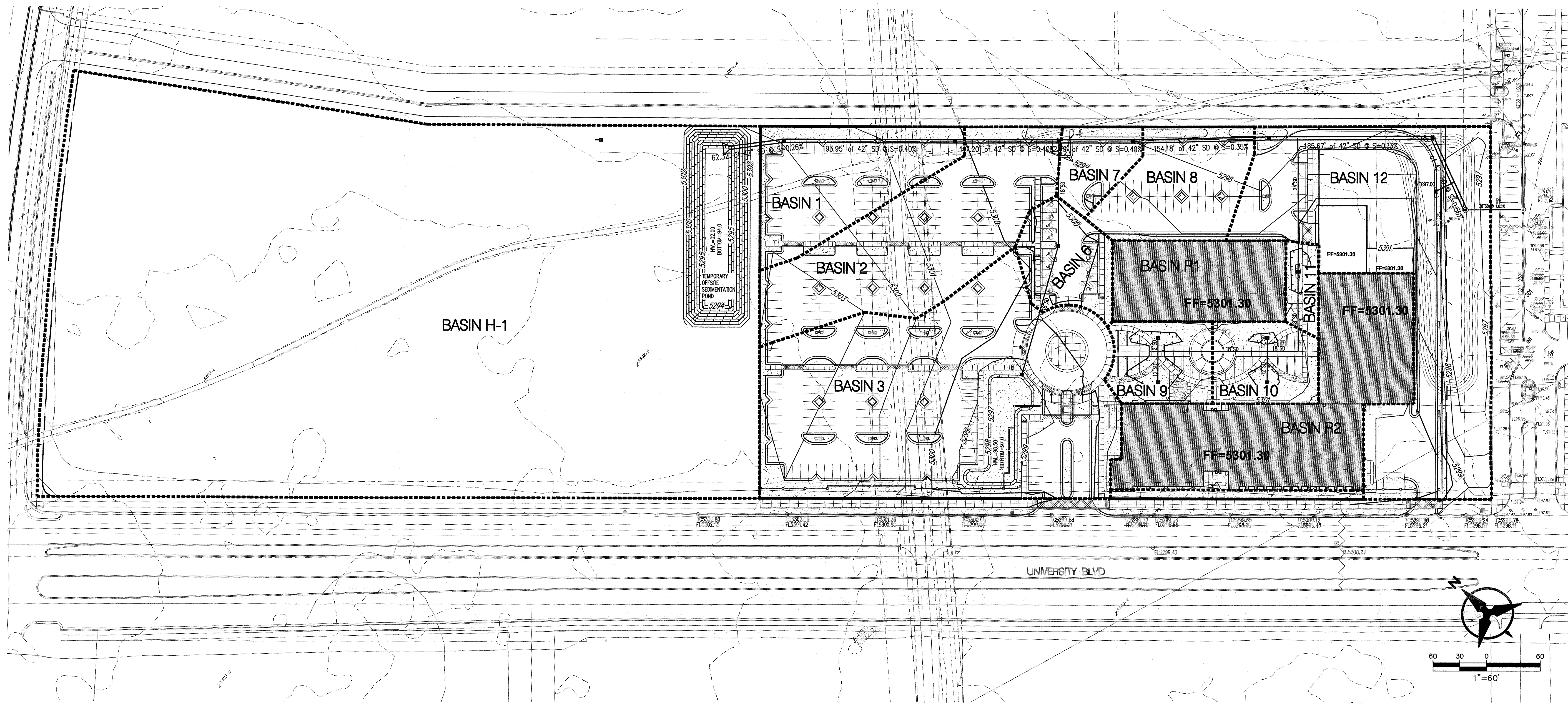
1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, 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.

GRADING KEYED NOTES

1. NEW SIDEWALK CULVERT
2. CURB OPENING
3. NEW STORM DRAIN
4. NEW STORM DRAIN INLET w/ GRATE INLET
5. NEW STORM DRAIN MANHOLE
6. WATER HARVESTING AREA
7. INSTALL END SECTION



DRAWN BY	
REVIEWED BY	
DATE	01/31/08
PROJECT NO.	07-0116
DRAWING NAME	



SONY IMAGEWORKS										
Proposed Conditions Basin Data Table										
This table is based on the DPM Section 22.2, Zone: 2										
Basin	Area	Area	Land Treatment Percentages				Q(100)	Q(100)	WT E	V(100-6hr)
ID	(SQ. FT)	(AC.)	A	B	C	D	(cfs/ac.)	(CFS)	(inches)	(CF)
ON-SITE PROPOSED BASINS										
1	23699.9	0.54	0.0%	5.0%	5.0%	90.0%	4.50	2.45	2.00	3957
2	40277.3	0.92	0.0%	5.0%	5.0%	90.0%	4.50	4.16	2.00	6725
3	85760.9	1.97	0.0%	8.0%	8.0%	84.0%	4.38	8.63	1.93	13819
4	NOT USED									
5	NOT USED									
6	10867.4	0.25	0.0%	5.0%	5.0%	90.0%	4.50	1.12	2.00	1814
7	7081.91	0.16	0.0%	5.0%	5.0%	90.0%	4.50	0.73	2.00	1182
8	18210.3	0.42	0.0%	5.0%	5.0%	90.0%	4.50	1.88	2.00	3040
9	10502	0.24	0.0%	5.0%	5.0%	90.0%	4.50	1.09	2.00	1753
10	10729	0.25	0.0%	5.0%	5.0%	90.0%	4.50	1.11	2.00	1791
11	3603.73	0.08	0.0%	5.0%	5.0%	90.0%	4.50	0.37	2.00	602
12	71157	1.63	0.0%	5.0%	5.0%	90.0%	4.50	7.35	2.00	11880
R1	17550	0.40	0.0%	0.0%	0.0%	100.0%	4.70	1.89	2.12	3101
R2	42556.6	0.98	0.0%	0.0%	0.0%	100.0%	4.70	4.59	2.12	7518
TOTAL	341996	7.85	-	-	-	-	-	35.38	-	57183
OFF-SITE BASIN - PROPOSED CONDITIONS										
H-1	347413	7.98	0.0%	0.0%	10.0%	90.0%	4.54	36.24	2.02	58510

Land treatment not in (w/og) 770 7196028 in mp

DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION

The purpose of this submittal is to present a grading and drainage plan for the proposed Sony Imageworks building at Mesa del Sol. The site is located northwest of Albuquerque Studios. There is vacant land to the northwest and a public road to the northeast and southwest. The project will include three buildings along with a utility yard, parking and landscaped areas. With this submittal we are seeking Mesa del Sol ARC approval, DRB approval, rough grading approval and foundation permit approval.

III. EXISTING HYDROLOGIC CONDITIONS

The site is approximately 7.9 acres and is currently undeveloped. The land slopes 0.5% to 1.0% from the west to the east and there is sparse vegetation cover. According to the FEMA Community Map Panel #35001C03630, the site is not located within a floodplain.

The Mesa del Sol Film Studio Drainage Management Plan (dated July 21, 2006) describes the existing drainage throughout the area. According to that DMP the site is located on a portion of Basin H. This basin drains to a temporary pond which in turn drains to a regional retention pond. The allowable discharge from the pond was calculated in the DMP using 90% land treatment D and 10% land treatment C. The allowable discharge from Basin H is 75cfs.

The analysis of the existing hydrology was performed in accordance with section 22.2 of the Development Process Manual.

IV. PROPOSED HYDROLOGIC CONDITIONS

The site was divided into multiple basins and drains both overland and through a system of storm drains. Basin 3 drains to a small water harvesting pond. The pond drains to the onsite storm drain system. Basins 1, 2, 7, 8, and 12 drain to the northeast property line and a series of storm drain inlets. Basins 6, 9, 10 and 11 are interior courtyard basins which flow directly to storm drain inlets and into the storm drain system. Please see Basin Data table for associated computations. The total flow from the site is 35.38 cfs. All flow is eventually directed to the existing storm drain system and regional retention pond which was built with the Film Studio project.

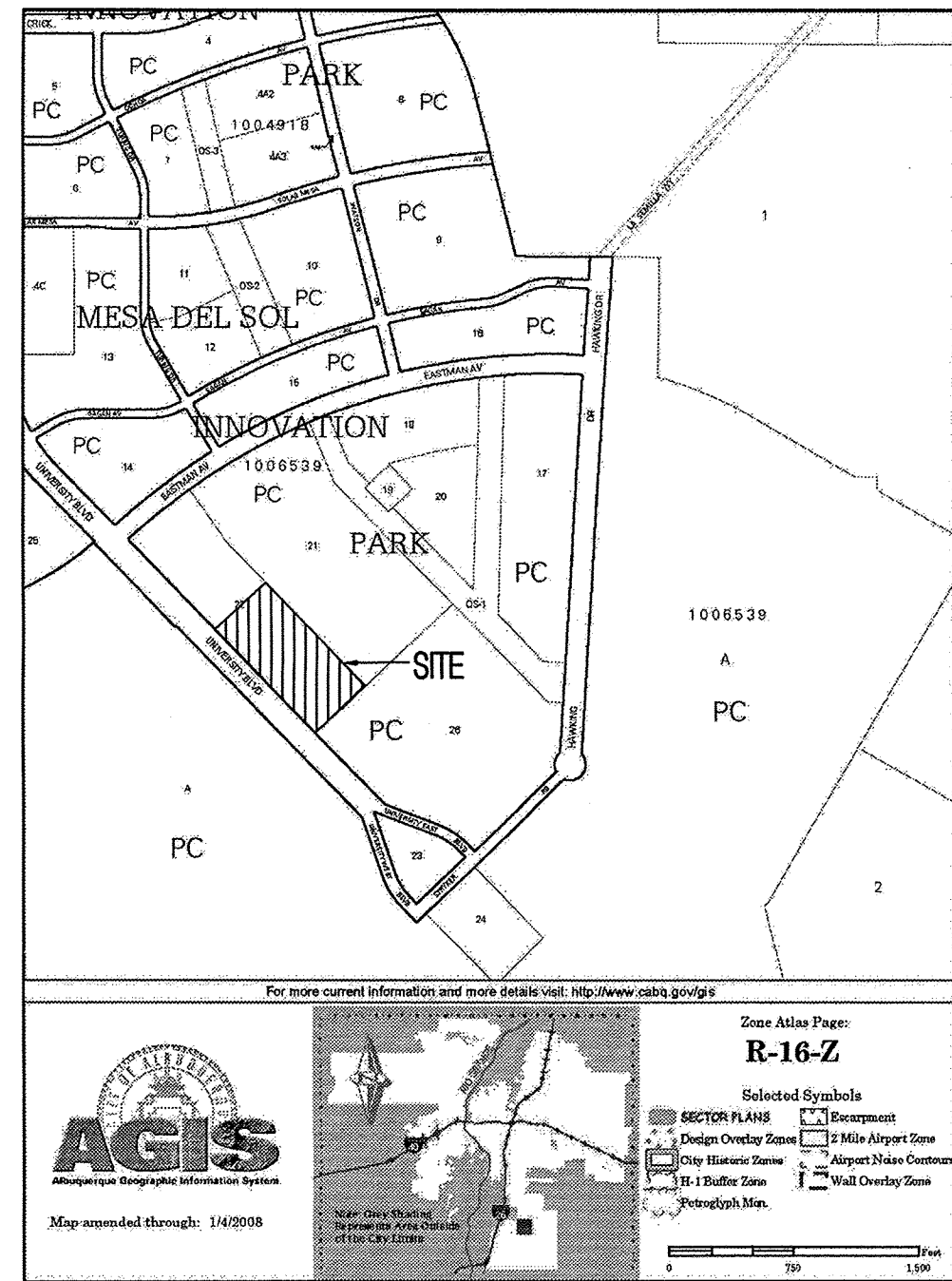
Offsite Drainage

In the approved DMP all of Basin H flowed into the temporary pond and storm drain. Since a portion of basin H (labeled basin H-1 in data table) is not being developed with this project, the flow from that portion will affect the site drainage. A new temporary pond will be built north/northwest of the site to capture this flow. Using the same developed land treatment percentages as the approved DMP (90% D and 10% C), the flow from Basin H-1 is 36.24cfs. This flow will be picked up in the storm drain system which drains to the regional detention pond.

V. CONCLUSION

The total flow discharged from the site is approximately 72cfs which is less than the allowable discharge of 75cfs. These flows were computed in accordance with section 22.2 of the Development Process Manual.

The drainage management plan is capable of safely passing the 100 year storm and meets city requirements. The peak discharge for this site is lower than the allowable described in the approved drainage report.



REVISIONS



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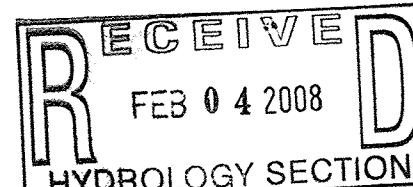
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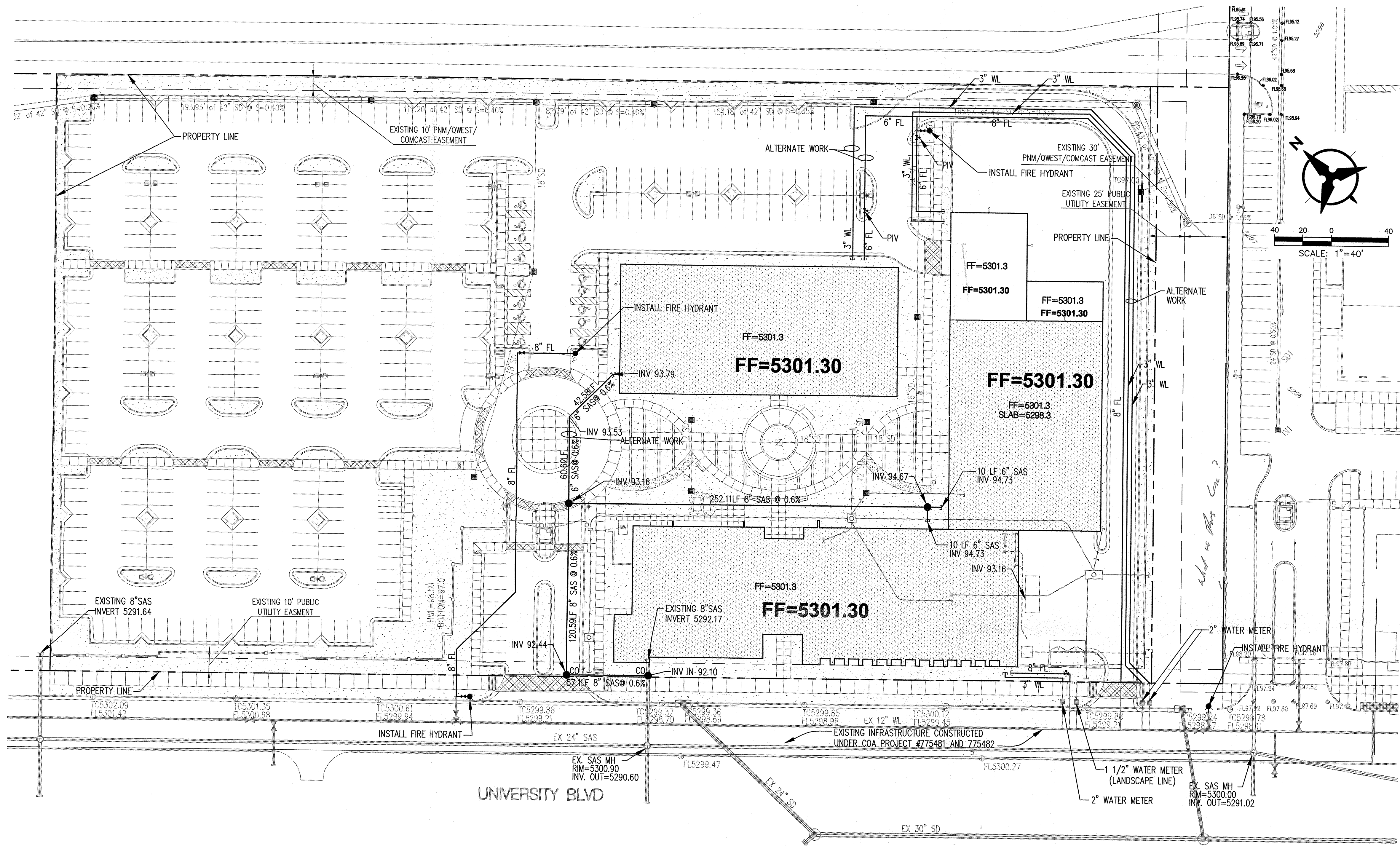
DATE 01/31/08

PROJECT NO. 07-01

DRAWING NAME

GRADING PLAN





UTILITY NOTES

1. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE IAPMO UNIFORM PLUMBING CODE, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE (+0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.
7. ALL VALVES SHALL BE ANCHORED PER COA STANDARD DWG. 2333.
8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

LEGEND

---	PROPERTY LINE
---	EXISTING EASEMENT
SAS	EXISTING SANITARY SEWER
W	EXISTING WATER LINE
□	EXISTING WATER METER
⌒	EXISTING CAP
⋈	EXISTING VALVE
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING SANITARY SEWER MANHOLE
⊙	EXISTING STORM DRAIN MANHOLE
□	EXISTING INLET
---	PROPOSED EASEMENT
SAS	PROPOSED SANITARY SEWER LINE
●	PROPOSED SANITARY SEWER MANHOLE
● _{CO}	PROPOSED CLEANOUT
WL	PROPOSED WATER LINE
⋈	PROPOSED VALVE
FL	PROPOSED FIRE LINE
●	PROPOSED HYDRANT
⌒	PROPOSED CAP
■	PROPOSED WATER METER

NOTE: CONTRACTOR SHALL VERIFY DEPTH AND LOCATIONS OF ALL EXISTING UTILITIES AND CONTACT ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES.