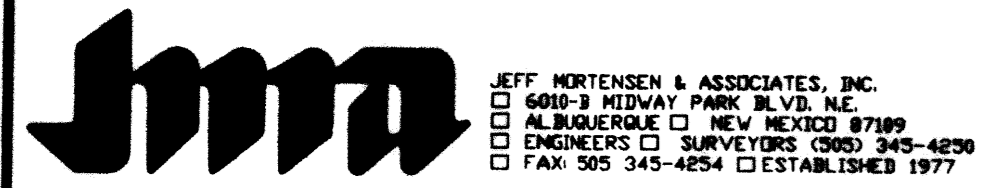
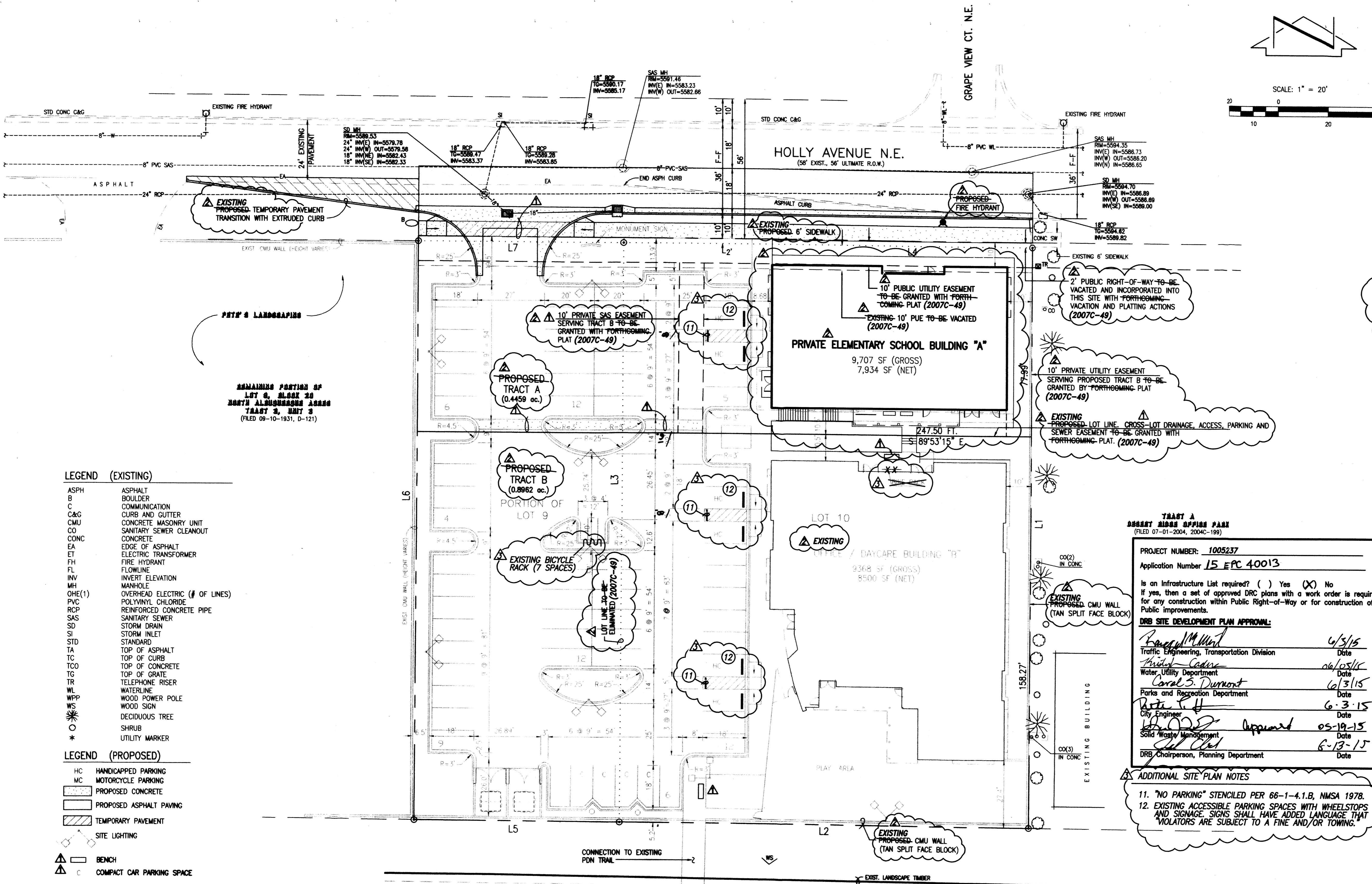


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 File Name: 0702SR1.DWG



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-3 MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE, NEW MEXICO 87109
 ENGINEERS SURVEYORS (CSD) 343-4230
 FAX: 343-4254 ESTABLISHED 1977

SITE PLAN FOR SUBDIVISION MARK 3S HOLLY DEVELOPMENT



LEGEND (EXISTING)

ASPH	ASPHALT
B	BOULDER
C	COMMUNICATION
C&G	CURB AND GUTTER
CMU	CONCRETE MASONRY UNIT
CO	SANITARY SEWER CLEANOUT
CONC	CONCRETE
EA	EDGE OF ASPHALT
ET	ELECTRIC TRANSFORMER
FL	FLOWLINE
FH	FIRE HYDRANT
INV	INVERT ELEVATION
MH	MANHOLE
OHE(1)	OVERHEAD ELECTRIC (# OF LINES)
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
SAS	SANITARY SEWER
SD	STORM DRAIN
SI	STORM INLET
STD	STANDARD
TA	TOP OF ASPHALT
TC	TOP OF CURB
TCO	TOP OF CONCRETE
TG	TOP OF GRATE
TR	TELEPHONE RISER
WL	WATERLINE
WPP	WOOD POWER POLE
WS	WOOD SIGN
DT	DECIDUOUS TREE
SR	SHRUB
*	UTILITY MARKER

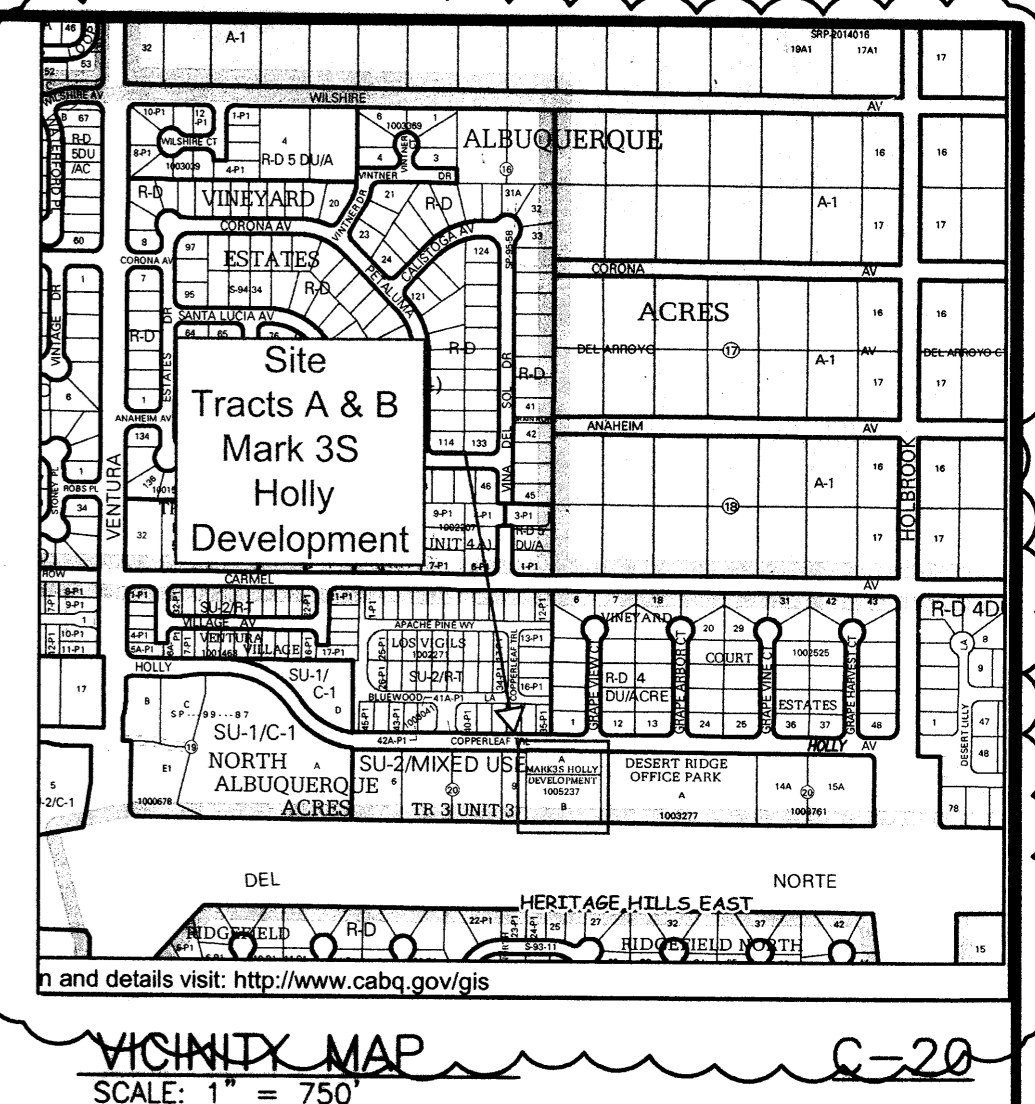
LEGEND (PROPOSED)

HC	HANDICAPPED PARKING
MC	MOTORCYCLE PARKING
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED ASPHALT PAVING
[Pattern]	TEMPORARY PAVEMENT
[Symbol]	SITE LIGHTING
[Symbol]	BENCH
[Symbol]	COMPACT CAR PARKING SPACE

EXISTING BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
L1	S 00°06'45" W	236.26'
L2	N 89°38'16" W	165.00'
L3	S 00°06'45" W	234.14'
L4	S 89°39'42" E	165.00'
L5	N 89°38'16" W	82.50'
L6	N 00°06'45" E	236.16'
L7	S 89°39'42" E	82.50'

NOTE:
 ALL SITE PAVING IMPROVEMENTS AND PUBLIC STREET IMPROVEMENTS WERE CONSTRUCTED IN 2007 AND ARE NOW EXISTING, NO NEW PAVING IMPROVEMENTS ARE PROPOSED WITH THIS AMENDMENT.



LEGAL DESCRIPTION:
 Lot 10 and the east half of Lot 9, Block 20, North Albuquerque Area, Tract 3, Unit 3, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931, Book D, Page 121. TRACTS "A" AND "B", MARK 3S HOLLY DEVELOPMENT (2007C-49)

ZONING:
 SU-2/MIXED USE

PROJECT NUMBER: 1005237
 Application Number 06 EPC - 01580

Is an Infrastructure List required? (X) 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 APPROVAL:

<i>[Signature]</i>	2-21-07
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	2/21/07
Water Utility Department	Date
<i>[Signature]</i>	2/21/07
Parks and Recreation Department	Date
<i>[Signature]</i>	2/21/07
City Engineer	Date
<i>[Signature]</i>	2/10/07
Solid Waste Management	Date
<i>[Signature]</i>	2/21/07
DRB Chairperson, Planning Department	Date

TRACT A DESERT RIDGE APPLICANT
 (FILED 07-01-2004, 2004C-199)

PROJECT NUMBER: 1005237
 Application Number 15 EPC 40013

Is an Infrastructure List required? () Yes (X) 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 APPROVAL:

<i>[Signature]</i>	4/3/15
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	06/05/15
Water Utility Department	Date
<i>[Signature]</i>	6/3/15
Parks and Recreation Department	Date
<i>[Signature]</i>	6-3-15
City Engineer	Date
<i>[Signature]</i>	05-19-15
Solid Waste Management	Date
<i>[Signature]</i>	6-13-15
DRB Chairperson, Planning Department	Date

This is not a boundary survey; data is shown for orientation only. The boundary information depicted by this plan is based upon the boundary survey prepared by JMA, NMPS no. 11134, dated 10/24/2006. Topographic survey information is based upon a topographic survey prepared by JMA, on 10/24/2006, NMPS no.11184.

SITE PLAN NOTES

- SETBACKS SHALL BE AS SHOWN HEREON (10' MINIMUM)
- TOTAL SQUARE FOOTAGE: 74,298-SF 19,075 SF
- NET LEASABLE AREA = 72,800-SF 16,434 SF
- * REQUIRED PARKING = 1 SPACE/200 SF LEASABLE AREA = 64 SPACES
- PARKING PROVIDED = 66 SPACES FOR CARS + 3 SPACES FOR MOTORCYCLES
- ACCESSIBLE PARKING REQUIRED = 4 (6 PROVIDED)
- BICYCLE SPACES REQUIRED = 1/20 VEHICLES SPACES = 4 (6 PROVIDED)
- MOTORCYCLE PARKING REQUIRED = 3 (3 PROVIDED)
- MAX BUILDING HEIGHT = 36 FEET
- MAX F.A.R. = 0.30 0.33

* UPDATED PARKING REQUIREMENTS
 BUILDING "B" OFFICE/DAYCARE (EXISTING)
 1 SPACE/200 SF LEASABLE=43 SPACES
 BUILDING "A" PRIVATE ELEMENTARY SCHOOL
 1 SPACE PER EMPLOYEE=10 SPACES FOR UP TO 10 EMPLOYEES
 TOTAL REQUIRED=53 SPACES

INDEX OF DRAWINGS

SHEET	DESCRIPTION
1	SITE PLAN FOR SUBDIVISION
2	CONCEPTUAL UTILITY PLAN



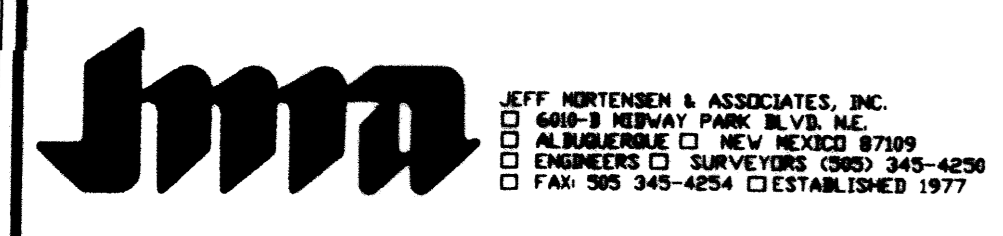
10/31/06
 02/05/07
 03/31/2015
 04/30/2015

2015.012.1

DESIGNED BY	DATE	BY	REVISIONS	JOB NO.
G.M.	01/07	G.M.	ADDRESS EPC COMMENTS	2006-070-2
RRV/JLP	03/15	G.M.	ELEMENTARY SCHOOL AMENDMENT	
G.M.	04/15	G.M.	ADDRESS PRELIMINARY REVIEW COMMENTS	

DATE: 10-2006
 SHEET: 1 OF 2

File Path: E:\Projects\2015\20150121\20150121\CUPR1.DWG Plot Date: 02-05-2007 Plot Time: 09:03 am
 File Path: P:\Projects\2015\20150121\20150121\CUPR1.DWG Plot Date: 04-29-2015 Plot Time: 12:19 pm
 File Name: 150121CUPR1.DWG Plot Time: 12:19 pm



CONCEPTUAL UTILITY PLAN MARK 3S HOLLY DEVELOPMENT

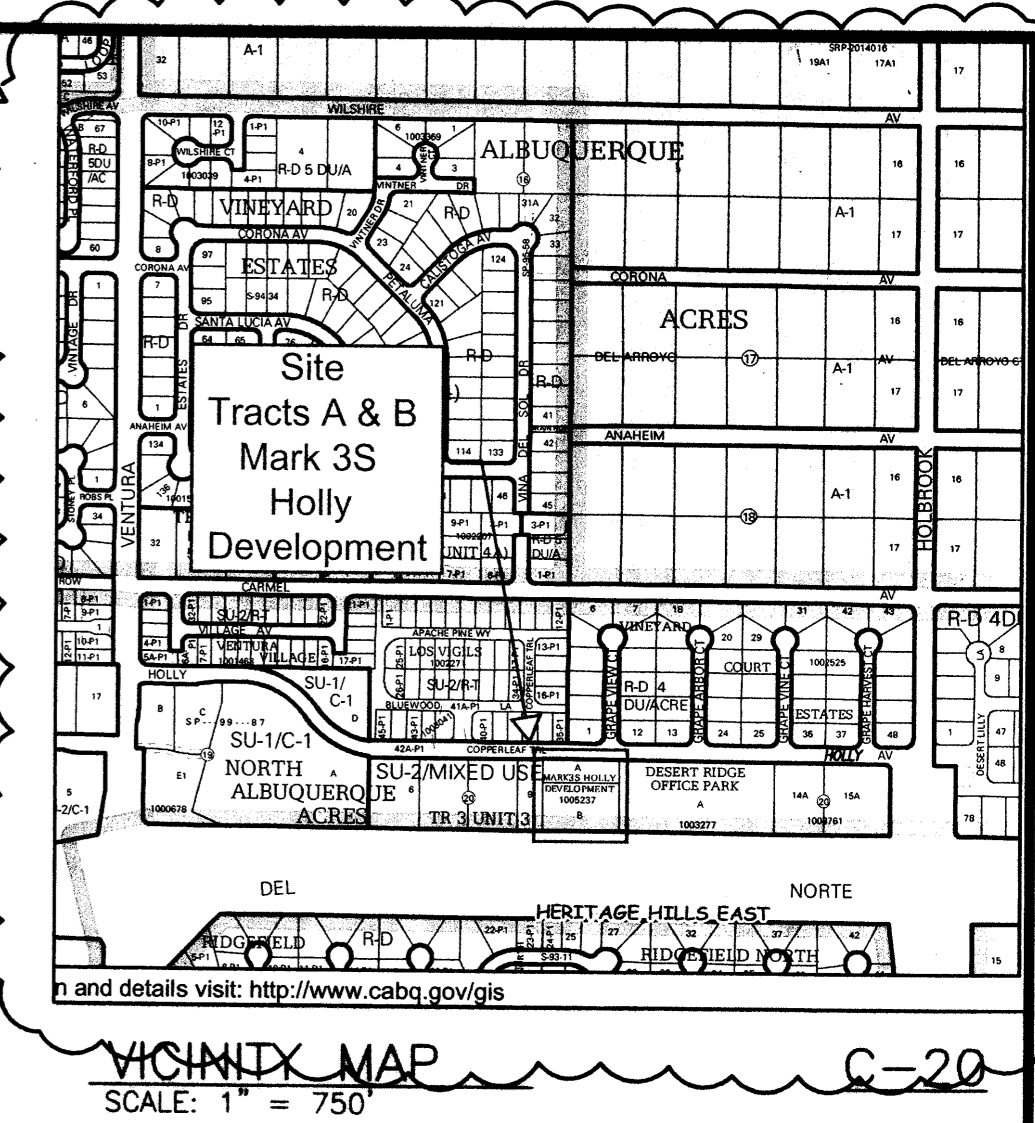
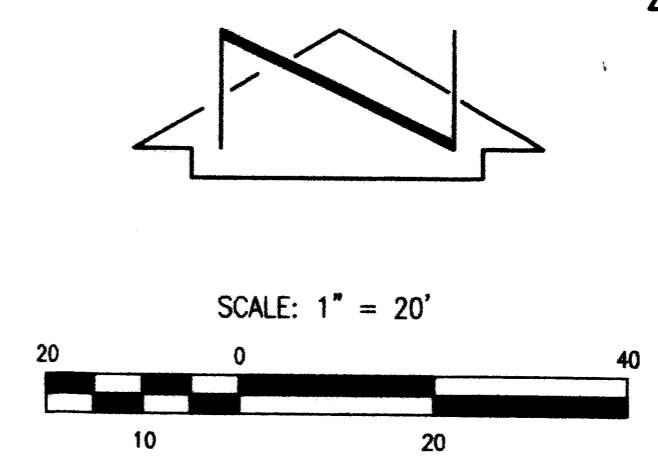
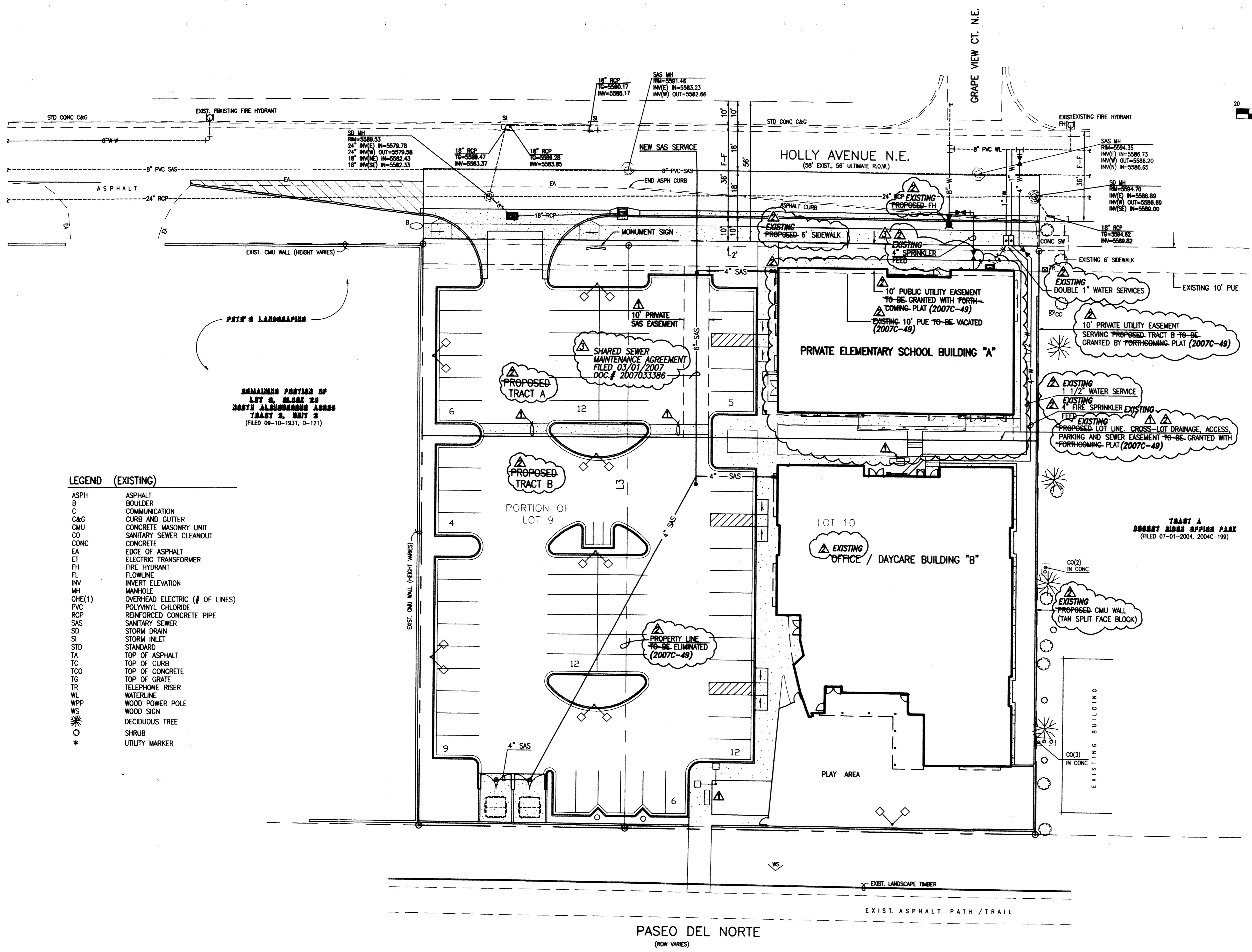
This is not a boundary survey; data is shown for orientation only. The boundary information depicted by this plan is based upon the boundary survey prepared by JMA, NMPS no. 11184, dated 10/24/2006. Topographic survey information is based upon a topographic survey prepared by JMA, on 10/24/2006, NMPS no.11184.

DESIGNED BY	NO.	DATE	BY	REVISIONS	JOB NO.
G.M.	1	01/07	G.M.	ADDRESS EPC COMMENTS	2006-0702
RRW/JLP	2	03/15	G.M.	ELEMENTARY SCHOOL AMENDMENT	DATE 10-2006
G.M.	3	04/15	G.M.	ADDRESS PRELIMINARY REVIEW COMMENTS	SHEET 2 OF 2

- LEGEND (EXISTING)**
- ASPH ASPHALT
 - B BOULDER
 - C COMMUNICATION
 - C&G CURB AND GUTTER
 - CMU CONCRETE MASONRY UNIT
 - CO SANITARY SEWER CLEANOUT
 - CONC CONCRETE
 - EA EDGE OF ASPHALT
 - ET ELECTRIC TRANSFORMER
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 - MH MANHOLE
 - OHE(1) OVERHEAD ELECTRIC (# OF LINES)
 - PVC POLYVINYL CHLORIDE
 - RCP REINFORCED CONCRETE PIPE
 - SAS SANITARY SEWER
 - SD STORM DRAIN
 - SI STORM INLET
 - STD STANDARD
 - TA TOP OF ASPHALT
 - TC TOP OF CURB
 - TCO TOP OF CONCRETE
 - TG TOP OF GRATE
 - TR TELEPHONE RISER
 - WL WATERLINE
 - WPP WOOD POWER POLE
 - WS WOOD SIGN
 - * DECIDUOUS TREE
 - SHRUB
 - UTILITY MARKER

REMAINING PORTION OF LOT 9, BLOCK 20 NORTH ALBUQUERQUE ACRES TRACT 3, UNIT 3 (FILED 09-10-1931, D-121)

PIT'S LANDSCAPING



LEGAL DESCRIPTION:
 Lot 10 and the east half of Lot 9, Block 20, North Albuquerque Acres, Tract 3, Unit 3, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931, Book D, Page 121. TRACTS "A" AND "B", MARK 3S HOLLY DEVELOPMENT (2007C-49)

J. GRAEME MEANE
 3676
 PROFESSIONAL ENGINEER
 02/05/07
 03/31/2015
 04/30/2015
 10/31/06