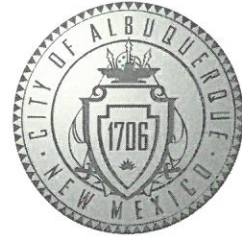


# CITY OF ALBUQUERQUE



November 21, 2017

J. Graeme Means, P.E.  
High Mesa Consulting Group  
6010 B Midway Park Blvd NE  
Albuquerque, NM 87109

RE: **Mark 3S Holly Development**  
**9300 Holly NE**  
**Conceptual Grading and Drainage Plan**  
**Engineer's Stamp Date 11/16/2017 (File: C20D062)**

Dear Mr. Means:

Based on the information provided in your submittal received on 11/20/17, this plan is approved for Site Plan for Subdivision.

If you have any questions, please contact me at 924-3695 or [dpeterson@cabq.gov](mailto:dpeterson@cabq.gov).

PO Box 1293

Albuquerque

NM 87103

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

Sincerely,

Dana Peterson, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09 2015)

Project Title: Mark 3S Holly Development - West Building Permit #: \_\_\_\_\_ City Drainage #: C20/D062  
 DRB#: 1011354 EPC#: 17 EPC-40034 Work Order#: \_\_\_\_\_  
 Legal Description: Lots 6,7,Part of 8, Block 20, North Albuquerque Acres  
 City Address: 9300 Holly Ave NE Albuquerque, NM 87122

Engineering Firm: High Mesa Consulting Group Contact: J. Graeme Means #13676  
 Address: 6010 - B Midway Park Blvd. NE, Albuquerque NM 87109  
 Phone#: (505) 345-4250 Fax#: (505) 345-4254 E-mail: gmeans@highmesacg.com

Owner: Mark 3S Inc. Contact: Hemal Patel  
 Address: 6501 Wyoming Blvd NE, Unit G, Albuquerque, NM 87119  
 Phone#: (505) 220-7587 Fax#: \_\_\_\_\_ E-mail: hemal@paarugroup.com

Architect: Benjamin Gardner Contact: Benjamin Gardner  
 Address: PO Box 40071 Albuquerque NM 87196  
 Phone#: (505) 720-6817 Fax#: \_\_\_\_\_ E-mail: benjamining@dpsdesign.org

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### TYPE OF SUBMITTAL:

☐ ENGINEER/ ARCHITECT CERTIFICATION  
☒ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS-NIA)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY  
☐ PRELIMINARY PLAT APPROVAL  
☒ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR  
☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 11/20/2017 By: Graeme Means

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_



File Path: P:\JWA\2017\2017.014\106\MS\3\ Plot Date: 11-16-2017  
File Name: 17014\_Sht-WST-R3.DWG Plot Time: 10:48 am

#### NOTE:

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 THIS FIRM, NMPS 11184, DATED 01/10/2017 (2016.059.1).

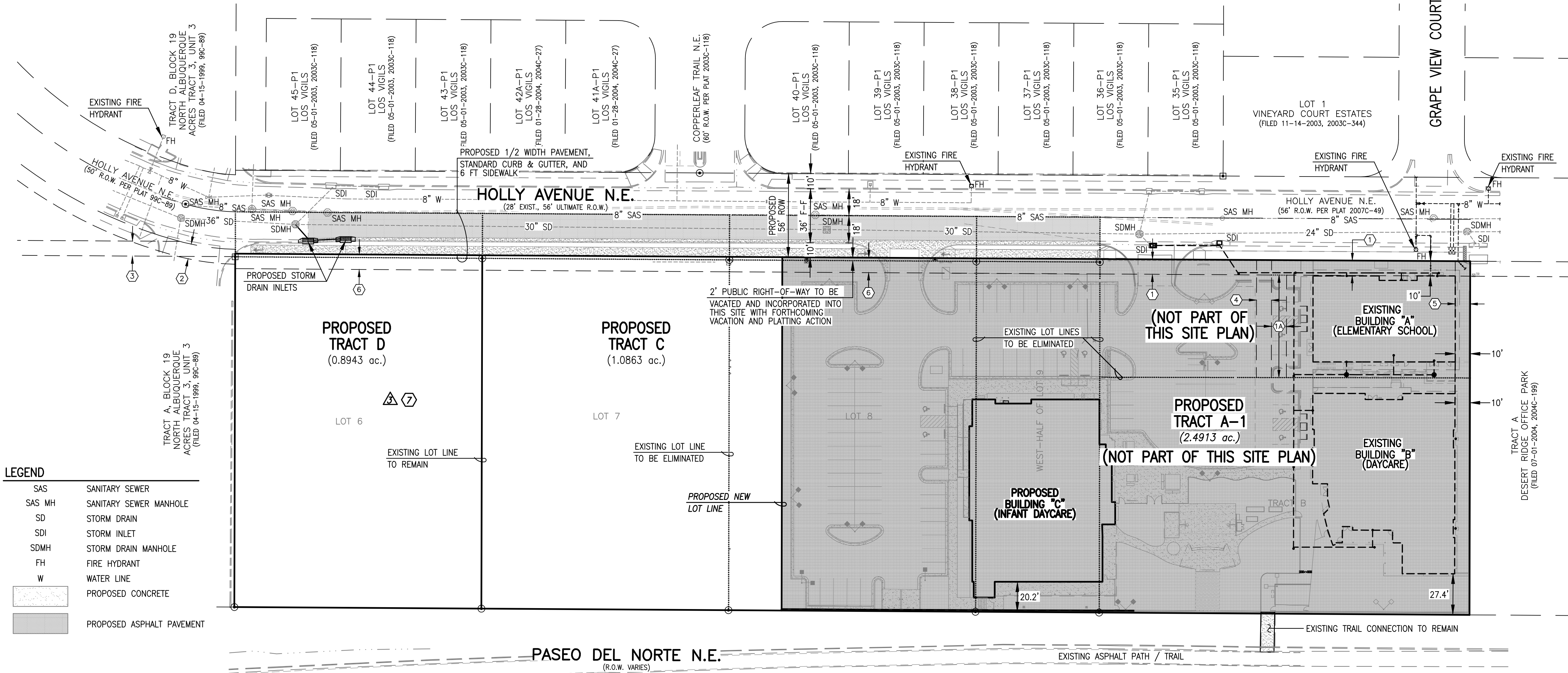
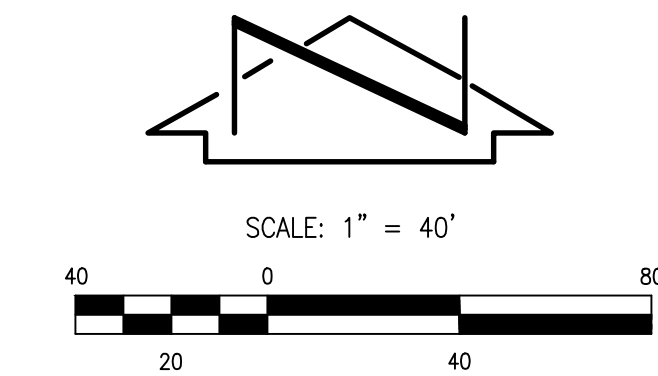
UNLESS OTHERWISE NOTED THE TOPOGRAPHIC AND UTILITY INFORMATION DEPICTED HEREON IS BASED UPON THE EXISTING TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY THIS FIRM, NMPS NO. 11184, DATED 05/16/2017 (2016.059.2), AND ALSO A TOPOGRAPHIC SURVEY PREPARED BY THIS FIRM, NMPS NO. 11184, DATED 10/24/2006 (2006.070.1), AND ALSO THE RECORD DRAWINGS PREPARED BY THIS FIRM, NMPE 13676, DATED 09/27/2007 (2006.070.9).

**HIGH MESA Consulting Group**  
Engineers, Surveyors & Subcontractors Utility Consultants

8010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109  
Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesacg.com

## SITE DEVELOPMENT PLAN FOR SUBDIVISION MARK 3S HOLLY DEVELOPMENT - WEST

DESIGNED BY	ND	DATE	BY	REVISIONS	JOB NO.
R.J.C.	△	8/17	G.M.	STAFF INITIAL REVIEW COMMENTS	2017.014.1
DRAWN BY					DATE
J.Y.R./T.N.T.	△	9/17	G.M.	REVIEW COMMENTS	08-2017
APPROVED BY					SHEET
G.M.	△	11/17	G.M.	ADDRESS EPC COMMENTS	1 OF 2



#### KEYED EASEMENT NOTES

##### EASEMENTS - EXISTING

- 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2007C-49
- PORTION OF 1 TO BE VACATED BY FORTHCOMING ACTION
- 10' PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT GRANTED BY PLAT 99C-89
- 10' PNM OVERHEAD EASEMENT GRANTED BY PLAT 99C-89
- 10' PRIVATE SANITARY SEWER EASEMENT GRANTED BY PLAT 2007C-49 TO SERVE TRACT B. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT A. (TO BE VACATED BY FORTHCOMING ACTION.)
- 10' PRIVATE WATER LINE EASEMENT GRANTED BY PLAT 2007C-49 TO SERVE TRACT B. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT A. (TO BE VACATED BY FORTHCOMING ACTION.)

##### EASEMENT - PROPOSED

- 10' PUBLIC UTILITY EASEMENT GRANTED BY FORTHCOMING PLATTING ACTION
- A NON-SPECIFIC PRIVATE DRAINAGE EASEMENT ACROSS TRACT 'D' GRANTED FOR THE PURPOSE OF CONVEYING UNDEVELOPED RUNOFF FROM TRACT 'C' TO HOLLY AVE. N.E. THIS EASEMENT SHALL BE MAINTAINED BY THE OWNER OF TRACT 'D'.

#### SITE DEVELOPMENT PLAN FOR SUBDIVISION NOTES

THE PROPOSED SITE DEVELOPMENT PLAN(S) FOR SUBDIVISION IS FOR PROPOSED TRACTS C AND D. THIS IS A STAND-ALONE SITE DEVELOPMENT PLAN FOR SUBDIVISION AND PROPOSED TRACT A-1 IS NOT PART OF THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION. REFER TO SITE DEVELOPMENT PLANS FOR SUBDIVISION AND BUILDING PERMIT FOR MARK 3S HOLLY DEVELOPMENT (2017 AMENDMENTS) FOR TRACT A-1. (PROJECT #1005237/17 EPC-40033 AND 17 EPC-40032)

FUTURE DEVELOPMENT ON TRACTS C AND D WILL BE IN ACCORDANCE WITH THE LA CUEVA SECTOR DEVELOPMENT PLAN AND WILL REQUIRE SITE DEVELOPMENT PLAN(S) FOR BUILDING PERMIT THROUGH THE EPC AND DRB PROCESS UNLESS CURRENT REGULATIONS CHANGE. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED AT THAT TIME DEPENDING ON THE NEEDS AND CHARACTER OF THE FUTURE DEVELOPMENT. UNLESS MODIFIED BY AMENDMENT, PROPOSED TRACTS C AND D WILL EACH HAVE SEPARATE VEHICULAR AND PEDESTRIAN ACCESS CONNECTIONS TO HOLLY AT LOCATIONS TO BE DETERMINED IN ACCORDANCE WITH DPM SPACING AND REQUIREMENTS OF THE SPECIFIC DEVELOPMENTS. ACCESS BETWEEN TRACT C AND TRACT A-1 TO THE EAST WILL NOT BE ALLOWED AS TRACT A-1 IS PART OF A STAND-ALONE EDUCATIONAL AND DAY CARE CAMPUS. SHARED ACCESS AND CROSS-LOT ACCESS BETWEEN TRACTS C AND D MAY BE ALLOWED, ALONG WITH SHARED ACCESS TO HOLLY, IF THE SITES DEVELOP CONCURRENTLY OR AS PART OF A PLAN THAT MAKES PROVISIONS FOR SHARED ACCESS.

THIS IS AN INFILL PROJECT THAT WILL COVER THE LAST REMAINING UNDEVELOPED PROPERTY ON HOLLY AVENUE NE. THE SITE WILL BE SERVED BY EXISTING PUBLIC WATER, SANITARY SEWER AND STORM DRAIN FACILITIES IN HOLLY AVE. N.E. CONSTRUCTED BY PREVIOUS PROJECTS. THE LAST REMAINING TEMPORARY SECTION OF HOLLY WILL BE PAVED WITH PERMANENT PAVEMENT AND CURB AND GUTTER BY THIS PROJECT.

#### SITE DEVELOPMENT PLAN FOR SUBDIVISION NOTES

- THE SITE INCLUDES PROPOSED TRACTS C AND D. TRACT A-1 IS NOT PART OF THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION.
- PROPOSED USES TO BE CONSISTENT WITH LA CUEVA SECTOR DEVELOPMENT PLAN (SU-2/MIXED USE)
- INTERNAL CIRCULATION WILL BE DEPICTED BY A REQUIRED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
- MAXIMUM HEIGHT REQUIREMENTS OF THE 0-1 ZONE APPLY EXCEPT THAT THE MAXIMUM BUILDING HEIGHT IS 36 FT PURSUANT TO THE LCSDP
- MINIMUM FAR IS 0.3 FOR RESIDENTIAL TYPE USES SUCH AS NURSING OR REST HOME PURSUANT TO THE C-1 ZONE
- MINIMUM FAR IS 0.25 FOR RESIDENTIAL DWELLING UNITS PURSUANT TO THE LCSDP
- COMMERCIAL FAR IS UNREGULATED
- MINIMUM SETBACK ARE AS DEFINED IN THE C-1 ZONE PURSUANT TO THE LCSDP WITH THE MAXIMUM SETBACK FROM HOLLY AVENUE BEING 30 FT PURSUANT TO THE LCSDP
- THE LCSDP DESIGN STANDARDS SHALL APPLY TO FUTURE DEVELOPMENT
- DEVELOPMENT ON THE TRACTS SHALL RETURN TO THE EPC PURSUANT TO THE LCSDP

PROJECT NUMBER: 1011354

APPLICATION NUMBER: 17 EPC-40034

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 APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	Date
ABCWUA	Date
PARKS AND RECREATION DEPARTMENT	Date
CITY ENGINEER	Date
SOLID WASTE MANAGEMENT	Date
DRB CHAIRPERSON, PLANNING DEPARTMENT	Date

#### INDEX OF DRAWINGS

SHEET	DESCRIPTION
1	SITE PLAN FOR SUBDIVISION
△ 2	CONCEPTUAL GRADING PLAN

8/2/2017  
V2 8/24/17  
V3 11/16/17





