

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.

PO Box 1293

Albuquerque

NM 87103

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: benjaming@dpsdesign.org

Other Contact: _____ Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION
- MS4/ EROSION & SEDIMENT CONTROL

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) _____

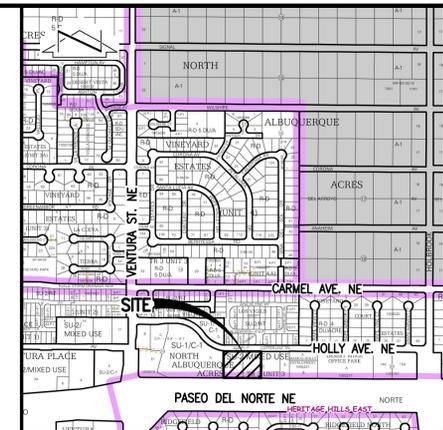
TYPE OF SUBMITTAL:

- 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

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

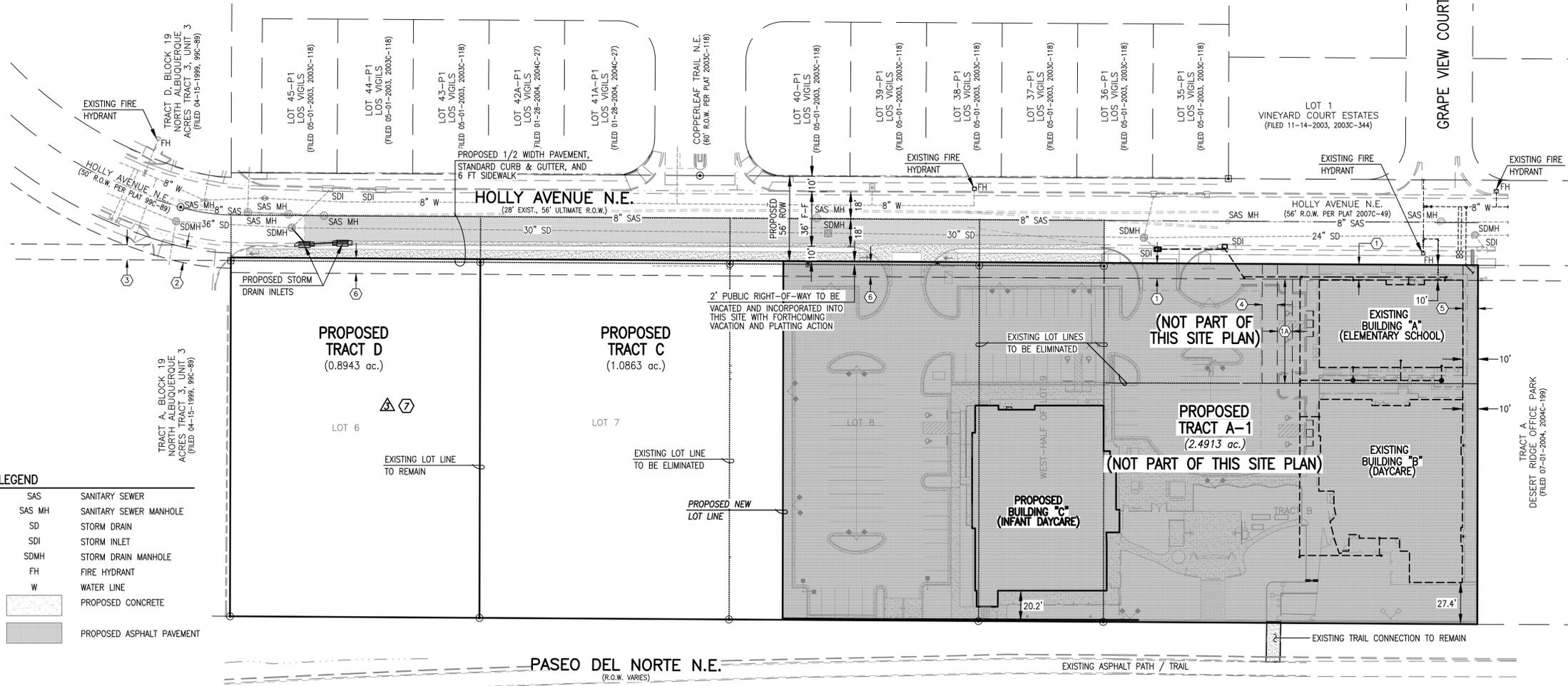
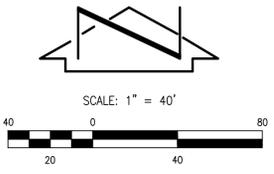
COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



VICINITY MAP
SCALE: 1" = 750'

ZONING
SU-2 / MIXED USE

LEGAL DESCRIPTION
LOTS 6, 7, AND A PORTION OF LOT 8, BLOCK 20, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 FILED ON 09-10-1931, PLAT BOOK D, PAGE 121.



LEGEND

SAS	SANITARY SEWER
SAS MH	SANITARY SEWER MANHOLE
SD	STORM DRAIN
SDI	STORM INLET
SDMH	STORM DRAIN MANHOLE
FH	FIRE HYDRANT
W	WATER LINE
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED ASPHALT PAVEMENT

- △ 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 DRG 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

- △ KEYED EASEMENT NOTES**
- EASEMENTS - EXISTING
- 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2007C-49
 - 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
 - 7' 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 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.

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 01/10/2017 (2016.059.1), ALSO A PARTIAL 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).

INDEX OF DRAWINGS

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

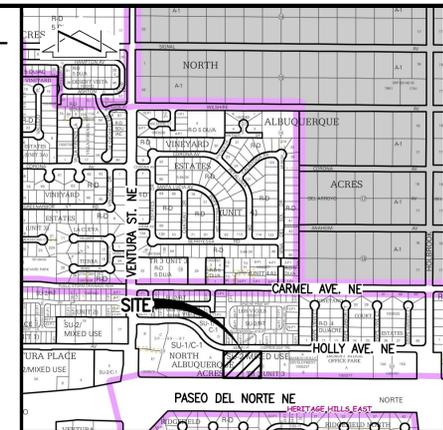
8/2/2017
V2 8/24/17
V3 11/16/17

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

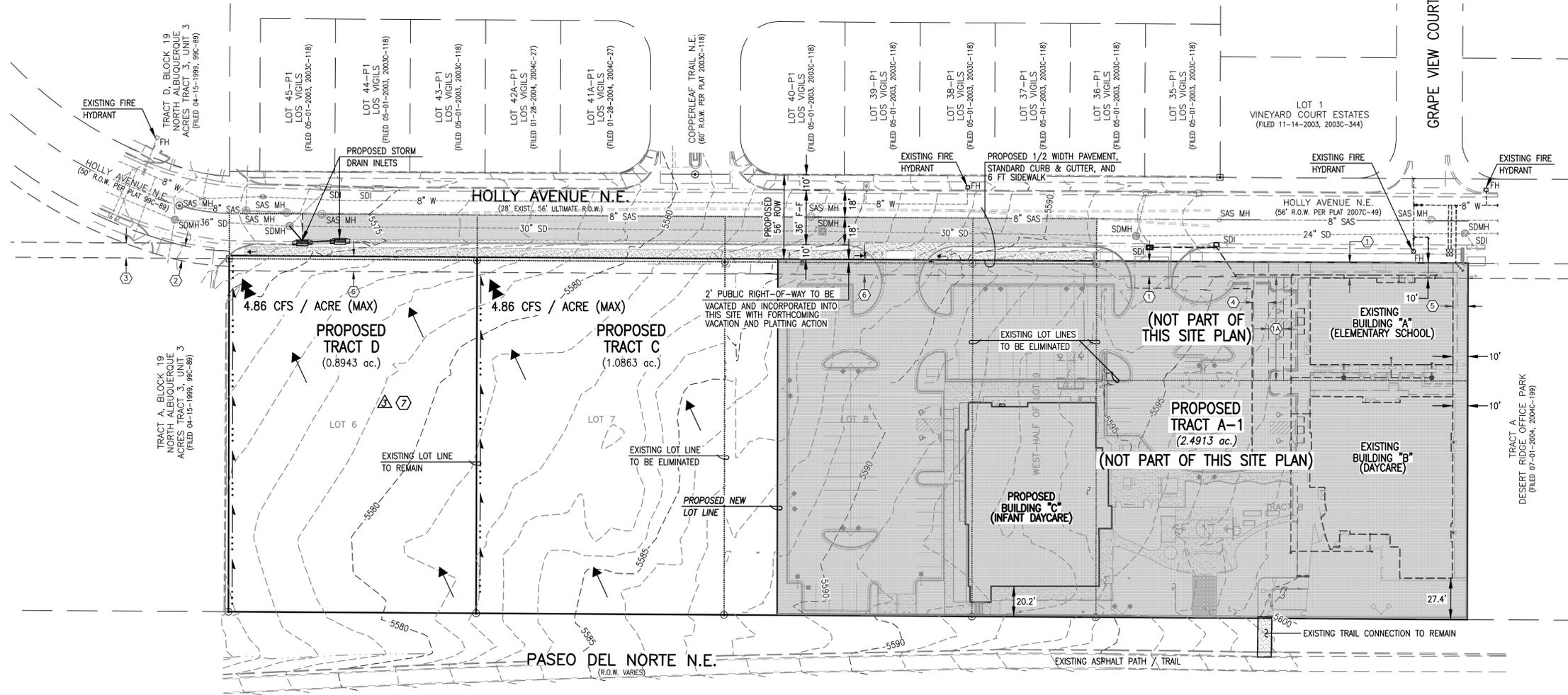
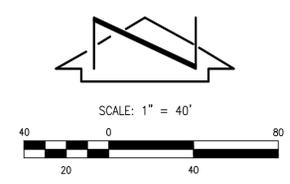
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LEGEND

SAS	SANITARY SEWER
SAS MH	SANITARY SEWER MANHOLE
SD	STORM DRAIN
SDI	STORM INLET
SDMH	STORM DRAIN MANHOLE
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- KEYED EASEMENT NOTES**
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- ① 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2007C-49
 - ①A PORTION OF ① TO BE VACATED BY FORTHCOMING ACTION
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CONCEPTUAL DRAINAGE NARRATIVE

TRACTS C AND D AS SHOWN HEREON ARE BEING REPLACED AS SHOWN. THERE IS NO DEVELOPMENT OR GRADING PLANNED AT THIS TIME. THE SITE DRAINS FROM SOUTHEAST TO NORTHWEST TO HOLLY AVE. N.E. THE SITE DOES NOT LIE WITHIN A DESIGNATED FLOODPLAIN. THE PROPOSED DRAINAGE CONCEPT FOR THE SITE WILL BE FREE DISCHARGE TO EXISTING PUBLIC STORM DRAINAGE FACILITIES IN HOLLY THAT WERE DESIGNED, SIZED AND CONSTRUCTED TO ACCEPT 4.68 CFS PER ACRE FROM THIS SITE BASED ON THE FOLLOWING PLANS PREPARED BY THIS OFFICE FOR THIS SITE AND SURROUNDING AREAS:

LOMR FOR NORTH DOMINGO BACA ARROYO CARMEL AVENUE STORM DRAIN EXTENSION (HMCG 12/08/2003) APPROVED BY FEMA 03/23/2004.

DRAINAGE REPORT FOR LOS VIGILS SUBDIVISION (HMCG 12/31/2002, C20/D41).

GRADING AND DRAINAGE PLAN FOR DESERT RIDGE OFFICE PARK (HMCG C20/D51).

DRAINAGE REPORT FOR VINEYARD COURT ESTATES (HMCG 08/21/2003)

GRADING AND DRAINAGE PLANS FOR HOLLY MARK 3S DEVELOPMENT (HMCG 02/05/2007 AND 05/11/2015).

THE HOLLY STREET FRONTAGE, INCLUDING TWO PLANNED STORM INLETS, WILL BE CONSTRUCTED AT THIS TIME BASED UPON THE PROFILE AND DESIGN CALCULATIONS FOR THE OPPOSITE SIDE OF THE STREET.

WHEN THE SITE DEVELOPS, WATER QUALITY FIRST FLUSH REQUIREMENTS SHALL BE ADDRESSED. NO RETENTION PONDING FOR DISCHARGE CONTROL IS REQUIRED OR PROPOSED BEYOND FIRST FLUSH PROVISIONS.

NOT FOR CONSTRUCTION

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8/2/2017
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V3 11/16/17

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

**CONCEPTUAL GRADING PLAN
MARK 3S HOLLY DEVELOPMENT - WEST**

DESIGNED BY	R.J.C.	NO.	DATE	BY	REVISIONS	JOB NO.	2017.014.1
DRAWN BY	J.Y.R./T.N.T.	①	8/17	G.M.	STAFF INITIAL REVIEW COMMENTS	DATE	08-2017
APPROVED BY	G.M.	②	9/17	G.M.	REVIEW COMMENTS	SHEET	2 OF 2
		③	11/17	G.M.	ADDRESS EPC COMMENTS		