



Effective 3/01/2022

<b>Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.</b>		
<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input checked="" type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
DRB - Site Plan approval request for multi-family townhome community.		

<b>APPLICATION INFORMATION</b>		
Applicant/Owner: BETA Investments LLC		Phone: 505-796-6119
Address: 9798 Coors Blvd NW #400		Email: brian@abrazohomes.com
City: Albuquerque	State: NM	Zip: 87114
Professional/Agent (if any): Development Managing Consultants		Phone: 505-228-1401
Address: 9320 Menaul Blvd. NE Suite D		Email: steve@dmcnm.com
City: Albuquerque	State: NM	Zip: 87112
Proprietary Interest in Site: Agent	List all owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: LOT 1	Block:	Unit: UNIT 26
Subdivision/Addition: VOLCANO CLIFFS SUBDIVISION	MRGCD Map No.:	UPC Code: 101106410411830201
Zone Atlas Page(s): C-11	Existing Zoning: R-ML	Proposed Zoning R-ML
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres):
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: Rosa Parks	Between: Kimmick	and: Valiente
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

<b>Signature:</b> <i>Ron E. Hensley</i>	<b>Date:</b> 11/01/2022
<b>Printed Name:</b> Ron E. Hensley / Development Management Consultants	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

## FORM P2: SITE PLAN – DRB

**Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized* with the Development Review Application and this Form P2 at the front followed by the remaining documents *in the order provided on this form.*

SKETCH PLAN – DRB

SITE PLAN – DRB

MAJOR AMENDMENT TO SITE PLAN – DRB

EXTENSION OF SITE PLAN – DRB

- NA Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (*not required for Extension*)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(l)(3)
- Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)  
*Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.*
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (*not required for Extension*)
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C) (*not required for extension*)
  - Office of Neighborhood Coordination neighborhood meeting inquiry response
  - NA Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
  - NA Completed neighborhood meeting request form(s)
  - NA If a meeting was requested or held, copy of sign-in sheet and meeting notes
- Sign Posting Agreement
- Required notices with content per IDO Section 14-16-6-4(K)(1) (*not required for extension*)
  - Office of Neighborhood Coordination notice inquiry response
    - NA Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
    - NA Proof of emailed notice to affected Neighborhood Association representatives
    - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
- Completed Site Plan Checklist
- Site Plan and related drawings
- NA Copy of the original approved Site Plan or Master Development Plan (*for amendments and extensions*)
- Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)
- NA Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units
- NA Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2.)(d.) if site is within a designated landfill buffer zone
- Infrastructure List, if required

FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS - EPC

**Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized* with the Development Review Application and this Form P2 at the front followed by the remaining documents *in the order provided on this form.*

- \_\_\_ Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- \_\_\_ PDF of application as described above
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Solid Waste Department signature on Site Plan
- \_\_\_ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- \_\_\_ Approved Grading and Drainage Plan
- \_\_\_ Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (*not required for Master Development Plans*)
- \_\_\_ Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- \_\_\_ Site Plan and related drawings
- \_\_\_ Infrastructure List, if require

**FORM P: PRE-APPROVALS/SIGNATURES**

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

**Legal Description & Location:** LOT 1 VOLCANO CLIFFS SUBDIVISION UNIT 26  
ROSA PARKS AND KIMMICK N.W.

**Job Description:** 28 UNIT TOWHNAME SITE

**□ Hydrology:**

- Grading and Drainage Plan        x   Approved             NA
- AMAFCA             Approved        x   NA
- Bernalillo County             Approved        x   NA
- NMDOT             Approved        x   NA
- MRGCD             Approved        x   NA

Renee C. Briassette      10/20/22  
Hydrology Department      Date

**□ Transportation:**

- Traffic Circulations Layout (TCL)        x   Approved             NA
- Traffic Impact Study (TIS)             Approved        x   NA
- Neighborhood Impact Analysis (NIA)             Approved        x   NA
- Bernalillo County             Approved        x   NA
- MRCOG             Approved        x   NA
- NMDOT             Approved        x   NA
- MRGCD             Approved        x   NA

Ernest Armijo      10/20/2022  
Transportation Department      Date

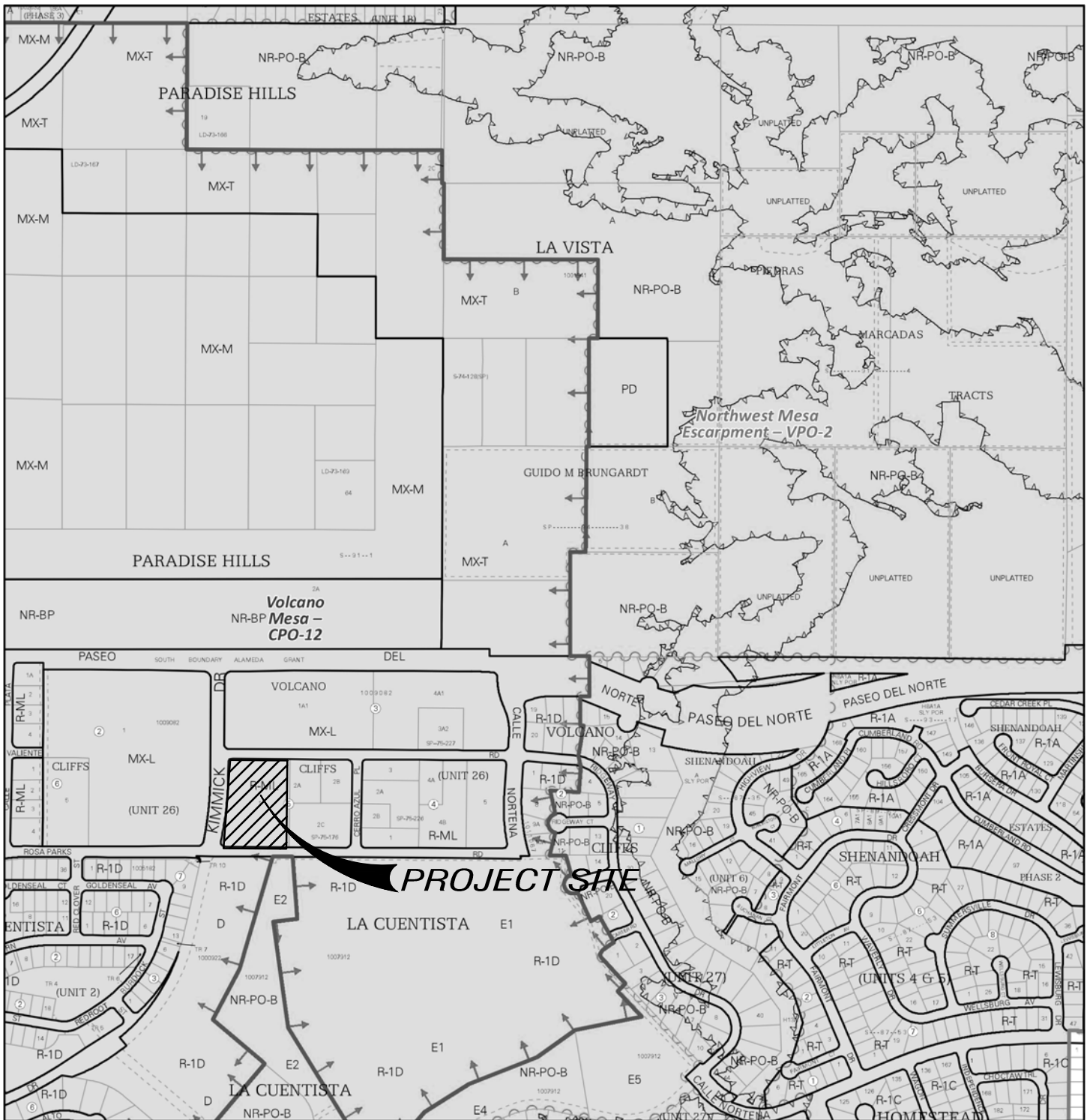
**□ Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

- Water/Sewer Availability Statement/Serviceability Letter        x   Approved             NA
- ABCWUA Development Agreement        x   Approved             NA
- ABCWUA Service Connection Agreement             Approved        x   NA

Sarah Luckie      10/21/2022  
ABCWUA      Date

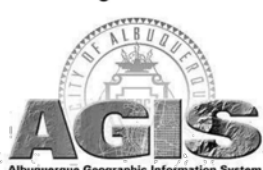
- Infrastructure Improvements Agreement (IIA\*)             Approved             NA
- ✓ Solid Waste Department Signature on the plan        ✓   Approved             NA
- ✓ Fire Marshall Signature on the plan        ✓   Approved             NA

\* Prior to Final Site Plan approval submittals (include a copy of the recorded IIA)



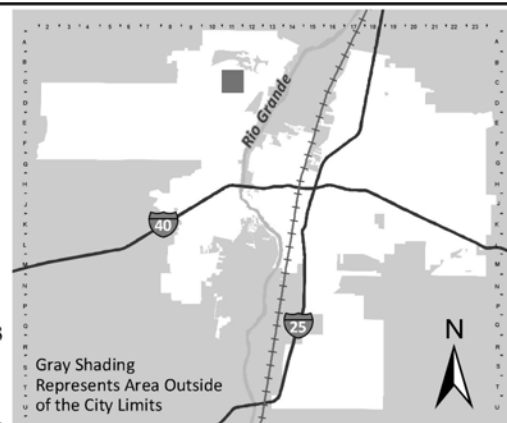
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).


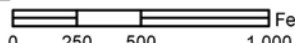
Zone Atlas Page:  
**C-11-Z**



- Easement
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

- Escarpment
- Petroglyph National Monument

Gray Shading  
Represents Area Outside  
of the City Limits



BETA INVESTMENTS, LLC

AGENCY LETTER – TIERRA BUENA

April 5, 2022

To Whom it May Concern,

**Whereas.** Beta Investments, LLC, a New Mexico limited liability company is the owner of record of Lot 1, Block 5, Unit 26, Volcano Cliffs Subdivision which is being marketed under the name Tierra Buena.

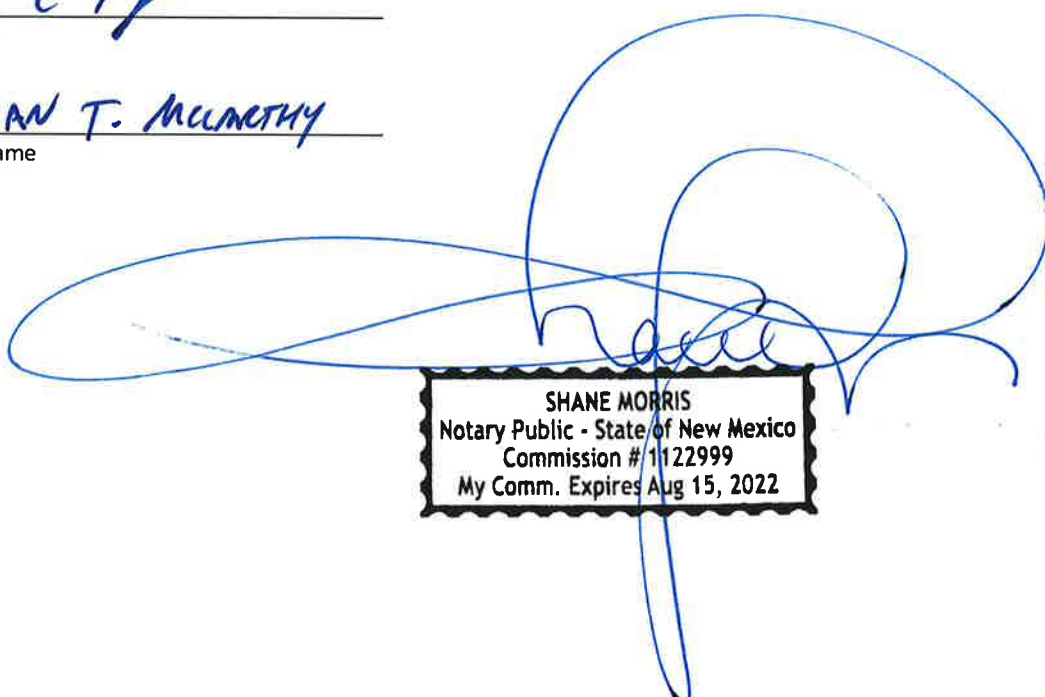
**Let it be known.** I hereby authorize Development Management Consultants to act as our agent for all matters pertinent to the application for this project with the City of Albuquerque.

**MANAGING PARTNER**

Beta Investments, LLC

  
\_\_\_\_\_  
Signature

Brian T. McInerney  
Printed Name



SHANE MORRIS  
Notary Public - State of New Mexico  
Commission # 1122999  
My Comm. Expires Aug 15, 2022



The HENSLEY ENGINEERING GROUP

November 7, 2022

City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: Lot 1, Unit 26 Volcano Cliffs Subdivision  
Site Plan, Infrastructure List and Setback Deviation

BETA Investments LLC, the owner of the subject property, is seeking approval for a Site Plan - DRB and deviation from minimum setbacks in order to facilitate the construction of MX at Petroglyph, a townhome development of 28 units to be leased at market rate.

The subject site is currently vacant and is situated on Rosa Parks Road at Kimmick Drive. The lot is zoned R-ML which allows townhome development. The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development.

Based on the submitted information, we respectfully request approval of the proposed Site Plan, Setback Deviations and Infrastructure List.

Sincerely,

A handwritten signature in black ink that reads 'Ron E. Hensley'.

Ron E. Hensley P.E.  
[ron@thegroup.cc](mailto:ron@thegroup.cc)



**T**he **H**ENSLEY **E**NGINEERING **G**ROUP

November 7, 2022

DRB  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: Lot 1, Unit 26 Volcano Cliffs Subdivision  
Setback Deviation

BETA Investments LLC, the owner of the subject property, is requesting a Setback Deviation in accordance with 14-16- 6-4(P) DEVIATIONS.

The site is unique in having street frontage on three sides, and the applicant's site is subject to site constraints not generally shared by surrounding properties.

The unforeseen dedication of ROW for the widening of Rosa Parks Road significantly restrains the owner's planned development. The site constraints were not created by the actions of the property owner.

The requested deviation is not for an Overlay zone standard, and the approval of any requested deviation will not result in a violation of any Overlay zone standard.

Based on the submitted information, we respectfully request approval of the proposed Setback Deviations.

Sincerely,

Ron E. Hensley P.E.  
[ron@thegroup.cc](mailto:ron@thegroup.cc)

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-153 Date: 08/17/21 Time: N/A (sent via email to )

Address: Rosa Parks Rd NW

### **AGENCY REPRESENTATIVES**

Planning: Catalina Lehner ([clehner@cabq.gov](mailto:clehner@cabq.gov)) James Aranda ([imaranda@cabq.gov](mailto:imaranda@cabq.gov))

Zoning/Code Enforcement: Carl Garcia ([cagarcia@cabq.gov](mailto:cagarcia@cabq.gov))

Fire Marshal: Antonio Chinchilla ([achinchilla@cabq.gov](mailto:achinchilla@cabq.gov)) or call 505-924-3611 (if needed)

Transportation: Jeanne Wolfenbarger ([jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov))

Hydrology: Ernest Armijo, P.E. ([earmijo@cabq.gov](mailto:earmijo@cabq.gov))

Solid Waste: Herman Gallegos ([hgallegos@cabq.gov](mailto:hgallegos@cabq.gov))

Water Authority: David Gutierrez - [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org) or call 505.289.3307; 505.241.9630

### **PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!**

**THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.**

*Additional research may be necessary to determine the exact type of application and/or process needed.  
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

**REQUEST:** Develop site into low/medium density multi-family residential units.

### **SITE INFORMATION:**

Zone: R-ML

Size: Approx. 3.24 acres

Use: Residential Multi-Family Low Density

Overlay zone: Volcano Mesa CPO-12

Comp Plan Area of: Change

Comp Plan Corridor: N/A

Comp Plan Center: N/A

MPOS or Sensitive Lands: Piedras Marcadas Canyon

Parking: 14-16 5-5

MR Area: Northwest Mesa

Landscaping: 14-16 5-6

Street Trees: 14-16 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: [Table 5-1-1: Residential Zone District Dimensional Standards](#)

\*Neighborhood Organization/s: Paradise Hills Civic Association

*\*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at [www.cabq.gov/neighborhoods.resources](http://www.cabq.gov/neighborhoods.resources).*

### **PROCESS:**

Type of Action: SITE PLAN

Review and Approval Body: Staff (DRB if major public infrastructure is needed) Is this a PRT requirement? Yes  
(Table 6-1-1)



## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-153 Date: 08/17/21 Time: N/A (sent via email)

Address: Rosa Parks Rd NW

### **NOTES:**

See the **Integrated Development Ordinance**

<https://documents.cabq.gov/planning/IDO/IDO-2019-Effective-2020-11-02.pdf>

### **Download Forms & Applications**

<https://www.cabq.gov/planning/online-forms>

### **New Public Notice Forms**

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings.

Please complete these forms for public notice:

- Neighborhood Meeting - <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- Public Notice - <http://www.cabq.gov/planning/urban-design-development/public-notice>

### **Records requests**

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

### **Requests to Inspect Public Records**

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

### **File Submittal**

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and/or to Maggie Gould at [mgould@cabq.gov](mailto:mgould@cabq.gov).

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:

<https://www.cabq.gov/planning/building-safety-permits>

# PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-153 Date: 08/17/21 Time: N/A (sent via email)

Address: Rosa Parks Rd NW

## Zoning Comments

### PRT 21-153

### PROPERTY INFORMATION

- Address: 99999 ROSA PARKS RD NW
- Lot: 1 Block: 5
- Subdivision: VOLCANO CLIFFS UNIT 26
- within 1,320 feet (1/4 mile) of Urban Center
- **Urban Center** - 1,320 foot Buffer
- Northwest Mesa Escarpment – VPO-2
- Volcano Mesa – CPO-13
- Type: Change
- Calculated GIS Acres: 3.4898
- IDO Zoning: **R-ML**
- Old Zoning Designation: SU-2
- Old Zoning Description: VCUR
- Old Zoning Category: RESIDENTIAL

### CASE HISTORY

- 1005539

### ALLOWABLE USE(S)

- Dwelling, multi-family Permissive

### USE SPECIFIC STANDARDS

- 4-3(B)(7) Dwelling, Multi-family

### DEFINITIONS

- **Dwelling, Multi-family** - A building, multiple buildings, or a portion of a building located on a single lot, containing 3 or more dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each, and that does not meet the definition of a townhouse dwelling. Within mixed-use development, a building containing 2 or more dwelling units is considered multi-family. See also Development Definitions for Multi-family.

### DEVELOPMENT STANDARDS

- 3-4(N) VOLCANO MESA – CPO-13
- 3-6(E) NORTHWEST MESA ESCARPMENT – VPO-2
- 4-3(B)(7)(g) Conditional use Approval required
- 5-1 DIMENSIONAL STANDARDS
  - Table 5-1-1; unless CPO over rules these guidelines ←
- 5-1(C) RESIDENTIAL ZONE DISTRICTS

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-153 Date: 08/17/21 Time: N/A (sent via email)

Address: Rosa Parks Rd NW

- Table 5-1-1
- 5-1(C)(2) Contextual Residential Development in Areas of Consistency
  - 5-1(C)(2)(b)2 Lot Size
- 5-1(D)(2) Urban Center, Main Street, and Premium Transit Areas
- 5-1(G) EXCEPTIONS AND ENCROACHMENTS
- 5-4(E)(3) Block Dimensions
- 5-5(C)(2) Minimum Off-street Parking Table
  - Table 5-5-1
- 5-5(C)(5) Parking Reductions
  - 5-5(C)(5)(a)
- 5-5(F) PARKING LOCATION AND DESIGN
  - 5-5(F)(1)(b) Downtown, Urban Centers, Main Street Areas, and Premium Transit Areas
- 5-5(F)(2) Design, Access, and Circulation
  - 5-5(F)(2)(2)(a)4
- 5-5(G)(4) Centers, Main Street Areas, and Premium Transit Areas
- 5-6(C) GENERAL LANDSCAPING STANDARDS
  - 5-6(C)(2)(b)
- 5-6(C)(4) Required Plant Materials and Site Amenities
  - 5-6(C)(4)(j)
- 5-6(C)(5) Soil Condition and Planting Beds
- 5-6(D)(2) Additional Frontage Landscaping
  - 5-6(D)(2)(b)
- 5-6(E)(2) Development Next to Low-density Residential Zone Districts
  - If this is the case to the east; virgin land ←
  - 5-6(E)(2)(b)
  - 5-6(E)(3)(b)
- 5-6(E)(5) Area of Change Next to Area of Consistency – Portion to the east ←
  - Table 5-6-5
- 5-6(F)(1) Parking Lot Edges
- 5-6(F)(2)b Parking Lot Interior
- 5-8(D) GENERAL DESIGN AND ILLUMINATION
- 5-8(E)(2)(d) Decorative Outdoor Lighting
- 5-11(E)(1) Ground Floor Clear Height
- 5-11(E)(2)(b)2
- 5-11(E)(3)(b) Outdoor Seating and Gathering Areas

### **APPLICANT'S QUESTIONS**

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-153 Date: 08/17/21 Time: N/A (sent via email)

Address: Rosa Parks Rd NW

- Contact Building safety to inquire about the steps to process a Building Permit @ 505-924-3320 option #2
- Contact Fire Department for access @ 505-924-3611 or email [bbarnes@cabq.gov](mailto:bbarnes@cabq.gov)
- Contact Solid Waste and talk to Herman Gallegos in regards waste pick up @ 505-761-8125

### PROCESS

- 6-5(G) SITE PLAN – ADMINISTRATIVE unless it needs Major Public infrastructure; then it would have to be
- 6-6(I) SITE PLAN – DRB

*As always, if you have specific questions pertaining to zoning and/or development standards you are encouraged to reach out to the zoning counter at (505) 924-3857 option 1.*

### **Transportation Development Comments**

### **PRT 21-153 (9999 Rosa Parks RD NW.)**

### **Information for Site Development – Transportation Development**

For additional information contact Nilo Salgado-Fernandez or Jeanne Wolfenbarger (924-3991)

### **General Comments below:**

#### **Curb Cuts**

- Follow DPM guidelines for residential curb cuts.
- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

#### **Clear Sight Triangle at Access Points and Intersections**

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

#### **Private Site and Parking Lot Design**

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-153 Date: 08/17/21 Time: N/A (sent via email)

Address: Rosa Parks Rd NW

- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

### Traffic Studies

- **See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.**

### Platting and Public Infrastructure Requirements for Roadways

- When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
- All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
- Curb and sidewalk are required along entire frontage of property. Follow IDO/DPM for specific width requirements.
- Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
- For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
- Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
- Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

*If you would have additional questions or would like to schedule a follow-up Zoom meeting please contact Diego Ewell at [dewell@cabq.gov](mailto:dewell@cabq.gov)*

that in mind, please check with the **ONC** every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please note that there are **NO** neighborhood associations to notify.

Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

... You will need to attach a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

Thank you.



~~Golda Olfendick~~

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334

[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

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



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) <[webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org)> **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)  
**Sent:** Wednesday, August 24, 2022 1:02 PM  
**To:** Office of Neighborhood Coordination <[steve@dmcnm.com](mailto:steve@dmcnm.com)>  
**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
**Subject:** Neighborhood Meeting Inquiry Sheet Submission

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:

Other (please specify in field below)

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

DRB Site Plan Approval

Contact Name

Steve Hernandez

Telephone Number

5052281401

Email Address

[steve@dmcnm.com](mailto:steve@dmcnm.com)

Company Name

DMC

Company Address

9320 Menaul Blvd. NE Ste. D

City

Albuquerque

State

NM

ZIP

87112

Legal description of the subject site for this project:

LOT 1 VOLCANO CLIFFS SUBDIVISION UNIT 26

Physical address of subject site:

99999 ROSA PARKS ROAD NW

Subject site cross streets:

ROSA PARKS RD & KIMMICK DR, NW

Other subject site identifiers:

This site is located on the following zone atlas page:

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

#### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

#### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

#### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

#### 4. TIME

Signs must be posted from November 20, 2022 To December 5, 2022

#### 5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

\_\_\_\_\_  
(Applicant or Agent)

\_\_\_\_\_  
(Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_, \_\_\_\_\_  
(Date) (Staff Member)

**PROJECT NUMBER:** \_\_\_\_\_





# MX at Petroglyph Buffer



## Legend

- Bernalillo County Parcels
- Municipal Limits**
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED

## Notes

1,202 0 601 1,202 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
10/20/2022 © City of Albuquerque

1: 7,212

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Certi

This Certificate of Mailing provides evidence that mail has been presented to USPS. This form may be used for domestic and international mail.

From: **DEVELOPMENT MANAGING CONSULTANTS**  
**9320 MENAUL BLVD. NE STE**  
**ALBUQUERQUE, NM 87112**

To: **Kegle, Ronald & Darleen**  
**10028 Tall Oakes St**  
**Parker CO, 80134-7785**

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE  
FCM LETTER  
ALBUQUERQUE, NM  
87112  
OCT 25 22  
AMOUNT  
**\$1.75**  
R2305H1281



Certific  
M

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From: **DEVELOPMENT MANAGING CONSULTANTS**  
**9320 MENAUL BLVD. NE STE. D**  
**ALBUQUERQUE, NM 87112**

To: **VOLCANO CLIFFS INC**  
**4112 Blue Ridge PL NE**  
**Albuquerque, NM 87111-4167**

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE  
FCM LETTER  
ALBUQUERQUE, NM  
87112  
OCT 25 22  
AMOUNT  
**\$1.75**  
R2305H1281



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From: **DEVELOPMENT MANAGING CONSULTANTS**  
**9320 MENAUL BLVD. NE STE**  
**ALBUQUERQUE, NM 87112**

To: **MEME Development INC**  
**600 San Jose AVE SE**  
**Albuquerque NM 87102-5061**

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87112  
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AMOUNT  
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Certific  
M

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From: **DEVELOPMENT MANAGING CONSULTANTS**  
**9320 MENAUL BLVD. NE STE. D**  
**ALBUQUERQUE, NM 87112**

To: **Sinclair Karina L & Sono Jon M**  
**8240 Burdock St NW**  
**Albuquerque, NM 87120-5427**

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FCM LETTER  
ALBUQUERQUE, NM  
87112  
OCT 25 22  
AMOUNT  
**\$1.75**  
R2305H128112-2



Cer

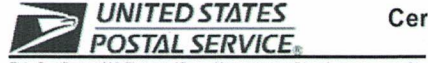
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From: **DEVELOPMENT MANAGING CONSULTANTS**  
**9320 MENAUL BLVD. NE ST**  
**ALBUQUERQUE, NM 87112**

To: **Lederer A C Jr**  
**12600 Exchange Dr Suite 214**  
**Stafford TX 77477-3609**

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From: **DEVELOPMENT MANAGING CONSULTANTS**  
**9320 MENAUL BLVD. NE ST**  
**ALBUQUERQUE, NM 87112**

To: **Ela Charles S & Connie C**  
**6001 Goldenseal Ave NW**  
**Albuquerque, NM 87120-5427**

PS Form 3817, April 2007 PSN 7530-02-000-9065

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OCT 25 22  
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From: **DEVELOPMENT MANAGING CONSULTANTS**  
**9320 MENAUL BLVD. NE STE**  
**ALBUQUERQUE, NM 87112**

To: **GROUP II U26 VC LLC**  
**C/O Wright, Billy J Room 115**  
**2400 Louisiana Blvd E BLDG 3**  
**Albuquerque, NM 87110-4362**

PS Form 3817, April 2007 PSN 7530-02-000-9065



1000



Ce

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From: **DEVELOPMENT MANAGING CONSULTANTS**  
**9320 MENAUL BLVD. NE ST**  
**ALBUQUERQUE, NM 87112**

To: **LA Cuentista Unit II**  
**Homeowners Association Inc**  
**C/O Blue Door Realty LLC**  
**8700 Education PI NW Bldg. 1**  
**Albuquerque, NM 87114-637**

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1000



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From: **DEVELOPMENT MANAGING CONSULTANTS**  
**9320 MENAUL BLVD. NE STE. 1**  
**ALBUQUERQUE, NM 87112**

To: City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103-2248

U.S. POSTAGE PAID  
FCM LETTER  
ALBUQUERQUE, NM  
87112  
OCT 25 22  
AMOUNT  
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From: **DEVELOPMENT MANAGING CONSULTANTS**  
**9320 MENAUL BLVD. NE STE. D**  
**ALBUQUERQUE, NM 87112**

To: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To pay fee, affix stamps or meter postage here.

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



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From: **DEVELOPMENT MANAGING CONSULTANTS**  
**9320 MENAUL BLVD. NE STE. 1**  
**ALBUQUERQUE, NM 87112**

To: City of Albuquerque  
PO Box 2248  
Albuquerque, NM 87103-2248

U.S. POSTAGE PAID  
FCM LETTER  
ALBUQUERQUE, NM  
87112  
OCT 25 22  
AMOUNT  
**\$1.75**  
R2305H128112-2

PS Form 3817, April 2007 PSN 7530-02-000-9065



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From: **DEVELOPMENT MANAGING CONSULTANTS**  
**9320 MENAUL BLVD. NE STE. D**  
**ALBUQUERQUE, NM 87112**

To: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To pay fee, affix stamps or meter postage here.

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



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From: **DEVELOPMENT MANAGING CONSULTANTS**  
**9320 MENAUL BLVD. NE STE. 1**  
**ALBUQUERQUE, NM 87112**

To: ELK Haven LLC & Frances Pavich LLC  
21 Vista Valle CIR  
Lamy NM 87540



U.S. POSTAGE PAID  
FCM LETTER  
ALBUQUERQUE, NM  
87112  
OCT 25 22  
AMOUNT  
**\$1.75**  
R2305H128112-2

PS Form 3817, April 2007 PSN 7530-02-000-9065



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From: **DEVELOPMENT MANAGING CONSULTANTS**  
**9320 MENAUL BLVD. NE STE. D**  
**ALBUQUERQUE, NM 87112**

To: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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PS Form 3817, April 2007 PSN 7530-02-000-9065



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From: **DEVELOPMENT MANAGING CONSULTANTS**  
**9320 MENAUL BLVD. NE STE. 1**  
**ALBUQUERQUE, NM 87112**

To: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate of Mailing

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From: **DEVELOPMENT MANAGING CONSULTANTS**  
**9320 MENAUL BLVD. NE STE. D**  
**ALBUQUERQUE, NM 87112**

To: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To pay fee, affix stamps or meter postage here.

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: October 22, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: This letter went out to all within 100 feet\* of the project (See attached proof of mailing).

Mailing Address\*: \_\_\_\_\_

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* Northeast corner of Rosa Parks Rd & Kimmick Dr, N.W.  
Location Description Same as above
2. Property Owner\* Beta Investments, LLC
3. Agent/Applicant\* *[if applicable]* Development Managing Consultants (Agent)
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Site Plan approval for a 28 Unit Townhome project

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: 9:00, November 30, 2022 \_\_\_\_\_

Location\*<sup>2</sup>: Zoom Meeting: <http://cabq.zoom.us/j/81711919604> - Meeting ID: 817 1191 9604 \_\_\_\_\_

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
[steve@dmcnm.com](mailto:steve@dmcnm.com) \_\_\_\_\_

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> C-11-Z \_\_\_\_\_
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)

Explanation\*:

Deviations to setbacks  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):     Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- d. **For residential development\***: Maximum number of proposed dwelling units.
- e. **For non-residential development\***:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.4+- Ac.
  2. IDO Zone District C-11-Z
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

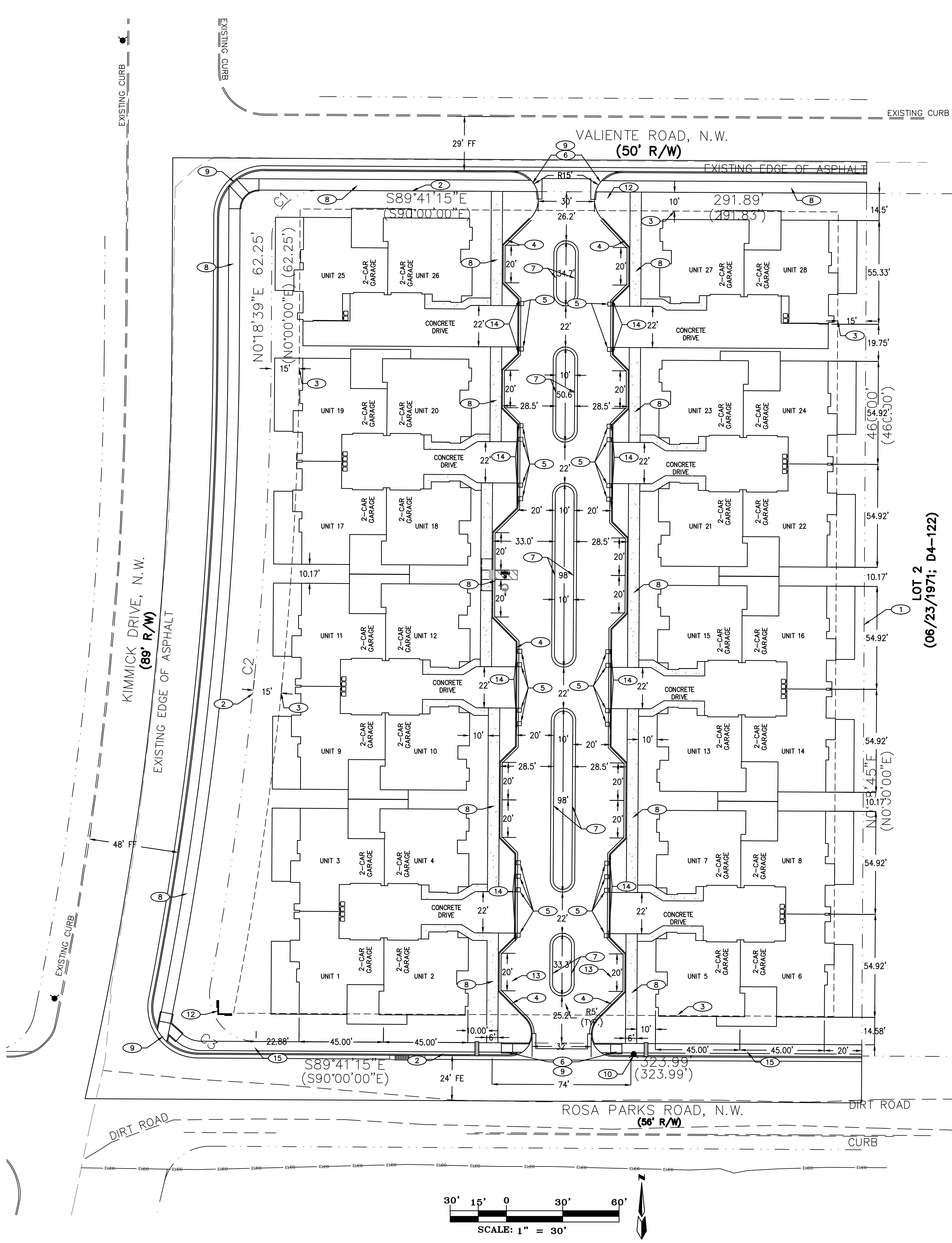
<https://ido.abc-zone.com/>

**IDO Interactive Map**

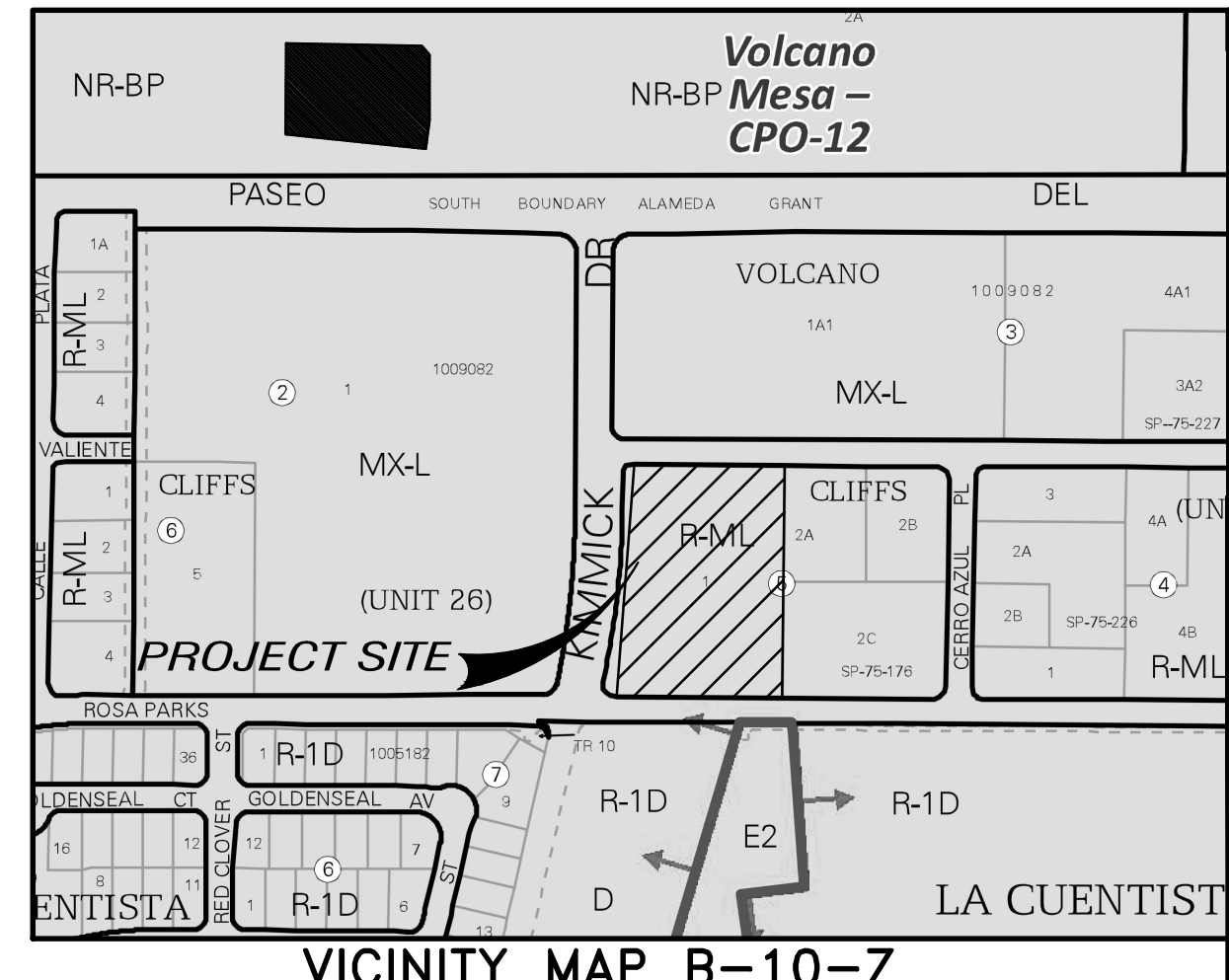
<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>



SITE DATA	
LOCATION	ROSA PARKS RD, N.W. ALBUQUERQUE, NM
LEGAL DESCRIPTION	VOLCANO CLIFFS SUBDIVISION UNIT 26
CURRENT ZONING	R-ML
ZONE ATLAS PAGE	B-10
BUILDING CONSTRUCTION	2B
APPLICABLE CODE	2015 IBC / IFC
TOTAL LOT AREA	(3.45 AC) 150,099 SF
MAX. BUILDING HEIGHT ALLOWED	30 FEET
MAX. BUILDING HEIGHT	30 FEET
BUILDING FOOTPRINT AREA	47,844 SF
NET LOT AREA (LOT AREA - BUILDING AREA)	102,255 SF
NUMBER OF UNITS	28 SEMI-ATTACHED
LANDSCAPE AREA	- SF
LANDSCAPE W/O TREES AND SHRUBS	- SF
TOTAL LANDSCAPE AREA	- SF
TOTAL LANDSCAPE % OF TOTAL LOT AREA	-%
PAVED DRIVE AND PEDESTRIAN AREA	45,473 SF
REQUIRED PARKING	28 * 1.5=42 SPACES
	1.5 SPACES/UNIT
PARKING PROVIDED	70 SPACES
	56 GARAGE SPACES
	14 PARKING SPACES
REQUIRED ADA PARKING	1 SPACES (1 VAN)
PROVIDED ADA PARKING	1 GARAGE SPACE/UNIT + 1 VAN SPACE



- GENERAL NOTES**
- CURB DIMENSIONS ARE TO FACE OF CURB U.N.O.
  - WORK WITHIN CITY ROW WILL REQUIRE CITY WORK ORDER
  - SITE LIGHTING - LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS
  - SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT

- KEYED NOTES**
- PROPERTY LINE
  - RIGHT OF WAY
  - SETBACK
  - NEW STANDARD CURB PER SP 2-SITE DETAILS
  - REFUSE CART AREA TO MAINTAIN 25' VERTICAL CLEARANCE FREE OF OBSTRUCTION AND VEGETATION.
  - NEW CURB RETURN DRIVEWAY ENTRANCE PER CABQ SPECIFICATIONS
  - NEW ESTATE CURB PER SP 2-SITE DETAILS
  - 6" CONC. SIDEWALK WITH 1.5% (2% MAX) CROSS SLOPE PER SP2-SITE DETAILS
  - HANDICAP RAMP W/TRUNCATED DOME SURFACE PER SP2-SITE DETAILS
  - NEW FIRE HYDRANT PER CABQ FIRE DEPT.
  - PREMISES STREET ADDRESS 4" HIGH MIN. W/MINIMUM STROKE WIDTH OF 0.5 IN. VISIBLE FROM STREET PER IFC 2015, SEC. 505
  - MONUMENT SIGN PER SP 2-SITE DETAILS
  - STANDARD PARKING SPACE (TYP.) PER TCL 1-TRAFFIC CIRCULATION LAYOUT
  - NEW MOUNTABLE CURB PER SP 2-SITE DETAILS
  - 5' CONC. SIDEWALK

PROJECT NUMBER \_\_\_\_\_  
 APPLICATION NUMBER \_\_\_\_\_

DRB SITE PLAN FOR BUILDING PERMIT  
 IS AN INFRASTRUCTURE LIST REQUIRED? (X) 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.

TRAFFIC ENGINEER, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

ABCWUA \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER/HYDROLOGY \_\_\_\_\_ DATE \_\_\_\_\_

CODE ENFORCEMENT \_\_\_\_\_ DATE \_\_\_\_\_

ENVIRONMENTAL HEALTH DEPARTMENT, IF NECESSARY \_\_\_\_\_ DATE \_\_\_\_\_

SOLID WASTE MANAGEMENT \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, ALBUQUERQUE PLANNING \_\_\_\_\_ DATE \_\_\_\_\_

**THE group**  
 THE HENSLEY ENGINEERING GROUP  
 300 BRANDING IRON RD. SE  
 RIO RANCHO, NEW MEXICO 87124  
 Phone: (505) 410-1622

**DEVELOPMENT MANAGEMENT CONSULTANTS**  
 PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS

9320 Menaul Blvd. NE, ste. D  
 Albuquerque, NM 87112

DMC Office: (505) 296-7100  
 Fax: (505) 296-7105

NEW MEXICO  
 21850  
 R. E. HENSLEY  
 PROFESSIONAL ENGINEER  
 10/18/22

PROJECT ADDRESS:  
**99999 ROSA PARKS N.W.  
 ALBUQUERQUE, NM**

CLIENT NAME:  
**MX AT PETROGLYPH**

DATE/TIME: \_\_\_\_\_  
**SITE PLAN**

PROJECT NUMBER: \_\_\_\_\_  
**SITE PLAN**

DRAWN BY: REH  
 CHECKED BY: REH / REH  
 DATE: **AUG. 2, 2022**

SCALE: AS NOTED  
 SHEET: **SP1**





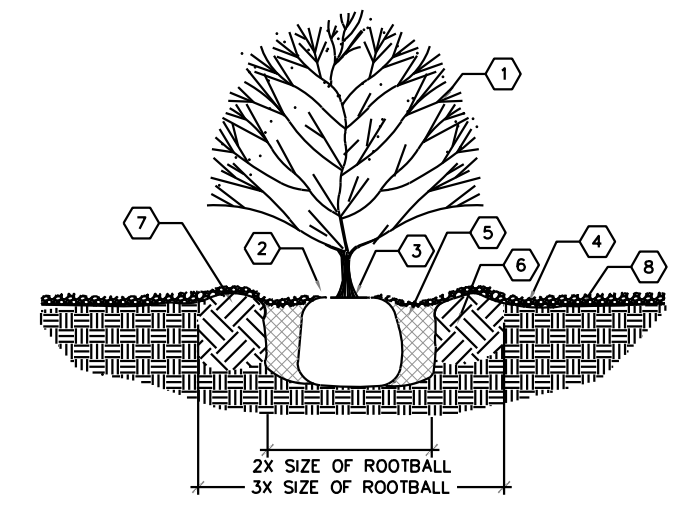


**PLANT SCHEDULE**

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	13	ACER NEGUNDO 'SENSATION' / SENSATION BOX ELDER MAPLE	2" B&B	40' X 30'	707
	2	CHILOPSIS LINEARIS 'ART'S SEEDLESS' / ART'S SEEDLESS DESERT WILLOW	24"BOX	20' X 25'	491
	5	FORESTIERA NEOMEXICANA / NEW MEXICAN PRIVET	24"BOX	15' X 15'	177
	6	MALUS X 'RADIANT' / RADIANT CRAB APPLE	2" B&B	20' X 20'	314
	4	PISTACIA CHINENSIS / CHINESE PISTACHE	2" B&B	60' X 60'	2826
	10	PRUNUS CERASIFERA / FLOWERING PLUM	2" B&B	20' X 20'	314
	7	PYRUS CALLERYANA 'CLEVELAND SELECT' / CLEVELAND SELECT PEAR	2" B&B	25' X 15'	177
	21	ULMUS PROPINQUA 'EMERALD SUNSHINE' / EMERALD SUNSHINE ELM	2" B&B	35' X 25'	491
	4	VITEX AGNUS-CASTUS / CHASTE TREE	24"BOX	20' X 20'	314
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	3	JUNIPERUS MONOSPERMA / ONESEED JUNIPER	15 GAL	20' X 10'	79
	3	PINUS NIGRA / AUSTRIAN BLACK PINE	6'	20' X 10'	79
				<b>SUBTOTAL</b>	<b>40,666 SF</b>
DESERT ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	6	DASYLIRION TEXANUM / TEXAS SOTOL	5 GAL	5' X 5'	20
	4	NOLINA MICROCARPA / BEARGRASS	5 GAL	5' X 6'	28
	36	YUCCA BACCATA / BANANA YUCCA	5 GAL	4' X 5'	20
FLOWERING PLANTS	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	34	NEPETA X FAASSENI 'SELECT BLUE' / CATMINT	1 GAL	1' X 2'	3
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	19	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL	3' X 3'	7
	37	CALAMAGOSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	30" X 2'	3
	6	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM / MUHLY	1 GAL	3' X 3'	7
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	65	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	5 GAL	4' X 4'	13
	28	Buddleja Davidii / BUTTERFLY BUSH	5 GAL	4' X 4'	13
	34	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SPIREA	1 GAL	3' X 3'	7
	26	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH	5 GAL	5' X 6'	28
	12	HIBISCUS SYRIACUS / ROSE OF SHARON	5 GAL	10' X 10'	79
	24	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	4' X 4'	13
	28	ROSA X 'KNOCKOUT' TM / ROSE	5 GAL	6' X 5'	20
	24	SALVIA GREGGII / AUTUMN SAGE CHERRY	1 GAL	2' X 3'	7
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	6	CERCOCARPUS INTRICATUS / LITTLE LEAF MOUNTAIN MAHOGONY	5 GAL	6' X 6'	28
	14	CYTISUS SCOPARIUS 'ALL GOLD' / SCOTCH BROOM	5 GAL	4' X 6'	28
	62	ERICAMERIA LARICIFOLIA / TURPENTINE BUSH	5 GAL	3' X 4'	13
	21	FALLUGIA PARADOXA / APACHE PLUME	5 GAL	6' X 7'	38
	18	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL	2' X 9'	64
	13	KRASCHENINNIKOVIA LANATA / WINTERFAT	5 GAL	3' X 3'	7
	8	NANDINA DOMESTICA 'MOON BAY' TM / HEAVENLY BAMBOO	5 GAL	8' X 5'	20
	8	PHOTINIA X FRASERI / PHOTINIA	5 GAL	8' X 8'	50
	42	ROSMARINUS OFFICINALIS / ROSEMARY	5 GAL	6' X 6'	28
				<b>SUBTOTAL</b>	<b>10,646 SF</b>
				<b>TOTAL</b>	<b>51,312 SF</b>

**MATERIALS & NOTES**

SYMBOL	DESCRIPTION	QTY
	LARGE BOULDER	44
	UPLIGHT	16
SYMBOL	DESCRIPTION	
	GRAVEL	
	COBBLE	



- CONSTRUCTION NOTES:**
- SHRUB LOCATION AND SPECIES AS PER PLAN.
  - MULCH SHALL BE FEATHERED TO A 2" DEPTH ON TOP OF ROOT BALL AND SHALL BE HELD BACK 2" FROM SHRUB STEMS.
  - PLANT WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
  - 4" DEPTH MULCH THROUGHOUT SHRUB BED UNLESS OTHERWISE NOTED.
  - EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE Voids AND AIR POCKETS.
  - SCAFFY EDGES AND LOOSEN SOIL AROUND EXCAVATED PLANTING PIT.
  - 2" HIGH X 6" WIDE BERM.
  - WEED BARRIER FABRIC - SEE IRRIGATION PLANTING PLAN - TURN DOWN 6" AT EDGES.

① SHRUB PLANTING

**GENERAL NOTES**

- IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
- POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.
- ALL MAINTENANCE FOR LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. MAINTENANCE OF STREET TREES AND SHRUBS SHALL FIND THEM IN HEALTHY, LIVING, AND ATTRACTIVE CONDITION.
- ALL ON-SITE PLANT MATERIAL, NOW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. EMITTERS SHALL BE PLACED AT EVEN SPACING AT DRIP LINE OF TREES AND SHRUBS AT THE MULCH'S SURFACE AT A RATE OF SIX (6) 2.0 GPH EMITTERS PER TREE AND TWO (2) 2.0 GPH EMITTERS PER SHRUB.
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. APPROPRIATE MEASURES HAVE BEEN TAKEN TO DESIGN AND INSTALL A WATER-CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE.

**SITE DATA**

GROSS LOT AREA	150,099 SF
BUILDING AREA	65,039 SF
NET LOT AREA (NET.)	85,060 SF
<b>LANDSCAPE AREA (LAN.)</b>	
REQUIRED	12,759 SF (15% OF NET.)
PROPOSED	51,363 SF (48% OF NET.)
<b>VEGETATION COVERAGE (VEG.)</b>	
REQUIRED	9,570 SF (75% OF LAN.)
PROPOSED	51,312 SF (402% OF LAN.)
<b>GROUND-LEVEL PLANTS COVERAGE</b>	
REQUIRED	2,393 SF (25% OF VEG.)
PROPOSED	10,646 SF (111% OF VEG.)
<b>STREET TREES (1 PER 25LF)</b>	
REQUIRED	50
PROPOSED	50
<b>DWELLING UNIT TREES (1 PER UNIT)</b>	
REQUIRED	28
PROPOSED	28
<b>TOTAL</b>	
REQUIRED	78 TREES
PROPOSED	78 TREES
	564 SHRUBS

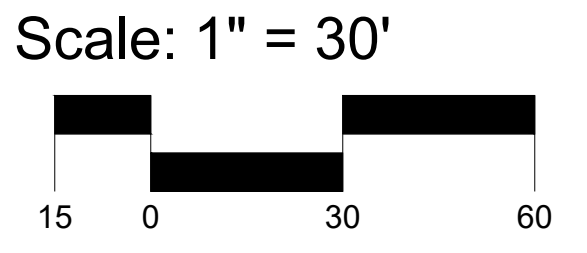
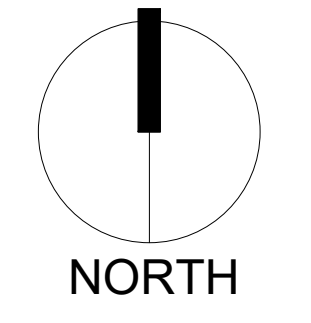
**YELLOWSTONE LANDSCAPE**  
 www.yellowstonelandscape.com  
 P O Box 10597  
 Albuquerque, NM 87184  
 505.898.9615  
 design@yellowstonelandscape.com



Date: 5/27/2022  
 Revisions:  
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 ▲  
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Drawn by: PL  
 Reviewed by: CM

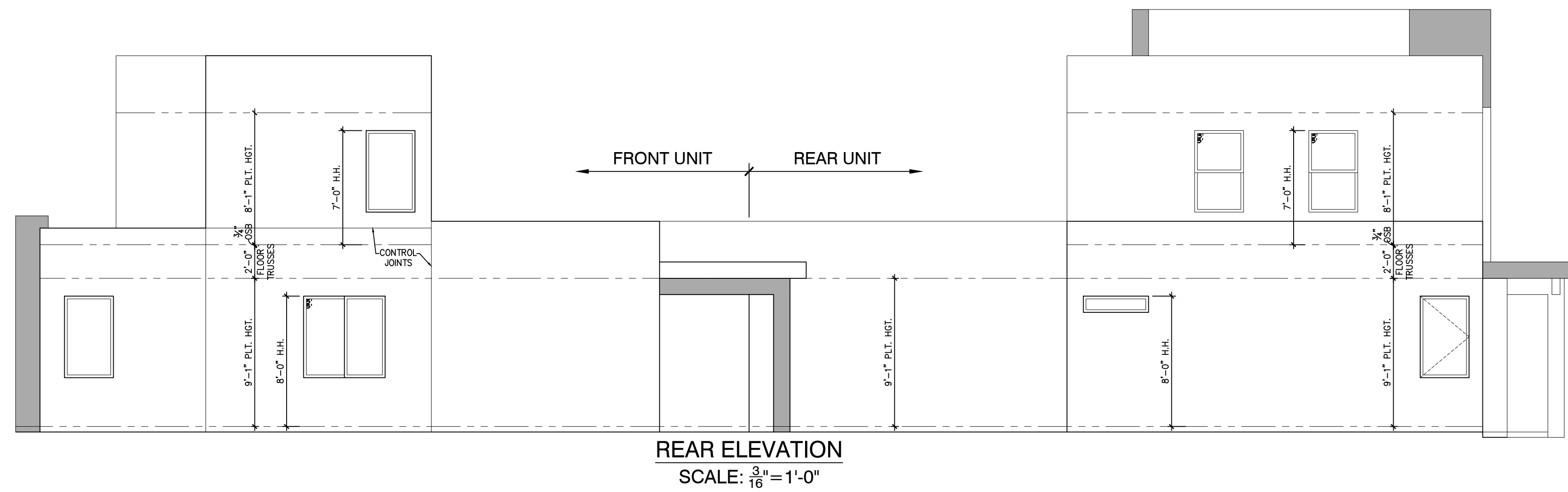
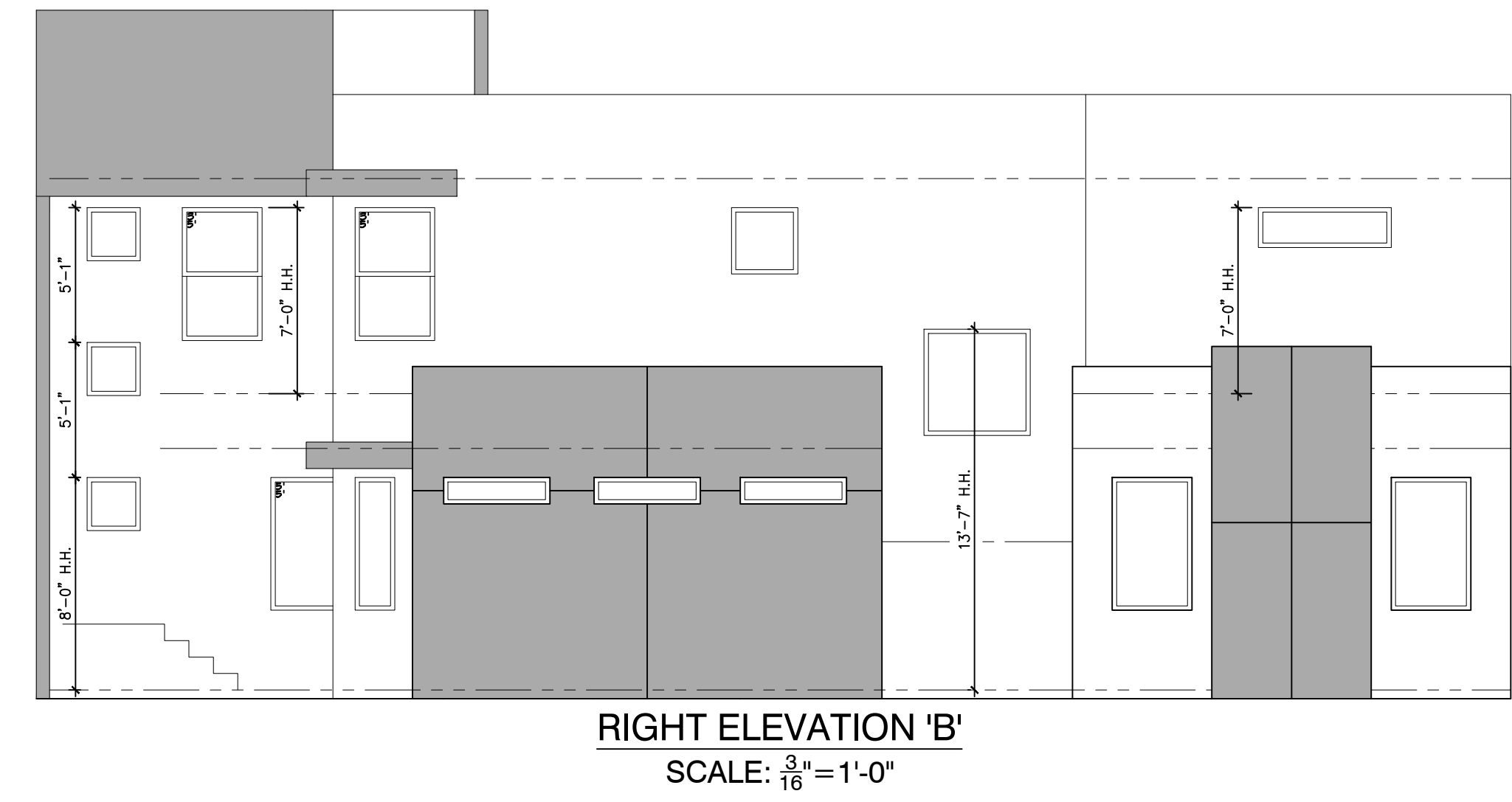
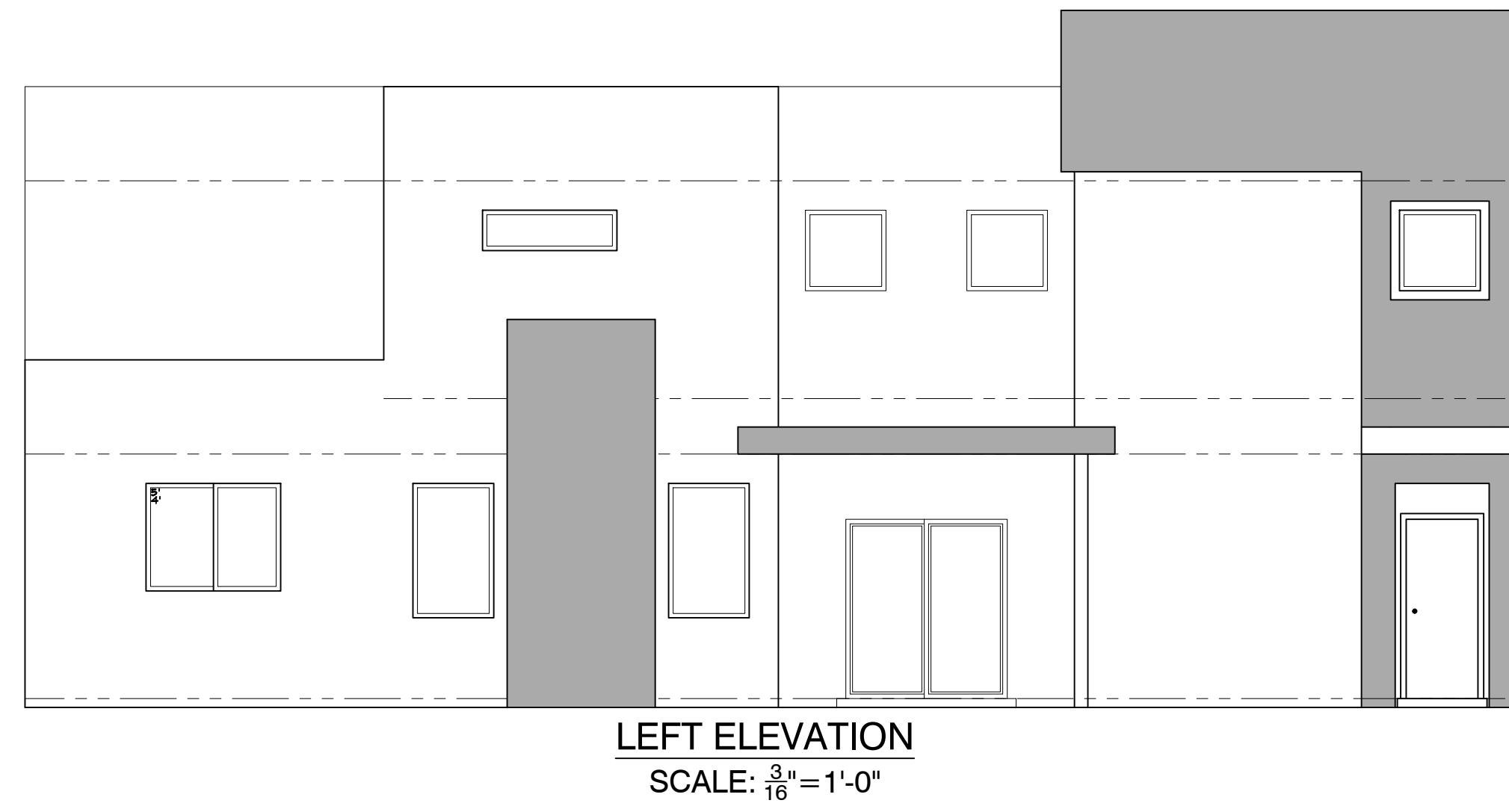
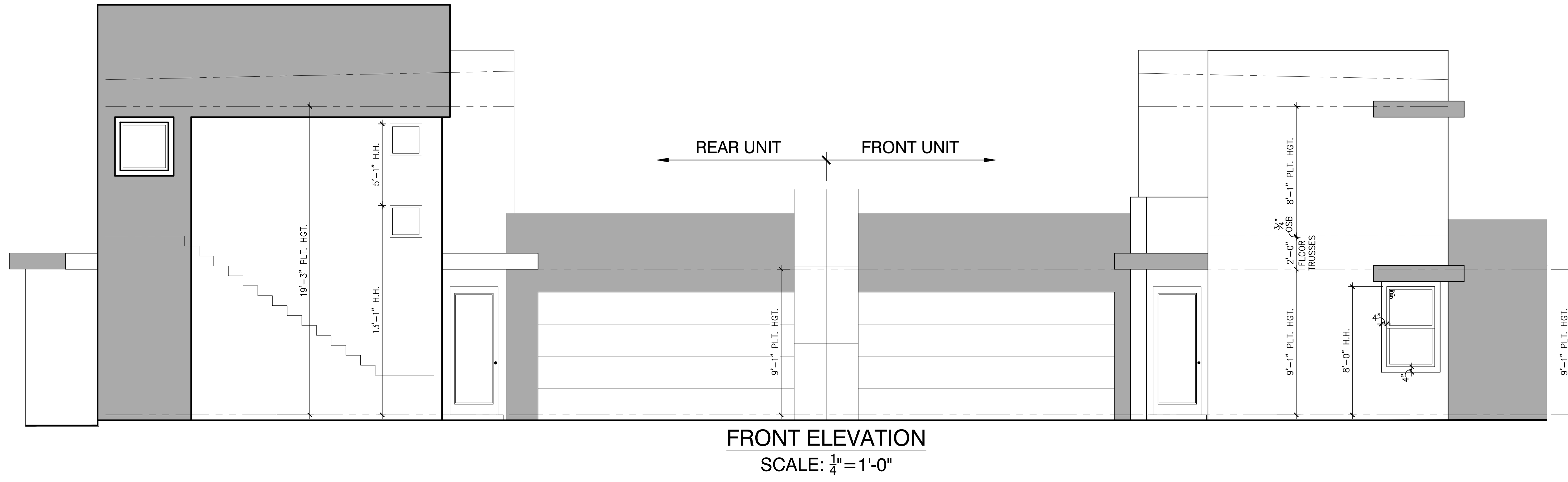
**Tierra Buena**  
 Albuquerque, New Mexico



Sheet Title:  
**Landscape Plan**

Sheet Number:  
**LS-01**

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PLAN #
DESCRIPTION:
CLIENT: ABRAZO HOMES
CONTRACTOR: TQM, LLC NM LICENSE # 366615
SCALE: AS NOTED
DATE:
SHEET #

# SITE PLAN CHECKLIST

Project #: \_\_\_\_\_ Application #: \_\_\_\_\_

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

***I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.***

\_\_\_\_\_  
Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

**The electronic format must be organized in the above manner.**

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

**NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.**

**NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.**

## SHEET #1 - SITE PLAN

### A. General Information

- \_\_\_ 1. Date of drawing and/or last revision
- \_\_\_ 2. Scale: 1.0 acre or less 1" = 10'  
1.0 - 5.0 acres 1" = 20'  
Over 5 acres 1" = 50'  
Over 20 acres 1" = 100'

# SITE PLAN CHECKLIST

- \_\_\_ 3. Bar scale
- \_\_\_ 4. North arrow
- \_\_\_ 5. Legend
- \_\_\_ 6. Scaled vicinity map
- \_\_\_ 7. Property lines (clearly identify)
- \_\_\_ 8. Existing and proposed easements (identify each)
- \_\_\_ 9. Phases of development, if applicable

## B. Proposed Development

### 1. Structural

- \_\_\_ A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- \_\_\_ B. Square footage of each structure
- \_\_\_ C. Proposed use of each structure
- \_\_\_ D. Signs (freestanding) and other improvements
- \_\_\_ E. Walls, fences, and screening: indicate height, length, color and materials
- \_\_\_ F. Dimensions of all principal site elements or typical dimensions
- \_\_\_ G. Loading facilities
- \_\_\_ H. Site lighting (indicate height & fixture type)
- \_\_\_ I. Indicate structures within 20 feet of site
- \_\_\_ J. Elevation drawing of refuse container and enclosure, if applicable.
- \_\_\_ K. Existing zoning/land use of all abutting properties

### 2. Parking, Loading and Internal Circulation

- \_\_\_ A. Parking layout with spaces numbered per aisle and totaled.
  - \_\_\_ 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
  - \_\_\_ 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
  - \_\_\_ 3. On street parking spaces
- \_\_\_ B. Bicycle parking & facilities
  - \_\_\_ 1. Bicycle racks – location and detail
  - \_\_\_ 2. Other bicycle facilities, if applicable
- \_\_\_ C. Vehicular Circulation (Refer to DPM and IDO)
  - \_\_\_ 1. Ingress and egress locations, including width and curve radii dimensions
  - \_\_\_ 2. Drive aisle locations, including width and curve radii dimensions
  - \_\_\_ 3. End aisle locations, including width and curve radii dimensions
  - \_\_\_ 4. Location & orientation of refuse enclosure, with dimensions
  - \_\_\_ 5. Loading, service area, and refuse service locations and dimensions
- \_\_\_ D. Pedestrian Circulation
  - \_\_\_ 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

## SITE PLAN CHECKLIST

- \_\_\_ 2. Location and dimension of drive aisle crossings, including paving treatment
- \_\_\_ 3. Location and description of amenities, including patios, benches, tables, etc.
  
- \_\_\_ E. Off-Street Loading
  - \_\_\_ 1. Location and dimensions of all off-street loading areas
  
- \_\_\_ F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
  - \_\_\_ 1. Location and dimensions of vehicle stacking spaces and queuing lanes
  - \_\_\_ 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
  - \_\_\_ 3. Striping and Sign details for one-way drive through facilities

### 3. Streets and Circulation

- \_\_\_ A. Locate and identify adjacent public and private streets and alleys.
  - \_\_\_ 1. Existing and proposed pavement widths, right-of-way widths and curve radii
  - \_\_\_ 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - \_\_\_ 3. Location of traffic signs and signals related to the functioning of the proposal
  - \_\_\_ 4. Identify existing and proposed medians and median cuts
  - \_\_\_ 5. Sidewalk widths and locations, existing and proposed
  - \_\_\_ 6. Location of street lights
  - \_\_\_ 7. Show and dimension clear sight triangle at each site access point
  - \_\_\_ 8. Show location of all existing driveways fronting and near the subject site.
  
- \_\_\_ B. Identify Alternate transportation facilities within site or adjacent to site
  - \_\_\_ 1. Bikeways and bike-related facilities
  - \_\_\_ 2. Pedestrian trails and linkages
  - \_\_\_ 3. Transit facilities, including routes, bus bays and shelters existing or required

### 4. Phasing

- \_\_\_ A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

## SHEET #2 - LANDSCAPING PLAN

- \_\_\_ 1. Scale - must be same as scale on sheet #1 - Site plan
- \_\_\_ 2. Bar Scale
- \_\_\_ 3. North Arrow
- \_\_\_ 4. Property Lines
- \_\_\_ 5. Existing and proposed easements
- \_\_\_ 6. Identify nature of ground cover materials
  - \_\_\_ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  - \_\_\_ B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
  - \_\_\_ C. Ponding areas either for drainage or landscaping/recreational use

## SITE PLAN CHECKLIST

- 7. Identify type, location and size of plantings (common and/or botanical names).
  - A. Existing, indicating whether it is to be preserved or removed.
  - B. Proposed, to be established for general landscaping.
  - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- 14. Planting or tree well detail
- 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

### SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

#### A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

#### B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections  
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

# SITE PLAN CHECKLIST

## SHEET #4- UTILITY PLAN

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- B. Distribution lines
- C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)
- F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

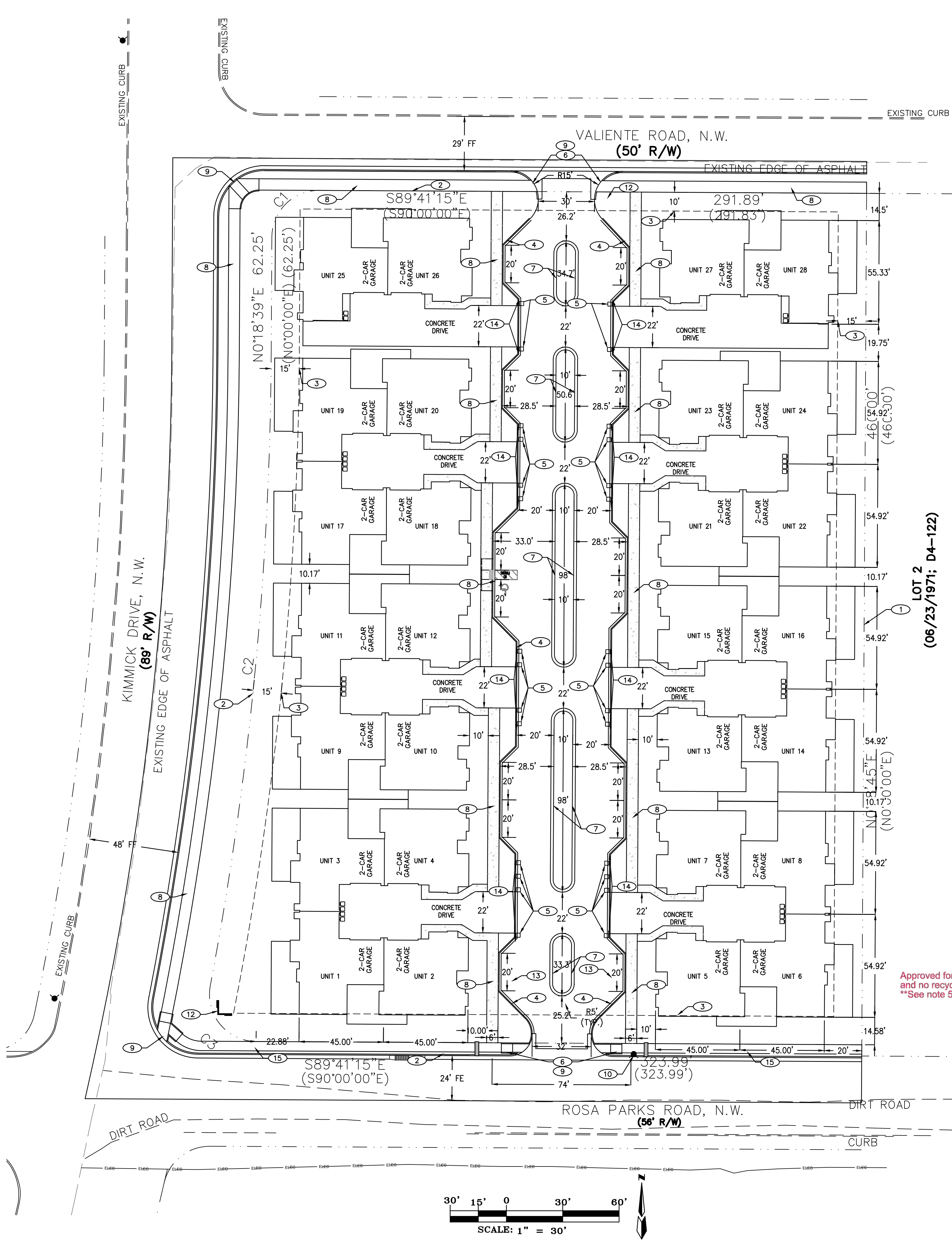
## SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

### A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
  - 1. Identify facade orientation
  - 2. Dimensions of facade elements, including overall height and width
  - 3. Location, material and colors of windows, doors and framing
  - 4. Materials and colors of all building elements and structures
  - 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

### B. Building Mounted Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO



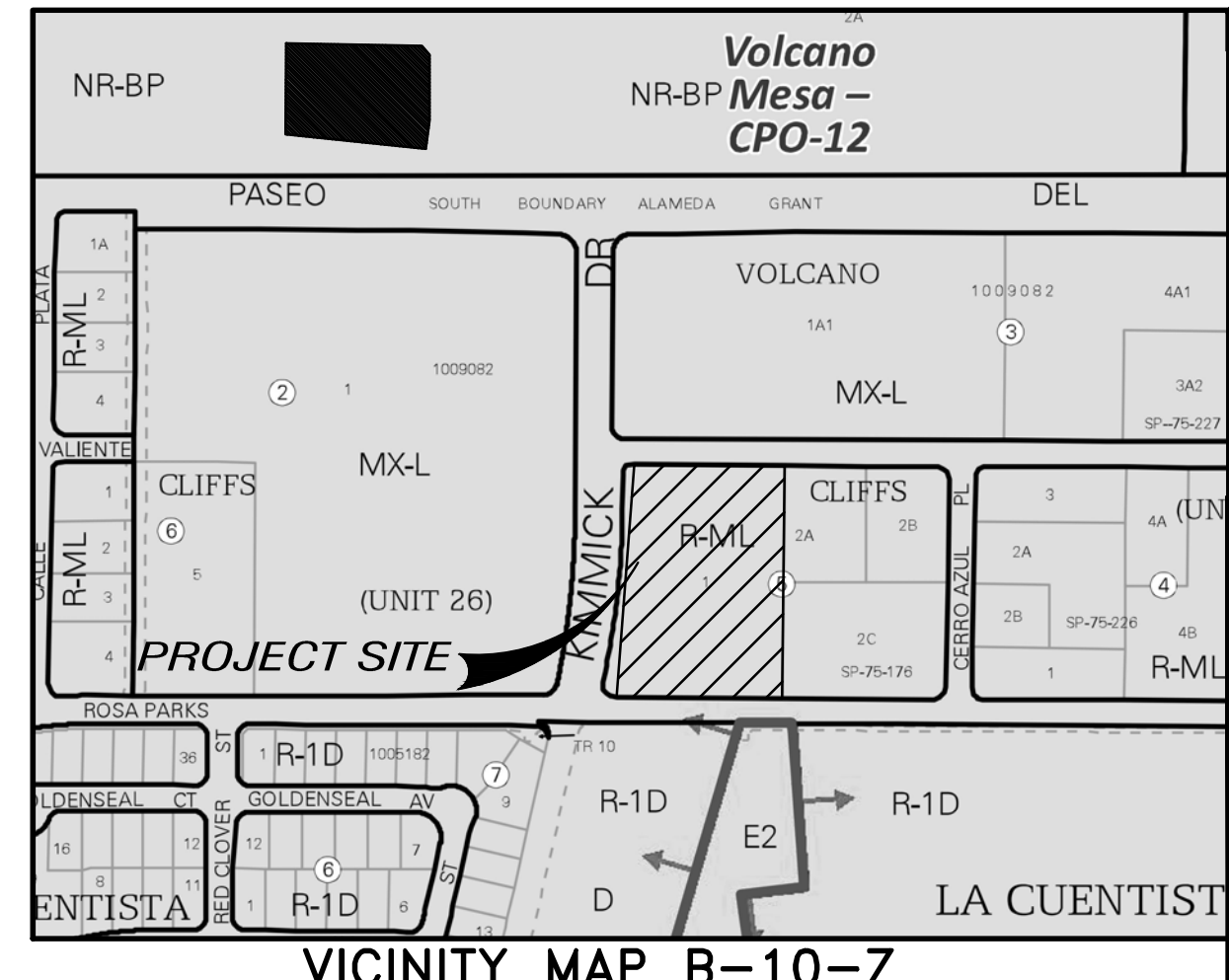
Approved for access for 28 residential trash carts, and no recycle carts. Herman Gallegos 08-11-22  
 \*\*See note 5\*\* *Herman Gallegos*

SITE DATA	
LOCATION	ROSA PARKS RD, N.W. ALBUQUERQUE, NM
LEGAL DESCRIPTION	VOLCANO CLIFFS SUBDIVISION UNIT 26
CURRENT ZONING	R-ML
ZONE ATLAS PAGE	B-10
BUILDING CONSTRUCTION	2B
APPLICABLE CODE	2015 IBC / IFC
TOTAL LOT AREA	(3.45 AC) 150,099 SF
MAX. BUILDING HEIGHT ALLOWED	30 FEET
MAX. BUILDING HEIGHT	30 FEET
BUILDING FOOTPRINT AREA	47,844 SF
NET LOT AREA (LOT AREA - BUILDING AREA)	102,255 SF
NUMBER OF UNITS	28 SEMI-ATTACHED
LANDSCAPE AREA	- SF
LANDSCAPE W/O TREES AND SHRUBS	- SF
TOTAL LANDSCAPE AREA	- SF
TOTAL LANDSCAPE % OF TOTAL LOT AREA	-%
PAVED, DRIVE AND PEDESTRIAN AREA	45,473 SF
REQUIRED PARKING	28 * 1.5=42 SPACES
	1.5 SPACES/UNIT
PARKING PROVIDED	70 SPACES
	56 GARAGE SPACES
	14 PARKING SPACES
REQUIRED ADA PARKING	1 SPACES (1 VAN)
PROVIDED ADA PARKING	1 GARAGE SPACE/UNIT + 1 VAN SPACE

PROJECT NUMBER \_\_\_\_\_  
 APPLICATION NUMBER \_\_\_\_\_

DRB SITE PLAN FOR BUILDING PERMIT IS AN INFRASTRUCTURE LIST REQUIRED? (X) 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.

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER/HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
ENVIRONMENTAL HEALTH DEPARTMENT, IF NECESSARY	DATE
Herman Gallegos <i>Herman Gallegos</i>	08-11-22
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, ALBUQUERQUE PLANNING	DATE



- GENERAL NOTES**
- CURB DIMENSIONS ARE TO FACE OF CURB U.N.O.
  - WORK WITHIN CITY ROW WILL REQUIRE CITY WORK ORDER
  - SITE LIGHTING - LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS
  - SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT

- KEYED NOTES**
- PROPERTY LINE
  - RIGHT OF WAY
  - SETBACK
  - NEW STANDARD CURB PER SP 2-SITE DETAILS
  - REFUSE CART AREA TO MAINTAIN 25' VERTICAL CLEARANCE FREE OF OBSTRUCTION AND VEGETATION.
  - NEW CURB RETURN DRIVEWAY ENTRANCE PER CABQ SPECIFICATIONS
  - NEW ESTATE CURB PER SP 2-SITE DETAILS
  - 6" CONC. SIDEWALK WITH 1.5% (2% MAX) CROSS SLOPE PER SP2-SITE DETAILS
  - HANDICAP RAMP W/TRUNCATED DOME SURFACE PER SP2-SITE DETAILS
  - NEW FIRE HYDRANT PER CABQ FIRE DEPT.
  - PREMISES STREET ADDRESS 4" HIGH MIN. W/MINIMUM STROKE WIDTH OF 0.5 IN. VISIBLE FROM STREET PER IFC 2015, SEC. 505
  - MONUMENT SIGN PER SP 2-SITE DETAILS
  - STANDARD PARKING SPACE (TYP.) PER TCL 1-TRAFFIC CIRCULATION LAYOUT
  - NEW MOUNTABLE CURB PER SP 2-SITE DETAILS
  - 5' CONC. SIDEWALK

**THE group**  
 THE HENSLEY ENGINEERING GROUP  
 300 BRANDING IRON RD. SE  
 RIO RANCHO, NEW MEXICO 87124  
 Phone: (505) 410-1622

**DEVELOPMENT MANAGEMENT CONSULTANTS**  
 PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS

9320 Menaul Blvd. NE, ste. D  
 Albuquerque, NM 87112

DMC Office: (505) 296-7100  
 Fax: (505) 296-7105

NEW MEXICO 21850  
 RONA E. HENSLEY  
 PROFESSIONAL ENGINEER  
 10/18/22

PROJECT ADDRESS:  
**99999 ROSA PARKS N.W.  
 ALBUQUERQUE, NM**

CLIENT NAME:  
**MX AT PETROGLYPH**

DATE/TIME:  
**SITE PLAN**

PROJECT NUMBER:  
**SITE PLAN**

DRAWN BY:  
**REH**

CHECKED BY: / APPROVED BY:  
**REH / REH**

DATE:  
**AUG. 2, 2022**

SCALE:  
**AS NOTED**

SHEET:  
**SP1**





1. THIS SET OF DRAWINGS CONTAINS A WHOLE OF THE SOLE CONTRACTOR INVOLVED IN THE PROJECT. ANY CHANGES TO THIS DRAWING SHALL BE MADE TO THE ORIGINAL DRAWING BY THE CONTRACTOR. ANY CHANGES TO THIS DRAWING SHALL BE MADE TO THE ORIGINAL DRAWING BY THE CONTRACTOR.

PROJECT ADDRESS: ALBUQUERQUE, NM  
CLIENT'S NAME:

PROJECT NAME: SITE DETAILS  
PROJECT NAME: MX AT PETROGLYPH

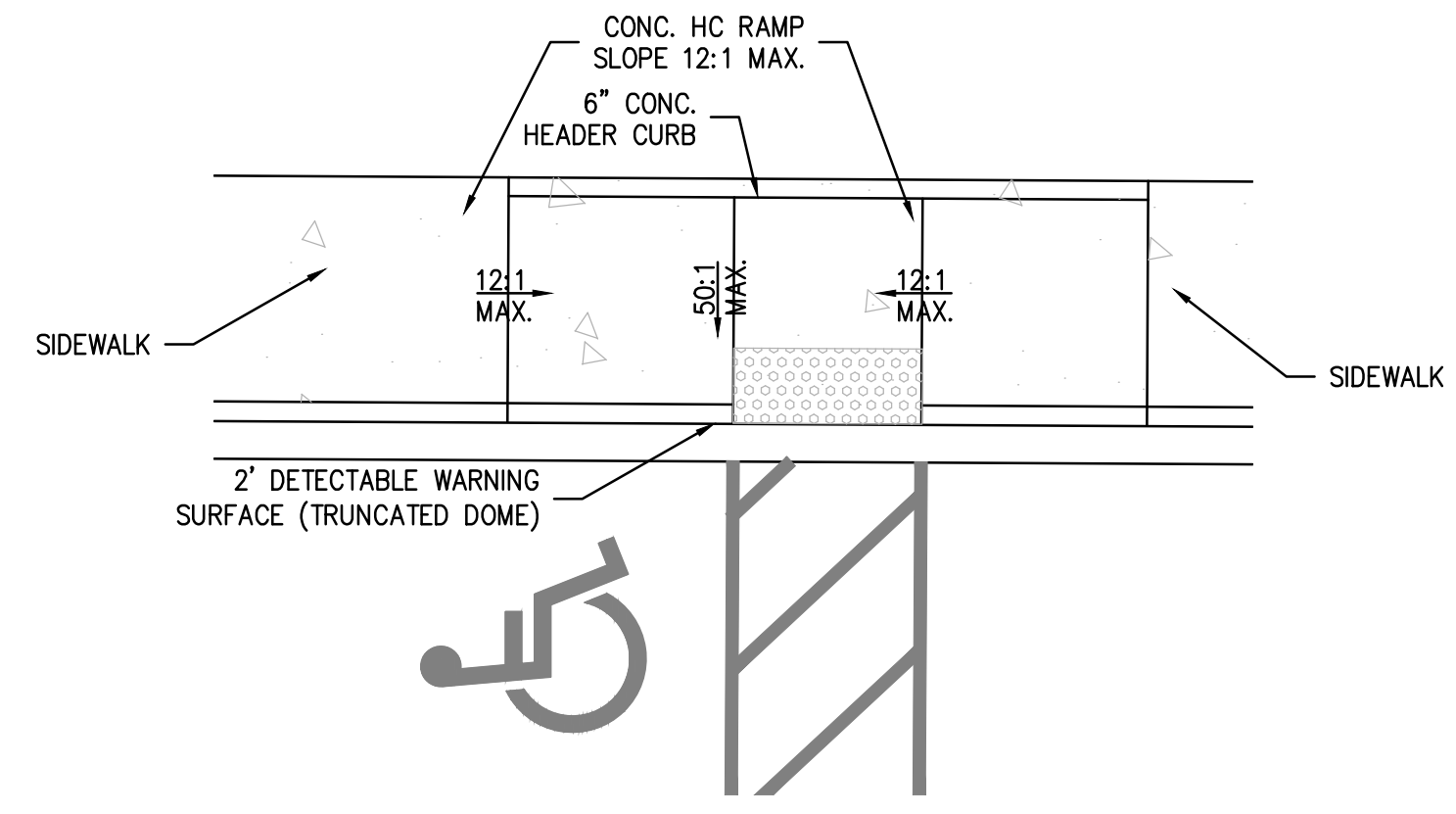
PROJECT NUMBER:  
PROJECT PROGRESS: SITE PLAN  
DRAWN BY: REH  
CHECKED BY: REH / REH  
DATE: AUG. 2, 2022  
SCALE: AS NOTED  
SHEET:

DEVELOPMENT MANAGEMENT CONSULTANTS  
PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS  
9320 Menaul Blvd. NE, ste. D  
Albuquerque, NM 87112  
Office: (505) 296-7100  
Fax: (505) 296-7105



**NOTES**

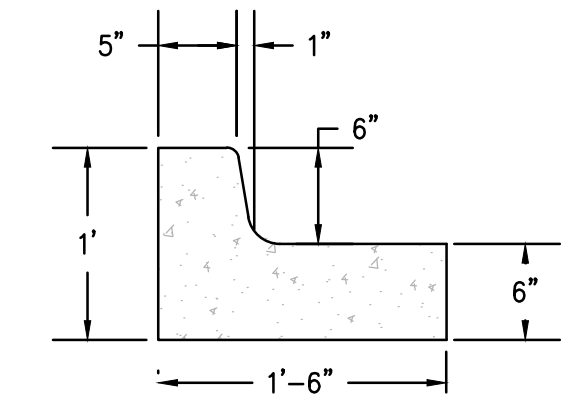
- A. THE SURFACE OF THE RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
- B. CONSTRUCT PER A.D.A. STANDARDS



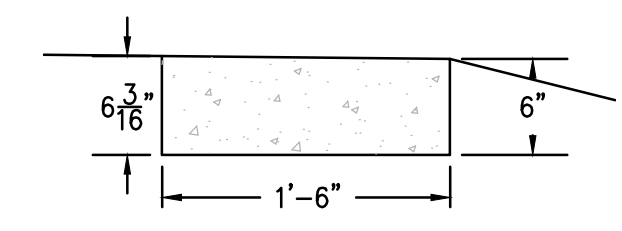
4 ADA RAMP DETAIL  
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**GENERAL NOTES**

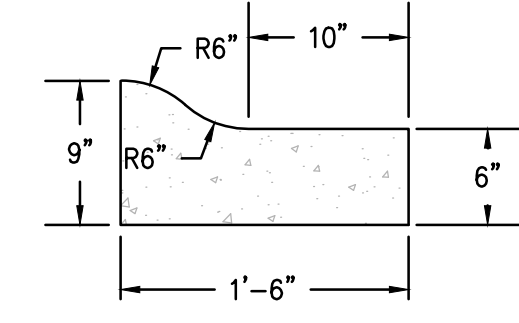
- A. CURB, GUTTER AND SIDEWALK WILL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE (PCC).
- B. SUBGRADE UNDER CURB, SIDEWALKS AND DRIVEPADS SHALL BE COMPACTED TO A DRY DENSITY GREATER THAN 95 PER CENT OF MAXIMUM DRY DENSITY IN A MOISTURE RANGE OF OPTIMUM MOISTURE +/- 2% AS DETERMINED IN ACCORDANCE WITH ASTM D1557. UNLESS THE MATERIAL CONTAINS 35% OR MORE MATERIAL FINER THAN THE NO. 200 SIEVE, IF THE SUBGRADE MATERIAL HAS 35% OR MORE MATERIAL FINER THAN THE NO. 200 SIEVE, THE SUBGRADE SHALL BE COMPACTED TO A DRY DENSITY GREATER THAN 95 PERCENT OF MAXIMUM DRY DENSITY IN A MOISTURE CONTENT RANGE OF AT LEAST OPTIMUM MOISTURE TO OPTIMUM MOISTURE +4%, AS DETERMINED IN ACCORDANCE WITH ASTM D69.
- C. 1/4" EXPANSION JOINTS WHERE SIDEWALK ABUTS BUILDINGS, FENCES, WALLS OR OTHER IMMOVABLE OBJECTS. SPACING 12' MIN. - 22' MAX.
- D. FOR CURB ADJACENT TO ASPHALT CONCRETE (AC) PAVEMENT, PROVIDE CONTRACTION JOINTS AT 12' MAX. SPACING. CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES. 1/2" EXPANSION JOINTS TO BE INSTALLED AT CURB RETURNS.
- E. 1/4" EXPANSION JOINTS WHERE SIDEWALK ABUTS BUILDINGS, FENCES, WALLS OR OTHER IMMOVABLE OBJECTS. SPACING 12' MIN. - 22' MAX.
- F. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.
- G. ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.
- H. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.



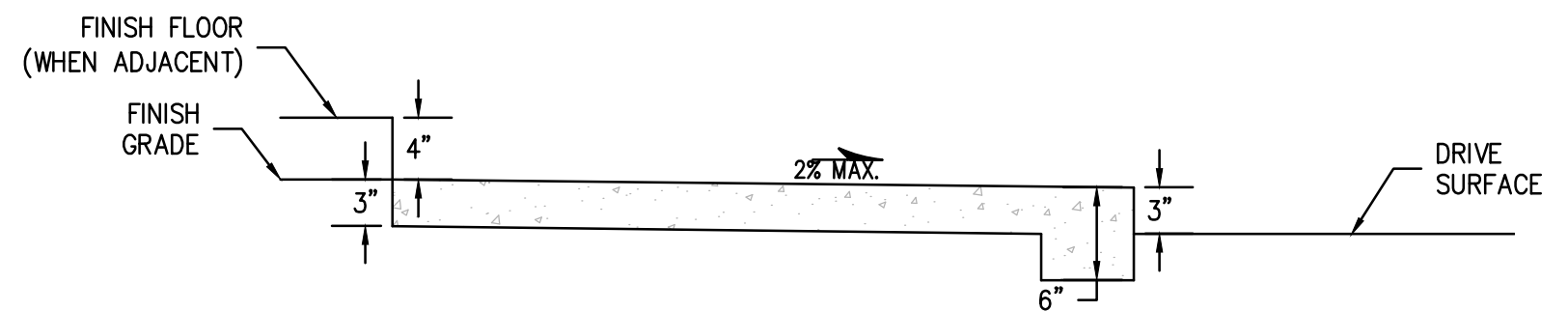
1 STANDARD CURB DETAIL  
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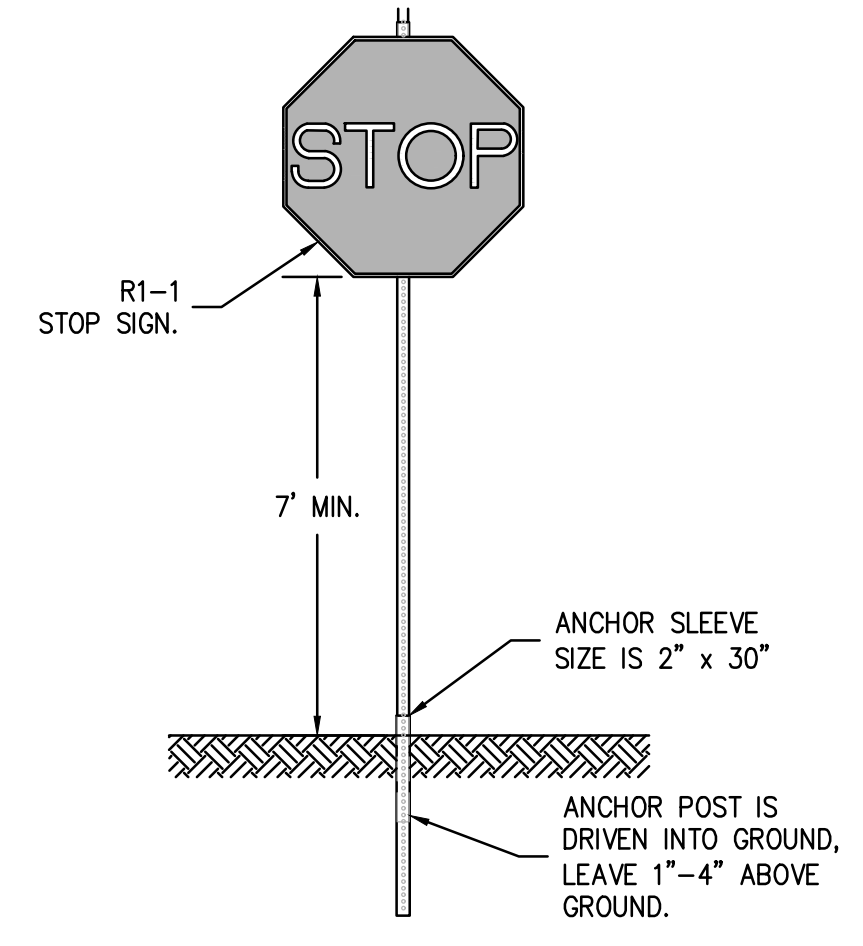
2 ESTATE CURB DETAIL  
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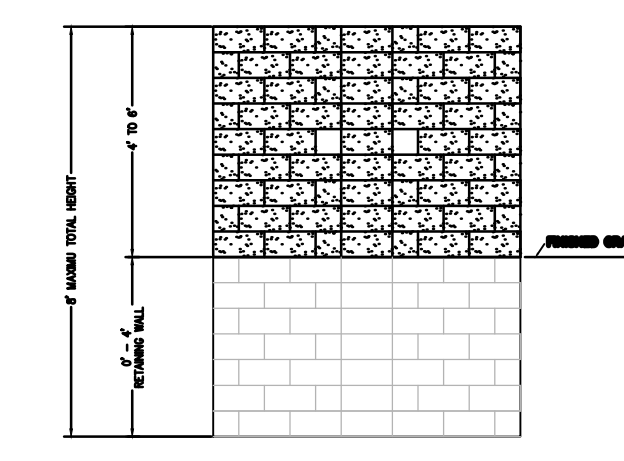
3 MONTABLE CURB DETAIL  
Scale: 1"=1"



5 DRIVEWAY SIDEWALK DETAIL  
Scale: NTS

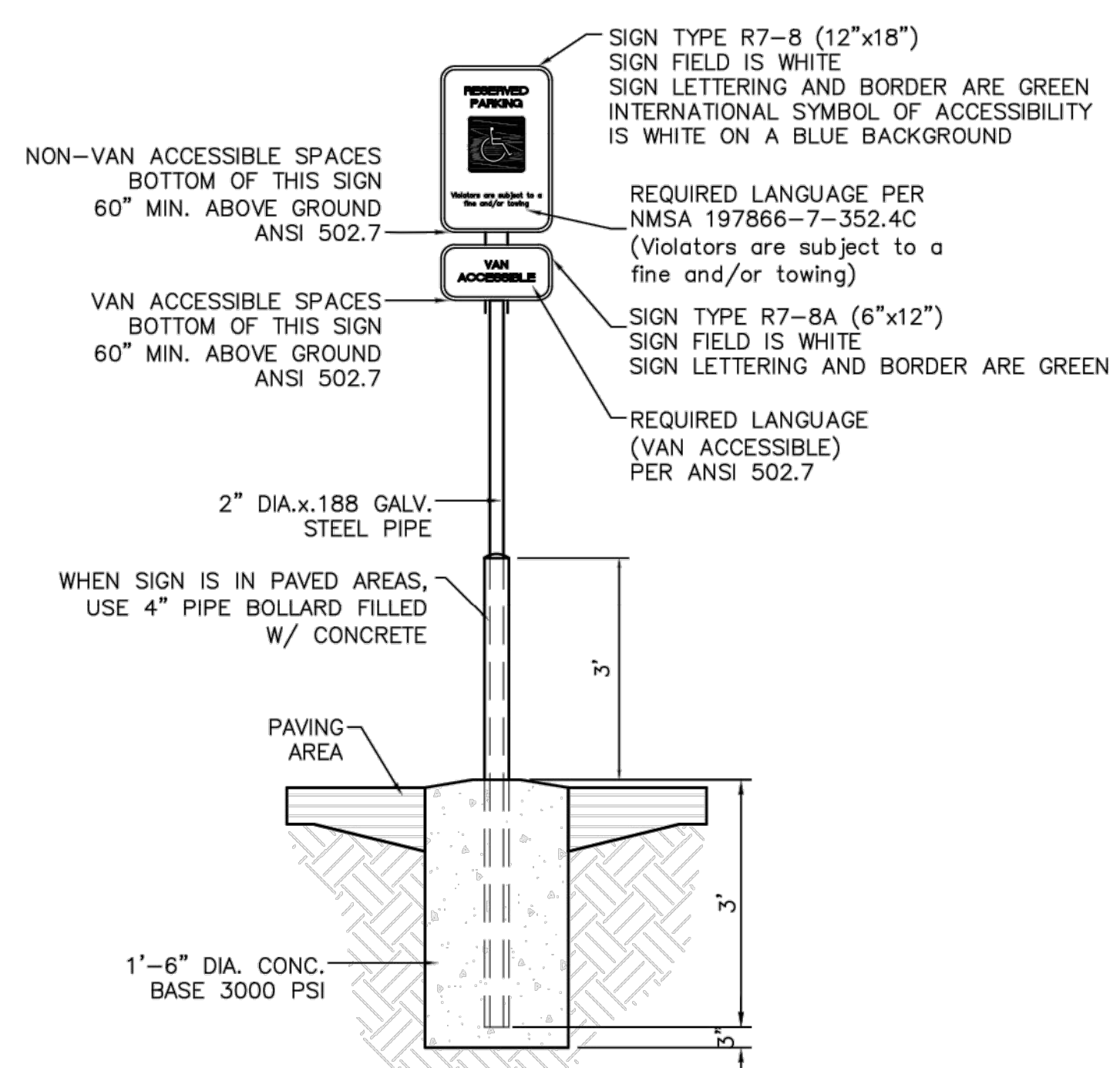


7 REGULATORY SIGN DETAIL  
Scale: NTS

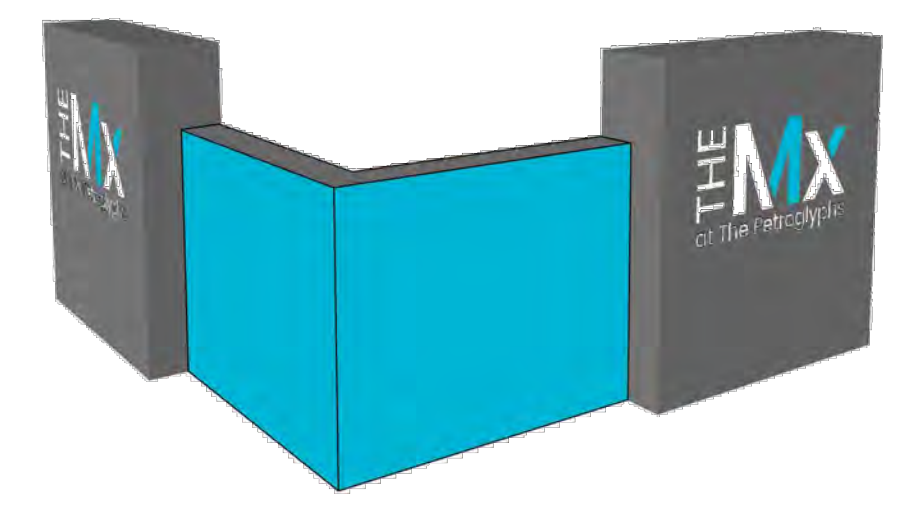
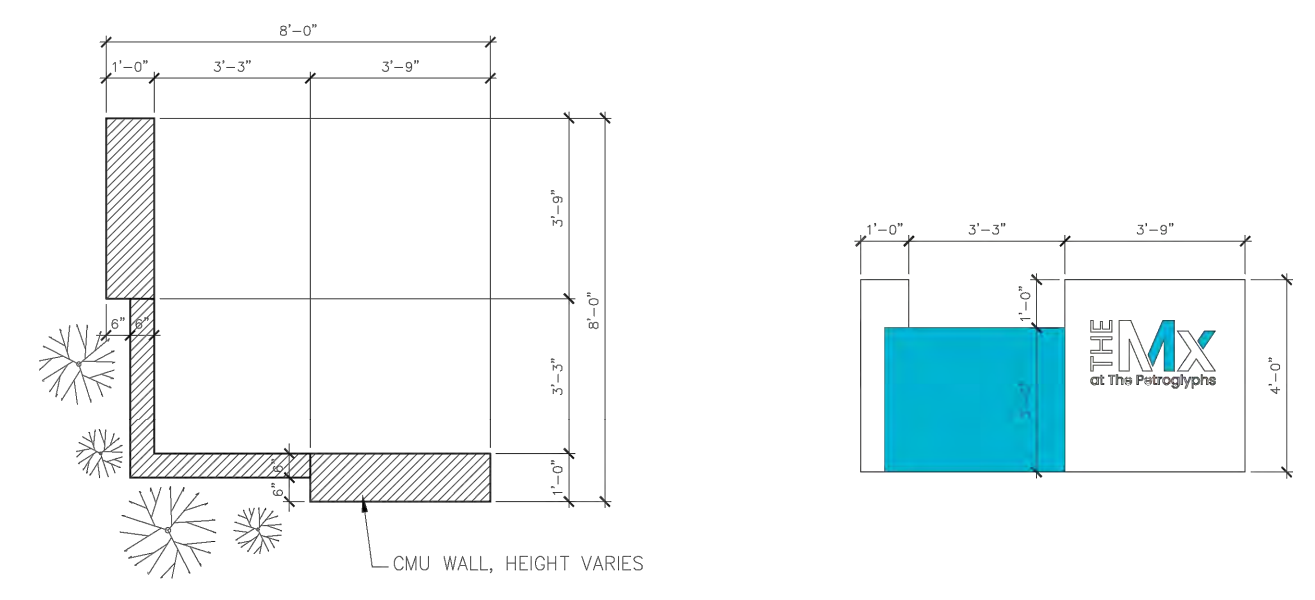


CHARCOAL STANDARD BLOCK  
PRECISION CUT, CHARCOAL COLORED BLOCK

1 PERIMETER WALL ELEVATION  
Scale: 1"=5"



6 ADA SIGNAGE DETAIL  
Scale: NTS



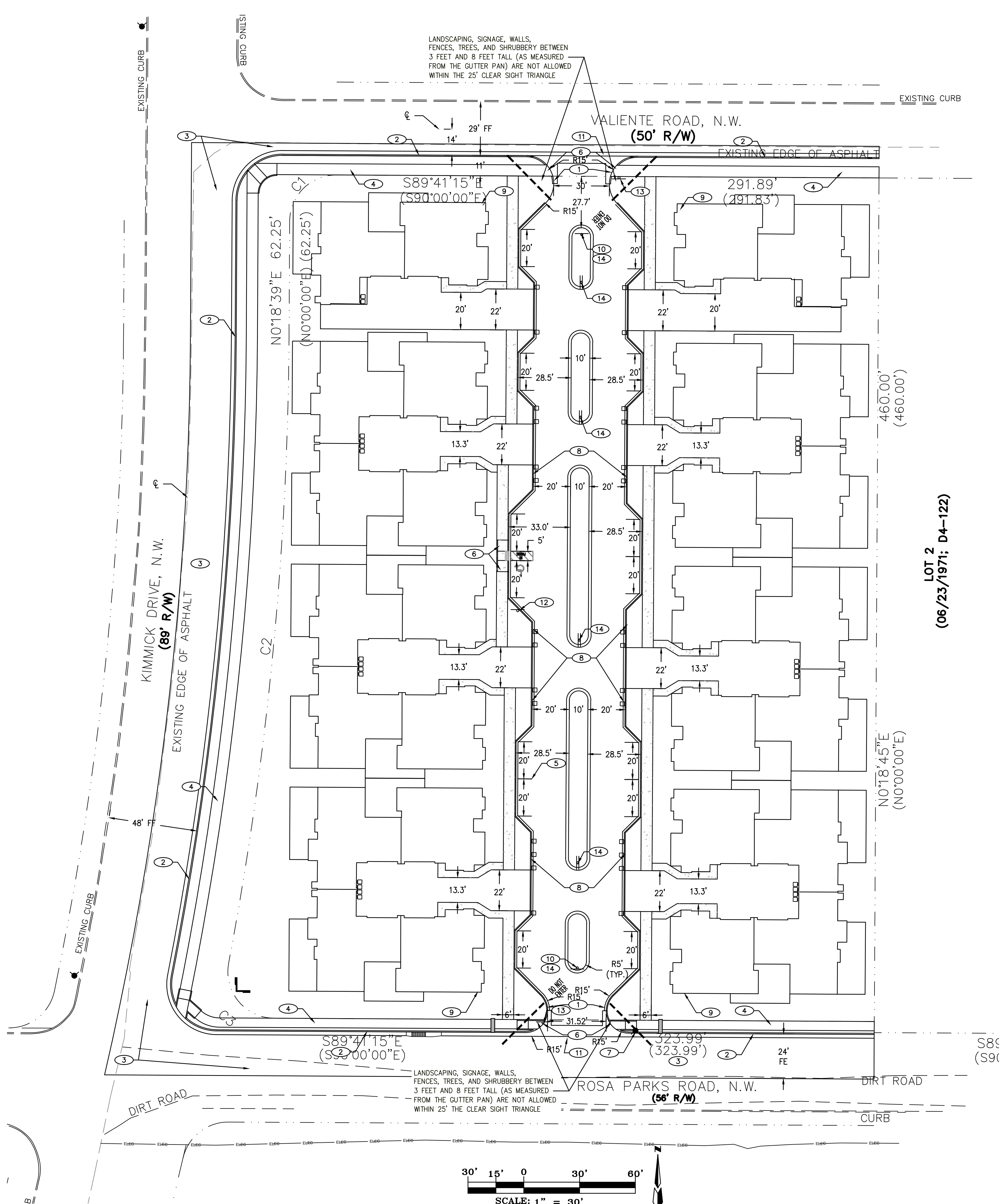
8 MONUMENT SIGN DETAIL  
Scale: NTS

**DEVELOPMENT MANAGEMENT CONSULTANTS**

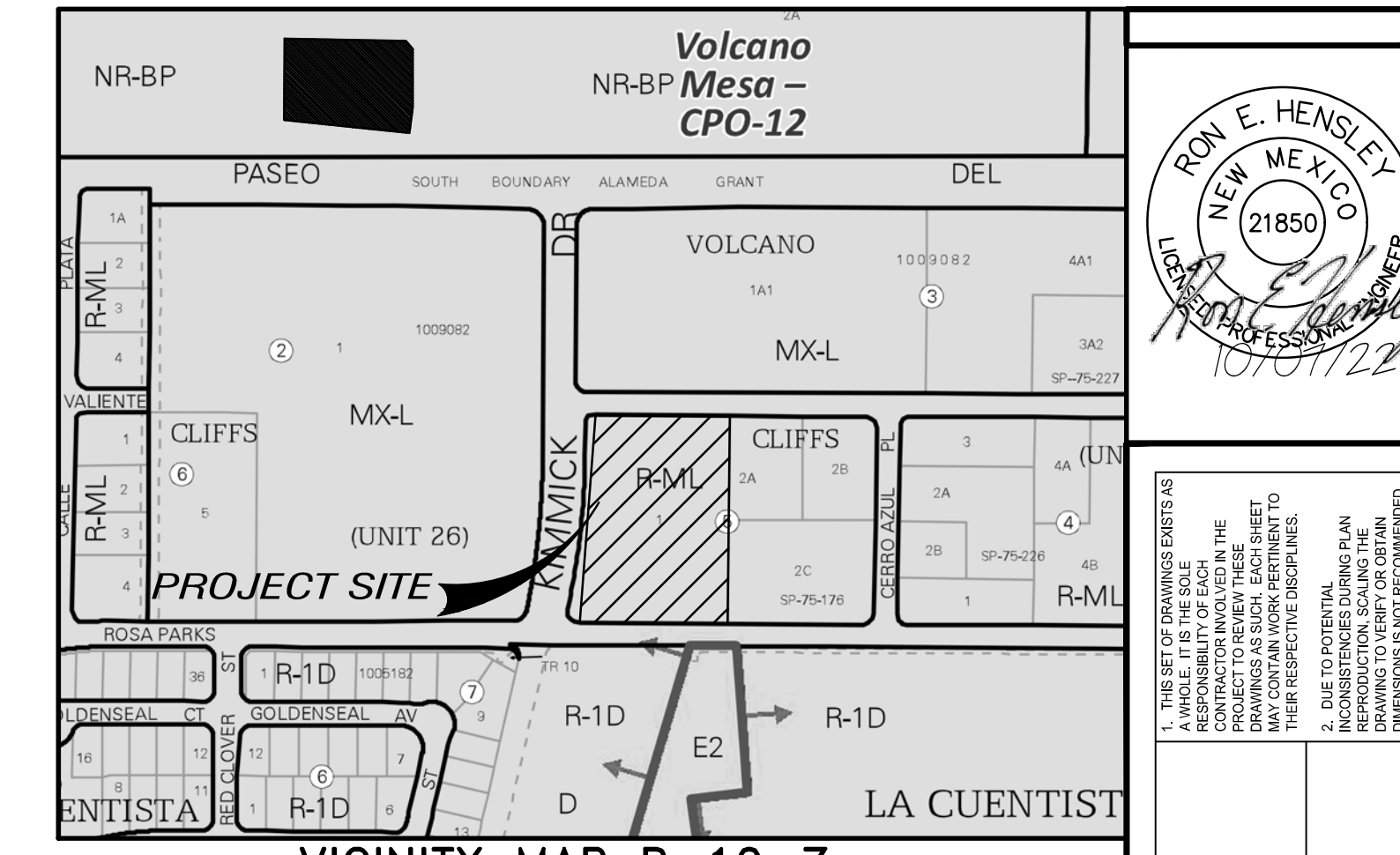
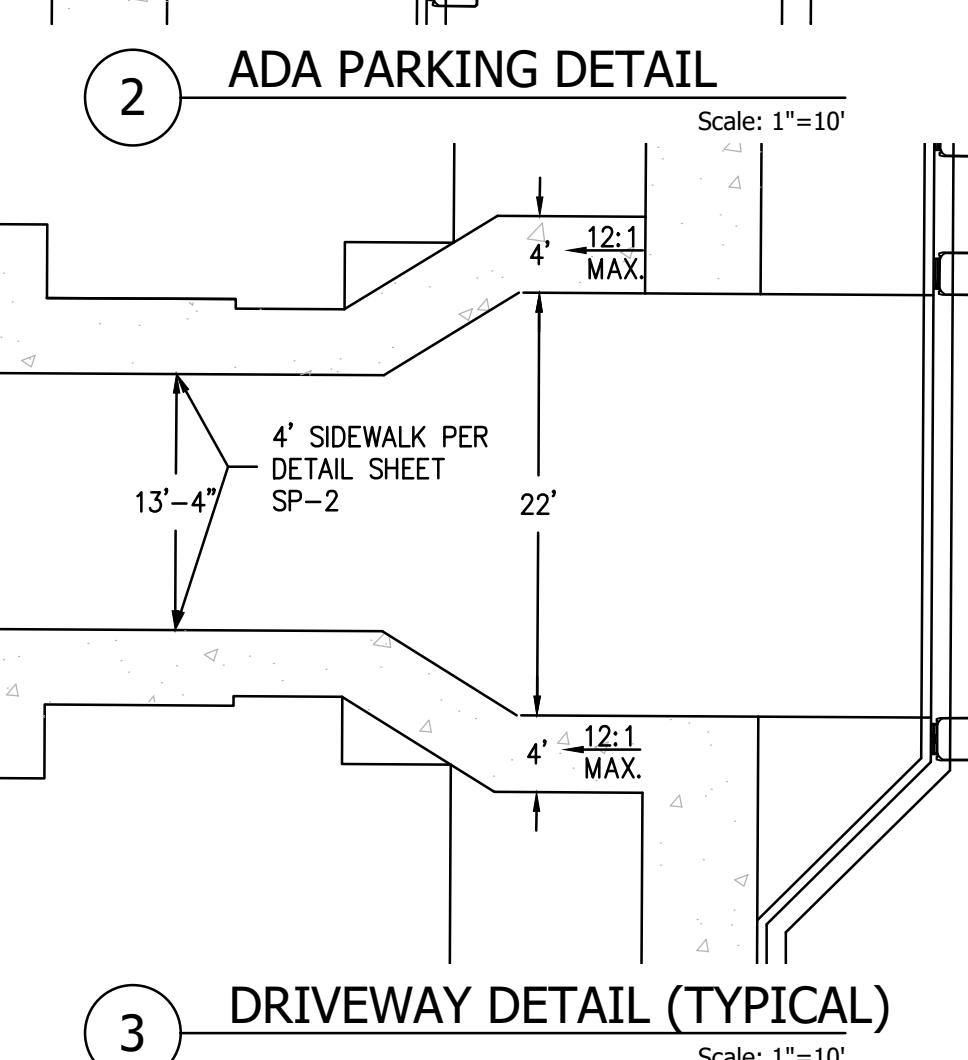
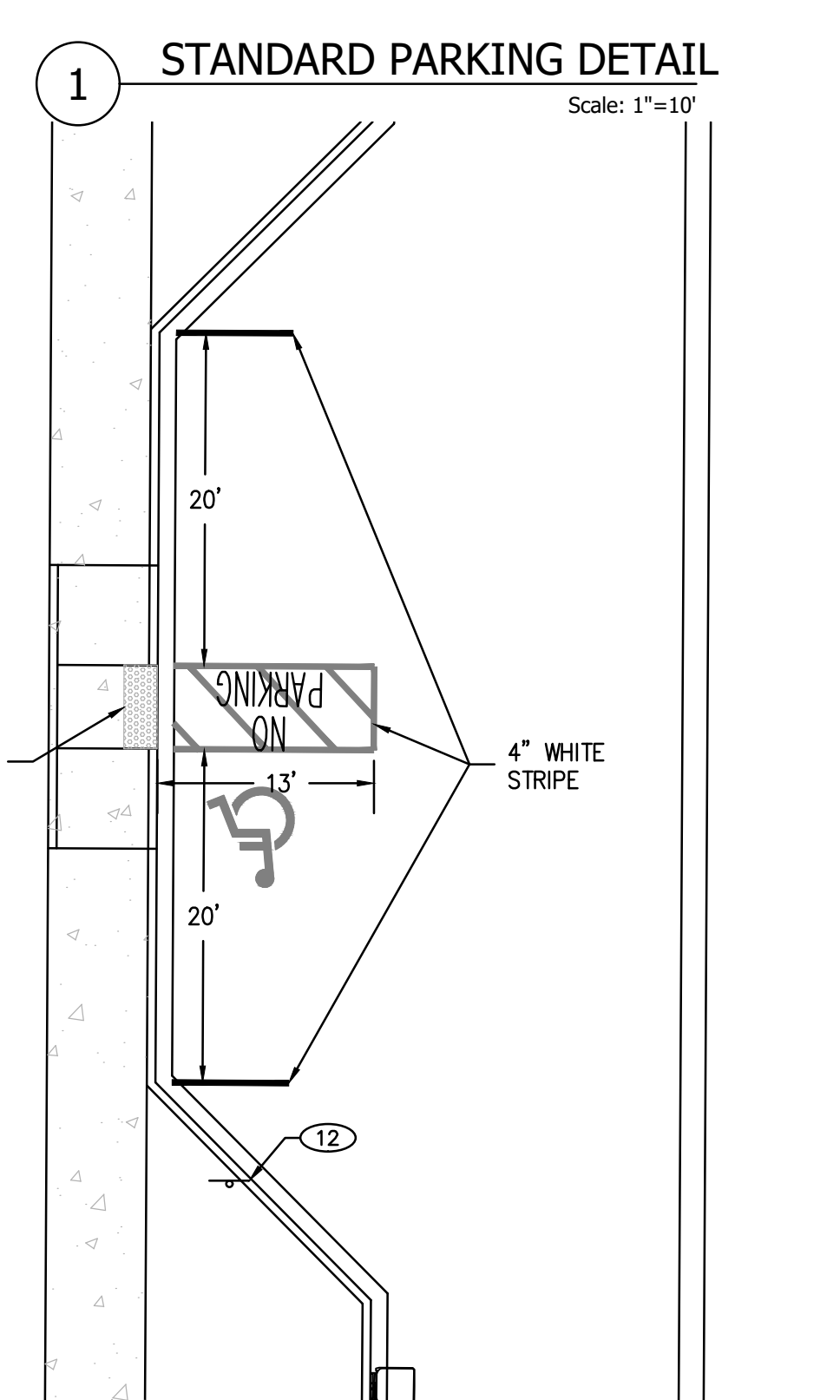
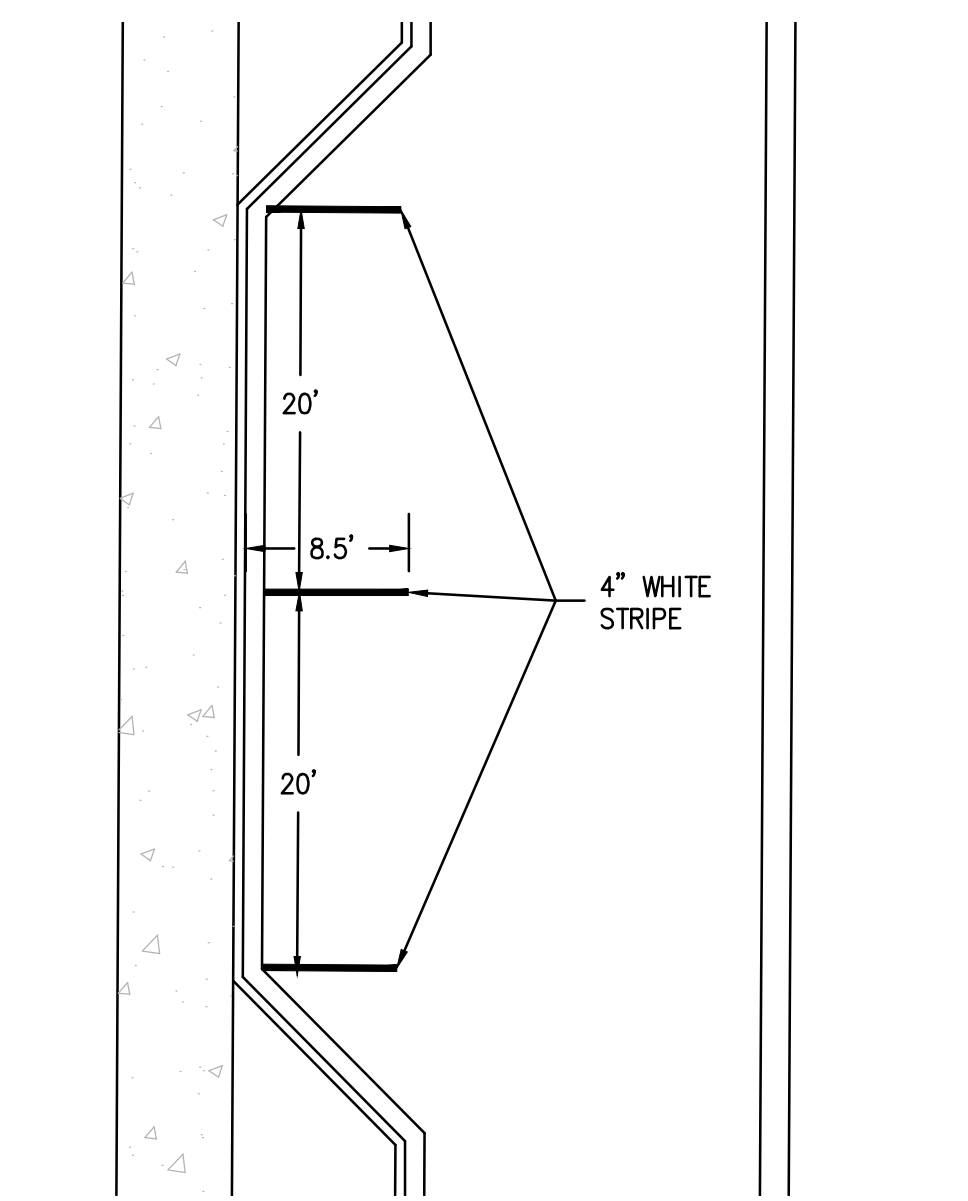
PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS  
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SP2



**TRAFFIC SUMMARY**  
 THE PROPOSED SITE FOR THE TOWNHOUSE DEVELOPMENT IS LOCATED IN THE NORTHWEST QUADRANT OF THE KIMMICK ROAD/ROSA PARKS ROAD. THE PLAN CONSISTS OF A TOWNHOUSE SITE CONSISTING OF 28 UNITS. THE ACCESS WILL BE VIA CURB RETURN ENTRANCES FROM VALIENTE ROAD ON THE NORTH AND ROSA PARKS ROAD ON THE SOUTH. THE CURRENT TRAFFIC ON BOTH ROADWAYS IS NEGLIGIBLE.



**GENERAL NOTES**

- CURB DIMENSIONS ARE TO FACE OF CURB U.N.O.
- WORK WITHIN CITY ROW WILL REQUIRE CITY WORK ORDER
- SITE LIGHTING - LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS
- SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT

**KEYED NOTES**

- NEW CURB RETURN DRIVEWAY ENTRANCE L\PER CABQ STANDARDS
- NEW CURB
- NEW ASPHALT PAVEMENT
- 6" CONC. SIDEWALK
- TYPICAL PARKING STRIPING PER DETAIL THIS SHEET
- HANDICAP RAMP W/TRUNCATED DOME SURFACE PER SP 2-SITE DETAILS
- NEW FIRE HYDRANT PER CABQ FIRE DEPT.
- CURB PAINTED RED WITH "NO PARKING FIRE LANE" PER IFC SEC. 505.3 MARKINGS
- PREMISES STREET ADDRESS 4" HIGH MIN. W/MINIMUM STROKE WIDTH OF 0.5 IN. VISIBLE FROM STREET PER IFC 2015, SEC. 505
- KEEP RIGHT SIGN
- VALLEY GUTTER PER CABQ STANDARDS
- HANDICAP ACCESSIBLE SIGNAGE PER SP 2-SITE DETAILS AND CABQ STANDARDS
- STOP SIGN R1-1
- ON-WAY SIGN

SITE DATA	
LOCATION	ROSA PARKS RD. N.W. ALBUQUERQUE, NM
LEGAL DESCRIPTION	LOT 1 VOLCANO CLIFFS SUBDIVISION UNIT 26
CURRENT ZONING	R-ML
ZONE ATLAS PAGE	B-10
BUILDING CONSTRUCTION	2B
APPLICABLE CODE	2015 IBC / IFC
TOTAL LOT AREA	(3.45 AC) 150,099 SF
MAX. BUILDING HEIGHT ALLOWED	30 FEET
MAX. BUILDING HEIGHT	30 FEET
BUILDING FOOTPRINT AREA	47,844 SF
NET LOT AREA (LOT AREA - BUILDING AREA)	107,211 SF
NUMBER OF UNITS	28 SEMI-ATTACHED
REQUIRED PARKING	28 * 1.5=42 SPACES 1.5 SPACES/UNIT
PARKING PROVIDED	70 SPACES 56 GARAGE SPACES 14 PARKING SPACES
REQUIRED ADA PARKING	1 SPACES (1 VAN)
PROVIDED ADA PARKING	1 SPACES (1 VAN)

**THE group**  
 THE HENSLEY ENGINEERING GROUP  
 300 BRANDING IRON RD. SE  
 RIO RANCHO, NEW MEXICO 87124  
 Phone: (505) 410-1622

**DEVELOPMENT MANAGEMENT CONSULTANTS**  
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 Albuquerque, NM 87112

DMC Office: (505) 296-7100  
 Fax: (505) 296-7105

**TCL**



PROJECT ADDRESS:  
**99999 ROSA PARKS ROAD N.W.  
 ALBUQUERQUE, NM**

PROJECT NUMBER:  
**MX AT PETROGLYPH**

PROJECT PROGRESS:  
**PERMIT**

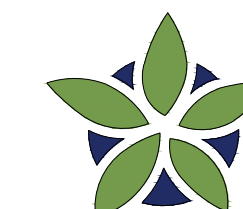
DRAWN BY:  
**REH**

CHECKED BY:  
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**AS NOTED**

SHEET:



# YELLOWSTONE LANDSCAPE

www.yellowstonelandscape.com  
PO Box 10597  
Albuquerque, NM 87184  
505.898.9615  
design@yellowstonelandscape.com



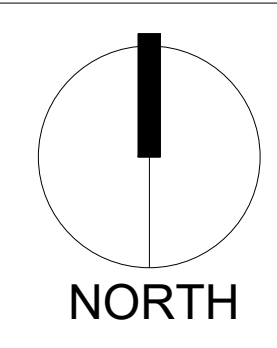
11/2/22

Date: 5/27/2022

Revisions:  
▲ 7/25/2022  
▲ 11/02/2022

Drawn by: PL  
Reviewed by: CM

MX at Petroglyph  
Albuquerque, New Mexico



Scale: 1" = 30'  
15 0 30 60

Sheet Title:  
Landscape Plan

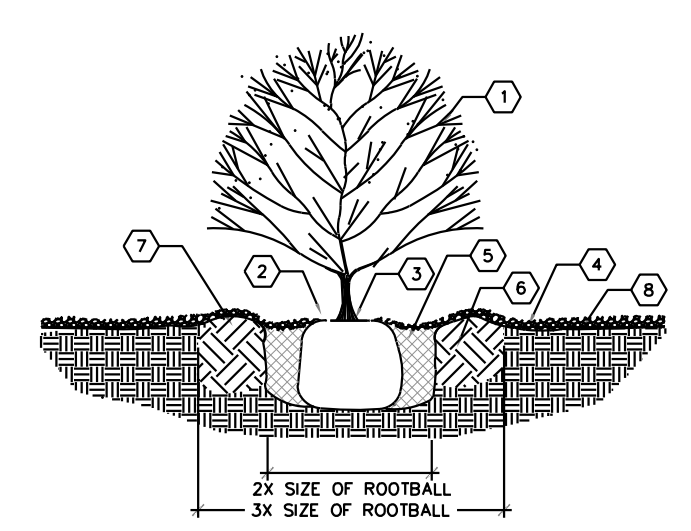
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LS-01

## PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	H	X	W	COVERAGE
13	ACER NEGUNDO 'SENSATION' / SENSATION BOX ELDER MAPLE	2" B&B	40' X 30' 707				
2	CHILOPSIS LINEARIS 'ART'S SEEDLESS' / ART'S SEEDLESS DESERT WILLOW	24"BOX	20' X 25' 491				
7	FORESTIERA NEOMEXICANA / NEW MEXICAN PRIVET	24"BOX	15' X 15' 177				
6	MALUS X 'RADIANT' / RADIANT CRAB APPLE	2" B&B	20' X 20' 314				
4	PISTACIA CHINENSIS / CHINESE PISTACHE	2" B&B	60' X 60' 2826				
10	PRUNUS CERASIFERA / FLOWERING PLUM	2" B&B	20' X 20' 314				
7	PYRUS CALLERYANA 'CLEVELAND SELECT' / CLEVELAND SELECT PEAR	2" B&B	25' X 15' 177				
21	ULMUS PROPINQUA 'EMERALD SUNSHINE' / EMERALD SUNSHINE ELM	2" B&B	35' X 25' 491				
4	VITEX AGNUS-CASTUS / CHASTE TREE	24"BOX	20' X 20' 314				
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	H	X	W	COVERAGE
3	JUNIPERUS MONOSPERMA / ONESEED JUNIPER	15 GAL	20' X 10' 79				
3	PINUS NIGRA / AUSTRIAN BLACK PINE	6'	20' X 10' 79				
DESERT ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	H	X	W	COVERAGE
6	DASYLIRION TEXANUM / TEXAS SOTOL	5 GAL	5' X 5' 20				
4	NOLINA MICROCARPA / BEARGRASS	5 GAL	5' X 6' 28				
36	YUCCA BACCATA / BANANA YUCCA	5 GAL	4' X 5' 20				
FLOWERING PLANTS	QTY	BOTANICAL / COMMON NAME	SIZE	H	X	W	COVERAGE
34	NEPETA X FAASSENII 'SELECT BLUE' / CATMINT	1 GAL	1' X 2' 3				
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	H	X	W	COVERAGE
19	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL	3' X 3' 7				
37	CALAMAGOSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	30" X 2' 3				
6	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM / MUHLY	1 GAL	3' X 3' 7				
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	H	X	W	COVERAGE
65	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	5 GAL	4' X 4' 13				
28	Buddleja Davidii / BUTTERFLY BUSH	5 GAL	4' X 4' 13				
34	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SPIREA	1 GAL	3' X 3' 7				
26	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH	5 GAL	5' X 6' 28				
12	HIBISCUS SYRIACUS / ROSE OF SHARON	5 GAL	10' X 10' 79				
24	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	4' X 4' 13				
28	ROSA X 'KNOCKOUT' TM / ROSE	5 GAL	6' X 5' 20				
24	SALVIA GREGGII / AUTUMN SAGE CHERRY	1 GAL	2' X 3' 7				
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	H	X	W	COVERAGE
6	CERCOCARPUS INTRICATUS / LITTLE LEAF MOUNTAIN MAHOGONY	5 GAL	6' X 6' 28				
14	CYTISUS SCOPARIUS 'ALL GOLD' / SCOTCH BROOM	5 GAL	4' X 6' 28				
62	ERICAMERIA LARICIFOLIA / TURPENTINE BUSH	5 GAL	3' X 4' 13				
21	FALLUGIA PARADOXA / APACHE PLUME	5 GAL	6' X 7' 38				
18	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL	2' X 9' 64				
13	KRASCHENINNIKOVIA LANATA / WINTERFAT	5 GAL	3' X 3' 7				
8	NANDINA DOMESTICA 'MOON BAY' TM / HEAVENLY BAMBOO	5 GAL	8' X 5' 20				
8	PHOTINIA X FRASERI / PHOTINIA	5 GAL	8' X 8' 50				
42	ROSMARINUS OFFICINALIS / ROSEMARY	5 GAL	6' X 6' 28				
			SUBTOTAL	10,646			SF
			TOTAL	51,666			SF

## MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	QTY
■	LARGE BOULDER	44
⊕	UPLIGHT	16
■	GRAVEL	
■	COBBLE	



CONSTRUCTION NOTES:

- SHRUB LOCATION AND SPECIES AS PER PLAN.
- MULCH SHALL BE FEATHERED TO A 2" DEPTH ON TOP OF ROOT BALL AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
- PLANT WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
- 4" DEPTH MULCH THROUGHOUT SHRUB BED UNLESS OTHERWISE NOTED.
- EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
- SCARIFY EDGES AND LOOSEN SOIL AROUND EXCAVATED PLANTING PIT.
- 2" HIGH X 6" WIDE BERM.
- WEE BARRIER FABRIC - SEE IRRIGATION PLANTING PLAN - TURN DOWN 6" AT EDGES.

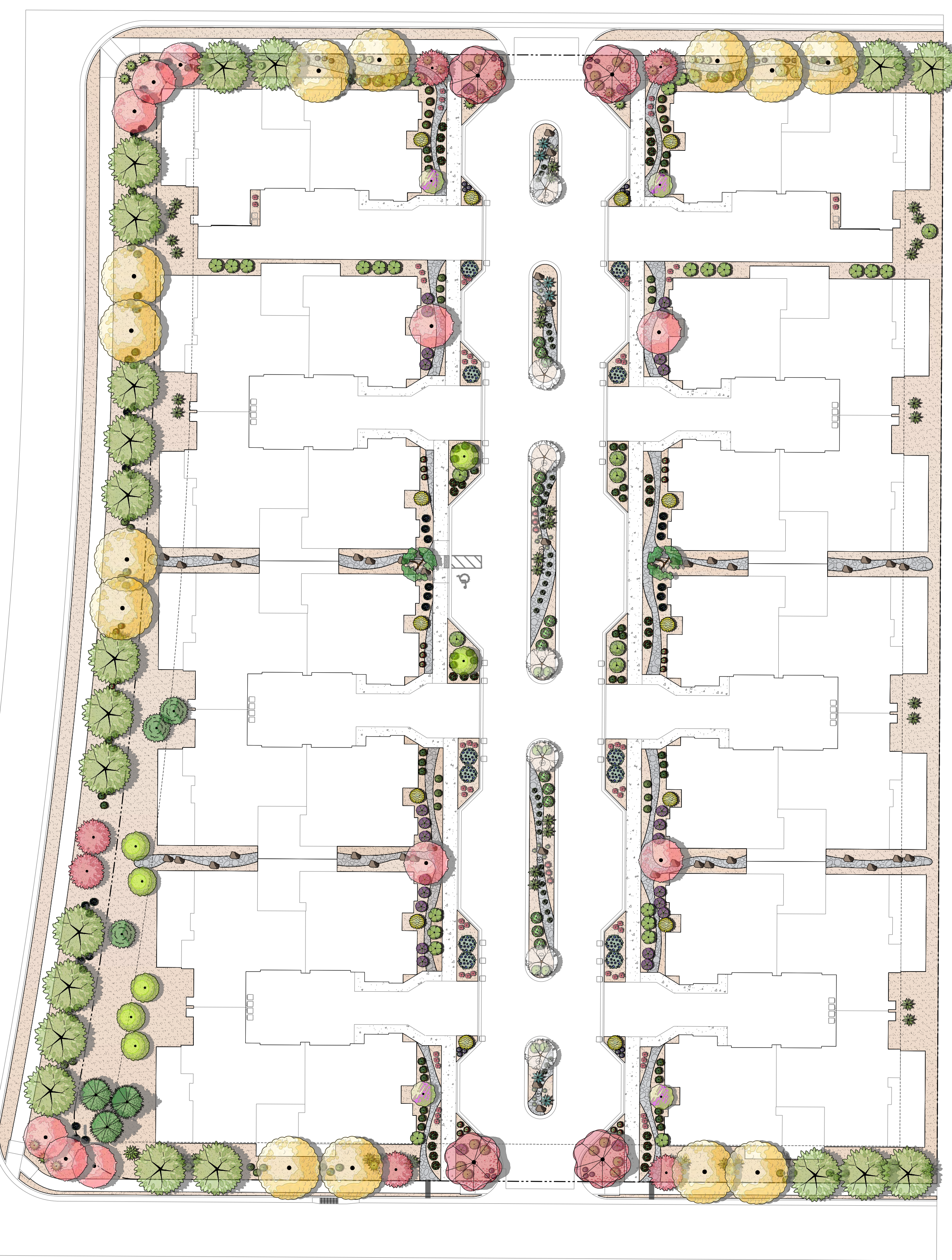
① SHRUB PLANTING

## GENERAL NOTES

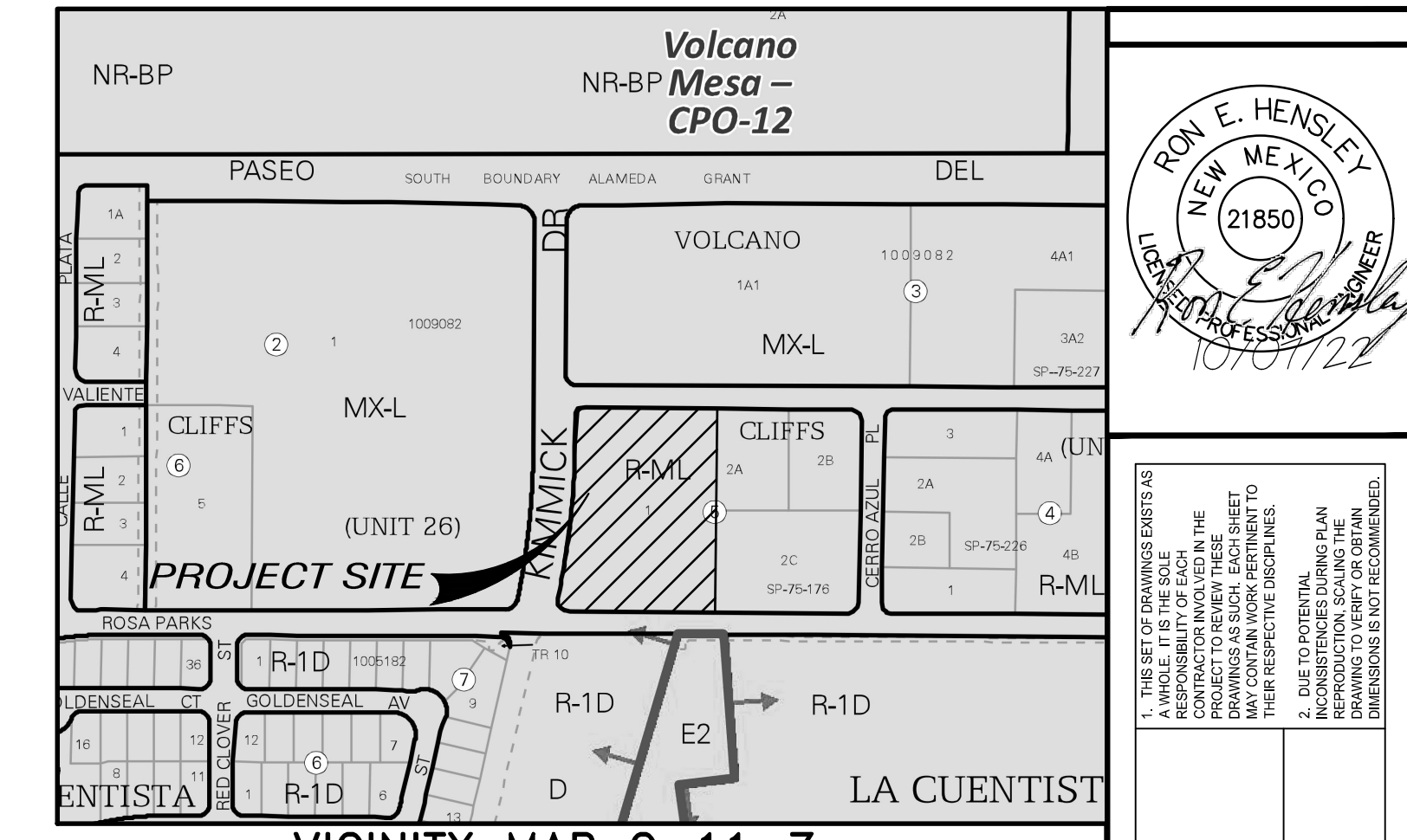
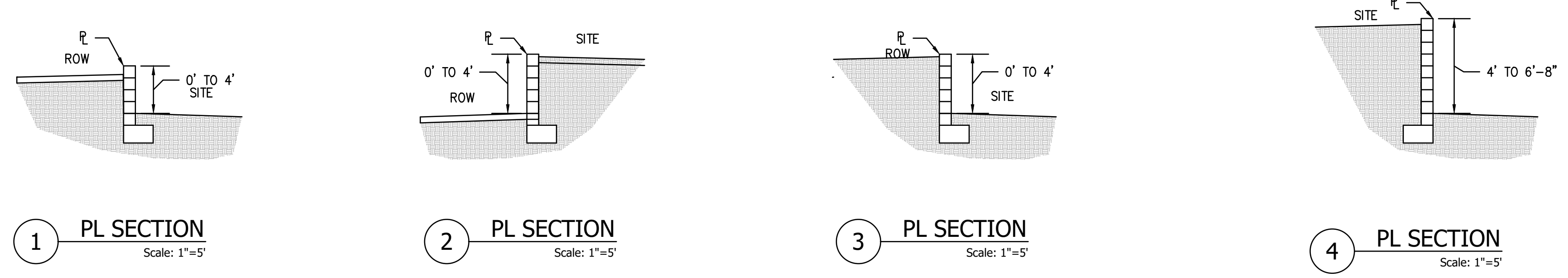
- IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
- POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.
- ALL MAINTENANCE FOR LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. MAINTENANCE OF STREET TREES AND SHRUBS SHALL FIND THEM IN HEALTHY, LIVING, AND ATTRACTIVE CONDITION.
- ALL ON-SITE PLANT MATERIAL, NOW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. EMITTERS SHALL BE PLACED AT EVEN SPACING AT DRIP LINE OF TREES AND SHRUBS AT THE MULCH'S SURFACE AT A RATE OF SIX (6) 2.0 GPH EMITTERS PER TREE AND TWO (2) 2.0 GPH EMITTERS PER SHRUB.
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. APPROPRIATE MEASURES HAVE BEEN TAKEN TO DESIGN AND INSTALL A WATER-CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE.

## SITE DATA

GROSS LOT AREA	147,944 SF
BUILDING AREA	47,844 SF
NET LOT AREA (NET.)	100,100 SF
<b>LANDSCAPE AREA (LAN.)</b>	
REQUIRED	15,015 SF (15% OF NET.)
PROPOSED	47,411 SF (47% OF NET.)
<b>VEGETATION COVERAGE (VEG.)</b>	
REQUIRED	11,261 SF (75% OF LAN.)
PROPOSED	51,666 SF (344% OF LAN.)
<b>GROUND-LEVEL PLANTS COVERAGE</b>	
REQUIRED	2,876 SF (25% OF VEG.)
PROPOSED	10,646 SF (95% OF VEG.)
<b>STREET TREES (1 PER 25LF)</b>	
REQUIRED	50
PROPOSED	50
<b>PARKING LOT TREES (1 PER 10 LOTS)</b>	
REQUIRED	2
PROPOSED	2
<b>DWELLING UNIT TREES (1 PER UNIT)</b>	
REQUIRED	28
PROPOSED	28
<b>TOTAL</b>	
REQUIRED	80 TREES
PROPOSED	80 TREES
	564 SHRUBS



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**NOTES**  
 THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

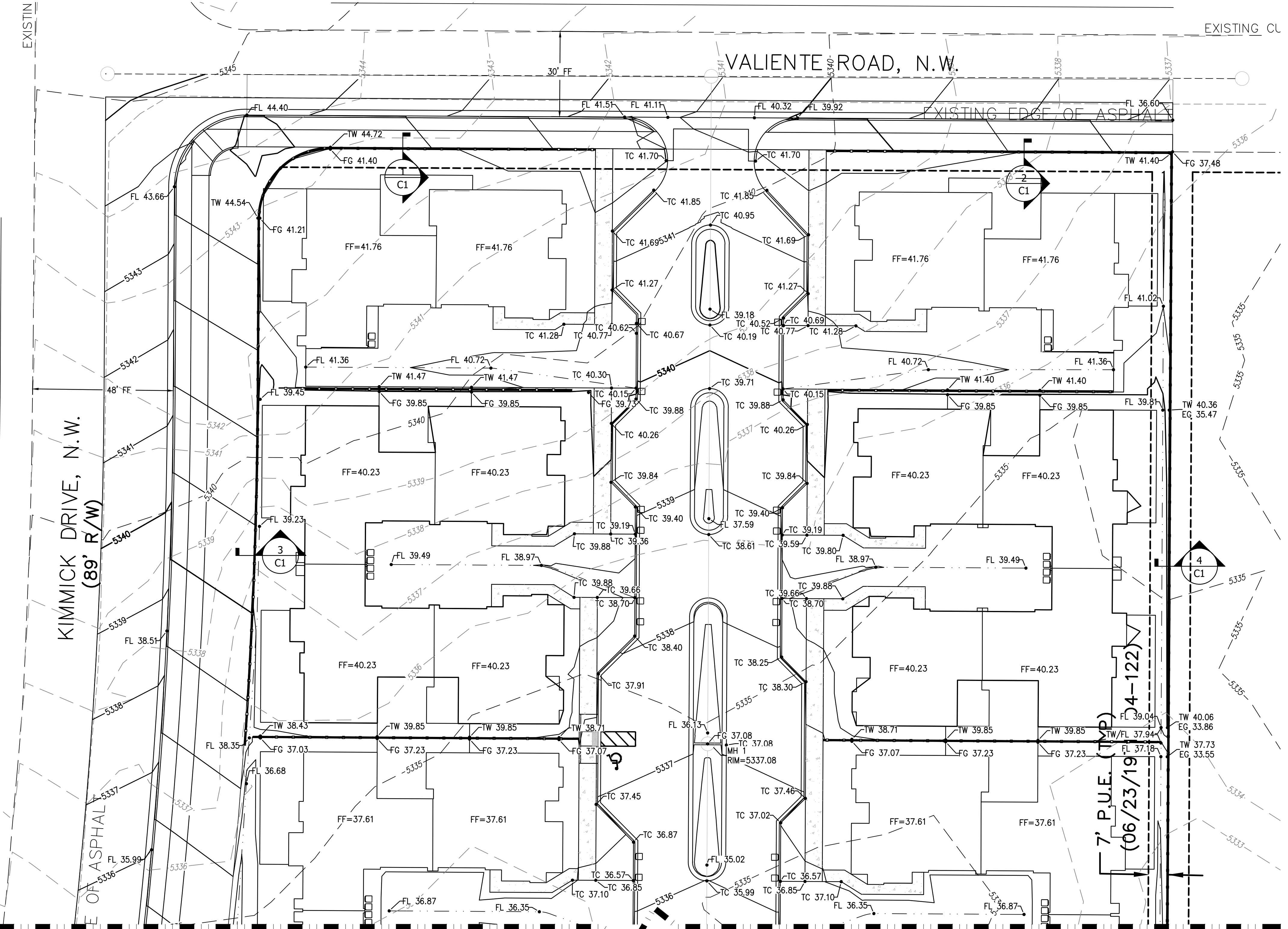
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE GROUP. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

**GENERAL NOTES:**

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
2. THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
3. THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
4. ALL DISTURBED AREAS OUTSIDE THE BUILDING ENVELOPE MUST BE RESEED IN ACCORDANCE WITH THE SEED MIX INDICATED IN THE OXBOW GUIDELINES.
5. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

**EROSION CONTROL NOTES**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.



**LEGEND**

	FLOW ARROW
	SLOPE ARROW
	PROPOSED ELEVATION
	EXISTING ELEVATION
	GRADE BREAK
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED EASEMENT
	EXISTING WALL
	PROPOSED WALL
	SWALE / FLOW LINE



**DEVELOPMENT MANAGEMENT CONSULTANTS**  
 PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS

9320 Manaul Blvd. NE, ste. D  
 Albuquerque, NM 87112  
 Office: (505) 296-7100  
 Fax: (505) 296-7105

PROJECT ADDRESS: ALBUQUERQUE, NM

PROJECT NAME: THE MX AT PETROGLYPH ESTATES

PROJECT NUMBER: [blank]

PROJECT PHASE: SITE PLAN

DRAWN BY: REH

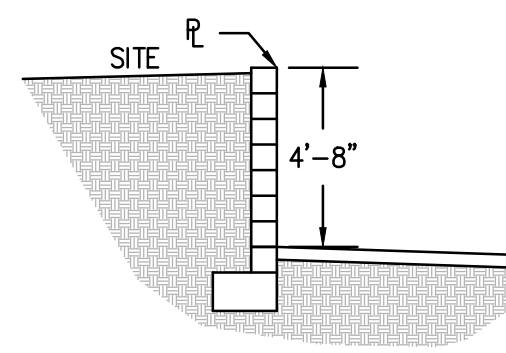
CHECKED BY: REH / APPROVED BY: REH

DATE: JULY 13, 22

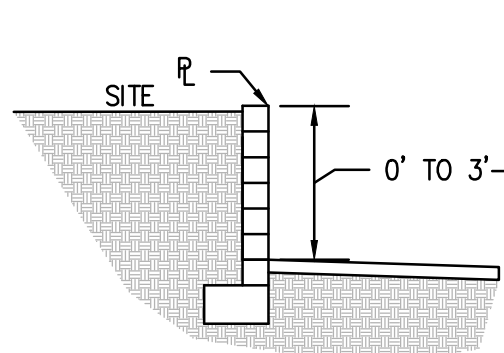
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SHEET: C1

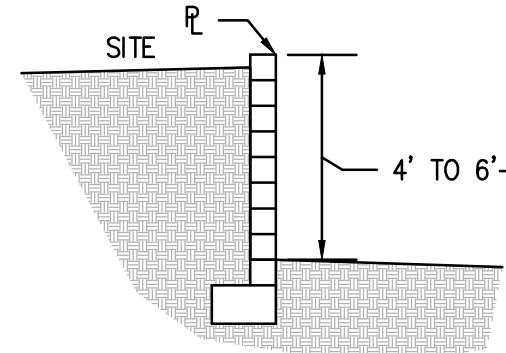




1 PL SECTION  
Scale: 1"=5'

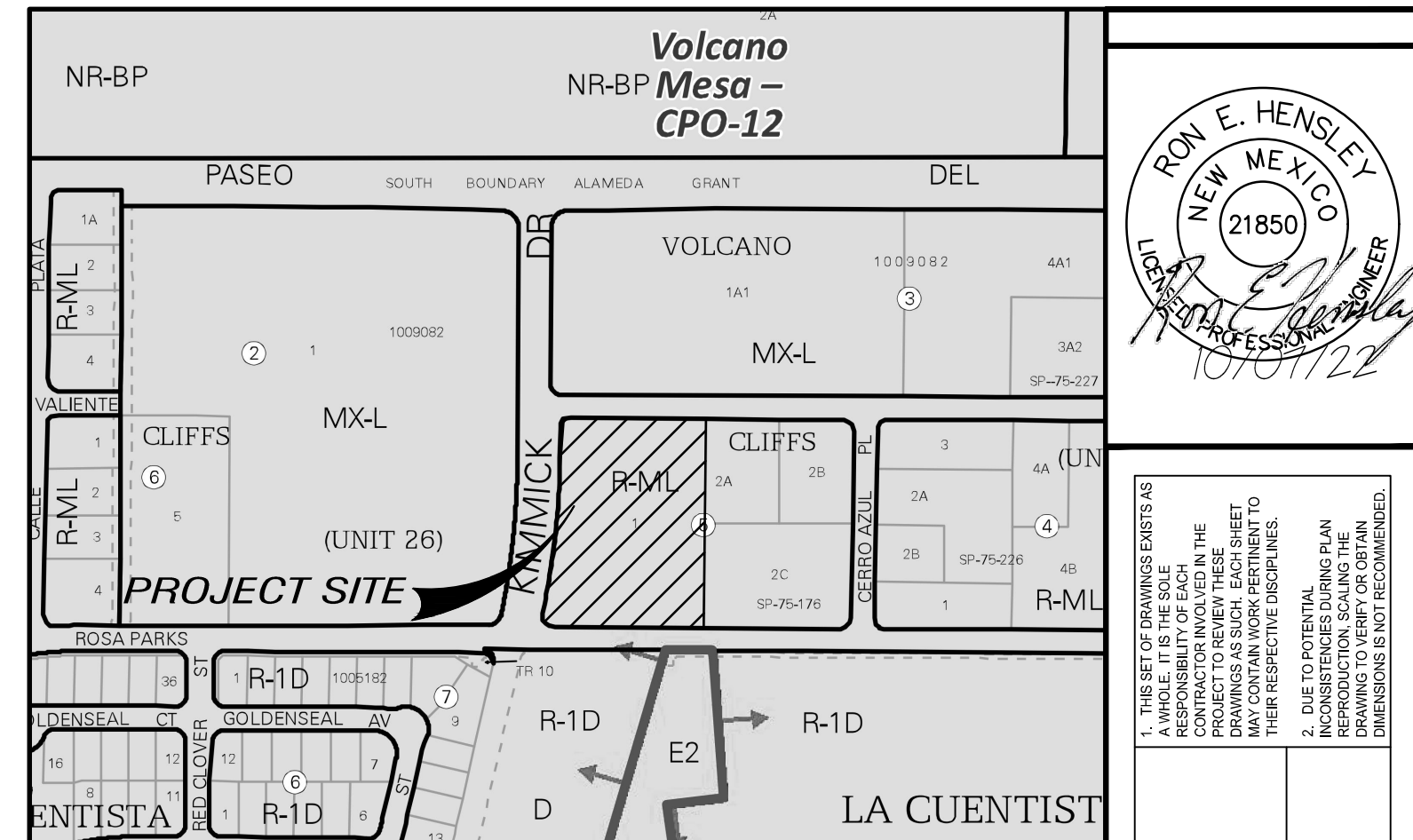
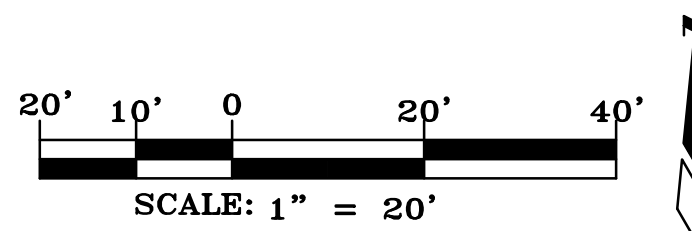
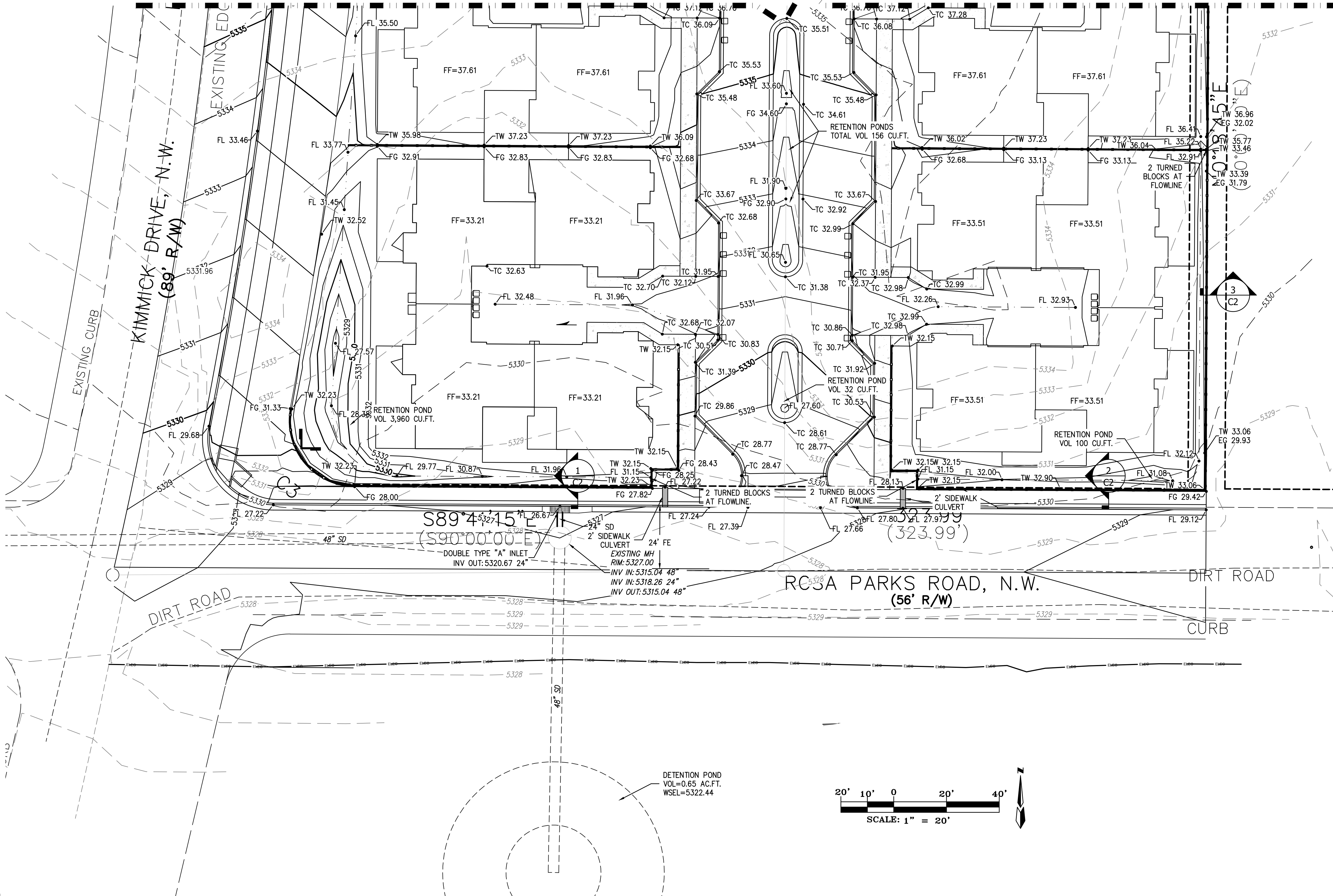


2 PL SECTION  
Scale: 1"=5'



3 PL SECTION  
Scale: 1"=5'

MATCH LINE SEE SHEET C1



VICINITY MAP C-11-Z

**NOTES**  
THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE GROUP. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

**GENERAL NOTES:**

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
- THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
- THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING ENVELOPE MUST BE RESEED IN ACCORDANCE WITH THE SEED MIX INDICATED IN THE OXBOW GUIDELINES.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

**EROSION CONTROL NOTES**

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

**LEGEND**

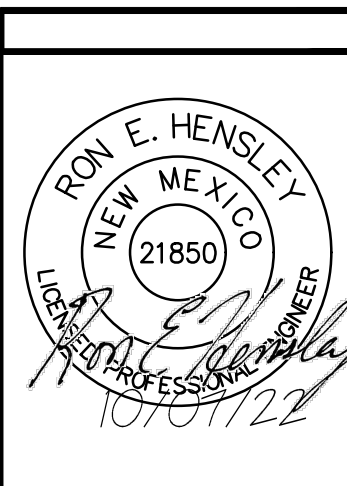
	FLOW ARROW
	SLOPE ARROW
	EL=11.28
	66.33
	EXISTING ELEVATION
	GRADE BREAK
	5000 PROPOSED CONTOUR
	5000 EXISTING CONTOUR
	PROPOSED EASEMENT
	EXISTING WALL
	PROPOSED WALL
	SWALE / FLOW LINE



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DMC Office: (505) 296-7100  
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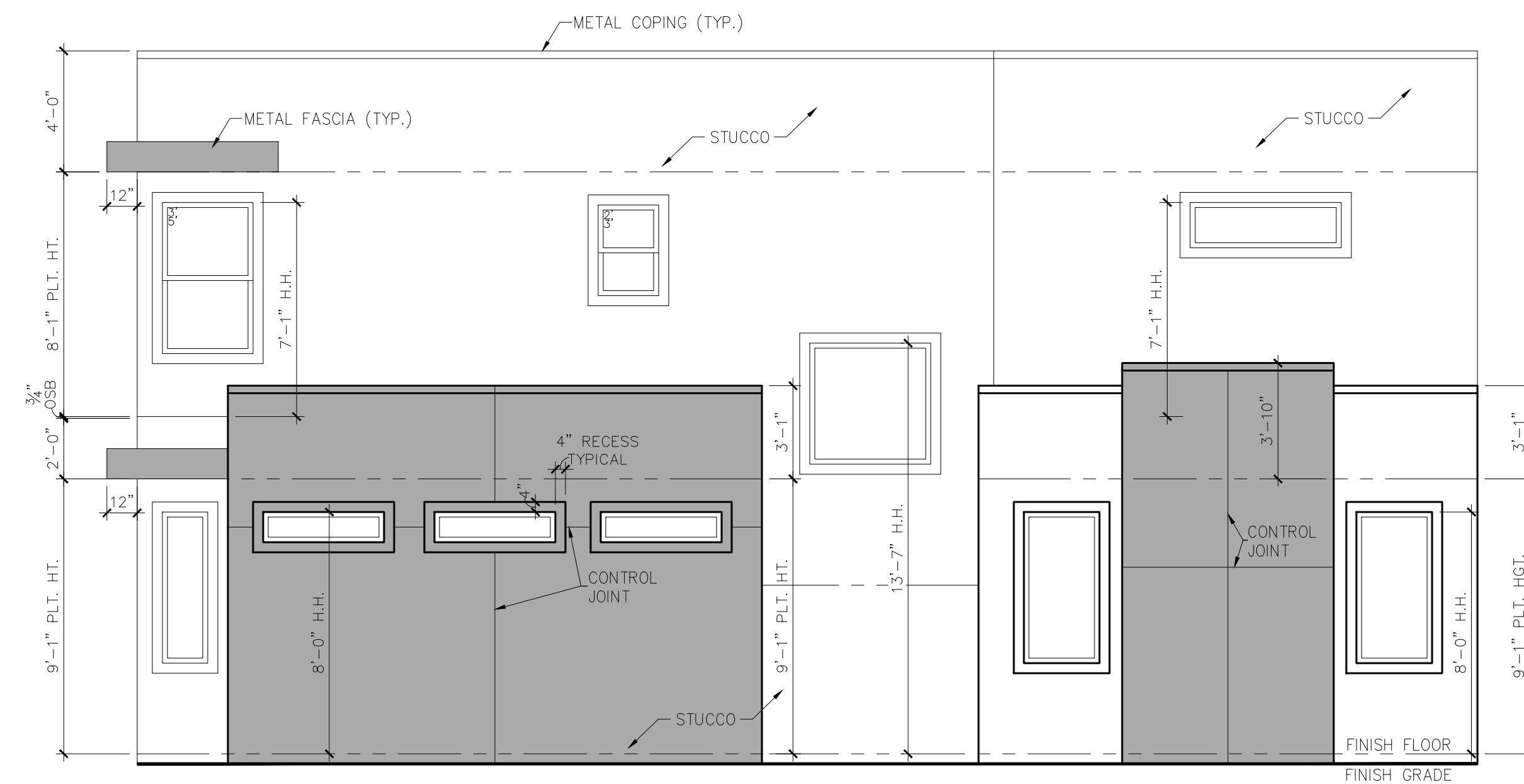
1. THIS SET OF DRAWINGS CONSTITUTES A WHOLE. IF THE SCALE OF ANY DRAWING IS NOT INDICATED, THE SCALE OF THE DRAWING SHALL BE THE SAME AS THE SCALE OF THE SHEET.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES.  
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE.

PROJECT ADDRESS: ALBUQUERQUE, NM  
CLIENT'S NAME:

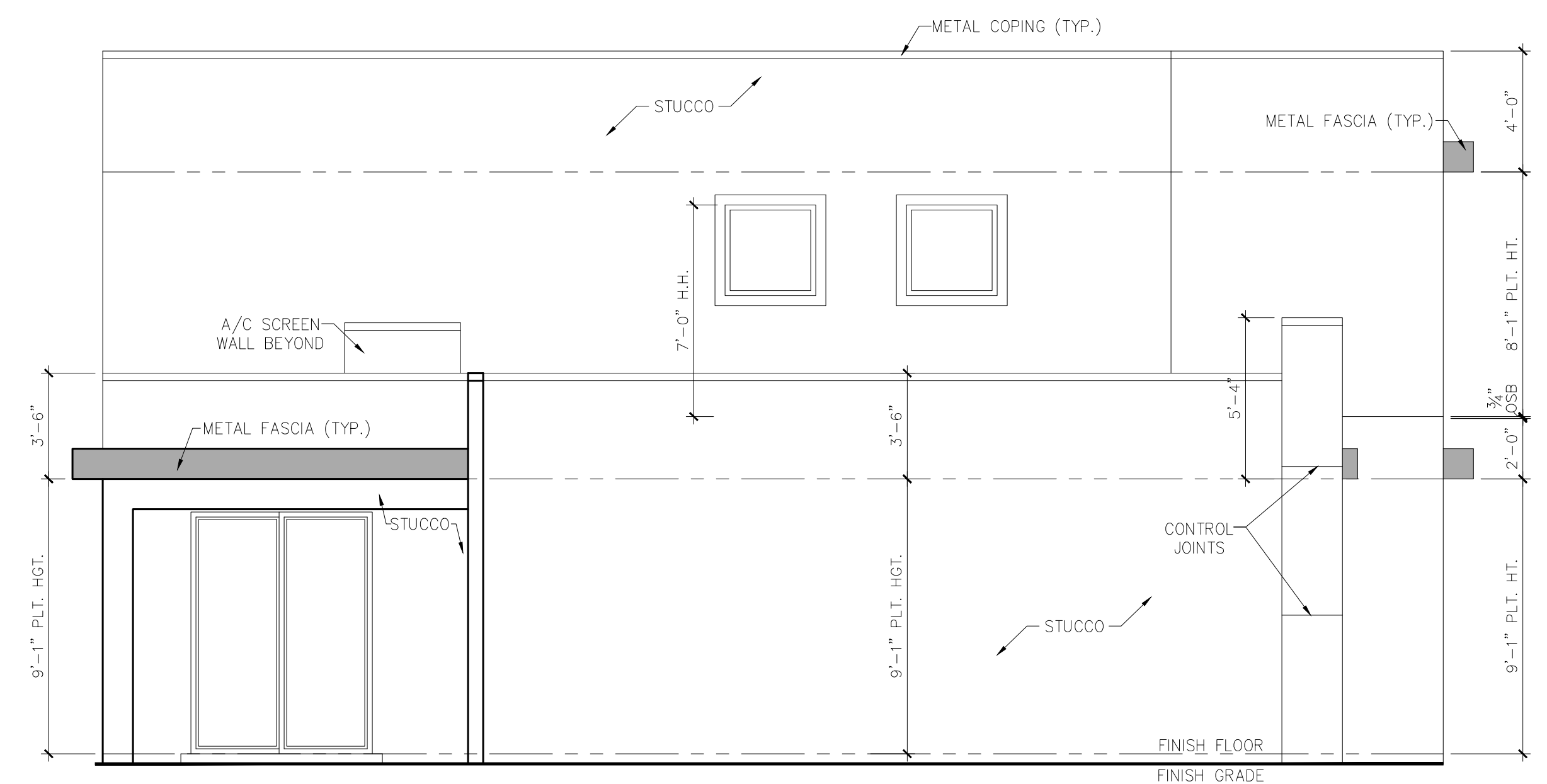
THE MX AT PETROGLYPH ESTATES

PROJECT NUMBER:  
PROJECT PROGRESS: SITE PLAN  
DRAWN BY: REH  
CHECKED BY: REH / REH  
DATE: JULY 13, 22  
SCALE: AS NOTED  
SHEET:

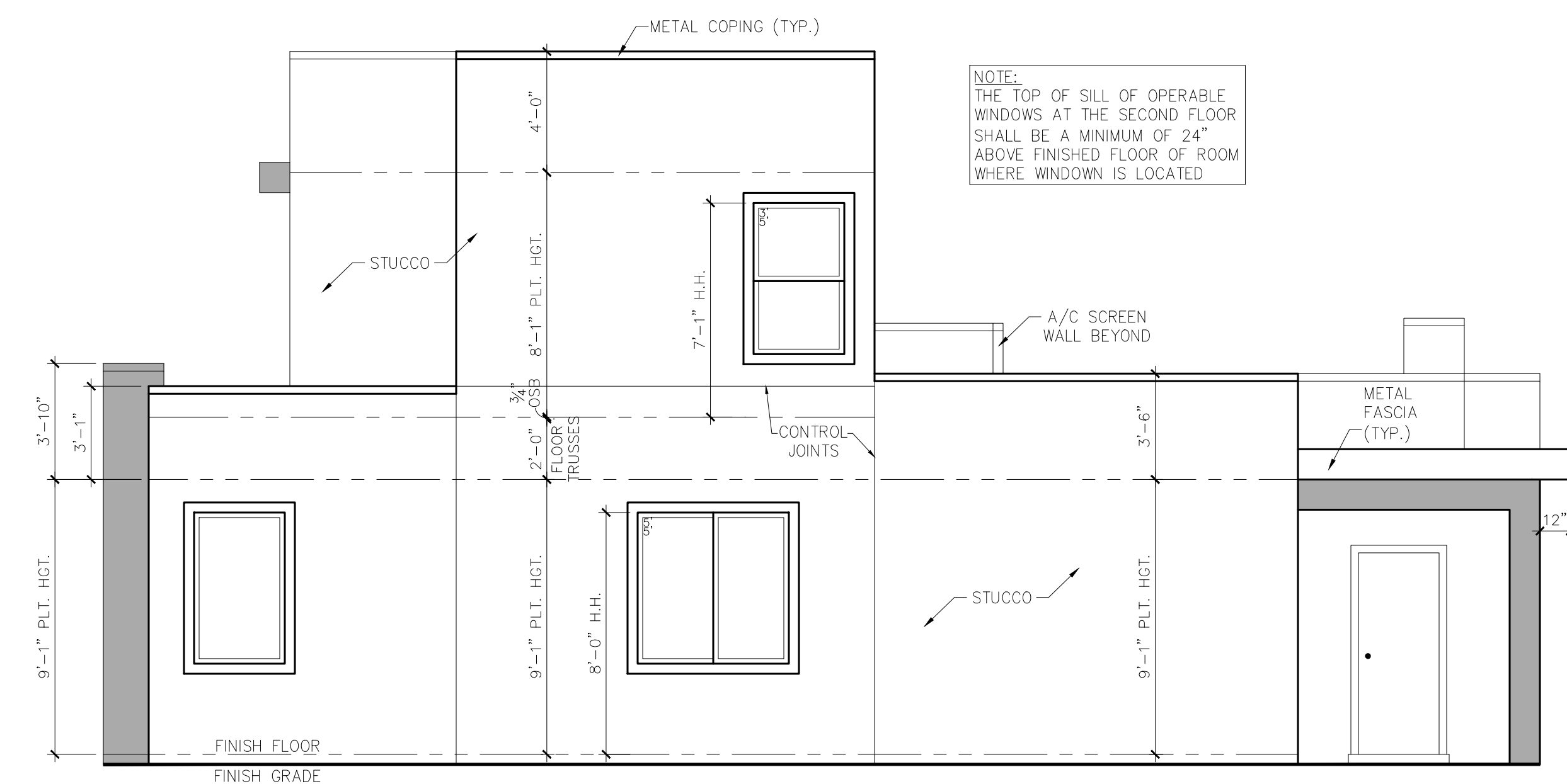
**C2**



**RIGHT SIDE ELEVATION**  
 SCALE: 1/4"=1'-0"

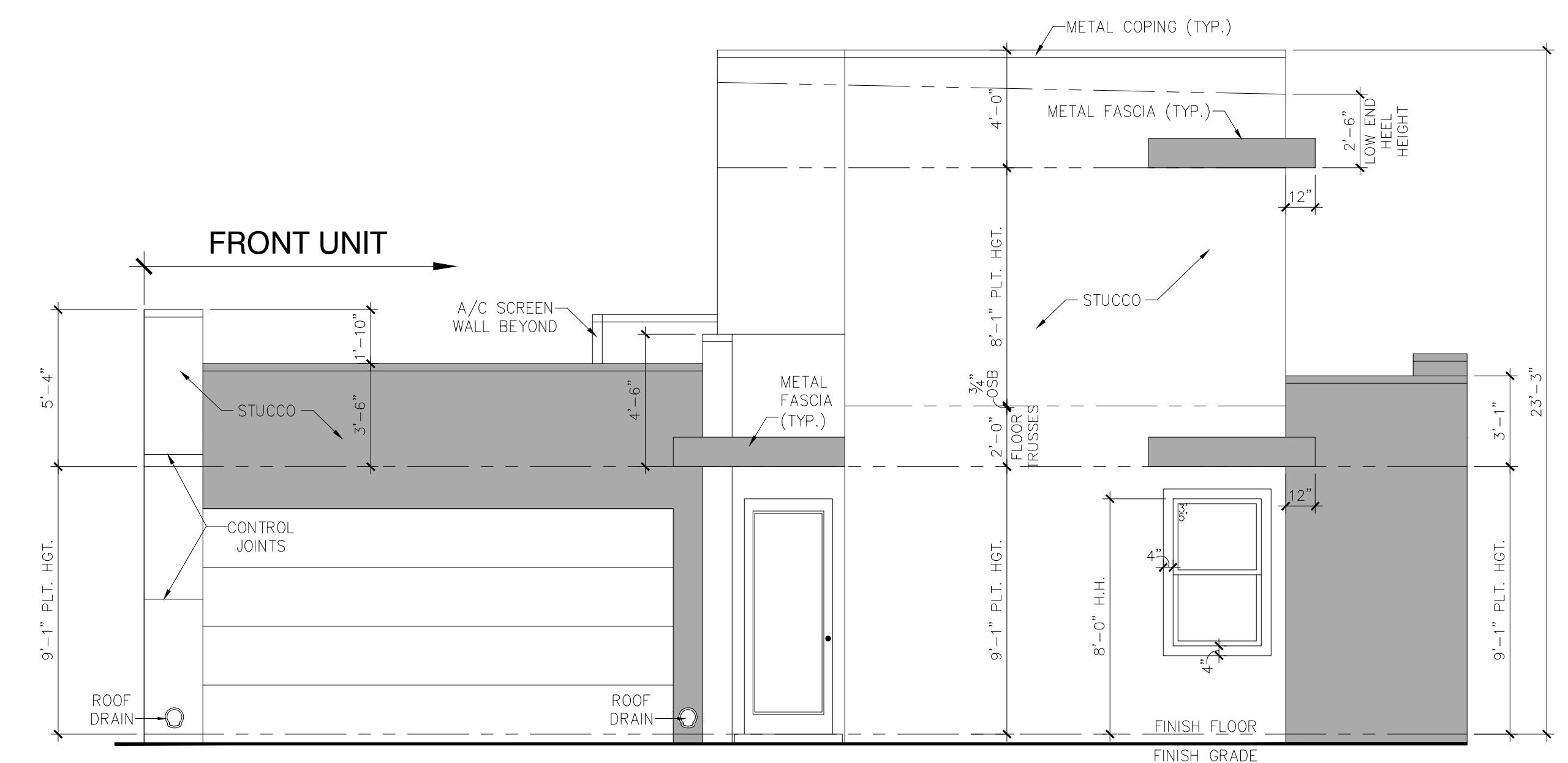


**LEFT SIDE ELEVATION**  
 1/4"=1'-0"



**REAR ELEVATION**  
 SCALE: 1/4"=1'-0"

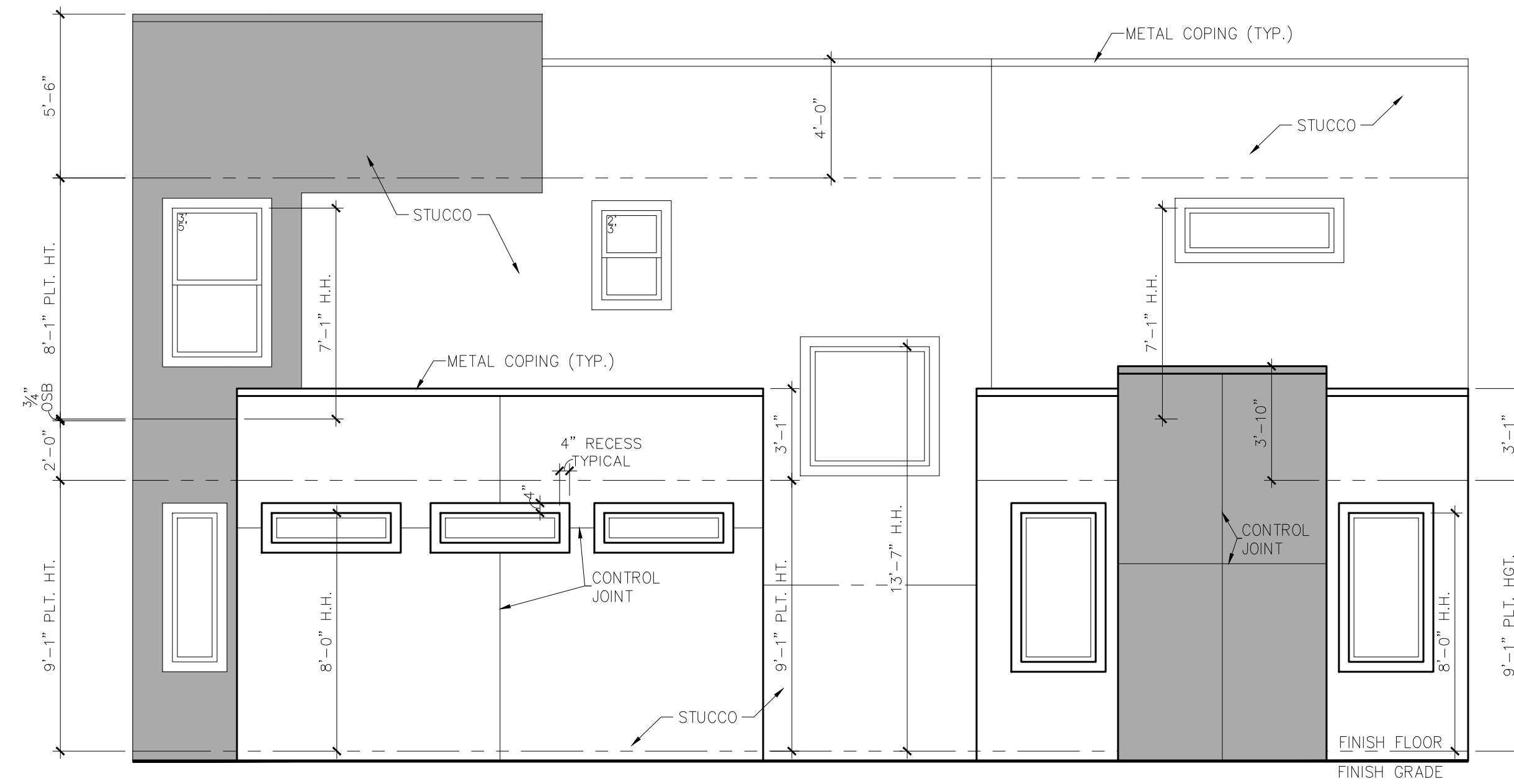
NOTE:  
 THE TOP OF SILL OF OPERABLE  
 WINDOWS AT THE SECOND FLOOR  
 SHALL BE A MINIMUM OF 24"  
 ABOVE FINISHED FLOOR OF ROOM  
 WHERE WINDOW IS LOCATED.



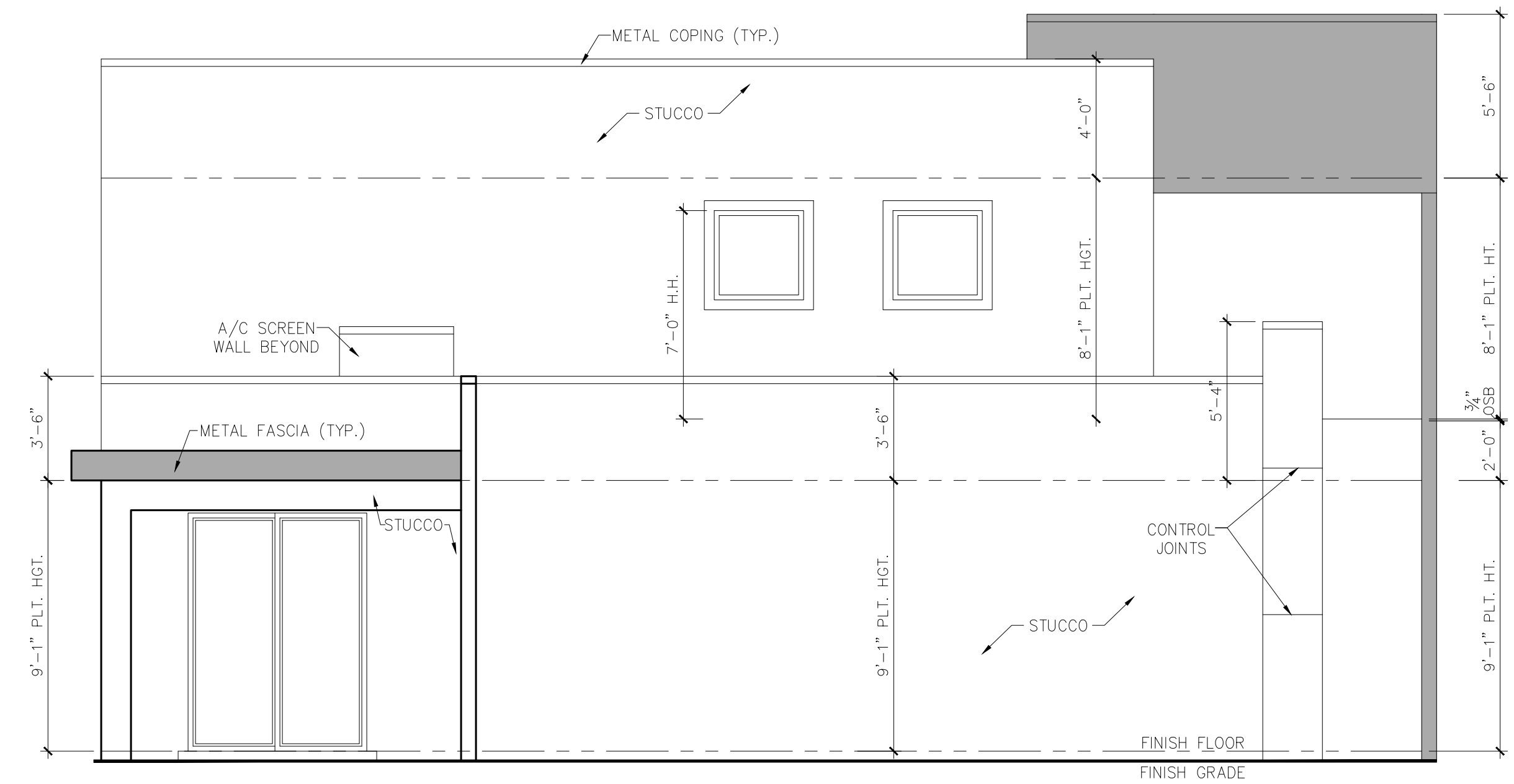
**FRONT ELEVATION**  
 SCALE: 1/4"=1'-0"

- Exterior stucco color: El Rey "Canvas"
- Exterior stucco accent color: El Rey "River Rock"
- Courtyard walls will be stucco and colored the same El Rey "Canvas" color.
- Retaining and community walls will be precision cut, charcoal colored, CMU block

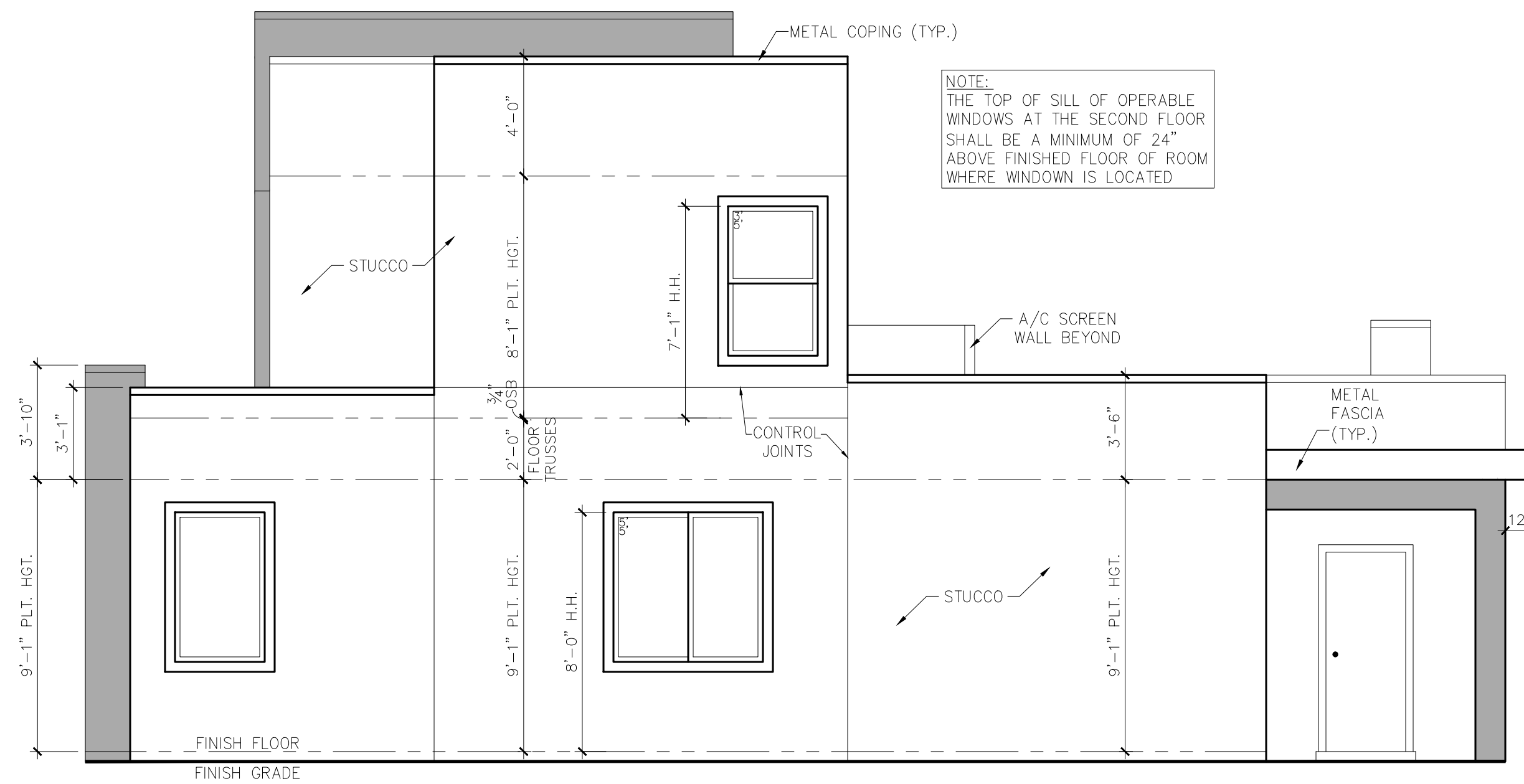
PLAN # 100/200 DUPLEX
DESCRIPTION:  EXTERIOR ELEVATIONS
CLIENT: ABRAZO HOMES
CONTRACTOR: TQM, LLC NM LICENSE # 366615
SCALE: AS NOTED
DATE: 9/6/2022
SHEET # 9



**RIGHT SIDE ELEVATION**  
SCALE: 1/4"=1'-0"

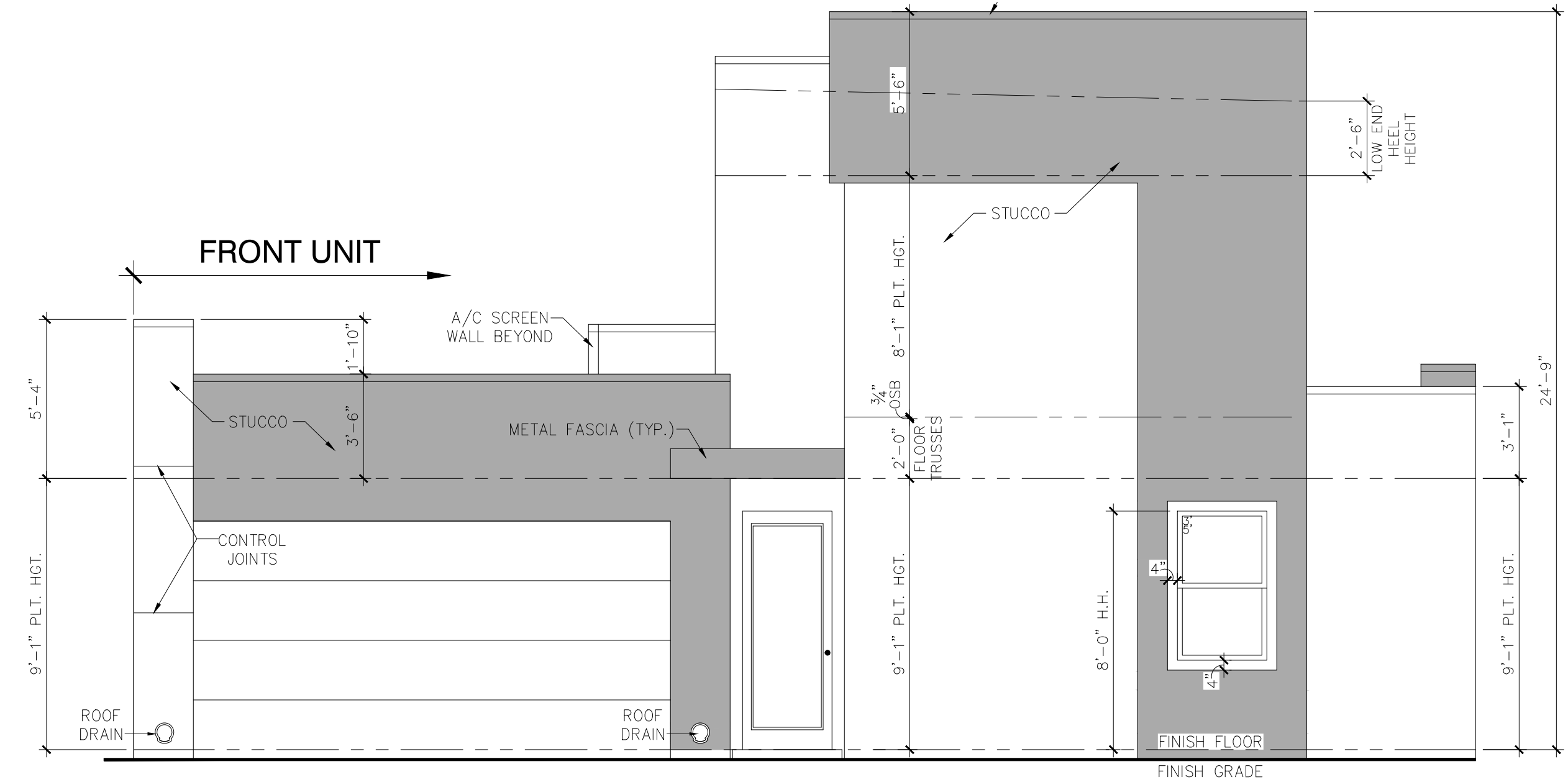


**LEFT SIDE ELEVATION**  
1/4"=1'-0"



**REAR ELEVATION**  
SCALE: 1/4"=1'-0"

NOTE:  
THE TOP OF SILL OF OPERABLE  
WINDOWS AT THE SECOND FLOOR  
SHALL BE A MINIMUM OF 24"  
ABOVE FINISHED FLOOR OF ROOM  
WHERE WINDOW IS LOCATED.



**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"

Exterior stucco color: El Rey "Canvas"

Exterior stucco accent color: El Rey "River Rock"

Courtyard walls will be stucco and colored the same El Rey "Canvas" color.

Retaining and community walls will be precision cut, charcoal colored, CMU block

PLAN #  
100/200  
FOURPLEX  
DESCRIPTION:  
EXTERIOR  
ELEVATIONS

CLIENT:  
ABRAZO  
HOMES

CONTRACTOR:  
TQM, LLC  
NM LICENSE #  
366615

SCALE:  
AS NOTED

DATE:  
9/6/2022

SHEET #

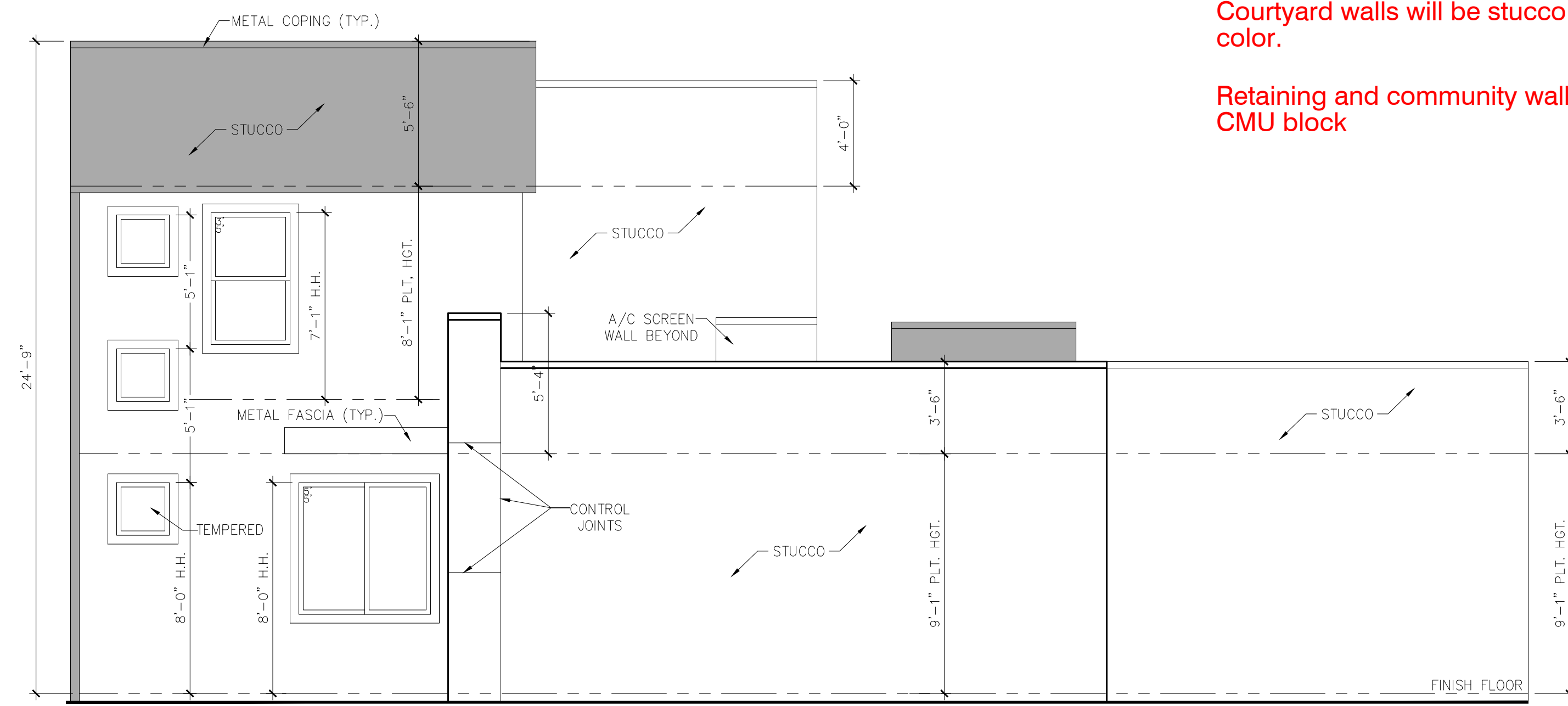
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Exterior stucco color: El Rey "Canvas"

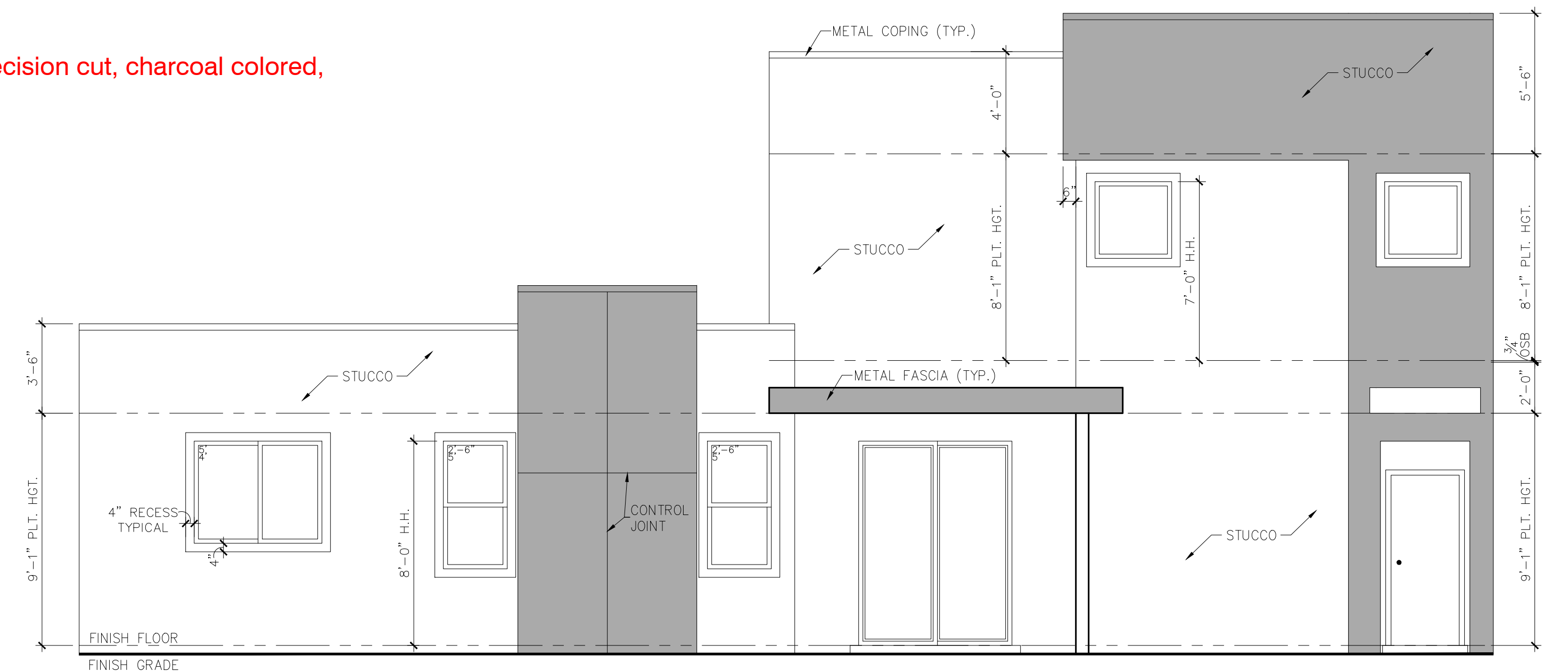
Exterior stucco accent color: El Rey "River Rock"

Courtyard walls will be stucco and colored the same El Rey "Canvas" color.

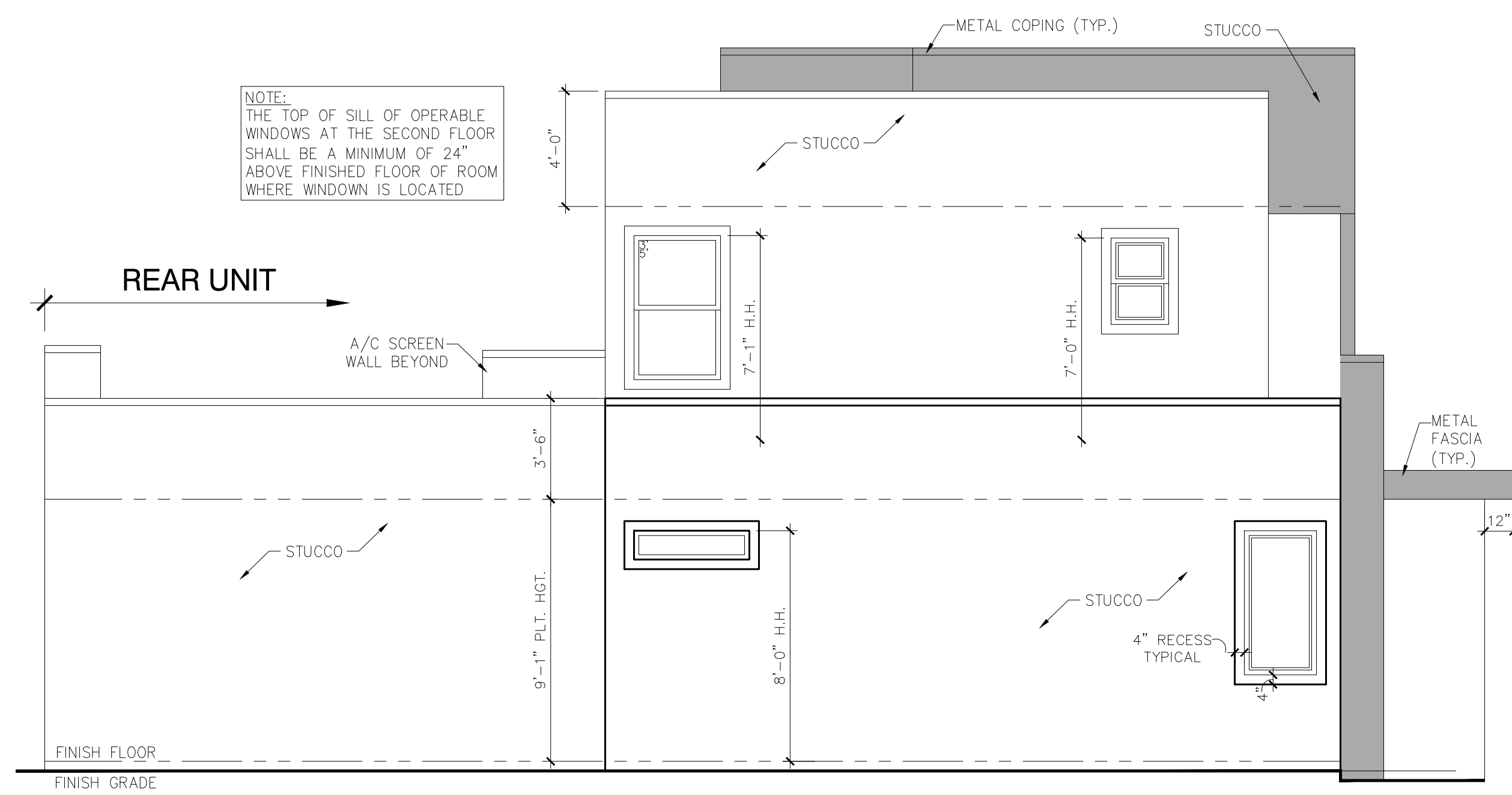
Retaining and community walls will be precision cut, charcoal colored, CMU block



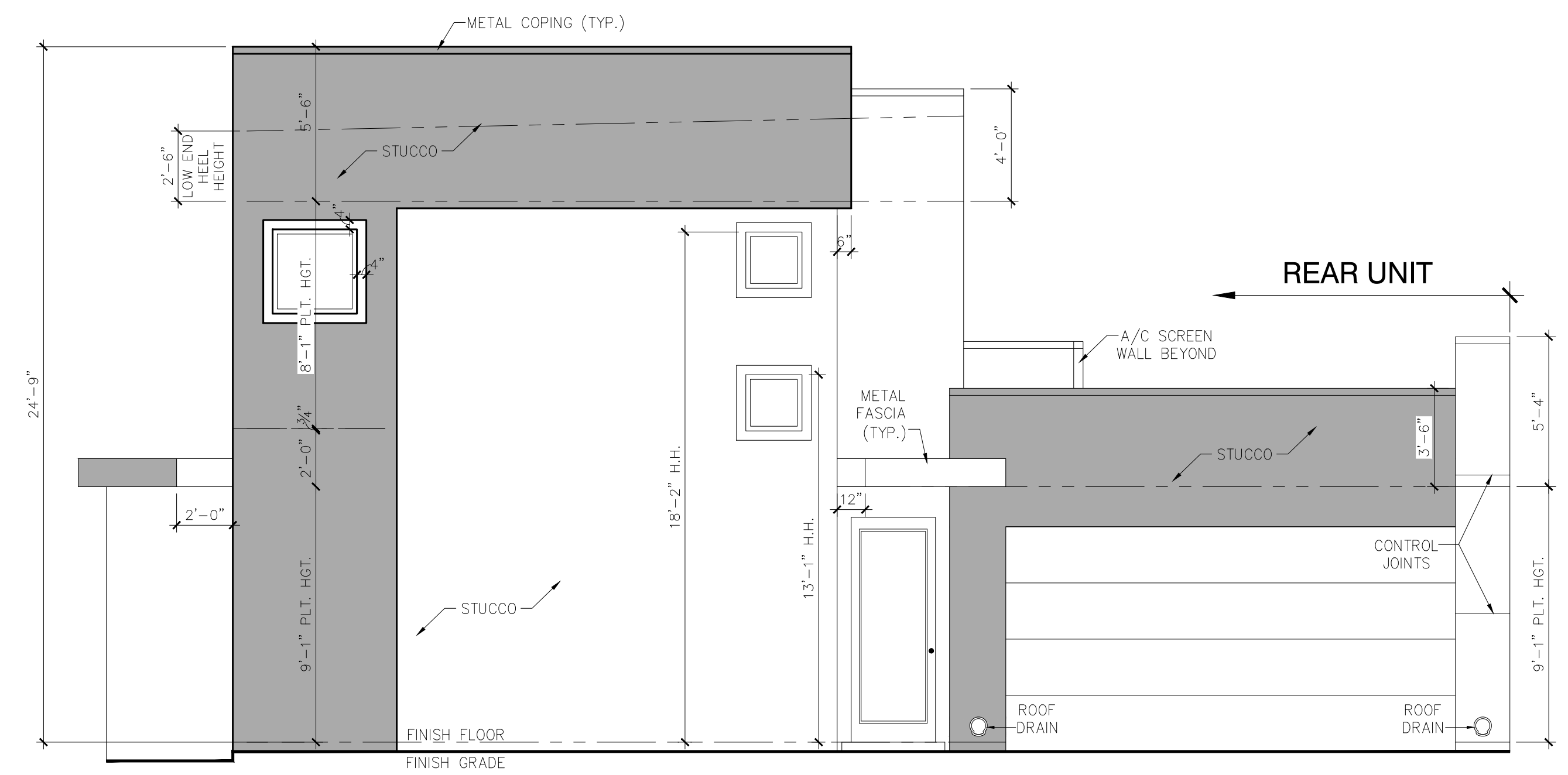
**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**  
1/4" = 1'-0"

NOTE:  
THE TOP OF SILL OF OPERABLE  
WINDOWS AT THE SECOND FLOOR  
SHALL BE A MINIMUM OF 24"  
ABOVE FINISHED FLOOR OF ROOM  
WHERE WINDOW IS LOCATED

PLAN # <b>300</b>
DESCRIPTION: <b>DUPLEX</b>
<b>EXTERIOR ELEVATIONS</b>
CLIENT: ABRAZO HOMES
CONTRACTOR: TQM, LLC NM LICENSE # 366615
SCALE: AS NOTED
DATE: 9/6/2022
SHEET # 9

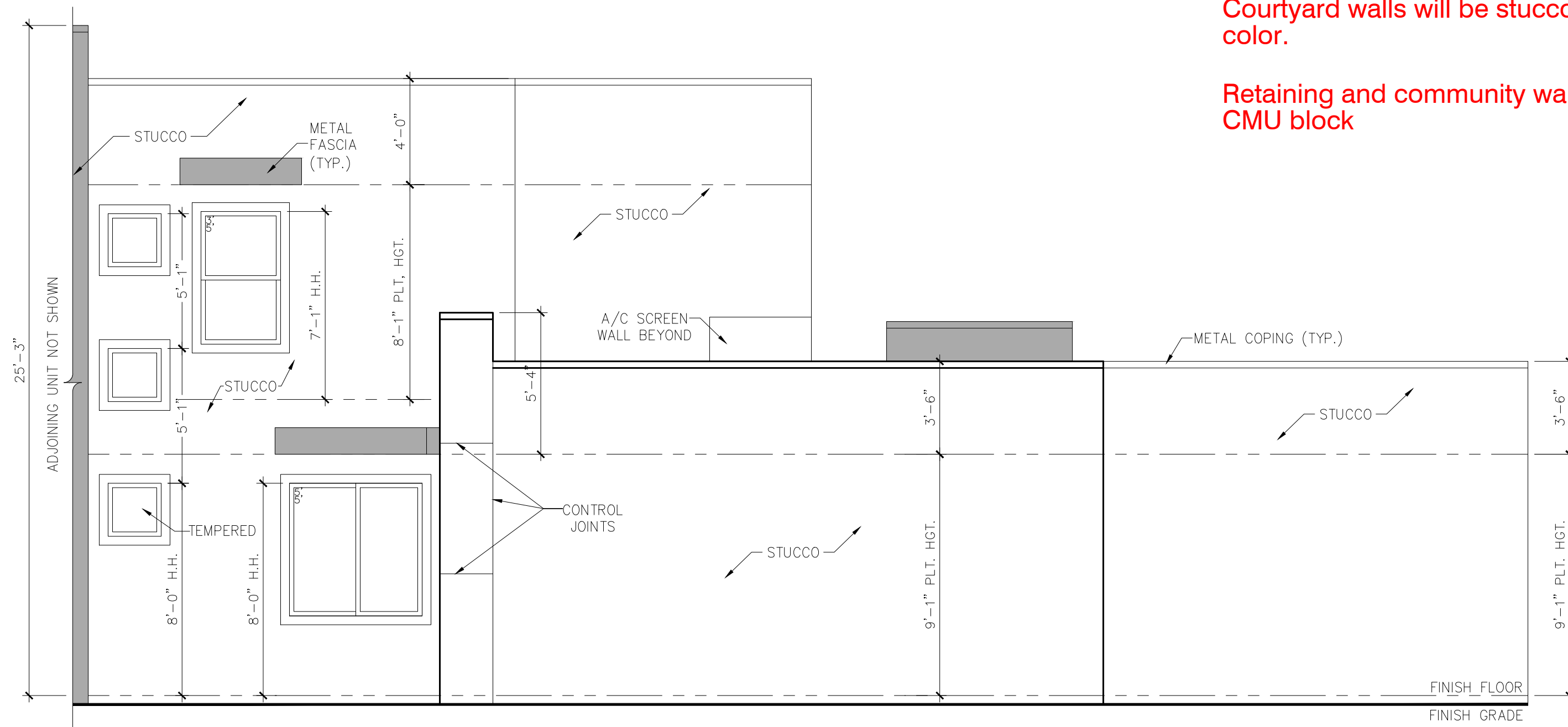


Exterior stucco color: El Rey "Canvas"

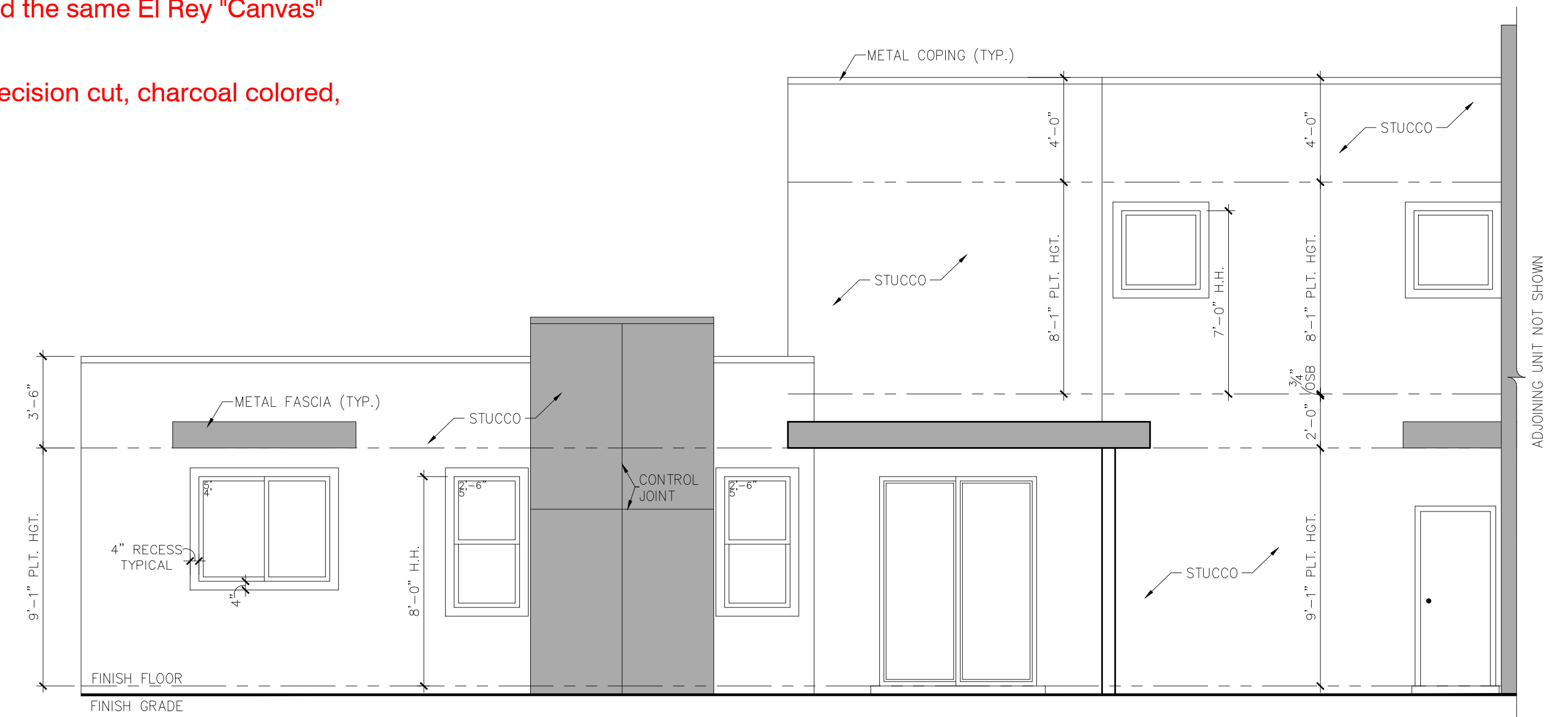
Exterior stucco accent color: El Rey "River Rock"

Courtyard walls will be stucco and colored the same El Rey "Canvas" color.

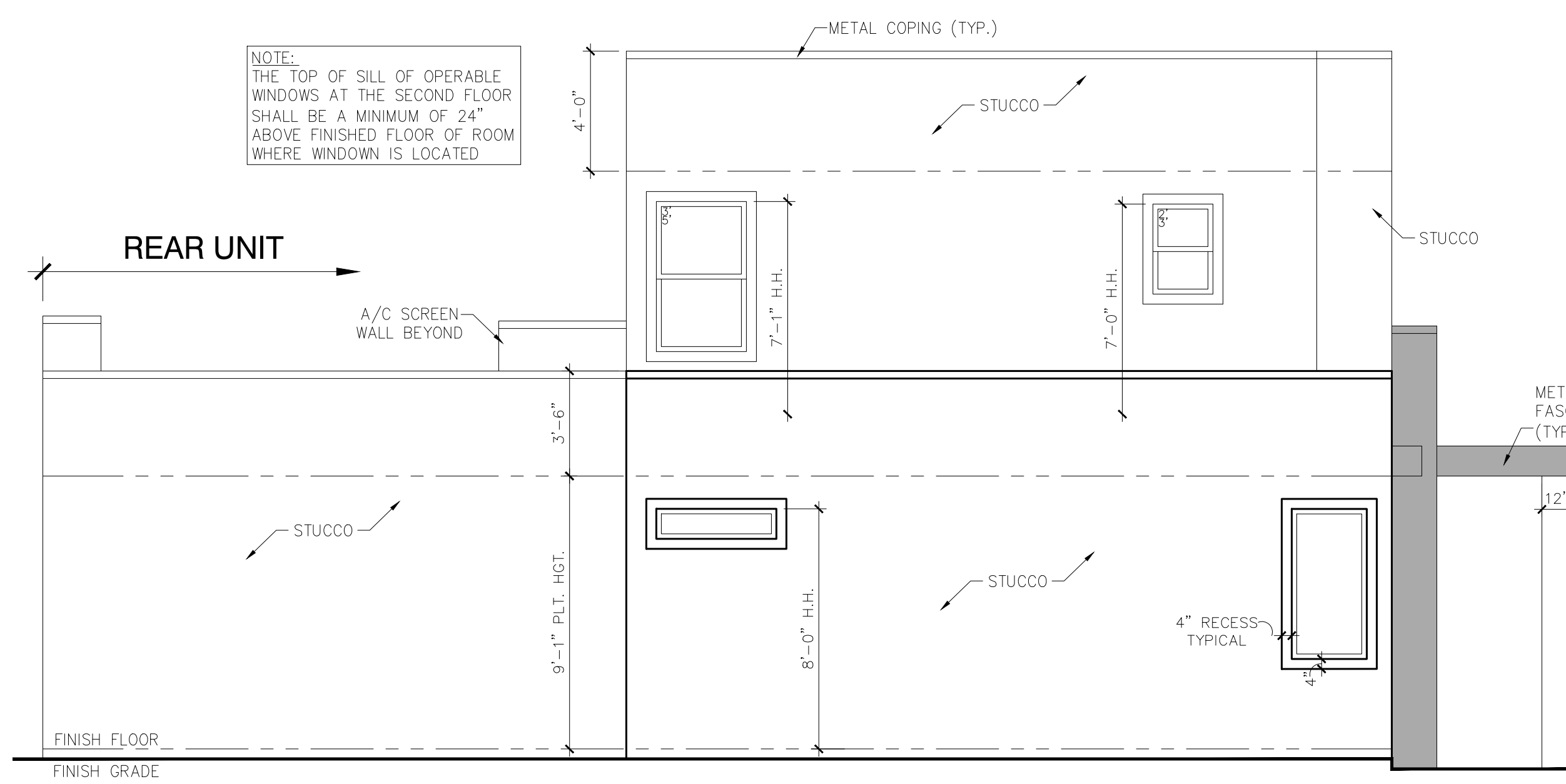
Retaining and community walls will be precision cut, charcoal colored, CMU block



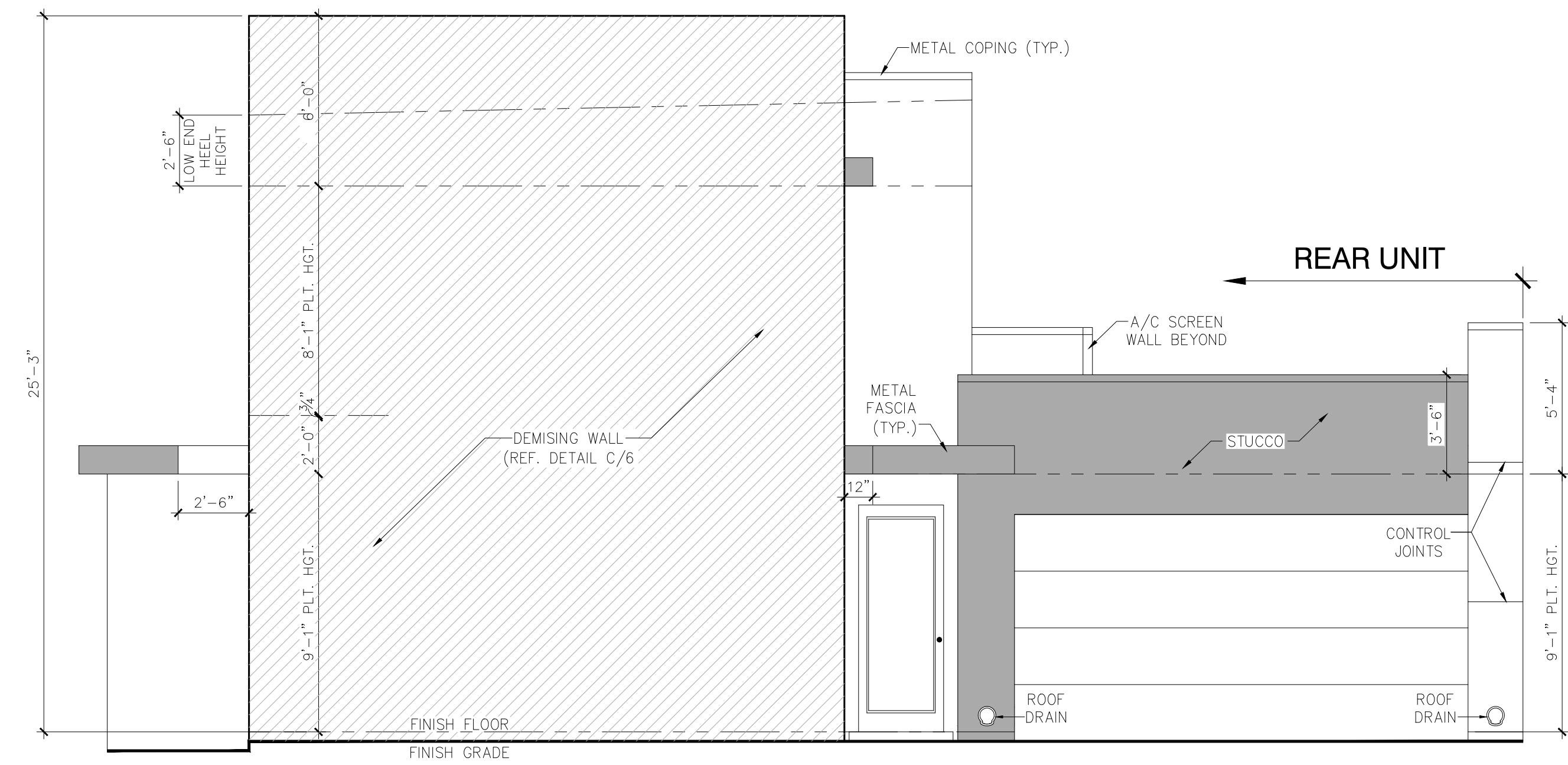
**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



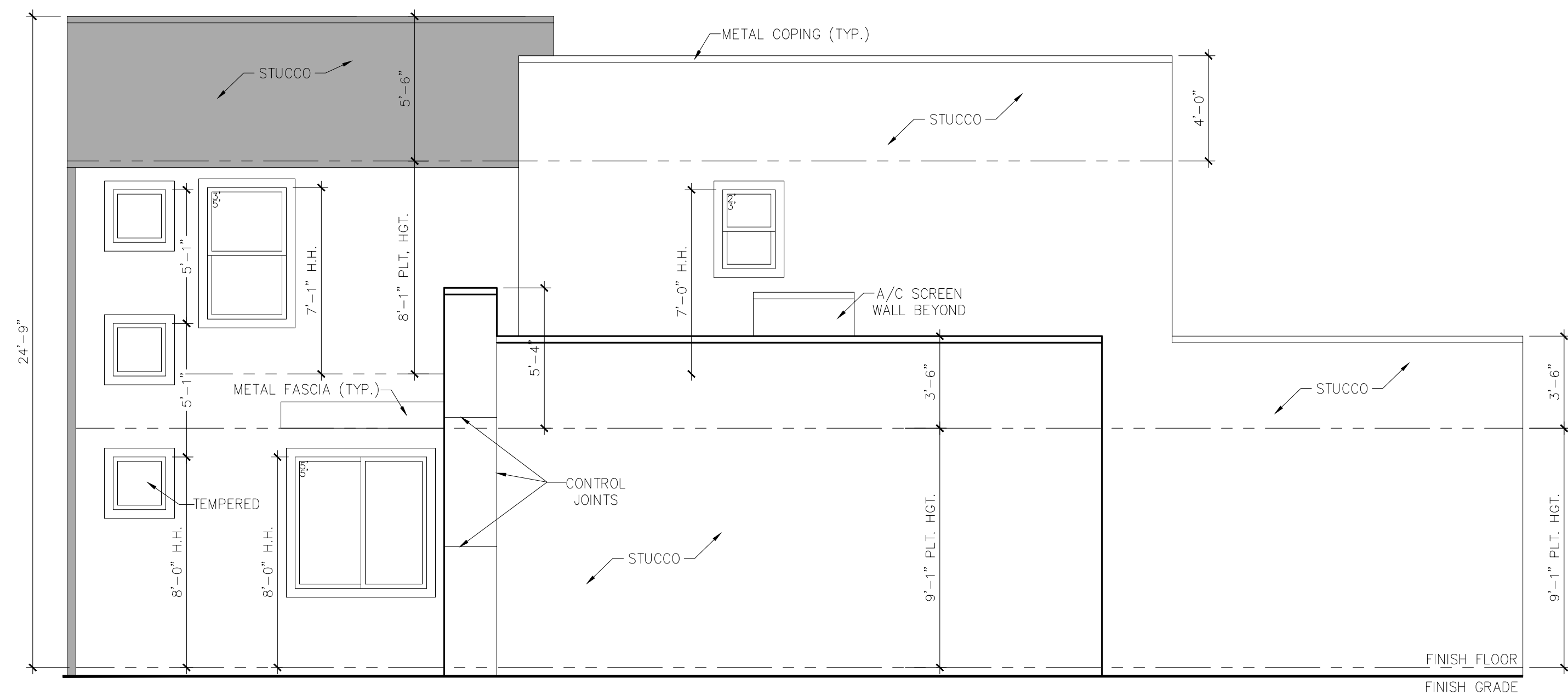
**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



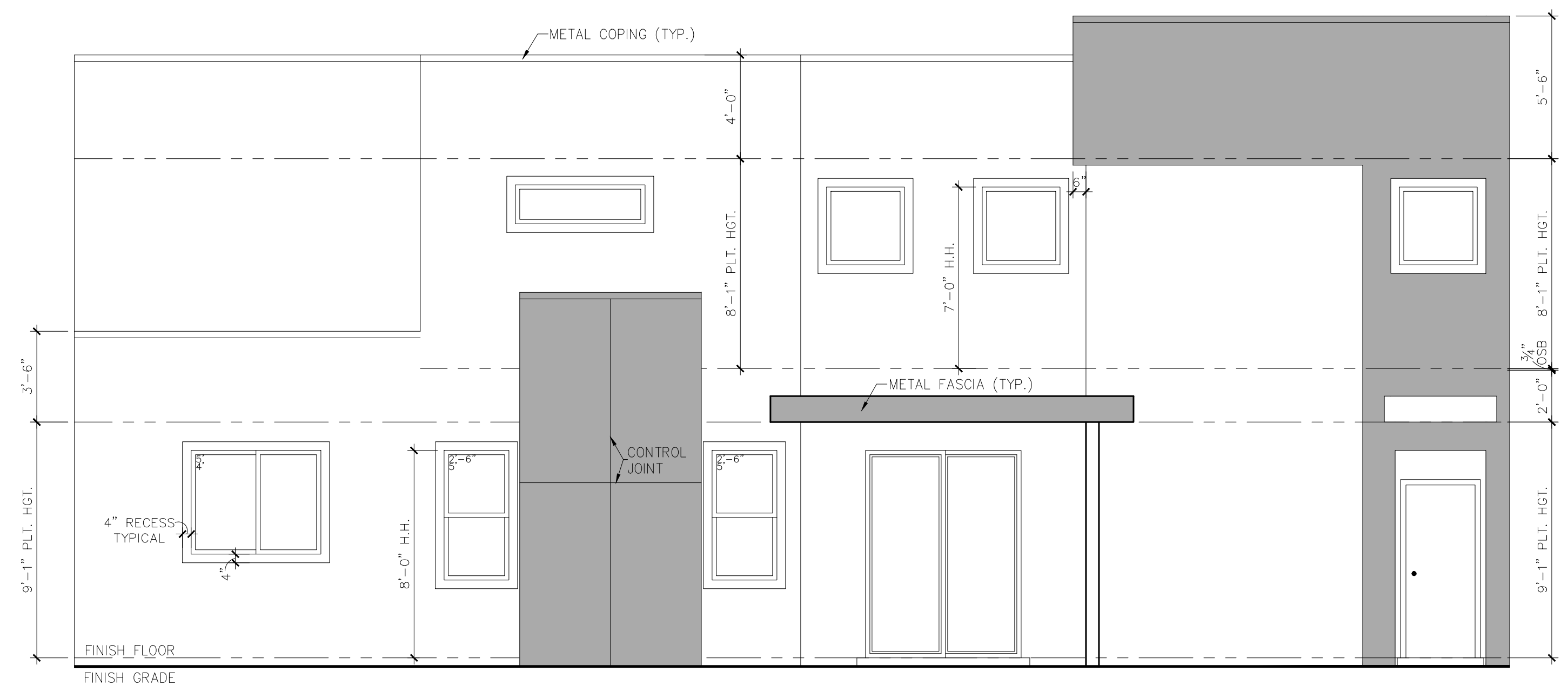
**FRONT ELEVATION**  
1/4" = 1'-0"

NOTE:  
THE TOP OF SILL OF OPERABLE  
WINDOWS AT THE SECOND FLOOR  
SHALL BE A MINIMUM OF 24"  
ABOVE FINISHED FLOOR OF ROOM  
WHERE WINDOW IS LOCATED

PLAN #	300
DESCRIPTION:	FOURPLEX
CLIENT:	ABRAZO HOMES
CONTRACTOR:	TQM, LLC NM LICENSE # 366615
SCALE:	AS NOTED
DATE:	9/6/2022
SHEET #	9



**RIGHT SIDE ELEVATION**  
1/4"=1'-0"



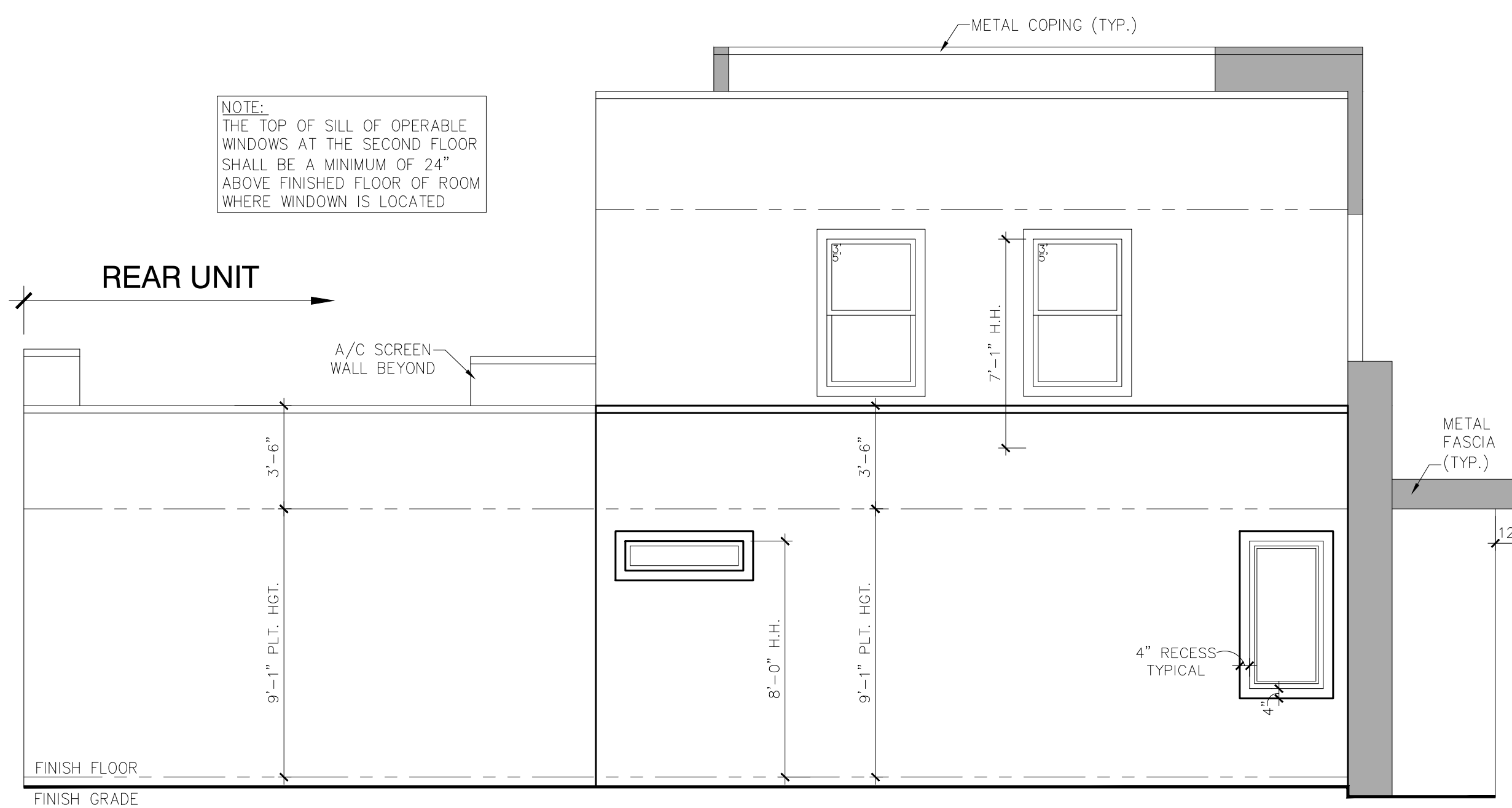
**LEFT SIDE ELEVATION**  
1/4"=1'-0"

Exterior stucco color: El Rey "Canvas"

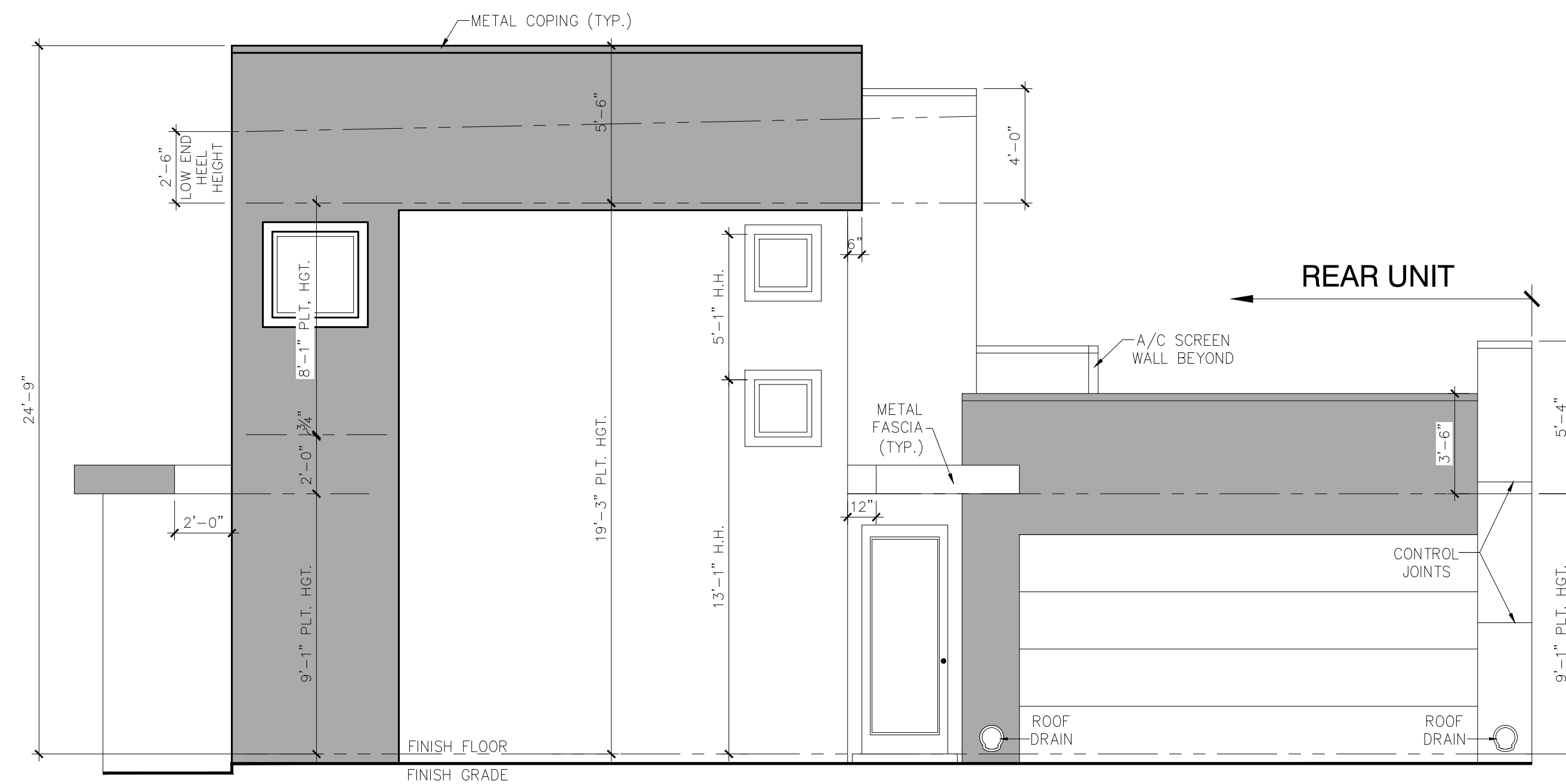
Exterior stucco accent color: El Rey "River Rock"

Courtyard walls will be stucco and colored the same El Rey "Canvas" color.

Retaining and community walls will be precision cut, charcoal colored, CMU block

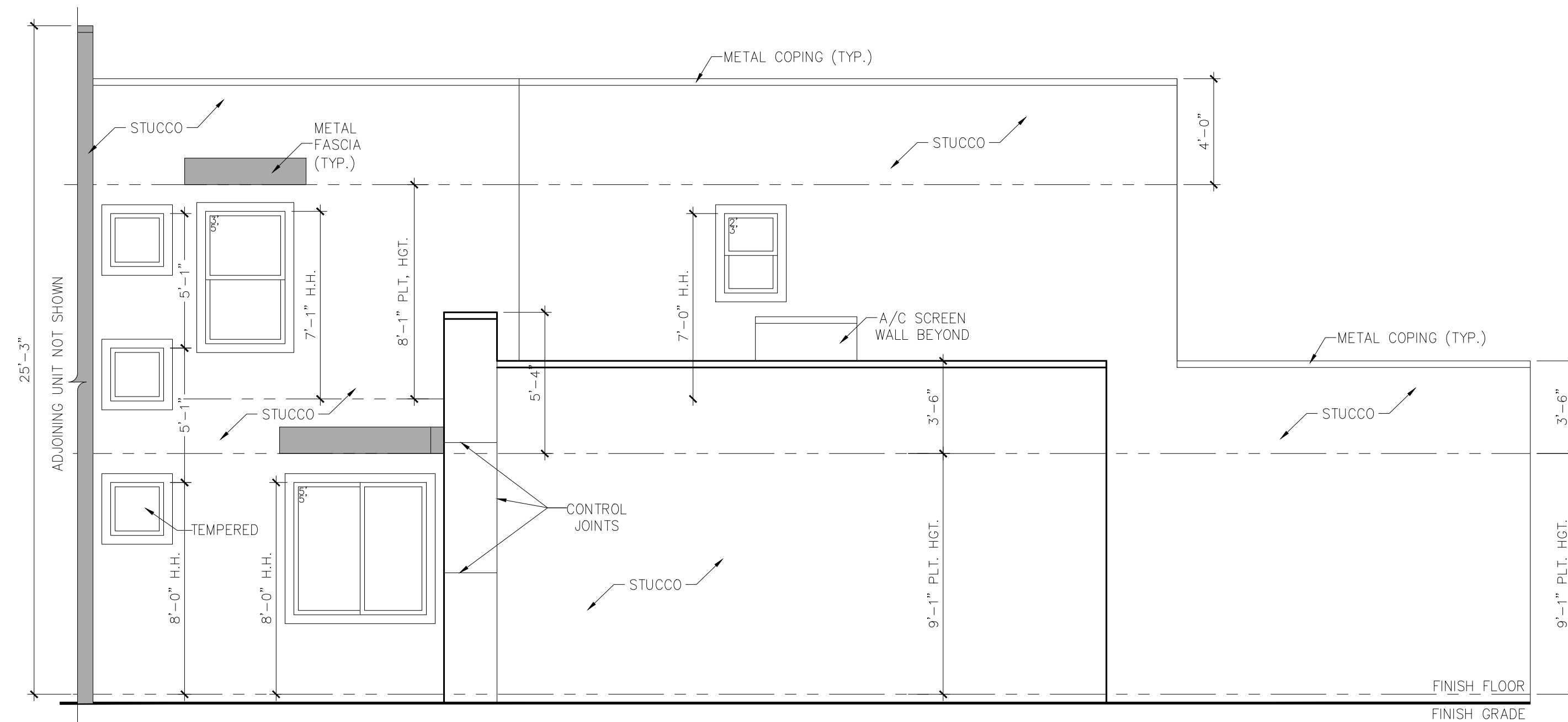


**REAR ELEVATION**  
SCALE: 3/16"=1'-0"

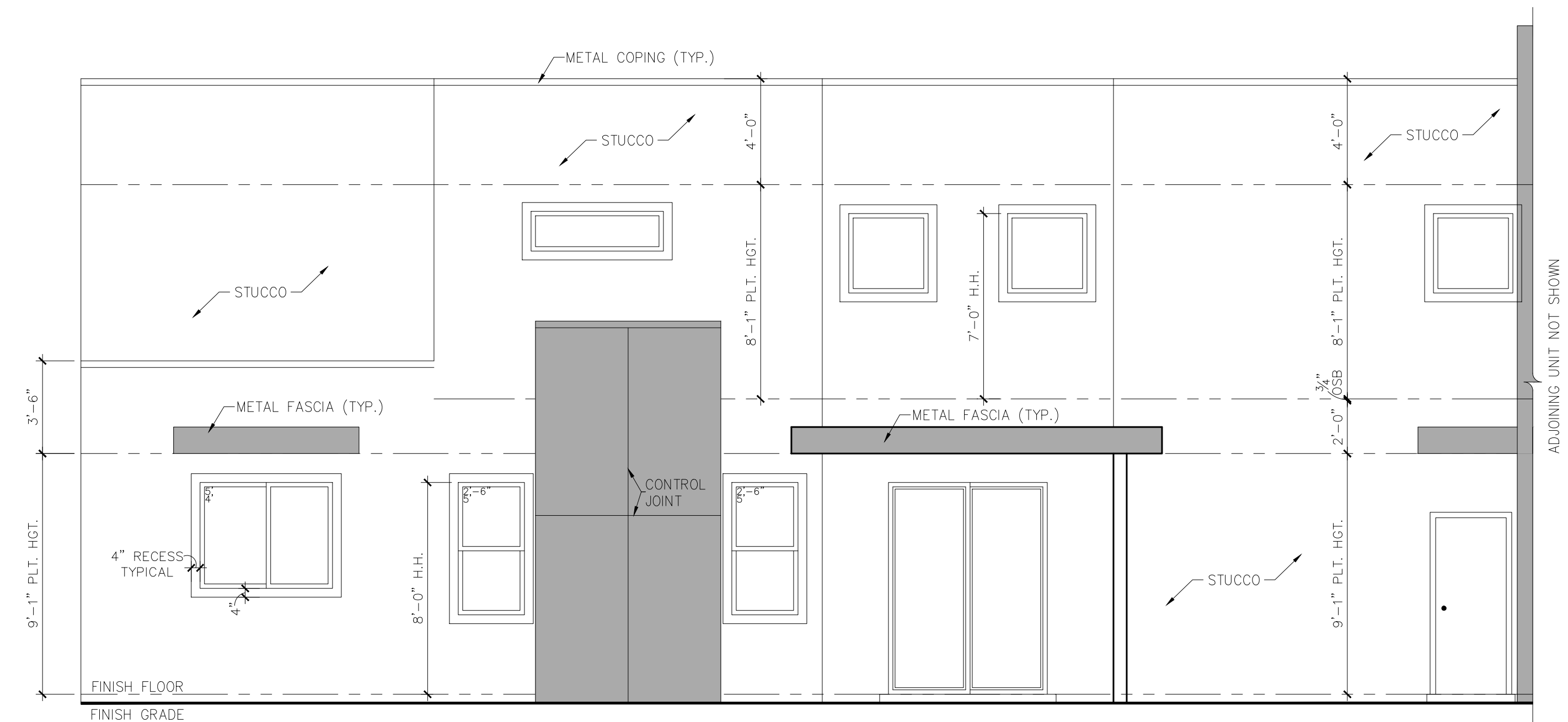


**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"

PLAN #	400
DESCRIPTION:	DUPLEX
CLIENT:	ABRAZO HOMES
CONTRACTOR:	TQM, LLC NM LICENSE # 366615
SCALE:	AS NOTED
DATE:	9/6/2022
SHEET #	9



**RIGHT SIDE ELEVATION**  
1/4"=1'-0"



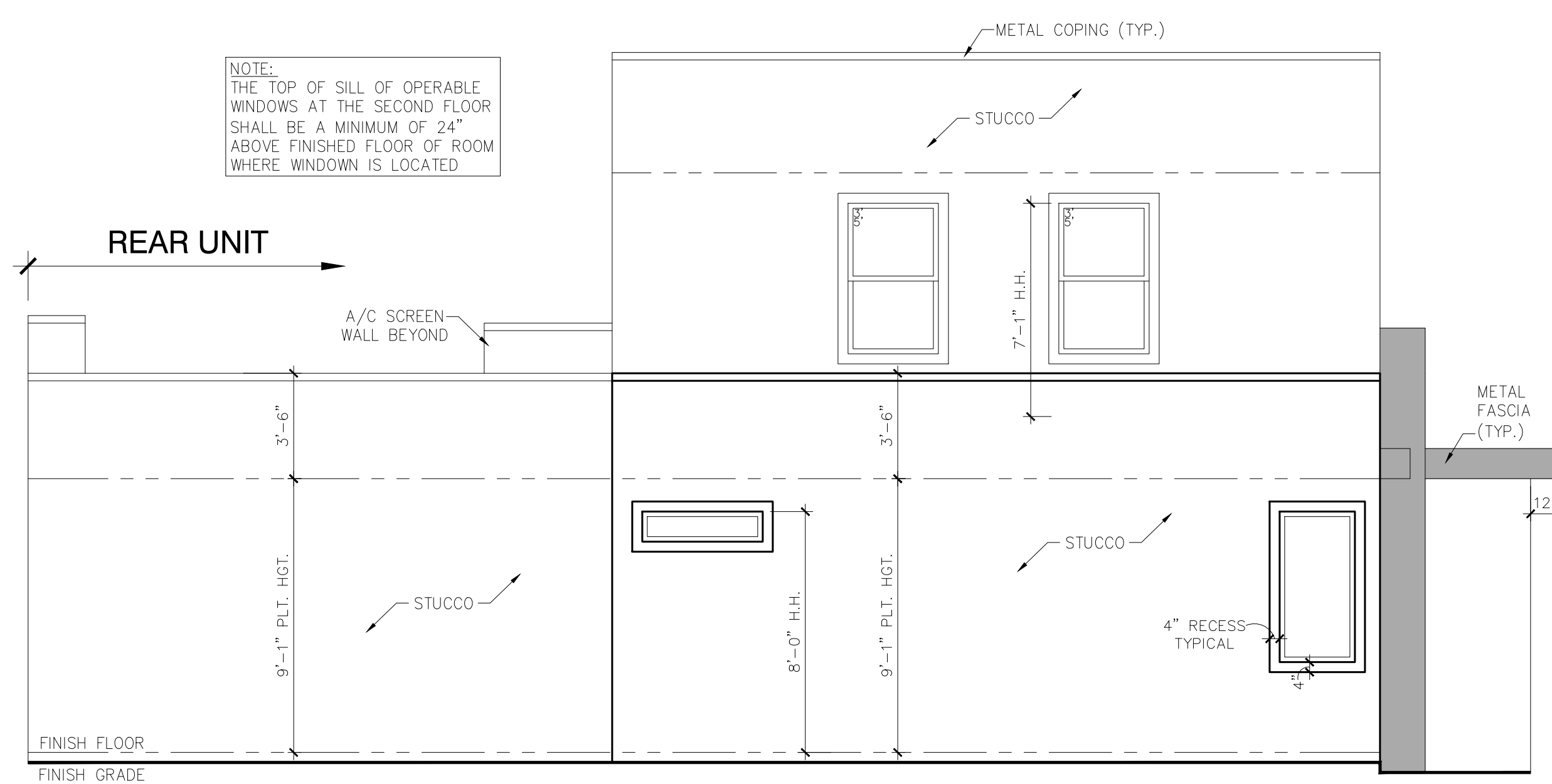
**LEFT SIDE ELEVATION**  
1/4"=1'-0"

Exterior stucco color: El Rey "Canvas"

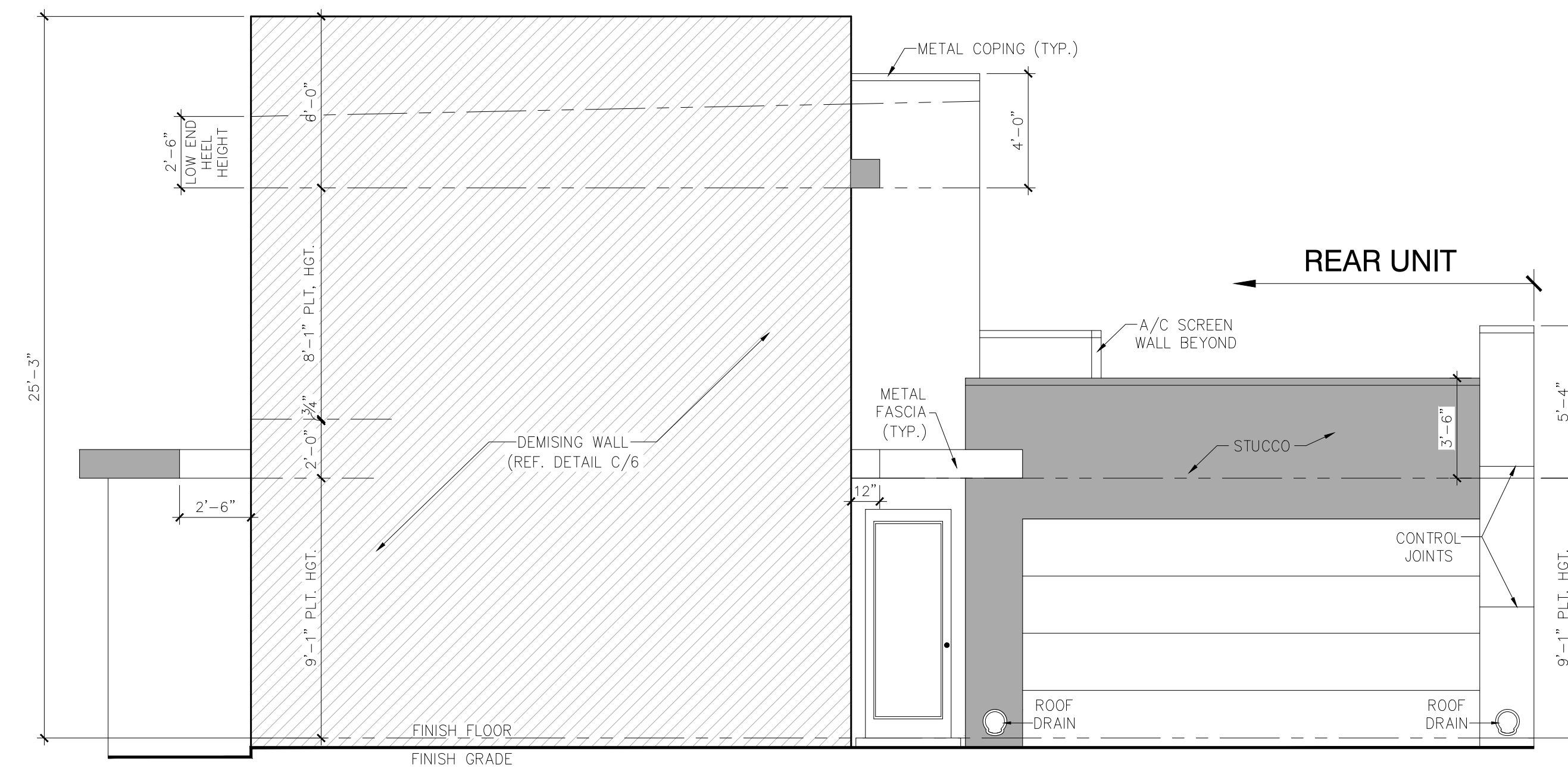
Exterior stucco accent color: El Rey "River Rock"

Courtyard walls will be stucco and colored the same El Rey "Canvas" color.

Retaining and community walls will be precision cut, charcoal colored, CMU block



**REAR ELEVATION**  
SCALE: 3/16"=1'-0"



**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"

NOTE:  
THE TOP OF SILL OF OPERABLE  
WINDOWS AT THE SECOND FLOOR  
SHALL BE A MINIMUM OF 24"  
ABOVE FINISHED FLOOR OF ROOM  
WHERE WINDOW IS LOCATED

PLAN #	400
DESCRIPTION:	FOURPLEX
CLIENT:	ABRAZO HOMES
CONTRACTOR:	TQM, LLC NM LICENSE # 366615
SCALE:	AS NOTED
DATE:	9/6/2022
SHEET #	9

















1  
2  
4  
0





**T**he **H**ENSLEY **E**NGINEERING **G**ROUP

November 7, 2022

City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: Sensitive Lands Analysis

The site located at Rosa Parks and Kimmick and is planned to be developed for townhome residential. The development will include 28 townhomes in 6 buildings. This letter is to serve as the analysis required by IDO section 14-16-5-2. The site does not have the sensitive lands listed in the IDO section 5-2(C)(2), other than a few existing trees. Please see below and attachments for the analysis of each type of sensitive land listed in the IDO.

- a. Arroyos: There are no natural arroyos on site.
- b. Floodplains and Special Flood Hazard Areas: According to the FEMA flood map 35001C0112G, the site is located in Zone X – area of minimal flood hazard. See attached FEMA Map.
- c. Irrigation Facilities (Acequias): There are no irrigation facilities or acequias on site.
- d. Large Stands of Mature Trees: There are no large stands mature trees on site.
- e. Rock Outcroppings: There are no rock outcroppings on site.
- f. Significant Archeological Sites: No significant sites were found in the area.
- g. Steep Slopes and Escarpments: There are no steep slopes or escarpments on site.
- h. Wetlands: There are no wetlands on site.

As explained above we have analyzed for sensitive lands per the IDO requirement. Please feel free to call me if you have any questions.

Sincerely,

Ron E. Hensley P.E.

[ron@thegroup.cc](mailto:ron@thegroup.cc)

**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: \_\_\_\_\_  
DRB Application No.: \_\_\_\_\_

**MX AT PETROGLYPH**

**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**LOT 1, BLOCK 5, VOLCANO CLIFFS, UNIT 26**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		24' FE	<b>Paving</b> Major Local Pvmt. w/ Standard Curb (North Side)	Rosa Parks	Kimmick	East PL	/	/	/
		5'	Sidewalk North Side	Rosa Parks	Kimmick	East PL	/	/	/
		24' FE	Major Local Pvmt. w/ Standard Curb (East Side)	Kimick	Rosa Parks	Valiente	/	/	/
		5'	Sidewalk East Side	Kimick	Rosa Parks	Valiente	/	/	/
		4' FE	Residential Pvmt. w/ Standard Curb (South Side)	Valiente	Kimick	East PL	/	/	/
		5'	Sidewalk East Side	Valiente	Kimick	East PL	/	/	/
		24"	<b>Storm Drain</b> Storm Drain W/ Type Dbl. A Inlet	Rosa Parks	North Curb	Connect to Exist	/	/	/
		6"	<b>Water</b> Hydrant and Appurtances W/ Appurtances and Services	Rosa Parks	North Curb	Connect to Exist	/	/	/
		8"	Water Line W/ Appurtances and Service	Rosa Parks	Kimick	Site Entrance	/	/	/
		8"	<b>Sanitary Sewer</b> SAS W/ Appurtances and Services	Rosa Parks	Kimick	Site Entrance	/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

- 1 Engineer's Certification for Grading & Drainage is required for release of Financial Guaranty
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER      DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

<p><b>Ron E. Hensley P.E.</b> NAME (print)</p> <hr/> <p><b>THE Group</b> FIRM</p> <p><i>Ron E. Hensley</i> 10/13/22 SIGNATURE - date</p>	<p>_____ DRB CHAIR - date</p> <p>_____ TRANSPORTATION DEVELOPMENT - date</p> <p>_____ UTILITY DEVELOPMENT - date</p> <p>_____ CITY ENGINEER - date</p>	<p>_____ PARKS &amp; RECREATION - date</p> <p>_____ AMAFCA - date</p> <p>_____ CODE ENFORCEMENT - date</p> <p>_____ - date</p>
--	--	--

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER