



DEVELOPMENT REVIEW BOARD  
**SUPPLEMENTAL SUBMITTAL**

**(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)**

PROJECT NO. PR-2022-007875  
Application No. SI-2022-02109-SITE PLAN

TO:

- Planning Department/Chair
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec

\*(Please attach this sheet with each collated set for each board member)

**NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.**

DRB SCHEDULED HEARING DATE: 12/07/2022 HEARING DATE OF DEFERRAL: 02/15/23

SUBMITTAL DESCRIPTION: Revised Site Plan and Infrastructure List

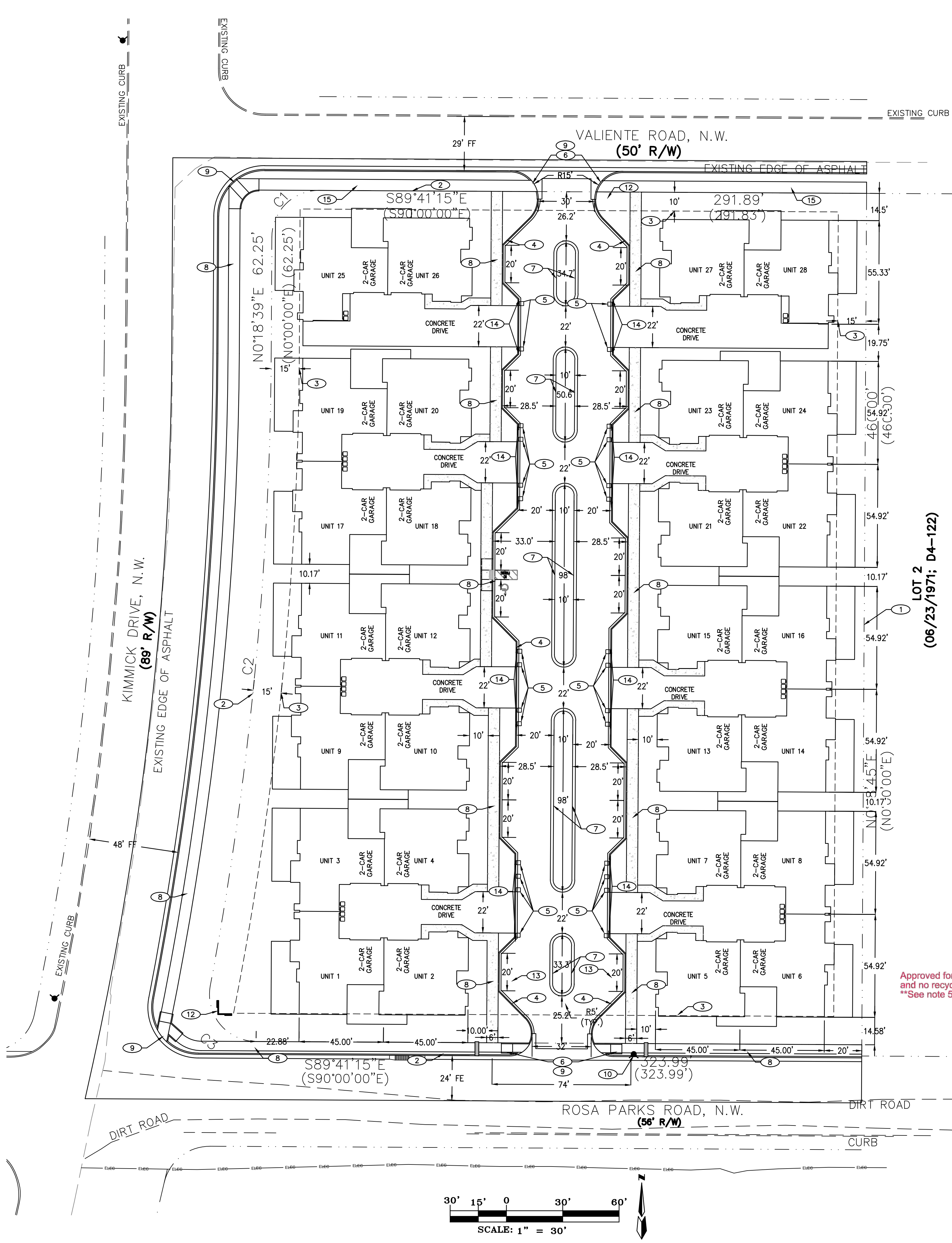
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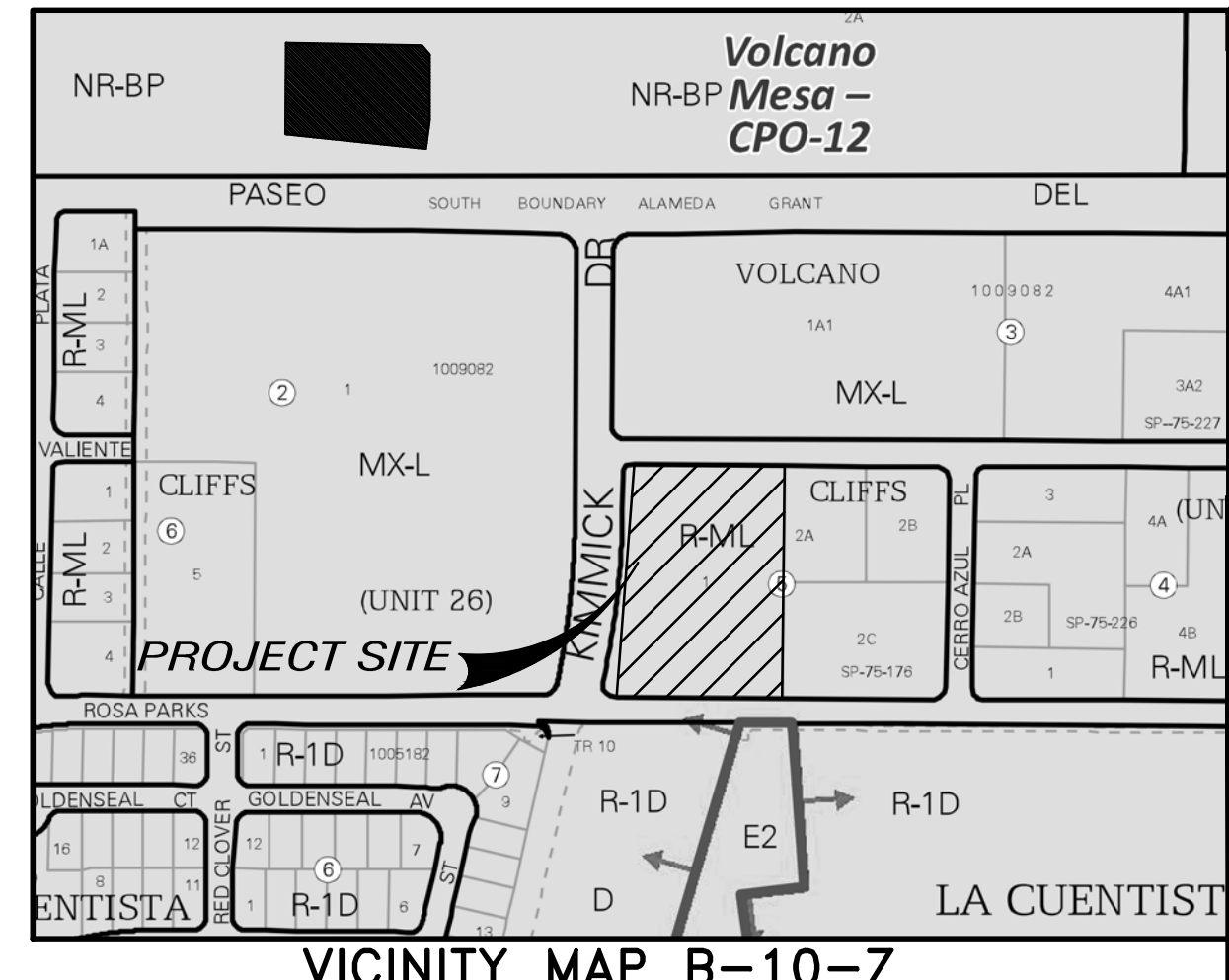
CONTACT NAME: Ron Hensley

TELEPHONE: 505-410-1622 EMAIL: ron@thegroup.cc



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	49,383 SF
TOTAL LANDSCAPE AREA	51,666 SF
TOTAL LANDSCAPE % OF TOTAL LOT AREA	48%
OPEN SPACE	56,872 SF
REQUIRED OPEN SPACE	6,300 SF
PAVED DRIVE AND PEDESTRIAN AREA	45,473 SF
REQUIRED PARKING	28 * 1.5 = 42 SPACES
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

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 APPLICATION NUMBER SI-2022-02109

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

**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

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

PROJECT NAME: MX AT PETROGLYPH

SITE PLAN

PROJECT NUMBER: [ ]

PROJECT PROGRESS: SITE PLAN

DRAWN BY: REH

CHECKED BY: REH / APPROVED BY: REH

DATE: AUG. 2, 2022

SCALE: AS NOTED

SHEET: SP1

PROFESSIONAL SEAL: RON E. HENSLEY, NEW MEXICO 21850, PROFESSIONAL ENGINEER

**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	/	/	/
		6'	Sidewalk North Side	Rosa Parks	Kimmick	East PL	/	/	/
		24' FE	Major Local Pvmt. w/ Standard Curb (East Side)	Kimick	Rosa Parks	Valiente	/	/	/
		6'	Sidewalk East Side	Kimick	Rosa Parks	Valiente	/	/	/
		4' FE	Residential Pvmt. w/ Standard Curb (South Side)	Valiente	Kimick	East PL	/	/	/
		5'	Sidewalk South Side	Valiente	Kimick	East PL	/	/	/
		10'	Trail East Side	Kimick	Rosa Parks	Valiente	/	/	/
		24"	<b>Storm Drain</b> Storm Drain W/ Type Dbl. A Inlet	Rosa Parks	North Curb	Connect to Exist	/	/	/
		8"	<b>Water</b> Water Line W/ Appurtances and Service	Rosa Parks	Kimick	East PL	/	/	/
							/	/	/
							/	/	/

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		City Cnst Engineer	
							Inspector	P.E.		
<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	
<u>Ron E. Hensley P.E.</u> NAME (print)	_____ DRB CHAIR - date	_____ PARKS & RECREATION - date
<u>THE Group</u> FIRM	_____ TRANSPORTATION DEVELOPMENT - date	_____ AMAFCA - date
_____ SIGNATURE - date	_____ UTILITY DEVELOPMENT - date	_____ CODE ENFORCEMENT - date
	_____ CITY ENGINEER - date	_____ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER