

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

October 13, 2023

Ron Hensley, P.E.  
THE Group  
300 Branding Iron Rd. SE  
Rio Rancho, NM 87124

**RE: Tierra Buena Townhomes  
Revised Grading and Drainage Plans  
Engineer's Stamp Date: 10/03/23  
Hydrology File: C11D002**

Dear Mr. Hensley:

Based upon the information provided in your submittal received 10/06/2023, the Revised Grading & Drainage Plans are approved for Building Permit, Grading Permit and for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

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If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov) .

Sincerely,

*Renée C. Brissette*

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department

PO Box 1293

Albuquerque

NM 87103

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



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: MX at Petroglyphs (Tierra Buena Townhomes) Hydrology File # C11D002

Legal Description: LOT 1 VOLCANO CLIFFS SUBDIVISION UNIT 26

City Address, UPC, OR Parcel: 99999 ROSA PARKS ROAD N.W., UPC 101106410411830201

Applicant/Agent: THE Group

Contact: Ron Hensley

Address: 300 Branding Iron Rd. SE, Rio Rancho, NM 87124

Phone: 505-410-1622

Email: ron@thegroup.cc

Applicant/Owner: BETA INVESTMENTS, LLC

Contact: C.K. Scott

Address: P.O. BOX 65808, Albuquerque

Phone: 505-350-7534

Email: ck@abrazohomes.com

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) \_\_\_\_\_ ☐ RESIDENCE  
☒ DFT SITE ☐ ADMIN SITE

RE-SUBMITTAL: ☒ YES ☐ NO

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

### TYPE OF SUBMITTAL:

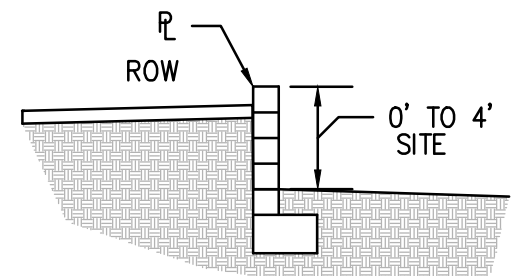
- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☒ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

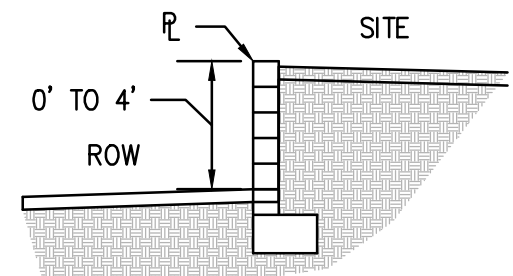
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ SITE PLAN FOR BLDG PERMIT DFT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 10/03/23

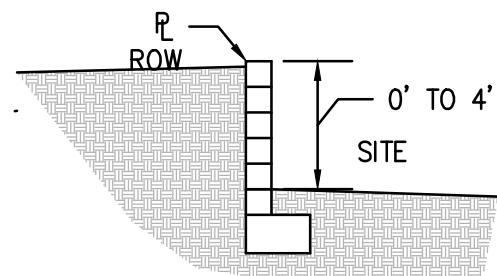




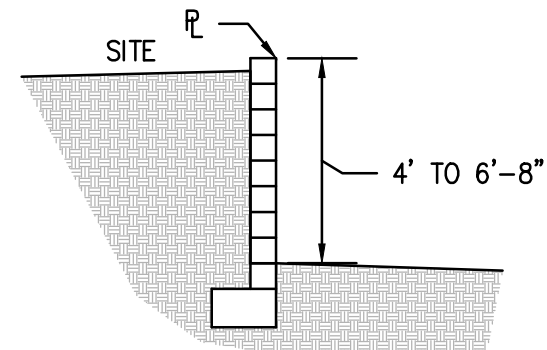
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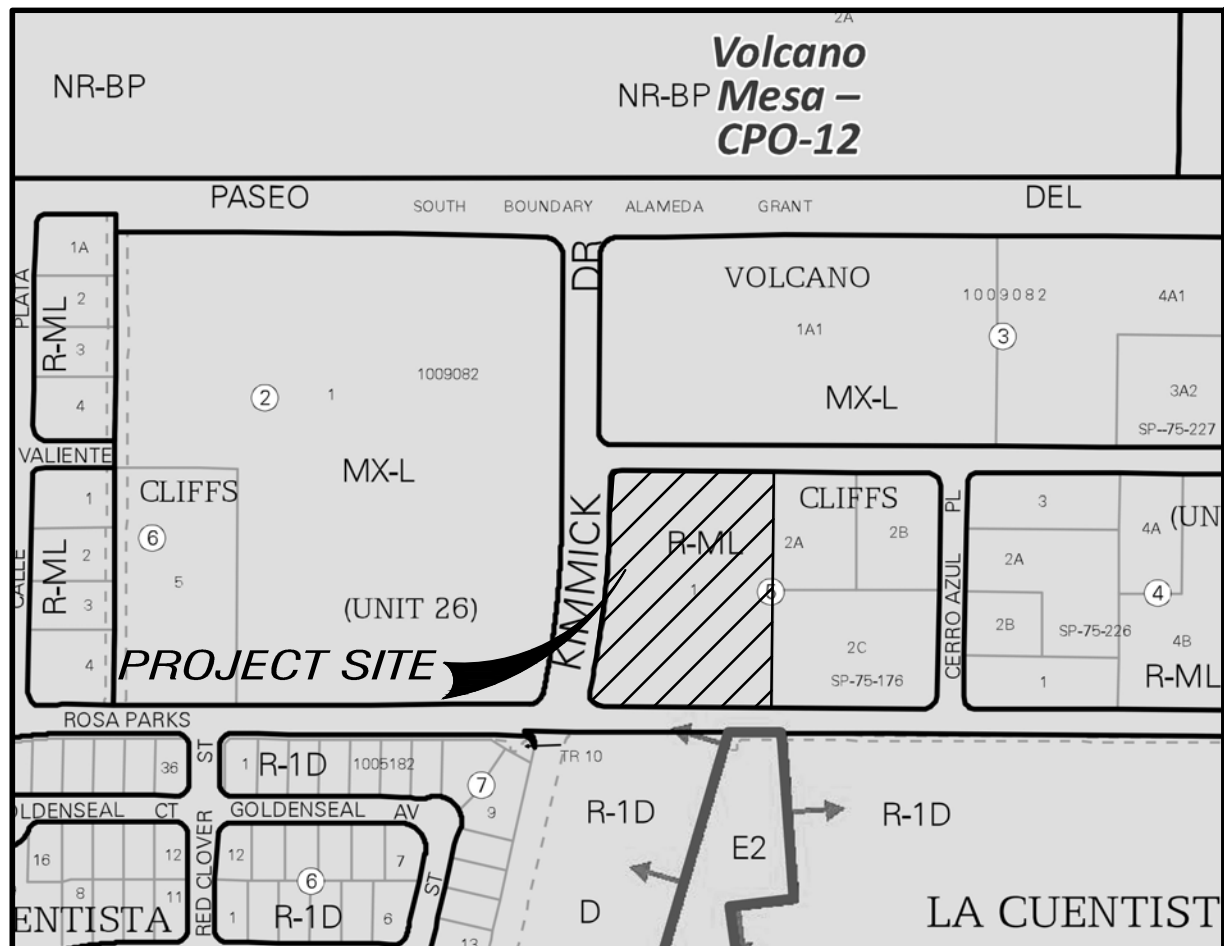
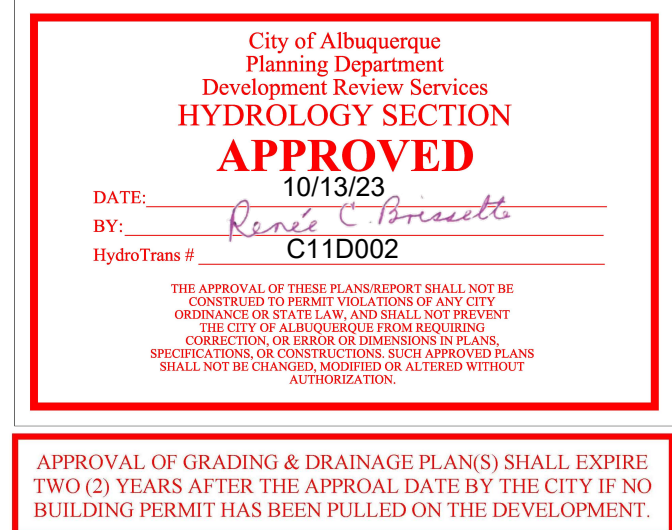
2 PL SECTION  
Scale: 1"=5'



3 PL SECTION  
Scale: 1"=5'



4 PL SECTION  
Scale: 1"=5'



### 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 THEREFORE. 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.

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#### LEGEND

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



THE HENSBLEY 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

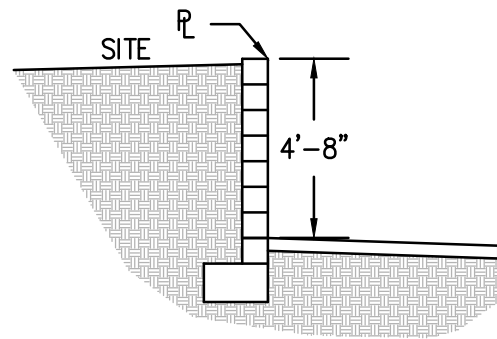
### GRADING PLAN

### THE MX AT PETROGLYPH ESTATES

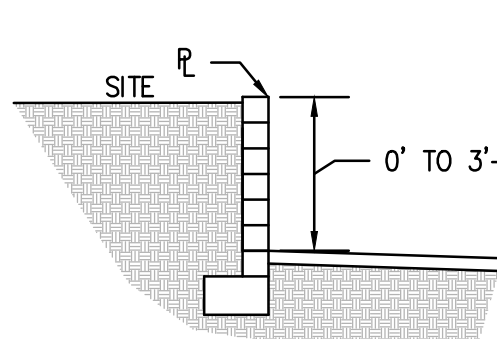
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CHECKED BY:	REH / REH
DATE:	JULY 13, 22
SCALE:	AS NOTED
SHEET:	

C1

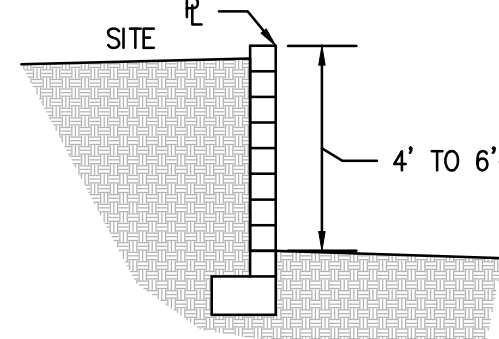




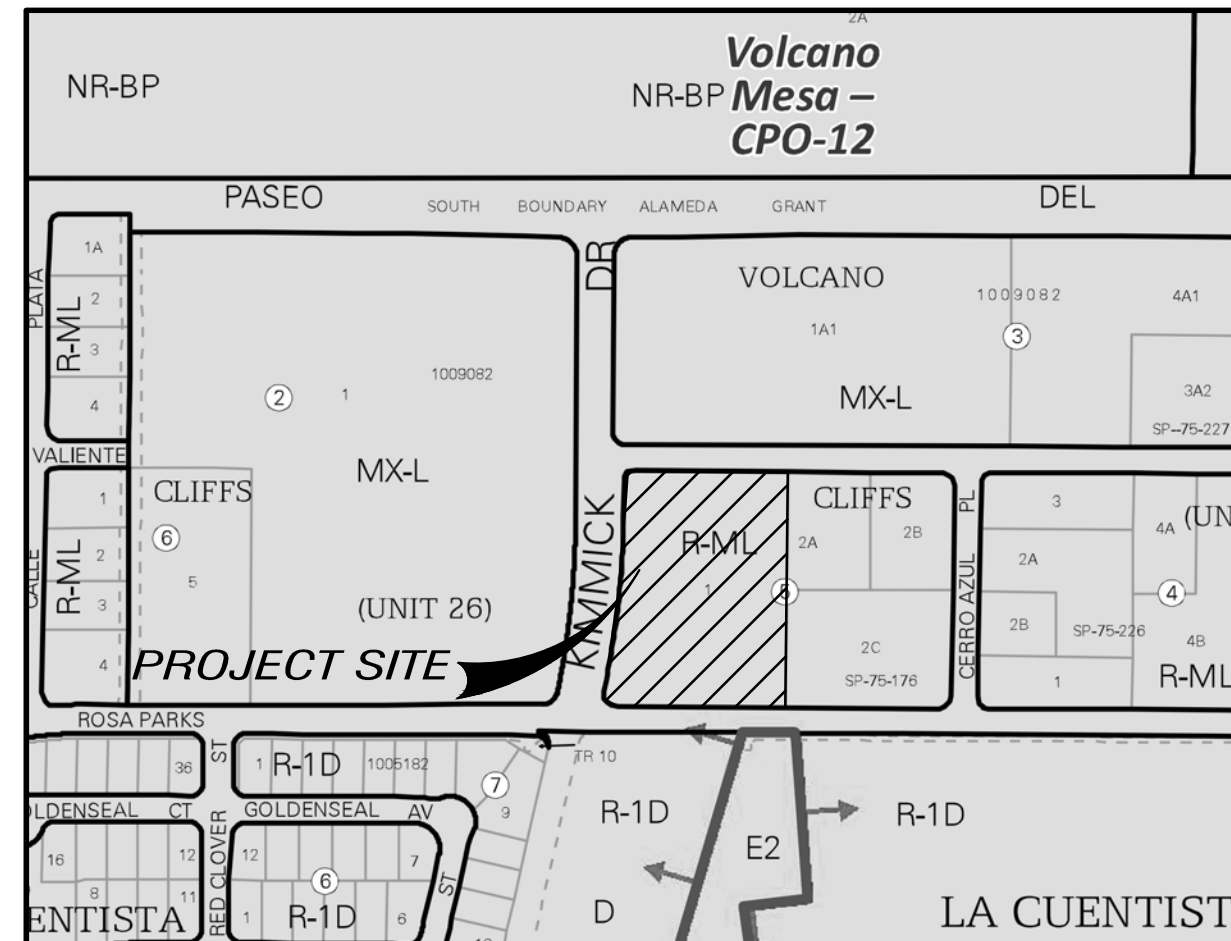
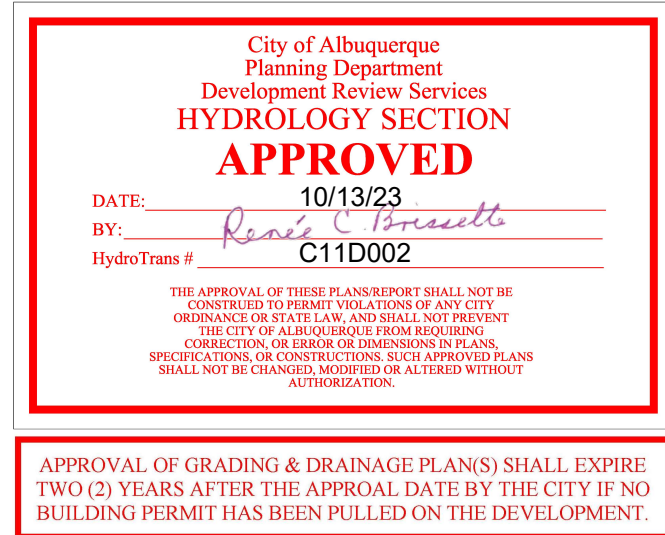
1 PL SECTION  
Scale: 1"=5'



2 PL SECTION  
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3 PL SECTION  
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VICINITY MAP C-11-Z

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1. THIS SET OF DRAWINGS EXIST AS A WHOLE. IF THE SOLE CONTRACTOR INVOLVED IN THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OR DATA PROVIDED HEREON. THE CITY OF ALBUQUERQUE DOES NOT BE RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS. THE CITY OF ALBUQUERQUE DOES NOT BE RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS. THE CITY OF ALBUQUERQUE DOES NOT BE RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS.

2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN INCORPORATION, THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE INFORMATION OR DATA PROVIDED HEREON. THE CITY OF ALBUQUERQUE DOES NOT BE RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS. THE CITY OF ALBUQUERQUE DOES NOT BE RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS. THE CITY OF ALBUQUERQUE DOES NOT BE RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS.

PROJECT ADDRESS:  
ALBUQUERQUE, NM

CLIENT NAME:  
THE MX AT PETROGLYPH ESTATES

DRAWING NAME:  
GRADING PLAN

PROJECT NUMBER:  
C2

PROJECT PROGRESS:  
SITE PLAN

DRAWN BY:  
REH

CHECKED BY:  
REH / REH

DATE:  
JULY 13, 22

SCALE:  
AS NOTED

SHEET:  
C2

THE HENSLEY ENGINEERING GROUP  
300 BRANDING IRON RD. SE  
RIO RANCHO, NEW MEXICO 87124  
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DEVELOPMENT MANAGEMENT CONSULTANTS  
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