

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 2, 2022

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

**Re: MX at Petroglyph
Rosa Parks Rd. NW
Site Plan for Building Permit (DRB)
Traffic Circulation Layout - Conceptual
Engineer's Stamp dated 8/2/2022 (C11D002)**

Dear Mr. Hensley,

The conceptual TCL submittal received 08-4-2022 is approved for DRB submittal. When submitting this project through the building permit process, please provide a copy of the approved DRB Site plan along with a more detailed site plan for construction purposes through a second Traffic Circulation Layout submittal process. You were provided a comment letter based on a Building Permit review which you can use in developing your actual Building Permit application. The detailed plan will be compared against the approved DRB site plan to ensure that all previously approved site infrastructure is shown with exact paving layout, dimensioning, and parking capacity. Ultimately, a copy of the approved DRB Site Plan and the more detailed stamped and signed plan will both be needed for each of the building permit plans. Please keep these originals to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

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Sincerely,

A handwritten signature in dark ink, appearing to read 'Ernest Armijo', is written over a light gray circular background.

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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	_____	Approved	_____	NA
• AMAFCA	_____	Approved	_____	NA
• Bernalillo County	_____	Approved	_____	NA
• NMDOT	_____	Approved	_____	NA
• MRGCD	_____	Approved	_____	NA

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

Transportation Department

9/2/2022

Date

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

• Water/Sewer Availability Statement/Serviceability Letter	_____	Approved	_____	NA
• ABCWUA Development Agreement	_____	Approved	_____	NA
• ABCWUA Service Connection Agreement	_____	Approved	_____	NA

ABCWUA

Date

<input type="checkbox"/> Infrastructure Improvements Agreement (IIA*)	_____	Approved	_____	NA
<input type="checkbox"/> Solid Waste Department Signature on the plan	_____	Approved	_____	NA
<input type="checkbox"/> Fire Marshall Signature on the plan	_____	Approved	_____	NA

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: MX at Petroglyph **Building Permit #:** _____ **Hydrology File #:** C11D002
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 1 VOLCANO CLIFFS SUBDIVISION UNIT 26
City Address: 99999 ROSA PARKS ROAD N.W.

Applicant: THE Group **Contact:** Ron Hensley
Address: 300 Branding Iron Rd. SE, Rio Rancho, NM 87124
Phone#: 505-410-1622 **Fax#:** _____ **E-mail:** ron@thegroup.cc
Owner: BATA INVESTMENTS, LLC **Contact:** C.K. Scott
Address: P.O. BOX 65808, Albuquerque
Phone#: 505-350-7534 **Fax#:** _____ **E-mail:** ck@abrazohomes.com

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE ☒ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: ☒ Yes _____ No

DEPARTMENT: ☒ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

_____ ENGINEER/ARCHITECT CERTIFICATION
_____ PAD CERTIFICATION
_____ CONCEPTUAL G & D PLAN
_____ GRADING PLAN
_____ DRAINAGE MASTER PLAN
_____ DRAINAGE REPORT
_____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
_____ ELEVATION CERTIFICATE
_____ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
_____ TRAFFIC IMPACT STUDY (TIS)
_____ OTHER (SPECIFY) _____
_____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

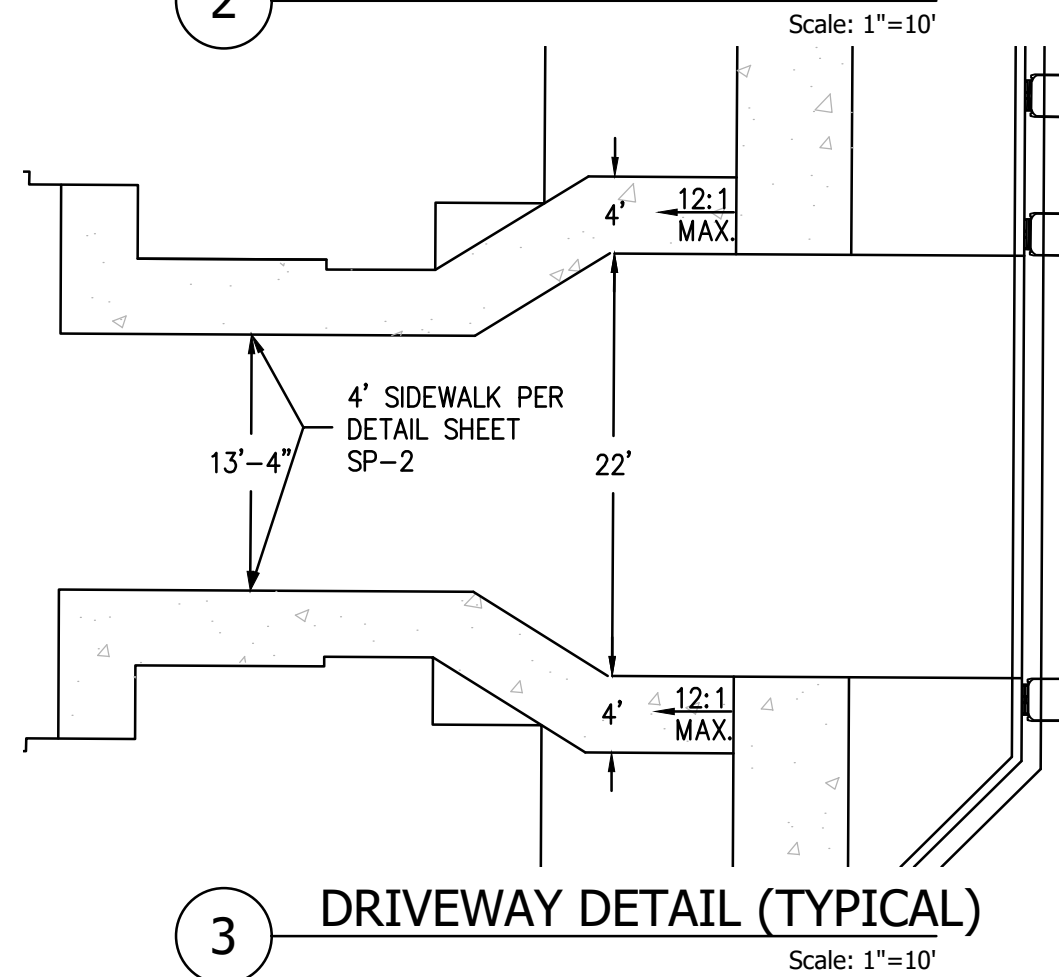
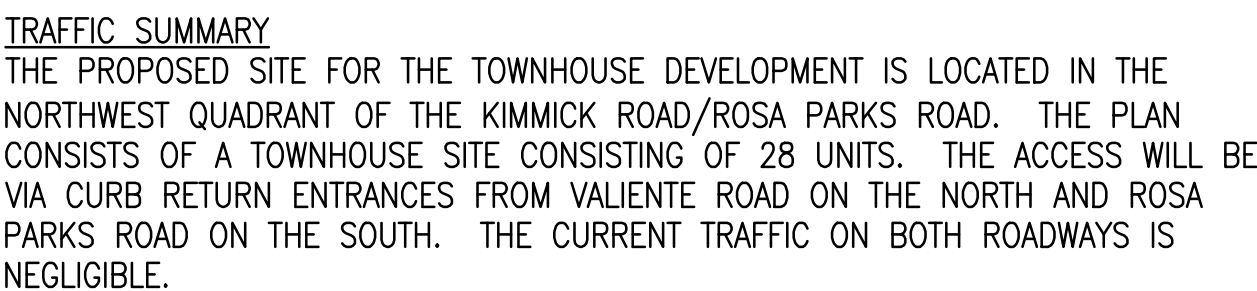
_____ BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY
_____ PRELIMINARY PLAT APPROVAL
☒ SITE PLAN FOR SUB'D APPROVAL
☒ SITE PLAN FOR BLDG. PERMIT APPROVAL
_____ FINAL PLAT APPROVAL
_____ SIA/ RELEASE OF FINANCIAL GUARANTEE
_____ FOUNDATION PERMIT APPROVAL
_____ GRADING PERMIT APPROVAL
_____ SO-19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

DATE SUBMITTED: 8/02/22 **By:** THE Group / Ron Hensley

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



- A. CURB DIMENSIONS ARE TO FACE OF CURB U.N.O.
- B. WORK WITHIN CITY ROW WILL REQUIRE CITY WORK ORDER
- C. 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
- D. SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT

KEYED NOTES

1. NEW CURB RETURN DRIVEWAY ENTRANCE L\PER CABQ STANDARDS
2. NEW CURB
3. NEW ASPHALT PAVEMENT
4. 6' CONC. SIDEWALK
5. TYPICAL PARKING STRIPING PER DETAIL THIS SHEET
6. HANDICAP RAMP W/TRUNCATED DOME SURFACE PER SP 2-SITE DETAILS
7. NEW FIRE HYDRANT PER CABQ FIRE DEPT.
8. CURB PAINTED RED WITH "NO PARKING FIRE LANE" PER IFC SEC. 505.3 MARKINGS
9. PREMISES STREET ADDRESS 4" HIGH MIN. W/MINIMUM STROKE WIDTH OF 0.5 IN. VISIBLE FROM STREET PER IFC 2015, SEC. 505
10. KEEP RIGHT SIGN
11. VALLEY GUTTER PER CABQ STANDARDS
12. HANDICAP ACCESSIBLE SIGNAGE PER SP 2-SITE DETAILS AND CABQ STANDARDS
13. STOP SIGN R1-1
14. 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)	102,211 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 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



1. THIS SET OF DRAWINGS EXISTS AS A WHOLE. IT IS THE SOLE RESPONSIBILITY OF EACH CONTRACTOR INVOLVED IN THE PROJECT TO REVIEW THESE DRAWINGS AS SUCH. EACH SHEET MAY CONTAIN WORK PERTINENT TO THEIR RESPECTIVE DISCIPLINES.
2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN REPRODUCTION, SCALING THE DRAWING TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.

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

DRAWING NAME-
TRAFFIC CIRCULATION LAYOUT

DRAWING NAME: TRAFFIC CIRCULATION

PROJECT NAME: MX AT PETROGLYPH

	-PROJECT NUMBER
--	-----------------

-PROJECT PROGRES

-DRAWN BY-
BEW

CHECKED BY:	APPROVED:
REH	RI

AUG. 2, 20

AS NOTED

100

Tc

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