

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 10, 2026

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

**RE: Sage Park Subdivision
1240 Rosemary St SW
Release of Financial Guarantee - Approved
Engineer's Stamp Date: 01/10/2024
Engineers Certification Date: 03/05/2026
Hydrology File: L10D030
Case # HYDR-2026-00085**

PO Box 1293

Dear Mr. Hensley:

Albuquerque

Based on the Certification received 03/05/2026 and site visit on 03/09/2026, this certification is approved in support of ROFG/SIA by Hydrology.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

Anthony Montoya, Jr., P.E., C.F.M.
Senior Engineer, Hydrology
Planning Department, Development Review Services

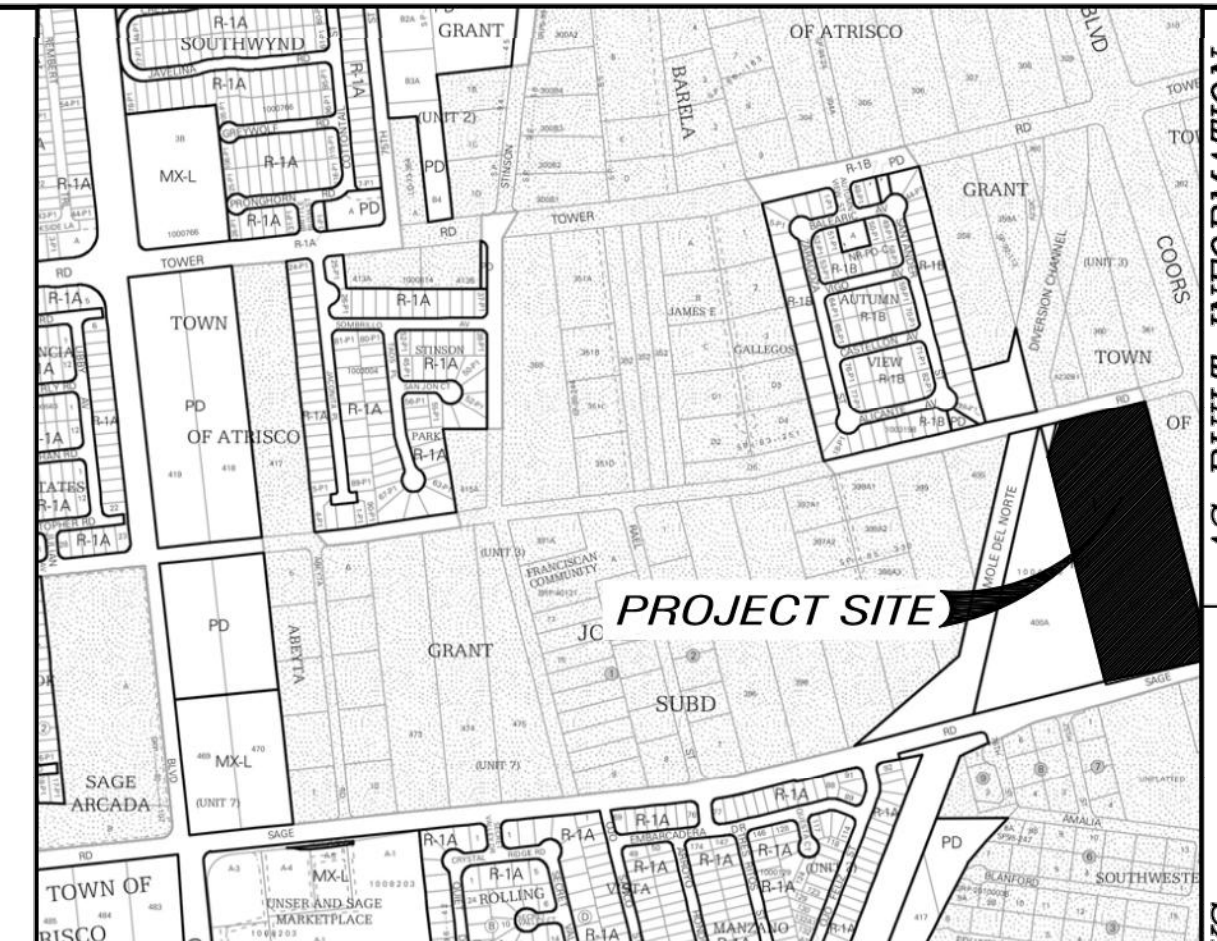


APPROVAL OF GRADING & DRAINAGE PLANS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

DRAINAGE CERTIFICATION

I, RON E. HENSELEY, NMPE 21850, OF THE FIRM THE GROUP, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 1/10/2026 AND PROJ. 785394 PLANS. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TIMOTHY ALDRICH, NMPS 2719, OF THE FIRM ALS LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 1/15/2026 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR IA RELEASE.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



VICINITY MAP L-10-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 ENGINEERING, LLC 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, 1986 EDITION, UPDATE NO. 8.
 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 PAD MUST BE RESEED OR LANDSCAPED.
 5. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
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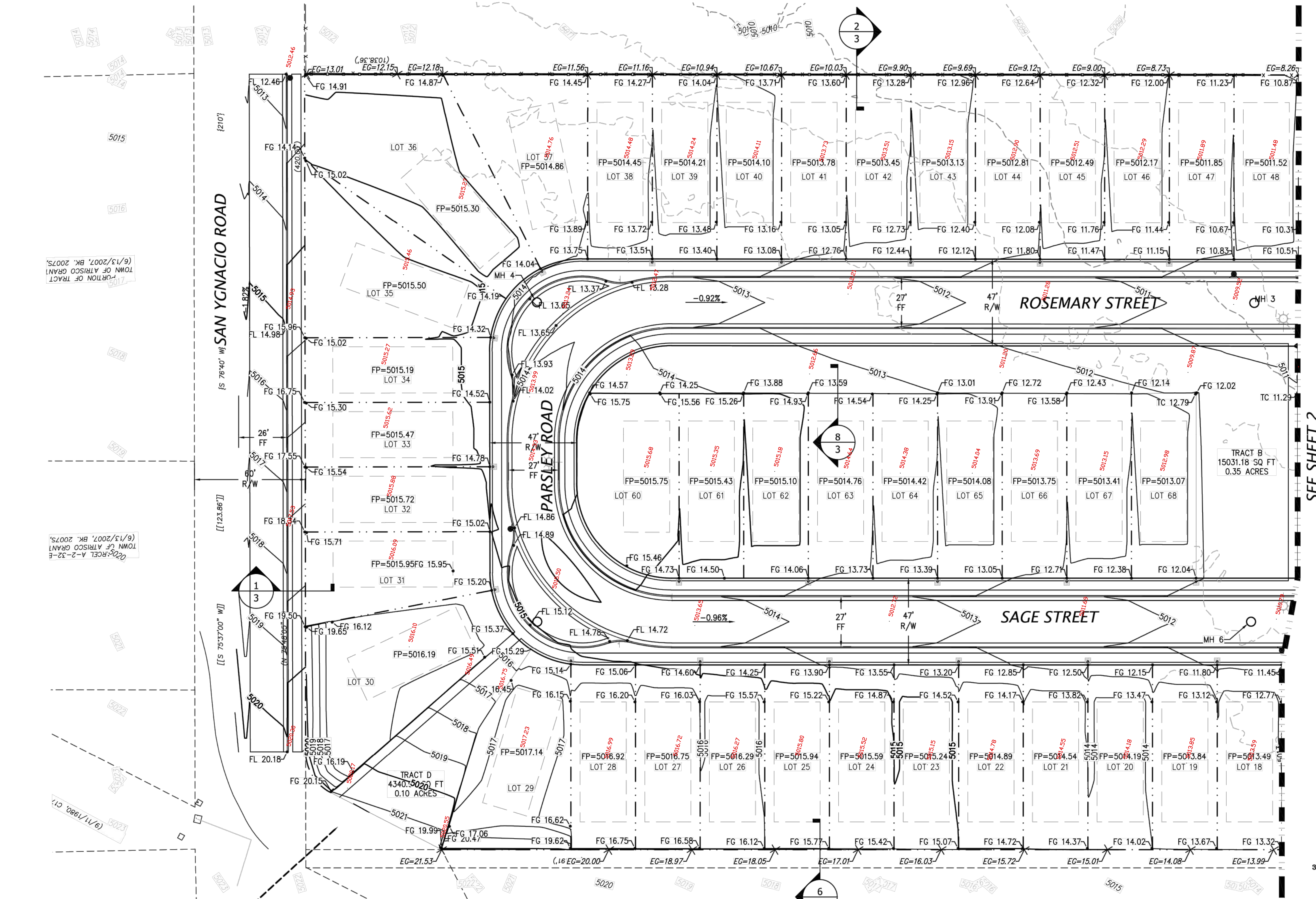
EROSION CONTROL NOTES
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LEGEND

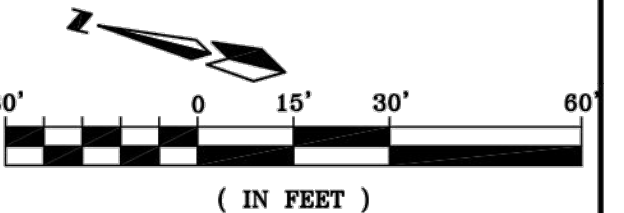
- > FLOW ARROW
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- EXISTING CONTOUR
- EXISTING CONTOUR
- - - - - PROPOSED EASEMENT
- EXISTING WALL
- ===== PROPOSED WALL

REVISIONS		REMARKS	BY
NO.	DATE		

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.



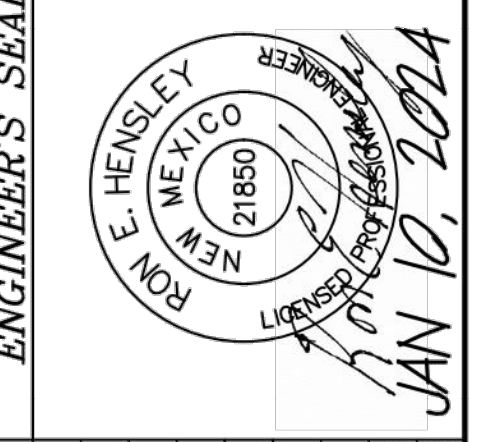
SEE SHEET 2



AS BUILT INFORMATION	
CONTRACTOR	DATE
STAKED BY	DATE
INSPECTOR'S FIELD CHECK BY	DATE
FIELD VERIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS	
*ACS BM 12-11" ON COURTS BOULEVARD SW, NORTH OF THE APPROXIMATE CENTERLINE OF SAN YGNACIO ROAD.	
X=1547745.03	
Y=1547745.68 (NAD 83)	
ELEV=5010.76 (NAVD 1988)	

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	



DESIGNED BY	REH	DATE	DEC. 2019
DRAWN BY	REH	DATE	JAN. 2020
CHECKED BY	REH	DATE	JAN. 2020



CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEPARTMENT GROUP
SAGE PARK SUBDIVISION
GRADING PLAN
GRADING PLAN 1 OF 2

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 1/25/2024
BY: [Signature]
HydroTrans # L10D030

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REQUIRED WATER QUALITY VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

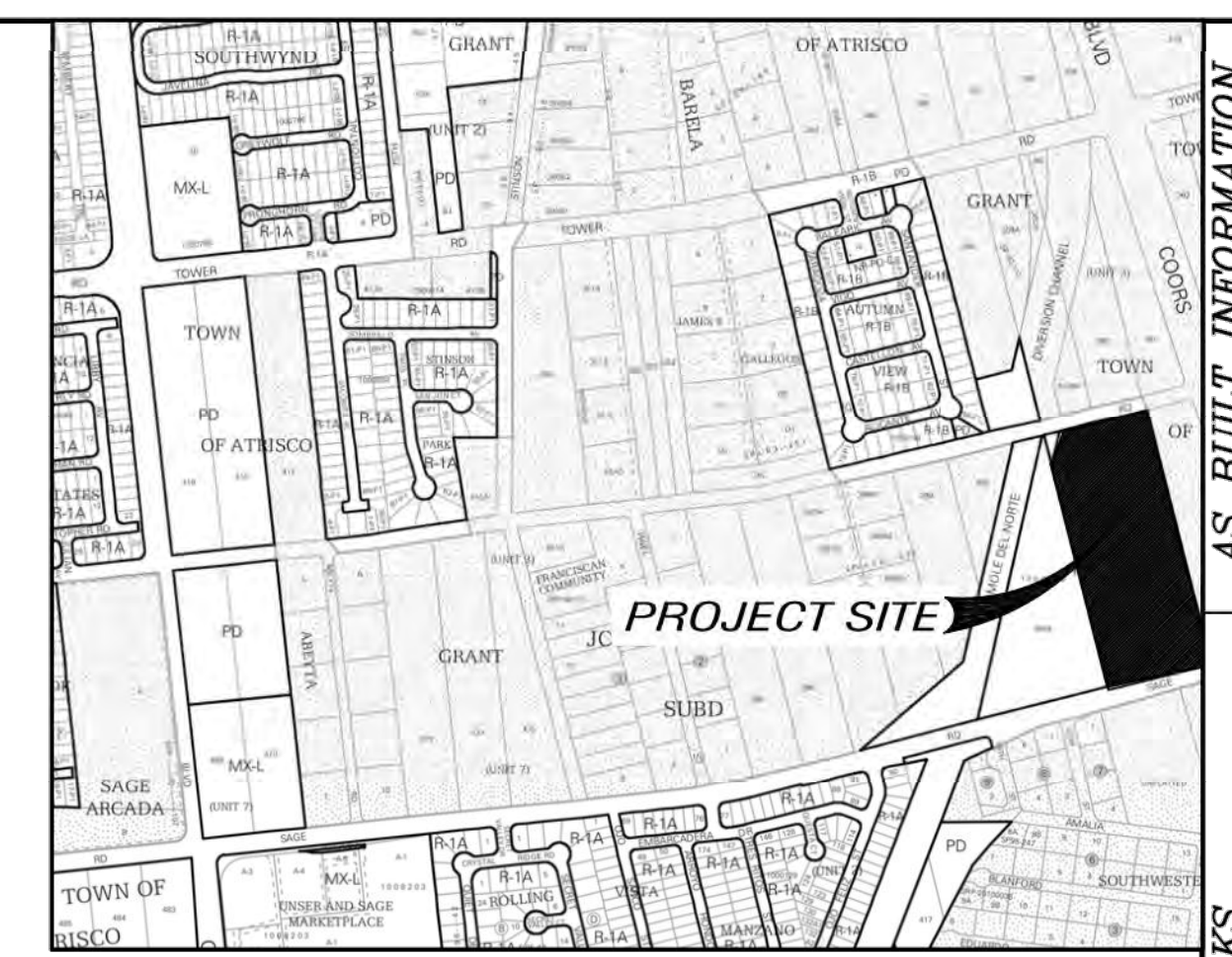
SITE DEPICTED HEREON SHALL BE RESPONSIBLE FOR MAINTAINING FIRST FLUSH RUNOFF RETENTION ON THE SITE IMMEDIATELY PRIOR TO DISCHARGE. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * (0.44-0.10)/12 IN CUBIC FEET.

IMPERVIOUS AREA = 273,963 SQ.FT.

REQUIRED VOLUME = 291,570 * (0.42)/12 = 9,589 CU.FT.

VOLUME PROVIDED = 14,083 CU.FT.

SOUTHERLY PORTION OF TRACT 402
TOWN OF ATRISCO GRANT, UNIT 3
(9/17/1987, BK. D315A, PG. 62)



VICINITY MAP L-10-Z

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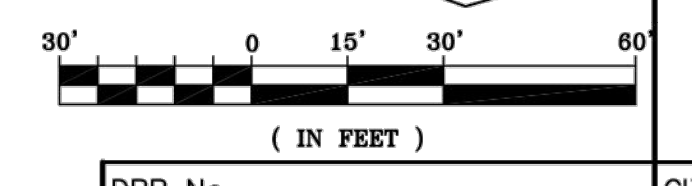
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LEGEND

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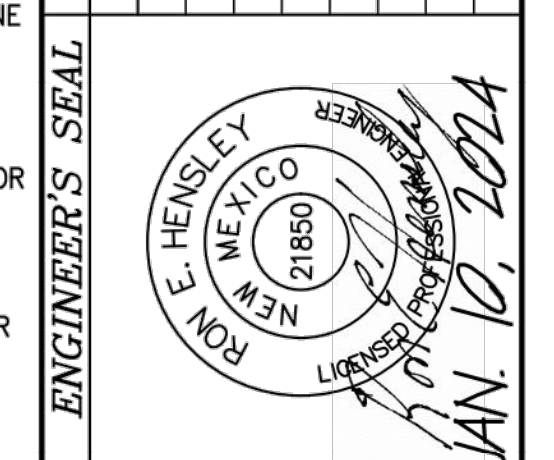


DRB No. 2019-003169

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
SAGE PARK SUBDIVISION
GRADING PLAN
GRADING PLAN 2 OF 2

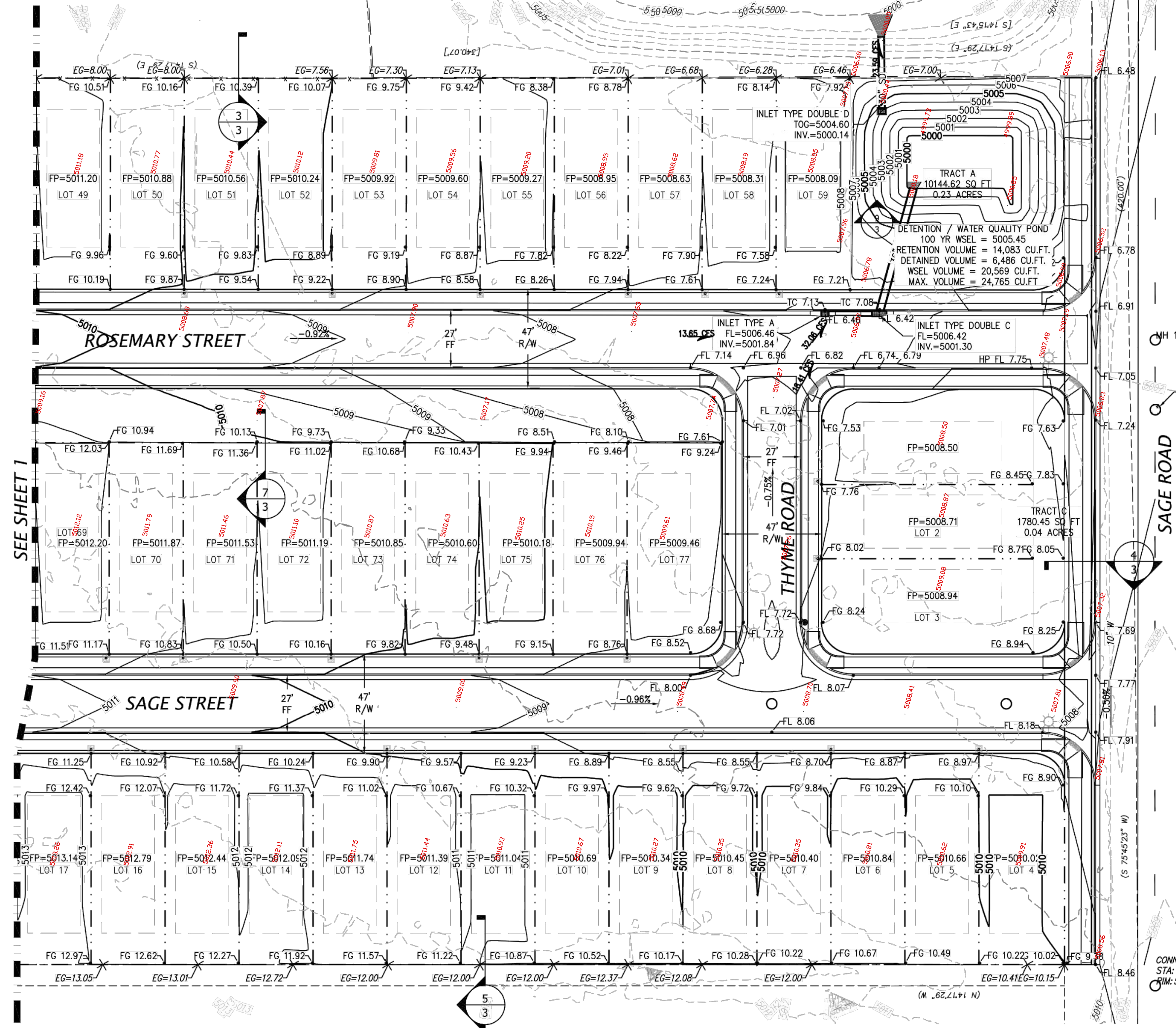
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
LAST DESIGN UPDATE			
CITY PROJECT No.		ZONE MAP No.	SHEET 2 OF 3

AS BUILT INFORMATION	
CONTRACTOR	DATE
STAKED BY	DATE
INSPECTOR'S FIELD CHECK BY	DATE
FIELD CHECKED BY	DATE
VERIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	



SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	

ENGINEER'S SEAL	
REMARKS	BY
REVISIONS	
DESIGN	
NO.	DATE
DESIGNED BY: REH	DATE DEC. 2019
DRAWN BY: REH	DATE JAN. 2020
CHECKED BY: REH	DATE JAN. 2020



TRACT IN SECTIONS 26, 27 AND 35,
T. 10 N., R. 2 E., N.M.P.M.,
(08/02/2017, DOC. NO. 2017075381)

CONNECT TO EX MH
STA: ??? OFF: 0'????
RIM: 5009.05