



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Triskelion Group Building Hydrology File # C13D016D

Legal Description: LOT 4-A-1-A, ALBUQUERQUE WEST, UNIT 2

City Address, UPC, OR Parcel: 4805 HIGH ASSETS WAY N.W. UPC 101306409824530904

Applicant/Agent: THE Group

Contact: Ron Hensley

Address: 300 Branding Iron Rd. SE

Phone: 505-410-1622

Email: ron@thegroup.cc

Applicant/Owner: Christopher Sweetin

Contact: Christopher Sweetin

Address: 5643 Paradise Blvd., NW, Albuquerque, NM 87114

Phone: 505-322-2957

Email: csweetin@gonm.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:

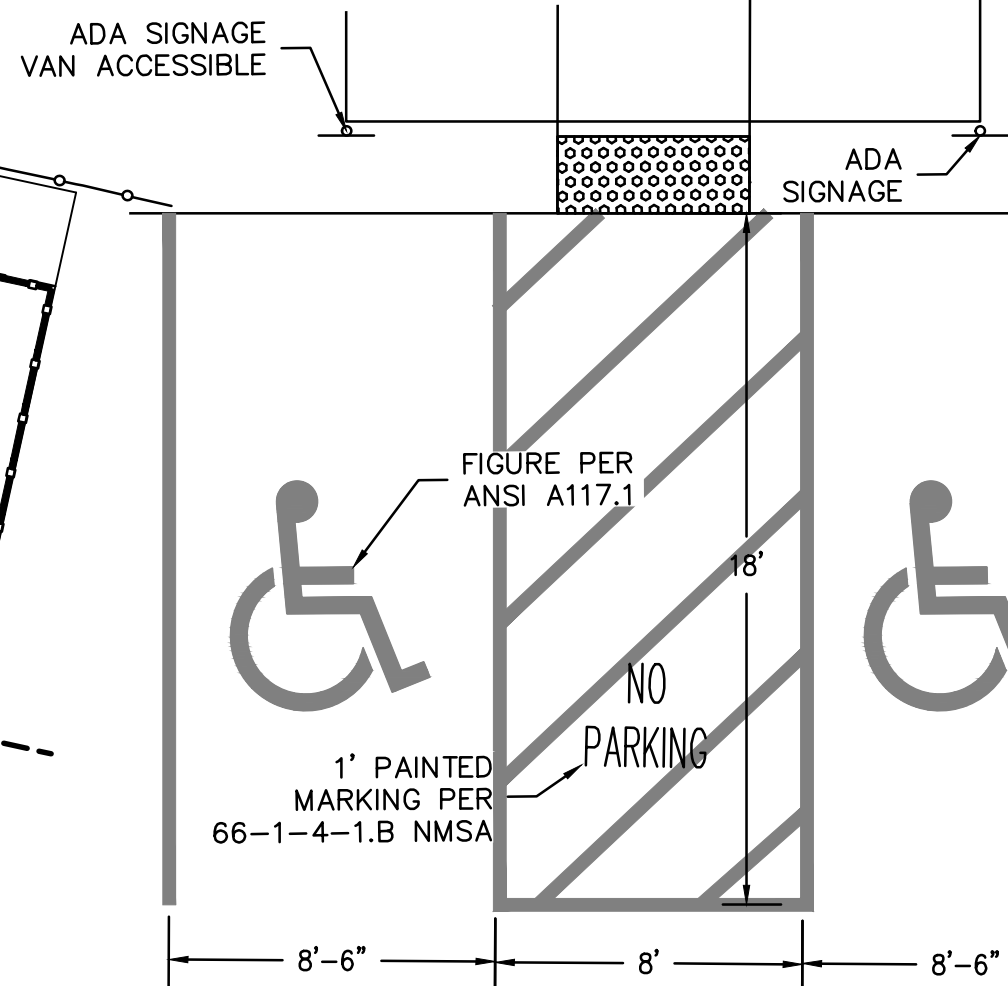
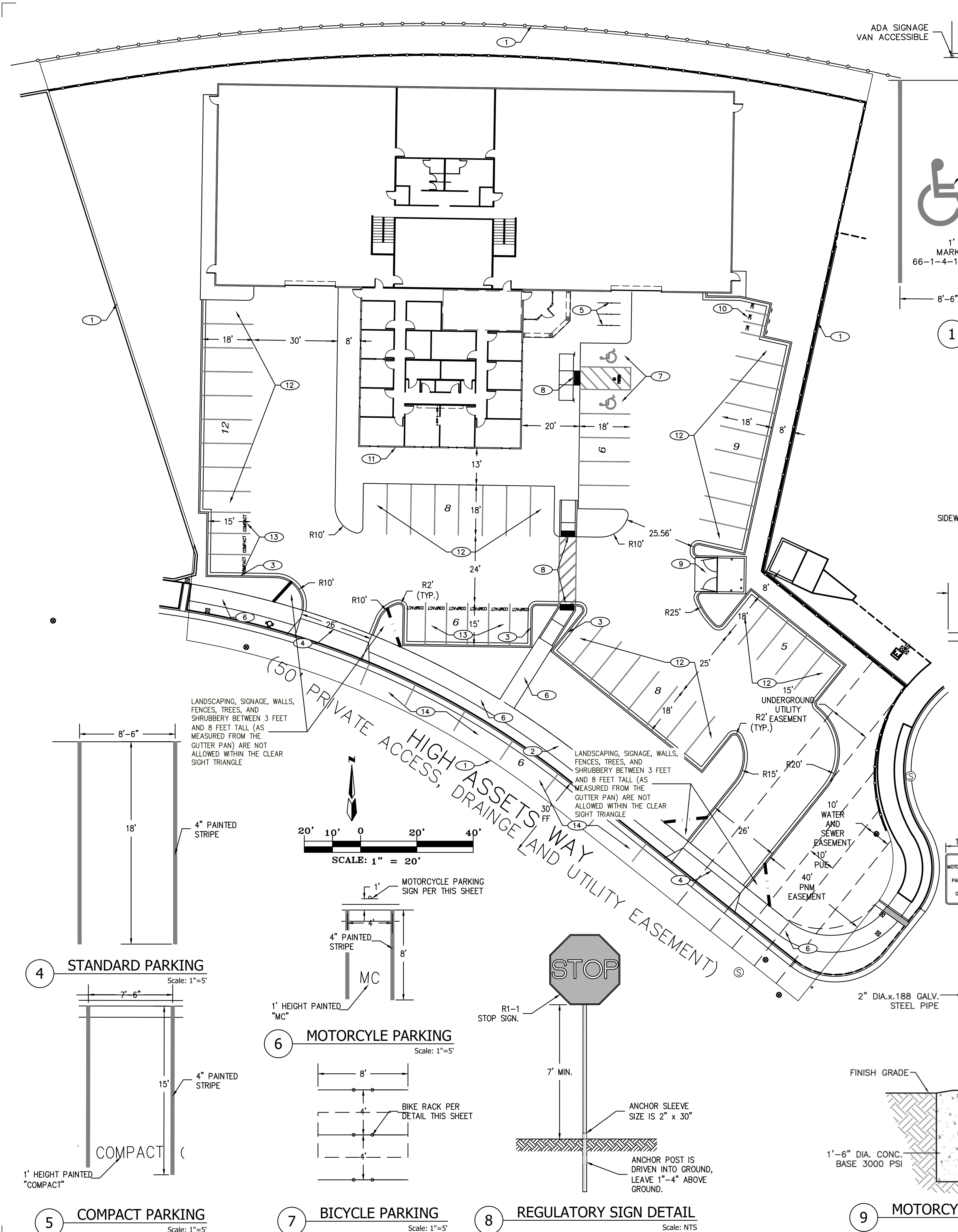
TYPE OF SUBMITTAL:

- ☐ 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) _____

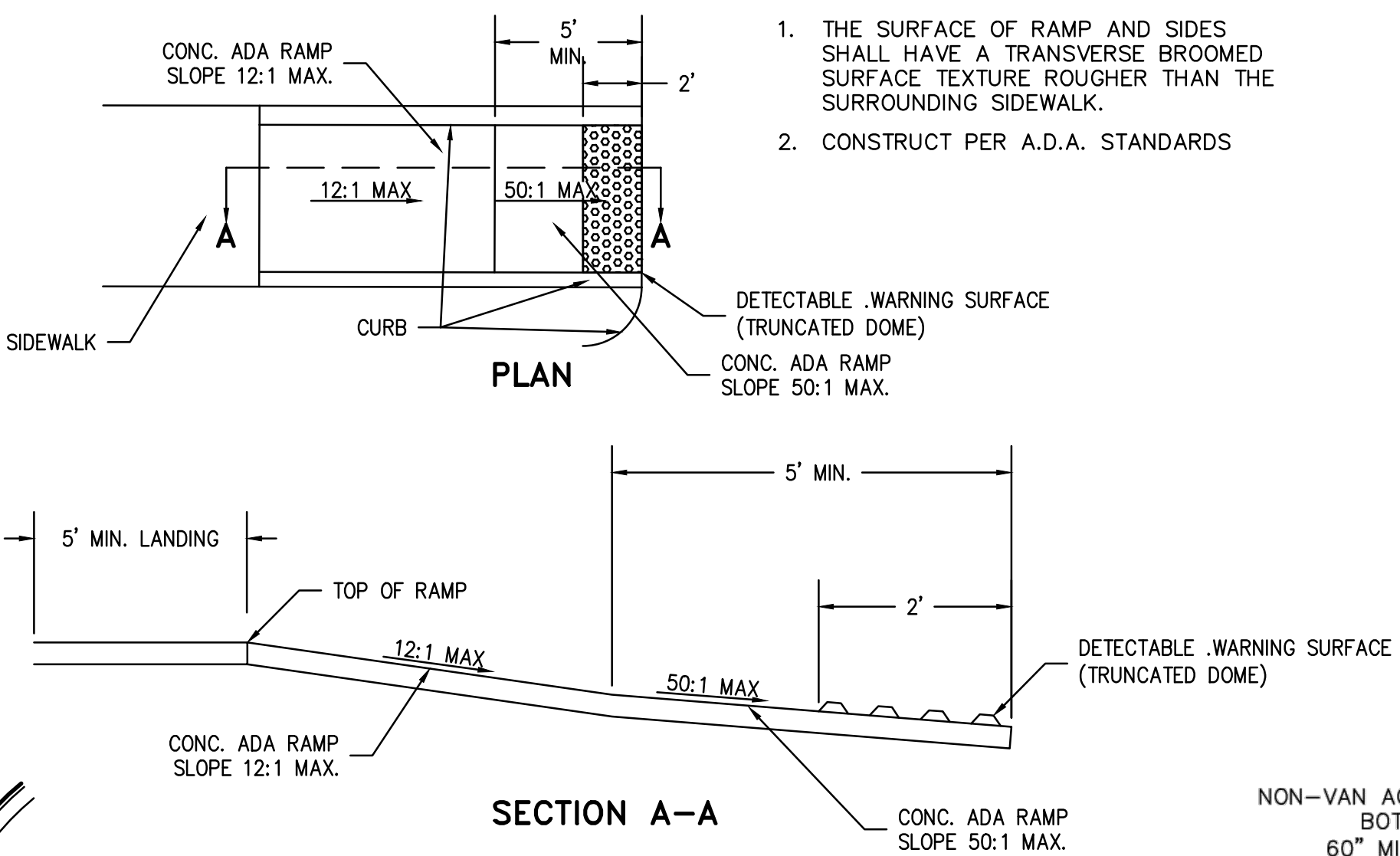
TYPE OF APPROVAL SOUGHT:

- ☒ 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) _____

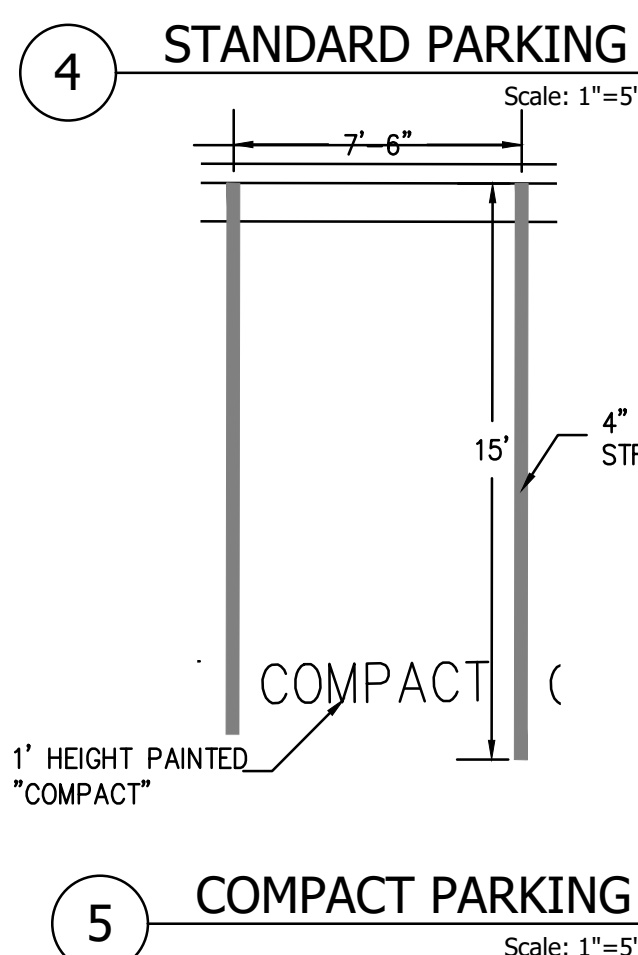
DATE SUBMITTED: 12/18/23



1 ADA PARKING DETAIL
Scale: 1"=5'

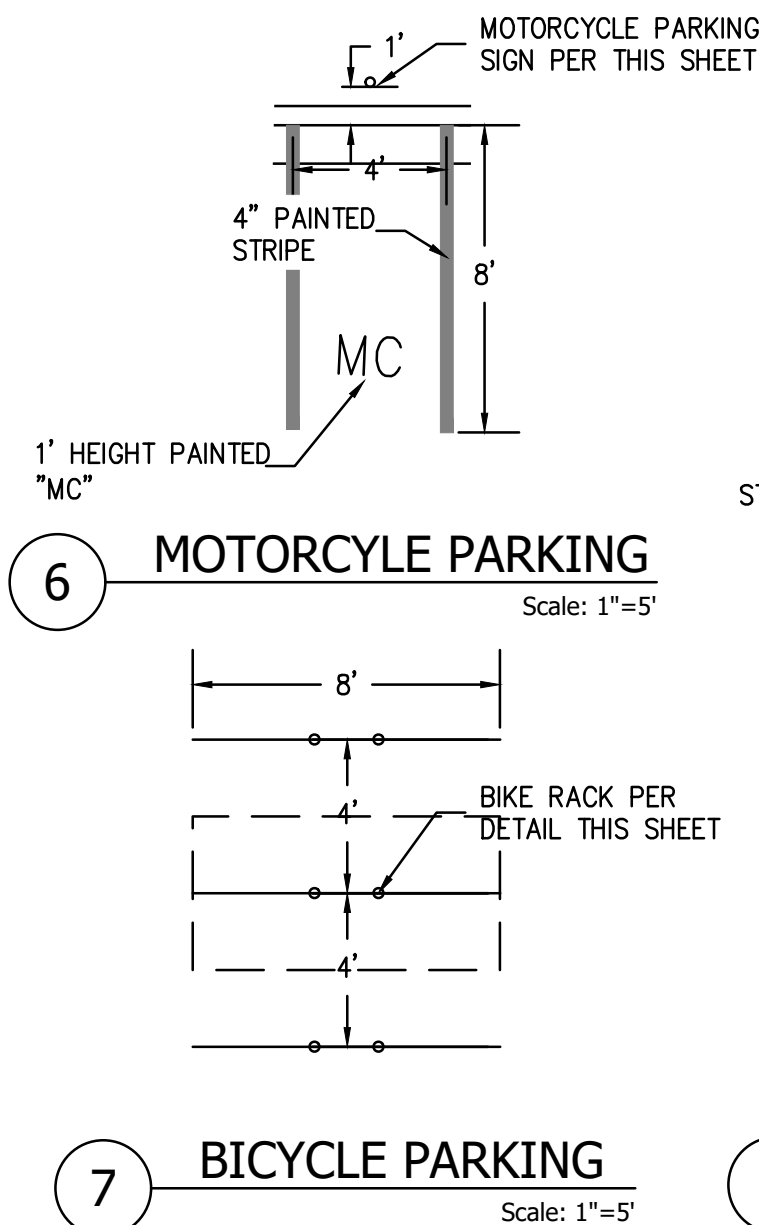


2 ADA RAMP DETAIL
Scale: NTS



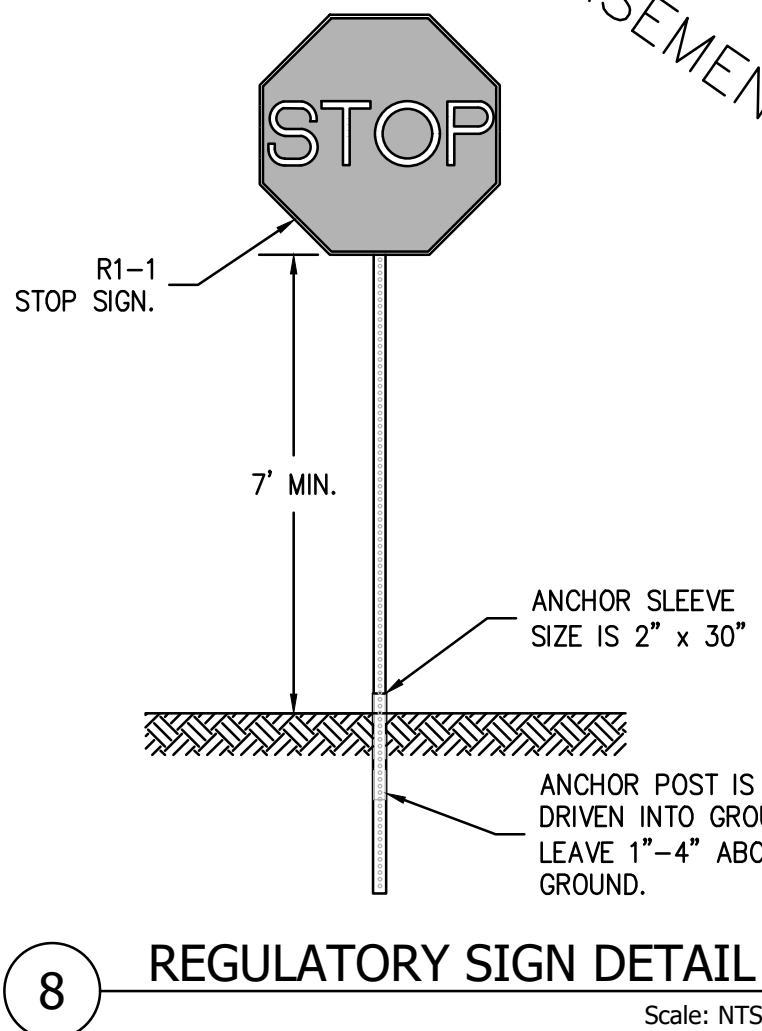
4 STANDARD PARKING
Scale: 1"=5'

5 COMPACT PARKING
Scale: 1"=5'

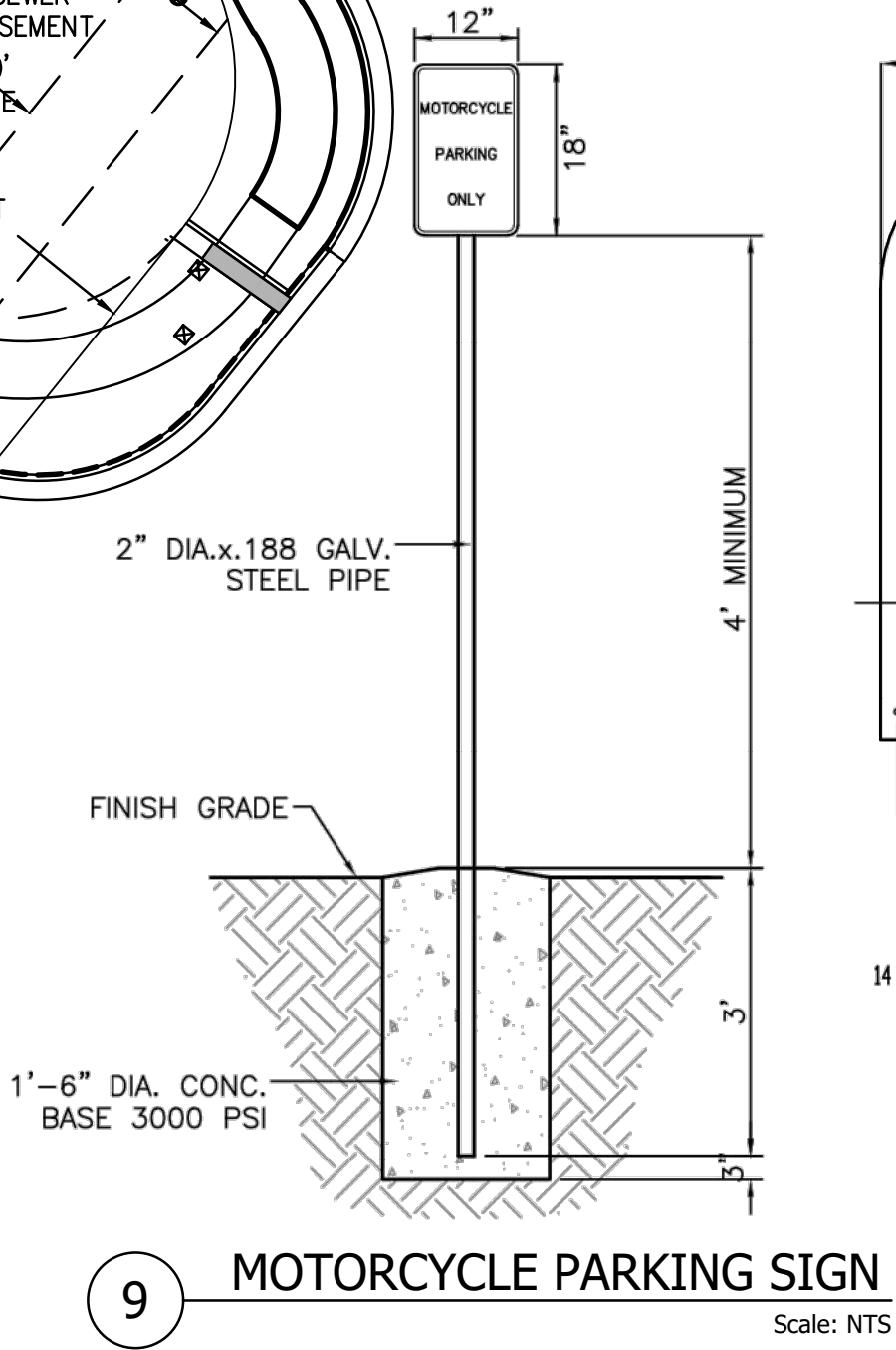


6 MOTORCYCLE PARKING
Scale: 1"=5'

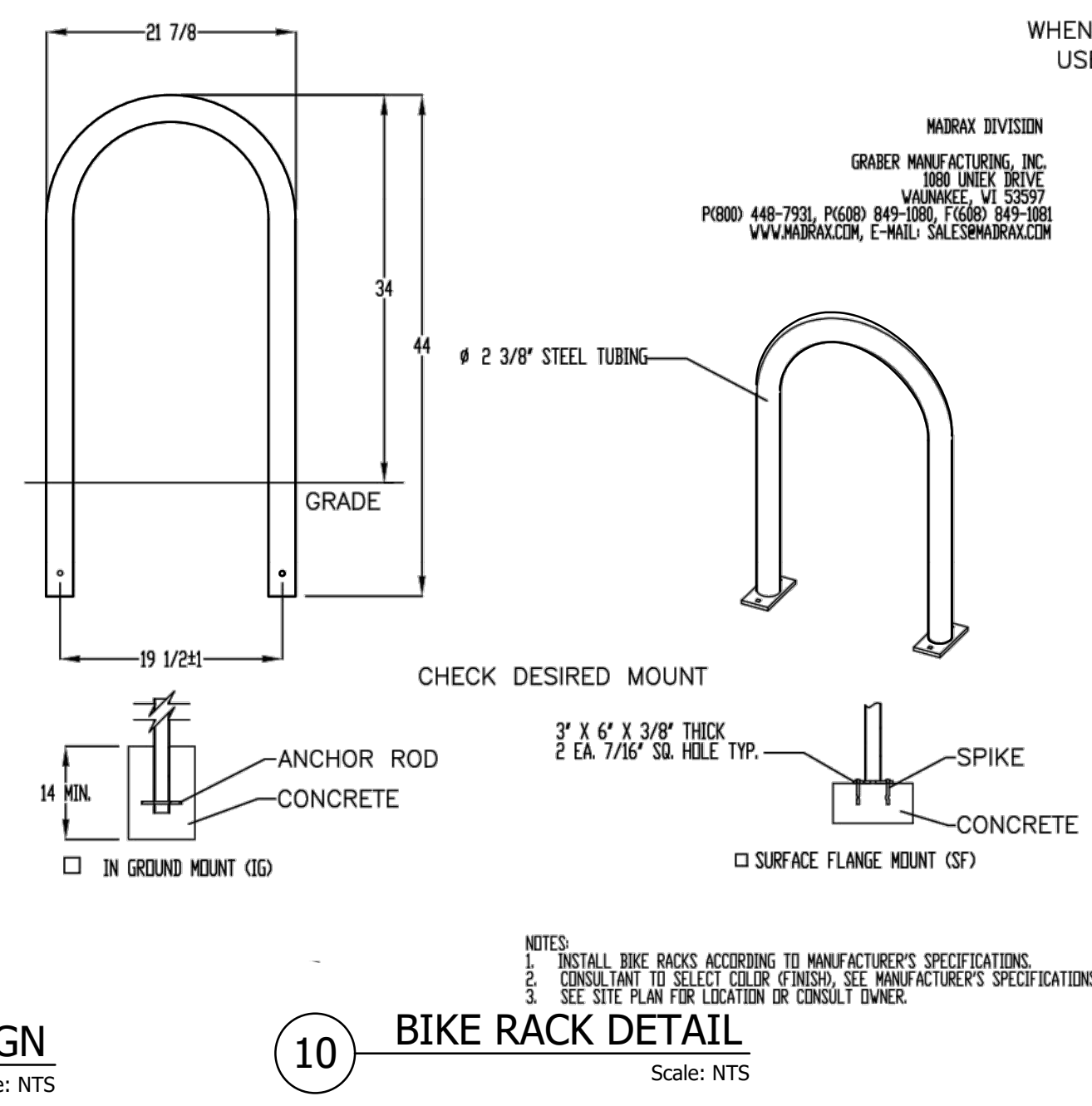
7 BICYCLE PARKING
Scale: 1"=5'



8 REGULATORY SIGN DETAIL
Scale: NTS



9 MOTORCYCLE PARKING SIGN
Scale: NTS

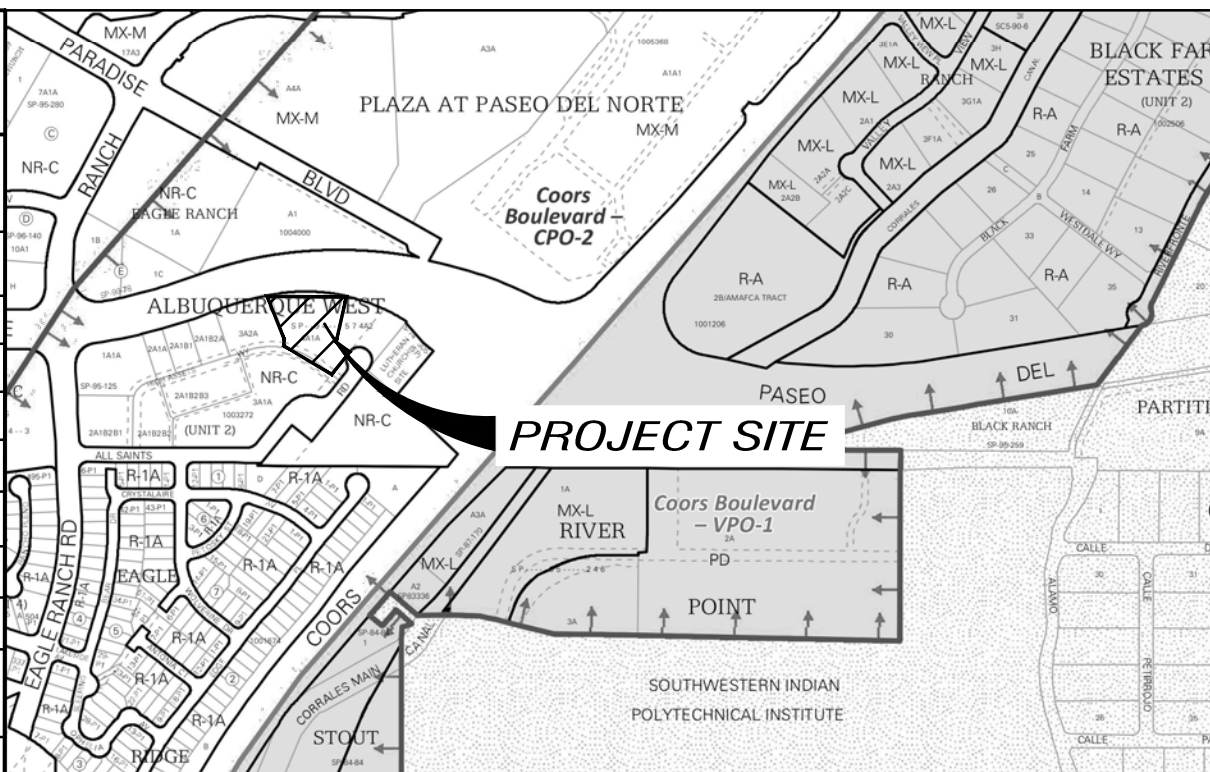


10 BIKE RACK DETAIL
Scale: NTS

SITE DATA	
LOCATION	4805 HIGH ASSETS WAY N.W. ALBUQUERQUE, NM
LEGAL DESCRIPTION	LOT 4-A-1-A ALBUQUERQUE WEST UNIT TWO
CURRENT ZONING	NR-C
ZONE ATLAS PAGE	C-13
BUILDING CONSTRUCTION TYPE	IIB
APPLICABLE CODE	2015 IRC / IFC
TOTAL LOT AREA	(1.54 AC) 67,148 SF
BUILDING FLOOR AREA	18,887 SF
REQUIRED PARKING	3 * 18,887/1,000 = 57 SPACES COMMERCIAL SERVICES 3 SPACES/1,000 SQ.FT
PARKING PROVIDED	60 SPACES 45 STANDARD SPACES 9 COMPACT SPACES 6 ON-STREET SPACES
REQUIRED ADA PARKING	2 SPACES (1 VAN)
PROVIDED ADA PARKING	2 SPACES (1 VAN)
REQUIRED MOTORCYCLE PARKING	3 SPACES
PROVIDED MOTORCYCLE PARKING	3 SPACES
REQUIRED BICYCLE PARKING	10% OF SPACES 6 SPACES
PROVIDED BICYCLE PARKING	6 SPACES

NOTES

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



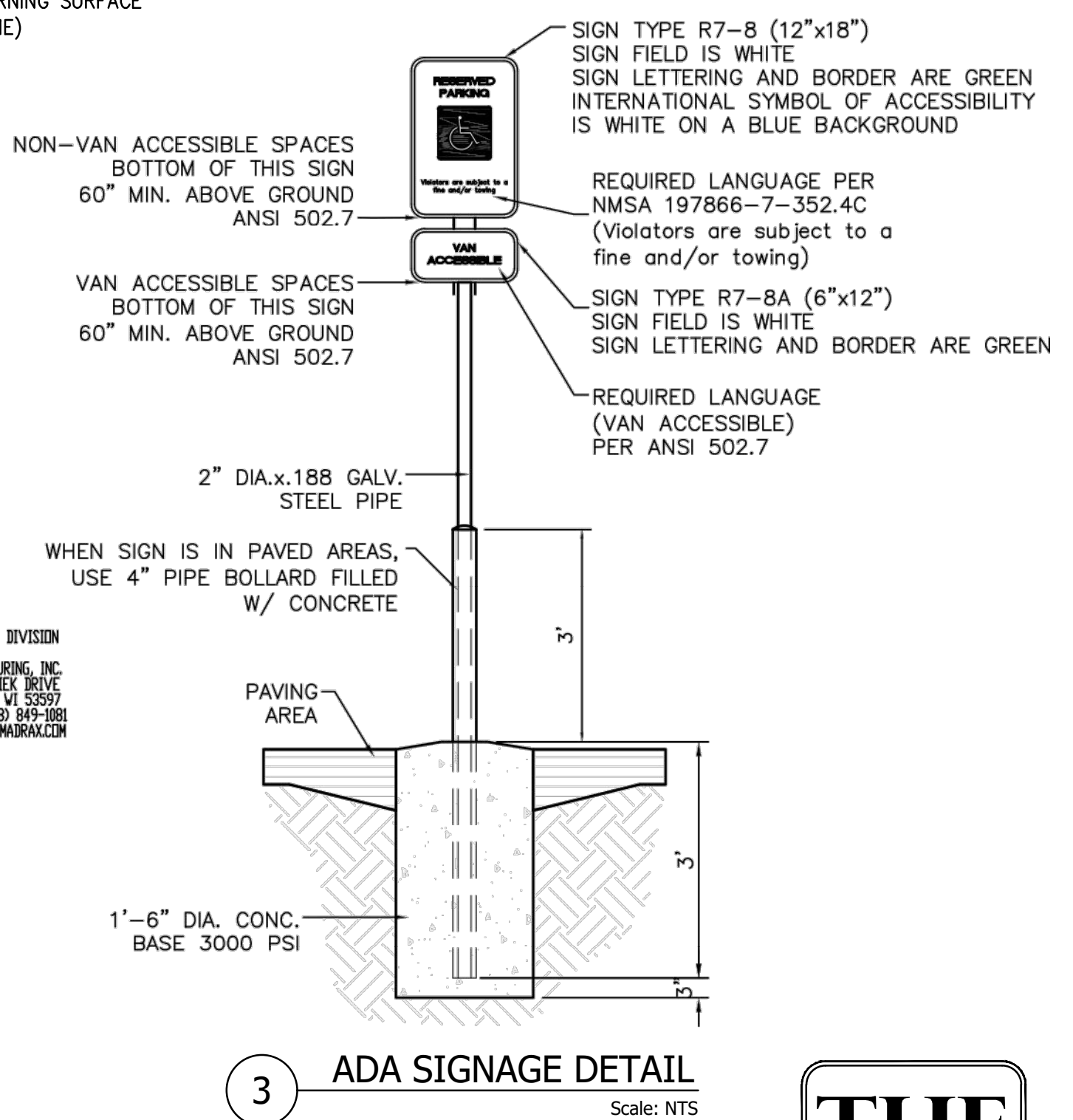
VICINITY MAP C-13-Z

GENERAL NOTES

- A. 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. 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. PROPERTY LINE
2. ACCESS EASEMENT
3. NEW CONCRETE CURB PER SP1-SITE PLAN
4. NEW DRIVEWAY ENTRANCE PER CABQ SPECIFICATIONS
5. BICYCLE RACKS PER TCL 1-TRAFFIC CIRCULATION LAYOUT
6. 6" CONC. SIDEWALK WITH 1.5% (2% MAX) CROSS SLOPE PER SP1-SITE PLAN
7. ADA PARKING PER TCL-TRAFFIC CIRCULATION LAYOUT
8. HANDICAP RAMP W/TRUNCATED DOME SURFACE PER TCL-TRAFFIC CIRCULATION LAYOUT
9. REFUSE ENCLOSURE PER SP-2 SITE DETAILS AND CABQ. REQUIREMENTS
10. MOTORCYCLE PARKING SPACES 4'x8' WITH SIGN PER TCL-TRAFFIC CIRCULATION LAYOUT
11. PREMISES STREET ADDRESS 4" HIGH MIN. W/MINIMUM STROKE WIDTH OF 0.5 IN. VISIBLE FROM STREET PER IFC 2015, SEC. 505
12. STANDARD PARKING SPACE (TYP.) PER TCL-TRAFFIC CIRCULATION LAYOUT
13. COMPACT PARKING SPACE PER TCL 1-TRAFFIC CIRCULATION LAYOUT
14. ON STREET PARKING PER CABQ SPECIFICATIONS (DEPICTED STRIPING IS FOR ILLUSTRATION AND NOT TO BE INSTALLED)



3 ADA SIGNAGE DETAIL
Scale: NTS



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

RON E. HENSLEY
NEW MEXICO
21850
REGISTERED PROFESSIONAL ENGINEER
12/10/23

4805 HIGH ASSETS WAY N.W.
ALBUQUERQUE, NM
TRISKELLION

SITE PLAN
PRELIMINARY
DEC. 2023
AS NOTED

THE group
THE HENSLEY ENGINEERING GROUP
300 BRANDING IRON RD. SE
RIO RANCHO, NEW MEXICO 87124
Phone: (505) 410-1622
9320 Menaul Blvd. NE, ste. D
Albuquerque, NM 87112
Office: (505) 296-7100
Fax: (505) 296-7105

TCL