



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

Project Title: San Mateo Central Apartments Building Permit #: _____ Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: See Attached

City Address: 300 San Mateo Blvd NE Albuquerque, NM 87108

Applicant: Lee Engineering on behalf of Equiterra Regenerative Design Contact: Jonathon Kruse

Address: 8220 San Pedro Dr NE Suite 150, Albuquerque NM 87113

Phone#: 505-545-8459 Fax#: _____ E-mail: jkruse@lee-eng.com

Other Contact: Equiterra Regenerative Design Contact: Delcie Dobrovolny

Address: _____

Phone#: 505-242-2851 Fax#: _____ E-mail: _____

Check all that Apply:

IS THIS A RESUBMITTAL?: ____ Yes ☒ No

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION

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) TIS Review

DATE SUBMITTED: 7/28/2021 By: Jonathon Kruse

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING ALL OF PARCELS "B", "D" & "E" OF THE REPLAT SHOWING PARCELS "A" THROUGH "E", INCLUSIVE, COMPRISING ALL OF BLOCK 20, PORTION OF BLOCK 19 TOGETHER WITH PORTIONS OF VACATED ORTIZ DRIVE N.E. & ZIA ROAD N.E. OF TIJERAS PLACE ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 13, 1974; TOGETHER WITH ALL OF PARCELS "C-1" & "C-2" OF THE REPLAT SHOWING PARCELS "C-1" & "C-2" COMPRISING A REPLAT OF PARCEL "C" OF REPLATTED BLOCKS 19 & 20 OF THE TIJERAS PLACE ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 6, 1974 IN PLAT BOOK C9, PAGE 190; TOGETHER WITH THE 30' INGRESS AND EGRESS EASEMENT AS DESCRIBED IN QUITCLAIM DEED FILED SEPTEMBER 15, 1975 IN BOOK 990, PAGES 33-40; TOGETHER WITH THE FOLLOWING LOTS WITHIN TIJERAS PLACE ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE AMENDED PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 24, 1923; PORTIONS OF LOTS 1 TO 12 INCLUSIVE AND ALL OF LOTS 13 TO 24, INCLUSIVE IN BLOCK NUMBERED TWENTY-FIVE (25); ALL OF LOTS 1 TO 24, INCLUSIVE, IN BLOCK NUMBERED TWENTY-SIX (26); PORTIONS OF LOTS 1 TO 5 AND 13 TO 15, INCLUSIVE, AND ALL OF LOTS 6 TO 11 AND 16 TO 20, INCLUSIVE IN BLOCK NUMBERED THIRTY-ONE (31); ALL OF LOTS 1 TO 14, INCLUSIVE IN BLOCK NUMBERED THIRTY-TWO (32); TOGETHER WITH PORTIONS OF THE VACATED RIGHTS-OF-WAY OF DOMINGO ROAD N.E. AND ORTIZ DRIVE N.E., LYING ADJACENT TO AND CONTIGUOUS WITH THE AFOREMENTIONED PARCELS AND LOTS; TOGETHER WITH A PORTION OF THE VACATED 15' ALLEY WITHIN BLOCK NUMBERED THIRTY-ONE (31) OF SAID TIJERAS PLACE ADDITION. SAID ENTIRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SURVEY AS FOLLOWS: BEGINNING AT THE NORTHEAST

CORNER OF THE TRACT HEREIN DESCRIBED, ALSO BEING THE
NORTHEAST CORNER OF SAID PARCEL "B", THENCE
S. 00 DEG. 14' 27" W, 909.63 FEET ALONG THE WESTERLY RIGHT-
OF-WAY LINE OF MADEIRA DRIVE N.E., TO THE SOUTHEAST CORNER
OF SAID TRACT; THENCE
N. 82 DEG. 18' 24" W, 201.76 FEET ALONG THE NORTHERLY
RIGHT-OF-WAY LINE OF A 15' PUBLIC ALLEY; THENCE
S. 00 DEG. 14' 27" W, 7.56 FEET TO A POINT; THENCE
N. 82 DEG. 18' 24" W, 30.26 FEET TO A POINT; THENCE
S. 00 DEG. 14' 27" W, 142.56 FEET TO A POINT ON THE
NORTHERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE N.E.;
THENCE
N. 82 DEG. 18' 24" W, 156.35 FEET ALONG SAID RIGHT-OF-WAY
LINE TO A POINT; THENCE
N 76 DEG. 16' 46" W, 51.27 FEET ALONG SAID RIGHT-OF-WAY
LINE TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY,
ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET, AN
ARC LENGTH OF 16.74 FEET AND A CHORD BEARING N. 42 DEG.
18' 46" W, 15.88 FEET TO A
POINT OF TANGENCY ON THE EASTERLY RIGHT-OF-WAY LINE OF
SAN MATEO BLVD. N.E.; THENCE
N. 10 DEG. 20' 45" W, 39.36 FEET TO AN ANGLE POINT ON SAID
RIGHT-OF-WAY LINE; THENCE
N. 00 DEG. 16' 37" E, 72.72 FEET TO A POINT OF CURVATURE ON
SAID RIGHT-OF-WAY LINE; THENCE, NORTHEASTERLY, ALONG A
CURVE TO THE RIGHT WITH A RADIUS OF 144.00 FEET, AN ARE
LENGTH OF 50.14 FEET, AND A CHORD BEARING N. 10 DEG. 15'
06" E, 49.88 FEET TO A
POINT OF REVERSE CURVATURE ON SAID RIGHT-OF-WAY LINE;
THENCE, NORTHEASTERLY, ALONG A CURVE TO THE LEFT WITH A
RADIUS OF 56.00 FEET, AN ARC LENGTH OF 19.50 FEET AND A
CHORD BEARING N. 10 DEG. 15' 06" E, 19.40 FEET TO A POINT OF
TANGENCY ON SAID
RIGHT-OF-WAY LINE; THENCE
N. 00 DEG. 16' 37" E, 80.00 FEET ALONG SAID RIGHT-OF-WAY
LINE TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY,
ALONG A CURVE TO THE LEFT WITH A RADIUS OF 56.00 FEET AN

ARE LENGTH OF 19.50 FEET AND A CHORD BEARING N. 09 DEG. 41' 52" W, 19.40 FEET TO A POINT OF REVERSE CURVATURE; THENCE, NORTHWESTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 144.00 FEET, AN ARC LENGTH OF 50.14 FEET AND A CHORD BEARING N. 09 DEG. 41' 52" W, 49.89 FEET TO A POINT OF TANGENCY ON SAID RIGHT-OF-WAY LINE; THENCE N. 00 DEG. 16' 37" E, 19.36 FEET TO A POINT OF CURVATURE ON SAID RIGHT OF WAY LINE; THENCE, NORTHEASTERLY, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 4,191.13 FEET, AN ARE LENGTH OF 123.06 FEET, AND A CHORD BEARING N. 01 DEG. 07' 05" E, 123.05 FEET TO A POINT OF REVERSE CURVATURE ON SAID RIGHT-OF-WAY LINE; THENCE, NORTHEASTERLY, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 4,297.13 FEET, AN ARE LENGTH OF 127.23 FEET, AND A CHORD BEARING N. 01 DEG. 07' 14" E, 127.23 FEET TO A POINT OF TANGENCY ON SAID RIGHT-OF-WAY LINE; THENCE N. 01 DEG. 07' 14" E, 26.51 FEET TO AN ANGLE POINT ON SAID RIGHT-OF-WAY LINE; THENCE N. 00 DEG. 15' 47" E., 260.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF SAID TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL "E"; THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF SAN MATEO BLVD. N.E., S. 89 DEG. 45' 33" E, 218.14 FEET TO A POINT; THENCE N. 00 DEG. 14' 27" E, 100.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COPPER AVENUE N.E.; THENCE S. 89 DEG. 45' 33" E, 229.86 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.