

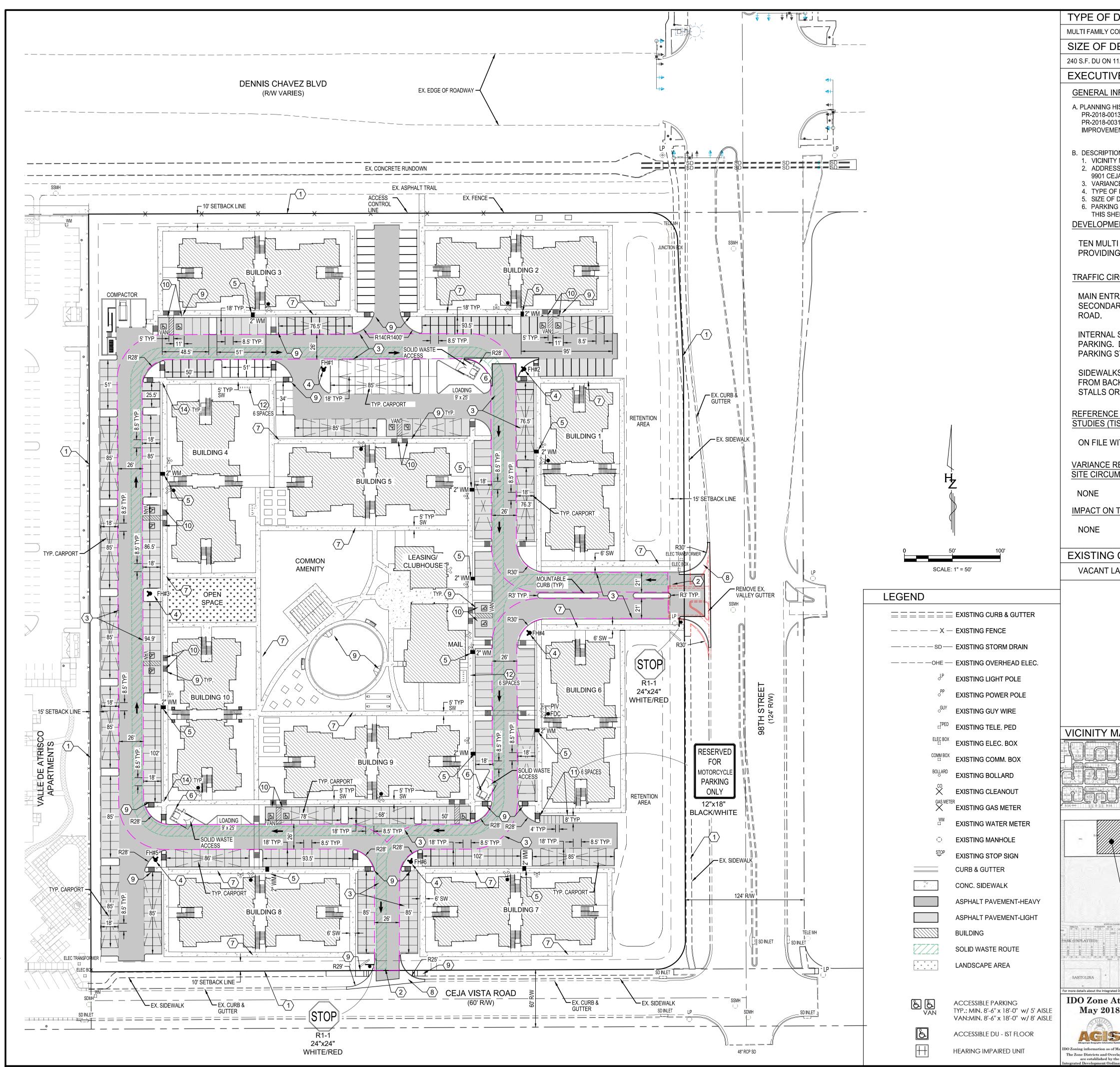
## **City of Albuquerque**

Planning Department Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

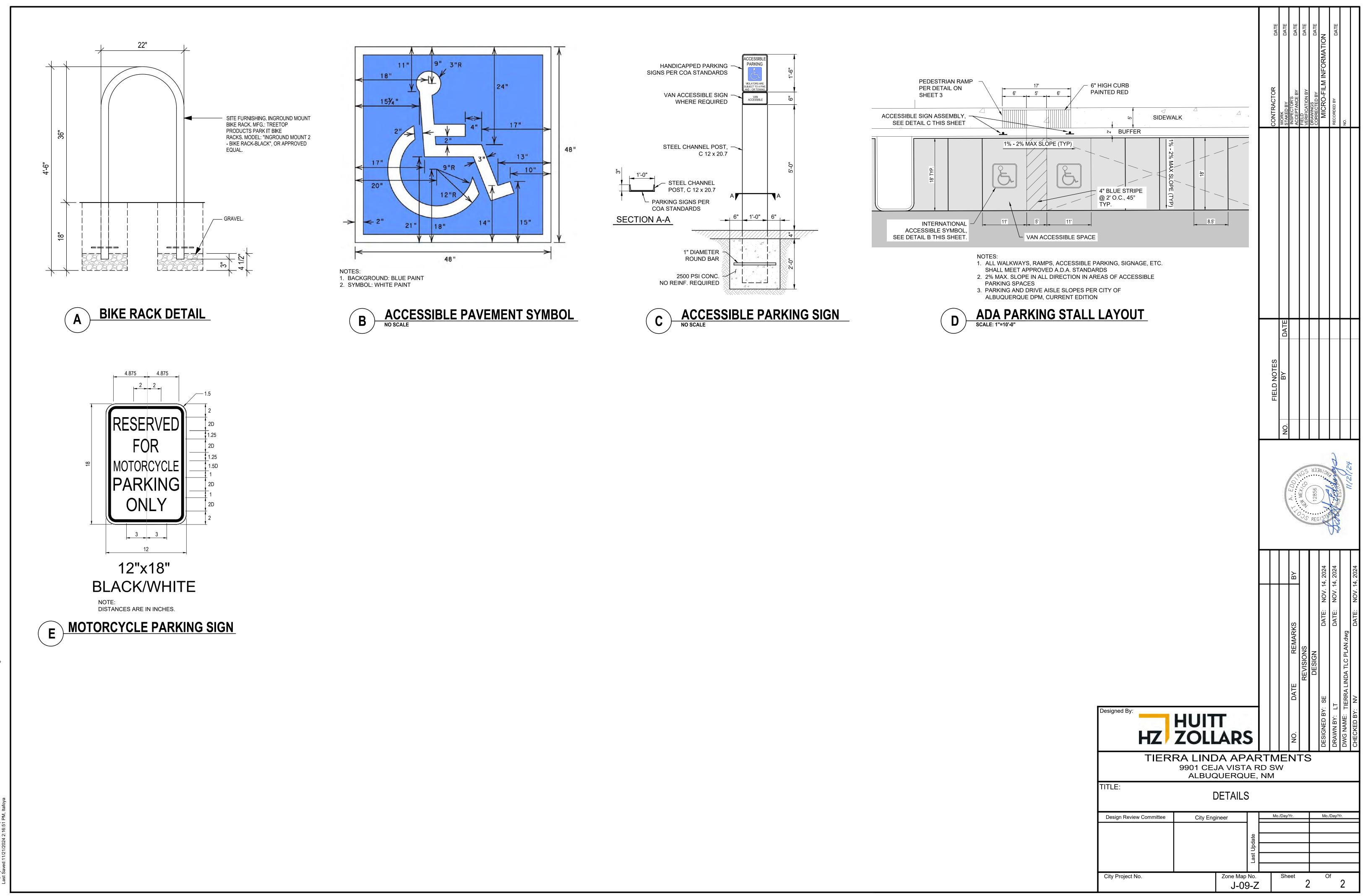
Project Title: Tierra Linda Multi-Family	Hydrology File # <u>P09D004</u>
Legal Description: TR RR 3B1 Plat for Westland	
City Address, UPC, OR Parcel: 1009053110315	30146
Applicant/Agent: Huitt-Zollars Address: <u>333 Rio Rancho Blvd</u> Email: <u>seddings@huitt-zollars.com</u>	Contact: Scott Eddings Phone: 505.235-7211
Applicant/Owner: DBG Properties	Contact: Eric Grodhal
Address: 2164 SW Park Place	Phone: 503-860-3298
Email: egrodhal@dbgpropertiesllc.com	
TYPE OF DEVELOPMENT:       Plat (# of lots)         RE-SUBMITTA	L: YES V NO
<b>DEPARTMENT:</b> TRANSPORTATION Check all that apply under Both the Type of Submitta	HYDROLOGY/DRAINAGE
TYPE OF SUBMITTAL:	TYPE OF APPROVAL SOUGHT:
Engineering / Architect Certification	Pad Certification
Conceptual Grading & Drainage Plan	Building Permit
Grading & Drainage Plan, and/or Drainage	Grading Permit
Report	Paving Permit
Drainage Report (Work Order)	SO-19 Permit
Drainage Master Plan	Foundation Permit
Conditional Letter of Map Revision (CLOMR)	Certificate of Occupancy - Temp Perm
Letter of Map Revision (LOMR)	Preliminary / Final Plat
Floodplain Development Permit	Site Plan for Building Permit - DFT
Traffic Circulation Layout (TCL) – Administrative	Work Order (DRC)
Traffic Circulation Layout (TCL) – DFT Approval	Release of Financial Guarantee (ROFG) CLOMR / LOMR
Traffic Impact Study (TIS)	Conceptual TCL - DFT
Street Light Layout	OTHER (SPECIFY)
OTHER (SPECIFY)	

DATE SUBMITTED: June 10, 2025



d: 11/21/2024 2:17:52 PM, By:Tafoya, Linda j\R317548.01 - DBG Properties Atrisco Phase 2\08 Deliverables\08.4 TCL\TIERRA LINDA TLC PLA saved:11/21/2024 2:16:51 PM, Itafoya

DEVELOPMENT	GENERAL SHEET NOTES	<b>—</b>								
	A. SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT		ш	ш	щ	Щ	Щ		ш	
DEVELOPMENT	DPM STANDARDS. B. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR		DATE	DATE	DAT	DATE	DAT	<b>JRMATION</b>	DATE	
11.19 AC	EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE	NO						ATIC		
VE SUMMARY	DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.	<b>BUILT INFORMATION</b>						FORM		
NFORMATION	D. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS OTHERWISE NOTED.	FOR						INF(		
	E. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL, ADA STANDARDS & GUIDELINES.	Ĩ	К		۲	γ	~	-FILM		
01345 CASE# SD-2018-00069 MAJOR FINAL PLAT APPROVAL 03145 CASE# SD-2020-00104 MAJOR INFRASTRUCTURE	<ul><li>F. ALL PARKING SPACES AT 8'-5"X18'-0" UNO.</li><li>G. DESIGN WILL COMPLY WITH 2015 INTERNATIONAL FIRE</li></ul>	SUIL <sup>-</sup>	CONTRACTOR	×	JR'S NCE B	ΓΙΟΝ ΒΥ	S TED BY	RO-F	ΒY	
IENTS AGREEMENT EXTENSION	CODE APPENDIX B, C&D. H. ALL RADII ALONG FIRE LANE SHALL BE 28'-0".	AS B	NTR/	RK KED B	PECT( )EPTA	-D IIFICAT	<b>WING</b>	MICF	RECORDED	
ION	I. CLUBHOUSE WILL HAVE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.	Ĺ	0 0	W0 STA	INSI ACC	FIEL VER	DR/ COF		REC	N
Y MAP - ZONE ATLAS P-09 (SHOWN ONTHIS SHEET) SS & LEGAL DISCRIPTION:	J. FIRE ACCESS LANES SHALL BE MARKED FIRE LANE ON BOTH SIDES.									
EJA VISTA RD SW ICE REQUESTS - NONE	<ul> <li>K. FDC SHALL BE WITHIN 100 FEET OF A FIRE HYDRANT.</li> <li>L. SLOPES WILL NOT EXCEED 10% IN GRADE FOR FIRE</li> </ul>									
F DEVELOPMENT - 240 DU MULTI-FAMILY UNITS F DEVELOPMENT - PROJECT SITE IS 11.19 AC.	ACCESS ROADS. M. ALL FIRE ACCESS LANES SHALL HAVE AN APPROVED									
IG SPACES REQUIRED BY ZONING CODE AND SHOWN ON HEET.	DRIVING SURFACE CAPABLE OF SUPPORTING THE									
IENT CONCEPT	IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.									
TI STORY MULTI-FAMILY BUILDINGS	N. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE,									
IG 240 DWELLING UNITS	SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER	S								
	PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.	MARKS								
RCULATION CONCEPT FOR THIS SITE	○ SHEET KEYED NOTES	NNN								
RANCE/EXIT FROM 98TH STREET AND	1. PROPERTY LINE/ ROW LINE	BENCH								
ARY ENTRANCE/EXIT FROM CEJA VISTA	<ol> <li>VEHICLE ACCESS - ENTRANCE / EXIT</li> <li>FIRE LANE, 26' WIDTH STANDARD, 28' RADII</li> </ol>									
	<ul> <li>4. FIRE HYDRANT</li> <li>5. WATER METER BOX</li> </ul>									
_ SITE CIRCULATION WITH ON STREET . DRIVE AISLE IS 26-FEET WIDE.	<ol> <li>MATER METER BOX</li> <li>DUMPSTER LOCATION</li> <li>SIDEWALK PER COA STD DWG 2430</li> </ol>									
STALLS IN ACCORDANCE WITH DPM.	8. NEW VALLEY GUTTER									
KS SHALL BE PLACED EITHER 2-FEET	9. NEW PEDESTRIAN RAMP PER COA STD DWG 2441, 2442, & 2443.									
CK OF CURB ALONG HEAD IN PARKING	<ol> <li>ADA PARKING SIGN PER DETAIL C ON SHEET 2</li> <li>MOTORCYCLE PARKING SIGN PER DETAIL E ON</li> </ol>	⊢		ш	$\vdash$					+
R SHALL BE 6-FEET WIDE.	SHEET 2. (FREE STANDING) - MOUNT ON $2\frac{3}{3}$ " GALVANIZED STEEL POST. 5' ABOVE GROUND.			DATE						
E ANY APPLICABLE TRAFFIC IMPACT	EMBED POST INTO 3000 PSI CONCRETE BASE - 1' DIA, 2' DEEP.	NO								
IS) OR PREVIOUSLY APPROVED PLANS	<ul> <li>12. BICYCLE PARKING RACK PER DETAIL A ON SHEET 2.</li> <li>(2 BIKES PER RACK)</li> </ul>	RMATION								
VITH CITY.	<ul> <li>13. SOLID WASTE ROUTE</li> <li>14. SIDEWALK CULVERT PER COA STD DWG 2236</li> </ul>	FORN	TES	ВΥ						
	SITE DATA	INF	NON C	В						
REQUIRED TO ACCOMODATE UNUSUAL		SURVEY IN	FIELD							
MISTANCES	SITE ADDRESS: 9901 CEJA VISTA RD SW, ALBUQUERQUE, NM	SUR	Ē							
	LEGAL DESCRIPTION: TR RR3B1 PLAT FOR WESTLAND SOUTH TRACTS RR-3-B-1 AND									
THE ADJACENT SITES	RR-3-C-1 CONTAINING			NO						
	APPROXIMATELY 11.1940 ACRES PARCEL SIZE: 11.1940 ACRES	_		2						
	ZONE ATLAS: P-09-Z								2	
CONDTIONS	ZONING SUMMARY: R-ML								2	54
AND	PARKING	SEAL		4		<u></u> GS	EEB.	NION		22
	PARKING:	ER'S			Ш	, °o X (	856)	A	SSION	È
	PARKING REQUIRED (8.5' x 18' TYP. P.S. INCL. 2'-0" OVERHANG P.S. P.S.				Á.	M Z	(128	L	ROFE	
	UNIT TYPE         #DU         RATIO         REQ.           A         1BR/1BA         12         1.2 P.S./DU         15	ENGINE		ų		200	••••	ISTE		Ē
	B         2BR/2BA         108         1.6 P.S./DU         173           C         3BR/2BA         108         1.8 P.S./DU         195	Ш			.111		REG	mil	B	
	D 4BR/2BA 12 1.8 P.S./DU 22 TOTAL 405								V «	
	(1.69 P.S./ DU)	_								
	PARKING PROVIDED UNCOVERED PARKING 254							+		
	CARPORT151TOTAL PARKING PROVIDED405				BΥ			2024	2024	2024
	(1.69 P.S./ DU)	⊢	┝		$\vdash$			/. 14,	. 7,	
	ACCESSIBLE PARKING REQUIRED - SURFACE 15 ACCESSIBLE PARKING PROVIDED - SURFACE 15							NOV	NOV	NON
ИАР	BIKE PARKING REQUIRED : 10% x 416 S.P. = 42								انې	
	BIKE PARKING PROVIDED : 42				S			DATE:	DATE:	DATE
	OPEN SPACE: USABLE OPEN SPACE REQUIRED				ARk					dwb.
	UNIT TYPE         #DU         RATIO         REQ.           A         1BR/1BA         12         225 S.F./DU         2,700				REMARKS	S	_			PLAN.G
	B         2BR/2BA         108         285 S.F./DU         30,780           C         3BR/2BA         108         350 S.F./DU         37,800					REVISIONS	DESIGN			LC PL
	D         4BR/2BA         12         350 S.F./DU         4,200           TOTAL         75,480					EVI	DE			TT AC
DENNIS CHAVEZ BLVD	(1.73 AC) PROVIDED 119,061				щ	R				<b>LINDA</b>
R-1A	(2.73 AC)				DATE			SE		$\triangleleft$
WESTLAND SOUTH	Designed By:	1						BY: S	Ľ	₣.
	HUITT								ВҮ:	AME: =D BY
en e	HZ ZOLLARS				<u>о</u>			DESIGNED	DRAWN	DWG NAME CHECKED B
SITE					NO			DES	DR/	EHE D
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86 KOREGA	TIERRA LINDA APA									
au position de la companya de la company	9901 CEJA VISTA F	RD								
	9901 CEJA VISTA F ALBUQUERQUE	RD								
BORREGADAM	9901 CEJA VISTA F ALBUQUERQUE TITLE:		М	<u>′</u> ()	UT					
100 m 100 N N N N N N N N N N N N N N N N N N	9901 CEJA VISTA F ALBUQUERQUE		М	0	UT					
BARRENDADAY	9901 CEJA VISTA F ALBUQUERQUE TITLE:		M A	<b>′</b> 0				Mo./	Day/Yı	
DOF ROW ONE NORTH ROW ONE NORTH THE DEVElopment Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance	9901 CEJA VISTA F ALBUQUERQUE TITLE: TRAFFIC CIRCULATIO		M A					Mo./	Day/Yı	
Atlas	9901 CEJA VISTA F ALBUQUERQUE TITLE: TRAFFIC CIRCULATIO		M A					Mo./	Day/Yı	
Ed Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance	9901 CEJA VISTA F ALBUQUERQUE TITLE: TRAFFIC CIRCULATION Design Review Committee City Engineer		M A					Mo./	Day/Yı	
Atlas	9901 CEJA VISTA F ALBUQUERQUE TITLE: TRAFFIC CIRCULATION Design Review Committee City Engineer		M A					Mo./	Day/Yı	
Atlas May 17, 2018 erlay Zones May 17, 2018	9901 CEJA VISTA F ALBUQUERQUE TITLE: TRAFFIC CIRCULATION Design Review Committee City Engineer group ten City Project No. Zone Map No.		M A		Yr.			<u>Mo.</u> /		2
Ed Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance tabular a de Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance Tabular B B B B B B B B B B B B B	9901 CEJA VISTA F ALBUQUERQUE TITLE: TRAFFIC CIRCULATION Design Review Committee City Engineer		M A	./Day/	Yr.	1				2



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