



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input checked="" type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Request a preliminary plat review to dedicate right-of-way to the City of Albuquerque along San Pedro Drive NE and Anaheim Avenue NE, creating 1 new lot from 1 existing lot.		

<b>APPLICATION INFORMATION</b>			
Applicant:	Laura Williams/ Horizon Auto Glass	Phone:	
Address:	8310 San Pedro Dr. NE	Email:	
City:	Albuquerque	State:	NM
		Zip:	87110
Professional/Agent (if any):	CSI - Cartesian Surveys, Inc.	Phone:	
Address:	PO Box 44414	Email:	
City:	Rio Rancho	State:	NM
		Zip:	87174
Proprietary Interest in Site:		List <u>all</u> owners:	Linda & Rod Williams
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.:	Tract A	Block:	33
		Unit:	B
Subdivision/Addition:	North Albuquerque Acres	MRGCD Map No.:	
		UPC Code:	101806427314440332
Zone Atlas Page(s):	C-18-Z	Existing Zoning:	NR-BP
		Proposed Zoning:	
# of Existing Lots:	1	# of Proposed Lots:	1
		Total Area of Site (Acres):	0.9977
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street:	San Pedro Dr. NE	Between:	Anaheim Ave NE
		and:	Carmel Ave NE
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
PR-2020-004761			

<b>Signature:</b>		<b>Date:</b>	02/11/2021
<b>Printed Name:</b>	Lu Jaramillo	<input type="checkbox"/> Applicant or	<input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:		Fee Total:	
Staff Signature:		Date:	Project #

**FORM S1: SUBDIVISION OF LAND – MAJOR**

*Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.*

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

**MAJOR AMENDMENT TO PRELIMINARY PLAT**

**BULK LAND SUBDIVISION**

Interpreter Needed for Meeting?   N/A   if yes, indicate language: \_\_\_\_\_

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.

Zone Atlas map with the entire site clearly outlined and labeled

Letter of authorization from the property owner if application is submitted by an agent

Sign Posting Agreement

N/A Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)

TIS Traffic Impact Study Form

Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information

Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L),

Proof of Sketch Plat per IDO Section 14-16-6-6(J)(2)(b)

Required notices with content per IDO Section 14-16-6-4(K)(6)

Office of Neighborhood Coordination notice inquiry response

Copy of notification letter and proof of first class mailing

Proof of emailed notice to affected Neighborhood Association representatives

Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing

Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (7 copies, 24" x 36" folded)

Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)

Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)

N/A Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

Proposed Infrastructure List

**EXTENSION OF PRELIMINARY PLAT**

**INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION**

*For temporary sidewalk deferral extension, use Form V.*

\_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.



\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled

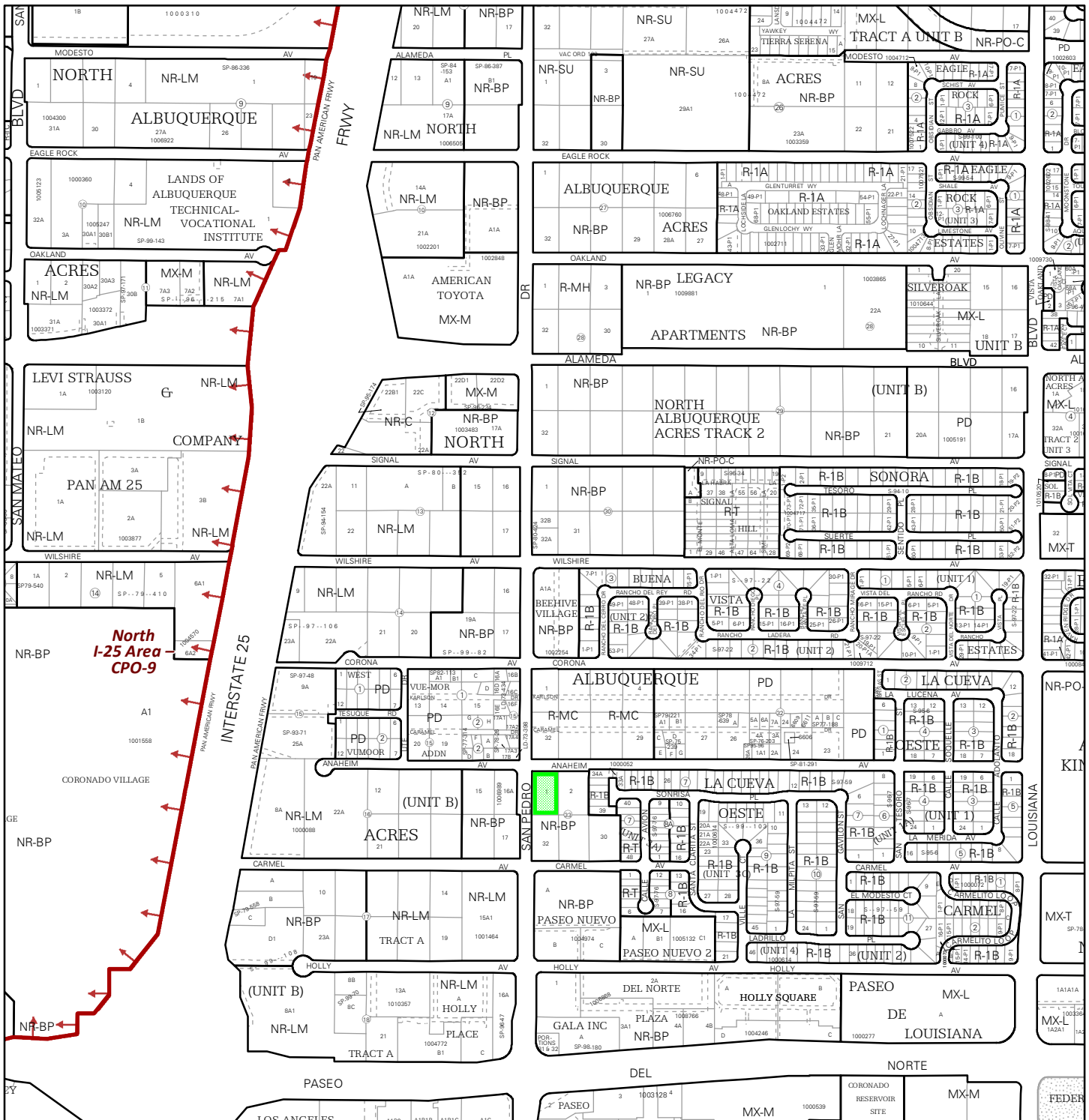
\_\_\_ Letter of authorization from the property owner if application is submitted by an agent

\_\_\_ Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(X) and 14-16-6-6(K)

\_\_\_ Preliminary Plat or site plan reduced to 8.5" x 11"

\_\_\_ Copy of DRB approved infrastructure list

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i>	
Signature: 	Date: 02/12/2021
Printed Name: Lu Jaramillo	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers:	Project Number:
Staff Signature:	
Date:	



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas

## May 2018

**IDO Zoning information as of May 17, 2018**  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page: **C-18-Z**

Site: 8310 San Pedro

Easement       Escarpment  
 Petroglyph National Monument  
 Areas Outside of City Limits  
 Airport Protection Overlay (APO) Zone  
 Character Protection Overlay (CPO) Zone  
 Historic Protection Overlay (HPO) Zone  
 View Protection Overlay (VPO) Zone

0   250   500   1,000 Feet

Laura Williams  
Horizon Auto Glass & Tint  
8201 Menaul Blvd NE  
Albuquerque NM 87110  
891-9000

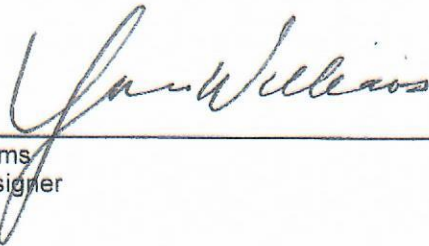
City of Albuquerque  
Development Review Board

**RE: Letter of Authorization for Proposed Plat**

To whom it may concern,

I, Laura Williams, authorized signer for Horizon Auto Glass & Tint, do hereby give authorization to Cartesian Surveys Inc. to act as my agent in regards to the subdivision plat and supplemental needs for the replatting at 8310 San Pedro Dr., NE.

Thank You,

A handwritten signature in cursive script, appearing to read "Laura Williams", is written over a horizontal line.

Laura Williams  
Authorized signer

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

#### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

#### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

#### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

#### 4. TIME

Signs must be posted from March 2, 2021 To March 16, 2021

#### 5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

CSI - Cartesian Surveys, Inc. (Agent)  
(Applicant or Agent)

02/15/2021  
(Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_, \_\_\_\_\_  
(Date) (Staff Member)

**PROJECT NUMBER:** \_\_\_\_\_

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Miller Engineering Consultants DATE OF REQUEST: 02/18/21 ZONE ATLAS PAGE(S): C-18-Z

CURRENT:  
ZONING NR-BP  
PARCEL SIZE (AC/SQ. FT.) 0.7 acre

LEGAL DESCRIPTION:  
LOT OR TRACT # Lot 1 BLOCK # 33 of  
SUBDIVISION NAME North Albuquerque Acres Tract A Unit 8

REQUESTED CITY ACTION(S):  
ANNEXATION [ ]  
ZONE CHANGE [ ]: From \_\_\_\_\_ To \_\_\_\_\_  
SECTOR, AREA, FAC, COMP PLAN [ ]  
AMENDMENT (Map/Text) [ ]

SITE DEVELOPMENT PLAN:  
SUBDIVISION\* [X] AMENDMENT [ ]  
BUILDING PERMIT ACCESS PERMIT [ ]  
BUILDING PURPOSES [ ] OTHER [ ]  
\*includes platting actions

PROPOSED DEVELOPMENT:  
NO CONSTRUCTION/DEVELOPMENT [ ]  
NEW CONSTRUCTION [X]  
EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:  
# OF UNITS: 1  
BUILDING SIZE: 9,000 (sq. ft.)

**Note:** changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE  DATE 02/18/21

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>nd</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [ ] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [ ] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]  
Notes:

**If a TIS is required:** a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

TRAFFIC ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED    /   /     
-FINALIZED    /   /   

TRAFFIC ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_

**FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY**  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: Horizon GCSS

AGIS MAP # C-18-2

LEGAL DESCRIPTIONS: LOT 1, BLOCK 33 OF  
NORTH ALBQ. ACRES  
TRACT A UNIT B

**DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on 2/12/21 (date).

[Signature]  
Applicant/Agent

2/12/21  
Date

Renee C. Brissette  
Hydrology Division Representative

02/17/21  
Date

**NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL**

**WATER AND SEWER AVAILABILITY STATEMENT**

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)) on 01/04/2021 (date).

[Signature]  
Applicant/Agent

2/17/21  
Date

Chris Gustafson  
ABCWUA Representative

02/17/2021  
Date

PROJECT # \_\_\_\_\_

January 14, 2021

**Chair**

Klarissa J. Peña  
City of Albuquerque  
Councilor, District 3

**Vice Chair**

Debbie O'Malley  
County of Bernalillo  
Commissioner, District 1

Pat Davis  
City of Albuquerque  
Councilor, District 6

Trudy E. Jones  
City of Albuquerque  
Councilor, District 8

Timothy M. Keller  
City of Albuquerque  
Mayor

Charlene Pyskoty  
County of Bernalillo  
Commissioner, District 5

Steven Michael Quezada  
County of Bernalillo  
Commissioner, District 2

*Ex-Officio Member*  
Pablo R. Rael  
Village of Los Ranchos  
Board Trustee

*Executive Director*  
Mark S. Sanchez

*Website*  
[www.abcwua.org](http://www.abcwua.org)

Jacqueline Naab  
Miller Engineering Consultants  
3500 Comanche NE Bldg. F  
City, State Zip Code

**RE: Water and Sanitary Sewer Availability Statement #201211**  
**Project Name: Horizon Glass**  
**Project Address: 8310 San Pedro Dr. NE**  
**Legal Description: \* 001 033TRACT A UNIT B NORTH ALBUQUERQUE**  
**ACRES**  
**UPC: 101806427314440332**  
**Zone Atlas Map: C-18**

Dear Ms. Naab:

**Project Description:** The subject site is located on the southeast corner of the intersection of Anaheim Ave. and San Pedro Dr. within the City of Albuquerque. The proposed development consists of approximately 0.71 acres and the property is currently zoned NR-BP for business park use. The property lies within the Pressure Zone 3E in the Alameda trunk. The request for availability indicates plans to develop the site to accommodate a new two (2) story structure with office space on the bottom floor and residential living spaces on the 2<sup>nd</sup> floor.

**Existing Conditions:** Water infrastructure in the area consists of the following:

- Eight inch PVC distribution main (project #26-1777-83) along Anaheim Ave.
- 14 inch DIP distribution main (project #26-5998.91-01) along San Pedro Dr.

Non-potable infrastructure in the area consists of the following:

- 24 inch DIP transmission main (project #26-5998.91-01) along San Pedro Dr.

Sanitary sewer infrastructure in the area consists of the following:

- Eight inch PVC collector line (project #26-5232.93-99) along Anaheim Ave.

**Water Service:** New metered water service to the property can be provided via routine connection to the existing infrastructure indicated within the "Existing Conditions" section of this document. From the Fire Marshal approved "Fire One Plan" it is understood that the site intends to take new metered water service from the infrastructure along Anaheim. Please note that the commercial section of the development is to be metered separately from the residential portion of the development.

Existing metered service and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main and capping the line near the valve. For fire lines, the valve access shall be grouted and collar removed. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.



**Non-Potable Water Service:** If new metered non-potable water service to the property is desired it can be provided contingent upon a developer funded project to extend a distribution main along San Pedro Dr. and parallel to the existing transmission main along San Pedro Dr., the length required to obtain service.

**Sanitary Sewer Service:** Sanitary sewer service can be provided via routine connection to the existing collector line mentioned within the "Existing Conditions" section of this document. All food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines.

**Fire Protection:** From the request for availability the instantaneous fire flow requirements for the project are 1,750 gallons-per-minute and two (2) existing hydrants. As modeled using InfoWater™ computer software, the fire flow can be met. Analysis was performed by simulating the desired fire flow from hydrant 331 located at the northeast corner of the intersection of San Pedro Dr. and Anaheim Ave. Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

**Cross Connection Prevention:** Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority and installed at each domestic service connection at a location accessible to the Water Authority. All new fire line services to fire protection systems shall be equipped with a reduced pressure principle backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction at each service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the fire protection system contains ANSI/NSF Standard 60 or 61 water piping throughout the entire fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections, connections from auxiliary water supplies, antifreeze nor other additives. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at 289-3454 for more information.

**Easements:** Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

**Pro Rata:** Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

**Design and Construction** of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the Water Authority tapping permit process. Construction must be performed by a licensed and bonded public utility contractor.

**Costs and Fees:** In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

**Water Use:** Where available, outdoor water usage shall utilize reclaimed water. All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

**Closure:** This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at [kcadena@abcwua.org](mailto:kcadena@abcwua.org) if you have questions regarding the information presented herein or need additional information.

Sincerely,







Mark S. Sanchez  
Executive Director

Enclosures: Infrastructure Maps (2)  
f/ Availability Statement 201211

# 201211 - Water





## Legend

-  Project Location
-  Valve
-  Hydrant
-  Hydrant

## Pipe

### SUBTYPE



-  Distribution Line
-  Hydrant Leg



# 201211 - Sanitary Sewer



## Legend

-  Project Location
-  Sewer Manhole

## Sewer Pipe

### SUBTYPE

-  COLLECTOR

0 245 490 Feet







Water Utility  
Authority

# 201211 - Non-Potable



## Legend

-  Project Location
-  Reuse Water Pipes
-  1. --- Proposed Non-Potable Extension
-  --- General Map Keyed Notes



**LEGEND:**

- 38.00  
FG PROPOSED SPOT ELEVATIONS (FINISHED GRADE)
- MATCH  
(95.19) MATCH EXISTING ELEVATIONS
- TCOR TOP OF CONCRETE
- FL FLOW LINE, CURB
- INV INVERT
- FG FINISH GRADE
- TBC TOP OF BASE COURSE
- TC TOP OF CURB
- TG TOP OF GRATE
- TA TOP OF ASPHALT
- ▶ FLOW ARROW
- ▬ GRADE BREAK—HIGH POINT
- ▬ SWALE
- ▬ SD STORM DRAIN LINE
- ▬ 5895 PROPOSED MAJOR CONTOUR
- ▬ 5895 PROPOSED MINOR CONTOUR
- ▬ 5895 EXISTING MAJOR CONTOUR
- ▬ 5895 EXISTING MINOR CONTOUR
- ▶ TOP OF CUT SLOPE
- ▬ HIGH POINT

**KEYED NOTES**

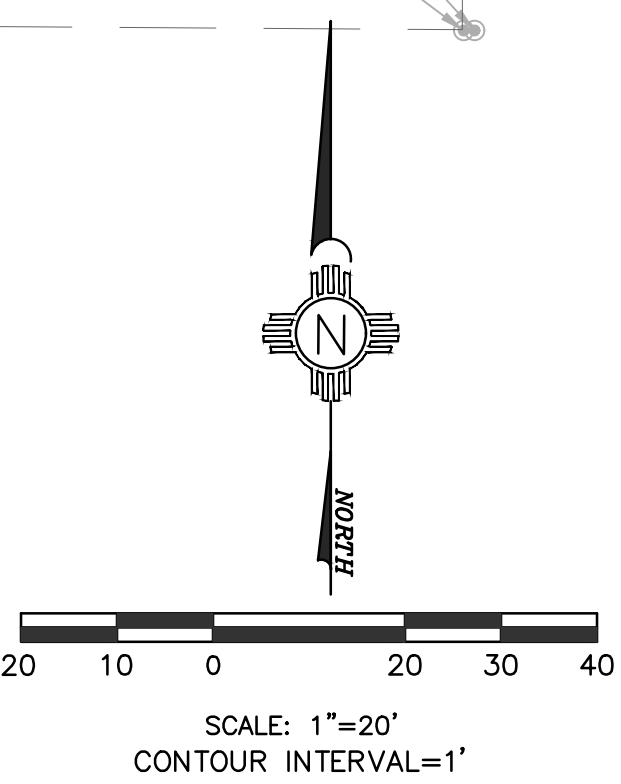
1. PROPOSED NEW BUILDING SEE ARCHITECTURAL DRAWINGS.
2. NOT USED.
3. NOT USED.
4. NEW WATER HARVEST AREA, INV=39.
5. NEW 3' CURB CUT & 3' CONCRETE RUNDOWN.
6. NEW CURB AND GUTTER.
7. NEW HOT MIX ASPHALT PAVING (HMA).
8. NEW SIDEWALK/FLATWORK, SEE ARCHITECTURAL DRAWINGS.
9. NEW HEAVY DUTY CONCRETE PAVING.
10. NEW TRASH ENCLOSURE, SEE ARCHITECTURAL DRAWINGS.
11. APPROXIMATE LOCATION OF PROPERTY LINE.
12. NEW 5'x5' RIPRAP PAD.
13. NEW 3' CURB CUT. PER COA STD DWG #2415A.
14. NEW EARTHEN SWALE, SEE SHEET C-501 FOR DETAILS.
15. FUTURE CURB AND GUTTER, PER COA STD DWG #2415A.
16. FUTURE SIDEWALK, PER COA STD DWG #2430.

ACS Monument "9\_C18"  
NAD 1983 CENTRAL ZONE  
X=1542501.428  
Y=1521497.624  
Z=5232.47 (NAVD 1988)  
G-G=0.999664563  
Mapping Angle = -0°11'19.69"

Anaheim Avenue NE

8310 San Pedro Drive NE

NEW BLDG  
±7,961 SF TOTAL  
±6,480 SF 1ST FLR/SLAB  
FF ELEV = 5241.00



**(A1) CONCEPTUAL GRADING AND DRAINAGE PLAN**

SCALE: 1"=20'

**PRELIMINARY**  
 NOT FOR REGULATORY  
 APPROVAL, PERMITTING, OR  
 CONSTRUCTION

releccant design solutions  
**ARCHIS design**  
 4700 LINCOLN RD NE, SUITE 102 D  
 ALBUQUERQUE, NEW MEXICO 87109  
 (505) 968-7717 www.archisdesign.net

**HORIZON GLASS**  
**NEW BUILDING**  
 8310 SAN PEDRO DRIVE NE  
 ALBUQUERQUE, NEW MEXICO

Project No.  
**012119**

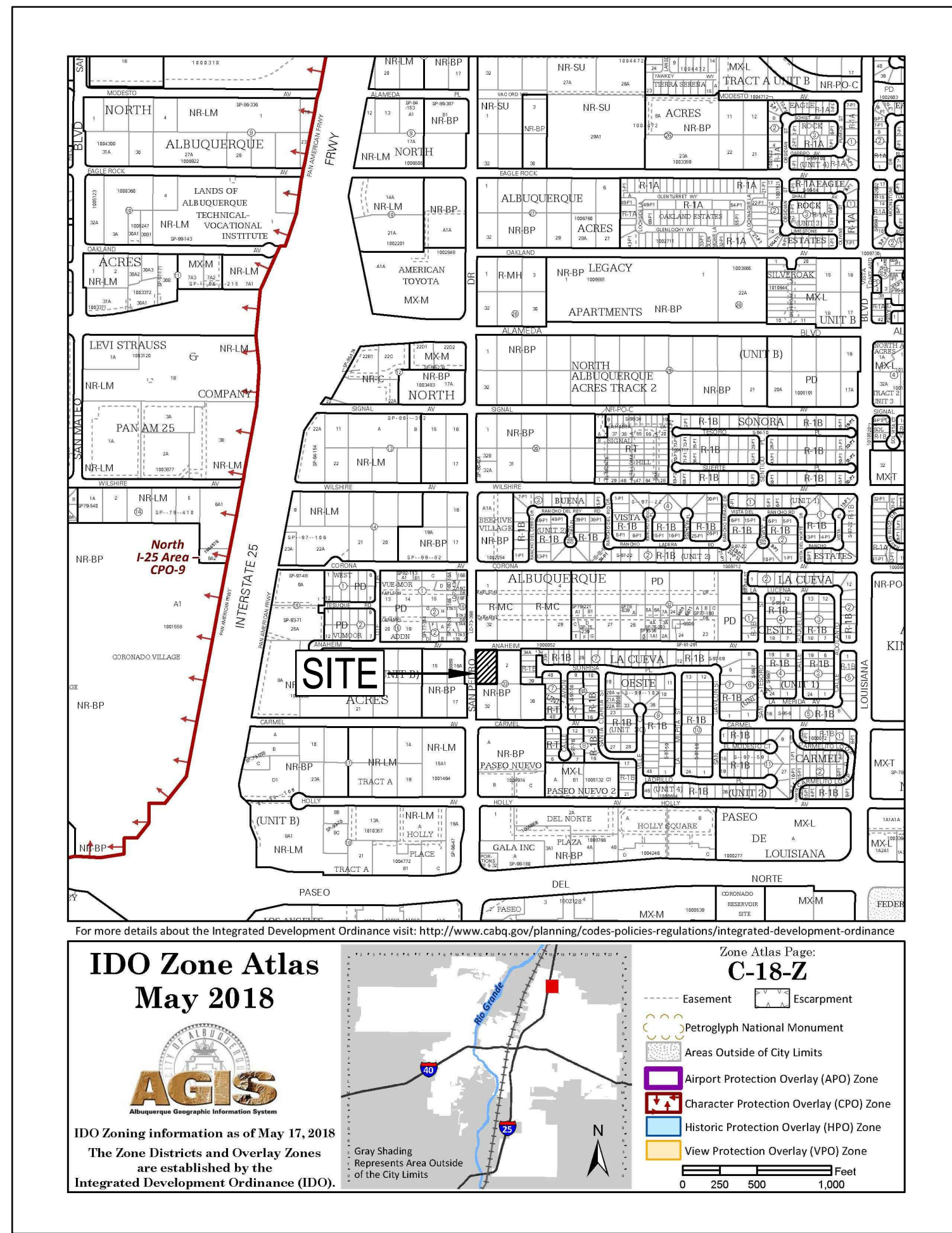
Issue Date:  
**February 4, 2021**

Revisions:	Date:	Description:

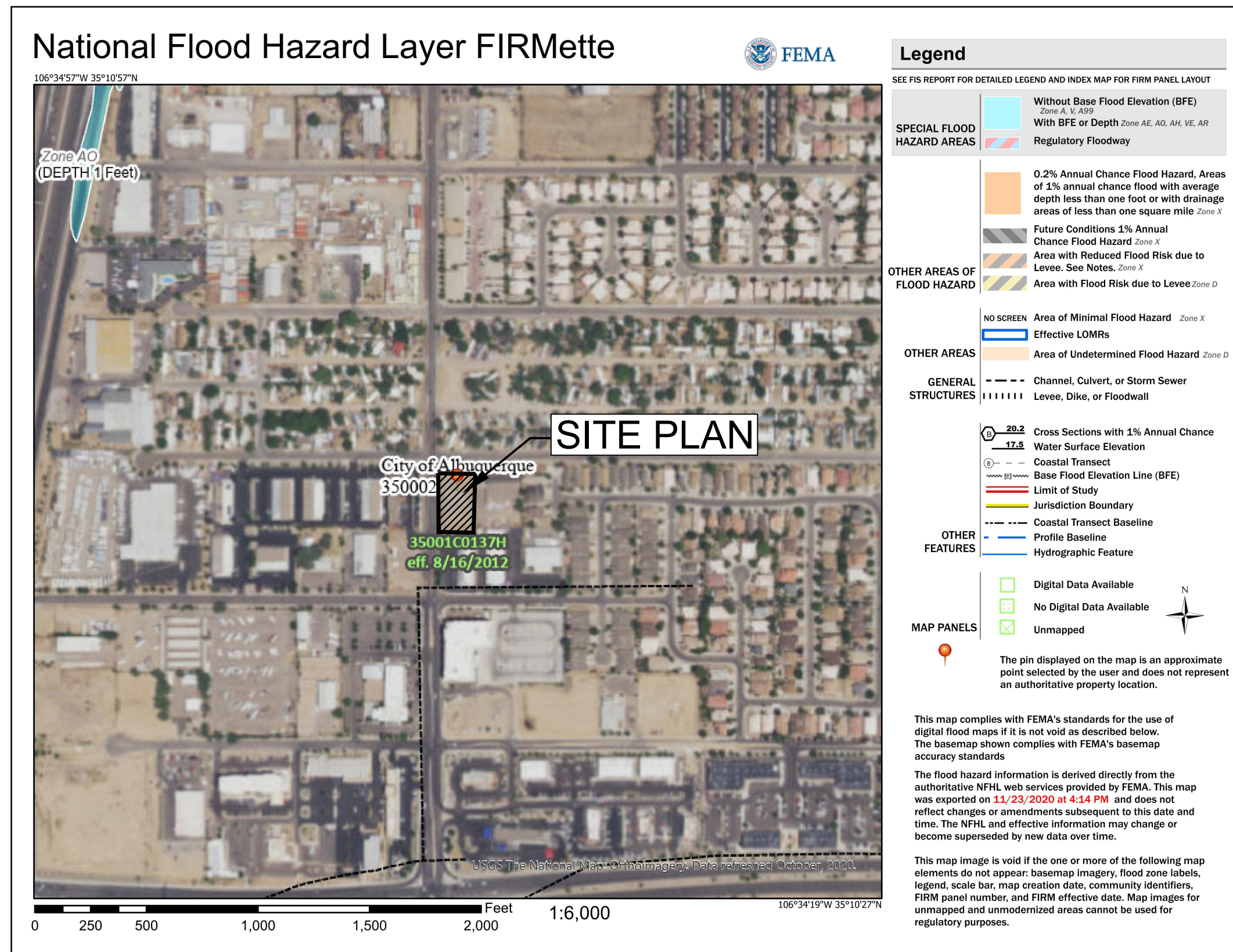
Sheet Title:  
**Conceptual Grading and Drainage Plan**

Sheet No.  
**C-101**

**MILLER ENGINEERING CONSULTANTS**  
 Engineers • Planners  
 3800 COMANCHE, NE  
 ALBUQUERQUE, NM 87107  
 (505) 888-7500  
 (505) 888-3800 (FAX)  
 WWW.MECNM.COM



**D4 VICINITY MAP**  
 SCALE: NOT TO SCALE



**D4 FLOOD ZONE MAP**  
 SCALE: NOT TO SCALE

35001C0137H

**HYDROLOGY CALCULATIONS**

**HYDROLOGY**  
 Precipitation Zone 3 - 100-year Storm P(360) = 2.6 in P(1440) = 3.1 in

Basin	Basin Area (Ac)	Land Treatment Factors				Ew (in)	V(100-6) (af)	V(100-24) (af)	Q(100) (cfs)
		A	B	C	D				
<b>Existing Conditions</b>									
Site	0.63	0.63	0.00	0.00	0.00	0.66	0.035	0.035	1.18
<b>Total</b>	<b>0.63</b>								<b>1.18</b>
<b>Proposed Conditions</b>									
Site	0.63	0.00	0.00	0.10	0.53	2.19	0.115	0.137	3.01
<b>Total</b>	<b>0.63</b>								<b>3.01</b>

NOTE: TOTAL SITE AREA AFTER RIGHT OF WAY TAKE.

**FIRST FLUSH CALCULATIONS**

VFF = (23,540 SF \* 0.34" / 12)  
 VFF = 667 CF  
 VOLUME PROVIDED 0.0AF = 0.0 CF\*  
 \* OWNER W PAY FEE IN LIEU OF PONDING.

**GENERAL NOTES:**

- EXISTING TOPOGRAPHIC DATA SHOWN ON THESE PLANS WAS PROVIDED BY CSI CARTESIAN SURVEYS, INC. MILLER ENGINEERING CONSULTANTS HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS INFORMATION.
- ACS STA A-438 BENCH MARK THE TOP OF A STAINLESS STEEL ROD SET BENEATH A 5-1/2" NGS ACCESS COVER STAMPED "A-438 1984" SET FLUSH WITH THE GROUND, LOCATED IN THE NORTHWEST QUADRANT OF MENAUL BOULEVARD AND THE A.T. & S.F. RAILROAD TRACKS INTERSECTION. ELEV. 4975.35 (NAVD 1988)  
 TBM FOUND 1/2" REBAR WITH CAP "LS 11463" ELEV. 4965.21
- THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES DURING THE CONSTRUCTION PHASE.
- CONTRACTOR SHALL OBTAIN A GRADING PERMIT FROM THE CITY OF ALBUQUERQUE, PRIOR TO ANY GRADING OR CONSTRUCTION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- ALL EMBANKMENTS SHALL BE PLACED AND COMPACTED IN LIFTS OF MAXIMUM OF 8". THE EMBANKMENTS SHALL BE WETTED AND COMPACTED TO 95% OPTIMUM DENSITY PER ASTM D1557 AND 95% UNDER ALL STRUCTURES INCLUDING DRIVEWAYS AND PARKING LOTS.
- THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND SIZE OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE STORM DRAINAGE REGULATIONS. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE "GRADING AND DRAINAGE DESIGN REQUIREMENTS AND POLICIES FOR LAND DEVELOPMENT."
- THE OWNER, CONTRACTOR AND/OR BUILDER SHALL COMPLY WITH ALL APPROPRIATE LOCAL, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.
- THE CONTRACTOR SHALL TAKE ALL APPROPRIATE AND REASONABLE MEASURES TO PREVENT SEDIMENT OR POLLUTANT LADEN STORM WATER FROM EXITING THE SITE DURING CONSTRUCTION. STORMWATER MAY BE DISCHARGED IN A MANNER, WHICH COMPLIES WITH THE APPROVED GRADING AND DRAINAGE PLAN.
- THE CONTRACTOR SHALL TAKE ALL APPROPRIATE MEASURES TO PREVENT THE MOVEMENT OF CONSTRUCTION RELATED SEDIMENT, DUST, MUD, POLLUTANTS, DEBRIS, WASTE, ETC FROM THE SITE BY WIND, STORM FLOW OR ANY OTHER METHOD EXCLUDING THE INTENTIONAL, LEGAL TRANSPORTATION OF SAME IN A MANNER ACCEPTABLE BY THE CITY.
- THE CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE THE AREAS SHOWN AS "SLOPE LIMITS" ON THE GRADING AND DRAINAGE PLAN.
- SEE ARCHITECTURAL DRAWINGS FOR SIDEWALK AND HANDICAPPED RAMPS, DETAILS AROUND THE BUILDING.
- THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE ANY SPOT ELEVATIONS ON THE GRADING AND DRAINAGE PLAN WHICH APPEAR TO BE AMBIGUOUS OR DO NOT MEET THE INTENT OF THE GRADING AND DRAINAGE PLAN.
- THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DOES NOT MEET ADA ACCESSIBILITY REQUIREMENTS. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%, ALL SIDEWALKS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5.0%, AND ALL RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 15:1.
- ALL SIDEWALKS AND CONCRETE FLATWORK SHALL HAVE A MINIMUM OF 0.5% SLOPE. CONTRACTOR SHALL CONTACT PROJECT ENGINEER IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DO NOT MEET THIS REQUIREMENT.
- THE CONTRACTOR SHALL SUBMIT MATERIAL SUBMITTALS, CUT SHEETS AND SHOP DRAWINGS FOR ALL CIVIL RELATED ITEMS FOR REVIEW PRIOR TO CONSTRUCTION.
- THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS (UPDATE 8, AMENDMENT 1)
- ALL EXISTING MANHOLES, VALVES AND METERS SHALL BE ADJUSTED TO NEW FINISH GRADE.

relevant design solutions  
**ARCHIS design**  
 4700 LINCOLN RD NE, SUITE 102.D  
 ALBUQUERQUE, NEW MEXICO 87109  
 (505) 998-7717 www.archisdesign.net

**HORIZON GLASS**  
**NEW BUILDING**  
 8310 SAN PEDRO DRIVE NE  
 ALBUQUERQUE, NEW MEXICO

Project No.  
**012119**  
 Issue Date:  
**February 4, 2021**

#	Date:	Revisions:

Sheet Title:  
**Hydrology Report**

Sheet No.  
**C-100**

**CSI-Cartesian Surveys Inc.**  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

February 12, 2021

Development Review Board  
City of Albuquerque

**Re: Preliminary Plat Review for Proposed Lot 1-A, Block 33, Tracts A, Unit B, North Albuquerque Acres - (8310 San Pedro Dr. NE / Anaheim Ave. NE)**

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests a preliminary plat review to dedicate right-of-way to the city of Albuquerque along San Pedro Drive NE and Anaheim Avenue NE, creating 1 lot from one (1) existing lot. The property is currently zoned NR-BP. A Sketch Plat review meeting was held on December 9, 2020, project number PR-2020-004761 and this addresses the comments the DRB provided.

**Code Enforcement**

CE reviewed this project for compliance with the IDO and has no objections at this time.

No objections

**Transportation**

At DMD's request today, dedicate 17 feet of right-of-way along San Pedro Boulevard. This shall include the new sidewalk. (Note that they are still in the process of doing the Design Analysis Report, and the first draft will be ready in March; at that point they will have a better idea of their alignment.)

See plat for dedication of right-of-way and site plan with infrastructure list for sidewalk.

Along the frontage of the site, sidewalk and curb are required along Anaheim and along San Pedro Boulevard in addition to one northbound lane and one bike lane for San Pedro Boulevard. Place these items onto an infrastructure list; this shall be handled as part of a Procedure C Agreement. (Width of sidewalk shall be called out according to roadway classification.)

Noted, see site plan and infrastructure list. It is understood the City's pending designs will include a new northbound lane and bike lane; and work will be finalized / infrastructure list will inform the information required for the impending Procedure C Agreement

An approved Traffic Circulation Layout (TCL) is required prior to building permit.

Noted



## Hydrology

Hydrology will need to approve the Grading & Drainage Plan prior to approval of Site Plan for Building Permit and also prior to Building Permit.

Draft of Grading and drainage plan is attached, as is DRWS form.

## ABCWUA

1. Request an availability/serviceability statement online at the following link: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx). Requests shall include fire marshal requirements and proposed utility plan. An executed statement must be obtained prior to approval.
  - a. The availability statement will determine the required public waterline and/or sanitary sewer infrastructure requirements.

Noted, availability statement # 201211 is provided.

## Parks and Recreation

San Pedro is a Major Collector requiring street trees. Expecting to be shown on Landscape Plan.

Noted, trees are shown on the Architectural Site Plan

## Planning Department

This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.

Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.

Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc....) and title should be a short and abbreviated as possible.

Noted

If right of way dedication is required a plat will be required to show that. <http://www.cabq.gov/planning/boards-commissions/development-review-board> see the DRB webpage for application details

Noted, dedication is shown on Preliminary Plat

Thank you for your attention,

Ryan Mulhall



Lu Jaramillo &lt;cartesianlu@gmail.com&gt;

## 8310 San Pedro Dr. NE Public Notice Inquiry

Carmona, Dalaina L. <dlcarmona@cabq.gov>  
 To: "cartesianlu@gmail.com" <cartesianlu@gmail.com>

Fri, Feb 12, 2021 at 10:23 AM

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
West La Cueva NA	Peggy	Neff	<a href="mailto:peggyd333@yahoo.com">peggyd333@yahoo.com</a>	8305 Calle Soquelle NE	Albuquerque	NM	87113		5059778903
West La Cueva NA	Erica	Vasquez	<a href="mailto:ericamvas@gmail.com">ericamvas@gmail.com</a>	8511 Rancho Del Oro Place NE	Albuquerque	NM	87113		5056817286
District 4 Coalition of Neighborhood Associations	Daniel	Regan	<a href="mailto:dreganabq@gmail.com">dreganabq@gmail.com</a>	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	<a href="mailto:mgriffiee@noreste.org">mgriffiee@noreste.org</a>	PO Box 90986	Albuquerque	NM	87199	5052800082	

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

[dicarmona@cabq.gov](mailto:dicarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [mailto:[webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org)] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)

**Sent:** Thursday, February 11, 2021 4:50 PM

**To:** Office of Neighborhood Coordination <[cartesianlu@gmail.com](mailto:cartesianlu@gmail.com)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>

**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Neighborhood Association Contacts

Contact Name

Monica L Jaramillo

Telephone Number

5058963050

Email Address

[cartesianlu@gmail.com](mailto:cartesianlu@gmail.com)

Company Name

CSI

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

Lot number 1 in block numbered 33 tract A, unit B North Albuquerque Acres

Physical address of subject site:

[8310 San Pedro Dr. NE](#)

Subject site cross streets:

San Pedro Dr. NE and Anaheim Ave. NE

Other subject site identifiers:

SE Corner of the above mentioned intersection


This site is located on the following zone atlas page:

C-18-Z

=====

This message has been analyzed by Deep Discovery Email Inspector.

---

 **IDOZoneAtlasPage\_C-18-Z - Copy.pdf**  
531K

CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 896-3050



Edward J & Kathryn M  
Burch  
6009 Carmel Ave NE  
Albuquerque, NM 87113

CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 896-3050



Harry Chavez  
6208 Sonrisa Pl. NE  
Albuquerque, NM  
87113

CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 896-3050



Timothy & Christine Helmick  
8100 Wyoming Blvd. NE  
STE M4-316  
Albuquerque, NM  
87113-1946

CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 896-3050



MHP Two, LLC  
8100 Barstow St. NE  
APT 17202  
Albuquerque, NM 87122-  
2886

CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 896-3050



Raymond Cohen  
P.O. Box 6127  
Albuquerque, NM 87197

CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 896-3050



Gerald & Theresa Kaiser  
Trustees Kaiser LVT  
8308 Vina del Sol Dr. NE  
Albuquerque, NM 87122

CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 896-3050



Linda L. Jenkins, Trustee  
9359 Admiral Lowell Pl NE  
Albuquerque, NM  
87111-1264

CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 896-3050



Eric & Christina Rains  
6305 Anaheim Ave NE  
Albuquerque, NM 87113

CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 896-3050



Cody L. + Lee LaBerge  
6201 Sonrisa Pl NE  
ALBUQUERQUE, NM  
87113-2851

CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 896-3050



Simba Inc.  
6400 Carmel Ave NE  
Albuquerque, NM  
87113-1867

CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 896-3050



Alma V. Espiritu  
6205 Sonrisa Pl NE  
Albuquerque, NM  
87113

CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 896-3050



Peggy Neff  
8305 Calle Saguille NE  
Albuquerque, NM  
87113

CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 896-3050



Virek + Poonam Mehta  
6200 Sonrisa Pl. NE  
Albuquerque, NM 87113-  
2829

CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 896-3050



Erica Vasquez  
8511 Rancho del Oro Pl. NE  
Albuquerque, NM 87113

CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 896-3050



Mesa Verde Construction's  
Development LLC  
6747 Lamy St. NW  
Albuquerque, NM

CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 896-3050



Daniel Regan  
4109 Chama Street NE  
Albuquerque, NM

CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 896-3050



Edward J + Kathryn M  
40 Gold Cup Gymnastics  
Inc  
6009 Carmel Ave NE  
Albuquerque, NM  
87113-7741

CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 896-3050



Mildred Guffee  
P.O. Box 90986  
Albuquerque, NM 87199

CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 896-3050



Omega Land + Cattle LLC  
8 Hobbs Rd.  
Peralta, NM 87042

Hello,

This letter is notification that CSI-Cartesian Surveys Inc. has applied for a subdivision plat to the Development Review Board (DRB), on behalf of the owners.

The subject property is located at 8310 San Pedro Dr. NE Albuquerque, NM 87110. Lot number one (1) in Block numbered Thirty-three (33), Tract A, Unit B, North Albuquerque Acres.

As part of the IDO regulations we are required to formally notify you of our application submittal. If you would like more information, you can call me at 896-3050 or should you desire to attend the DRB hearing it will be held on March 17, 2020 at 9:00 AM **online** via Zoom. For access to the online meeting visit CABQ website and click on the hyperlink attached to the agenda as found on the following website: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-39555.

Will Plotner, Jr.  
CSI-Cartesian Surveys Inc.  
P.O. Box 44414  
Rio Rancho, NM 87174  
(505) 896-3050



Lu Jaramillo &lt;cartesianlu@gmail.com&gt;

---

**Notice of Hearing for Preliminary Plat for 8310 San Pedro Dr. NE**

---

**Lu Jaramillo** <cartesianlu@gmail.com>  
To: peggyd333@yahoo.com, ericamvas@gmail.com

Thu, Feb 18, 2021 at 2:05 PM

Hello Peggy Neff, and Erica Vasquez:

Attached, please find a PDF letter for your review. It explains our submission as agents on behalf of our client Laura Williams, which the preliminary plat process with the City of Albuquerque requires we notify you of.

No action is required on your part, but if you have any questions or concerns, please feel free to contact CSI- Cartesian Surveys, Inc.

Regards,  
Lu Jaramillo - [cartesianlu@gmail.com](mailto:cartesianlu@gmail.com)  
Cartesian Surveys, Inc.  
505-896-3050

---

 **142094C letter 2.pdf**  
404K





Lu Jaramillo &lt;cartesianlu@gmail.com&gt;

---

**Notice of Hearing for Preliminary Plat for 8310 San Pedro Dr. NE**

---

**Lu Jaramillo** <cartesianlu@gmail.com>  
To: dlreganabq@gmail.com, mgriffee@noreste.org

Thu, Feb 18, 2021 at 2:05 PM

Hello Daniel Regan and Mildred Griffiee

Attached, please find a PDF letter for your review. It explains our submission as agents on behalf of our client Laura Williams, which the preliminary plat process with the City of Albuquerque requires we notify you of.

No action is required on your part, but if you have any questions or concerns, please feel free to contact CSI- Cartesian Surveys, Inc.

Please feel free to contact CSI- Cartesian Surveys, Inc.

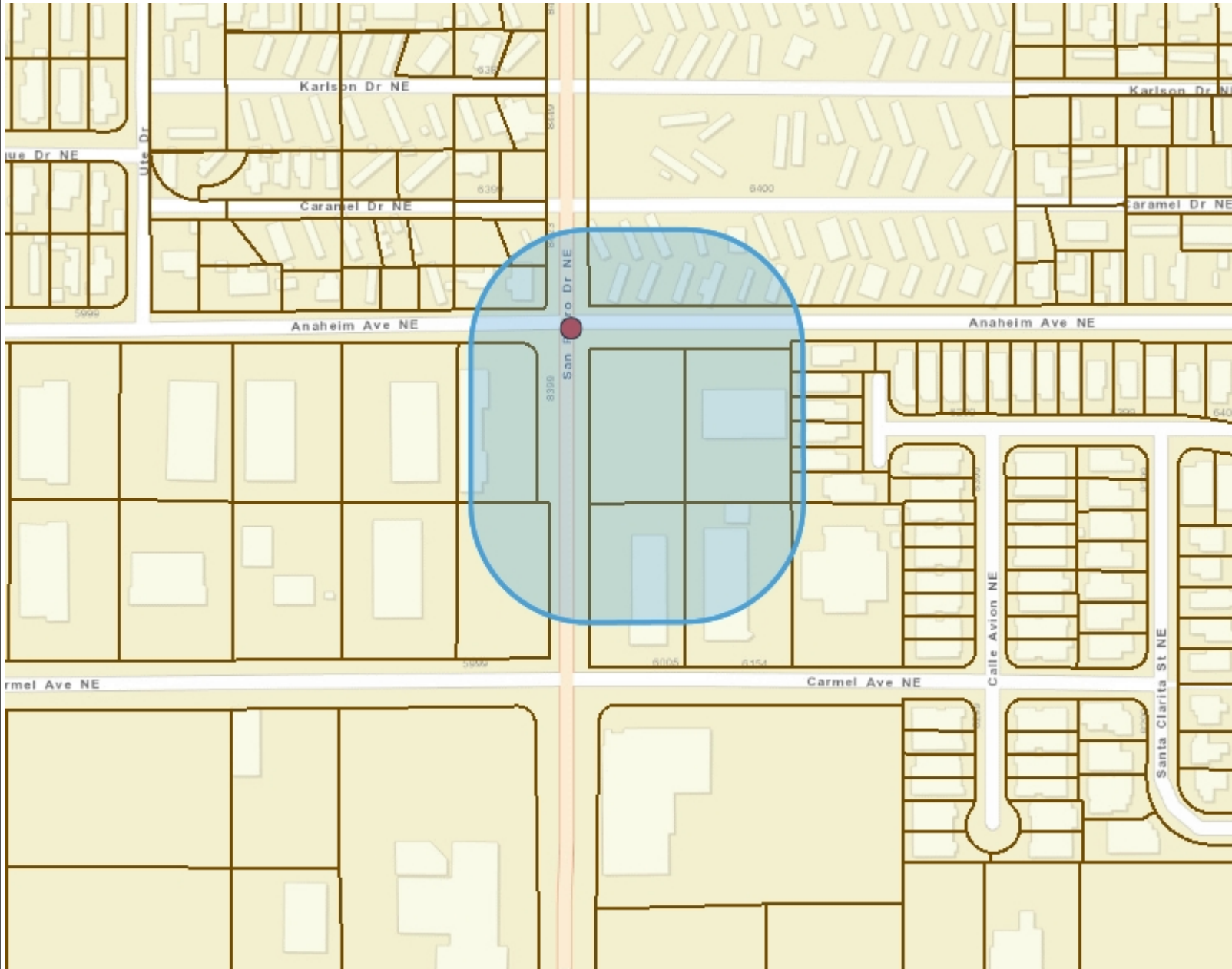
Regards,  
Lu Jaramillo - [cartesianlu@gmail.com](mailto:cartesianlu@gmail.com)  
Cartesian Surveys, Inc.  
505-896-3050

---

 **142094C letter 2.pdf**  
404K



# 8310 San Pedro Dr. NE

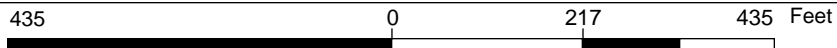


## Legend

□ Bernalillo County Parcels

## Notes

Buffer Map: 175 Ft.  
ROW San Pedro Dr. NE: 100 Ft.



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
2/12/2021 © City of Albuquerque

1: 2,609

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

LABARGE CODY L & LABARGE LEE  
6201 SONRISA PL NE  
ALBUQUERQUE NM 87113-2831

HELMICK TIMOTHY & CHRISTINE  
8100 WYOMING BLVD NE SUITE M 4-  
316  
ALBUQUERQUE NM 87113-1946

BURCH EDWARD J & KATHRYN M  
6009 CARMEL AVE NE  
ALBUQUERQUE NM 87113

RAINS ERIC & CHRISTINA  
6305 ANAHEIM AVE NE  
ALBUQUERQUE NM 87113

MHP TWO LLC  
8100 BARSTOW ST NE APT 17202  
ALBUQUERQUE NM 87122-2886

MEHTA VIVEK & POONAM  
6200 SONRISA PL NE  
ALBUQUERQUE NM 87113-2829

JENKINS LINDA L TRUSTEE JENKINS  
TRUST  
9359 ADMIRAL LOWELL PL NE  
ALBUQUERQUE NM 87111-1264

CHAVEZ HARRY R  
6208 SONRISA PL NE  
ALBUQUERQUE NM 87113

MESA VERDE CONSTRUCTION &  
DEVELOPMENT LLC  
6747 LAMY ST NW  
ALBUQUERQUE NM 87120-4610

KAISER GERALD G & THERESA L  
TRUSTEES KAISER LVT  
8308 VINA DEL SOL DR NE  
ALBUQUERQUE NM 87122

SIMBA INC  
6400 CAMEL AVE NE  
ALBUQUERQUE NM 87113-1867

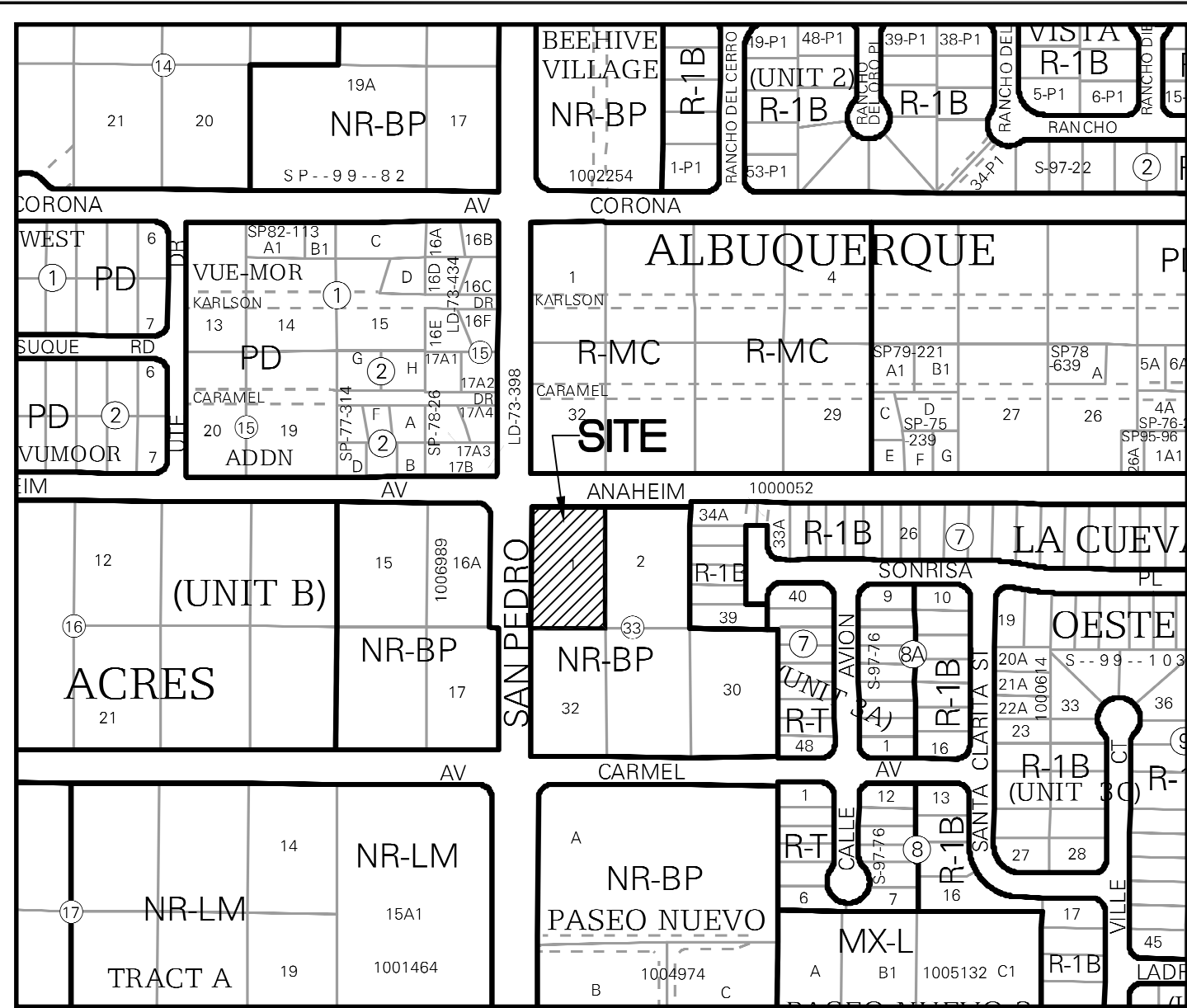
BURCH EDWARD J & KATHRYN M C/O  
GOLD CUP GYMNASTICS INC  
6009 CARMEL AVE NE  
ALBUQUERQUE NM 87113-1741

COHEN RAYMOND P  
PO BOX 6127  
ALBUQUERQUE NM 87197

ESPIRITU ALMA V  
6205 SONRISA PL NE  
ALBUQUERQUE NM 87113

OMEGA LAND & CATTLE LLC  
8 HOBBS RD  
PERALTA NM 87042

MHP TWO LLC  
8100 BARSTOW ST NE APT 17202  
ALBUQUERQUE NM 87122-2886



Vicinity Map - Zone Atlas C-18-Z

**Subdivision Data**

GROSS ACREAGE: .09977 ACRES  
 ZONE ATLAS PAGE NO.: C-18-Z  
 NUMBER OF EXISTING LOTS: 1  
 NUMBER OF LOTS CREATED: 1  
 MILES OF FULL-WIDTH STREETS: 0.000 MILES  
 MILES OF HALF-WIDTH STREETS: 0.000 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE: 0.3687 ACRES  
 DATE OF SURVEY: FEBRUARY 2021

**Notes**

1. FIELD SURVEY PERFORMED IN OCTOBER 2020.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN HEREON.
5. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN AS (O) SHALL BE MARKED BY A 1/2" REBAR STAMPED "CARTESIAN LS #14271).
6. THE EASEMENTS SHOWN HEREON ARE ONLY THE EASEMENTS AS SHOWN ON THE PLAT OF RECORD AND REFERENCED IN A TITLE COMMITMENT DATED NOVEMBER 7, 2014. A NEW TITLE COMMITMENT WILL BE REQUIRED TO SHOW OTHER EASEMENTS THIS SURVEYOR MAY NOT BE AWARE OF.
7. EXISTING ZONING: "NR-BP" BUSINESS PARK ZONE DISTRICT  
 PROPOSED ZONING: "NR-BP" BUSINESS PARK ZONE DISTRICT
8. TOTAL ACREAGE: 0.9977 ACRES
9. SETBACKS REQUIRED  
 FRONT: 20 FT. MINIMUM  
 SIDE: 10 FT. MINIMUM  
 REAR: 10 FT. MINIMUM

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	39.37'	25.00'	90°14'17"	35.43'
				N 45°2'01" E

**Documents**

1. PLAT OF RECORD FOR NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 24, 1936, IN BOOK D, PAGE 130.
2. REAL ESTATE CONTRACT FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 22, 2020, AS DOCUMENT NO. 2020045901.

**Drainage Facilities Note**

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ["DETENTION AREAS"] ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING\* AND MAINTAINING OF DRAINAGE GRANTOR SHALL CONSTRUCT DRAINAGE [DETENTION] FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT ENTITLED

ON \_\_\_\_\_ AND APPROVED BY THE ALBUQUERQUE CITY ENGINEER ON \_\_\_\_\_ NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION. THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

**Indexing Information**

Projected Section 13, Township 11 North, Range 3 East, N.M.P.M. within the Elena Gallegos Grant  
 Subdivision: North Albuquerque Acres, Tract A, Unit B  
 Owner: Lear Properties LLC  
 UPC #: 101806427314440332

**Legal Description**

LOT NUMBERED ONE (1) IN BLOCK NUMBERED THIRTY-THREE (33), TRACT "A", UNIT "B", NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1936, IN PLAT BOOK D, PAGE 130.

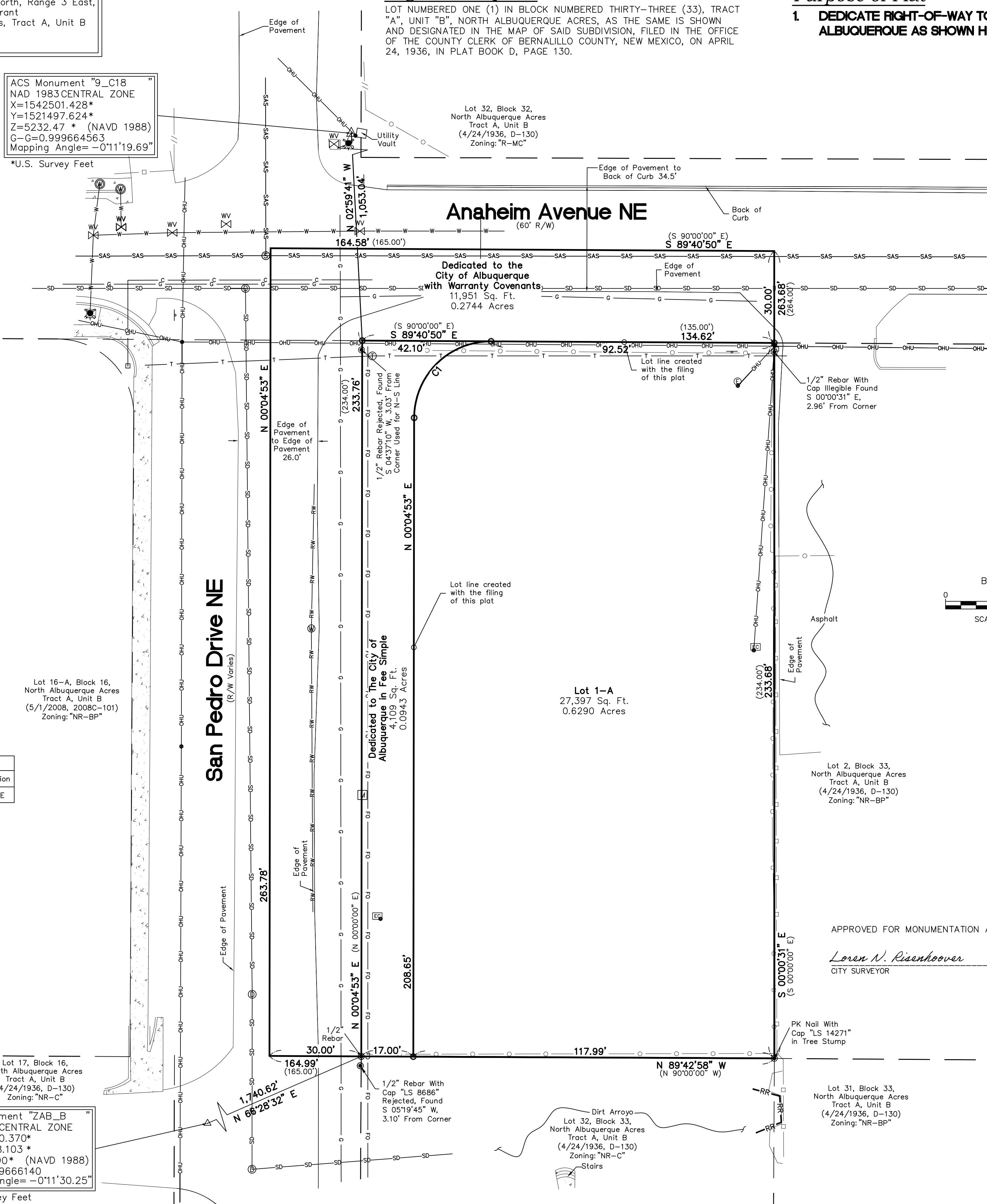
**Purpose of Plat**

1. DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE AS SHOWN HEREON.

**Preliminary Plat**  
 for  
**Lot 1-A, Block 33**  
**Tract A, Unit B, North**  
**Albuquerque Acres**  
 Being Comprised of  
**Lot 1, Block 33, Tract A, Unit B,**  
**North Albuquerque Acres**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 February 2021

**Legend**

Symbol	Description
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (4/24/1936, D-130)
(O)	FOUND MONUMENT AS INDICATED
(O with 1/2")	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
(S)	CONCRETE
(U)	UTILITY PEDESTAL
(W)	WOOD FENCE
(M)	METAL FENCE
(B)	BLOCK WALL
(C)	CHAINLINK FENCE
(R)	RAILROAD TIES
(S)	SIGN
(OHU)	OVERHEAD UTILITY LINE
(U)	UTILITY POLE
(E)	ELECTRIC METER
(EC)	ELECTRIC CABINET
(TM)	TELEPHONE MANHOLE
(WV)	WATER VALVE
(WM)	WATER METER
(FH)	FIRE HYDRANT
(WMH)	WATER MANHOLE
(M)	MAILBOX
(SSM)	SANITARY SEWER MANHOLE
(SDM)	STORM DRAIN MANHOLE
(UGGL)	UNDERGROUND GAS UTILITY LINE
(UGWL)	UNDERGROUND WATER UTILITY LINE
(UGSSL)	UNDERGROUND SANITARY SEWER LINE
(UGSD)	UNDERGROUND STORM DRAIN UTILITY LINE
(UGTL)	UNDERGROUND TELEPHONE UTILITY LINE
(UGFO)	UNDERGROUND FIBER OPTIC UTILITY LINE
(UGC)	UNDERGROUND CABLE UTILITY LINE
(UGRW)	UNDERGROUND REUSE WATER UTILITY LINE
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION
EP 5075.50	EDGE OF PAVEMENT ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION
TC 5075.50	TOP OF CONCRETE ELEVATION
TO 5075.50	TOP OF SLOPE ELEVATION
TOE 5075.50	TOE OF SLOPE ELEVATION
---	TRACT BOUNDARY LINE
---	ADJOINING BOUNDARY LINE
---	EASEMENT LINES, BOTH EXISTING AND PROPOSED



ACS Monument "ZAB\_B"  
 NAD 1983 CENTRAL ZONE  
 X=1540960.370\*  
 Y=1519518.103\*  
 Z=5195.090\* (NAVD 1988)  
 G=G=0.999666140  
 Mapping Angle=-0°11'30.25"  
 \*U.S. Survey Feet

**Solar Collection Note**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED AUGUST 16, 2012, MAP NO. 35001C0137H.

APPROVED FOR MONUMENTATION AND STREET NAMES

Loren N. Risenhoover  
 CITY SURVEYOR  
 2/12/2021  
 DATE

OWNER: RAYMOND P. COHEN TRUST

BY: RAYMOND P. COHEN

ITS: TRUSTEE

Raymond P. Cohen  
 Raymond P. Cohen (Feb 12, 2021 16:59 MST)

RAYMOND P. COHEN, TRUSTEE  
 RAYMOND P. COHEN TRUST

RAYMOND P. COHEN TRUST UNDER REAL ESTATE CONTRACT  
 WITH: LEAR PROPERTIES, LLC

BY: LAURA WILLIAMS

ITS: MEMBER

Laura Williams (Feb 12, 2021 14:20 MST)

LAURA WILLIAMS, MEMBER  
 LEAR PROPERTIES, LLC

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244  
 wplotnerj@gmail.com

Current DRC  
Project Number: \_\_\_\_\_

**FIGURE 12**

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: \_\_\_\_\_  
DRB Application No.: \_\_\_\_\_

**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**Horizon Glass**

**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**001 033 Tract A Unit B North Albuquerque Acres**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	6'	PCC Sidewalk	San Pedro	SW Corner PL	NW Corner PL	/	/	/
<input type="text"/>	<input type="text"/>	5'	PCC Sidewalk	Anaheim	NW Corner	NE Corner PL	/	/	/
<input type="text"/>	<input type="text"/>	STD	STD Curb & Gutter	San Pedro	SW Corner PL	NW Corner PL	/	/	/
<input type="text"/>	<input type="text"/>	STD	STD Curb & Gutter	Anaheim	NW Corner	NE Corner PL	/	/	/
<input type="text"/>	<input type="text"/>	11' FE	Arterial Pavement	San Pedro	SW Corner PL	NW Corner PL	/	/	/
<input type="text"/>	<input type="text"/>	6'	Bike Lane	San Pedro	SW Corner PL	NW Corner PL	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/	
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

NOTES

- \_\_\_\_\_
- Installation of the improvements identified above will be the responsibility of the Albuquerque Fire Rescue Department. By signing on the line below "AGENT/OWNER" on page 2, I, Paul Dow, Fire Chief, understand that my Department is responsible for construction of the above listed items. This commitment is equivalent to the guaranty provided within a .conventional Subdivision Improvement
- By Signing below, I Paul Dow understand the improvements shown on this infrastructure list will be funded by the Albuquerque Fire Rescue Department. The estimated cost of these improvements should be provided by the design engineer and approved by the City Engineer.

<b>AGENT / OWNER</b>	<b>DEVELOPMENT REVIEW BOARD MEMBER APPROVALS</b>
----------------------	--

NAME (print)	DRB CHAIR - date	PARKS & RECREATION - date
FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	UTILITY DEVELOPMENT - date	CODE ENFORCEMENT - date
	CITY ENGINEER - date	_____ - date

<b>DESIGN REVIEW COMMITTEE REVISIONS</b>
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



**E4 VICINITY MAP**  
SCALE: NTS



**SITE INFORMATION**

**INTEGRATED DEVELOPMENT ORDINANCE (2019)**

ZONE DISTRICT - NR-BP

TABLE 2-5-3 NR-BP DIMENSIONAL STANDARDS  
BUILDING COVERAGE = 50% MAX  
BUILDING HEIGHT = 65 FT MAX

FRONT SETBACK = 20' MIN  
SIDE SETBACK = 10' MIN  
REAR SETBACK = 10' MIN

**PARKING (INTEGRATED DEVELOPMENT ORDINANCE)**

TABLE 5-5-1 OFF-STREET PARKING  
LIGHT VEHICLE REPAIR = 1 SPACE PER 1000 SQ FT  
= (4999/1000)x1 = 4.99  
OFFICE = 3.5 SPACES PER 1000 SQ FT  
= (2961/1000)x3.5 = 10.36  
REQUIRED SPACES = 4.99 + 10.36 = 15.35

5-5(D) MOTORCYCLE PARKING = 1 SPACE PER 0-25 TOTAL PARKING SPACES

5-5(E) BICYCLE PARKING = 3 SPACES

NMBC, SECTION 2, TABLE 1106.1 - ACCESSIBLE PARKING SPACES  
1 TOTAL REQUIRED, 1 TO BE VAN ACCESSIBLE

TOTAL OFF-STREET SPACES PROVIDED = 19 SPACES  
STANDARD PARKING PROVIDED = 17 SPACES  
ADA/VAN PARKING PROVIDED = 1 STD/1 VAN  
MOTORCYCLE PARKING PROVIDED = 1 SPACE

**GENERAL NOTES**

- A. USE FULL SCALE DRAWINGS FOR CONSTRUCTION PRINTED ON 24X36 "D" SIZE PAPER; DO NOT SCALE DRAWINGS; IF DIMENSIONS ARE IN QUESTION, ARE NOT PROVIDED, OR THERE IS A DISCREPANCY, CONTACT ARCHITECT IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING WITH PRICING, ORDERING OR WORK
- B. RE: SHEET AS501 FOR SITE DETAILS
- C. RE: CIVIL, STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL SHEETS FOR WORK PERTAINING TO THOSE TRADES
- D. RE: LANDSCAPE SHEETS FOR ADDITIONAL INFORMATION, PLANTING TYPES, AND LANDSCAPE CALCULATIONS
- E. ALL CONSTRUCTION SHALL CONFORM TO INDUSTRY AND MANUFACTURER'S STANDARDS AS A MINIMUM REQUIREMENT
- D. REFER TO NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) STANDARD DRAWING 608-001-1 "PEDESTRIAN ACCESSIBLE ROUTE GENERAL NOTES" FOR STANDARD RAMPS AND STAIR DETAILS ON CONSTRUCTING SITE STEPS, RAMPS, FINISHES AND OTHER REQUIREMENTS; ANY DETAILS OR REQUIREMENTS IN THAT DOCUMENT SUPERCEDE THESE DETAILS AND WHERE ANY DETAILS IN THAT DOCUMENT OR OTHER CURRENT ADA STANDARDS CONFLICT WITH THESE DETAILS, OR EACH OTHER, THE MOST STRINGENT REQUIREMENTS SHALL APPLY
- E. PROVIDE EXTERIOR GRADE SEALANTS AT EXPANSION JOINTS AT SIDEWALKS AND OTHER CONCRETE AREAS
- F. WASTE RECEPTACLE AND ENCLOSURE DESIGN SHALL COMPLY WITH COA SOLID WASTE MANAGEMENT DEPARTMENT DETAILS AND REQUIREMENTS
- G. PROVIDE POSITIVE GRADING AROUND THE ENTIRE BUILDING; RE: CIVIL SHEETS
- H. RE: GEOTECHNICAL REPORT FOR PAVING SECTIONS, SUBGRADE PREPARATION, BASE COARSE REQUIREMENTS AND OTHER SITE INFORMATION AND REQUIREMENTS; PROVIDE BASE COARSE UNDER ALL INDICATED PAVING SECTIONS AS REQUIRED BY GEOTECHNICAL REPORT
- I. LANDSCAPING AND SIGNAGE 3'H TO 8'H SHALL NOT BE IN CLEAR SIGHT TRIANGLE
- J. PRELIMINARY SITE PLAN IS FOR PRELIMINARY PLAT REVIEW ONLY AND NOT FOR CONSTRUCTION; RE: C-101 CONCEPTUAL GRADING & DRAINAGE PLAN AND INFRASTRUCTURE LIST FOR ADDITIONAL INFORMATION
- K. ALL WORK WITHIN THE 17'-0" RIGHT OF WAY ALONG SAN PEDRO IS FUTURE WORK PER THE CITY'S PENDING DESIGNS RE: WIDENING OF THE STREET; ALL IMPROVEMENTS IN THE RIGHT OF WAY MUST BE INCLUDED ON THE FINAL WORK ORDER AND/OR AGREEMENT

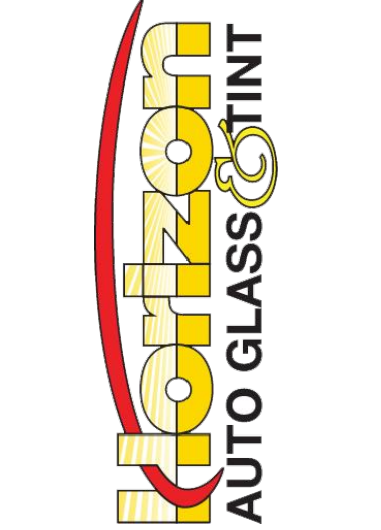
**SHEET KEYNOTES**

1. FREESTANDING SIGN, PROVIDE POWER FOR LIGHTING; SIGN DESIGN SHALL COMPLY WITH IDO TABLE 5-12-12: 100 SF MAX AREA AND 26 FT MAX HEIGHT; COORDINATE FINAL DESIGN AND FOOTING REQUIREMENTS WITH OWNER'S SIGN CONSULTANT
2. ADA PARKING STALL; 4" WIDE STRIPING, MARKED WITH PAINTED ADA MARKING LOCATED AT END OF STALL AND FACING DIRECTION AS SHOWN; PAINT ALL STRIPING BLUE; RE: C3/AS501
3. ADA PARKING SIGN AS REQUIRED FOR VAN AND STANDARD; DESIGN SHALL COMPLY WITH COA STANDARD DETAILS
4. MOTORCYCLE PARKING WITH PAVEMENT LABEL IN "WHITE"; PROVIDE FREESTANDING SIGN PER A3/AS501
5. ADA LOW-SLOPE RAMP; RE: D5/AS501 AND COA STD DWG 2440
6. ADA ACCESS AISLE; 4" WIDE STRIPING; PAINT ADA BLUE; RE: GENERAL NOTE "D" THIS SHEET
7. PROPERTY LINE
8. NEW ASPHALT PAVING WITH PARKING STALLS; PROVIDE 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES, 2 COATS MIN; PARKING LOT REQUIREMENTS SHALL COMPLY WITH COA STANDARD DETAILS AND MINIMUM REQUIREMENTS FOR PARKING LOTS
9. LINE OF EDGE OF EXISTING ASPHALT PAVING AT STREET AND NEW VALLEY GUTTER AT ENTRANCE; RE: COA STD DWG 2426
10. TRUNCATED DOME INDICATOR AT DRIVE CROSSING; INDICATOR COLOR TO BE SELECTED FROM MANUFACTURER'S STANDARD RANGE
11. WASTE RECEPTACLE AND ENCLOSURE; RE: D6/AS501
12. BICYCLE RACK SECURED TO CONCRETE PAD, MIN 3 BICYCLE CAPACITY; RACK DESIGN SHALL COMPLY WITH IDO SECTION 5-5(E); PROVIDE MADRAX "TRITON" OR APPROVED EQUAL
13. CONCRETE APRON SLOPED TO PAVEMENT, TYP AT ALL OVERHEAD DOOR OPENINGS
14. CONCRETE CURB AND GUTTER AT SIDEWALK; RE: C1/AS501
15. CONCRETE CURB AND GUTTER AT GRADE; RE: A1/AS501
16. 6" WIDE x 7'-0" LONG PRE-CAST CONC WHEEL STOP; INSTALL MIN OF 2'-0" FROM FRONT EDGE OF SIDEWALK TO FRONT FACE OF STOP; ANCHOR TO PARKING LOT SURFACE
17. DASHED LINE INDICATES LINE OF AWNING ABOVE
18. OUTDOOR PICNIC TABLE
19. MINI CLEAR SITE TRIANGLE; RE: COA DPM 23-3.9.5-3
20. EXISTING FIRE HYDRANT
21. SETBACK LINE
22. STEEL PIPE BOLLARD AT BOTH SIDES OF OVERHEAD DOOR OPENING, TYP AT ALL; RE: F3/AS501
23. NEW CONCRETE SIDEWALK; RE: A5,C5/AS501
24. LANDSCAPING AND IRRIGATION
25. EARTHEN SWALE
26. EXISTING STOP SIGN TO REMAIN
27. EXISTING DIRT AREA ALIGNING WITH PAVEMENT EDGE
28. PROVIDE VALLEY GUTTERS AT DRIVEWAY ENTRANCES; RE: CIVIL SHEETS AND COA STD DWG 2420
29. PROPOSED WATER HARVEST AREA; RE: CIVIL SHEETS
30. CONCRETE CROSSWALK
31. KNOX BOX; COORDINATE FINAL LOCATION WITH FIRE MARSHAL'S OFFICE
32. DOWNSPOUT AND SPLASH BLOCK; RE: F5,E3/A-501
33. DOWNSPOUT; RE: F5/A-501
34. FUTURE CURB AND GUTTER PER COA STD DWG 2415A
35. FUTURE SIDEWALK PER COA STD DWG 2430
36. FUTURE ADA LOW-SLOPE RAMP PER COA STD DWG 2440

**PRELIMINARY NOT FOR REGULATORY APPROVAL PERMITTING OR CONSTRUCTION**

**ARCHIS ARCHITECTS**  
ARCHIS design, LLC  
4700 LINCOLN RD NE, SUITE 102 D  
ALBUQUERQUE NEW MEXICO 87109  
(505) 998-7717  
www.archisdesign.com

**AUTO GLASS SHOP NEW BUILDING**  
8310 SAN PEDRO DRIVE NE  
ALBUQUERQUE, NEW MEXICO 87113



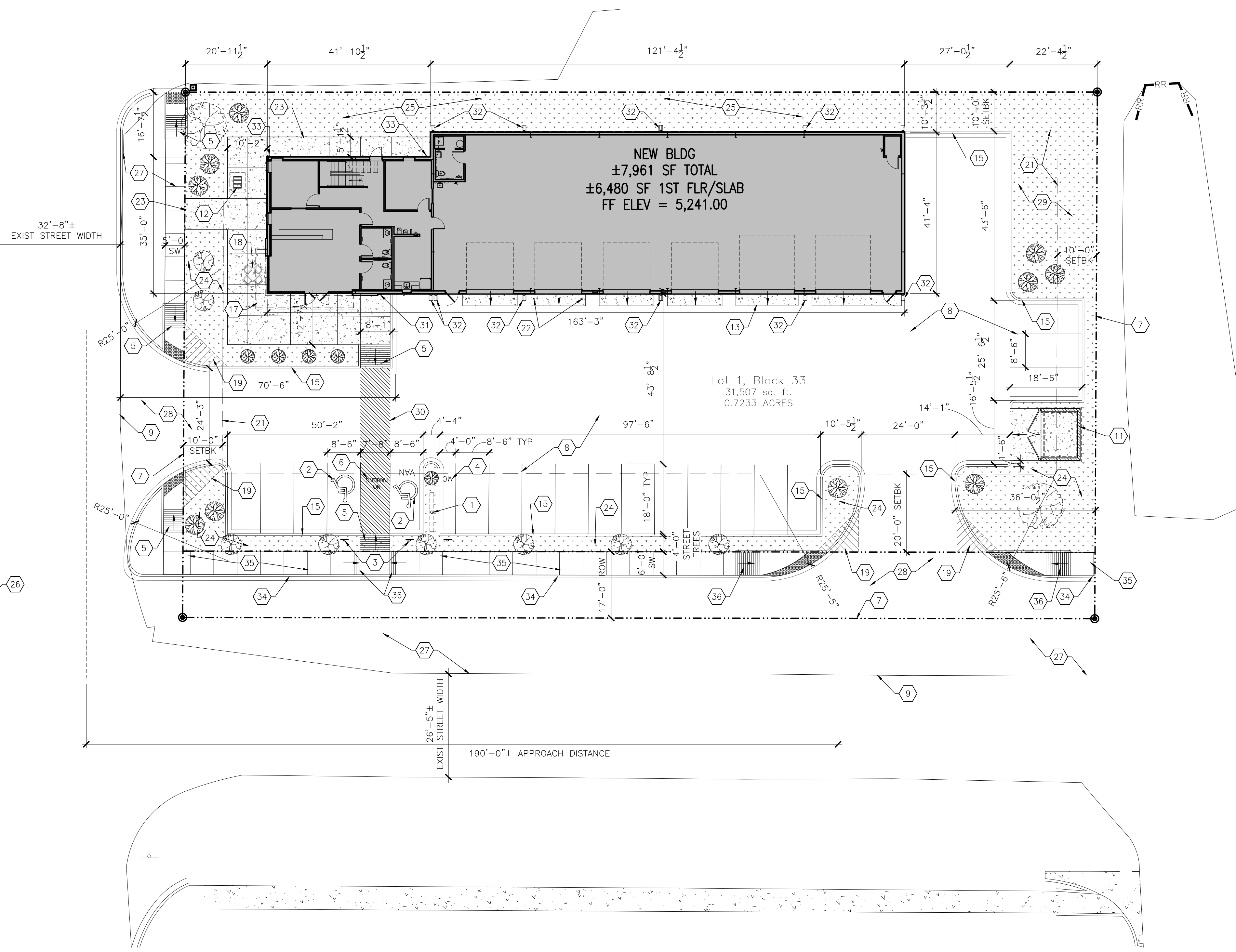
Project No. **20-018** Drawn by: **AEH**  
Checked by: **JFO**

Issue Date:  
**February 12, 2021**

Revisions:	Date:

Sheet Title:  
**Preliminary Architectural Site Plan**

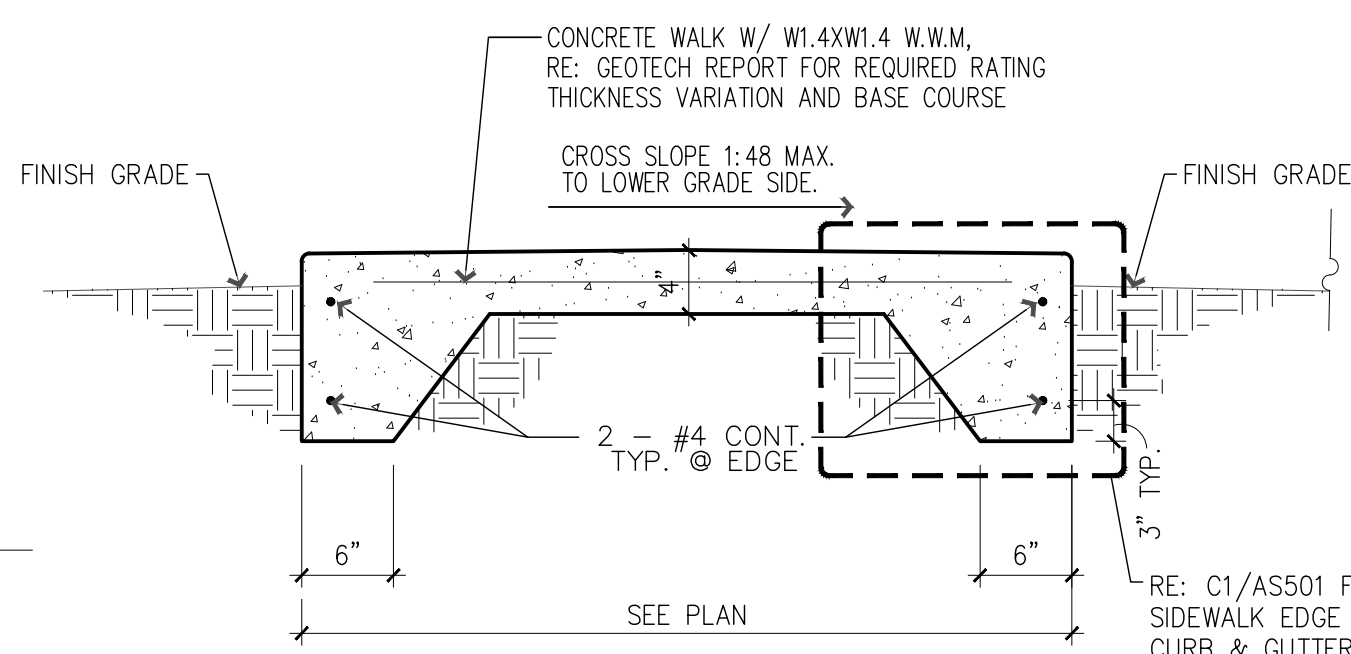
Sheet No.  
**AS101**



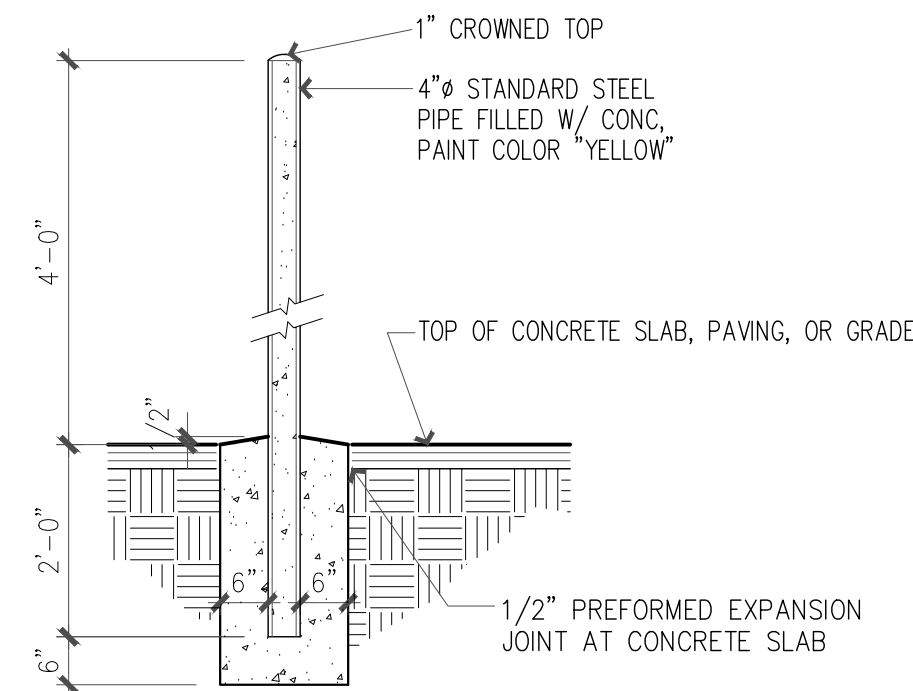
**A1 ARCHITECTURAL SITE PLAN**  
SCALE: 1/16" = 1'-0"



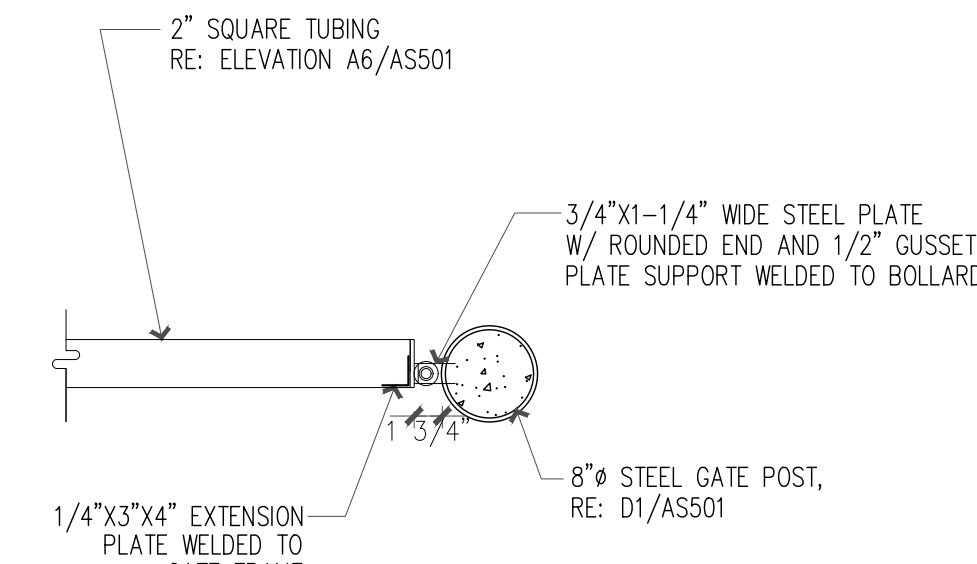




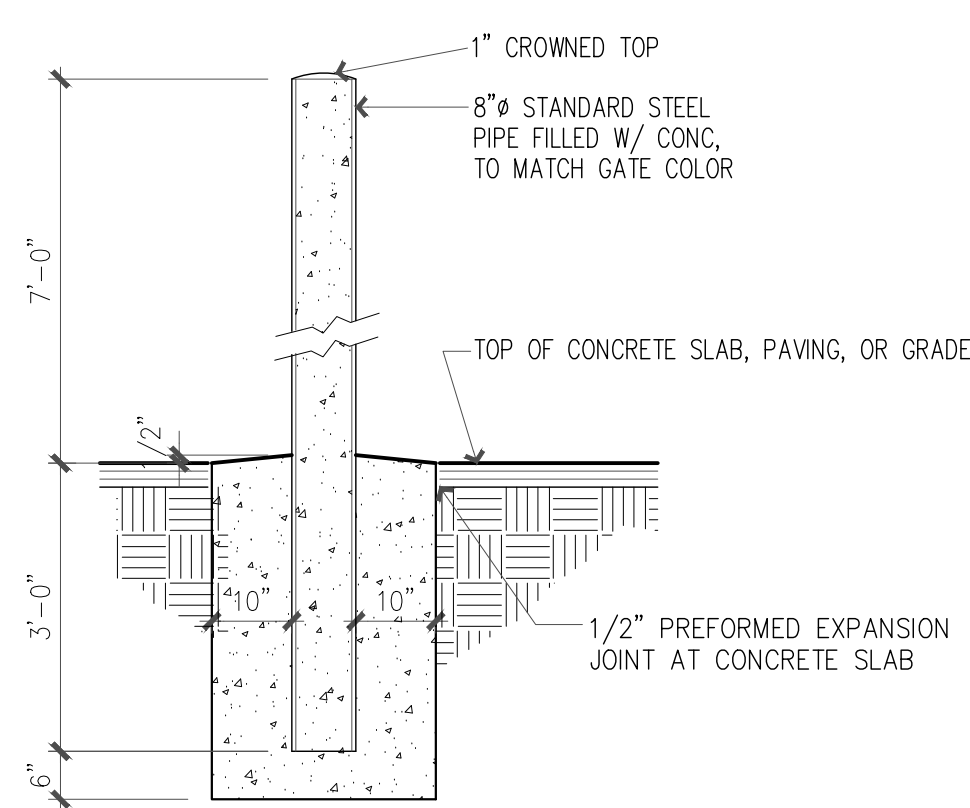
**F1 CONCRETE WALK SECTION**  
SCALE: 1" = 1'-0"



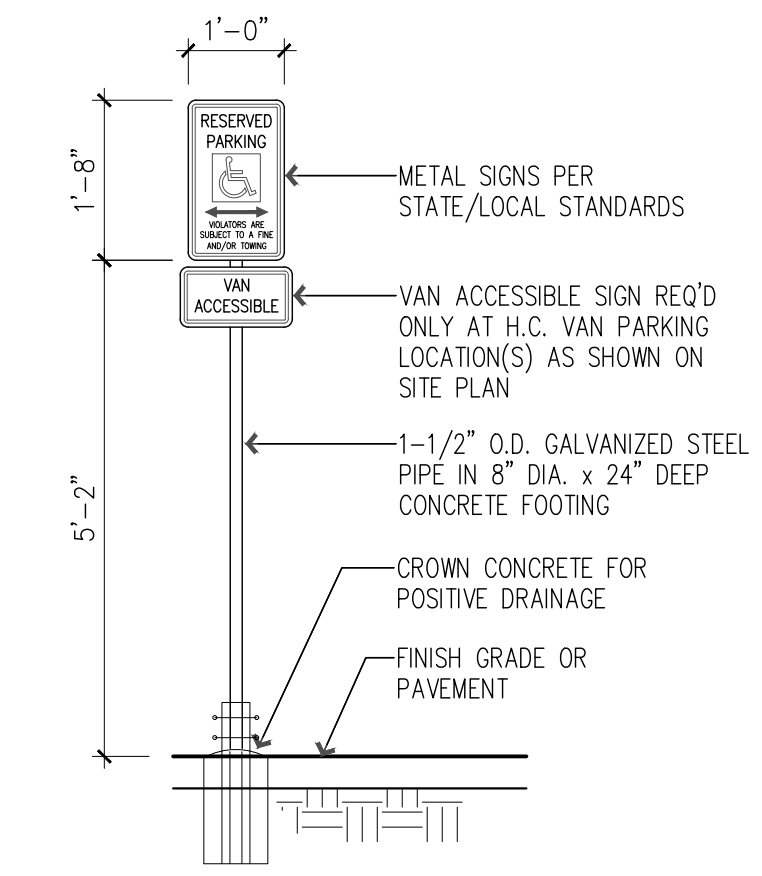
**F3 STEEL PIPE BOLLARD**  
SCALE: 1/2" = 1'-0"



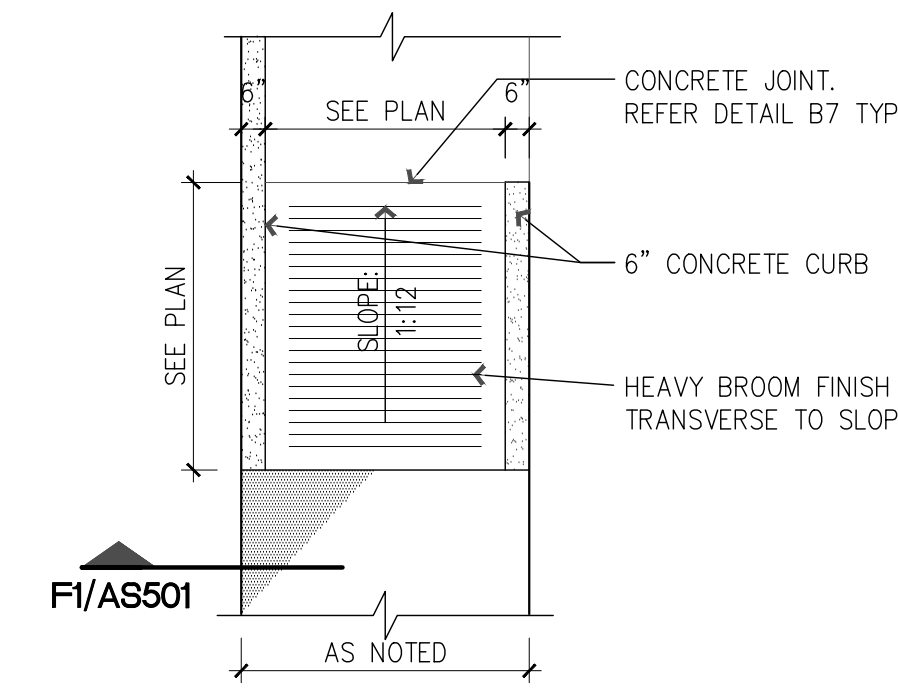
**F4 GATE HINGE DETAIL**  
SCALE: 1" = 1'-0"



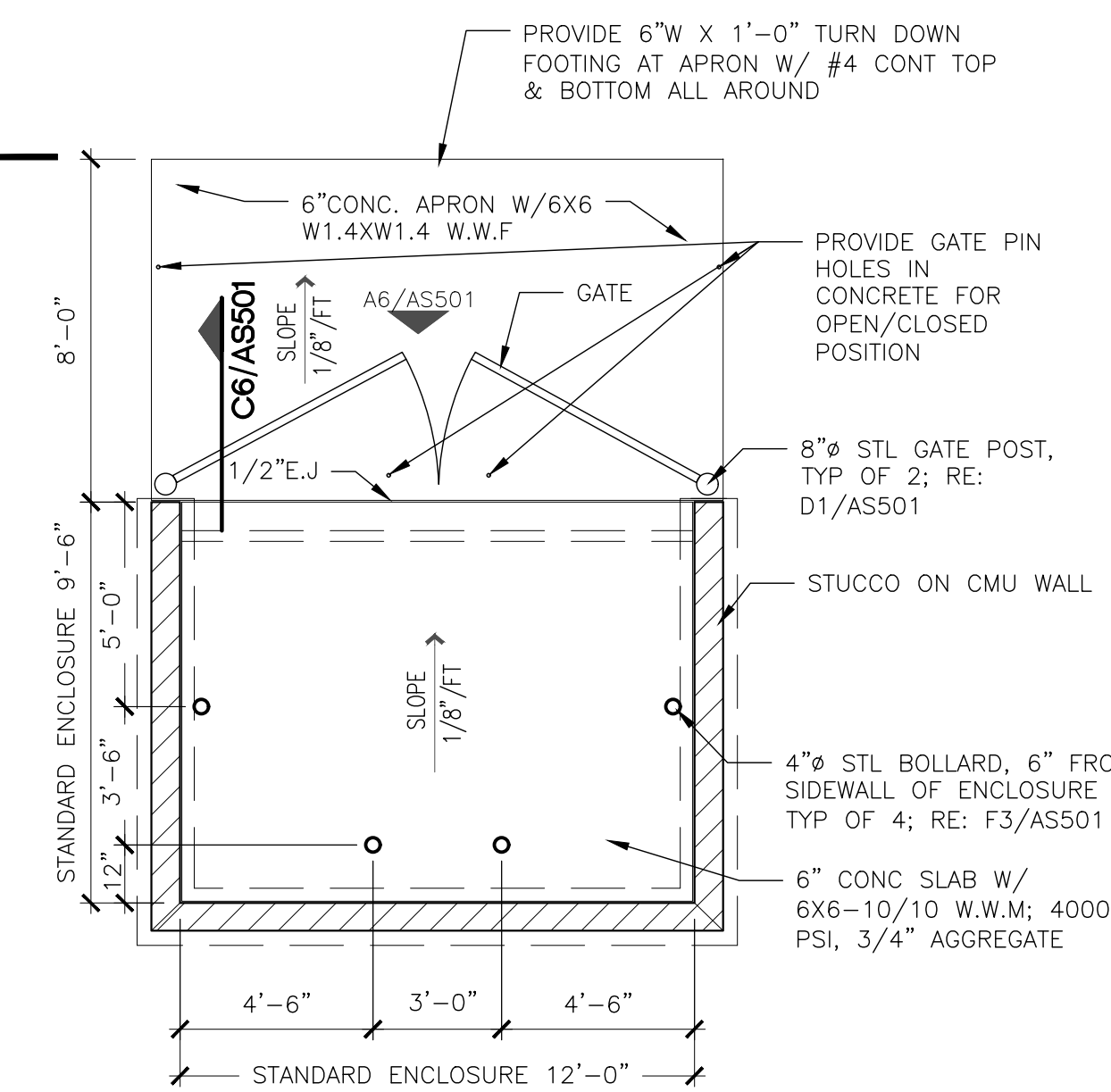
**D1 STEEL GATE POST**  
SCALE: 1/2" = 1'-0"



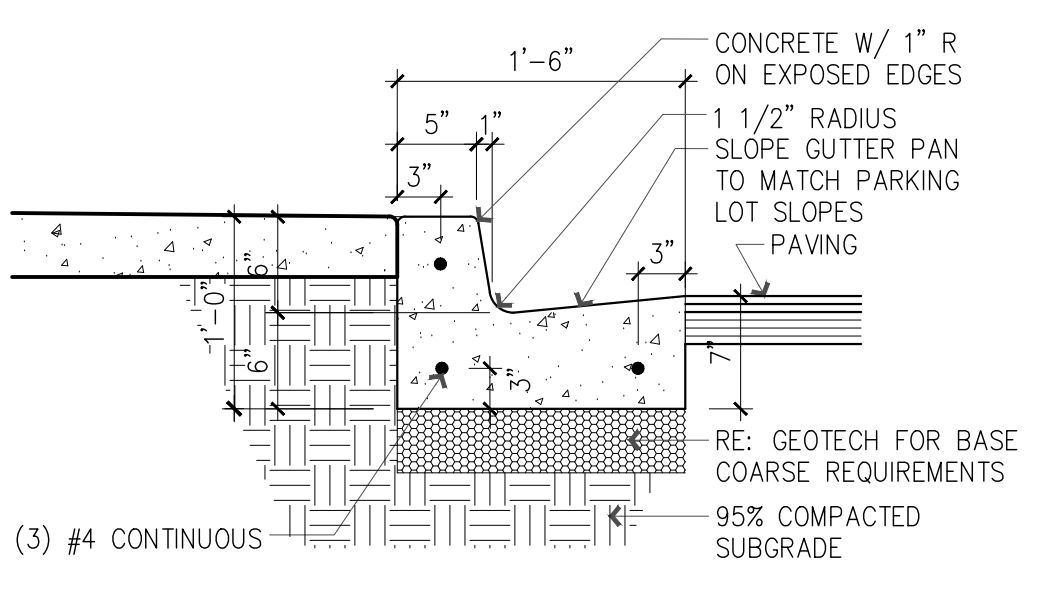
**D3 VAN ACCESSIBLE PARKING SIGN**  
SCALE: 1/2" = 1'-0"



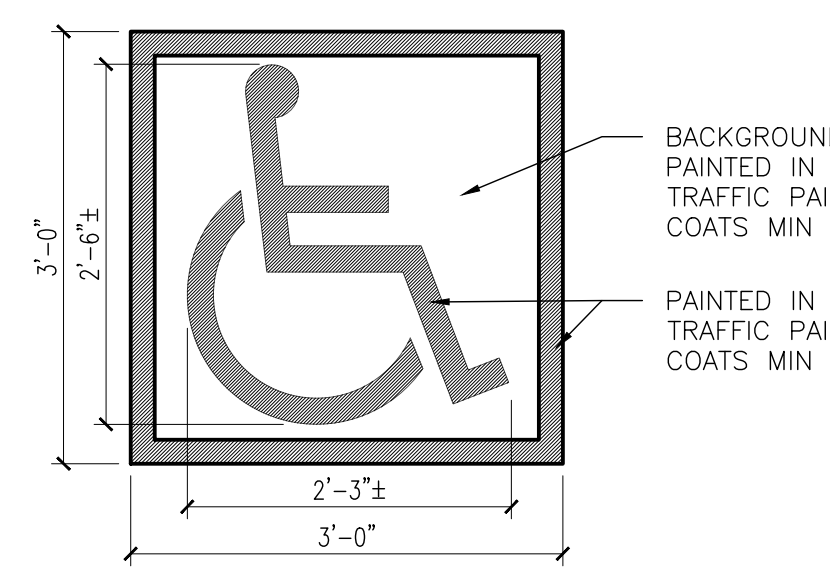
**D5 LOW SLOPE RAMP**  
SCALE: 1/4" = 1'-0"



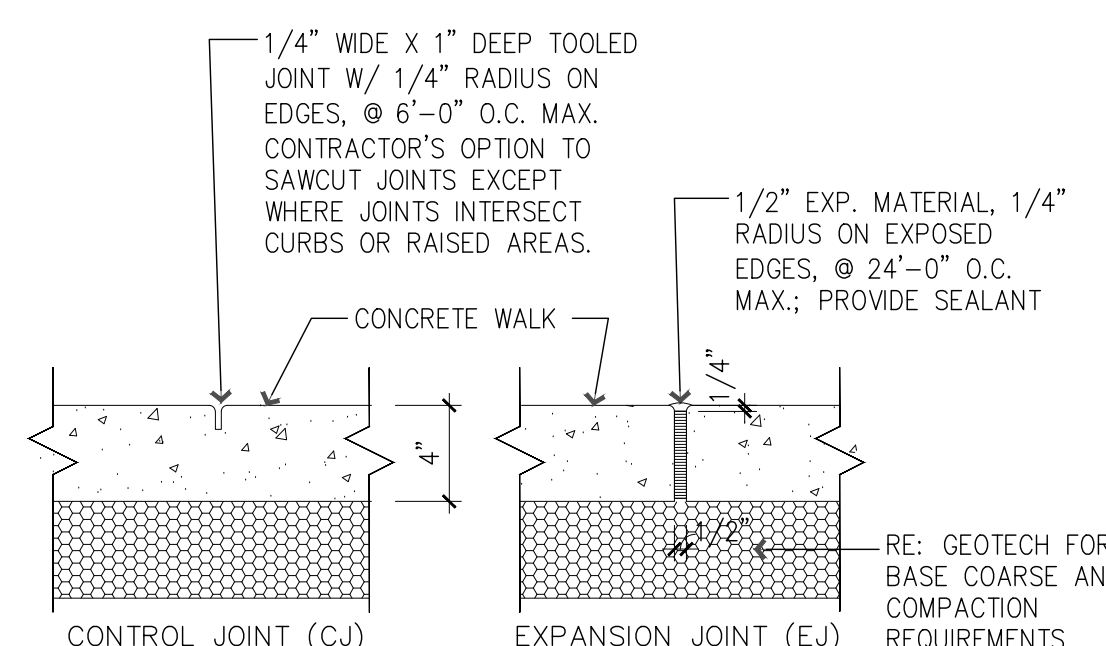
**D6 TRASH ENCLOSURE PLAN**  
SCALE: NTS



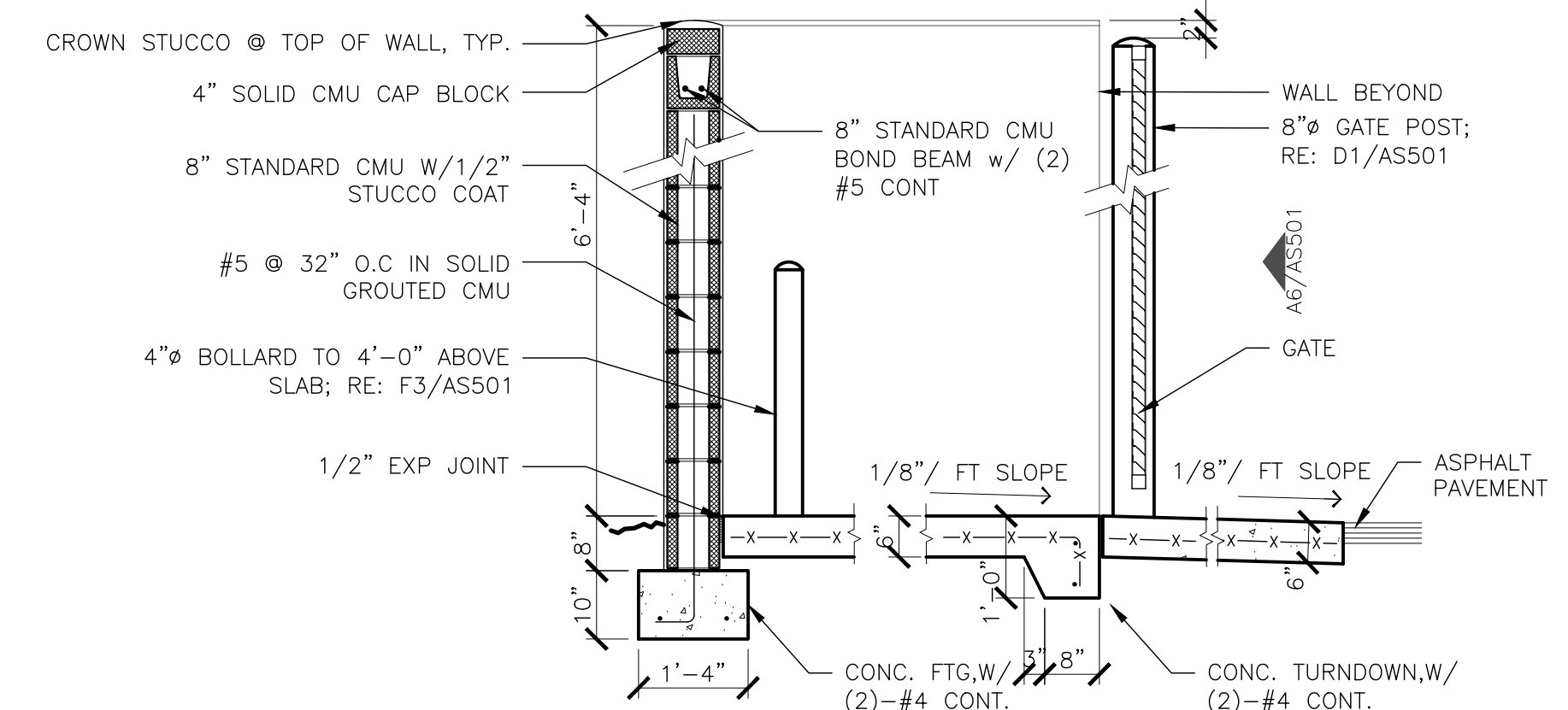
**C1 CONCRETE CURB & GUTTER AT SIDEWALK**  
SCALE: 1" = 1'-0"



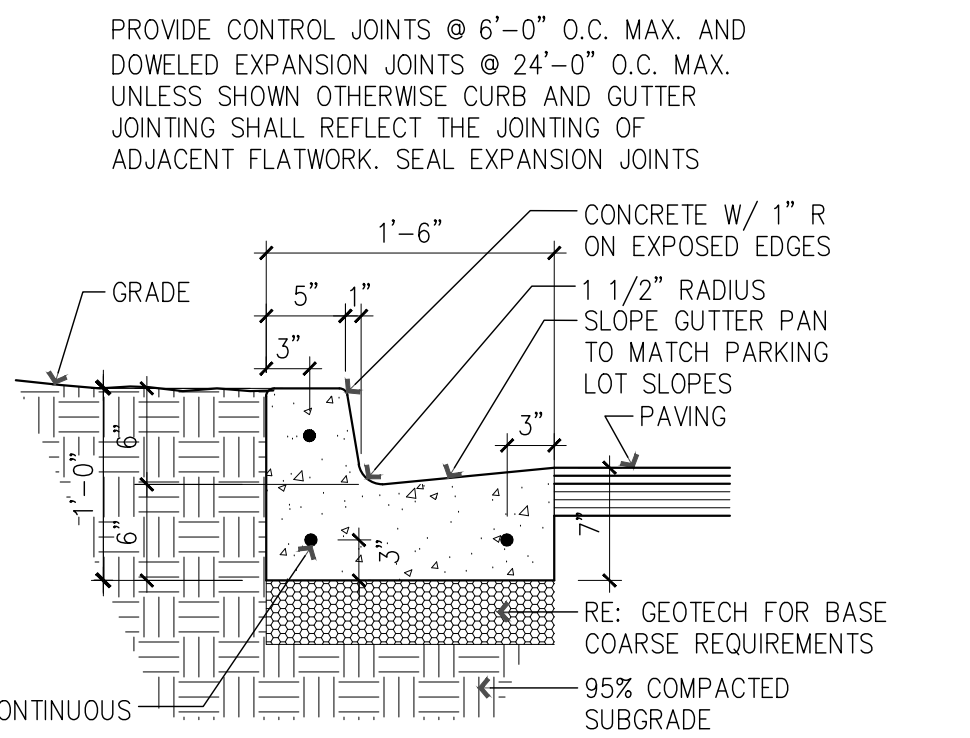
**C3 ACCESSIBLE PARKING PAVEMENT MARKING**  
SCALE: 3/4" = 1'-0"



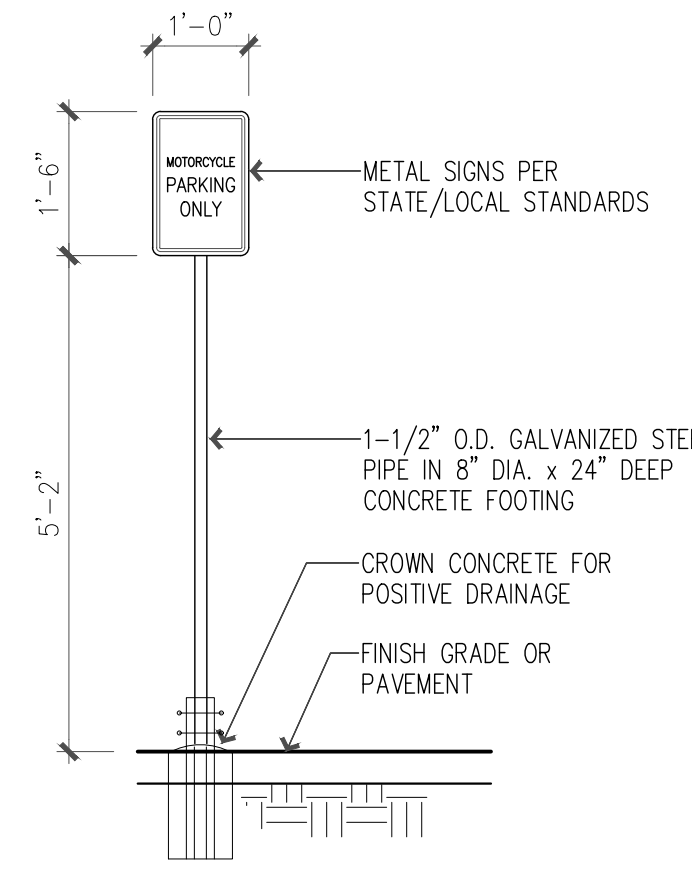
**C5 CONCRETE WALK JOINTS - TYP.**  
SCALE: 1-1/2" = 1'-0"



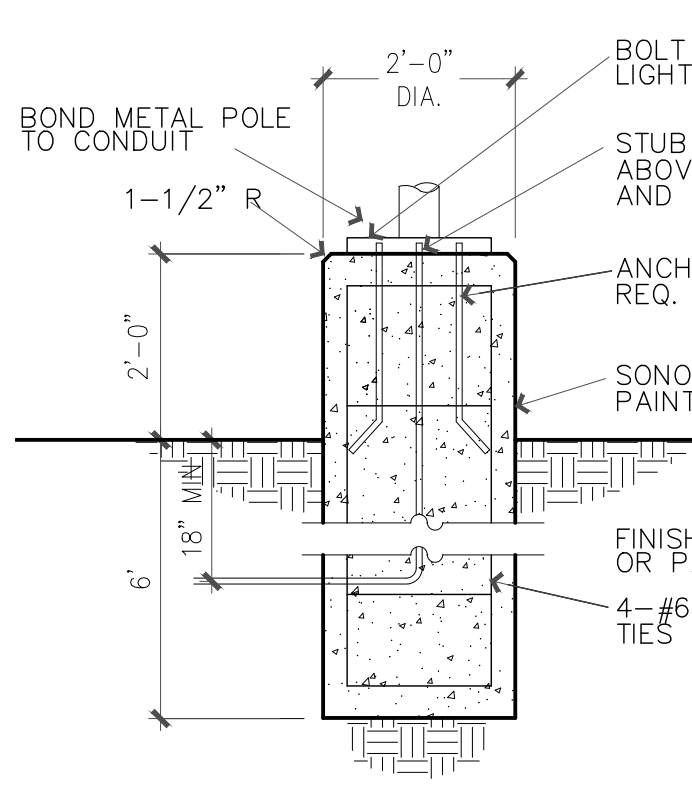
**C6 TRASH ENCLOSURE SECTION**  
SCALE: 1/2" = 1'-0"



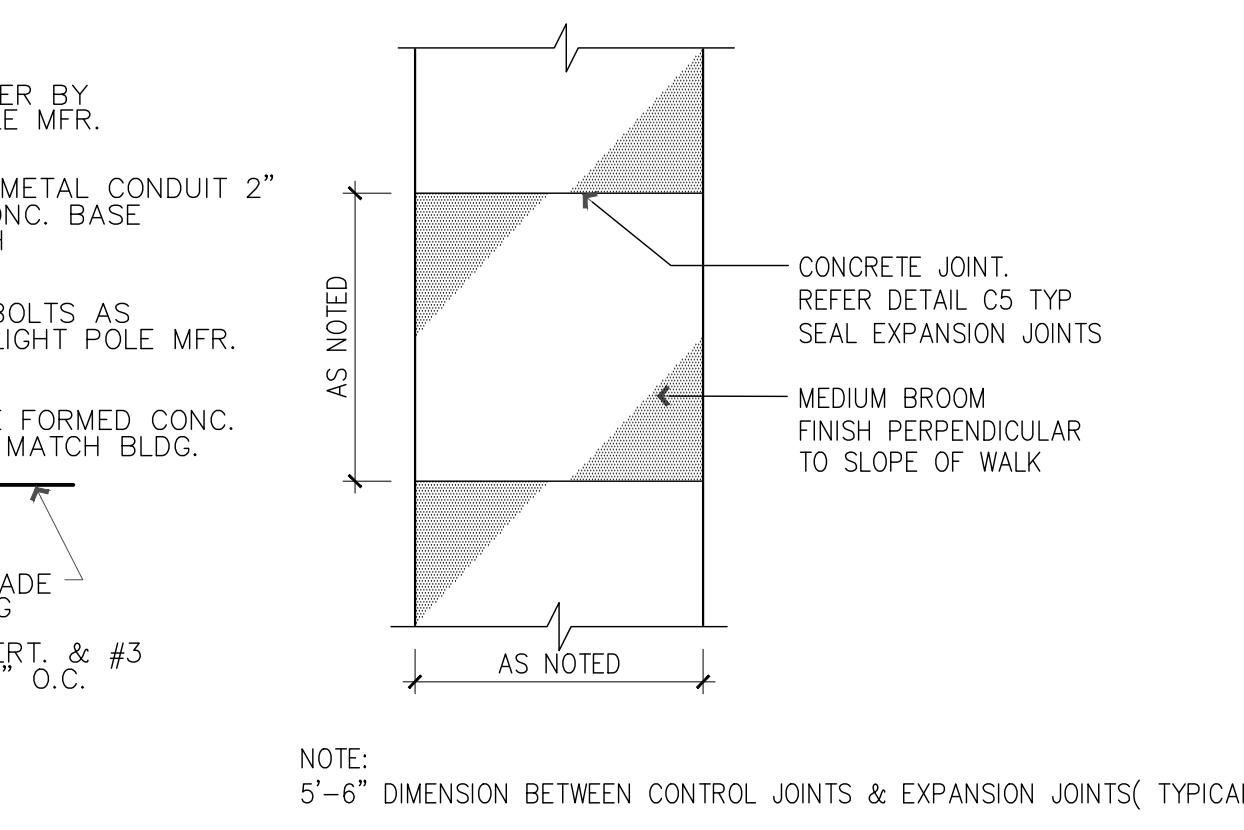
**A1 CONCRETE CURB & GUTTER AT GRADE**  
SCALE: 1" = 1'-0"



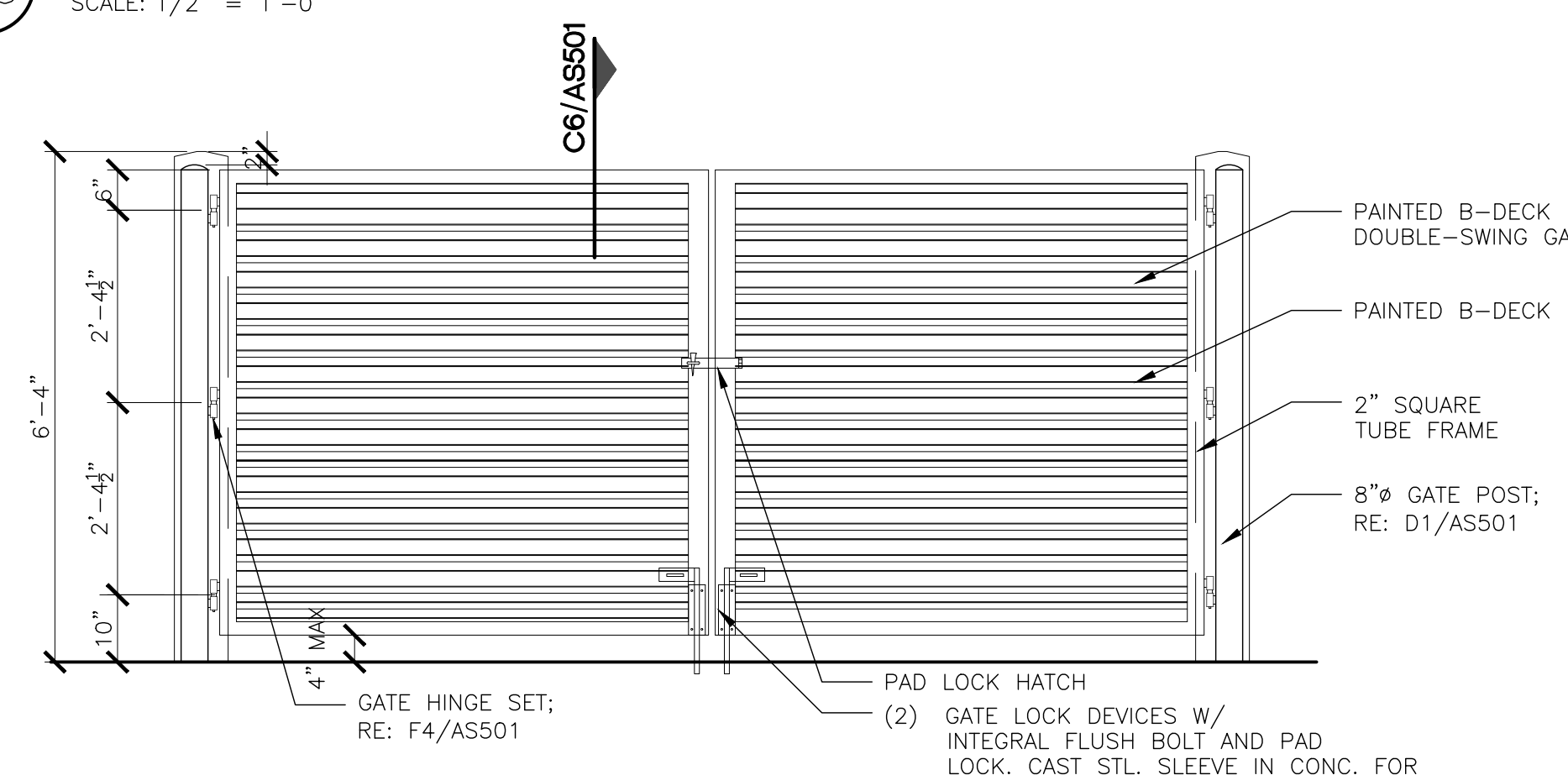
**A3 MOTORCYCLE PKG SN**  
SCALE: 3/4" = 1'-0"



**A4 LIGHT POLE BASE**  
SCALE: 1" = 1'-0"



**A5 CONCRETE WALK PLAN**  
SCALE: 1/4" = 1'-0"



**A6 TRASH ENCLOSURE GATE ELEVATION**  
SCALE: 1/2" = 1'-0"

**GENERAL NOTES**

- USE FULL SCALE DRAWINGS FOR CONSTRUCTION PRINTED ON 24X36 "D" SIZE PAPER. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, ARE NOT PROVIDED, OR THERE IS A DISCREPANCY, CONTACT ARCHITECT IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING WITH PRICING, ORDERING OR WORK.
- RE: SHEET AS101 FOR SITE PLAN INFORMATION
- RE: CIVIL, STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL SHEETS FOR WORK PERTAINING TO THOSE TRADES
- RE: LANDSCAPE SHEETS FOR ADDITIONAL INFORMATION, PLANTING TYPES, AND LANDSCAPE CALCULATIONS
- PROVIDE LANDSCAPING, SITE FURNITURE, SITE LIGHTING AS REQUIRED BY THE ZONING CODE AND THE BOSQUE PLAZA DESIGN STANDARDS
- ALL CONSTRUCTION SHALL CONFORM TO INDUSTRY AND MANUFACTURER'S STANDARDS AS A MINIMUM REQUIREMENT
- REFER TO NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) STANDARD DRAWING 608-001-1 "PEDESTRIAN ACCESSIBLE ROUTE GENERAL NOTES" FOR STANDARD RAMPS AND STAIR DETAILS ON CONSTRUCTING SITE STEPS, RAMPS, FINISHES AND OTHER REQUIREMENTS; ANY DETAILS OR REQUIREMENTS IN THAT DOCUMENT SUPERCEDE THESE DETAILS AND WHERE ANY DETAILS IN THAT DOCUMENT OR OTHER CURRENT ADA STANDARDS CONFLICT WITH THESE DETAILS, THE EACH OTHER, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
- PROVIDE EXTERIOR GRADE SEALANTS AT EXPANSION JOINTS AT SIDEWALKS AND OTHER CONCRETE AREAS
- WASTE RECEPTACLE AND ENCLOSURE DESIGN SHALL COMPLY WITH COA SOLID WASTE MANAGEMENT DEPARTMENT STANDARD DETAILS AND REQUIREMENTS
- PROVIDE POSITIVE GRADING AROUND THE ENTIRE BUILDING; RE: CIVIL SHEETS
- RE: GEOTECHNICAL REPORT FOR PAVING SECTIONS, SUBGRADE PREPARATION, BASE COARSE REQUIREMENTS AND OTHER SITE INFORMATION AND REQUIREMENTS; PROVIDE BASE COARSE UNDER ALL INDICATED PAVING SECTIONS AS REQUIRED BY GEOTECHNICAL REPORT
- AS101 PRELIMINARY SITE PLAN IS FOR PRELIMINARY PLAT REVIEW ONLY AND NOT FOR CONSTRUCTION; RE: C-101 CONCEPTUAL GRADING & DRAINAGE PLAN AND INFRASTRUCTURE LIST FOR ADDITIONAL INFORMATION
- ALL WORK WITHIN THE 17'-0" RIGHT OF WAY ALONG SAN PEDRO, PER AS101, IS FUTURE WORK PER THE CITY'S PENDING DESIGNS RE: WIDENING OF THE STREET; ALL IMPROVEMENTS IN THE RIGHT OF WAY MUST BE INCLUDED ON THE FINAL WORK ORDER AND/OR AGREEMENT

**PRELIMINARY NOT FOR REGULATORY APPROVAL PERMITTING OR CONSTRUCTION**

**ARCHIS ARCHITECTS**  
ARCHIS design, LLC  
4700 LINCOLN RD NE, SUITE 102 D ALBUQUERQUE NEW MEXICO 87109 (505) 998-7717 www.archisdesign.com

**AUTO GLASS SHOP NEW BUILDING**  
8310 SAN PEDRO DRIVE NE ALBUQUERQUE, NEW MEXICO 87113

**Auto Glass Tint**

Project No. 20-018 Drawn by: AEH Checked by: JFO

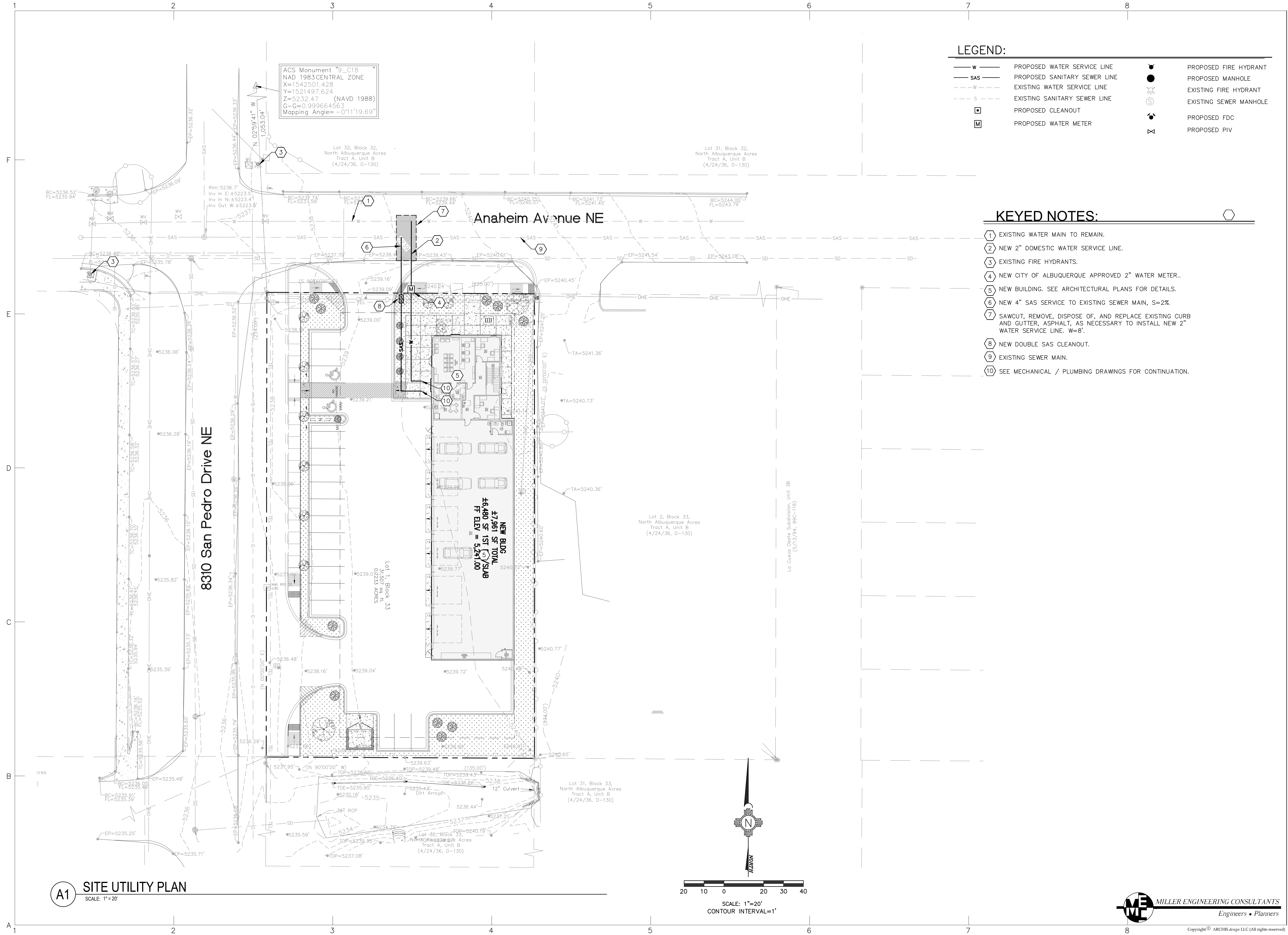
Issue Date: February 12, 2021

Revisions:	Date:

Sheet Title: Preliminary Architectural Site Details

Sheet No. AS501

T:\Clients\ARCHIS\Horizon Glass\CAD\SHEETS\C-102\_Site Utility Plan\_111020.dwg, C-102-UTILITY PLAN\_2/12/2021 9:38:27 AM



ACS Monument "9\_C18"  
NAD 1983 CENTRAL ZONE  
X=1542501.428  
Y=1521497.624  
Z=5232.47 (NAVD 1988)  
G-G=0.999664563  
Mapping Angle = -0°11'19.69"

Anaheim Avenue NE

8310 San Pedro Drive NE

NEW BLDG  
±7,961 SF TOTAL  
±6,480 SF 1ST FLR/SLAB  
FF ELEV = 5231.00

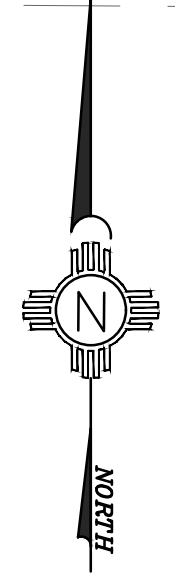
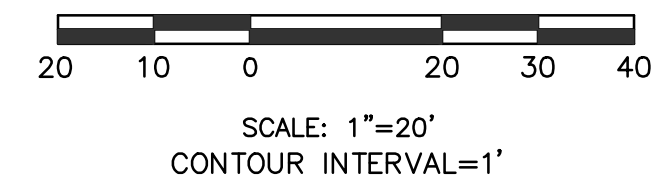
LEGEND:

- W — PROPOSED WATER SERVICE LINE
- SAS — PROPOSED SANITARY SEWER LINE
- - - W - - - EXISTING WATER SERVICE LINE
- - - S - - - EXISTING SANITARY SEWER LINE
- PROPOSED CLEANOUT
- M PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- ⊗ EXISTING FIRE HYDRANT
- ⊗ EXISTING SEWER MANHOLE
- ⊗ PROPOSED FDC
- ⊗ PROPOSED PIV

KEYED NOTES:

- 1 EXISTING WATER MAIN TO REMAIN.
- 2 NEW 2" DOMESTIC WATER SERVICE LINE.
- 3 EXISTING FIRE HYDRANTS.
- 4 NEW CITY OF ALBUQUERQUE APPROVED 2" WATER METER..
- 5 NEW BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 6 NEW 4" SAS SERVICE TO EXISTING SEWER MAIN, S=2%.
- 7 SAWCUT, REMOVE, DISPOSE OF, AND REPLACE EXISTING CURB AND GUTTER, ASPHALT, AS NECESSARY TO INSTALL NEW 2" WATER SERVICE LINE. W=8'.
- 8 NEW DOUBLE SAS CLEANOUT.
- 9 EXISTING SEWER MAIN.
- 10 SEE MECHANICAL / PLUMBING DRAWINGS FOR CONTINUATION.

A1 SITE UTILITY PLAN  
SCALE: 1"=20'



releant design solutions  
**ARCHIS design**  
4700 LINCOLN RD NE, SUITE 102 D, LLC  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 998-7717 www.archisdesign.net

**HORIZONGLOSS  
NEW BUILDING**  
8310 SAN PEDRO DRIVE NE,  
ALBUQUERQUE, NEW MEXICO

Project No.  
**012119**  
Issue Date:  
**February 4, 2021**

Revisions:	Date:

Sheet Title:  
**Site Utility Plan**

Sheet No.  
**C-102**

