



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **City Drainage #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Architect:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

**DEPARTMENT:**

- ☐ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

**TYPE OF SUBMITTAL:**

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**CHECK 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
- ☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

KEYED NOTES

1.

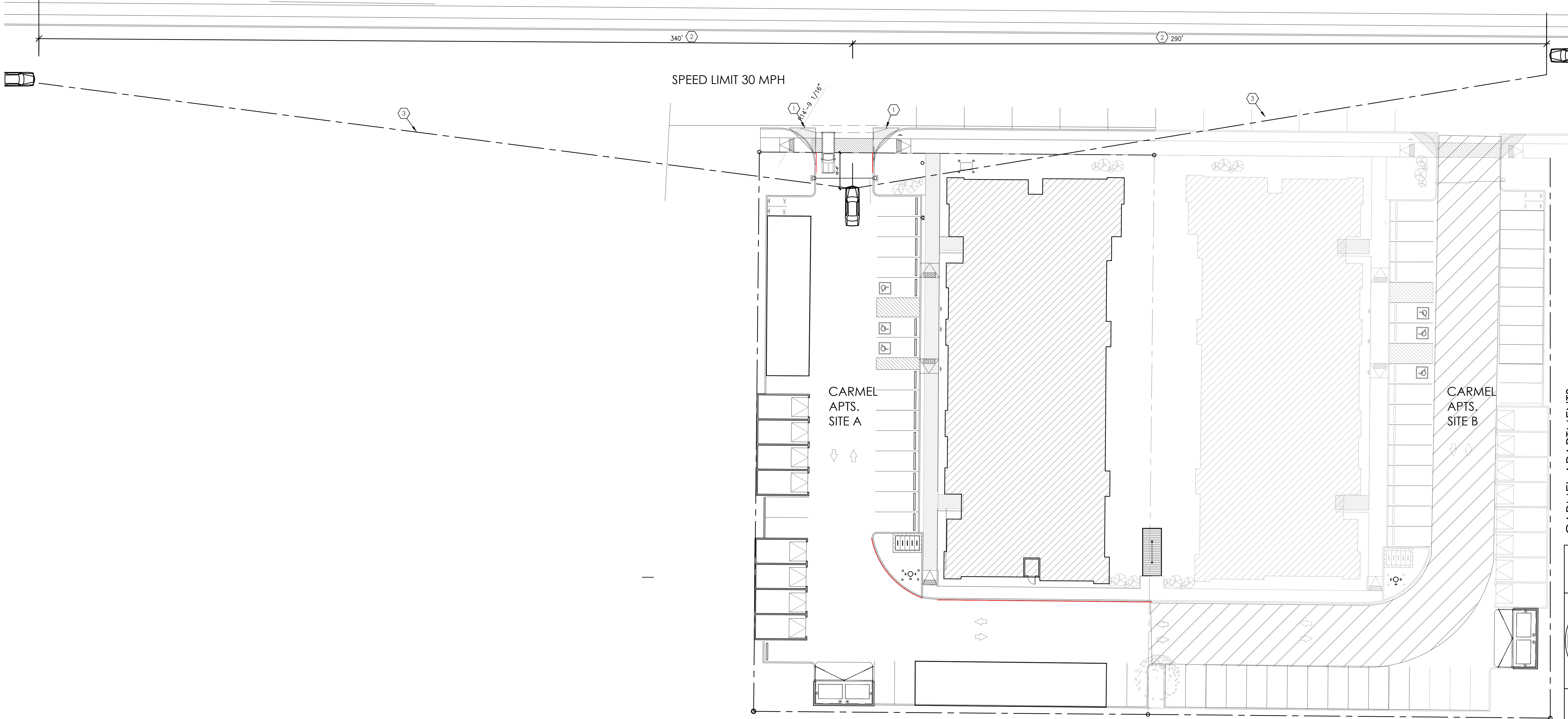
11' x 11' MINI CLEAR SIGHT TRIANGLE PER DPM. NOTE: LANDSCAPING, SIGNAGE, SALLS, FENCES, TREES, AND SHRUBBERY BETWEEN THREE AND EIGHT FEET TALL MEASURED FROM THE GUTTER PAN, ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE. NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.

2.

INTERSECTION SIGHT DISTANCE.

3.

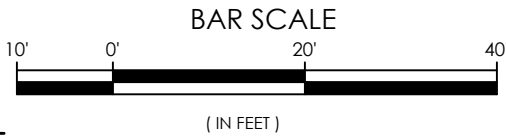
SIGHT LINE.



1

OVERALL SITE PLAN - CARMEL APARTMENTS

1"=20'-0"



CARMEL APARTMENTS

INTERSECTION SIGHT DISTANCE PLAN

7310 CARMEL AVE. NE.

ALBUQUERQUE, NM.

PROJECT #2179

REVISION	DATE
<div><div>STATE OF NEW MEXICO</div><div><div>RICHARD P. BENNETT</div><div>signaturamp</div></div><div>No. 1240</div><div>4/18/2022</div></div> <div>REGISTERED ARCHITECT</div>	
<div><div>RBA</div><div>ARCHITECTURE, PC</div><div>ARCHITECT</div><div>PLANNING</div><div>DESIGN</div></div> <div><div>7310 CARMEL AVE. NE.</div><div>ALBUQUERQUE, NM 87102</div><div>PHONE: 505.261.0545</div><div>WWW.RBAPC.COM</div></div>	
DATE	4/18/2022
SHEET NUMBER	AS-1.1



4. 6' x 6' LANDING WITH ACCESSIBLE CURB RAMP, REF: DETAIL A8/AS-2.0.
2. 2'-0" CURB RADIUS, TYP., CURB PER C.O.A. STANDARD DWG. 2415A.
3. FIRE RISER ROOM WITH FIRE RISER, G.C. TO SUBMIT FIRE SPRINKLER PLANS TO THE FIRE MARSHALL'S OFFICE FOR REVIEW AND APPROVAL.
4. 6' RAISED CONCRETE CURB, TYP., PER C.O.A. STD. DWG 2443.
5. ACCESSIBLE PARKING SIGNAGE PER C.O.A. STANDARDS, REF: DETAIL C1/AS-2.0.
6. PAINTED WHITE HEDICAP ACCESSIBLE ASILE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2' WIDE, LOCATE SIGN [46-1.1.B NMSS 1978], REF: DETAIL A8/AS-2.0.
7. DUMPSITER ENCLOSURE, NOTE: DUMPSITER ENCLOSURE WALLS TO BE 8'-0" HIGH, REF: DETAIL A1/AS-2.0.
8. FIRE LANE, PAINT CONC, CURB RED AND ADD SIGNAGE TO CURBS 5' HIGH WHITE LETTER "NO PARKING, FIRE LANE", TYP. EVERY 15' OVER 6' WIDE RED STRIPE, REF: FIRE ORD. 503.3.1
9. FIRE HYDRANT LOCATION, TYP. REF: UTILITY PLAN.
10. G.C. TO PROVIDE AND INSTALL ROOM SIGNAGE AT FIRE RISER ROOM DOOR STATING "FIRE RISER ROOM".
11. G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS INTO FIRE RISER ROOM, MOUNT BOX 5'-0" HIGH A.F.F., TYP.
12. FIRE DEPARTMENT CONNECTION (FDC) LOCATION, NOTE: FDC LOCATION TO BE WITH 100 FEET OF FIRE HYDRANT.
13. 24" FLUENTIC DOWNS, TYP., REF: DETAIL A8/AS-2.0.
14. LANDSCAPING AREA, REF: LANDSCAPING PLAN.
15. ELECTRICAL VEHICLES CHARGING STATIONS
16. COVERED PARKING SPACES.
17. NOT USED.
18. 4' WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF: DETAIL A8/AS-2.0.,
19. PV LOCATION.
20. CONCRETE WHEEL STOP, TYP.
21. 4" THICK CONCRETE SIDEWALK, TYP., REF: DETAIL A5/AS-2.0 (HATCH SHOWS PEDESTRIAN PATH FROM STREET TO BUILDING ENTRANCE, HATCHED ON PLANS ONLY)
22. CONSTRUCT NEW CONCRETE DRIVEWAY PER C.O.A. STANDARD DWG 2426 (WITH PARALLEL RAMP) WITH VALLEY GUTTER PER C.O.A. STANDARD DWG 2420, REF: GRADING AND DRAINAGE PLAN.
23. ASPHALT PAVING OVER GRAVEL BASE COURSE, REF: GEO-TECH REPORT.
24. MOTORCYCLE PARKING SIGNAGE, PER C.O.A. STANDARDS, REF DETAIL CS/AS-2.0
25. BIKE RACK FOR [5] BICYCLES, REF DETAIL C4/AS-2.0.
- A. 30" TALL X 18" WIDE...
  - B. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES.
- COMB/TOASTER RACKS ARE NOT ALLOWED.
- C. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION.  
SEE THE IDO FOR ADDITIONAL INFORMATION.
- D. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
- E. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
- F. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
- G. THE RACKS SHOULD BE STURDY AND ANCHORED TO A CONCRETE PAD.
26. 6' WIDE ACCESSIBLE PEDESTRIAN PATH, REF: DETAIL A9/AS-2.0.
27. CONSTRUCT NEW RAISED 8" STD CONCRETE CURB AND GUTTER PER C.O.A. STANDARD DRAWING 2415A.
28. CONSTRUCT NEW 6' WIDITH CONCRETE SIDEWALK PER C.O.A. STANDARD DWG. 2430. MATCHING EXISTING SIDEWALK [5" TAPER PROVIDED AT END OF SIDEWALK IF NECESSARY].
29. START OF NEW 6' CONCRETE SIDEWALK, PER C.O.A STANDARD DWG. 2430 [5" TAPER PROVIDE IF NECESSARY].
30. 6 FT WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY [HATCHED AREA ONLY ON PLANS], REF: DETAIL AS/AS-2.0.
31. 11' x 11' CLEAR SITE TRIANGLE PER DPM, NOTE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENT, THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL AT MEASURED FROM THE GUTTER WILL NOT BE ACCEPTABLE IN THIS AREA, NOTE: ANY WORK WITH PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
32. HANDICAP SYMBOL PER C.O.A. STANDARDS, TYPICAL PLATES, REF: C2/AS-2.0 FOR DETAILS.
33. "MC" PARKING" ON ASPHALT PAVING IN CAPITAL LETTERS, 12" HIGH x 2' WIDE.
34. NOT USED.
35. CONTAINER FOR RECYCLING.
36. PAINTED "COMPACT - WHITE ON PAVEMENT PER CABO STANDARDS, WHERE IS SHOWN ON PLANS.
37. SECONDARY ACCESS ROAD.

ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER BY ACCORDING TO THE APPROPRIATE CITY STANDARD DRAWING.

ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER BY ACCORDING TO THE APPROPRIATE CITY STANDARD DRAWING.

BUILDING "A"	
1ST FLOOR	
(7) ONE BEDROOM APARTMENT HEATED AREAS:	729 S.F. EACH x 7 = 5,103 S.F.
(4) TWO BEDROOM APARTMENT HEATED AREAS:	926 S.F. EACH X 4 = 3,704 S.F.
HALLWAY	= 1,572 S.F.
COVERED PATIOS	= 703 S.F.
FIRE RISER ROOM AREA:	= 40 S.F.
TOTAL 1ST FLOOR AREA:	=11,122 S.F.
GARAGES AREA:	
	= 1860 S.F.
2ND FLOOR	
(7) ONE BEDROOM APARTMENT HEATED AREAS:	729 S.F. EACH x 7 = 5,103 S.F.
(4) TWO BEDROOM APARTMENT HEATED AREAS:	926 S.F. EACH X 4 = 3,704 S.F.
HALLWAY	= 1,572 S.F.
UNHEATED BREEZEWAY AND COVERED PATIO AREAS:	= 703 S.F.
TOTAL 2nd FLOOR AREA:	11,082 S.F.
3RD FLOOR	
(7) ONE BEDROOM APARTMENT HEATED AREAS:	729 S.F. EACH x 7 = 5,103 S.F.
(4) TWO BEDROOM APARTMENT HEATED AREAS:	926 S.F. EACH X 4 = 3,704 S.F.
HALLWAY	= 1,572 S.F.
UNHEATED BREEZEWAY AND COVERED PATIO AREAS:	= 703 S.F.
TOTAL 3rd FLOOR AREA:	11,082 S.F.
TOTAL BUILDING AREA:	33,286 S.F.

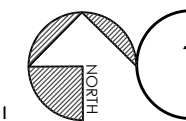
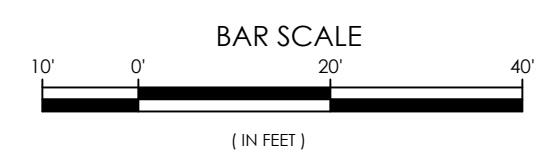
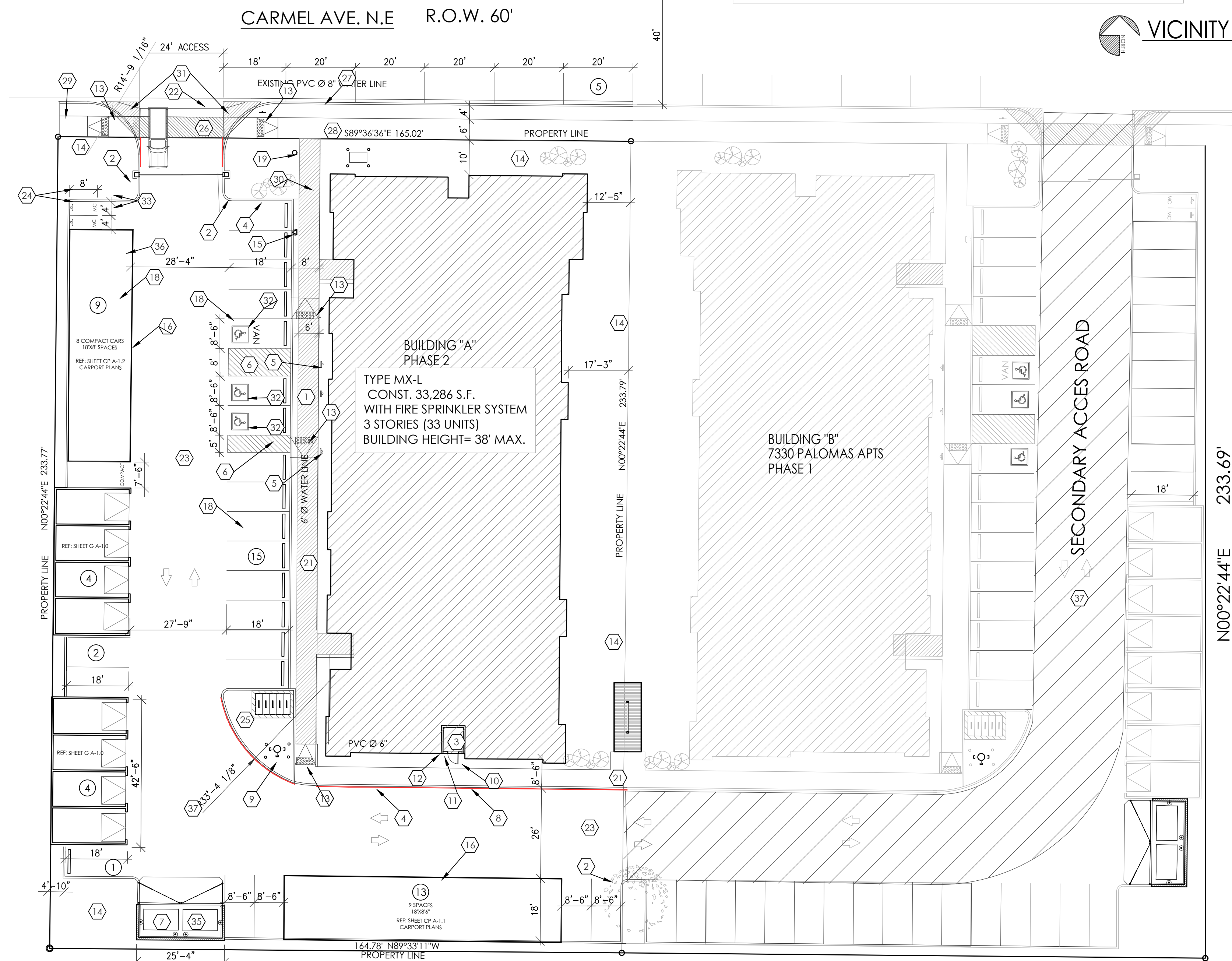
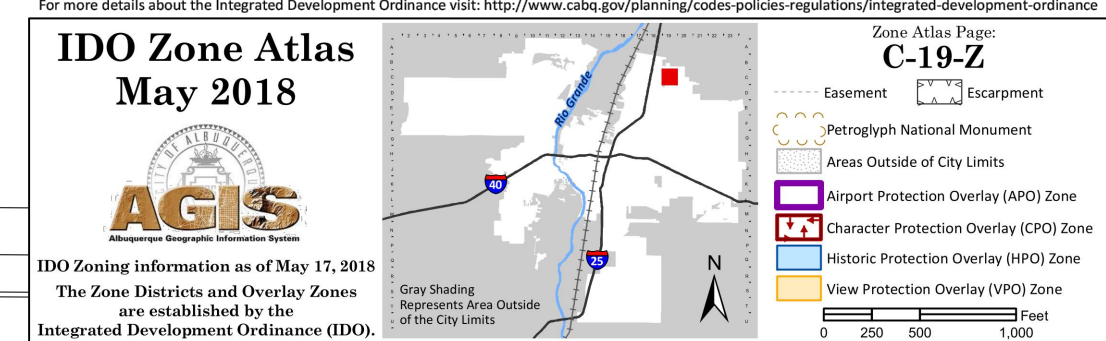
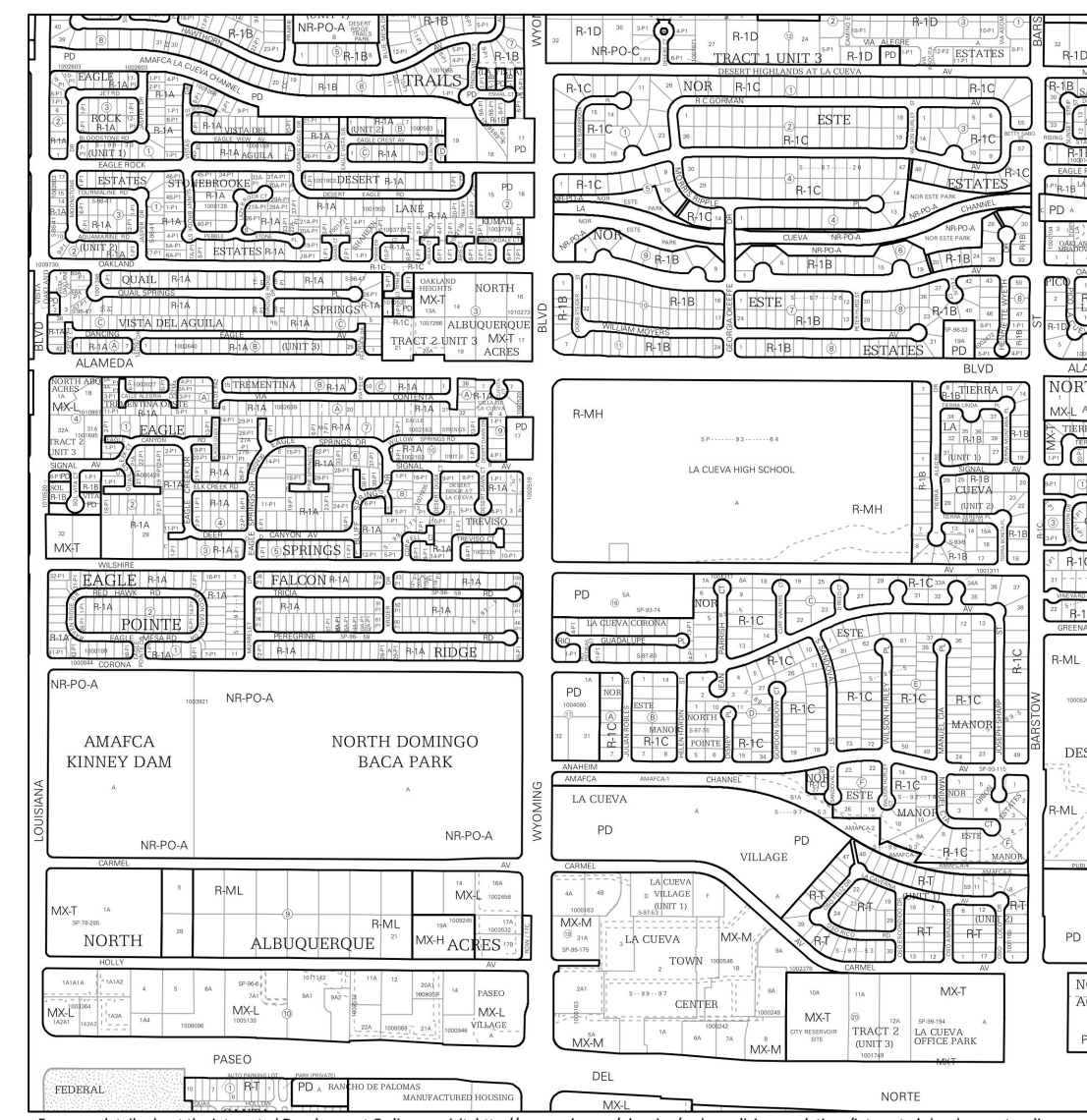
IDO ZONE DISTRICT: M-XL  
 LANDSCAPING CALC'S  
 AREA OF LOT =  $38,829.5' / .43560 = .89$  ACRES  
 AREA OF BLDGS =  $11,122.5' S$   
 $27,690.5' \times .151 = 4,153$   
 LANDSCAPING REQUIRED =  $4,153$  SQ FT  
 LANDSCAPING PROVIDED =  $9,671$  SQ FT

USABLE OPEN SPACE REQUIRED PER IDO  
 1 BDRM = 21 UNITS  $\times 225 = 4,725$  S.F. USABLE OPEN SPACE  
 2 BDRM = 12 UNITS  $\times 285 = 3,420$  S.F. USABLE OPEN SPACE  
 TOTAL =  $8,145$  S.F. U.O.S. REQUIRED  
 TOTAL =  $9,671$  S.F. U.O.S. PROVIDED

PARKING REQUIRED PER THE IDO  
 DWELLING, MULTI-FAMILY = 1.5 PARKING SPACES PER UNIT  
 $33$  UNITS  $\times 1.5 = 50$  PARKING SPACES REQUIRED  
 3H.G. SPACES

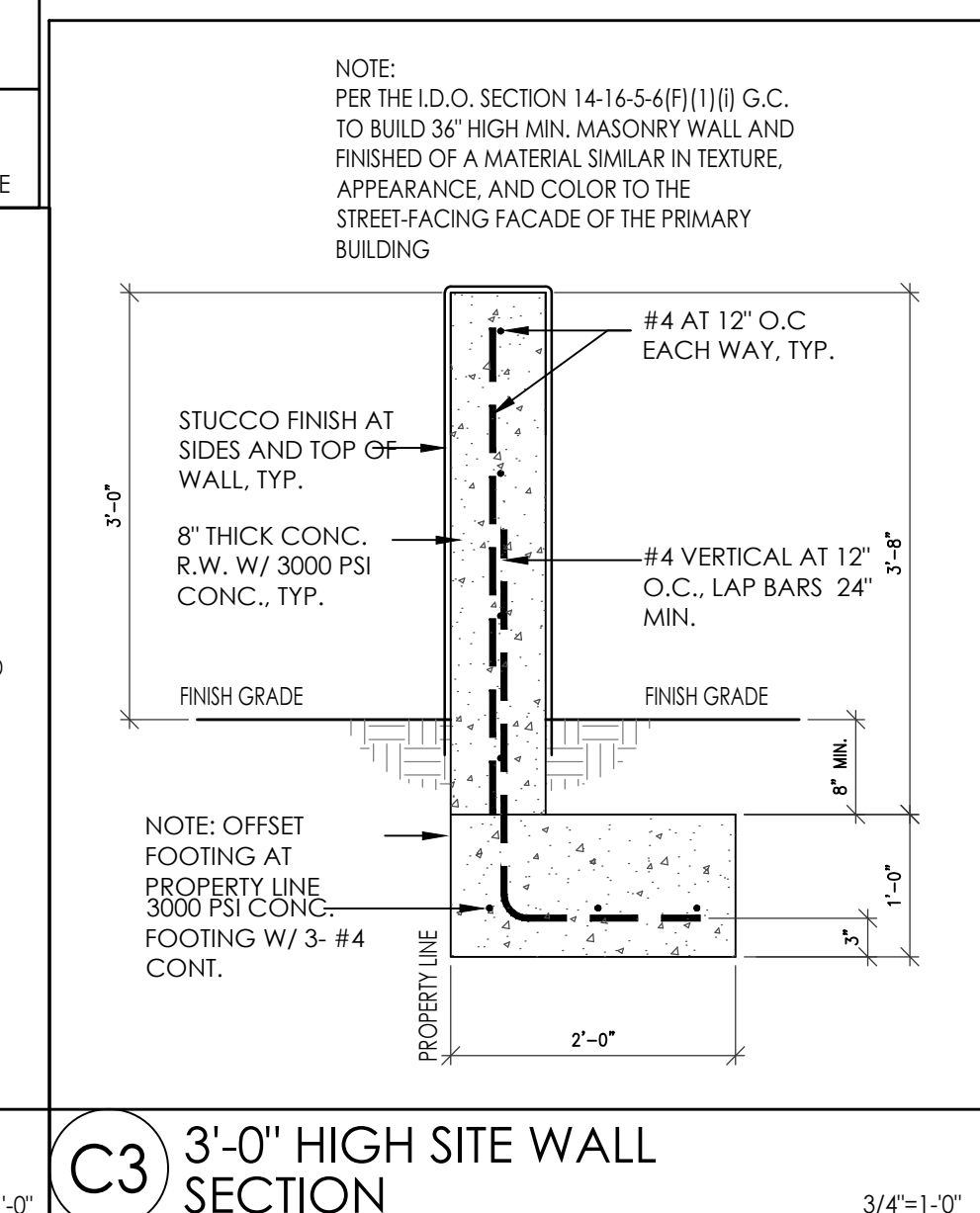
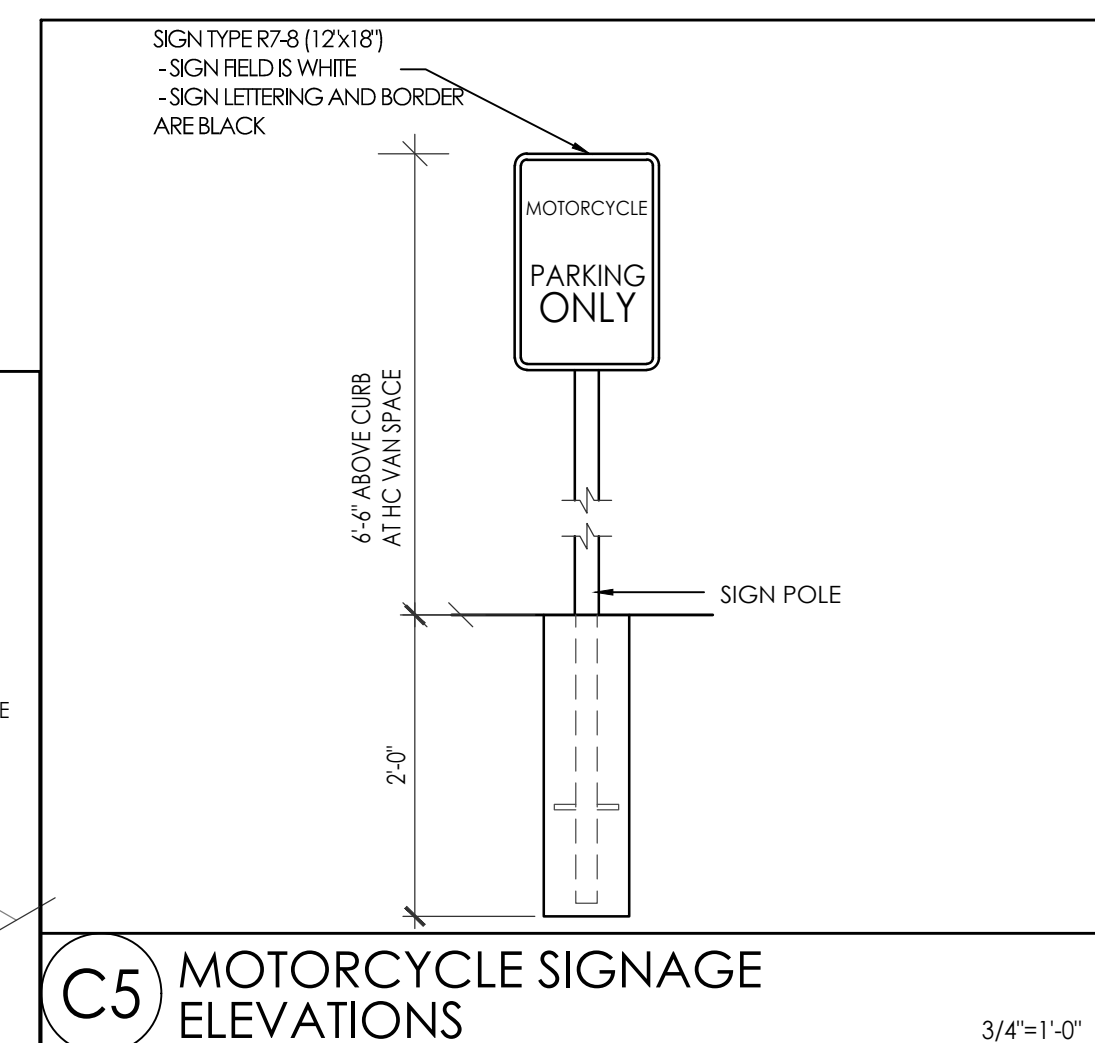
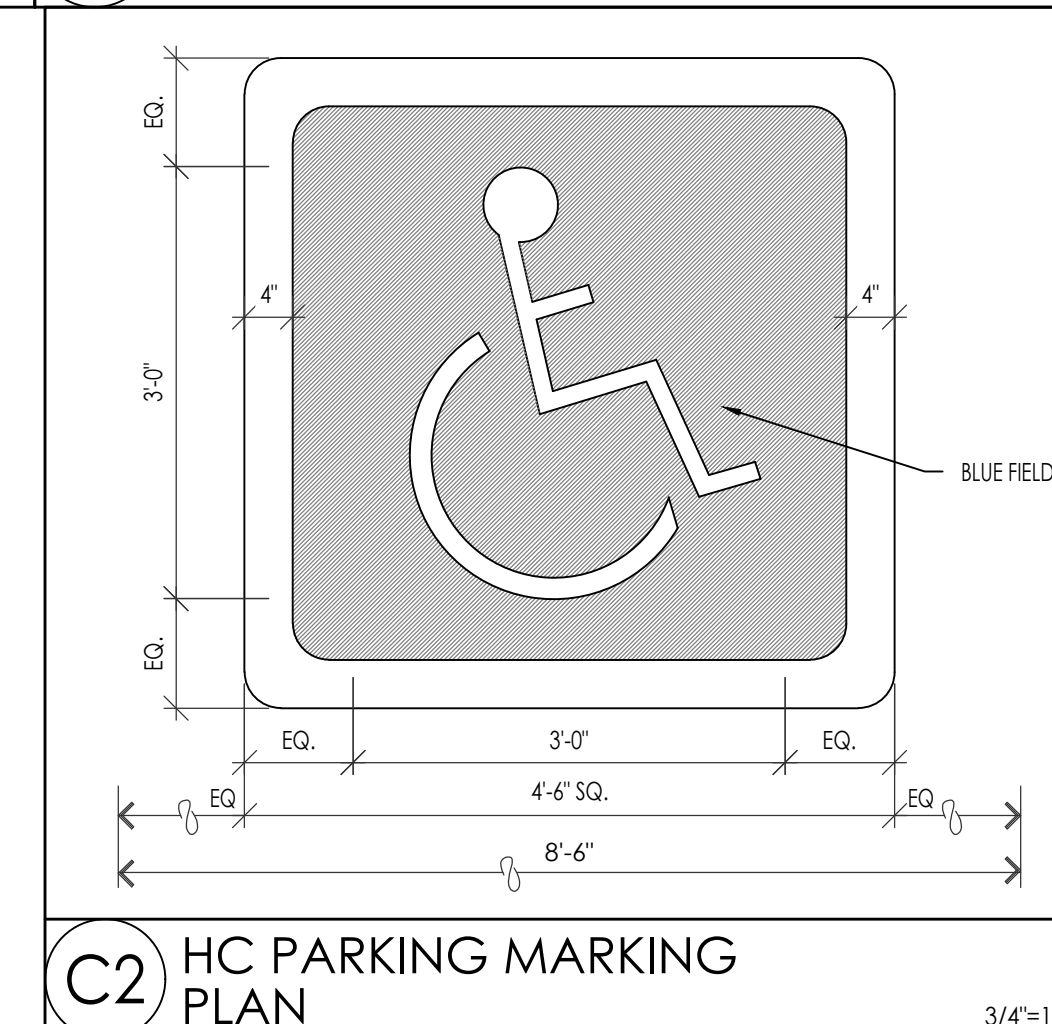
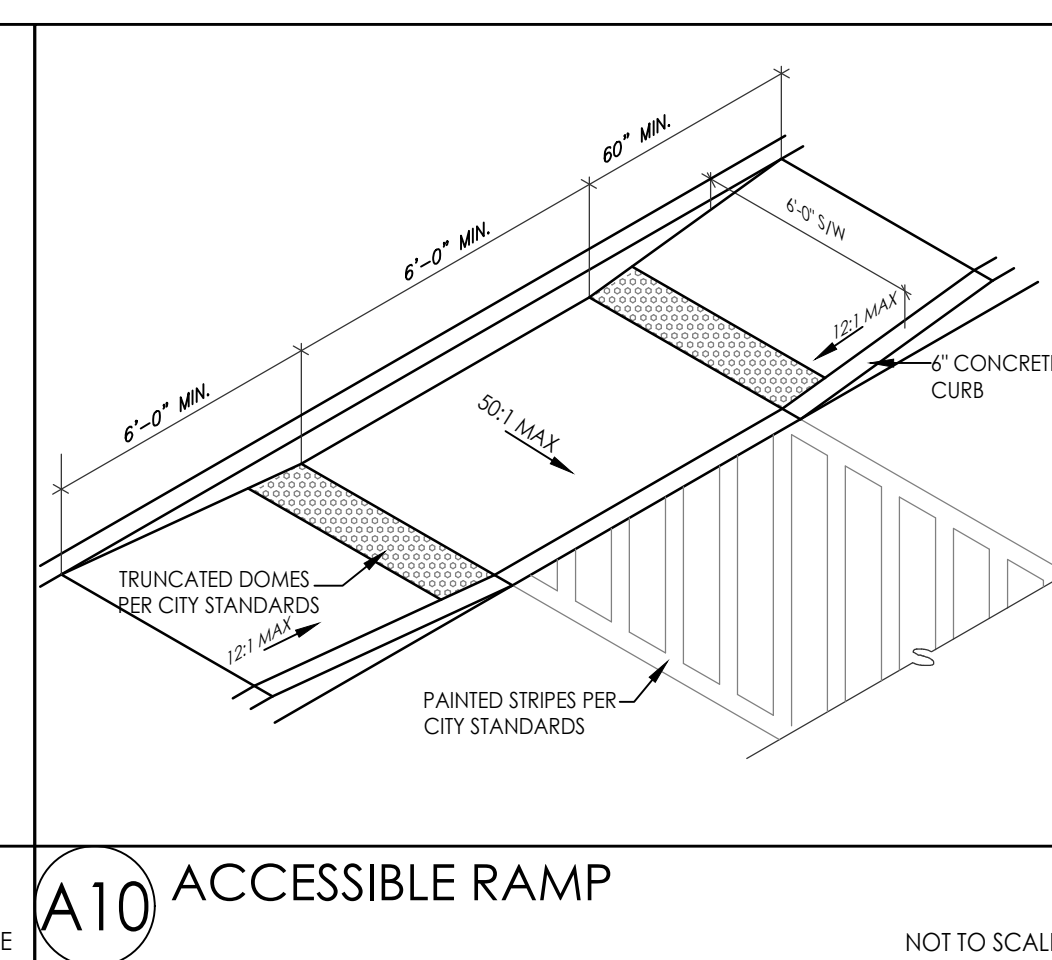
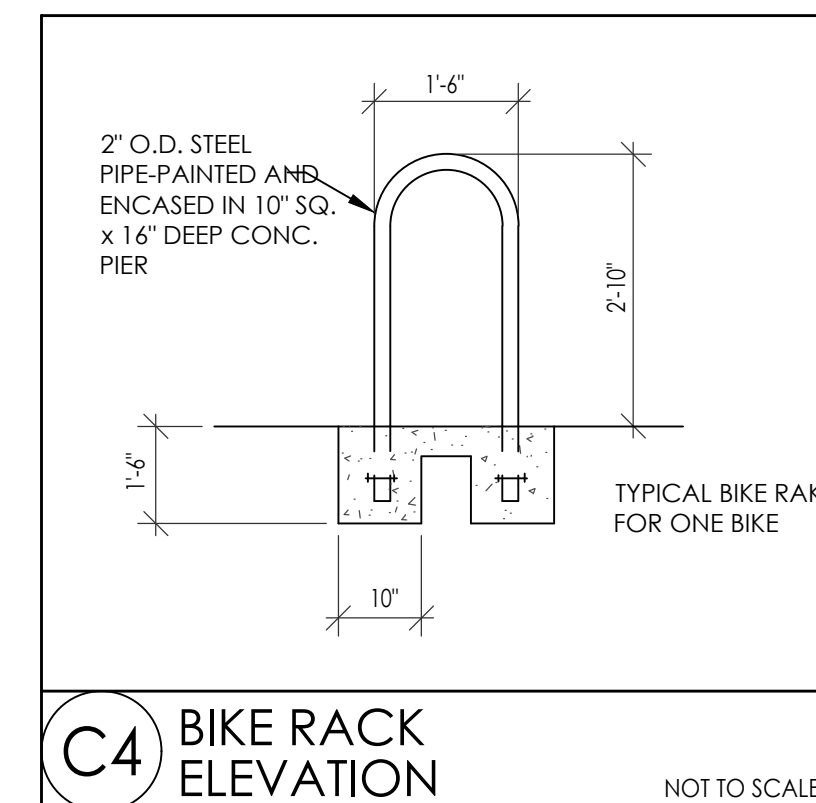
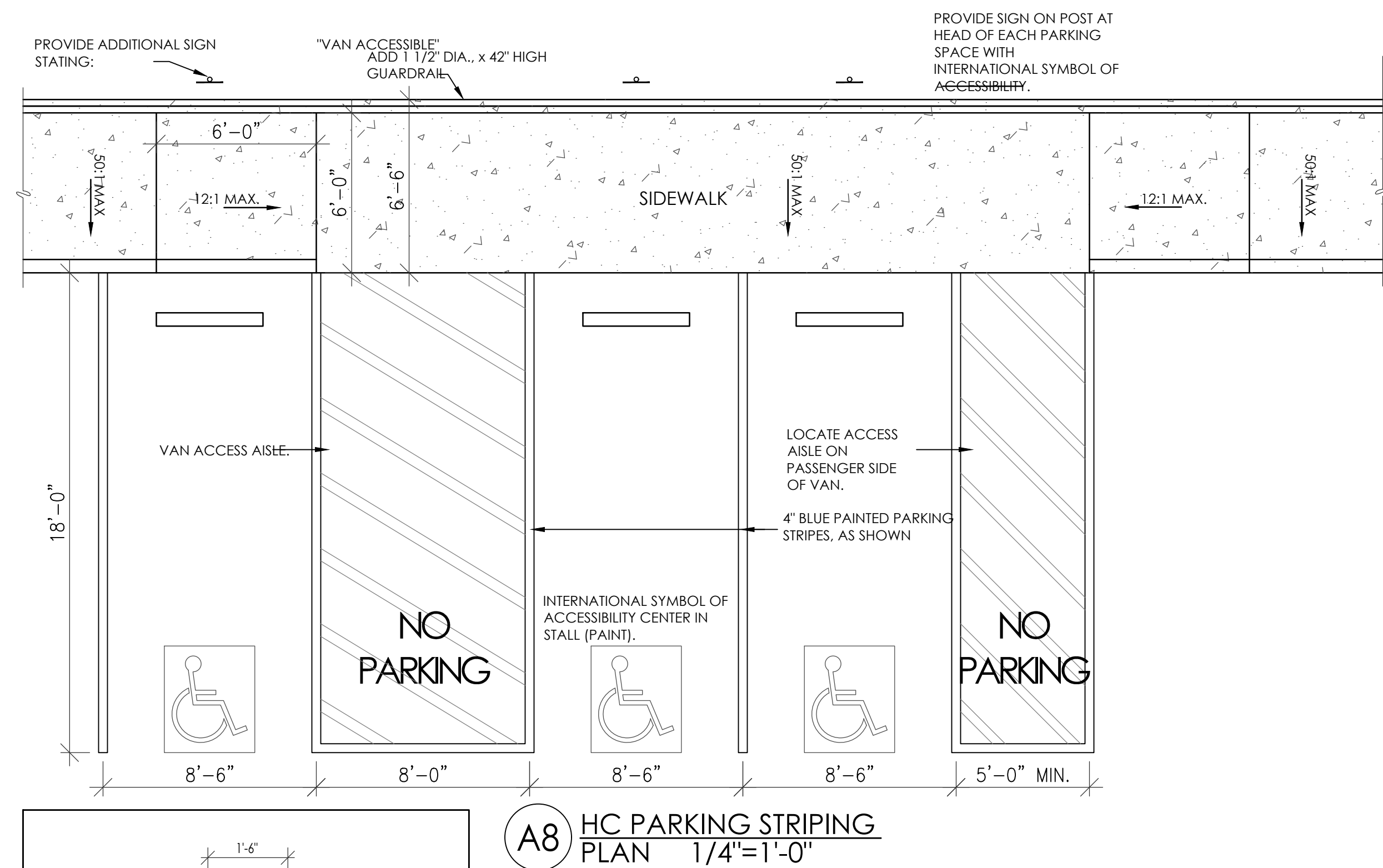
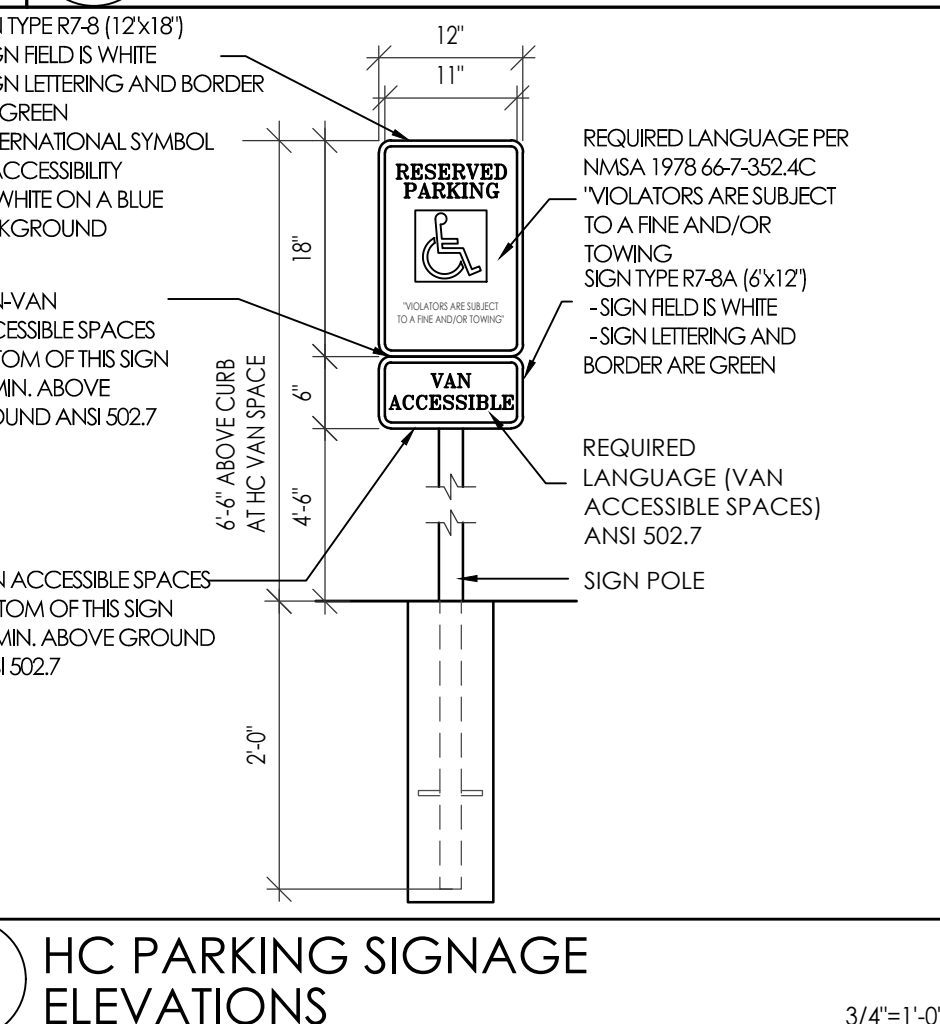
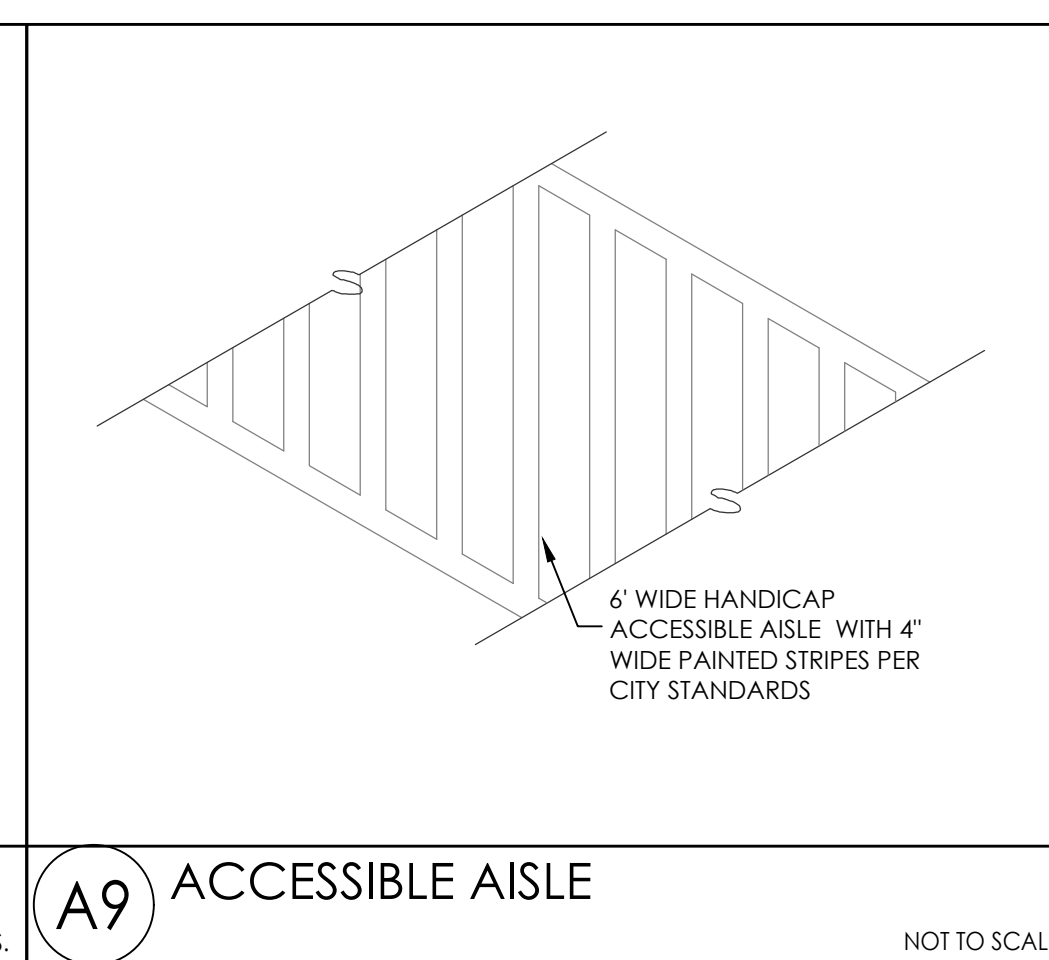
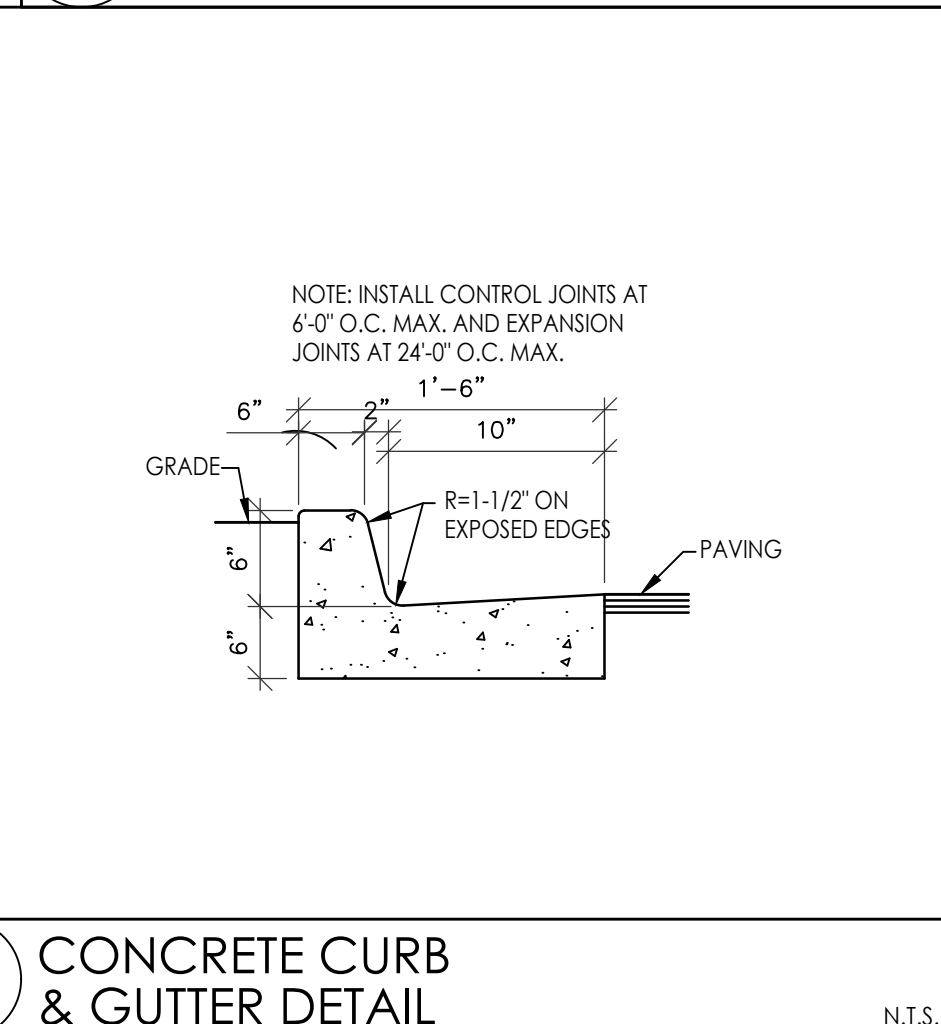
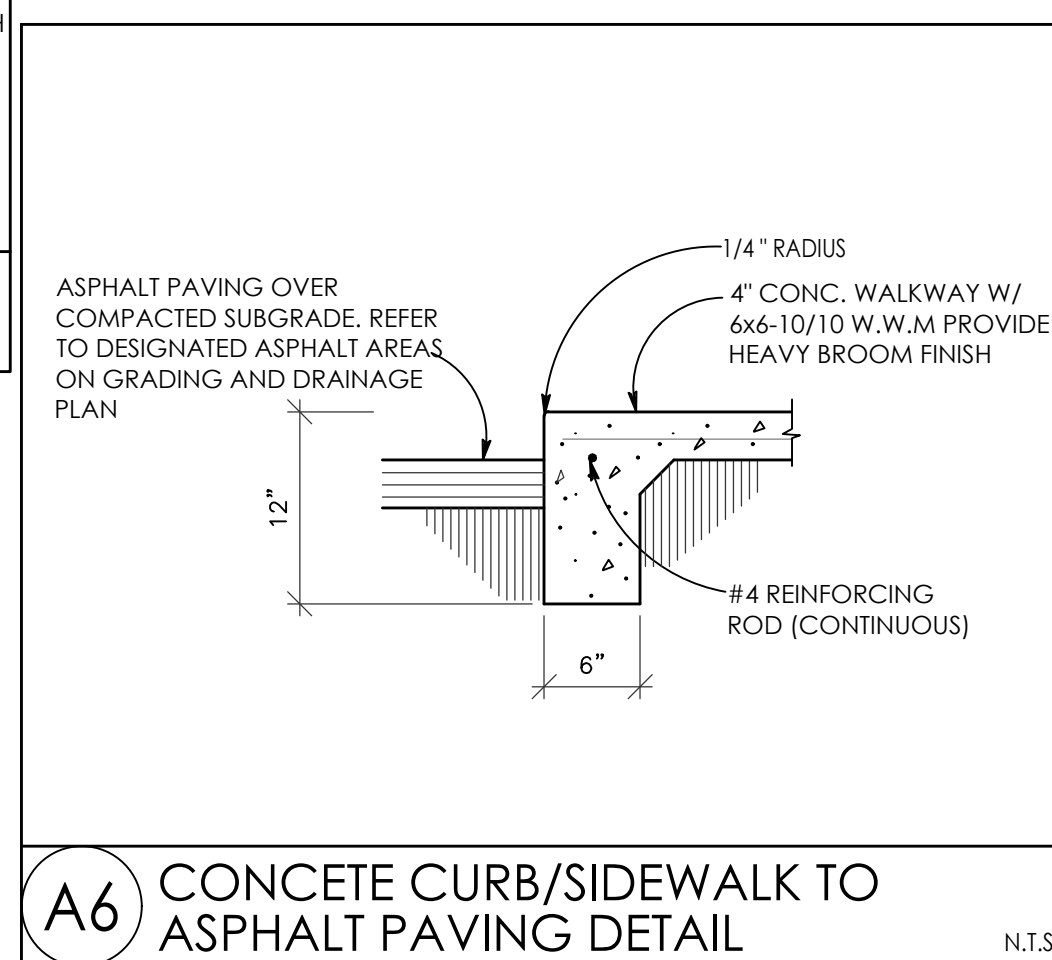
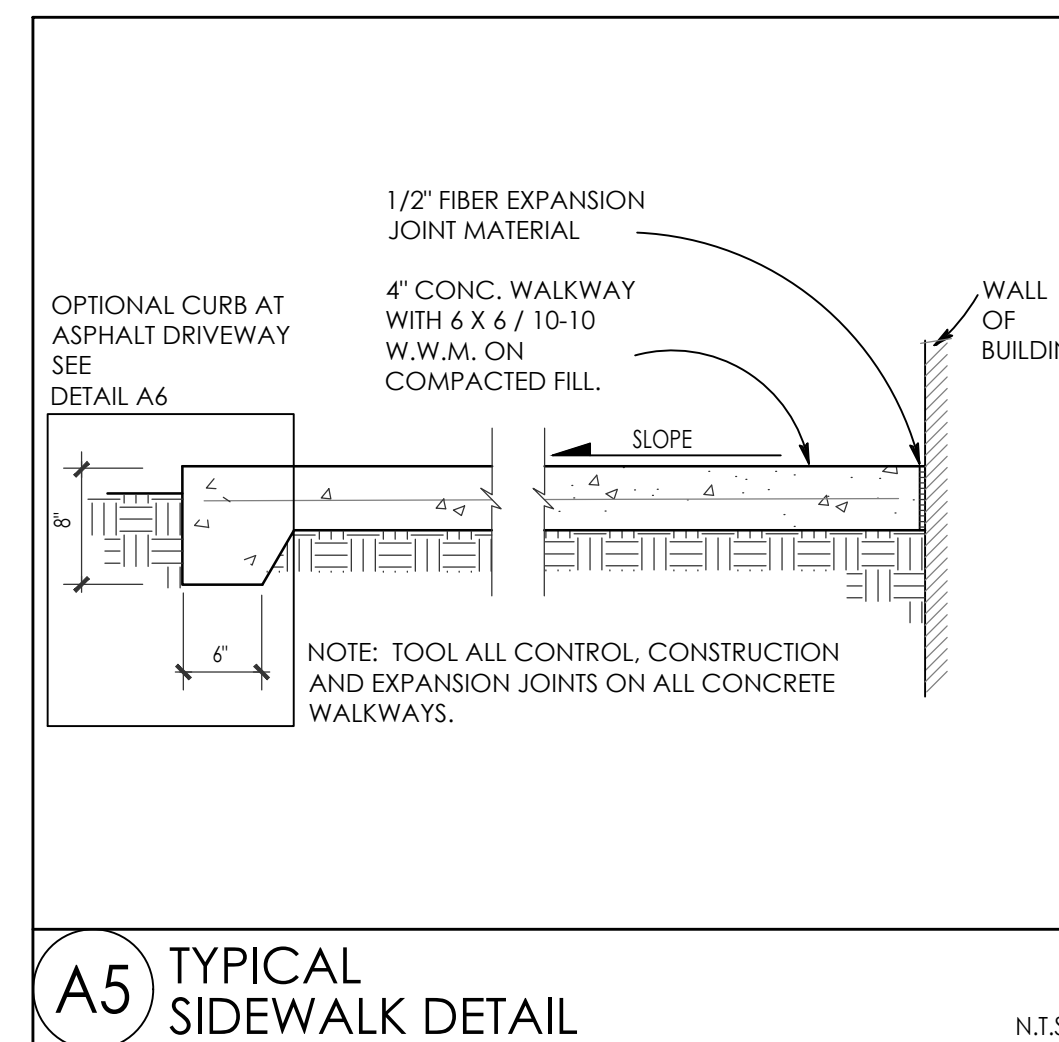
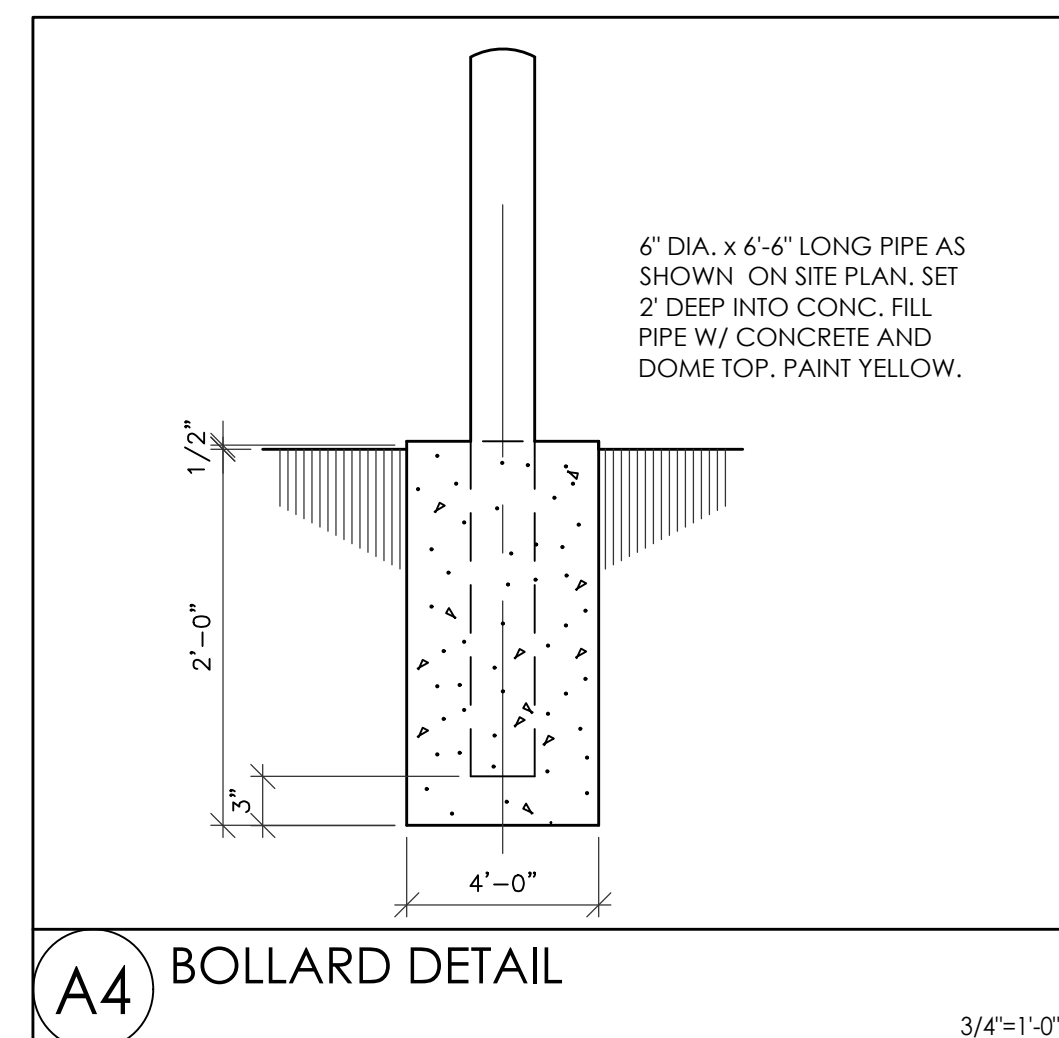
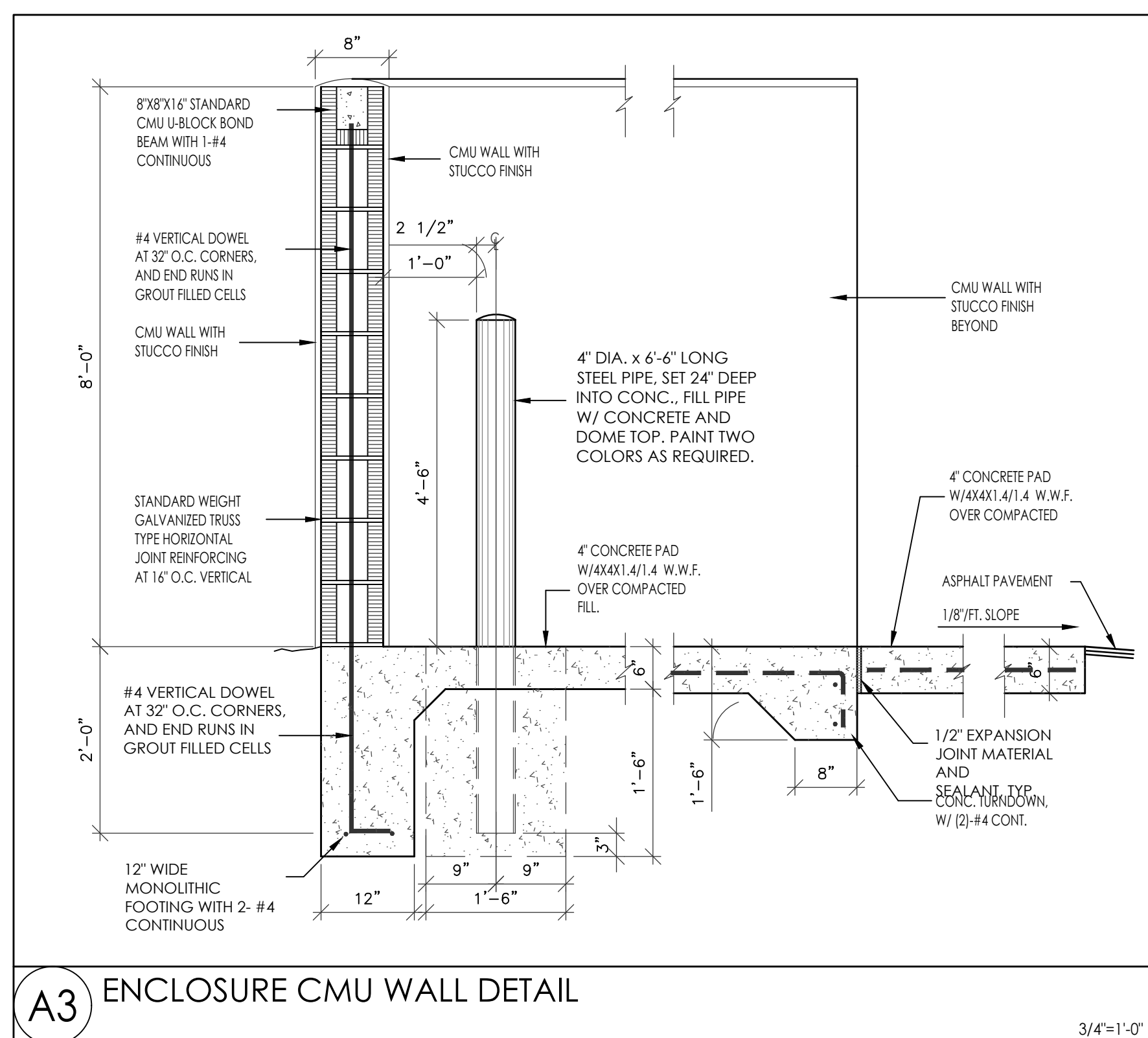
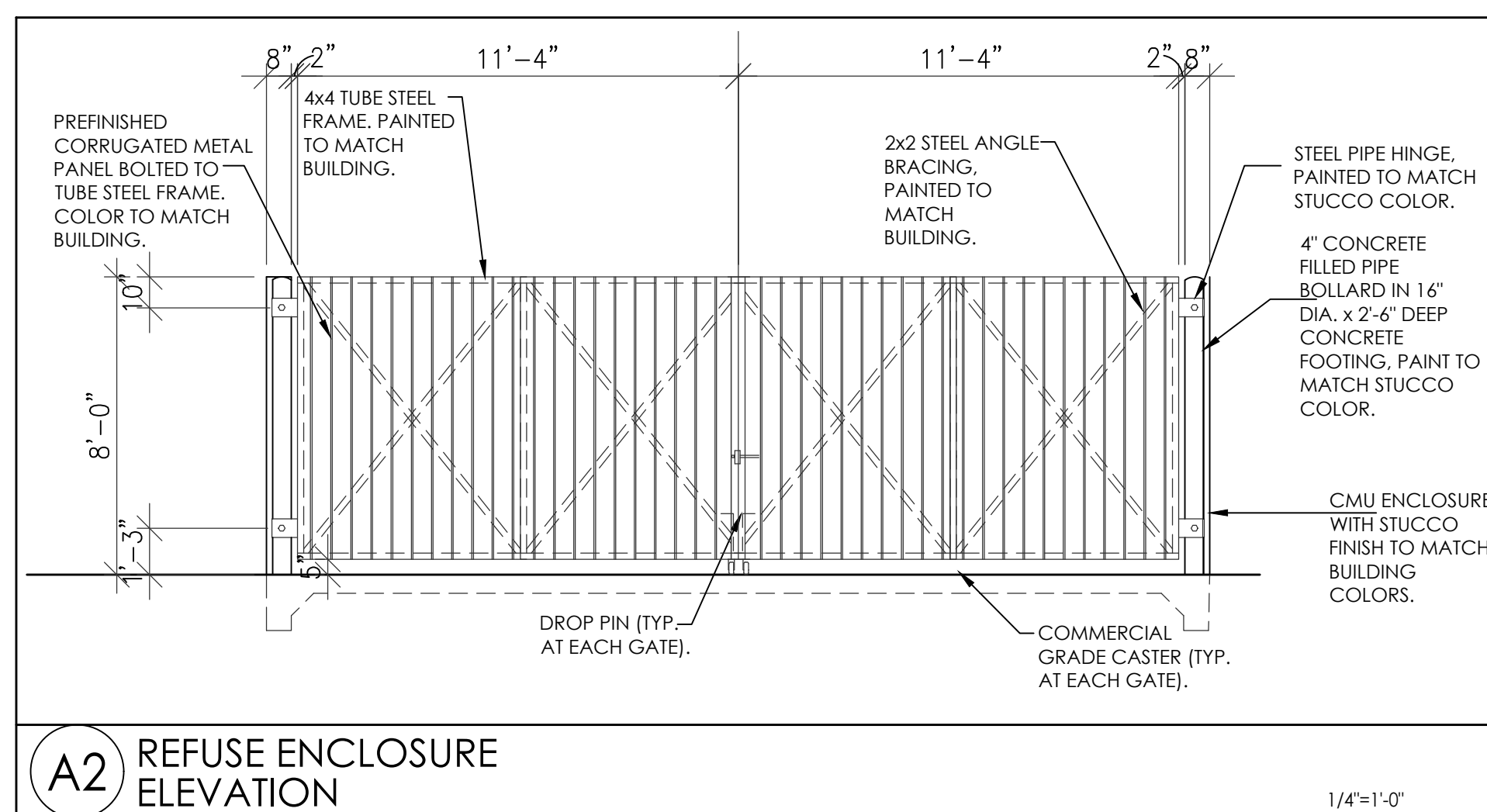
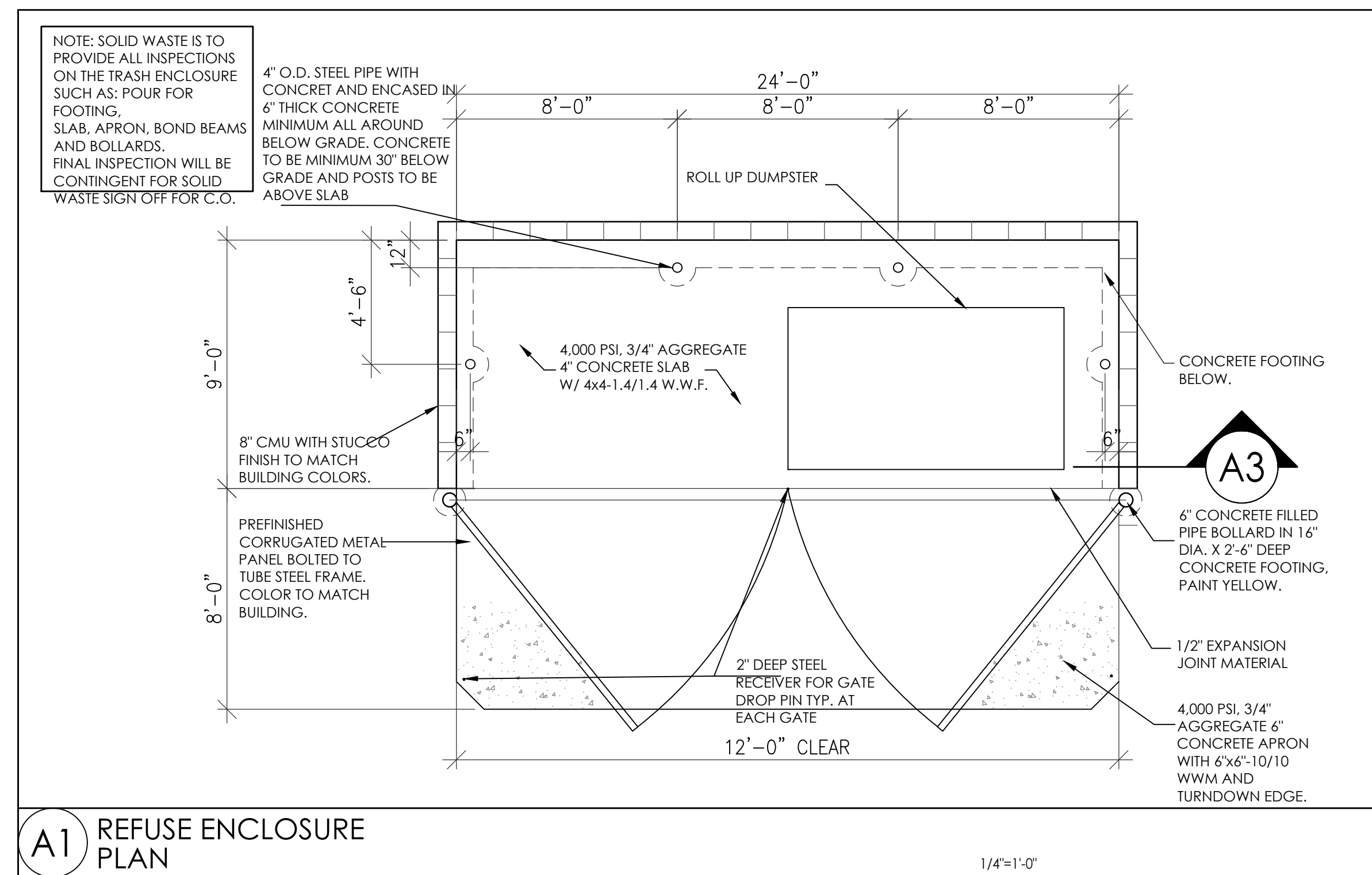
PARKING SPACES = 40 (INCLUDING 3H.C. SPACES)  
 GARAGE SPACES = 8  
 ON STREET PARKING = 5

TOTAL PARKING SPACES PROVIDED = 54  
 ELECTRIC VEHICLES SPACES = 1  
 MOTORCYCLE PARKING SPACES PROVIDED = 2  
 BIKE SPACES PROVIDED = 3



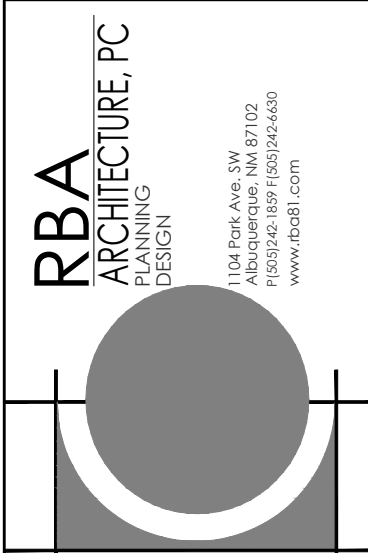
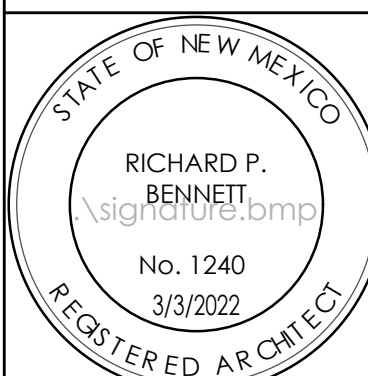
1" = 20'-0"





CARMEL APARTMENTS  
SITE PLAN B DETAILS  
7310 CARMEL AVE. NE.  
ALBUQUERQUE, NM.  
PROJECT #2179

REVISION DATE



DATE 3/3/2022

SHEET NUMBER

AS-2.0



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12 /2020)

**Project Title:** Carmel apartamentos Site A Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_  
Zone Atlas Page: C-19-Z DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: LOT 10 BLOCK 9, TRACT 2, UNIT 3 NORTH ALBUQUERQUE ACRES  
City Address: 7310 CARMEL AVE. NE.

**Applicant:** RBA Architecture Contact: Alejandro Sazo  
Address: 1104 Park Ave. SW. NM 87102 Phone#: 505-242-1859  
Fax#: \_\_\_\_\_ E-mail: alejandro@rba81.com

### Development Information

Build out/Implementation Year: 2022 Current/Proposed Zoning: MX-L  
Project Type: New: (X ) Change of Use: ( ) Same Use/Unchanged: ( ) Same Use/Increased Activity: ( )  
Proposed Use (mark all that apply): Residential: ( ) Office: ( ) Retail: ( ) Mixed-Use: ( )  
Describe development and Uses:  
Residencial dwelling multi-family  
\_\_\_\_\_  
\_\_\_\_\_  
Days and Hours of Operation (if known): 7 days 24 hours

### Facility

Building Size (sq. ft.): 33,286 s.f.  
Number of Residential Units: 33  
Number of Commercial Units: none

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* \_\_\_\_\_  
Expected Number of Employees (if known):\* none  
Expected Number of Delivery Trucks/Buses per Day (if known):\* none  
Trip Generations during PM/AM Peak Hour (if known):\* 33 units residents 33 trip AM/PM  
Driveway(s) Located on: Street Name Carmle Avenue

ITE Land Use #221  
Multi Family (mid-rise)  
33 DU's  
AM peak 12 trips  
PM peak 15 trips

Adjacent Roadway(s) Posted Speed: Street Name Wyoming st Posted Speed 40 MPH  
Street Name Louisiana Blvd Posted Speed 40 MPH

\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required

## Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: N/A

(arterial, collector, local, main street)

Comprehensive Plan Center Designation: N/A

(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): CITY

Adjacent Roadway(s) Traffic Volume: \_\_\_\_\_ Volume-to-Capacity Ratio: \_\_\_\_\_  
(if applicable)

Adjacent Transit Service(s): 98 Nearest Transit Stop(s): EAST OF CARMEL ON WYOMING

Is site within 660 feet of Premium Transit?: NO

Current/Proposed Bicycle Infrastructure: EXISTING BIKE LANE ON WYOMING ST

(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: CONCRETE SIDEWALK PROPOSED

## Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

## TIS Determination

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

Traffic Impact Study (TIS) Required: Yes [ ☐ ] No ☒ Borderline [ ☐ ]

Thresholds Met? Yes [ ☐ ] No ☒

Mitigating Reasons for Not Requiring TIS: \_\_\_\_\_ Previously Studied: [ ☐ ]

Notes:

M.P. P.E.

4/18/2022

TRAFFIC ENGINEER

DATE

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

April 14, 2022

Alejandro Sazo  
RBA Architecture  
1104 Park AVE.  
Albuquerque, NM 87102

**Re: CARMEL APARTMENTS A**  
**7310 Carmel Ave. NE**  
**Traffic Circulation Layout**  
Architect's Stamp 03-03-2022(C19-069A)

Dear Mr. Alejandro,

Based upon the information provided in your submittal received 04-13-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Listed are the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.

**Coordinate/discuss with Zoning.**

2. **Carmel Ave. Frontage (Public Infrastructure):**

- How was the curblin/setback requirements determined without an approved Plat (Not provided)?
- An approved Plat will need to be provided.
- What is the status on the missing portion of Carmel Ave Roadway Infrastructure? You will need to provide an infrastructure list and/or financial guarantee (DRB action required).
- Or a work order to substantiate the infrastructure list (DRC action required)
- If work order is in place, then the completion/approval/close out of the work order shall be a Condition of Final C.O.
- From above, pick which one will apply to this concern of Carmel's missing roadway portion. **PLEASE SEE ATTACHED PLAT**
- It appears that you are proposing onstreet parking. Please coordinate with Traffic Operations on the striping or remove striping. You will need a **clear site line exhibit** since onstreet parking is being proposed and might possibly block stopping site distance.
- **Keyed Note 22:** Change notation from drivepad to driveway and show the 6 ft valley gutter as part of the entrance drawing. **SEE UPDATED KEY NOTE**
- **Keyed Note 26:** Proposed cross pathway striping will need detail for striping. **SEE DETAIL A9/AS-2.0**
- **Keyed Note 28:** Provide a tie-in grade of 5:1 back to existing surface elevation at end of sidewalk. **SEE UPDATED KEY NOTE**

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

- **Keyed Note 29:** Reference COA std dwg 2430 for sidewalk detail and provide a tie-in grade of 5:1 back to existing surface elevation at end of sidewalk. **SEE UPDATED KEY NOTE**
- **Keyed Note 34:** Nope, remove this note. **KEY NOTE REMOVED**
- 3. An secondary emergency access will need to be provided as part of this proposed development and a temporary paved connection back to Carmel Ave will be needed as part of the TCL requirement. **SEE SECONDARY ROAD ON SITE PLAN**
- 4. **Keyed Note 1:** Reference A8/AS-2.0 instead of A10. **UPDATED**
- 5. **Keyed Note 13:** Reference either detail A8 or A10 on sheet AS-2.0 for proposed ramp.
- 6. **KEY NOTE REFERRED TO AS/AS2.0 DETAIL**
- 7. **Keyed Note 21 & 30:** Reference A5/AS-2.0. **KEY NOTE UPDATED**
- 8. **Detail A4:** Paint Bollards yellow. **DETAIL NOTE UPDATED**
- 9. **Detail AS:** Note 50:1 max on top of sidewalk and 12:1 max for taper. Stall widths are 8'-6" not 8'-0"-6" please adjust text. **DETAIL UPDATED**
- 10. **Detail A10:** 50:1 and 12:1 should have the word max. after each text. **DETAIL UPDATED**
- 11. **ADA Parking Access Aisle dimensions on site lan}**: You specify 8'-6" on layout but on detail you call out 8'-0". Please address this concern. **SITE PLAN DIMENSION UPDATED**
- 12. **Proposed Compact parking stalls:** Provide stall lengths for compact parking stalls. **see updated site plan**
- 13. You have a hatch area/segment of pavement around the drive aisle located at the corner back of the proposed building and no legend to define this hatching. Please provide some type of note to define this hatching. **See updated site plan**
- 14. Identify the right of way width medians, curb cuts, and **street width on** Carmel Ave. Clarify proposed property lines since an approved Plan was not provided. **SEE ATTACHED PLAT AND R.O.W. ON SITE PLAN**
- 16. **SEE ATTACHED PLAT AND R.O.W. ON SITE PLAN**

You will need an approved Plat (ORB action required).

Maximum access width for arterial, collector, and local streets (Carmel Ave.) are as follows:

	Arterial & Collector	Local Streets
One-way Drive	20'-25'	2'-20'
Two-Lane Drive	2'-30'	2'-24'
Three-Lane Drive	4'-35'	2'-30'
Larger Vehicles	50'	30'



# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director

**17. The minimum parking stall dimensions are:**

<i>Type of parking</i>	<i>Min. Width</i>	<i>Min. Length</i>	<i>Min. Overhang</i>
<i>Standard</i>	8.5'	18'	2'
<b><i>Compact</i></b>	<b><i>7.5'</i></b>	<b><i>15'</i></b>	<b><i>1.5'</i></b>

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director

*Mayor Timothy M Keller*

<b>Motorcycle</b>	<b>4 '</b>	<b>8 '</b>	<b>N/A</b>
<b>ADA</b>	<b>8.5'</b>	<b>18'</b>	<b>2 '</b>

# CITY OF ALBUQUERQUE

*Planning Department*

Brennon Williams, Director

PO Box 1293

Albuquerque

NM 87103

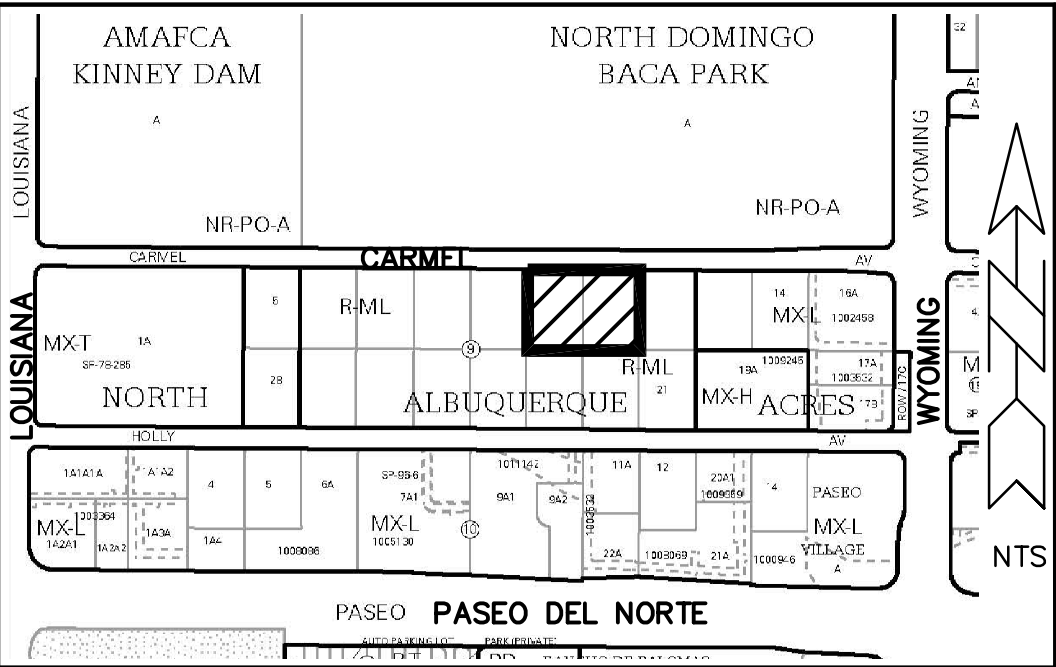


# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



18. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement space. **SEE THE UPDATED SITE PLAN**
19. The ADA accessible spaces must include an access aisle. Van accessible aisles should be **8ft wide**; all others should be 5ft wide. **SHOWED ON SITE PLAN**
20. **Motorcycle parking spaces:** Provide stall widths. **SHOWED ON SITE PLAN**
21. Provide a copy of refuse approval. **ATTACHED TO THIS EMAIL**
22. Fire Department: An approval Fire 1 plan needs to be provided. **ATTACHED TO THIS EMAIL**
23. Please specify the City Standard Drawing Number when applicable.
24. Shared Site access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.  
**THE PROPERTIES BELONGS TO THE SAME OWNER**
25. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing (2430 & 2415A). **NOTE ADDED TO SITE PLAN**
26. Please provide a letter of response for all comments given.
27. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Matt Grush: [mgrush@cabq.gov](mailto:mgrush@cabq.gov)**).  
**NOT NEEDED**



LOCATION MAP C-19-Z

PURPOSE OF PLAT

- To dedicate public street right-of-way as shown hereon.
- To grant public utility easement (PUE) as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: C-19-Z
- Total Number of Lots created: 2
- Total Number of existing Lots: 2
- Gross Subdivision Acreage: 1.9991 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled:  
"TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES",  
(09-10-1931, D01-020)  
all being records of Bernalillo County, New Mexico.
- Field Survey: March, 2022.
- Title Report(s): Old Republic National Title Insurance Company,  
Commitment No. 2208018, Effective Date - December 22, 2022.
- Address of Property: 7310 & 7330 Carmel Avenue NE, Albuquerque, NM 87113
- City of Albuquerque, New Mexico IDO Zone: MX-L
- 100 Year Flood Zone Designation: ZONE X as shown on Panel 137  
of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo  
County, New Mexico, dated August 16, 2012.
- Unless shown otherwise all points are set 1/2" rebar with cap  
or MAG nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Khalid A. Pashtoon and Nafeesa Pashtoon

Khalid A. Pashtoon and Nafeesa Pashtoon 4/26/23  
Date

STATE OF NEW MEXICO  
BERNALILLO COUNTY

On this 26<sup>th</sup> day of April, 2023, this instrument was acknowledged before me by Khalid A. Pashtoon and Nafeesa Pashtoon, husband and wife.

Claudia Maria Brambila  
Notary Public

CLAUDIA MARIA BRAMBILA  
Notary Public - State of New Mexico  
Commission # 1111253  
My Comm. Expires Dec 24, 2026

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 10 AND 11, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Plat Book D01, Page 020, and containing 1.9991 acres more or less.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, with the right and privedge of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right-of-way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be sole responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.


SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PLAT FOR  
LOT 10-A & 11-A, BLOCK 9,  
TRACT 2, UNIT 3,  
NORTH ALBUQUERQUE ACRES  
(A REPLAT OF LOTS 10 & 11, BLOCK 9,  
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)  
WITHIN THE  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 18,  
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2023

PROJECT NUMBER: \_\_\_\_\_  
Application Number: \_\_\_\_\_

PLAT APPROVAL

Utility Approvals:  04/24/2023

Public Service Company of New Mexico Date

 4/24/2023


New Mexico Gas Company Date

Abdul A. Bhuyan 04/24/2023

Lumen Date

Mike Mortus 4/24/2023

Comcast Date

City Approvals:  4/14/2023  
City Surveyor Date

Real Property Division Date

Traffic Engineering, Transportation Division Date

Albuquerque-Bernalillo County Water Utility Authority Date

Parks and Recreation Department Date

AMAFCA Date

City Engineer/Hydrology Date

Code Enforcement Date

Solid Waste Management Date

Development Hearing Officer, Planning Department Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

 02/20/2023  
Timothy Aldrich, P.S. No. 7719 Date

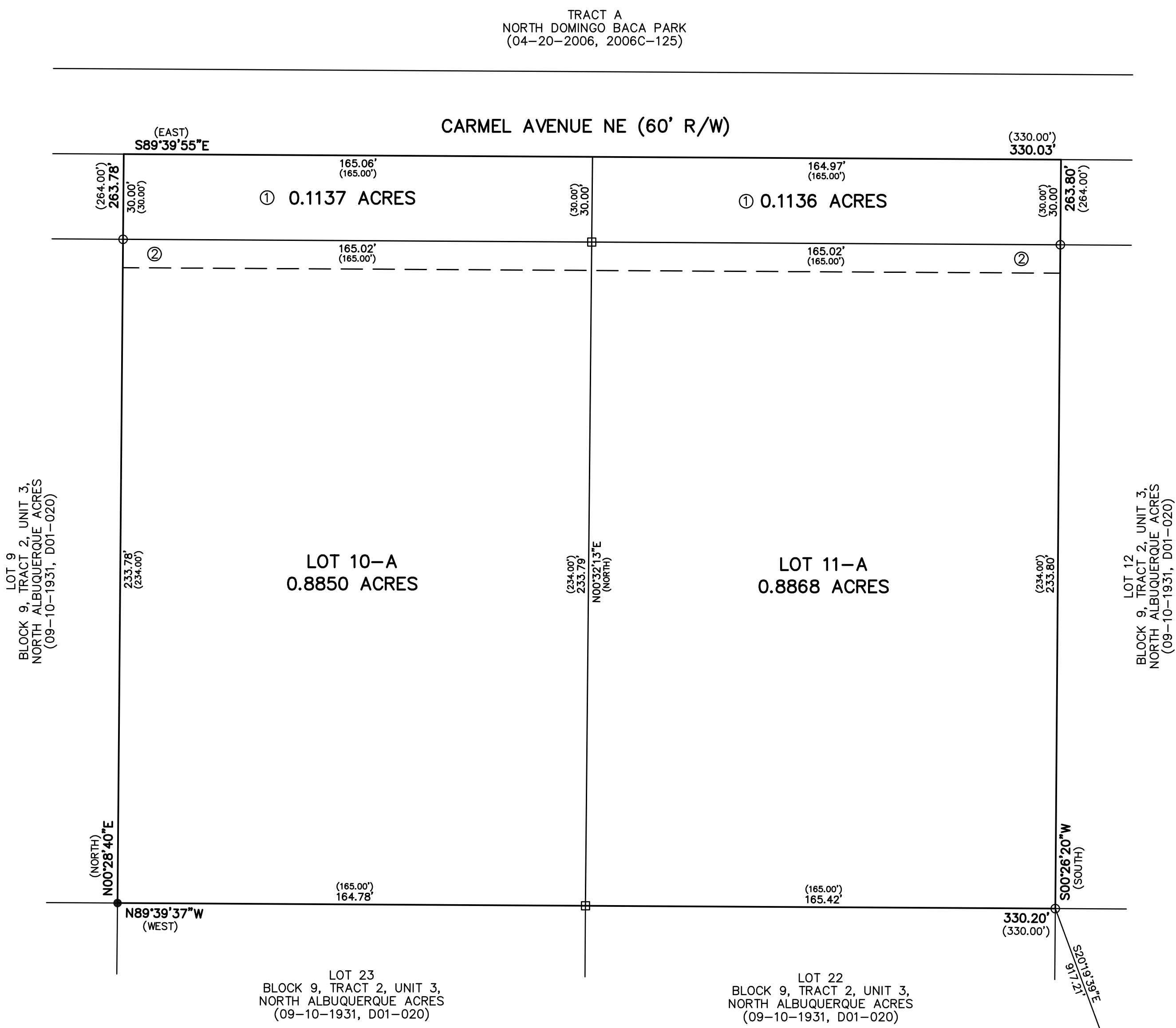


Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	1 of 2

ALDRICH LAND  
SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

PLAT FOR  
LOT 10-A & 11-A, BLOCK 9,  
TRACT 2, UNIT 3,  
NORTH ALBUQUERQUE ACRES  
(A REPLAT OF LOTS 10 & 11, BLOCK 9,  
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)  
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TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2023



- PROPERTY CORNERS
- FOUND 5/8" REBAR WITH CAP "LS 10202"
  - SET 1/2" REBAR WITH CAP "LS 7719"
  - FOUND 1/2" REBAR

- EASEMENTS/RIGHT-OF-WAY
- ① EXISTING ROADWAY AND UTILITY EASEMENT  
(09-10-1931, D01-020) (0.2273 ACRES)  
(DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
  - ② 10' PUBLIC UTILITY EASEMENT (PUE)  
(GRANTED BY THIS PLAT)

AGRS MONUMENT  
"HEAVEN"  
N=1518799.515 (US SURVEY FOOT)  
E=1547297.145 (US SURVEY FOOT)  
G=0.999655810  
Δα=-00°10'46.22"  
CENTRAL ZONE  
ELEVATION=5378.235 (US SURVEY FOOT)  
(NAD83/NAVD88)

Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	2 of 2

**ALDRICH LAND SURVEYING**  
P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990