CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

August 8, 2023

Tate Fishburn, R.A Tate Fishburn Architect P.O. Box 2941 Corrales, NM 87048

Re: New Office Warehouse 5605 Venice Ave. NE Traffic Circulation Layout

Architect's Stamp 04-24-23 (B18-D026)

Dear Mr. Fishburn,

The TCL submittal received 07-27-2023 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed <u>Drainage and Transportation Information Sheet</u> to the <u>PLNDRS@cabq.gov</u> for log in and evaluation by Transportation. **AN APPROVED/ACCEPTED WORK ORDER IS A**

NM 87103

Albuquerque

CONDITION OF RELEASING THE FINAL CO.

www.cabq.gov

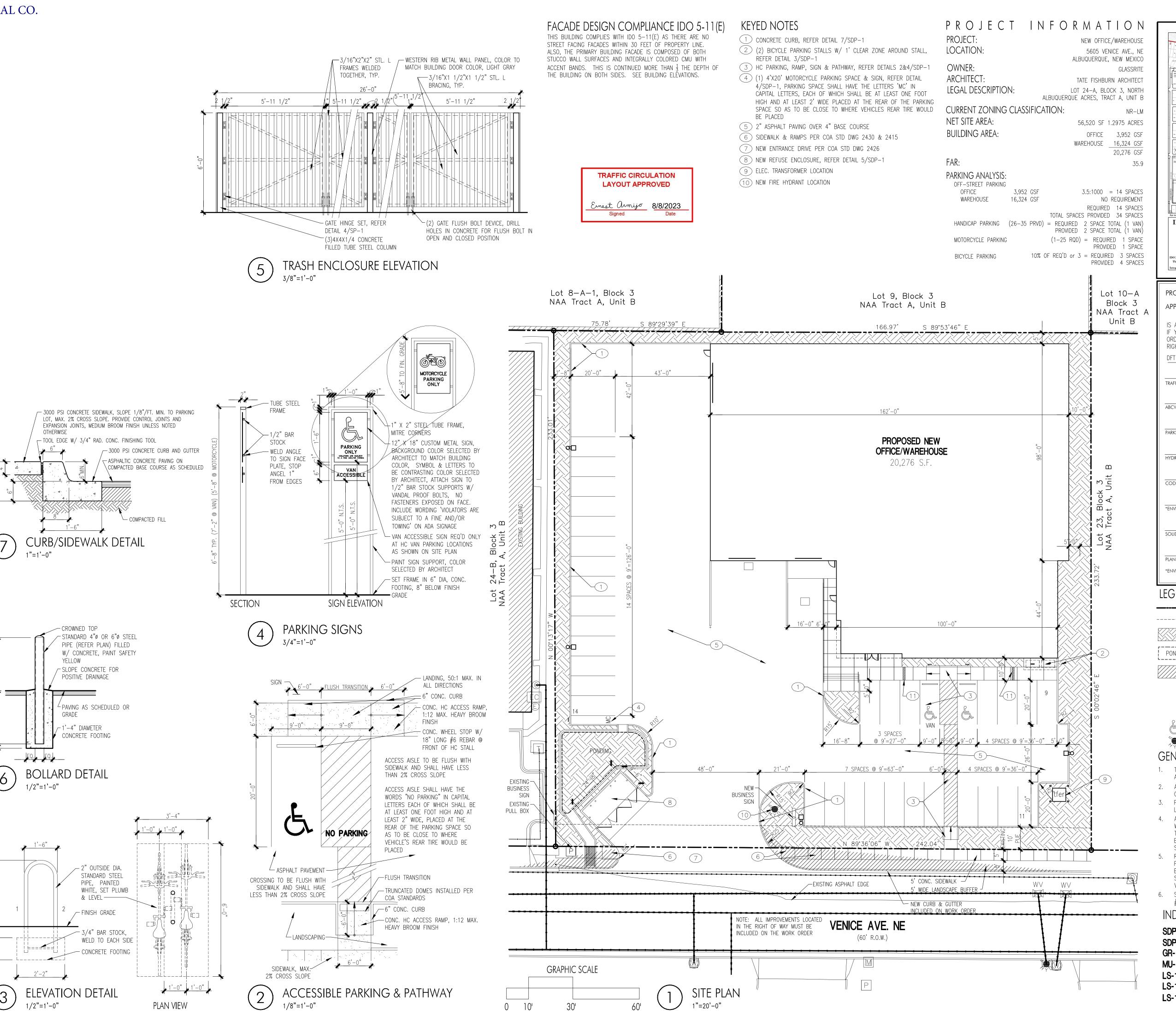
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.

Principal Engineer, Planning Dept. Development Review Services

C: CO Clerk, File



IDO Zone Atlas B-18-Z May 2018

PROJECT NO. <u>PR-2023-008250</u> APPLICATION NO. SI-2023-00376-SITE PLAN-DFT IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS. DFT SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION PARKS & RECREATION DEPARTMENT HYDROLOGY CODE ENFORCEMENT DATE *ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) PLANNING DEPARTMENT *ENVIRONMENTAL HEALTH, IF NECESSARY

LEGEND

---- EASEMENT LINE

LANDSCAPED AREA

PONDING | PONDING AREA

SITE DISTANCE AND SITE TRIANGLE BASED ON COA DPM riangleq 7-4(I)(5)(iii) and 7-4(I)(5)(iv), LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SITE

TRIANGLE HANDICAP PARKING PAVEMENT MARKING

EXISTING FIRE HYDRANT

GENERAL NOTES

- 1. THIS SITE PLAN MEETS THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE IDO.
- 2. ALL SITE LIGHTING SHALL COMPLY WITH IDO SECTION 14-16-5-8. OUTDOOR AND SITE LIGHTING.
- 3. PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUMINATION REQUIREMENTS. 4. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS
- WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FRO THE SITE PERIMETER ROOF TOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED
- FROM THE PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDINGS BASIC MATERIALS. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND THE SITE ACCESS EASEMENT. SITE HANDICAP RAMPS SHALL BE BUILT BY COA STANDARD DRAWIN

INDEX TO DRAWINGS

SITE DEVELOPMENT PLAN BUILDING EXTERIOR ELEVATIONS GRADING & DRAINAGE PLAN MASTER UTILITY PLAN LANDSCAPE PLAN IRRIGATION PLAN LANDSCAPE DETAILS

 O

ARCHITECT SEAL

NGINEER SEAL

PROJECT

TATE FISHBURN

APRIL 24, 2023

1"=20'-0" OR AS NOTED

DRAWING NAME

REVISIONS

SITE DEVELOPMENT PLAN

SHEETNUMBER