

# CITY OF ALBUQUERQUE



August 2, 2019

Aria Studio Consultant, Inc.  
Debra West  
PO BOX 1515  
Cedar crest NM 87008

**Re: Horizon 3**  
**8830 horizon Blvd NE Albuquerque NM**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp **07-26-2019 (C17D127)**

Dear Ms. West,

The TCL submittal received 06-19-2019 is approved for Building Permit with. 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.

When the site construction is completed and a 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 TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

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.  
Senior Engineer, Planning Dept.  
Development Review Services

Mojgan Maadandar, E.I.  
Associate Engineer, Planning Dept.  
Development Review Services

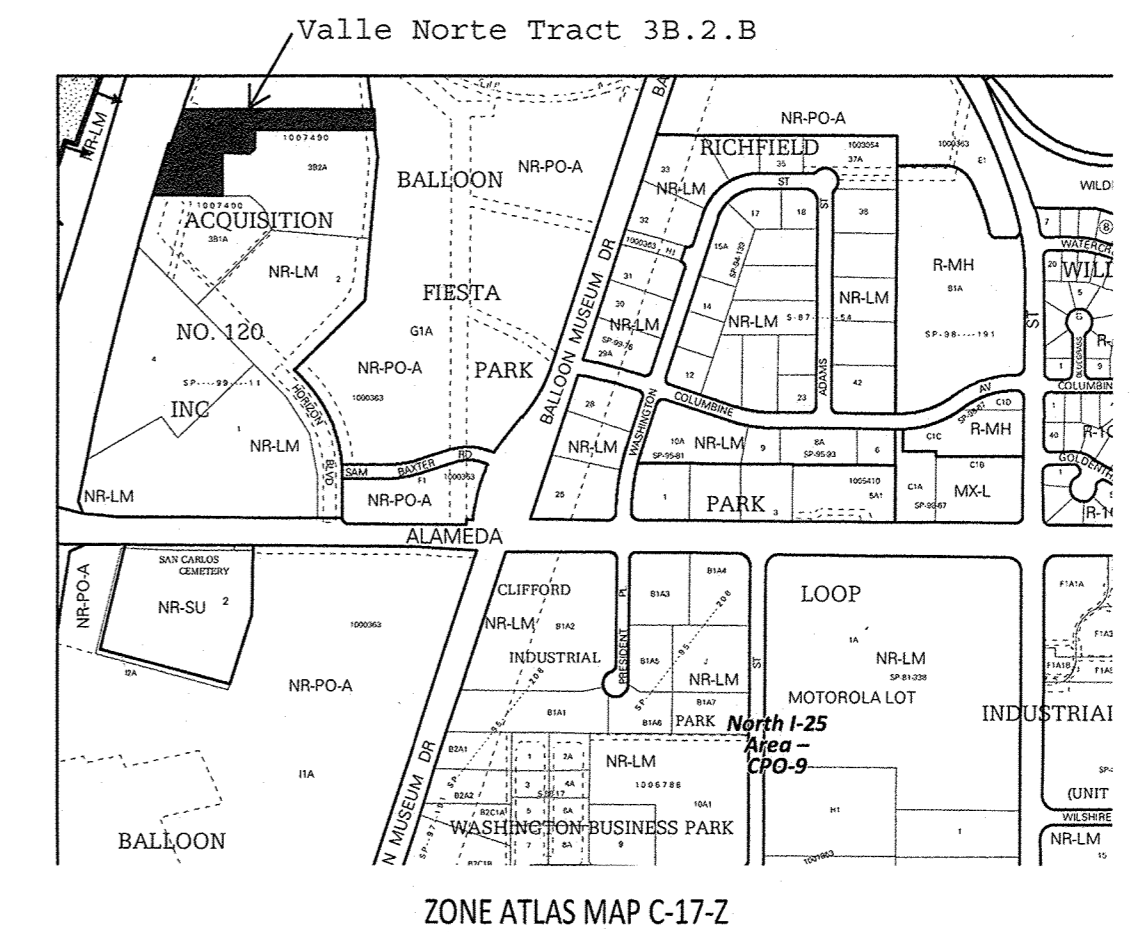
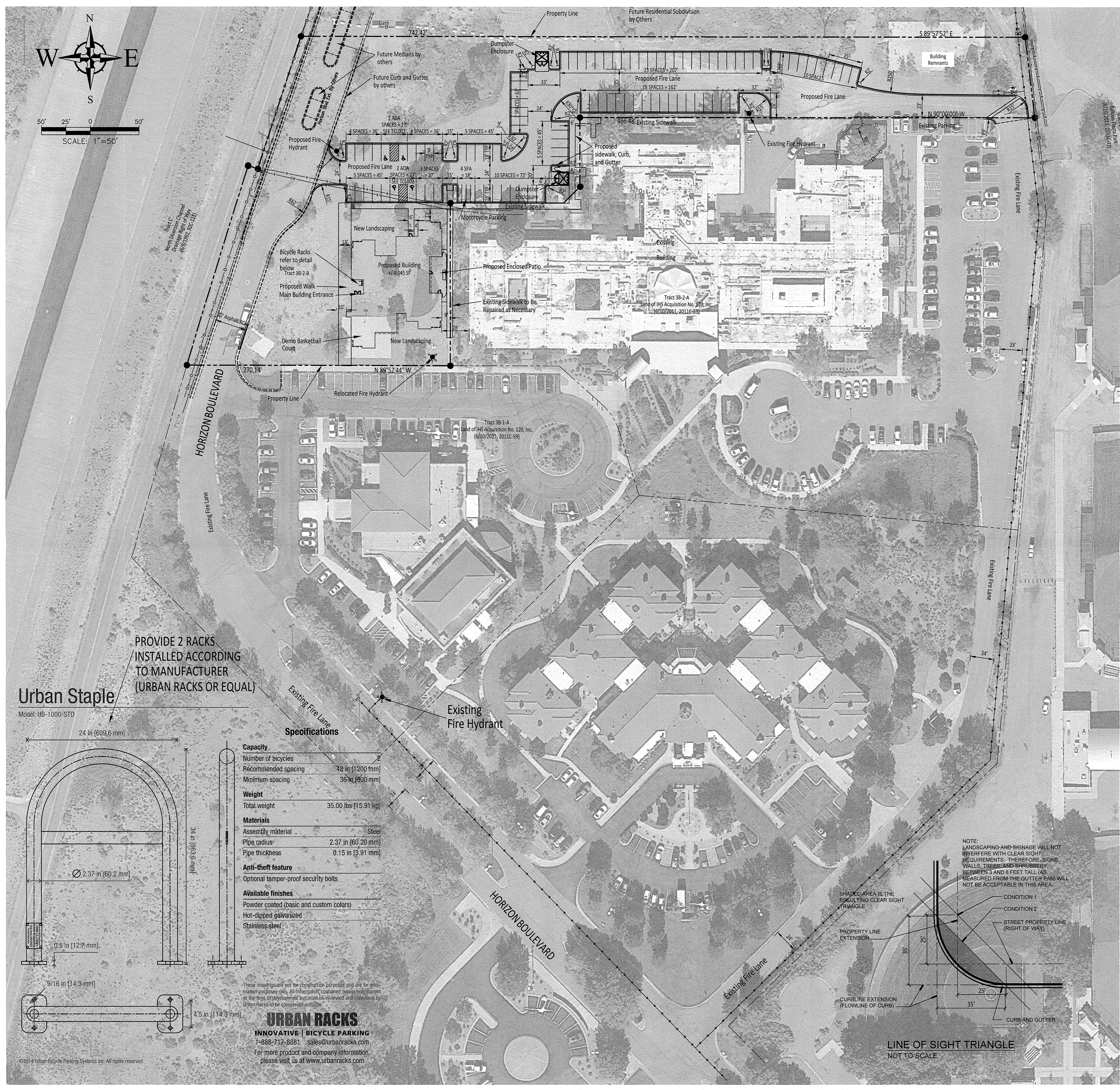
/MM via: email  
C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



Legal Description: Tract 3B-2-B, of Land of IHS Acquisition No. 120, Inc., as shown and designated on the Plat entitled "Tracts 3B-1-A, 3B-2-A and 3B-2-B, Land of IHS Acquisition No. 120, Inc., a replat of Tracts 3B-1 and 3B-2, Within Projected Sections 11 and 14, T. 11 N., R. 3 E., N.M.P.M., City of Albuquerque, Bernalillo County, NM."

### PROJECT INFORMATION

Legal Description: Tract 3B-2-B, of Land of IHS Acquisition No. 120, Inc., as shown and designated on the Plat entitled "Tracts 3B-1-A, 3B-2-A and 3B-2-B, Land of IHS Acquisition No. 120, Inc., a replat of Tracts 3B-1 and 3B-2, Within Projected Sections 11 and 14, T. 11 N., R. 3 E., N.M.P.M., City of Albuquerque, Bernalillo County, NM."

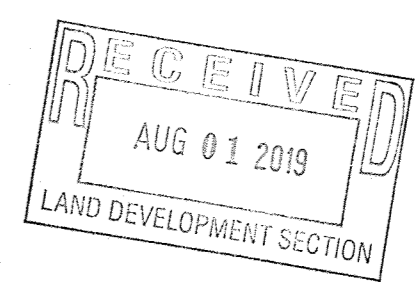
UPC: 101706404552620224  
Acres: 3.0237  
Type and Size of Development: 8845 Square Foot Office Building  
Parking Spaces Required by IDO: 28  
Parking Spaces Provided: 38

Executive Summary: Project is located within the COA IDO North I-25 Area - CPO-9, Alameda Boulevard Sub-area near Alameda Blvd and Horizon Blvd. The project includes an 8845 SF Office Building, paving, curb and gutter, sidewalks, landscaping. There will be a slight impact on the adjacent site to the east as the property line runs down the center of the sidewalk and will be shared. There is also a few parking spaces which are on the adjacent site to the east which will be unusable during grading and paving. Both will be repaired as necessary. No other impacts are perceived as traffic will circulate on public or dedicated roads and/or easements.

### PARKING CALCULATIONS

COA IDO SECTION 5-5: OFF-STREET PARKING REQUIREMENTS  
OFFICES AND SERVICES

OFFICE REQUIREMENTS	3.5 SPACES / 1000 SF GFA
SPACES REQUIRED	0.0035 x 8044 SF = 28.154
SPACES PROVIDED (9'-0" X 20'-0")	
REGULAR	92 SPACES
ACCESSIBLE	4 SPACES (1 VAN)
TOTAL	96 SPACES
MOTORCYCLE	
BICYCLE	4 SPACES 3 SPACES

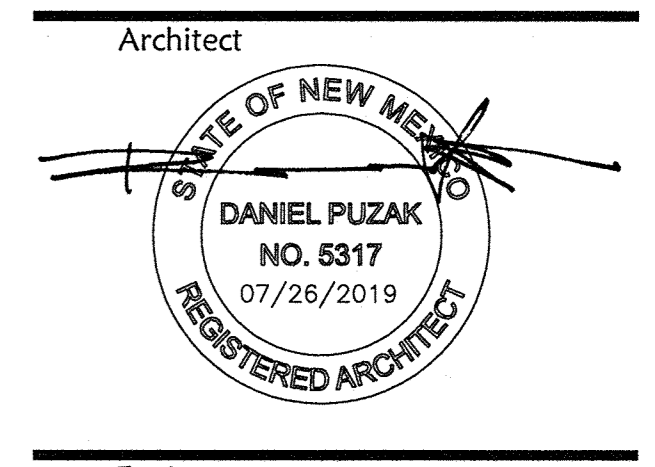


### SITE NOTES

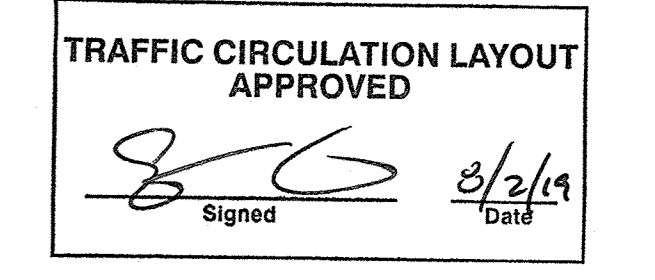
- SITE LIGHTING SHALL BE LIMITED TO 16' POLES WITH SHARP CUT-OFF ANGLE FIXTURES.
- ALL EXTERIOR LIGHTING SHALL BE NIGHT SKY COMPLIANT.
- INDIVIDUAL BUILDING-MOUNTED SIGNS SHALL HAVE AN AREA NOT TO EXCEED 6% OF THE FAÇADE TO WHICH IT IS APPLIED. ALL SIGNAGE SHALL BE DESIGNED TO BE CONSISTENT WITH AND COMPLEMENT THE MATERIALS, COLOR, AND ARCHITECTURAL STYLE OF THE BUILDING OR SITE LOCATION.
- SCREEN ALL METERS AND GROUND MOUNTED EQUIPMENT PER COA AND THE DEVELOPMENT STANDARDS.
- Slopes (REFER TO GRADING PLAN)
  - (1) Parking lots require a slope between 1% min and 8% max.
  - (2) Parking areas adjacent to major circulation aisles or adjacent to major entrances 1% min to 6% max
  - (3) Handicap parking 1% min to 2% max
- Unused curb-cuts must be replaced with curb, gutter and sidewalk per COA STD # 2415A and should match existing.
- SOLID WASTE IS TO PROVIDE ALL INSPECTIONS ON THE TRASH ENCLOSURE SUCH AS PRE-POUR FOR SLAB AND APRON, BOND BEAM, BOLLARD, AND FINAL INSPECTION. INSPECTIONS WILL BE CONTINGENT FOR SOLID WASTE SIGN OFF FOR FINAL CO.



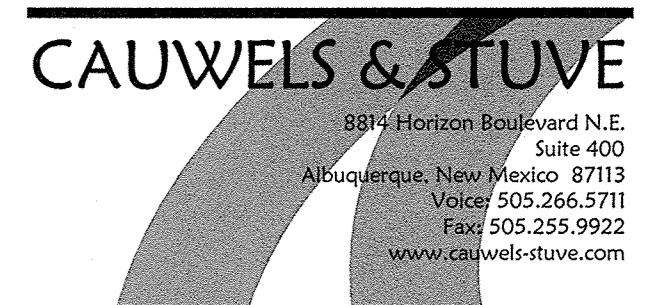
STUDIO CONSULTANTS, INC  
P.O. Box 1515, Cedar Crest, NM 87008  
Daniel@ariascinc.com (505) 506-2314



Engineer  
CITY OF ALBUQUERQUE  
"SOLID WASTE"  
MANAGEMENT DEPARTMENT  
APPROVED HG  
08-01-19



ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



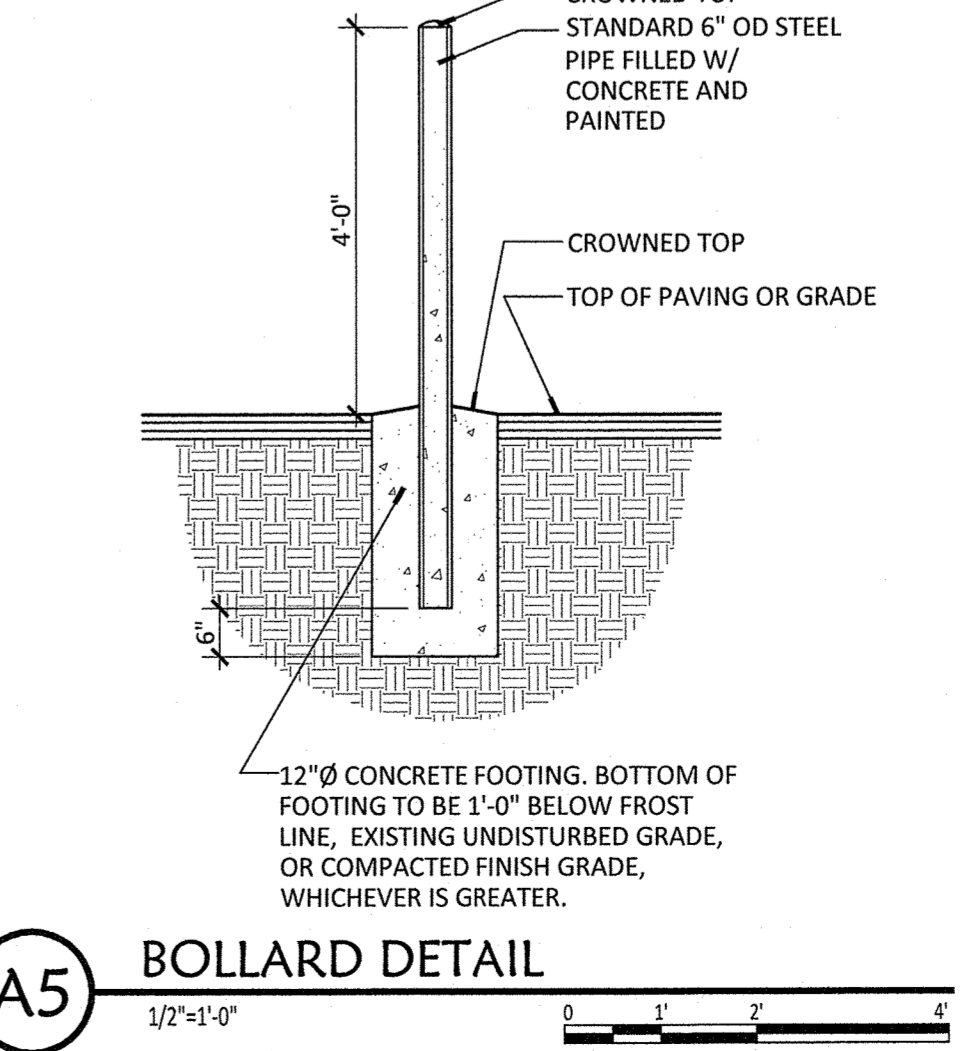
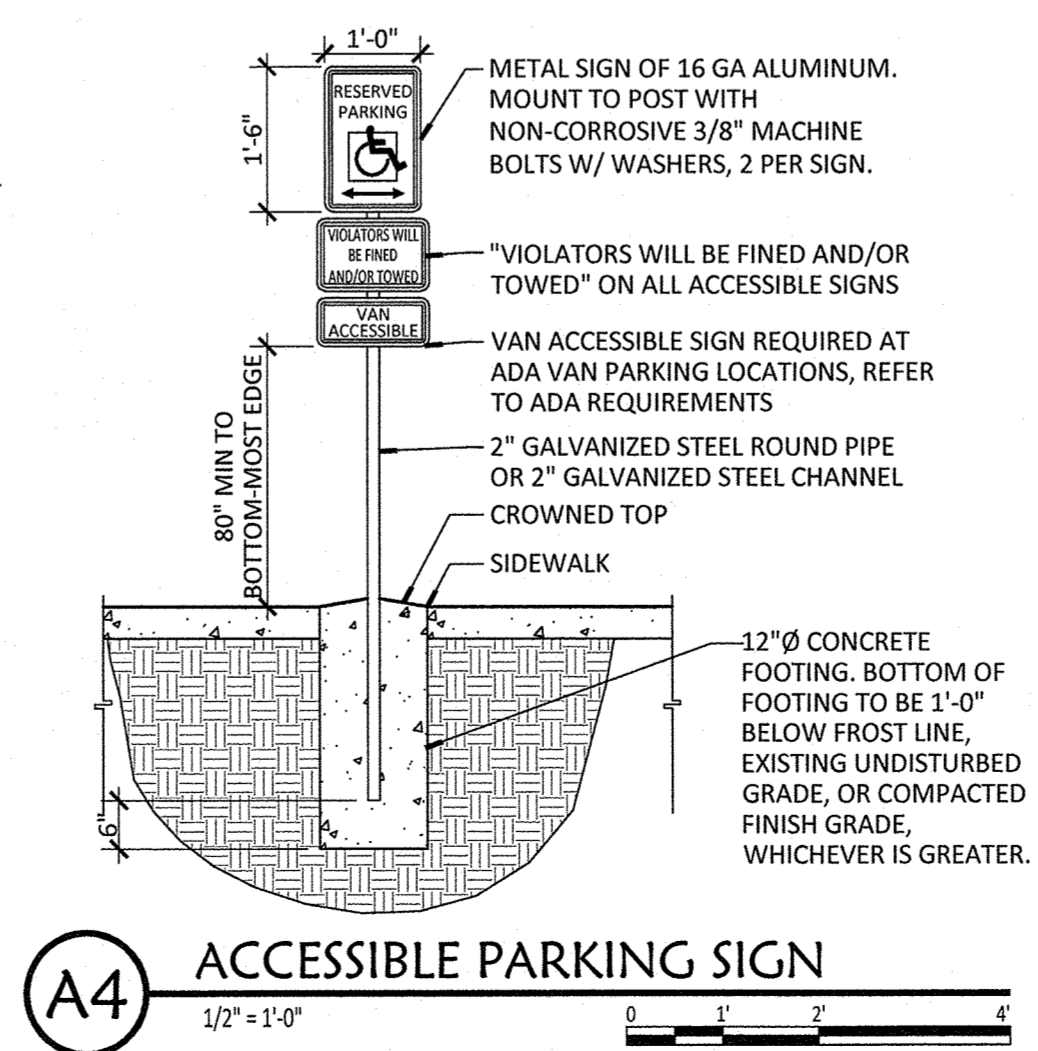
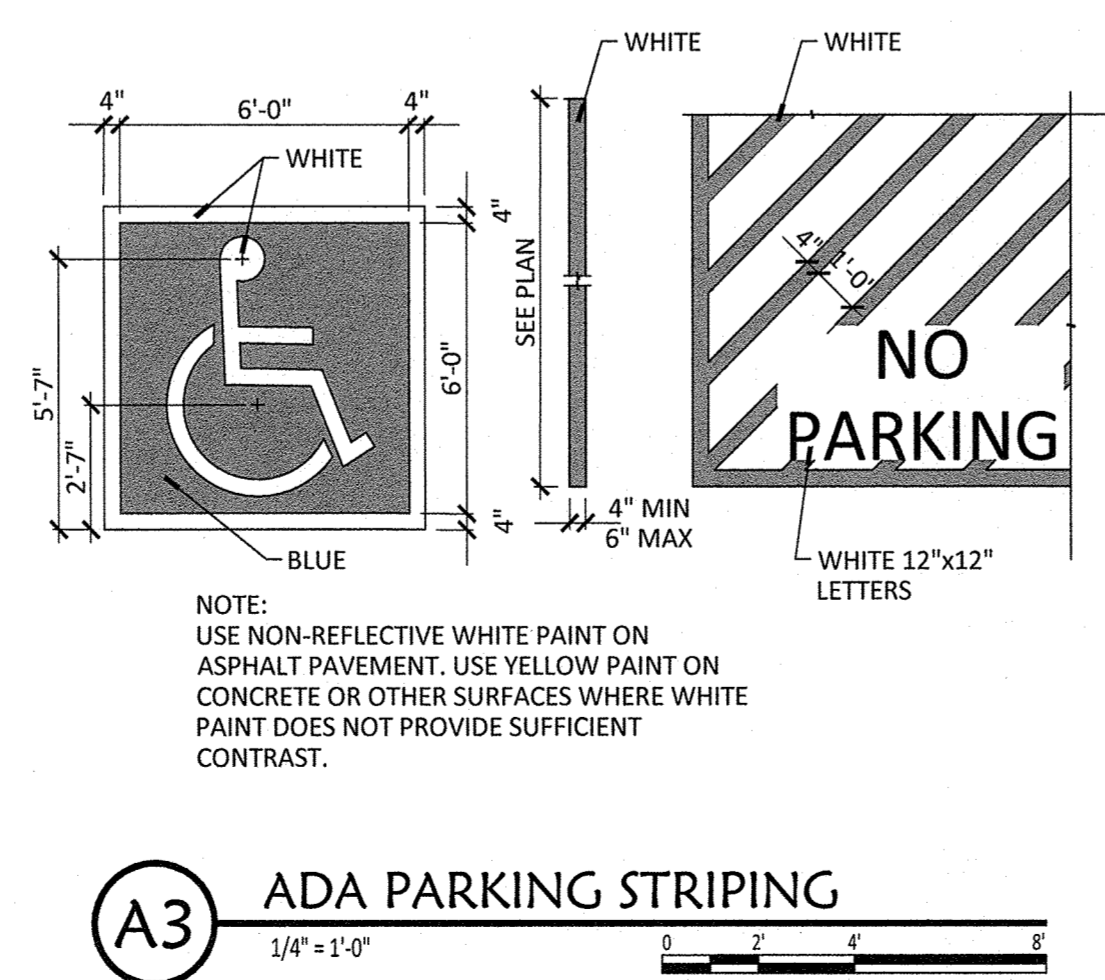
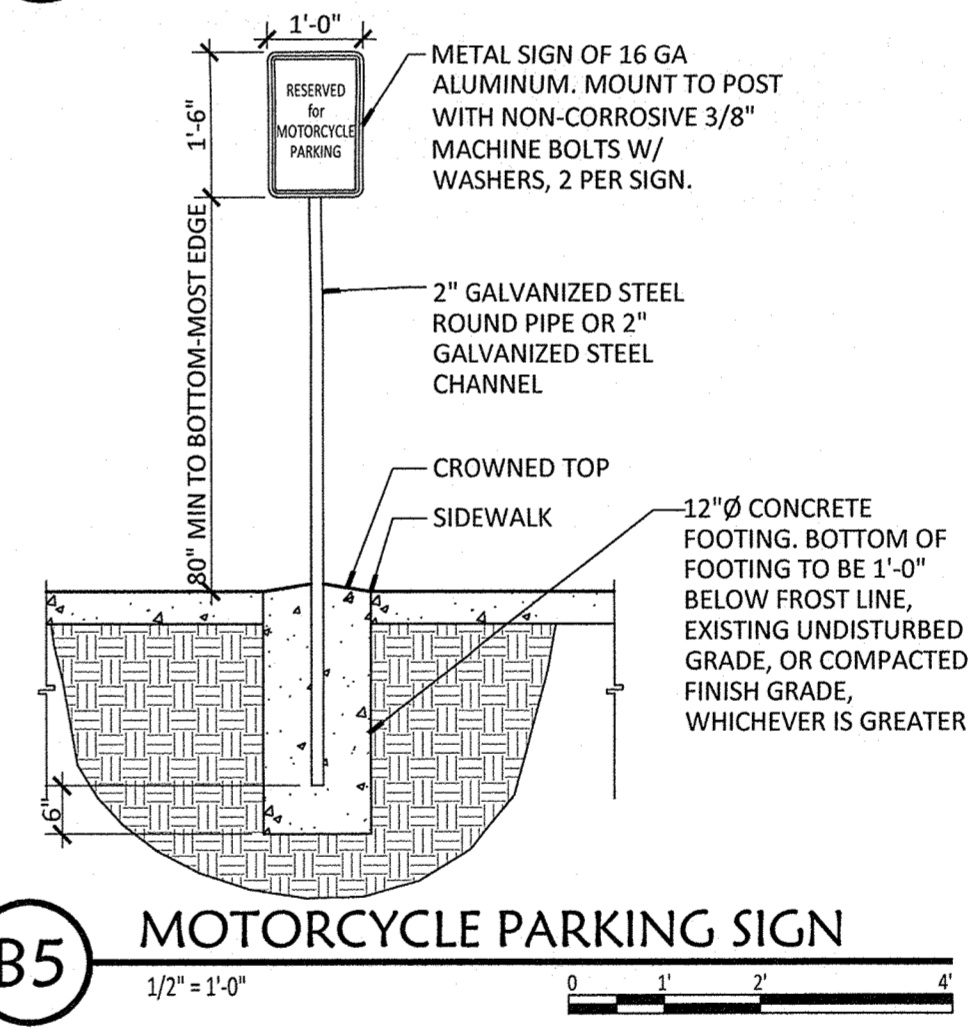
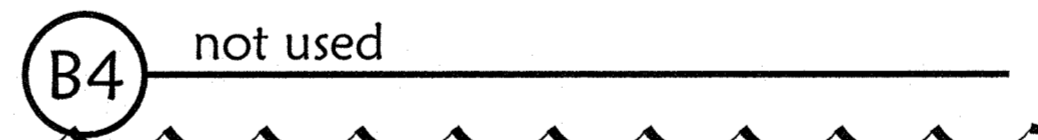
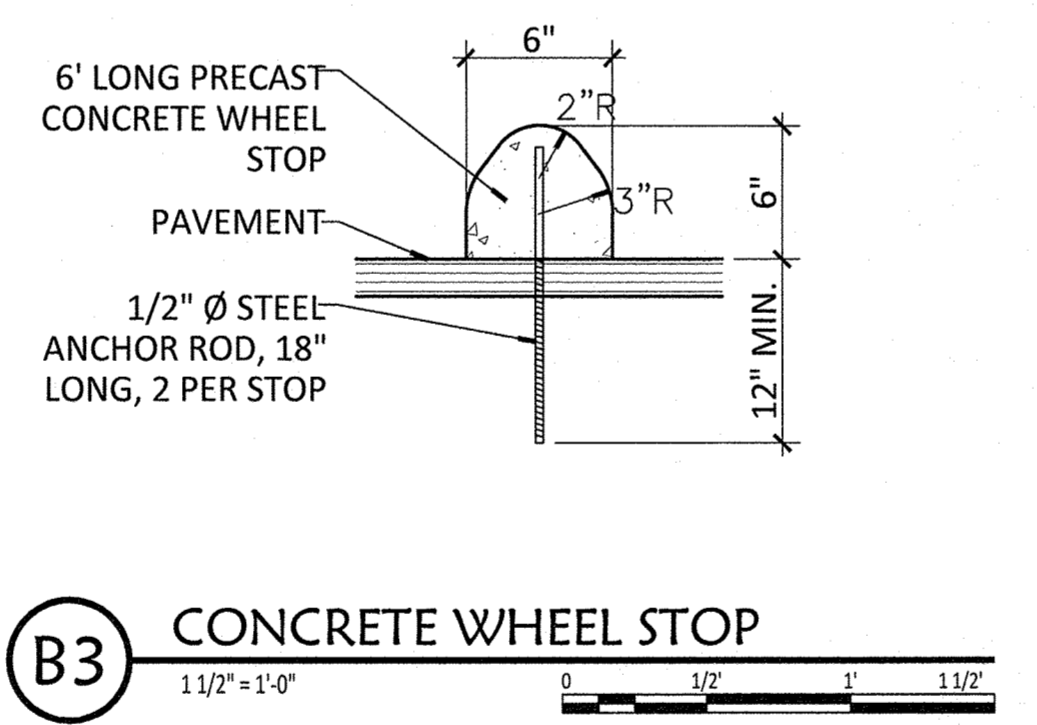
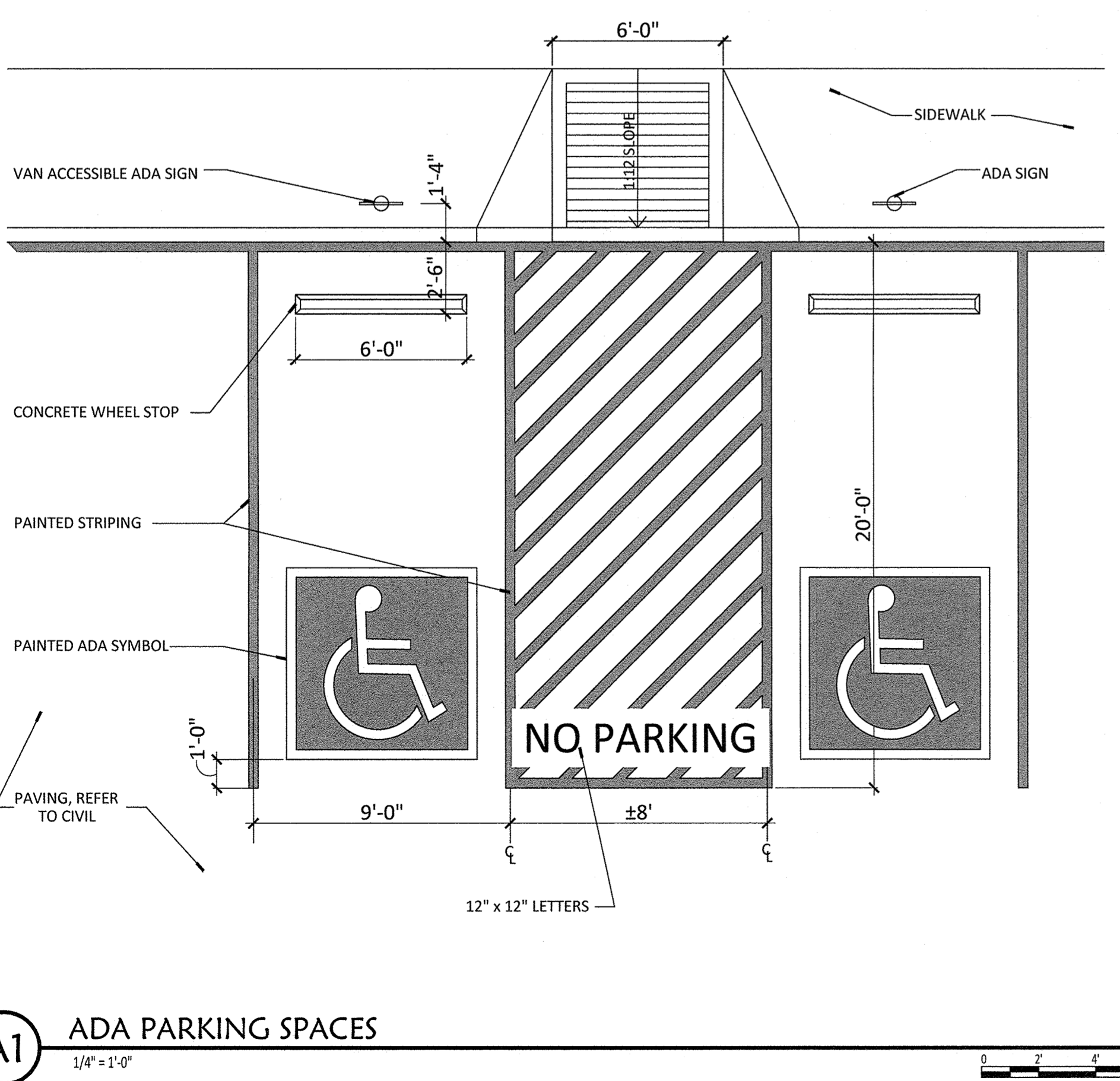
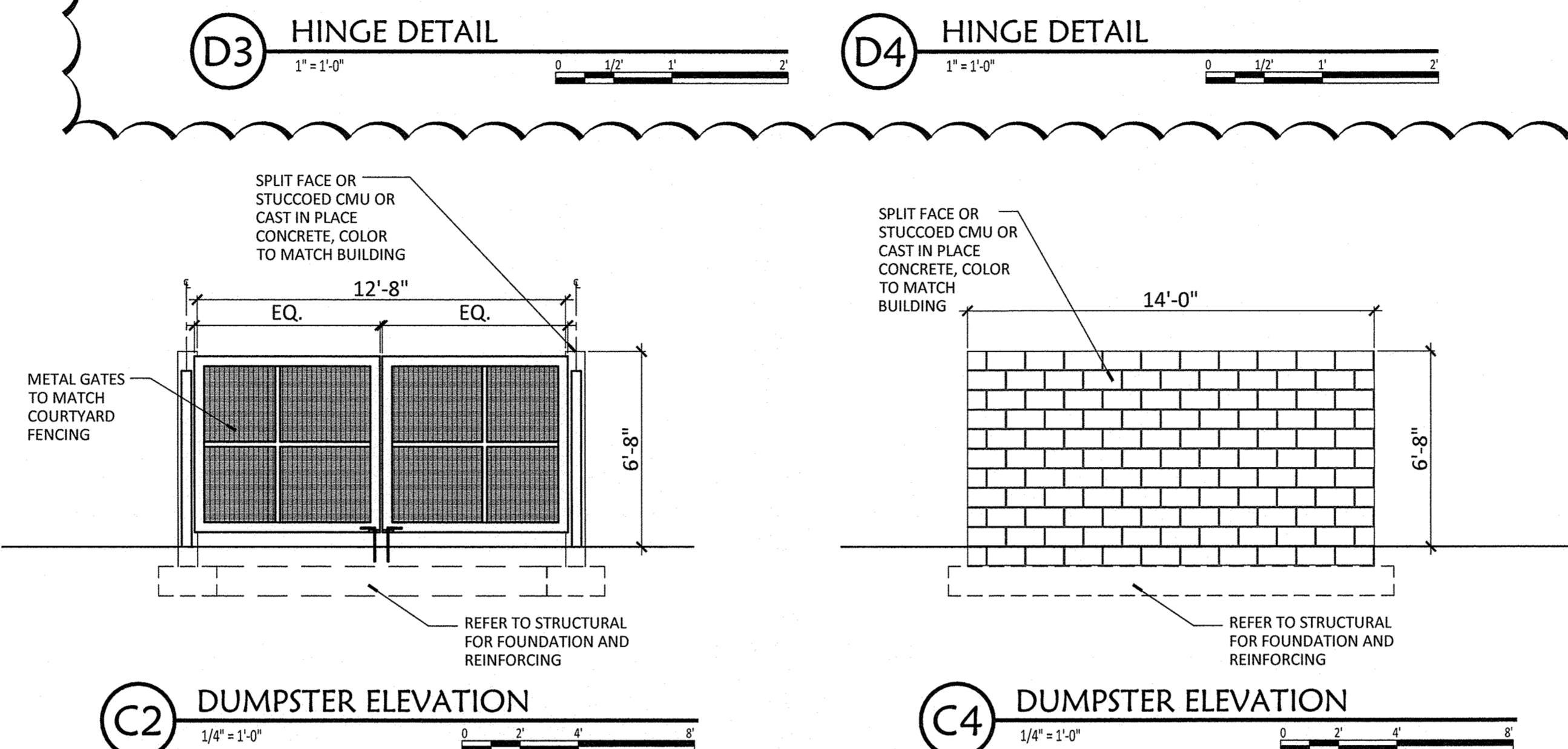
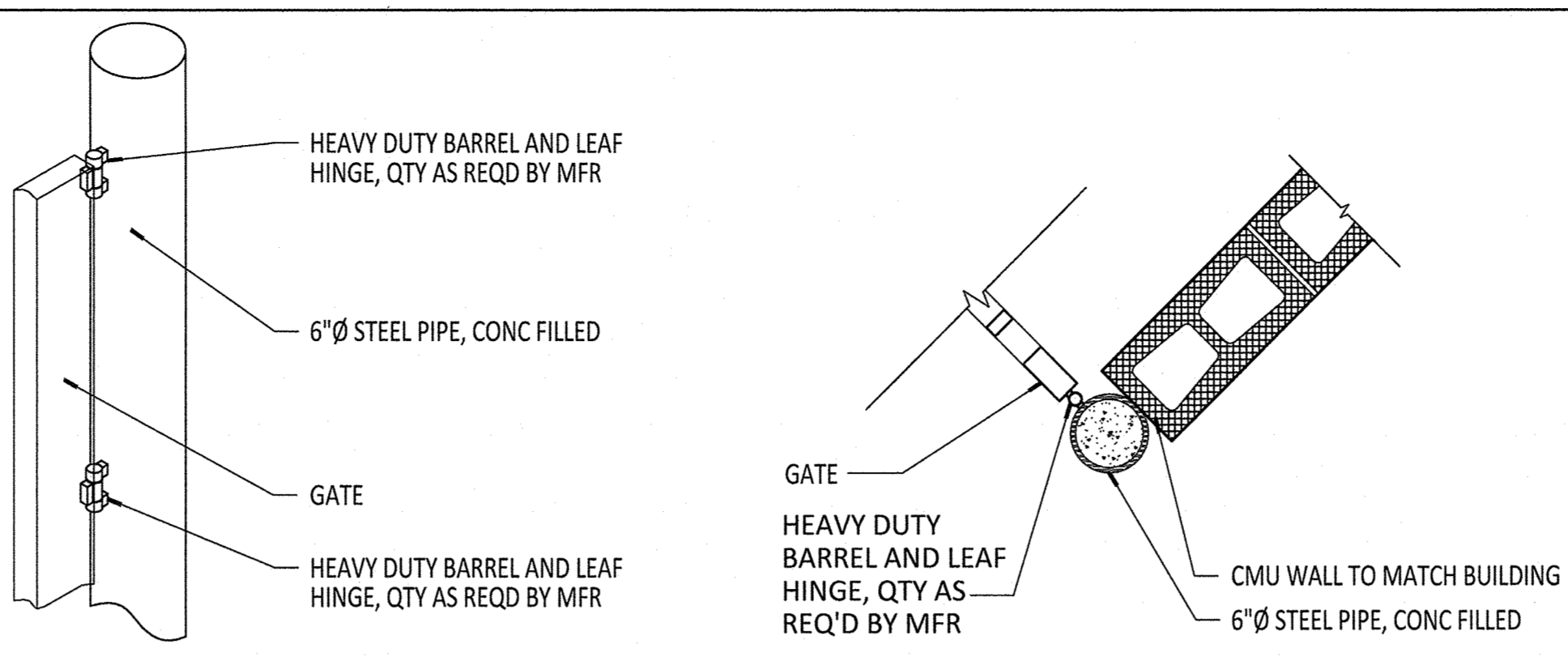
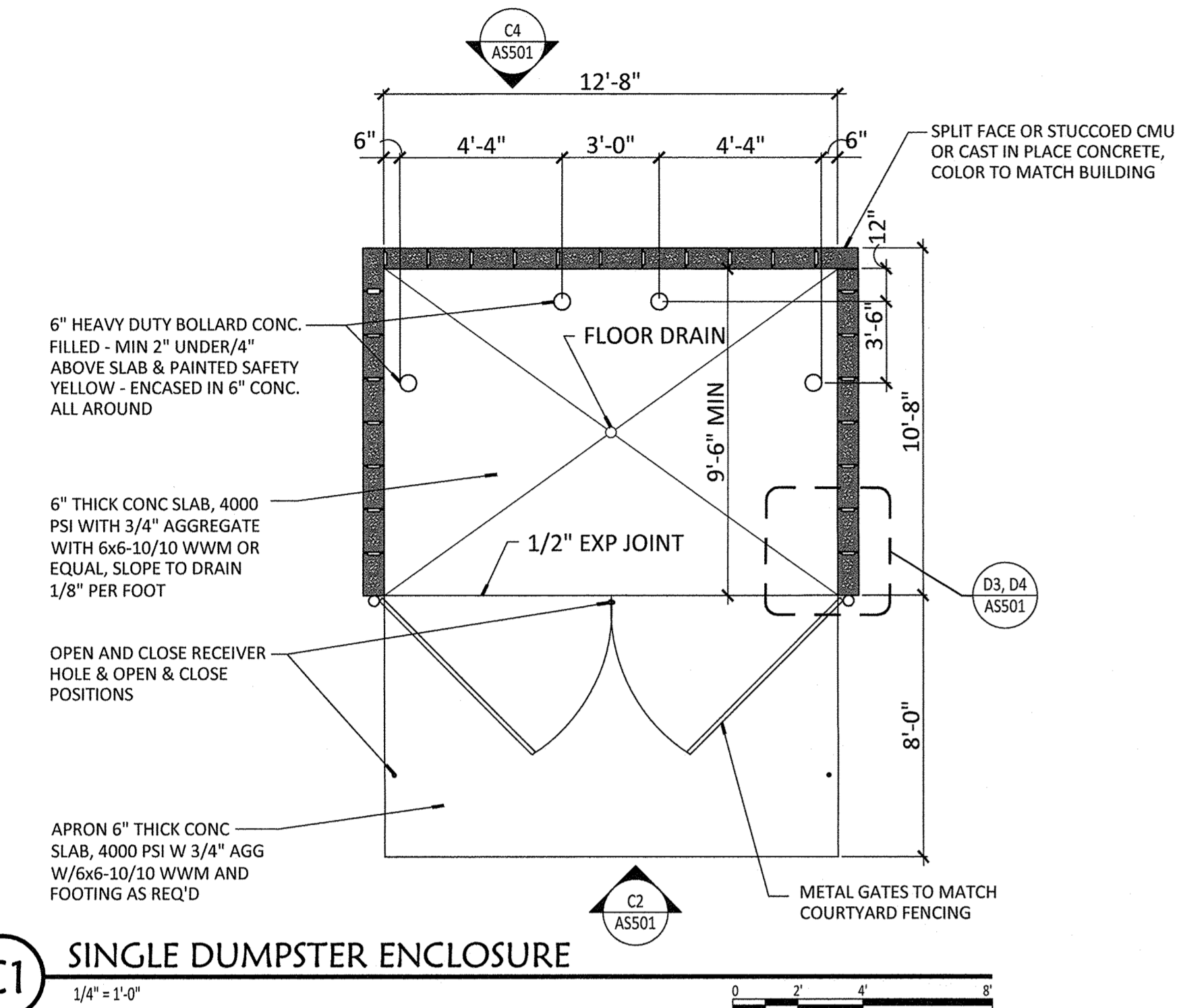
TCL Submittal for:  
Cauwels Golden and Schlenker & Cantwell  
8830 Horizon Blvd NE  
Albuquerque, NM 87113

Revision	Date	Description
1	07/29/19	COA REVIEW COMMENTS
2	07/26/19	SITE PLAN CHANGES

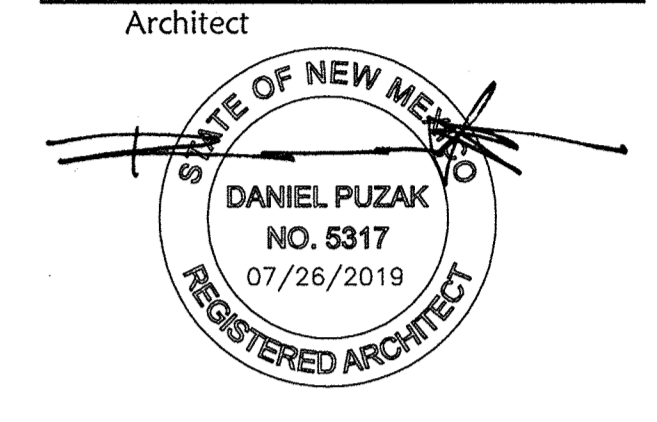
Issue: TCL  
Date: May 28, 2019  
Drawn By: DW  
Checked By: DP  
File Name: 1900\_4\_SC\_TCL

Traffic Circulation Layout  
TCL001

ENCLOSURE NOTES:  
 1. SOLID WASTE IS TO PROVIDE ALL INSPECTIONS ON THE TRASH ENCLOSURE SUCH AS PRE-POUR FOR SLAB AND APRON, BOND BEAM, BOLLARD, AND FINAL INSPECTION. INSPECTIONS WILL BE CONTINGENT FOR SOLID WASTE SIGN OFF FOR FINAL CO.  
 2. REAR BOLLARDS ARE TO MEASURE NO MORE THAN 12" FROM BACK CMU WALL TO CENTER. BOLLARDS ARE TO MEASURE A MINIMUM OF 4" ABOVE CONCRETE.



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 Daniel@ariasinc.com (505) 506-2314



Engineer

CAUWELS & STUVE  
 8814 Horizon Boulevard N.E., Suite 400  
 Albuquerque, New Mexico 87113  
 Voice: 505.266.5711  
 Fax: 505.255.9922  
 www.cauwels-stuve.com

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 Cauwels Golden and  
 Schlenker & Cantwell  
 8830 Horizon Blvd NE  
 Albuquerque, NM 87113

Revision	Date	Description
1	07/29/19	COA REVIEW COMMENTS
2	07/26/19	SITE PLAN CHANGES
3	06/07/2019	TCL Comments

Issue: TCL  
 Date: May 28, 2019  
 Drawn By: DW  
 Checked By: DP  
 File Name: 1900.4\_SC\_TCL

Traffic Circulation Layout  
 SITE DETAILS  
**TCL002**