



PROJECT INFORMATION

PROJECT: NEW OFFICE/WAREHOUSE
LOCATION: 7601 LOS VOLCANES, NW ALBUQUERQUE, NEW MEXICO

OWNER: BRUNACINI DEVELOPMENT
ARCHITECT: TATE FISHBURN ARCHITECT
LEGAL DESCRIPTION: TRACT C MERIDIAN BUSINESS PARK 2

CURRENT ZONING CLASSIFICATION: NR-BP
NET SITE AREA: 973,984 SF 22.36 ACRES
BUILDING AREA: EXISTING OFFICE 30,000 GSF
NEW OFFICE 20,000 GSF
EXISTING WAREHOUSE 110,775 GSF
NEW WAREHOUSE 77,313 GSF
EXISTING MAINTENANCE SHOP 14,753 GSF
TOTAL 252,841 GSF

FAR: .26

PARKING ANALYSIS:
OFF-STREET PARKING
NEW/EXISTING OFFICE 50,000 GSF 1:286 = 175 SPACES
NEW/EXISTING WAREHOUSE 188,068 GSF 0 SPACES
EXISTING MAINTENANCE SHOP 14,753 GSF 1:1000 = 15 SPACES
REQUIRED 190 SPACES
PROVIDED 288 EXISTING SPACES
PROVIDED 121 NEW SPACES
TOTAL PROVIDED 409 SPACES

HANDICAP PARKING: REQUIRED 8 SPACES TOTAL (2 VAN)
PROVIDED 16 SPACES EXISTING (6 VAN)
PROVIDED 8 SPACES NEW (4 VAN)
TOTAL PROVIDED 24 SPACES (10 VAN)

MOTORCYCLE PARKING: REQUIRED 5 SPACES
PROVIDED 6 SPACES

BICYCLE PARKING: REQUIRED 19 SPACES
PROVIDED 21 SPACES

PROJECT NO. PR-2018-001914
APPLICATION NO. SI-2019-000287

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE EPC, DATED 10-02-19 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) 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.

DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:

[Signature] 10-02-19
TRAFFIC ENGINEER, TRANSPORTATION DIVISION

[Signature] 10-02-19
CITY ENGINEER/HYDROLOGY

[Signature] 10-02-19
CODE ENFORCEMENT

[Signature] 10-02-19
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)

[Signature] 10-02-19
SOLID WASTE

[Signature] 10-02-19
DRB CHAIRPERSON, ALBUQUERQUE PLANNING DEPARTMENT

ENVIRONMENTAL HEALTH, IF NECESSARY

CURVE TABLE

NUMBER	DELTA	CHORD DIRECTION	RADIUS	LENGTH	CHORD LENGTH
C1	8°23'18"	S 70°46'04" W	2255.83'	330.26'	329.97'
C2	90°00'23"	N 60°02'06" E	46'	72.26'	65.06'

BRUNACINI
TATE FISHBURN
ARCHITECT

ARCHITECT SEAL
STATE OF NEW MEXICO
TATE FISHBURN
REGISTERED ARCHITECT
NO. 3450
09-27-19
ENGINEER SEAL

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
7601 LOS VOLCANES, NW UNIT A ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE: SEPTEMBER 27, 2019

NORTH

SCALE: 1"=80' OR AS NOTED

DRAWING NAME: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SHEET NUMBER: SDP-1