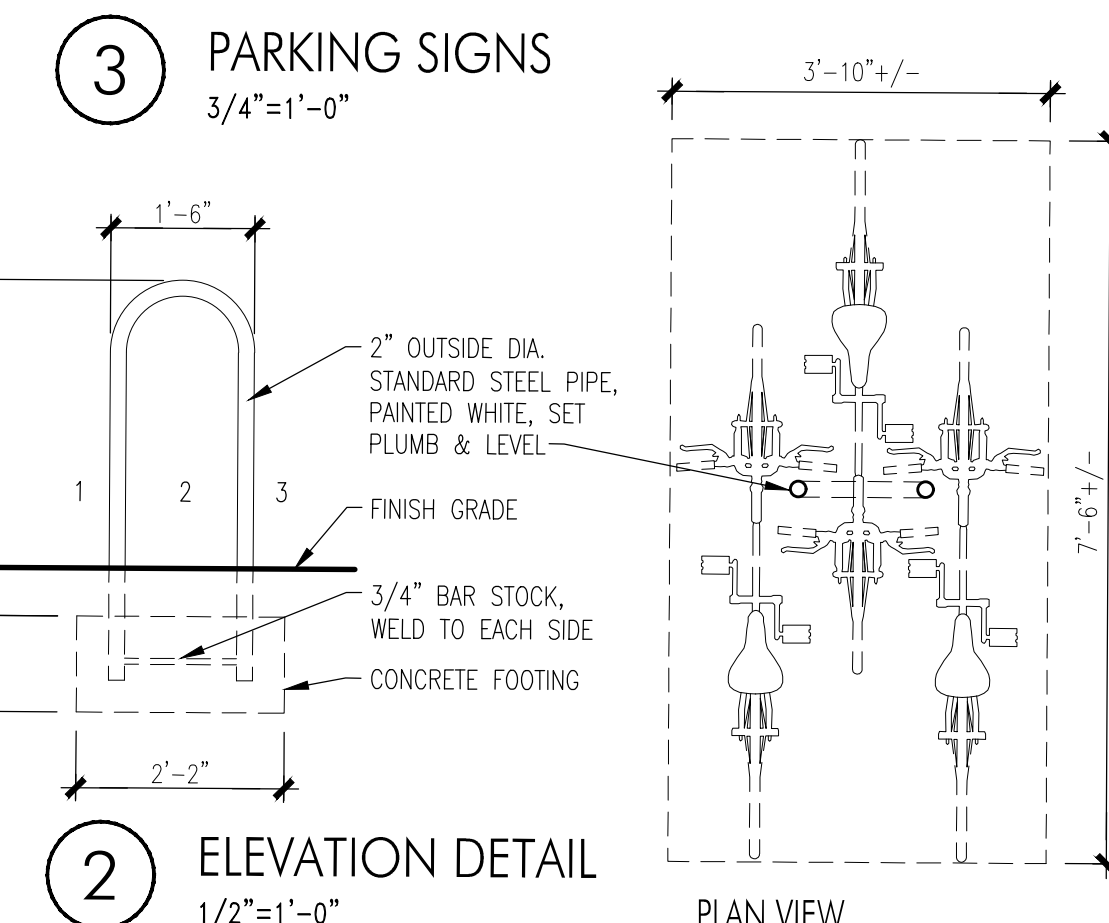
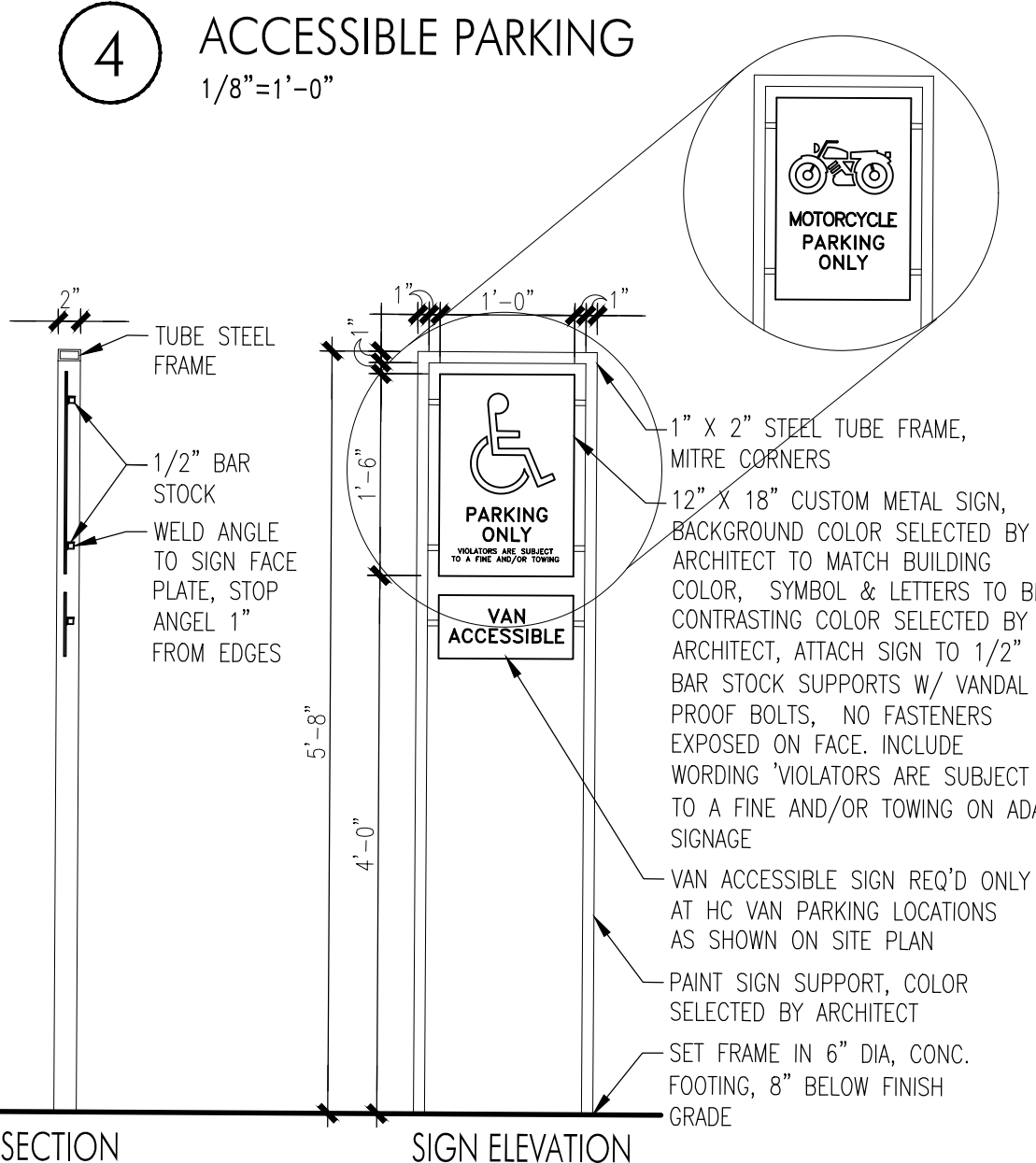
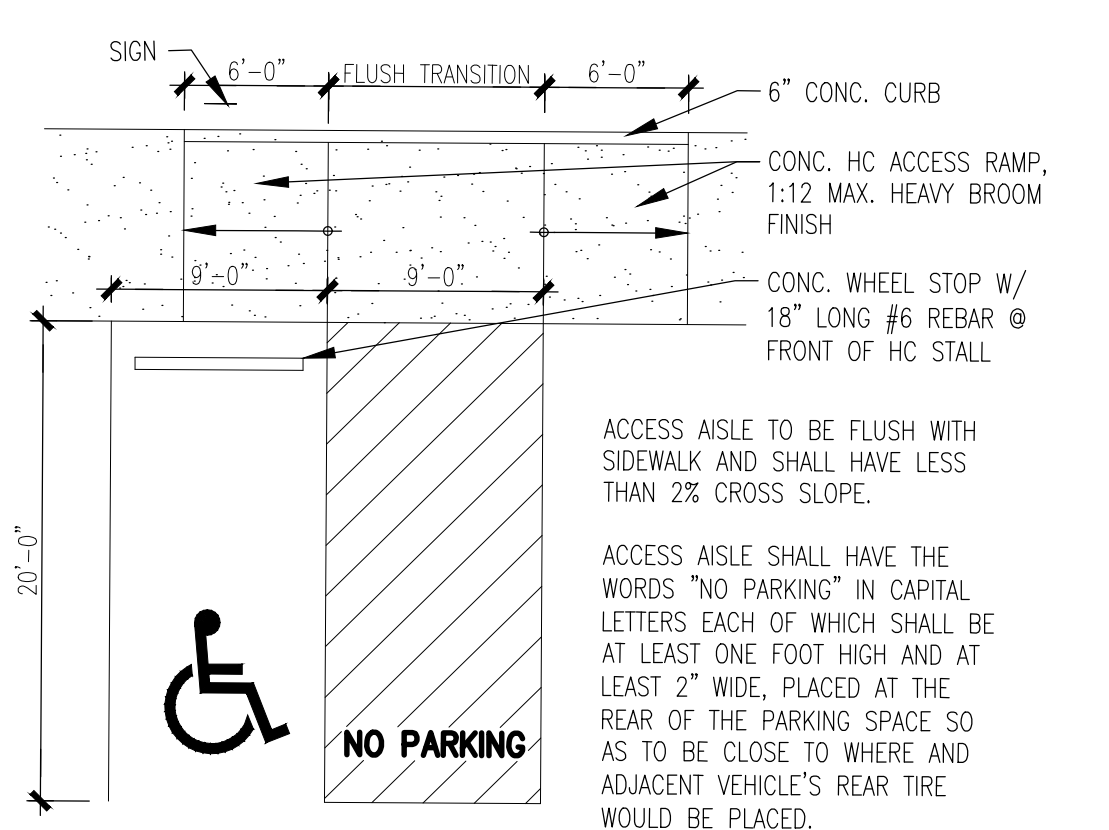
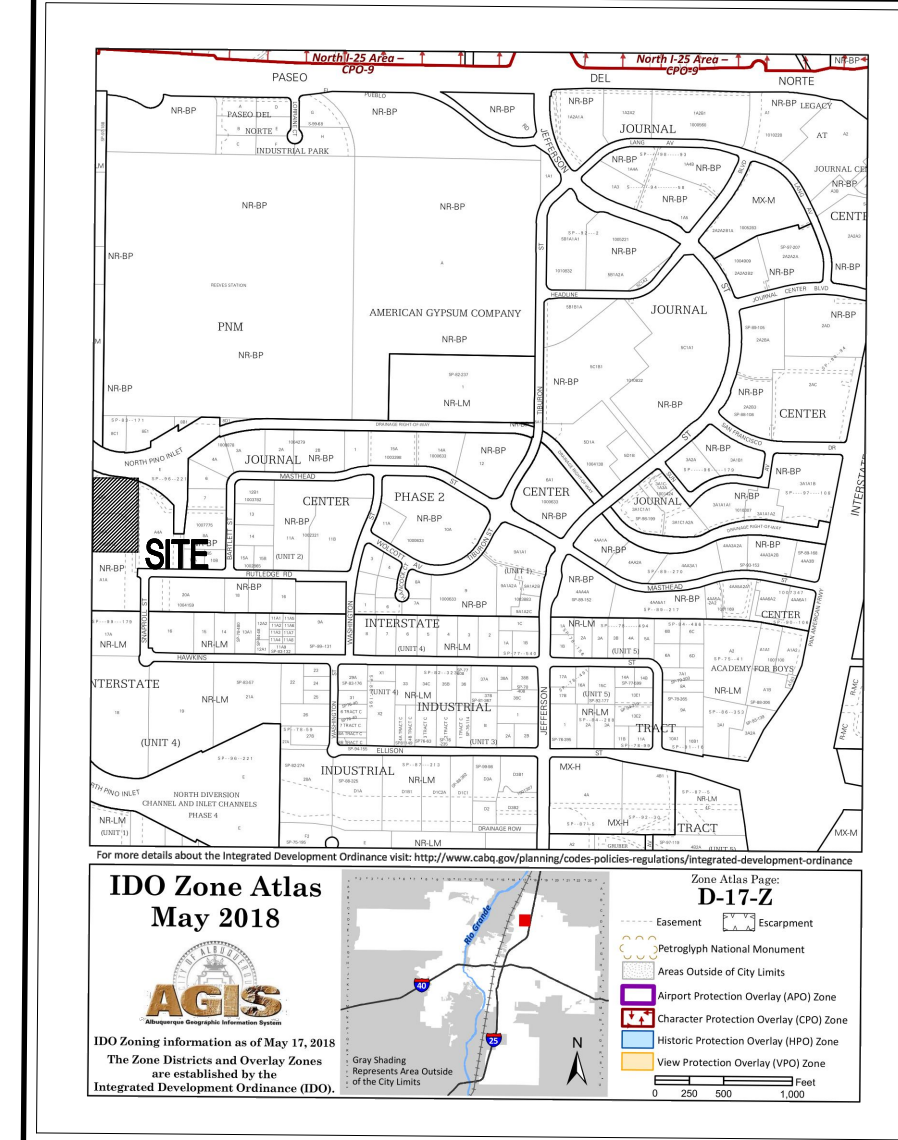


NOTE:
THIS SITE PLAN MEETS THE REQUIREMENTS OF THE JOURNAL CENTER MASTER PLAN. THE IDO WILL APPLY TO ANY REQUIREMENTS NOT SPECIFIED IN THE JOURNAL CENTER MASTER PLAN.

- KEYED NOTES**
- 1 CONCRETE CURB, REFER DETAIL
 - 2 SIGNAGE
 - 3 CURB RAMP
 - 4 HANDICAPPED PARKING
 - 5 ASPHALT PAVING
 - 6 CONCRETE DOCK WELLS



PROJECT NO. PR-2021-006258
APPLICATION NO. SI-2022-00057-SITE PLAN

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

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.
DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABC/VLIA	DATE
PARKS & RECREATION DEPARTMENT	DATE
CITY ENGINEER/HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE	DATE
DRB CHAIRPERSON, ALBUQUERQUE PLANNING DEPARTMENT	DATE
*ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

PROJECT INFORMATION
PROJECT: NEW OFFICE/WAREHOUSE
LOCATION: SNAPPOLL & RUTLEDGE ROAD, NE ALBUQUERQUE, NEW MEXICO
OWNER: BRUNACINI DEVELOPMENT
ARCHITECT: TATE FISHBURN ARCHITECT
LEGAL DESCRIPTION: TRACTS A-2-A AND A-3-A JOURNAL CENTER PHASE 2, UNIT 2
CURRENT ZONING CLASSIFICATION: NR-BP
NET SITE AREA: 206,704 SF 4.7453 ACRES
BUILDING AREA: OFFICE 4,343 GSF, WAREHOUSE 57,702 GSF, 62,045 GSF
FAR: 30.0
PARKING ANALYSIS:
OFF-STREET PARKING
OFFICE 4,343 GSF 1:300 = 15 SPACES
WAREHOUSE 20,000 GSF 1:1000 (1ST 20000SF) = 20 SPACES
20,000 GSF 1:2000 (2ND 20000SF) = 10 SPACES
7,702 GSF 1:4000 (REMAINDER) = 5 SPACES
REQUIRED 50 SPACES PROVIDED 105 SPACES
105 + 8 TRAILER SPACES = 113 TOTAL SPACES PROVIDED
HANDICAP PARKING (101-150 PRVD) = REQUIRED 5 SPACES TOTAL (1 VAN) PROVIDED 5 SPACES TOTAL (1 VAN)
MOTORCYCLE PARKING (50 RPD PARKING SPACES) = REQUIRED 2 SPACES PROVIDED 4 SPACES
BICYCLE PARKING (10% RPD PARKING SPACES) = REQUIRED 5 SPACES PROVIDED 6 SPACES

LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
[Hatched]	PONDING AREA
[Hatched]	LANDSCAPED AREA
[Hatched]	EXISTING PARKING, DRIVES, CURBS AND LANDSCAPING TO REMAIN
[Symbol]	HANDICAP PARKING PAVEMENT MARKING
[Symbol]	FIRE HYDRANT
[Symbol]	25' WHITE PARKING LOT POLE W/ (3) 100 WATT LED FIXTURE HEADS

- GENERAL NOTES**
- ALL SITE LIGHTING SHALL COMPLY WITH IDO SECTION 14-16-5-8. OUTDOOR AND SITE LIGHTING.
 - PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUMINATION REQUIREMENTS.
 - 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 FROM 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 DRAWING #2441.

CURVE TABLE

NUMBER	DELTA	CHORD DIRECTION	RADIUS	LENGTH	CHORD LENGTH
C1	051'22"	S 89'25'05" E	810.00'	12.10'	12.10'

BRUNACINI DEVELOPMENT

TATE FISHBURN ARCHITECT

ARCHITECT SEAL

STATE OF NEW MEXICO

TATE FISHBURN ARCHITECT

ENGINEER SEAL

PROJECT

NEW OFFICE/WAREHOUSE BUILDING
BRUNACINI DEVELOPMENT
SNAPPOLL & RUTLEDGE ROAD, N.E.
ALBUQUERQUE, NEW MEXICO

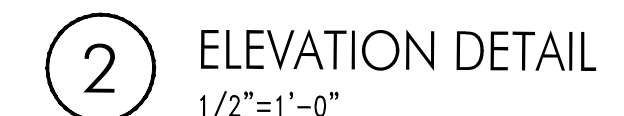
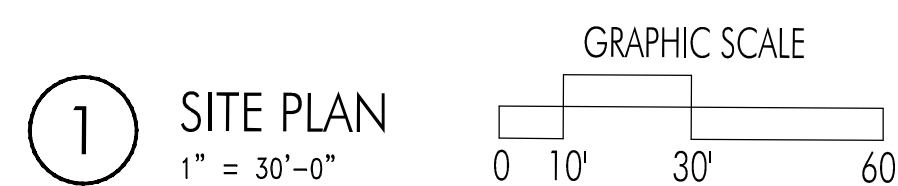
REVISIONS

DATE: FEBRUARY 16, 2022

NORTH SCALE: 1"=30' OR AS NOTED

DRAWING NAME: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SHEET NUMBER: SDP-1



BOV 2941 CORRALES NEW MEXICO 87048 PHONE 505 899 9338 FAX 899 9328