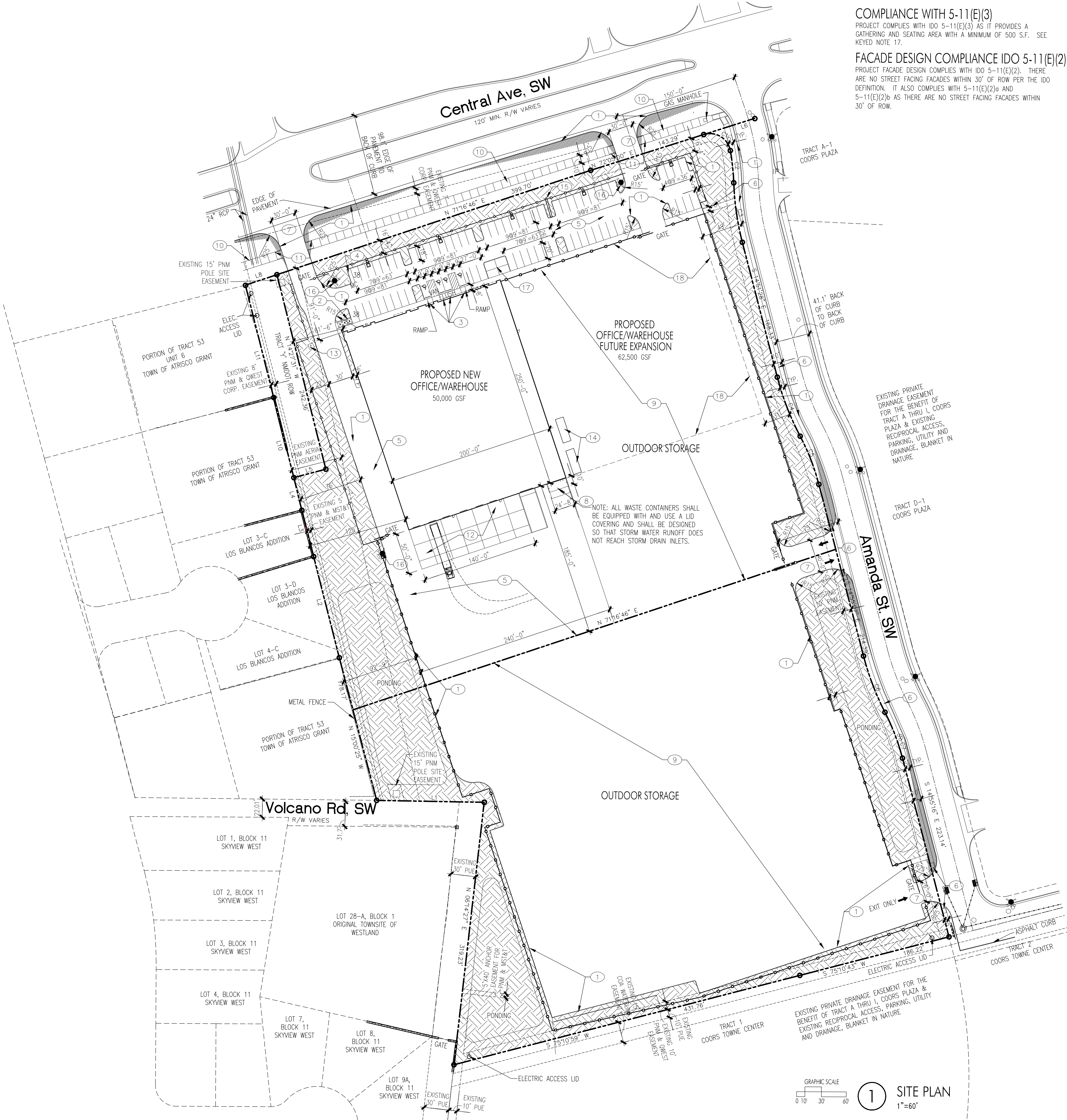




COMPLIANCE WITH 5-11(E)(3)
PROJECT COMPLIES WITH IDO 5-11(E)(3) AS IT PROVIDES A GATHERING AND SEATING AREA WITH A MINIMUM OF 500 S.F. SEE KEYED NOTE 17.

FACADE DESIGN COMPLIANCE IDO 5-11(E)(2)
PROJECT FACADE DESIGN COMPLIES WITH IDO 5-11(E)(2). THERE ARE NO STREET FACING FACADES WITHIN 30' OF ROW PER THE IDO DEFINITION. IT ALSO COMPLIES WITH 5-11(E)(2)a AND 5-11(E)(2)b AS THERE ARE NO STREET FACING FACADES WITHIN 30' OF ROW.

PROJECT INFORMATION

PROJECT: NEW OFFICE/WAREHOUSE
LOCATION: 7226 CENTRAL AVE., SW ALBUQUERQUE, NEW MEXICO
OWNER: BRUNACINI DEVELOPMENT
ARCHITECT: TATE FISHBURN ARCHITECT
LEGAL DESCRIPTION: TRACTS 54, 55 & 1 TOWN OF ATRISCO GRANT UNIT 6

CURRENT ZONING CLASSIFICATION: NR-C
NET SITE AREA: 13.59 ACRES
BUILDING AREA: OFFICE 2,937 GSF
WAREHOUSE PHASE 1 47,063 GSF
WAREHOUSE PHASE 2 65,000 GSF
TOTAL 115,000 GSF

FAR: 19.4
PARKING ANALYSIS:
OFF-STREET PARKING
OFFICE 2,937 GSF 3.5:1000 = 11 SPACES
WAREHOUSE 112,063 GSF NO REQUIREMENT
TOTAL SPACES PROVIDED 75 SPACES
HANDICAP PARKING (50-100 PRVD) = REQUIRED 4 SPACE TOTAL (1 VAN) PROVIDED 4 SPACE TOTAL (1 VAN)
MOTORCYCLE PARKING (1-25 ROD) = REQUIRED 1 SPACE PROVIDED 1 SPACE
BICYCLE PARKING 10% OF REQ'D OR 3 = REQUIRED 3 SPACES PROVIDED 3 SPACES

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	42.49' {42.45'}	25.00'	97°22'49"	37.56'	S 59°14'35" E
C2	39.23' {39.30'}	270.00'	8°19'32"	39.20'	S 06°23'24" E
C3	72.75' {72.68'}	330.00'	12°37'50"	72.60'	S 08°32'33" E
C4	76.76' {76.39'}	330.00'	13°19'36"	76.58'	S 21°31'15" E
C5	62.50' {62.50'}	270.00'	13°15'47"	62.36'	S 21°33'10" E
C6	72.89' {72.68'}	330.00'	12°39'18"	72.74'	S 21°31'01" E
C7	59.49' {59.47'}	270.00'	12°37'24"	59.37'	S 21°13'58" E

Line Table		
Line #	Direction	Length (ft)
L1	N 89°18'08" W ((N 89°48'32" W))	129.99' (130.4')
L2	N 14°33'44" W *(N 14°34'27" W)*	126.15'
L3	N 14°41'34" W *(N 14°34'27" W)*	57.64' *(55.40)*
L4	N 14°03'07" W *(N 15°06' W)*	40.73'
L5	N 74°53'24" E *(N 74°53'24" E)*	40.01' *[40.00]*
L6	S 72°06'00" W *(S 71°44'20" W)*	64.65'
L7	N 14°20'05" W *(N 15°02'48" W)*	24.13' *(24.13)*
L8	S 71°16'46" W *(S 71°44'20" W)*	40.11' *[40.06]*
L9	N 14°20'05" W *(S 15°02'48" E)*	59.86' *(60.00)*
L10	N 14°27'22" W *(N 15°06' W)*	100.08'
L11	N 14°27'31" W	139.76'

KEYED NOTES

- CONCRETE CURB, TYP.
- (3) BICYCLE PARKING STALLS W/ 1' CLEAR ZONE AROUND STALL, REFER DETAIL 3/SDP-2
- HC PARKING, RAMP & SIGN, REFER DETAIL 1/SDP-2
- (1) 4'X20' MOTORCYCLE PARKING SPACE & SIGN, REFER DETAIL 4/SDP-1, PARKING SPACE SHALL HAVE THE LETTERS "MC" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST 2' WIDE PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE VEHICLES REAR TIRE WOULD BE PLACED
- 2" ASPHALT PAVING OVER 4" BASE COURSE
- SIDEWALK & RAMPS PER COA STD DWG 2430 & 2415. ALL SIDEWALKS MUST HAVE A MIN. 4' PATHWAY AROUND ALL OBSTRUCTIONS WITHIN ROW. ROW DEDICATION MAY BE REQUIRED AND ALL WORK WITHIN ROW SHALL BE DONE UNDER A CITY WORK ORDER WITH ALL INFRASTRUCTURE ITEMS PLACED ON AN INFRASTRUCTURE LIST.
- ENTRANCE DRIVE PER COA STD DWG 2426
- REFUSE CONTAINER LOCATION
- 4" CRUSHED RECYCLED ASPHALT
- 10' WIDE CONCRETE SIDEWALK
- RAMPS PER COA STD DWG 2430 & 2415
- CONCRETE DRIVE @ TRUCK DOCK
- ELEC. TRANSFORMER LOCATION
- 10'X30' CONCRETE PADS
- EXISTING BILL BOARD SIGN
- NEW FIRE HYDRANT LOCATION (PRIVATE)
- 500 S.F. MIN. OUTDOOR SEATING AND GATHERING AREA
- LINE OF FUTURE EXPANSION

INDEX TO DRAWINGS

SDP-1 SITE DEVELOPMENT PLAN
SDP-2 SITE DETAILS
SDP-3 BUILDING ELEVATIONS
GR-1 GRADING & DRAINAGE PLAN
MU-1 MASTER UTILITY PLAN
LS-101 LANDSCAPE PLAN



PROJECT NO. PR-2022-007299
APPLICATION NO. SI-2024-00931-SITE PLAN-DFT

IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO
IF YES, THEN A SET OF APPROVED DRG 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:

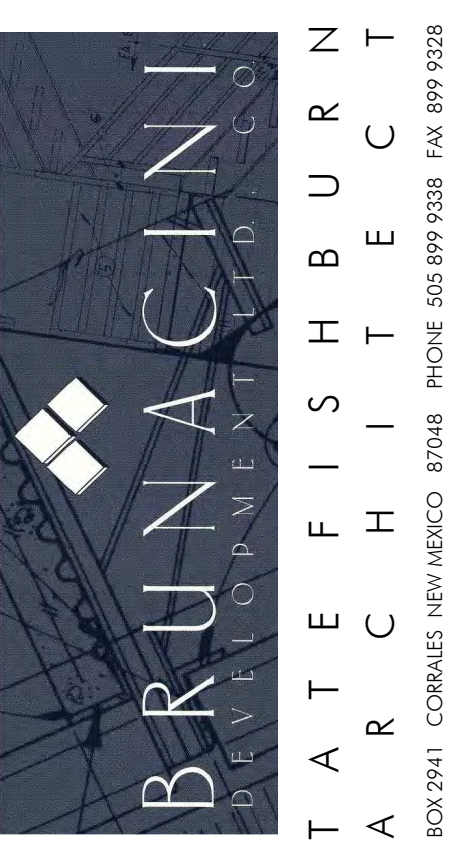
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS & RECREATION DEPARTMENT	DATE
HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
PLANNING DEPARTMENT	DATE
*ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LANDSCAPED AREA
- 6' DESIGNMASTER FENCING, CLASSIC AND GATES AS NOTED SEE DETAIL 4/SDP-2
- 8' TALL OPAQUE FENCING AND GATES AS NOTED SEE DETAIL 4/SDP-2
- PONDING PONDING AREA
- SITE DISTANCE AND SITE TRIANGLE BASED ON COA DPM 7-4((5)(iii)) and 7-4((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
- EXTERIOR LIGHT POLE LOCATION, SEE GENERAL NOTES FOR EXTERIOR LIGHTING REQUIREMENTS.
- EXISTING FIRE HYDRANT

GENERAL NOTES

- THIS SITE PLAN MEETS THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE IDO.
- 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 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 DRAWING #2441.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.



ENGINEER SEAL

PROJECT

SKYVIEW WEST INDUSTRIAL
FOR BRUNACINI DEVELOPMENT
7226 CENTRAL AVE., SW
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE AUGUST 9, 2024

NORTH SCALE 1"=60'-0" OR AS NOTED

DRAWING NAME

SITE DEVELOPMENT PLAN

SHEET NUMBER

SDP-1