

CITY OF ALBUQUERQUE



April 20, 2020

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

**Re: 135,325 SF, New Warehouse, Unit C
7601 Los Volcanes NW,
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 3-20-19(DRB) (J10D002G)
Certification dated 4-13-20**

Dear Mr. Fishburn,
Based upon the information provided in your submittal received 4-14-20,
Transportation Development has no objection to the issuance of a Permanent
Certificate of Occupancy. This letter serves as a "green tag" from Transportation
Development for a Permanent Certificate of Occupancy to be issued by the Building
and Safety Division.

If you have any questions, please contact Ernie Gomez at (505) 924-3981.

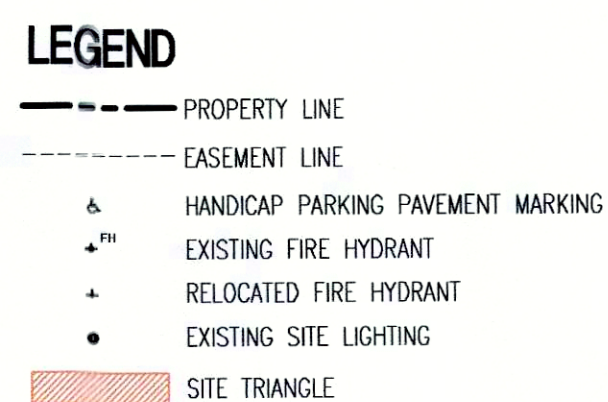
Sincerely,

Jeanne Wolfenbarger

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

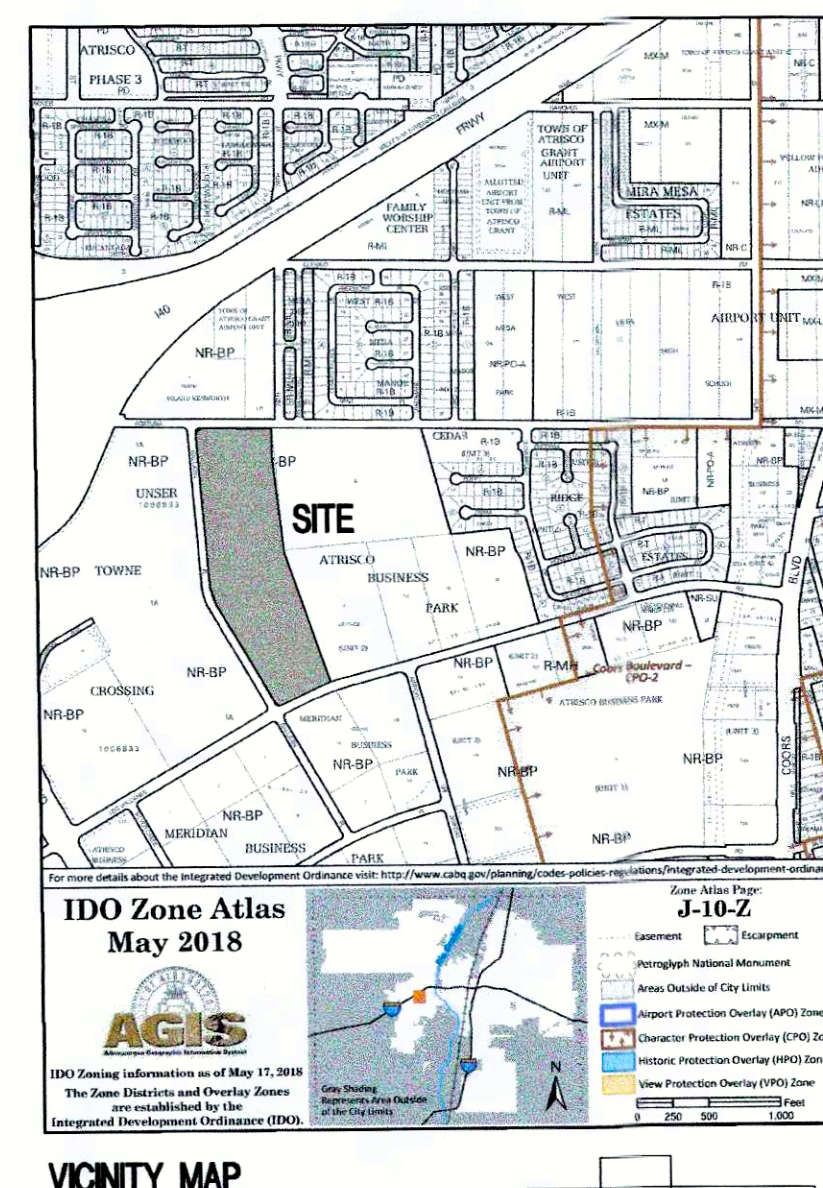
Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

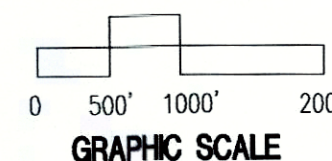


GENERAL NOTES

1. ALL SITE LIGHTING SHALL BE CONSISTENT WITH SECTION 14-16-19, AREA LIGHTING REGULATIONS & NIGHT SKY ORDNANCE.
2. PARKING LOT POLE MOUNTED LIGHTING SHALL BE 20'-0" HIGH, "GARCO LIGHTING" GLOW TOP BE 18'-1 OR EQUAL IN EARTHSTONE COLOR.
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 FIGHTURE 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.
5. 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.
6. SITE HANDICAP RAMPS SHALL BE BUILT BY CDA STANDARD DOWNS #244.
7. STREETLIGHTS SHALL MEET THE FOLLOWING SPECIFICATIONS: GE 100 WATT, BRONZE, LUMEN SHOEBOX TYPE WITH LEXINGTON BRONZE POLE PER PWM SPECIFICATION SLB3.



VICINITY MAP



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: OFFICE 30,000 GSF

FAR: 140,775 GSF
14.5
PARKING ANALYSIS:
OFF-STREET PARKING

OFFICE 30,000 GSF 1:286 = 105 SPACES
WAREHOUSE 110,773 GSF 0 SPACES
EXISTING MAINTENANCE SHOP 5,490 GSF 1:1000 = 6 SPACES
HANDICAP PARKING 143 REQUIRED 111 SPACES PROVIDED 149 SPACES
MOTORCYCLE PARKING 8 REQUIRED 7 SPACES TOTAL (2 VAN) PROVIDED 8 SPACES TOTAL (4 VAN)
BICYCLE PARKING 4 REQUIRED 4 SPACES PROVIDED 4 SPACES
12 REQUIRED 12 SPACES PROVIDED 12 SPACES

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'

PROJECT NO. PR-2018-001914
APPLICATION NO. 51-2019-00040

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE EPC, DATED N/A 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:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION

Krista Card 03-20

ARCWUA

N/A

PARKS & RECREATION DEPARTMENT

Renee Brusselt 3/20/11
CITY ENGINEER/HYDROLOGY

22 3/29
CODE ENFORCEMENT D

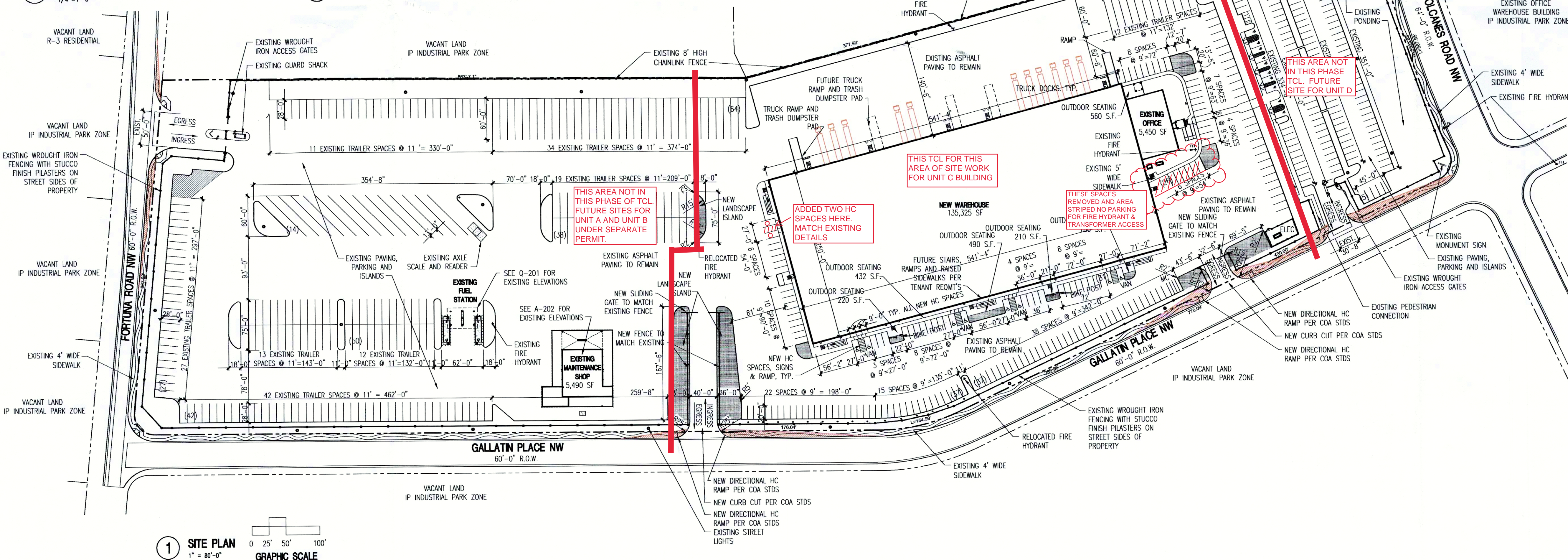
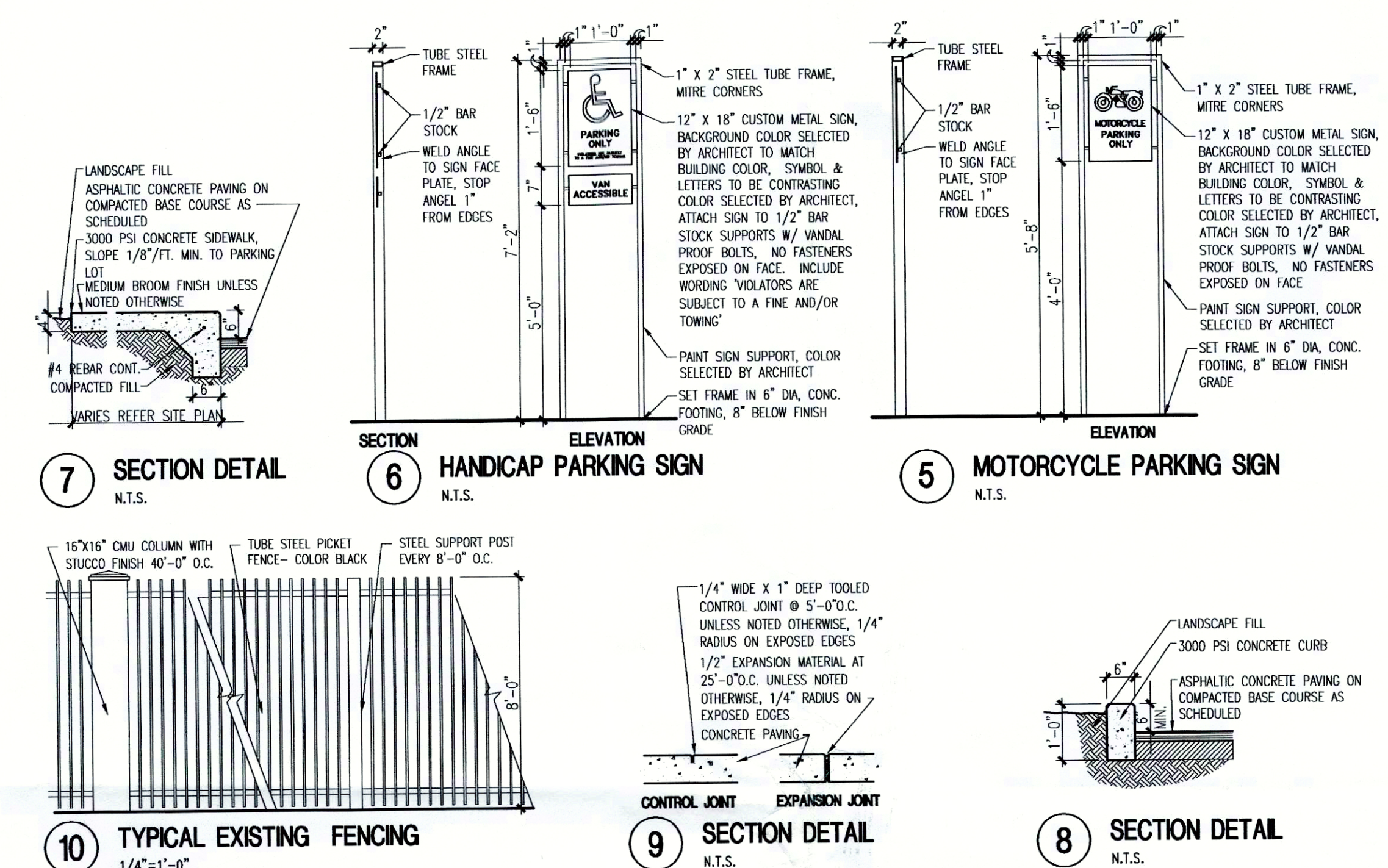
N/A

*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)

~~SECRET~~ D

DRB CHAIRPERSON, ALBUQUERQUE PLANNING DEPARTMENT

*ENVIRONMENTAL HEALTH, IF NECESSARY



BRUNACINI
FISHBURN
ARCTIC

ARCHITECT SEAL

STATE OF NEW MEXICO
TATE FISHBURN
NO. 3950
REGISTERED ARCHITECT
3-13-2019

PROJEC


SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
7601 LOS VOCANES ROAD N
ALBUQUERQUE, NEW MEXICO

REVISIONS

TCL CERTIFICATION 4/13/2020

DATE MARCH 13, 2019

NORTH



A quarter circle with a shaded sector. The shaded sector is a smaller quarter circle with a radius of 1 unit, centered at the same point as the larger quarter circle. The larger quarter circle has a radius of 2 units. The shaded sector is the region between the two quarter circles, bounded by the radii and the arc of the smaller quarter circle.

OR AS NO

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

SITE DEVELOPMENT

SITE DEVELOPMENT PLAN FOR

PLAN FOR

BUILDING PERM

SHEET NUMBER

SDP-1

T A T E F I S H B U R N A R C H I T E C T

April 13, 2020

Hydrology Development-TCL
City of Albuquerque
600 2nd St., N.W., Second Floor West
Albuquerque, NM

Ref: **TCL Certification**

Unit C Phase, 7601 Los Volcanes, NW Albuquerque NM

I, Tate Fishburn, NMRA #3550, of the firm Tate Fishburn Architect, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the SDP-1 dated 03-13-19 and approved 03-20-19. The phase of this certification is for the Unit C building and surrounding site work as shown on the attached site plan. The North portion of the site will be certified under separate building permits for Unit A and Unit B buildings. The South portion of site will be developed in the future as Unit D. The site for Unit C was built per the approved design document with minor changes as shown on provided copy. I further certify that I have personally visited the project site on 04-07-2020 and have determined by visual observation that the TCL plan provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Traffic Circulation Layout certification.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of it's accuracy before using it for any other purpose.



Tate Fishburn
Architect

04-13-2020



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: _____ Building Permit #: _____ Hydrology File #: _____

DRB#: PR-2018-001914 EPC#: _____ Work Order#: _____

Legal Description: TRACT C MERIDIAN BUSINESS PARK 2

City Address: 7601 LOS VOLCANES, NW UNIT C, ABQ NM

Applicant: TATE FISHBURN ARCHITECT Contact: TATE FISHBURN

Address: P.O. BOX 2941, CORRALES, NM 87048

Phone#: _____ Fax#: _____ E-mail: tatefishburn@msn.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE ☒ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? ☒ Yes _____ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 04-13-2020 By: *Tate Fishburn*

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____