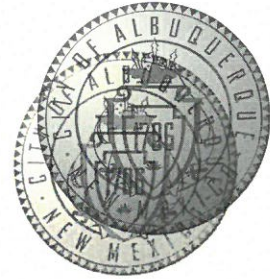


CITY OF ALBUQUERQUE CITY OF ALBUQUERQUE



May 11, 2020

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

**Re: AFD, Unit B
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 5-8-20**

Dear Mr. Fishburn,

Based upon the information provided in your submittal received 5-11-20, 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.

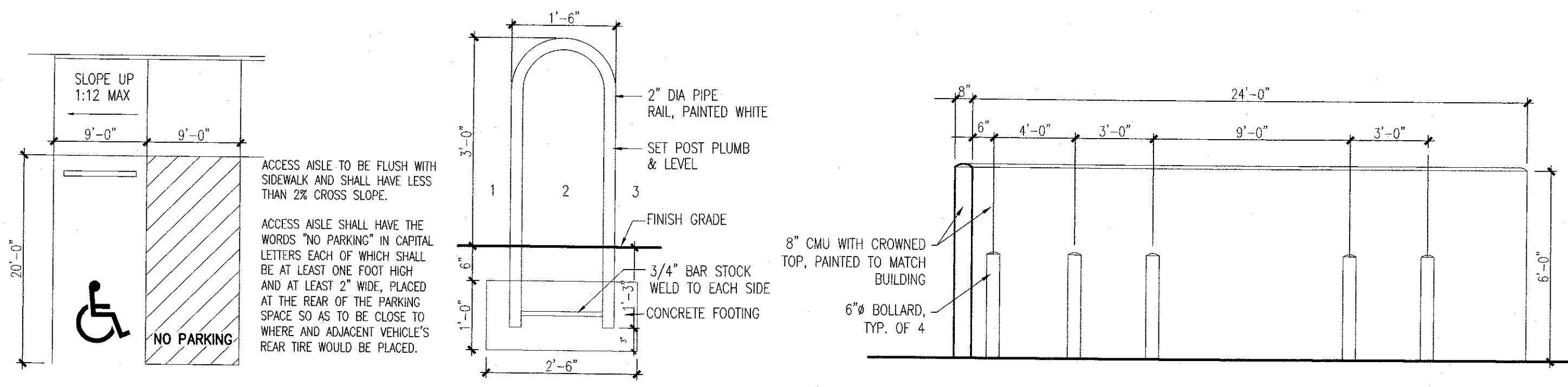
Sincerely,

Jeanne Wolfenbarger

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

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

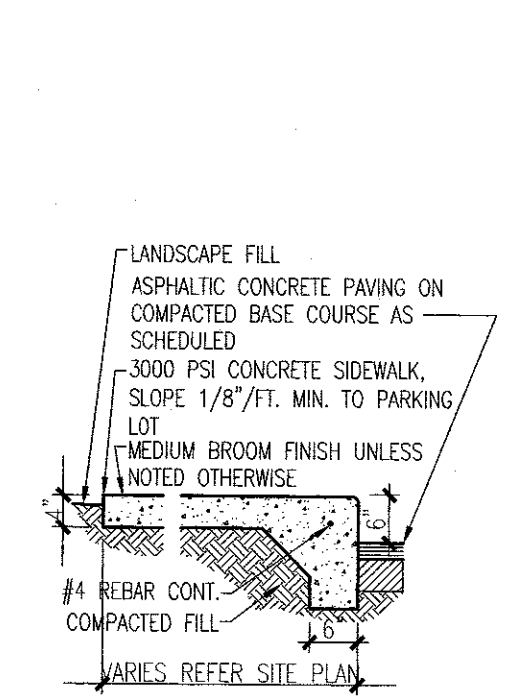
EG via: email
C: CO Clerk, File



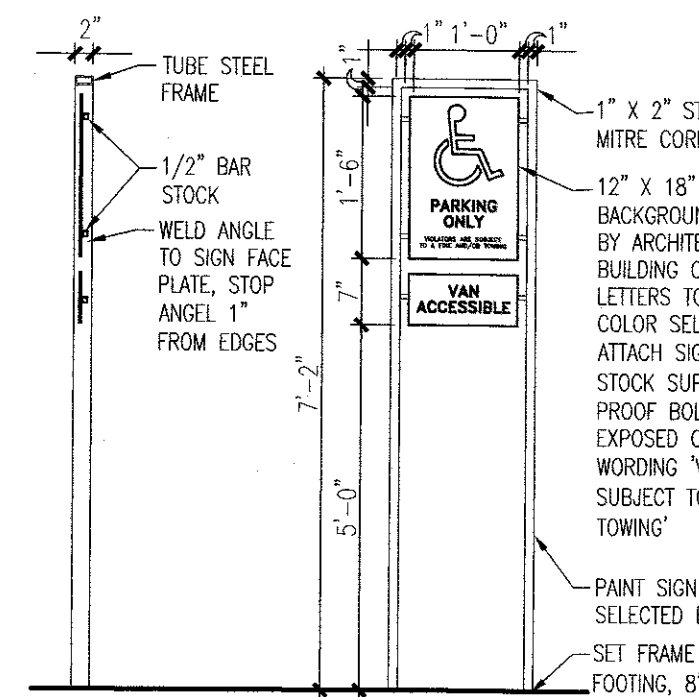
4 ACCESSIBLE PARKING
1/8"=1'-0"

3 BIKE POST DETAIL
1"=1'-0"

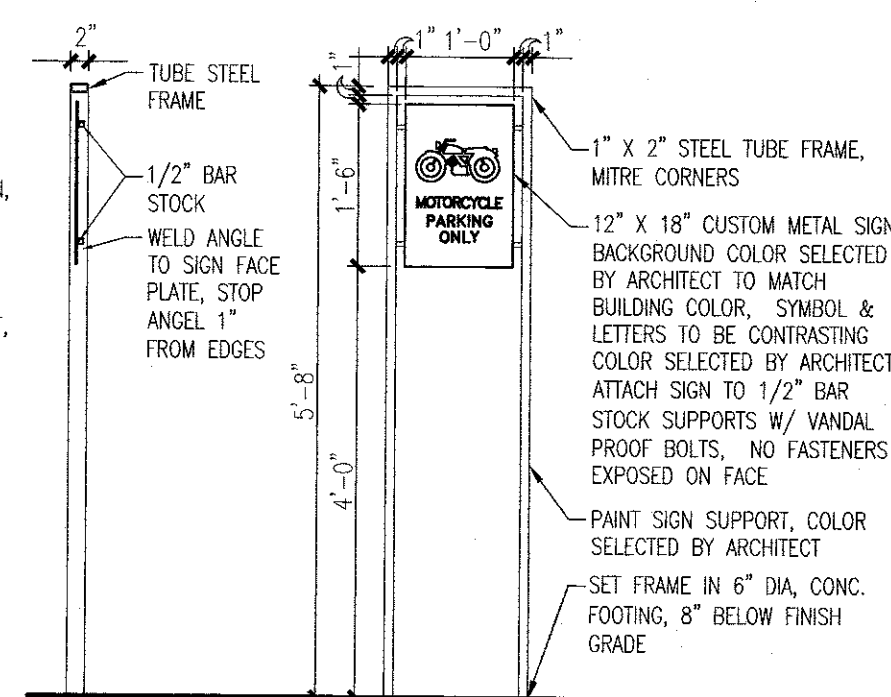
2 REFUSE SCREEN WALL ELEVATION
1/4"=1'-0"



7 SECTION DETAIL
N.T.S.



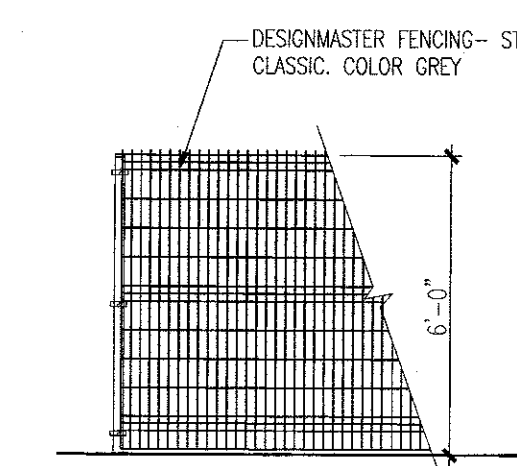
6 HANDICAP PARKING SIGN
N.T.S.



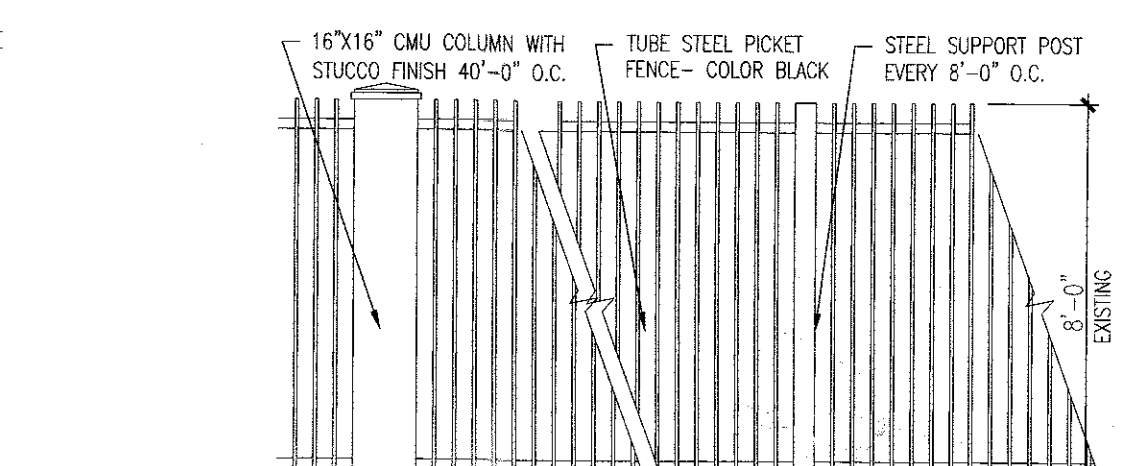
5 MOTORCYCLE PARKING SIGN
N.T.S.

GENERAL NOTES

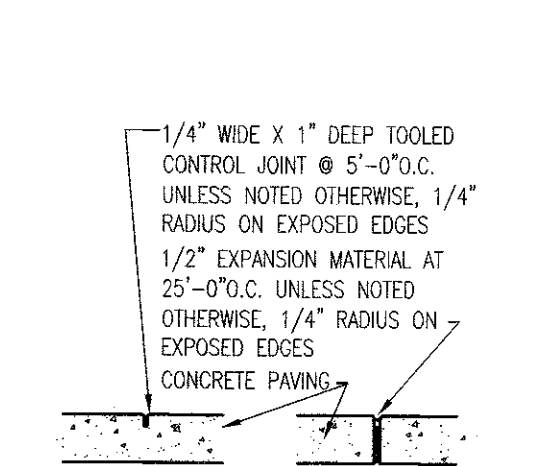
- ALL SITE LIGHTING SHALL BE CONSISTENT WITH SECTION 14-16-9, AREA LIGHTING REGULATIONS & NIGHT SKY ORDINANCE.
- PARKING LOT POLE MOUNTED LIGHTING SHALL BE 20'-0" HIGH, 'GARDOLO LIGHTING' GLOW TOP MAG 18-1 OR EQUAL IN EARTH TONE COLOR.
- PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL 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.
- STREETLIGHTS SHALL MEET THE FOLLOWING SPECIFICATIONS: GE 100 WATT, BRONZE, LUMEN SHOEBOX TYPE WITH LEXINGTON BRONZE POLE PER PNM SPECIFICATION SL3.



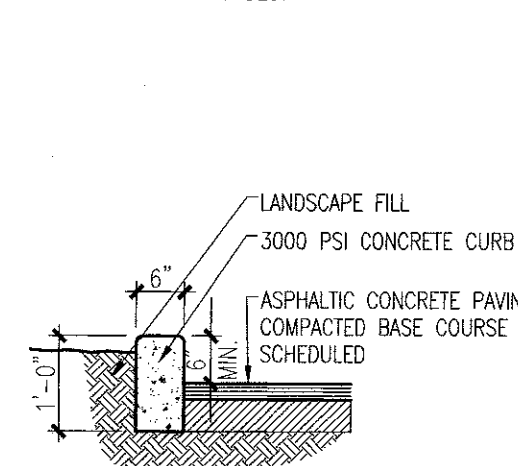
11 NEW FENCING
1/4"=1'-0"



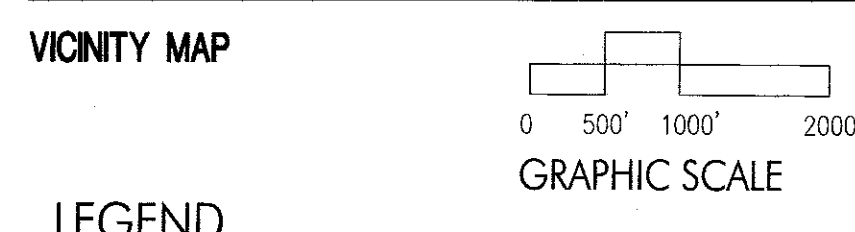
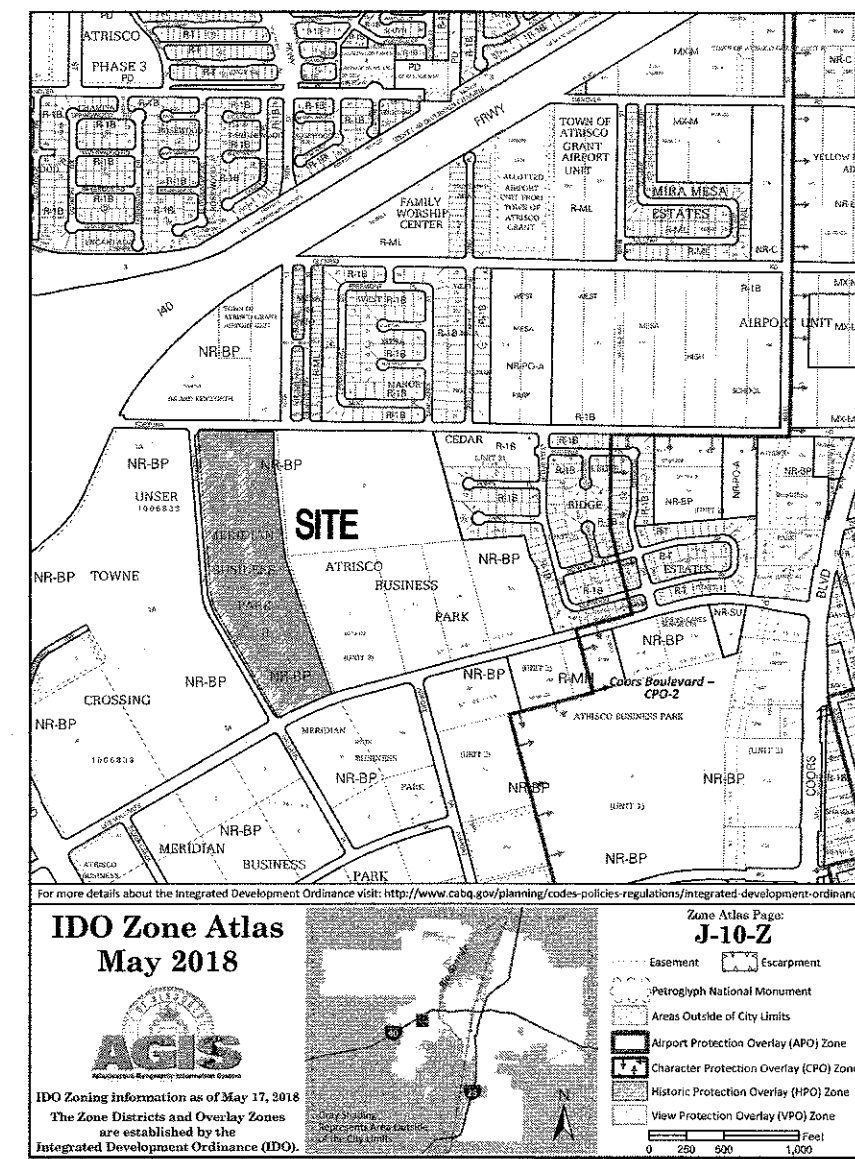
10 TYPICAL EXISTING FENCING
1/4"=1'-0"



9 SECTION DETAIL
N.T.S.



8 SECTION DETAIL
N.T.S.



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- HANDICAP PARKING PAVEMENT MARKING
- EXISTING FIRE HYDRANT
- RELOCATED FIRE HYDRANT
- EXISTING SITE LIGHTING
- SITE DISTANCE TRIANGLE-LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES & SHRUBBERY BETWEEN 3 AND 8 FEET TALL (MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SITE TRIANGLE

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, 252,841 GSF

FAR: .26

PARKING ANALYSIS:
OFF-STREET PARKING
NEW/EXISTING OFFICE 50,000 GSF 1:286 = 175 SPACES
NEW/EXISTING WAREHOUSE 188,088 GSF 0 SPACES
EXISTING MAINTENANCE SHOP 14,753 GSF 1:1000 = 15 SPACES
REQUIRED 190 SPACES
PROVIDED 288 EXISTING SPACES
PROVIDED 127 NEW SPACES
TOTAL PROVIDED 415 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 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
10-02-19
DATE

PARKS & RECREATION DEPARTMENT
10/2/19
DATE

CITY ENGINEER/HYDROLOGY
10-2-19
DATE

CODE ENFORCEMENT
10-2-19
DATE

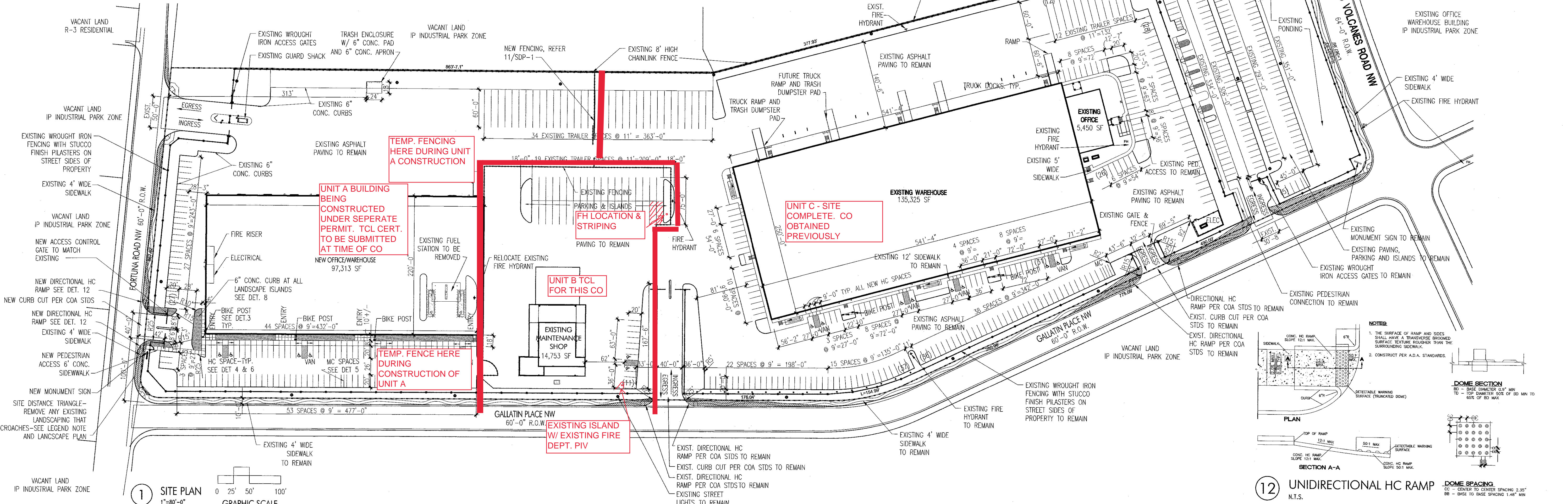
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)
10-02-19
DATE

DRB CHAIRPERSON, ALBUQUERQUE PLANNING DEPARTMENT
10-02-19
DATE

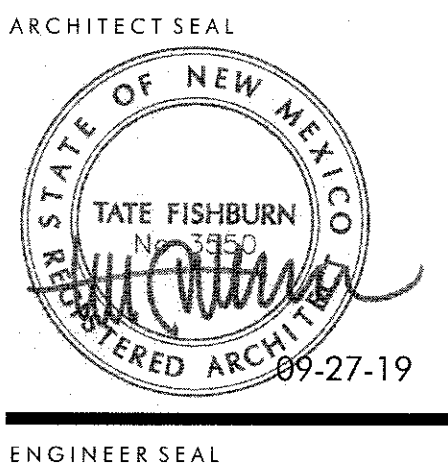
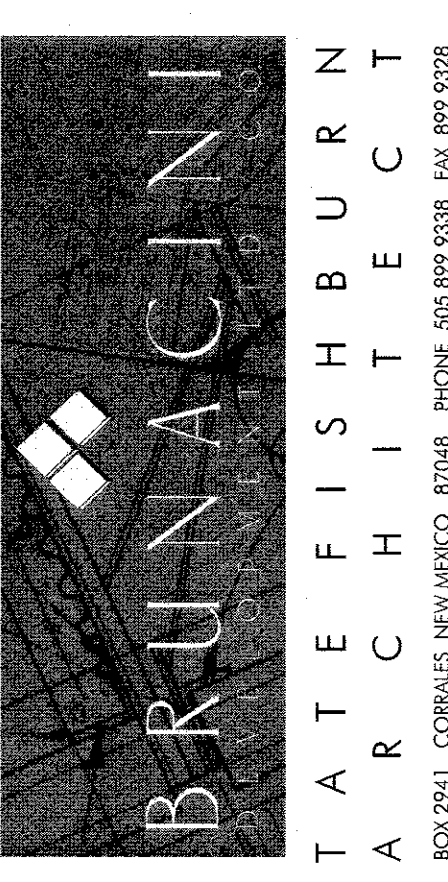
*ENVIRONMENTAL HEALTH, IF NECESSARY

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'



12 UNIDIRECTIONAL HC RAMP
N.T.S.



PROJECT

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

REVISIONS

DATE SEPTEMBER 27, 2019

SCALE 1"=80' OR AS NOTED

DRAWING NAME SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

May 8, 2020

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

Ref: **TCL Certification**

Unit B Phase, AFD, 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 9-27-19 and approved 10-02-19. The phase of this certification is for the Unit B building for the AFD 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 the Unit A building. Unit C has been certified and received final CO. The very South portion of site will be developed in the future as Unit D. The site for Unit B 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 05-08-2020 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

05-08-2020



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: 05-08-2020 By: *Tate Fishburn*

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____