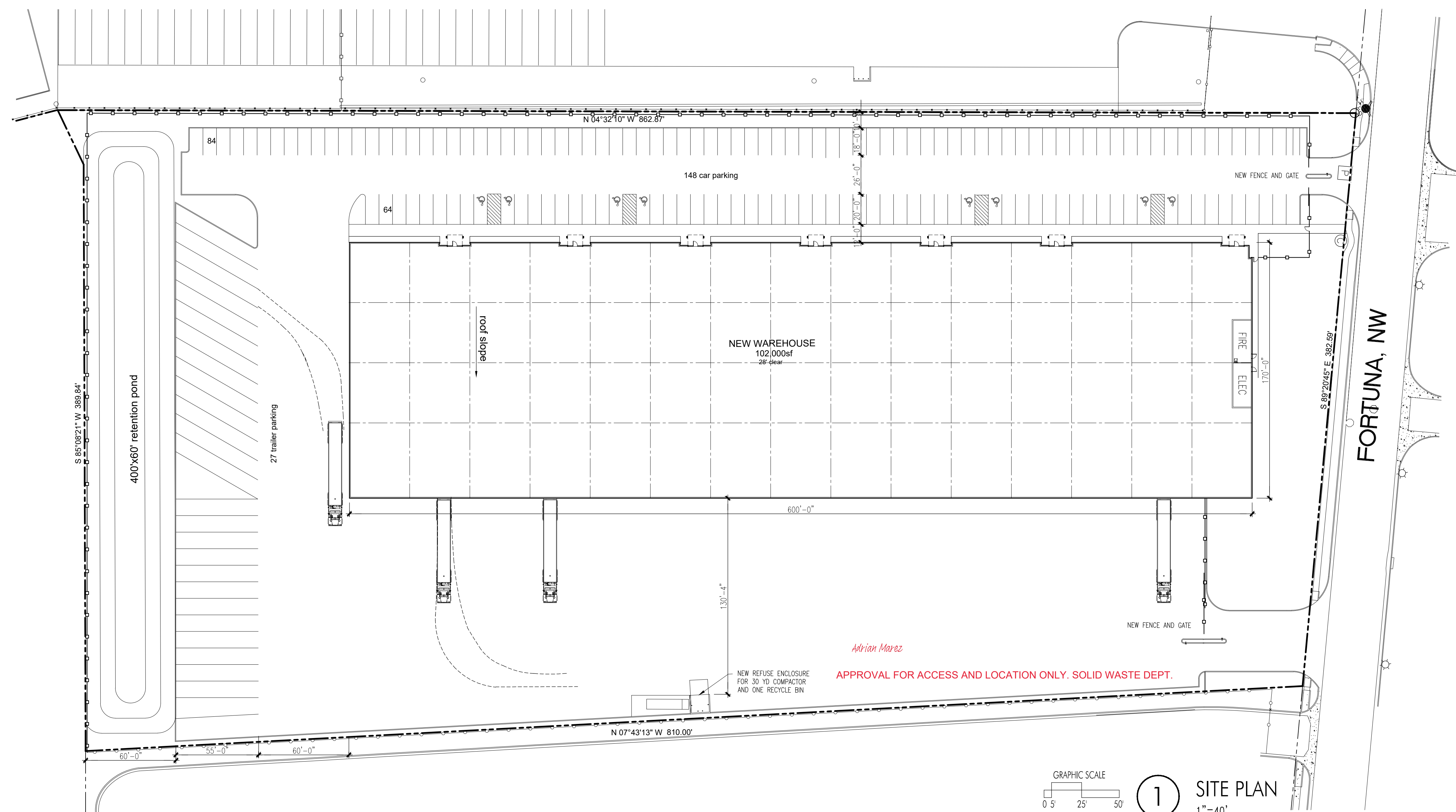









PROJECT NO. <u>XXX</u>	
APPLICATION NO. <u>XXX</u>	
THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE EPC, DATED _____ AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.	
IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.	
<u>DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:</u>	
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE _____
ABCWUA	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	



- # LEGEND
- | | |
|---|---|
|  | PROPERTY LINE |
|  | EASEMENT LINE |
|  | LANDSCAPED AREA |
|  | HANDICAPPED PARKING PAVEMENT MARKING |
|  | FIRE HYDRANT |
|  | 25' WHITE PARKING LOT POLE W/ (3) 100 WATT LED FIXTURE HEADS |
|  | SITE DISTANCE AND SITE TRIANGLE BASED ON COA DPM 7-5(i)(5)(iii) and 7-5(i)(5)(v), 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 CUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE |


PROJECT INFORMATION

PROJECT:	NEW OFFICE/WAREHOUSE
LOCATION:	7500 FORTUNA, NW ALBUQUERQUE, NEW MEXICO
OWNER:	BRUNACINI BUILDERS 1 OPPORTUNITY LAND, LLC
ARCHITECT:	TATE FISHBURN ARCHITECT
LEGAL DESCRIPTION:	LOT D-1 MERIDIAN BUSINESS PARK II.

CURRENT ZONING CLASSIFICATION: NR-BP
NET SITE AREA: 333,752 SF 7.66 ACRES

BUILDING AREA:	OFFICE	30,600 GSF
	WAREHOUSE	71,400 GSF
		<u>102,000 GSF</u>
FAR:		30.5

FAR:		30.5
PARKING ANALYSIS:		
OFF-STREET PARKING		
OFFICE	30,600 GSF	3.5:1000 = 108 SPACES
WAREHOUSE	71,400 GSF	NO REQUIREMENT
		REQUIRED 108 SPACES
		TOTAL SPACES PROVIDED 148 SPACES
HANDICAP PARKING (101-300 PRVD)	= REQUIRED	8 SPACES TOTAL (2 VAN)
		PROVIDED 8 SPACES TOTAL (2 VAN)
MOTORCYCLE PARKING	(101-150 PRVD)	= REQUIRED 4 SPACES
		PROVIDED 4 SPACES
BICYCLE PARKING	(10% RDG PARKING SPACES)	= REQUIRED 11 SPACES
		PROVIDED 12 SPACES



BRUNACINI
DEVELOPMENT CO.

A T A R C H I T E C T S

BOX 2941 CORRALES NEW MEXICO 87048 PHONE: 505 899 9338 FAX: 899 9328

ARCHITECT SEAL

ENGINEER SEAL

PROJECT

NEW OFFICE/WAREHOUSE
FOR BRUNACINI DEVELOPMENT
7500 FORTUNA, NW
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE JULY 2022

NORTH SCALE

1" = 40'-0"
OR AS NOTED

DRAWING NAME

SITE DEVELOPMENT
PLAN

SHEET NUMBER

SDP-1