

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 7, 2022

Tate Fishburn, RA
Tate Fishburn Architect
PO Box 2941
Corrales, NM 87084

Re: New Office/ Warehouse
7500 Fortuna NW
Conceptual Traffic Circulation Layout for DRB Approval
Engineer's Stamp 10-03-22 (J10-D048)

Dear Mr. Tate,

The conceptual TCL submittal received 09-13-2022 is approved for DRB submittal. When submitting this project through the building permit process, please provide a copy of the approved DRB Site plan along with a more detailed site plan for construction purposes through a second Traffic Circulation Layout submittal process. The detailed plan will be compared against the approved DRB site plan to ensure that all previously approved site infrastructure is shown with exact paving layout, dimensioning, and parking capacity. Ultimately, a copy of the approved DRB Site Plan and the more detailed stamped and signed plan will both be needed for each of the building permit plans. Please keep these originals to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



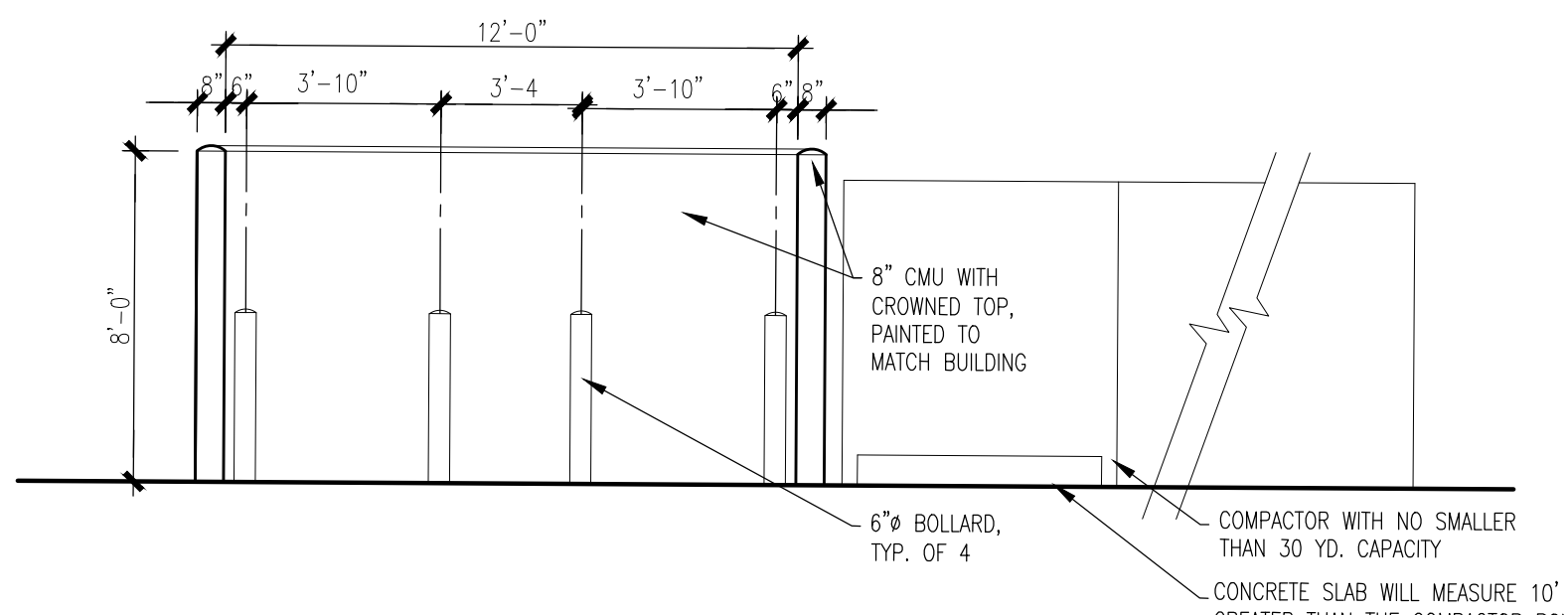
Mayor Timothy M. Keller

PO Box 1293

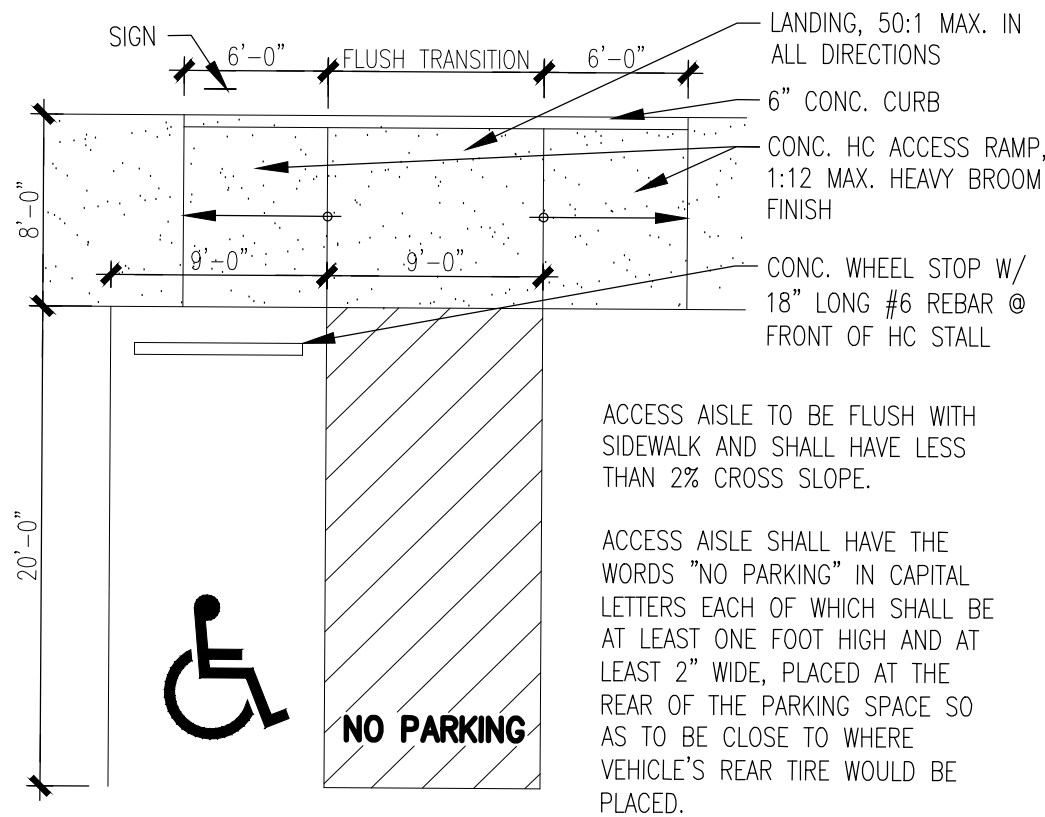
Albuquerque

NM 87103

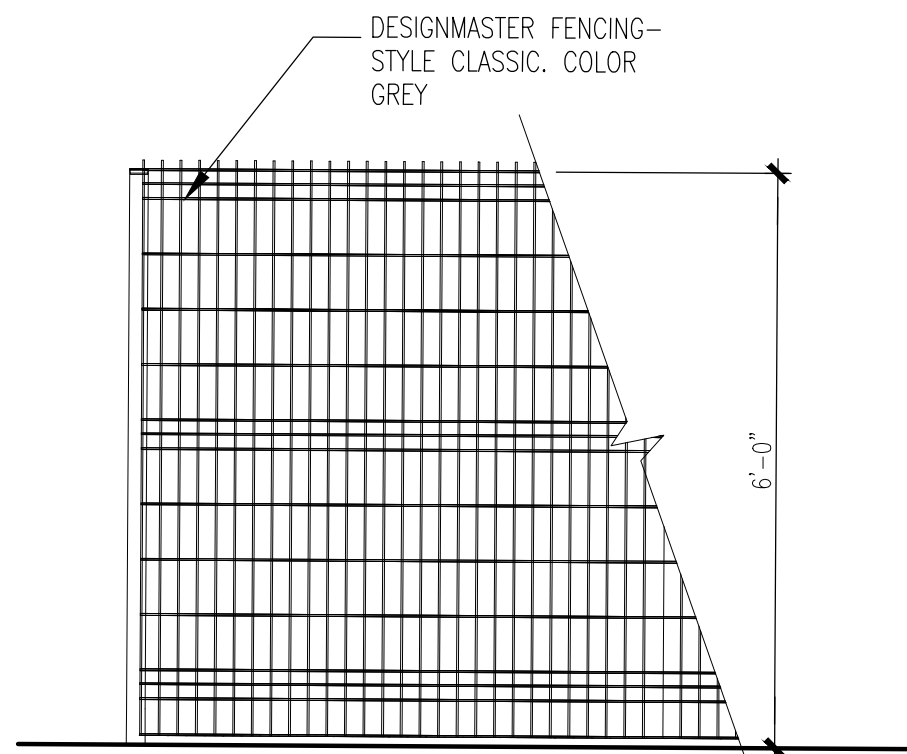
www.cabq.gov



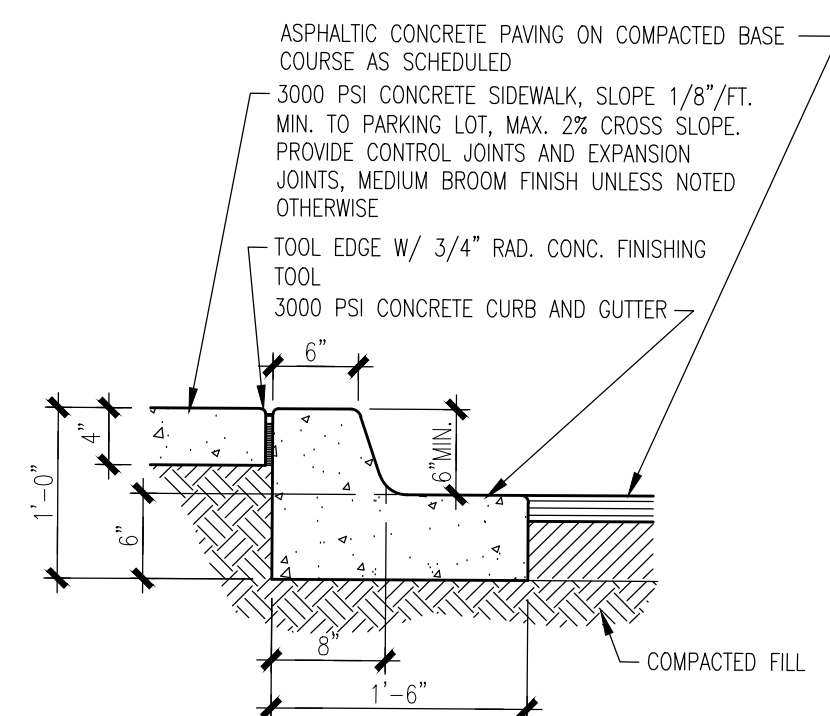
5 REFUSE SCREEN WALL ELEVATION
1/4"=1'-0"



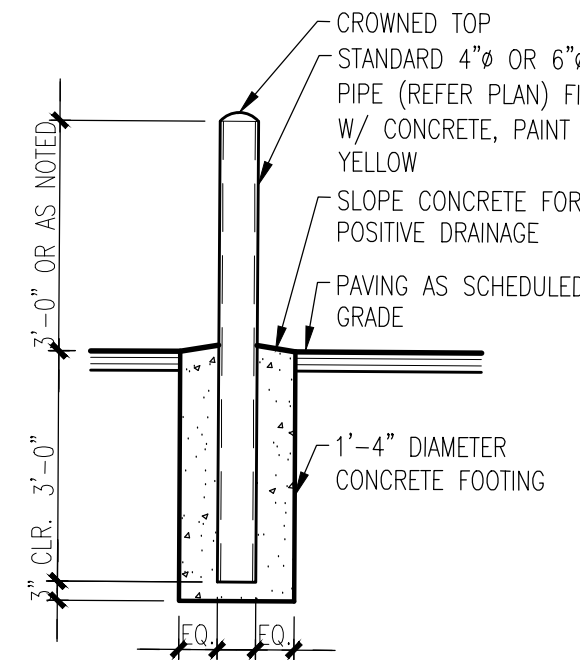
4 ACCESSIBLE PARKING
1/8"=1'-0"



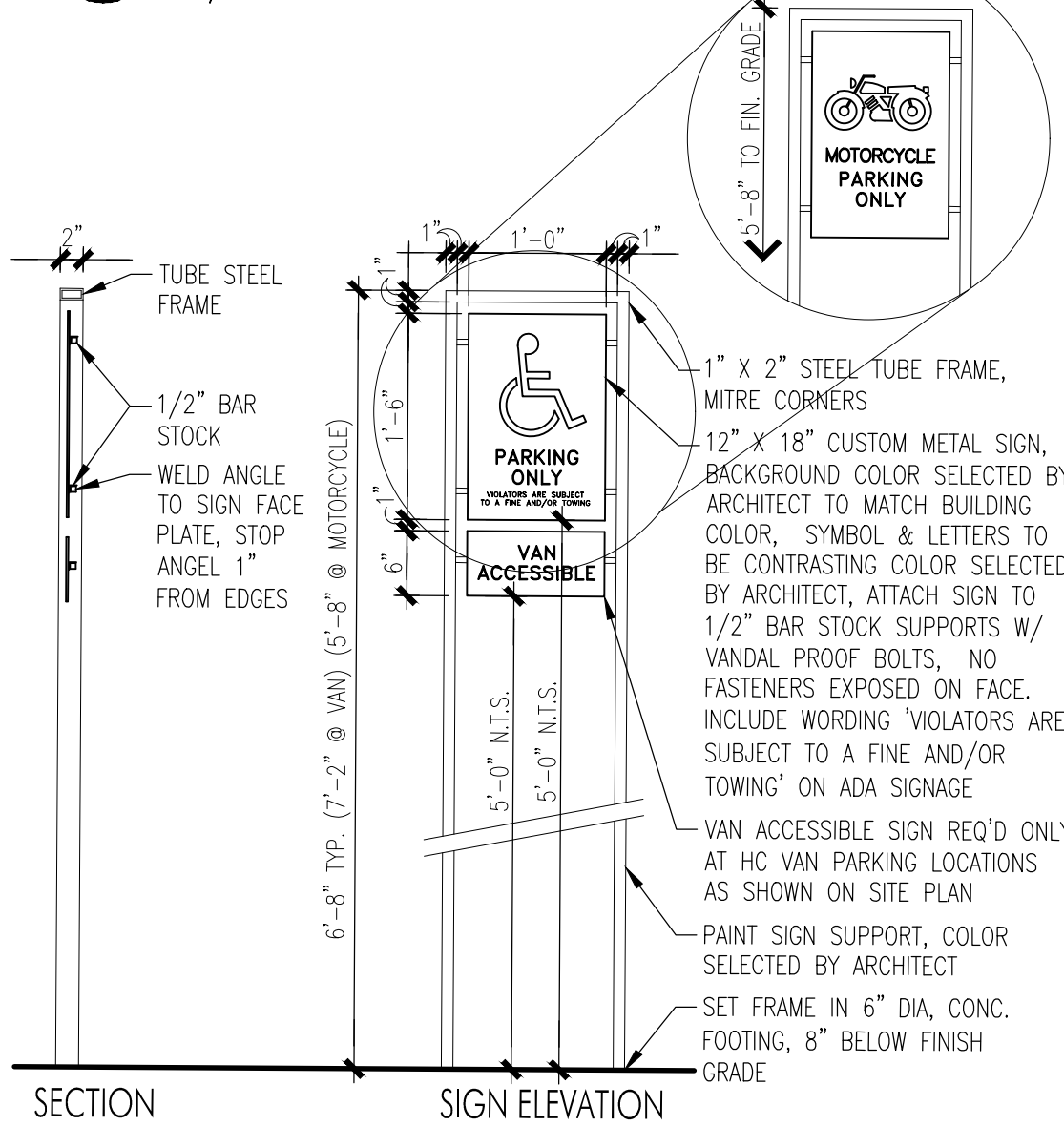
8 FENCING DETAIL
1/2"=1'-0"



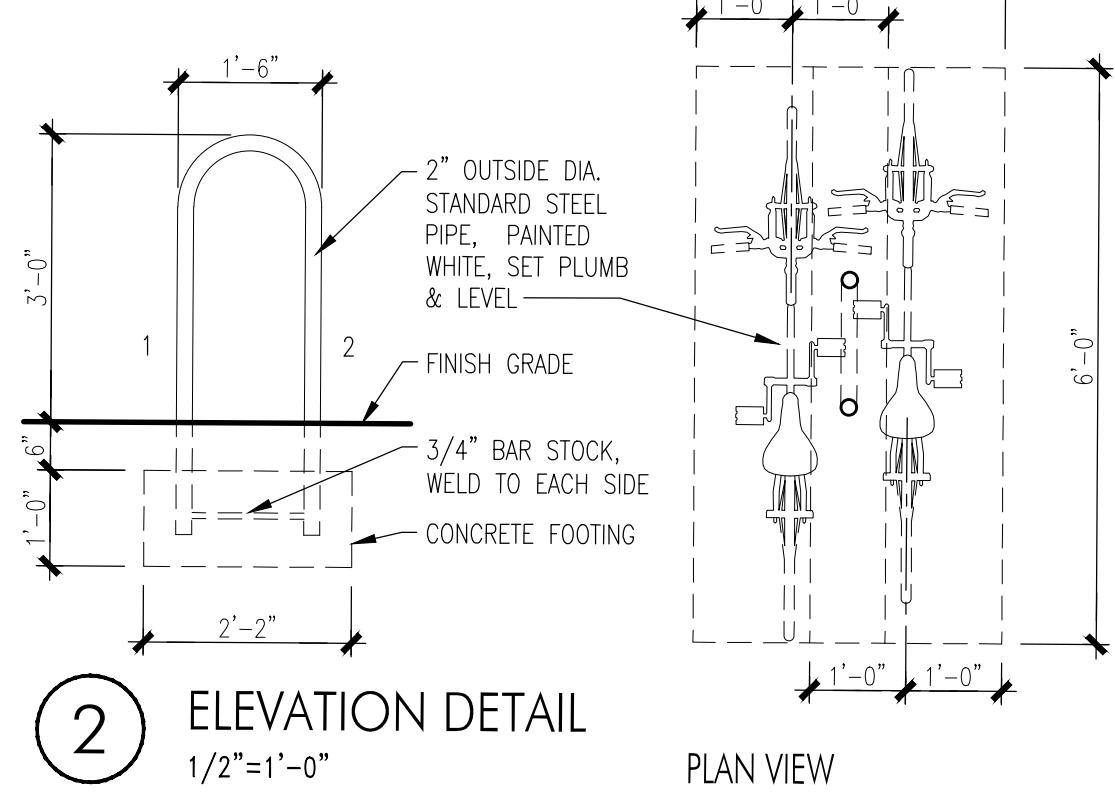
7 CURB/SIDEWALK DETAIL
1"=1'-0"



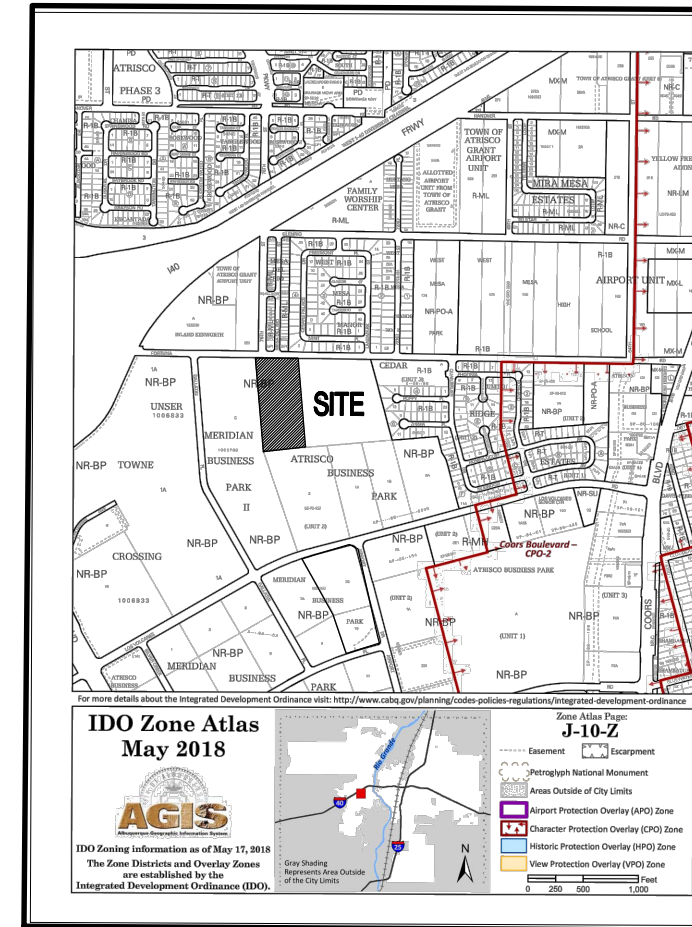
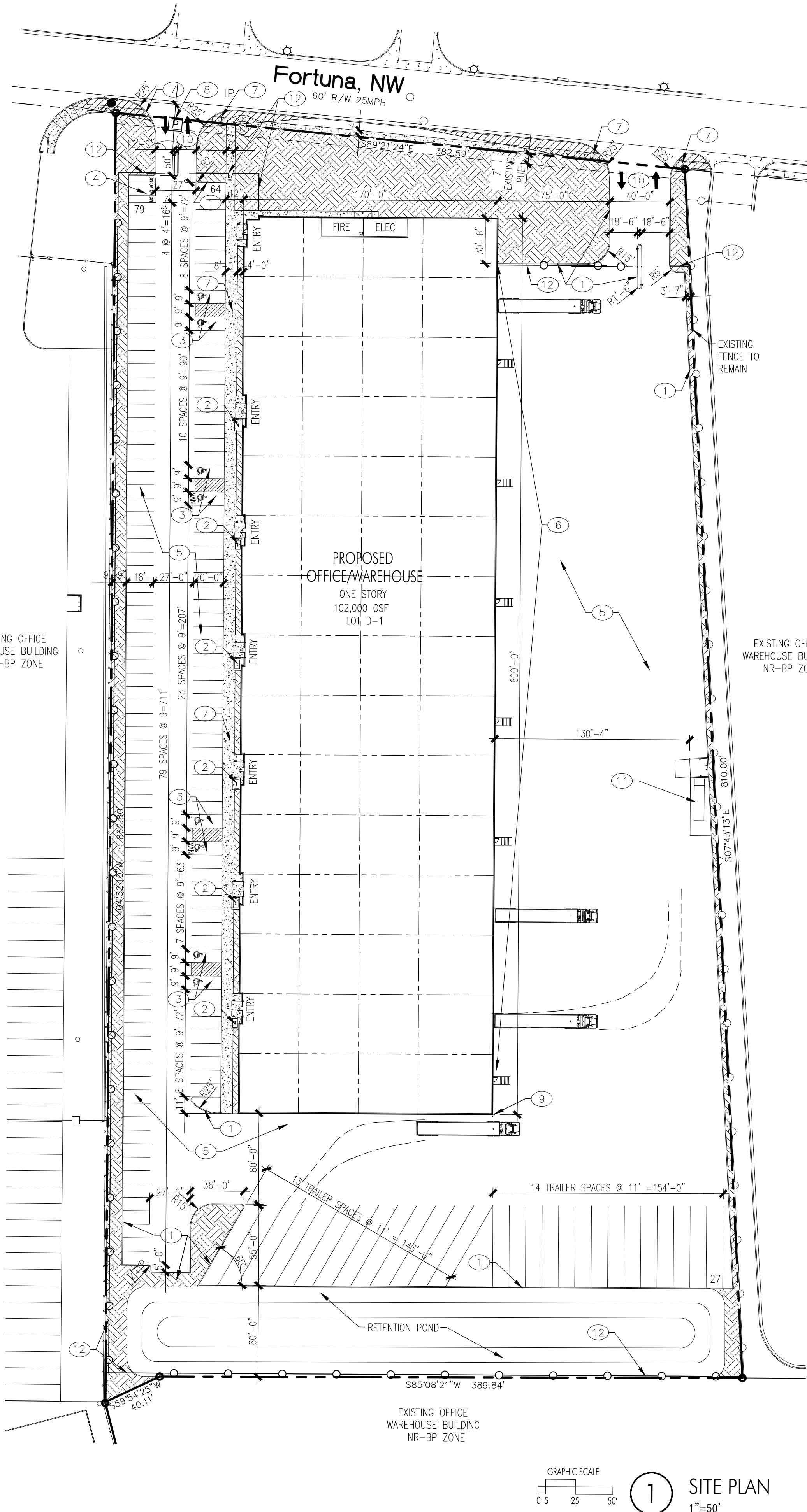
6 ELEVATION DETAIL
1/2"=1'-0"



3 PARKING SIGNS
3/4"=1'-0"



2 ELEVATION DETAIL
1/2"=1'-0"



KEYED NOTES

- CONCRETE CURB, REFER DETAIL 7/SDP-1
- (2) BICYCLE PARKING STALLS W/ 1' CLEAR ZONE AROUND STALL, REFER DETAILS 2/SDP-1
- HC PARKING, RAMP & SIGN, REFER DETAILS 3&4/SDP-1
- (4) 4'x18' MOTORCYCLE PARKING SPACE & SIGN, REFER DETAILS 3/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
- DOCKS, REFER ELEVATIONS
- SIDEWALK & RAMPS FLUSH W/ PAVEMENT PER COA STD DWG 2426
- RELOCATE EXISTING PULL BOX
- BOLLARDS, REFER DETAILS 6/SDP-1
- NEW ENTRANCE DRIVE PER COA STD DWG 2426
- NEW REFUSE ENCLOSURE FOR 30 YARD COMPACTOR AND ONE RECYCLE BIN, REFER DETAIL 5/SDP-1
- NEW FENCING, REFER DETAIL 8/SDP-1

PROJECT NO. XXX
APPLICATION NO. XXX
THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE EPIC, 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.
DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT.

TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE
ARCHVLA DATE
PARKS & RECREATION DEPARTMENT DATE S1
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

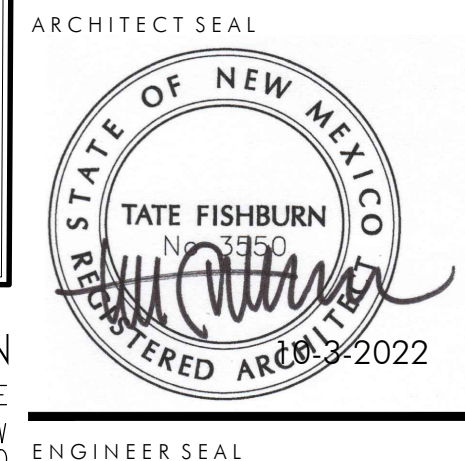
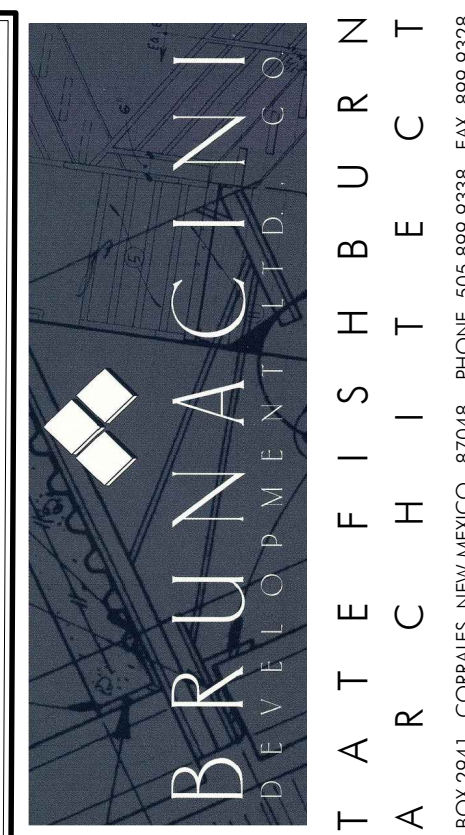
PROJECT:	NEW OFFICE/WAREHOUSE
LOCATION:	7500 FORTUNA, NW ALBUQUERQUE, NEW MEXICO
OWNER:	BRUNACINI BUILDERS 1 OPPORTUNITY LAND, LLC
ARCHITECT:	TATE FISHBURN ARCHITECT
LEGAL DESCRIPTION:	LOT D-1 MERIDIAN BUSINESS PARK II
CURRENT ZONING CLASSIFICATION:	NR-BP
NET SITE AREA:	333,752 SF 7.66 ACRES
BUILDING AREA:	OFFICE 30,600 GSF WAREHOUSE 71,400 GSF TOTAL 102,000 GSF
FAR:	NR-BP
PARKING ANALYSIS:	OFF-STREET PARKING PROVIDED 8 SPACES TOTAL (2 VAN) 8 SPACES TOTAL (2 VAN) 108 SPACES REQUIRED 108 SPACES PROVIDED 108 SPACES
HANDICAP PARKING (101-300 PRVD) =	REQUIRED 8 SPACES TOTAL (2 VAN) 8 SPACES TOTAL (2 VAN) 108 SPACES REQUIRED 108 SPACES PROVIDED 108 SPACES
MOTORCYCLE PARKING (101-150 PRVD) =	REQUIRED 4 SPACES PROVIDED 4 SPACES
BICYCLE PARKING (10% RDQ PARKING SPACES) =	REQUIRED 11 SPACES PROVIDED 12 SPACES

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 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 #2426.
- ALL ADA CURB RAMPS WITHIN THE PUBLIC ROW SHALL BE UPDATED TO CURRENT STANDARDS AND HAVE TRUNCATED DOMES INSTALLED.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LANDSCAPED AREA
- HANDICAP PARKING PAVEMENT MARKING
- FIRE HYDRANT
- SITE DISTANCE AND SITE TRIANGLE BASED ON COA DPM 7-5(i)(5)(iii) and 7-5(i)(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



REVISIONS

DATE OCTOBER 3, 2022

SCALE 1"=50'-0" OR AS NOTED

DRAWING NAME

SITE DEVELOPMENT PLAN

SHEET NUMBER

SDP-1