

Approved for access by the
Solid Waste Department for a compactor trash enclosure
1 recycle trash enclosure. **Phase 2 SDP-2**
Herman Gallegos 05-24-22

CURVE TABLE					
NUMBER	LENGTH	CHORD RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION
C1	213.94'	3063.83'	4°00'03"	213.90'	S 72°57'53" W
C2	47.12'	30.00'	89°59'37"	213.90'	S 29°58'01" W
C3	75.40'	48.00'	90°00'11"	213.90'	S 60°01'53" E
C4	145.45'	2257.83'	3°41'27"	213.90'	N 72°56'11" E

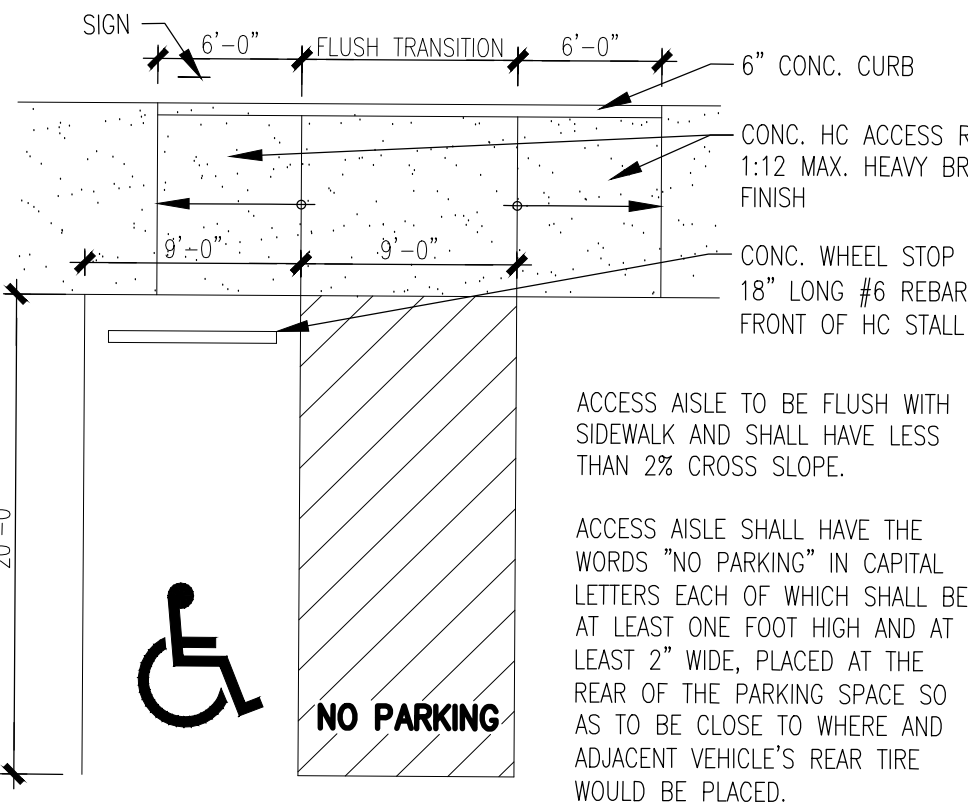
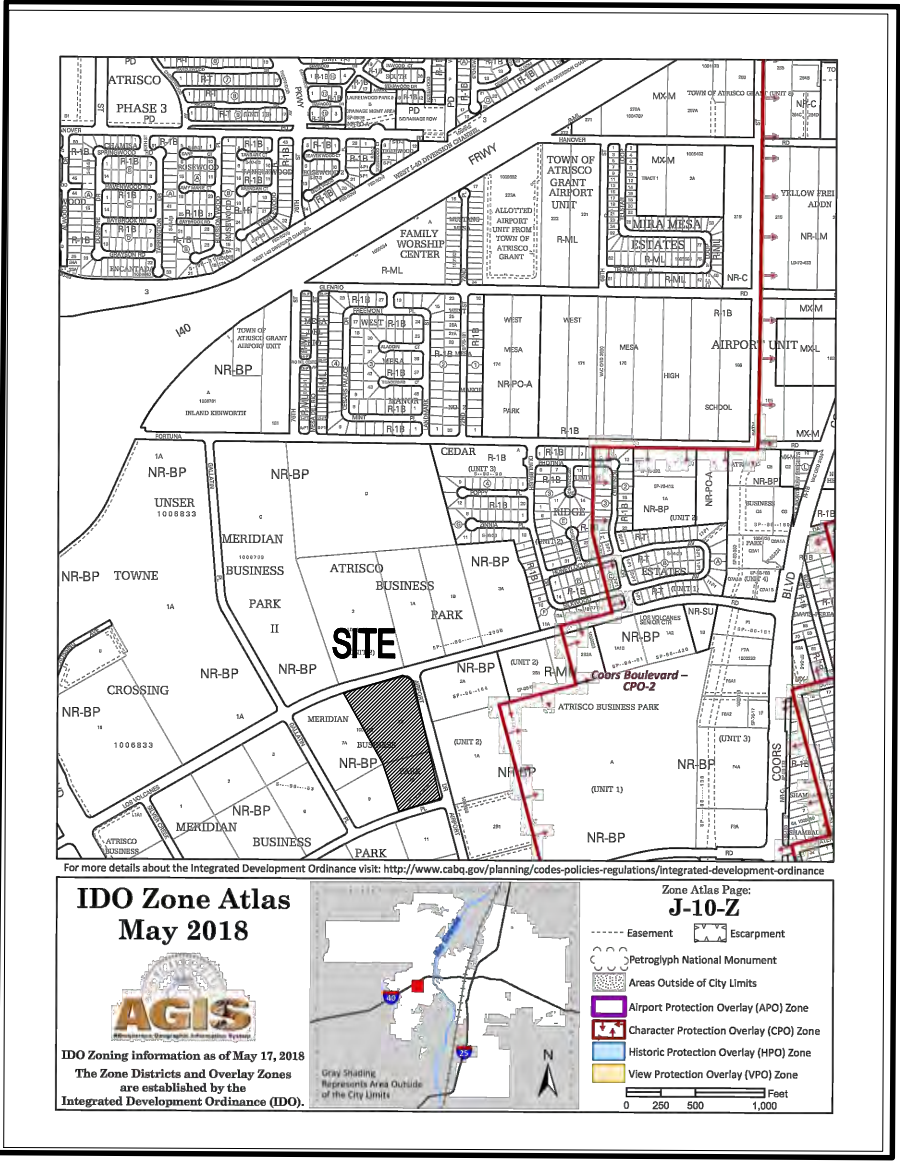
LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N 15°02'53" W	27.96'
L2	S 74°57'50" W	84.01'

GENERAL NOTES

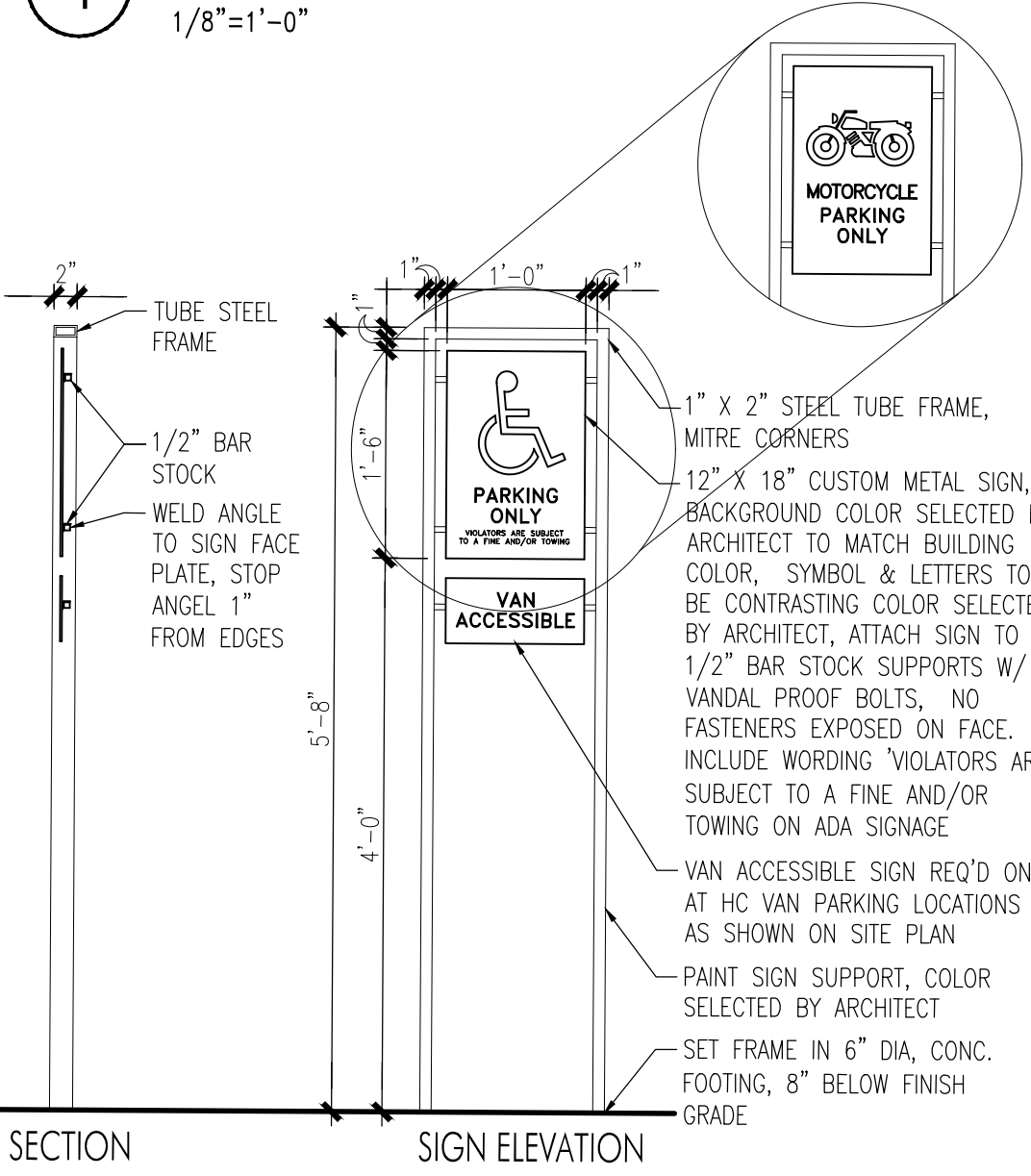
- ALL SITE LIGHTING SHALL COMPLY WITH IDO SECTION 14-16-5-8. OUTDOOR AND SITE LIGHTING.
- PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUMINATION REQUIREMENTS.
- ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE 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 #2441.

KEYED NOTES

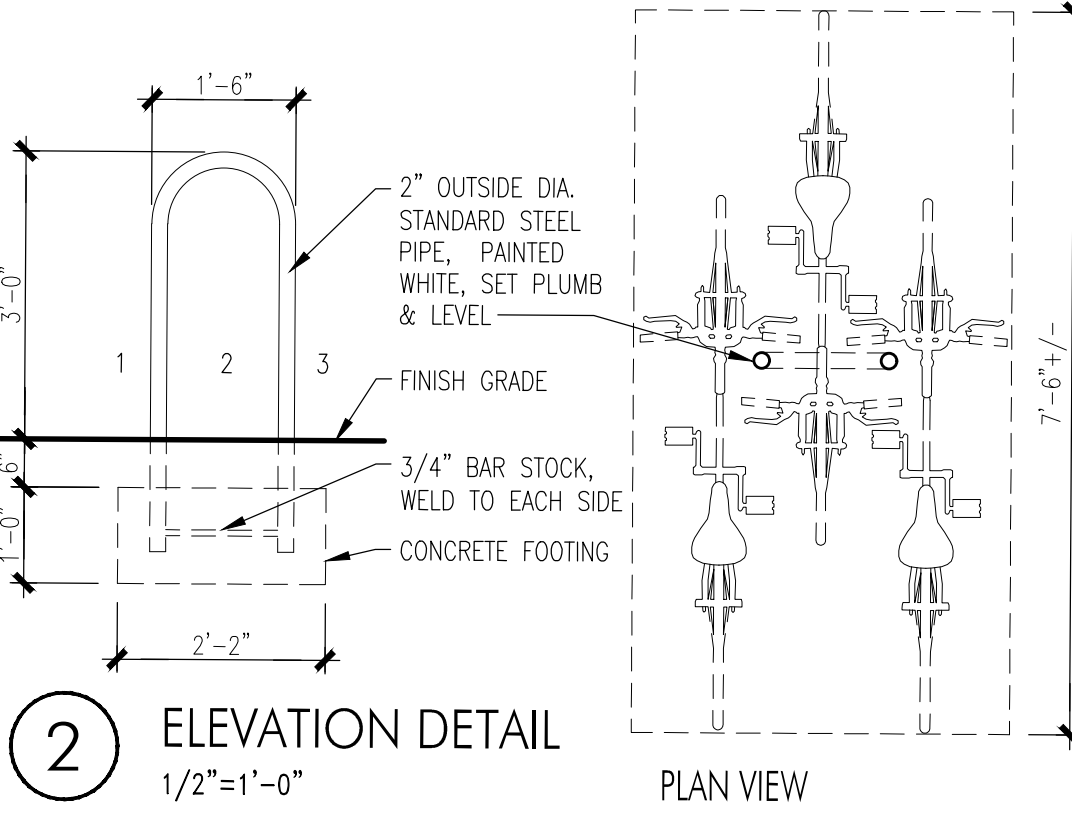
- CONCRETE CURB, REFER DETAIL
- BICYCLE PARKING, REFER DETAILS THIS SHEET
- HC PARKING, RAMP & SIGN, REFER DETAILS THIS SHEET
- (3) 4'X20' MOTORCYCLE PARKING SPACE & SIGN, REFER DETAILS THIS SHEET
- ASPHALT PAVING
- DOCKS, REFER ELEVATIONS
- SIDEWALK & RAMPS, REFER DETAILS
- TEMP. EXTRUDED CURB



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



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



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

PROJECT NO. XXX
APPLICATION NO. XXX
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.
DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:
TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE
ABCWUA DATE
PARKS & RECREATION DEPARTMENT DATE
CITY ENGINEER/HYDROLOGY DATE
CODE ENFORCEMENT DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE
Herman Gallegos Herman Gallegos 05-24-22
SOLID WASTE DATE
DRB CHAIRPERSON, ALBUQUERQUE PLANNING DEPARTMENT DATE
ENVIRONMENTAL HEALTH, IF NECESSARY DATE

PROJECT INFORMATION

PROJECT: NEW OFFICE/WAREHOUSE
LOCATION: 541 AIRPORT DRIVE, NW
OWNER: BRUNACINI BUILDERS 1 OPPORTUNITY LAND, LLC
ARCHITECT: TATE FISHBURN ARCHITECT
LEGAL DESCRIPTION:
LOT NUMBERED SEVEN-B (7-B) OF THE PLAT OF LOT 7-A AND 7-B, MERIDIAN BUSINESS PARK, (BEING A REPLAT OF LOTS 7 AND 8, MERIDIAN BUSINESS PARK) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 4, 2001, IN PLAT BOOK 2001C, FOLIO 128, AND LOT NUMBERED TEN (10) OF THE PLAT OF LOTS 1 THRU 23, MERIDIAN BUSINESS PARK, (BEING A REPLAT OF LOTS 1 THRU 9 IN TRACT M, ATRISCO BUSINESS PARK UNIT 2) CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 16, 1997 IN PLAT BOOK 97C, FOLIO 157.

CURRENT ZONING CLASSIFICATION: NR-BP
NET SITE AREA: LOT 7-B - 242,754 SF 5.5729 ACRES
LOT 10 - 122,863 SF 2.8206 ACRES

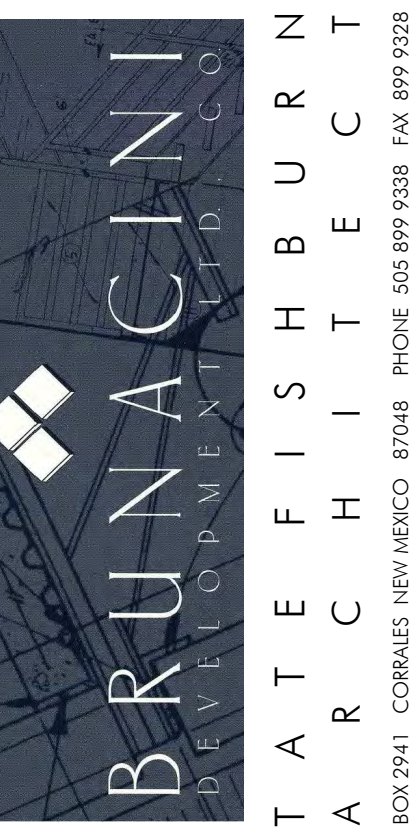
BUILDING AREA: LOT 7-B OFFICE 21,228 GSF
WAREHOUSE 63,685 GSF
TOTAL 84,913 GSF

FAR: 34.98
PARKING ANALYSIS:
OFF-STREET PARKING OFFICE 21,228 GSF 3.5:1000 = 75 SPACES
WAREHOUSE 63,685 GSF NO REQUIREMENT
TOTAL SPACES PROVIDED 100 SPACES

HANDICAP PARKING (51-100 PRVD) = REQUIRED 4 SPACES TOTAL (1 VAN) PROVIDED 4 SPACES TOTAL (1 VAN)
MOTORCYCLE PARKING (51-100 PRVD) = REQUIRED 3 SPACES PROVIDED 3 SPACES
BICYCLE PARKING (10% ROD PARKING SPACES) = REQUIRED 8 SPACES PROVIDED 9 SPACES

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LANDSCAPED AREA
- HANDICAP PARKING PAVEMENT MARKING
- FIRE HYDRANT
- 25' WHITE PARKING LOT POLE W/ (3) 100 WATT LED FIXTURE HEADS



ARCHITECT SEAL

ENGINEER SEAL

PROJECT

NEW OFFICE/WAREHOUSE
FOR BRUNACINI DEVELOPMENT
541 AIRPORT DRIVE, NW
ALBUQUERQUE, NEW MEXICO

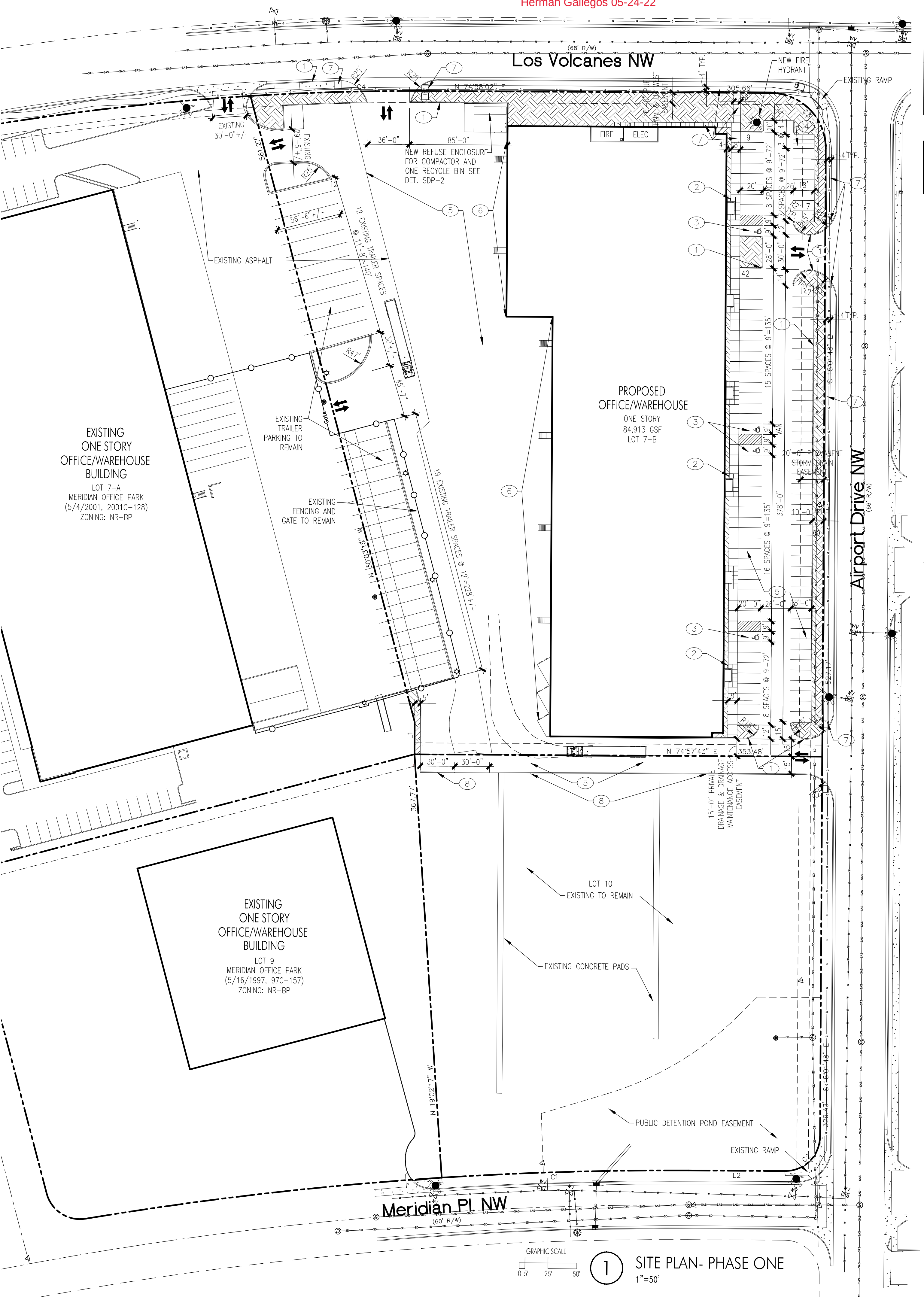
REVISIONS

DATE MAY 2022
NORTH
SCALE 1"=50'-0"
OR AS NOTED

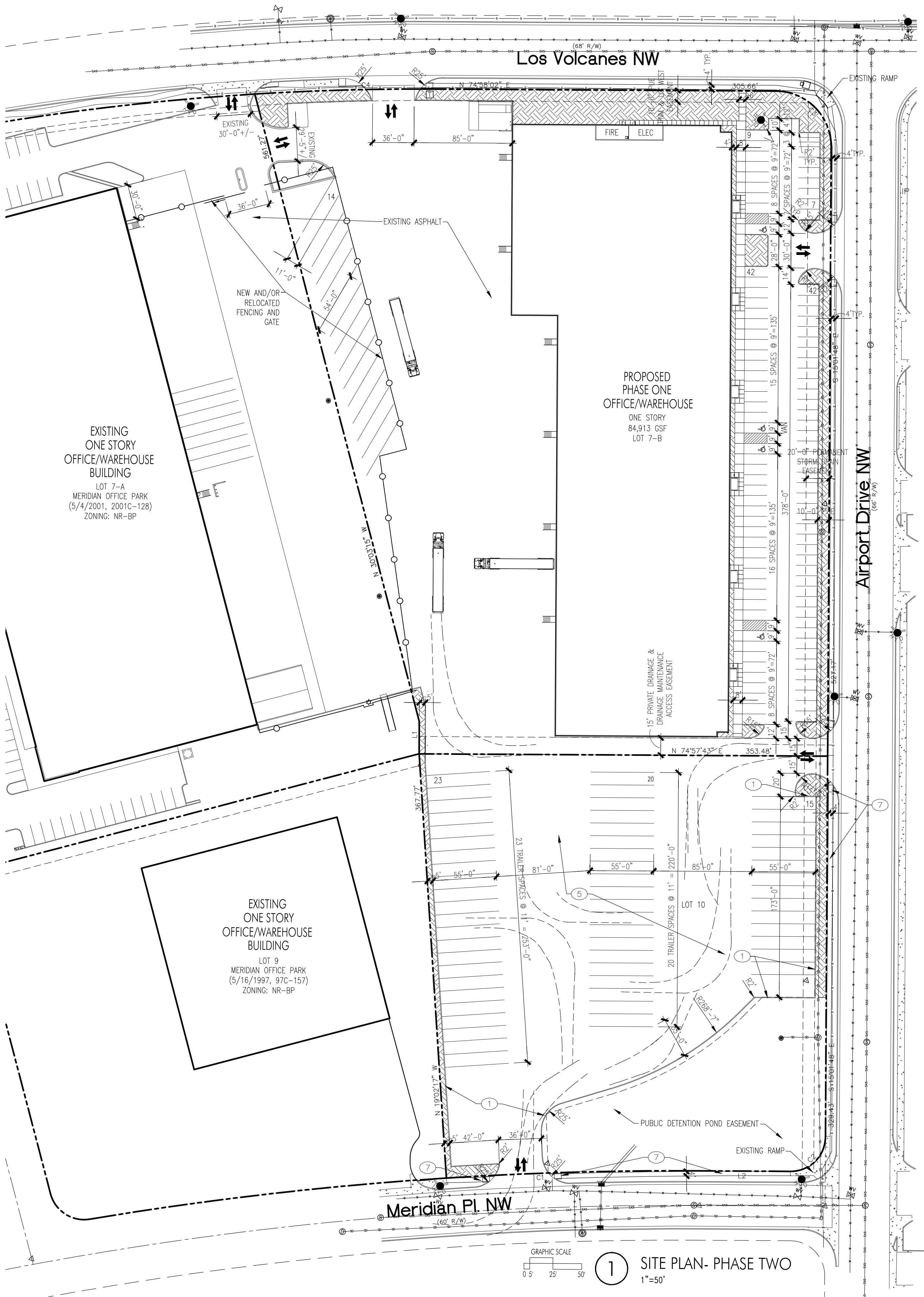
DRAWING NAME
SITE DEVELOPMENT
PLAN
PHASE ONE

SHEET NUMBER

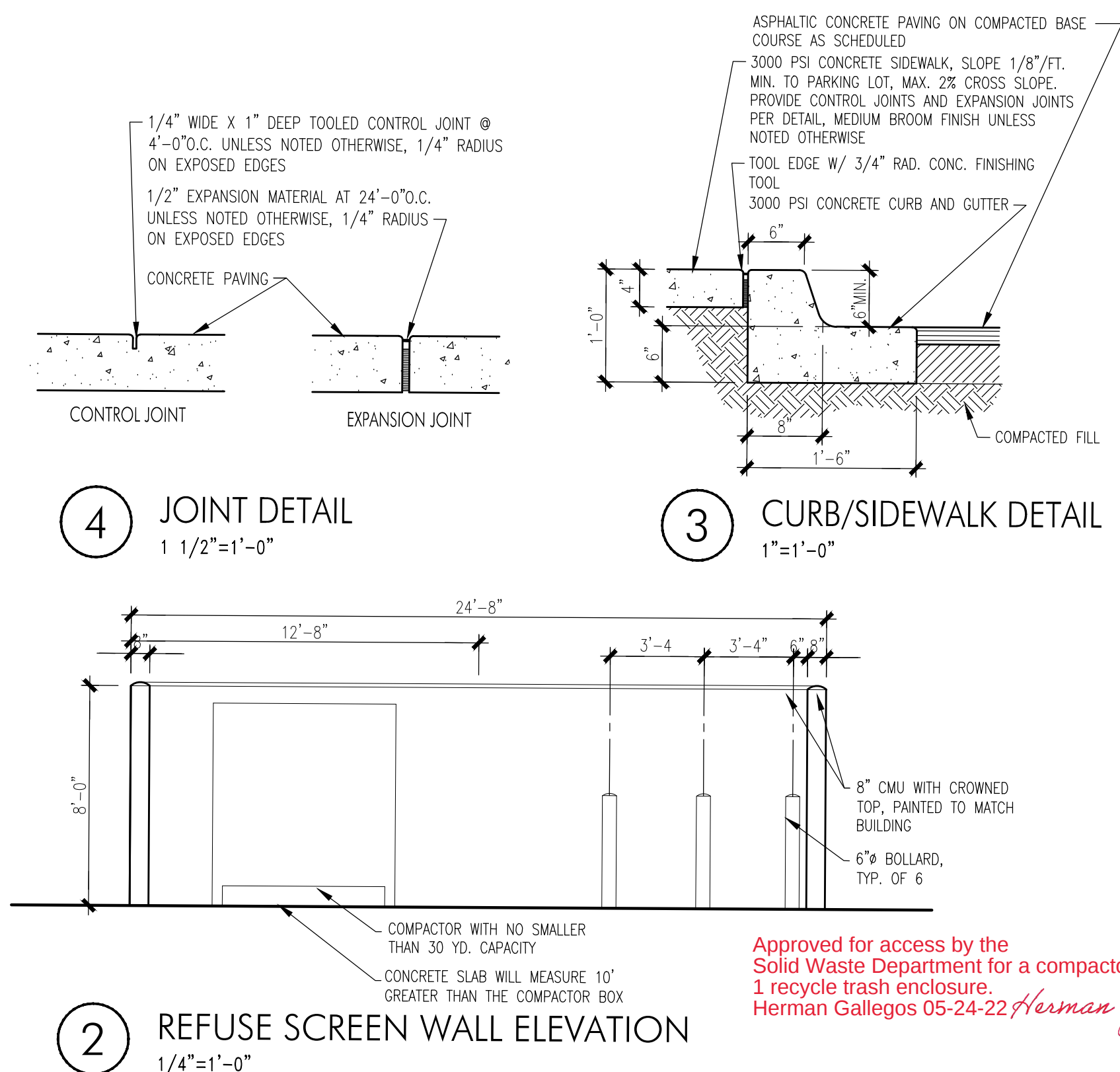
SDP-1



1 SITE PLAN- PHASE ONE
1"=50'



1 SITE PLAN- PHASE TWO
1"=50'



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

Approved for access by the
Solid Waste Department for a compactor trash enclosure
1 recycle trash enclosure.
Herman Gallegos 05-24-22/Herman Gallegos

CURVE TABLE

NUMBER	LENGTH	CHORD RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION
C1	213.94'	3063.83'	4°00'03"	213.90"	S 72°57'53" W
C2	47.12'	30.00'	88°58'37"	213.90"	S 29°58'01" W
C3	75.40'	48.00'	90°00'11"	213.90"	S 60°01'53" E
C4	145.45'	2257.83'	3°41'27"	213.90"	N 72°56'11" E

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N 15°02'53" W	27.96'
L2	S 74°57'50" W	84.01"

S1

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 #2441.

KEYED NOTES

- CONCRETE CURB, REFER DETAIL
- NOT USED
- NOT USED
- NOT USED
- ASPHALT PAVING
- NOT USED
- SIDEWALK & RAMPS, REFER DETAILS

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LANDSCAPED AREA
- HANDICAP PARKING PAVEMENT MARKING
- FIRE HYDRANT
- 25' WHITE PARKING LOT POLE W/ (3) 100 WATT LED FIXTURE HEADS

NEW OFFICE/WAREHOUSE
FOR BRUNACINI DEVELOPMENT
541 AIRPORT DRIVE, NW
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE MAY 2022
NORTH SCALE
1"=50'-0"
OR AS NOTED
DRAWING NAME
SITE DEVELOPMENT
PLAN
PHASE TWO
SHEET NUMBER

SDP-2