

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 2, 2022

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

Re: New Office/ Ware House
541 Airport Dr. NW
Conceptual Traffic Circulation Layout for DRB Approval
Architect's Stamp 07-12-22 (K10-D023K)

Dear Mr. Fishburn,

The conceptual TCL submittal received 07-29-2022 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.

PO Box 1293

Albuquerque

NM 87103

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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, Fil



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: NEW OFFICE/WAREHOUSE Building Permit #: _____ Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOT 7-B AND LOT 10 MERIDIAN BUSINESS PARK

City Address: 541 AIRPORT DRIVE, 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) PRE-DRB SUBMITTAL

DATE SUBMITTED: 07-13-2022 By: *Tate Fishburn*

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 20, 2022

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

**Re: NEW OFFICE/WAREHOUSE
541 Airport Drive NW
Traffic Circulation Layout
Architect's Stamp None (K10-D023)**

Dear Mr. Fishburn,

Based upon the information provided in your submittal received 06-16-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Listed are the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.
Coordinate/discuss with Zoning.
2. Clarify the extents of the current phase 1 versus phase 2. Are you proposing phase 2 as part of this submittal ? Explain since phase 2 is on a different lot and will required a separate submittal and fees. I will not comment on sheet SDP-2 until the appropriate action is taken for the submittal process.
3. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
4. **Proposed Driveway (Los Volcanes):** Provide entrance design or reference design per COA std dwg 2426.
5. **Airport Driveway:**
 - **First proposed drive entrance location:** What is the distance from Los Volcanes? Verify you meet the required distance from a Collector on Airport.
 - **Second proposed driveway:** How will you provide a 6 ft valley gutter across the 30 ft driveway when you are only providing temp. extruded curb and status of ramp on the southside of entrance.
6. **Keyed Note 1:** Please reference detail and sheet number.
7. **Keyed Note 7:**
 - Please provide entrance ramp detail since a detail has not been provided.
 - Sidewalk detail will be needed and reference COA std dwg 2430 (public sidewalk) on both Los Volcanes and Airport Drive (when applicable).
8. **Keyed Note 8:** Need to provide detail.
9. **Detail 4 (Accessible Parking):**
 - **The landing will need to be label 50:1 max in all directions.**

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- **NO PARKING:** Detail for the text will need to be provided.

10. Please identify all **proposed buildings, doors, structures, sidewalks**, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
11. Identify all existing access easements and rights of way width dimensions.
12. Identify the right of way width, medians, curb cuts, and street widths on Los Volcanes and Airport Drive.
13. **The minimum parking stall dimensions are:**

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
Compact	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

14. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs. The sign height is not correct. **Please review COA standards for correct signage height.**

15. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978). **Provide details.**

16. All ADA curb ramps within public ROW must be updated to current standards and have truncated domes installed. Please verify corner of Los Volcanes/Airport ramp complies with these requirements stated.

17. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment. All posts and other items within public ROW will need to be removed.

18. **Motorcycle parking spaces:** Label pavement MC. Provide detail for pavement text.

19. All bicycle racks shall be designed according to the following guidelines:

- a. The rack shall be a minimum 30 inches tall and 18 inches wide.
- b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
- c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
- d. The rack allows varying bicycle frame sizes and styles to be attached.
- e. The user is not required to lift the bicycle onto the bicycle rack.

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Brennon Williams, Director



Mayor Timothy M. Keller

- f. Each bicycle parking space is accessible without moving another bicycle.
20. Bicycle racks shall be sturdy and anchored to a concrete pad.
 21. A 1-foot clear zone around the bicycle parking stall shall be provided.
 22. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
 23. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details. **Adjacent to bicycle parking there is a bump out and no dimension provided, so this segment of sidewalk will needed 6ft width without the bump and overhang from vehicle parking stall as well as the second & third set of ADA parking stalls. Throughout the parking lot there shall be a clear 6ft pedestrian pathway, this will need to be shown on the site plan with sidewalk widths.**
 24. All proposed pavement markings and striping will need details.
 25. Parking areas shall have barriers to prevent vehicles from extending over sidewalk, and landscaping.
 26. Corner of building will need bollards (details need and painted traffic yellow) so delivery truck will be aware and avoid any type of conflict.
 27. Provide a copy of refuse approval.
 28. Fire Department: An approval Fire 1 plan needs to be provided.
 29. It is not apparent what type of pavement surface design is being proposed for heavy vehicle traffic. Please provide pavement design for delivery truck traffic and vehicle traffic on drive aisles.
 30. Please provide a sight distance exhibit
 31. **Intersection Sight Distance:** A clear sight line will be needed on Airport and Los Volcanes intersection for turning movements for Airport Drive.
 32. Show the clear sight triangle and add the following note to the plan: "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 sight triangle.
 33. Please specify the City Standard Drawing Number when applicable.
 34. Shared Site access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.
 35. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing (2430 & 2415A).
 36. Please provide a letter of response for all comments given.
 37. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that

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states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Matt Grush: mgrush@cabq.gov**).

Once corrections are complete resubmit

- 1. The Traffic Circulation Layout**
- 2. A Drainage Transportation Information Sheet (DTIS)**
- 3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.**
- 4. The \$75 re-submittal fee.**

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3630.

Sincerely,

PO Box 1293

Albuquerque


Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

NM 87103

C: CO Clerk, File

www.cabq.gov

July 12, 2022

Ernest Armijo, P.E.
Manager for Transportation
City of Albuquerque Traffic Engineering
600 N. 2nd Street Suite 300
Albuquerque NM 97102

Subject-New Office/Warehouse- 541 Airport Drive NW
Traffic Circulation Layout Review

Dear Ernest,

This memo is in response to comments received from Nilo Salgado-Fernandez concerning our submittal for TCL approval for DRB. Our responses are numbered to correlate with Nilo's comments on his letter to us dated June 20, 2022.

Project Description- This project will involve three separate lots that are all owned by the same entity, lots 7A, 7B and 10. Cross access and drainage easements exist on lots 7A & 7B while lot 10 will be added to this cross access easement with this project. The project will also be divided into two phases shown separately on sheet SDP-1 and SDP-2. Phase one shown on SDP-1 will involve the new building and all site improvements on Lot 7B. Phase two shown on DSP-2 will involve developing lot 10 for trailer parking for the two buildings on Lot 7A and 7B. Phase two will also involve some minor reconfigurations to the existing truck court on 7A and some docks on 7B. Please refer to the drawings for details of the phasing.

Responses to comments

1. Parking is shown per the IDO.
2. Refer to the project description above as well as more detailed noting on the plans. Also attached is the draft access easement.
3. Revised plans have architect stamp, signed and dated.
4. Refer to revised plans for noted standard drawings at driveways.
5. Refer to revised plans for distance to drive and clarification on extent of the temp. extruded curb. Both Airport and Los Volcanes are collector streets.
6. Refer to revised plans for detail reference.
7. Refer to revised plans for std. dwg notes for ramps and sidewalks.
8. Refer to revised plans for temp. extruded curb detail.
9. Refer to revised details for HC parking.
10. Refer to revised drawings for clarifications doors, sidewalks etc.
11. Refer to revised drawings for easement and ROW clarifications.
12. Refer to revised plans.
13. Refer to revised motorcycle parking details for stall dimensions.
14. Refer to revised HC parking sign details for added notes.
15. Refer to revised ADA access aisle details.
16. Refer to revised plans for truncated domes at new curb ramps and the existing curb ramp at intersection.
17. No structures in the public ROW.

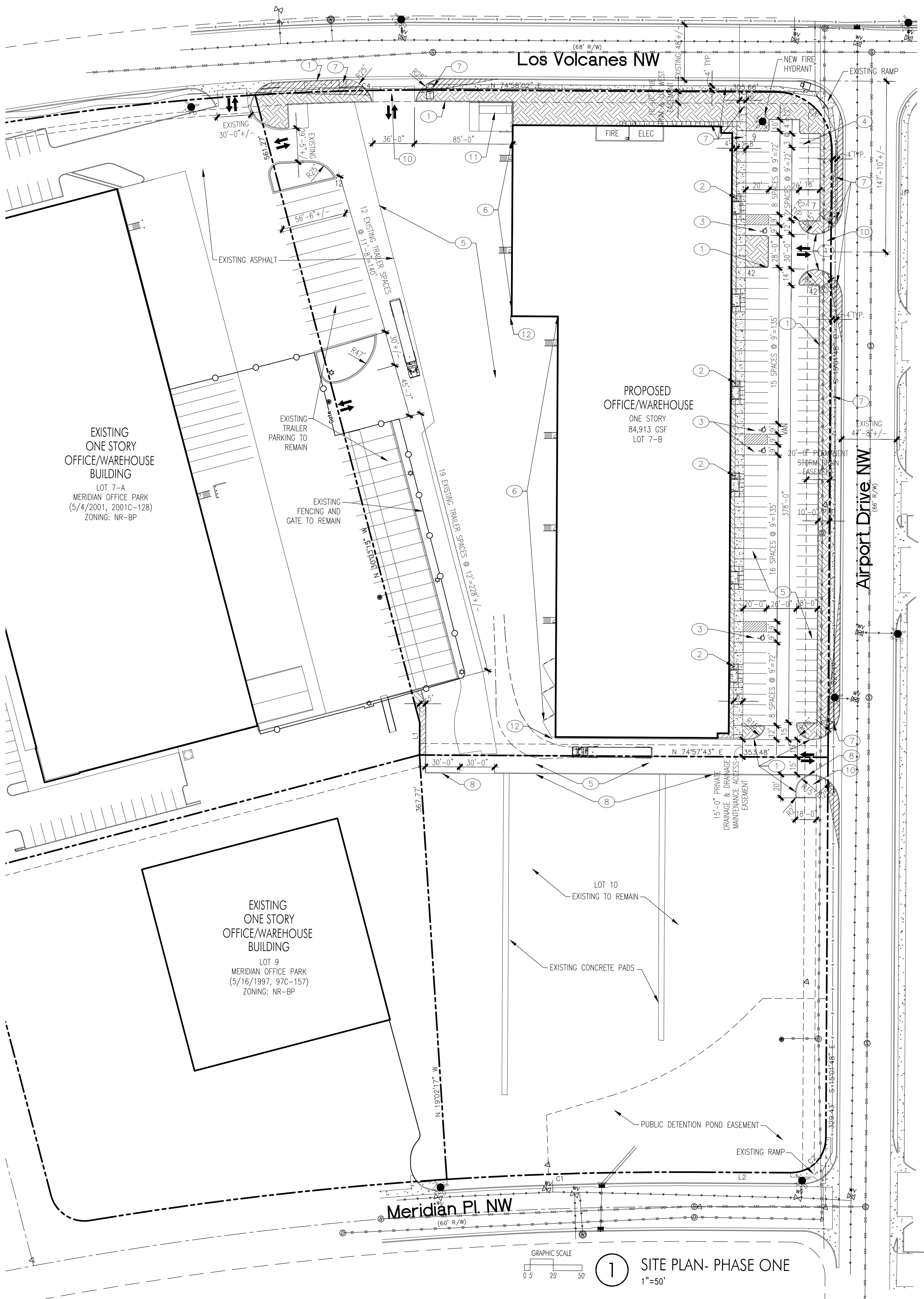
18. Refer to revised plans for motorcycle parking details.
19. Refer to revised bicycle rack details.
20. Same as above.
21. Same as 19 above.
22. Same as 19 above.
23. Refer to plans for clarification. We have 8' wide sidewalks along the entire length of the building. We have hatched the conc. sidewalks to help clarify.
24. Refer to revised plans.
25. All parking areas have either conc. curbs or conc. parking bumpers.
26. Refer to revised plans for added bollards at corner.
27. Solid Waste approved plan is attached.
28. Approved Fire One plan is attached.
29. Refer to revised plans for paving design note.
30. Refer to revised plans for clear site triangles.
31. Refer to revised plans for site distances. See the legend for hatching.
32. Same as 30 above.
33. Refer to revised plans for added City Standard Drawing numbers.
34. Shared access easements are attached.
35. Refer to revised plans for general note concerning existing sidewalks and c&g.
36. This is the response letter.
37. TIS form is attached.

Please refer to the revised SDP-1 and SDP-2 along with supporting documents. Let us know if you need any further clarification.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tate Fishburn', with a stylized, cursive script.

Tate Fishburn
Registered Architect No. 3550



1 SITE PLAN- PHASE ONE
1"=50'

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

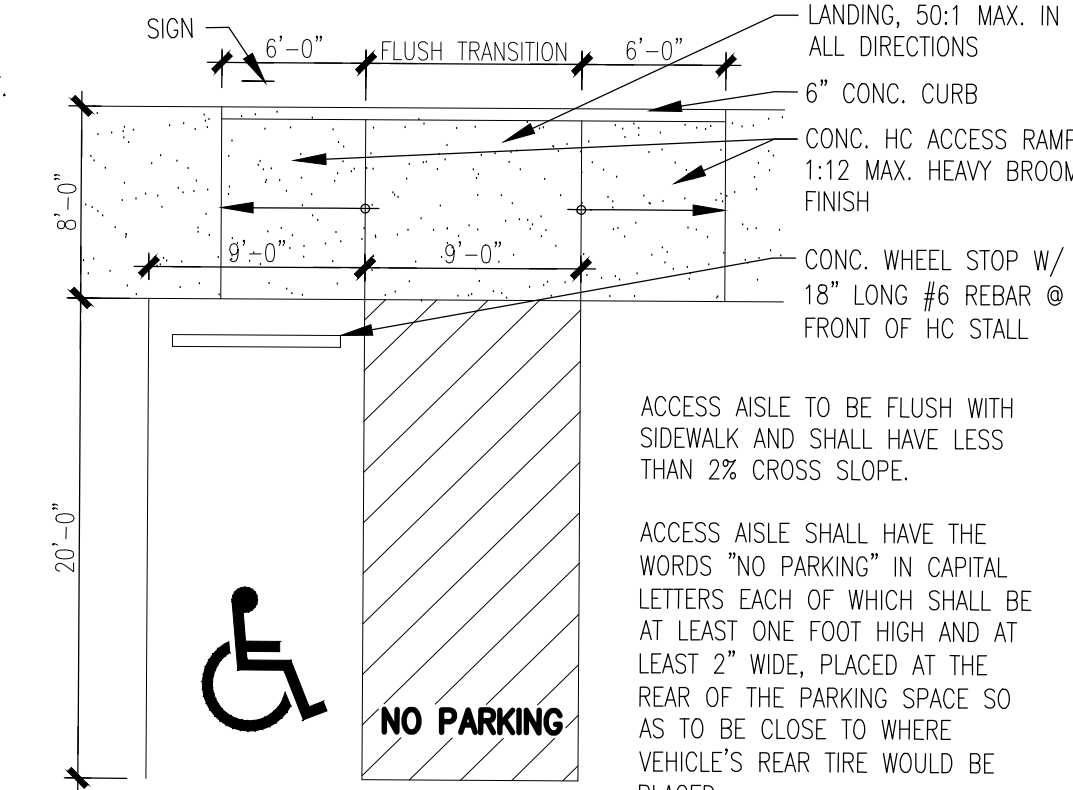
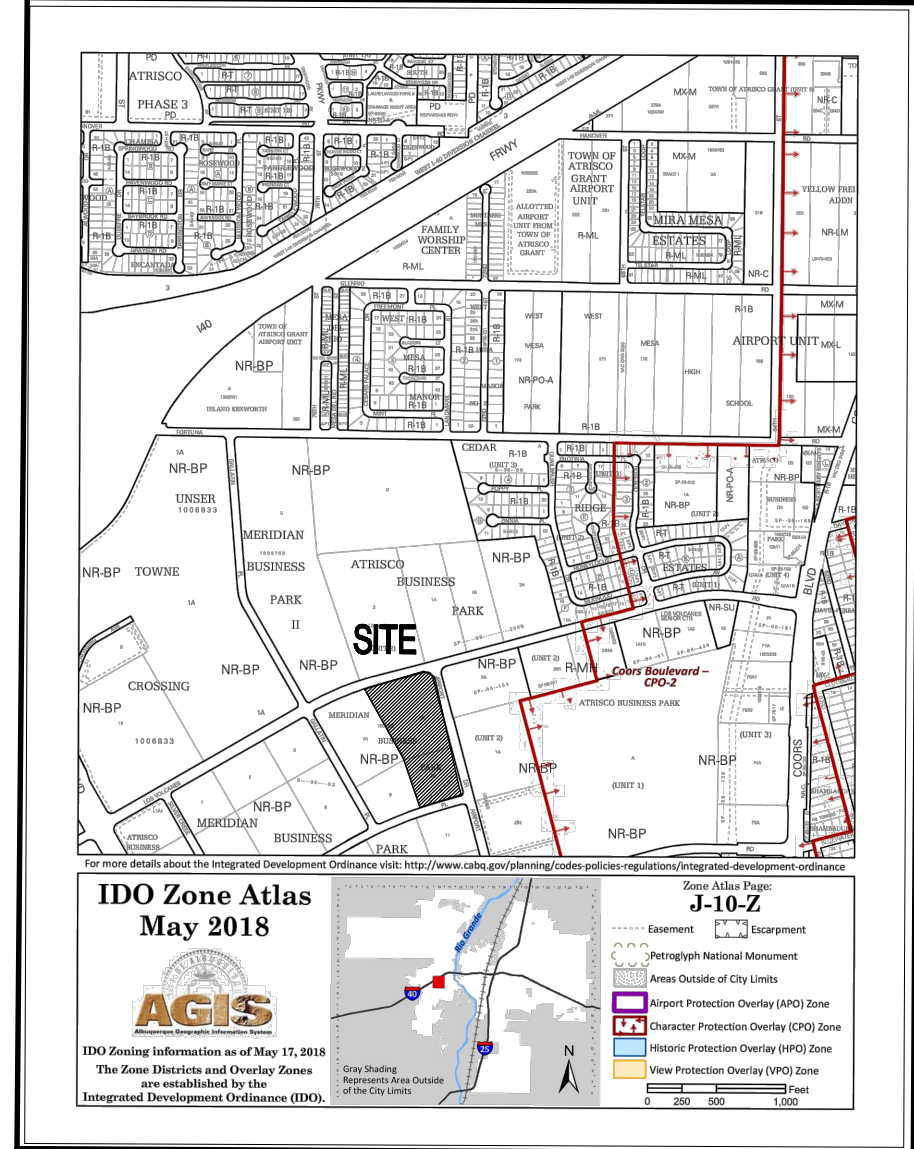
LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N 15°02'53" W	27.96'
L2	S 74°57'50" W	84.01'

GENERAL NOTES

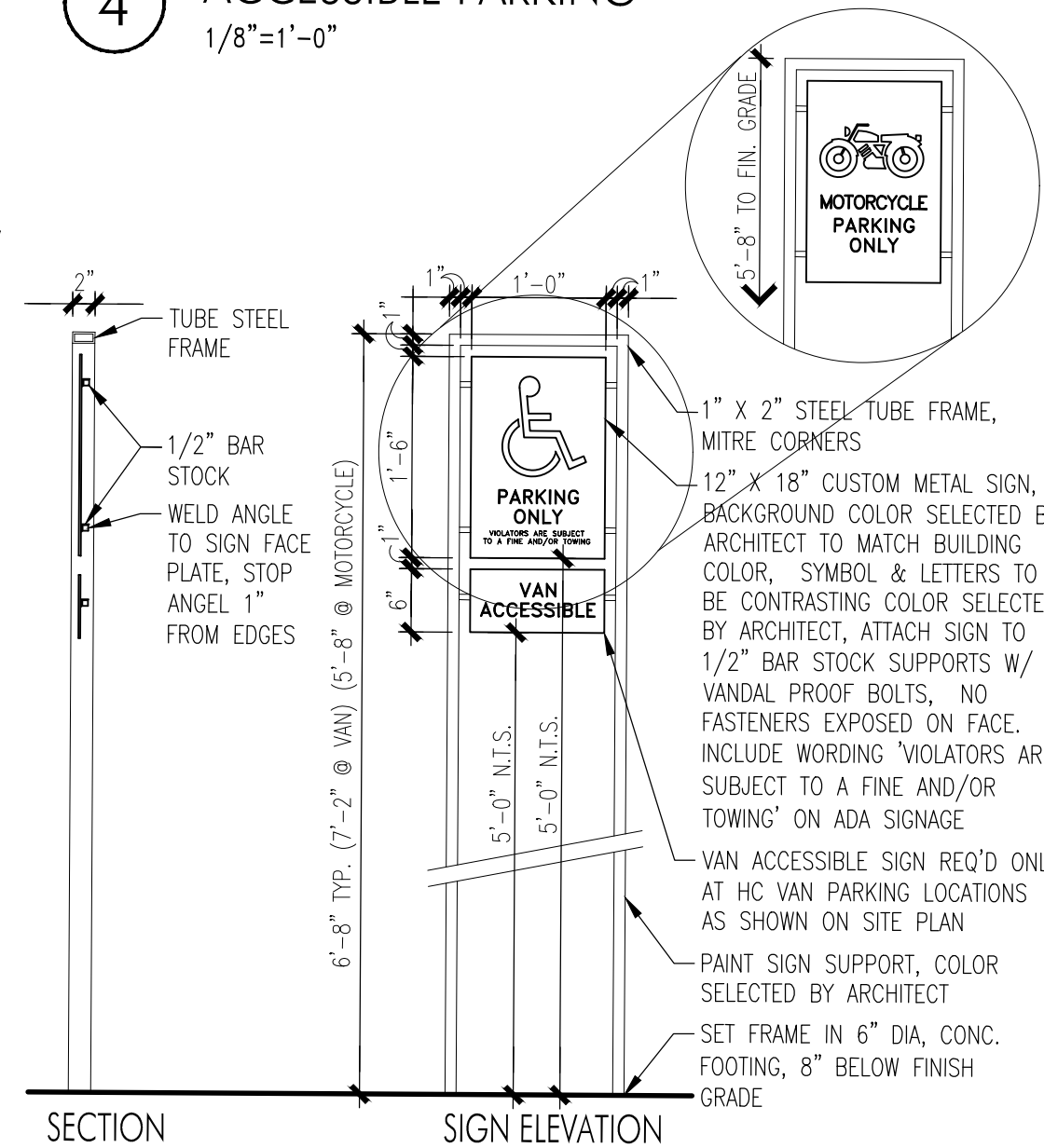
- ALL SITE LIGHTING SHALL COMPLY WITH IDO SECTION 14-16-5-8, OUTDOOR AND SITE LIGHTING.
- PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUMINATION REQUIREMENTS.
- ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE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

KEYED NOTES

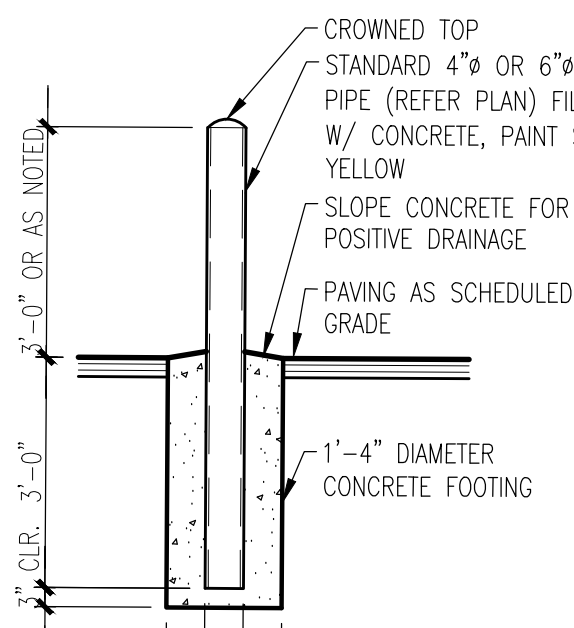
- CONCRETE CURB, REFER DETAIL 3/SDP-2
- BICYCLE PARKING STALLS W/ 1' CLEAR ZONE AROUND STALL, REFER DETAILS 2/SDP-1
- HC PARKING, RAMP & SIGN, REFER DETAILS 3&4/SDP-1
- 4'X20' MOTORCYCLE PARKING SPACE & SIGN, REFER DETAILS 4/SDP-1, PARKING SPACE SHALL HAVE THE LETTERS 'MC' IN CAPITAL LETTERS, EACH OF 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 VEHICLE'S REAR TIRE WOULD BE PLACED
- 2" ASPHALT PAVING OVER 4" BASE COURSE
- DOCKS, REFER ELEVATIONS
- SIDEWALK & RAMPS PER COA STD DWG 2430 & 2411
- TEMP. EXTRUDED CURB, REFER DETAIL 5/SDP-2
- BEGINNING POINT OF TEMP. EXTRUDED CURB
- NEW ENTRANCE DRIVE PER COA STD DWG 2426
- NEW REFUSE ENCLOSURE FOR COMPACTOR AND ONE RECYCLE BIN, REFER DETAIL 2/SDP-2
- BOLLARDS, REFER DETAILS 5/SDP-1



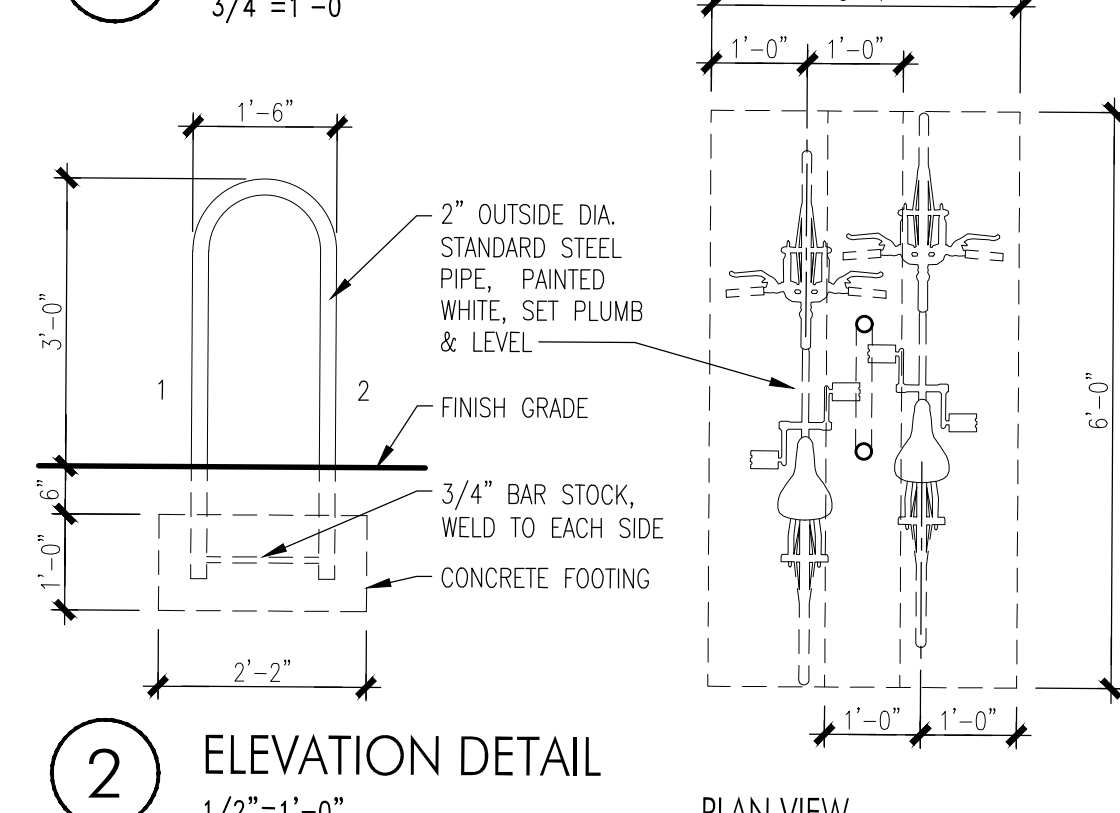
4 ACCESSIBLE PARKING
1/8"=1'-0"



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



5 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 SITE
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 DATE

PROJECT INFORMATION

PROJECT: NEW OFFICE/WAREHOUSE
LOCATION: 541 AIRPORT DRIVE, NW
ALBUQUERQUE, NEW MEXICO
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
REQUIRED 75 SPACES
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 8 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
- SITE DISTANCE AND SITE TRIANGLE BASED ON COA DPM 7-5(i)(5)(ii) 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

BRUNACINI
DEVELOPMENT CO.
TATE FISHBURN
ARCHITECT

ARCHITECT SEAL
STATE OF NEW MEXICO
TATE FISHBURN
REGISTERED ARCHT
12-2022
ENGINEER SEAL

PROJECT

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

REVISIONS

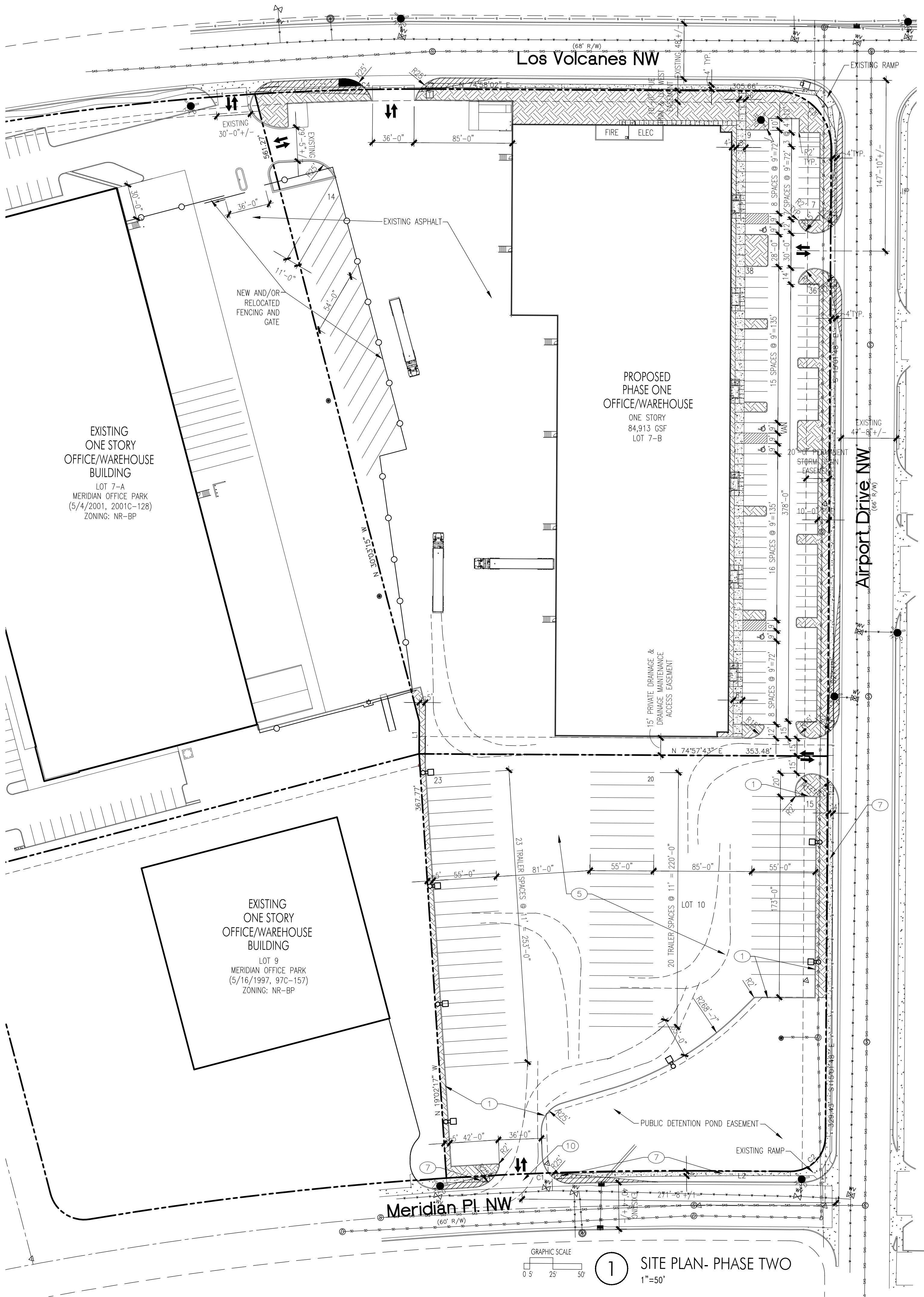
DATE MAY 2022

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

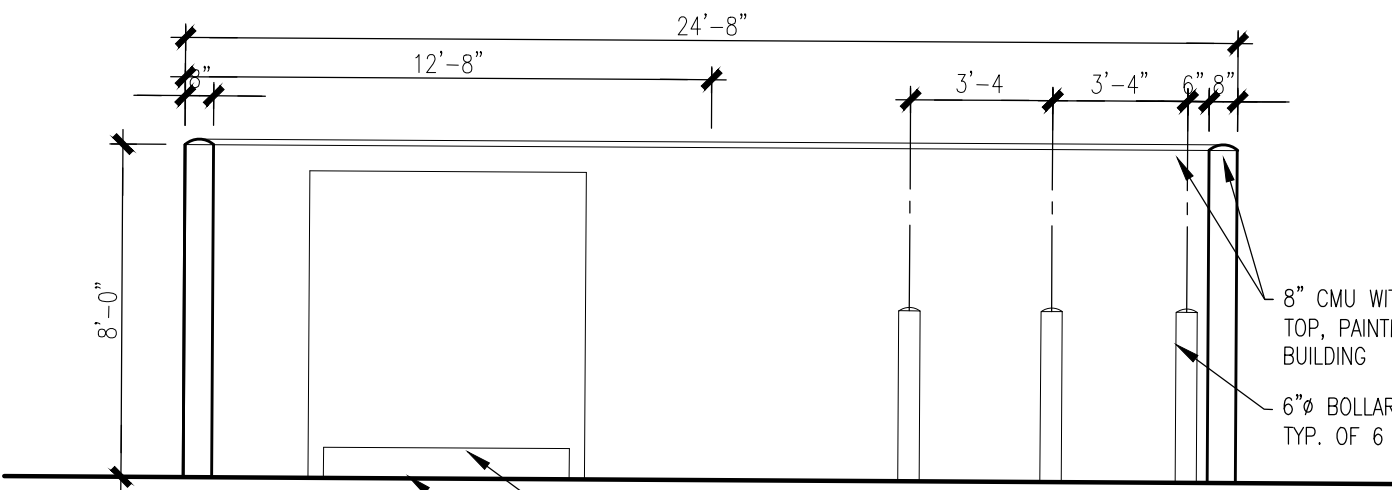
DRAWING NAME
SITE DEVELOPMENT
PLAN
PHASE ONE

SHEET NUMBER

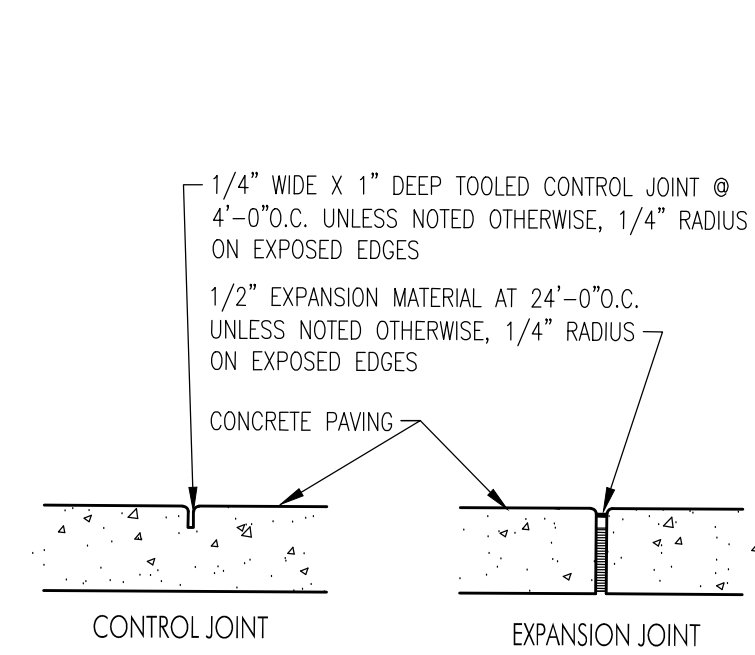
SDP-1



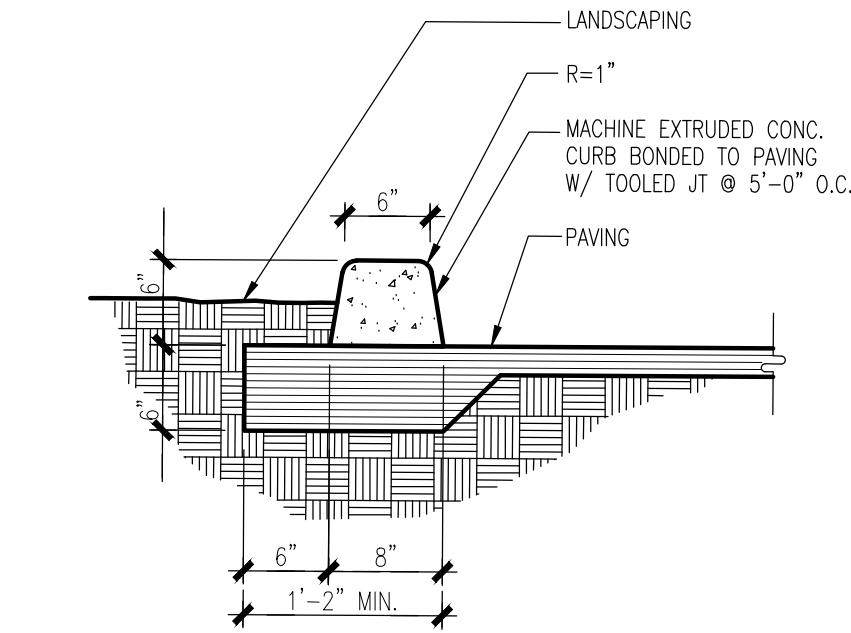
4 JOINT DETAIL
1 1/2"=1'-0"



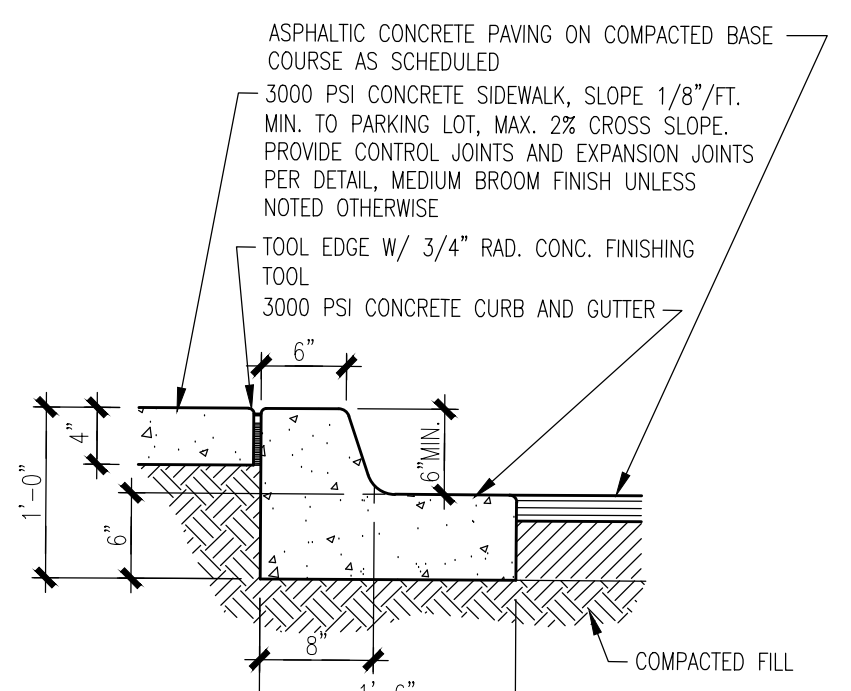
2 REFUSE SCREEN WALL ELEVATION
1/4"=1'-0"



4 JOINT DETAIL
1 1/2"=1'-0"



5 EXTRUDED CURB DETAIL
1"=1'-0"



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

CURVE TABLE

NUMBER	LENGTH	CHORD RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION
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S1

GENERAL NOTES

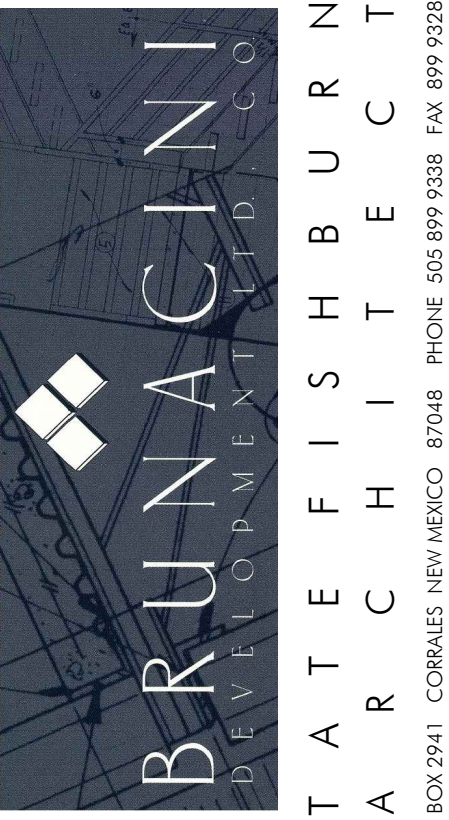
- ALL SITE LIGHTING SHALL COMPLY WITH IDO SECTION 14-16-5-8, OUTDOOR AND SITE LIGHTING.
- PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUMINATION REQUIREMENTS.
- ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE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

KEYED NOTES

- CONCRETE CURB, REFER DETAIL 3/SDP-2
- NOT USED
- NOT USED
- NOT USED
- 2" ASPHALT PAVING OVER 4" BASE COURSE
- NOT USED
- SIDEWALK & RAMPS PER COA STD DWG 2430 & 2411
- NOT USED
- NOT USED
- NEW ENTRANCE DRIVE PER COA STD DWG 2426
- NOT USED
- NOT USED

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
- 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



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 TWO

SHEET NUMBER

SDP-2