



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input checked="" type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

**BRIEF DESCRIPTION OF REQUEST**

Parking lot improvements associated with commercial remodel/Tenant Improvement of an existing building.

**APPLICATION INFORMATION**

Applicant: <b>Brunacini Development Co LTD</b>		Phone: <b>505-833-2928</b>
Address: <b>7550 Meridian PI NW</b>		Email: <b>abrunacini@brunacini.com</b>
City: <b>Albuquerque</b>	State: <b>New Mexico</b>	Zip: <b>87197</b>
Professional/Agent (if any): <b>McClure - Matt Eblen</b>		Phone: <b>913-307-2588</b>
Address: <b>1700 Swift Street (Suite 100)</b>		Email: <b>meblen@mecresults.com</b>
City: <b>North Kansas City</b>	State: <b>Missouri</b>	Zip: <b>64116</b>
Proprietary Interest in Site: <b>Owner</b>	List all owners:	

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: <b>Lots 11, 12 &amp; 13</b>	Block: <b>0000</b>	Unit: <b>101005726147720106, 101005727244520105, 101005722646320107</b>
Subdivision/Addition: <b>Meridian Business Park</b>	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): <b>K10 &amp; J10</b>	Existing Zoning: <b>NR-BP</b>	Proposed Zoning <b>NR-BP</b>
# of Existing Lots: <b>3</b>	# of Proposed Lots: <b>3</b>	Total Area of Site (Acres): <b>8.33</b>

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: <b>7300 Meridian PL NW</b>	Between: <b>Bluewater Rd NW</b>	and: <b>Los Volcanes Rd NW</b>
---	---------------------------------	--------------------------------

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

**BP-2020-15681**

<b>Signature:</b> <i>Matt Eblen</i>	<b>Date:</b> <b>09/29/2020</b>
<b>Printed Name:</b> <b>Matt Eblen, Civil Engineer</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:			Date:	Project #	

**FORM P2: SITE PLAN – DRB**

**Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P2 at the front followed by the remaining documents in the order provided on this form.

- SITE PLAN – DRB**
- MAJOR AMENDMENT TO SITE PLAN – DRB**
- EXTENSION OF SITE PLAN – DRB**

- N/A Interpreter Needed for Hearing? **NO** if yes, indicate language: \_\_\_\_\_
- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*
- Signed Traffic Impact Study (TIS) Form
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information *(not required for Extension)*
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(G)(3)
- N/A Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)  
*Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.*
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) *(not required for Extension)*
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
  - Office of Neighborhood Coordination neighborhood meeting inquiry response
  - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- N/A If a meeting was requested or held, copy of sign-in sheet and meeting notes
- Sign Posting Agreement
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response
  - Copy of notification letter and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- Completed Site Plan Checklist
- Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- Copy of the original approved Site Plan or Master Development Plan *(for amendments only)* (1 copy, 24" x 36")
- Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- N/A Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Infrastructure List, if required


**FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC**

- \_\_\_ Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_\_\_
- \_\_\_ PDF of application as described above
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Solid Waste Department signature on Site Plan
- \_\_\_ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- \_\_\_ Approved Grading and Drainage Plan
- \_\_\_ Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan *(not required for Master Development Plans)*
- \_\_\_ Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- \_\_\_ Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- \_\_\_ Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- \_\_\_ Infrastructure List, if required

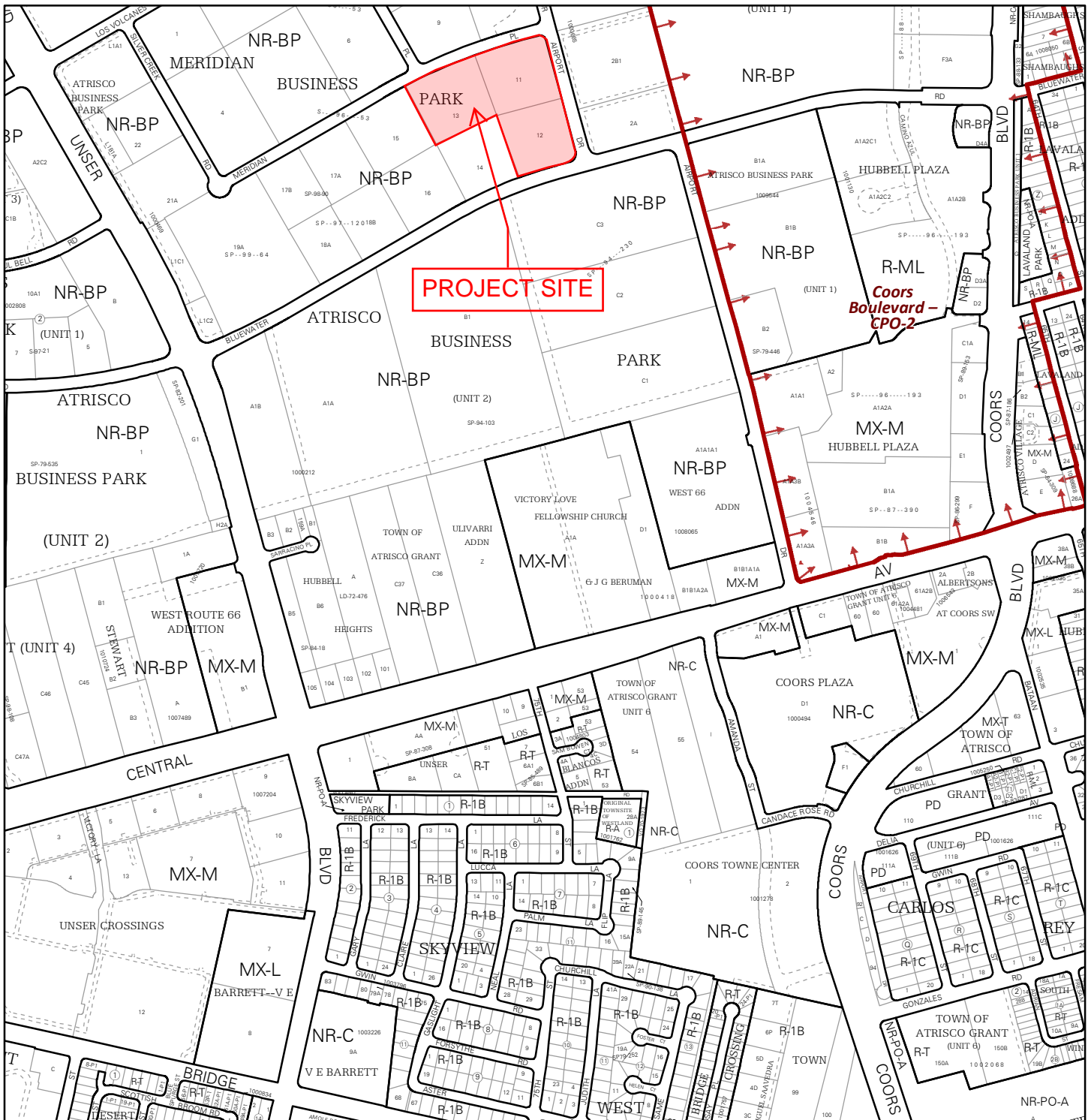
***I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.***

<b>Signature:</b> <i>Matt Eblen</i>	<b>Date:</b> 9/29/2020
<b>Printed Name:</b> <b>Matt Eblen</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**


Case Numbers:	Project Number:	
Staff Signature:		
Date:		



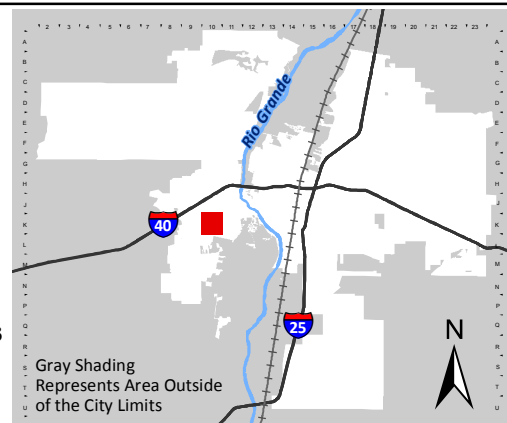


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).











Rio Grande

40 25

Gray Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**K-10-Z**

-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

September 23, 2020  
Ms. Jolene Wolfley, Chair Development Review  
Board City of Albuquerque  
P.O. Box 1293 Albuquerque, NM 87103  
RE:

**7200 MERIDIAN PL NW, ALBUQUERQUE, NM 87121 LEGAL DECRIPTION: LT 11,12 and 13 of LOTS 1  
THRU 23 MERIDIAN BUSINESS PARK  
ZONE ATLAS MAP: K-10-Z**

Dear Ms. Wolfley:

The purpose of this letter is to authorize BRR to act as agent on behalf of Brunacini Development LTD Co pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Angelo Brunacini

\_\_\_\_\_  
Print Name

DocuSigned by:  
  
724A050B9CAF47F...

\_\_\_\_\_  
Signature

Managing Member

\_\_\_\_\_  
Title

9/23/2020

\_\_\_\_\_  
Date

**NOTE:  
McCLURE IS WORKING WITH BRR  
ARCHITECTS AS THE CIVIL ENGINEER  
OF RECORD ON THIS PROJECT**



**City of Albuquerque**  
P.O. Box 1293 Albuquerque, NM 87103  
**Planning Department**  
David S. Campbell, Director

**Tim Keller, Mayor**  
**Sarita Nair, CAO**

**DATE:** September 23, 2020

**SUBJECT:** Albuquerque Archaeological Ordinance - Compliance Documentation

**Case Number(s):** PR-2020-003650  
**Agent:** Tierra West, LLC  
**Applicant:** Brunacini Development LTD Co  
**Legal Description:** LT 11, 12 & 13 Lots 1 thru 23 Meridian Buisness Park  
**Zoning:** NR-BP  
**Acreage:** 5.42  
**Zone Atlas Page(s):** K-10-Z

**CERTIFICATE OF NO EFFECT:**  Yes  No

**CERTIFICATE OF APPROVAL:**  Yes  No

**SUPPORTING DOCUMENTATION:**

Historic Google Earth images

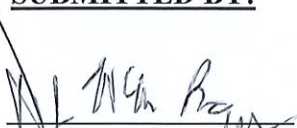
**SITE VISIT:** N/A

**RECOMMENDATIONS:**

Area appears to have been bladed by March, 2002.

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

**SUBMITTED BY:**

  
\_\_\_\_\_  
Douglas H. M. Boggess, MA, RPA Date  
Senior Principal Investigator  
Acting City Archaeologist  
Lone Mountain Archaeological Services, Inc.

9-23-2020

**SUBMITTED TO:**

Russell Brito, Planning Manager  
City of Albuquerque Planning Department

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Tierra West, LLC DATE OF REQUEST: 9/22/20 ZONE ATLAS PAGE(S): K-10-Z

CURRENT: ZONING NR-BP LEGAL DESCRIPTION: LOT OR TRACT # LT 11, 12 & 13 BLOCK #       

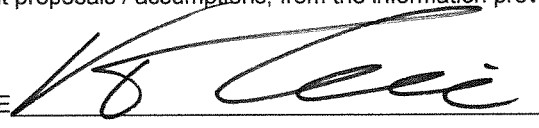
PARCEL SIZE (AC/SQ. FT.) LT 11 (2.86)  
LT 12 (2.56)  
LT 13 (2.92) SUBDIVISION NAME Meridian Business Park

REQUESTED CITY ACTION(S):  
ANNEXATION [ ] SITE DEVELOPMENT PLAN:  
ZONE CHANGE [ ]: From        To        SUBDIVISION\* [ ] AMENDMENT [ ]  
SECTOR, AREA, FAC, COMP PLAN [ ] BUILDING PERMIT [X] ACCESS PERMIT [ ]  
AMENDMENT (Map/Text) [ ] BUILDING PURPOSES [ ] OTHER [ ]

\*includes platting actions

PROPOSED DEVELOPMENT: \*\* Note: Existing Building/ New Parking Lot  
NO CONSTRUCTION/DEVELOPMENT [ ] ACTION: # OF UNITS:         
NEW CONSTRUCTION [X] BUILDING SIZE: 45,000 (sq. ft.)  
EXPANSION OF EXISTING DEVELOPMENT [X] GENERAL DESCRIPTION OF

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE  DATE 9-22-20

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES  NO [ ] BORDERLINE [ ]

THRESHOLDS MET? YES  NO [ ] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]  
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

 P.E. 9/22/2020  
TRAFFIC ENGINEER DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED    /   /     
-FINALIZED    /   /    TRAFFIC ENGINEER  
DATE

**FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY**

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

**PROJECT NAME:** 7300 Meridian PI NW Albuquerque NM

**AGIS MAP #** K-10-Z

**LEGAL DESCRIPTIONS:** LT 11, 12 & 13 Lots 1 thru 23 Meridian Business Park

\_\_\_\_\_

\_\_\_\_\_

X **DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on 8/28/2020 (date).

Matt Eblen (McClure) 9/29/2020  
Applicant/Agent Date

Ernest Armijo 9/24/2020  
Hydrology Division Representative Date

**NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL**

X **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2<sup>nd</sup>/Ground floor, Plaza del Sol) on \_\_\_\_\_ (date).

\_\_\_\_\_  
Applicant/Agent Date

Wallejas 09/23/2020  
ABCWUA Representative Date

**PROJECT #** \_\_\_\_\_





1700 Swift Street, Suite 100  
North Kansas City, MO 64116  
P 816.756.0444

September 29, 2020

[www.mecresults.com](http://www.mecresults.com)

NORTHWEST IOWA | DES MOINES METRO | EASTERN IOWA | SIOUXLAND | SOUTHWEST IOWA | CENTRAL MISSOURI | ST. LOUIS METRO | KANSAS CITY METRO

Planning Department  
City of Albuquerque  
Plaza del Sol, 600 2<sup>nd</sup> NW  
Albuquerque, NM 87102

**Project:** WAQ1  
**Address:** 7300 Meridian Pl NW; Albuquerque, NM 87121

**Re:** Justification Letter for Project (exterior improvements)

The reason for the WAQ1 project is to create a last-mile facility for delivery of products within the City of Albuquerque. This project will provide exterior improvements at 7300 Meridian Pl NW (Lot 13) as well as providing parking on Lots 11 & 12 immediately to the east. WAQ1 will work in concert with the recently approved tenant improvement project (BP-2020-15681) to allow improved site access for employees and sprinter vans to and from the existing building.

The existing parking on Lot 13 will be relocated to Lots 11 & 12, and there will be a cross-lot parking agreement for access to the existing building. The facade modifications to all sides of the existing building comprise 13.7% of the existing building envelope and are noted in the attached elevations. Since this is an existing building, both the utility services and off-site infrastructure are already in place. The only infrastructure request is for two (2) new driveways—one off Airport Drive and another off Bluewater Road. A neighborhood meeting was not requested when the initial invitations were submitted on 9/3.

We hope that we have provided the justification necessary to move forward with this project. Please call or email should you have any questions regarding this letter.

Very Truly Yours,

A handwritten signature in black ink that reads "Matt Eblen".

Matt Eblen, PE  
Project Manager, Development Services  
913-307-2588, [meblen@mecresults.com](mailto:meblen@mecresults.com)

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-047 Date: 2/25/20 Time: 2pm

Address: 7300 + 7200 Meridian PL NW

AGENCY REPRESENTATIVES AT MEETING:

Planning: Linda Rumpf

Code Enforcement: Carl Garcia, Charles Maestas

Fire Marshall: \_\_\_\_\_

Transportation: \_\_\_\_\_

Other: \_\_\_\_\_

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..

Additional research may be necessary to determine the exact type of application and/or process needed.

Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: 'Last mile' facility for storage + delivery

SITE INFORMATION:

Zone: NR-BP Size: 8.34 AC

Use: Vacant Overlay Zone: \_\_\_\_\_

Comp Plan Area Of: Change Comp Plan Corridor: \_\_\_\_\_

Comp Plan Center: \_\_\_\_\_ MPOS or Sensitive Lands: \_\_\_\_\_

Parking: 5-5 p. 225 \* MR Area: West Central

Landscaping: 5-6 p. 251 \* Street Trees: 5-6(d)(1) p. 258 \*

Use Specific Standards: Table 4-2-1 p. 130

Dimensional Standards: 5-1, p. 189 \* See Atresco Business Park

\*Neighborhood Organization/s: Los Volcanes NA Master Plan

\*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at [www.cabq.gov/neighborhoods/resources](http://www.cabq.gov/neighborhoods/resources).

PROCESS:

Type of Action: ① Replat/DRB ② Administrative Amendment (AA) - Site Plan

Review and Approval Body: DRB Is this PRT a requirement? no

③ Amendments of Prior Approval (6-4(4))

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-047 Date: 2/25/20 Time: 2 PM  
Address: 7300 + 7200 Meridian PL NW NR-13P Zone

NOTES: IDD: Summary of NR-BP Zone District - p. 42-44

• See the Atrisco Business Park Master Plan for development standards

• Add sidewalk - 5-3 Access + Connectivity, p. 208-

• Go to File room for existing site Plan (Alfredo or Suzie)

? - Define 'last mile facility' - Package delivery to destination

? - See definition of 'Premise - parking, p. 485'

There's no ~~line~~ for parking on a single lot

? ownership of the 3 lots? (agreement in process)

? Expanding / Changing the building footprint?

? Describe building canopy - p. 197 Table 5-1-4

• Access onto Airport Drive - probably ok -

Check w/ Transportation (Jeanne Wolfenbarger)

• Traffic questions (Jeanne W.) ↑ 924-3991

• ~~Storm~~ Stormwater - Hydrology (Ernest Armijo)

• Setback based on road classification ↑ 924-3986

Process per master Plan.

① Replat into one lot - DRB (Maggie Gould)

② Administrative Amendment - Site Plan, p. 368

b-5(G)(1), p. 378 (Russell Brito)

b-4(Y) Amendments of Prior Approvals - Minor

Table b-4-5, p. 367

p. 368

Amendment?

The processes may be done at the same time.

• p. 291 Facade design S-11(E)(2)

Russell Brito - UDT Manager

Building Safety - Lana Clark - Manager

Definition  
P-500  
USS  
P. 171  
Wholesale  
+  
Distribution  
Canopy  
4-2(E)(17)  
J/A

# PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. ***PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.*** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

PA#: <u>20-047</u>	Received By: <u>Diego Erell</u>	Date: <u>2-12-2020</u>
APPOINTMENT DATE & TIME: <u>Tuesday, February 25, 2020 @ 2:00 PM</u>		

Applicant Name: Matt Eblen Phone#: 913-307-2588 Email: meblen@mecresult.com

### PROJECT INFORMATION:

***For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.***

Size of Site: 8.34 Existing Zoning: NR-BP Proposed Zoning: NR-BP

Previous case number(s) for this site: 100121

Applicable Overlays or Mapped Areas: \_\_\_\_\_

Residential – Type and No. of Units: \_\_\_\_\_

Non-residential – Estimated building square footage: \_\_\_\_\_ No. of Employees: \_\_\_\_\_

Mixed-use – Project specifics: \_\_\_\_\_

### LOCATION OF REQUEST:

Physical Address: See attached map 7300+7200 meridian PL NW Zone Atlas Page (Please identify subject site on the map and attach) K10/J11

### BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

To create a 'last mile' facility for storage and delivery. This will involve re-purposing the existing building and adding parking to the east (see attached map of the proposed site).

### QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

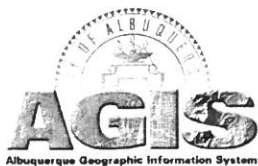
We want to understand the requirements to get through the Entitlement process with the City.

We also want to understand the specifics of adding a building canopy, adding parking, new access onto public right-of-way (Airport Drive) and any design constraints specific to traffic and stormwater.

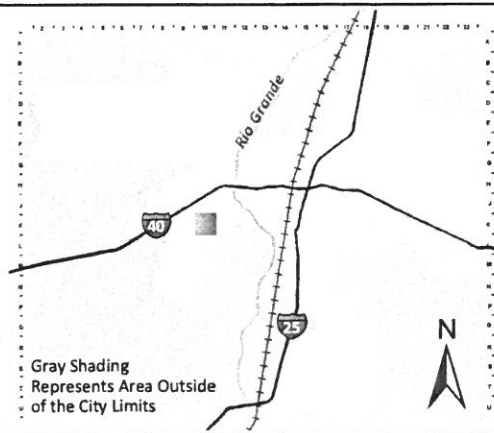


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**K-10-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



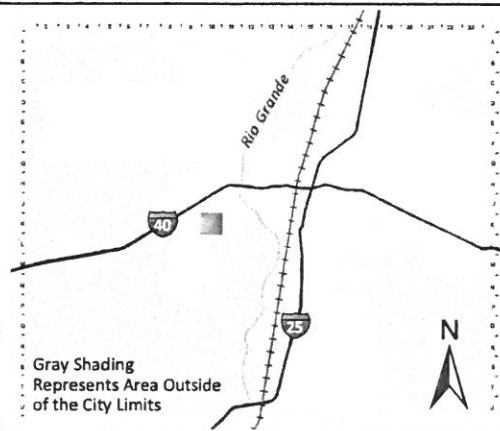


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# IDO Zone Atlas May 2018



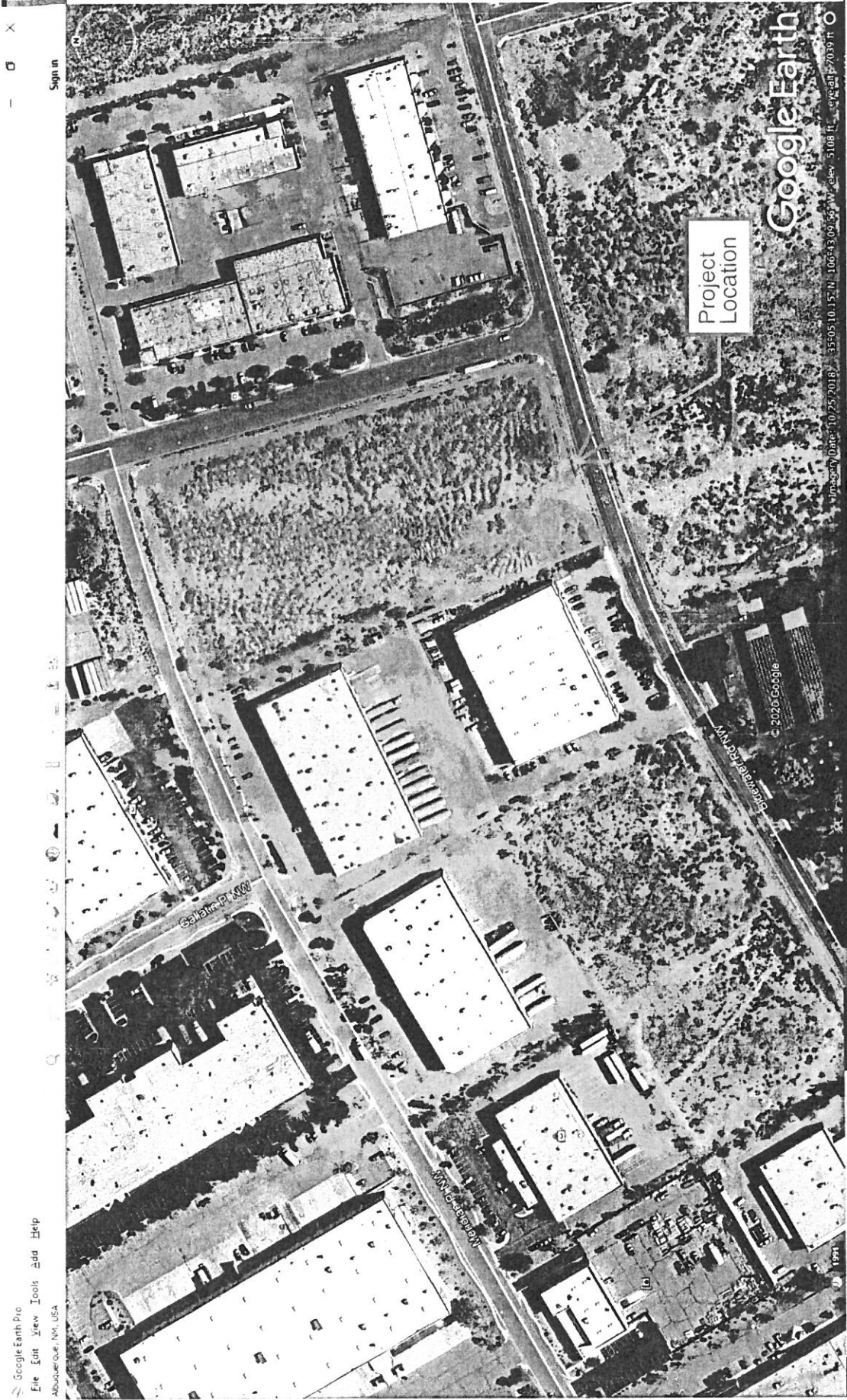
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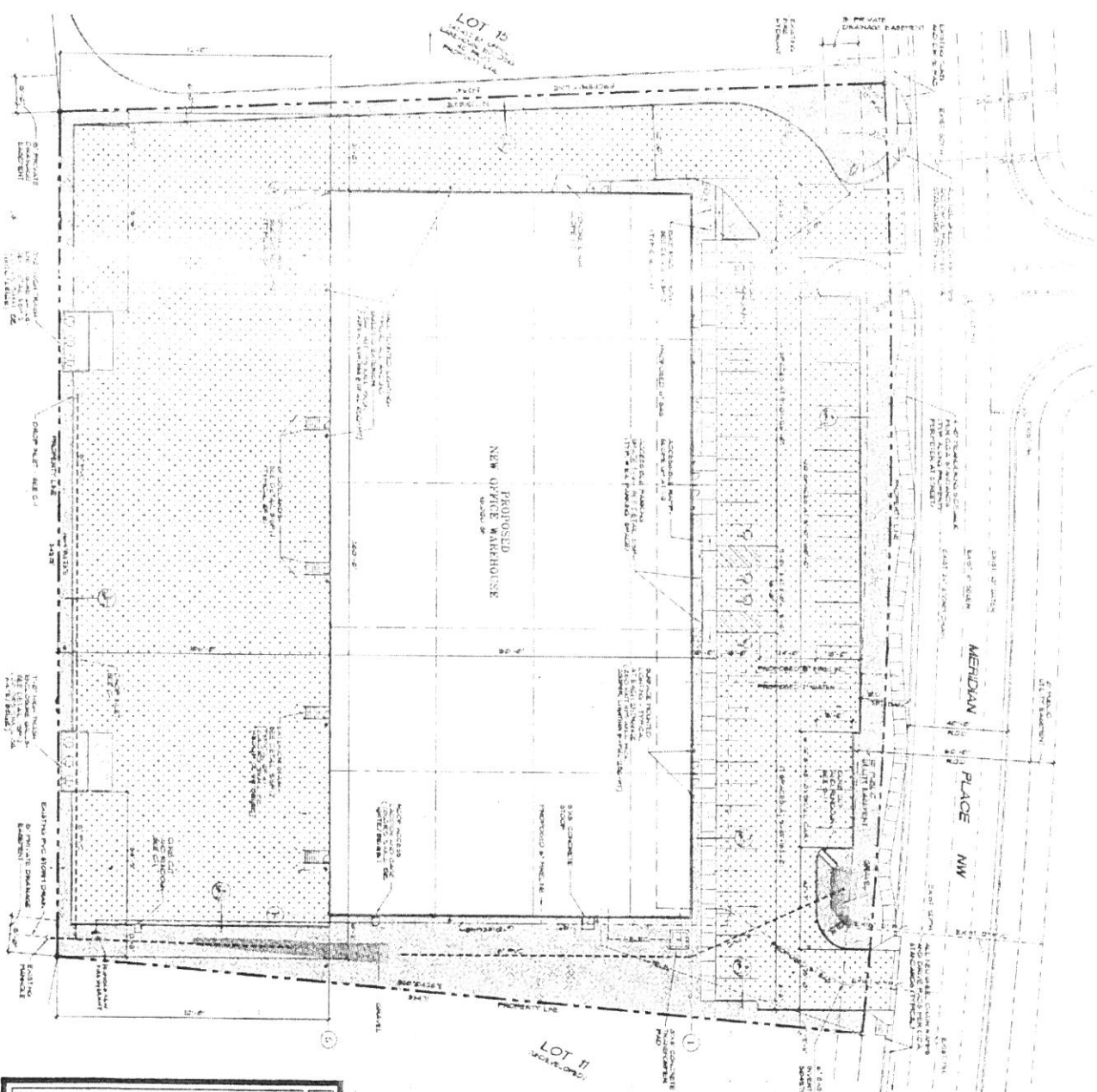
Gray Shading  
Represents Area Outside  
of the City Limits

## Zone Atlas Page: K-10-Z

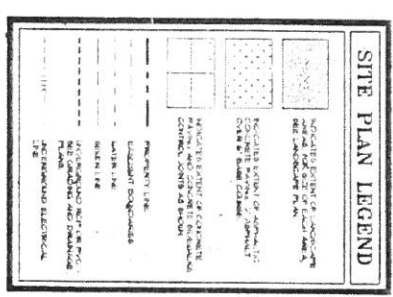
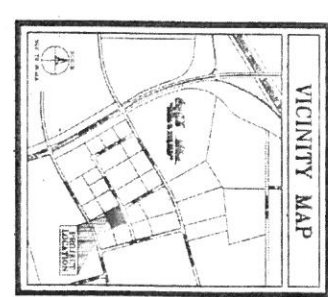
- Easement Escarpment
  - Petroglyph National Monument
  - Areas Outside of City Limits
  - Airport Protection Overlay (APO) Zone
  - Character Protection Overlay (CPO) Zone
  - Historic Protection Overlay (HPO) Zone
  - View Protection Overlay (VPO) Zone
- Feet  
0 250 500 1,000



Project Location Map



OWNER: **STANLEY CONSTRUCTION CO.**  
 ARCHITECT: **CLAUDIO VIGIL ARCHITECTS**  
 LEGAL DESCRIPTION: **LOT 13 MERIDIAN PLACE NW**  
 ZONING MAPS MAP: **C-2**  
 CURRENT ZONING CLASSIFICATION: **C-2**  
 PROPOSED ZONING CLASSIFICATION: **C-2**  
 BUILDING FUNCTION: **OFFICE WAREHOUSE**  
 CONSTRUCTION TYPE: **TYPE III CONCRETE PERM PERMANENT**  
 ALLOWABLE AREA: **10,000 SQ. FT.**  
 TOTAL BUILDING AREA: **10,000 SQ. FT.**  
 TOTAL LOT AREA: **10,000 SQ. FT.**  
 TOTAL PARKING/PAVED AREA: **10,000 SQ. FT.**  
 TOTAL LANDSCAPE AREA PROVIDED: **10,000 SQ. FT.**  
 LANDSCAPE TO PARKING AREA RATIO: **1.0**  
 PARKING ANALYSIS:  
 TOTAL PARKING SPACES REQUIRED: **40**  
 TOTAL PARKING SPACES PROVIDED: **40**  
 PARKING SPACE SIZES:  
 VAN OCCUPANCY: **1**  
 BICYCLE SPACES:  
 REQUIRED PARKING: **40**  
 PROVIDED PARKING: **40**  
 SCALE: **1" = 20'**  
 NORTH  
 DATE: **MARCH 18, 2008**  
 SHEET: **SP-1**



**SIGNATURE BLOCK**  
 THIS PLAN IS SUBMITTED WITH THE ABOVE SITE PLAN AND ALL NECESSARY INFORMATION TO THE CITY OF ALBUQUERQUE FOR REVIEW AND APPROVAL. THE CITY OF ALBUQUERQUE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.  
 DATE: **3/18/08**  
 DRAWN BY: **[Signature]**  
 CHECKED BY: **[Signature]**  
 APPROVED BY: **[Signature]**  
 TITLE: **[Title]**

**CLAUDIO VIGIL ARCHITECTS**  
**MERIDIAN LOT 13**  
**NEW OFFICE WAREHOUSE**  
**7300 MERIDIAN PLACE NW**  
**ALBUQUERQUE, NEW MEXICO**  
**SHEET**  
**SP-1**  
 PHONE: **505/242-1113** FAX: **505/242-1114**

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-077 Date: 3/24/20 Time: N/A (sent via email)

Address: 7200 Meridian & 7201 Blue Water NW

### **AGENCY REPRESENTATIVES PRESENT AT MEETING**

Planning: Linda Rumpf ([lrumpf@cabq.gov](mailto:lrumpf@cabq.gov))

Code Enforcement: Charles Maestas ([cdmaestas@cabq.gov](mailto:cdmaestas@cabq.gov))

Fire Marshall: \_\_\_\_\_

Transportation: Nilo Salgado ([salgado-fernandez@cabq.gov](mailto:salgado-fernandez@cabq.gov))

Other \_\_\_\_\_

### **PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!**

*THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.*

*Additional research may be necessary to determine the exact type of application and/or process needed.  
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

**REQUEST:** Lots 11 & 12 of Meridian business park are going to be improved as parking lots and used for parking of cars and trucks related to the same business' use of the adjoining building at 7300 Meridian PI NW.

### **SITE INFORMATION:**

Zone: NR-BP

Size: 8.34 AC

Use: Vacant

Overlay zone: ----

Comp Plan Area of: change

Comp Plan Corridor: ----

Comp Plan Center: ----

MPOS or Sensitive Lands: ----

Parking: 5-5, page 225 \*\*

MR Area: West Central

Landscaping: 5-6, page 251 \*\*

Street Trees: 5-6(D)(1), page 258 \*\*

\*\* See Atrisco Business Park Master Plan

Use Specific Standards: Allowable Uses, Table 4-2-1, p. 130

Dimensional Standards: Table5-1-3: Non-residential Zone District Dimensional Standards, p. 195

\*Neighborhood Organization/s: Los Volcanes NA

*\*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at [www.cabq.gov/neighborhoods.resources](http://www.cabq.gov/neighborhoods.resources).*

### **PROCESS:**

Type of Action: 6-5(G)Site Plan Admin, pg. 378

Review and Approval Body: Staff Is this a PRT requirement? No

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-077 Date: 3/24/20 Time: N/A (sent via email)

Address: 7200 Meridian & 7201 Blue Water NW

### NOTES:

See Previous PRT 20-047, 2/12/20

Please see previous PRT notes, dated 2/25/20

### Code Enforcement comments:

The subject property is part of the Atrisco Business Park Master Development Plan, Z-92-57. The following development standards are listed in the Plan and will need to be followed with plan submittal:

- o screening/walls and fences
- o parking area setbacks
- o landscaping
- In the previous PRT the applicant was directed to re-plat but there is new information outlined here that allows for the use without the re-plat:
- o 5-5(C)(5)(g)2 Off-site Parking Allowance, pg. 237- Off-site parking must meet the location standards in Subsection 14-16-5-5(F)(1)(a)11 and shall be guaranteed by a legally binding agreement between the owner of the parking area and the owner of the building or use that is located on a different lot and served by the parking area. See attached "Sample of Shared Parking Agreement" as an example of a legally binding agreement.
- o 5-5(F)(1)(a)11 Parking Location and Design, pg. 241 - Required parking spaces for uses in the Civic and Institutional, Commercial, and Industrial use categories may be located in a designated parking area on a lot within 330 feet of the lot served by such parking if they meet the standards in Subsection 14-16-5-5(C)(5)(b) (Shared Parking Reduction) or Subsection 14-16-5-5(C)(5)(g) (Off-site Parking Allowance).
- The process would be:
- o 6-5(G)Site Plan Admin, pg. 378
- o Reviewed by staff
- o PRT required – no

As always, if the applicant has specific questions pertaining to zoning and/or the development standards they are encouraged to reach out to the zoning counter at 924-3850.

Thanks,  
Charles Maestas

### PRT 20-077 Transportation Development comments

For additional information contact Nilo Salgado (924-3630) or Jeanne Wolfenbarger (924-3991)



# PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-077 Date: 3/24/20 Time: N/A (sent via email)

Address: 7200 Meridian & 7201 Blue Water NW

## **Curb Cuts**

- Follow DPM guidelines for residential and commercial curb cuts.
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

## **Clear Sight Triangle at Access Points and Intersections**

- Clear sight triangle (See attached hand-out.) Nothing opaque should be in the triangle.
- Stopping sight distance will need to be addressed at all intersections with existing landscaping to assure no obstruction and a sight line will need to be provide on plans (see DPM for criteria based on speed).
- Clear sight triangle will need to be provided on all proposed and/or existing driveways. This will need to be reflected on plans.

## **Private Site and Parking Lot Design**

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.
- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

## **Traffic Studies and Traffic Signals (if applicable)**

- See the Traffic Impact Study (TIS) thresholds. In general, a minimum of 100 vehicles entering or exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.
- A proposed new traffic signal needs to A) follow guidelines for traffic signal spacing, B) meet the requirements for a traffic signal warrant study to be in operation and C) be approved by both Planning and by Traffic Operations.

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-077 Date: 3/24/20 Time: N/A (sent via email)

Address: 7200 Meridian & 7201 Blue Water NW

### Platting and Public Infrastructure Requirements for Roadways

- All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
- Curb and sidewalk are required along entire frontage of property. Follow IDO/DPM for specific width requirements.
- There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.
- For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
- Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
- 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.

*If you have additional questions or would like to schedule a phone call, please contact Linda Rumpf at*

*[lrumpf@cabq.gov](mailto:lrumpf@cabq.gov)*

**From:** Jaimie Garcia <jgarcia@tierrawestllc.com>  
**Sent:** Wednesday, August 26, 2020 4:59 PM  
**To:** Kristl Walker  
**Cc:** Vince Carrica  
**Subject:** FW: Meridian PL, Airport DR and Bluewater Rd Neighborhood Meeting Inquiry  
**Attachments:** IDOZoneAtlasPage\_K-10-ZDRB.PDF

ONC

*Respectfully,*

*Jaimie N. Garcia*  
*Project Coordinator*  
*Tierra West, LLC*  
*5571 Midway Park Place NE*  
*Albuquerque, NM 87109*  
*505-858-3100 Office*  
*505-858-1118 Fax*  
[jgarcia@tierrawestllc.com](mailto:jgarcia@tierrawestllc.com)

**PRIVILEGED AND CONFIDENTIAL**

The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your email system. Thank you.

---

**From:** Carmona, Dalaina L. [<mailto:dlcarmona@cabq.gov>]  
**Sent:** Wednesday, August 26, 2020 11:44 AM  
**To:** Jaimie Garcia  
**Subject:** Meridian PL, Airport DR and Bluewater Rd Neighborhood Meeting Inquiry

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	S
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Los Volcanes NA	Ted	Trujillo	<a href="mailto:nedcarla@live.com">nedcarla@live.com</a>	6601 Honeylocust Avenue NW	Albuquerque	N
Los Volcanes NA	Max	Garcia	<a href="mailto:max_garcia@msn.com">max_garcia@msn.com</a>	6619 Honeylocust Avenue NW	Albuquerque	N
South West Alliance of Neighborhoods (SWAN Coalition)	Johnny	Pena	<a href="mailto:johnnyepena@comcast.net">johnnyepena@comcast.net</a>	5921 Central Ave. NW	Albuquerque	N
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	<a href="mailto:jgallegoswccdg@gmail.com">jgallegoswccdg@gmail.com</a>	5921 Central Avenue NW	Albuquerque	N
Westside Coalition of Neighborhood Associations	Rene	Horvath	<a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a>	5515 Palomino Drive NW	Albuquerque	N
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	<a href="mailto:ekhaley@comcast.net">ekhaley@comcast.net</a>	6005 Chaparral Circle NW	Albuquerque	N

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail.

<https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail

notification: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each:

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit

application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334

[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)

**Sent:** Wednesday, August 26, 2020 7:42 AM

**To:** Office of Neighborhood Coordination <[jgarcia@tierrawestllc.com](mailto:jgarcia@tierrawestllc.com)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>

**Subject:** Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:



Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Jaimie Garcia

Telephone Number

5058583100

Email Address

[jgarcia@tierrawestllc.com](mailto:jgarcia@tierrawestllc.com)

Company Name

Tierra West, LLC

Company Address

5571 Midway Park Place NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

LT 11 LOTS 1 THRU 23 MERIDIAN BUSINESS PARK CONT 2.8539 AC

LT 12 LOTS 1 THRU 23 MERIDIAN BUSINESS PARK CONT 2.5558 AC

Physical address of subject site:

Subject site cross streets:

Meridian PL, Airport DR, and Bluewater Rd

Other subject site identifiers:

This site is located on the following zone atlas page:

K-10-Z

=====

This message has been analyzed by Deep Discovery Email Inspector.



# TIERRA WEST, LLC

**SUPERSEDES LETTER DATED AUGUST 28, 2020**

September 3, 2020

Mr. Johnny Pena  
SWAN Coalition  
5921 Central Ave. NW  
Albuquerque, NM 87105

**RE: 7300 MERIDAIN PL NW/ PARKING  
DRB- SITE PLAN  
LEGAL DECRPTION: LT 11, 12 and 13 of LOTS 1 THRU 23  
MERIDIAN BUSINESS PARK  
ZONE ATLAS MAP: K-10-Z**

Dear Mr. Pena:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2)Mail Public Notice, we are notifying you as a Neighborhood Association that Tierra West, LLC will be submitting an application for DRB Site Plan to be reviewed and decided by the Development Review Board.

**DRB Site Plan**

Tierra West, LLC on behalf of Brunacini Development LTD Company requests approval of a site plan for the above referenced site that includes Lots 11, 12 and 13 of the Meridian Business Park. Lot 13 is currently developed as an office/warehouse facility. The existing building will remain in place with changes requested for the exterior façade and parking field. Lots 11, 12 are currently undeveloped. It is the intent of the proposed site plan to create a parking field on the lots to service the new use in the existing ware house on Lot 13, which is immediately west of and adjacent to lot 11. An agreement will be executed to tie the off-premise parking within Lots 11, 12 & 13.

**Per the IDO, you have 15 days from September 3, 2020 to respond**, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on September 22, 2020.

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter.

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public meeting at which the project will be reviewed and decided by the City.

Anyone may request, and the City may require, an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4 (D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated

5571 Midway Park Pl. NE Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com

Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) of 505-924-3955.

If you don't feel that facilitated meeting is needed but have questions, please contact Vince Carrica or Ronald R. Bohannon.

Tierra West LLC Contact(s):  
Ronald R. Bohannon, PE  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)  
505-858-3100

Vince Carrica  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
[vcarrica@tierrawestllc.com](mailto:vcarrica@tierrawestllc.com)  
505-858-3100

Sincerely,



Ronald R. Bohannon, P.E.

cc: Ted Trujillo –Los Volcanes NA  
Max Garcia – Los Volcanes NA  
Johnny Pena – SWAN Coalition  
Jerry Gallegos – SWAN Coalition  
Rene Horvath - Westside Coalition of NA  
Elizabeth Haley – Westside Coalition of NA

JN: 2020052  
RRB/vc/kw



# TIERRA WEST, LLC

SUPERSEDES LETTER DATED AUGUST 28, 2020

September 3, 2020

Mr. Ted Trujillo  
Los Volcanes NA  
6601 Honeylocust Avenue NW  
Albuquerque, NM 87121

**RE: 7300 MERIDAIN PL NW/ PARKING  
DRB- SITE PLAN  
LEGAL DECRPTION: LT 11, 12 and 13 of LOTS 1 THRU 23  
MERIDIAN BUSINESS PARK  
ZONE ATLAS MAP: K-10-Z**

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Sincerely,



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Jerry Gallegos – SWAN Coalition  
Rene Horvath - Westside Coalition of NA  
Elizabeth Haley – Westside Coalition of NA

JN: 2020052  
RRB/vc/kw



# TIERRA WEST, LLC

SUPERSEDES LETTER DATED AUGUST 28, 2020

September 3, 2020

Mr. Max Garcia  
Los Volcanes NA  
6619 Honeylocust Avenue NW  
Albuquerque, NM 87121

**RE: 7300 MERIDAIN PL NW/ PARKING  
DRB- SITE PLAN  
LEGAL DECRPTION: LT 11, 12 and 13 of LOTS 1 THRU 23  
MERIDIAN BUSINESS PARK  
ZONE ATLAS MAP: K-10-Z**

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Sincerely,



Ronald R. Bohannon, P.E.

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JN: 2020052  
RRB/vc/kw



# TIERRA WEST, LLC

**SUPERSEDES LETTER DATED AUGUST 28, 2020**

September 3, 2020

Mr. Jerry Gallegos  
SWAN Coalition  
5921 Central Ave. NW  
Albuquerque, NM 87105

**RE: 7300 MERIDAIN PL NW/ PARKING  
DRB- SITE PLAN  
LEGAL DECRPTION: LT 11, 12 and 13 of LOTS 1 THRU 23  
MERIDIAN BUSINESS PARK  
ZONE ATLAS MAP: K-10-Z**

Dear Mr. Gallegos:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2)Mail Public Notice, we are notifying you as a Neighborhood Association that Tierra West, LLC will be submitting an application for DRB Site Plan to be reviewed and decided by the Development Review Board.

**DRB Site Plan**

Tierra West, LLC on behalf of Brunacini Development LTD Company requests approval of a site plan for the above referenced site that includes Lots 11, 12 and 13 of the Meridian Business Park. Lot 13 is currently developed as an office/warehouse facility. The existing building will remain in place with changes requested for the exterior façade and parking field. Lots 11, 12 are currently undeveloped. It is the intent of the proposed site plan to create a parking field on the lots to service the new use in the existing ware house on Lot 13, which is immediately west of and adjacent to lot 11. An agreement will be executed to tie the off-premise parking within Lots 11, 12 & 13.

**Per the IDO, you have 15 days from September 3, 2020 to respond**, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on September 22, 2020.

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter.

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public meeting at which the project will be reviewed and decided by the City.

Anyone may request, and the City may require, an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4 (D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated

5571 Midway Park Pl. NE Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com

Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) of 505-924-3955.

If you don't feel that facilitated meeting is needed but have questions, please contact Vince Carrica or Ronald R. Bohannon.

Tierra West LLC Contact(s):  
Ronald R. Bohannon, PE  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)  
505-858-3100

Vince Carrica  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
[vcarrica@tierrawestllc.com](mailto:vcarrica@tierrawestllc.com)  
505-858-3100

Sincerely,



Ronald R. Bohannon, P.E.

cc: Ted Trujillo –Los Volcanes NA  
Max Garcia – Los Volcanes NA  
Johnny Pena – SWAN Coalition  
Jerry Gallegos – SWAN Coalition  
Rene Horvath - Westside Coalition of NA  
Elizabeth Haley – Westside Coalition of NA

JN: 2020052  
RRB/vc/kw



# TIERRA WEST, LLC

**SUPERSEDES LETTER DATED AUGUST 28, 2020**

September 3, 2020

Ms. Rene Horvath  
Westside Coalition of NA  
5515 Palomino Drive NW  
Albuquerque, NM 87120

**RE: 7300 MERIDAIN PL NW/ PARKING  
DRB- SITE PLAN  
LEGAL DESCRIPTION: LT 11, 12 and 13 of LOTS 1 THRU 23  
MERIDIAN BUSINESS PARK  
ZONE ATLAS MAP: K-10-Z**

Dear Ms. Horvath:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mail Public Notice, we are notifying you as a Neighborhood Association that Tierra West, LLC will be submitting an application for DRB Site Plan to be reviewed and decided by the Development Review Board.

### **DRB Site Plan**

Tierra West, LLC on behalf of Brunacini Development LTD Company requests approval of a site plan for the above referenced site that includes Lots 11, 12 and 13 of the Meridian Business Park. Lot 13 is currently developed as an office/warehouse facility. The existing building will remain in place with changes requested for the exterior façade and parking field. Lots 11, 12 are currently undeveloped. It is the intent of the proposed site plan to create a parking field on the lots to service the new use in the existing warehouse on Lot 13, which is immediately west of and adjacent to lot 11. An agreement will be executed to tie the off-premise parking within Lots 11, 12 & 13.

**Per the IDO, you have 15 days from September 3, 2020 to respond**, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on September 22, 2020.

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5571 Midway Park Pl. NE  
Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com

Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) of 505-924-3955.

If you don't feel that facilitated meeting is needed but have questions, please contact Vince Carrica or Ronald R. Bohannon.

Tierra West LLC Contact(s):  
Ronald R. Bohannon, PE  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)  
505-858-3100

Vince Carrica  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
[vcarrica@tierrawestllc.com](mailto:vcarrica@tierrawestllc.com)  
505-858-3100

Sincerely,



Ronald R. Bohannon, P.E.

cc: Ted Trujillo –Los Volcanes NA  
Max Garcia – Los Volcanes NA  
Johnny Pena – SWAN Coalition  
Jerry Gallegos – SWAN Coalition  
Rene Horvath - Westside Coalition of NA  
Elizabeth Haley – Westside Coalition of NA

JN: 2020052  
RRB/vc/kw



# TIERRA WEST, LLC

**SUPERSEDES LETTER DATED AUGUST 28, 2020**

September 3, 2020

Ms. Elizabeth Haley  
Westside Coalition of NA  
6005 Chaparral Circle NW  
Albuquerque, NM 87114

**RE: 7300 MERIDAIN PL NW/ PARKING  
DRB- SITE PLAN  
LEGAL DESCRIPTION: LT 11, 12 and 13 of LOTS 1 THRU 23  
MERIDIAN BUSINESS PARK  
ZONE ATLAS MAP: K-10-Z**

Dear Ms. Haley:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mail Public Notice, we are notifying you as a Neighborhood Association that Tierra West, LLC will be submitting an application for DRB Site Plan to be reviewed and decided by the Development Review Board.

**DRB Site Plan**

Tierra West, LLC on behalf of Brunacini Development LTD Company requests approval of a site plan for the above referenced site that includes Lots 11, 12 and 13 of the Meridian Business Park. Lot 13 is currently developed as an office/warehouse facility. The existing building will remain in place with changes requested for the exterior façade and parking field. Lots 11, 12 are currently undeveloped. It is the intent of the proposed site plan to create a parking field on the lots to service the new use in the existing ware house on Lot 13, which is immediately west of and adjacent to lot 11. An agreement will be executed to tie the off-premise parking within Lots 11, 12 & 13.

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Albuquerque, NM 87109  
(505) 858-3100  
fax (505) 858-1118  
tierrawestllc.com  
1-800-245-3102



Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) of 505-924-3955.

If you don't feel that facilitated meeting is needed but have questions, please contact Vince Carrica or Ronald R. Bohannon.

Tierra West LLC Contact(s):  
Ronald R. Bohannon, PE  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)  
505-858-3100

Vince Carrica  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
[vcarrica@tierrawestllc.com](mailto:vcarrica@tierrawestllc.com)  
505-858-3100

Sincerely,



Ronald R. Bohannon, P.E.

cc: Ted Trujillo –Los Volcanes NA  
Max Garcia – Los Volcanes NA  
Johnny Pena – SWAN Coalition  
Jerry Gallegos – SWAN Coalition  
Rene Horvath - Westside Coalition of NA  
Elizabeth Haley – Westside Coalition of NA

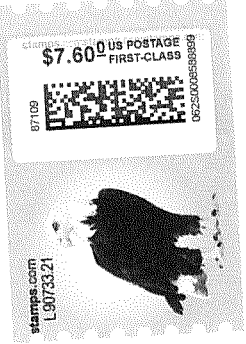
JN: 2020052  
RRB/vc/kw

**T**IERRA WEST, LLC  
 5671 MIDWAY PARK PLACE NE  
 ALBUQUERQUE NM 87109

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____	
<input type="checkbox"/> Adult Signature Required	\$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____	
Postage	\$ <u>1.20</u>	
Total Postage and Fees	\$ <u>7.00</u>	

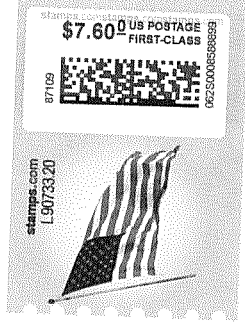
Sent To: Elizabeth Haley  
 Westside Coalition of NA  
 6005 Chaparral Circle NW  
 Albuquerque, NM 87114

Street and Apt. No.,  
 City, State, ZIP+4®

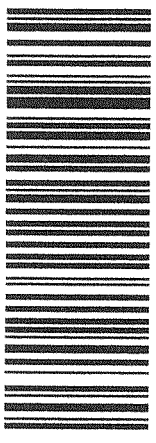
PS Form 3800, Apr 2010

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<p>Postage \$ <u>1.20</u></p> <p>Total Postage and Fees \$ <u>7.00</u></p>	
<p>Sent To <u>Jerry Gallegos</u></p> <p><u>SWAN Coalition</u></p> <p>Street and Apt. No. <u>5921 Central Ave NW</u></p> <p>City, State, ZIP+4® <u>Albuquerque, NM 87105</u></p>	

PS Form 3800, Apr 2010

J S 5 A

**T**IERRA *West*, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

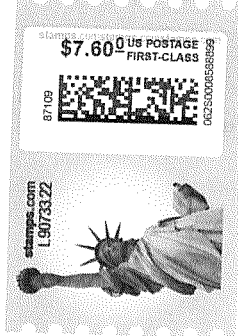
Postmark  
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Postage	\$ 1.20
Total Postage and	\$ 7.00
Sent To	Max Garcia
Street and Apt. No	Los Volcanes NA
City, State, ZIP+4®	6619 Honeylocust Avenue NW Albuquerque, NM 87121

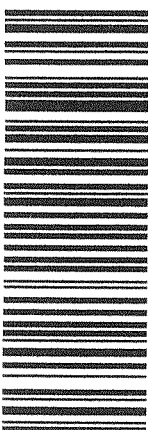
PS Form 3800, April 2015

M LQ 66 AI

TIERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



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PS Form 3800, April 2013

Red Trujillo  
Los Volcanes  
5601 Honeylocust  
Albuquerque, NM 87121

**TERRA WEST, LLC**  
 5571 MIDWAY PARK PLACE NE  
 ALBUQUERQUE NM 87109



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Extra Services & Fees (check box, add fees as appropriate)		
<input checked="" type="checkbox"/>	Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/>	Return Receipt (electronic)	\$
<input type="checkbox"/>	Certified Mail Restricted Delivery	\$
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<input type="checkbox"/>	Adult Signature Restricted Delivery	\$
Postage		
\$	1.20	
Total Postage and		
\$	7.00	
Sent To		
Johnny Pena		
SWAN Coalition		
Street and Apt. No.,		
5921 Central Ave. NW		
Albuquerque, NM 87105		
City, State, ZIP+4®		

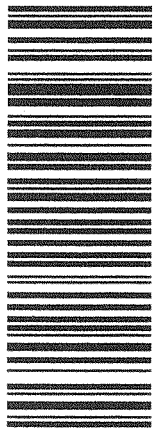
Postmark Here

PS Form 3800, Apr 2019

Johnny Pena  
SWAN Coa  
5921 Centr  
Albuquerq

**TERRA WEST, LLC**  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109





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7018 0040 0000 5421 5760

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Extra Services & Fees (check box, add fees appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 1.20
<b>Total Postage and Fees</b>	<b>\$ 7.60</b>

Sent To: Rene Horvath  
 Westside Coalition of NA  
 5515 Palomino Drive NW  
 Albuquerque, NM 87120

Street and Apt. N  
 City, State, ZIP+4

PS Form 3800, 11-1-09

Postmark Here

**TIERRA WEST, LLC**  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



## Matt Eblen

---

**From:** Carmona, Dalaina L. <dlcarmona@cabq.gov>  
**Sent:** Tuesday, September 22, 2020 4:13 PM  
**To:** Kristl Walker  
**Subject:** FW: Airport and Bluewater Neighborhood Meeting Inquiry  
**Attachments:** IDOZoneAtlasPage\_K-10-ZDRB.PDF

This bounced back because you had the wrong e-mail address (you had 3 "r" in your e-mail...here you go!

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334

[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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**From:** Carmona, Dalaina L.

**Sent:** Tuesday, September 22, 2020 3:10 PM

To: 'kwalker@tierrawestllc.com' <kwalker@tierrawestllc.com>

Subject: Airport and Bluewater Neighborhood Meeting Inquiry

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1
Los Volcanes NA	Ted	Trujillo	<a href="mailto:nedcarla@live.com">nedcarla@live.com</a>	6601 Honeylocu Avenue NW
Los Volcanes NA	Max	Garcia	<a href="mailto:max_garcia@msn.com">max_garcia@msn.com</a>	6619 Honeylocu Avenue NW
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	<a href="mailto:jgallegoswccd@gmail.com">jgallegoswccd@gmail.com</a>	5921 Central Avenue NW
South West Alliance of Neighborhoods (SWAN Coalition)	Johnny	Pena	<a href="mailto:johnnyepena@comcast.net">johnnyepena@comcast.net</a>	5921 Central Av NW
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	<a href="mailto:ekhaley@comcast.net">ekhaley@comcast.net</a>	6005 Chaparral Circle NW
Westside Coalition of Neighborhood Associations	Rene	Horvath	<a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a>	5515 Palomino Drive NW

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can find template language for your e-mail notification at this online link to find template language if you're not sure what information you need to include in your e-mail notification: <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language for your e-mail notification: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on this link to find information about different types of projects and what notification is required for each: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or projects. You should contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-permit-applications> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms where possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is our top priority.

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334  
[dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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---

**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)

**Sent:** Tuesday, September 22, 2020 1:19 PM

**To:** Office of Neighborhood Coordination <[kwalker@tierrawestllc.com](mailto:kwalker@tierrawestllc.com)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>

**Subject:** Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for

Contact Name

Kristl Walker

Telephone Number

5058583100

Email Address

[kwalker@tierrrawestllc.com](mailto:kwalker@tierrrawestllc.com)

Company Name

Tierra West LLLC

Company Address

5571 Midway Park Pl

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

LT 11, 12 & 13 LOTS 1 THRU 23 MERIDIAN BUSINESS PARK CONT

Physical address of subject site:

Subject site cross streets:

Airport and Bluewater

Other subject site identifiers:

This site is located on the following zone atlas page:

K-10-z

=====  
This message has been analyzed by Deep Discovery Email Inspector.



*TW*

# TIERRA WEST, LLC

September 29, 2020

Ms. Elizabeth Haley  
Westside Coalition of NA  
6005 Chaparral Circle NW  
Albuquerque, NM 87114

**RE: 7300 MERIDIAN PL NW PARKING  
DRB-SITE PLAN AND INFRASTRUCTURE LIST  
LEGAL DESCRIPTION: LT 11, 12 AND 13 OF LOTS  
1 THRU 23 MERIDIAN BUSINESS PARK  
ZONE ATLAS MAP: K-10-Z**

Dear Ms. Haley,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative/nearby Property Owner that Tierra West, LLC will be submitting an application for DRB Site Plan per Table 6-1-1 and infrastructure list to be reviewed and decided by the Reviewing body/Decision-maker per Table 6-1-1.

**DRB Site Plan**

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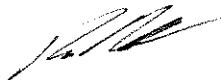
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If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Tierra West LLC Contact(s):  
Ronald R. Bohannon, PE  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)  
505-858-3100

Tierra West LLC Contact:  
Vince Carrica  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
[vcarrica@tierrawestllc.com](mailto:vcarrica@tierrawestllc.com)  
505-858-3100

Sincerely,



Ronald R. Bohannon, P.E.

JN: 2020052  
RRB/vc/kw

5571 Midway Park Pl. NE Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118 1-800-245-3102  
[tierrawestllc.com](http://tierrawestllc.com)



# TIERRA WEST, LLC

September 29, 2020

Ms. Rene Horvath  
Westside Coalition of NA  
5515 Palomino Drive NW  
Albuquerque, NM 87120

**RE: 7300 MERIDIAN PL NW PARKING  
DRB-SITE PLAN AND INFRASTRUCTURE LIST  
LEGAL DESCRIPTION: LT 11, 12 AND 13 OF LOTS  
1 THRU 23 MERIDIAN BUSINESS PARK  
ZONE ATLAS MAP: K-10-Z**

Dear Ms. Horvath,

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Albuquerque, NM 87109  
[vcarrica@tierrawestllc.com](mailto:vcarrica@tierrawestllc.com)  
505-858-3100

Sincerely,

Ronald R. Bohannon, P.E.

JN: 2020052  
RRB/vc/kw

5571 Midway Park Pl. NE Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118 1-800-245-3102  
[tierrawestllc.com](http://tierrawestllc.com)



# TIERRA WEST, LLC

September 29, 2020

Mr. Jerry Gallegos  
SWAN Coalition  
5921 Central Ave. NW  
Albuquerque, NM 87105

**RE: 7300 MERIDIAN PL NW PARKING  
DRB-SITE PLAN AND INFRASTRUCTURE LIST  
LEGAL DESCRIPTION: LT 11, 12 AND 13 OF LOTS  
1 THRU 23 MERIDIAN BUSINESS PARK  
ZONE ATLAS MAP: K-10-Z**

Dear Mr. Gallegos,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative/nearby Property Owner that Tierra West, LLC will be submitting an application for DRB Site Plan per Table 6-1-1 and infrastructure list to be reviewed and decided by the Reviewing body/Decision-maker per Table 6-1-1.

**DRB Site Plan**

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Tierra West LLC Contact(s):  
Ronald R. Bohannon, PE  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)  
505-858-3100

Tierra West LLC Contact:  
Vince Carrica  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
[vcarrica@tierrawestllc.com](mailto:vcarrica@tierrawestllc.com)  
505-858-3100

Sincerely,

Ronald R. Bohannon, P.E.

JN: 2020052  
RRB/vc/kw

5571 Midway Park Pl. NE Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118 1-800-245-3102  
[tierrawestllc.com](http://tierrawestllc.com)

*TW*

# TIERRA WEST, LLC

September 29, 2020

Mr. Johnny Pena  
SWAN Coalition  
5921 Central Ave. NW  
Albuquerque, NM 87105

**RE: 7300 MERIDIAN PL NW PARKING  
DRB-SITE PLAN AND INFRASTRUCTURE LIST  
LEGAL DESCRIPTION: LT 11, 12 AND 13 OF LOTS  
1 THRU 23 MERIDIAN BUSINESS PARK  
ZONE ATLAS MAP: K-10-Z**

Dear Mr. Pena,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative/nearby Property Owner that Tierra West, LLC will be submitting an application for DRB Site Plan per Table 6-1-1 and infrastructure list to be reviewed and decided by the Reviewing body/Decision-maker per Table 6-1-1.

**DRB Site Plan**

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Albuquerque, NM 87109  
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Tierra West LLC Contact:  
Vince Carrica  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
[vcarrica@tierrawestllc.com](mailto:vcarrica@tierrawestllc.com)  
505-858-3100

Sincerely,



Ronald R. Bohannon, P.E.

JN: 2020052  
RRB/vc/kw

5571 Midway Park Pl. NE Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118 1-800-245-3102  
[tierrawestllc.com](http://tierrawestllc.com)

*TW*

# TIERRA WEST, LLC

September 29, 2020

Mr. Max Garcia  
Los Volcanes NA  
6619 Honeylocust Avenue NW  
Albuquerque, NM 87121

**RE: 7300 MERIDIAN PL NW PARKING  
DRB-SITE PLAN AND INFRASTRUCTURE LIST  
LEGAL DESCRIPTION: LT 11, 12 AND 13 OF LOTS  
1 THRU 23 MERIDIAN BUSINESS PARK  
ZONE ATLAS MAP: K-10-Z**

Dear Mr. Garcia,

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Tierra West LLC Contact(s).  
Ronald R. Bohannon, PE  
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Albuquerque, NM 87109  
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Albuquerque, NM 87109  
[vcarrica@tierrawestllc.com](mailto:vcarrica@tierrawestllc.com)  
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Sincerely,



Ronald R. Bohannon, P.E.

JN: 2020052  
RRB/vc/kw

5571 Midway Park Pl. NE Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118 1-800-245-3102  
[tierrawestllc.com](http://tierrawestllc.com)

TW

# TIERRA WEST, LLC

September 29, 2020

Mr. Ted Trujillo  
Los Volcanes NA  
6601 Honeylocust Avenue NW  
Albuquerque, NM 87121

**RE: 7300 MERIDIAN PL NW PARKING  
DRB-SITE PLAN AND INFRASTRUCTURE LIST  
LEGAL DESCRIPTION: LT 11, 12 AND 13 OF LOTS  
1 THRU 23 MERIDIAN BUSINESS PARK  
ZONE ATLAS MAP: K-10-Z**

Dear Mr. Trujillo,

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505-858-3100

Sincerely,



Ronald R. Bohannon, P.E.

JN: 2020052  
RRB/vc/kw

5571 Midway Park Pl. NE Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118 1-800-245-3102  
[tierrawestllc.com](http://tierrawestllc.com)



*golf*



TIERRA WEST, LLC

5571 Midway Park Place NE  
Albuquerque, NM 87109

VERIZON WIRELESS LLC C/O DUFF &  
PHELPS LLC  
PO BOX 2549  
ADDISON TX 75001-2549



*golf*



TIERRA WEST, LLC

5571 Midway Park Place NE  
Albuquerque, NM 87109

BLUEWATER GROUP LLC &  
BLUEWATER 2320 LLC  
7001 BLUEWATER RD NW  
ALBUQUERQUE NM 87121-9901



*golf*



TIERRA WEST, LLC

5571 Midway Park Place NE  
Albuquerque, NM 87109

MAJEC LIMITED PARTNERSHIP A NM  
PARTNERSHIP  
PO BOX 3168  
CORRALES NM 87048-3168



*gan*



TIERRA WEST, LLC

5571 Midway Park Place NE  
Albuquerque, NM 87109

531 GALLATIN LTD CO  
PO BOX 4247  
SANTA FE NM 87502-4247



*gan*



TIERRA WEST, LLC

5571 Midway Park Place NE  
Albuquerque, NM 87109

M & B INVESTMENTS LTD CO  
PO BOX 6363  
ALBUQUERQUE NM 87197-6363



*gan*



TIERRA WEST, LLC

5571 Midway Park Place NE  
Albuquerque, NM 87109

MERIDIAN REALTY LTD CO  
PO BOX 6363  
ALBUQUERQUE NM 87197-6363



gan

TIERRA WEST, LLC

5571 Midway Park Place NE  
Albuquerque, NM 87109

BELL GROUP INC (THE)  
7500 BLUEWATER RD NW  
ALBUQUERQUE NM 87121-1962



gan

TIERRA WEST, LLC

5571 Midway Park Place NE  
Albuquerque, NM 87109

GRADY WEST LLC  
PO BOX 30801  
ALBUQUERQUE NM 87190



gan

TIERRA WEST, LLC

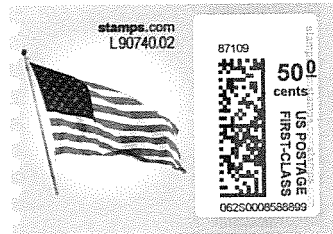
5571 Midway Park Place NE  
Albuquerque, NM 87109

7301 BLUEWATER PARTNERS LLC  
7301 BLUEWATER RD NW  
ALBUQUERQUE NM 87121-1925





MYGRANT MICHAEL R & CATHERINE L  
TRUSTEES MYGRANT LVT  
3271 ARDEN RD  
HAYWARD CA 94545-3901



G & A LTD CO  
PO BOX 6363  
ALBUQUERQUE NM 87197



BERNALILLO COUNTY C/O COUNTY  
MANAGER  
1 CIVIC PLAZA NW  
ALBUQUERQUE NM 87102



BRUNACINI DEVELOPMENT LTD CO  
PO BOX 6363  
ALBUQUERQUE NM 87197

**From:** Kristl Walker  
**Sent:** Tuesday, September 29, 2020 10:29 AM  
**To:** 'nedcarla@live.com'; 'max\_garcia@msn.com';  
'jgallegoswccd@gmail.com'; 'johnnyepena@comcast.net';  
'ekhaley@comcast.net'; 'aboard111@gmail.com'.  
**Cc:** Jaimie Garcia; Vince Carrica; Ron Bohannon  
**Subject:** 2020052 7300 Meridian DRB Submittal

Here is the link of the submittal

<https://wetransfer.com/downloads/050a34d2244c20503a050460f8ecc19820200929162226/e6549e714a183c75515c2763733116520200929162226/0b6bd6>

September 29, 2020

**RE: 7300 MERIDIAN PL NW PARKING  
DRB-SITE PLAN AND INFRASTRUCTURE LIST  
LEGAL DESCRIPTION: LT 11, 12 AND 13 OF LOTS  
1 THRU 23 MERIDIAN BUSINESS PARK  
ZONE ATLAS MAP: K-10-Z**

Dear [nedcarla@live.com](mailto:nedcarla@live.com); [max\\_garcia@msn.com](mailto:max_garcia@msn.com); [jgallegoswccd@gmail.com](mailto:jgallegoswccd@gmail.com);  
[johnnyepena@comcast.net](mailto:johnnyepena@comcast.net); [ekhaley@comcast.net](mailto:ekhaley@comcast.net); [aboard111@gmail.com](mailto:aboard111@gmail.com)

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Ronald R. Bohannon, PE  
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Albuquerque, NM 87109  
[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)  
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Vince Carrica  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
[vcarrica@tierrawestllc.com](mailto:vcarrica@tierrawestllc.com)  
505-858-3100



Sincerely,

Ronald R. Bohannon, P.E.

JN: 2020052  
RRB/vc/kw

*Kristl Walker*  
*Administrative Assistant*  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
505-858-3100 Office  
505-858-1118 Fax  
[kwalker@tierrawestllc.com](mailto:kwalker@tierrawestllc.com)

**Kristl Walker**

---

**From:** Mail Delivery System <MAILER-DAEMON@exrmf-va-1-2.serverdata.net>  
**To:** aboard111@gmail.com; jgallegoswccdg@gmail.com; ekhaley@comcast.net; johnnyepena@comcast.net  
**Sent:** Tuesday, September 29, 2020 10:29 AM  
**Subject:** Relayed: 2020052 7300 Meridian DRB Submittal

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[aboard111@gmail.com](mailto:aboard111@gmail.com)

[jgallegoswccdg@gmail.com](mailto:jgallegoswccdg@gmail.com)

[ekhaley@comcast.net](mailto:ekhaley@comcast.net)

[johnnyepena@comcast.net](mailto:johnnyepena@comcast.net)

**Subject:** 2020052 7300 Meridian DRB Submittal



**Message Headers**

**Kristl Walker**

---

**From:** postmaster@outlook.com  
**To:** nedcarla@live.com  
**Sent:** Tuesday, September 29, 2020 10:29 AM  
**Subject:** Delivered: 2020052 7300 Meridian DRB Submittal

**Your message has been delivered to the following recipients:**

[nedcarla@live.com](mailto:nedcarla@live.com)

Subject: 2020052 7300 Meridian DRB Submittal



2020052 7300  
Meridian DRB S...

**Kristl Walker**

---

**From:** postmaster@outlook.com  
**To:** max\_garcia@msn.com  
**Sent:** Tuesday, September 29, 2020 10:29 AM  
**Subject:** Delivered: 2020052 7300 Meridian DRB Submittal

**Your message has been delivered to the following recipients:**

[max\\_garcia@msn.com](mailto:max_garcia@msn.com)

**Subject:** 2020052 7300 Meridian DRB Submittal



2020052 7300  
Meridian DRB S...

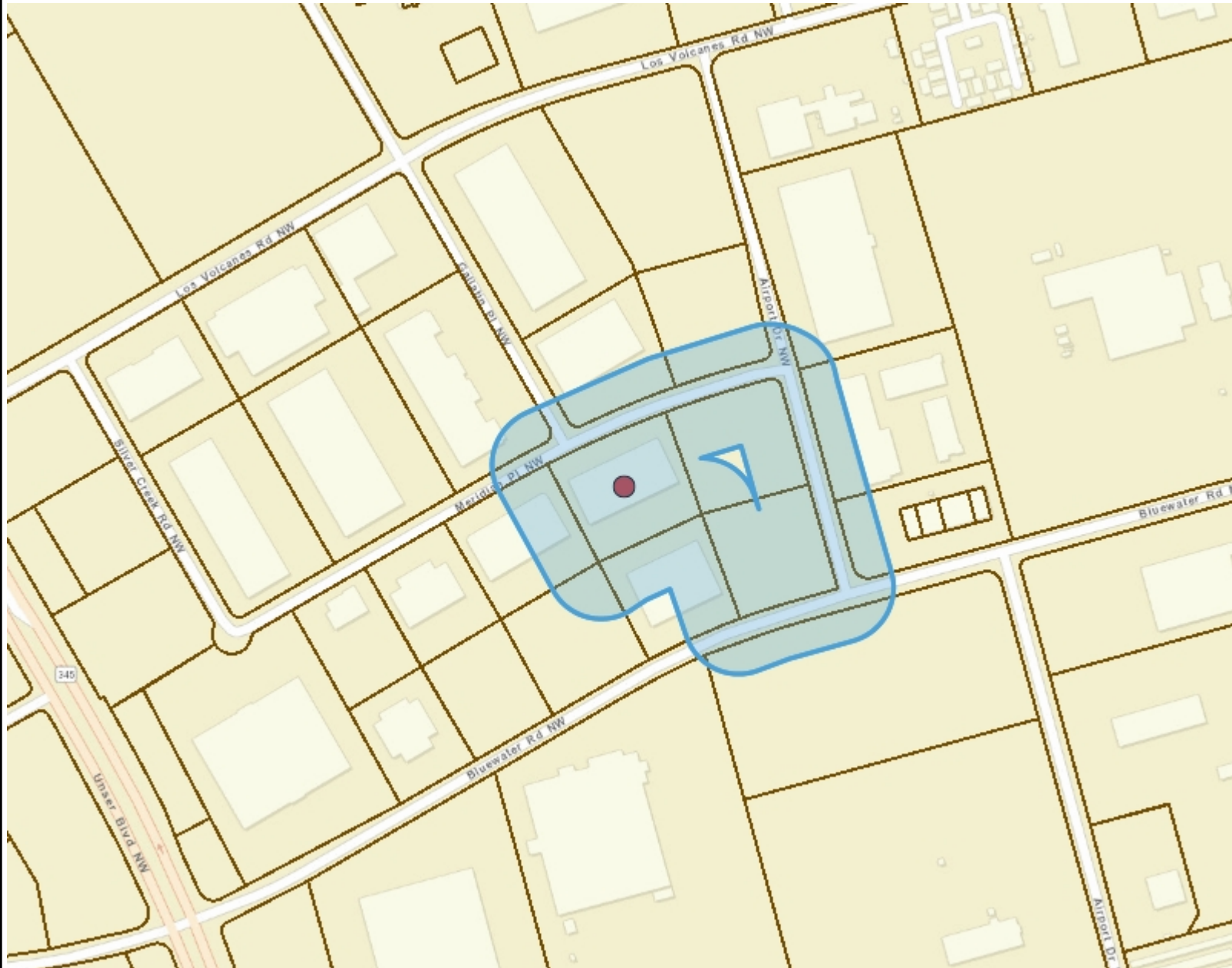


# 7300 Meridian PI NW



## Legend

□ Bernalillo County Parcels



## Notes

Buffer: 170 Ft.  
ROW Airport Drive NW: 70 Ft.

908 0 454 908 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
9/23/2020 © City of Albuquerque

1: 5,448

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

BERNALILLO COUNTY C/O COUNTY  
MANAGER  
1 CIVIC PLAZA NW  
ALBUQUERQUE NM 87102

VERIZON WIRELESS LLC C/O DUFF &  
PHELPS LLC  
PO BOX 2549  
ADDISON TX 75001-2549

M & B INVESTMENTS LTD CO  
PO BOX 6363  
ALBUQUERQUE NM 87197-6363

G & A LTD CO  
PO BOX 6363  
ALBUQUERQUE NM 87197

BLUEWATER GROUP LLC &  
BLUEWATER 2320 LLC  
7001 BLUEWATER RD NW  
ALBUQUERQUE NM 87121-9901

531 GALLATIN LTD CO  
PO BOX 4247  
SANTA FE NM 87502-4247

MYGRANT MICHAEL R & CATHERINE L  
TRUSTEES MYGRANT LVT  
3271 ARDEN RD  
HAYWARD CA 94545-3901

MAJEC LIMITED PARTNERSHIP A NM  
PARTNERSHIP  
PO BOX 3168  
CORRALES NM 87048-3168

MERIDIAN REALTY LTD CO  
PO BOX 6363  
ALBUQUERQUE NM 87197-6363

7301 BLUEWATER PARTNERS LLC  
7301 BLUEWATER RD NW  
ALBUQUERQUE NM 87121-1925

BRUNACINI DEVELOPMENT LTD CO  
PO BOX 6363  
ALBUQUERQUE NM 87197

GRADY WEST LLC  
PO BOX 30801  
ALBUQUERQUE NM 87190

BELL GROUP INC (THE)  
7500 BLUEWATER RD NW  
ALBUQUERQUE NM 87121-1962

*TW*

# TIERRA WEST, LLC

September 28, 2020

**RE: 7300 MERIDIAN PL NW PARKING  
DRB-SITE PLAN AND INFRASTRUCTURE LIST  
LEGAL DESCRIPTION: LT 11, 12 AND 13 OF LOTS  
1 THRU 23 MERIDIAN BUSINESS PARK  
ZONE ATLAS MAP: K-10-Z**

Dear To Whom It May Concern:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative/nearby Property Owner that Tierra West, LLC will be submitting an application for DRB Site Plan per Table 6-1-1 and infrastructure list to be reviewed and decided by the Reviewing body/Decision-maker per Table 6-1-1.

**DRB Site Plan**

Tierra West, LLC on behalf of Brunacini Development LTD Company requests approval of a site plan and infrastructure list for the above referenced site that includes Lots 11, 12 and 13 of the Meridian Business Park. Lot 13 is currently developed as an office/warehouse facility. The existing building will remain in place with changes requested for the exterior façade and parking field. Lots 11, 12 are currently undeveloped. It is the intent of the proposed site plan to create a parking field on the lots to service the new use in the existing ware house on Lot 13, which is immediately west of and adjacent to lot 11. An agreement will be executed to tie the off-premise parking within Lots 11, 12 & 13.

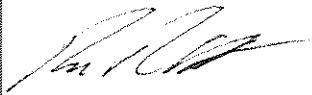
The anticipated public [meeting/hearing] for this request will be on October 7, 2020 at 9:00 in the Hearing Room (Basement Level) of Plaza Del Sol 600 2<sup>nd</sup> St NW, Albuquerque NM 87102. You can check the agenda for the relevant decision-making body online here: <http://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Tierra West LLC Contact(s):  
Ronald R. Bohannon, PE  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)  
505-858-3100

Tierra West LLC Contact:  
Vince Carrica  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
[vcarrica@tierrawestllc.com](mailto:vcarrica@tierrawestllc.com)  
505-858-3100

Sincerely,

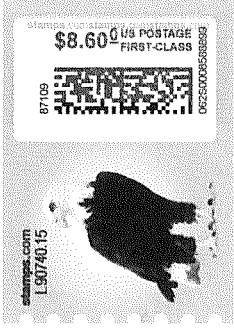


Ronald R. Bohannon, P.E.

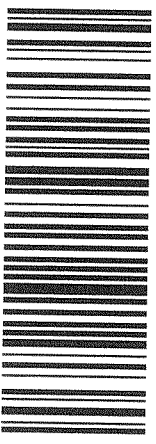
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RRB/vc/kw

5571 Midway Park Pl, NE Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118 1-800-245-3102  
[tierrawestllc.com](http://tierrawestllc.com)





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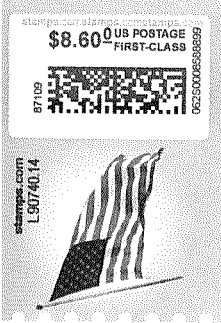


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City, State, ZIP+4 <b>5921 Central Avenue NW</b> <b>Albuquerque, NM 87105</b>	
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JERRY GALLEGOS

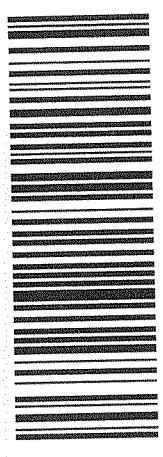
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 ALBUQUERQUE NM 87109



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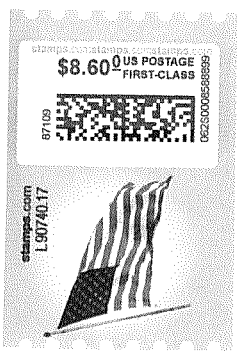
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City, State, ZIP+4®	

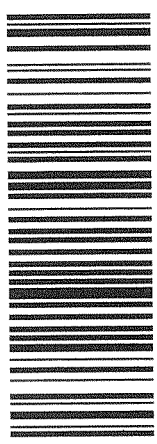
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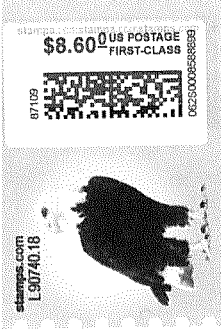
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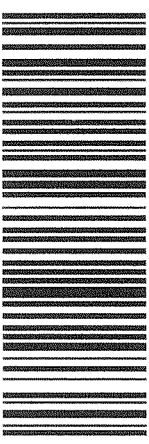
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Street and Apt. No.	Westside Coalition of NA 5515 Palomino Drive NW	
City, State, ZIP+4®	Albuquerque, NM 87120	

PS Form 3800, April 2010

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ALBUQUERQUE NM 87109



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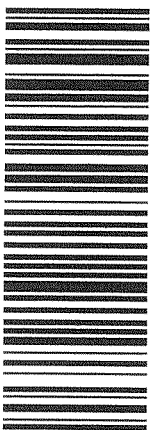
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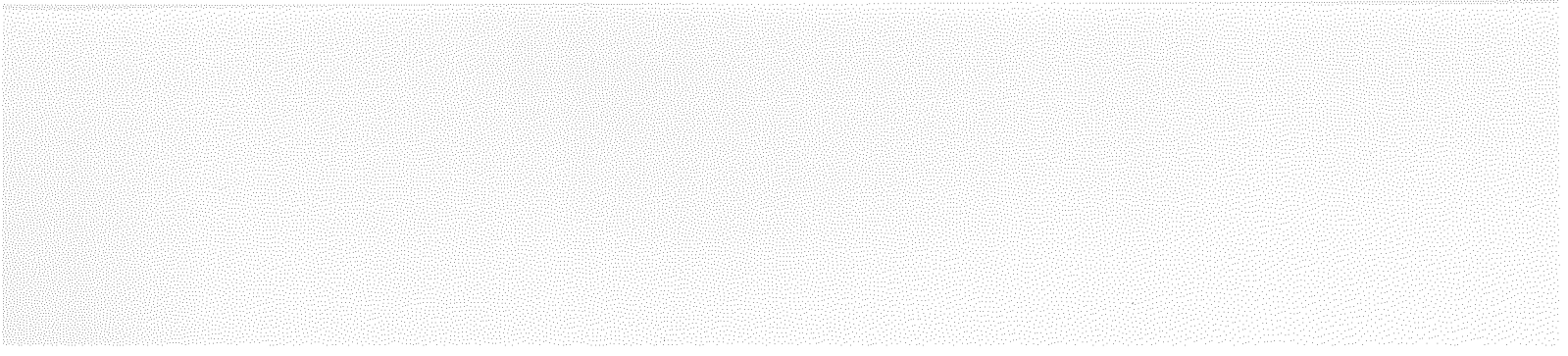
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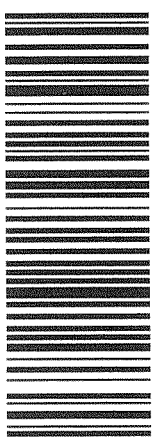
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Street and Apt. No.	Los Volcanes NA 6619 Honeylocust Avenue NW
City, State, ZIP+4	Albuquerque, NM 87121
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City, State, ZIP+4® _____	<b>Albuquerque, NM 87121</b>
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**TIERRA WEST, LLC**  
 5571 MIDWAY PARK PLACE NE  
 ALBUQUERQUE NM 87109

# SITE PLAN CHECKLIST

Project #: \_\_\_\_\_ Application #: \_\_\_\_\_

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

***I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.***

*Matt Elkins*

9/29/2020

Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

**The electronic format must be organized in the above manner.**

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

**NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.**

**NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.**

## SHEET #1 - SITE PLAN

### A. General Information

- ✓ 1. Date of drawing and/or last revision
- ✓ 2. Scale: 1.0 acre or less 1" = 10'  
1.0 - 5.0 acres 1" = 20'  
Over 5 acres 1" = 50'  
Over 20 acres 1" = 100'

# SITE PLAN CHECKLIST

- 3. Bar scale
- 4. North arrow
- 5. Legend
- 6. Scaled vicinity map
- 7. Property lines (clearly identify)
- N/A 8. Existing and proposed easements (identify each)
- N/A 9. Phases of development, if applicable

## B. Proposed Development

### 1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Signs (freestanding) and other improvements
- N/A E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- N/A I. Indicate structures within 20 feet of site
- N/A J. Elevation drawing of refuse container and enclosure, if applicable.
- K. Existing zoning/land use of all abutting properties

### 2. Parking, Loading and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
  - 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
  - 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
  - N/A 3. On street parking spaces
- B. Bicycle parking & facilities
  - 1. Bicycle racks – location and detail
  - N/A 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to DPM and IDO)
  - 1. Ingress and egress locations, including width and curve radii dimensions
  - 2. Drive aisle locations, including width and curve radii dimensions
  - 3. End aisle locations, including width and curve radii dimensions
  - 4. Location & orientation of refuse enclosure, with dimensions
  - 5. Loading, service area, and refuse service locations and dimensions
- D. Pedestrian Circulation
  - 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)



## SITE PLAN CHECKLIST

- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location and description of amenities, including patios, benches, tables, etc.
- E. Off-Street Loading
  - 1. Location and dimensions of all off-street loading areas
- F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
  - 1. Location and dimensions of vehicle stacking spaces and queuing lanes
  - 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
  - 3. Striping and Sign details for one-way drive through facilities

### 3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
  - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
  - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - 3. Location of traffic signs and signals related to the functioning of the proposal
  - 4. Identify existing and proposed medians and median cuts
  - 5. Sidewalk widths and locations, existing and proposed
  - 6. Location of street lights
  - 7. Show and dimension clear sight triangle at each site access point
  - 8. Show location of all existing driveways fronting and near the subject site.
- B. Identify Alternate transportation facilities within site or adjacent to site
  - 1. Bikeways and bike-related facilities
  - 2. Pedestrian trails and linkages
  - 3. Transit facilities, including routes, bus bays and shelters existing or required

### 4. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

## SHEET #2 - LANDSCAPING PLAN

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
  - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  - B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
  - C. Ponding areas either for drainage or landscaping/recreational use

## SITE PLAN CHECKLIST

- 7. Identify type, location and size of plantings (common and/or botanical names).
  - A. Existing, indicating whether it is to be preserved or removed.
  - B. Proposed, to be established for general landscaping.
  - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- 14. Planting or tree well detail
- 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

### SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

#### A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

#### B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections  
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

# SITE PLAN CHECKLIST

## SHEET #4- UTILITY PLAN

NOTE: With the exception of storm sewer and lighting within the new parking areas, there are no proposed utilities being placed.

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- B. Distribution lines
- N/A C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)
- F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

## SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

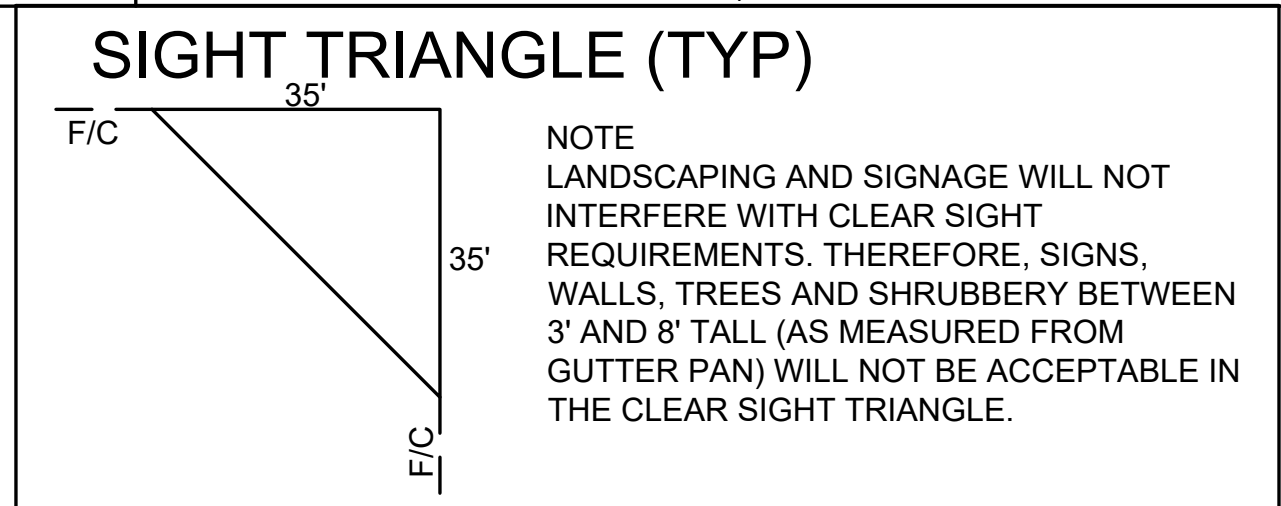
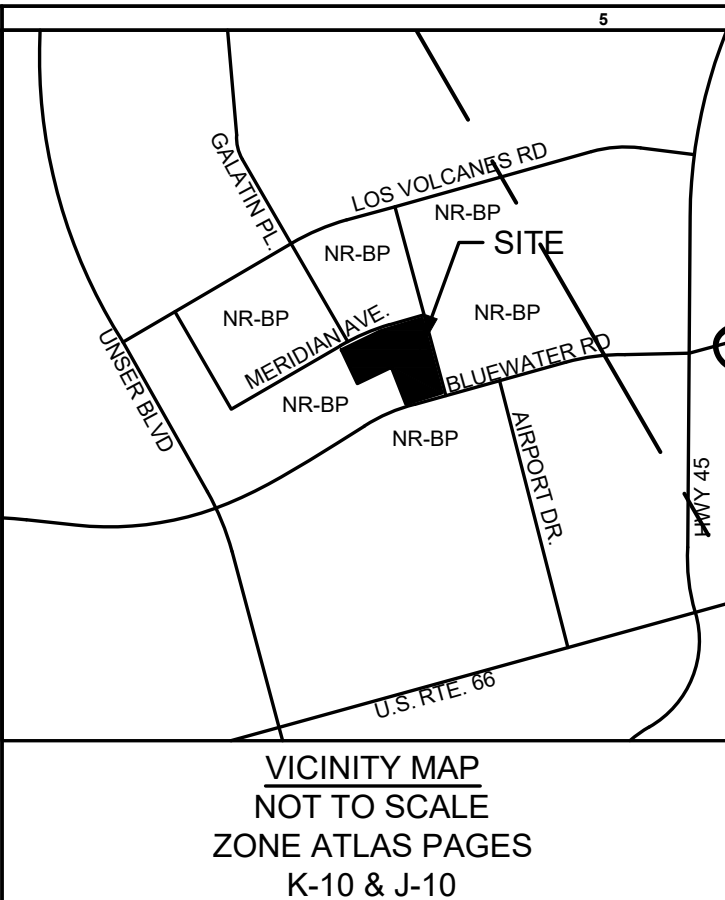
### A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
  - 1. Identify facade orientation
  - 2. Dimensions of facade elements, including overall height and width
  - 3. Location, material and colors of windows, doors and framing
  - 4. Materials and colors of all building elements and structures
  - N/A 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

### B. Building Mounted Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO





- NOTES:**
- ALL WORK SHALL BE PER THE CITY OF ALBUQUERQUE STANDARDS UNLESS NOTED OTHERWISE
  - ALL CAR STALLS ARE 9' WIDE BY 20' LONG UNLESS NOTED OTHERWISE
  - ALL VAN STALLS ARE 11' WIDE BY 27' LONG UNLESS NOTED OTHERWISE
  - PARKING LOT LIGHTING MAXIMUM HEIGHT = 30 FT.
  - CROSS LOT ACCESS / DRAINAGE EASEMENT FOR LOTS 13 & 14 RECORDED 10/06/2003 AS DOCUMENT # 2003184378 BK. A66 PG. 3998
  - CROSS LOT PARKING AGREEMENT (IN PROCESS)
  - PROJECT PHASING:  
7A. TENANT IMPROVEMENTS INSIDE BUILDING (BP-2020-15681)  
7B. IMPROVEMENTS EXTERIOR TO BUILDING

**PARKING DATA:**

SITE AREA: 8.34 ACRES  
TOTAL BUILDING AREA 45,000 SF  
TOTAL DISTRIBUTION SPACE 38,696 SF  
TOTAL OFFICE SPACE 6,304 SF

**PARKING:**

REQUIRED: (19.33)	19 SPACES
(DISTRIBUTION CENTER 1/2,000 SF)	
REQUIRED: (22.06)	22 SPACES
(OFFICE SPACE 3.5/1,000 SF)	
TOTAL REQUIRED:	41 SPACES
TOTAL PROVIDED:	187 CAR SPACES
	180 VAN SPACES

**MOTORCYCLE PARKING:**

REQUIRED:	2 SPACES
PROVIDED:	4 SPACES

**ELECTRIC VEHICLE PARKING:**

REQUIRED: (7.34)	8 SPACES
(2% OF PROVIDED SPACES)	
PROVIDED:	8 SPACES

**BICYCLE PARKING:**

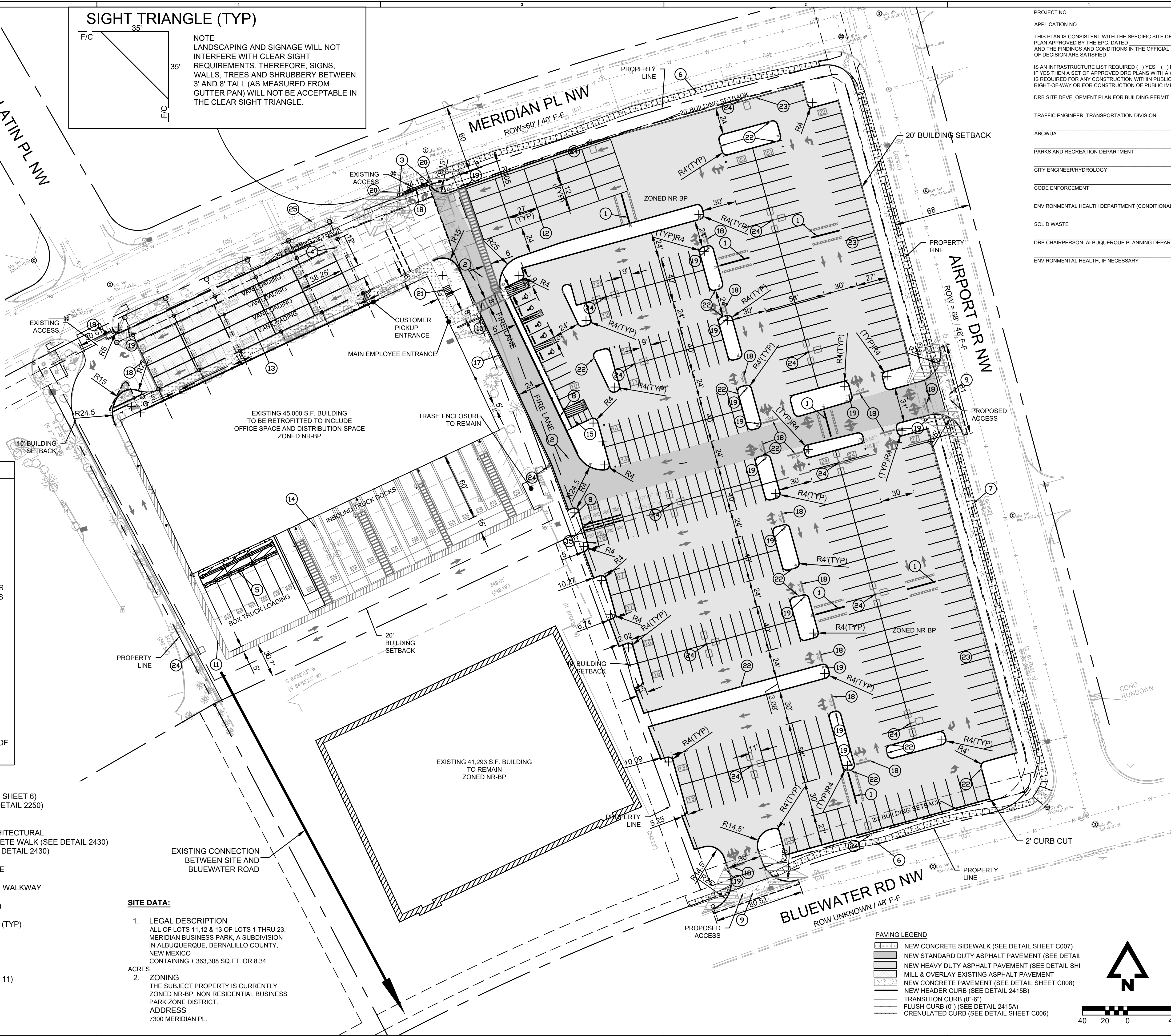
REQUIRED: (4.9)	5 SPACES
10% OF REQUIRED CAR SPACES	
PROVIDED:	6 SPACES

PARKING REQUIREMENTS PER SECTION 5-5 OF CITY OF ALBUQUERQUE IDO (REV MAY 2018)

- KEYNOTES:**
- INSTALL SPEED BUMP W/STRIPING (SEE SHEET 6)
  - INSTALL REMOVABLE BOLLARDS (SEE DETAIL 2250)
  - INSTALL TRAFFIC CONTROL ARMS
  - INSTALL CANOPY SEE STRUCTURAL
  - INSTALL LOADING PLATFORM SEE ARCHITECTURAL
  - INSTALL "MEANDERING" 5' WIDE CONCRETE WALK (SEE DETAIL 2430)
  - INSTALL 7' WIDE CONCRETE WALK (SEE DETAIL 2430)
  - INSTALL 4' FENCE
  - INSTALL NEW CURB CUT AND ENTRANCE
  - INSTALL PAINTED CROSSWALK
  - PROVIDE AND INSTALL 5' WIDE PAINTED WALKWAY
  - PAINT DELIVERY VAN QUEUING (TYP)
  - PAINT DELIVERY VAN LAUNCHPAD (TYP)
  - PAINT DOCK PARKING STRIPES (TYP)
  - PAINT MOTORCYCLE PARKING STRIPES (TYP)
  - PAINT EV PARKING STRIPES (TYP)
  - CONSTRUCT RETAINING WALL
  - PAINT STOP BAR
  - INSTALL STOP SIGN
  - INSTALL DO NOT ENTER SIGN
  - INSTALL BIKE RACK (SEE DETAIL SHEET 11)
  - 2' WIDE CURB CUT
  - CRENELLATED CURB
  - INSTALL 30" L.E.D. PARKING LIGHT
  - EXISTING 5' CONCRETE WALK

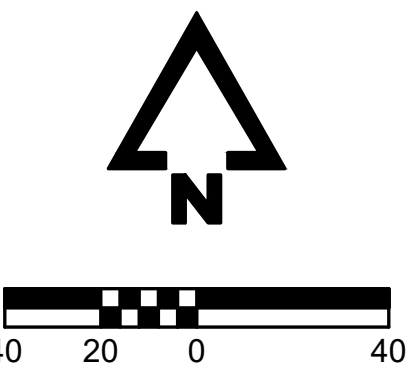
**SITE DATA:**

- LEGAL DESCRIPTION**  
ALL OF LOTS 11, 12 & 13 OF LOTS 1 THRU 23, MERIDIAN BUSINESS PARK, A SUBDIVISION IN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
CONTAINING ± 363,308 SQ. FT. OR 8.34 ACRES
- ZONING**  
THE SUBJECT PROPERTY IS CURRENTLY ZONED NR-BP, NON RESIDENTIAL BUSINESS PARK ZONE DISTRICT.  
ADDRESS  
7300 MERIDIAN PL.



**PAVING LEGEND**

[Symbol]	NEW CONCRETE SIDEWALK (SEE DETAIL SHEET C007)
[Symbol]	NEW STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C008)
[Symbol]	NEW HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C009)
[Symbol]	MILL & OVERLAY EXISTING ASPHALT PAVEMENT
[Symbol]	NEW CONCRETE PAVEMENT (SEE DETAIL SHEET C008)
[Symbol]	NEW HEADER CURB (SEE DETAIL 2415B)
[Symbol]	TRANSITION CURB (0'-6")
[Symbol]	FLUSH CURB (0") (SEE DETAIL 2415A)
[Symbol]	CRENELLATED CURB (SEE DETAIL SHEET C006)



PROJECT NO. \_\_\_\_\_  
APPLICATION NO. \_\_\_\_\_

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 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	DATE
ABCWUA	DATE
PARKS AND 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

**brr**  
ARCHITECT OF RECORD:

8131 METCALF  
SUITE 300  
OVERLAND PARK, KS 66204  
www.brrarch.com  
TEL: 913-262-9095  
FAX: 913-262-9044

Consultants

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1700 SWIFT STREET  
SUITE 100  
NORTH KANSAS CITY, MO 64116  
www.mccresults.com  
TEL: 816-756-0444  
FAX: 816-756-1763

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Revisions

NO.	DATE	DESCRIPTION

WAQ1 - Albuquerque, NM

**WAQ1 - Albuquerque, NM**  
7300 Meridian Pl NW  
Albuquerque, NM 87121

Project Manager:  
CJF  
Checked By:  
MVE  
Drawn by:  
ELM  
Document date:  
09/29/2020

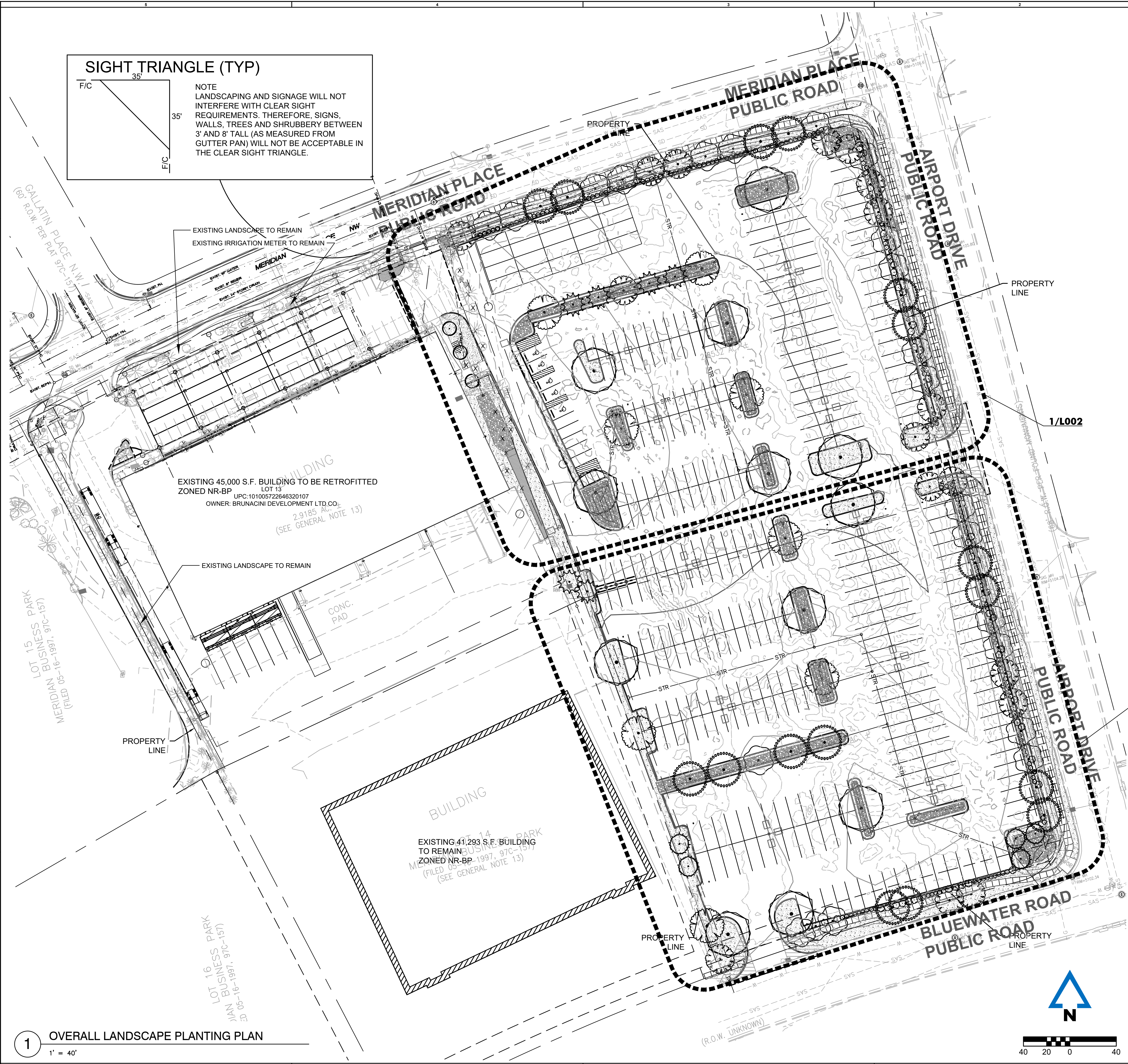
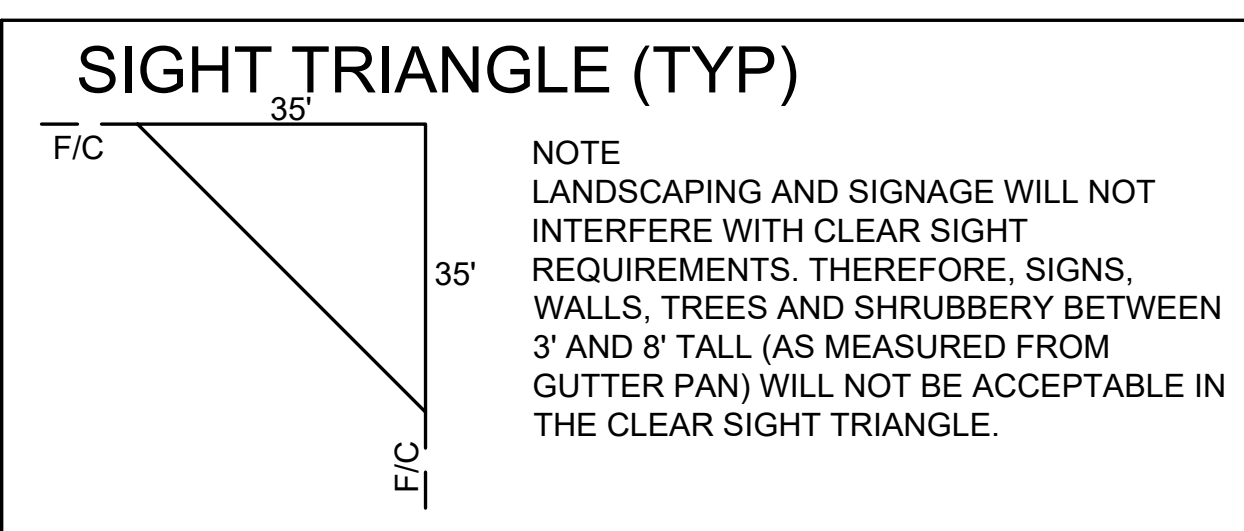
Project No.  
30000481 MEC# 191313-000

Professional Seal

Sheet Title  
**SITE PLAN**

Sheet No.  
**SPBP\_001**





EXISTING 45,000 S.F. BUILDING TO BE RETROFITTED  
ZONED NR-BP LOT 13  
UPC: 101005722646320107  
OWNER: BRUNACINI DEVELOPMENT LTD. CO.  
2,9185 AC (SEE GENERAL NOTE 13)

EXISTING 41,293 S.F. BUILDING TO REMAIN  
ZONED NR-BP LOT 14  
UPC: 101005722646320107  
OWNER: BRUNACINI DEVELOPMENT LTD. CO.  
2,9185 AC (SEE GENERAL NOTE 13)

**LANDSCAPE REQUIREMENTS**

PER THE ALBUQUERQUE, NEW MEXICO INTEGRATED DEVELOPMENT ORDINANCE:

AREA CALCULATION	REQUIRED	PROVIDED
NET LOT AREA (IMPACTED LOTS 11 & 12 ONLY) N/A (EXISTING LANDSCAPE TO REMAIN FOR LOT 13 & NOT INCLUDED IN CALC)	235,855 SF	
REQUIRED LANDSCAPE (20% OF NET LOT AREA)	35,348 SF	36,958 SF
VEGETATIVE COVER (75% OF REQUIRED LANDSCAPE)	26,511 SF	53,806 SF
GROUND COVER (25% OF REQUIRED VEGETATIVE)	6,627 SF	38,929 SF (CRUSHER FINE)
		4,028 SF (SHRUBS/GRASSES)

PER SECTION 5-60(X)	LENGTH	REQUIRED	PROVIDED
STREET TREES			
AIRPORT DR.	764 LF	ONE TREE PER 25 LF FRONTAGE (31 TREES)	31 NEW TREES
MERIDIAN PL.	389 LF	ONE TREE PER 25 LF FRONTAGE (16 TREES)	16 NEW TREES
BLUEWATER RD.	296 LF	ONE TREE PER 25 LF FRONTAGE (12 TREES)	12 NEW TREES

PER SECTION 5-60(X)	STALLS	REQUIRED	PROVIDED
INTERIOR PARKING LANDSCAPE			
PARKING LOT	367	ONE TREE PER 10 STALLS (37 TREES)	37 NEW TREES

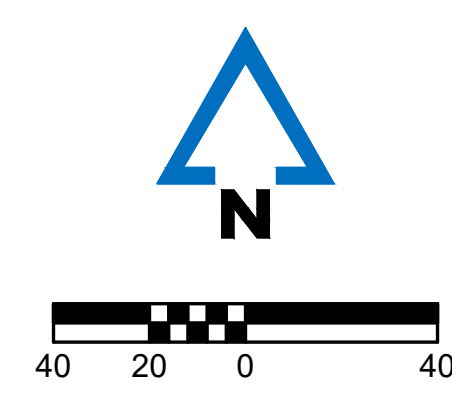
PER ATRISCO BUSINESS PARK MASTER PLAN	LANDSCAPE STANDARDS	REQUIRED	PROVIDED
PERIMETER PARKING LANDSCAPE	LF		
PARKING LOT PERIMETER NOT ADJACENT TO ROAD	350	ONE TREE PER 40 LF (9 TREES)	9 NEW TREES

STREET TREES	LENGTH	REQUIRED	PROVIDED
AIRPORT DR.	764 LF	ONE TREE PER 25 LF FRONTAGE (31 TREES)	31 NEW TREES
MERIDIAN PL.	389 LF	ONE TREE PER 25 LF FRONTAGE (16 TREES)	16 NEW TREES
BLUEWATER RD.	296 LF	ONE TREE PER 25 LF FRONTAGE (12 TREES)	12 NEW TREES
DECIDUOUS-EVERGREEN TREE RATIO	89 TOTAL TREES	30% TREES TO BE EVERGREEN (27 TREES)	27 NEW EVERGREEN TREES 62 NEW DECIDUOUS TREES

\* PER THE ATRISCO BUSINESS PARK MASTER DEVELOPMENT PLAN, SHEET 4 OF 10 "DEVELOPMENT SKETCHES" AND DATED OCTOBER 26, 1992, UNDER THE SECTIONS TITLED "SCREENING/WALLS AND FENCING", THIS DEVELOPMENT HAS ELECTED TO UTILIZE EXISTING LANDSCAPE MATERIAL TO PROVIDE THE MINIMUM SCREENING HEIGHT OF 4'. PER THIS SCREENING SECTION, "IF WALLS ARE NOT REQUIRED FOR A SPECIFIC SCREENING OR SECURITY PURPOSE, THEY SHOULD NOT BE UTILIZED"

**1 OVERALL LANDSCAPE PLANTING PLAN**  
1' = 40'



BY: EMCQUEEN PLOT DATE: 9/29/2020 10:42 AM  
P:\191313-0006-DRAWINGS\LANDSCAPE\191313-000\_LDSP.DWG



ARCHITECT OF RECORD:  
8131 METCALF SUITE 300 OVERLAND PARK, KS 66204  
www.brrarch.com  
TEL: 913-262-9095 FAX: 913-262-9044



ENGINEER OF RECORD: CALEB FLAKE  
1700 SWIFT STREET SUITE 100 NORTH KANSAS CITY, MO 64116  
www.mecresults.com  
TEL: 816-756-0444 FAX: 816-756-1763

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Revisions

NO.	DATE	DESCRIPTION

WAQ1 - Albuquerque, NM

**WAQ1 - Albuquerque, NM**  
7300 Meridian Pl NW  
Albuquerque, NM 87121

Project Manager:  
CJF  
Checked by:  
GMP  
Drawn by:  
AJD  
Document date:  
05/18/2020

Project No.  
30000481 MEC# 191313-000

Professional Seal

Sheet Title  
OVERALL LANDSCAPE PLAN

Sheet No.  
LAND\_002



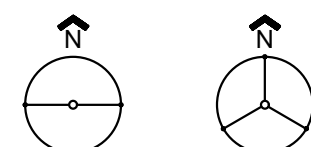
BY: ENCOQUEEN  
 P: 191313-0006-DRAWINGS/LANDSCAPE/191313-000 LDRP.DWG  
 PLOT DATE: 9/29/2020 10:42 AM

**PLANT SCHEDULE**

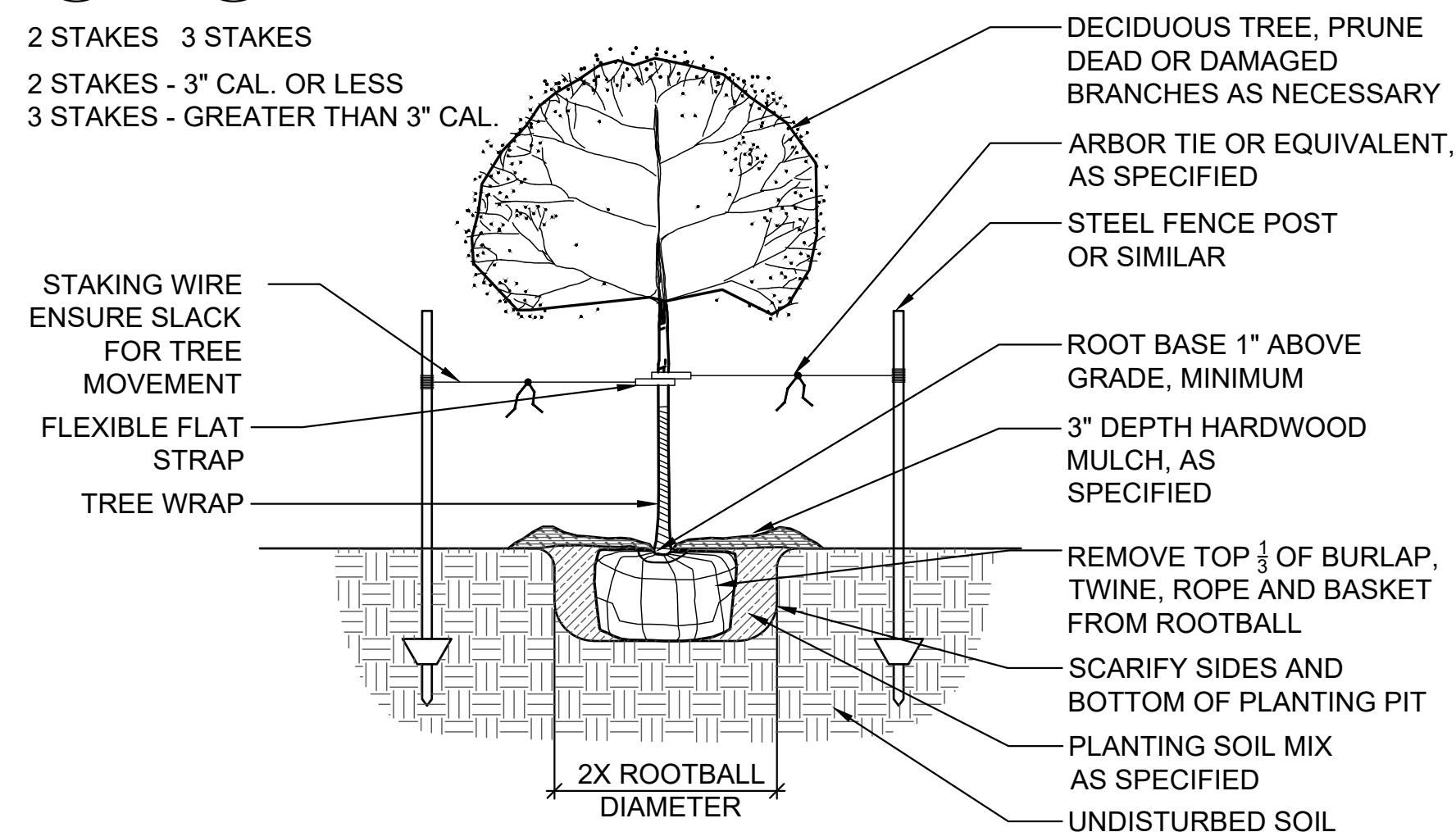
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	CR2	3	Cercis reniformis 'Oklahoma' / Oklahoma Red Bud	B & B	1.5" Cal	
	JA	6	Juniperus deppeana / Alligator Juniper	B & B		6' Ht
	PE	5	Pinus eldarica / Afghan Pine	B & B		6' Ht
	PC	22	Pistacia chinensis / Chinese Pistache	B & B	2" Cal	
	QF	16	Quercus fusiformis / Texas Live Oak	B & B		6' Ht
	QS	12	Quercus shumardii / Shumard Red Oak	B & B	2" Cal	
	SD	17	Sapindus drummondii / Western Soapberry	B & B	2" Cal	
	UL	8	Ulmus parvifolia / Chinese Lacebark Elm	B & B	2" Cal	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	AP	31	Arctostaphylos pungens / Point Leaf Manzanita	1 gal		
	BS2	32	Baccharis sarothroides / Desertbroom	1 gal		
	ET	11	Ericameria laricifolia / Turpentine Bush	1 gal		
	GH	84	Genista hispanica / Spanish Broom	1 gal		
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	MR	84	Muhlenbergia rigens / Deer Grass	1 gal		
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	RS	38,929 sf	Rock Mulch / Santa Fe Brown Crusher Fine/Approved Equal 3" Depth Min.	SF		
	RA	9,799 sf	Rock Mulch / Amaretto Brown 1" - 4" / Approved Equal 4" Depth Min.	SF		

**1 PLANT SCHEDULE**  
 NTS

**STAKING ORIENTATION**



2 STAKES 3 STAKES  
 2 STAKES - 3" CAL. OR LESS  
 3 STAKES - GREATER THAN 3" CAL.

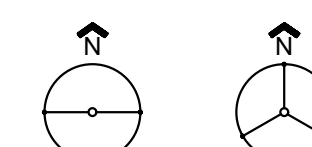


**4 DECIDUOUS TREE PLANTING**

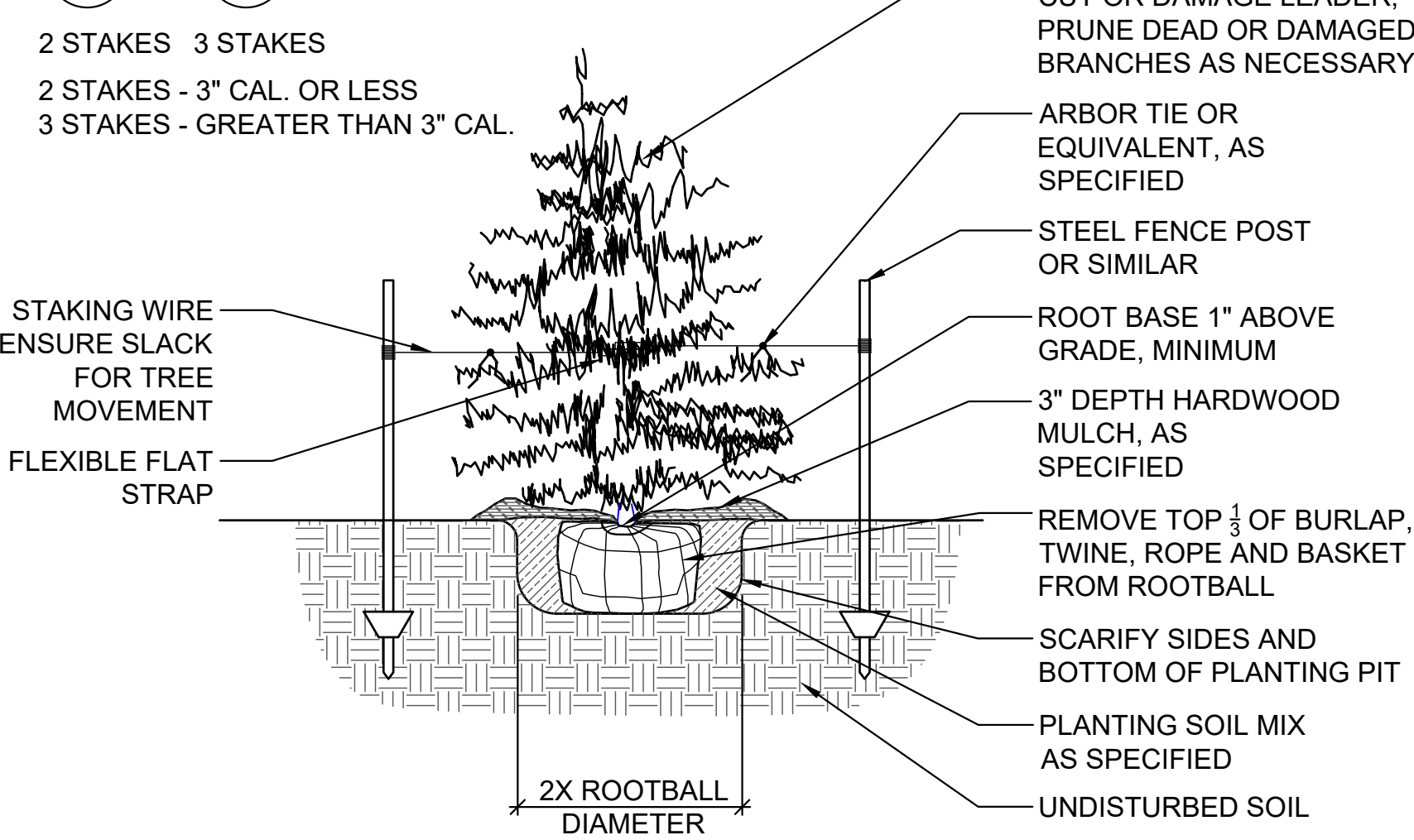
1/2" = 1'-0"

329343.02-01

**STAKING ORIENTATION**



2 STAKES 3 STAKES  
 2 STAKES - 3" CAL. OR LESS  
 3 STAKES - GREATER THAN 3" CAL.



**5 CONIFEROUS TREE PLANTING**

1/2" = 1'-0"

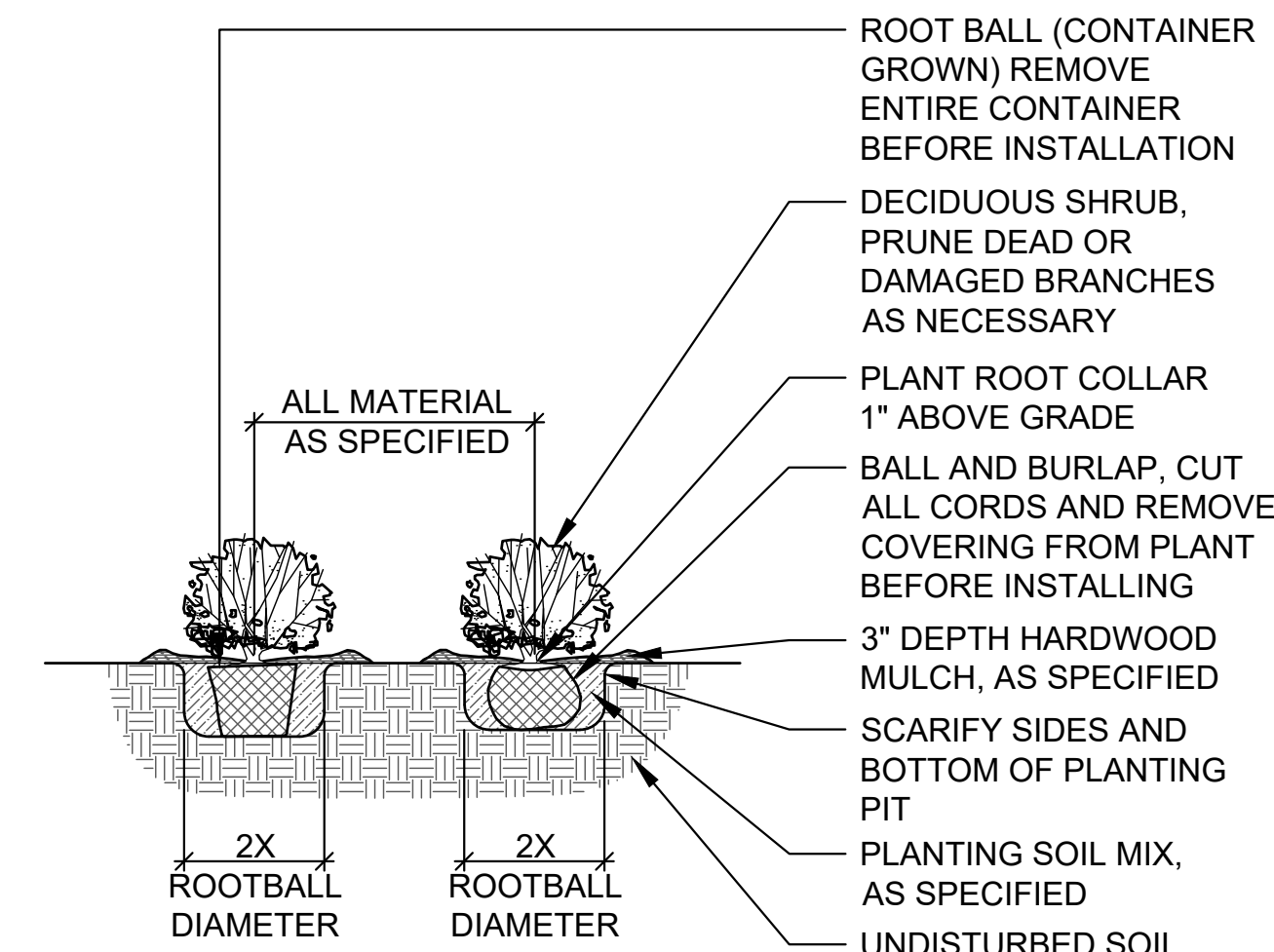
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**2 GENERAL NOTES**  
 NTS

- LANDSCAPE PLAN NOTES:**
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES, IRRIGATION PIPING AND DRAINAGE STRUCTURES BEFORE COMMENCING WORK. INFORMATION SHOWN ON PLAN IS FROM AVAILABLE INFORMATION AND ALL LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO ANY OF THE PREVIOUSLY LISTED ITEMS.
  - CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
  - CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES SHOWN PRIOR TO PLANTING. QUANTITIES PROVIDED ARE FOR CONVENIENCE ONLY AND CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND INSTALLING THE QUANTITY OF PLANT MATERIALS SHOWN ON THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL TO BE SPACED AS SHOWN, UNLESS OTHERWISE NOTED.
  - LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE STAKED OR LAID OUT IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - NO SUBSTITUTION (INCL. CULTIVARS) SHALL BE ACCEPTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
  - ALL PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION-TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSA STANDARDS.
  - ALL TREES & MULCH BEDS (UNLESS ROCK MULCH) SHALL RECEIVE 3" MIN. OF SHREDDED DARK BROWN PREMIUM HARDWOOD MULCH, AS DETAILED. ADD PREEN OR SNAPSHOT TO BEDS BEFORE & CONTINUE WATERING FROM MARCH 1 TO OCTOBER 1. IF WINTER INSTALLATION, RETURN NEXT SPRING & INSTALL PREEN/SNAPSHOT WITH NEW MULCH.
  - TREE TIES SHALL BE DEWITT 20" STRAPS FOR TREE STAKING. USE 10 GAUGE ELECTRIC WIRE. TREES AND STAKES SHALL BE STRAIGHT, PLUMB AND TAUT. TREE STAKES TO BE REMOVED WINTER OF YEAR 2 AFTER INSTALLATION.
  - CONTRACTOR SHALL THOROUGHLY WATER-IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING UNTIL SUBSTANTIAL COMPLETION. CONTRACTOR REQUIRED TO COORDINATE WATERING WITH THE OWNER AFTER SUBSTANTIAL COMPLETION.
  - ALL AREAS OF THE SITE DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS BEDS / PAVEMENT AREAS SHALL BE SODDED WITH 90% TURF-TYPE TALL FESCUE AND 10% BLUEGRASS MIX SOD.
  - ALL LANDSCAPED AND TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATED SYSTEM. THE CONTRACTOR SHALL PROVIDE A DESIGN TO COVER THE NEW LANDSCAPE AREAS WITH HEAD TO HEAD COVERAGE. ONLY RAISIBIRD OR HUNTER IRRIGATION PARTS & EQUIPMENT ARE TO BE USED. DRIP IS PERMITTED. THE DESIGN SHALL PROVIDE ALL PIPES, HEADS, VALVES, CONTROLLER, WIRE, AND SLEEVES. SLEEVES SHALL BE INSTALLED BY THE GENERAL CONTRACTOR AND COORDINATED WITH THE LANDSCAPE / IRRIGATION CONTRACTOR. 4" PVC SLEEVES RECOMMENDED. PLACE SLEEVES AND MARK CLEARLY ABOVE GROUND FOR EASE OF FINDING. COORDINATE BACKFLOW, TAP & METER WITH THE GENERAL CONTRACTOR (GC) AND THE GC'S LICENSED PLUMBER. THE IRRIGATION DESIGN / SUBMITTALS SHALL BE SUBMITTED TO THE OWNER AND OWNER'S REPRESENTATIVE & LA FOR APPROVAL PRIOR TO ORDERING OR INSTALLING ANY MATERIALS FOR THE IRRIGATION SYSTEM. GC SHALL MAKE SURE THAT THE METER & BACKFLOW ARE COVERED IN THE BID, AS THE IRRIGATION CONTRACTOR IS LIKELY TO EXCLUDE THESE ITEMS FROM THE IRRIGATION BED. COORDINATE THESE ITEMS AND SLEEVES.
  - NO TREES SHALL BE PLANTED OVER TOP OF ANY UTILITY LINES OR PIPES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO PLANTING AND ANY MODIFICATIONS TO TREE LOCATIONS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND APPROVED BY THE CITY PRIOR TO PLANTING.
  - ALL PLANT MATERIALS AND IRRIGATION SYSTEM SHALL BE GUARANTEED FOR 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION, UNLESS OTHERWISE INDICATED IN THE SPECIFICATIONS. PLANT MATERIALS WILL BE ONE TIME REPLACEMENT AND RECORDS KEPT BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.
  - CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
  - IN THE EVENT OF WORK IN OR ON THE JOV SANITARY MAIN, ANY TREES OR PLANTING PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THEREOF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
  - THIS LANDSCAPE PLAN IS DESIGNED TO BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO. THE LANDSCAPE ARCHITECT WILL COORDINATE CLOSELY WITH THE CITY OF ALBUQUERQUE, NEW MEXICO TO MAKE SURE FINAL DEVELOPMENT AND PERMIT PLANS ARE IN CONFORMANCE WITH THIS CODE.

**3 SHRUB AND PERENNIAL PLANTING**  
 1/2" = 1'-0"

329333-04



ARCHITECT OF RECORD:  
 8131 METCALF  
 SUITE 300  
 OVERLAND PARK, KS 66204  
 www.brrarch.com  
 TEL: 913-262-9095  
 FAX: 913-262-9044  
 Consultants



ENGINEER OF RECORD: CALEB FLAKE  
 1700 SWIFT STREET  
 SUITE 100  
 NORTH KANSAS CITY, MO 64116  
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Revisions

NO.	DATE	DESCRIPTION

WAQ1 - Albuquerque, NM

**WAQ1 - Albuquerque, NM**  
 7300 Meridian Pl NW  
 Albuquerque, NM 87121

Project Manager:  
 CJF  
 Checked By:  
 GMP  
 Drawn by:  
 AJD  
 Document date:  
 05/18/2020

Project No.  
 30000481 MEC# 191313-000

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Sheet Title  
 LANDSCAPE NOTES AND DETAILS

Sheet No.  
**LAND\_003**



**SITE GRADING GENERAL NOTES**

1. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
2. ALL GRADING OPERATIONS, EXCAVATION, FILL, COMPACTION TESTING, AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER.
3. NO PAVEMENTS SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE GEOTECHNICAL ENGINEER.
4. ALL FILL MATERIAL SHALL BE IN COMPLIANCE WITH THE PROJECT SPECIFICATIONS.
5. THE CONTRACTOR SHALL LEAVE ALL AREAS NOT TO RECEIVE PAVEMENT 6 INCHES BELOW THE FINISHED GRADE, TO ALLOW FOR TOPSOIL. SEE LANDSCAPE FOR ADDITIONAL REQUIREMENTS.
6. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
7. ALL ADA PARKING STALLS AND ACCESS AISLES, SHALL HAVE LESS THEN 2% IN ANY DIRECTION
8. ALL SIDEWALKS SHALL HAVE A CROSS SLOPE OF 1.5%. (2.0% MAX)
9. ALL BUILDING ENTRANCES SHALL HAVE A MINIMUM 5' LANDING WITH 1.5% SLOPE AWAY FROM THE BUILDING (2% MAX).

**DRAINAGE PLAN**

THE FOLLOWING ITEMS CONCERNING THE LOT 11 & LOT 12 MERIDIAN BUSINESS PARK GRADING AND DRAINAGE PLAN ARE CONTAINED BELOW:

1. VICINITY MAP
2. GRADING PLAN
3. CALCULATIONS

THE PROPOSED IMPROVEMENTS, AS SHOWN BY THE VICINITY MAP, ARE LOCATED ON THE SOUTH SIDE OF MERIDIAN PLACE NW, ON THE WEST SIDE OF AIRPORT DRIVE NW AND ON THE NORTH SIDE OF BLUEWATER ROAD NW. THE SITE IS UNDEVELOPED AND SLOPES FROM NORTH TO SOUTH AT AN APPROXIMATE SLOPE OF 0.5%. THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE ACCORDING TO EFFECTIVE MAPPING FROM F.E.M.A.

THE MASTER DRAINAGE PLAN FOR THIS SUBDIVISION WAS PREPARED BY EASTERLING AND ASSOCIATES. THIS PLAN ESTABLISHED A MAXIMUM SITE DISCHARGE RATE OF 0.10 CFS/ACRE AND REQUIRES TEMPORARY DIVERSION DITCHES AND PONDS TO CONTROL THE RUNOFF GENERATED FROM EACH LOT.

THE SITE IS BOUNDED ON THREE (3) SIDES BY PUBLIC RIGHT-OF-WAY, AND ON THE FOURTH SIDE BY PREVIOUSLY DEVELOPED SITES (INCLUDING LOT 13, FOR WHICH THE PARKING LOT IMPROVEMENTS ARE BEING DEVELOPED). THEREFORE, OFF-SITE FLOWS ARE NOT CONSIDERED SIGNIFICANT.

THE GRADING PLAN SHOWS:

1. THE EXISTING AND PROPOSED GRADES, INDICATED BY CONTOURS AT 0.5' INTERVALS (REFERENCE GENERAL NOTE ON THIS SHEET REGARDING STATE OF SURVEY AT THE TIME OF SUBMITTAL).
2. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
3. THE LIMIT AND CHARACTER OF EXISTING IMPROVEMENTS, AND
4. THE LIMIT AND CHARACTER OF PROPOSED IMPROVEMENTS.

THE PROPOSED IMPROVEMENTS CONSIST OF PARKING AND ASSOCIATED LANDSCAPING ON LOTS 11 & 12 AS WELL AS TENANT IMPROVEMENTS TO LOT 13 (INCLUDING CANOPIES ON THE NORTH AND SOUTH SIDE OF THE EXISTING BUILDING). THE RUNOFF FROM LOTS 11 & 12 INTO THE NORTHERN AND SOUTHERN PONDS. THE NORTHERN PONDS ARE DIVIDED INTO SUB-PONDS (N-1, N-2, N-3, N-4 & N-5) AND THE SOUTHERN PONDS ARE DIVIDED INTO SUB-PONDS (S-1, S-2, S-3 & S-4). EACH POND IS LOCATED WITHIN DEPRESSED ISLANDS WITHIN THE PARKING AREAS, AND WILL EVENTUALLY DISCHARGE INTO PUBLIC STORM SEWERS ALONG MERIDIAN PLACE NW (NORTHERN PONDS) AND BLUEWATER ROAD NW (SOUTHERN PONDS). THE RESPECTIVE RATES OF DISCHARGE FOR THE ACCUMULATED NORTHERN AND SOUTHERN PONDS ARE 0.26 AND 0.26 (BOTH OF WHICH ARE LESS THAN THE 0.1 CFS/ACRE REQUIREMENT PER THE MASTER PLAN).

THE CALCULATIONS ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 6-HOUR, 100 YEAR RAINFALL EVENT. PER DISCUSSIONS WITH CITY, THE ANALYSIS IS IN ACCORDANCE WITH CHAPTER 6-"DRAINAGE, FLOOD CONTROL, AND EROSION CONTROL" DEVELOPMENT PROCESS MANUAL, AS SHOWN BY THESE CALCULATIONS. THE RATE AND VOLUME OF RUNOFF WILL INCREASE BUT THE POND(S) WITH CONTROLLED OUTLETS WILL MITIGATE THE INCREASE. THIS PLAN IS IN CONFORMANCE WITH THE MASTER DRAINAGE PLAN.

**CALCULATIONS**

PRECIPITATION ZONE 1

TOTAL SITE AREA (NORTHERN) = 2.65 ACRES, TOTAL SITE AREA (SOUTHERN) = 2.76 ACRES

**NORTHERN BASIN** AREA = 2.65 ACRES

EXISTING CONDITIONS

LAND TREATMENT A = 100%  
 EQN 6.1:  $E = [(0.93^0.46) + (2.24^2.19)] / 2.85 = 2.01$  INCHES  
 EQN 6.2:  $V_{360} = (0.55^2.65) / 12 = 0.122$  ACRE FEET  
 EQN 6.6:  $Q_p = (1.54^2.65) = 4.08$  CFS

PROPOSED CONDITIONS

LAND TREATMENT B = 82.8% (2.19 ACRES), D = 17.2% (0.46 ACRES)  
 EQN 6.1:  $E = [(0.93^0.46) + (2.24^2.19)] / 2.85 = 2.01$  INCHES  
 EQN 6.2:  $V_{360} = (2.01^2.65) / 12 = 0.444$  ACRE FEET  
 EQN 6.6:  $Q_p = (2.16^0.46) + (4.12^2.19) = 10.02$  CFS

INCREASE IN VOLUME OF RUNOFF = 0.322 ACRE FEET

INCREASE IN RATE OF RUNOFF = 5.94 CFS

**POND VOLUME (NORTHERN BASINS)**

$T_c = 0.2$  HR,  $A_d = 2.43$  ACRES,  $A_t = 2.65$  ACRES,  $0.25(A_d/A_t) = 0.229$  HR  
 $T_b = 2.107^E(A_t/Q_p) - 0.25(A_d/A_t) = 0.891$  HR  
 $T_p = (0.7^T_c) + ((1.6 - (A_d/A_t)) / 12) = 0.197$  HR  
 $V_{required} = 19,776$  CF

**POND VOLUME AND DISCHARGES**

POND 1 VOLUME = 1,625.86 CF, 0.76" ORIFICE (AREA = 0.0032 SF), OUTFLOW = 0.6 (0.0032) [SQ(2^32.2^3.23)] = 0.0273 CFS  
 POND 2 VOLUME = 1,949.61 CF, 0.76" ORIFICE (AREA = 0.0032 SF), OUTFLOW = 0.6 (0.0032) [SQ(2^32.2^3.24)] = 0.0285 CFS  
 POND 3 VOLUME = 781.41 CF, 0.76" ORIFICE (AREA = 0.0032 SF), OUTFLOW = 0.6 (0.0032) [SQ(2^32.2^3.23)] = 0.0251 CFS  
 POND 4 VOLUME = 669.16 CF, 0.76" ORIFICE (AREA = 0.0032 SF), OUTFLOW = 0.6 (0.0032) [SQ(2^32.2^3.16)] = 0.0270 CFS  
 POND 5 VOLUME = 781.41 CF, 0.76" ORIFICE (AREA = 0.0032 SF), OUTFLOW = 0.6 (0.0032) [SQ(2^32.2^2.69)] = 0.0249 CFS  
 POND 6 VOLUME = 703.18 CF, 0.76" ORIFICE (AREA = 0.0032 SF), OUTFLOW = 0.6 (0.0032) [SQ(2^32.2^2.74)] = 0.0251 CFS  
 POND 7 VOLUME = 1,922.90 CF, 0.76" ORIFICE (AREA = 0.0032 SF), OUTFLOW = 0.6 (0.0032) [SQ(2^32.2^3.06)] = 0.0285 CFS  
 POND 14 VOLUME = 4,168.10 CF, 0.76" ORIFICE (AREA = 0.0032 SF), OUTFLOW = 0.6 (0.0032) [SQ(2^32.2^3.23)] = 0.0272 CFS  
 POND 15 VOLUME = 1,859.59 CF, 0.76" ORIFICE (AREA = 0.0032 SF), OUTFLOW = 0.6 (0.0032) [SQ(2^32.2^3.26)] = 0.0233 CFS  
 POND 16 VOLUME = 984.03 CF, 0.76" ORIFICE (AREA = 0.0032 SF), OUTFLOW = 0.6 (0.0032) [SQ(2^32.2^2.55)] = 0.0242 CFS

TOTAL OUTFLOW = 0.2561 CFS, ALLOWABLE OUTFLOW = 2.65^0.1 = 0.265 CFS

**SOUTHERN BASIN** AREA = 2.76 ACRES

EXISTING CONDITIONS

LAND TREATMENT A = 100%  
 EQN 6.1:  $E = [(0.55^2.76)] / 2.85 = 0.55$  INCHES  
 EQN 6.2:  $V_{360} = (0.55^2.76) / 12 = 0.127$  ACRE FEET  
 EQN 6.6:  $Q_p = (1.54^2.76) = 4.25$  CFS

PROPOSED CONDITIONS

LAND TREATMENT B = 82.8% (2.29 ACRES), D = 17.2% (0.47 ACRES)  
 EQN 6.1:  $E = [(0.93^0.47) + (2.24^2.29)] / 2.76 = 2.02$  INCHES  
 EQN 6.2:  $V_{360} = (2.02^2.65) / 12 = 0.465$  ACRE FEET  
 EQN 6.6:  $Q_p = (2.16^0.47) + (4.12^2.29) = 10.45$  CFS

INCREASE IN VOLUME OF RUNOFF = 0.338 ACRE FEET

INCREASE IN RATE OF RUNOFF = 6.20 CFS

**POND VOLUME (SOUTHERN BASINS)**

$T_c = 0.2$  HR,  $A_d = 2.53$  ACRES,  $A_t = 2.76$  ACRES,  $0.25(A_d/A_t) = 0.229$  HR  
 $T_b = 2.107^E(A_t/Q_p) - 0.25(A_d/A_t) = 0.895$  HR  
 $T_p = (0.7^T_c) + ((1.6 - (A_d/A_t)) / 12) = 0.197$  HR  
 $V_{required} = 20,700$  CF

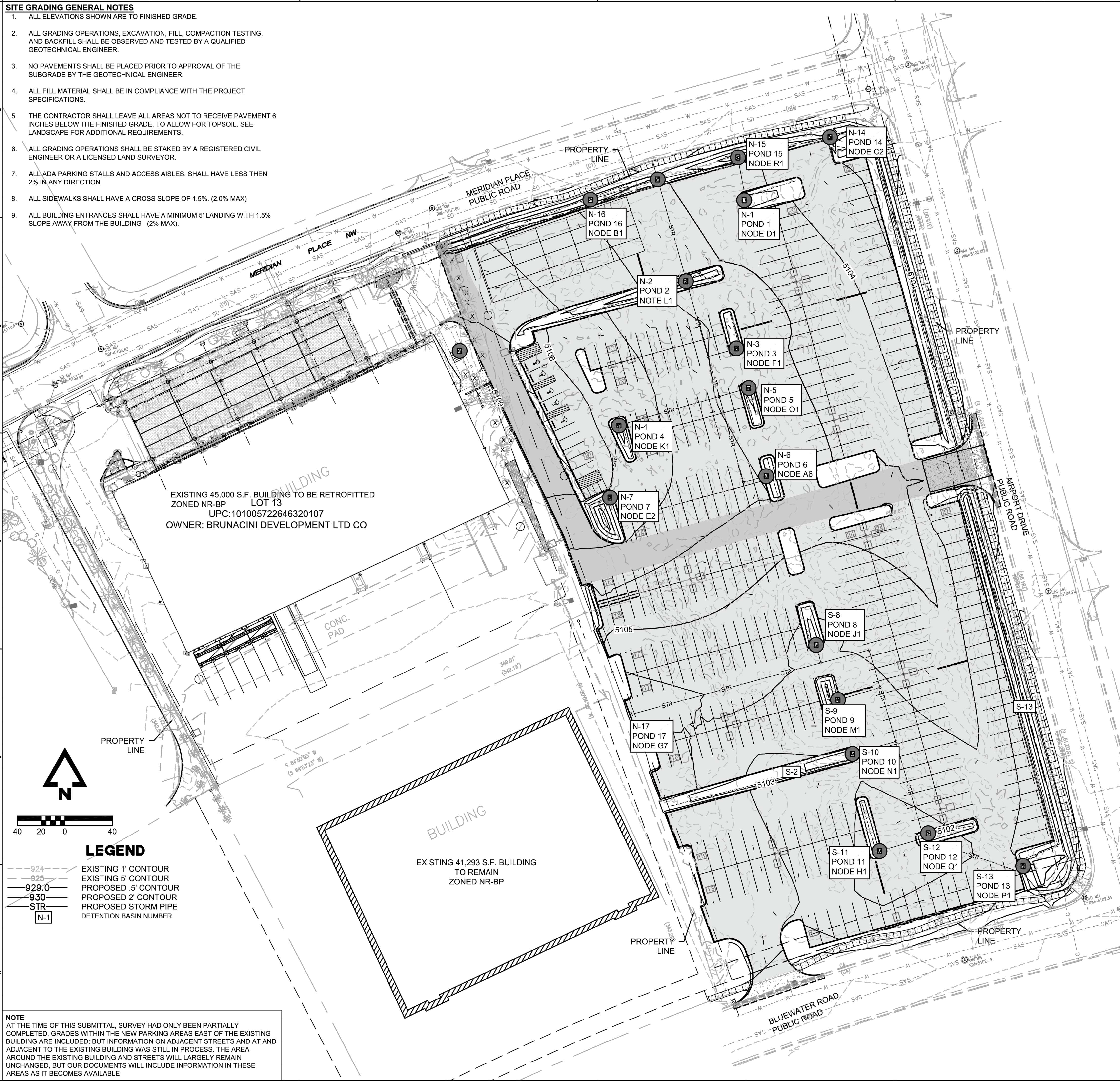
**POND VOLUME AND DISCHARGES**

POND 8 VOLUME = 1,349.41 CF, 0.95" ORIFICE (AREA = 0.0049 SF), OUTFLOW = 0.6 (0.0049) [SQ(2^32.2^3.42)] = 0.0438 CFS  
 POND 9 VOLUME = 1,165.88 CF, 0.95" ORIFICE (AREA = 0.0049 SF), OUTFLOW = 0.6 (0.0049) [SQ(2^32.2^3.92)] = 0.0469 CFS  
 POND 10 VOLUME = 2,523.74 CF, 0.95" ORIFICE (AREA = 0.0049 SF), OUTFLOW = 0.6 (0.0049) [SQ(2^32.2^2.47)] = 0.0372 CFS  
 POND 11 VOLUME = 4,365.76 CF, 0.95" ORIFICE (AREA = 0.0049 SF), OUTFLOW = 0.6 (0.0049) [SQ(2^32.2^2.90)] = 0.0404 CFS  
 POND 12 VOLUME = 4,470.03 CF, 0.95" ORIFICE (AREA = 0.0049 SF), OUTFLOW = 0.6 (0.0049) [SQ(2^32.2^2.87)] = 0.0402 CFS  
 POND 13 VOLUME = 9,658.37 CF, 0.72" ORIFICE (AREA = 0.0028 SF), OUTFLOW = 0.6 (0.0028) [SQ(2^32.2^4.52)] = 0.0289 CFS  
 POND 17 VOLUME = 1,860.71 CF, 0.95" ORIFICE (AREA = 0.0049 SF), OUTFLOW = 0.6 (0.0049) [SQ(2^32.2^2.57)] = 0.0380 CFS

TOTAL OUTFLOW = 0.2755 CFS, ALLOWABLE OUTFLOW = 2.76^0.1 = 0.276 CFS

**TOTAL VOLUME**

TOTAL VOLUME PROVIDED (NORTH AND SOUTH BASINS) = 40,596.10 CF  
 TOTAL VOLUME REQUIRED (NORTH AND SOUTH BASINS) = 40,446.00 CF



EXISTING 45,000 S.F. BUILDING TO BE RETROFITTED  
 ZONED NR-BP LOT 13  
 UPC:101005722646320107  
 OWNER: BRUNACINI DEVELOPMENT LTD CO

EXISTING 41,293 S.F. BUILDING  
 TO REMAIN  
 ZONED NR-BP

**LEGEND**

- 924- EXISTING 1' CONTOUR
- 925- EXISTING 5' CONTOUR
- 929.0- PROPOSED .5' CONTOUR
- 930- PROPOSED 2' CONTOUR
- STR- PROPOSED STORM PIPE
- [N-1] DETENTION BASIN NUMBER

**NOTE**  
 AT THE TIME OF THIS SUBMITTAL, SURVEY HAD ONLY BEEN PARTIALLY COMPLETED. GRADES WITHIN THE NEW PARKING AREAS EAST OF THE EXISTING BUILDING ARE INCLUDED, BUT INFORMATION ON ADJACENT STREETS AND AT ADJACENT TO THE EXISTING BUILDING WAS STILL IN PROCESS. THE AREA AROUND THE EXISTING BUILDING AND STREETS WILL LARGELY REMAIN UNCHANGED, BUT OUR DOCUMENTS WILL INCLUDE INFORMATION IN THESE AREAS AS IT BECOMES AVAILABLE



8131 METCALF  
 SUITE 306  
 OVERLAND PARK, KS 66204  
 www.brrarch.com  
 TEL: 913-262-9095  
 FAX: 913-262-9044  
 Consultants



ENGINEER OF RECORD: CALEB FLAKE  
 1700 SWIFT STREET  
 SUITE 100  
 NORTH KANSAS CITY, MO 64116  
 www.mccresults.com  
 TEL: 816-756-0444  
 FAX: 816-756-1763  
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Revisions

NO.	DATE	DESCRIPTION

WAQ1 - Albuquerque, NM

**WAQ1 - Albuquerque, NM**  
 7300 Meridian Pl NW  
 Albuquerque, NM 87121

Project Manager:  
 C/JF  
 Checked By:  
 M/E  
 Drawn by:  
 ELM  
 Document date:  
 08/18/2020

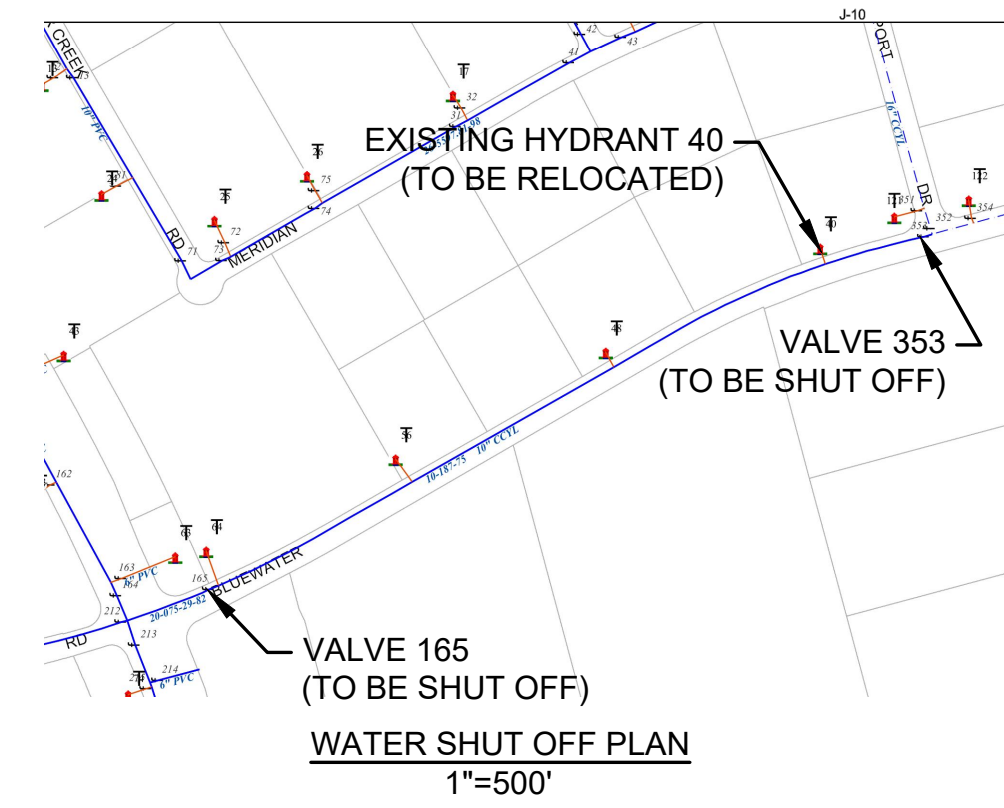
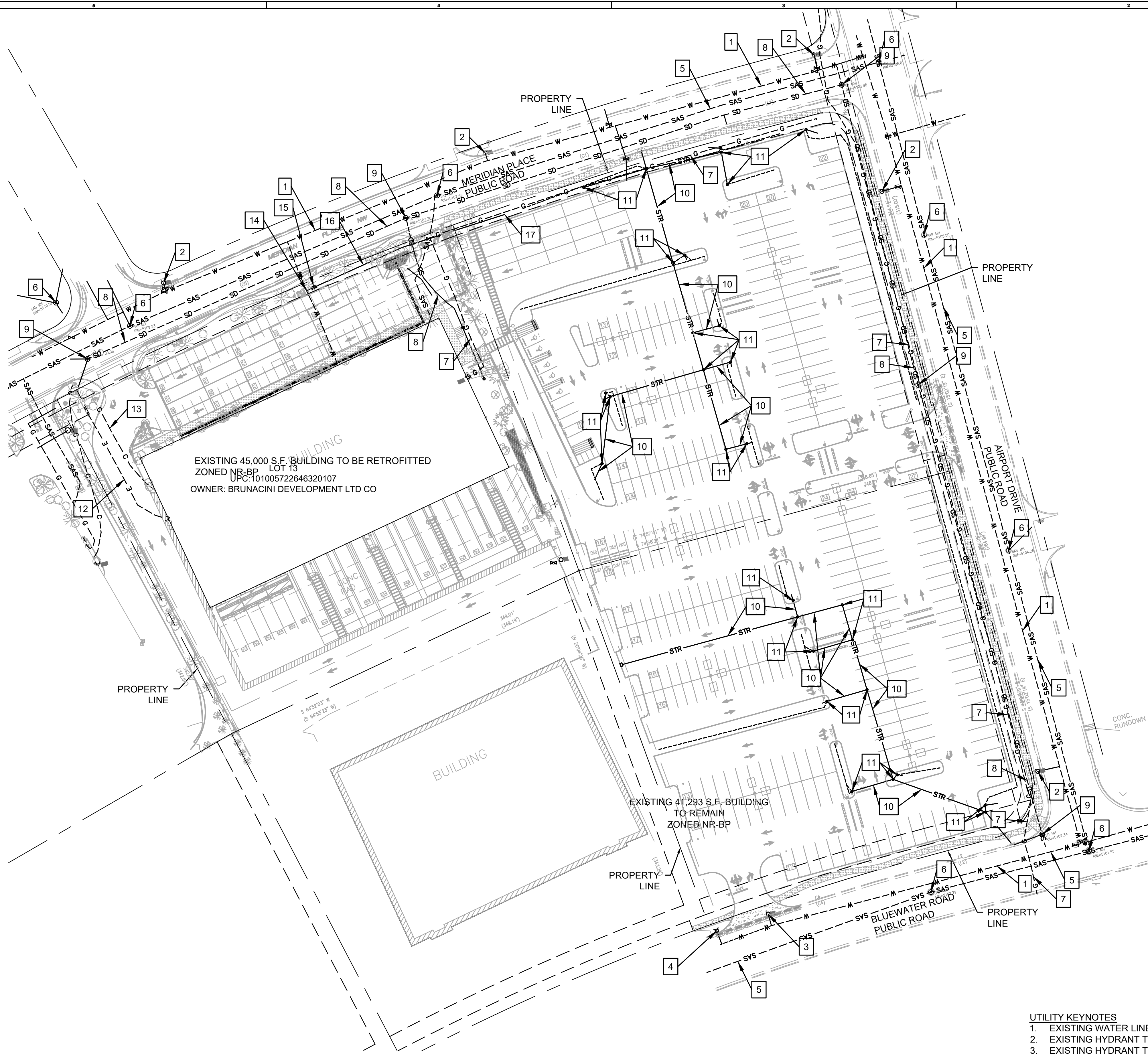
Project No.  
 30000481 MEC# 191313-000

Professional Seal

Sheet Title  
 STORM SEWER CALC SHEET

Sheet No.





**UTILITY GENERAL NOTES**

1. PRIOR TO BEGINNING CONSTRUCTION, LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY CONTACTING THE PROPER UTILITY COMPANY PROVIDING SERVICE, BY CONTACTING THE LOCAL ONE-CALL SERVICE OR BY CALLING 811.
2. UTILITY CONTRACTOR SHALL PROVIDE 2'x 2'x 8" THICK CONCRETE APRON AT ALL CLEANOUTS OUTSIDE OF BUILDING.
3. UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
4. ELECTRICAL SERVICE FROM PAD MOUNTED TRANSFORMER TO THE BUILDING SHALL BE RUN UNDERGROUND. ASSOCIATED COST BY UTILITY CONTRACTOR. ALL SITE ELECTRICAL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF ELECTRICAL COMPANY'S STANDARDS.
5. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
6. ALL WATER AND SANITARY SEWER LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS.
7. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS AND THE SPECIFICATIONS.
8. UTILITY CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER UTILITIES SHOWN HEREON PRIOR TO INSTALLATION.
9. ALL WORK SHOWN ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS.
10. REFER TO PLUMBING SHEETS FOR LOCATION OF SEWER AND DOMESTIC WATER CONNECTIONS.
11. CONNECTION TO THE GAS MAIN AND INSTALLATION OF THE GAS METER SHALL BE DONE BY THE GAS SERVICE PROVIDER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION.
12. CONNECTION TO THE EXISTING WATER MAIN SHALL BE DONE BY THE CITY WATER DEPARTMENT. CONTRACTOR SHALL CONTACT THE CITY TO COORDINATE AND SCHEDULE THE CONNECTIONS.

**UTILITY KEYNOTES**

1. EXISTING WATER LINE TO REMAIN
2. EXISTING HYDRANT TO REMAIN
3. EXISTING HYDRANT TO BE RELOCATED
4. PROPOSED HYDRANT LOCATION
5. EXISTING SANITARY LINE TO REMAIN
6. EXISTING SANITARY MANHOLE TO REMAIN
7. EXISTING GAS LINE TO REMAIN
8. EXISTING STORM LINE TO REMAIN
9. EXISTING STORM STRUCTURE TO REMAIN
10. PROPOSED STORM LINE
11. PROPOSED STORM STRUCTURE
12. EXISTING ELECTRICAL LINE TO REMAIN
13. EXISTING COMMUNICATION LINE TO REMAIN
14. CONNECT NEW IRRIGATION LINE TO EXISTING IRRIGATION LINE SOUTH OF WATER METER.
15. INSTALL BACK FLOW PREVENTER
16. INSTALL NEW IRRIGATION LINE.
17. INSTALL TEMPORARY CAP. (IRRIGATION CONTRACTOR TO DESIGN AND INSTALL IRRIGATION BY SEPARATE PLANS.)

**LEGEND**

- W — APPROX. LOCATION EXISTING WATER MAIN
- FP — APPROX. LOCATION EXISTING FIRE PROTECTION LINE
- DW — APPROX. LOCATION EXISTING DOMESTIC WATER LINE
- STR — APPROX. LOCATION EXISTING STORM SEWER
- STR — PROPOSED STORM SEWER
- SAN — APPROX. LOCATION EXISTING SANITARY SEWER
- TEL — APPROX. TELEPHONE LINE



ARCHITECT OF RECORD:  
 8131 METCALF  
 SUITE 300  
 OVERLAND PARK, KS 66204  
 www.brrarch.com  
 TEL: 913-262-9095  
 FAX: 913-262-9044



ENGINEER OF RECORD: CALEB FLAKE  
 1700 SWIFT STREET  
 SUITE 100  
 NORTH KANSAS CITY, MO 64116  
 www.mccresults.com  
 TEL: 816-756-0444  
 FAX: 816-756-1763

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**Revisions**

NO.	DATE	DESCRIPTION

WAQ1 - Albuquerque, NM

**WAQ1 - Albuquerque, NM**  
 7300 Meridian Pl NW  
 Albuquerque, NM 87121

Project Manager:  
 CJF  
 Checked By:  
 MVE  
 Drawn by:  
 ELM  
 Document date:  
 08/18/2020

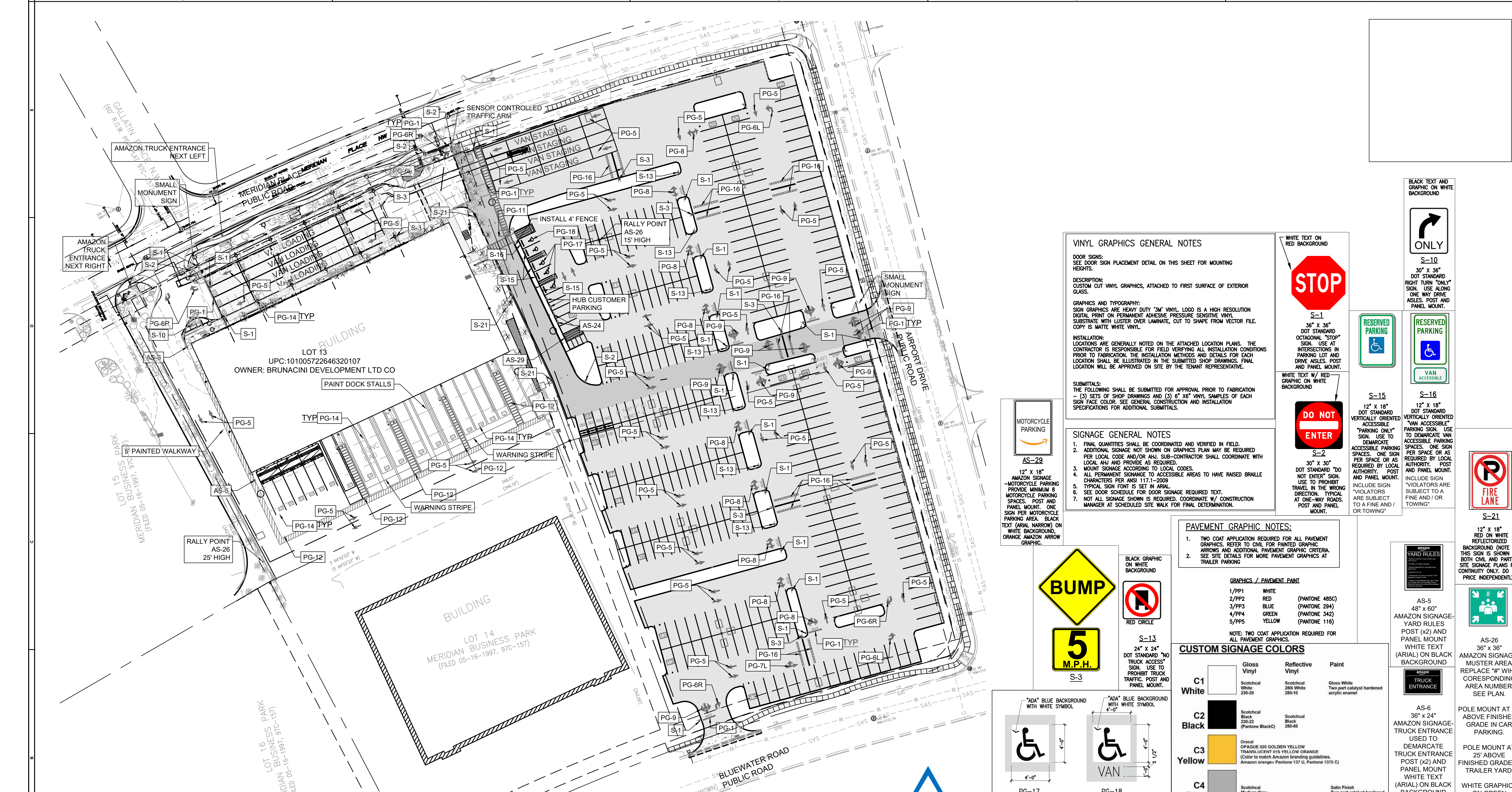
Project No.  
 30000481 MEC# 191313-000

Professional Seal

Sheet Title  
 UTILITY PLAN

Sheet No.  
**UTL\_005**





NOTE: ALL "S" SIGNS ARE TO BE PER MUTCD STANDARDS.

**VINYL GRAPHICS GENERAL NOTES**

DOOR SIGNS:  
SEE DOOR SIGN PLACEMENT DETAIL ON THIS SHEET FOR MOUNTING HEIGHTS.  
DESCRIPTION:  
CUSTOM CUT VINYL GRAPHICS, ATTACHED TO FIRST SURFACE OF EXTERIOR GLASS.  
GRAPHICS AND TYPOGRAPHY:  
SIGN GRAPHICS ARE HEAVY DUTY 1/4" VINYL. LOGO IS A HIGH RESOLUTION DIGITAL PRINT ON PERMANENT ADHESIVE, PRESSURE SENSITIVE VINYL. SUBSTRATE WITH LUSTER OVER LAMINATE, CUT TO SHAPE FROM VECTOR FILE. COPY IS WHITE WHITE VINYL.  
INSTALLATION:  
LOCATIONS ARE GENERALLY NOTED ON THE ATTACHED LOCATION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL INSTALLATION CONDITIONS PRIOR TO FABRICATION. THE INSTALLATION METHODS AND DETAILS FOR EACH LOCATION SHALL BE ILLUSTRATED IN THE SUBMITTED SHOP DRAWINGS. FINAL LOCATION WILL BE APPROVED ON SITE BY THE TENANT REPRESENTATIVE.

SUBMITTALS:  
THE FOLLOWING SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION - (3) SETS OF SHOP DRAWINGS AND (3) 6" X 6" VINYL SAMPLES OF EACH SIGN FACE COLOR. SEE GENERAL CONSTRUCTION AND INSTALLATION SPECIFICATIONS FOR ADDITIONAL SUBMITTALS.

**SIGNAGE GENERAL NOTES**

1. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.  
2. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR A.H.J. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL A.H.J. AND PROVIDE AS REQUIRED.  
3. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.  
4. ALL PERMANENT SIGNAGE TO ACCESSIBLE AREAS TO HAVE RAISED BRAILLE CHARACTERS PER ANSI 117.1-2009  
5. TYPICAL SIGN FONT IS SET IN ARIAL.  
6. SEE DOOR SCHEDULE FOR DOOR SIGNAGE REQUIRED TEXT.  
7. NOT ALL SIGNAGE SHOWN IS REQUIRED. COORDINATE W/ CONSTRUCTION MANAGER AT SCHEDULED SITE WALK FOR FINAL DETERMINATION.

**PAVEMENT GRAPHIC NOTES:**

1. TWO COAT APPLICATION REQUIRED FOR ALL PAVEMENT GRAPHICS. REFER TO CIVIL FOR PAINTED GRAPHIC ARROWS AND ADDITIONAL PAVEMENT GRAPHIC CRITERIA. SEE SITE DETAILS FOR MORE PAVEMENT GRAPHICS AT TRAILER PARKING

**GRAPHICS / PAVEMENT PAINT**

1/PP1	WHITE	(PANTONE 485C)
2/PP2	RED	(PANTONE 294)
3/PP3	BLUE	(PANTONE 342)
4/PP4	GREEN	(PANTONE 116)
5/PP5	YELLOW	

NOTE: TWO COAT APPLICATION REQUIRED FOR ALL PAVEMENT GRAPHICS.

**CUSTOM SIGNAGE COLORS**

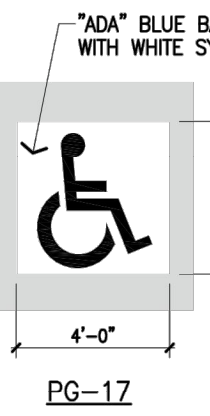
	Gloss Vinyl	Reflective Vinyl	Paint
<b>C1 White</b>	Scotchcal White 230-20	Scotchcal 280 White 280-10	Glass White Two part catalyst hardened acrylic enamel
<b>C2 Black</b>	Scotchcal Black 230-25 (Pantone Black)	Scotchcal Black 280-05	
<b>C3 Yellow</b>	Oracal GRAFQUE 003 GOLDEN YELLOW	Scotchcal TRANSLUCENT 015 YELLOW ORANGE (Color to match Amazon branding guidelines. Amazon orange: Pantone 137 U, Pantone 1375 C)	
<b>C4 Gray</b>	Scotchcal Medium Gray 230-31		Satin Finish Two part catalyst hardened acrylic enamel
<b>C5 Red</b>	Scotchcal Red 230-33 (Pantone 485C2X)	Scotchcal Red 280-72	
<b>C6 Blue</b>	Scotchcal Cobalt Blue (Pantone 288C)	Scotchcal Blue 230-75	



AS-29  
12" X 18" AMAZON SIGNAGE - MOTORCYCLE PARKING. PROVIDE MINIMUM 8 MOTORCYCLE PARKING SPACES. POST AND PANEL MOUNT. ONE SIGN PER MOTORCYCLE PARKING AREA. BLACK TEXT (ARIAL, NARROW) ON WHITE BACKGROUND. ORANGE AMAZON ARROW GRAPHIC.



S-13  
24" X 24" DOT STANDARD "NO TRUCK ACCESS" SIGN. USE TO PROHIBIT TRUCK TRAFFIC. POST AND PANEL MOUNT.

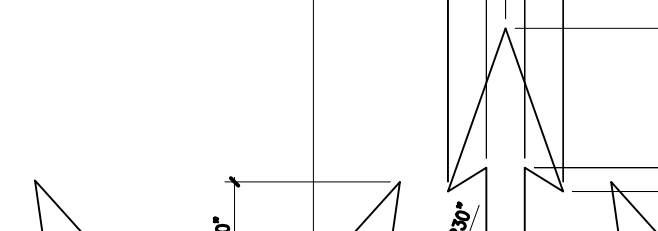


PG-17  
4'-0" X 4'-0" PAVEMENT GRAPHICS - STANDARD ACCESSIBLE PARKING SPACES. USE AR ALL ACCESSIBLE PARKING SPACES. GRAPHICS: WHITE SYMBOL WITH BLUE BACKGROUND (BLACK INDICATES ASPHALT).



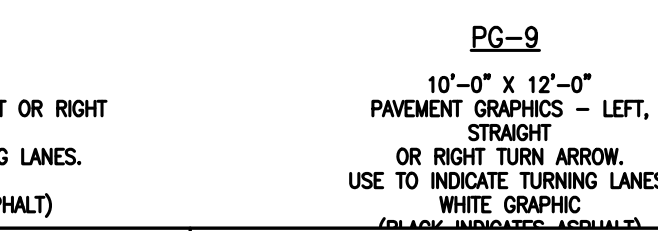
PG-18  
4'-0" X 5'-5 1/2" PAVEMENT GRAPHICS - VAN ACCESSIBLE PARKING SPACE. USE AT ALL VAN ACCESSIBLE PARKING SPACES. GRAPHICS: WHITE SYMBOL WITH BLUE BACKGROUND, AND WHITE TEXT (BLACK INDICATES ASPHALT).

**TRUCK ENTRANCE**



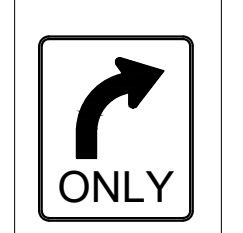
AS-6  
36" X 24" AMAZON SIGNAGE - TRUCK ENTRANCE. USED TO DEMARKATE TRUCK ENTRANCE POST (X2) AND PANEL MOUNT. WHITE TEXT (ARIAL) ON BLACK BACKGROUND.

**VISITOR PARKING**

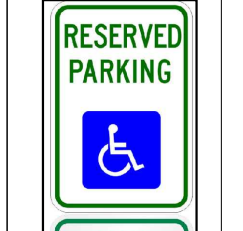


AS-24  
12" X 18" AMAZON SIGNAGE - CUSTOMER PARKING ONLY. PROVIDE MINIMUM 10 CUSTOMER PARKING SPACES NEAR THE MAIN ENTRY. POST AND PANEL MOUNT. ONE SIGN PER PARKING SPACE. BLACK TEXT (ARIAL, NARROW) ON WHITE BACKGROUND, ORANGE AMAZON ARROW GRAPHIC.

**BLACK TEXT AND GRAPHIC ON WHITE BACKGROUND**



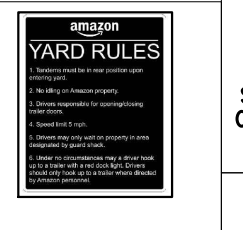
S-10  
30" X 36" DOT STANDARD RIGHT TURN "ONLY" SIGN. USE ALONG ONE WAY DRIVE ASLES. POST AND PANEL MOUNT.



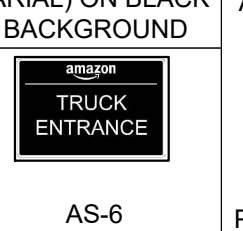
S-15  
12" X 18" DOT STANDARD VERTICALLY ORIENTED "PARKING ONLY" SIGN. USE TO DEMARKATE ACCESSIBLE PARKING SPACES. ONE SIGN PER SPACE OR AS REQUIRED BY LOCAL AUTHORITY. POST AND PANEL MOUNT.



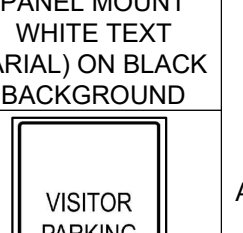
S-16  
12" X 18" DOT STANDARD VERTICALLY ORIENTED "VAN ACCESSIBLE" PARKING SIGN. USE TO DEMARKATE VAN ACCESSIBLE PARKING SPACES. ONE SIGN PER SPACE OR AS REQUIRED BY LOCAL AUTHORITY. POST AND PANEL MOUNT. INCLUDE SIGN "VIOLATORS ARE SUBJECT TO A FINE AND / OR TOWING"



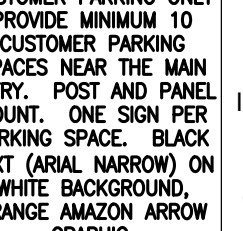
S-21  
12" X 18" RED ON WHITE REFLECTORIZED BACKGROUND (NOTE - THIS SIGN IS SHOWN ON BOTH CIVIL AND PARTIAL SITE SIGNAGE PLANS FOR CONTINUITY ONLY. DO NOT PRICE INDEPENDENTLY)



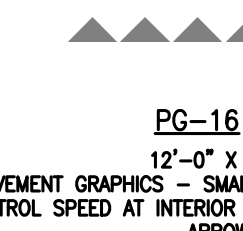
AS-5  
48" X 60" AMAZON SIGNAGE - YARD RULES. YARD RULES POST (X2) AND PANEL MOUNT. WHITE TEXT (ARIAL) ON BLACK BACKGROUND.



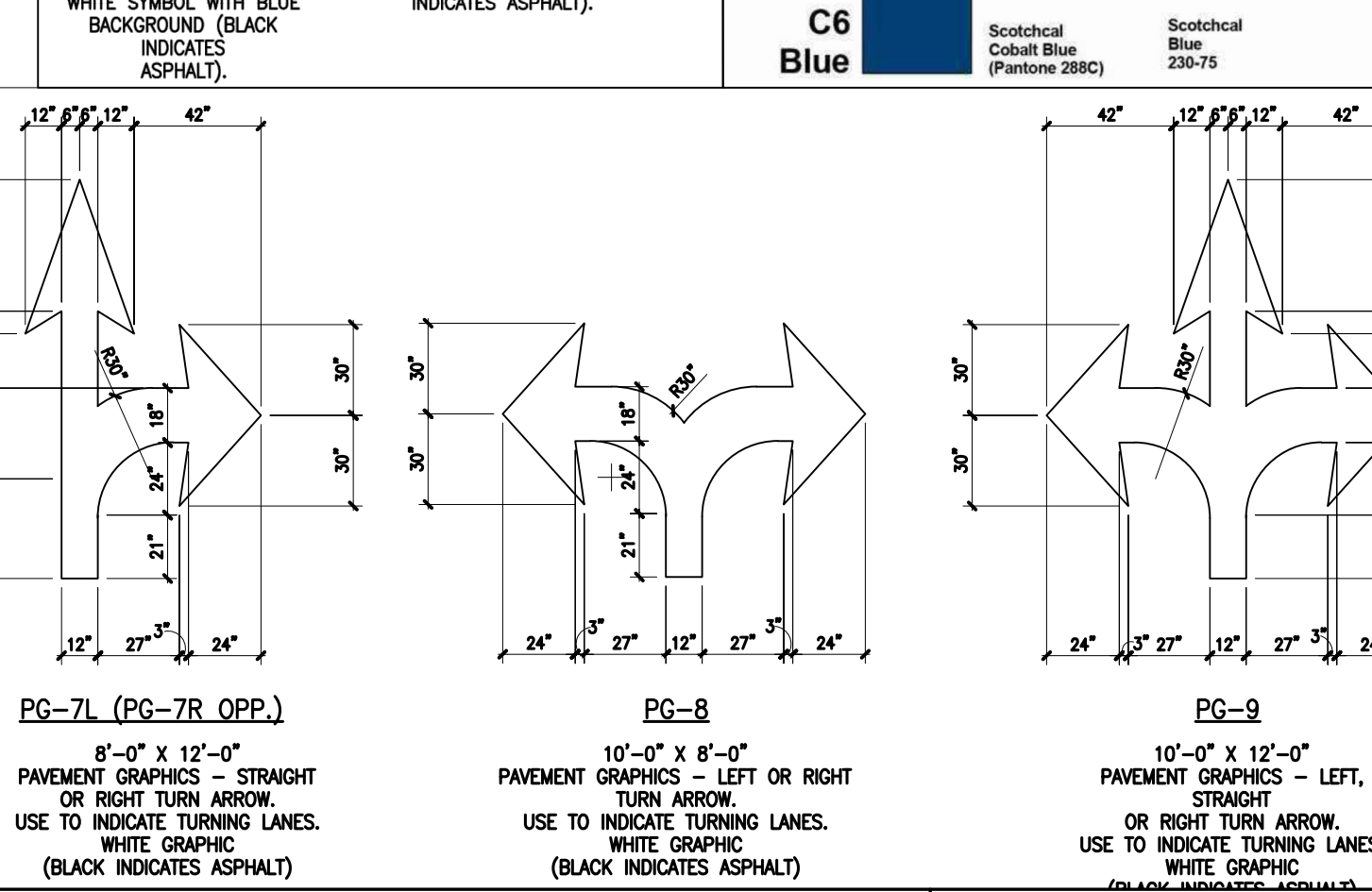
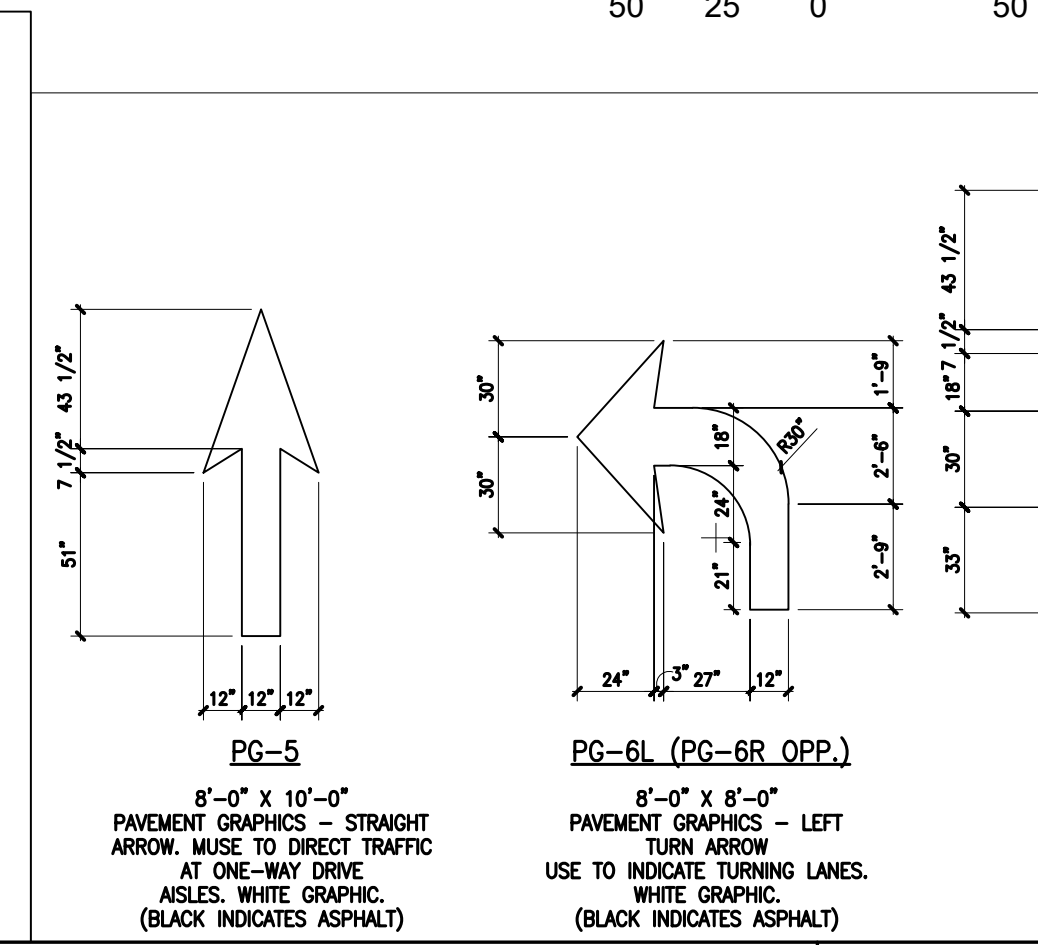
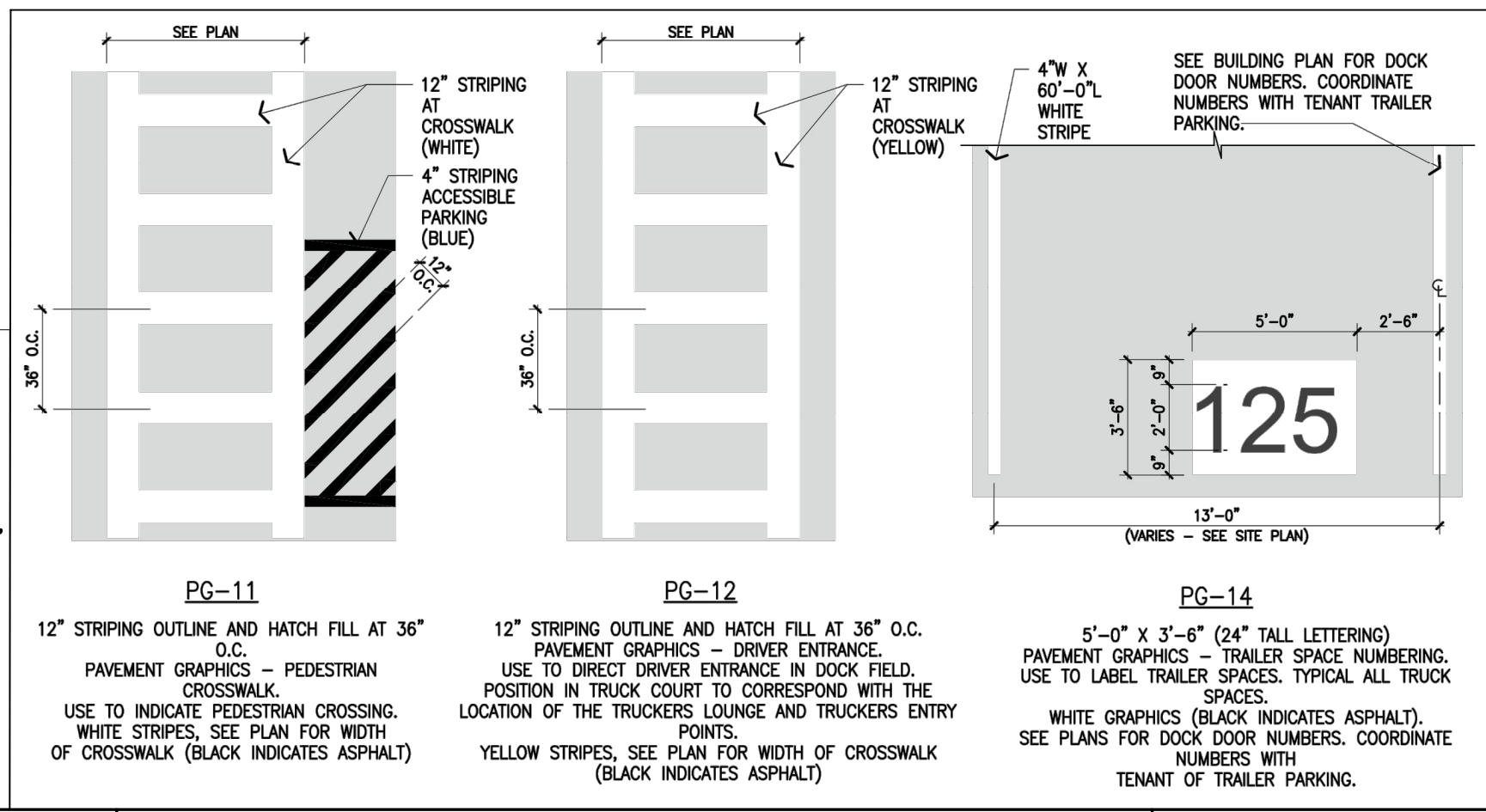
AS-6  
36" X 24" AMAZON SIGNAGE - TRUCK ENTRANCE. USED TO DEMARKATE TRUCK ENTRANCE POST (X2) AND PANEL MOUNT. WHITE TEXT (ARIAL) ON BLACK BACKGROUND.



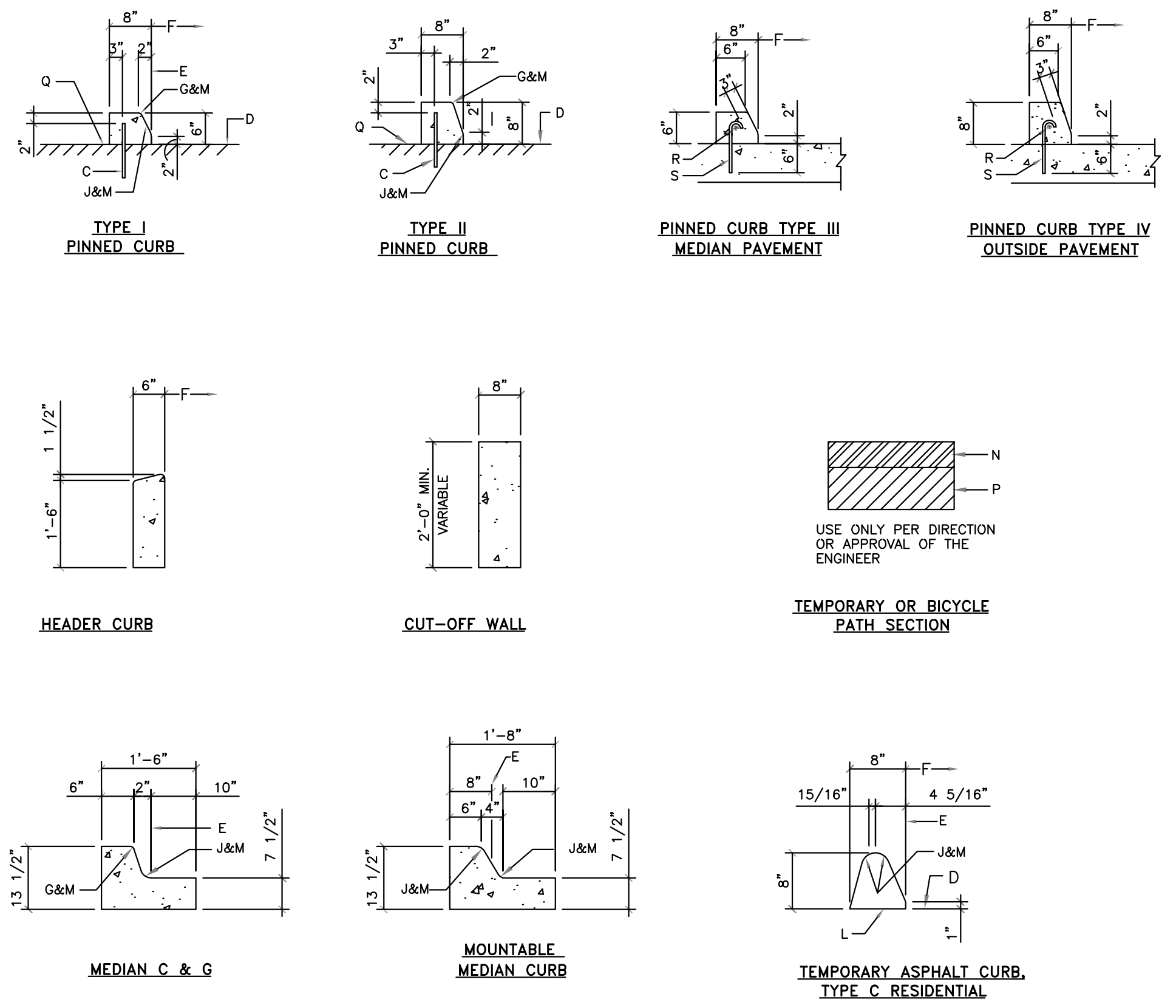
AS-24  
12" X 18" AMAZON SIGNAGE - CUSTOMER PARKING ONLY. PROVIDE MINIMUM 10 CUSTOMER PARKING SPACES NEAR THE MAIN ENTRY. POST AND PANEL MOUNT. ONE SIGN PER PARKING SPACE. BLACK TEXT (ARIAL, NARROW) ON WHITE BACKGROUND, ORANGE AMAZON ARROW GRAPHIC.



PG-16  
12'-0" X 1'-0" PAVEMENT GRAPHICS - SMALL SPEED BUMP. USE TO CONTROL SPEED AT INTERIOR DRIVE REFLECTIVE YELLOW ARROWS.  
REMOVABLE HEAVY-DUTY RUBBER SPEED BUMP, OR PERMANENT ASPHALT SPEED BUMP PER DEVELOPER. VARIES BASED ON REGIONAL CLIMATE, LOCATION, AND SNOW REMOVAL STRATEGY.



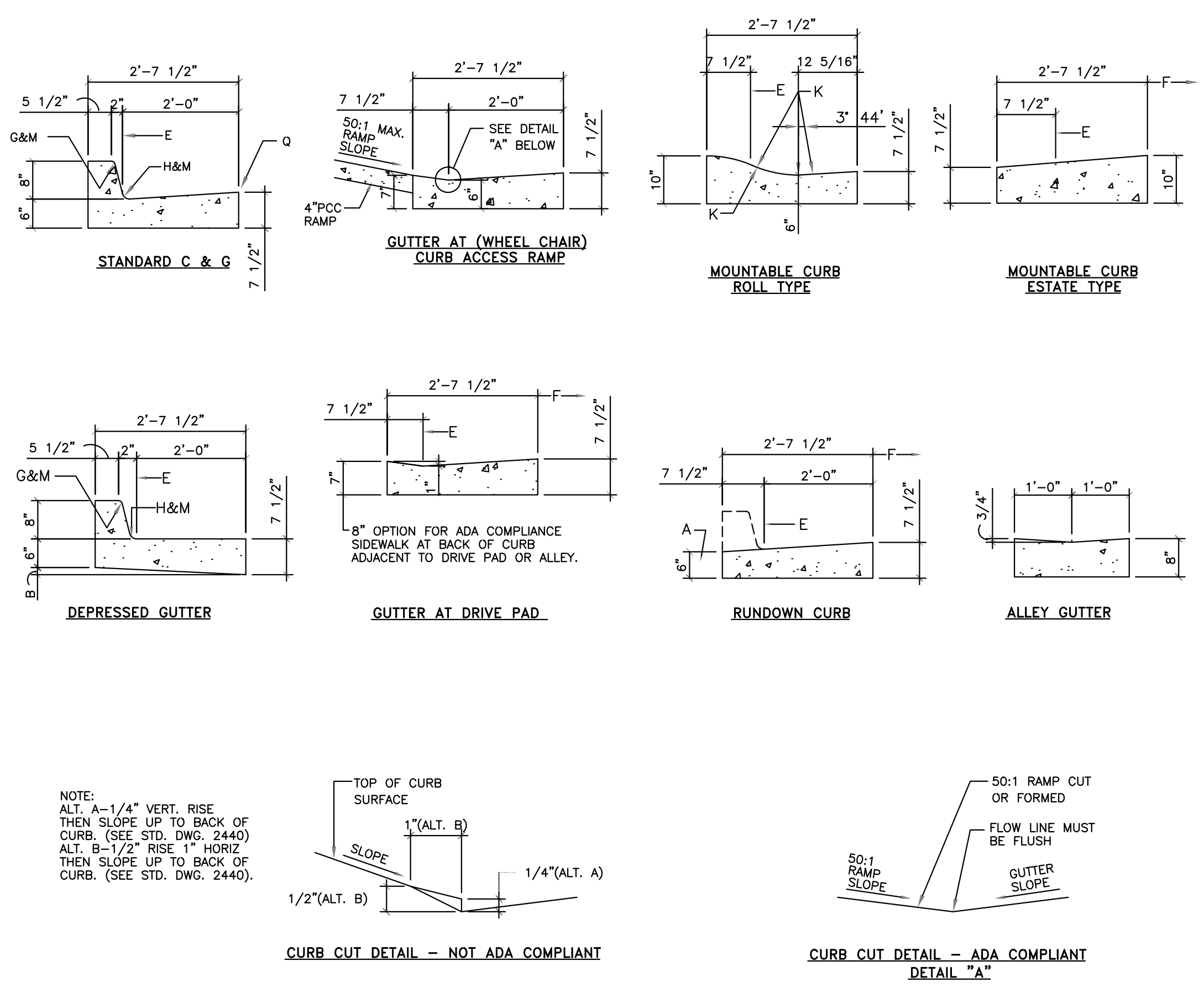




- CONSTRUCTION NOTES**
- REQ. CONC. CHANNEL LINING, OR CUT-OFF WALL, PROVIDE 1/4" EXP. JOINT BETWEEN BACK OF CURB & CHANNEL LINING AND/OR WALL.
  - VARIABLE, DEPRESS AS NEEDED.
  - DRIVE NO. 4 PINS 18" DEEP IN HOLES DRILLED @ 2' O.C. IN EXISTING PAVEMENT, SEAL WITH EPOXY.
  - EXISTING ASPHALT CONCRETE (AC) OR PORTLAND CEMENT CONCRETE (PCC) PAVEMENT.
  - THEORETICAL FACE OF CURB OR FLOWLINE.
  - TRAFFIC SIDE.
  - 3/4" RADIUS.
  - 1-1/2" RADIUS.
  - 2" RADIUS.
  - 24" RADIUS.
  - TACK COAT.
  - DIMENSIONS AT ROUNDED CORNERS MEASURED TO INTERSECTION OF STRAIGHT LINES.
  - 4" AC: MAJOR LOCAL OR BETTER (SP-III)  
3" AC: LOCAL RESIDENTIAL STREET (TYPE C)  
2" AC: BICYCLE PATH (TYPE B, RESIDENTIAL)
  - 8" SCARIFIED AND COMPACTED SUBGRADE, 95% MINIMUM COMPACTION PER SECTION 301.
  - AC PAVEMENT.
  - #4 CONT. BETWEEN JOINTS 3" COVER AT JOINTS.
  - #3 PINS @ 3'-0" O.C. W/STD. HOOK.

**GENERAL NOTES**  
SEE COA DRAWING 2415A

REVISIONS	CITY OF ALBUQUERQUE
9/91	PAVING
11/14/91	CURB AND GUTTER & TEMPORARY PAVING SECTION
12/15/92	DWG. 2415B
3/30/94	JANUARY 2003

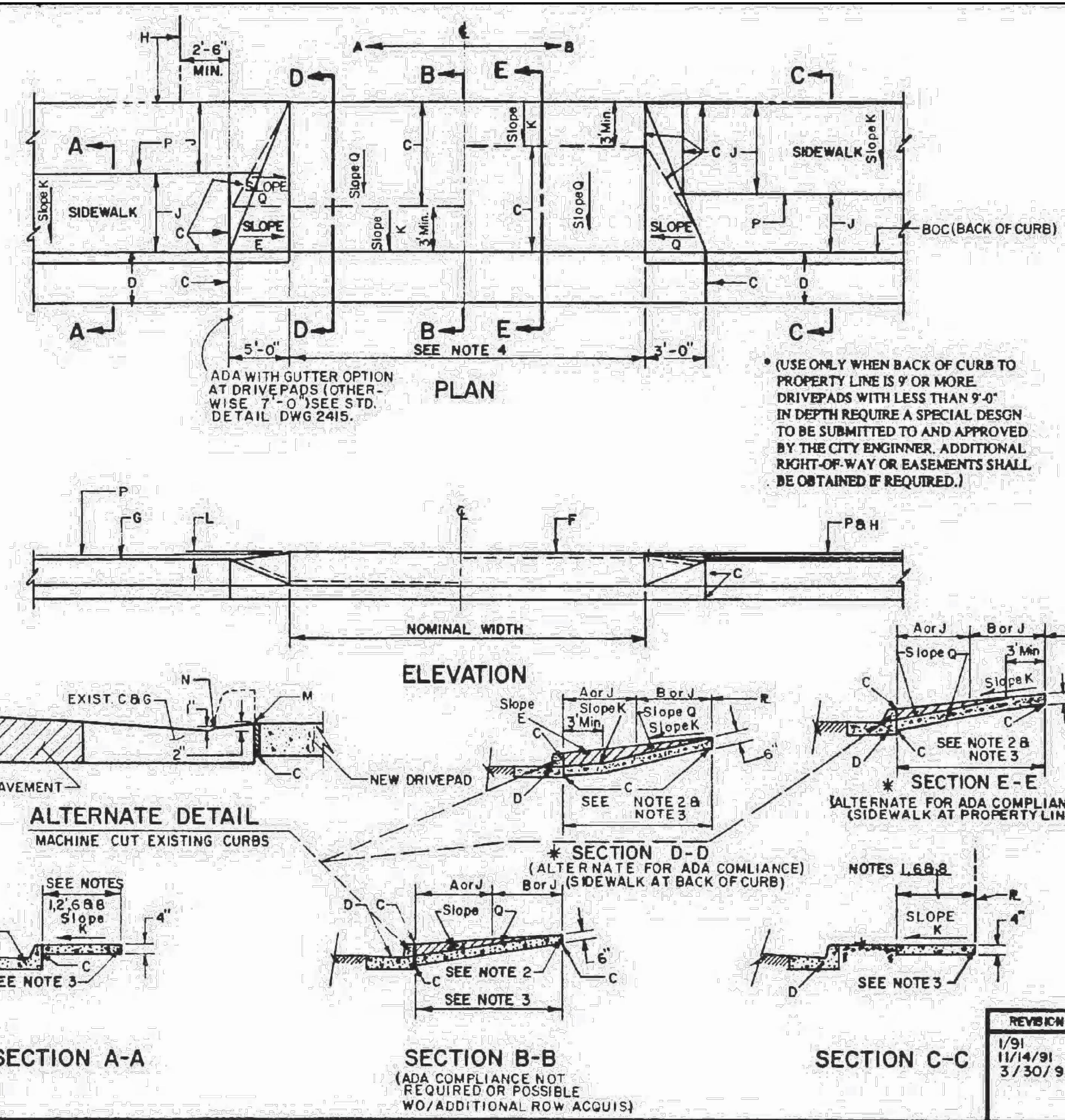


- GENERAL NOTES:**
- CURB, GUTTER AND CUT-OFF WALL WILL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE (PCC).
  - FOR STANDARD AND MEDIAN C&G ADJACENT TO ASPHALT CONCRETE (AC) PAVEMENT, PROVIDE CONTRACTION JOINTS AT 12' MAX. SPACING. CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES. 1/2" EXPANSION JOINTS TO BE INSTALLED AT CURB RETURNS AND AT A MAXIMUM SPACING OF 200' BETWEEN CURB RETURNS AND SEPARATELY CONSTRUCTED DRIVEWAYS.
  - FOR ALL OTHER C & G CUT-OFF WALL PROVIDE CONTRACTION JOINTS AT 10' MAX SPACING, 1/2" EXP. JTS. AT CURB RETURNS & AT A MAXIMUM SPACING OF 100' BETWEEN CURB RETURNS & EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT ALL FINISHED FACES. REINFORCEMENT SHALL NOT BE USED IN CUT-OFF WALLS.
  - FOR C & G CONSTRUCTED WITH PCC PAVEMENT, CONTRACTION JOINTS AND EXPANSION JOINTS SHALL BE THE SAME AS THE PAVEMENT JOINTS.
  - ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.
  - STANDARD C & G SHALL BE USED FOR NEW CONSTRUCTION UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER.
  - REMOVE & REPLACE PAVEMENT 1" WIDE ADJACENT TO LIP OF GUTTER WHEN CONSTRUCTING C & G ADJACENT TO EXISTING AC PAVEMENT.
  - 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND C & G WHEN CAST ADJACENT TO EACH OTHER.
- CONSTRUCTION NOTES:**  
SEE COA DRAWING 2415B

REVISIONS	CITY OF ALBUQUERQUE
9/91	PAVING
11/14/91	CURB AND GUTTER & CURB CUT DETAILS
12/15/92	DWG. 2415A
3/30/94	JANUARY 2003

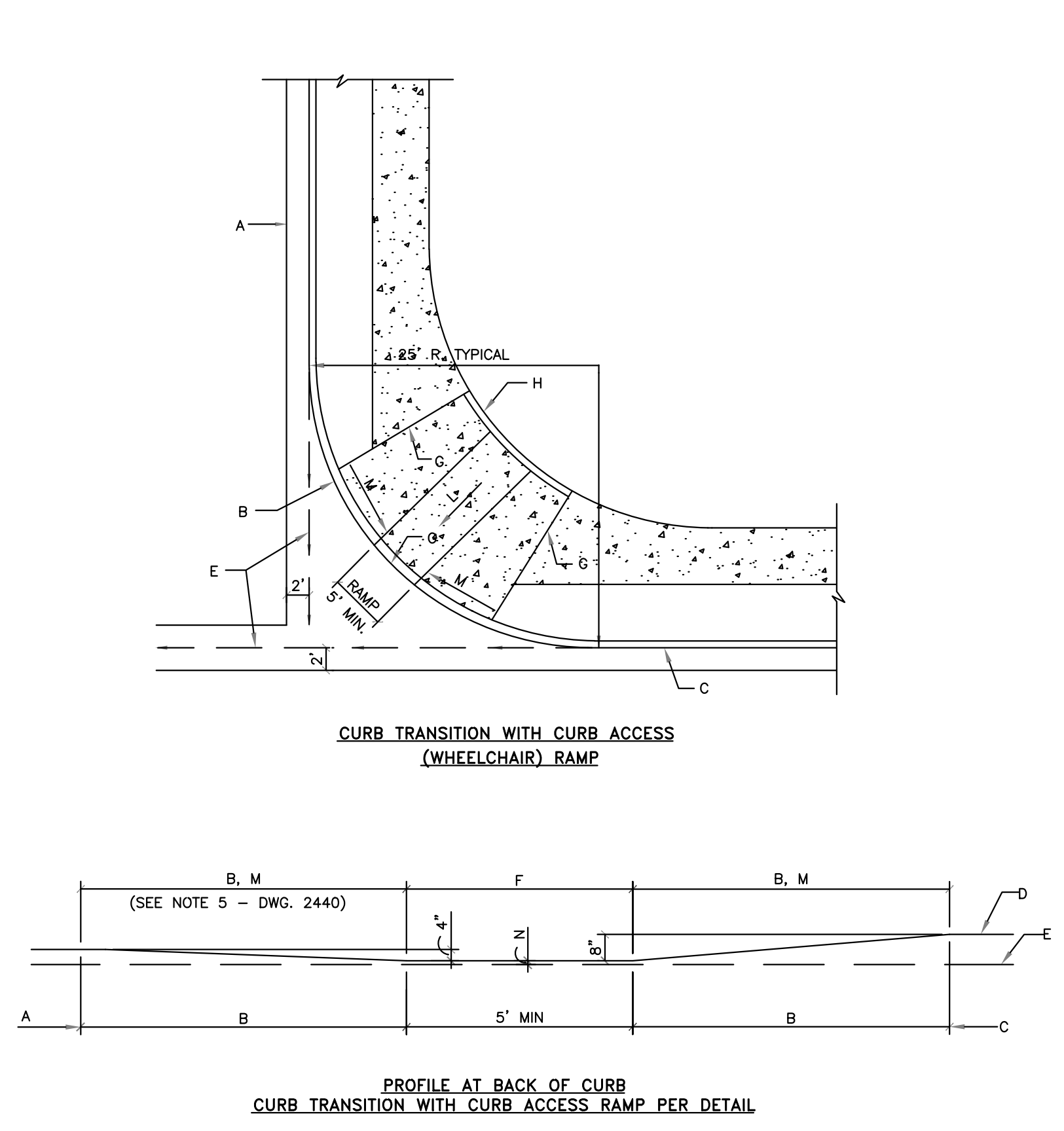
**brr**  
ARCHITECT OF RECORD:  
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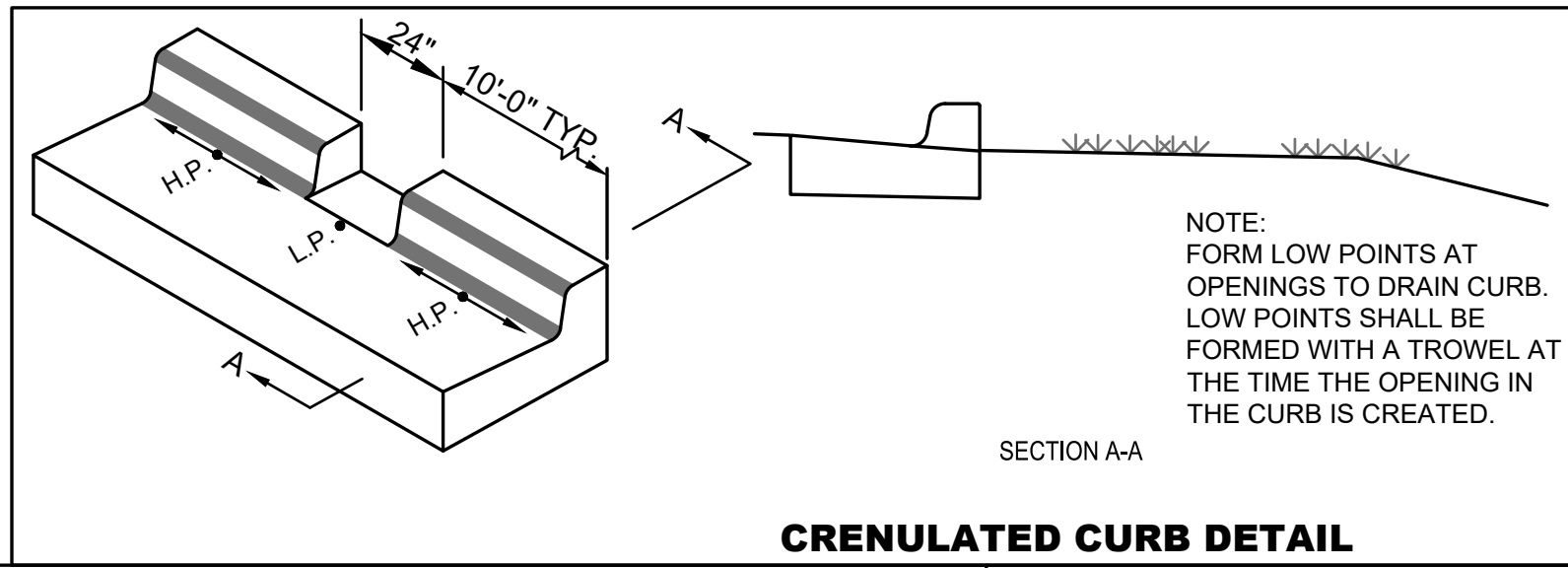
- GENERAL NOTES**
- DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
  - REQUEST FOR SIDEWALK VARIANCES SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEW BOARD.
  - USE 1/2" EXP. JT. WHERE SIDEWALK OR DRIVEPAD ADJUTS BLOCKS, FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
  - ALL DRIVEPADS SHALL BE A MIN. THICKNESS OF 6" AND SHALL BE CONSTRUCTED FROM BACK OF CURB TO P/L.
  - DRIVEPADS WIDER THAN 18" (NOMINAL) SHALL HAVE A 1/2" EXP. JT. AT MIDPOINT. DRIVEPADS WIDER THAN 36" SHALL HAVE 2 OR MORE 1/2" EXP. JTS. EQUALLY SPACED, MAX. SPACING IS 18" APART.
  - SIDEWALK AT THE BACK OF CURB SHALL BE USED ONLY WHEN VARIANCE IS APPROVED.
  - FOR SIDEWALK WIDTH, SEE CHAPTER 23 THE DEVELOPMENT PROCESS MANUAL.
  - STRAIGHT SIDWALK & DRIVEPAD SHALL BE COMPACTED AS PER SECTION 301.
  - ADA - AMERICANS WITH DISABILITIES ACT
- CONSTRUCTION NOTES**
- CURB TYPE SIDEWALK.
  - OFFSET SIDEWALK.
  - 1/2" EXPANSION JOINT ADJACENT TO FIELD CONDITIONS ON REPLACEMENT WORK.
  - CURB AND GUTTER.
  - SLOPE TO BE ADJUSTED TO PROVIDE A UNIFORM TRANSITION BETWEEN SIDEWALK AND DRIVEPAD. (NOT TO EXCEED (VERTICAL) TO 10% HORIZONTAL).
  - TOP OF DRIVEPAD.
  - TOP OF CURB.
  - PROPERTY LINE.
  - VARIABLE WIDTH.
  - SLOPE (VERTICAL) TO 50% HORIZONTAL.
  - SLOPE (VERTICAL) TO 50% HORIZONTAL DIFFERENCE BETWEEN TOP OF DRIVEPAD AT PROPERTY LINE AND TOP OF CURB AS DETERMINED BY A SLOPE OF 1 (VERTICAL) TO 50 (HORIZONTAL) FROM TOP OF CURB TO TOP OF DRIVEPAD, AND ANY DEVIATION FROM THIS SLOPE MUST BE APPROVED BY THE CITY ENGINEER.
  - SAW CUT EXISTING CONCRETE FROM BACKSIDE OF CURB WITH SLOPE TOWARD FLOWLINE.
  - EXPOSED CUT EDGES SHALL BE ROUNDED SMOOTH/ ROUNDED TO REMOVE SHARP EDGE.
  - OUTSIDE EDGE OF SIDEWALK.
  - SLOPE REQUIRED TO MEET GIVEN OR SET BOUNDARY ELEVATIONS (PROPERTY LINE OR BOC, ETC.).

REVISIONS	CITY OF ALBUQUERQUE
1/91	PAVING
11/14/91	DRIVEPADS
3/30/94	DWG. 2425



- CONSTRUCTION NOTES:**
- MOUNTABLE CURB, ROLL TYPE.
  - CURB TRANSITION, TRANSITION LENGTHS BETWEEN DIFFERENT CURB TYPES SHALL BE 10' MIN.
  - STANDARD CURB & GUTTER.
  - TOP OF CURB PROFILE (AT BACK OF CURB).
  - FLOWLINE.
  - (WHEELCHAIR RAMP) - CURB ACCESS.
  - 1/2" EXPANSION JOINT.
  - HEADER CURB, SEE STD. DWG. 2441 & 2415.
  - HEADER CURB MAY BE INTEGRAL CURB WITH RAMP. (SEE ALTERNATE SECTION A-A ON STD. DWG. 2441).
  - FOR CURB ACCESS (WHEELCHAIR) RAMPS AT LOCATIONS NOT INVOLVING CURB TRANSITIONS, SEE STD. DWGS. 2440 & 2441.
  - 50:1 MAX SLOPE ALL DIRECTIONS.
  - 12:1 MAX SLOPE.
  - ACCESS RAMP FLUSH WITH FILLET.

REVISIONS	CITY OF ALBUQUERQUE
1/91	PAVING
11/14/91	MOUNTABLE TO STANDARD CURB TRANSITION
3/30/94	DWG. 2418



**CRENULATED CURB DETAIL**

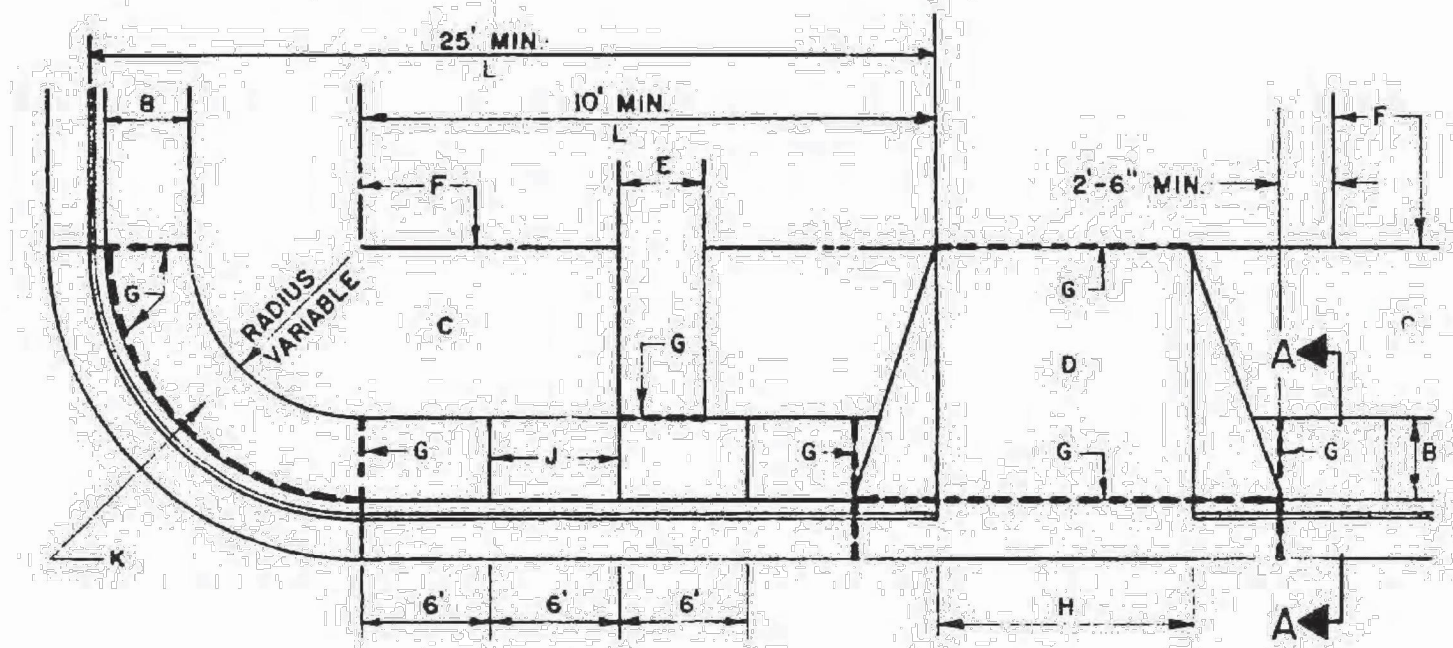
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WAQ1 - Albuquerque, NM  
7300 Meridian Pl NW  
Albuquerque, NM 87121

Project Manager:  
CJF  
Checked by:  
MVE  
Drawn by:  
ELM  
Document date:  
08/18/2020  
Project No.  
3000481 MEC# 191313-000  
Professional Seal

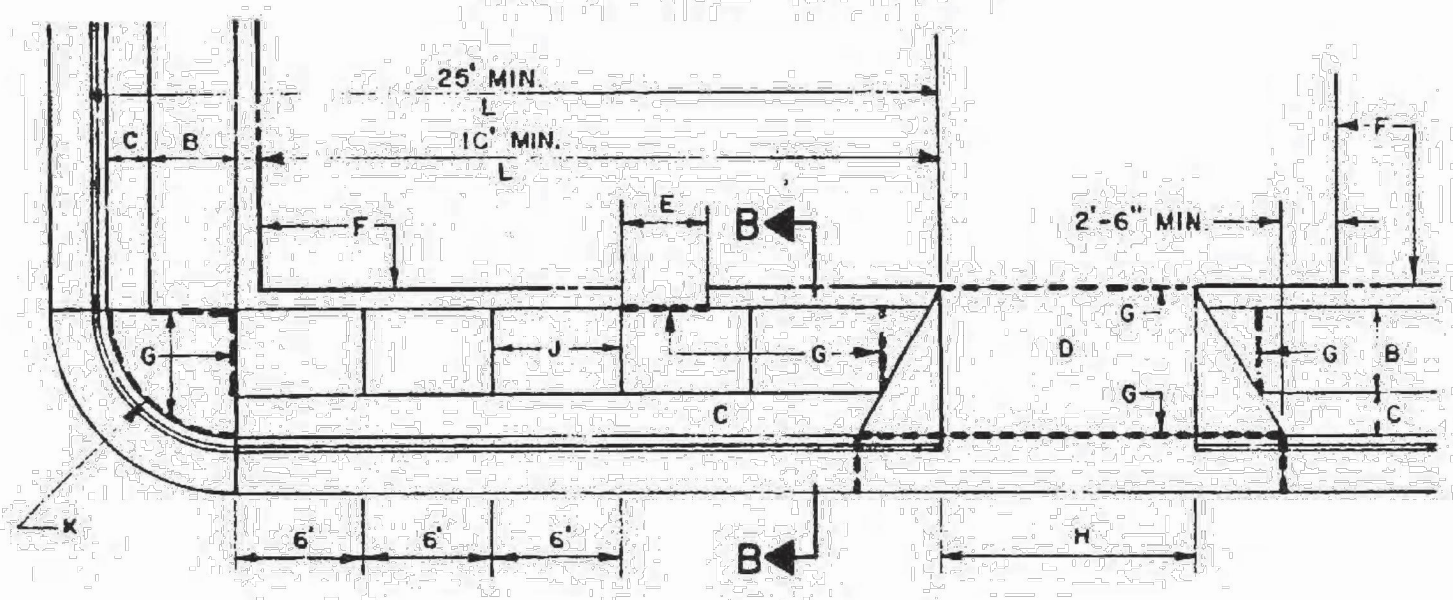
Sheet Title  
DETAILS  
Sheet No.  
DET\_007





PLAN  
CURB TYPE SIDEWALK

SECTION A-A

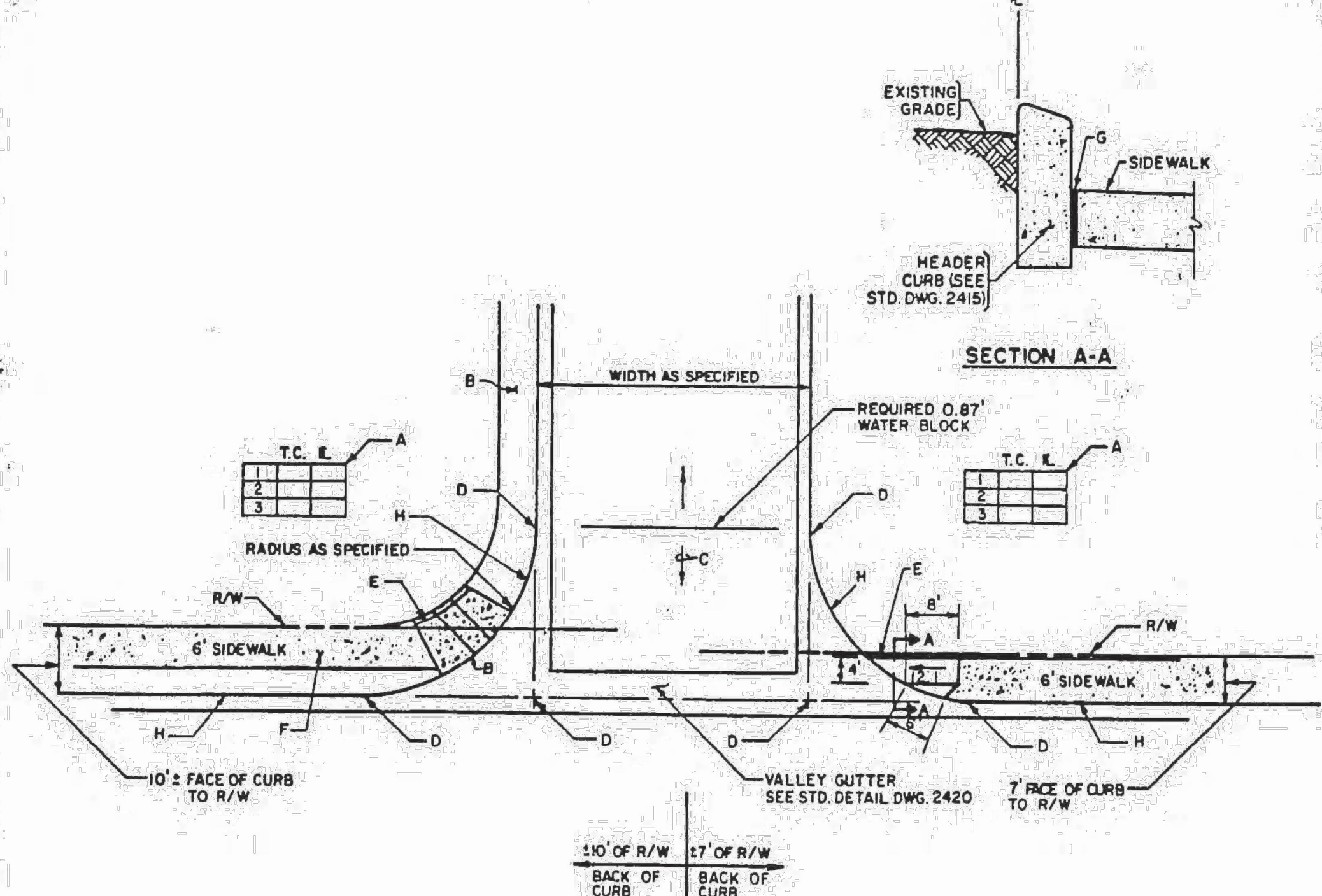


PLAN  
OFFSET TYPE SIDEWALK

SECTION B-B

- GENERAL NOTES:**
- DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR CITY TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
  - SUBGRADE UNDER SIDEWALKS AND DRIVEPADS SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 301.
- CONSTRUCTION NOTES:**
- SLOPE (VERTICAL) TO (HORIZONTAL).
  - SIDEWALK WIDTHS SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF THE DEVELOPMENT PROCESS MANUAL.
  - SETBACK TO BE DETERMINED BY AVAILABLE RIGHT-OF-WAY. SEE CHAPTER 23 OF DEVELOPMENT PROCESS MANUAL.
  - SEE DRIVEPAD DETAIL, DWG. 2425.
  - WALKWAY VARIABLE.
  - PROPERTY LINE.
  - 3" EXPANSION JOINTS WHERE SIDEWALK OR DRIVEPAD ADJUTS BUILDINGS, FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
  - 12 FT. MIN. 22 FT. MAX. - RESIDENTIAL.  
12 FT. MIN., 25 FT. MAX. - LIGHT COMMERCIAL.  
20 FT. MIN., 35 FT. MAX. - HEAVY COMMERCIAL.
  - CONTRACTION JOINTS.
  - FOR CURB ACCESS RAMPS, SEE DWGS 2440 & 2441.
  - CHECK DIMENSION FROM BOTH PROPERTY LINE AND FLOW LINE. USE IN AREAS WHERE DRIVEPAD IS FARTHEST FROM INTERSECTION.

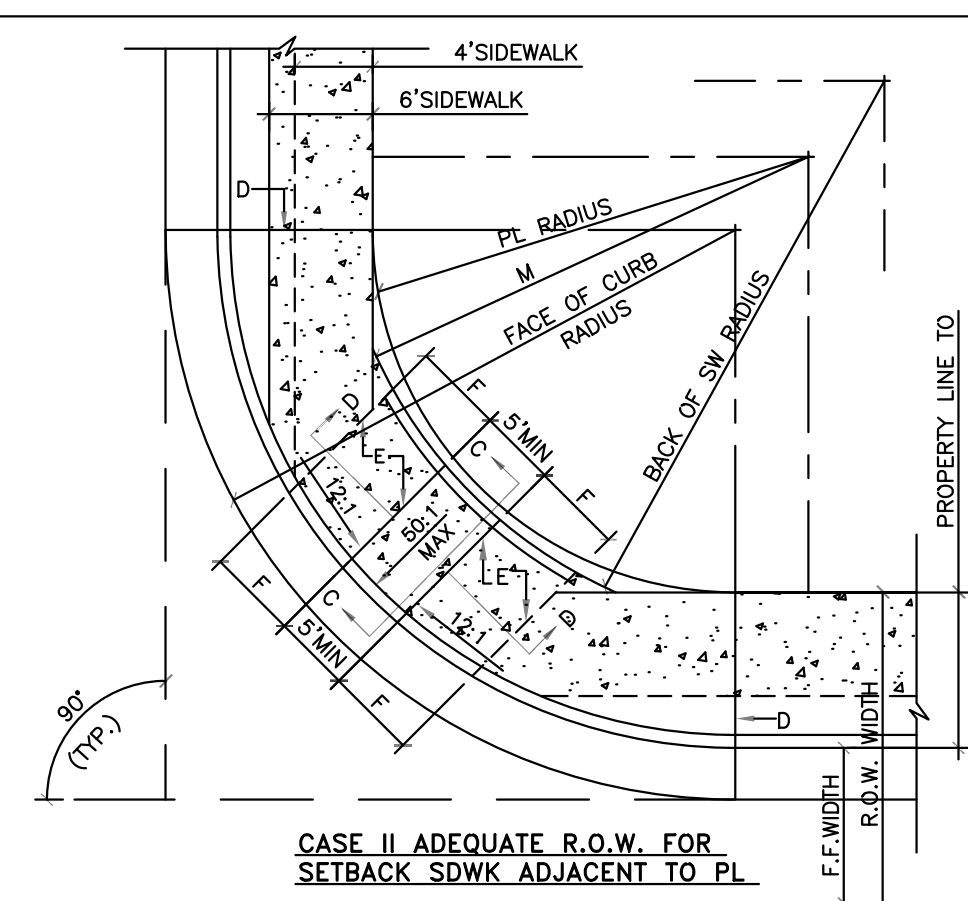
REVISIONS	CITY OF ALBUQUERQUE
11/14/91 4/12/94	PAVING SIDEWALK DETAILS DWG. 2430 AUG. 1986



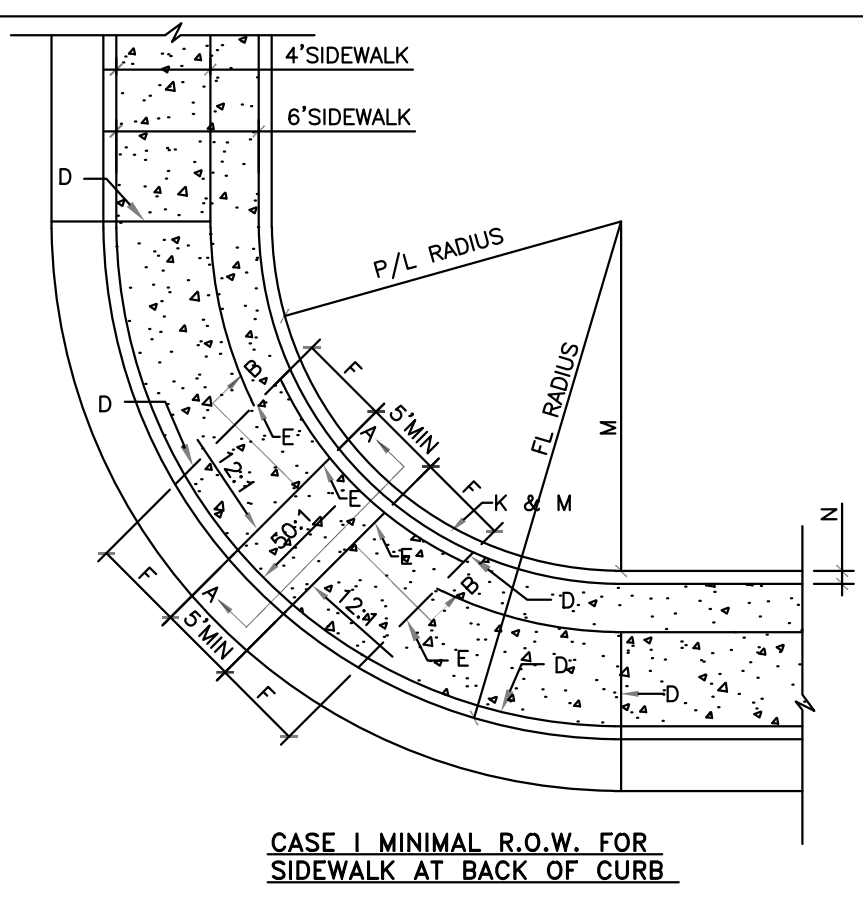
PRIVATE ENTRANCE

- GENERAL NOTES:**
- THESE DETAILS ARE PROVIDED FOR HIGH TRAFFIC VOLUME PRIVATE ENTRANCES TO COMMERCIAL SITES AND THE LIKE, IN LIEU OF STANDARD DRIVEPADS.
- CONSTRUCTION NOTES:**
- INCLUDE QUARTER POINT ELEVATIONS. SEE STD. DETAIL DWG. 2420.
  - WHERE INTERIOR SIDEWALK CONNECTION IS TO BE PROVIDED - CONSTRUCT CURB ACCESS RAMPS AS PER STD. DETAIL DWGS 2418 & 2441.
  - INITIAL GRADE TO BE 4% OR LESS WHEN CONNECTING TO COLLECTOR OR ARTERIAL STREETS, 6% OR LESS WHEN CONNECTING TO LOCAL STREETS.
  - ELEVATE ELEVATIONS AT EACH END OF CURB RETURN AND INTERSECTIONS OF PROJECTED FLOWLINES. SEE STD. DWG. 2420.
  - AT PROPERTY LINE, CONSTRUCT HEADER CURB. SEE STD DWG 2415
  - IF SIDEWALK IS AGAINST CURB, THE SIDEWALK SHOULD BE TRANSITIONED TO KEEP THE CURB ACCESS RAMP IN THE LOCATION SHOWN
  - 1/2" EXPANSION JOINT MATERIAL.
  - THEORETICAL FACE OF CURB OR FLOWLINE

REVISIONS	CITY OF ALBUQUERQUE
1/91 11/14/91 4/4/94	PAVING PRIVATE ENTRANCE DETAILS - ILLUSTRATING TWO SEPRATE R/W CONDITIONS. DWG. 2426 AUG. 1986



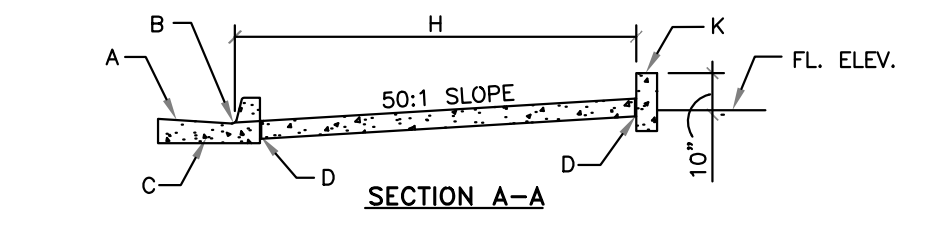
CASE II ADEQUATE R.O.W. FOR SETBACK SDWK ADJACENT TO PL



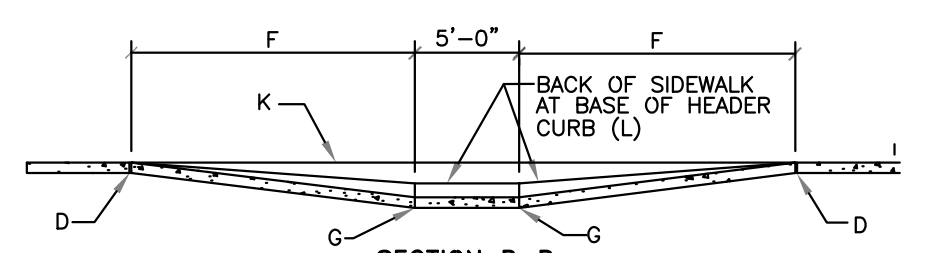
CASE I MINIMAL R.O.W. FOR SIDEWALK AT BACK OF CURB

- GENERAL NOTES:**
- CURB ACCESS RAMPS ARE NORMALLY TO BE LOCATED AT THE CENTER OF THE RETURN OR AS DIRECTED BY THE CITY TRAFFIC ENGINEER.
  - SURFACE TEXTURE OF CURB ACCESS RAMPS SHALL BE OBTAINED BY HEAVY BROOMING (TEXTURE DEPTH .0625"), TRAVERSE TO THE SLOPE OF THE RAMP.
  - GUTTER FLOW-LINE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP. DRAINAGE CATCH BASIN STRUCTURES SHALL NOT BE PLACED IN LINE WITH RAMPS.
  - WIDTH OF SIDEWALK AND RAMP MUST BE MAINTAINED AT A MINIMUM OF 5'-0" THROUGH ENTIRE RAMP LENGTH.
- CONSTRUCTION NOTES:**
- SLOPE OF GUTTER DEPENDENT ON REQUIREMENTS FOR VALLEY GUTTER.
  - FLUSH WITH RAMP AND GUTTER.
  - CURB & GUTTER (SEE STD. DWG. 2415-GUTTER AT CURB ACCESS RAMP).
  - 1/2" EXPANSION JOINT.
  - PARALLEL LINES-TOP AND BOTTOM OF RAMP.
  - 12:1 MAX SLOPE OF RAMP.
  - CONTRACTION JOINT.
  - VARIES WITH AVAILABLE R.O.W.
  - VARIABLE.
  - HEADER CURB, SEE DWG. 2415.
  - BACK OF SIDEWALK.
  - BACK OF SIDEWALK RADIUS TO BE ESTABLISHED 90 AS TO MAINTAIN A 5'-0" RAMP WIDTH (MINIMUM) OR NONE THROUGHOUT. SEE STD. DWG. 2440 (NOTE 5) IF LESS THAN 5'-0" IS AVAILABLE DUE TO UNTIMELY UNRESOLVABLE CONSTRAINTS.
  - 4-1/2" MAX.
  - ANY PRIVATE LANDSCAPING AND OR IRRIGATION SHALL BE RESTORED TO ORIGINAL CONDITION. SHOULD ANY PRIVATE IMPROVEMENT NEED TO BE REMOVED, OWNER MUST BE NOTIFIED.

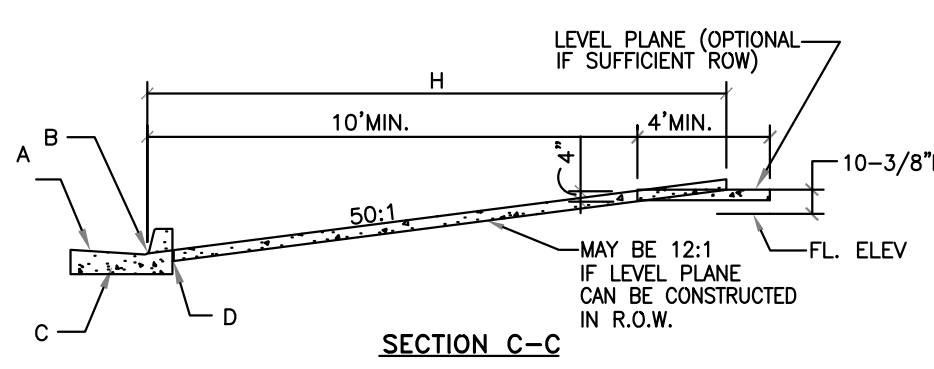
PL RAD.	CURB RAD.	PL CURB WIDTH	BACK S.W. RADIUS
90'	25'	25'	4'
90'	30'	25'	4'
90'	25'	30'	4'
90'	30'	30'	4'



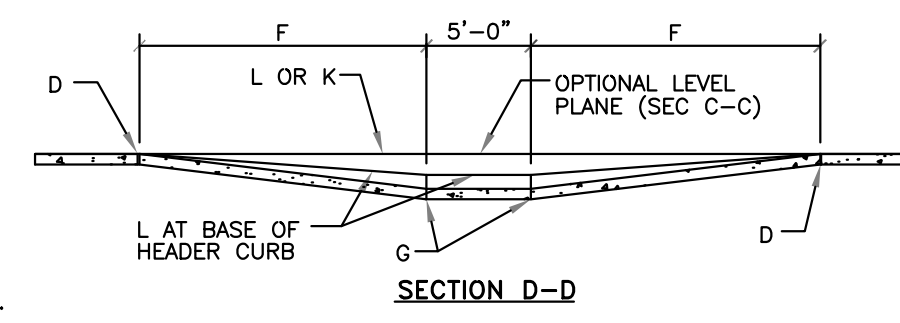
SECTION A-A



SECTION B-B

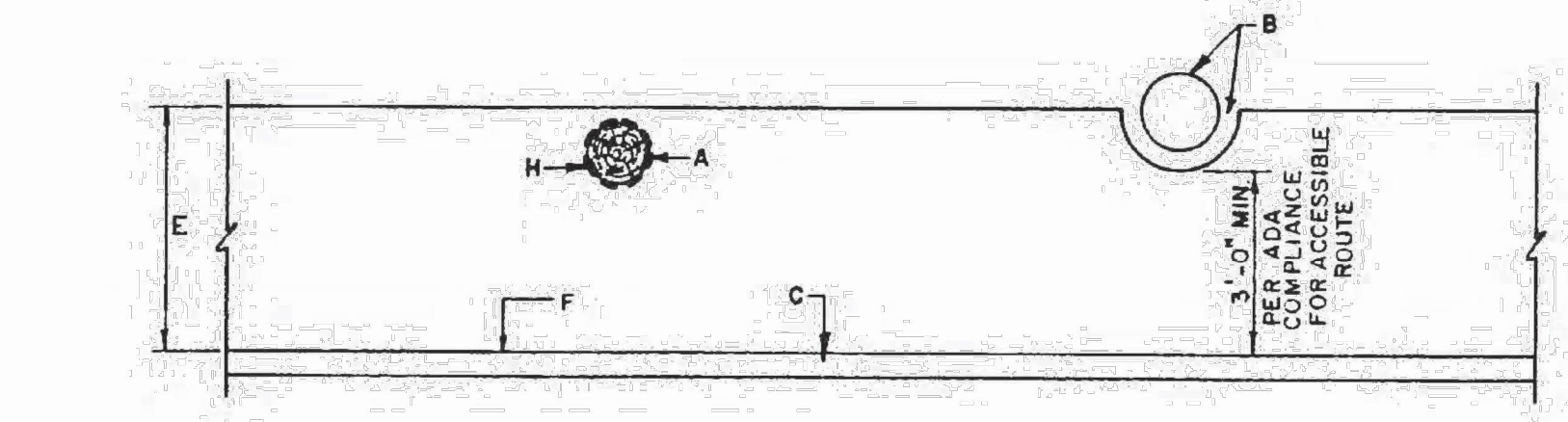


SECTION C-C

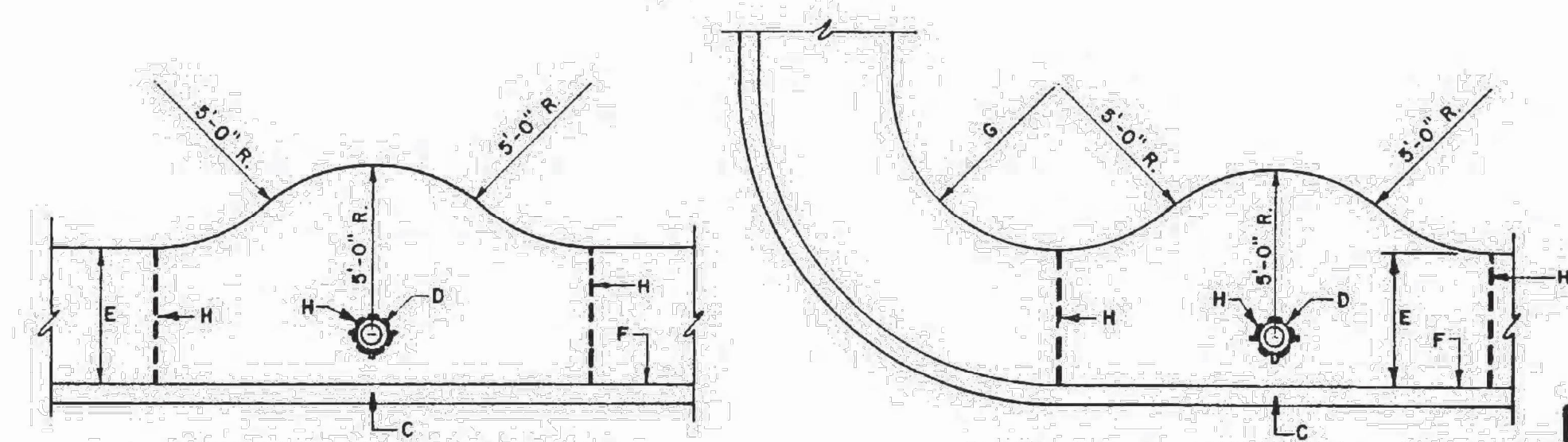


SECTION D-D

REVISIONS	CITY OF ALBUQUERQUE
11/14/91 4/27/94	PAVING (WHEELCHAIR) CURB ACCESS RAMP DWG. 2441 JANUARY 2003



- GENERAL NOTES:**
- FOR SIDEWALK CONSTRUCTION DETAILS, SEE DWG. 2430.
  - USE WHERE AVAILABLE R/W EXIST, TO BE DETERMINED BY THE ENGINEER.
  - PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL AROUND ALL POWER POLES AND FIRE HYDRANTS WITHIN THE SIDEWALK AREA.
- CONSTRUCTION NOTES:**
- POWER POLE.
  - LEAVE 6" CLEARANCE ALL AROUND TREE TRUNK.
  - TOP OF CURB.
  - FIRE HYDRANT.
  - SIDEWALK.
  - BACK OF CURB.
  - EXTERIOR EDGE OF SIDEWALK TO BE TANGENT TO ARCS.
  - 1/2" EXPANSION JOINT MATERIAL.



ON STRAIGHT STRETCH  
4'-0" SIDEWALK ENCLOSING A FIRE HYDRANT

REVISIONS	CITY OF ALBUQUERQUE
11/14/91 4/12/94	PAVING SIDEWALK OBSTRUCTIONS DWG. 2431 AUG. 1986

BY: ENCOUEN PLOT DATE: 9/29/2020 10:45 AM P:\191313-0006-DRAWINGS\CIVIL\SITE PLAN SHEETS\191313-000 DETL.DWG



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1700 SWIFT STREET  
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NO.	DATE	DESCRIPTION

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WAQ1 - Albuquerque, NM  
7300 Meridian Pl NW  
Albuquerque, NM 87121

Project Manager:  
CJF  
Checked By:  
MVE  
Drawn by:  
ELM  
Document date:  
08/18/2020

Project No.  
30000481 MEC# 191313-000

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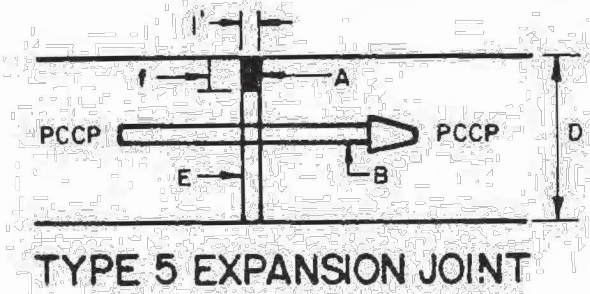
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DETAILS

Sheet No.

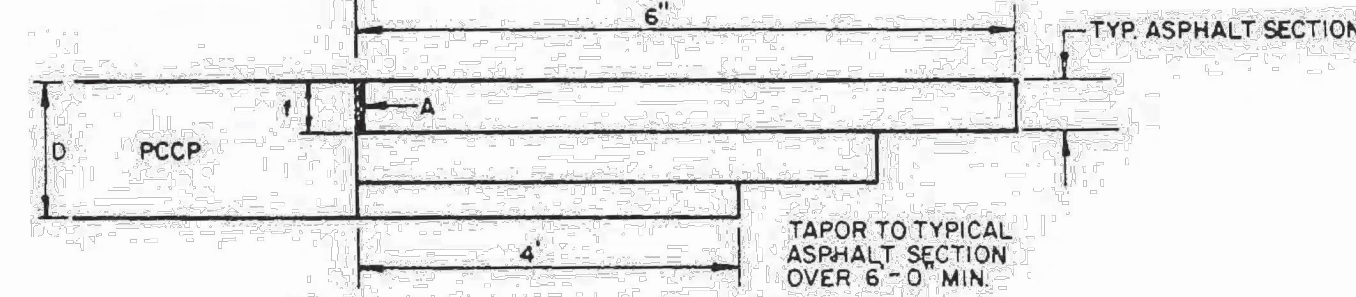
DET\_008



JOINT DIMENSIONS								
D	TRANS. JOINTS			LONG. JOINTS			f - min.	g
	a	b	c	d	e	f - min.		
5"	1"	1-3/4"	1-1/2"	1"	2"	1/4 D	1/3 D	1/2 D
6"	1"	2-1/4"	1-1/2"	1"	2-1/2"	1/4 D	1/3 D	1/2 D
8"	1"	3"	2"	1-1/2"	3-1/4"	1/4 D	1/3 D	1/2 D

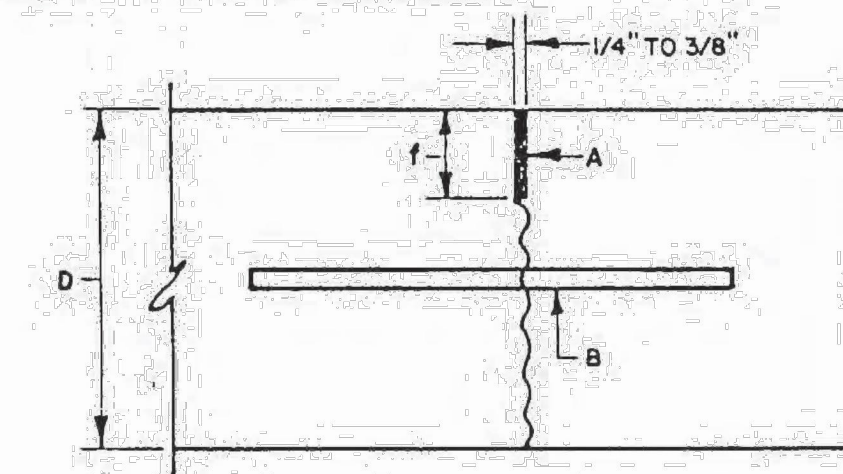
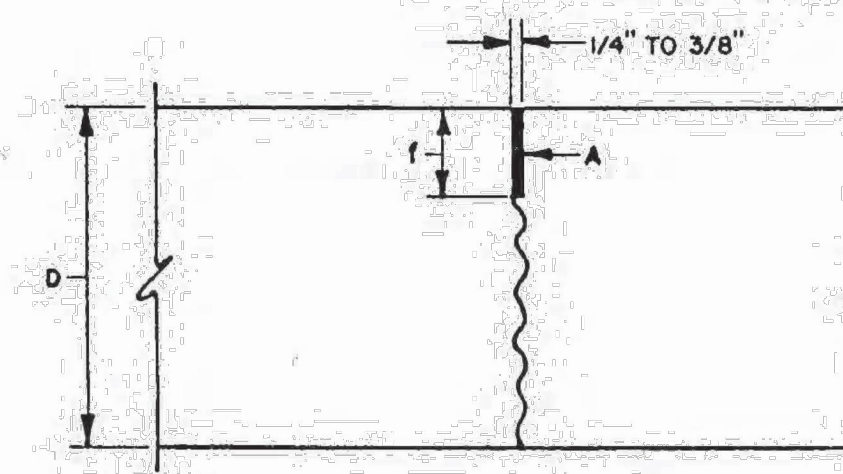


CONCRETE PAVEMENT ASPHALT CONCRETE

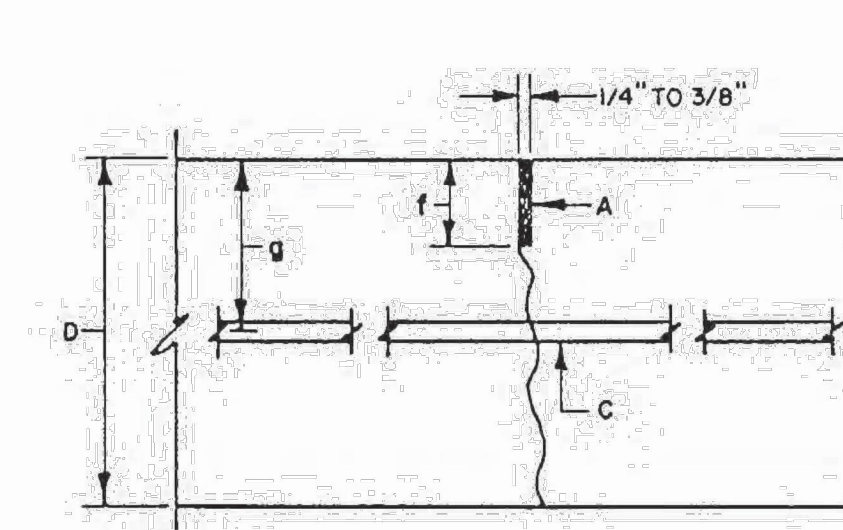
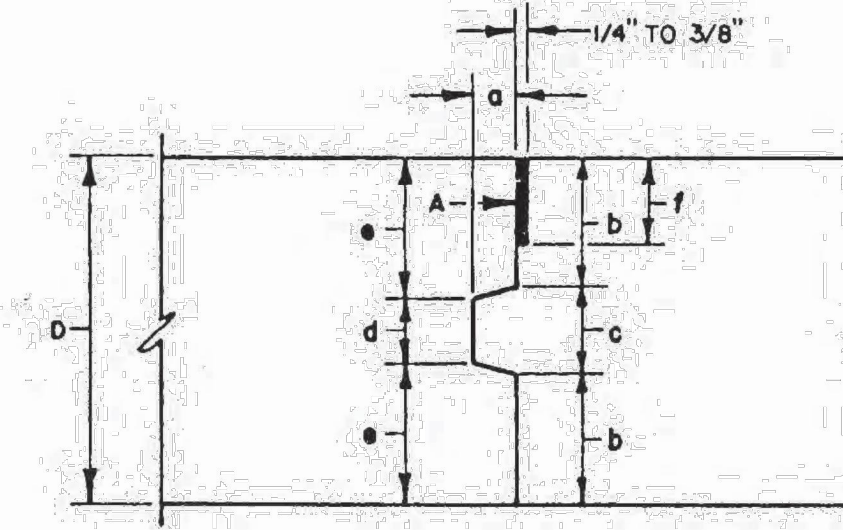


- GENERAL NOTES:**
- THICKNESS OF SLAB SHALL BE AS INDICATED ON DRAWINGS. SEE TABLE ABOVE.
  - DAILY CONCRETE PLACEMENT SHALL TERMINATE AT A JOINT.
- CONSTRUCTION NOTES:**
- JOINT FILLER, INSTALL PER MANF. INSTR. OVER BACKER ROD OR JOINT TAPE.
  - 3/4" # 16" SMOOTH DOWEL BAR @ 12" O.C., 1/2 GREASED 1/2 PAINTED.
  - NO. 4 DEFORMED BARS, 3'-0" LONG AT 2'-0" O.C.
  - THICKNESS OF SLAB.
  - COMPRESSIBLE FILLER FULL HEIGHT.

JOINT DIMENSIONS								
D	TRANS. JOINTS			LONG. JOINTS			f - min.	g
	a	b	c	d	e	f - min.		
5"	1"	1-3/4"	1-1/2"	1"	2"	1/4 D	1/3 D	1/2 D
6"	1"	2-1/4"	1-1/2"	1"	2-1/2"	1/4 D	1/3 D	1/2 D
8"	1"	3"	2"	1-1/2"	3-1/4"	1/4 D	1/3 D	1/2 D



- GENERAL NOTES:**
- THICKNESS OF SLAB SHALL BE AS INDICATED ON DRAWINGS. SEE TABLE ABOVE.
  - DAILY CONCRETE PLACEMENT SHALL TERMINATE AT A JOINT.
- CONSTRUCTION NOTES:**
- JOINT FILLER, INSTALL PER MANF. INSTR. OVER BACKER ROD OR JOINT TAPE.
  - 3/4" # 16" SMOOTH DOWEL BAR @ 12" O.C., 1/2 GREASED 1/2 PAINTED.
  - NO. 4 DEFORMED BARS, 3'-0" LONG AT 2'-0" O.C.
  - THICKNESS OF SLAB.



CITY OF ALBUQUERQUE

REVISIONS

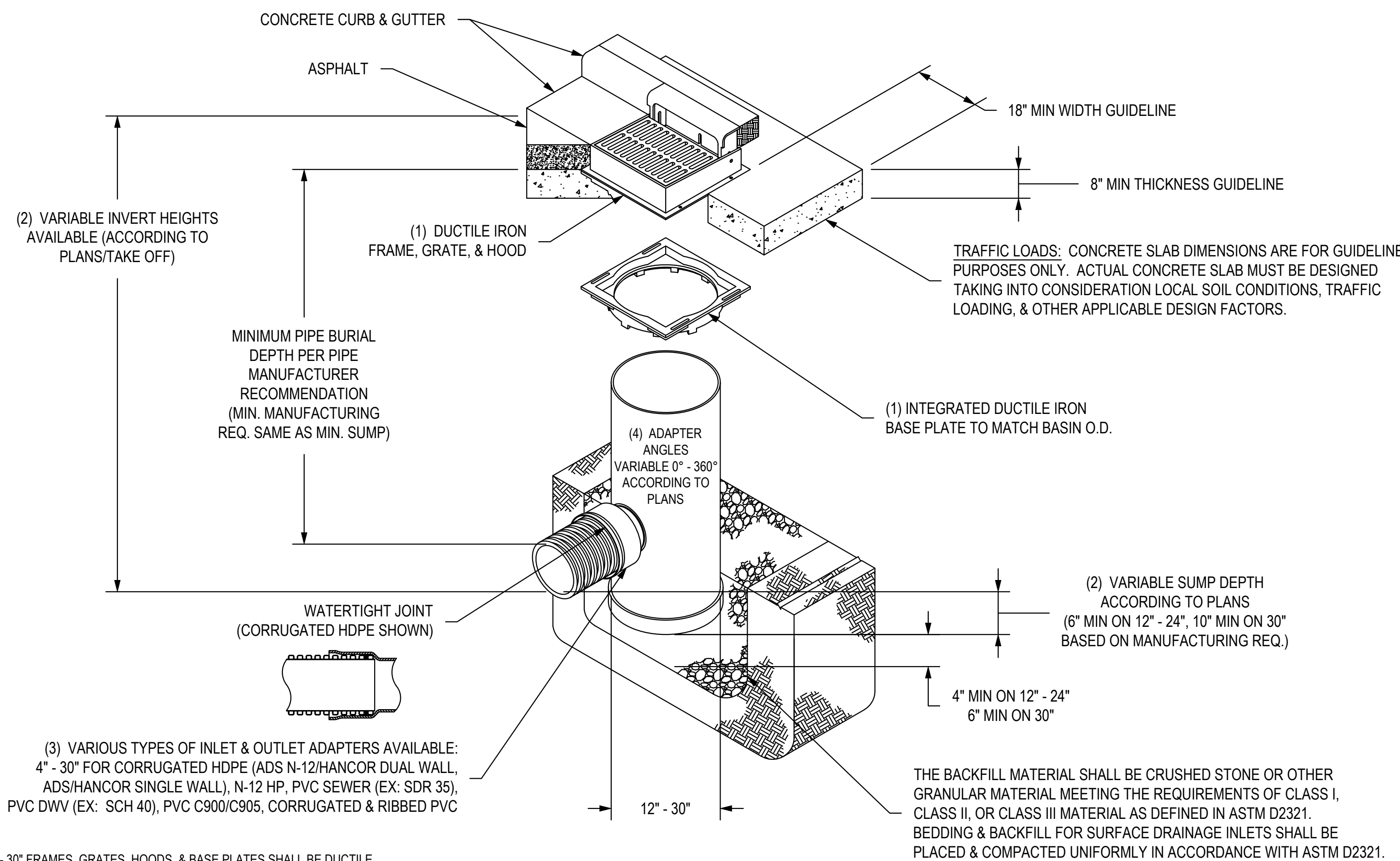
PAVING  
CONCRETE JOINTS TYPES 5 & 6  
DWG. 2451 DEC 1992

CITY OF ALBUQUERQUE

REVISIONS

PAVING  
CONCRETE JOINTS  
DWG. 2450 AUG 1986

**NYLOPLAST 2 FT X 2 FT CURB INLET STRUCTURE: 30 \_\_ AGS \_\_ X**



- 12" - 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, N-12 HP, & PVC SEWER (4" - 24").
- ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- ALL CURB INLET GRATE OPTIONS (STANDARD & DIAGONAL) SHALL MEET H-20 LOAD RATING

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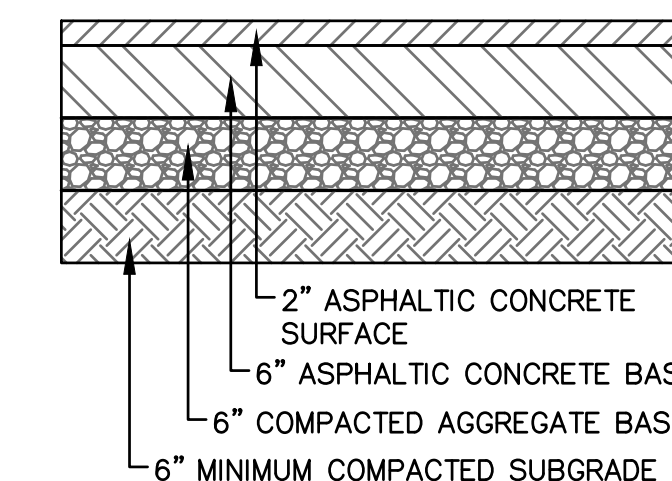
DRAWN BY	EBC	MATERIAL
DATE	01-23-06	
REVISOR BY	NMH	PROJECT NO./NAME
DATE	03-10-16	
DWG SIZE	A	SCALE 1:50 SHEET 1 OF 1

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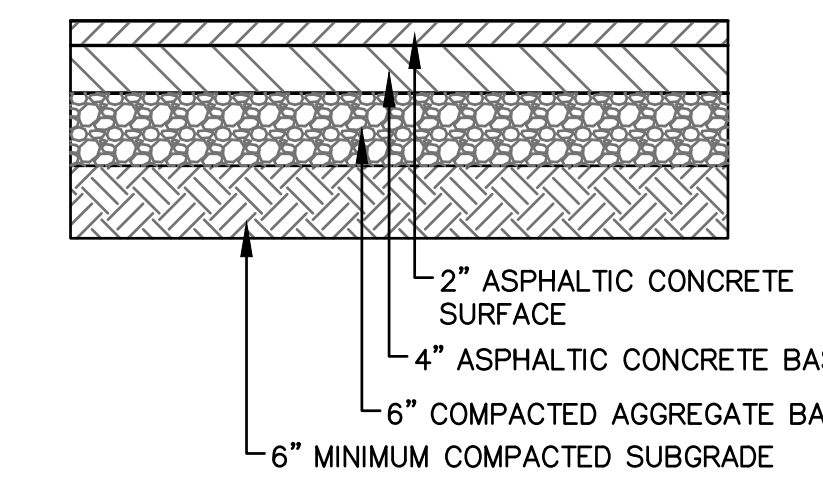
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DRAIN BASIN WITH 2 FT X 2 FT CURB INLET  
QUICK SPEC INSTALLATION DETAIL

DWG NO. 7002-110-032 REV H



ALL ASPHALT, AGGREGATE BASE AND COMPACTION REQUIREMENT SHALL ADHERE TO THE CITY OF ALBUQUERQUE REQUIREMENTS.

**HEAVY DUTY  
ASPHALT  
PAVEMENT DETAIL**



ALL ASPHALT, AGGREGATE BASE AND COMPACTION REQUIREMENT SHALL ADHERE TO THE CITY OF ALBUQUERQUE REQUIREMENTS.

**LIGHT DUTY  
ASPHALT  
PAVEMENT DETAIL**



ARCHITECT OF RECORD:  
8131 METCALF  
SUITE 300  
OVERLAND PARK, KS 66204  
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TEL: 913-262-9095  
FAX: 913-262-9044  
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ENGINEER OF RECORD: CALEB FLAKE  
1700 SWIFT STREET  
SUITE 100  
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Revisions

NO.	DATE	DESCRIPTION
12/15/92		

WAQ1 - Albuquerque, NM

**WAQ1 - Albuquerque, NM**  
7300 Meridian Pl NW  
Albuquerque, NM 87121

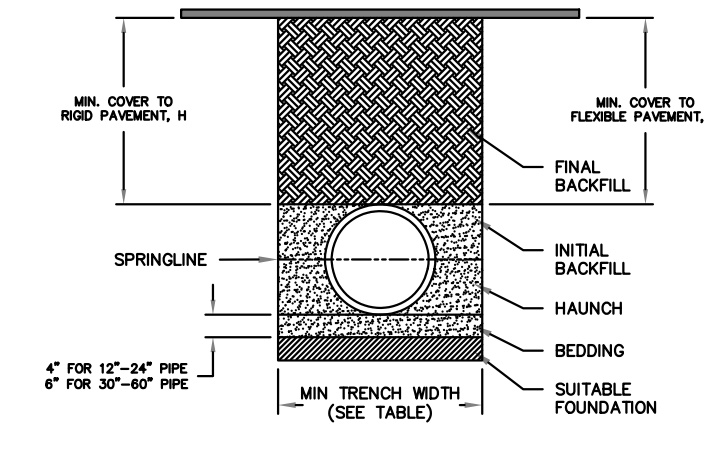
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Document date:  
05/18/2020  
Project No.  
30000481 MEC# 191313-000  
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Sheet Title  
DETAILS

Sheet No.  
DET\_009



**HP STORM TRENCH INSTALLATION DETAIL**



- NOTES:
- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2231. STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS. LATEST EDITION. WITH THE EXCEPTION THAT THE INITIAL BACKFILL MAY EXTEND TO THE CROWN OF THE PIPE. SOIL CLASSIFICATIONS ARE PER THE LATEST VERSION OF ASTM D2221. CLASS OR MATERIALS OR CRUISE DEFINED IN PREVIOUS VERSIONS OF ASTM D2221 ARE NOT APPROPRIATE BACKFILL MATERIALS.
  - MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
  - FOUNDATION WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AND SPECIFIED BY THE ENGINEER AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
  - BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II, OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. COMPACTATION SHALL BE 90% OF MAXIMUM DENSITY PER ASTM D1557 OR AS SHOWN ON THE PLAN. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 12" (300mm) DIAMETER PIPE, 6" (150mm) FOR 30" (750mm) DIAMETER PIPE, THE MIDDLE 1/3 BENEATH THE PIPE INVERT SHALL BE LOOSELY PLACED.
  - INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II, OR III IN THE PIPE ZONE EXTENDING TO THE CROWN OF THE PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 90% OF MAXIMUM DENSITY PER ASTM D1557. CLASS IV MATERIALS AS DEFINED IN ASTM D2221 ARE NOT APPROPRIATE BACKFILL MATERIALS.
  - MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" (300mm) FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO BOTTOM OF RIGID PAVEMENT. EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.
  - FOR ADDITIONAL INFORMATION SEE TECHNICAL NOTE 2.04.

TABLE 1. RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM. (IN)	MIN. TRENCH WIDTH (IN)
12" (300mm)	30"
15" (375mm)	36"
18" (450mm)	42"
24" (600mm)	54"
30" (750mm)	66"
36" (900mm)	78"
42" (1050mm)	90"
48" (1200mm)	102"
54" (1350mm)	114"
60" (1500mm)	126"

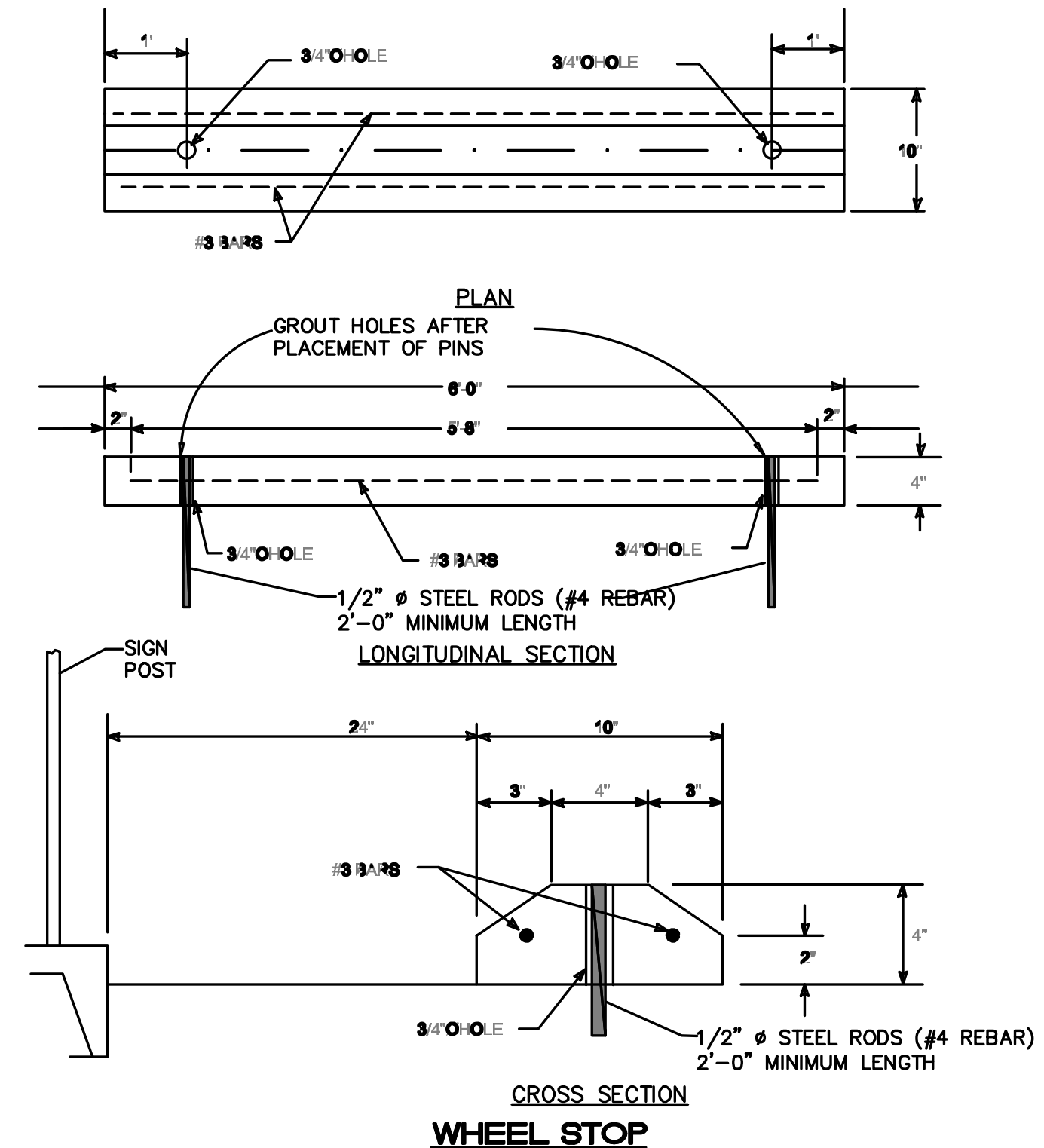
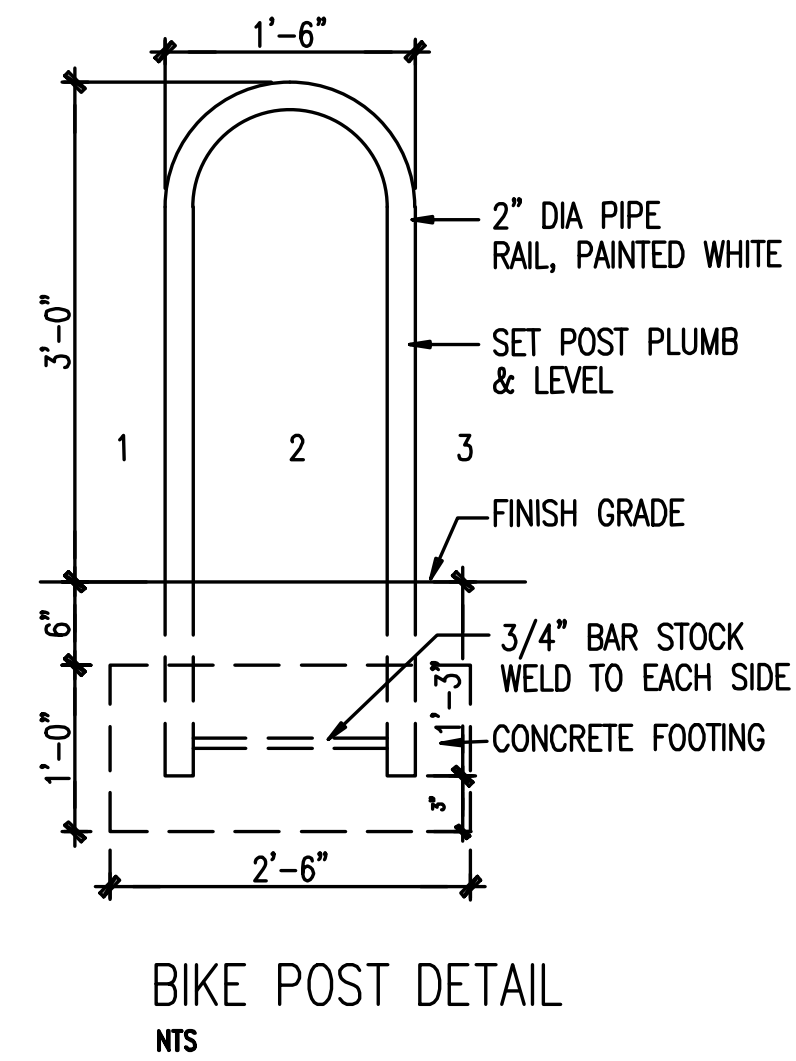
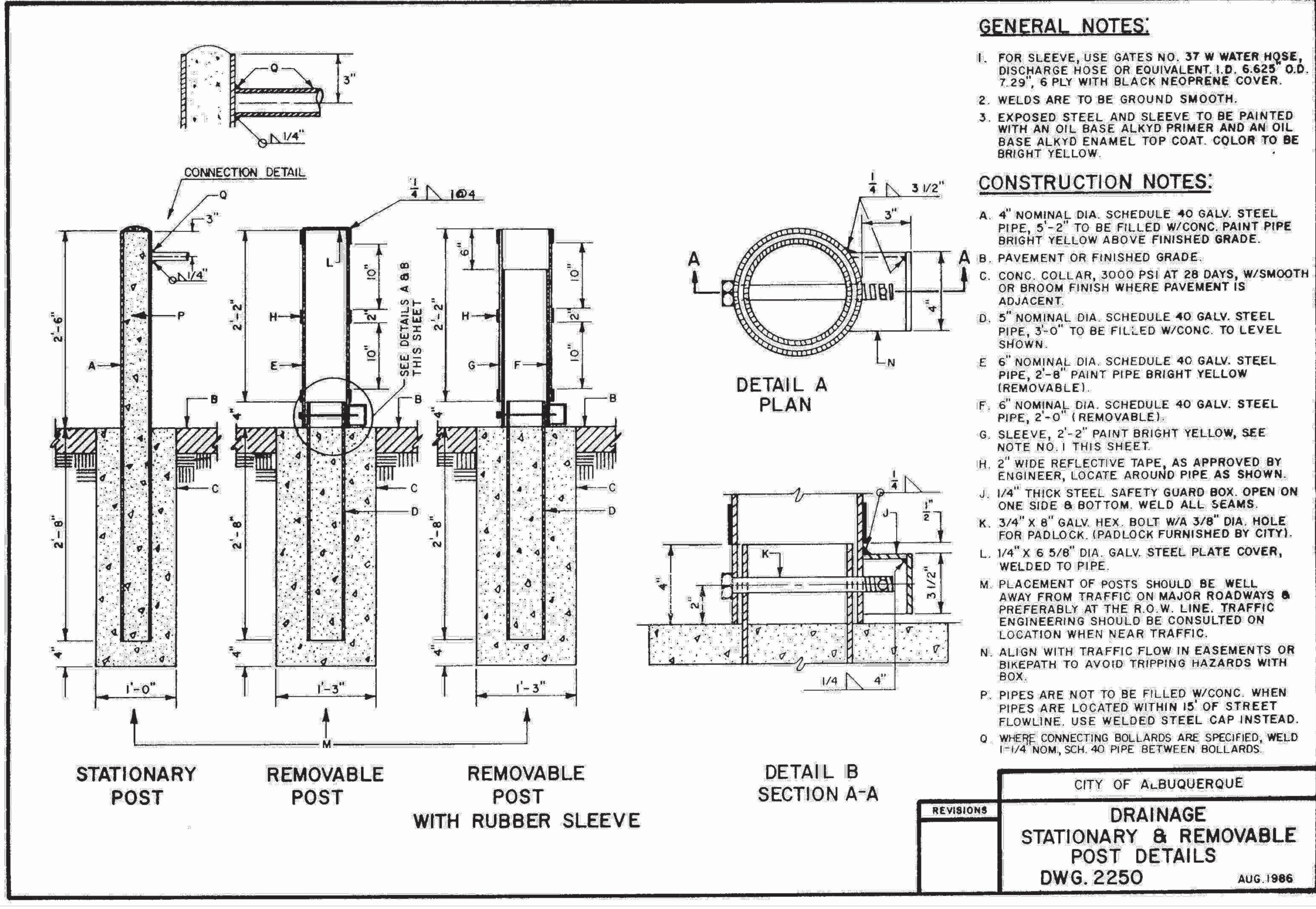
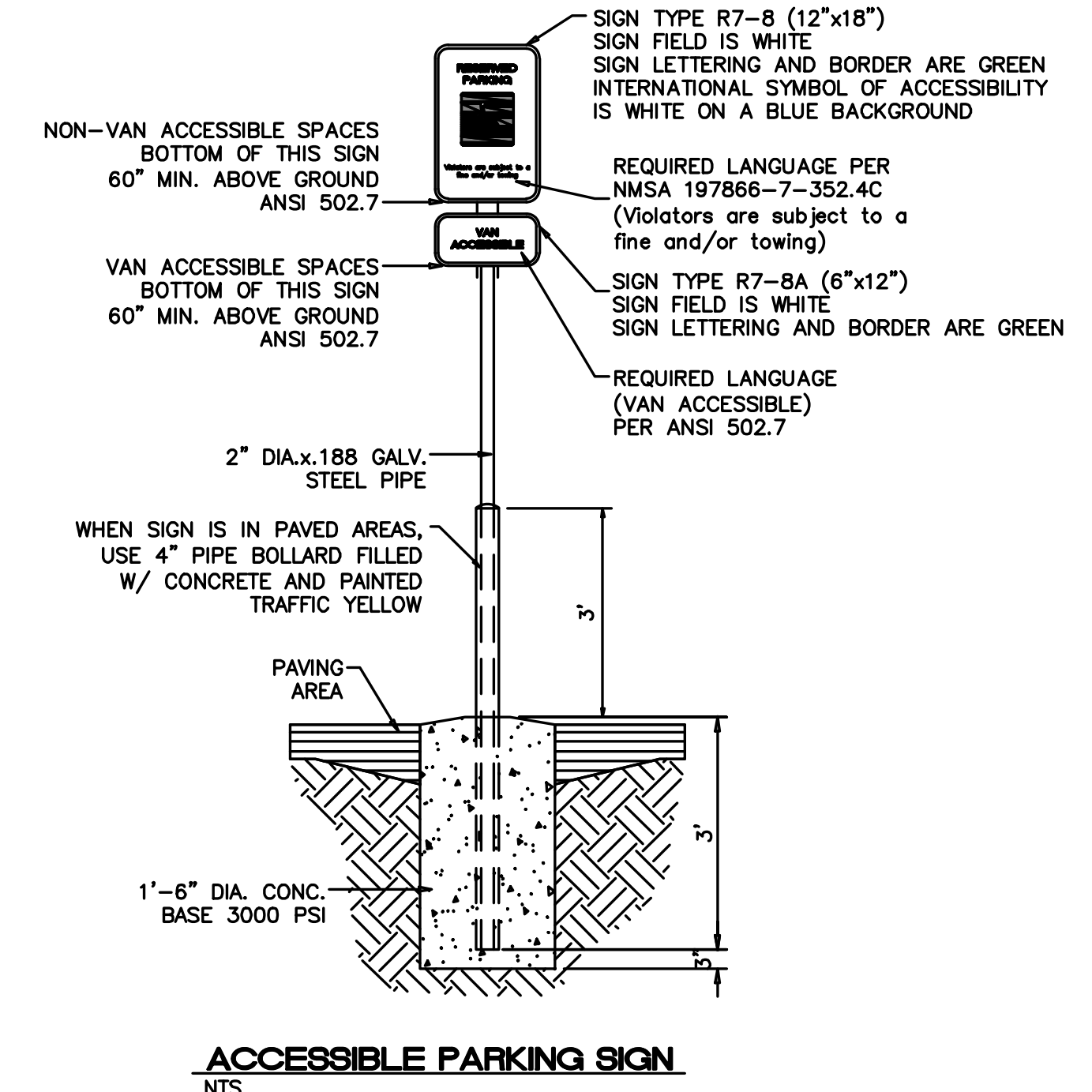
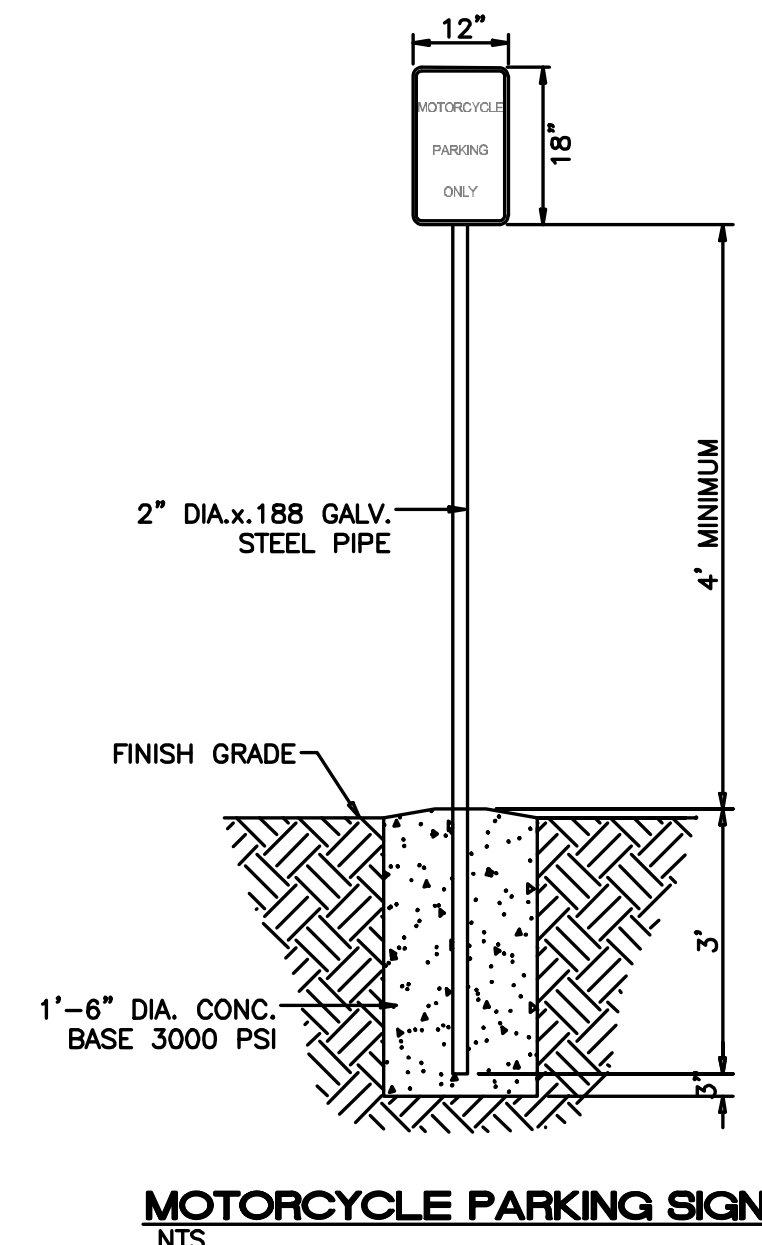
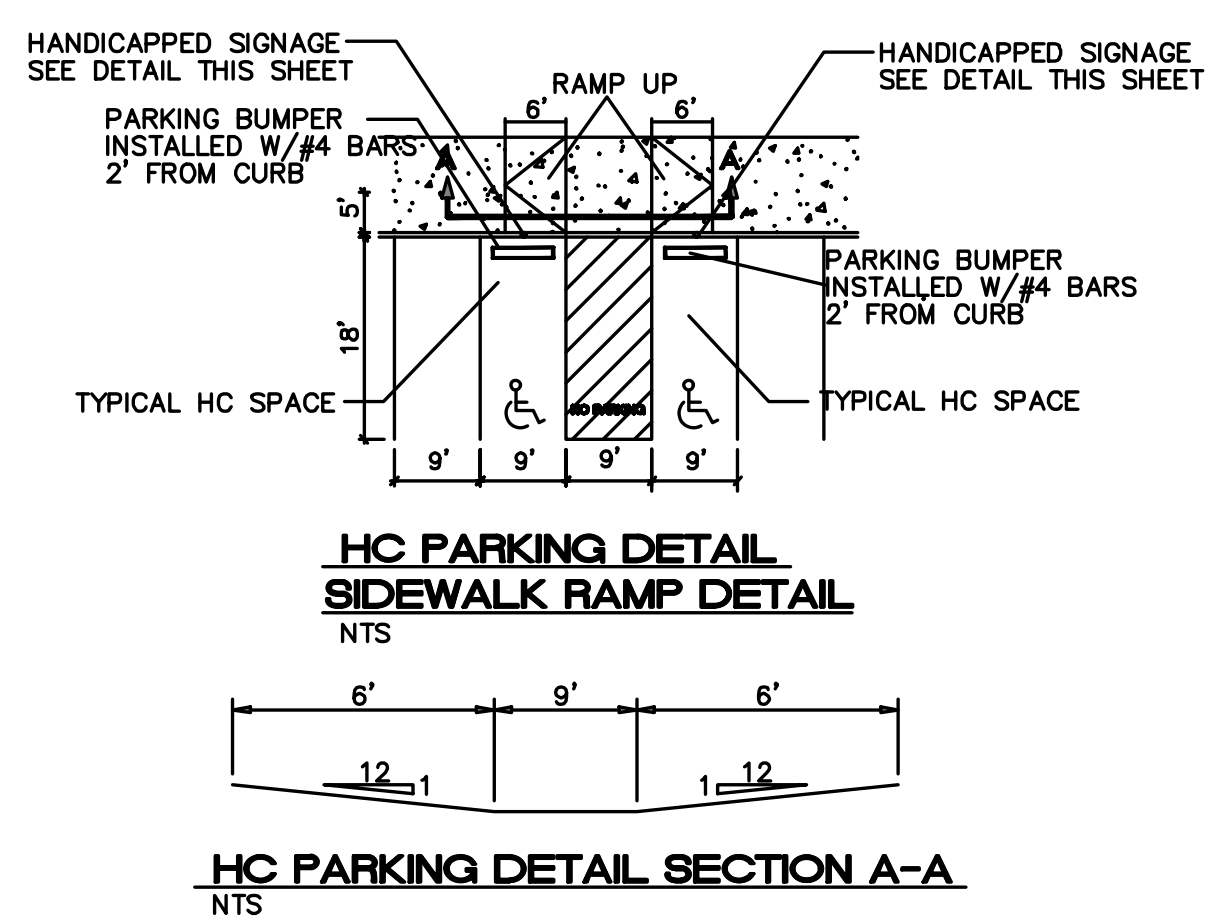
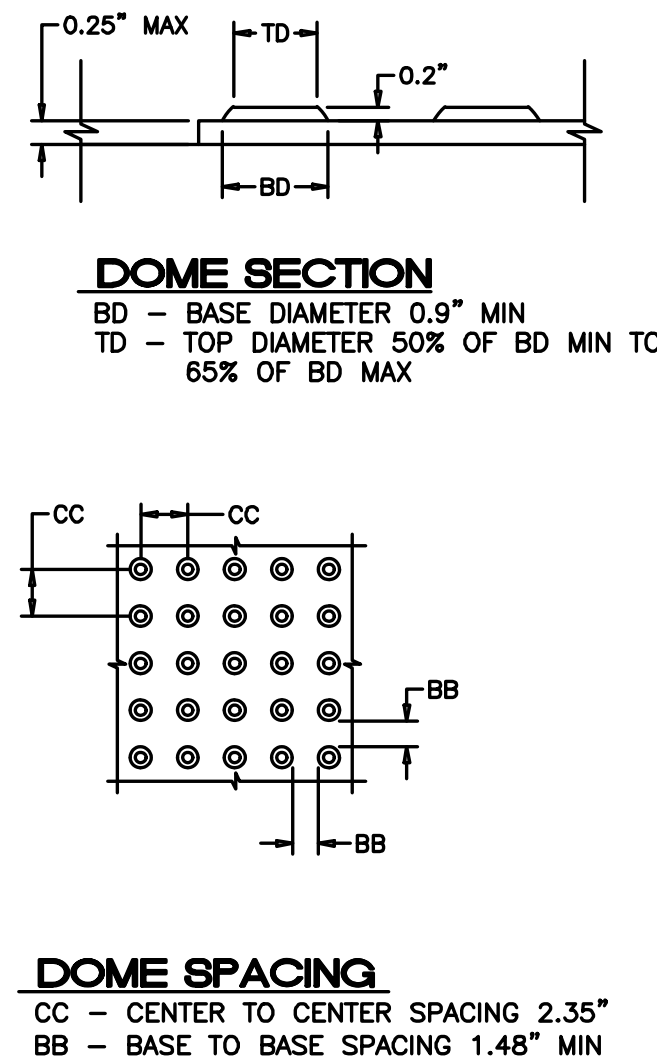
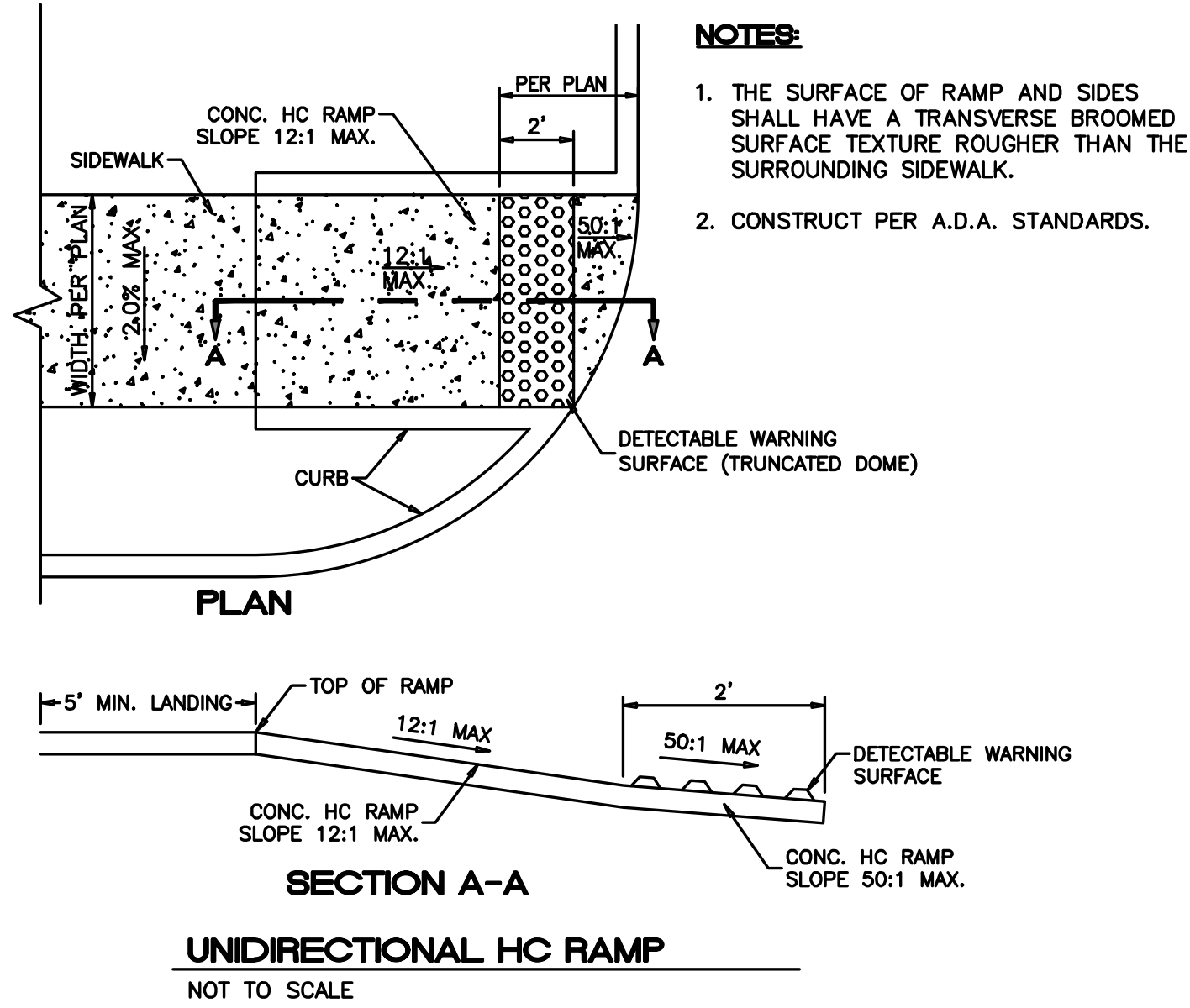
TABLE 2. MINIMUM RECOMMENDED COVER BASED ON SURFACE LOADING CONDITIONS

PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD)
12" - 48"	12"	48"
30" - 60"	24"	60"
60" - 1500mm	6"	1524mm

TABLE 3. MAXIMUM RECOMMENDED COVER FOR PIPE SYSTEMS

PIPE DIA. (IN)	CLASS I		CLASS II		CLASS III	
	COMPACTED	90%	95%	90%	95%	90%
12"	37	18	25	18	18	18
15"	44	20	29	20	21	21
18"	51	23	34	23	24	24
24"	61	28	41	28	29	29
30"	71	33	48	33	34	34
36"	81	38	55	38	40	40
42"	91	43	62	43	46	46
48"	101	48	69	48	51	51
54"	111	53	76	53	56	56
60"	121	58	83	58	61	61
66"	131	63	90	63	66	66
72"	141	68	97	68	71	71
78"	151	73	104	73	76	76
84"	161	78	111	78	81	81
90"	171	83	118	83	86	86
96"	181	88	125	88	91	91
102"	191	93	132	93	96	96
108"	201	98	139	98	101	101
114"	211	103	146	103	106	106
120"	221	108	153	108	111	111
126"	231	113	160	113	116	116
132"	241	118	167	118	121	121
138"	251	123	174	123	126	126
144"	261	128	181	128	131	131
150"	271	133	188	133	136	136
156"	281	138	195	138	141	141
162"	291	143	202	143	146	146
168"	301	148	209	148	151	151
174"	311	153	216	153	156	156
180"	321	158	223	158	161	161
186"	331	163	230	163	166	166
192"	341	168	237	168	171	171
198"	351	173	244	173	176	176
204"	361	178	251	178	181	181
210"	371	183	258	183	186	186
216"	381	188	265	188	191	191
222"	391	193	272	193	196	196
228"	401	198	279	198	201	201
234"	411	203	286	203	206	206
240"	421	208	293	208	211	211
246"	431	213	300	213	216	216
252"	441	218	307	218	221	221
258"	451	223	314	223	226	226
264"	461	228	321	228	231	231
270"	471	233	328	233	236	236
276"	481	238	335	238	241	241
282"	491	243	342	243	246	246
288"	501	248	349	248	251	251
294"	511	253	356	253	256	256
300"	521	258	363	258	261	261
306"	531	263	370	263	266	266
312"	541	268	377	268	271	271
318"	551	273	384	273	276	276
324"	561	278	391	278	281	281
330"	571	283	398	283	286	286
336"	581	288	405	288	291	291
342"	591	293	412	293	296	296
348"	601	298	419	298	301	301
354"	611	303	426	303	306	306
360"	621	308	433	308	311	311
366"	631	313	440	313	316	316
372"	641	318	447	318	321	321
378"	651	323	454	323	326	326
384"	661	328	461	328	331	331
390"	671	333	468	333	336	336
396"	681	338	475	338	341	341
402"	691	343	482	343	346	346
408"	701	348	489	348	351	351
414"	711	353	496	353	356	356
420"	721	358	503	358	361	361
426"	731	363	510	363	366	366
432"	741	368	517	368	371	371
438"	751	373	524	373	376	376
444"	761	378	531	378	381	381
450"	771	383	538	383	386	386
456"	781	388	545	388	391	391
462"	791	393	552	393	396	396
468"	801	398	559	398	401	401
474"	811	403	566	403	406	406
480"	821	408	573	408	411	411
486"	831	413	580	413	416	416
492"	841	418	587	418	421	421
498"	851	423	594	423	426	426
504"	861	428	601	428	431	431
510"	871	433	608	433	436	436
516"	881	438	615	438	441	441
522"	891	443	622	443	446	446
528"	901	448	629	448	451	451
534"	911	453	636	453	456	456
540"	921	458	643	458	461	461
546"	931	463	650	463	466	466
552"	941	468	657	468	471	471
558"	951	473	664	473	476	476
564"	961	478	671	478	481	481
570"	971	483	678	483	486	486
576"	981	488	685	488	491	491
582"	991	493	692	493	496	496
588"	1001	498	699	498	501	501
594"	1011	503	706	503	506	506
600"	1021	508	713	508	511	511
606"	1031	513	720	513	516	516
612"	1041	518	727	518	521	521
618"	1051	523	734	523	526	526
624"	1061	528	741	528	531	531
630"	1071	533	748	533	536	536
636"	1081	538	755	538	541	541
642"	1091	543	762	543	546	546
648"	1101	548	769	548	551	551
654"	1111	553	776	553	556	556
660"	1121	558	783	558	561	561
666"	1131	563	790	563	566	566
672"	1141	568	797	568	571	571
678"	1151	573	804	573	576	576
684"	1161	578	811	578	581	581
690"	1171	583	818	583	586	586
696"	1181	588	825	588	591	591
702"	1191	593	832	593	596	596
708"	1201	598	839	598	601	601
714"	1211	603	846	603	606	606
720"	1221	608	853	608	611	611
726"	1231	613	860	613	616	616
732"	1241	618	867	618	621	621
738"	1251	623	874	623	626	626
744"	1261	628	881	628	631	631
750"	1271	633	888	633	636	636
756"	1281	638	895	638	641	641
762"	1291	643	902	643	646	646
768"	1301	648	909	648	651	651
774"	1311	653	916	653	656	656
780"	1321	658	923	658	661	661
786"	1331	663	930	663	666	666
792"	1341	668	937	668	671	671
798"	1351	673	944	673	676	676
804"	1361	678	951	678	681	681
810"	1371	683	958	683	686	686
816"	1381	688	965	688	691	691
822"	1391	693	972	693	696	696
828"	1401	698	979	698	701	701
834"	1411	703	986	703	706	706
840"	1421	708	993	708	711	711
846"	1431	713	1000	713	716	716
852"	1441	718	1007	718	721	721
858"	1451	723	1014	723	726	726
864"	1461	728	1021	728	731	731
870"	1471	733	1028	733	736	736
876"	1481	738	1035	738	741	741
882"	1491	743	1042	743	746	746
888"	1501	748	1049	748	751	751
894"	1511	753	1056	753	756	756
900"	1521	758	1063	758	761	761
906"	1531	763	1070	763	766	766
912"	1541	768	1077	768	771	771
918"	1551	773	1084	773	776	776
924"	1561	778	1091	778	781	781
930"	1571	783	1098	783	786	786
936"	1581	788	1105	788	791	791
942"	1591	793	1112	793	796	796
948"	1601	798	1119	798	801	801
954"	1611	803	1126	803	806	806
960"	1621	808	1133	808	811	811
966"	1631	813	1140	813	816	816
972"	1641	818	1147	818	821	821
978"	1651	823	1154	823	826	826
984"	1661	828	1161	828	831	831
990"	1671	833	1168	833	836	836
996"	1681	838	1175	838	841	841
1002"	1691	843	1182	843	846	846
1008"	1701	848	1189	848	851	851
1014"	1711	853	1196	853	856	856
1020"	1721	858	1203	858	861	861
1026"	1731	863	1210	863	866	866
1032"	1741	868	1217	868	871	871
1038"	1751	873	1224	873	876	876
1044"	1761	878	1231	878	881	881
1050"	1771	883	1238	883	886	886
1056"	1781	888	1245	888	891	891
1062"						





**brr**  
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**Revisions**

NO.	DATE	DESCRIPTION

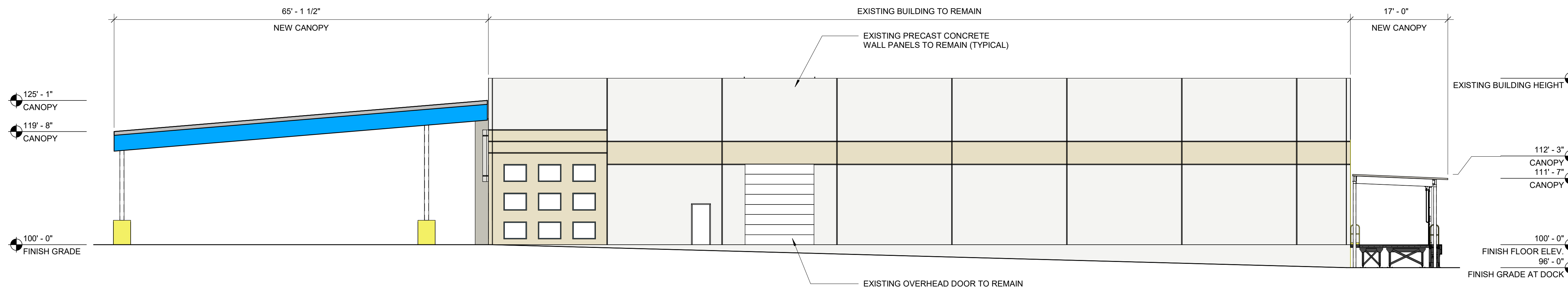
WAQ1 - Albuquerque, NM

**WAQ1 - Albuquerque, NM**  
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Albuquerque, NM 87121

Project Manager:  
CJF  
Checked By:  
MVE  
Drawn by:  
ELM  
Document date:  
08/18/2020  
Project No.  
30000481 MEC# 191313-000  
Professional Seal

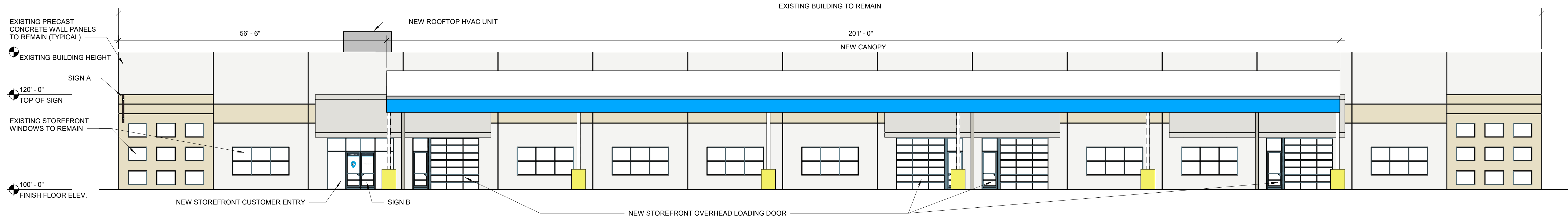
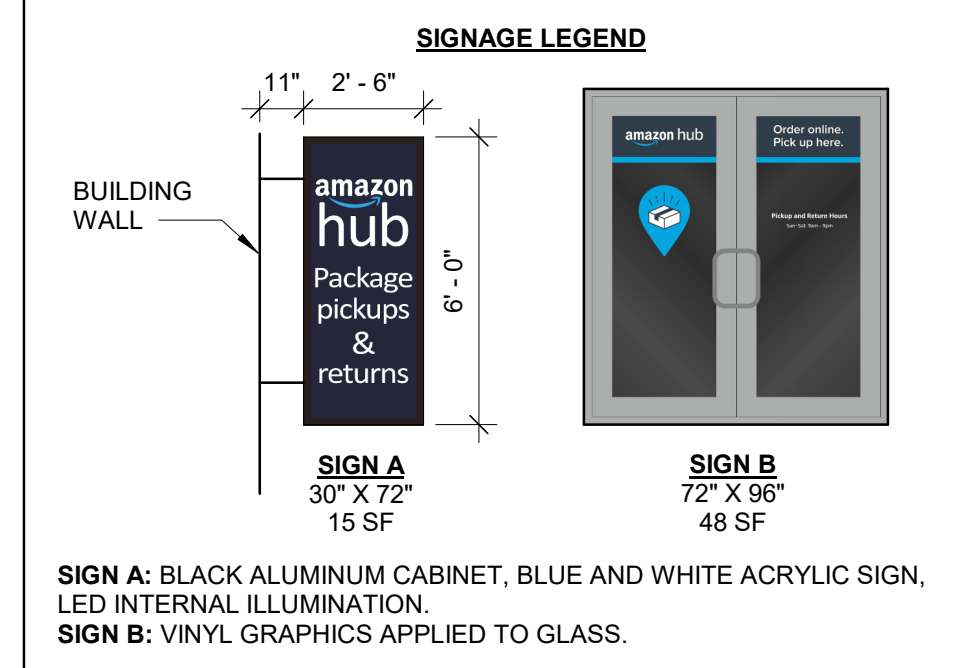
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Sheet No.  
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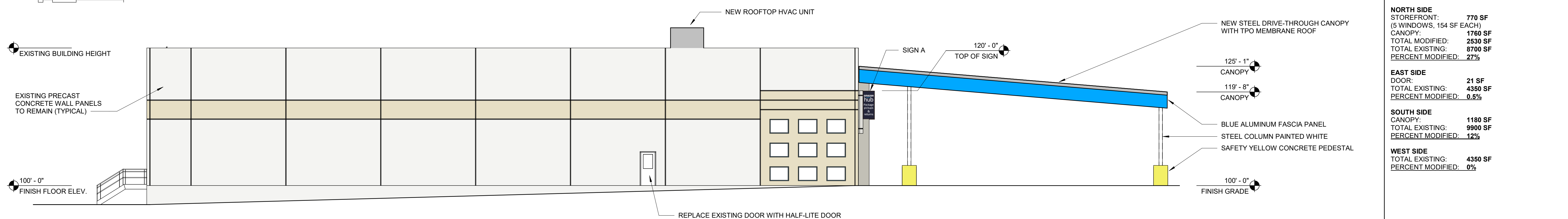


**1 WEST EXTERIOR ELEVATION**  
 3/32" = 1'-0"  
 1 2 5 10

- SHEET NOTES**
1. ALL ELEMENTS OF A SIGN SHALL BE MAINTAINED IN A VISUALLY APPEALING MANNER.
  2. FREE-STANDING SIGNS SHALL BE DESIGNED THAT DO NOT REQUIRE ANY EXTERNAL BRACING, ANGLE-IRON SUPPORTS, GUY WIRES OR SIMILAR DEVICES.
  3. NO SIGNAGE IS ALLOWED THAT USES MOVING PARTS, MAKES AUDIBLE SOUNDS, OR HAS BLINKING OR FLASHING LIGHTS.
  4. ALL SIGNAGE SHALL BE DESIGNED TO BE CONSISTENT WITH AND COMPLEMENT THE MATERIALS, COLOR, AND ARCHITECTURAL STYLE OF THE BUILDING OR SITE LOCATION.
  5. SIGNAGE MAY BE ILLUMINATED BY CONCEALED LIGHT SOURCES LOCATED FLUSH WITH GRADE OR WITH BACK LIT CHANNELLED LETTERS.
  6. NO SIGN SHALL OVERHANG INTO THE PUBLIC RIGHT-OF-WAY OR EXTEND ABOVE THE BUILDING ROOF LINE.
  7. ONE FREE-STANDING SIGN IS ALLOWED FOR EACH STREET FRONTAGE OF EACH PREMISES WHICH HAS AT LEAST 200 LINEAR FEET OF STREET FRONTAGE.



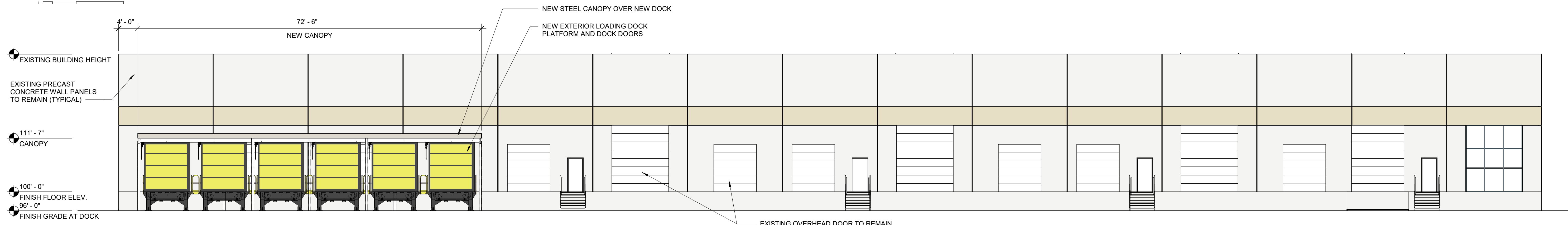
**2 NORTH EXTERIOR ELEVATION**  
 3/32" = 1'-0"  
 1 2 5 10



**3 EAST EXTERIOR ELEVATION**  
 3/32" = 1'-0"  
 1 2 5 10

**ELEVATION CHANGE CALCULATIONS**

Side	Element	Area (SF)	Total Existing (SF)	Percent Modified
NORTH SIDE	STOREFRONT (5 WINDOWS, 154 SF EACH)	770	8700	27%
	CANOPY	1750	8700	-
	TOTAL MODIFIED	2520	8700	27%
EAST SIDE	DOOR	21	4350	0.5%
	TOTAL EXISTING	4350	4350	-
SOUTH SIDE	CANOPY	1180	9900	12%
	TOTAL EXISTING	9900	9900	-
WEST SIDE	TOTAL EXISTING	4350	4350	0%
	TOTAL EXISTING	4350	4350	-



**4 SOUTH EXTERIOR ELEVATION**  
 3/32" = 1'-0"  
 1 2 5 10



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Document date:  
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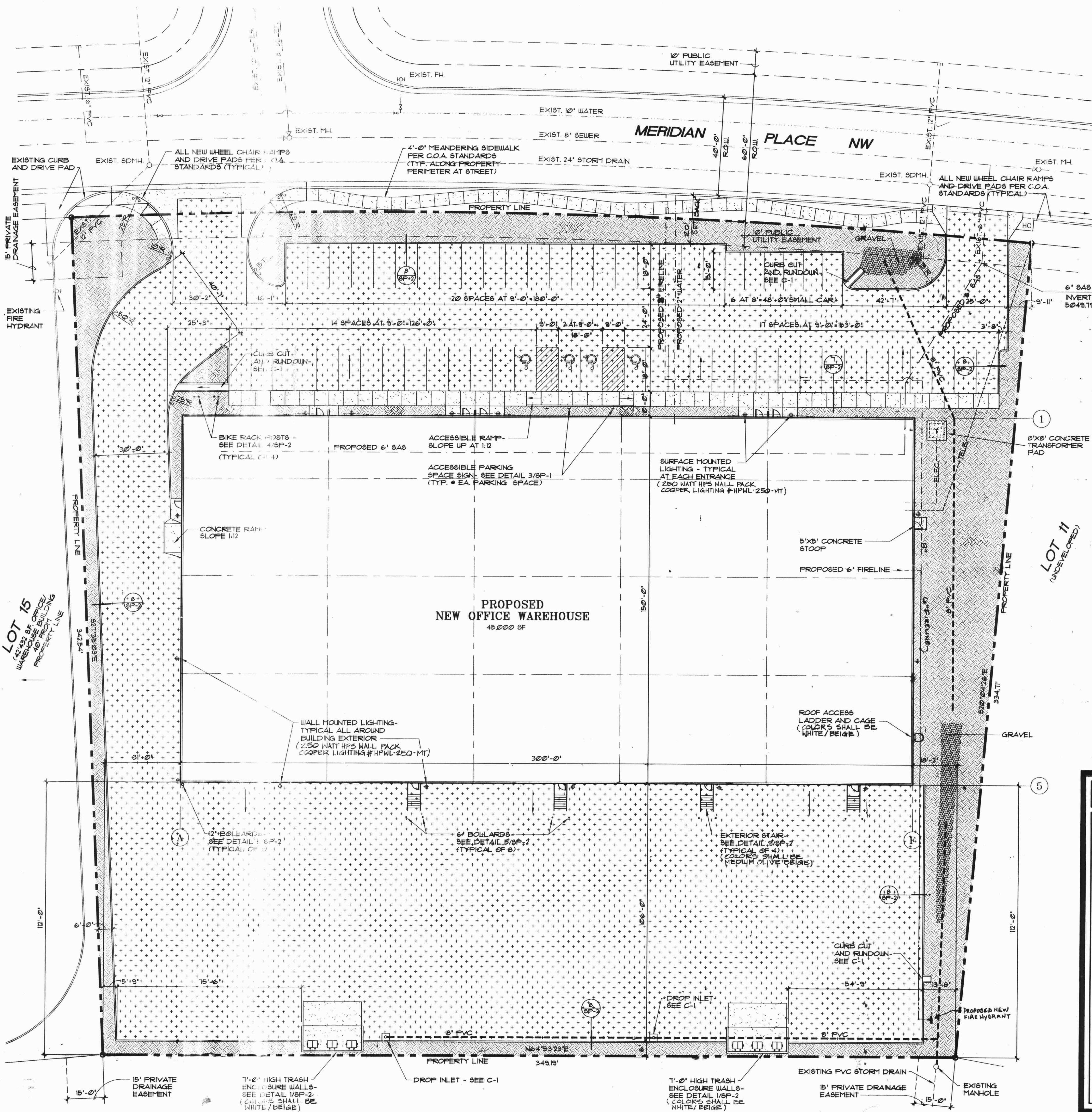
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EXTERIOR ELEVATIONS

**ELEV\_002**

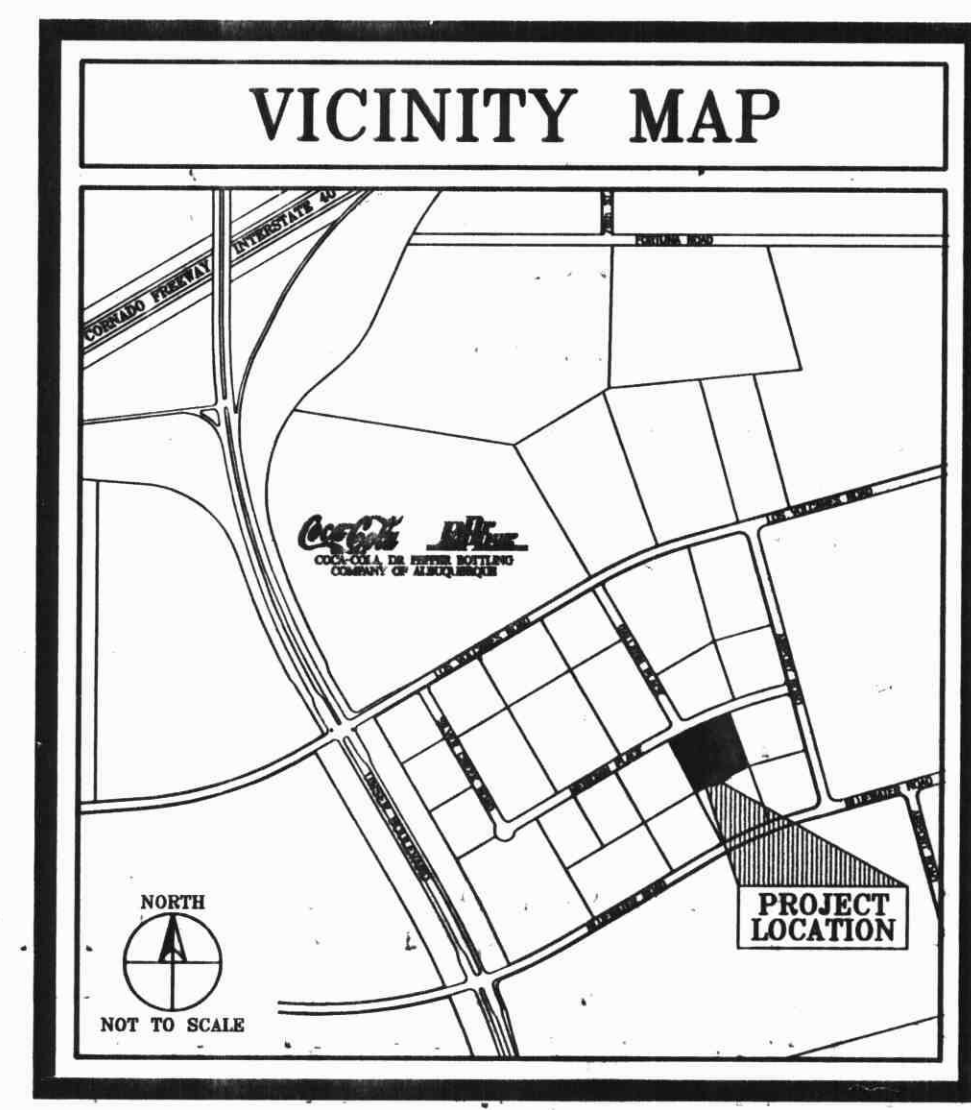
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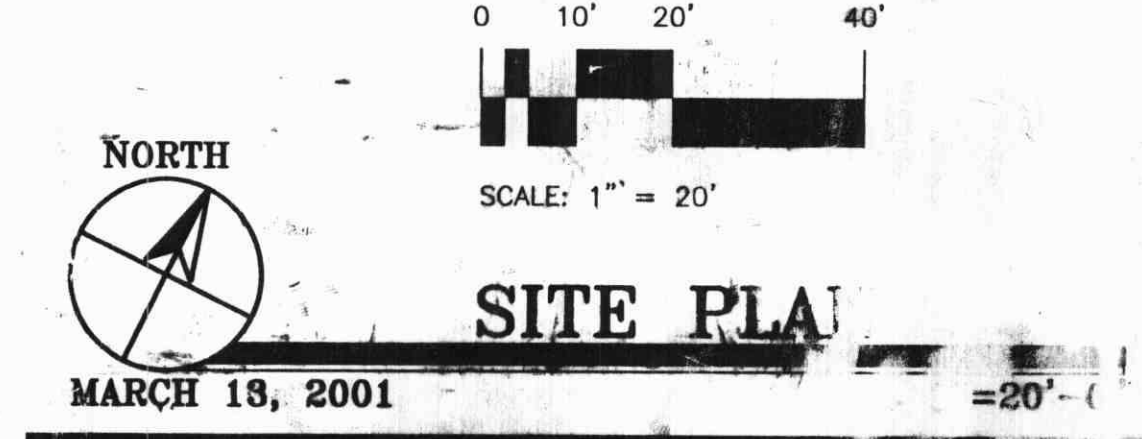
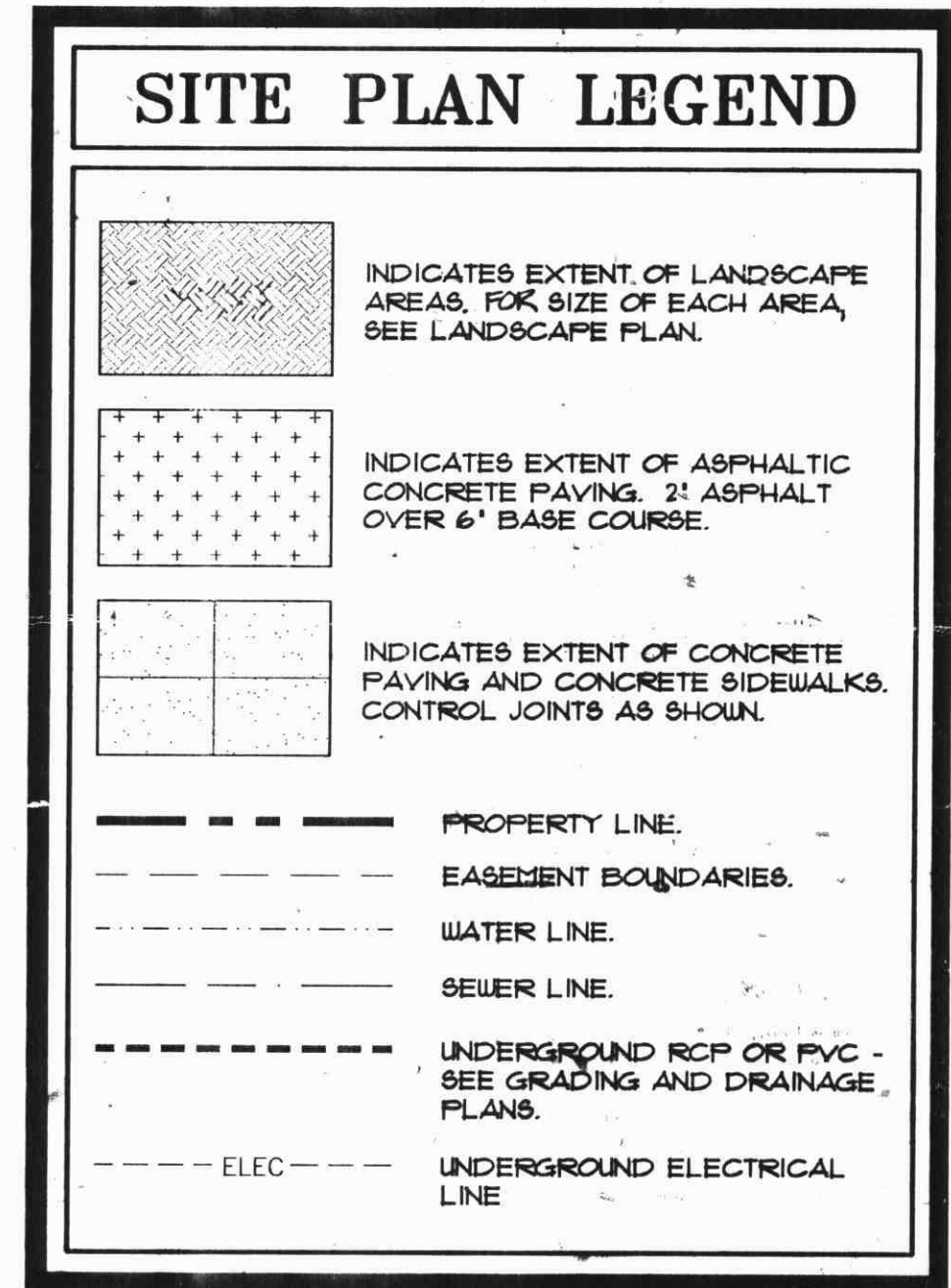


PLANS CHECKING OFFICE  
924-3611  
APPROVED/DISAPPROVED  
HYDRANT(S) ONLY  
Date: 3/19/01  
SIGNATURE & DATE

**PROJECT INFORMATION**  
**PROJECT:** MERIDIAN BUSINESS PARK NEW OFFICE WAREHOUSE BUILDING SHELL  
**LOCATION:** 7300 MERIDIAN PLACE NW ALBUQUERQUE, NEW MEXICO LOCATED BETWEEN AIRPORT ROAD AND UNSER BOULEVARD  
**OWNER:** BRUNACINI CONSTRUCTION CO. 1600 LOS VOLCANES ROAD NW, SUITE D ALBUQUERQUE, NEW MEXICO 87121  
**ARCHITECT:** CLAUDIO VIGIL ARCHITECTS 1801 RIO GRANDE BOULEVARD, NW, SUITE 2 ALBUQUERQUE, NEW MEXICO 87104  
**LEGAL DESCRIPTION:** LOT 13, MERIDIAN BUSINESS PARK  
**ZONING ATLAS MAP:** K-10-Z  
**CURRENT ZONING CLASSIFICATION:** IP, INDUSTRIAL PARK ZONE  
**PROPOSED ZONING CLASSIFICATION:** IP, INDUSTRIAL PARK ZONE  
**BUILDING FUNCTION:** BUILDING SHELL FOR FUTURE OFFICE WAREHOUSE SPACE.  
**CONSTRUCTION TYPE:** TYPE II-N CONSTRUCTION WITH 100% AUTOMATIC FIRE SPRINKLER SYSTEM.  
**ALLOWABLE AREA:** GROUP B AND S-1 OCCUPANCIES, TYPE II-N CONSTRUCTION, 100% AUTOMATIC FIRE SPRINKLER SYSTEM AND MINIMUM 60'-0" YARDS ON ALL SIDES - UNLIMITED AREA



**TOTAL BUILDING AREA:** 45,000 SQUARE FEET  
**TOTAL LOT AREA:** 121,149 SQUARE FEET, 2.3 ACRES  
**NET LOT AREA:** 82,149 SF.  
**TOTAL PARKING/PAVED AREA:** 60,541 SF.  
**TOTAL LANDSCAPE AREA REQUIRED:** 23,213 SF.  
**TOTAL LANDSCAPE AREA PROVIDED:** 41,107 SF.  
**LANDSCAPE TO PARKING AREA RATIO:** 2 TO 1  
**PARKING ANALYSIS:**  
 OFFICE AREA - 4500/1000 = 22.5 SPACES  
 WAREHOUSE AREA - 40300/1000 = 20.25 SPACES  
 TOTAL = 43 SPACES  
 TOTAL PARKING SPACES REQUIRED = 43 PARKING SPACES  
 TOTAL PARKING SPACES PROVIDED = 59 PARKING SPACES (INCLUDES - 4 VAN ACCESSIBLE PARKING SPACES)  
**PARKING SPACE SIZES:**  
 REGULAR CAR PARKING SPACES = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG  
 VAN ACCESSIBLE HANDICAP PARKING SPACE = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG AND A 9'-0" WIDE ACCESS STRIP  
**BICYCLE SPACES:**  
 REQUIRED PARKING - 43/20 = 2.15 BICYCLES  
 TOTAL BICYCLE SPACES REQUIRED = 3 BICYCLE SPACES  
 TOTAL BICYCLE SPACES PROVIDED = 8 BICYCLE SPACES (4 BIKE RACK POSTS AT 2 BICYCLES PER POST)



Project # 1001121 / 01450 00000 00347

**SIGNATURE BLOCK**

D.R.B. CASE NO. 96-334  
E.P.C. CASE NO. 2-92-57

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON 10-15-1992, AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE; NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

**SITE DEVELOPMENT PLAN**

Traffic Engineer, TRANSPORTATION DIVISION DATE 4-4-01  
 Planner, PARKS & RECREATION DEPARTMENT DATE 3/19/01  
 Public Works, WATER UTILITIES DIVISION DATE 3/19/01  
 City Engineer, ENGINEERING DIVISION / AMATCA DATE 4/3/01

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.  
 City Planner, ALBUQUERQUE DATE 6/14/01  
 PLN(10706) 4/96

CLAUDIO VIGIL ARCHITECTS

**MERIDIAN LOT 13**  
**NEW OFFICE WAREHOUSE**  
 7300 MERIDIAN PLACE NW  
 ALBUQUERQUE, NEW MEXICO

**SHEET**  
 SP-1  
 PROJECT NUMBER 01015

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 All design concepts, details, plans, specifications, contracts, files, field data, notes and other documents and instruments prepared by Claudio Vigil Architects, P.C., as instruments shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all common law, statutory and other reserved rights, including the copyright therein.

1801 Rio Grande NW, #2, Albuquerque, NM  
 Phone: 505/842-1113 Fax: 505/842-1130



Current DRC  
Project Number: \_\_\_\_\_

**FIGURE 12**

Date Submitted: 9-29-2020

**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: \_\_\_\_\_  
DRB Application No.: \_\_\_\_\_

7300 Meridian Place, Albuquerque NM  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

Lots 11, 12 & 13 Meridian Business Park  
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>		Curb Cut	Bluewater Road NW			/	/	/
<input type="text"/>	<input type="text"/>		Curb Cut	Airport Drive NW			/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
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<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/



The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification				
							Private Inspector	P.E.	City Cnst Engineer		
<input type="text"/>	<input type="text"/>						/	/	/		
<input type="text"/>	<input type="text"/>						/	/	/		
Approval of Creditable Items:							Approval of Creditable Items:				
Impact Fee Administrator Signature							Date		City User Dept. Signature		Date

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

- 1 \_\_\_\_\_  
\_\_\_\_\_
- 2 \_\_\_\_\_  
\_\_\_\_\_
- 3 \_\_\_\_\_  
\_\_\_\_\_

**AGENT / OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

**Matt Eblen**  
NAME (print)

**McClure**  
FIRM

*Matt Eblen* 9/29/2020

SIGNATURE - date

\_\_\_\_\_ DRB CHAIR - date

\_\_\_\_\_ TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_ UTILITY DEVELOPMENT - date

\_\_\_\_\_ CITY ENGINEER - date

\_\_\_\_\_ PARKS & RECREATION - date

\_\_\_\_\_ AMAFCA - date

\_\_\_\_\_ CODE ENFORCEMENT - date

\_\_\_\_\_ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

# DRAFT COPY

Agreement No. \_\_\_\_\_

Date of Agreement: 9/18, 2020

## SHARED PARKING AGREEMENT

**THIS SHARED PARKING AGREEMENT** (this “**Agreement**”) is entered into as of the date set forth above (the “**Effective Date**”), by Brunacini Development, Ltd. Co., a New Mexico limited liability company (“**BDLC**”), and West I 40 Development LLC, a New Mexico limited liability company (“**WI40**”; collectively with BDLC, “**Owners**”).

### RECITALS

A. BDLC is the owner of the property located in Albuquerque, Bernalillo County, New Mexico as identified and more particularly described as “BDLC Property” on Exhibit A attached hereto (the “**BDLC Property**”); and

B. WI40 is the owner of the property located in Albuquerque, Bernalillo County, New Mexico as identified and more particularly described as “WI40 Property” on Exhibit A attached hereto (the “**WI40 Property**”; collectively with the BDLC Property, the “**Property**”); and

C. Owners desire to grant and establish vehicular cross-parking and cross-access easements over and across the portions of the Property described in this Agreement for the purposes of development of and service and accommodation of the general public who have legitimate business with any owner, occupant, tenant or lessee of all or any portion of the Property; and

D. In conjunction with the development of the Property, the City of Albuquerque has allowed, and Owners have elected, to reduce off-street parking requirements based upon Section 14-16-3-1-D-6 of the Zoning Ordinance of the City of Albuquerque and currently known proposed tenant uses. The approved site plan, as shown on Exhibit B, includes parking and the reduced parking calculations, as shown on Exhibit C attached hereto. Under this site plan and using the proposed tenant uses, 49 spaces are required and 125 spaces are provided.

**NOW, THEREFORE**, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Declarant agrees as follows:

### AGREEMENT

1. Grant of Cross-Parking and Cross-Access Easements. Owners hereby establish and grant, for the benefit of the each lot (each a “**Lot**”) that now or hereinafter comprise the Property, a private reciprocal, perpetual, non-exclusive vehicular access, pedestrian access and vehicular parking easements over and across those common roadways, drive aisles, parking lots, sidewalks, walkways, and other areas of the Property not covered by buildings or other vertical structures now existing, or as modified or developed from time to time (the “**Easement Area**”), for the purposes of vehicular access, pedestrian access, vehicular parking, and utilities, as applicable (the “**Easements**”). Nothing herein contained shall be deemed to be a grant or dedication of any portion of the Property to the general public or any governmental entity or for any public purpose

whatsoever.

2. Use Limitations. In the event that there are changes to the tenant uses which would increase the number of required parking spaces at the Property, the parking calculations shall be updated by the owners of the Property to reflect such change and shall be presented to the City of Albuquerque. No owner of any of the Property shall segregate property access or parking rights or significantly impair access to parking on the Property by uses of any portion of the Property. No owner of the Property will change the tenant uses at the Property in a manner that increases the number of required parking spaces unless additional required spaces are provided. The foregoing shall not, however, impair the right of the Owner or its successors to declare exclusive parking areas for such items as employee parking, handicap spaces, loading, designated timed areas such as "15 minute" temporary parking areas, or any other areas set forth on any site plan of the Property approved by the City, or to take commercially reasonable actions to prevent parking in areas which are not designated parking spaces on the site plan.

3. Maintenance and Insurance. Each owner of any portion of the Property shall be responsible for the upkeep and maintenance (or shall cause its tenants to be responsible) of those portions of the Easements that are located on such owner's lot and shall maintain such portions in good condition and repair, including but not limited to snow removal, striping and paving. Each property owner shall maintain at all times a commercial general liability policy which will afford protection to the limit of not less than \$2,000,000.00 per occurrence in the aggregate for injury or death of a single person, and to the limit of not less than \$2,000,000.00 for property damage covering the tract owned by such property owner and all improvements thereon.

4. Successors and Assigns. This Agreement and the Easements shall run with and be appurtenant to the Property. No sale or transfer of all or any portion of the Property shall be deemed to void or violate this Agreement. The terms of this Agreement shall bind the Owners, successors, and assigns.

5. Indemnification. Each owner of a Lot within the Property shall indemnify, protect, defend, and hold harmless all other owners for, from and against any and all claims, damages, costs, liabilities, losses and expenses (including, without limitation, attorneys' fees) to the extent related to or arising out of the use of the Easements by the indemnifying party or its employee's, agents, invitees, and common carriers.

6. Miscellaneous.

(a) Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of New Mexico.

(b) Severability. In case any one (1) or more of the provisions contained in this Agreement for any reason is held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

(c) Counterparts. This Agreement may be executed in one (1) or more counterparts, and all the counterparts shall constitute but one (1) and the same agreement, notwithstanding that all parties hereto are not signatory to the same or original counterpart.

(d) Time. Time is of the essence of every provision contained in this Agreement.

(e) Nonwaiver. Unless otherwise expressly provided in this Agreement, no waiver by a party of any provision hereof shall be deemed to have been made unless expressed in writing and signed by such party. No delay or omission in the exercise of any right or remedy accruing to a party upon any breach under this Agreement shall impair such right or remedy or be construed as a waiver of any such breach theretofore or thereafter occurring. The waiver by a party of any breach of any term, covenant or condition herein stated shall not be deemed to be a waiver of any other term, covenant or condition.

(f) Captions. Section titles or captions contained in this Agreement are inserted as a matter of convenience and for reference, and in no way define, limit, extend or describe the scope of this Agreement.

(g) Exhibits. All Exhibits attached hereto shall be incorporated herein by reference as if set out herein in full.

(h) Construction. The parties acknowledge that each party and its counsel have reviewed and revised this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendment or Exhibits hereto.

(i) Amendment. This Agreement may be amended or terminated only by the written mutual consent of the owners of all Lots within the Property and the City of Albuquerque, recorded in the real estate records of Bernalillo County, New Mexico.

(j) Limitation on Liability. To the extent, if at all, any portion of any indemnity, hold harmless or insurance provision of this Agreement is held by a court of competent jurisdiction to violate the terms of Section 56-7-1 NMSA 1978, as amended, the remaining indemnity, hold harmless and insurance provisions of this Agreement shall remain in full force and effect.

(k) Recording of Agreement. This Agreement shall be recorded with the Bernalillo County Clerk's Office prior to issuance of a building permit for the Property.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement in one (1) or more counterparts, on the date set forth above, effective as of the date first above written.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK –  
SIGNATURE PAGES FOLLOW]

**OWNERS:**

Brunacini Development, Ltd. Co.,  
a New Mexico limited liability company

By: [Signature]  
Angelo Brunacini, Managing Member

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me this 18th day of September, 2020,  
by Angelo Brunacini, Managing Member of BRUNACINI DEVELOPMENT, LTD. CO., a New  
Mexico limited liability company.

[Signature]  
Notary Public

My commission expires:  
6/26/2023

West I 40 Development LLC,  
a New Mexico limited liability company



By: [Signature]  
Angelo Brunacini, Manager

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me this 18th day of September, 2020,  
by Angelo Brunacini, Manager of WEST I40 DEVELOPMENT LLC, a New Mexico limited  
liability company.

[Signature]  
Notary Public

My commission expires:  
6/26/2023



EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

BDLC Property:

Lots numbered Twelve (12) and Thirteen (13) of the Plat of Lots 1 Thru 23, Meridian Business Park, 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 Volume 97C, Folio 157.

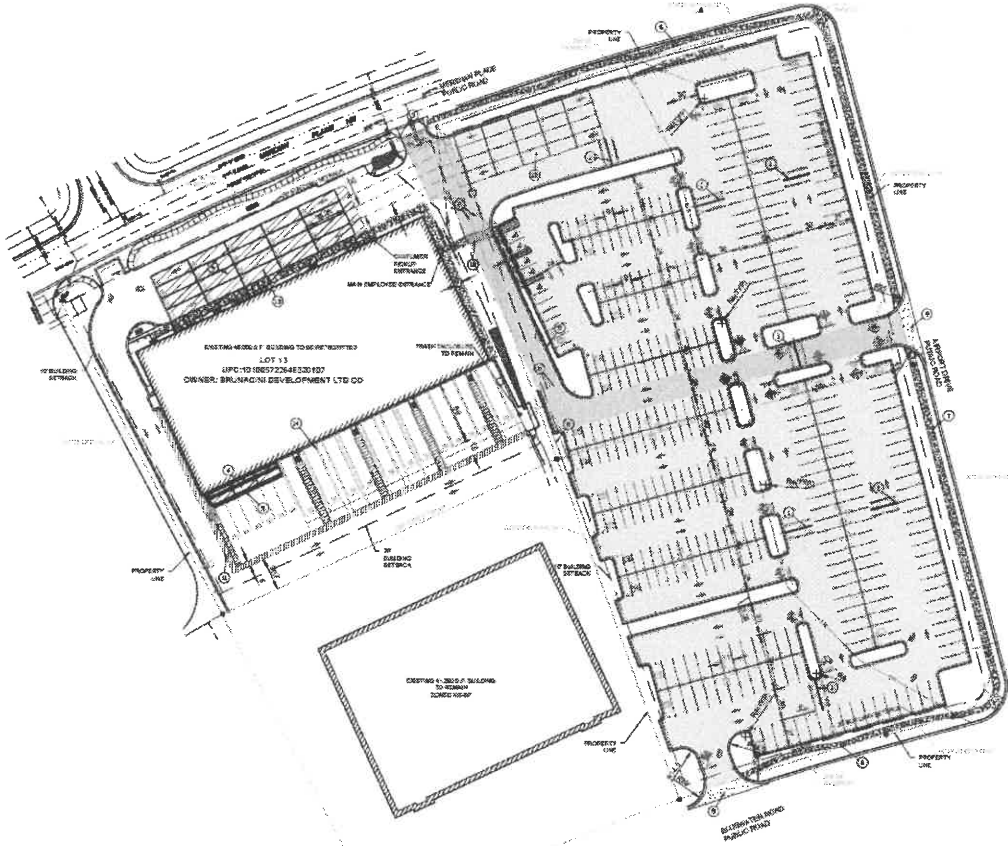
WI40 Property:

Lot numbered Eleven (11) of the Plat of Lots 1 Thru 23, Meridian Business Park, 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 Volume 97C, Folio 157.



# EXHIBIT B

## APPROVED SITE PLAN



- LEGAL DESCRIPTION**  
 SECTION 1, 2, 3 & 4 OF LOTS 1 THROUGH 20, MERIDIAN SUBDIVISION, A SUBDIVISION IN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, CONTAINING 38.88 ACRES OR THEREABOUTS
- KEYNOTES**
1. INSTALL EPDM RAMP
  2. INSTALL PENNSYLVANIA BULLDOG
  3. INSTALL TRAMPOLINE LANTERN LIGHTS
  4. INSTALL LANDSCAPE
  5. INSTALL DOCK PILING ASSEMBLY
  6. INSTALL REINFORCED 8" WIDE CONCRETE WALK
  7. INSTALL 2" WIDE CONCRETE WALK
  8. INSTALL ASPHALT
  9. INSTALL NEW CURB CUT AND ENTRANCE
  10. INSTALL PAINTED CIRCUMSCRIBED
  11. PROVIDE AND INSTALL 3" WIDE PAINTED WALKWAY
  12. PROVIDE VERY HIGH BOUNCING TRIP
  13. PROVIDE VERY HIGH BOUNCING TRIP
  14. TRAMPOLINE PARKING STRIP

**PARKING DATA**

SITE AREA	4.84 ACRES
TOTAL BUILDING AREA	45,000 SF
PARKING REQUIRED	29 SPACES
FRONTS	188 CAR SPACES 180 VAN SPACES

ALL CAR STALLS ARE 9' WIDE BY 20' LONG UNLESS NOTED  
 ALL VAN STALLS ARE 5' WIDE BY 27' LONG UNLESS NOTED

- FINISHMENT LEGEND**
- 1. UNFINISHED LIGHT DUTY ASPHALT FINISHMENT
  - 2. UNFINISHED HEAVY DUTY ASPHALT FINISHMENT
  - 3. UNFINISHED HEAVY DUTY ASPHALT FINISHMENT
  - 4. UNFINISHED HEAVY DUTY ASPHALT FINISHMENT
  - 5. UNFINISHED HEAVY DUTY ASPHALT FINISHMENT
  - 6. UNFINISHED HEAVY DUTY ASPHALT FINISHMENT
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  - 18. UNFINISHED HEAVY DUTY ASPHALT FINISHMENT
  - 19. UNFINISHED HEAVY DUTY ASPHALT FINISHMENT
  - 20. UNFINISHED HEAVY DUTY ASPHALT FINISHMENT

**NOTES**

1. THE FINISH OF THIS SUBMITTAL, UNLESS INDICATED OTHERWISE, SHALL BE AS SHOWN ON THE DRAWINGS.
2. THE FINISH OF THIS SUBMITTAL, UNLESS INDICATED OTHERWISE, SHALL BE AS SHOWN ON THE DRAWINGS.
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18. THE FINISH OF THIS SUBMITTAL, UNLESS INDICATED OTHERWISE, SHALL BE AS SHOWN ON THE DRAWINGS.
19. THE FINISH OF THIS SUBMITTAL, UNLESS INDICATED OTHERWISE, SHALL BE AS SHOWN ON THE DRAWINGS.
20. THE FINISH OF THIS SUBMITTAL, UNLESS INDICATED OTHERWISE, SHALL BE AS SHOWN ON THE DRAWINGS.

EXHIBIT C

REDUCED PARKING CALCULATION

1. Wholesale/Distribution— $36463 \text{ SF} * (1 \text{ Stall} / 2000 \text{ SF}) = 18.23$  (19)
2. Office— $8537 \text{ SF} * (3.5/1000) = 29.87$  (30)

Total of 49 stalls