



TIERRA WEST, LLC

July 20, 2020

Mr. Nilo Salgado-Fernandez P.E.
Planning Department
PO BOX 1293
Albuquerque, NM 87103

**RE: LOT 22 MERIDIAN BUSINESS PARK
541 SILVER CREEK RD NW
TRAFFIC CIRCULATION LAYOUT
ENGINEER'S STAMP 07-09-2020 (K10-D023I)**

Dear Mr. Salgado-Fernandez,

Per the TCL comments dated 07/15/2020 for LOT 22 MERIDIAN BUSINESS PARK, please find the following responses addressing your comments listed below:

1. Please Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of **each space and not the letter C.**
Response: The compact spaces have been labeled as "COMPACT"
2. Please provide turning templates for delivery vehicle from public roadway into and out of site back onto Silver Creek Road. Need to show how WB 65 maneuvers out of the site onto Public Street without encroaching onto opposing traffic flow.
Response: See attached Autoturn exhibit showing WB65 vehicles existing the site to Los Volcanes.
3. The proposed 6 ft. wide ADA accessible pedestrian pathway from the public sidewalk needs to be dimensioned, as well as the proposed ramp (since you reference the site plan as the designated measurement tool).
Response: The ADA accessible pathway has been dimensioned along with the proposed ramp.
4. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots and proposed 6 ft. pedestrian pathway in front of building entrance. You stated "A turn down curb is proposed at the front of the building. The 2' overhang will still provide a minimum pedestrian access on sidewalk". Well, the minimum for this access width is 6ft so is this what you are stating or do you need to provide parking barriers to substantiate the required minimum 6ft width???
Response: Wheel stops added to parking stalls in the front of the building to preserve the 6' sidewalk.
5. Provide a copy of refuse. This is the condition of approval prior for TCL.
Response: See attached site plan signed by Solid Waste Dept.
6. The proposed monument sign cannot encroached onto public right of way (**this includes air space**) Please verify that this is the condition that the sign will not encroach onto public air space.
Response: Noted. The sign will not encroach onto the right of way.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Bohannon', with a long horizontal flourish extending to the right.

Ronald R. Bohannon, P.E

JN: 2020033
RRB/vc/ye