

# CITY OF ALBUQUERQUE



July 21, 2020

Vince Carrica, PE  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque NM 87109

**Re: Lot 22, Meridian Business Park  
541 Silver Creek Road NW  
Traffic Circulation Layout  
Engineer's Stamp 07-20-2020 (K10-D023I)**

Dear Mr. Carrica,

The TCL submittal received 07-20-2020 is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

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

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

Sincerely,

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

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

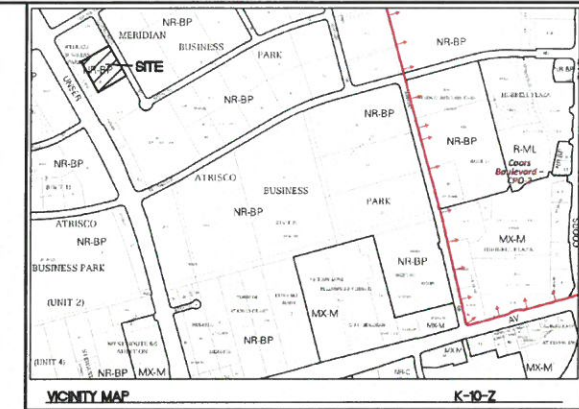
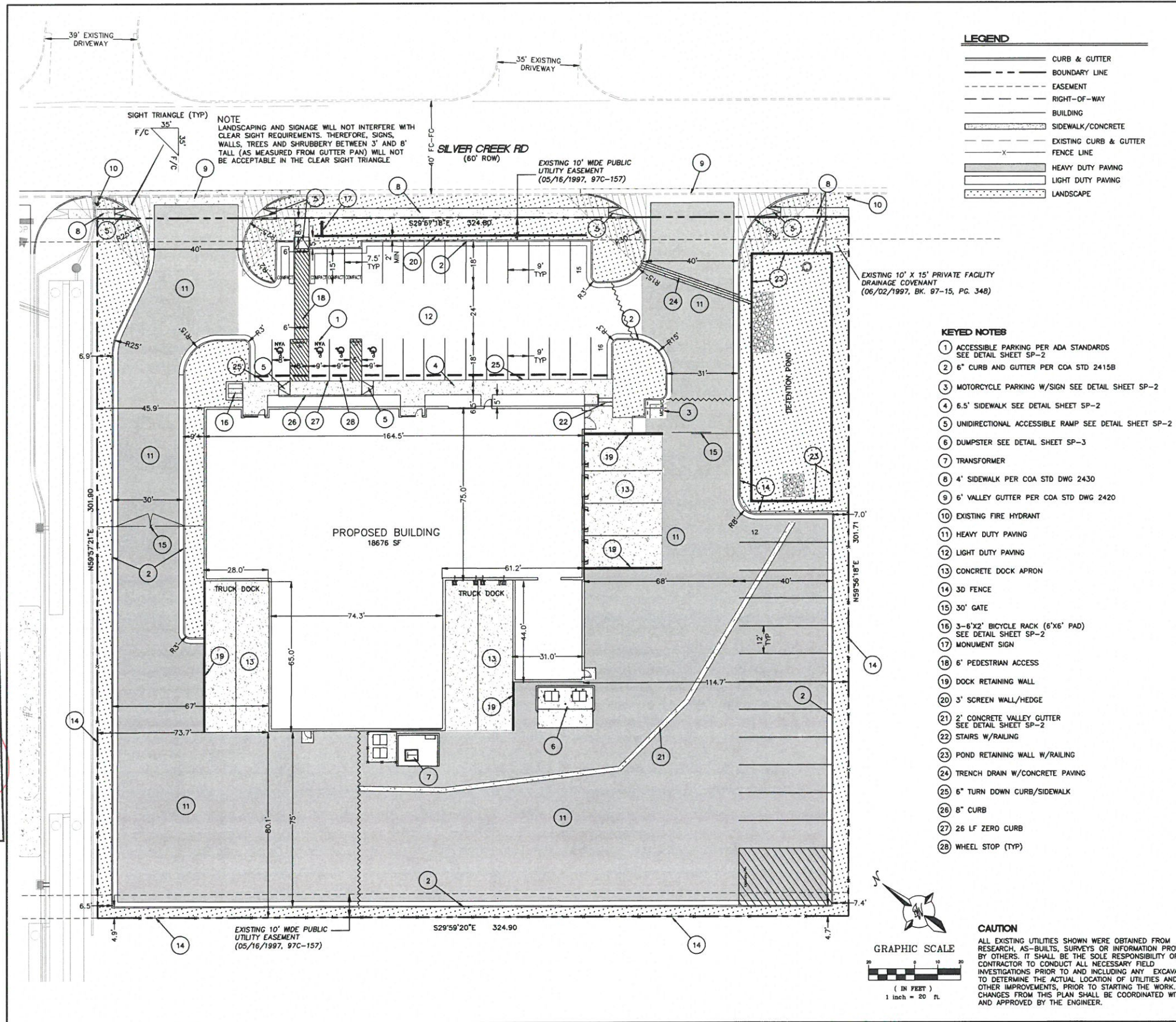
www.cabq.gov



ALL WHEELCHAIR RAMPS LOCATED  
WITHIN THE PUBLIC RIGHT OF WAY  
MUST HAVE TRUNCATED DOMES.

TRAFFIC CIRCULATION LAYOUT  
APPROVED

7/21/20  
Date  
Signed



**LEGAL DESCRIPTION**  
LOT 22, MERIDIAN BUSINESS PARK

**ADDRESS**  
541 SILVER CREEK RD NW  
ALBUQUERQUE, NM 87121

UPC NO: 101005706345220113

**SITE DATA**

PROPOSED USAGE: OFFICE/WAREHOUSE  
LOT AREA: 98105 SF (2.25 ACRES)  
ZONING: NR-BP  
BUILDING AREA: 18676 SF  
OFFICE: 3824 SF  
WAREHOUSE: 14852 SF

PARKING REQUIRED: 14 SPACES (3.5 SPACES/1000 SF OFFICE, NO REQUIREMENT FOR WAREHOUSE)  
PARKING PROVIDED: 31 SPACES (INCLUDES ACCESSIBLE PARKING)

HC PARKING REQUIRED: 2 SPACES  
HC PARKING PROVIDED: 4 SPACES  
2 SPACE VAN ACCESSIBLE



MC PARKING REQUIRED: 1 SPACES (1 SPACE FOR 1 TO 25 REQUIRED PARKING)  
MC PARKING PROVIDED: 2 SPACES

BICYCLE PARKING REQUIRED: 3 SPACES (3 SPACES OR 10% OF REQUIRED PARKING)  
BICYCLE PARKING PROVIDED: 3 SPACES

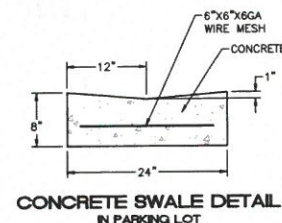
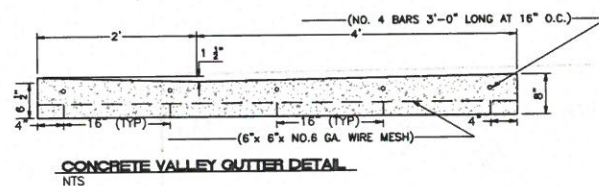
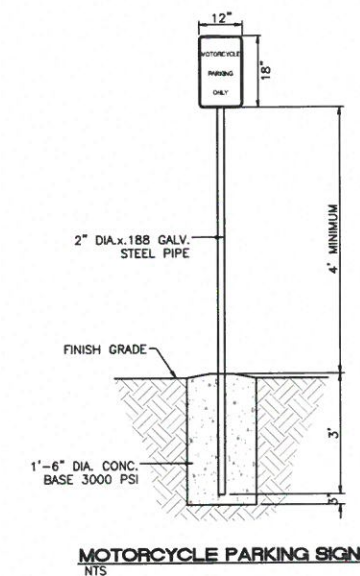
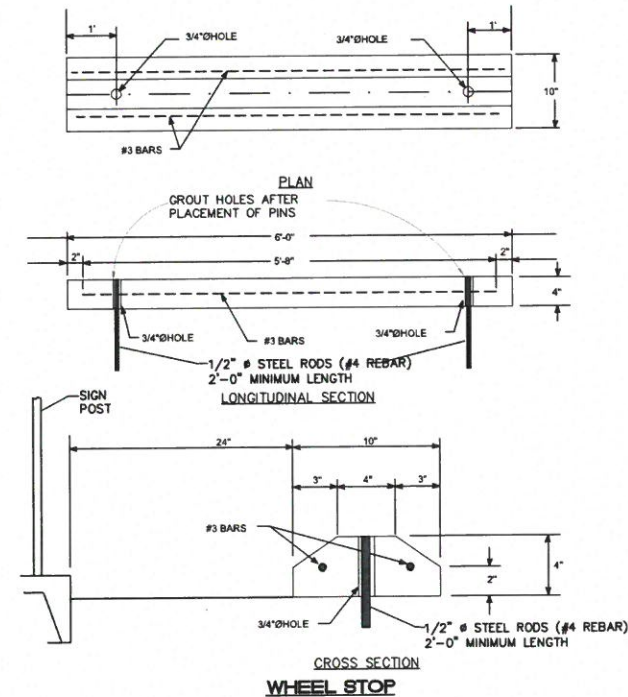
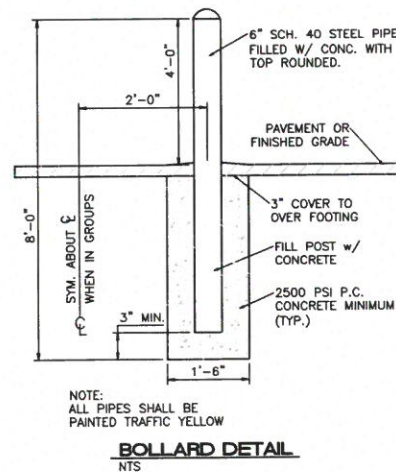
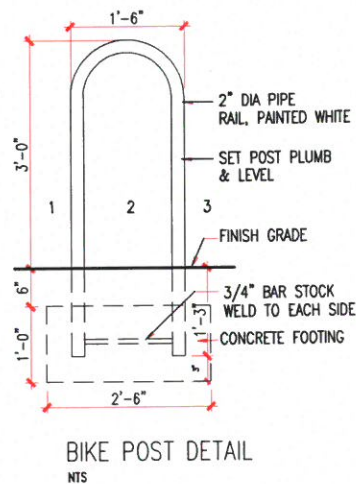
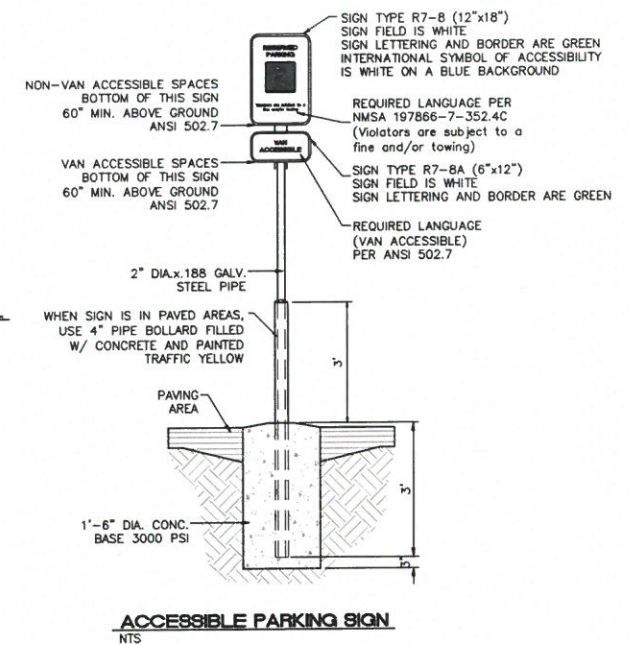
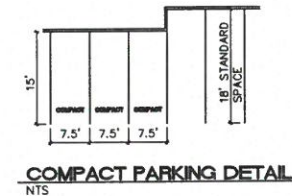
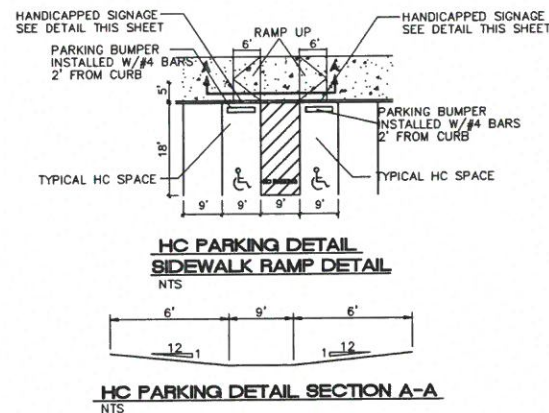
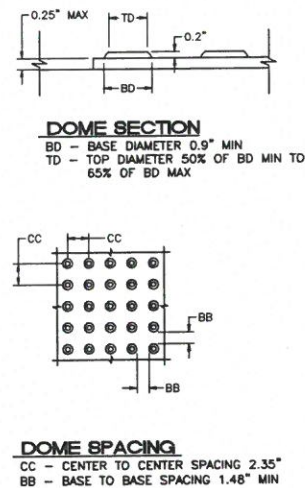
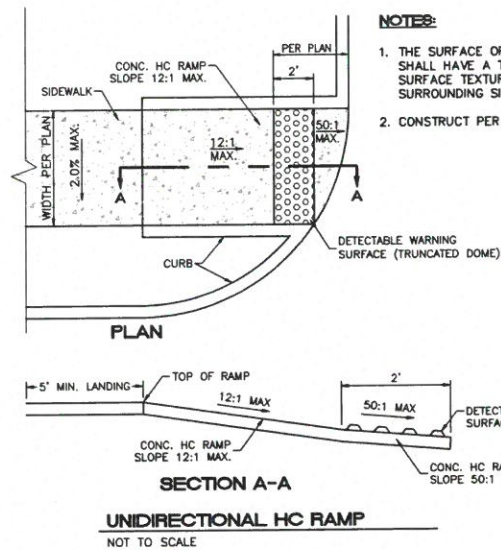
LANDSCAPE AREA REQUIRED: 15895 SF (20% OF NET AREA)  
LANDSCAPE AREA PROVIDED: 15900 SF

**EXECUTIVE SUMMARY**

THE 2.252 ACRE SITE IS LOCATED IMMEDIATELY EAST OF UNSER BLVD AND SOUTH OF LOS VOLCANES ROAD IN THE ATRISCO BUSINESS PARK. THE CURRENTLY UNDEVELOPED SITE WILL BE DEVELOPED AS A OFFICE/WAREHOUSE FACILITY. ACCESS TO THE SITE WILL BE OFF SILVER CREEK ROAD, WHICH IS AN EXISTING ROADWAY. TWO ACCESS DRIVES ARE PLANNED TO PROVIDE ADEQUATE TRUCK ACCESS AS WELL AS AUTO ACCESS. THE WESTERN PORTION OF THE SITE WILL BE FENCED OFF TO PROVIDE SECURITY FOR TRUCK STAGING AND DOCK AREAS. ADJACENT PROPERTIES WILL NOT BE ADVERSELY AFFECTED BY THIS DEVELOPMENT. NO VARIANCE REQUESTS ARE ANTICIPATED.

<div>ENGINEER'S SEAL</div> <div> RONALD R. BOHANNAN P.E. #7868</div>	MERIDIAN BUSINESS PARK ALBUQUERQUE, NM		DRAWN BY pm
	LOT 22 TRAFFIC CIRCULATION PLAN		DATE 7-20-2020
	<div> <b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com</div>		DRAWING 2020033-SP
			SHEET # SP-1
			JOB # 2020033






**TRAFFIC CIRCULATION LAYOUT**

**APPROVED**

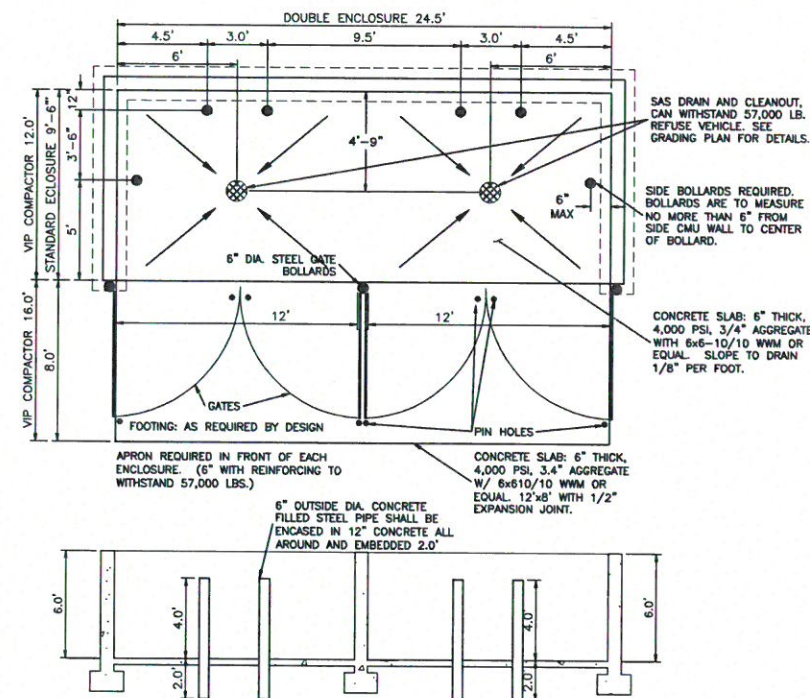
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Date

7/21/20

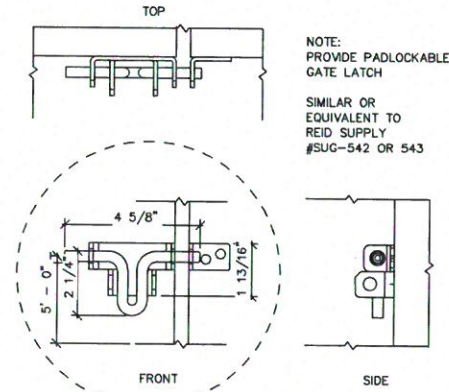
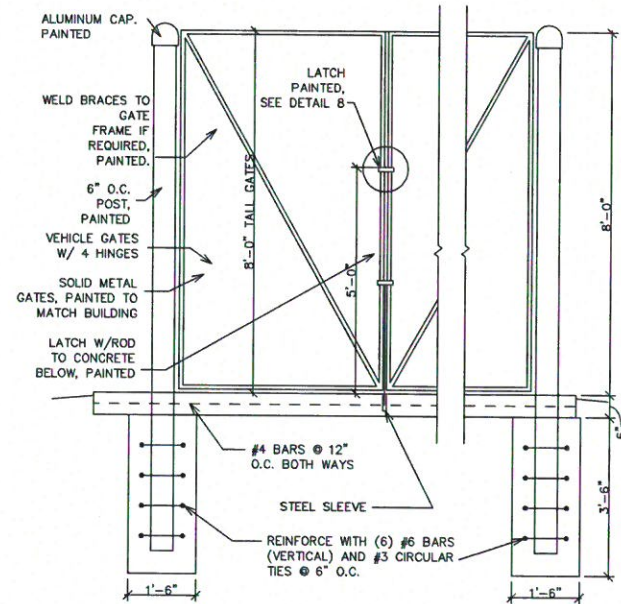
<div>ENGINEER'S SEAL</div> <div> RONALD R. BOHANNAN P.E. #7868</div>	<div>MERIDIAN BUSINESS PARK ALBUQUERQUE, NM</div> <div>LOT 22 CONSTRUCTION DETAILS</div> <div><div>TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierroawestllc.com</div></div>	DRAWN BY pm
		DATE 7-9-2020
		DRAWING 2020033-FO
		SHEET # SP-2
		JOB # 2020033



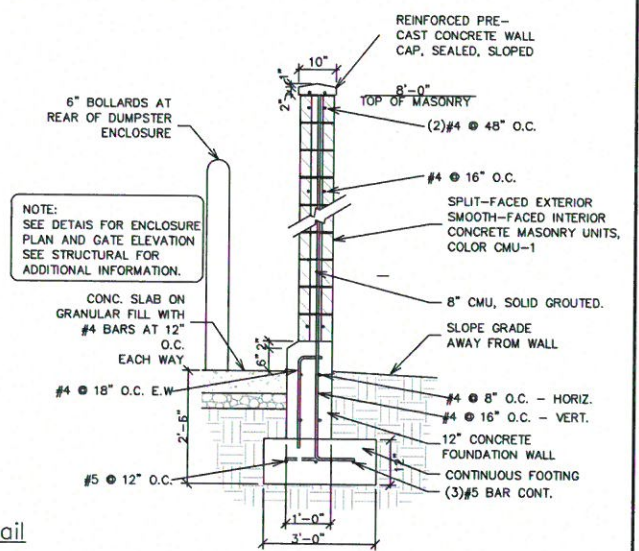


- NOTE:
1. THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.
  2. SOLID WASTE IS TO PROVIDE ALL INSPECTIONS ON THE TRASH ENCLOSURE SUCH AS PRE-POUR FOR SLAB AND APRON, BOND BEAM, BOLLARD, AND FINAL INSPECTION WILL BE CONTINGENT FOR SOLID WASTE SIGN OFF FOR FINAL CO.

**DUMPSTER w/SAS DRAIN - ENCLOSURE DETAIL**  
NTS



**Dumpster Enclosure Gate Latch Detail**  
SCALE: NONE



**Dumpster Enclosure Wall Section**  
SCALE: NONE

**TRAFFIC CIRCULATION LAYOUT**  
**APPROVED**

Signed \_\_\_\_\_ Date **7/21/20**

	ENGINEER'S SEAL	<b>MERIDIAN BUSINESS PARK</b> <b>ALBUQUERQUE, NM</b> <b>LOT 22</b> <b>CONSTRUCTION DETAILS</b>	DRAWN BY pm DATE 7-9-2020 DRAWING 2020033-FG
		<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>SP-3</b>
	RONALD R. BOHANNAN P.E. #7868		JOB # 2020033