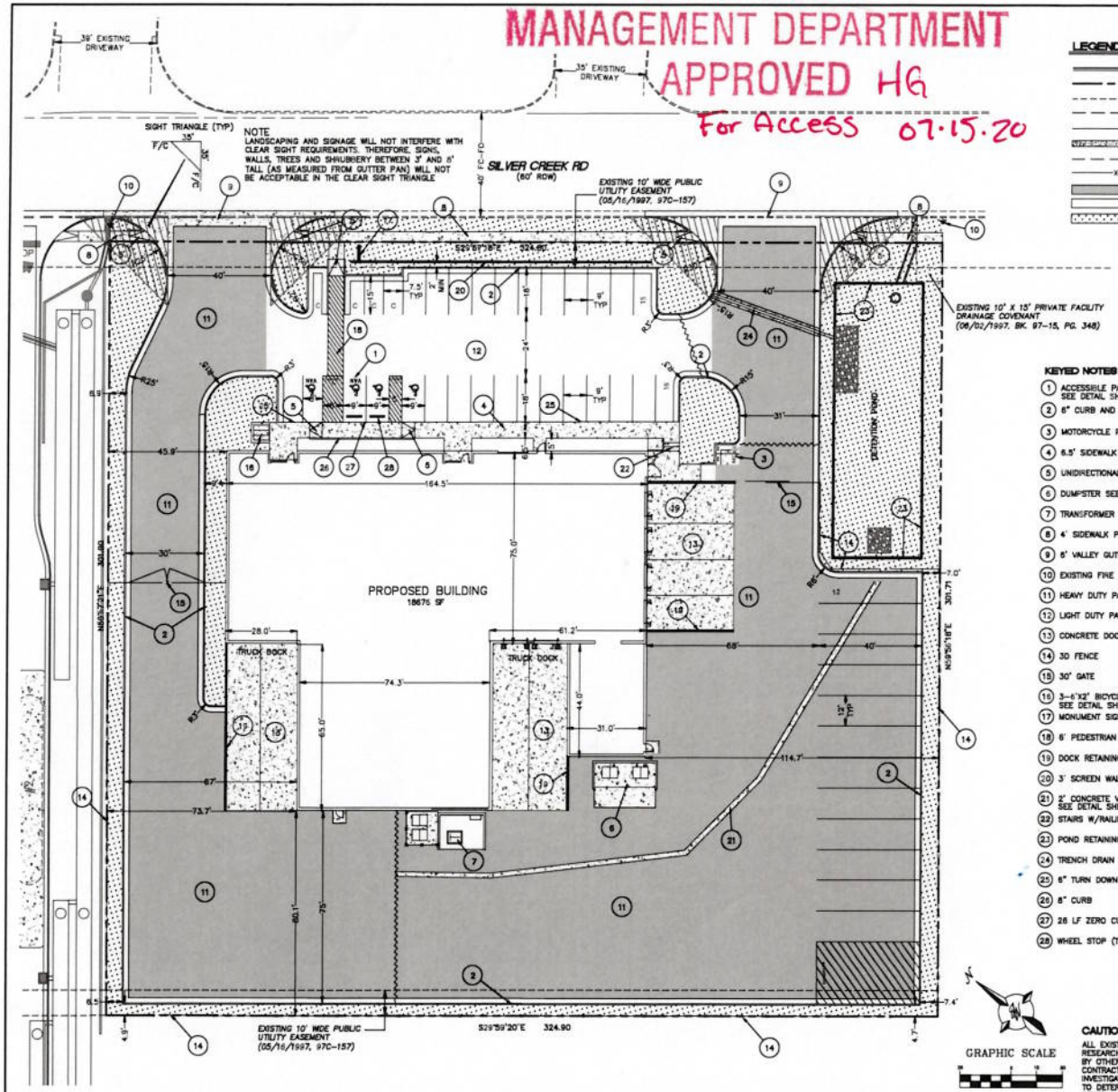
CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED HG
For Access 07.15.20



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK/CONCRETE
- EXISTING CURB & GUTTER
- FENCE LINE
- HEAVY DUTY PAVING
- LIGHT DUTY PAVING
- LANDSCAPE

KEYED NOTES

1. ACCESSIBLE PARKING PER ADA STANDARDS SEE DETAIL SHEET SP-2
2. 6" CURB AND GUTTER PER COA STD 2415B
3. MOTORCYCLE PARKING W/SIGN SEE DETAIL SHEET SP-2
4. 6.5' SIDEWALK SEE DETAIL SHEET SP-2
5. UNIDIRECTIONAL ACCESSIBLE RAMP SEE DETAIL SHEET SP-2
6. DUMPSTER SEE DETAIL SHEET SP-3
7. TRANSFORMER
8. 4' SIDEWALK PER COA STD DWG 2430
9. 6' VALLEY GUTTER PER COA STD DWG 2420
10. EXISTING FIRE HYDRANT
11. HEAVY DUTY PAVING
12. LIGHT DUTY PAVING
13. CONCRETE DOCK APRON
14. 3D FENCE
15. 30' GATE
16. 3-6'X2' BICYCLE RACK (6'X6' PAD) SEE DETAIL SHEET SP-2
17. MONUMENT SIGN
18. 6' PEDESTRIAN ACCESS
19. DOCK RETAINING WALL
20. 3' SCREEN WALL/HEDGE
21. 2' CONCRETE VALLEY GUTTER SEE DETAIL SHEET SP-2
22. STAIRS W/RAILING
23. POND RETAINING WALL W/RAILING
24. TRENCH DRAIN W/CONCRETE PAVING
25. 6" TURN DOWN CURB/SIDEWALK
26. 8" CURB
27. 26 LF ZERO CURB
28. WHEEL STOP (TYP)

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

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:	18675 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.

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER RONALD R. BOHANNAN P.E. #7868	MERIDIAN BUSINESS PARK ALBUQUERQUE, NM LOT 22 TRAFFIC CIRCULATION PLAN TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY pm DATE 7-9-2020 DRAWING 2020033-SP SHEET # SP-1 JOB # 2020033