

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

April 30, 2025

Ron Hensley, PE  
THE Group  
300 BRANDING IRON RD SE  
RIO RANCHO, NM 87124

[RON@THEGROUP.CC](mailto:RON@THEGROUP.CC)

**Re: Bluewater Galleria Retail  
531 Silver Creek NW  
Traffic Circulation Layout**  
Engineer's Stamp 4-25-25 (K10D023L) TRANS-2025-00102

Dear Mr. Hensley,

The TCL submittal received 4-27-2025 is approved for Building Permit by Transportation. 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, and the TCL to the [ABQ-PLAN](#) for log in and evaluation by Transportation.

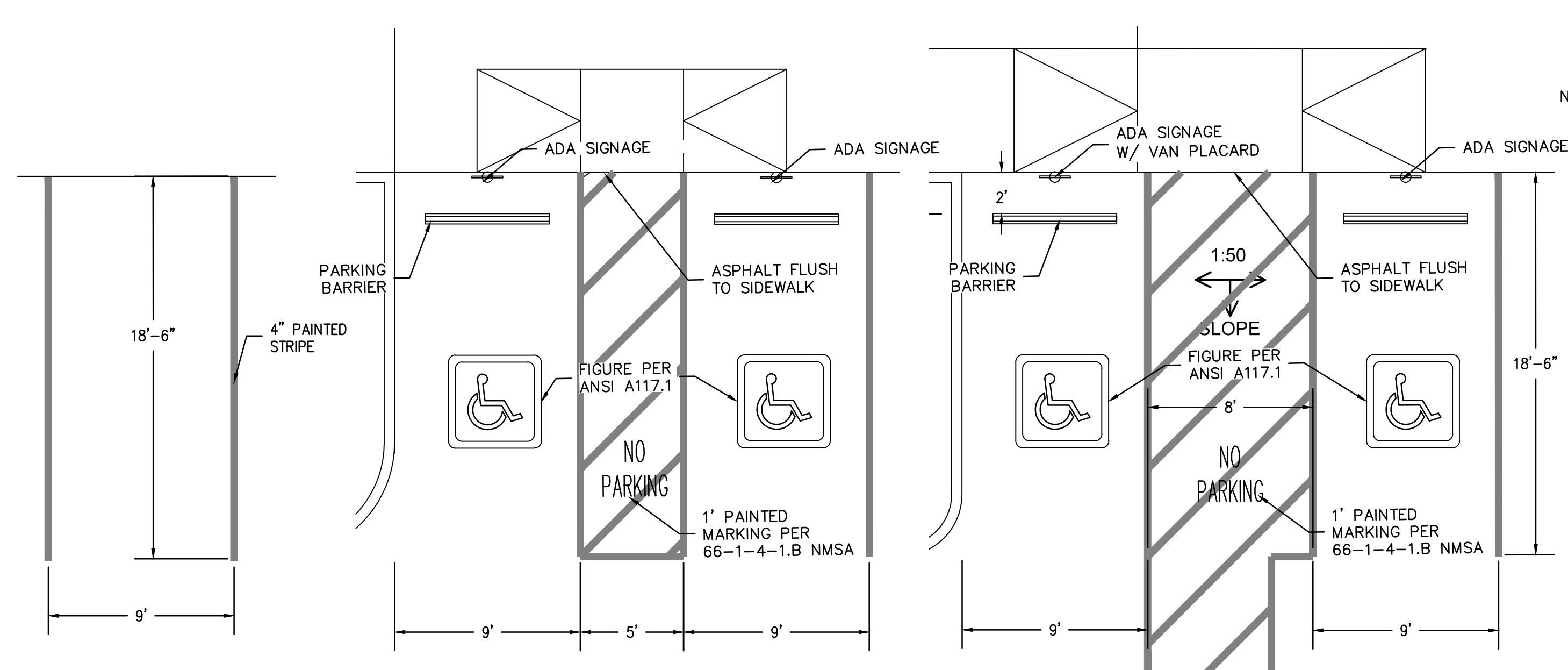
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Sertil A. Kanbar

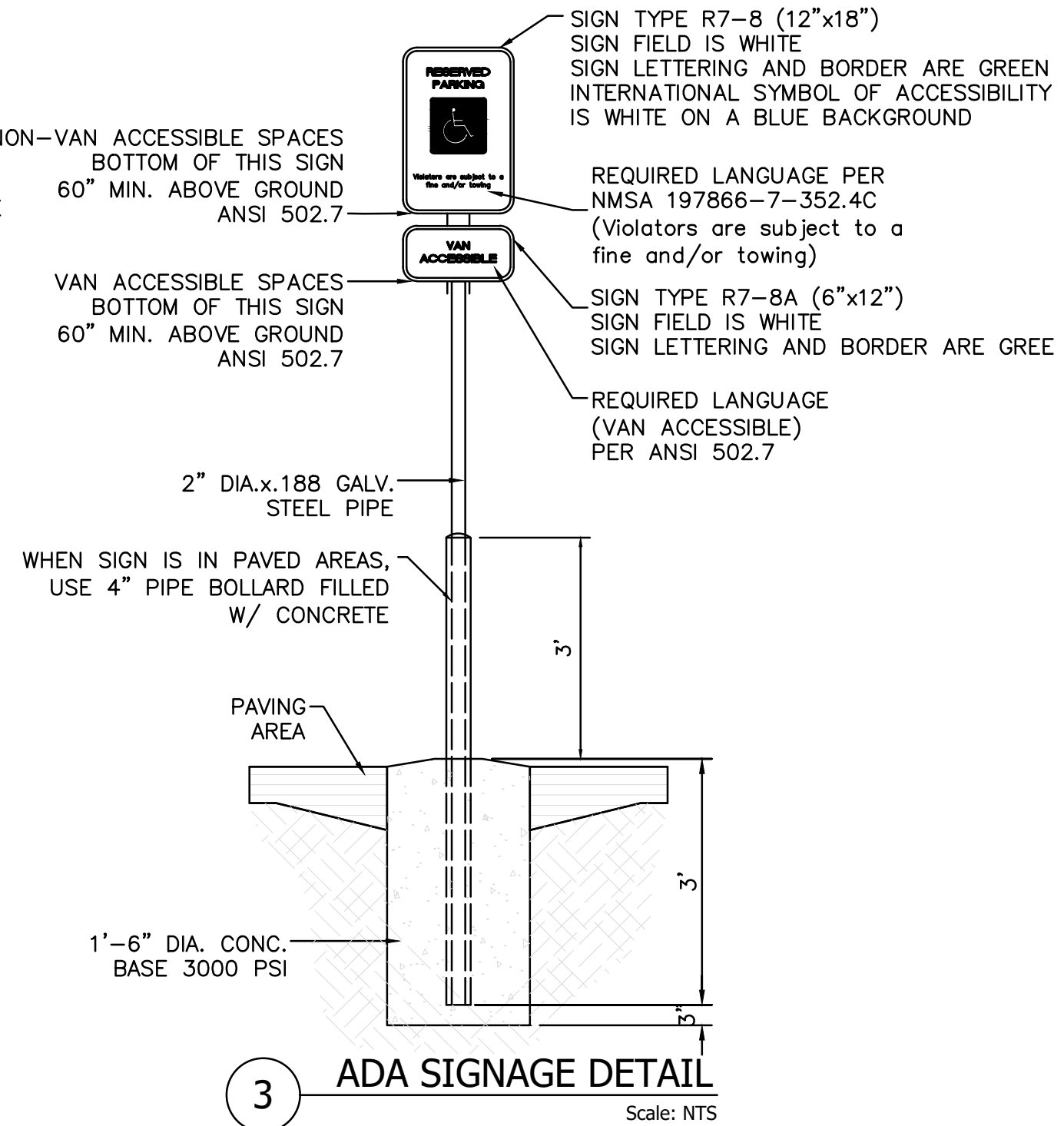
Sertil Kanbar, PhD, PE, CFM  
Sr. Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File



1 PARKING DETAIL  
Scale: 1"=5'

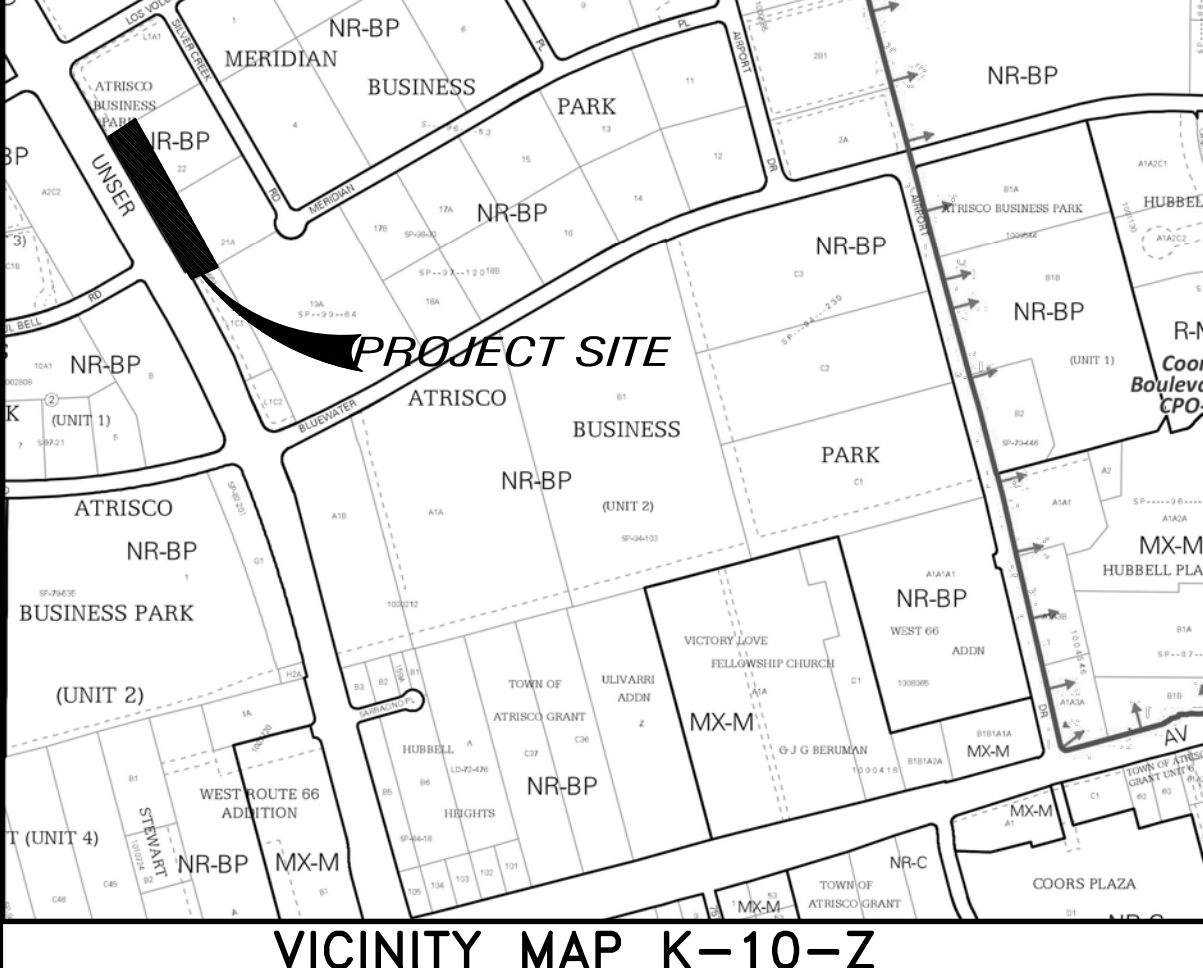
2 ADA PARKING DETAILS  
Scale: 1"=5'



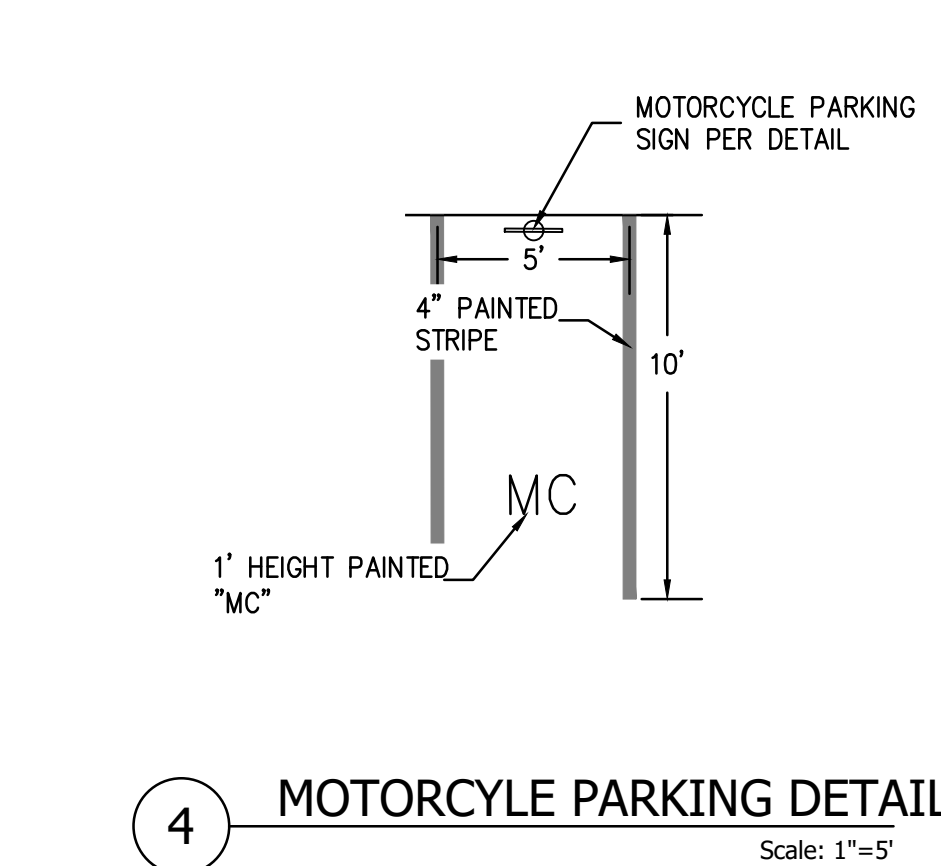
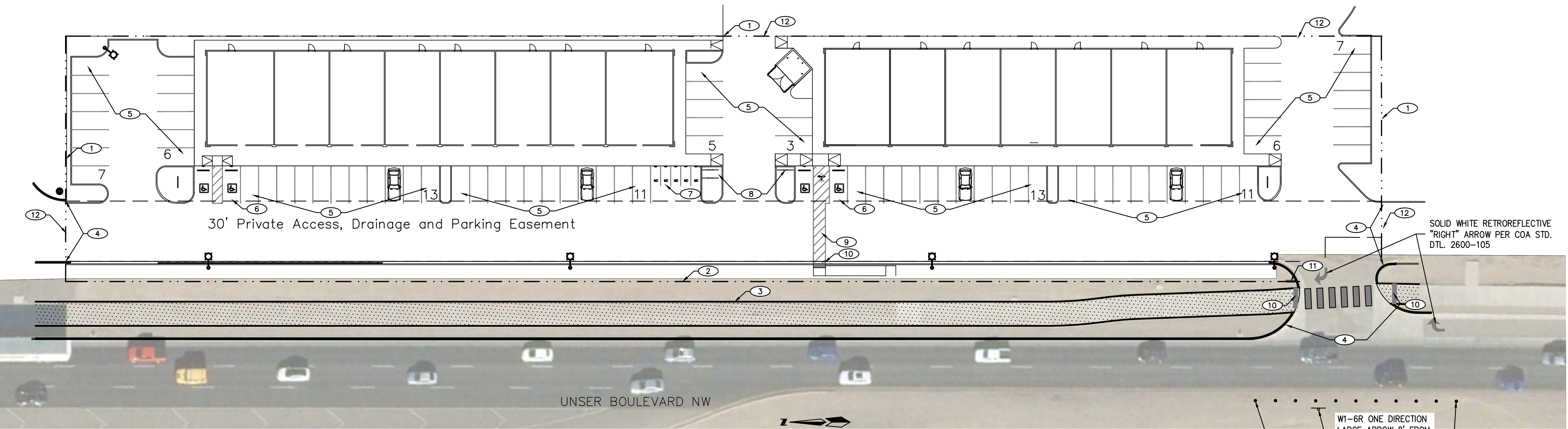
3 ADA SIGNAGE DETAIL  
Scale: NTS

SITE DATA	
LOCATION	531 SILVER CREEK RD. N.W. ALBUQUERQUE, NM LOT 21-A
LEGAL DESCRIPTION	MERIDIAN BUSINESS PARK
CURRENT ZONING	NR-BP
ZONE ATLAS PAGE	K-10
BUILDING FOOTPRINT AREA	20,875 SF
NET LOT AREA (LOT AREA - BUILDING AREA)	79,431 SF
NUMBER OF UNITS	2 BUILDINGS
PAVED AREA	64,530 SF
REQUIRED PARKING	GENERAL RETAIL 3/1000 SQ.FT.=63 SPACES
PARKING PROVIDED	82 SPACES
REQUIRED ADA PARKING	4 SPACES (1 VAN)
PROVIDED ADA PARKING	4 SPACES (1 VAN)
REQUIRED MC PARKING	3 SPACES
PROVIDED MC PARKING	5 SPACES
REQUIRED BICYCLE PARKING	6 SPACES
PROVIDED BICYCLE PARKING	6 SPACES

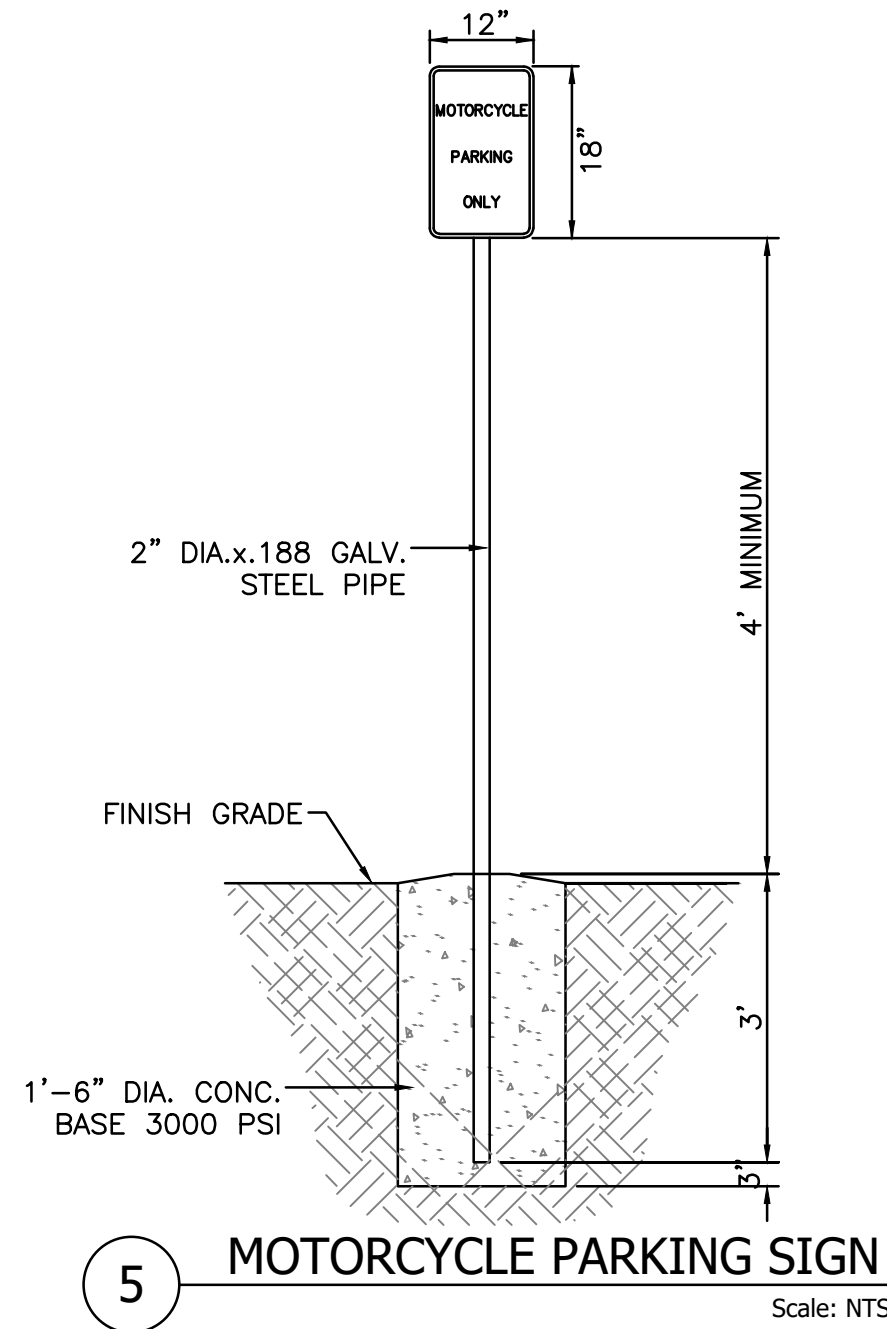
TRAFFIC CIRCULATION  
LAYOUT APPROVED  
Sertil A. Kanbar 5/16/2025  
Signed Date



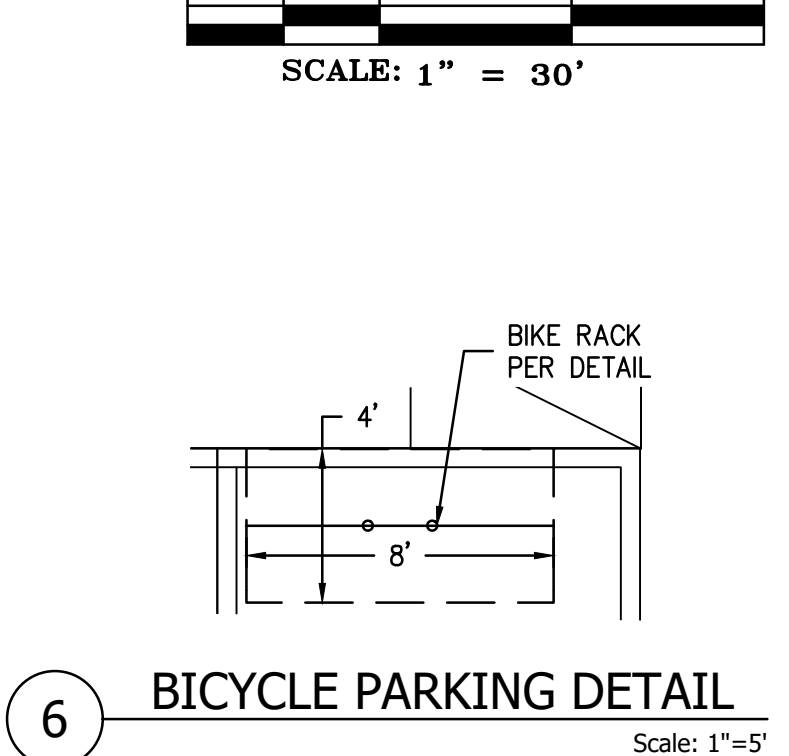
- GENERAL NOTES**
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS
  - CURB DIMENSIONS ARE TO FACE OF CURB U.N.O.
  - WORK WITHIN CITY ROW WILL REQUIRE CITY WORK ORDER
  - SITE LIGHTING - LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS
  - SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT
  - ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER COA STD DWG 2415
- KEYED NOTES**
- PROPERTY LINE
  - RIGHT OF WAY
  - EXISTING 10' TRAIL
  - EXISTING ENTRANCE
  - STANDARD PARKING SPACE (TYP.) PER DETAIL
  - ADA PARKING PER DETAILS
  - MOTORCYCLE PARKING PER DETAIL
  - BICYCLE PARKING PER DETAIL
  - 6' ADA ROUTE WITH 1.5% (2% MAX) CROSS SLOPE
  - HANDICAP RAMP W/TRUNCATED DOME SURFACE AND CROSS WALK
  - STOP SIGN R1-1 W/ RIGHT TURN ONLY W3-5R BELOW
  - SHARED ACCESS PER PLAT



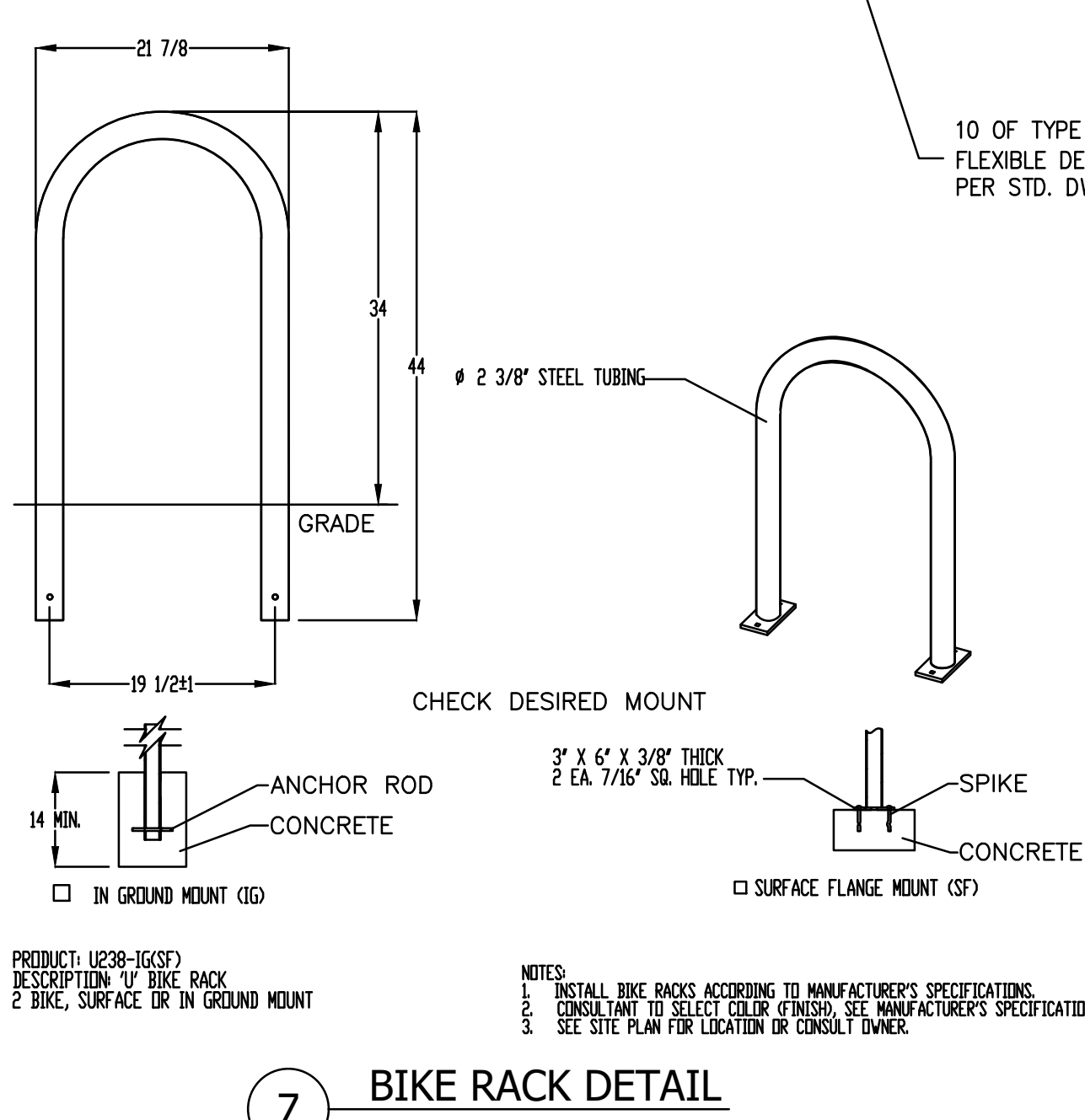
4 MOTORCYCLE PARKING DETAIL  
Scale: 1"=5'



5 MOTORCYCLE PARKING SIGN  
Scale: NTS

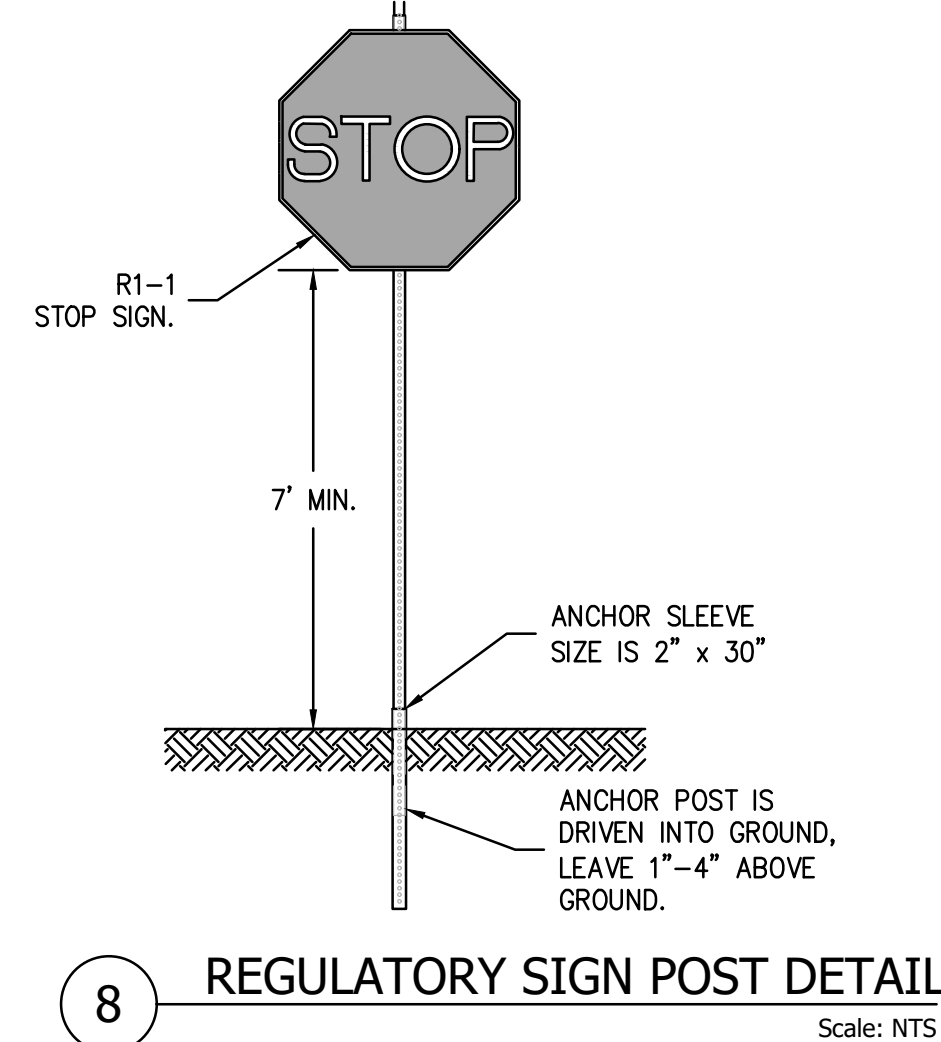


6 BICYCLE PARKING DETAIL  
Scale: 1"=5'



7 BIKE RACK DETAIL  
Scale: NTS

W1-6R ONE DIRECTION  
LARGE ARROW 8' FROM  
EDGE OF ASPHALT  
W1-6  
10 OF TYPE A1 WHITE  
FLEXIBLE DELINEATORS @ 10' O.C  
PER STD. DWG. 2600-704



8 REGULATORY SIGN POST DETAIL  
Scale: NTS

RON E. HENSLEY  
NEW MEXICO  
21850  
PROFESSIONAL ENGINEER  
APR. 25, 2025

**THE group**  
THE HENSLEY ENGINEERING GROUP  
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RIO RANCHO, NEW MEXICO 87124  
Phone: (505) 410-1622

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2501 Yale Blvd SE Suite 102  
Albuquerque, New Mexico 87106  
Tel 505.242.1745  
Fax 505.242.1737

531 Silver Creek Rd NW  
Albuquerque New Mexico 87121

REV	DATE	DESCRIPTION	APVD

TCL