

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 25, 2023

Jay G. Miller, P.E.
Tierra West, LLC
5571 Midway Park PI NE
Albuquerque, NM 87109

Re: Juan Tabo Business Park
10901 Juan Tabo Place NE
Conceptual Traffic Circulation Layout for DFT Approval
Engineer's Stamp 05-09-23 (G21-D021)

Dear Mr. Miller,

The conceptual TCL submittal received 05-10-2023 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit.

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,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Juan Tabo Business Park **Building Permit #** _____ **Hydrology File #** _____

DRB# _____ **EPC#** _____

Legal Description: 5 SUB'D PLAT MAP FOR JUAN TABO **City Address OR Parcel** 102106048638710395
BUSINESS PARK CONT 0.7355 AC

Applicant/Agent: TIERRA WEST LLC **Contact:** JAY MILLER

Address: 5571 Midway Park Place NE Albuquerque, NM 87109 **Phone:** (505) 858-3100

Email: JMILLER@TIERRAWESTLLC.COM

Applicant/Owner: _____ **Contact:** _____

Address: _____ **Phone:** _____

Email: _____

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE DRB SITE ☒ ADMIN SITE: _____
RE-SUBMITTAL: ☒ YES _____ NO

DEPARTMENT: ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that apply:

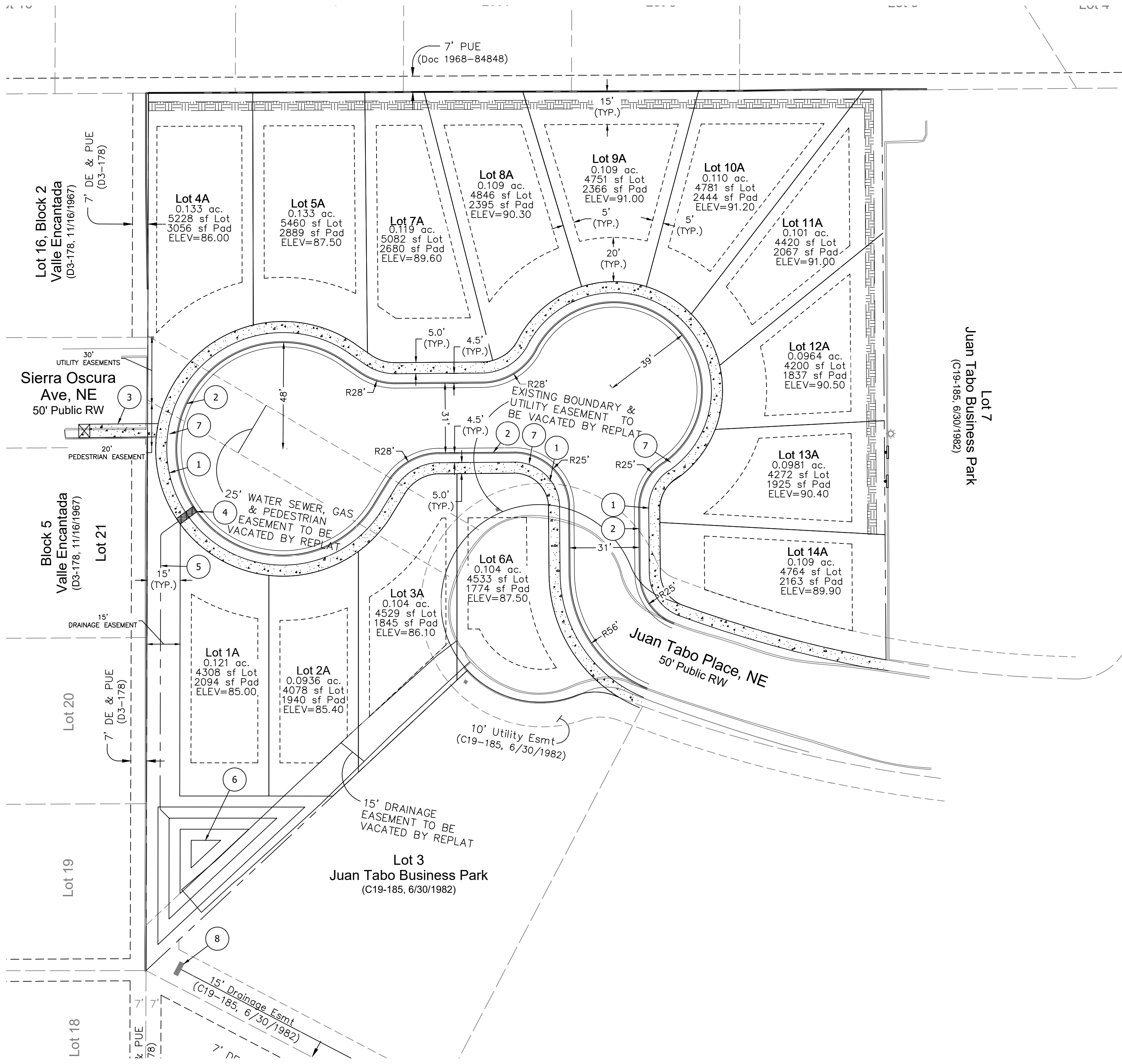
TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☒ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☒ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 05.09.2023



EXECUTIVE SUMMARY

CURRENTLY THERE ARE THREE VACANT LOTS (#s 4, 5, & 6) REMAINING TO BE SOLD AND DEVELOPED WITHIN THE JUAN TABO BUSINESS PARK. IT IS THE OWNER'S INTENTION TO SUBDIVIDE THE EXISTING VACANT LOTS AND CREATE 14 NEW RESIDENTIAL LOTS. THIS EFFORT WILL REQUIRE RE-PLAT OF THE EXISTING LOTS, MODIFICATIONS TO EXISTING DRAINAGE AND UTILITY EASEMENTS, A PORTION OF THE EXISTING CUL-DE-SAC ROW, CREATING A NEW CUL-DE-SAC ROW CONFIGURATION; REMOVAL OF EXISTING WATER AND SEWER MAIN LINES AND INSTALLATIONS OF NEW WATER AND SEWER MAIN LINES THAT WILL BE LOCATED WITHIN THE LIMITS OF THE NEW CUL-DE-SAC ROW CONFIGURATION.

STORM WATER RUN-OFF FROM THE DEVELOPMENT IS CURRENTLY CONCENTRATED AT THE SOUTHERN LIMITS OF THE PROPERTIES AND COLLECTED BY DROP INLETS THAT EMPLOY UNDERGROUND STORM DRAIN PIPES TO DELIVER FLOWS DIRECTLY INTO THE CONCRETE LINED CHANNEL KNOWN AS THE BEAR CANYON ARROYO. THIS OUTFALL WILL BE MAINTAINED AS PART OF THE PROPOSED DEVELOPMENT.

GRADING AND DRAINAGE IMPROVEMENTS AS PROPOSED WILL CREATE A NEW WATER QUALITY RETENTION POND THAT WILL OVERFLOW AT THE CURRENT OUTFALL LOCATION WHERE FLOWS ARE COLLECTED BY AN EXISTING DROP INLET AND STORM DRAIN COLLECTION SYSTEM.

THE PROPOSED ROADWAY IMPROVEMENTS WILL INCLUDE NEW ASPHALT DRIVING SURFACES, 6" ROLL-OVER CURB & GUTTER, A 4' WIDE PARKWAY BUFFER AND CONTINUOUS 5' WIDE SIDEWALKS. VEHICULAR TRAFFIC WILL CONTINUE TO ACCESS THE DEVELOPMENT VIA THE EXISTING SIGNALIZED INTERSECTION OF JUAN TABO AND SIERRA OSCURA AVENUE. THE NEW DEAD END CUL-DE-SAC WILL BE PROVIDED WITH A 96' RADIUS CURB-TO-CURB TO ALLOW SUFFICIENT SPACE FOR EMERGENCY VEHICLE TURNING MANEUVERS.

THE CURRENT PEDESTRIAN ACCESS CONNECTING THE EXISTING JUAN TABO PLACE ROW TO THE ADJACENT RESIDENTIAL DEVELOPMENT IS NOT ADA COMPLIANT IN ITS CURRENT CONFIGURATION. THE PROPOSED IMPROVEMENTS WILL INCLUDE A CONTINUOUS 5' WIDE SIDEWALK THAT WILL ALLOW PEDESTRIAN TRAFFIC TO PASS THROUGH THE DEVELOPMENT AND ENTER THE ADJACENT SIERRA OSCURA AVENUE USING AN ADA COMPLIANT RAMP THAT WILL BE 6' WIDE, AND EQUIPPED WITH HANDRAILS AND LANDINGS.

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER

KEYED NOTES

- NEW 5' CONCRETE SIDEWALK PER COA STD DWG 2430 (TYP.)
- STANDARD CURB AND GUTTER (TYP) PER COA STD DWG 2415A
- 6'x30' PEDESTRIAN RAMP W/ 5'x6' LANDING
- CURB CUT & SIDEWALK TRENCH GRATE
- 15' WIDE DRAINAGE SWALE
- WATER QUALITY RETENTION POND (VOLUME=3,216cft, 5:1 SIDE SLOPES)
- 4' WIDE BUFFER
- EXISTING 15' WIDE DRAINAGE EASEMENT WITH EXISTING DROP INLETS & STORM DRAIN PIPE OUTFALL TO BEAR CANYON ARROYO WILL BE MAINTAINED.

NOTES:

- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
- LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH.
- THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
- ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS. ALL IMPROVEMENTS LOCATED WITHIN THE RIGHT-OF-WAY MUST BE INCLUDED IN THE WORK ORDER.

GENERAL NOTES - SITE PLANS:

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.
- WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT.
- GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER.
- GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL DIRECTIONS.
- PAVING SHALL BE LOWER THAN THE BUILDING SLAB BY THE FOLLOWING AMOUNTS UNO:
 - 1/2" @ ALL EXIT DOORS
 - 1/2" @ ALL SHOWROOM GLAZING LOCATIONS
 - 1 1/2" @ OVERHEAD DOORS
 - 1 1/2" @PRE-FAB METAL WALL PANELS



VICINITY MAP:

G21

LEGAL DESCRIPTION:

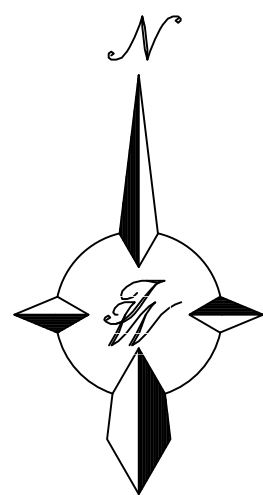
- SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.5730 AC
- SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.7355 AC
- SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.7355 AC

SITE DATA

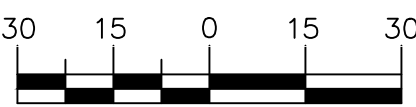
PROPOSED USAGE	RESIDENTIAL
LOT AREA	95,835 SF (2.2 ACRES)
ZONING	MX-T
NUMBER OF LOTS	14 LOTS
MIN LOT SIZE	3,994 SF

BUILDING SETBACK

FRONT	20'
REAR	15'
SIDE	5'



GRAPHIC SCALE



SCALE: 1"= 30'

ENGINEER'S SEAL	JUAN TABO BUSINESS PARK ALBUQUERQUE, NM	DRAWN BY JL
	TRAFFIC CIRCULATION LAYOUT	DATE 05-09-2023
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2022122-TCL
		SHEET # TC-1
		JOB # 2022122

Land Use: 210

Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079

SKETCH PLAT
Lot 1A thru 14A
Juan Tabo Business Park
BEING A REPLAT OF LOTS 4, 5, 6
JUAN TABO BUSINESS PARK
SITUATE WITHIN
SECTION 4, T.10N, R.4E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2022

Curve Table

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	201°26'35" (200°06'42")	156.42 (157.78)	44.49 (45.00)	S57°39'32"W	87.43 (88.48)
C2	47°11'10" (47°00'23")	20.59 (20.51)	25.00 (25.00)	S45°41'11"E	20.01 (19.94)
C3	10°50'28" (10°50'56")	104.94 (105.02)	554.62 (554.62)	S74°27'49"E	104.78 (104.86)
C4	45°05'01"	62.55	79.49	S20°30'36"E	60.95
C5	61°39'54"	16.14	15.00	N28°48'02"W	15.38
C6	122°24'10"	96.13	45.00	S60°16'14"W	78.87
C7	133°43'00"	103.84	44.49	S23°48'20"W	81.83
C8	142°52'13"	22.44	9.00	N19°13'43"E	17.06
C9	76°14'40"	59.88	45.00	S89°40'17"W	55.56
C10	52°04'50"	18.15	19.96	S25°33'39"W	17.53
C11	69°39'55"	24.40	20.07	S35°23'34"E	22.92
C12	1°41'35"	16.39	554.62	S69°53'22"E	16.39
C13	59°04'08"	20.62	20.00	S30°05'55"E	19.72
C14	25°22'15"	35.20	79.49	S30°21'59"E	34.91
C15	14°06'57"	19.58	79.49	S10°37'23"E	19.54
C16	87°37'56"	68.83	45.00	S14°42'43"E	62.31
C17	54°12'00"	42.57	45.00	S56°12'15"W	41.00
C18	95°45'54"	75.21	45.00	N48°48'48"W	66.76
C19	58°26'57"	45.91	45.00	S22°58'55"E	43.94
C20	27°44'21"	21.79	45.00	S20°06'44"W	21.57
C21	28°01'41"	22.01	45.00	S47°59'45"W	21.79
C22	42°32'32"	33.41	45.00	S83°16'52"W	32.65
C23	19°50'31"	15.58	45.00	N65°31'37"W	15.51
C24	26°58'10"	21.18	45.00	N42°07'16"W	20.99
C25	31°30'23"	24.75	45.00	N12°53'00"W	24.43
C26	48°40'45"	38.23	45.00	N27°12'34"E	37.09
C27	41°45'13"	32.42	44.49	S69°47'13"W	31.71
C28	9°08'53"	88.55	554.62	S75°18'37"E	88.46
C29	3°28'39"	35.68	579.62	S65°44'40"E	35.67
C30	5°35'49"	7.77	79.49	S00°46'00"E	7.76

Line Table

L1: S59°37'59"E, 17.56
L2: N00°25'38"W, 28.42
L3: N00°25'38"W, 26.70
L4: N00°25'38"W, 1.71

Easement Key

- Existing 15' Drainage Easement (C19-185, 6/30/1982);
- Existing 25' Water, Sewer, Gas & Pedestrian Easement to remain (C19-185, 6/30/1982);
- Existing 10' Public Utility Easement to remain (C19-185, 6/30/1982);
- Existing 25' Water, Sewer, Gas & Pedestrian Easement to remain
- Existing 10' Public Utility Easement to remain.
- 10' Public Utility Easement granted by this plat.
- Additional Right of Way granted by this plat.

Monument Legend

- Found Rebar w/Cap PATRICK PS 12651 w/ Shiner PS14269 Unless otherwise noted.
- Found Rebar w/Cap WAYJOHN PS14269
- Set 5/8" Rebar w/Cap MEDINA PS 12649 unless otherwise noted
- Existing Centerline Monument
- New Centerline Monument

SKETCH PLAT
Lots 1A thru 14A
Juan Tabo Business Park

DWG PATH: 11/9/2022 C:\Users\Joy\AppData\Local\Temp\Temp1_Replat L04-06 091622.zip\Replat L04-06 2022.dwg	 Community Sciences Corporation Land Surveying (505) 897.0000	2 of 2
GPS: Primo 8/2022		
DATE: 8/29/2022		
SCALE: 1"=40'		
CREW: LRC, PDW		
DRAWN: DKS	JOB NO.: N1413-01-600 Krupiak	

