# CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

May 4, 2023

Jay G. Miller, PE Tierra West, LLC 5571 Midway Park Pl. NE Albuquerque, NM 87109

Re: Juan Tabo Business Park 1091 Juan Tabo PI NE Traffic Circulation Layout Engineer's Stamp 04-12-23 (G21-D021)

Dear Mr. Miller,

Based upon the information provided in your submittal received 04-18-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. Identify all existing access easements and rights of way width dimensions.
- 2. The proposed cul-de-sac diameter does not meet current standards for a turnaround. Please see attached and follow the design guidance.

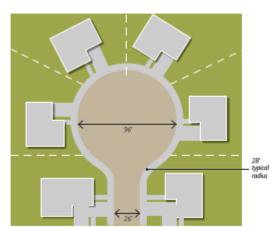
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

#### FIGURE 7.4.113 Cul-de-sac Dimensions



- 3. are the proposed
- 4. please provide copy of Fire Marshal and Solid Waste approval.
- 5. Provide copy of approved plat.
- 6. Please explain, is each house has a car garage? If so, please provide curb cut width and drivepad design.

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- 7. Work within the public right of way requires a work order with DRC approved plans.
- 8. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
- 9. Please provide a letter of response for all comments given.
- 10. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (Contact Matt Grush: <a href="mailto:mgrush@cabq.gov">mgrush@cabq.gov</a>).

Once corrections are complete resubmit

- 1. The Traffic Circulation Layout
- 2. A Drainage Transportation Information Sheet (DTIS)
- 3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.

PO Box 1293

4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

Albuquerque

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

NM 87103

Marwa Al-najjar

www.cabq.gov

Marwa Al-najjar Associate Engineer, Planning Dept. Development Review Services

\ma via: email C: CO Clerk, File



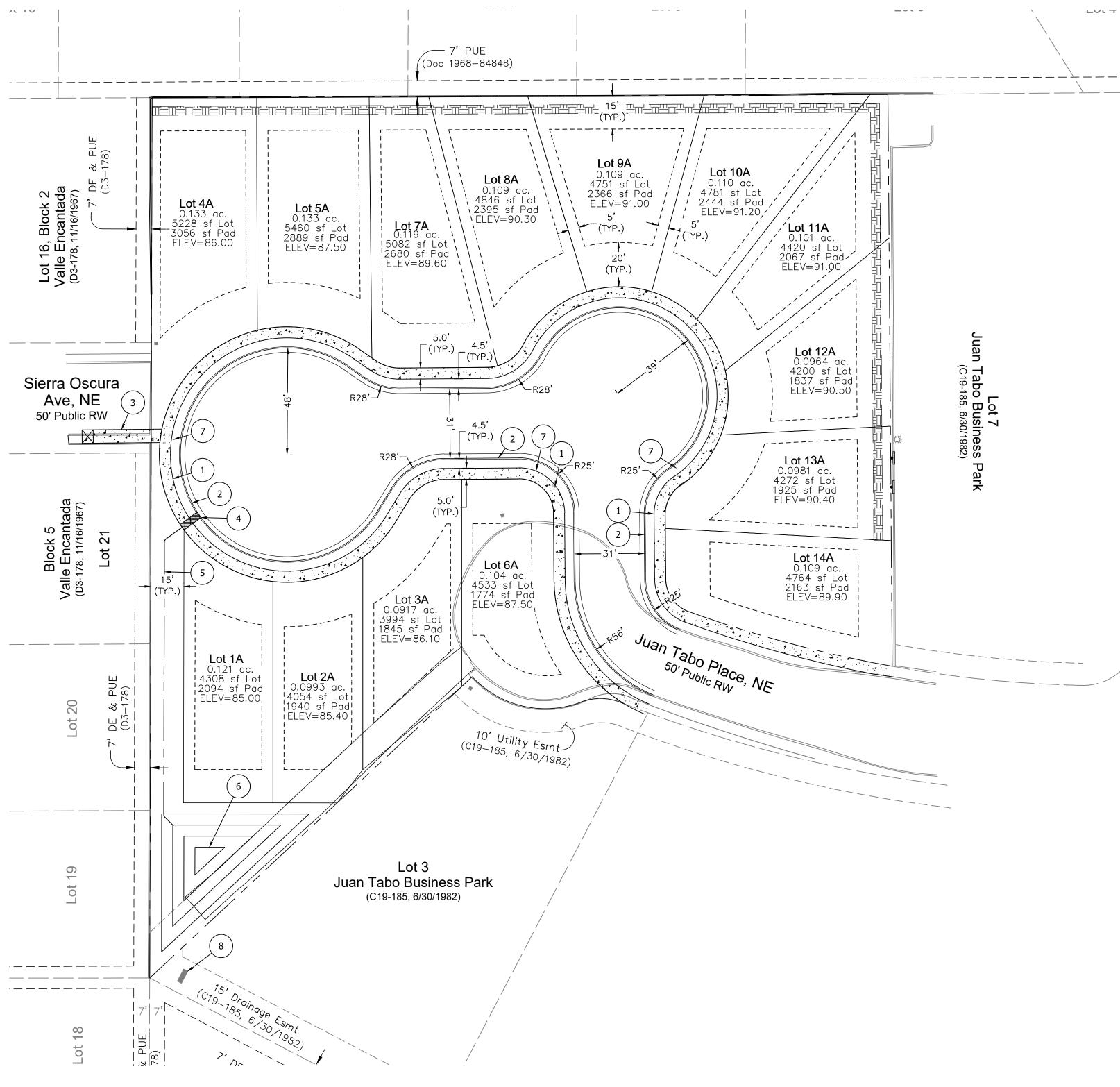
# **City of Albuquerque**

#### 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		
Applicant/Agent: TIERRA WEST LLC	Contact: JA`	
Address: 5571 Midway Park Place NE Albuquerque,	NM 87109 <b>Phone:</b> (5	05) 858-3100
Email: JMILLER@TIERRAWESTLLC.COM		
Applicant/Owner:	Contact:	
Address:		
Email:		
TYPE OF DEVELOPMENT:PLAT (#of l RE-SUBMITTAL:YES XNO	ots)RESIDENCEDI	RB SITE $X$ ADMIN SITE:
DEPARTMENT: X TRANSPORTATION Check all that apply:	ON HYDROLOGY.	/DRAINAGE
TYPE OF SUBMITTAL:	TYPE OF APPROVA	AL/ACCEPTANCE SOUGHT:
ENGINEER/ARCHITECT CERTIFICATION	BUILDING	PERMIT APPROVAL
PAD CERTIFICATION	CERTIFICA	TE OF OCCUPANCY
CONCEPTUAL G&D PLAN	<u> </u>	JAL TCL DRB APPROVAL
GRADING PLAN	<b>X</b> PRELIMINA	ARY PLAT APPROVAL
DRAINAGE REPORT	SITE PLAN	FOR SUB'D APPROVAL
DRAINAGE MASTER PLAN	SITE PLAN	FOR BLDG PERMIT APPROVAL
FLOOD PLAN DEVELOPMENT PERMIT A	PPFINAL PLA	T APPROVAL
ELEVATION CERTIFICATE	SIA/RELEA	SE OF FINANCIAL GUARANTEE
CLOMR/LOMR	FOUNDAT	ON PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	GRADING	PERMIT APPROVAL
ADMINISTRATIVE	SO-19 APPI	ROVAL
TRAFFIC CIRCULATION LAYOUT FOR D	RBPAVING PE	ERMIT APPROVAL
APPROVAL	GRADING	PAD CERTIFICATION
TRAFFIC IMPACT STUDY (TIS)	WORK ORI	DER APPROVAL
STREET LIGHT LAYOUT	CLOMR/LC	OMR
OTHER (SPECIFY)	FLOOD PL	AN DEVELOPMENT PERMIT
PRE-DESIGN MEETING?	OTHER (SP	ECIFY)
DATE SUBMITTED: 04.14.2023		



# **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 JUAN TABO PLACE. THE NEW DEAD END CUL-DE-SAC WILL BE PROVIDED WITH A 96' RADIUS CURB-FACE TO CURB-FACE 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 HAD RAILS AND LANDINGS.

### **LEGEND**

CURB & GUTTER ---- RIGHT-OF-WAY — BUILDING PROPOSED SIDEWALK 

### **KEYED NOTES**

- (1) NEW 5' CONCRETE SIDEWALK PER COA STD DWG 2430 (TYP.)
- (2) STANDARD CURB AND GUTTER (TYP) PER COA STD DWG 2415A
- (3) 6'x30' PEDESTRIAN RAMP W/ 5'x6' LANDING
- (4) CURB CUT & SIDEWALK TRENCH GRATE
- (5) 15' WIDE DRAINAGE SWALE
- (6) WATER QUALITY RETENTION POND (VOLUME=3,216cft, 5:1 SIDE SLOPES)
- (7) 4' WIDE BUFFER
- (8) EXISTING 15' WIDE DRAINAGE EASEMENT WITH EXISTING DROP INLETS & STORM DRAIN PIPE OUTFALL TO BEAR CANYON ARROYO WILL BE MAINTAINED.

#### NOTES:

1. 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

2. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.

3. 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'

4. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.

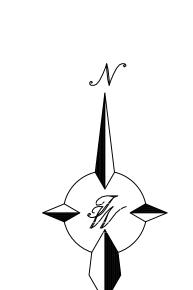
5. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.

# GENERAL NOTES - SITE PLANS:

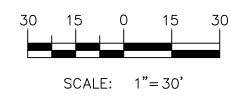
. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT. 2. WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. 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. 3. GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT

ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT. 4. GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER. 5. GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL

- 6. 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



# GRAPHIC SCALE



ENGINEER'S SEAL	JU
G. M/L/CP ME + C Z (14505) O	TF
Z (14505) O 334	
04–12–2023 JAY G. MILLER P.E. #14505	

ENGINEER'S SEAL	JUAN TABO BUSINESS PARK ALBUQUERQUE, NM	<i>DRAWN BY</i> JL
G. M///	TRAFFIC CIRCULATION	<i>DATE</i> 04-12-2023
ME+ (2) (14505) (2)	LAYOUT	<i>DRAWING</i> 2022122—TC
		SHEET #
04-12-2023	TIERRA WEST, LLC  5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	TC-1
G. MILLER #14505	(505) 858-3100 www.tierrawestllc.com	JOB #

# 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:

4 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.5730 AC 5 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.7355 AC 6 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 NUMBER OF LOTS 14 LOTS MIN LOT SIZE 3,994 SF

BUILDING SETBACK FRONT REAR 15' SIDE