

# 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 Pl 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.

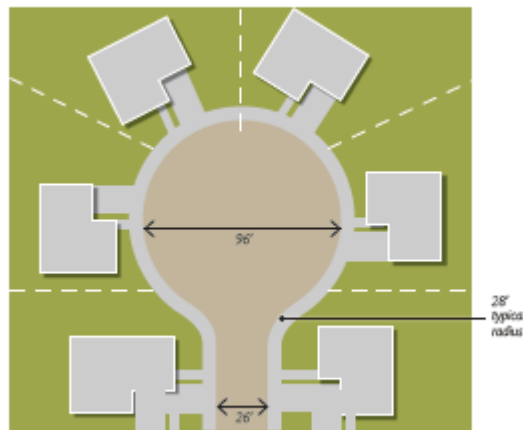
PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://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 driveway 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: [mgrush@cabq.gov](mailto:mgrush@cabq.gov)**).

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](mailto:PLNDRS@cabq.gov).
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

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

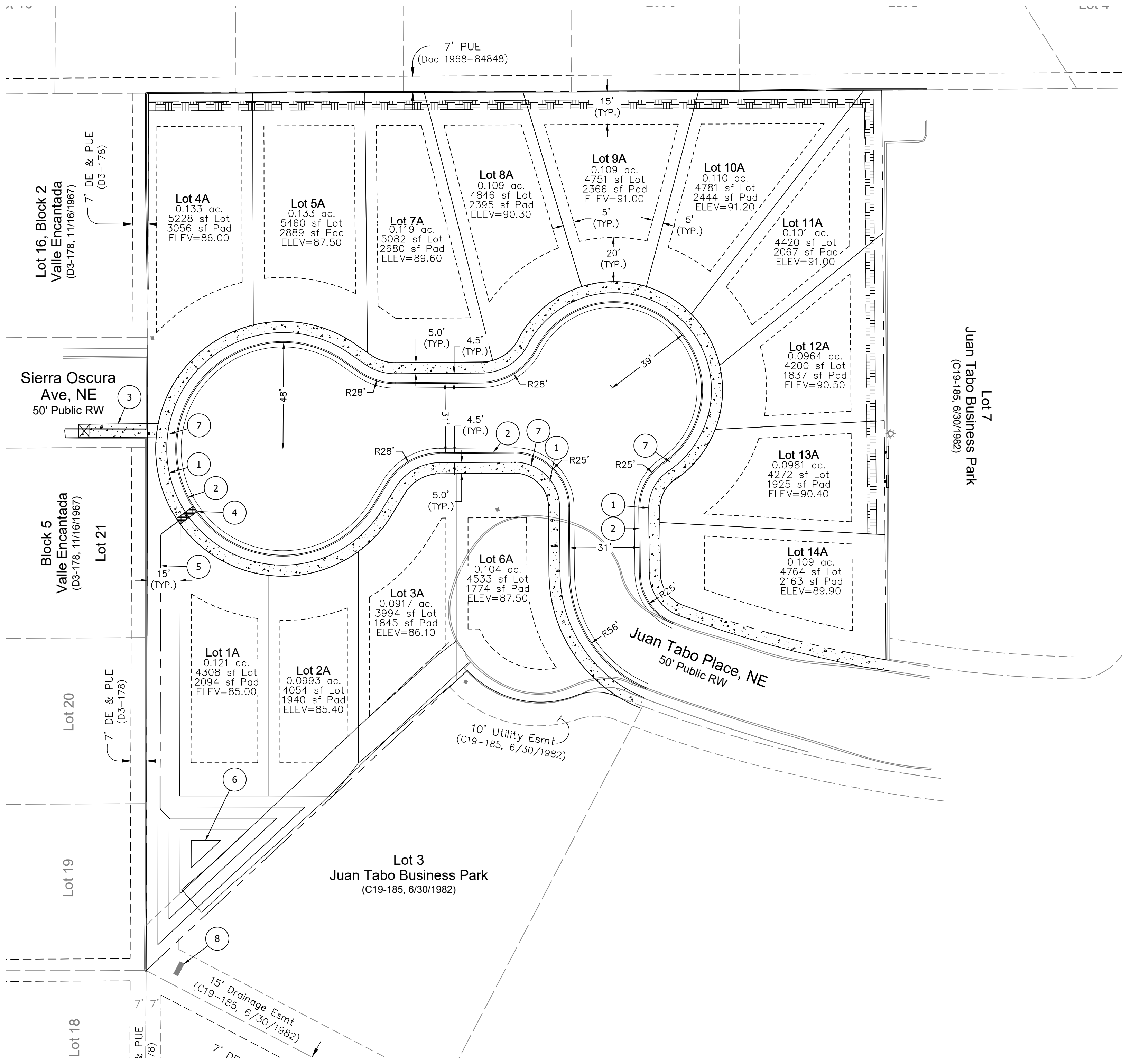
Sincerely,

*Marwa Al-najjar*

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

\ma via: email  
C: CO Clerk, File





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 HAND RAILS 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.

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:

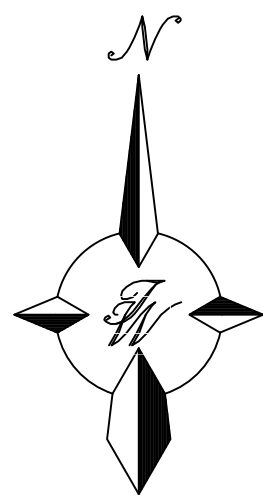
- SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.5730 AC
- SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.7355 AC
- SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.7355 AC

SITE DATA

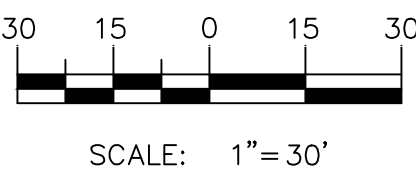
PROPOSED USAGE	RESIDENTIAL
LOT AREA	95,835 SF (2.2 ACRES)
ZONING	MX-T
NUMBER OF LOTS	14 LOTS
MIN LOT SIZE	3,994 SF

BUILDING SETBACK

FRONT	20'
REAR	15'
SIDE	5'



GRAPHIC SCALE



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