

# CITY OF ALBUQUERQUE



Planning Department  
Brennon Williams, Director

Mayor Timothy M. Keller

July 15, 2021

Jeremy Trumble  
6501 Americas Pkwy NE, Ste 300  
Albuquerque, NM 87110

**Re: Cottonwood Classical – Portable Addition  
7801 Jefferson St NE  
Traffic Circulation Layout  
Architect's Stamp 05-19-2021 (D17-D003A)**

Dear Mr. Trumble,

The TCL submittal received 07-14-2021 is approved for Building Permit with. 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, 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,

  
Nilo Salgado-Fernandez, P.E.  
Senior Traffic Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File

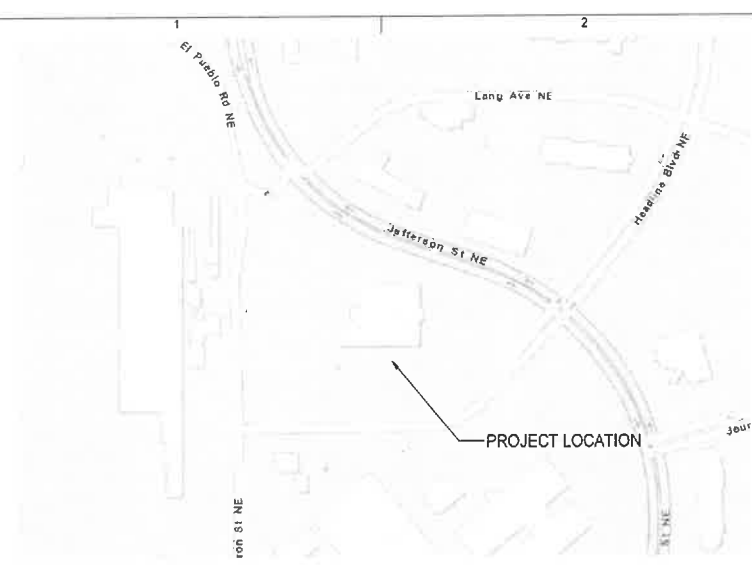
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Cottonwood Classical Preparatory School - Portable Addition



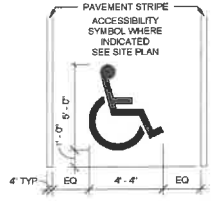
1 VICINITY MAP  
7801 Jefferson St NE, Albuquerque, NM 87109

**CODE DATA, PREPARATORY SCHOOL PORTABLE ADDITION AND PLAY FIELD IMPROVEMENTS:**

PROJECT NAME: COTTONWOOD CLASSICAL PREPARATORY SCHOOL, ADDITION TO SCHOOL WITH PORTABLES AND NEW PLAY FIELD IMPROVEMENTS.  
UPC: 101706333941410113  
OWNER: COTTONWOOD CLASSICAL FOUNDATION INC  
OWNER ADDRESS: 7801 JEFFERSON ST NE, ALBUQUERQUE, NM 87109  
LEGAL DESCRIPTION: TR 5-B-1-A-2-A PLAT OF TRACTS 5-B-1-A-1-A, 5-B-1-A-2-A & 5-B-1-B-1 JOURNAL CENTER CONT 6.2374 AC  
ZONE ATLAS MAP: D-17-Z  
ZONE CLASSIFICATION: IP

NO PARKING  
COMPACT  
ONE WAY  
DO NOT ENTER

ALL PAVEMENT TEXT TO BE AT LEAST 1" - 0" HIGH AND AT LEAST 2" WIDE. LOCATE TEXT ON STRIPED AREAS 1' - 0" FROM OUTER EDGE OF FIRST HORIZONTAL PAINTED STRIPE



3 PAVEMENT SIGNAGE  
1/4" = 1'-0"

4 PAVEMENT MARKINGS  
1/4" = 1'-0"

**EXECUTIVE SUMMARY FOR THE COTTONWOOD CLASSICAL PREPARATORY SCHOOL TCL PLAN:**

THE PROJECT IS LOCATED AT 7801 JEFFERSON ST IN THE NORTHEAST QUADRANT OF ALBUQUERQUE. JEFFERSON ST ABUTS THE SITE TO THE NORTH, WITH TIBURON ST LOCATED WEST AND HEADLINE BLVD SOUTH.

THE CHARTER SCHOOL FACILITY IS THE ONLY PERMATE STRUCTURE LOCATED ON THE SITE. THIS PROJECT INCLUDES INSTALLATION OF FOUR TEMPORARY, MODULAR CLASSROOM BUILDINGS. THESE WILL BE PLACED ON THE SITE OVER EXISTING ASPHALT PAVING USED FOR OUTDOOR PHYSICAL EDUCATION AND RECREATION ACTIVITIES. THE PROJECT ALSO INCLUDES A CONCRETE BASKETBALL COURT AND PATIO SPACE. THE OWNER PLANS TO INSTALL A SHIPPING CONTAINER UNIT AND PORTABLE BATHROOM TRAILER ON THE PATIO. A SHADE STRUCTURE (UNDER SEPERATE PERMIT) WILL BE INSTALLED AT THE SAME TIME AS THE CONCRETE FLATWORK.

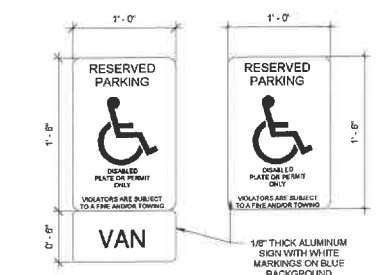
TRAFFIC WOULD CONTINUE TO USE THE EXISTING SUCCESSFUL PARKING AND CIRULATION LAYOUT AS IS. CURRNT OVERFLOW/UNDEFINED ASPHALT AREA TO THE SOUTH OF THE BUILDING WILL BE CLOSED TO THROUGH TRAFFIC. TWO-WAY TRAFFIC IS USED AT EVERY DRIVE LANE POSSIBLE TO EASE IN VEHICULAR SITE ACCESS, AND PEDESTRIAN FRIENDLY PATHS ONLY CROSS THESE TRAFFIC LANES AT PERPENDICULAR ANGLES.

THERE WILL BE NO IMPACT TO ADJACET SITES. NO INCREASE IN STUDENTS, TEACHERS, PARENTS, TRAFFIC OR FUNCTIONS ARE EXPECTED AS PART OF THIS DEVELOPMENT. HEADLINE AND TIBURON STREETS ACT AS A BUFFER TO THE SOUTH AND WEST OF THE SITE WITH NO PROPERTIES SHARING PROPERTY LINES. NO VARIENCES ARE BEING REQUESTED FOR THIS WORK. THIS IS AN ESTABLISHED SCHOOL FACILITY WITH EXISTING ACCESS POINTS AND AMPLE ON-SITE PARKING.

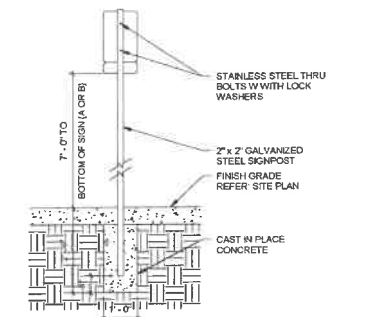
**PARKING CALCULATIONS**

BUILDING USE =	HIGH SCHOOL
PARKING REQUIREMENTS =	3/CLASSROOM
EXISTING CLASSROOM COUNT =	42
NEW TEMP CLASSROOMS =	5
TOTAL CLASSROOMS =	47
REQUIRED PARKING SPACES =	47 x 3 = 141

EXISTING PARKING =	168 SPACES
EXISTING ADA PARKING =	8 SPACES
EXISTING MOTORCYCLE PARKING TO REMAIN =	4 SPACES
EXISTING BICYCLE PARKING TO REMAIN =	14 SPACES
NEW ADA VAN PARKING =	1 SPACE
PARKING REMOVED =	6 SPACES
<b>TOTAL PARKING =</b>	<b>162 SPACES</b>
NET LOSS PARKING =	6 SPACES (4% CHANGE)



5 PARKING SIGNS  
1/2" = 1'-0"



6 PARKING SIGNAGE FOR A OR B  
1/2" = 1'-0"

NOTE: WITHIN THE WORK AREA ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK CURB AND GUTTER

EXISTING ENTRANCE FOR STUDENT DROP OFF AND BUSES

NEW PLAYFIELD IMPROVEMENTS APPROX. 15,362 SF

EXISTING ADA ACCESS TO PORTABLE CLASSROOMS

NEW ADA ACCESS TO PORTABLE CLASSROOMS

NEW TEMPORARY MODULAR BUILDINGS. APPROXIMATELY 4,000 GSF

PAVEMENT MARKING "NO PARKING" SEE DETAIL S/TCL-101  
ADA VAN ACCESSIBLE PARKING & ACCESS ISLE  
ADA SIGNAGE TO INCLUDE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" SEE DETAIL S/TCL-101

EXISTING BUS EXIT

EXISTING GATE AND KNOX BOX

Headline Boulevard, N.E.

EXISTING STUDENT DROP OFF EXIT

TRAFFIC CIRCULATION LAYOUT APPROVED  
Signed: [Signature]  
Date: 7/15/21

fbt architects  
6501 American Flory NE., Ste. 300  
Albuquerque, NM 87110  
P\_505.883.5200 WEB: www.fbtarch.com

CONSULTANTS



Cottonwood Classical Preparatory School - Portable Addition

7801 Jefferson St NE, Albuquerque, NM 87109

MAY 2021

MARK	DATE	DESCRIPTION
SUBMITTED:	JULY 1, 2021	

ISSUE:	
DATE:	MAY 2021
PROJECT NO.:	
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE  
TRAFFIC CIRCULATION LAYOUT

TCL-101

7/15/2021 2:28:53 PM

1 TRAFFIC CIRCULATION LAYOUT PLAN  
1" = 40'-0"

D17-D003A

Cottonwood Classical Preparatory School - Portable Addition