

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 14, 2024

Joe Casares, PE
JCII Group, LLC
8105 Sand Springs Cr NW
Albuquerque, NM 87114

**Re: Hope Christian High School
6800 Palomas Ave NE
Traffic Circulation Layout
Engineer's Stamp C103 5-10-24, C107 4-19-24 (D18D009)**

Dear Mr. Casares,

The TCL submittal received 5-10-2024 is approved for DFT submittal and Building Permit by Transportation. **The City has accepted the Final NIA dated 5-9-24 and acknowledges the pending NIA sealing and final approval.** 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 the PLNDRS@cabq.gov for log in and evaluation by Transportation.

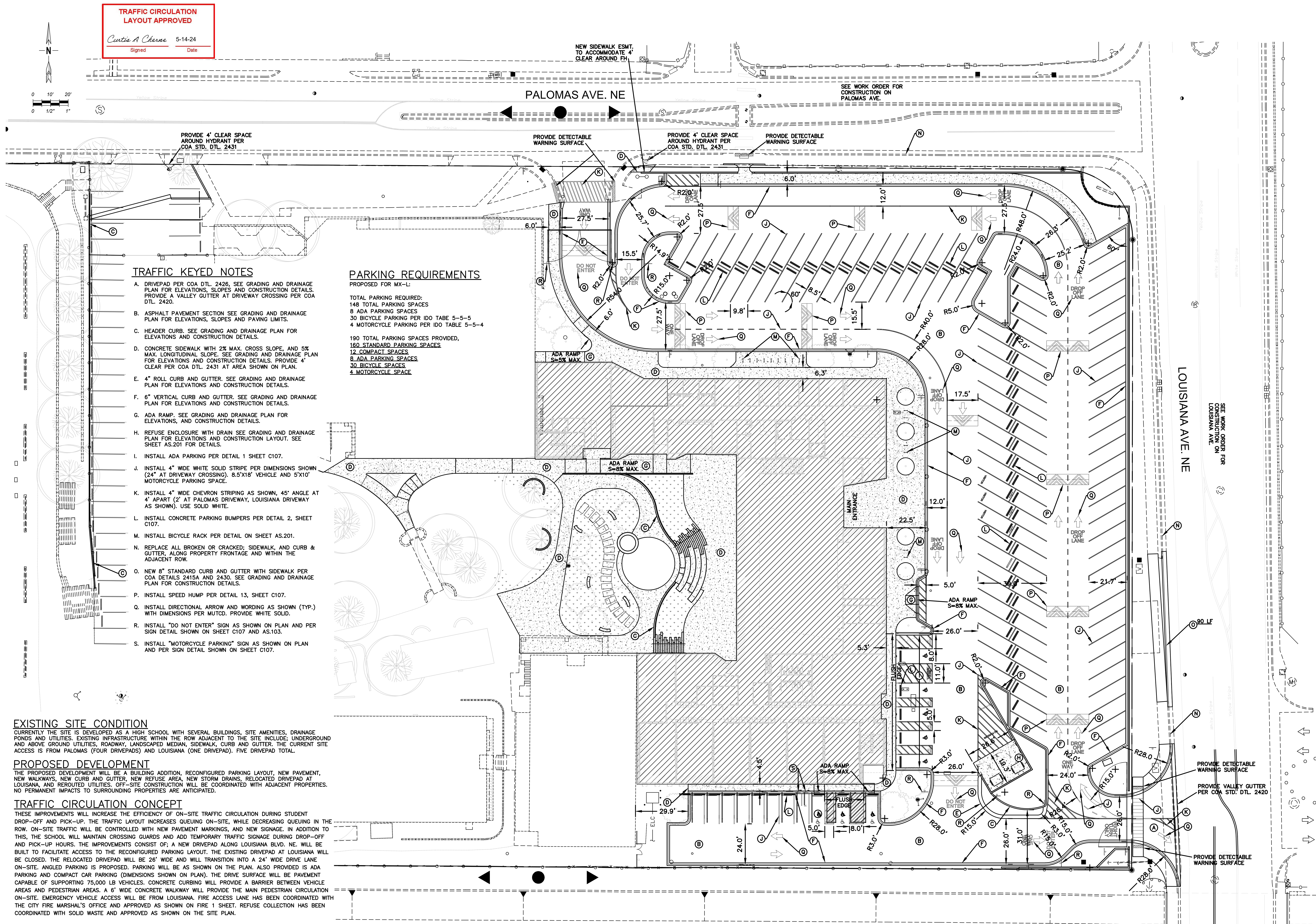
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Curtis A. Cherne

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: File



TRAFFIC KEYED NOTES

- A. DRIVEPAD PER COA DTL. 2426, SEE GRADING AND DRAINAGE PLAN FOR ELEVATIONS, SLOPES AND CONSTRUCTION DETAILS. PROVIDE A VALLEY GUTTER AT DRIVEWAY CROSSING PER COA DTL. 2420.
- B. ASPHALT PAVEMENT SECTION SEE GRADING AND DRAINAGE PLAN FOR ELEVATIONS, SLOPES AND PAVING LIMITS.
- C. HEADER CURB. SEE GRADING AND DRAINAGE PLAN FOR ELEVATIONS AND CONSTRUCTION DETAILS.
- D. CONCRETE SIDEWALK WITH 2% MAX. CROSS SLOPE, AND 5% MAX. LONGITUDINAL SLOPE. SEE GRADING AND DRAINAGE PLAN FOR ELEVATIONS AND CONSTRUCTION DETAILS. PROVIDE 4' CLEAR PER COA DTL. 2431 AT AREA SHOWN ON PLAN.
- E. 4" ROLL CURB AND GUTTER. SEE GRADING AND DRAINAGE PLAN FOR ELEVATIONS AND CONSTRUCTION DETAILS.
- F. 6" VERTICAL CURB AND GUTTER. SEE GRADING AND DRAINAGE PLAN FOR ELEVATIONS AND CONSTRUCTION DETAILS.
- G. ADA RAMP. SEE GRADING AND DRAINAGE PLAN FOR ELEVATIONS, AND CONSTRUCTION DETAILS.
- H. REFUSE ENCLOSURE WITH DRAIN SEE GRADING AND DRAINAGE PLAN FOR ELEVATIONS AND CONSTRUCTION LAYOUT. SEE SHEET AS.201 FOR DETAILS.
- I. INSTALL ADA PARKING PER DETAIL 1 SHEET C107.
- J. INSTALL 4" WIDE WHITE SOLID STRIPE PER DIMENSIONS SHOWN (24" AT DRIVEWAY CROSSING). 8.5'X18' VEHICLE AND 5'X10' MOTORCYCLE PARKING SPACE.
- K. INSTALL 4" WIDE CHEVRON STRIPING AS SHOWN, 45° ANGLE AT 4' APART (2' AT PALOMAS DRIVEWAY, LOUISIANA DRIVEWAY AS SHOWN). USE SOLID WHITE.
- L. INSTALL CONCRETE PARKING BUMPERS PER DETAIL 2, SHEET C107.
- M. INSTALL BICYCLE RACK PER DETAIL ON SHEET AS.201.
- N. REPLACE ALL BROKEN OR CRACKED; SIDEWALK, AND CURB & GUTTER, ALONG PROPERTY FRONTAGE AND WITHIN THE ADJACENT ROW.
- O. NEW 8" STANDARD CURB AND GUTTER WITH SIDEWALK PER COA DETAILS 2415A AND 2430. SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION DETAILS.
- P. INSTALL SPEED HUMP PER DETAIL 13, SHEET C107.
- Q. INSTALL DIRECTIONAL ARROW AND WORDING AS SHOWN (TYP.) WITH DIMENSIONS PER MUTCD. PROVIDE WHITE SOLID.
- R. INSTALL "DO NOT ENTER" SIGN AS SHOWN ON PLAN AND PER SIGN DETAIL SHOWN ON SHEET C107 AND AS.103.
- S. INSTALL "MOTORCYCLE PARKING" SIGN AS SHOWN ON PLAN AND PER SIGN DETAIL SHOWN ON SHEET C107.

PARKING REQUIREMENTS

PROPOSED FOR MX-L:

TOTAL PARKING REQUIRED:
148 TOTAL PARKING SPACES
8 ADA PARKING SPACES
30 BICYCLE PARKING PER IDO TAFE 5-5-5
4 MOTORCYCLE PARKING PER IDO TABLE 5-5-4

190 TOTAL PARKING SPACES PROVIDED,
160 STANDARD PARKING SPACES
12 COMPACT SPACES
8 ADA PARKING SPACES
30 BICYCLE SPACES
4 MOTORCYCLE SPACE

EXISTING SITE CONDITION

CURRENTLY THE SITE IS DEVELOPED AS A HIGH SCHOOL WITH SEVERAL BUILDINGS, SITE AMENITIES, DRAINAGE PONDS AND UTILITIES. EXISTING INFRASTRUCTURE WITHIN THE ROW ADJACENT TO THE SITE INCLUDE: UNDERGROUND AND ABOVE GROUND UTILITIES, LANDSCAPED MEDIAN, SIDEWALK, CURB AND GUTTER. THE CURRENT SITE ACCESS IS FROM PALOMAS (FOUR DRIVEPADS) AND LOUISIANA (ONE DRIVEPAD). FIVE DRIVEPAD TOTAL.

PROPOSED DEVELOPMENT

THE PROPOSED DEVELOPMENT WILL BE A BUILDING ADDITION, RECONFIGURED PARKING LAYOUT, NEW PAVEMENT, NEW WALKWAYS, NEW CURB AND GUTTER, NEW REFUSE AREA, NEW STORM DRAINS, RELOCATED DRIVEPAD AT LOUISIANA, AND REROUTED UTILITIES. OFF-SITE CONSTRUCTION WILL BE COORDINATED WITH ADJACENT PROPERTIES. NO PERMANENT IMPACTS TO SURROUNDING PROPERTIES ARE ANTICIPATED.

TRAFFIC CIRCULATION CONCEPT

THESE IMPROVEMENTS WILL INCREASE THE EFFICIENCY OF ON-SITE TRAFFIC CIRCULATION DURING STUDENT DROP-OFF AND PICK-UP. THE TRAFFIC LAYOUT INCREASES QUEUING ON-SITE, WHILE DECREASING QUEUING IN THE ROW. ON-SITE TRAFFIC WILL BE CONTROLLED WITH NEW PAVEMENT MARKINGS, AND NEW SIGNAGE. IN ADDITION TO THIS, THE SCHOOL WILL MAINTAIN CROSSING GUARDS AND ADD TEMPORARY TRAFFIC SIGNAGE DURING DROP-OFF AND PICK-UP HOURS. THE IMPROVEMENTS CONSIST OF; A NEW DRIVEPAD ALONG LOUISIANA BLVD. NE. WILL BE BUILT TO FACILITATE ACCESS TO THE RECONFIGURED PARKING LAYOUT. THE EXISTING DRIVEPAD AT LOUISIANA WILL BE CLOSED. THE RELOCATED DRIVEPAD WILL BE 26' WIDE AND WILL TRANSITION INTO A 24' WIDE DRIVE LANE ON-SITE. ANGLED PARKING IS PROPOSED. PARKING WILL BE AS SHOWN ON THE PLAN. ALSO PROVIDED IS ADA PARKING AND COMPACT CAR PARKING (DIMENSIONS SHOWN ON PLAN). THE DRIVE SURFACE WILL BE PAVEMENT CAPABLE OF SUPPORTING 75,000 LB VEHICLES. CONCRETE CURBING WILL PROVIDE A BARRIER BETWEEN VEHICLE AREAS AND PEDESTRIAN AREAS. A 6' WIDE CONCRETE WALKWAY WILL PROVIDE THE MAIN PEDESTRIAN CIRCULATION ON-SITE. EMERGENCY VEHICLE ACCESS WILL BE FROM LOUISIANA. FIRE ACCESS LANE HAS BEEN COORDINATED WITH THE CITY FIRE MARSHAL'S OFFICE AND APPROVED AS SHOWN ON FIRE 1 SHEET. REFUSE COLLECTION HAS BEEN COORDINATED WITH SOLID WASTE AND APPROVED AS SHOWN ON THE SITE PLAN.



ROMA ARCHITECTURE
912 Roma Avenue NW
Albuquerque, NM 87102
505.764.8306
romaarc.com



J2 Group, LLC
ENGINEERING - SURVEYING - MANAGEMENT - INSPECTION - 505.254.6918

HOPE CHRISTIAN HIGH SCHOOL

6800 PALOMAS AVE. NE, ALBUQUERQUE, NM 87109

REVISION SCHEDULE

#	Date	Description

100% CD

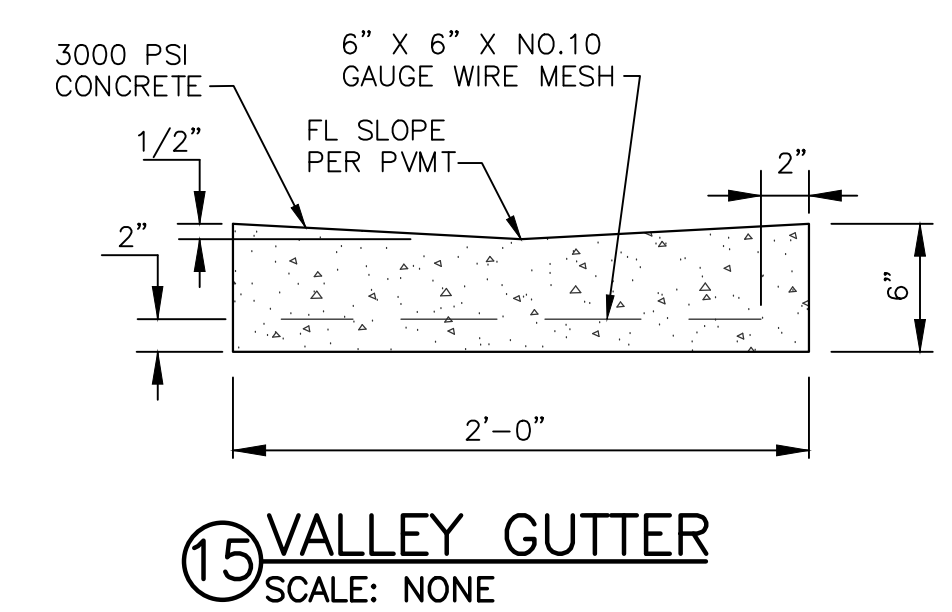
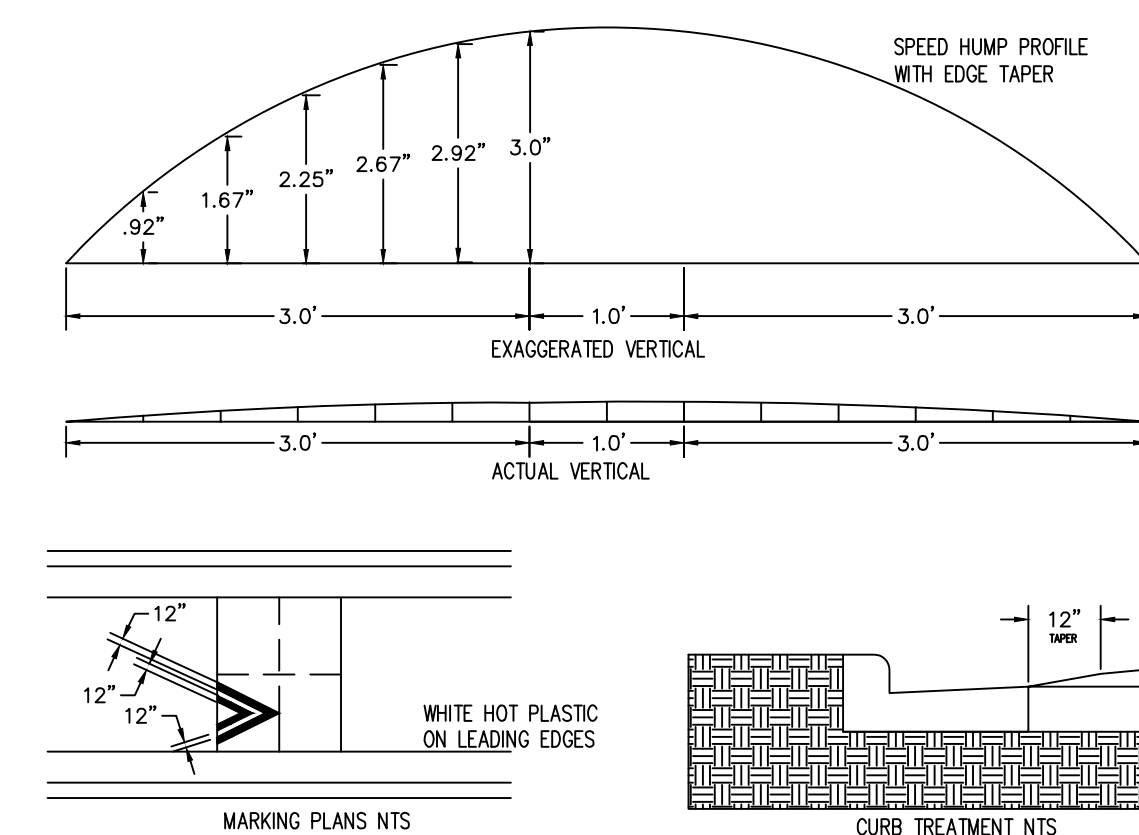
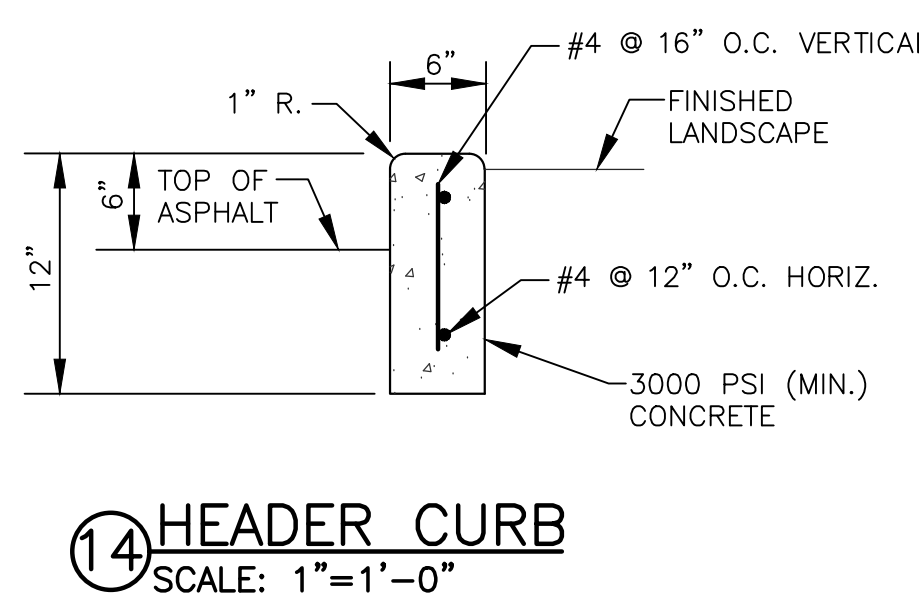
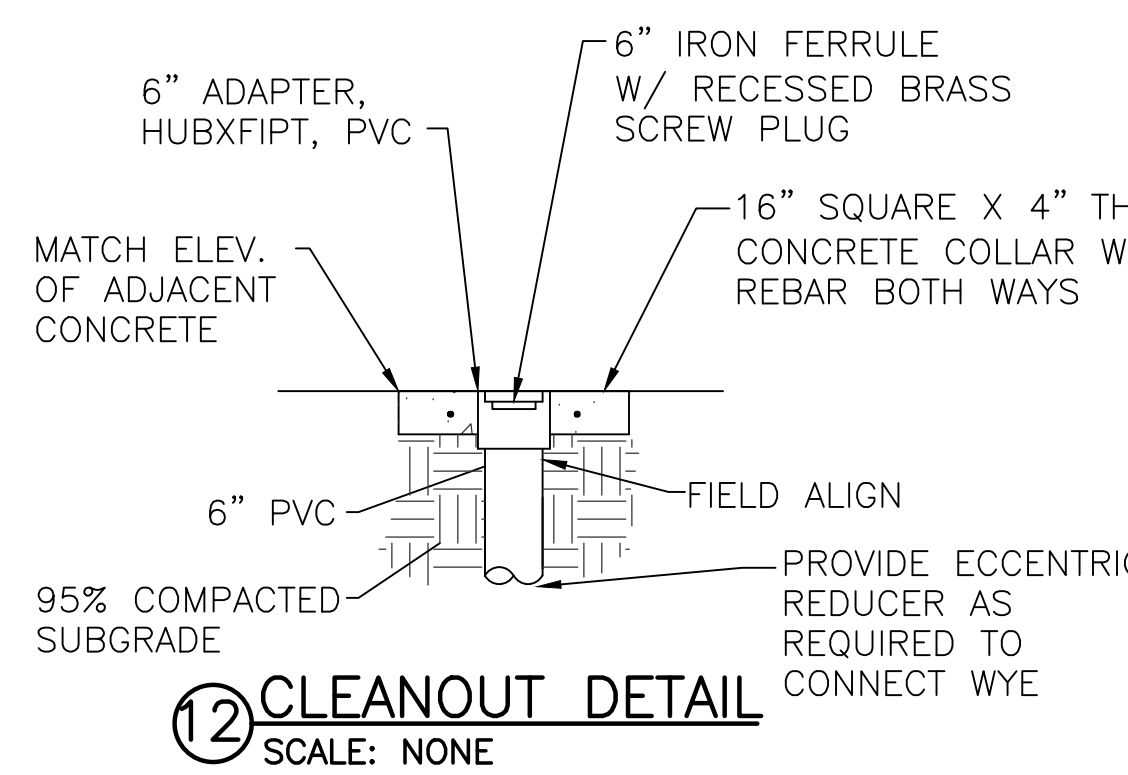
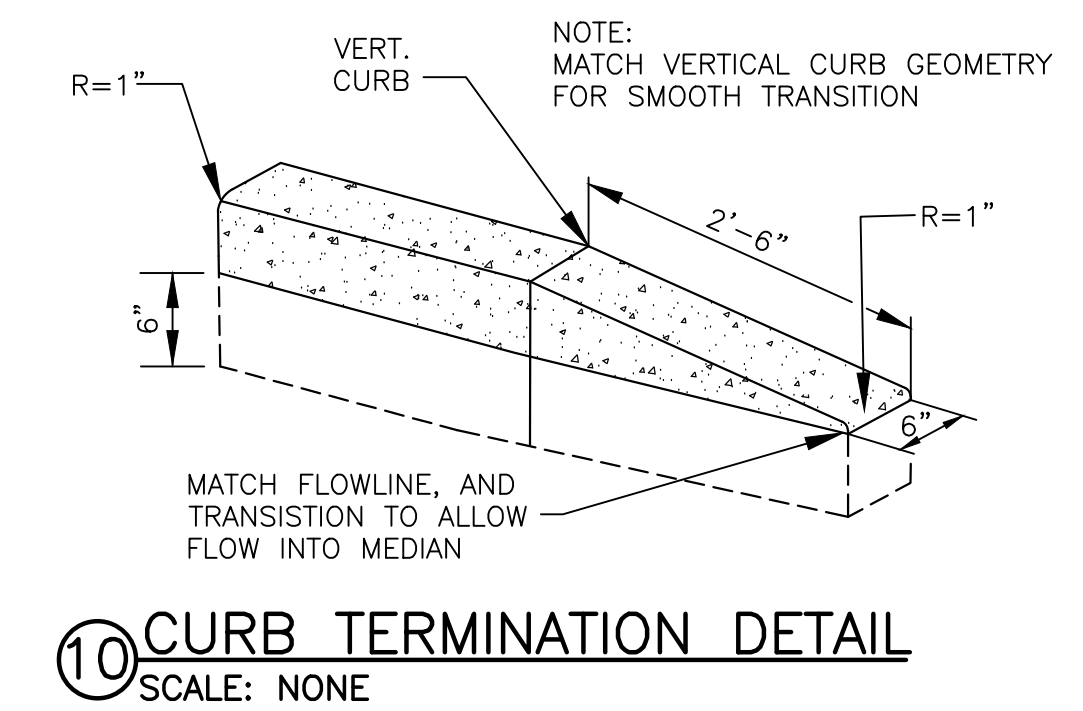
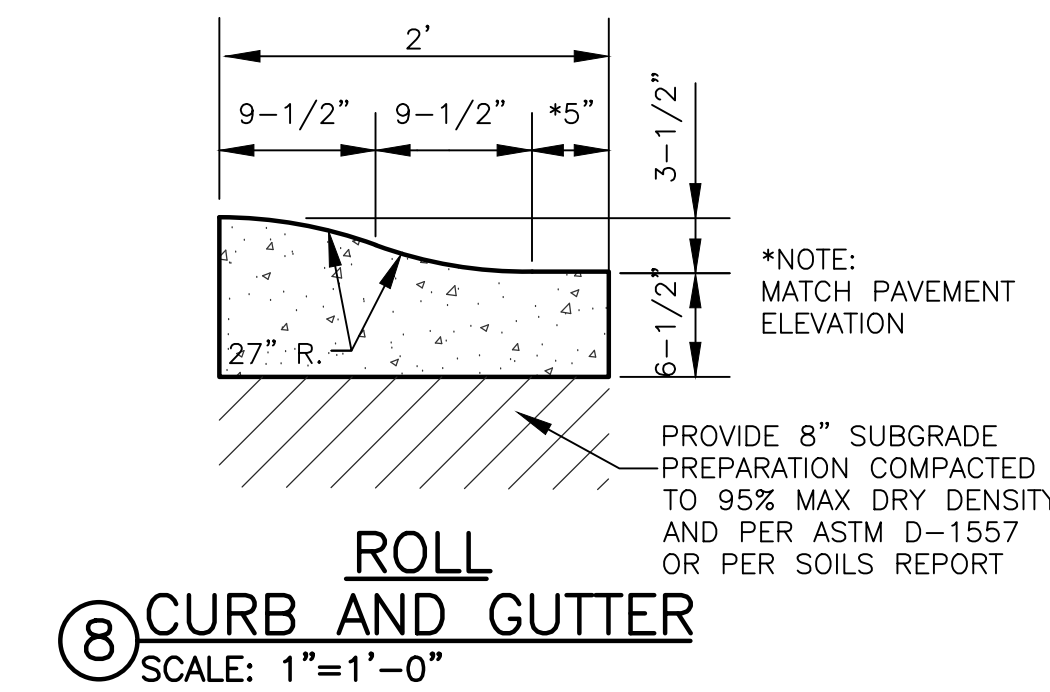
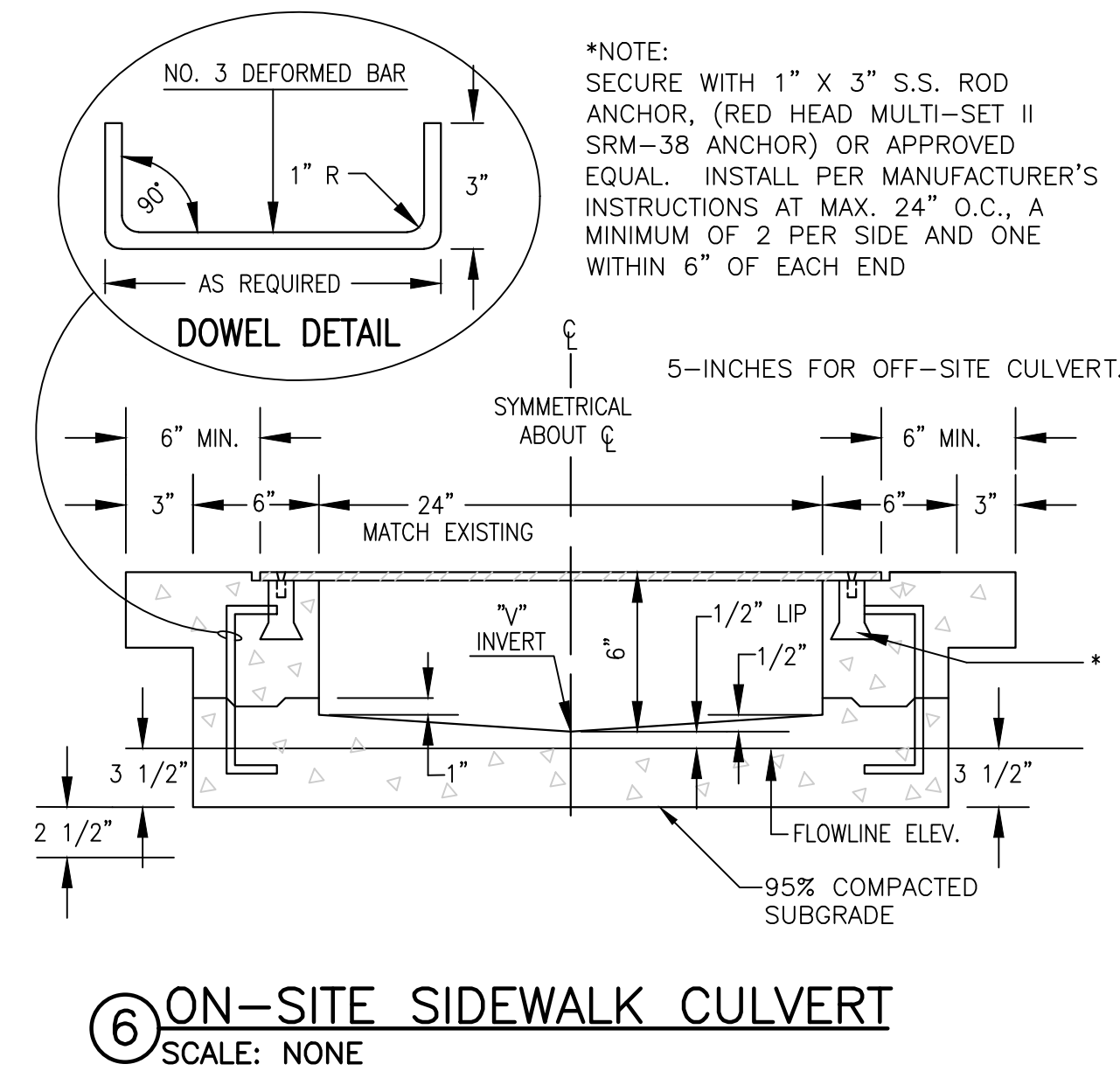
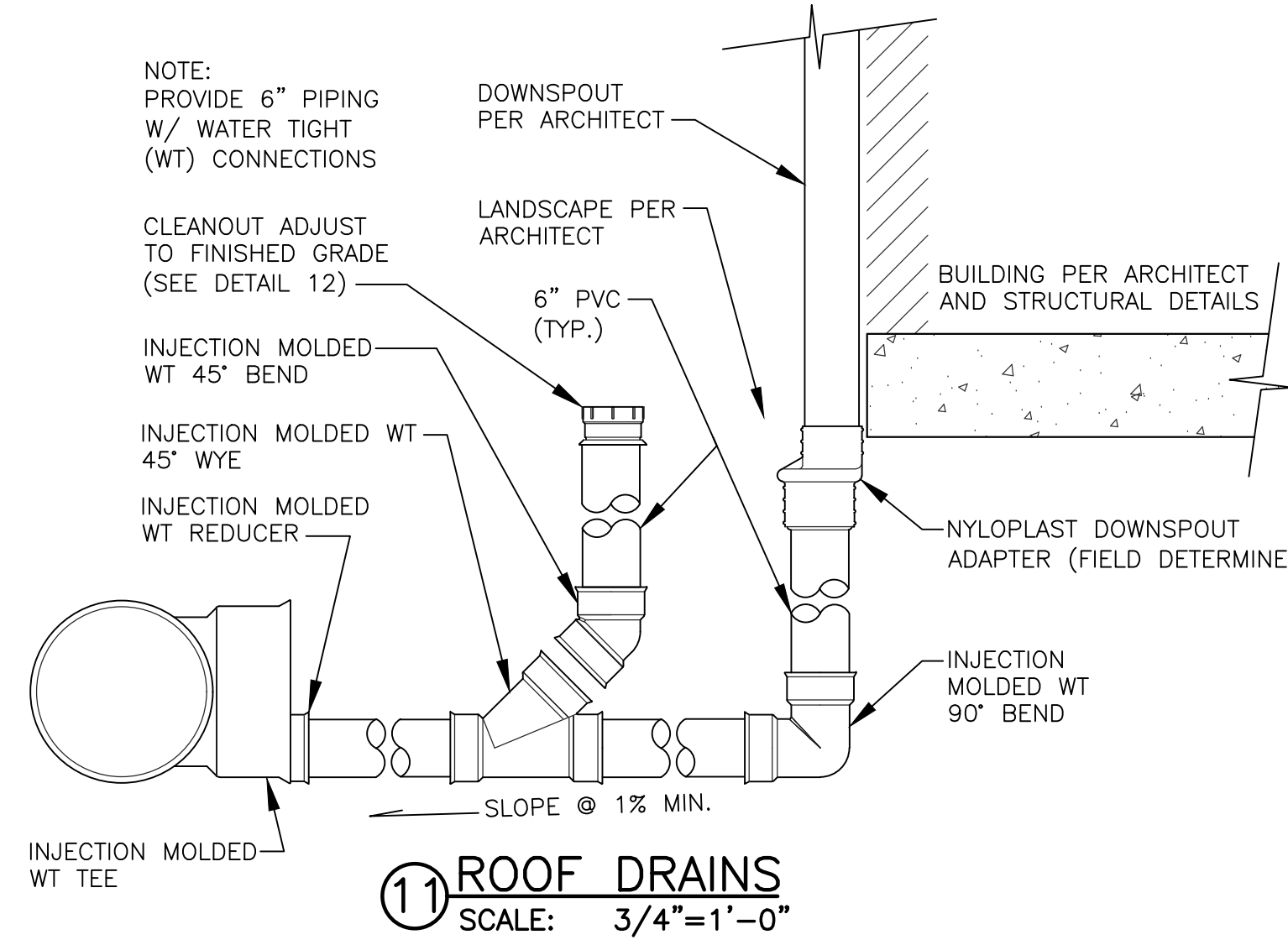
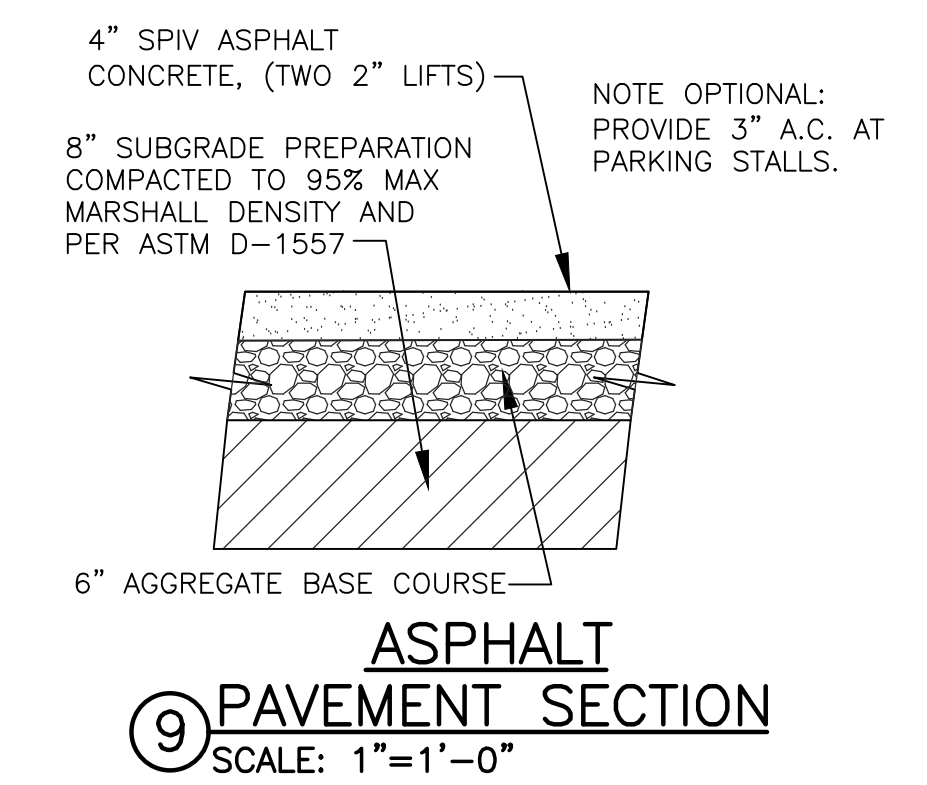
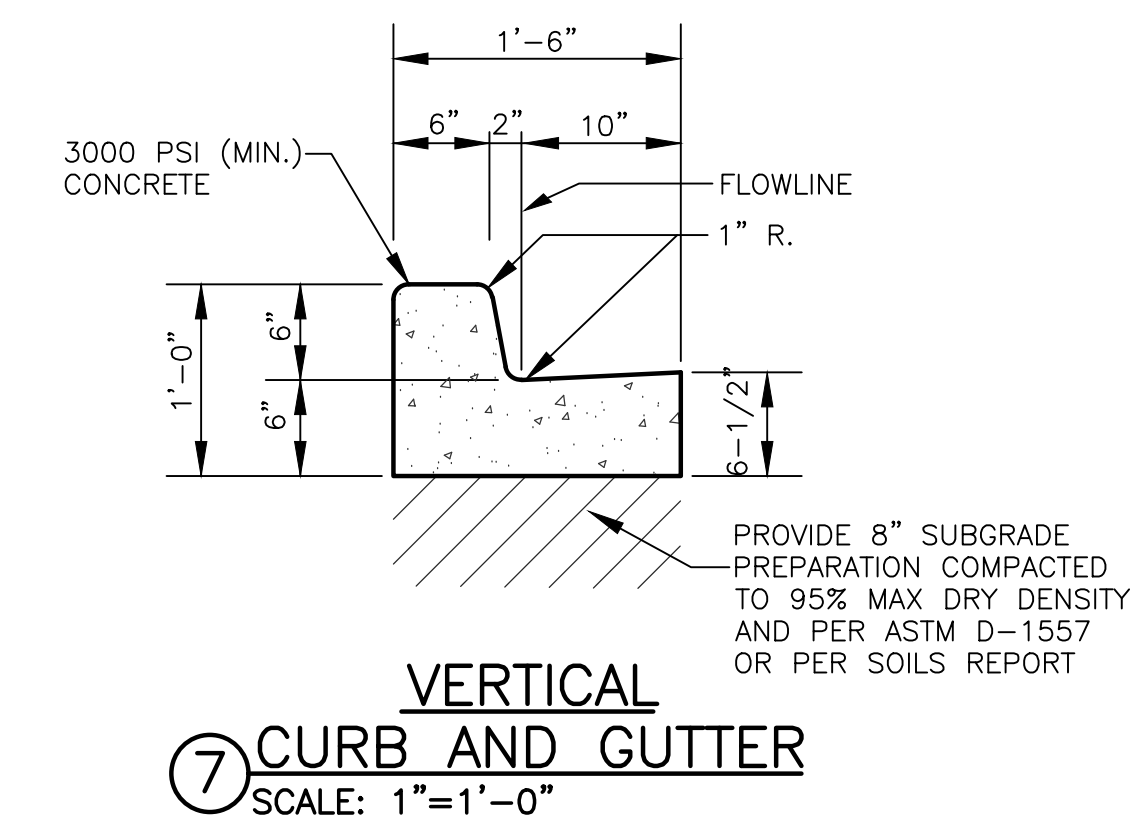
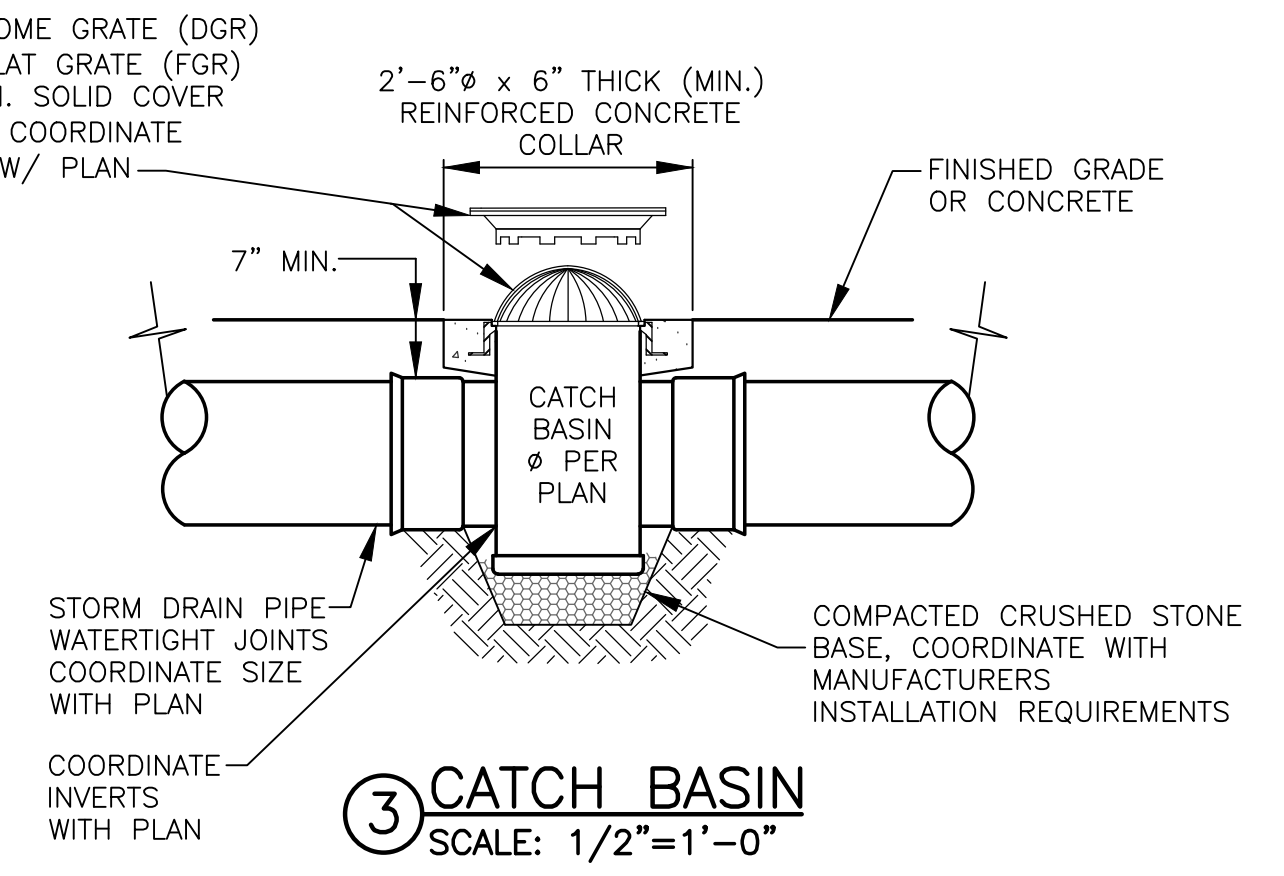
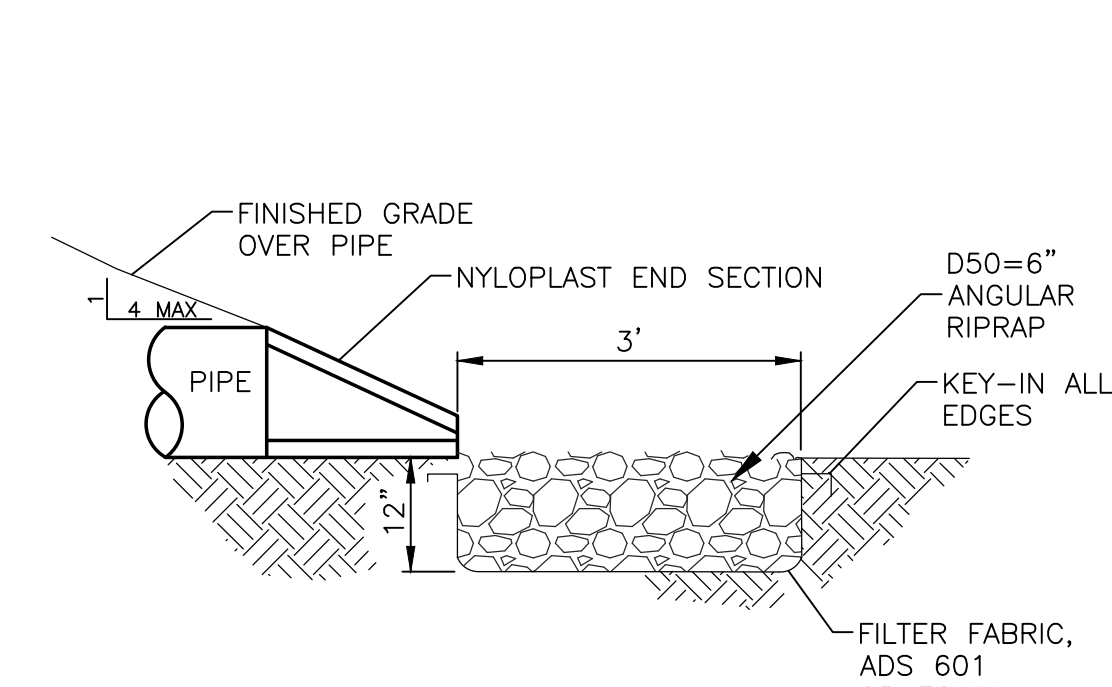
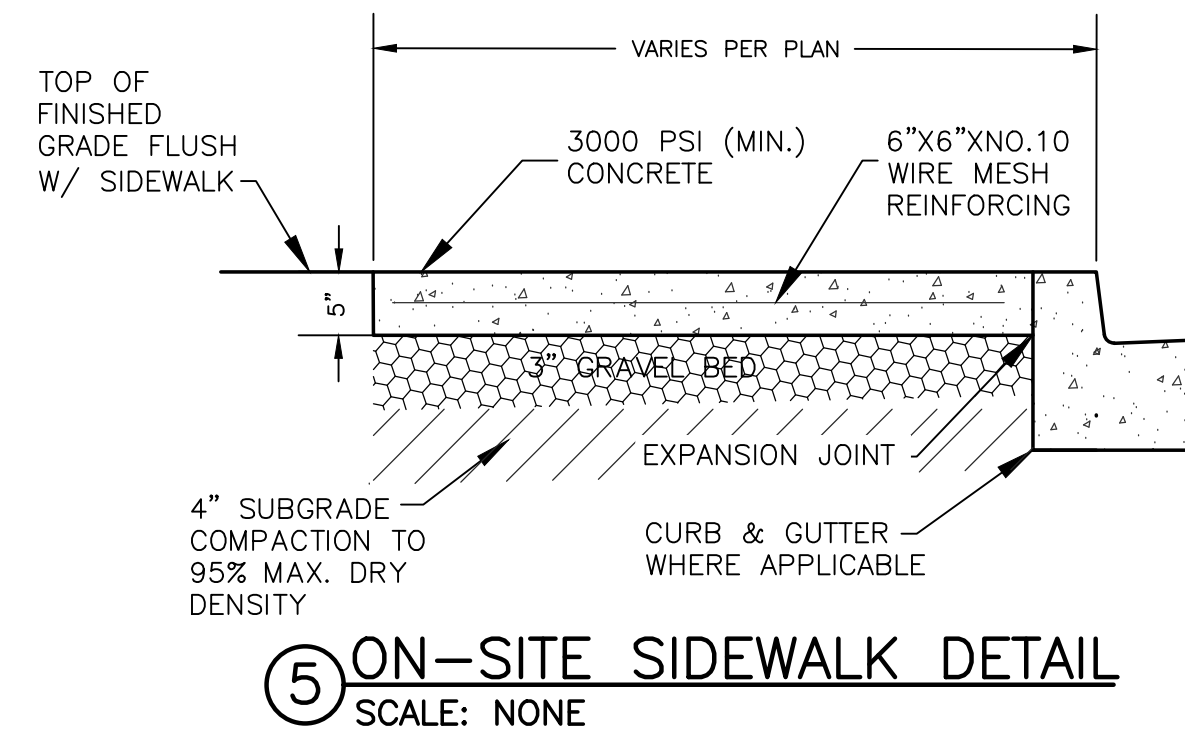
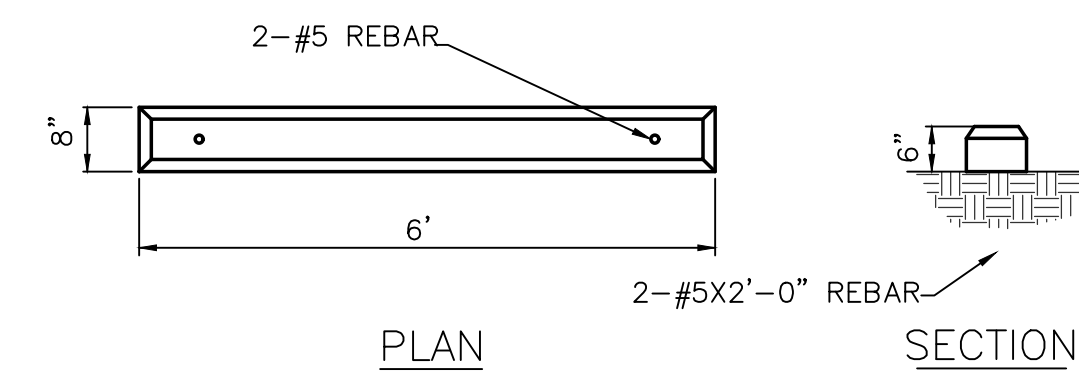
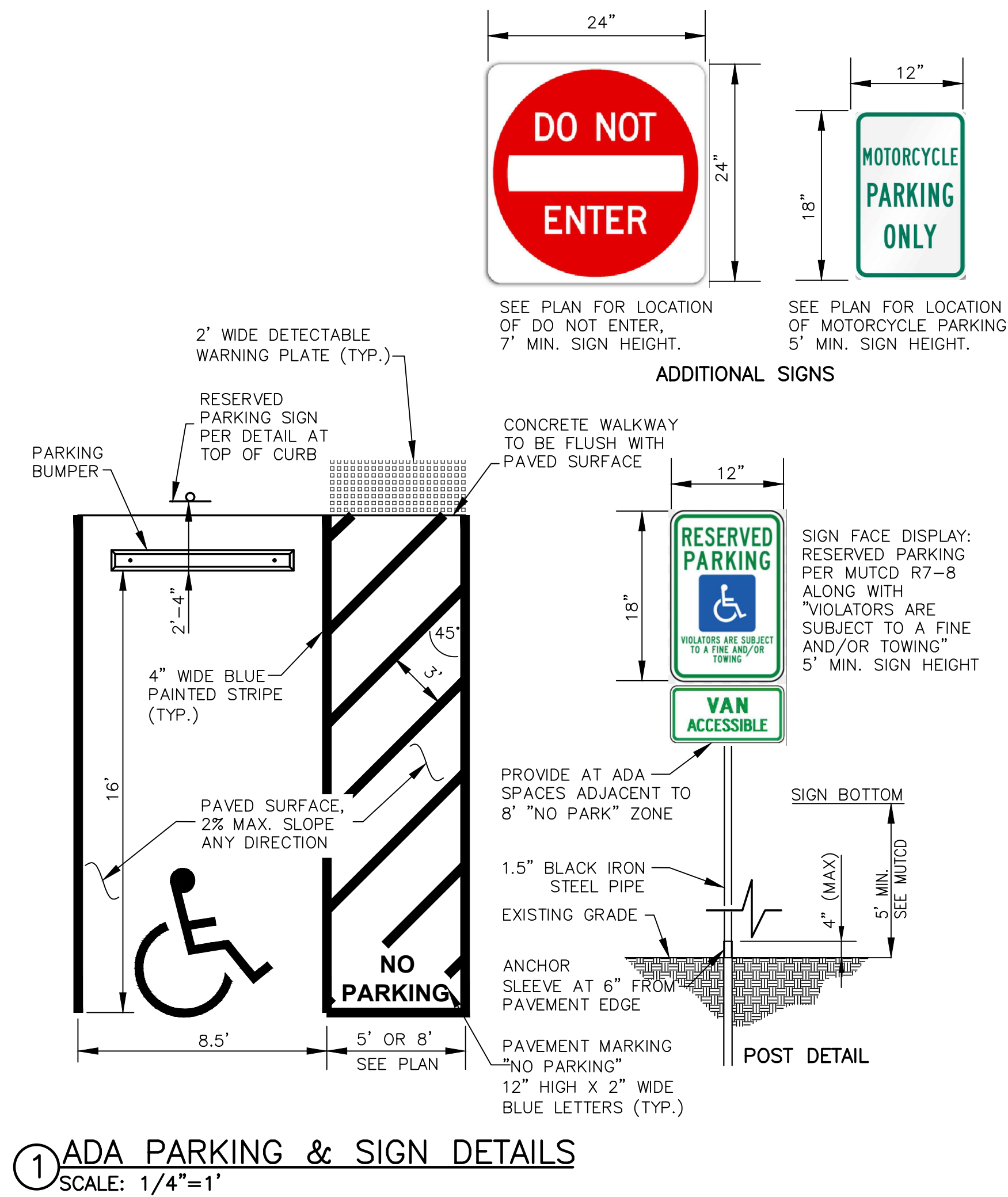
5/10/24



5/10/24

TRAFFIC CIRCULATION LAYOUT

C103



**TRAFFIC CIRCULATION
LAYOUT APPROVED**

Curtis A. Charne 5-14-24

Signed _____ Date _____

#	Date	Description