



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11-2018)

Project Title: Albuquerque Christian School **Building Permit #:** 2018-15211 **Hydrology File #:** F770094
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract A-2-2, Replat of Tract A, Sanbusco Addition
City Address: 4931 McLeod Rd NE

Applicant: Modulus Architects, Inc **Contact:** Craig Calvert
Address: 100 Sun Avenue NE, Suite 305, Albuquerque, NM 87109
Phone#: 505-338-1499 **Fax#:** N/A **E-mail:** ccalvert@modulusarchitects.com

Owner: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____ # OF LOTS) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

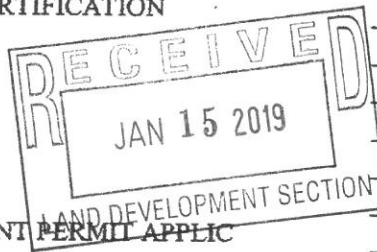
IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: ☒ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ DRAINAGE MASTER PLAN
____ DRAINAGE REPORT
____ FLOODPLAIN DEVELOPMENT PERMIT APPLICATION
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ OTHER (SPECIFY) _____
____ PRE-DESIGN MEETING?



TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ____ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
____ 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
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: January 15, 2019 **By:** Craig Calvert

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



Planning Department – Transportation & Hydrology

City of Albuquerque
600 2nd Street NW, Suite 201
Albuquerque, NM 87102
925.965.4475

January 14, 2019

RE: Traffic Certification for Albuquerque Christian School at 5101 McLeod Road NE (BP-2018-15211)

To whom it may concern,

I, Stephen Dunbar, NMRA #4218, of the firm Modulus Architects, hereby certify that the above referenced project is in substantial compliance with and in accordance with the design intent of the Architectural Site Plan (TCL), dated 4-12-18. I further certify that Craig Calvert, Project Manager at Modulus Architects, personally visited the site on 1-14-19 and has determined by visual inspection that the improvements installed to date are representative of actual site conditions and is true and correct to the best of his knowledge and belief. This certification is submitted in support of a request for a permanent certificate of occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Sincerely,

Stephen Dunbar, AIA
Principal in Charge
Modulus Architects, Inc.
110 Sun Avenue NE, Suite 305
Albuquerque, NM 87109
(O) 505.338.1499, Ext. 1004



CITY OF ALBUQUERQUE



January 25, 2019

Stephan Dunbar, AIA
Modulus Architect
110 Sun Ave. NE Suite 305
Albuquerque, NM 87109

**Re: Albuquerque Christian School,
4931 McLeod NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 04-12-18 (F17D094)
Certification dated 1-14-19**

Dear Mr. Dunbar,

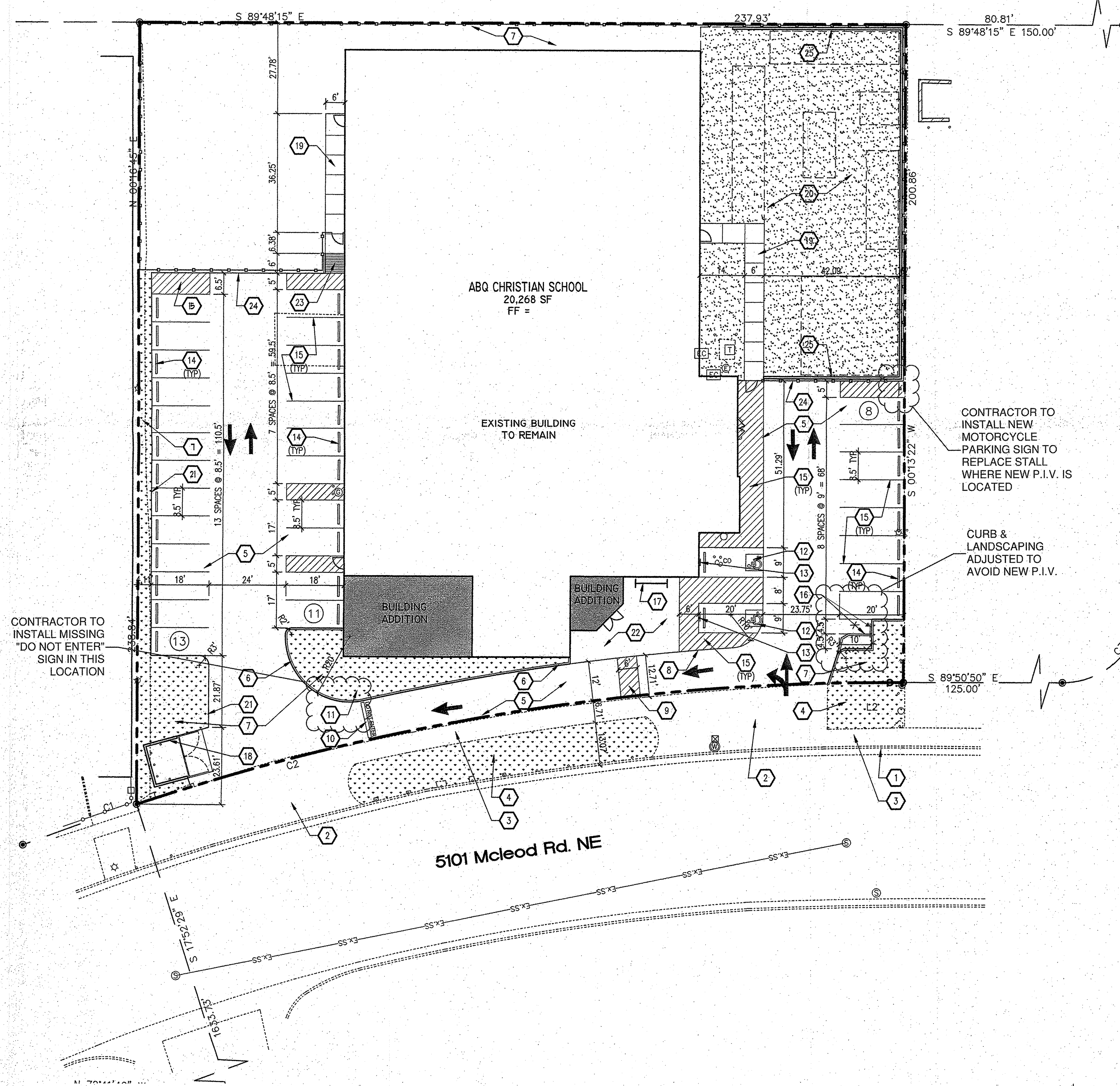
Based upon the information provided in your submittal received 01-15-2019, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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

Sincerely,

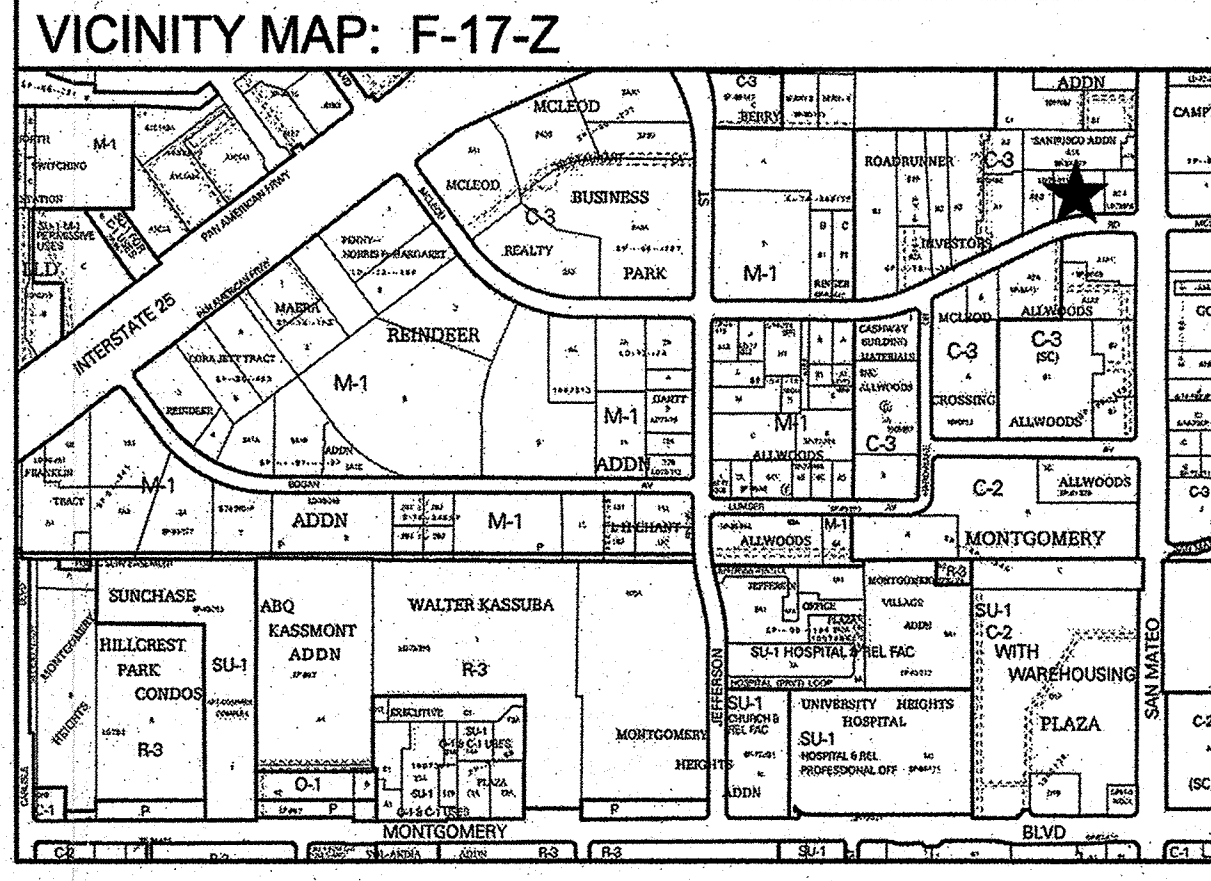
Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

\MM via: email
C: CO Clerk, File



TRAFFIC CIRCULATION LAYOUT
APPROVED
Signature
Signed
04-18-18
Date

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.



SITE DATA:

PROJECT ADDRESS: 5101 McLEOD ROAD NE, ALBUQUERQUE, NM 87109

LEGAL DESCRIPTION: TRACT A-2-2, SANBUSCO ADDITION

PROPERTY SIZE: 1.165 ACRES

UNIFORM PROPERTY CODE: 101706150428710232

CURRENT ZONING: C-3

CURRENT OCCUPANCY: BUSINESS (GROUP B)

OCCUPANCY CHANGE: EDUCATION (GROUP E)

SCOPE OF WORK: LEVEL 3 INTERIOR ALTERATION AND 1,218 SF ADDITION

PARKING DATA:

BUILDING DATA			
TOTAL BUILDING AREA:	20,268 SF PRIVATE SCHOOL		
TOTAL NUMBER OF EMPLOYEES:	30		
TOTAL NUMBER OF STUDENTS:	302 (GRADES K THROUGH 8TH)		
PARKING REQUIREMENTS			
ON-SITE PARKING SPACES	1/EMPLOYEE	REQUIRED	PROVIDED
ACCESSIBLE PARKING SPACES	28-35 SPACES	2	2
MOTORCYCLE PARKING SPACES	1/25	2	2
BIKE PARKING SPACES	1/20 STUDENTS	16	16

GENERAL NOTES:

A. NOTE

- KEYED NOTES:**
- EXISTING CONCRETE CURB & GUTTER TO REMAIN.
 - EXISTING CONCRETE DRIVE PAD TO REMAIN.
 - EXISTING CONCRETE PUBLIC SIDEWALK TO REMAIN.
 - REMOVE EXISTING ASPHALT PAVING AND INSTALL NEW LANDSCAPE WITHIN R.O.W.
 - EXISTING ASPHALT PAVING TO REMAIN, SEAL CRACKS AND APPLY A SEAL COAT PRIOR TO STRIPING.
 - NEW CONCRETE CURB, SEE DETAIL 7/ASS01.
 - NEW ON-SITE LANDSCAPING AREA, REFER TO LANDSCAPE PLAN.
 - NEW CONCRETE PAVING, SEE DETAIL 5/ASS01.
 - NEW STRIPED PEDESTRIAN CROSSWALK.
 - NEW "DO NOT ENTER" PAVEMENT MARKING, SEE DETAIL 8/ASS01.
 - NEW "DO NOT ENTER" SIGN, SEE DETAIL 12/ASS01.
 - NEW ACCESSIBLE PARKING SYMBOL, SEE DETAIL 1/ASS01.
 - NEW ACCESSIBLE PARKING SIGN, SEE DETAIL 11/ASS01, MOUNT SIGN ON EXISTING WALL WHERE APPLICABLE.
 - NEW CONCRETE PARKING BUMPER, SEE DETAIL 4/ASS01.
 - NEW 4" WIDE PARKING LOT STRIPING.
 - NEW MOTORCYCLE PARKING SIGN, SEE DETAIL 13/ASS01.
 - NEW GALVANIZED BIKE RACK FOR 16 BIKES, SEE DETAIL 14/ASS01.
 - NEW REFUSE ENCLOSURE, SEE DETAIL 4/ASS02.
 - NEW CONCRETE SIDEWALK, SEE DETAIL 3/ASS01.
 - NEW OUTDOOR PLAYGROUND AREA, PLAYGROUND EQUIPMENT TO BE PROVIDED BY OWNER.
 - NEW EDGE OF EXISTING ASPHALT, SAWCUT AS REQUIRED.
 - NEW BRICK PAVED ENTRY PATIO.
 - NEW ACCESSIBLE CURB RAMP, SEE DETAIL 6/ASS01.
 - NEW 6" HIGH OPAQUE METAL PANEL FENCE BY OWNER.
 - NEW CMU RETAINING WALL, SEE GRADING PLAN FOR WALL HEIGHTS AND STRUCTURAL FOR WALL DETAILS.

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'

RECEIVED
APR 18 2018
LAND DEVELOPMENT SECTION

MODULUS ARCHITECTS
100 SUN AVENUE NE SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO
REGISTERED ARCHITECT
STEPHEN A. DUNBAR
No. 4218
4/12/18

PROJECT TITLE: ALBUQUERQUE CHRISTIAN SCHOOL
PROJECT ADDRESS: 5101 McLEOD ROAD NE ALBUQUERQUE, NM 87109
PROJECT NUMBER: 1801
JOB NO.: --
DRAWN BY: CDC
SHEET TITLE: ARCHITECTURAL SITE PLAN

DATE: 04/12/2018
SCALE: AS NOTED

TRAFFIC CIRCULATION LAYOUT

REVISION

REV	DATE	BY
1		
2		
3		
4		
5		