CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

July 26, 2023

J. Graeme Means, P.E High Mesa 46010-B Midway Park Blvd. NE Albuquerque. NM 87109

Re: ACE Leadership HS/ Additional Student parking spaces 1240 Bellamah Ave. NW Traffic Circulation Layout Engineer's Stamp 06-26-23 (J13-D099)

Dear Mr. Means,

The TCL submittal received 07-14-2023 is approved for Building Permit by Transportation. 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.

PO Box 1293 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 <u>Drainage and Transportation Information Sheet</u> to the <u>PLNDRS@cabq.gov</u> for log in and evaluation by Transportation.

NM 87103

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.

www.cabq.gov

Sincerely,

Ernest Armijo, P.E. Principal Engineer, Planning Dept. Development Review Services

C: CO Clerk, File

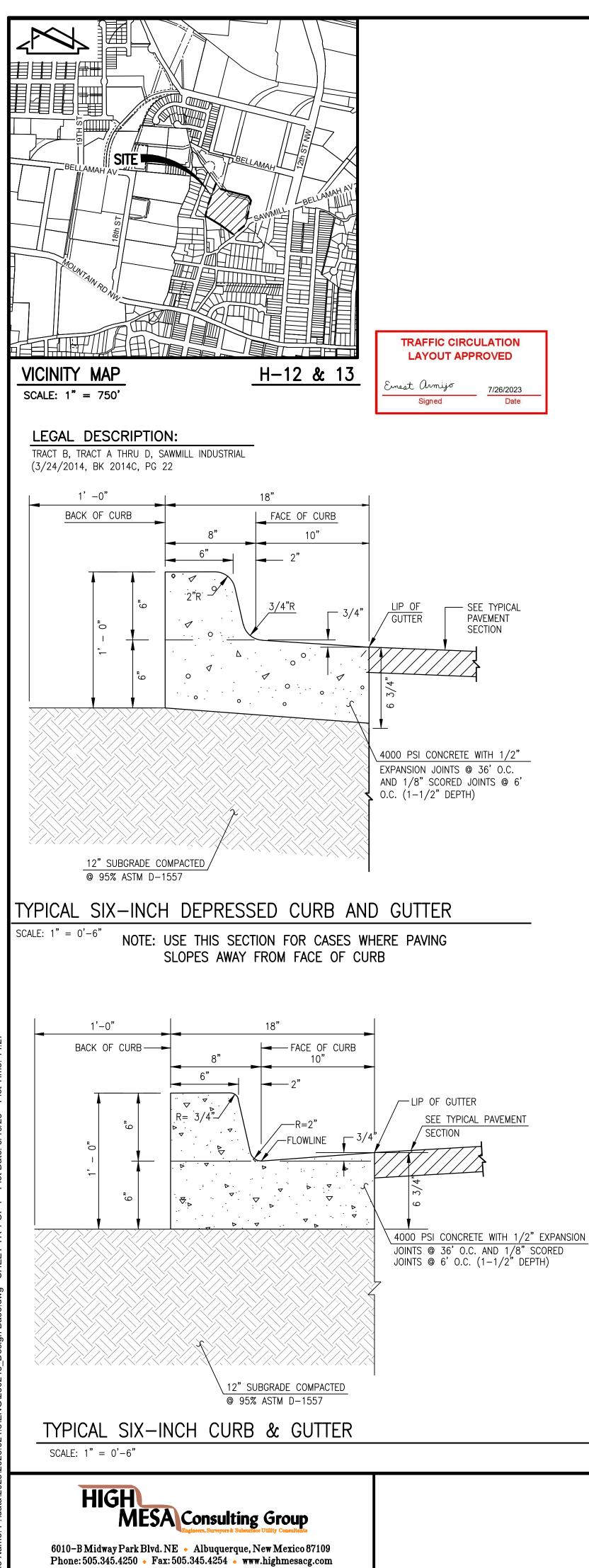


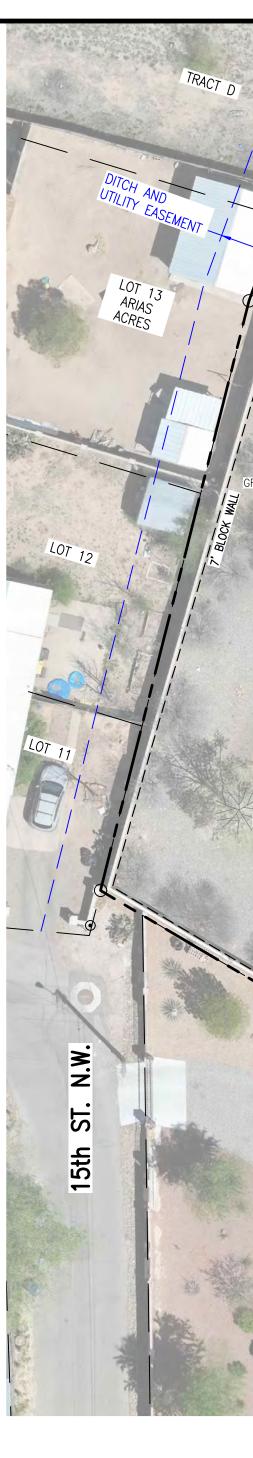
City of Albuquerque

Planning Department Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title:	Building Pe	ermit #: Hydrology File #:	
DRB#:	EPC#:	Work Order#:	
Legal Description:			
City Address:			
Applicant:		Contact:	
Address:			
		E-mail:	
Other Contact:		Contact:	
Address:			
Phone#:	Fax#:	E-mail:	
TYPE OF DEVELOPMENT:	PLAT (# of lots)	RESIDENCE DRB SITE ADMIN SITE	
IS THIS A RESUBMITTAL?	YesNo		
DEPARTMENT TRANSPORTA	FIONHY	DROLOGY/DRAINAGE	
Check all that Apply:		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 GRADING PERMIT APPROVAL GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL GRADING/ PAD CERTIFICATION WORK ORDER APPROVAL CLOMR/LOMR FLOODPLAIN DEVELOPMENT PERMIT	
TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CERTIFI PAD CERTIFICATION CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE REPORT DRAINAGE MASTER PLAN FLOODPLAIN DEVELOPMENT PE ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC IMPACT STUDY (TIS) STREET LIGHT LAYOUT OTHER (SPECIFY) PRE-DESIGN MEETING?	ERMIT APPLIC Γ (TCL)		
DATE SUBMITTED:	-		
COA STAFF:		C SUBMITTAL RECEIVED:	





KEYED NOTES:

- 2. CONSTRUCT DEPRESSED CURB AND GUTTER PER TYPICAL SECTION, THIS SHEET.
- 3. TRANSITION FROM STANDARD TO DEPRESSED CURB AND GUTTER.
- 4. CONSTRUCT RETAINING WALL @ BACK OF CURB AND GUTTER GRADING PLAN.
- 5. INSTALL 6' CONCRETE WHEELSTOPS.
- 6. REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER AS REQUIRED FOR NEW CONSTRUCTION. 7. NEW GRAVEL PAVING.
- 8. EXISTING GRAVEL PAVING TO REMAIN.

T.B.M. #202 ELEV.=4961.8

TCL NARRATIVE

THIS SUBMITTAL REPRESENTS THE ADDITION OF 25 ADDITIONAL STUDENT PARKING SPACES TO AN EXISTING SITE (J13-D099). THE ORIGINAL TCL WAS APPROVED 07/24/2014 AND SUBSEQUENTLY CONSTRUCTED AND CERTIFIED FOR CO BY THE DESIGN ARCHITECT FOR THAT PHASE.

AS SHOWN BY THE AERIAL IMAGERY BELOW, THE STUDENT PARKING AREA AT THE SOUTH SIDE OF THE SITE COULD BENEFIT FROM ADDITIONAL PARKING SPACES AS STUDENTS CURRENTLY PARK ALONG THE OUTSIDE CURB. THIS IS NOT PROBLEMATIC FOR NORMAL ACCESS AS IT OPERATES AS A ONE-WAY WITH A 24 FT DRIVE AISLE, BUT IT COULD BE PROBLEMATIC FOR EMERGENCY VEHICLE ACCESS. AS SHOWN HEREON, THE OWNER WOULD LIKE TO PROVIDE ADDITIONAL PARKING SPACES SO STUDENTS WON'T PARK ALONG THE CURB. THIS PLAN PROPOSES TO MIRROR THE EXISTING CONDITION AND ADD 25 NEW SPACES ALONG THE OUTSIDE OF THE ROAD. THE 24 FT DRIVE AISLE WILL BE MAINTAINED. AS SHOWN BY THE ORIGINAL TCL, THE SITE PLAN PROVIDED MORE THAN THE REQUIRED PARKING OF 48 SPACES AND 56 PROVIDED, SO ADDING 25 ADDITIONAL SPACES WILL RESULT IN A NEW TOTAL OF 81. THIS IS STILL WITHIN THE 51-100 PARKING SPACE RANGE OF THE NM ACCESSIBLE PARKING CHECKLIST THAT REQUIRES 3 ACCESSIBLE SPACES FOR 51-100 TOTAL SPACES AND THE SITE ALREADY HAS 4. NO NEW ACCESSIBLE SPACES ARE REQUIRED. THERE IS NO NEW BUILDING CONSTRUCTION OR CHANGE IN USE THAT WOULD NORMALLY TRIGGER A TCL REQUIREMENT, AND THIS PLAN IS SUBITTED TO DOCUMENT THE CHANGE AND TO DEMONSTRATE CONTINUED COMPLIANCE WITH ACCESSIBLE PARKING GUIDELINES.

SIMILARLY, THE SCOPE OF THIS PROJECT DOES NOT MEET THE THRESHOLDS FOR REQUIRING GRADING OR PAVING PERMITS THROUGH HYDROLOGY. AS SUCH, THERE IS NO SPECIFIC APPROVAL REQUESTED BY THIS SUBMITTAL OTHER THAN TO DOCUMENT THE ADDITIONAL SPACES AND ACCESSIBLE PARKING COMPLIANCE.

1. CONSTRUCT STANDARD CURB AND GUTTER PER TYPICAL SECTION, THIS SHEET.

NOTE:

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES. BOUNDARY INFORMATION, INCLUDING RECORD BEARINGS AND DISTANCES, SHOWN FOR INFORMATION ONLY AND ARE BASED UPON PLAT FOUND IN BOOK 2014C, PAGE 22, DOC. #2014023551 FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY. TOPOGRAPHIC INFORMATION IS FROM THE TOPOGRAPHIC AND UTILITY STURVEY CONDUCTED BY THIS FIRM DATED 04/28/2023. NMPS 11184.

TRAFFIC CIRCULATION LAYOUT ACE LEADERSHIP HIGH SCHOOL STUDENT PARKING ALBUQUERQUE, NM

PORTION OF TRACT 10B, MRGCD MAP 3

PORTION OF TRACT 10C, MRGCD MAP 38

SUBSURFACE UTILITY KEY NOTES:

SIGNAL APPLIED TO WATER LINE ABRUPTLY STOPS AT POINT INDICATED ON SURVEY. LOCATION OF WATER LINE COULD NOT BE DETERMINED BEYOND THIS POINT. DESIGNATION IS INCOMPLETE.

T.B.M. #201

ELEV.=4961.

PNM FAS

Image: SD_MH SD_MH Rive+4962.35 Image: SD_MH Image: SD_MH	R=25' PRAVE 49' CAG RAVE 49' CAG RAVE 49'				13 VOT	SAS MH-SUMMIT RIM=4961.87 INV(Q)=56.8
NV(P)=57.6 OB	Ø0.8	X	8.30		Structures BANNILL BA. 2014C. PS 22) R.O.W. WARES, BA. 2014C. PS 2014 R.O.W. WARES, BA. 2014C. PS 2014	
NO. DATE BY REVISIONS JOB NO. DESIGNED BY G.M. I I I I IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	38				24s	P (13676) € 96/26/2023 €
DRAWN BY J.Y.R. DATE 06-2023		NO.	DATE	BY		JOB NO.
SHEET OF						DATE

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ACCESS HIS ARFA