

CITY OF ALBUQUERQUE



June 16, 2016

John Sedillo
NCA Architects
1306 Rio Grande NW
Albuquerque, NM 87104

Re: Jackson Middle School
10600 Indian School Rd., NE
Traffic Circulation Layout
Engineer's/Architect's Stamp **6-15-16** (J21-D029)

Dear Mr. Sedillo,

Based upon the information provided in your submittal received 6-15-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
2. Please identify all existing and proposed sidewalks, curbs, drive pads ADA ramps and anything that influences the parking and circulation on the site.
3. Identify all existing access easements and rights of way width dimensions.
4. Identify the right of way width, medians, curb cuts, and street widths on Indian School Rd.
5. Please detail and dimension proposed new drive pads, sidewalks, curb and gutter improvements at the northwest entrance and clearly detail the drive pads for the one-way exit and employee parking entrance on the northeast portion of the project site. Clearly show drive pads and dimensions of drive pad extensions.
6. Please list the width and length for all existing and proposed parking spaces. Include the parking spaces, HC parking pedestrian pathways south of the proposed new Cafeteria and Performance Classroom.
7. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of HC signs.
8. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details from Indian School Rd.

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9. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details from all HC parking spaces. In review of the submitted drawing, the pathway on the north side of the proposed new Admin./Classroom Addition only provides a 5 ft. pathway from the HC parking spaces.
10. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
11. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3*). Please dimension the Clear Sight Triangle called out in Note # 26.
12. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
13. Please specify the City Standard Drawing Number when applicable.
14. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
15. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
16. All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
17. Please include two copies of the traffic circulation layout at the next submittal.

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Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact Gary Sandoval (505) 924-3675 or me at 924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Jackson Middle School Building Permit #: _____ City Drainage #: 1210059
 DRB#: _____ EPC#: _____ Work Order#: _____
 Legal Description: TRAC IN W OF NE OF NW BEING JACKSON JR HIGH TRACT SECT T10N R4E CONT 18
 City Address: 10600 INDIAN SCHOOL RD NE, ALBUQUERQUE, NM 87112

Engineering Firm: _____ Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

Owner: ALBUQUERQUE PUBLIC SCHOOLS Contact: RICHARD MILLER
 Address: 915 OAK STREET SE, ALBUQUERQUE, NM 87106
 Phone#: 505.848.8810 Fax#: 505.246.9920 E-mail: MILLER_RA@APS.EDU

Architect: NCA ARCHITECTS Contact: JOHN SEDILLO
 Address: 1306 RIO GRANDE BLVD. NW, ALBUQUERQUE, NM 87104
 Phone#: 505.255.6400 Fax#: 505.268.6954 E-mail: _____

Surveyor: _____ Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

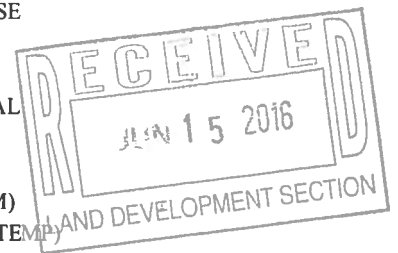
Contractor: _____ Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided
 DATE SUBMITTED: 6.15.2016 By: JOHN SEDILLO

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

MONUMENT 'D'
SET MAG NAIL W/ WASHER
STAMPED "NMPS 11184" IN ASPHALT

INDIAN SCHOOL ROAD N.E.

GENERAL NOTES

DENOTES EXISTING CONDITIONS TO REMAIN, UNLESS NOTED OTHERWISE.

GENERAL NOTES

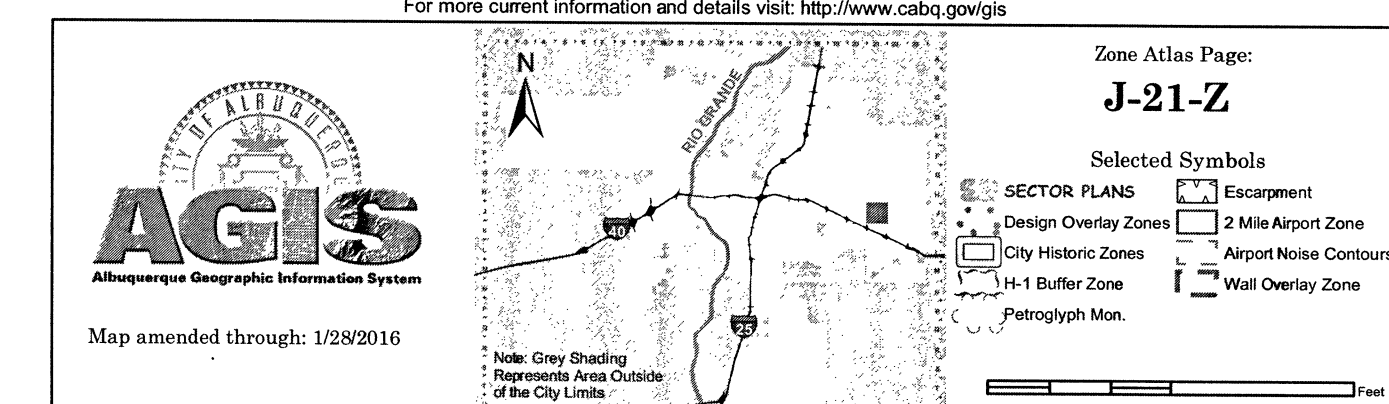
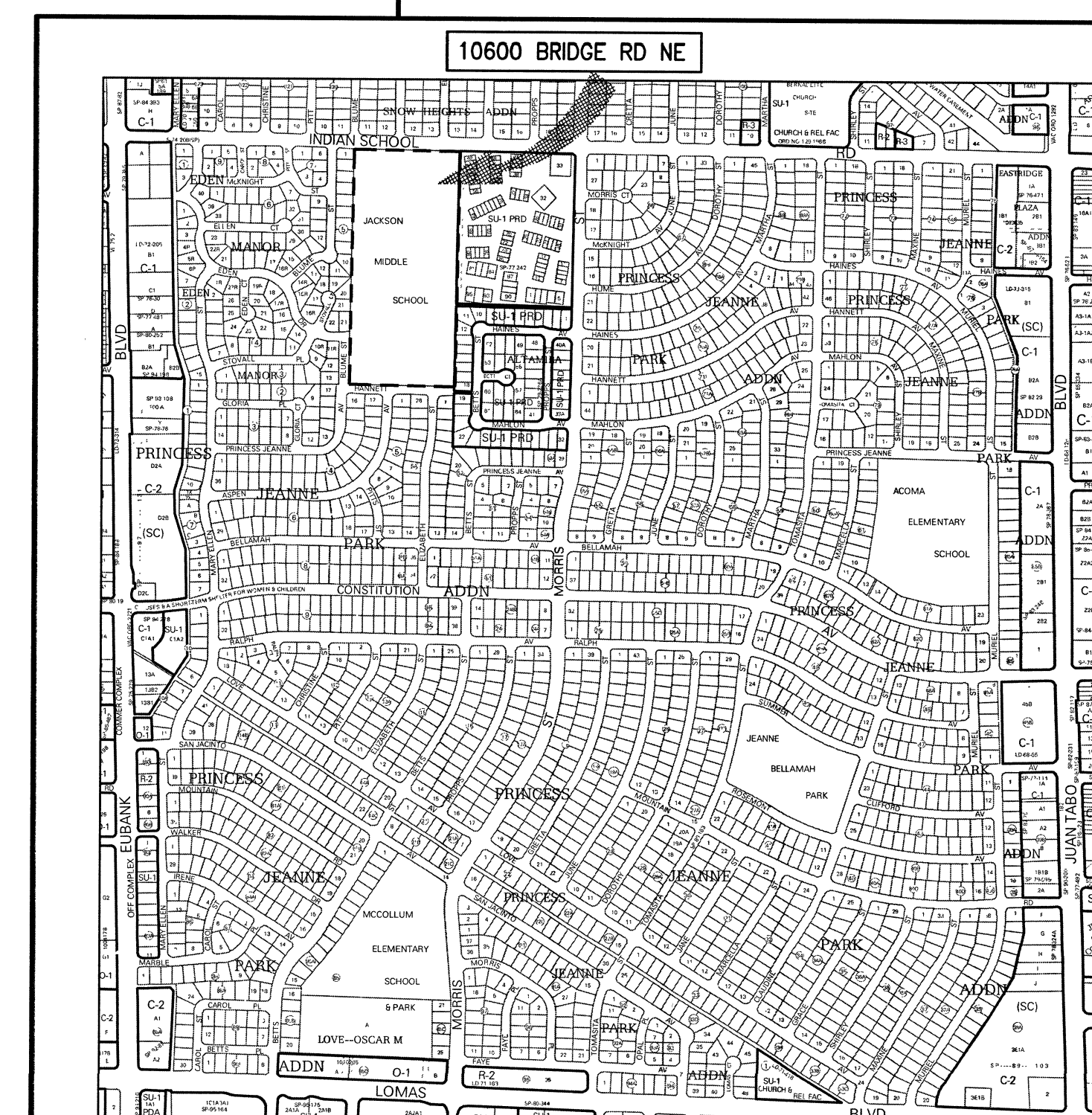
- FOR LANDSCAPING INFORMATION, SEE LANDSCAPE DRAWINGS PROVIDED IN THE PERMIT DOCUMENTS THIS PROJECT.
- FOR CONCRETE EDGING VERSUS CURB LOCATIONS FOR GRADING AND DRAINAGE, SEE CIVIL DRAWINGS THIS SUBMITTAL.
- ALL PARKING SPACES, PUBLIC PEDESTRIAN WALKWAYS, NO PARKING AREAS, FIRE LANES AND ACCESSIBLE ACCESS AISLES SHALL BE PAINTED ON SITE. SEE SPECIFICATIONS FOR MORE INFORMATION.
- ALL SIDEWALK AND CURB & GUTTER ALONG BRIDGE BLVD MUST BE CONSTRUCTED PER CITY STANDARDS. UNUSED CURB CUTS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
- AT ALL AREAS DESIGNATED AS EXISTING PARKING TO REMAIN, ALL EXISTING PAVING STRIPING OR DIRECTIONAL MARKING SHALL REMAIN, UNLESS NOTED OTHERWISE.

SITE INFORMATION

- A. TRAC IN W OF NE OF NW BEING JACKSON JR HIGH TRACT SEC 16 TION RAE CONT 18.
B. DEVELOPMENT TYPE: EDUCATION.
C. SIZE: 19 ACRES.
D. PARKING: SEE SUMMARY THIS SHEET.
E. EXECUTIVE SUMMARY:
E.1. GENERAL PROJECT LOCATION - INDIAN SCHOOL RD, EAST OF EUBANK NE, WEST OF JUAN TABO NE.
E.2.1. BUILDING A: REMOVE EXISTING TENNIS AND BASKETBALL COURT, PROVIDE NEW CAFETERIA / PERFORMANCE BUILDING.
E.2.2. BUILDING B: REMOVE EXISTING CAFETERIA / CLASSROOM BUILDING, PROVIDE NEW ADMINISTRATION / CLASSROOM BUILDING.
E.3. TRAFFIC CIRCULATION CONCEPT - INTERNAL SITE.
E.4. IMPACT ON ADJACENT SITES - NONE.
E.5. TRAFFIC IMPACT STUDIES - NONE REQUIRED.
E.6. VARIANCES - NONE REQUIRED.

KEYED NOTES

- PEDESTRIAN CROSSING SIGN.
- HANDICAPPED PARKING SIGN.
- HANDICAPPED VAN PARKING SIGN.
- NO PARKING, TEMPORARY LOADING ZONE SIGN.
- LOW EMITTING / ALT. FUEL PARKING SIGN.
- CARPOOL DROP OFF SIGN.
- PEDESTRIAN WALKWAY TO CAMPUS.
- ACCESSIBLE ACCESS AISLE. PROVIDE "NO PARKING" PAVEMENT MARKINGS WITH LETTERING AT LEAST ONE FOOT HIGH AND AT LEAST 2 INCHES WIDE AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED. CONCRETE CURB AND GUTTER.
- LANDSCAPING - SEE LANDSCAPE DRAWINGS IN PERMIT DOCUMENTS.
- DUAL DUMPSTER PAD AND SCREEN. REFERENCE SHEET TCL-102.
- GAS AT PROPERTY LINE.
- FIRE HYDRANT.
- FIRE LANE. COORDINATE WITH FIRE 1 DRAWING. PAINT CURB AT FIRE LANE RED WITH PAINTED LETTERS TO READ: FIRE LANE NO PARKING.
- NEW FENCING TO TIE TO EXISTING FENCE.
- EXISTING FENCING TO REMAIN.
- NEW CONCRETE WALKWAY.
- POST INDICATOR VALVE (PIV) FOR FIRE DEPARTMENT.
- COMPACT PARKING SPACE.
- SITE WATER RETENTION AREA - SEE CIVIL.
- FIRE RISER ROOM.
- EXISTING CONCRETE SIDE WALK, GUTTER & RAMP TO REMAIN.
- NEW ASPHALT PAVING.
- EXISTING ASPHALT PAVING TO REMAIN.
- CONCRETE CURB - SEE CIVIL.
- PROVIDE CLEAR SIGHT AT THESE LOCATIONS. SEE CITY DEVELOPMENT PROCESS MANUAL CHAPTER 23 SECTION 3 PART D.5 FOR SIGHT DISTANCE EXHIBIT.
- DELIVERY VEHICLE ROUTE WITH MIN. 25'-0" RADIUS PROVIDED.
- REMOVE EXISTING DRIVEPAD, REPLACE WITH NEW SIDEWALK, CURB AND GUTTER.
- REMOVE EXISTING DRIVEPAD, REPLACE WITH NEW SIDEWALK, RAMP, CURB AND GUTTER.
- NEW FIRE LANE STRIPING PAINTED RED WITH PAINTED LETTERS TO READ: FIRE LANE NO PARKING.
- EXISTING HANDICAP RAMP TO REMAIN.
- "ONE WAY" SIGNAGE. SEE DETAIL ON SHEET TCL-102.
- "DO NOT ENTER" SIGNAGE. SEE DETAIL ON SHEET TCL-102.
- "DROP OFF ZONE, NO PARKING" SIGNAGE. SEE DETAIL ON SHEET TCL-102.
- "STAFF PARKING" SIGNAGE. SEE DETAIL ON SHEET TCL-102.
- NEW PAINTED DISABLED PARKING SIGN. REFERENCE SHEET TCL-102.
- EXISTING CONCRETE WHEEL STOP.
- NEW CONCRETE WHEEL STOP AT PARKING / CONCRETE SIDEWALK. SEE DETAIL ON SHEET TCL-102.
- DUAL DUMPSTER AND AND SCREEN. REFERENCE SHEET TCL-102.
- NEW CONCRETE HANDICAP ACCESSIBLE RAMP. SLOPE 1:12. REFERENCE SHEET AS-500.
- ADA COMPLIANT THERMOPLASTIC POLYURETHANE RAISED DOME TACTILE WARNING PAD. 24 INCHES WIDE X LENGTH OF CROSSWALK. COLOR: SAFETY YELLOW.
- PROPERTY LINE.
- "RIGHT TURN ONLY" SIGN. REFER TO SHEET TCL-102.
- STOP SIGN. REFER TO SHEET TCL-102.



NCA
ARCHITECTS - PLANNERS - AIA

1306 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104
505-255-6400 505-268-6954 FAX
WWW.NCA-ARCHITECTS.COM

ARCHITECT

STATE OF NEW MEXICO
ROBERT CALVANI
NO. 1053
CONSULTANT

PROJECT TITLE

**JACKSON
MIDDLE
SCHOOL
CAFETERIA
CLSSRM/ ADMIN
SITE IMPROV.**

**ALBUQUERQUE
NEW MEXICO**

REVISIONS:

MK	DATE	DESCRIPTION
JS	XX	DRAWN BY: CHECKED BY:
PROJECT NUMBER: A1401		
DATE: JUNE 15, 2016		
SHEET TITLE:		

**TRAFFIC
CIRCULATION
LAYOUT
AND SITE
DIMENSIONS**

SHEET NO:

TCL-101

A3 FIRE MARSHALL SITE PLAN



- TCL-102**