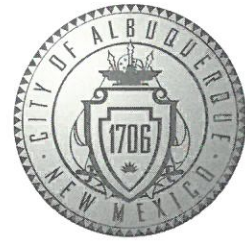


# CITY OF ALBUQUERQUE



November 15, 2019

Jonathan Niski  
Tierra West LLC  
5571 Midway Park Place NE  
Albuquerque NM 87112

**Re: ABQ School Excellence**  
**13201 Lomas Blvd NE Albuquerque NM 87112**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp 11-12-2018 (J22D050)

Dear Mr.Niski,

The TCL submittal received 11-14-2019 is approved for Building Permit. 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.

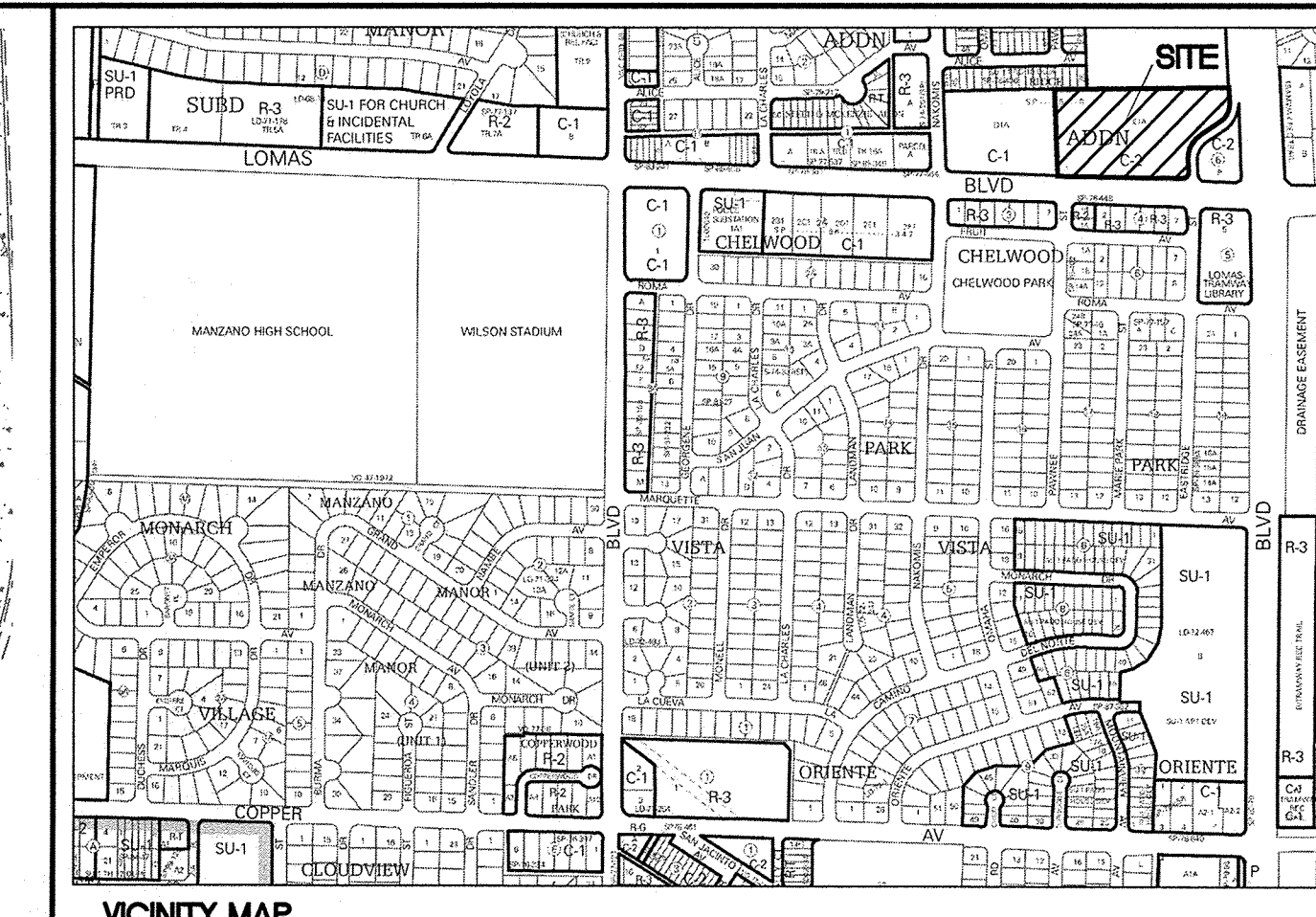
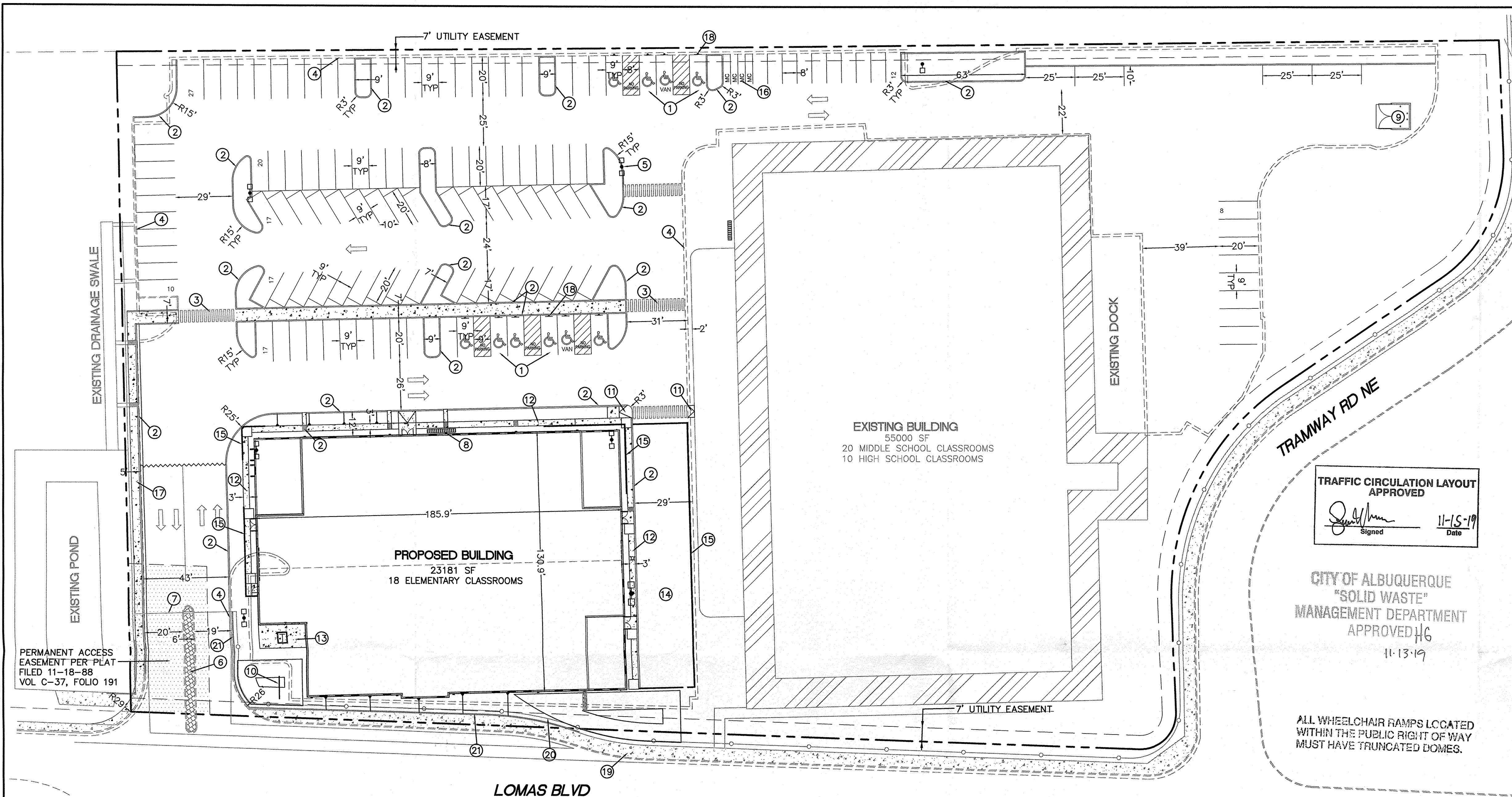
Sincerely,

Jeanne Wolfenbarger, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

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

\MM via: email  
C: CO Clerk, File





**LEGAL DESCRIPTION:**  
PARCEL E-1-A, PANORAMA HEIGHTS ADDITION

UPC NO: 102205847502241515

**SITE DATA**

ZONING	MX-M
PROPOSED USAGE	EDUCATIONAL
LOT AREA	219542 SF (5.04 ACRES)
EXISTING BUILDING AREA	55000 SF
PROPOSED BUILDING AREA	23181 SF

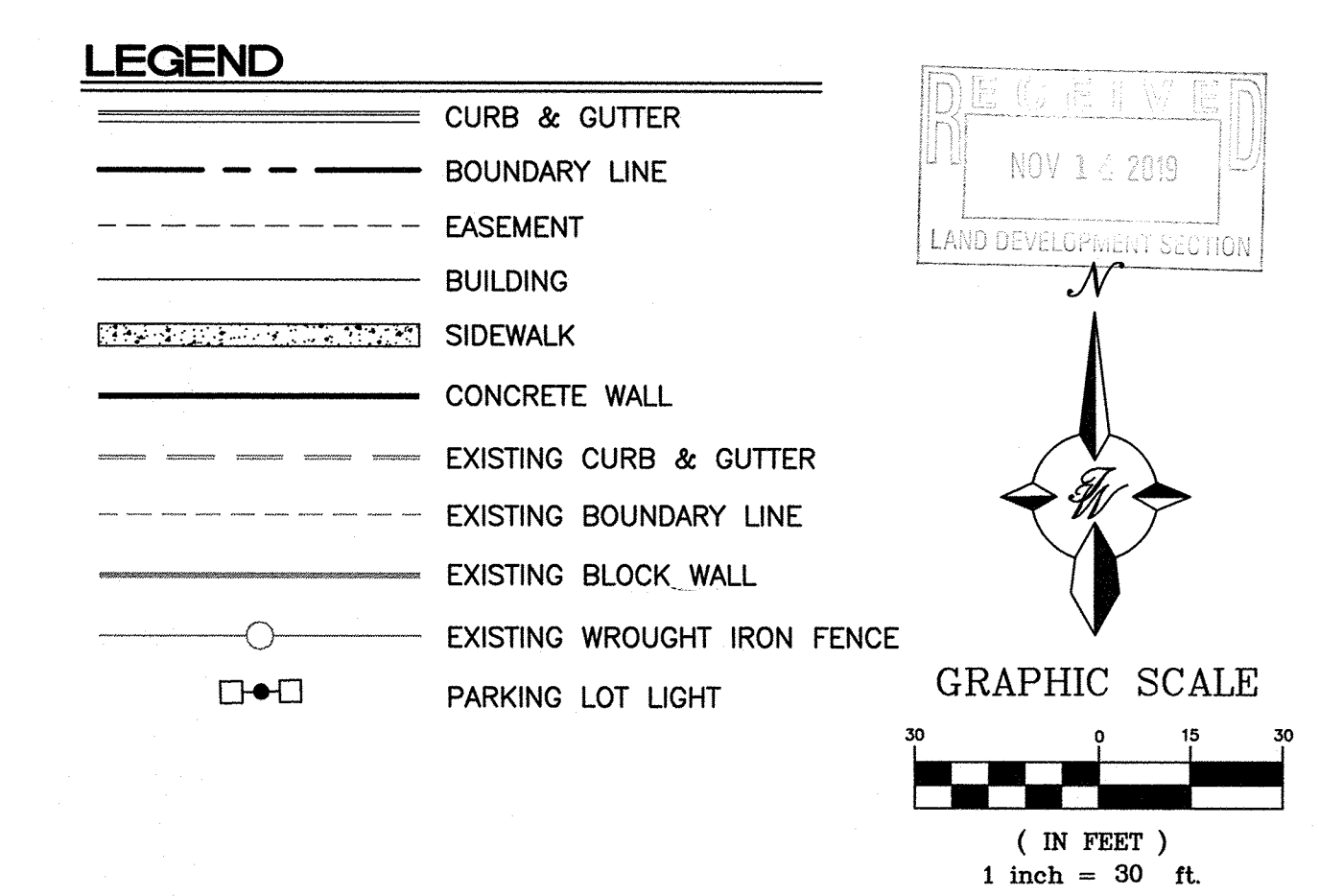
**PARKING**

<b>TOTAL PARKING REQUIRED</b>	
38 ELEMENTARY/MIDDLE SCHOOL CLASSROOMS (2 SPACES PER CLASSROOM)	76 SPACES
10 HIGH SCHOOL CLASSROOMS (3 SPACES PER CLASSROOM)	30 SPACES
<b>TOTAL SPACES REQUIRED</b>	<b>106 SPACES</b>
<b>TOTAL BICYCLE SPACES REQUIRED</b>	<b>10 SPACES (10% OF REQUIRED SPACES)</b>
<b>TOTAL MOTORCYCLE SPACES REQUIRED</b>	<b>4 SPACES</b>

**PROVIDED**

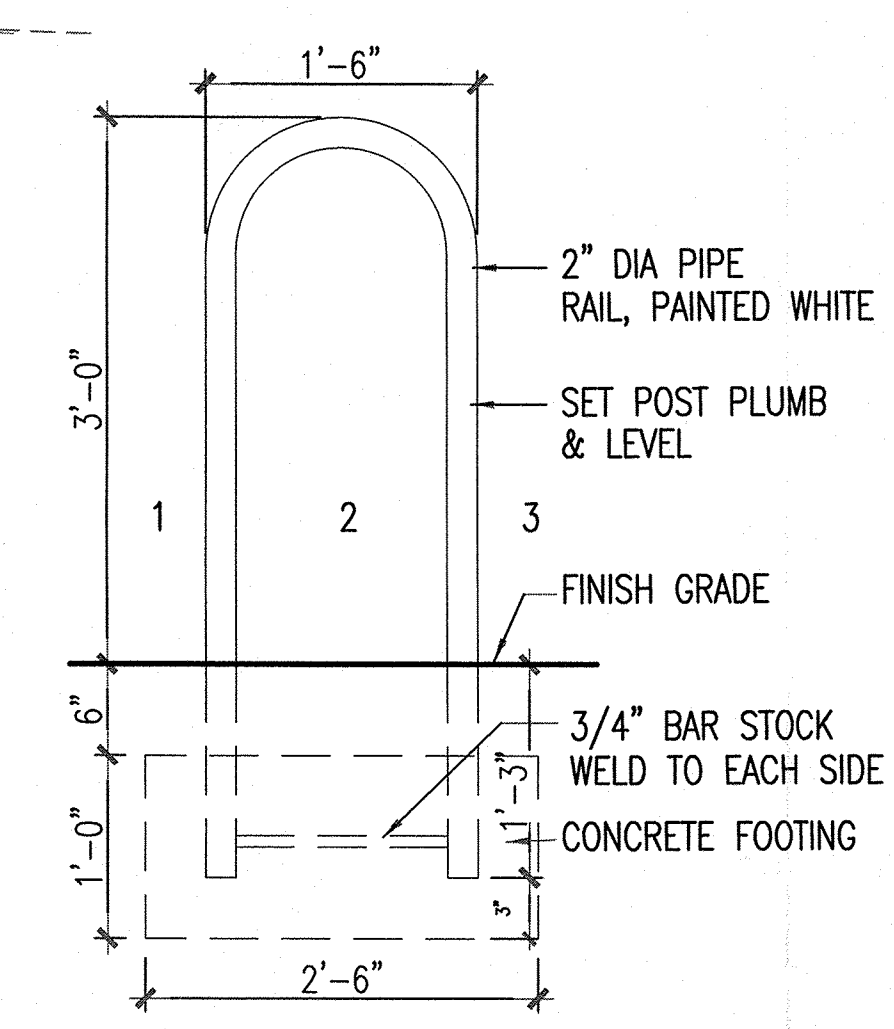
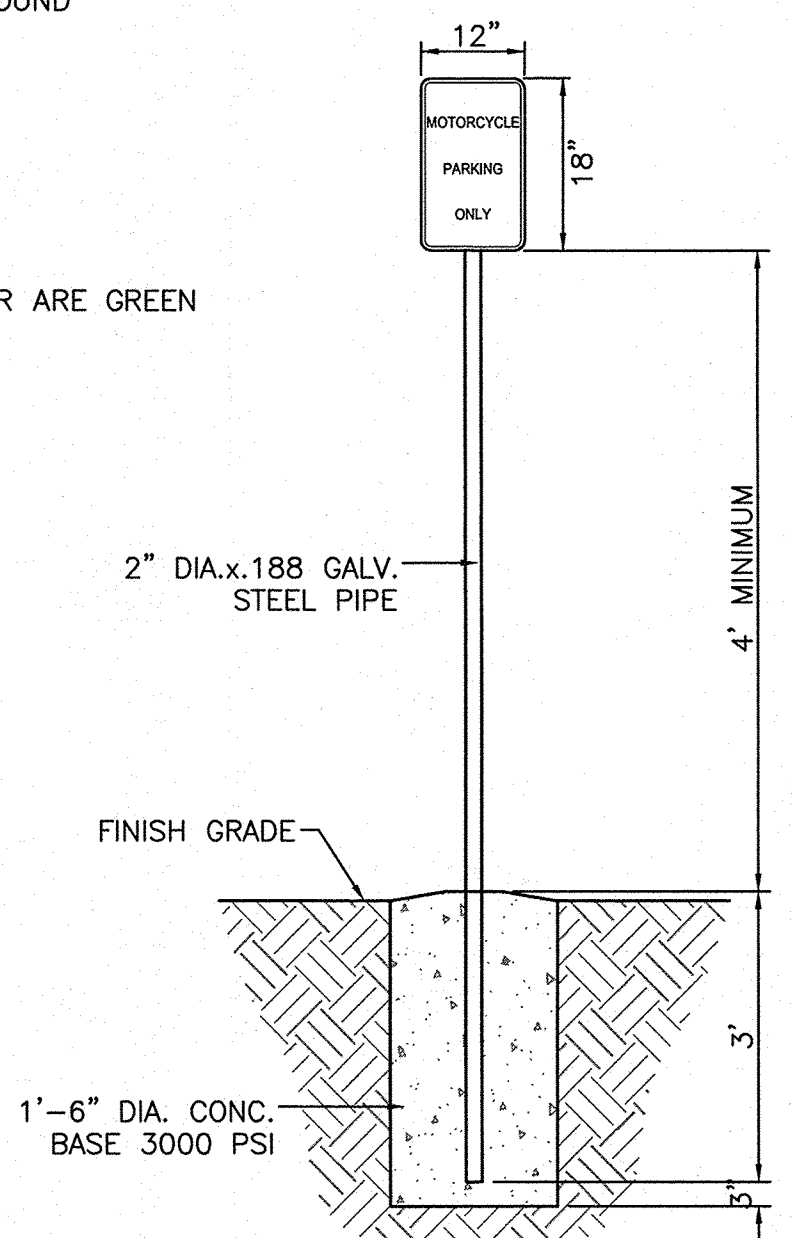
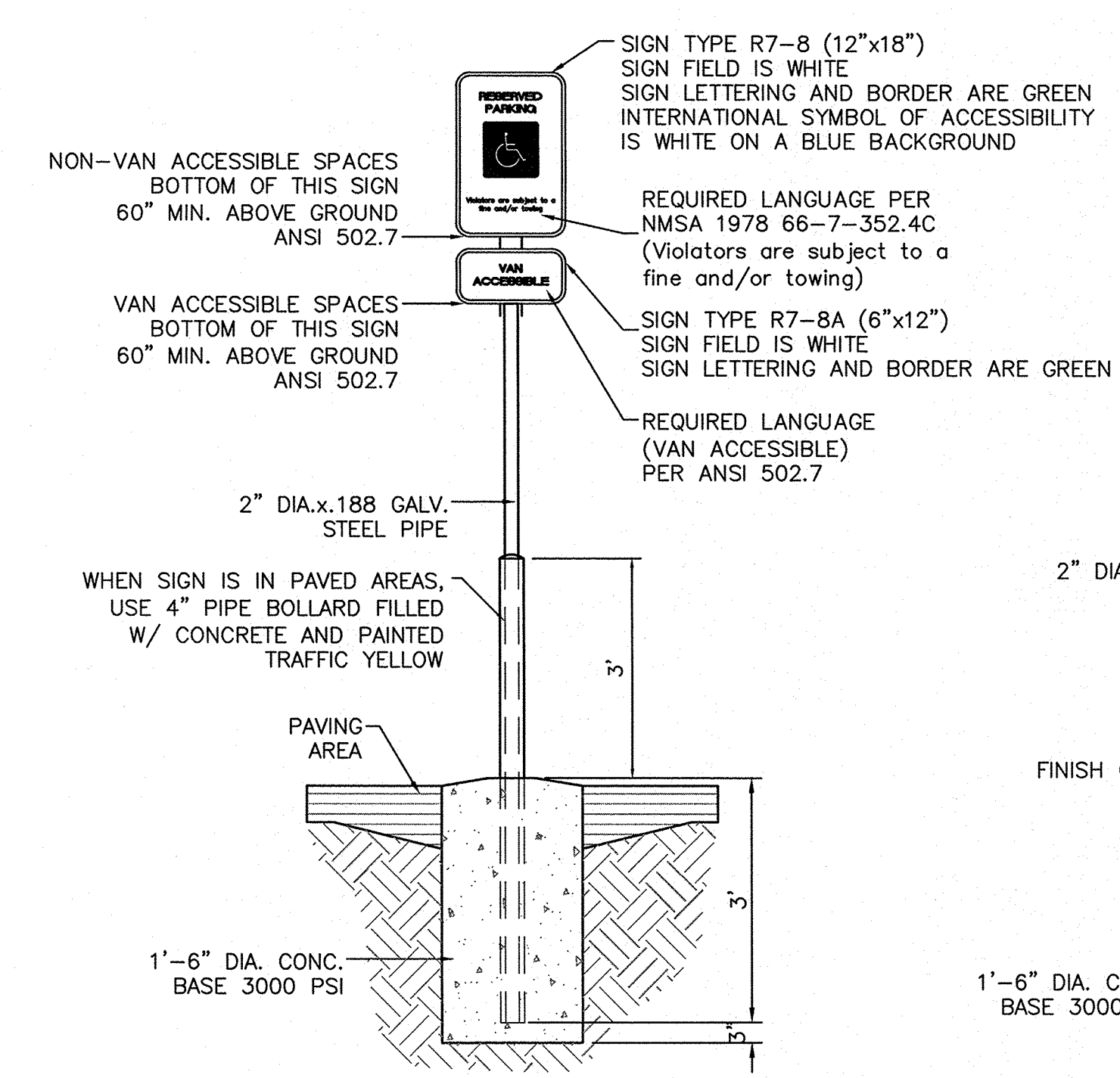
PARKING PROVIDED	124 SPACES
HC PARKING REQUIRED	8 SPACES
HC SPACES PROVIDED	10 SPACES (2 VAN ACCESSIBLE)
MOTORCYCLE SPACES PROVIDED	4 SPACES
BICYCLE SPACES PROVIDED	15 SPACES

LANDSCAPE REQUIRED	21159 SF
LANDSCAPE PROVIDED	33750 SF



**KEYED NOTES**

- ACCESSIBLE PARKING PER ADA STANDARDS (1.0% MIN - 2.0% MAX SLOPE)  
AISLE "NO PARKING" LETTERING SHALL BE CAPITAL LETTERS AT LEAST 1" HIGH AND AT LEAST 2" WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED (66-1-4.1.B NMSA 1978)
- CURB AND GUTTER PER COA STD DWG 2415A
- 6" PEDESTRIAN CROSSWALK
- EXISTING CURB
- PARKING LOT LIGHT (TYP)
- EXISTING ISLAND
- EXISTING GATE
- BICYCLE RACK (15)
- DUMPSTER W/RECYCLE
- EXISTING PYLON SIGN (TO BE REMOVED)
- ACCESSIBLE RAMP
- 3' SIDEWALK RAMP
- CONCRETE TRANSFORMER PAD
- PLAYGROUND
- CONCRETE BLOCK WALL
- MOTORCYCLE PARKING W/SIGN (TYP)
- NEW 5' SIDEWALK
- ACCESSIBLE PARKING SIGN (TYP)
- EXISTING 8' SIDEWALK
- EXISTING WROUGHT IRON FENCE
- EXISTING BLOCK WALL



- NOTES**
- THE RACK SHALL BE A MINIMUM 30" TALL AND 18" WIDE
  - THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE PLACES. COMB/TOASTER RACKS ARE NOT ALLOWED
  - THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION
  - THE RACK ALLOWS FOR VARYING BICYCLE FRAME SIZE AND STYLES TO BE ATTACHED
  - THE USER IN NOT REQUIRED TO LIFT THE BICYCLE ONTO THE RACK
  - EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE
  - BICYCLE RACKS SHALL BE STURDY AND ANCHORED TO A CONCRETE PAD
  - A 1 FOOT CLEAR ZONE AROUND THE BICYCLE PARKING SHALL BE PROVIDED
  - BICYCLE PARKING SPACES SHALL BE AT LEAST 6' LONG AND 2' WIDE

<b>ENGINEER'S SEAL</b>  RONALD R. BOHANNAN P.E. #7868	<b>ABO SCHOOL OF EXCELLENCE</b>	DRAWN BY pm
	<b>TRAFFIC CIRCULATION LAYOUT</b>	DATE 11-12-19
	<b>TERRA WEST, LLC</b> 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierwestllc.com	DRAWING 2019068-SP
	SHEET # <b>SP-1</b>	JOB # 2019068