

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 3, 2026

David A. Aube, PE
Studio Southwest Architects
2101 Mountain Rd. SW, Suite B
Albuquerque, NM 87106

**Re: Albuquerque Collegiate Charter School
9001 Sunset Gardens Rd. SW
Albuquerque, NM 87121
Traffic Circulation Layout
Engineer's Stamp 02-03-26 (L09D032)**

Dear Mr. Aube,

The TCL submittal received 11-11-2025 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 and the TCL to ABQ-Plan for log in and evaluation by Transportation. **APPROVED PLAT SHOWING ROW GRANTED FOR SIDEWALK INSTALLATION AND WORK ORDER WITH DRC APPROVED PLANS ARE CONDITIONS FOR RELEASING THE FINAL CO.**

Albuquerque

NM 87103

www.cabq.gov

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,

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

C: CO Clerk, File

GENERAL SHEET NOTES

- CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS TO REMAIN INCLUDING, BUT NOT LIMITED TO, BUILDINGS, PAVING, CURBS, CEMENT, SITE WALLS, FOUNDATIONS AND UTILITIES. EXISTING FOUNDATIONS SHALL MAINTAIN THEIR ORIGINAL STRUCTURAL INTEGRITY AS THEY WERE DESIGNED.
- GENERAL CONTRACTOR SHALL PATCH, REPAIR AND/OR REPLACE ITEMS TO REMAIN THAT HAVE BEEN DAMAGED DURING CONSTRUCTION, TO THE OWNER'S SATISFACTION AND AT NO COST TO THE OWNER.
- CONTRACTOR SHALL ENSURE THAT UTILITY SERVICE TO EXISTING BUILDINGS TO REMAIN SHALL BE OPERATIONAL DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFETY MEASURES TO PROTECT PEDESTRIANS AND VEHICLES DURING CONSTRUCTION.
- CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
- ALL SITE PLAN DIMENSIONS ARE IN DECIMAL UNITS.
- SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
- CONSTRUCTION AREA INCLUDED TREES AND PLANTS TO REMAIN.
- ALBUQUERQUE COLLEGIATE CHARTER SCHOOL SHALL HAVE A STAFF MEMBER PRESENT DURING DROP-OFF AND PICK UP TIMES TO HELP STUDENTS SAFELY CROSS THE DRIVE AISLE WHEN DOUBLE STAKING IS IMPLEMENTED WITHIN THE DRIVE AISLE.
- STAFF AT ALBUQUERQUE COLLEGIATE CHARTER SCHOOL SHOULD GET FAMILIARIZED WITH THE EPA IDLE-FREE SCHOOLS TOOL-KIT TO MINIMIZE ANY IDLING OF VEHICLES.
- SEE PUBLIC WORK ORDER PLANS 696282 FOR CONSTRUCTION WITHIN PUBLIC ROW.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 TALL (MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

SHEET KEYED NOTES

- EXISTING ASPHALT TO REMAIN.
- EXISTING CURB AND GUTTER TO REMAIN.
- EXISTING CONCRETE CURB ACCESS RAMP TO REMAIN.
- CONCRETE PAVEMENT PER DETAIL D4/C501.
- STANDARD CURB AND GUTTER PER DETAIL A5/C501.
- CONCRETE CURB ACCESS RAMP PER DETAIL A1/C502.
- LAYDOWN DEPRESSED CURB AND GUTTER PER DETAIL A5/C501.
- DEPRESSED CURB AND GUTTER PER DETAIL A5/C501.
- CONCRETE SIDEWALK PER DETAIL B4/C501.
- FIRE LANE WITH ASPHALT PAVEMENT PER DETAIL D1/C-501.
- CONCRETE BANCHO PER DETAIL C3/C501.
- TURNDOWN EDGE ON SIDEWALK PER DETAIL E4/C501.
- CONCRETE PARKING BLOCK PER DETAIL F2/C501.
- HEADER CURB PER DETAIL A5/C501.
- ADA RESERVED PARKING STALL PER DETAIL A3/C502.
- ADA RESERVED PARKING SIGN PER DETAIL D3/C502 AND E6/C-502.
- ADA VAN ACCESSIBLE RESERVED SIGN PER DETAIL D3/C502 AND E6/C-502.
- CONCRETE STOOP PER DETAIL C1/C501.
- 4" WIDE WHITE TRAFFIC PARKING.
- PAINT CURB RED WITH 6" TALL WHITE LETTERS READING "NO PARKING FIRE LANE".
- PAINT CURB YELLOW WHERE HEIGHT IS BETWEEN 4" AND 6" TALL.
- ASPHALT PAVEMENT PER DETAIL D1/C501.
- STORMWATER MANAGEMENT POND, SEE GRADING PLANS.
- MOTORCYCLE PARKING SPACE WITH SIGN AND 12" TALL "MC" LETTERS.
- BIKE RACK PER DETAIL F3/C-501.
- 12' LONG AND 6' TALL MONUMENT SIGN PER DETAIL A3/C-501 WITH 8" TALL LETTERS "ALBUQUERQUE COLLEGIATE".
- REFUSE ENCLOSURE PER DETAIL C5/C-502 WITH TWO PAIRS OF ENCLOSURE GATES PER DETAIL D1/C-502.
- SWING GATES TO CLOSE OFF FIRE LANE, PER CITY OF ALBUQUERQUE STD DWG 2251.
- HALF STREET SECTION PER DRC PLANS.
- CONCRETE RAMP WITH HANDRAILS PER DETAILS C3/C-504 AND D1/C-504.
- CONCRETE STAIRS WITH HANDRAILS PER DETAILS C3/C-504 AND D1/C-504.
- CONCRETE MECHANICAL EQUIPMENT PAD.
- 6" TALL CMU SCREEN WALL PER DETAIL C4/C-502.
- TURF AREA. SEE LANDSCAPING PLANS.
- 3" WIDE WROUGHT IRON PERSONNEL GATE IN 6" WALL PER DETAIL C4/C-504.
- 6" TALL WROUGHT IRON FENCE.
- RIPRAP EROSION PROTECTION PER DETAIL D3/C-501.
- LIGHT POLE. SEE ELECTRICAL PLANS.
- LANDSCAPING AREA. SEE LANDSCAPING SHEETS.
- CONCRETE RUNDOWN PER DETAIL C2/C-501.
- CONCRETE SIDEWALK CULVERT PER DETAIL E3/C-501.
- EXISTING DRIVEWAY TO ADJACENT PROPERTY.
- DRIVEWAY PER COA STD DWG 2425A. SEE PUBLIC WORK ORDER PLANS (COA PROJECT NUMBER 696282).
- UNLOADING ZONES AND "NO PARKING" LETTERS TO BE BLUE PAINTED MARKINGS. LETTERS TO BE 12" TALL AND A MINIMUM OF 2" WIDE.
- MOTORCYCLE PARKING SIGN PER DETAIL D3/C-502 AND D5/C-502.
- CONCRETE CONTAINMENT WALL AROUND PLAYGROUND AREA. SEE LANDSCAPING PLANS FOR DETAILS.
- BASKETBALL COURT. SEE LANDSCAPING PLANS FOR DETAILS.
- CMU RETAINING WALL UP TO 2' TALL, PER DETAIL D3/C-503.
- CONCRETE SPLASH BLOCK.
- CURB ACCESS RAMP PER COA STD DWG 2441. SEE PUBLIC WORK ORDER PLANS FOR ADDITIONAL INFORMATION.
- 5' WIDE CONCRETE SIDEWALK PER COA STD DWG 2430. SEE PWO PLANS.
- DRIVEWAY PER COA STD DWG 2426. SEE PUBLIC WORK ORDER PLANS (COA PROJECT NUMBER 696282).

TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Armitage 2/3/2026
Signed Date

LEGEND

- PROPERTY LINE
- EASEMENT
- ASPHALT PAVEMENT PER DETAIL D1/C501
- CONCRETE SIDEWALK PER DETAIL B4/C501
- CONCRETE PAVEMENT PER DETAIL C3/C501

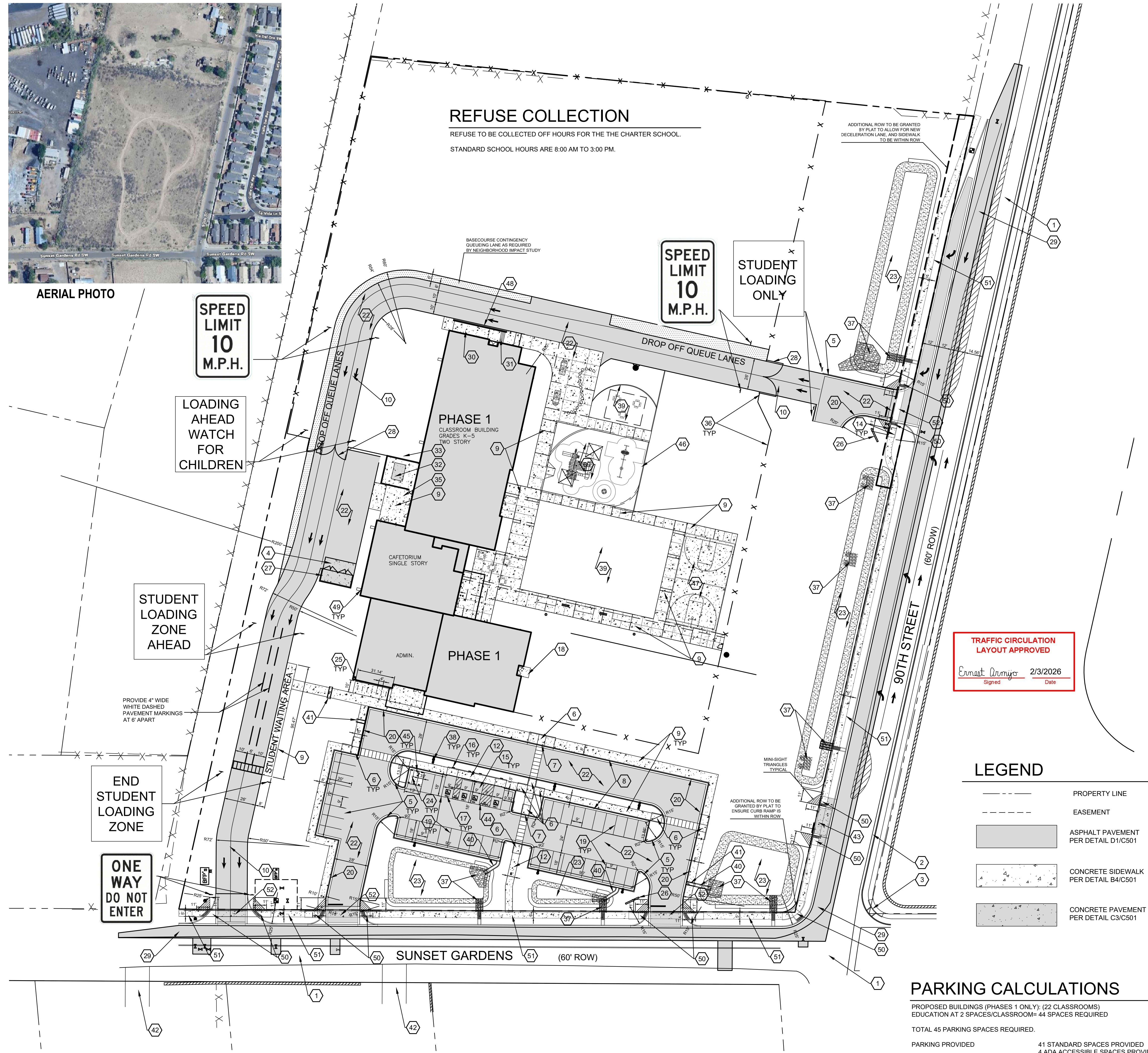
PARKING CALCULATIONS

PROPOSED BUILDINGS (PHASES 1 ONLY): (22 CLASSROOMS)
EDUCATION AT 2 SPACES/CLASSROOM= 44 SPACES REQUIRED
TOTAL 45 PARKING SPACES REQUIRED.

PARKING PROVIDED 41 STANDARD SPACES PROVIDED
4 ADA ACCESSIBLE SPACES PROVIDED
3 MOTORCYCLE SPACES REQUIRED, 3 MOTORCYCLE SPACES PROVIDED
14 BICYCLE SPACES REQUIRED, 14 BICYCLE SPACES PROVIDED



AERIAL PHOTO



A1 TRAFFIC CIRCULATION LAYOUT - PHASE 1

1" = 40'-0"

0 20' 40' 80'

PERMIT DRAWINGS

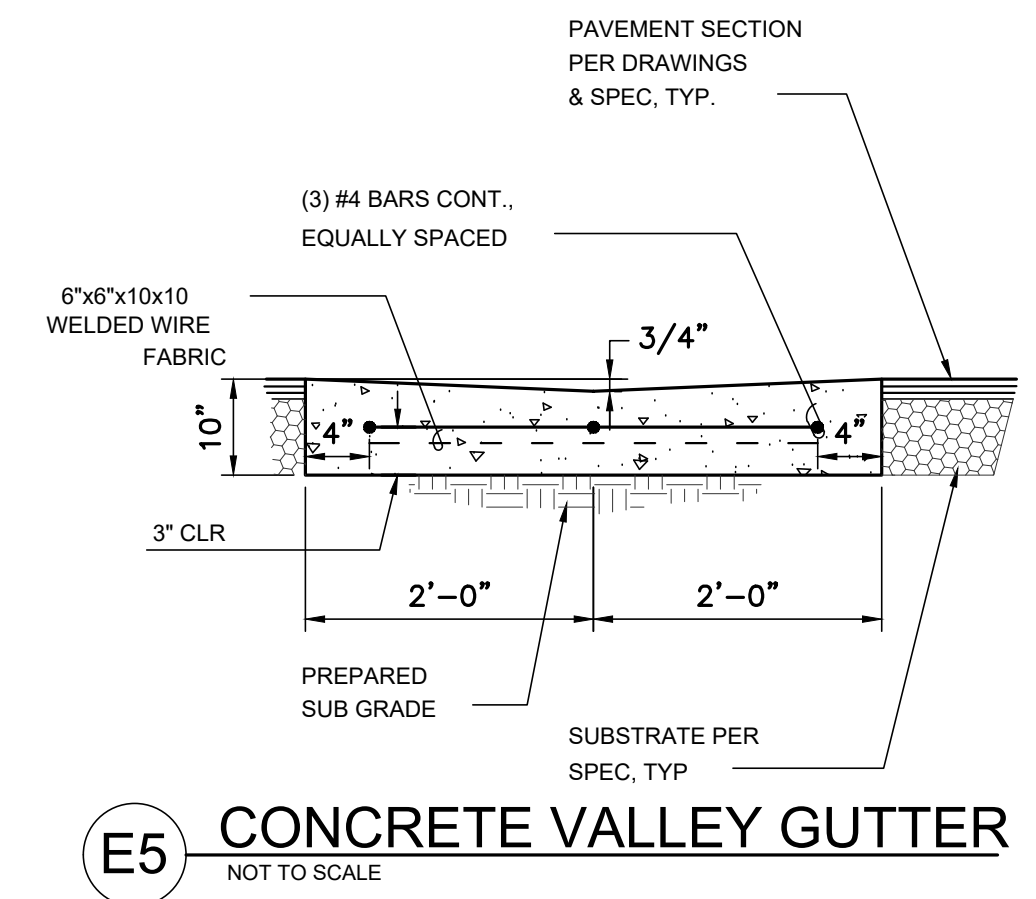
REVISION DATE

DATE 11-24-25

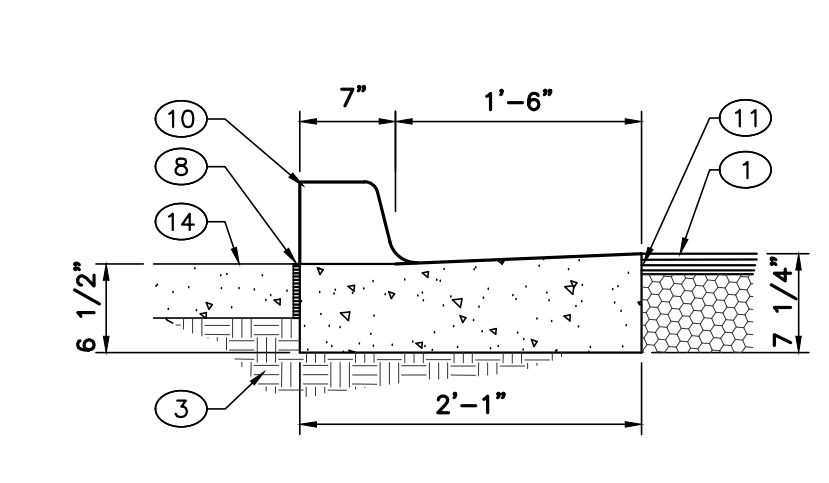
PROJECT NO 2424

TRAFFIC CIRCULATION LAYOUT - PHASE 1

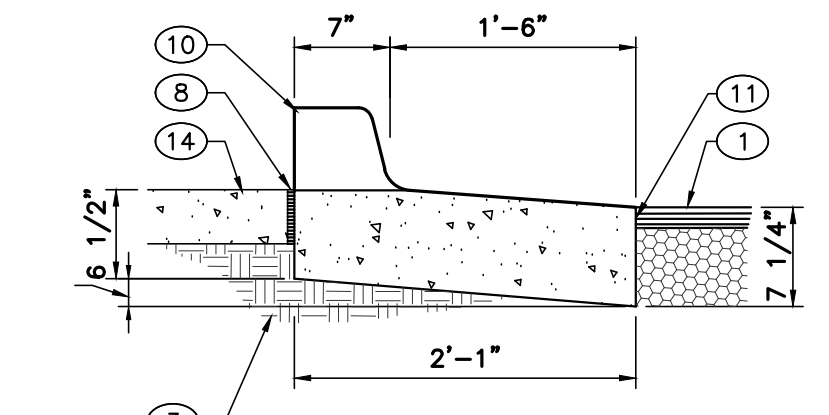
SHEET NO.



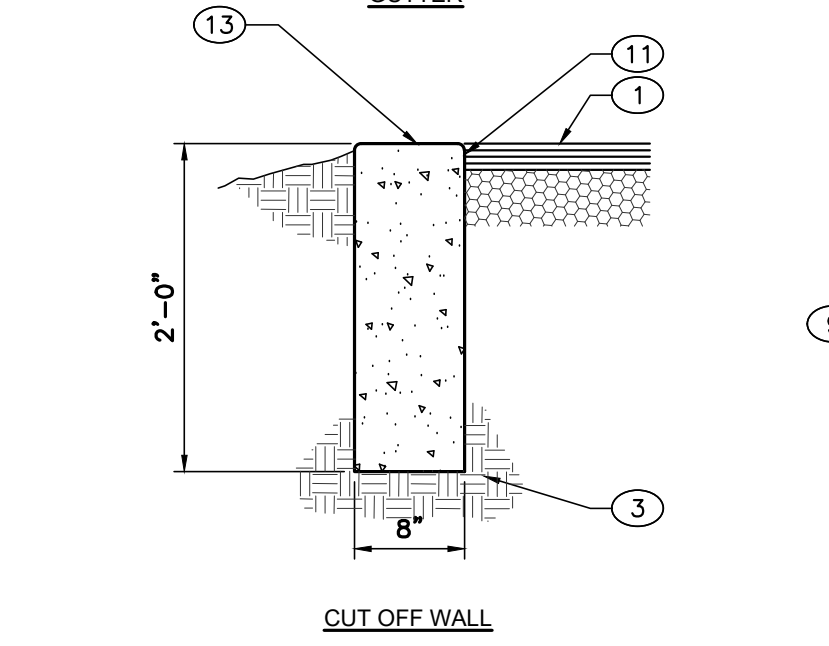
E5 CONCRETE VALLEY GUTTER
NOT TO SCALE



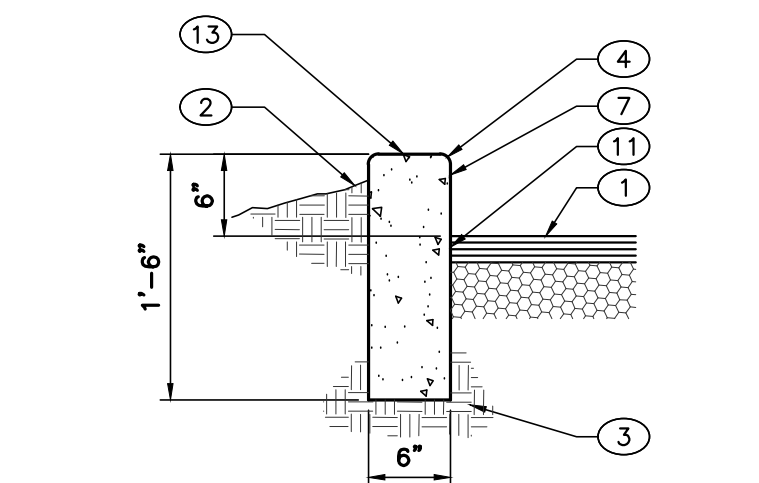
RUNDOWN GUTTER



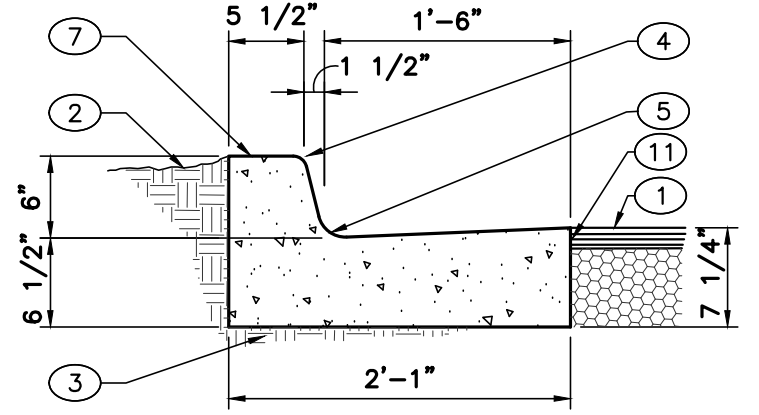
RUNDOWN DEPRESSED GUTTER



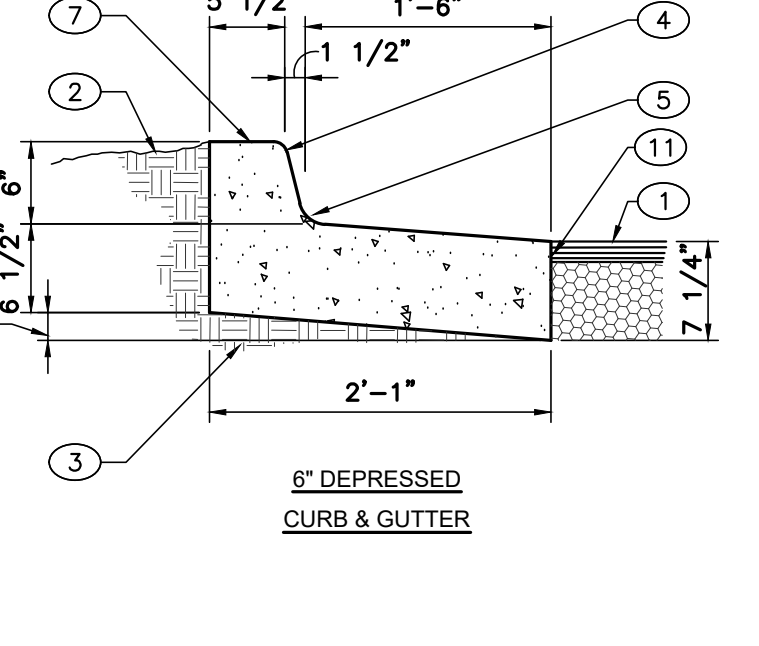
CUT OFF WALL



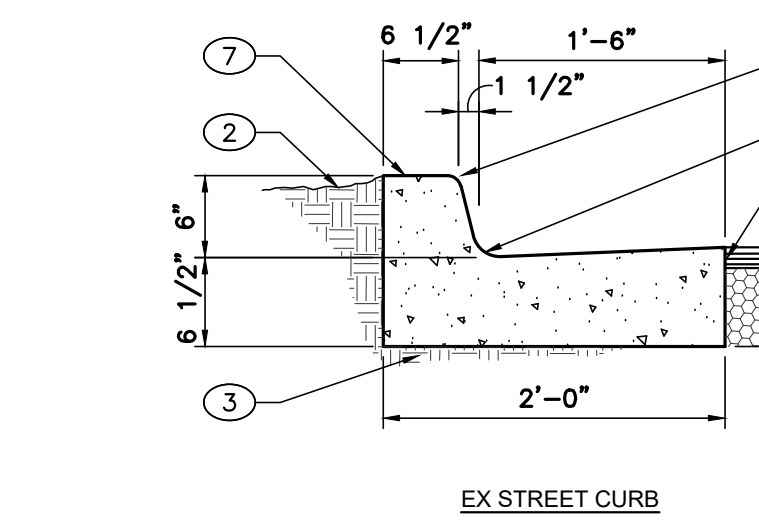
6" HEADER CURB



6" STANDARD CURB & GUTTER



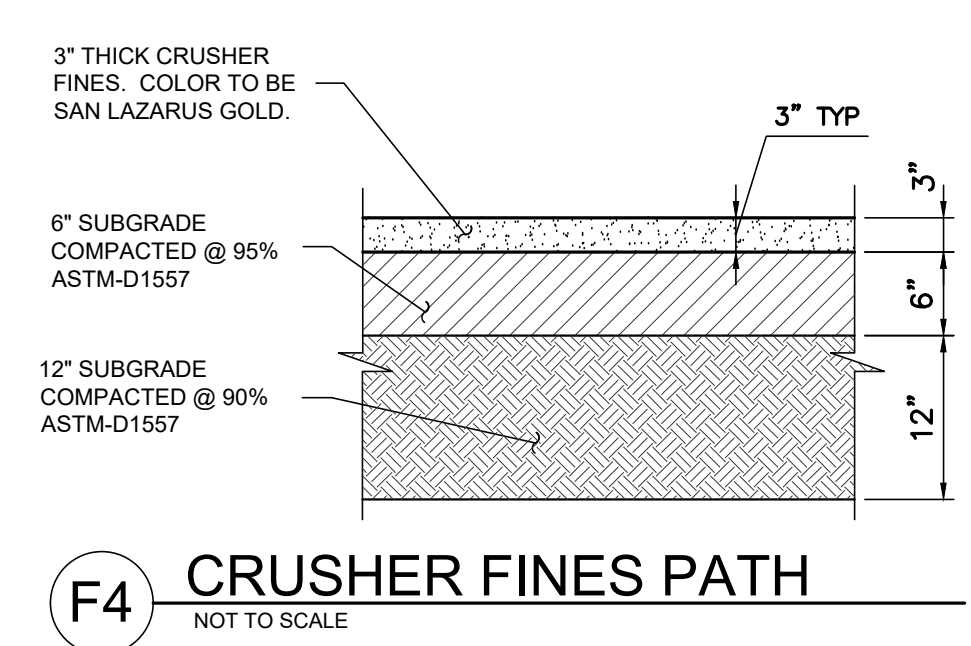
6" DEPRESSED CURB & GUTTER



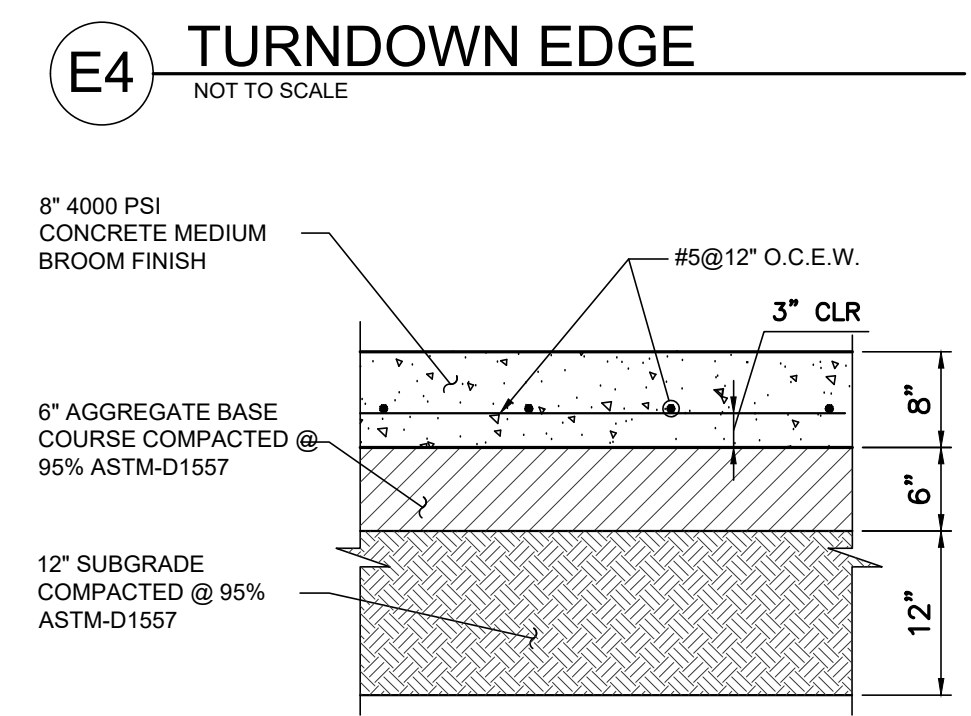
EX STREET CURB

- KEYED NOTES:**
- PAVEMENT SECTION PER DRAWINGS AND SPECS.
 - FINISHED GRADE.
 - PREPARED SUBGRADE.
 - 1 1/2" RADIUS.
 - 2" RADIUS (BOTH SIDES).
 - CONCRETE.
 - EXPANSION JOINT.
 - VARIABLES DEPRESS AS NEEDED.
 - OMIT 6" CURB.
 - TACK COAT.
 - NEW OR EXISTING PAVING.
 - SMOOTH RUBBED FINISH.
 - CONCRETE SIDEWALK.
 - DRIVE NO.4 BARS 18" DEEP IN HOLES DRILLED 2" O.C. SEAL WITH EPOXY.
 - EXTRUDED ASPHALT CURB.

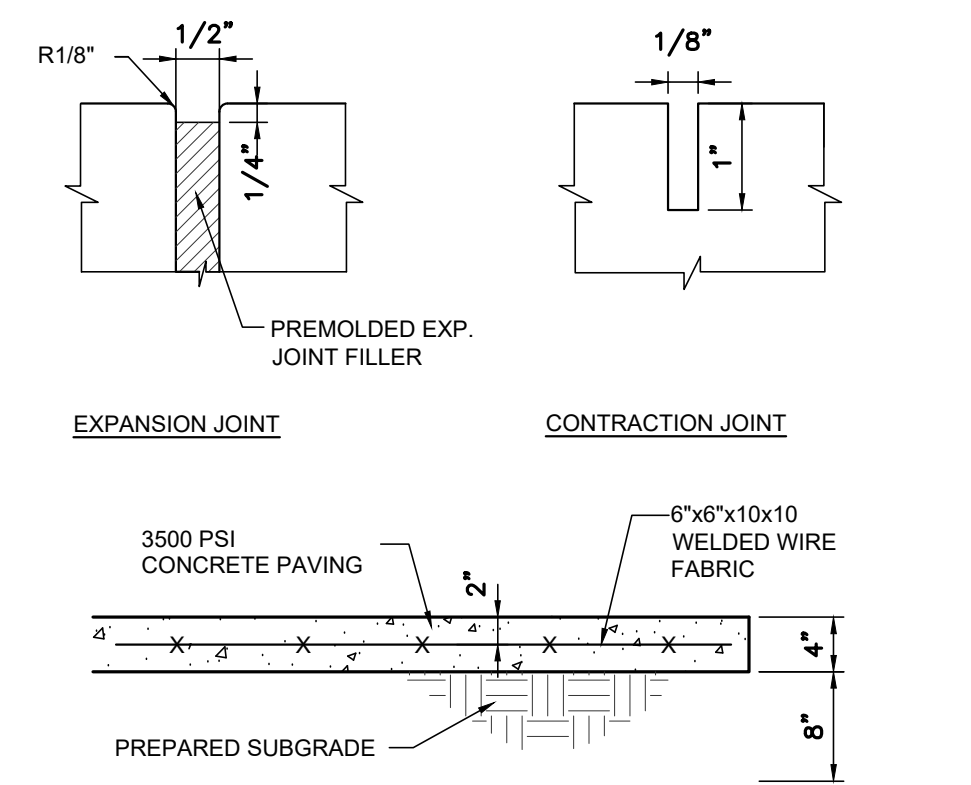
- CURB & GUTTER CONSTRUCTION NOTES:**
- CURBS, GUTTERS & CUT-OFF WALLS TO BE CONSTRUCTED OF 3500 PSI P.C. UNLESS OTHERWISE NOTED.
 - EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
 - REMOVE & REPLACE 12" WIDE STRIP OF PAVEMENT BEYOND LIP OF GUTTER WHEN CONSTRUCTING CURB & GUTTER ADJACENT TO EXISTING A.C. PAVEMENT.
 - DIMENSIONS AT ROUNDED CORNERS MEASURED TO INTERSECTION OF STRAIGHT LINES.
 - FOR 6" CURB & GUTTER PROVIDE CONTROL JTS. @ 6' O.C. MAX. ALSO PROVIDE 1/2" EXPANSION JTS. AT 30' O.C. MAX. AT CURB RETURNS, & AT EACH SIDE OF DRIVEWAYS.
 - FOR ALL OTHER CURBING PROVIDE CONTROL JOINTS @ 10' O.C. PROVIDE EXPANSION JOINTS @ 50' O.C. & ADJACENT TO BUILDINGS AND WALLS.



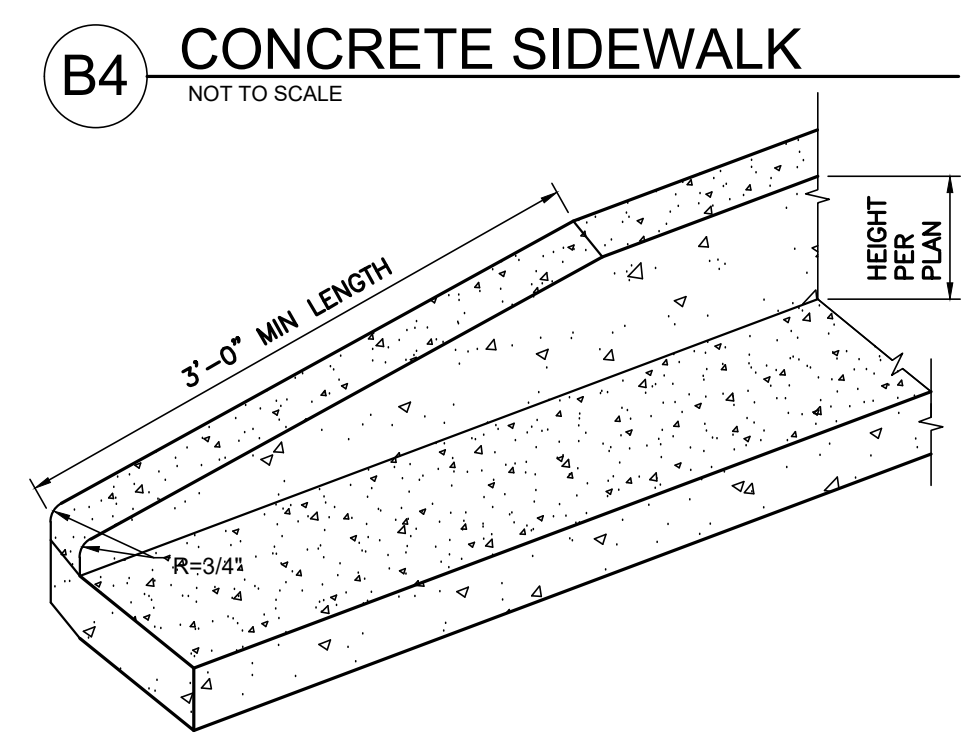
F4 CRUSHER FINES PATH
NOT TO SCALE



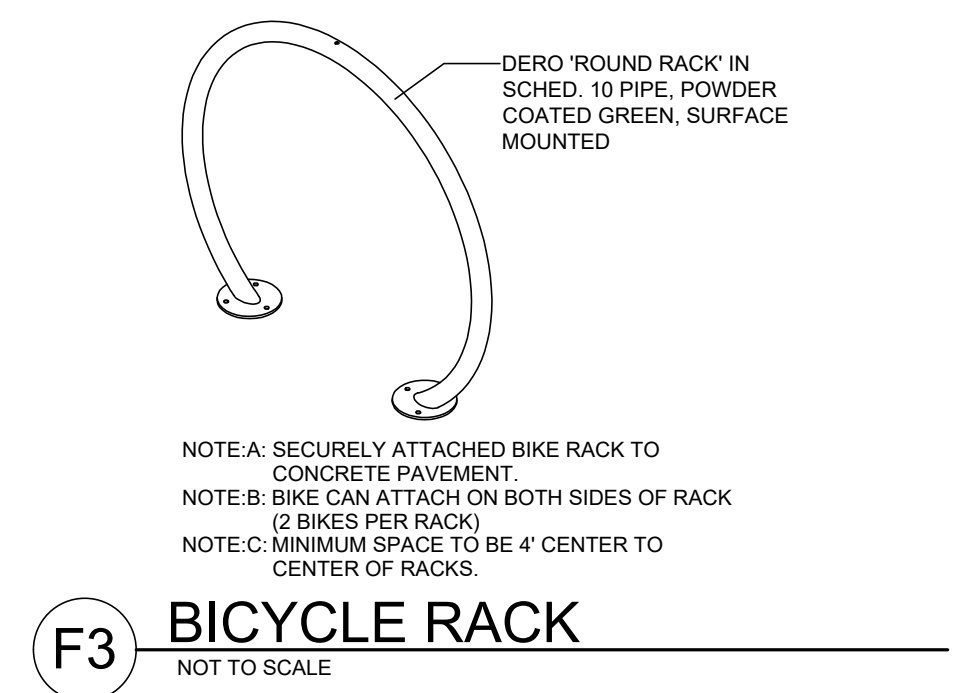
E4 TURNDOWN EDGE
NOT TO SCALE



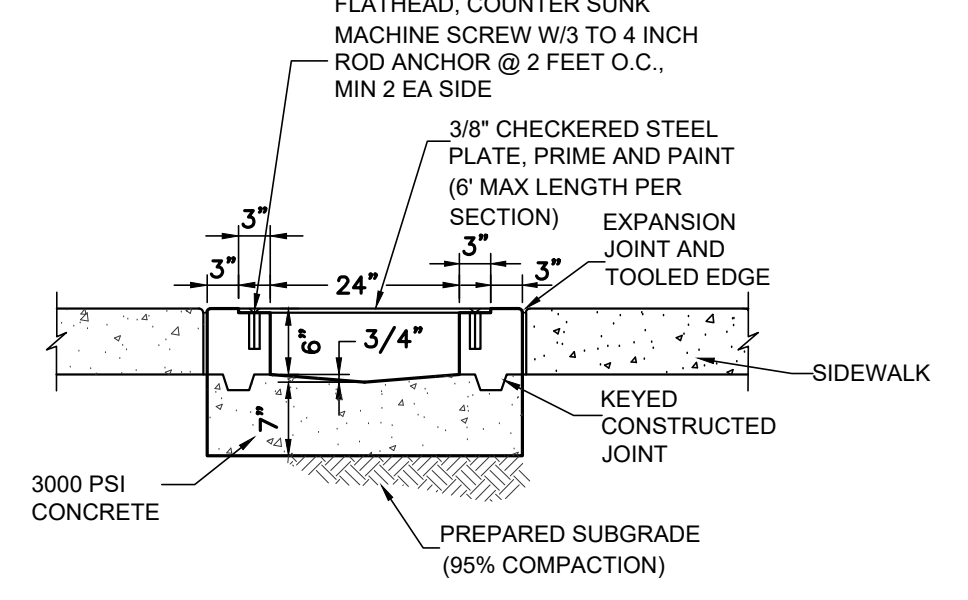
D4 DUMPSTER PAD PAVEMENT
NOT TO SCALE



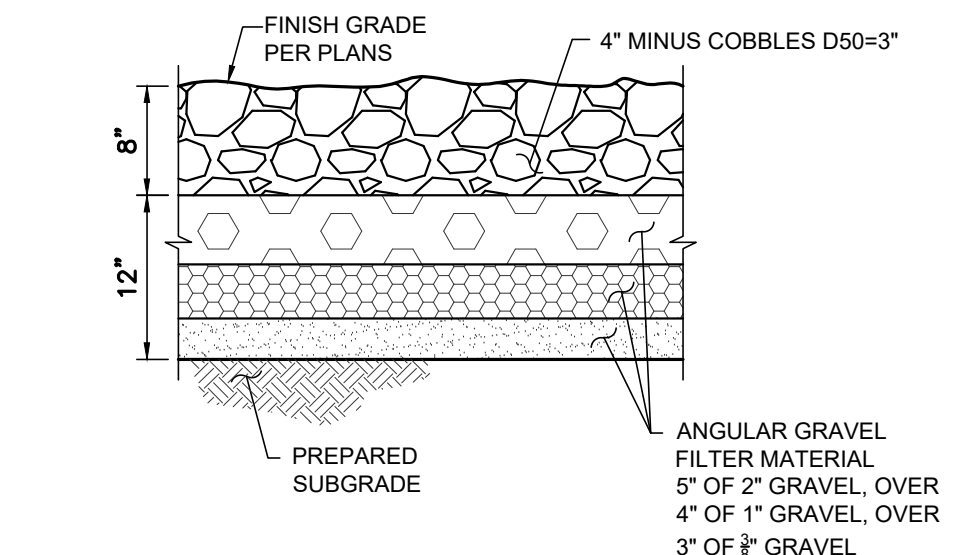
B4 CONCRETE SIDEWALK
NOT TO SCALE



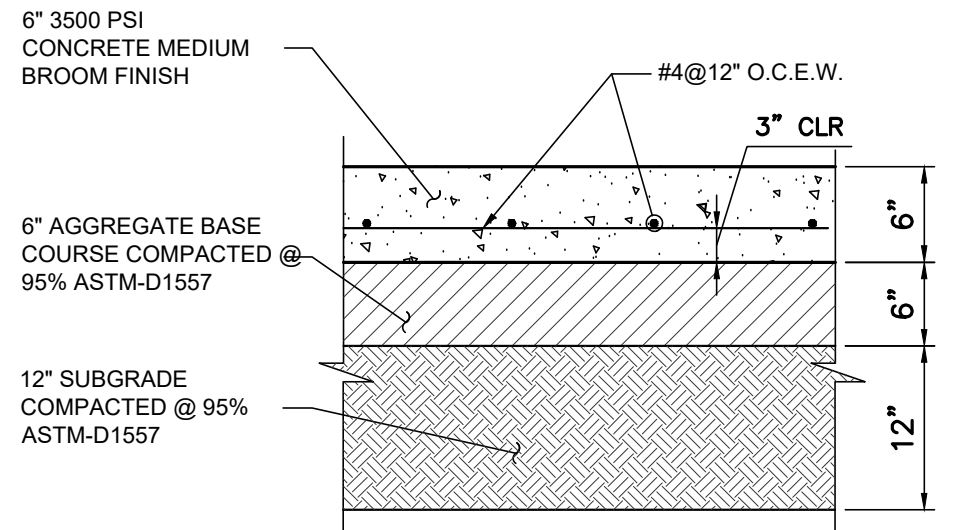
F3 BICYCLE RACK
NOT TO SCALE



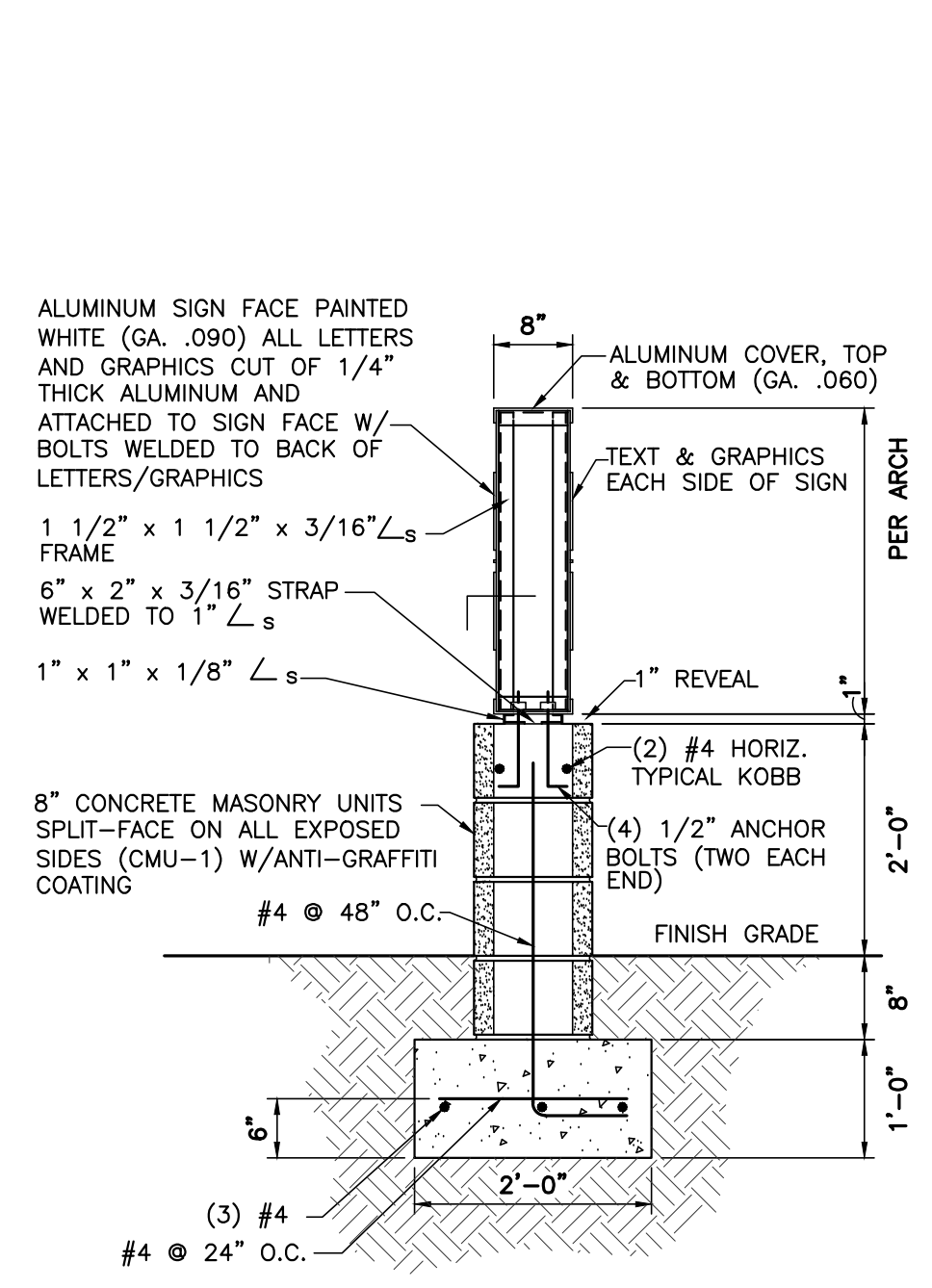
E3 SIDEWALK CULVERT
NOT TO SCALE



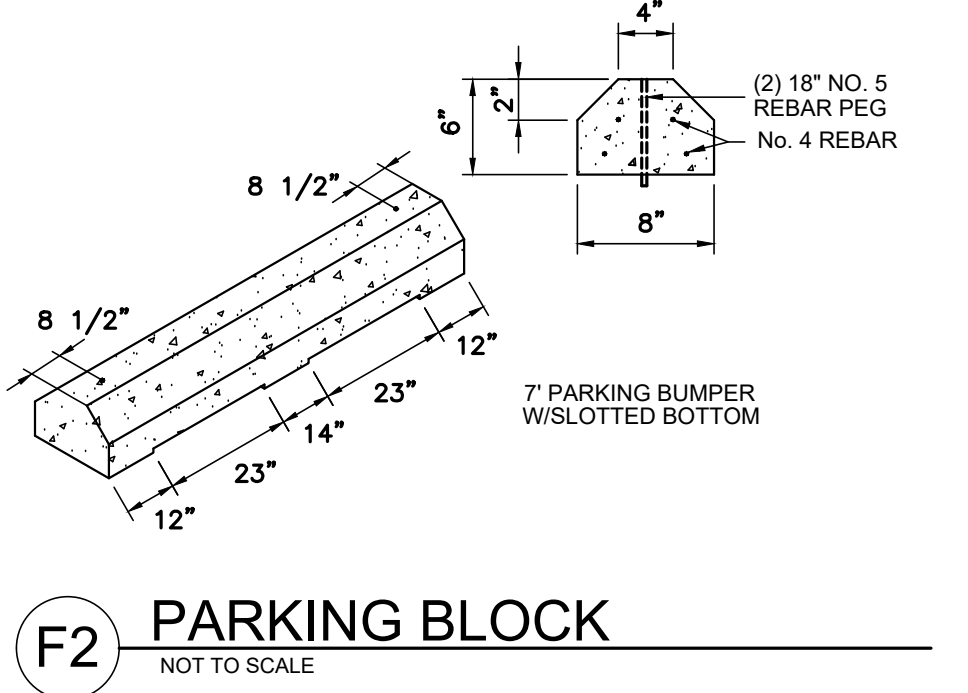
D3 RIPRAP SECTION
NOT TO SCALE



C3 CONCRETE PAVEMENT
NOT TO SCALE



A3 MONUMENT SIGN
NOT TO SCALE



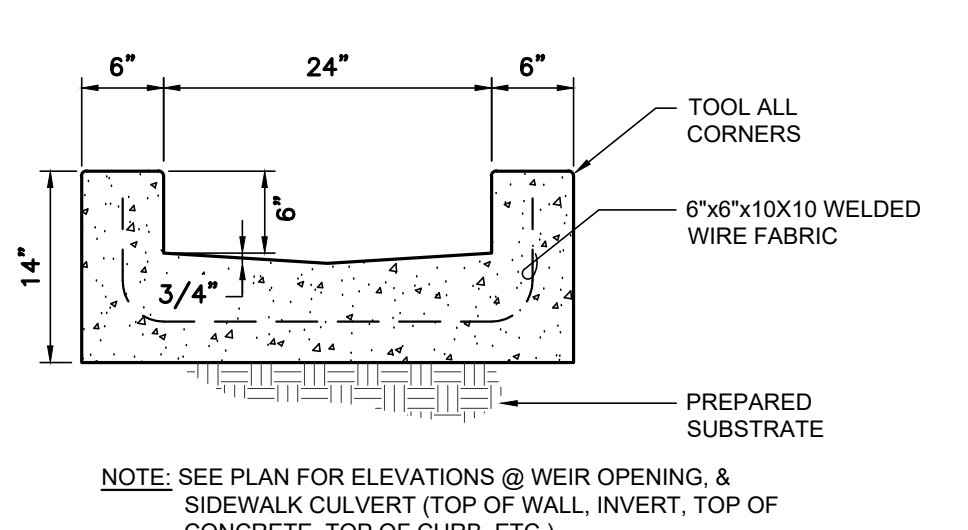
F2 PARKING BLOCK
NOT TO SCALE



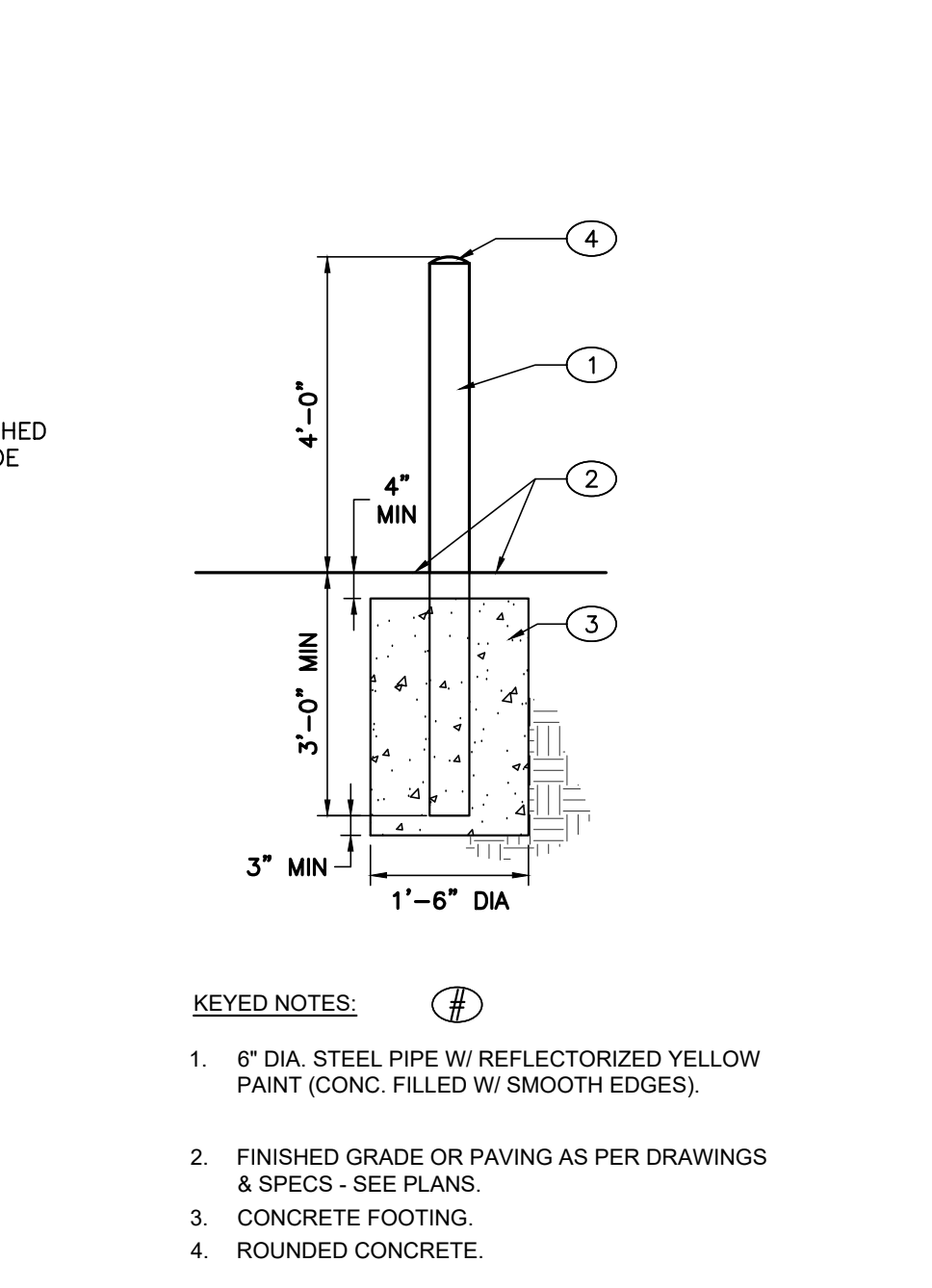
E3 SIDEWALK CULVERT
NOT TO SCALE



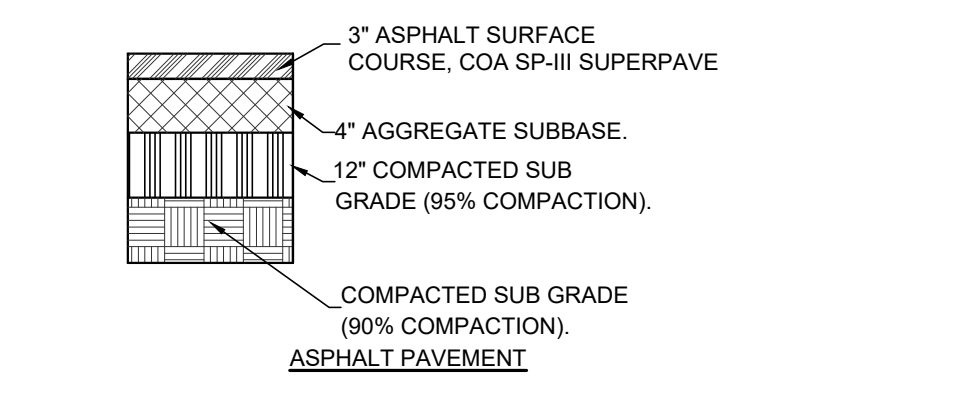
D3 RIPRAP SECTION
NOT TO SCALE



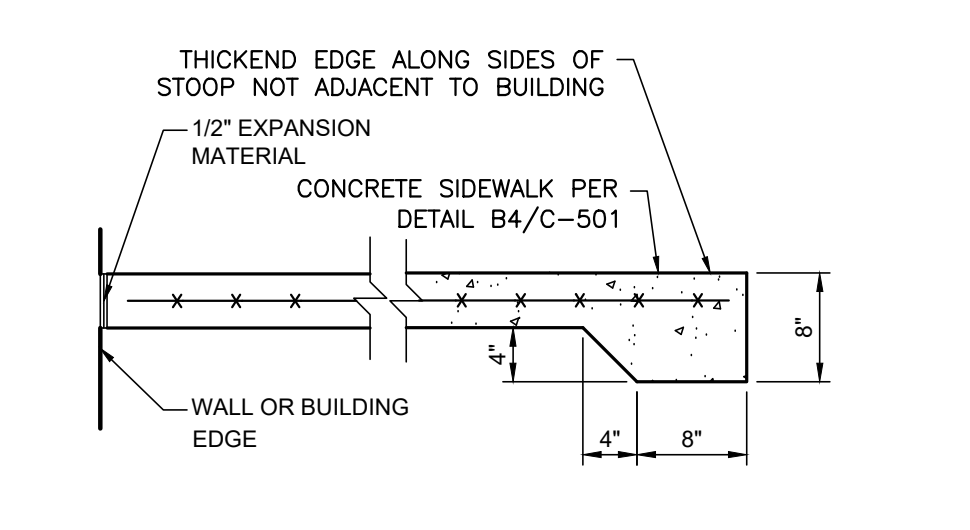
C3 CONCRETE PAVEMENT
NOT TO SCALE



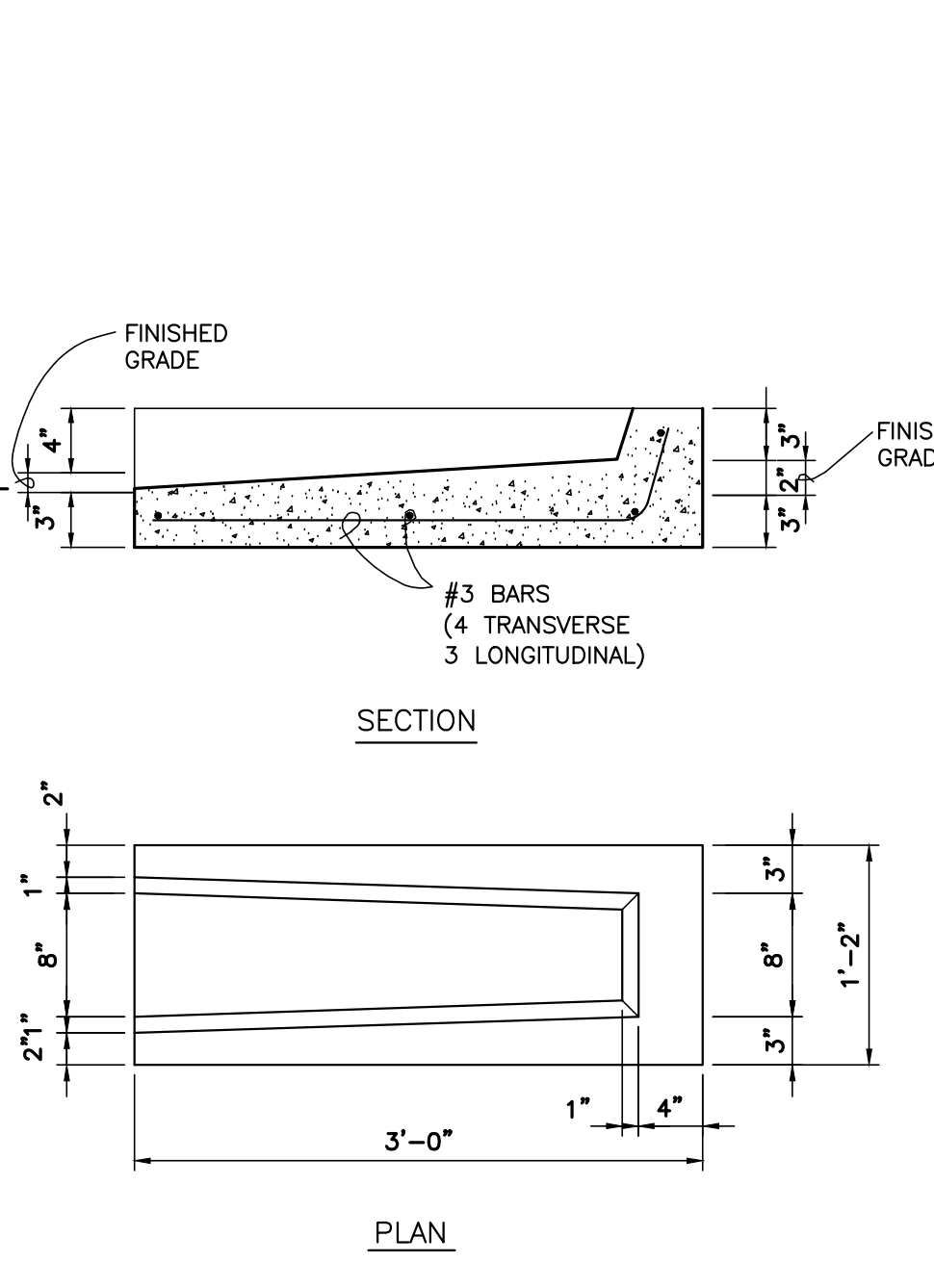
A2 BOLLARD, 6"Ø
NOT TO SCALE



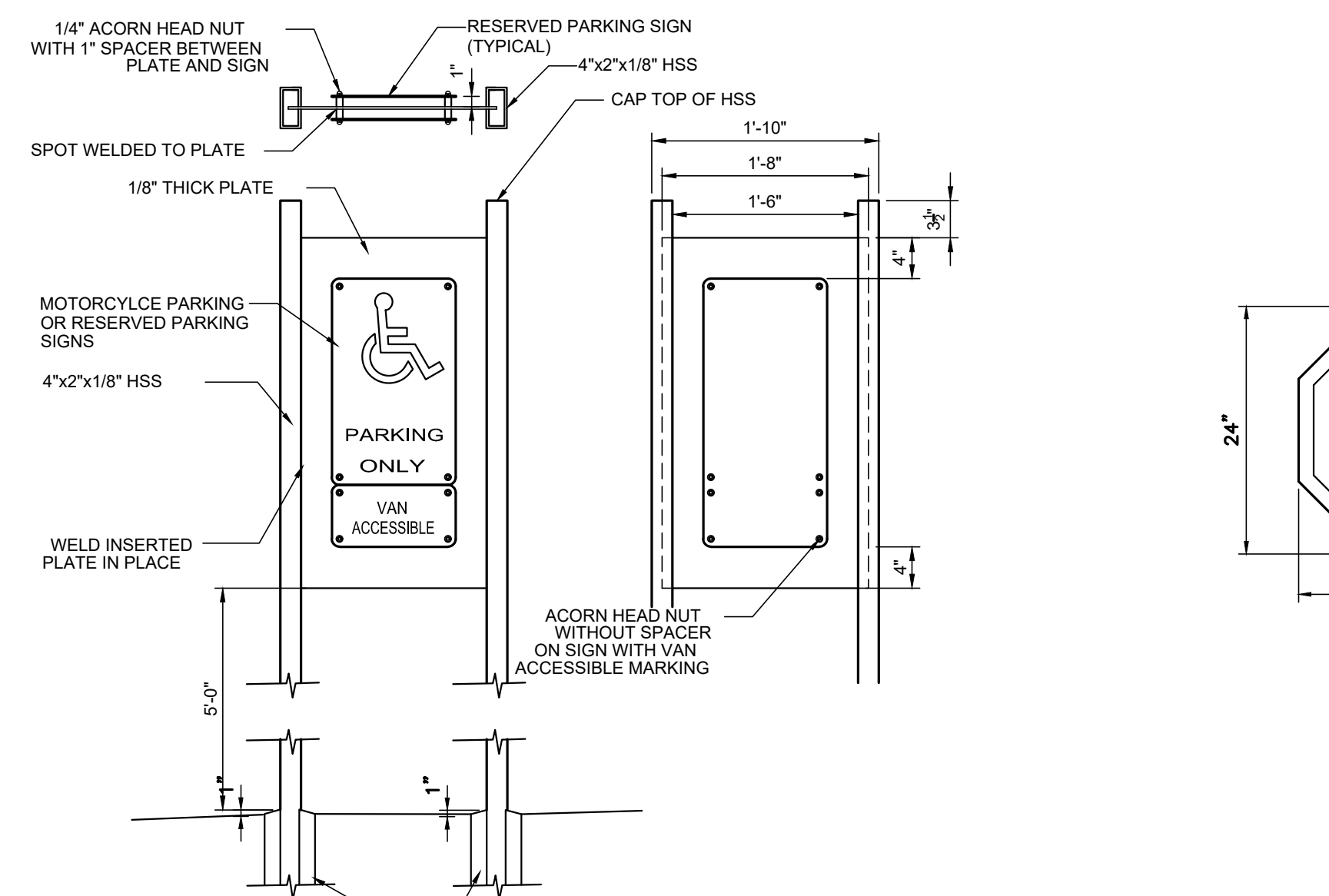
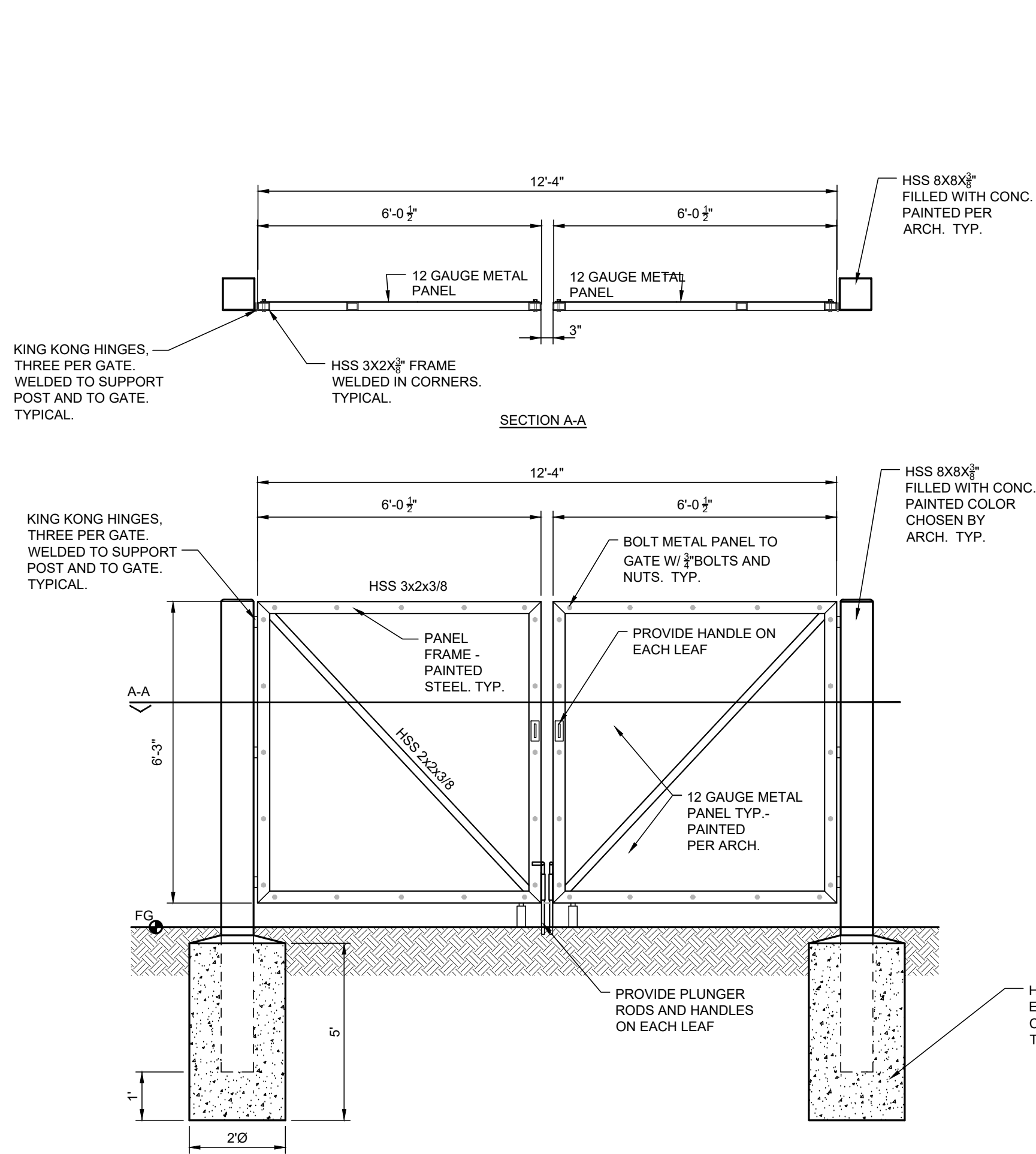
D1 ASPHALT PAVEMENT
NOT TO SCALE



C1 CONCRETE STOOP
NOT TO SCALE



A1 CONCRETE SPLASH BLOCK
NOT TO SCALE



**TRAFFIC CIRCULATION
LAYOUT APPROVED**

Ernest Armijo 2/3/2026
Signed Date

