

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 5, 2023

Ian M. N. Anderson, P.E.
Isaacson & Arfman, Inc.
128 Monroe St. NE
Albuquerque, NM 87108

Re: MAS School Parking Lot
1717 Yale Blvd. SE
Traffic Circulation Layout
Engineer's Stamp 06-02-23 (L16-D044)

Dear Mr. Anderson,

The TCL submittal received 05-26-2023 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

Albuquerque

NM 87103

www.cabq.gov

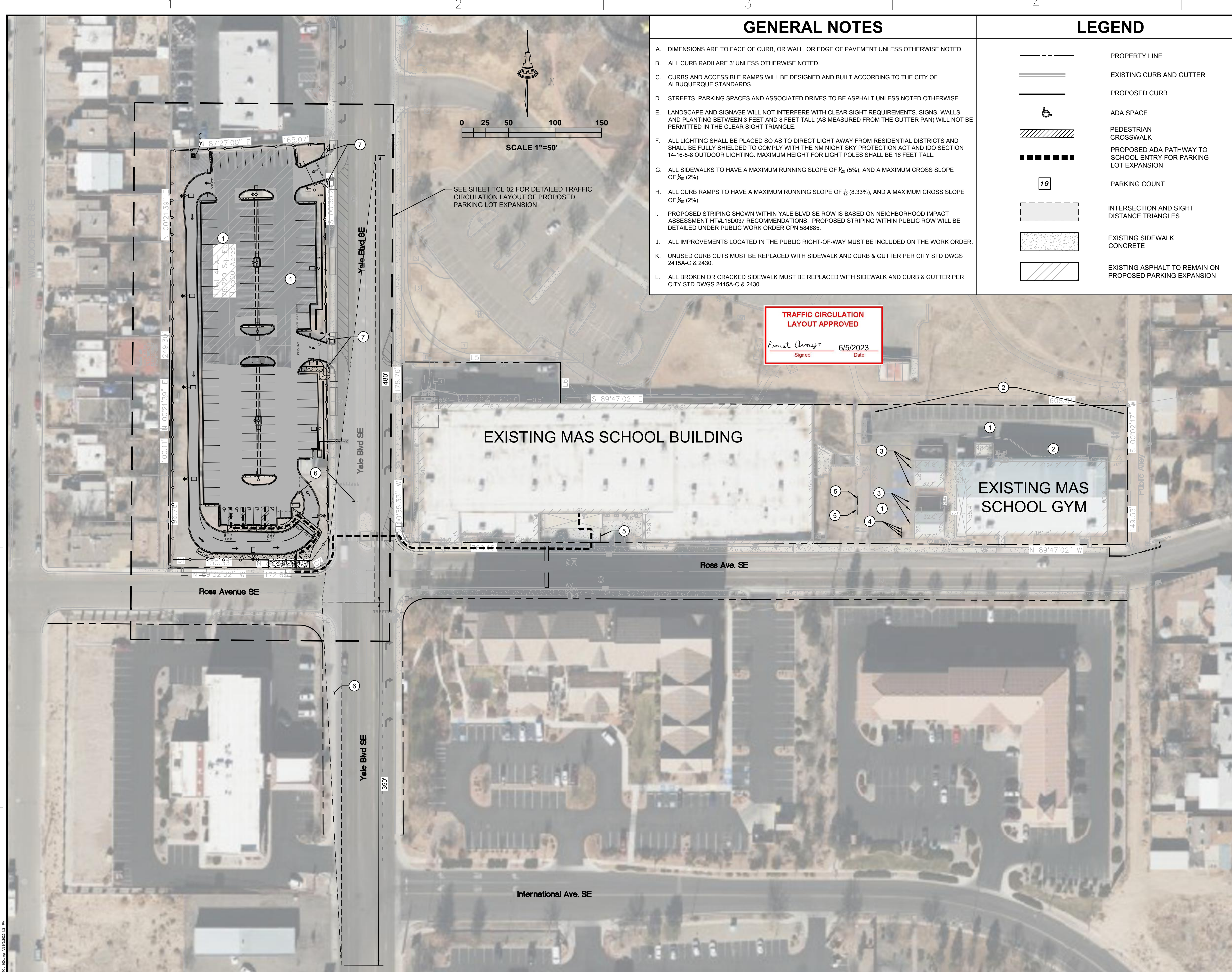
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and 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 the PLNDRS@cabq.gov for log in and evaluation by Transportation. **An approved work order is a condition of releasing the final CO.**

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



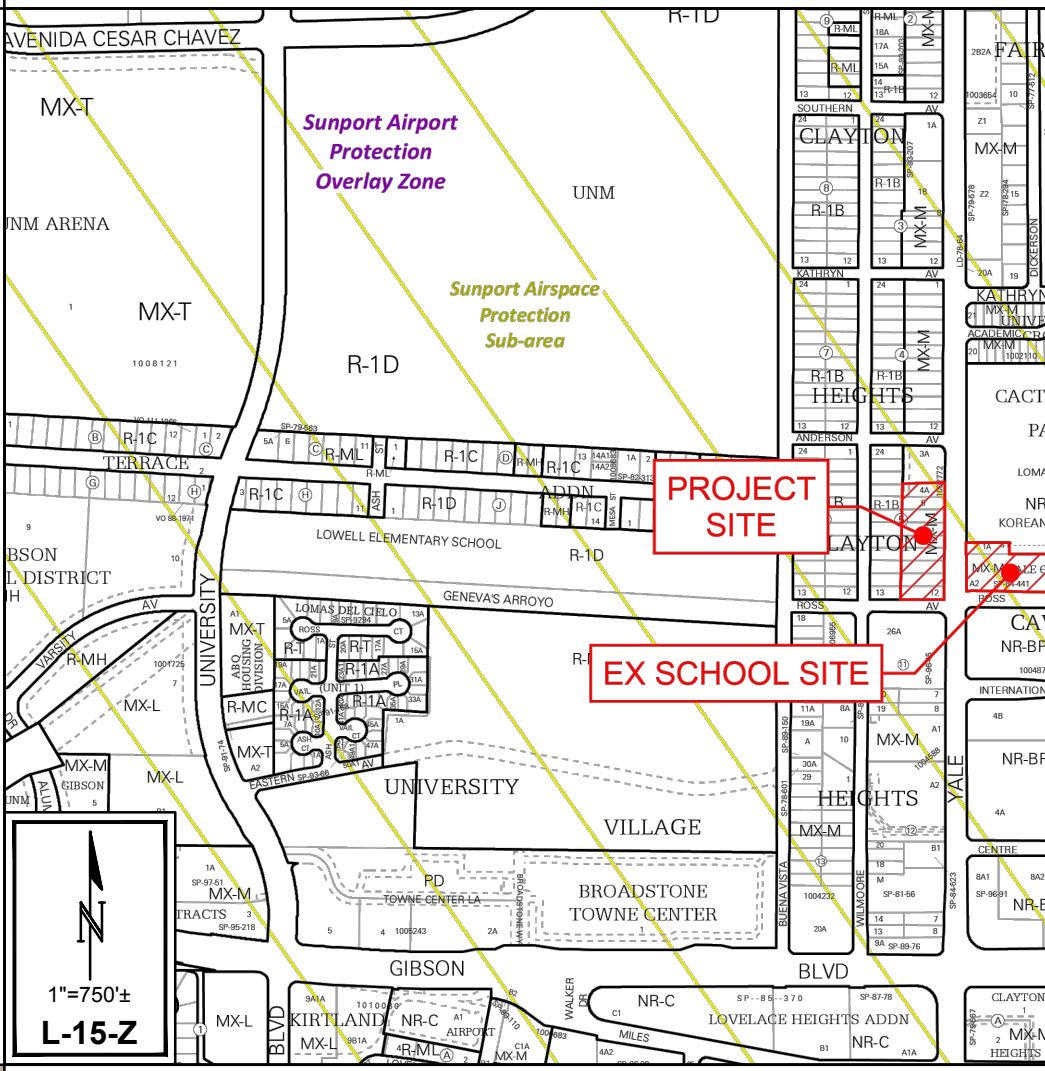
GENERAL NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
- C. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- E. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- F. ALL LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND SHALL BE FULLY SHIELDED TO COMPLY WITH THE NM NIGHT SKY PROTECTION ACT AND IDO SECTION 14-16-5-8 OUTDOOR LIGHTING. MAXIMUM HEIGHT FOR LIGHT POLES SHALL BE 16 FEET TALL.
- G. ALL SIDEWALKS TO HAVE A MAXIMUM RUNNING SLOPE OF $\frac{1}{2}\%$ (5%), AND A MAXIMUM CROSS SLOPE OF $\frac{1}{8}\%$ (2%).
- H. ALL CURB RAMPS TO HAVE A MAXIMUM RUNNING SLOPE OF $\frac{1}{2}\%$ (8.33%), AND A MAXIMUM CROSS SLOPE OF $\frac{1}{8}\%$ (2%).
- I. PROPOSED STRIPING SHOWN WITHIN YALE BLVD SE ROW IS BASED ON NEIGHBORHOOD IMPACT ASSESSMENT HT#16D037 RECOMMENDATIONS. PROPOSED STRIPING WITHIN PUBLIC ROW WILL BE DETAILED UNDER PUBLIC WORK ORDER CPN 584685.
- J. ALL IMPROVEMENTS LOCATED IN THE PUBLIC RIGHT-OF-WAY MUST BE INCLUDED ON THE WORK ORDER.
- K. UNUSED CURB CUTS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER CITY STD DWGS 2415A-C & 2430.
- L. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER CITY STD DWGS 2415A-C & 2430.

LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB
- ADA SPACE
- PEDESTRIAN CROSSWALK
- PROPOSED ADA PATHWAY TO SCHOOL ENTRY FOR PARKING LOT EXPANSION
- PARKING COUNT
- INTERSECTION AND SIGHT DISTANCE TRIANGLES
- EXISTING SIDEWALK CONCRETE
- EXISTING ASPHALT TO REMAIN ON PROPOSED PARKING EXPANSION

VICINITY MAP



PROJECT INFORMATION

LEGAL DESCRIPTION: LOTS 4-A, 5-12, BLOCK 5 CLAYTON HEIGHTS SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

SITE ADDRESS: 1717 YALE BOULEVARD SE, ALBUQUERQUE, NM 87106

SITE AREA: 1.75 ACRES

ZONING: MX-M

PROPOSED DEVELOPMENT: EXISTING PARKING LOT EXPANSION

MAS SCHOOL OVERALL PARKING CALCULATIONS:

PARKING REQUIRED:
EXISTING SCHOOL USE:
ELEMENTARY / MIDDLE SCHOOL CLASSROOMS - 34
HIGH SCHOOL CLASSROOMS - 16
SCHOOL USE REQUIRED PARKING RATE:
2 STALLS / 1 ELEMENTARY & MIDDLE SCHOOL CLASSROOM
3 STALLS / 1 HIGH SCHOOL CLASSROOM
TOTAL SCHOOL USE PARKING REQUIRED - 116 STALLS

EXISTING OFFICE USE:
OFFICE GFA - 5,030 SF
OFFICE USE REQUIRED PARKING RATE:
3.5 STALLS / 1,000 SF GFA
TOTAL OFFICE USE PARKING REQUIRED - 18 STALLS

EXISTING GYM USE:
GYM GFA - 12,000 SF
GYM USE REQUIRED PARKING RATE:
2.5 STALLS / 1,000 SF GFA
TOTAL GYM USE PARKING REQUIRED - 30 STALLS

PROPOSED PARKING LOT DEVELOPMENT / EXPANSION:
TOTAL PARKING LOT USE REQUIRED - NONE

OVERALL TOTAL PARKING REQUIRED CAMPUS WIDE:
= 116 + 18 + 30 = 164 STALLS

TOTAL ADA PARKING REQUIRED (BASED ON 164 STALLS REQUIRED):
= 8 ADA STALLS (2 VAN)

MOTORCYCLE PARKING REQUIRED (BASED ON 164 STALLS REQUIRED):
= 5 MOTORCYCLE STALLS

BICYCLE PARKING REQUIRED (BASED ON 164 STALLS REQUIRED):
= 33 BICYCLE STALLS

PARKING PROVIDED:
EXISTING PARKING PROVIDED ON SCHOOL CAMPUS:
40 PARKING STALLS
6 ADA STALLS (1 VAN)
3 MOTORCYCLE STALLS
33 BICYCLE STALLS

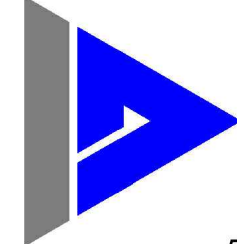
PARKING PROVIDED ON PARKING LOT DEVELOPMENT / EXPANSION:
127 PARKING STALLS (INCLUDING 3 COMPACT)
5 ADA STALLS (1 VAN)
5 MOTORCYCLE STALLS

OVERALL TOTAL PROVIDED:
PARKING: 40 + 127 = 167 STALLS
ADA PARKING: 6 + 5 = 11 ADA STALLS (2 VAN)
MOTORCYCLE: 3 + 5 = 8 MOTORCYCLE STALLS
BICYCLE: 33 BICYCLE STALLS

KEYED NOTES

- EXISTING ASPHALT PAVEMENT TO REMAIN.
- EXISTING SCHOOL PARKING AREA (40 STALLS).
- EXISTING SCHOOL ADA PARKING (6 ADA / 1 ADA VAN).
- EXISTING SCHOOL MOTORCYCLE PARKING (3 STALLS).
- EXISTING SCHOOL BIKE PARKING RACK (9-LOOP WAVE RACK, PROVIDES 11 BIKE PARKING PER RACK).
- INTERSECTION SIGHT DISTANCE TRIANGLE (YALE AVE SE SPEED LIMIT = 40 MPH).
- MINI CLEAR SIGHT TRIANGLE.

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SEAL



PROJECT

MAS CHARTER SCHOOL
WEST PARENT LOOP AND PARKING

100% CONSTRUCTION DOCUMENTS

NEC OF YALE BOULEVARD AND ROSS AVE. SE.
ALBUQUERQUE, NEW MEXICO

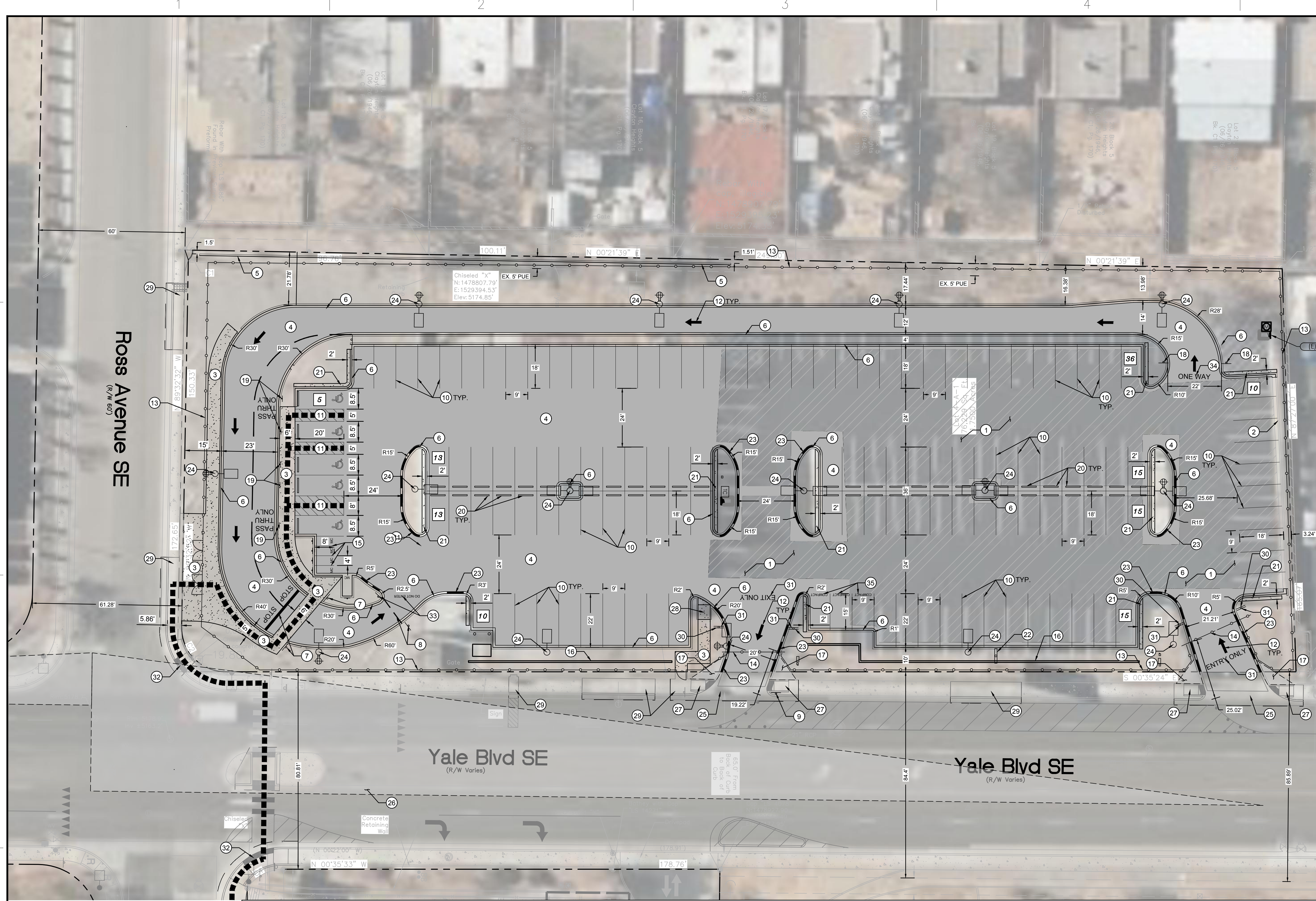
REVISIONS	DATE	DESCRIPTION

I&A PROJ #: 2579
ARCHT PROJ #: A22.24
DRAWN BY: IA
CHECKED BY: FAC
DATE APRIL 28, 2023

SHEET TITLE
**OVERALL
TRAFFIC
CIRCULATION
LAYOUT**

SHEET NUMBER

TCL-01



LEGEND

PROPERTY LINE

EXISTING CURB AND GUTTER

PROPOSED CURB

ADA SPACE

PEDESTRIAN CROSSWALK

PROPOSED ADA PATHWAY TO SCHOOL ENTRY FOR PARKING LOT EXPANSION

PARKING COUNT

INTERSECTION AND SIGHT DISTANCE TRIANGLES

EXISTING SIDEWALK CONCRETE

EXISTING ASPHALT TO REMAIN ON PROPOSED PARKING EXPANSION

PROPOSED AC PAVT. REFER TO PAVT SECTION ON SHEET CP-501

PROPOSED CONCRETE SIDEWALK

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

B. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.

C. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE (COA) STANDARDS.

D. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.

E. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.

F. ALL LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND SHALL BE FULLY SHIELDED TO COMPLY WITH THE NM NIGHT SKY PROTECTION ACT AND IDO SECTION 14-16-5-8 OUTDOOR LIGHTING. MAXIMUM HEIGHT FOR LIGHT POLES SHALL BE 16 FEET TALL.

G. ALL SIDEWALKS TO HAVE A MAXIMUM RUNNING SLOPE OF $\frac{1}{2}\%$ (5%), AND A MAXIMUM CROSS SLOPE OF $\frac{1}{2}\%$ (2%).

H. ALL CURB RAMPS TO HAVE A MAXIMUM RUNNING SLOPE OF $\frac{1}{2}\%$ (8.33%), AND A MAXIMUM CROSS SLOPE OF $\frac{1}{2}\%$ (2%).

I. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.

J. UNUSED CURB CUTS MUST BE REMOVED AND REPLACED WITH STANDARD SIDEWALK AND CURB AND GUTTER PER COA STD DWGS 2415A-C & 2430.

K. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STD DWGS 2415A-C & 2430.

TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Armijo 6/5/2023
Signed Date

SCALE 1"=20'

KEYED NOTES

1. EXISTING ASPHALT PAVEMENT TO REMAIN.

2. EXISTING CURB AND GUTTER TO REMAIN.

3. PROPOSED PRIVATE CONCRETE SIDEWALK, SEE DETAIL ON SHEET CP-501.

4. PROPOSED PRIVATE ASPHALT PAVEMENT PER DETAIL ON SHEET CP-501. REFER TO PWO #584685 FOR ASPHALT PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY. PUBLIC ASPHALT PAVEMENT TO FOLLOW CITY STD DWG 2405A FOR REPLACEMENT WITHIN ROSS AVE SE AND STD DWG 2407 FOR REPLACEMENT WITHIN YALE BLVD SE.

5. PROPOSED PRIVATE HEADER CURB PER DETAIL ON SHEET CP-501.

6. PROPOSED PRIVATE CURB & GUTTER PER DETAIL ON SHEET CP-501. REFER TO PWO #584685 FOR PROPOSED PUBLIC CURB & GUTTER LIMITS WITHIN THE PUBLIC RIGHT-OF-WAY. PUBLIC CURB & GUTTER TO FOLLOW CITY STD DWG 2415A-C.

7. PROPOSED PRIVATE 'STOP' SIGN AND STOP BAR STRIPING PER DETAIL ON SHEET CP-501.

8. PROPOSED PRIVATE 'YIELD' SIGN AND STRIPING PER DETAIL ON SHEET CP-501.

9. PROPOSED PUBLIC 'NO LEFT TURN' SIGN WITHIN THE PUBLIC RIGHT-OF-WAY PER CITY STD DWG 2600-701/702. REFER TO PWO #584685.

10. PROPOSED 4-IN WHITE PARKING STRIPING.

11. PROPOSED ADA PARKING AND ACCESS AISLE STRIPING W/ ADA PARKING SIGN PER DETAIL ON SHEET CP-501. ADA PARKING SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.

12. PROPOSED PRIVATE ROAD MARKINGS PER DETAIL ON SHEET CP-501.

13. PROPOSED SITE FENCE, SEE ARCH / LANDSCAPE PLANS FOR FENCE DETAIL.

14. PROPOSED SITE FENCE GATE WITH KNOX BOX FOR EMERGENCY ACCESS, SEE ARCH / LANDSCAPE PLANS FOR GATE DETAIL.

15. PROPOSED 4-IN WHITE MOTORCYCLE PARKING STRIPING W/ 'MC' ROADWAY MARKING.

16. PROPOSED SITE WALL. STRUCTURAL DESIGN BY OTHERS, REFER TO ARCH PLANS FOR ADDITIONAL DETAIL AND INFORMATION.

17. MINI CLEAR SIGHT TRIANGLE.

18. PROPOSED QUEUE LANE SIGNAGE, CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL SIGN DESIGN.

19. PROPOSED ADA PARKING SIGN, SEE DETAIL ON SHEET CP-501.

20. PARKING WHEEL STOP, SEE DETAIL ON SHEET CP-501.

21. 2-FT WIDE CONCRETE PAD ADJACENT TO PARKING BAYS.

22. EXISTING MAS SCHOOL MONUMENT SIGN TO REMAIN.

23. PAINT FACE AND TOP OF CURB RED AND PAINT WHITE STENCILED LETTERED ON TOP OF CURB 'NO PARKING' & 'FIRE LANE' ALTERNATING AT 30-FT O.C.

24. SITE LIGHTING, SEE ELECTRICAL SHEETS FOR ADDITIONAL INFO.

25. PUBLIC DRIVEPAD RECONSTRUCTION TO COMPLY WITH CURRENT ADA RAMP REQUIREMENTS PER COA STD DWG 2425A-B, 2426 & 2440, REFER TO PWO #584685.

26. INTERSECTION SIGHT DISTANCE TRIANGLE, REFER TO SHEET TCL-01.

27. PROPOSE PUBLIC SIDEWALK RAMP AT RECONSTRUCTED DRIVEPAD PER COA STD DWGS 2425A-B, 2426 & 2440.

28. PROPOSED PRIVATE SIDEWALK RAMP, SEE DETAIL ON SHEET CP-501.

29. PROPOSED PUBLIC SIDEWALK PER COA STD DWG 2430-2432, 2440. REFER TO PWO #584685.

30. PROPOSED 'WRONG WAY' SIGN AT ENTRY / EXIT DRIVES.

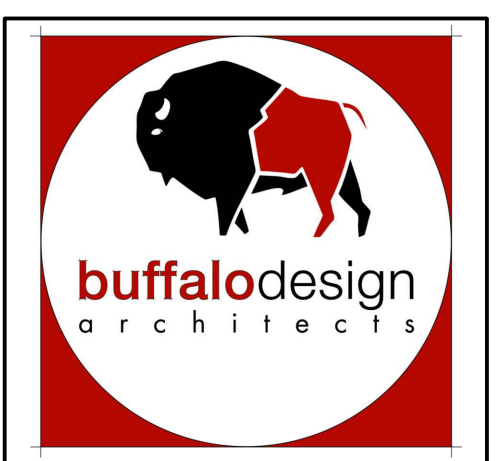
31. PROPOSED 'ENTRY ONLY' / 'EXIT ONLY' SIGNS AND ROADWAY MARKINGS.

32. PROPOSED EXISTING CORNER RAMP RECONSTRUCTION PER COA STD DWG 2440, 2441, 2446.

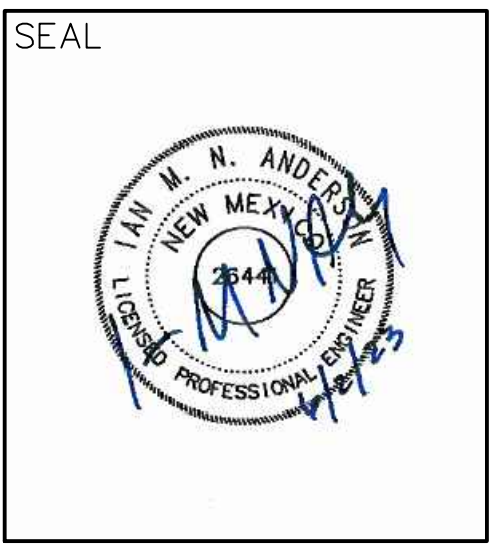
33. PROPOSED 'DO NOT ENTER' SIGN AND ROADWAY MARKING AT QUEUE LANE EXIT.

34. PROPOSED 'ONE WAY' ROADWAY MARKING AT QUEUE LANE ENTRY.

35. PROPOSED COMPACT PARKING W/ 'COMPACT' ROADWAY MARKING.



10899 montgomery blvd ne
suite a
albuquerque, nm 87111



PROJECT

MAS CHARTER SCHOOL
WEST PARENT LOOP AND PARKING

100% CONSTRUCTION DOCUMENTS

NEC OF YALE BOULEVARD AND ROSS AVE. SE.
ALBUQUERQUE, NEW MEXICO

REVISIONS	DATE	DESCRIPTION

I&A PROJ #: 2579

ARCHT PROJ #: A22.24

DRAWN BY: IA

CHECKED BY: FAC

DATE APRIL 28, 2023

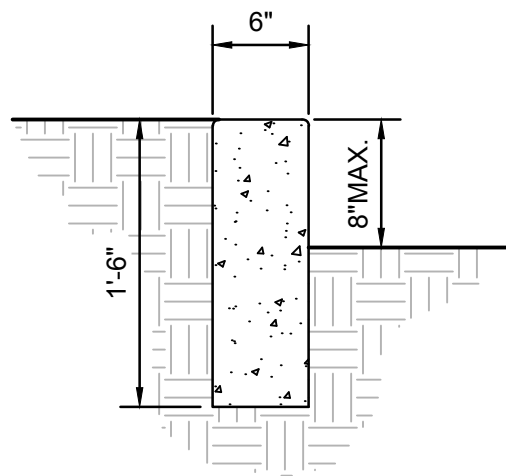
SHEET TITLE

DETAILED
TRAFFIC
CIRCULATION
PLAN

SHEET NUMBER

TCL-02

Isaacson & Arfman, Inc.
Civil Engineering Consultants
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Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

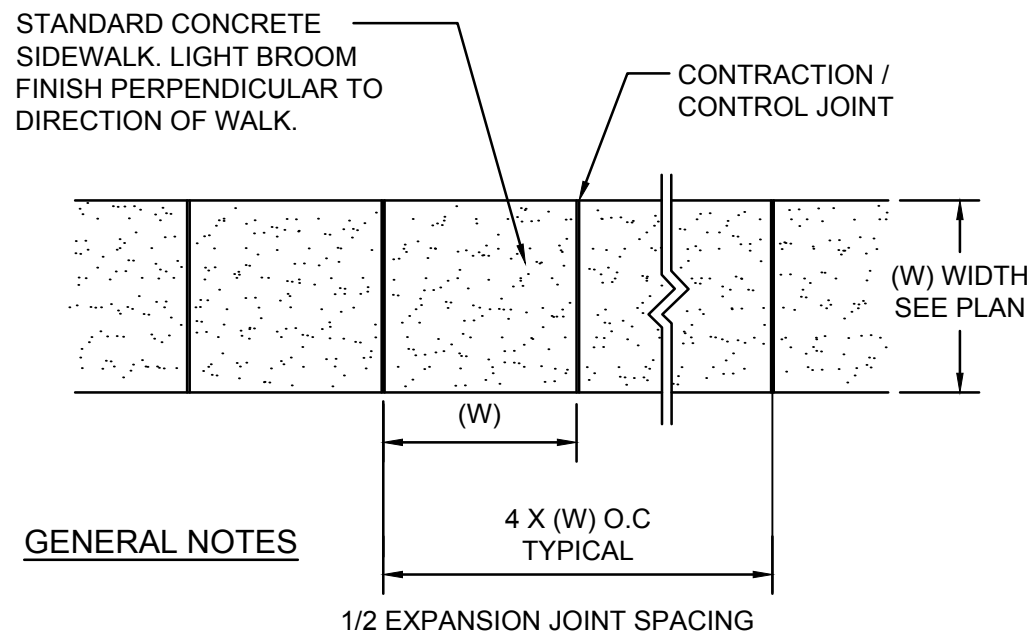


GENERAL NOTES

- CONTRACTION / CONTROL JOINTS @ 6' MAX.
- 1/2" EXPANSION JOINTS 24' O.C.
- REQUIRES FULL FORM ON ALL FACES.
- 3/8" RADII AT ALL EXPOSED EDGES.

HEADER CURB

SCALE: N.T.S.



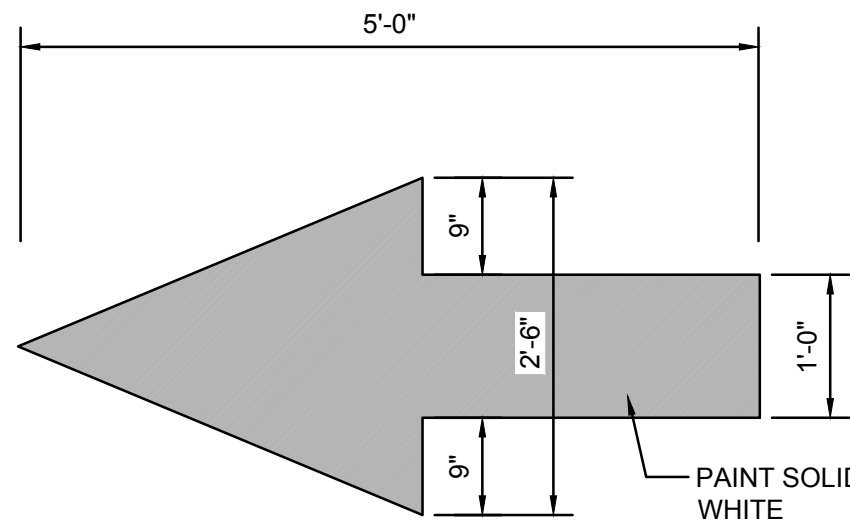
GENERAL NOTES

- 4000 PSI COMPRESSIVE STRENGTH CONCRETE
- SEE CONCRETE JOINTS DETAIL
- FINISHED EDGE OF ASPHALT PAVING TO BE 1/2" ABOVE EDGE OF CONCRETE (TYP).
- 3/8" RADII AT ALL EXPOSED EDGES.
- MAXIMUM RUNNING SLOPE = 1/20 (5%), MAXIMUM CROSS SLOPE = 1/50 (2%).

CONCRETE WALK

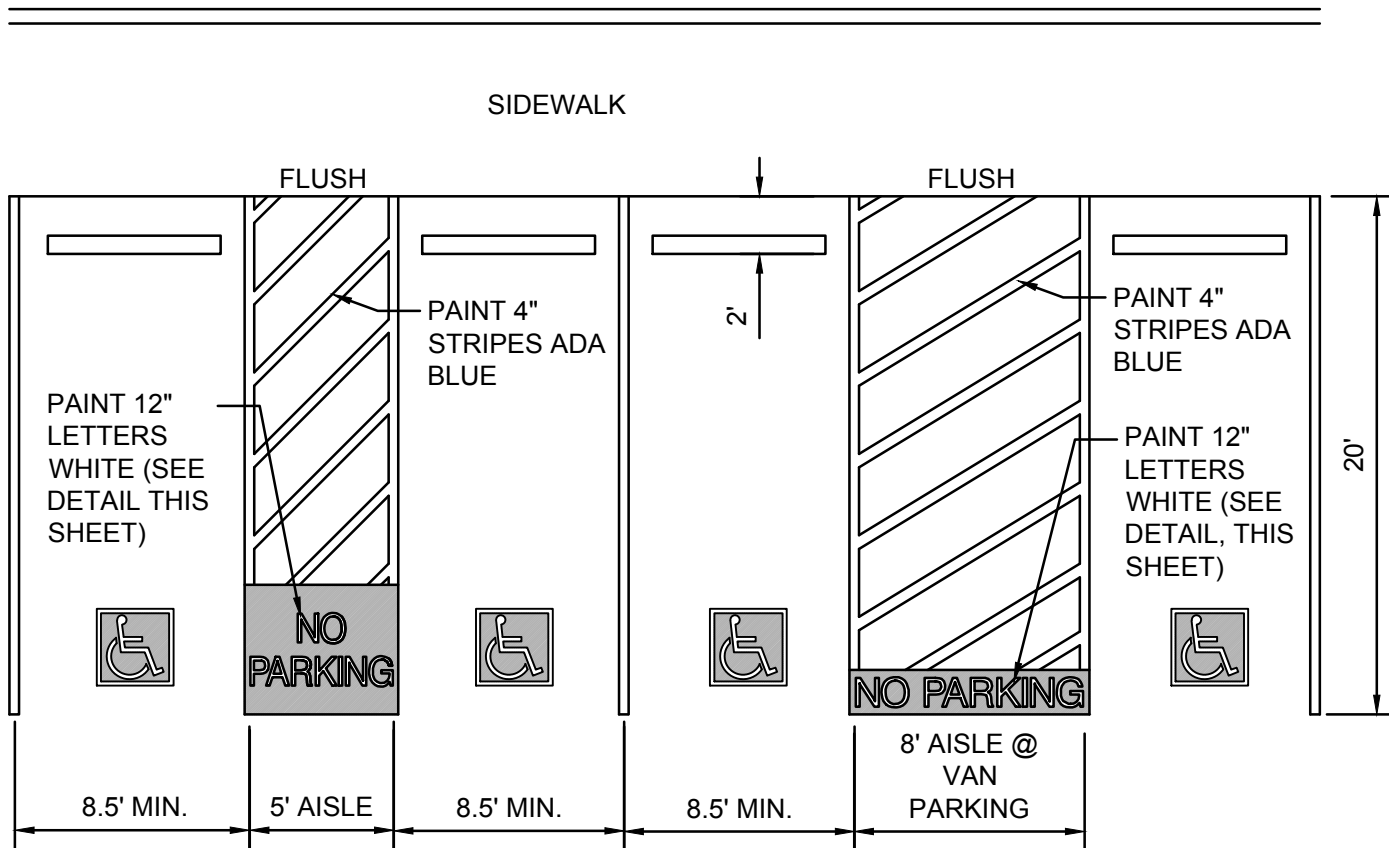
BROOM FINISH

SCALE: N.T.S.



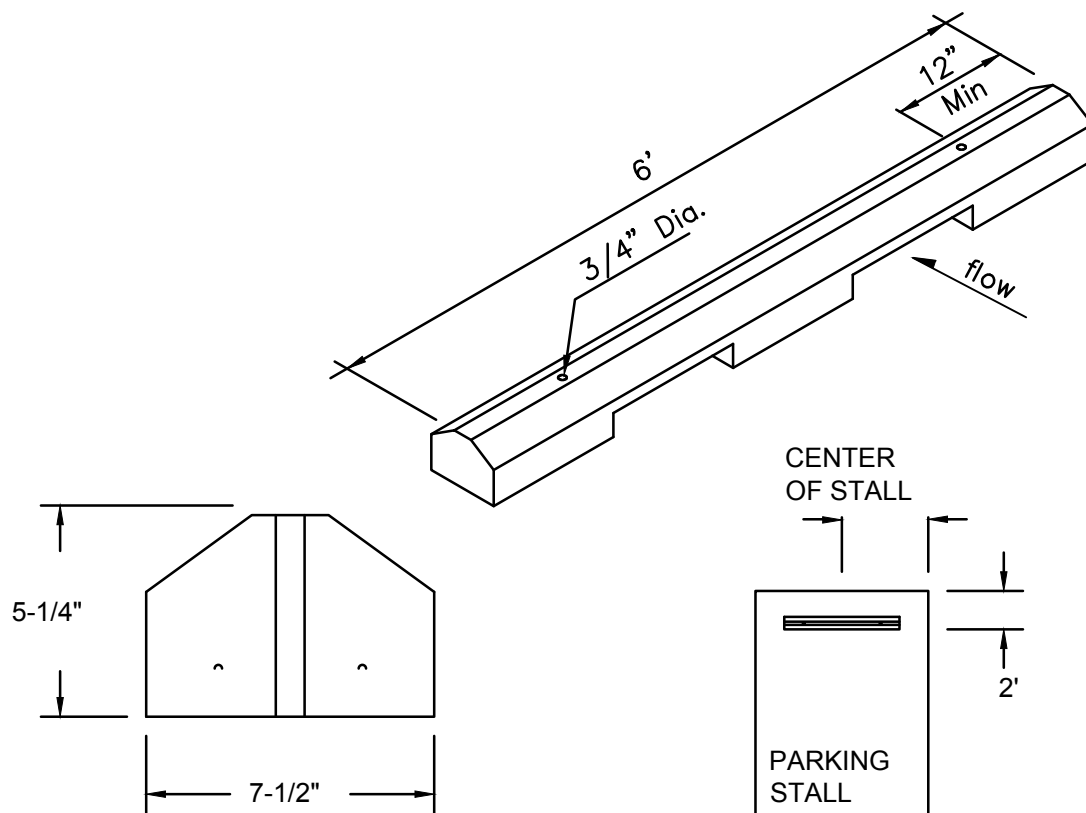
PAINTED TRAFFIC ARROW

SCALE: N.T.S.



ADA PARKING DETAIL - VAN

SCALE: N.T.S.



CURB OPENING

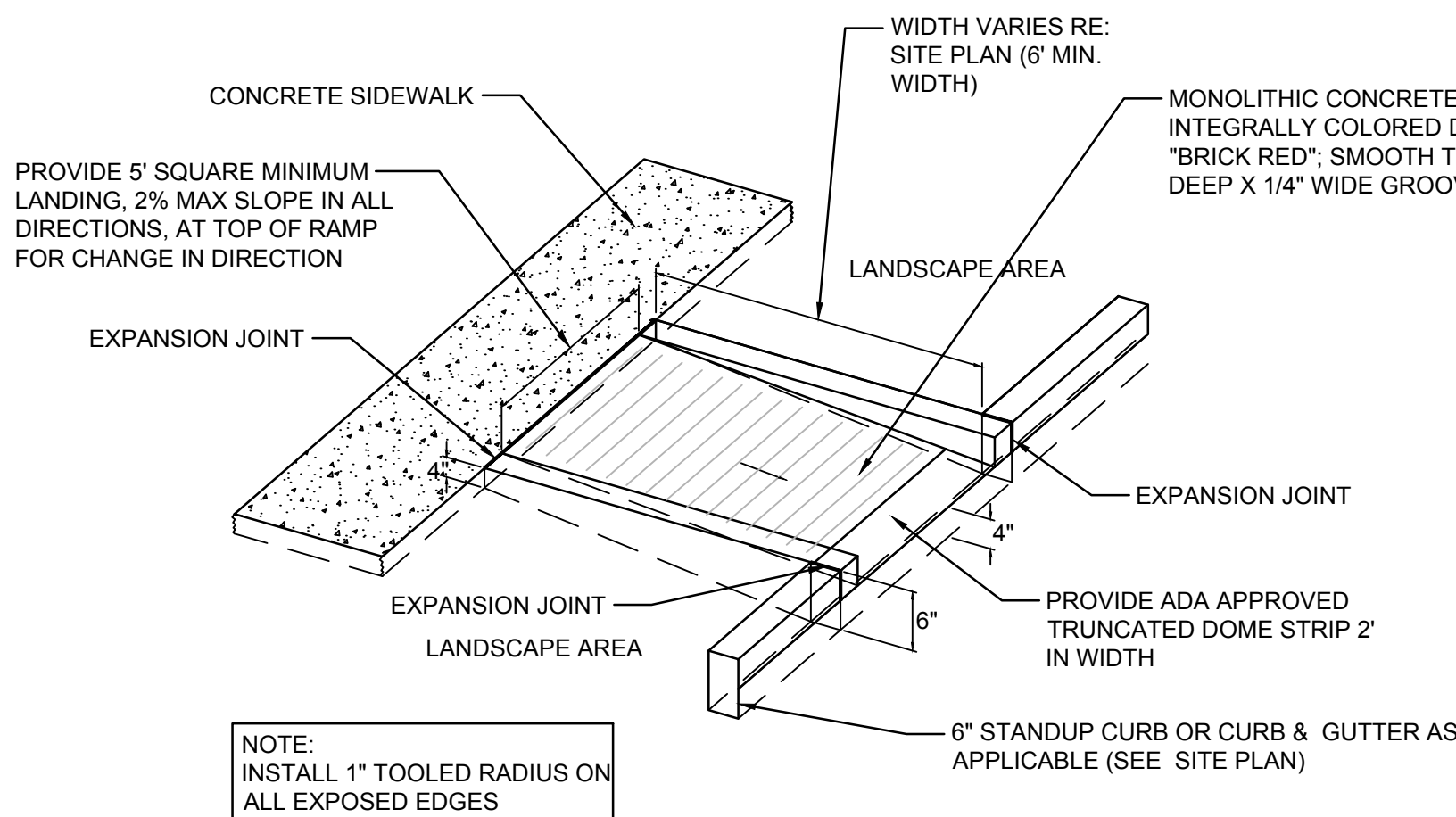
SCALE: N.T.S.

GENERAL NOTES

- WHEEL STOPS TO BE PLACED 2' BACK, CENTERED IN THE PARKING STALL. WHEEL STOPS CAN BE PAINTED IN A CONTRASTING COLOR SUCH AS GRAY, YELLOW OR BLACK.
- BLUE SHALL BE USED FOR HANDICAP PARKING STALLS.
- INSTALL EACH WITH TWO DOWELS PER MANUFACTURERS SPECIFICATIONS.

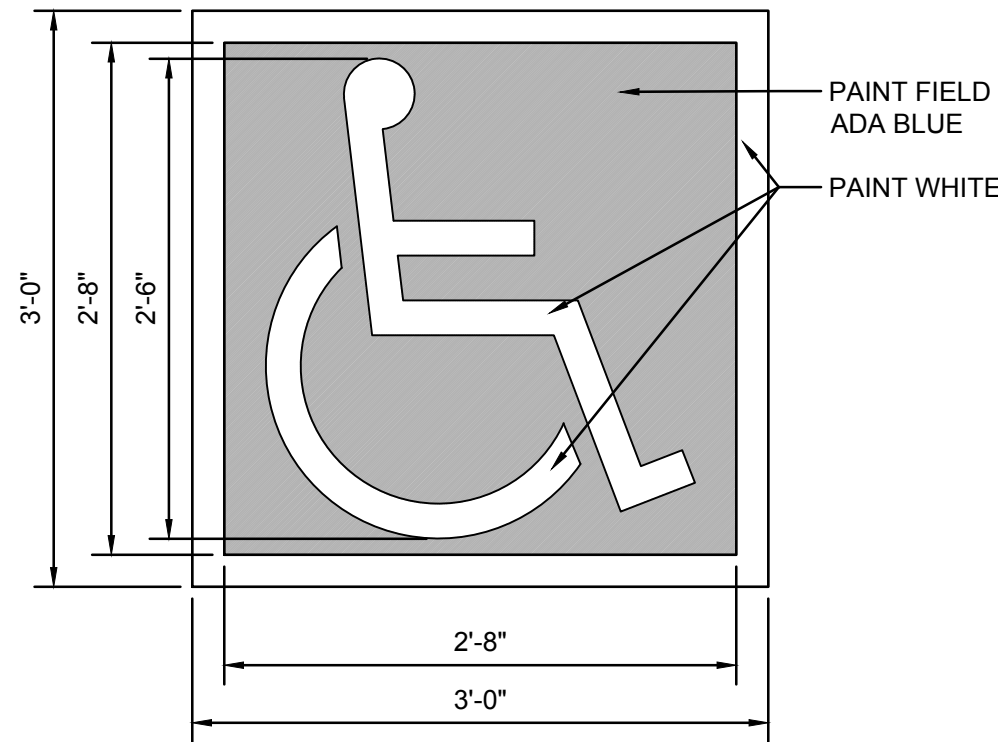
CONCRETE WHEEL STOP

SCALE: N.T.S.



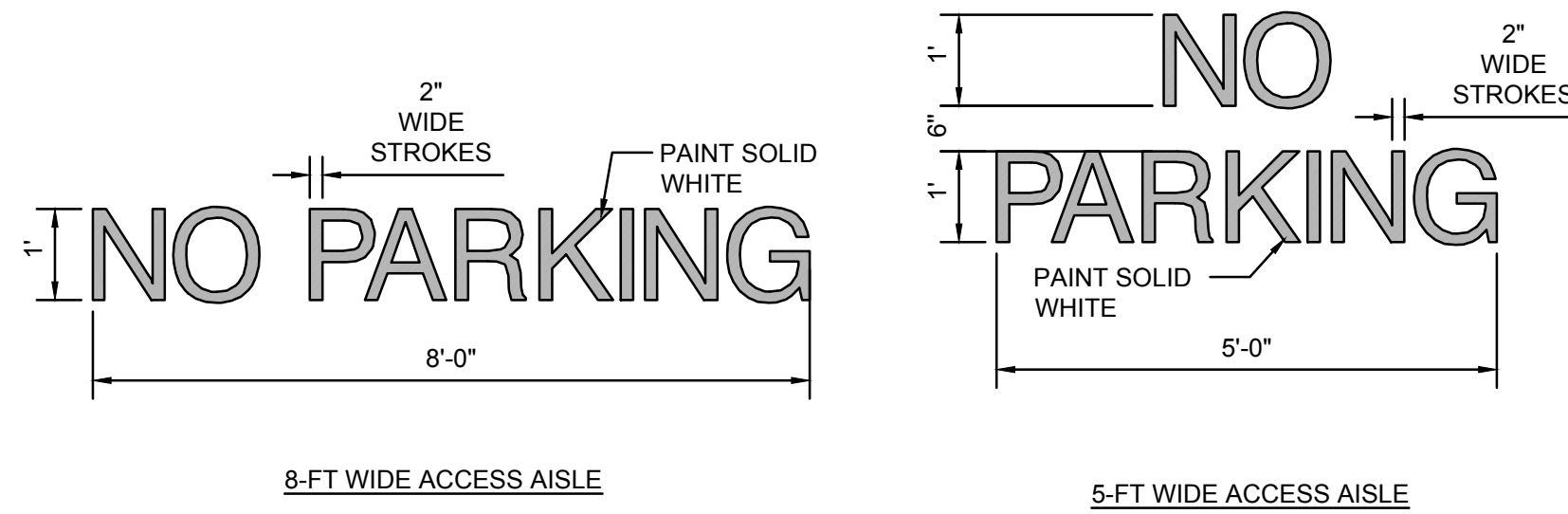
CURBED RAMP DETAIL

SCALE: N.T.S.



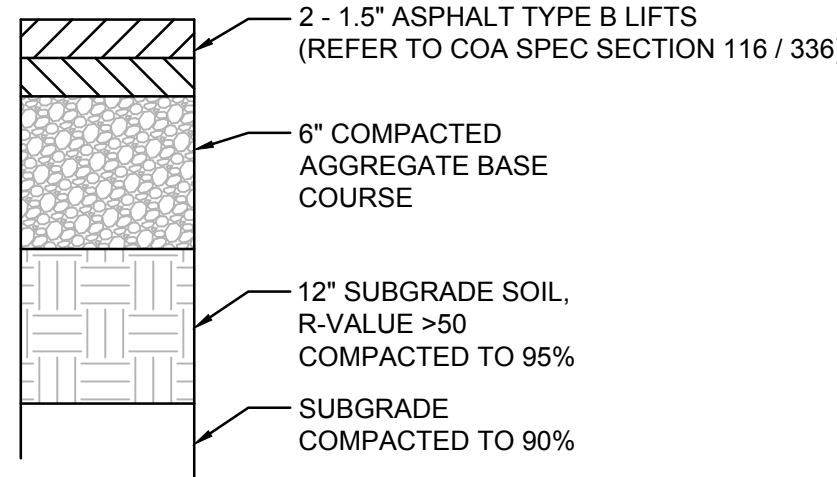
ACCESSIBILITY SYMBOL

SCALE: N.T.S.



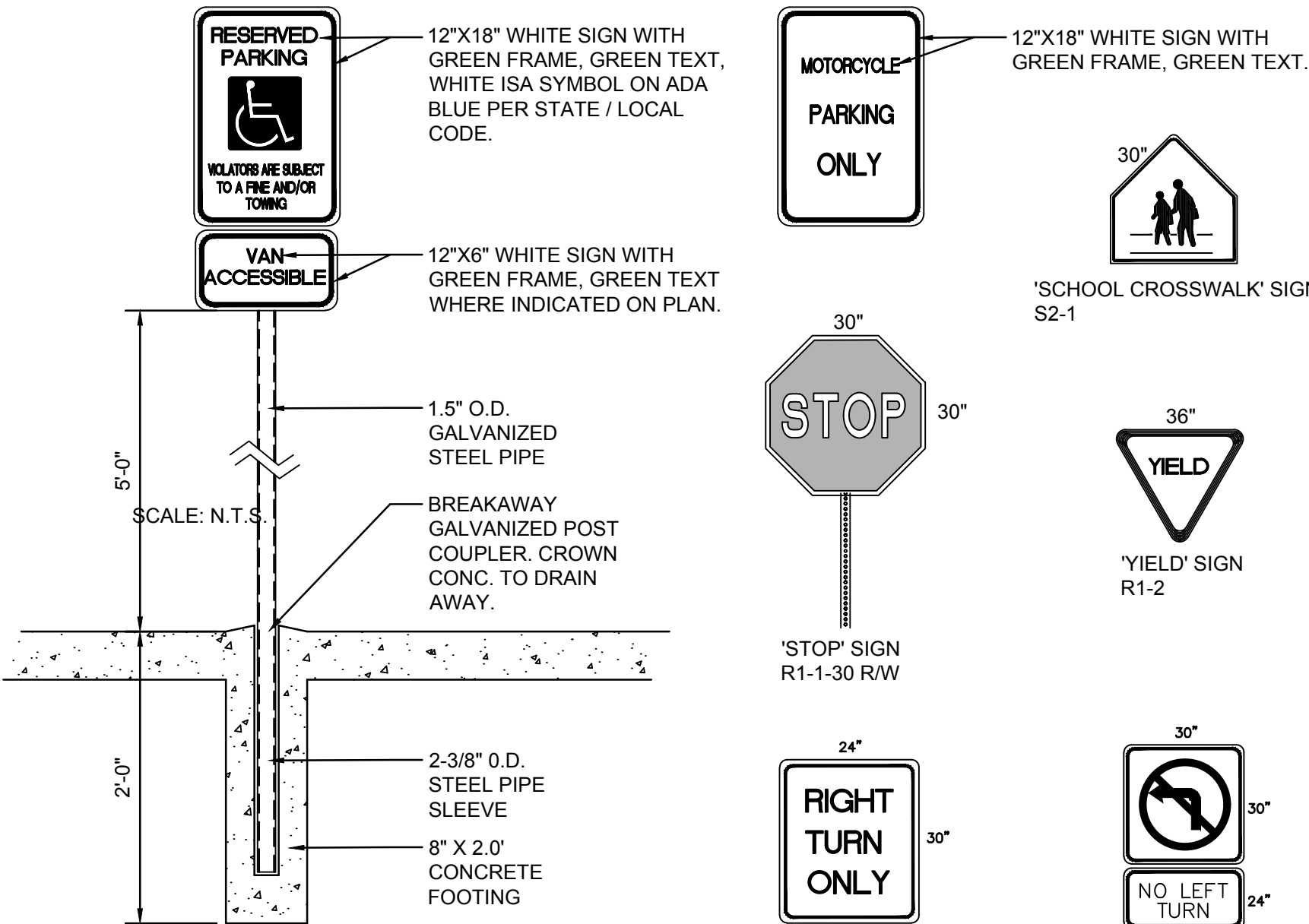
PAINTED 'NO PARKING'

SCALE: N.T.S.



ASPHALT PAVING SECTION

SCALE: N.T.S.



SIGNAGE

SCALE: N.T.S.

GENERAL NOTES

- REQUIRES FULL FORM ON ALL FACES.
- CONTRACTION / CONTROL JOINTS @ 6' O.C. MAX.
- EXPANSION JOINTS @ 48' O.C., CURB RETURNS AND EACH SIDE OF DRIVES.
- EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" RADII.

MEDIAN CURB AND GUTTER

6" WIDE THEORETICAL FACE OF CURB

SCALE: N.T.S.

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SHEET TITLE

PAVING
DETAILS

SHEET NUMBER

CP-501