

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 7, 2025

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

ian@iacivil.com

**Re: New Cafeteria-Multipurpose
801 Stephen Moody SE
Conceptual Traffic Circulation Layout for DFT Approval
Engineer's Stamp 8-7-25 (L21D062) TRANS-2025-00207**

Dear Mr. Anderson,

The conceptual TCL submittal received 7-29-2025 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit.

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.

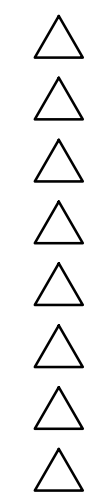
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,
Sertil A. Kanbar
Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

C: File

NMSBVI ABQ Preschool Addition and Reno Phase I Site
Improvement & Phase II Cafeteria/Multipurpose Facility801 Stephen Moody SE
Albuquerque, NM 8712390%
CONSTRUCTION
DOCUMENTS

REVISIONS



DRAWN BY BJB / DC

REVIEWED BY IMNA

DATE 07/30/2025

PROJECT NO 22-0220.002 / IAR2702

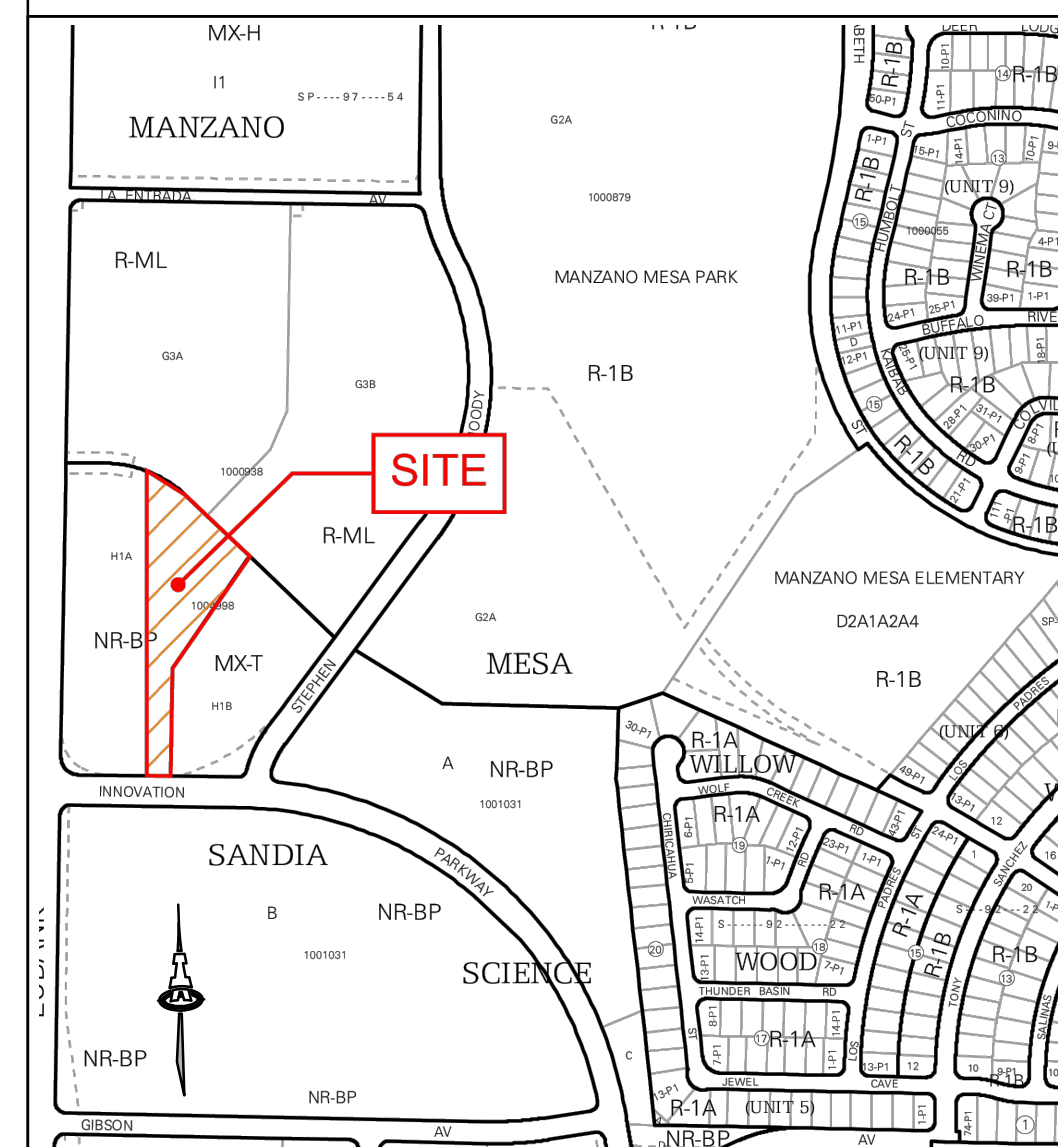
DRAWING NAME

PAVING &
TRAFFIC
CONTROL
PLAN

SHEET NO

CP101

ZONE ATLAS MAP - L21



PROJECT INFORMATION

LEGAL DESCRIPTION:
TRACT H-1-B1 SHOWN AND DESIGNATED ON THE PLAT ENTITLED "MANZANO MESA"
TO BE FILLED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW
MEXICO.

SITE AREA: 6.7 ACRES

ZONING: MX-T

BUILDING CALCULATIONS: PHASE 2 CAFETERIA / MULTIPURPOSE FACILITY
GROSS FLOOR AREA (GFA)=4,342 SF

PARKING CALCULATIONS:

FOR ELEMENTARY OR MIDDLE SCHOOLS, REQUIRED PARKING FORMULA IS
2-PARKING STALLS FOR EACH CLASSROOM PER IDO TABLE 5-5-1. THE EXISTING
SCHOOL BUILDING HAS A TOTAL OF 15 CLASSROOMS. NO ADDITIONAL
CLASSROOMS TO BE CONSTRUCTED WITH THE PHASE 2 CAFETERIA /
MULTIPURPOSE FACILITY.

REQUIRED PARKING: 24 SPACES (2 SPACES / CLASSROOM; 12 CLASSROOMS ON SITE)

PROVIDED PARKING: 113 SPACES
(33 PROPOSED SPACES UNDER PHASE 1 / PHASE 2;
80 EXISTING SPACES ON SITE)

FOR 101,300 PARKING SPACES PROVIDED ON SITE, NUMBER OF ACCESSIBLE
PARKING SPACES REQUIRED, PER NMBC TABLE 1106.2, IS:

ADA PARKING REQ'D: 8 SPACES (2 ADA VAN SPACES)

ADA PARKING PROVID: 9 SPACES (6 EXISTING / 3 PROPOSED; 4 ADA VAN
SPACES TOTAL)

FOR 1-25 REQUIRED PARKING SPACES, 1 MOTORCYCLE (MC) SPACE IS
REQUIRED PER IDO TABLE 5-5-4.

MC PARKING REQUIRED: 1 MC SPACE

MC PARKING PROVIDED: 2 MC SPACES

FOR ELEMENTARY OR MIDDLE SCHOOLS, REQUIRED BICYCLE PARKING IS 5 BIKE
SPACES OR 20% OF REQUIRED OFF-STREET PARKING SPACES, WHICHEVER IS
GREATER, PER IDO TABLE 5-5-5.

BIKE PARKING REQ'D: 5 SPACES (20% * 24 REQ'D SPACES = 4.8 SPACES)

BIKE PARKING PROVID: 11 SPACES (EXISTING BIKE RACK ON SITE)

GENERAL NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT
UNLESS OTHERWISE NOTED.
- B. ALL CURB RADII ARE 2' 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. SEE C-100 FOR ALL CIVIL GENERAL NOTES.

LEGEND

=====	PROPERTY LINE
=====	EXISTING CURB AND GUTTER
=====	PROPOSED CURB
	ADA SPACE
	PEDESTRIAN CROSSWALK
=====	ADA PATHWAY
	BIKE RACK
	PARKING COUNT
-----	FIRELANE (RED) "NO PARKING"
	PCC PAVING SECTION
	LIGHT ASPHALT PAVING SECTION
	HEAVY ASPHALT PAVING SECTION
	EMERGENCY VEHICLE TURN AROUND BASE COURSE PAVING SECTION
	PCC SIDEWALK
	MINI CLEAR SIGHT TRIANGLE
-----	PHASE I & PHASE II LIMITS

MATCH LINE

MATCH LINE

KEY NOTES

SEE SHEETS CP501, AS501 & AS502 FOR PAVING DETAILS AS UNDERLINED BELOW.

- ASPHALT PAVEMENT - HEAVY DUTY.
- ASPHALT PAVEMENT - LIGHT DUTY.
- CONCRETE PAVEMENT SECTION.
- BASE COURSE PAVING SECTION AT EMERGENCY VEHICLE TURN AROUND.
- CONCRETE CURB AND GUTTER.
- ROADWAY STRIPING - 4" WIDE WHITE PARKING LOT STRIPE.
- CONCRETE MOUNTABLE CURB.
- ACCESSIBLE PARKING, MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
- PAINTED CROSSWALK, WHITE, REFER TO PLAN VIEW FOR LENGTH, 2' WIDE
AT 4' O.C.
- ACCESSIBLE PARKING - ACCESS AISLE MARKINGS, PAINTED 4" ADA BLUE
STRIPING, MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
- ACCESSIBLE PAVEMENT MARKING - ADA SYMBOL.
- SITE SIGNAGE - ADA PARKING.
- SITE SIGNAGE - MOTORCYCLE PARKING.
- FIRE LANE STRIPING AND SIGNAGE.
- ROADWAY STRIPING - 4" WHITE LANE STRIPE.
- STOP LINE PAVEMENT STRIPING.
- CONCRETE SIDEWALK, SIDEWALK WIDTH VARIES. SEE SITE PLAN.
- SIDEWALK ACCESS RAMPS.
- TRASH ENCLOSURE.
- CONTRACTOR TO VERIFY LOCATION OF EXISTING CURB, ASPHALT, AND
CONCRETE PAVEMENT TIE-IN LOCATIONS AND MATCH EXISTING WITH
SMOOTH TRANSITION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- SAWCUT REMOVE & DISPOSE EXISTING ASPHALT
- RAISED PEDESTRIAN CROSSWALK.
- EXISTING BIKE RACK (11 BIKE PARKING SPACES PROVIDED).
- EXISTING ADA PARKING.
- EXISTING ADA PARKING - VAN.
- CURB OPENING, REFER TO CG-101 GRADING & DRAINAGE PLAN.
- PROPOSED MOTORCYCLE PARKING.
- SIDEWALK WITH TURNDOWN EDGE.
- FLUSH CONCRETE SIDEWALK.
- MINI SIGHT TRIANGLE AT DRIVEWAY.
- DIRECTIONAL PAVEMENT ARROW.
- SITE SIGNAGE - FIRE LANE SIGN.
- SITE SIGNAGE - STOP SIGN.
- SITE SIGNAGE - ONE WAY SIGN.
- SITE SIGNAGE - PEDESTRIAN CROSSWALK SIGN.
- SITE SIGNAGE - ADA VAN PARKING SIGN.
- DOUBLE SWING VEHICULAR GATE.
- SINGLE SWING VEHICULAR GATE.
- DOUBLE ROLLING VEHICULAR GATE.
- ROADWAY STRIPING - TRAFFIC CONTROL STRIPING
- PHASE I & PHASE 2 LIMITS

NOTE:
ALL BROKEN OR CRACKED CONCRETE ON SITE
MUST BE REMOVED AND REPLACED

Albuquerque Control Survey Monument
"ACS 4-L22"
New Mexico State Plane Coordinates
Central Zone (NAD 83)
N= 1,480,509.445 U.S. Survey feet
E= 1,563,610.492 U.S. Survey feet
Ground to grid factor= 0.999643379
Delta Alpha= -00°08'50.94"

SOLID WASTE APPROVAL

DATE