

CITY OF ALBUQUERQUE



July 24, 2019

Mullen Heller Architecture P.C.
Michele Mullen
1718 Central Ave SW Suite D
Albuquerque, NM 87104

Re: Solare Collegiate Charter School
8801 Gibson Blvd. SW 87121
Traffic Circulation Layout
Engineer's/Architect's Stamp 06-07-2019 (M09D031)

Dear Ms. Mullen,

The TCL submittal received 07-23-2019 is approved for Building Permit. Per recommendation from NIA, the transportation requires work order for crosswalk striping and signs. The striping and signs will be checked at the time of the certificate of occupancy. 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 a 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 TCL with 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

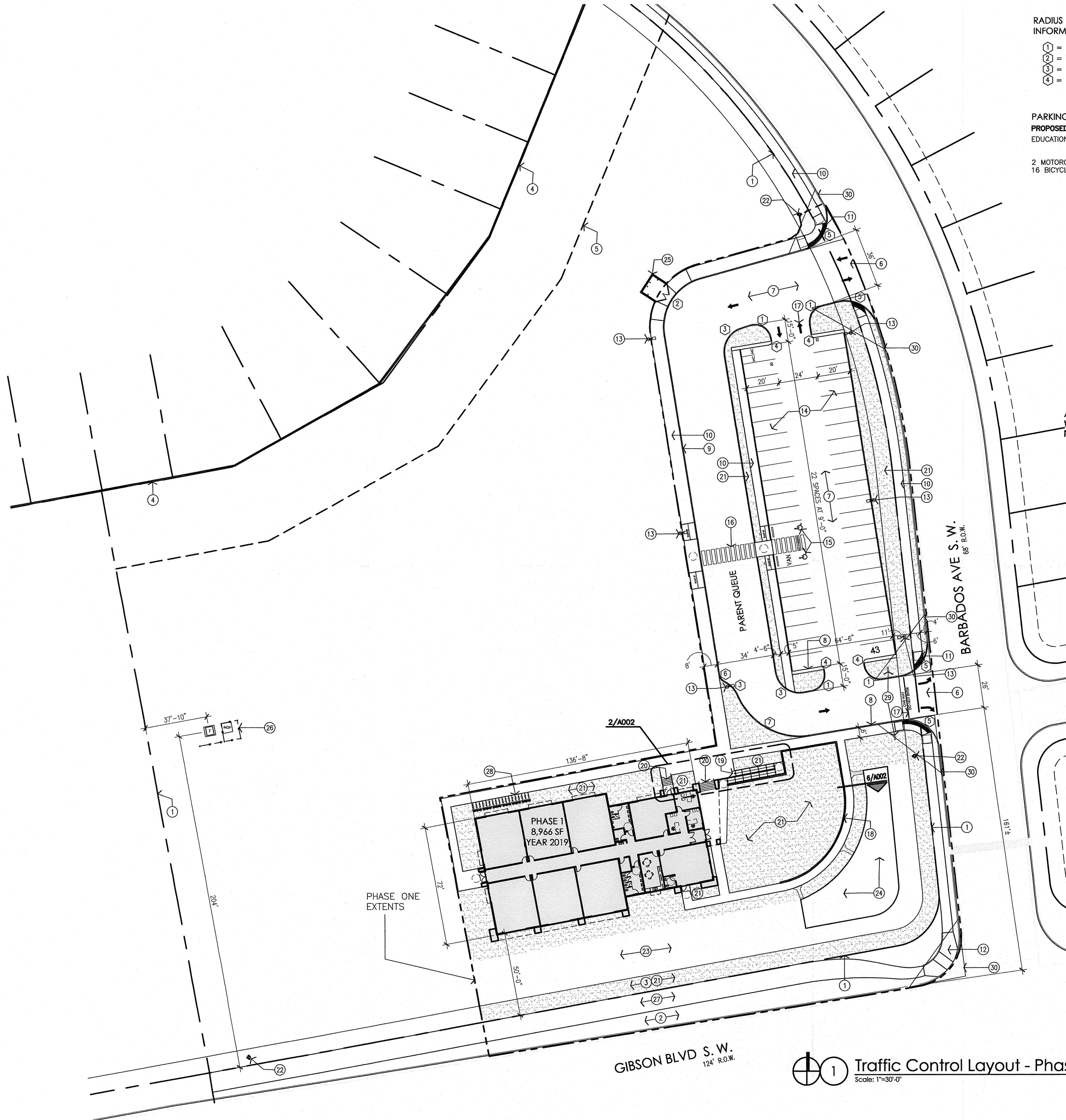
Sincerely,

A handwritten signature in black ink, appearing to read 'Racquel Michel', with a stylized, cursive script.

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

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

/MM via: email
C: File

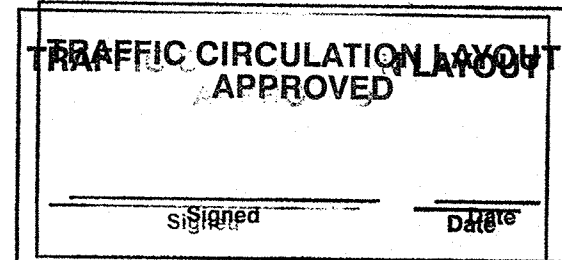


RADIUS INFORMATION:

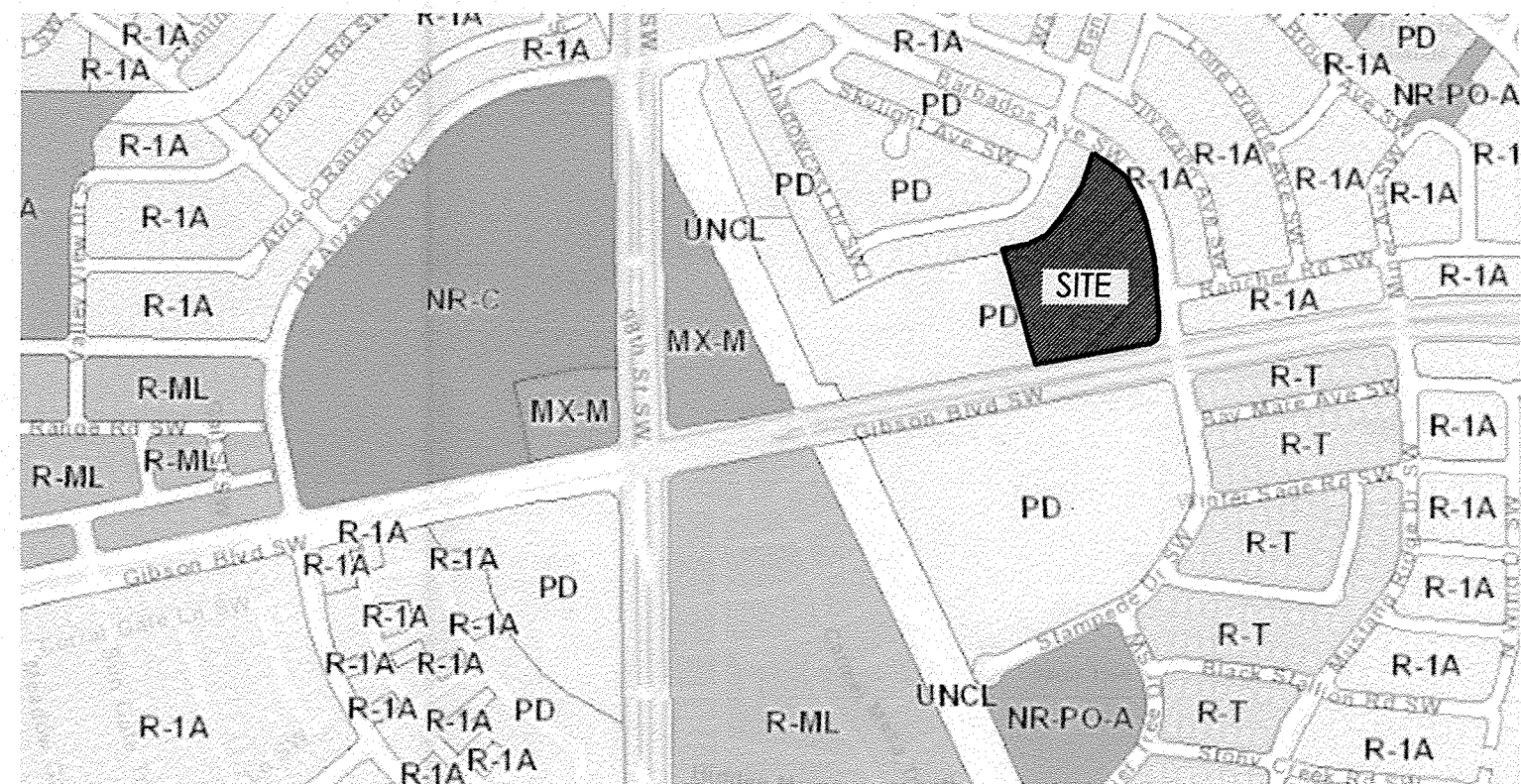
- 1 = 10'-0"
- 2 = 30'-0"
- 3 = 15'-0"
- 4 = 3'-0"
- 5 = 20'-0"
- 6 = 5'-0"
- 7 = 40'-0"

PARKING CALCULATIONS:

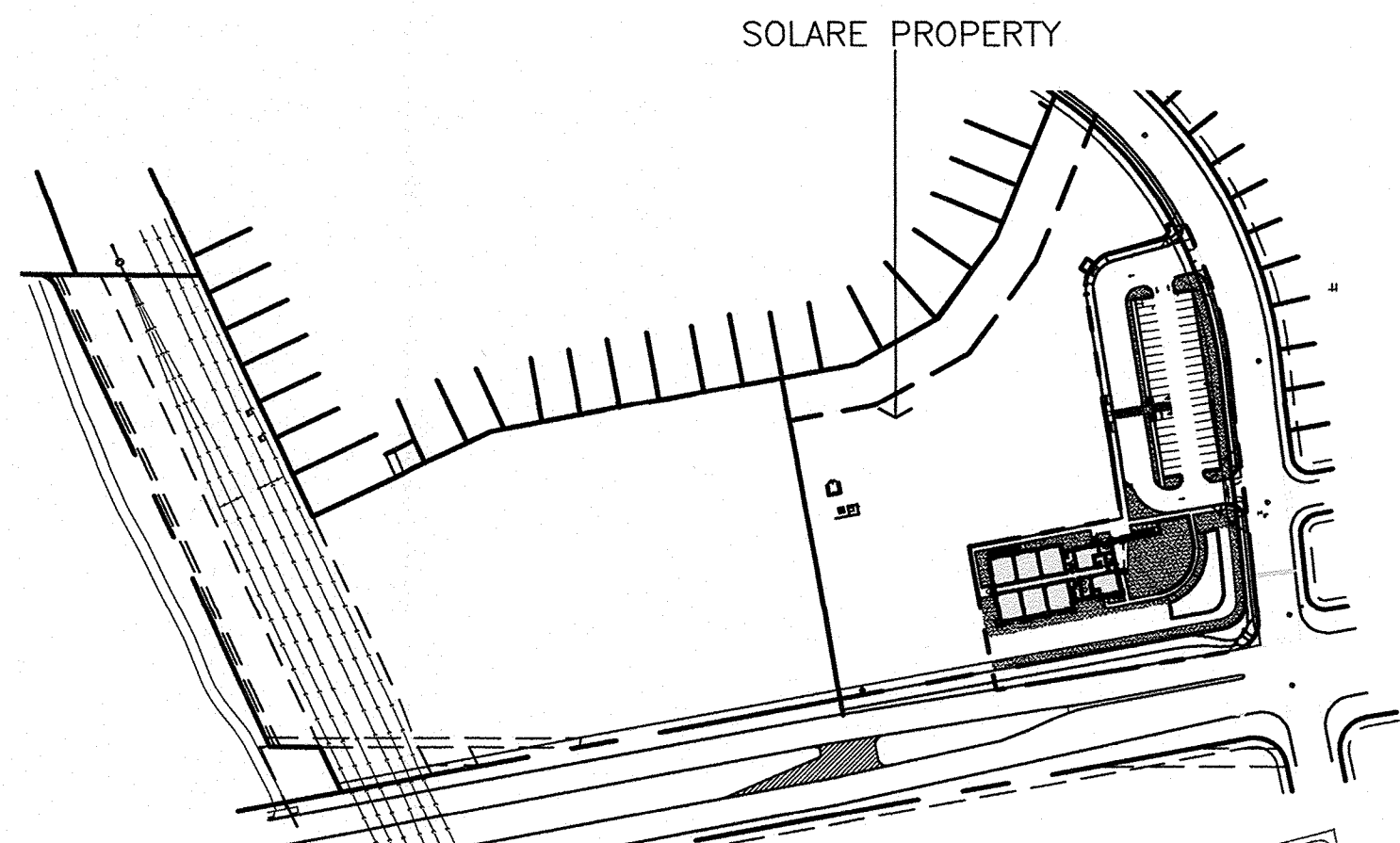
PROPOSED 1-STORY SCHOOL:
EDUCATION AT 2 SPACES/CLASSROOM = 14 SPACES REQUIRED
40 STANDARD SPACES PROVIDED
2 ADA ACCESSIBLE SPACES PROVIDED
2 MOTORCYCLE SPACES REQUIRED, 2 MOTORCYCLE SPACES PROVIDED
16 BICYCLE SPACES REQUIRED, 18 BICYCLE SPACES PROVIDED



ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.



2 Vicinity Map
Scale: Not To Scale



3 Overall Site Plan
Scale: 1"=200'-0"

- GENERAL NOTES:
- [A] THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
 - [B] LANDSCAPING AND SIGNING 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.
 - [C] ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
 - [D] ALL CURBS SURROUNDING LANDSCAPING, SHALL PROVIDE WATER RUNOFF OPENINGS TO ALLOW SURFACE DRAINAGE INTO THE LANDSCAPED AREAS (WATER HARVESTING).
 - [E] ALL SIGNAGE AND FENCES WILL BE DONE UNDER SEPARATE PERMIT.
 - [F] ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
 - [G] SIDEWALK AREAS TO BE SHADED ALONG THE PRIMARY FACADE OF BUILDING.
 - [H] ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER. THIS IS TO INCLUDE THE SIDEWALK ALONG BARBADOS, THE BIKE PATH ALONG GIBSON, AND THE TWO NEW DRIVES OFF OF BARBADOS.

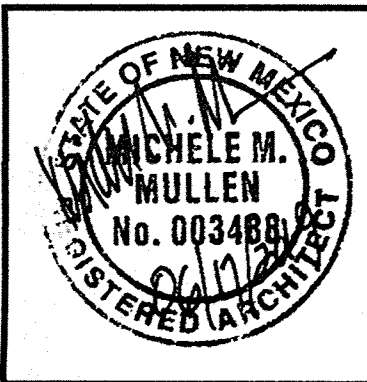
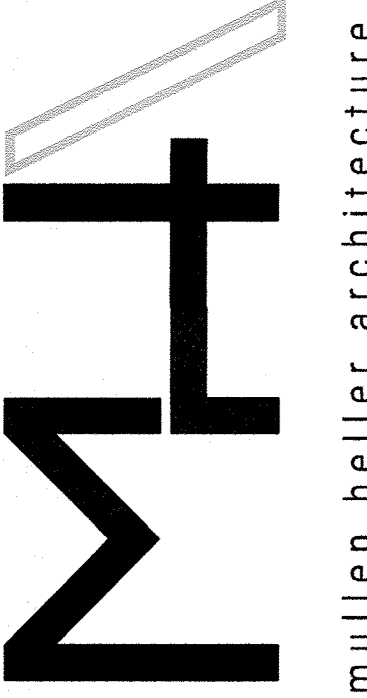
- KEYED NOTES:
- [1] PROPERTY LINE
 - [2] EXISTING DIRT SHOULDER ALONG GIBSON
 - [3] EXISTING PNM EASEMENT
 - [4] EXISTING 6' CMU WALL SEPARATING SOLARE COLLEGIATE SCHOOL FROM RESIDENTIAL PROPERTIES.
 - [5] 50' "NO BUILDING" SETBACK BETWEEN RESIDENTIAL AND COMMERCIAL PROPERTY PER INTEGRATED DEVELOPMENT ORDINANCE REQUIREMENTS.
 - [6] NEW DRIVE PAD TO TIE INTO EXISTING CURB AND GUTTER SYSTEM. REFER TO CIVIL AND COA STANDARD DETAIL 2426.
 - [7] ASPHALT PAVING, REFER TO GEOTECHNICAL INVESTIGATION FOR ASPHALT SECTION.
 - [8] CONCRETE CURB AND GUTTER WHERE STORM WATER FLOWS AGAINST THE CURB.
 - [9] CONCRETE CURB
 - [10] CONCRETE SIDEWALK. REFER TO COA STANDARD DETAIL 2430.
 - [11] ADA COMPLIANT SIDEWALK RAMP WITH TRUNCATED DOMES TO MEET COA STANDARD DETAILS AT BOTH SIDES OF NEW DRIVEPAD.
 - [12] EXISTING ADA COMPLIANT SIDEWALK INTERSECTION RAMP.
 - [13] LIGHT POLE ON CONCRETE BASE, REFER TO DETAIL.
 - [14] PARKING SPACE PAVEMENT STRIPING
 - [15] HANDICAPPED ACCESSIBLE PARKING SPACES, REFER TO DETAILS.
 - [16] CROSSWALK PAVEMENT STRIPING.
 - [17] TRAFFIC CONTROL PAVEMENT MARKINGS
 - [18] CONCRETE RETAINING WALL, REFER TO DETAIL.
 - [19] CONCRETE HANDICAPPED ACCESSIBLE RAMP, REFER TO DETAILS.
 - [20] CONCRETE STAIR, REFER TO DETAILS.
 - [21] LANDSCAPE AREA, REFER TO LANDSCAPE PLAN.
 - [22] FIRE HYDRANT, REFER TO CIVIL UTILITY PLAN.
 - [23] STORM WATER SHALE, REFER TO GRADING AND DRAINAGE PLAN.
 - [24] POND, REFER TO GRADING AND DRAINAGE PLAN.
 - [25] TEMPORARY FENCE AND GATES AROUND DUMPSTER.
 - [26] TRANSFORMER AND MDP PANEL WITH FENCE.
 - [27] BIKE TRAIL. REFER TO CIVIL.
 - [28] BIKE RACK.
 - [29] PROPOSED STANDARD SIGNAGE TO READ: "DO NOT ENTER". SEE DETAIL 6/A003.
 - [30] 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 THE CLEAR SIGHT TRIANGLE.

DESCRIPTION

BY

DATE

REV



MULLEN HELLER ARCHITECTURE
1718 CENTRAL AVE SW | STE D
ALBUQUERQUE, NM 87104
P | 505.268.4144
F | 505.268.4244
www.mullenheller.com

JOB NUMBER 19-01

DRAWN BY MW/SS/AG/AV

PROJECT MGR MMM

DATE 06-27-2019

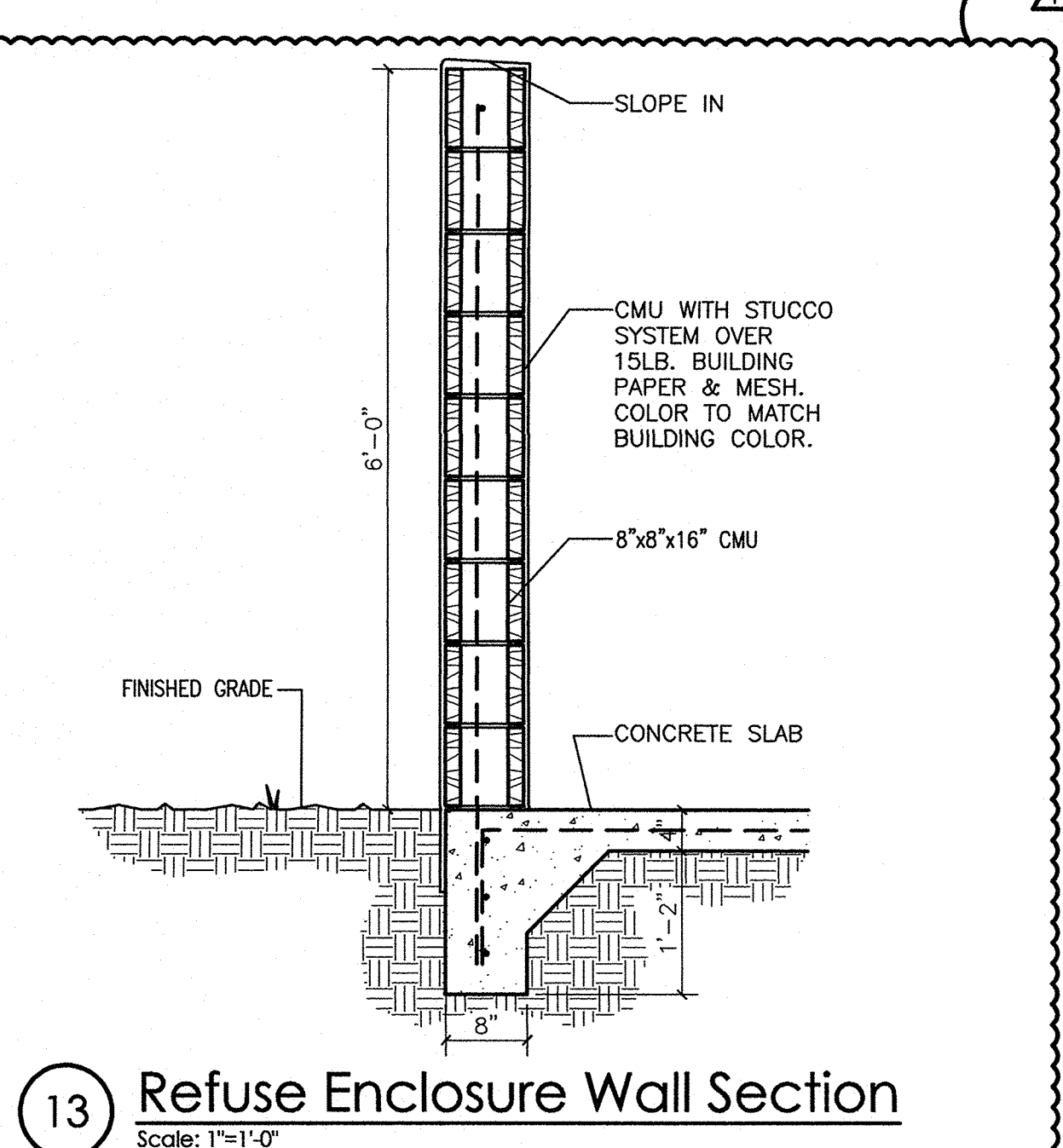
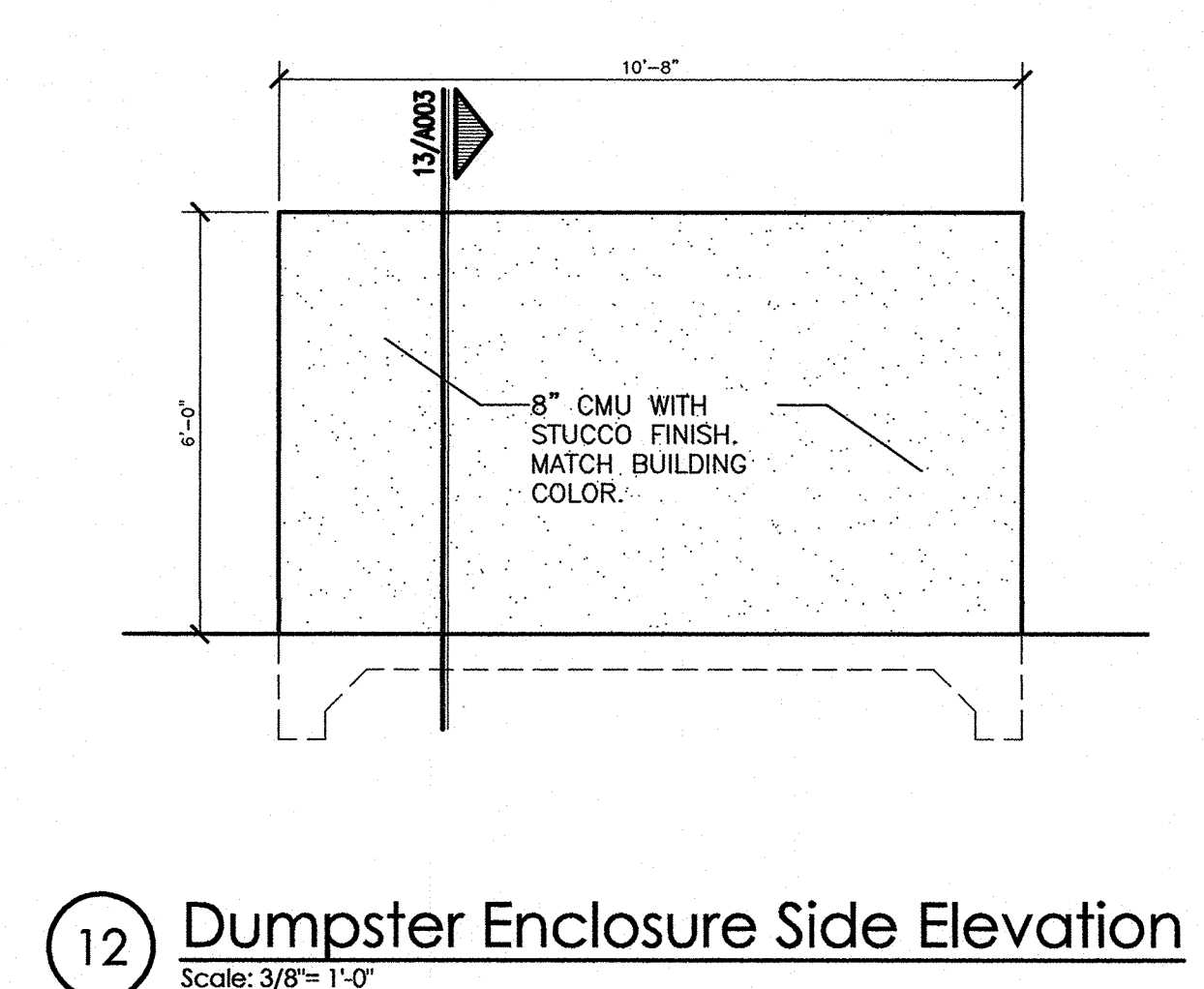
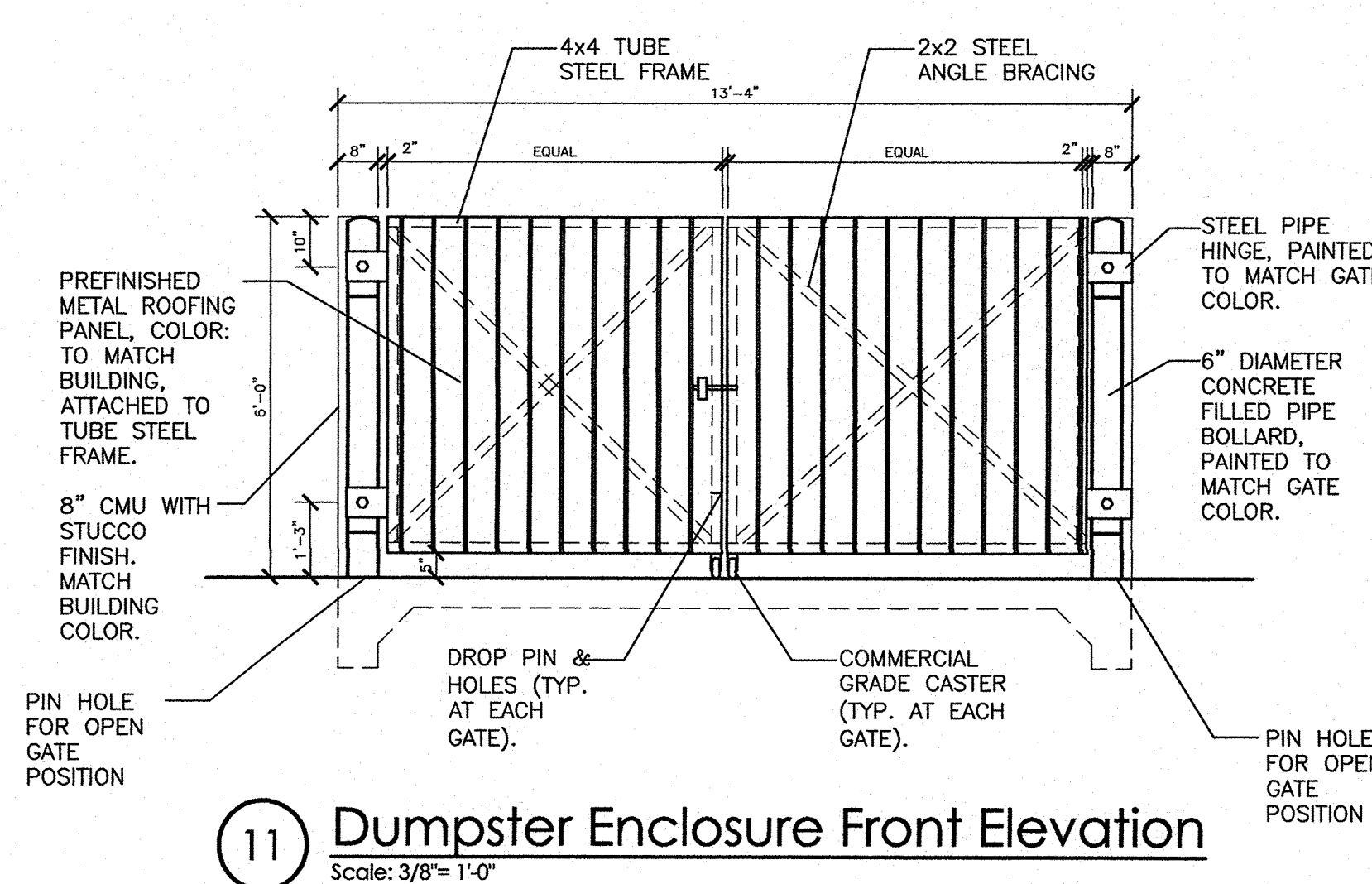
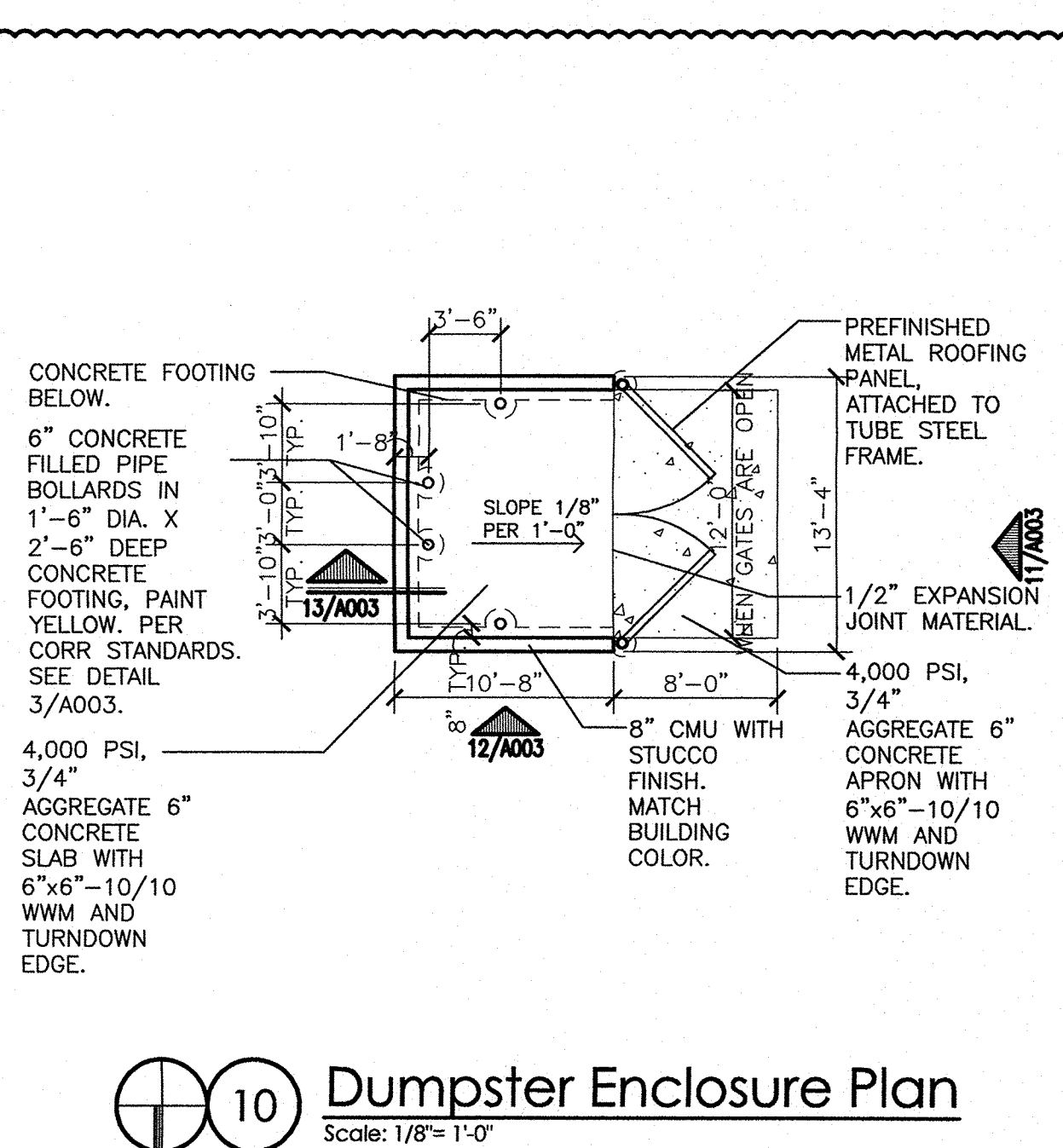
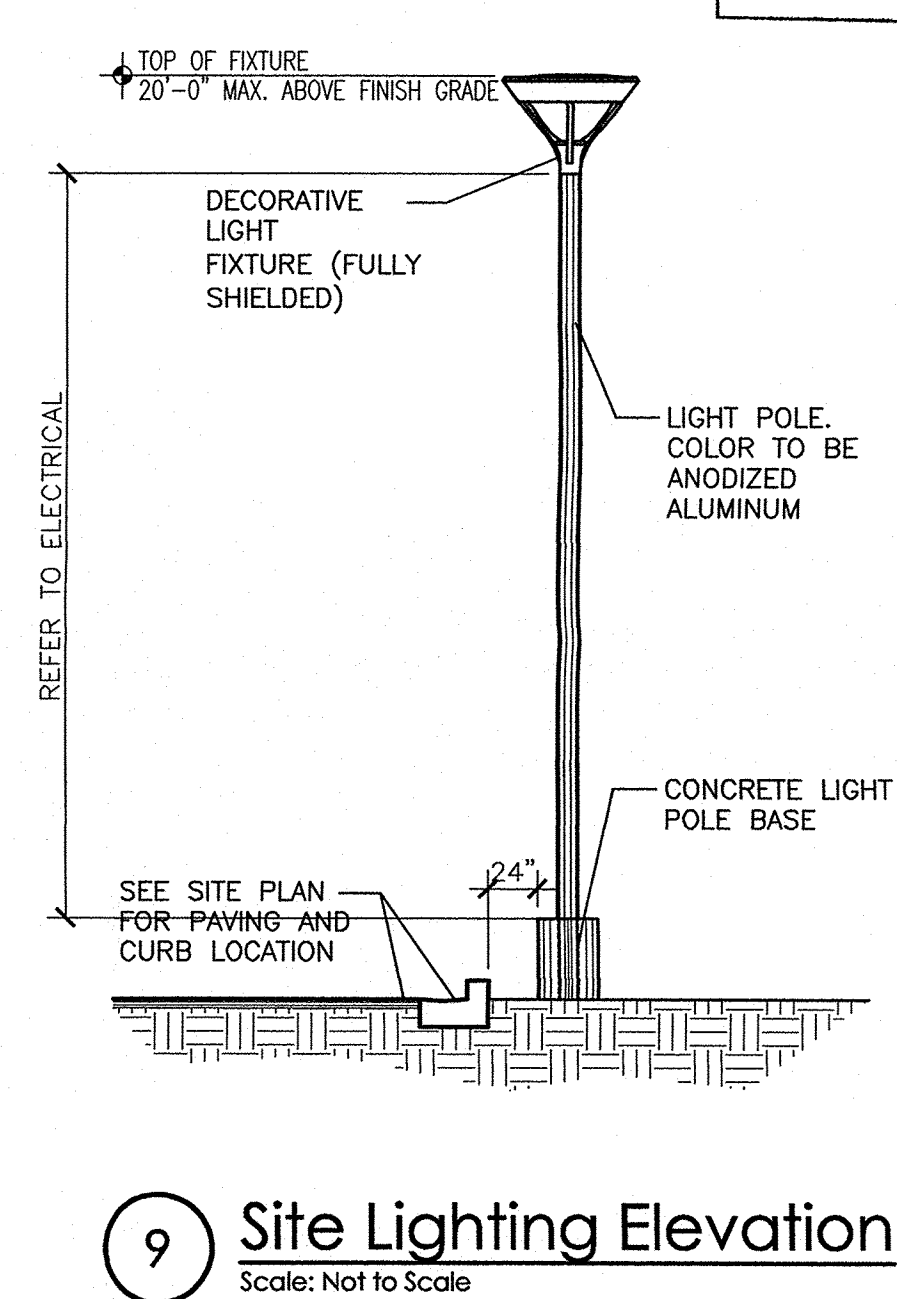
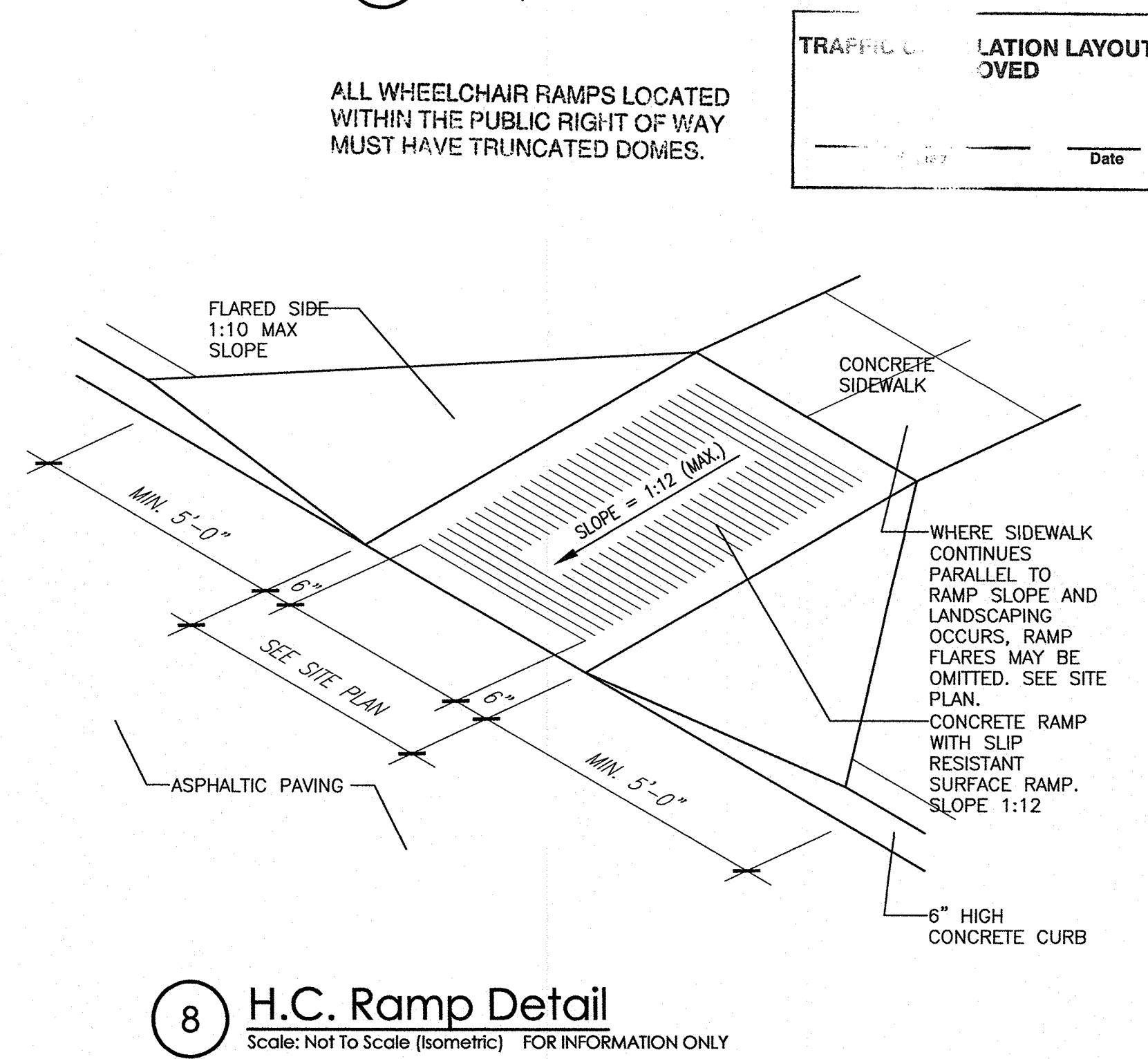
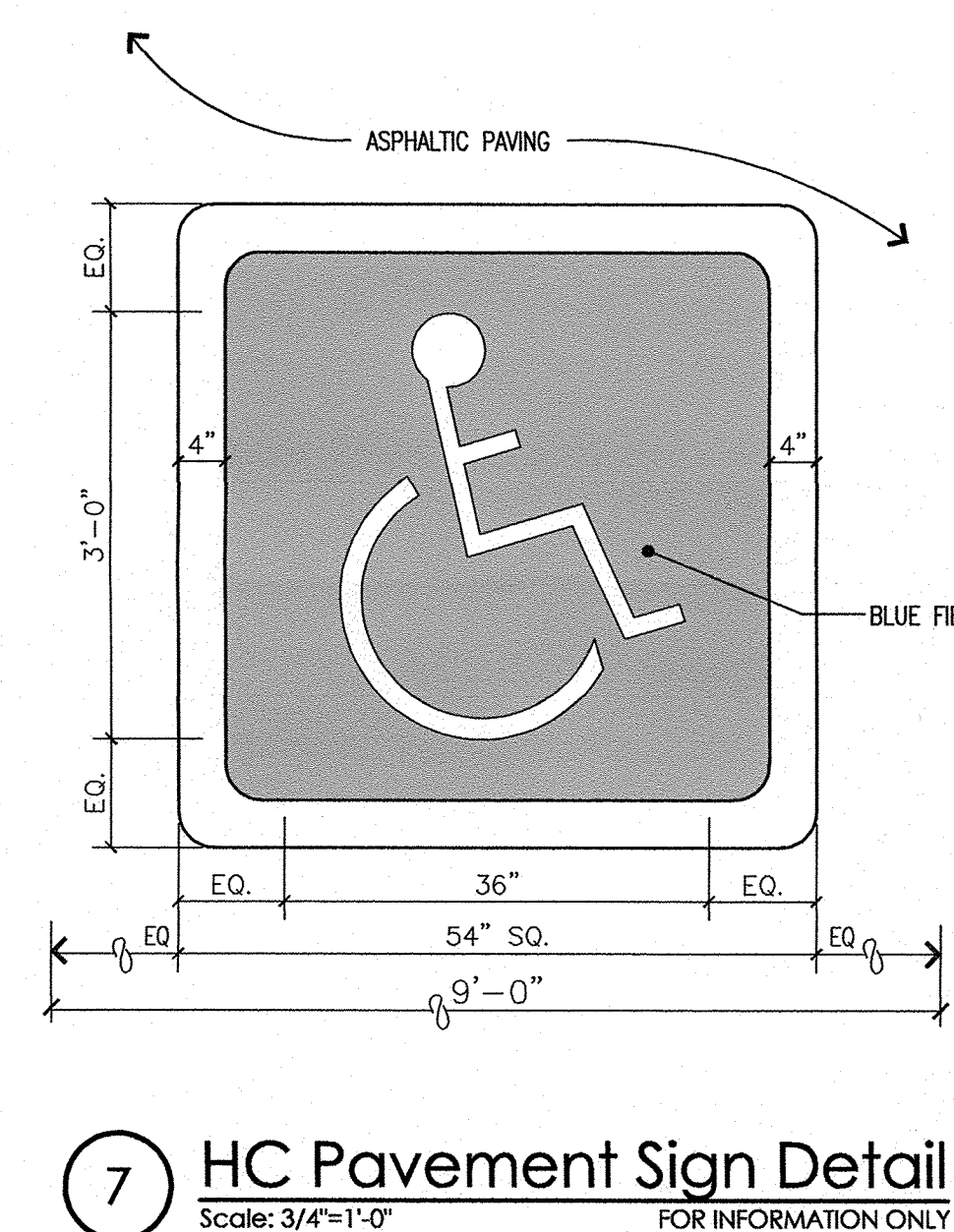
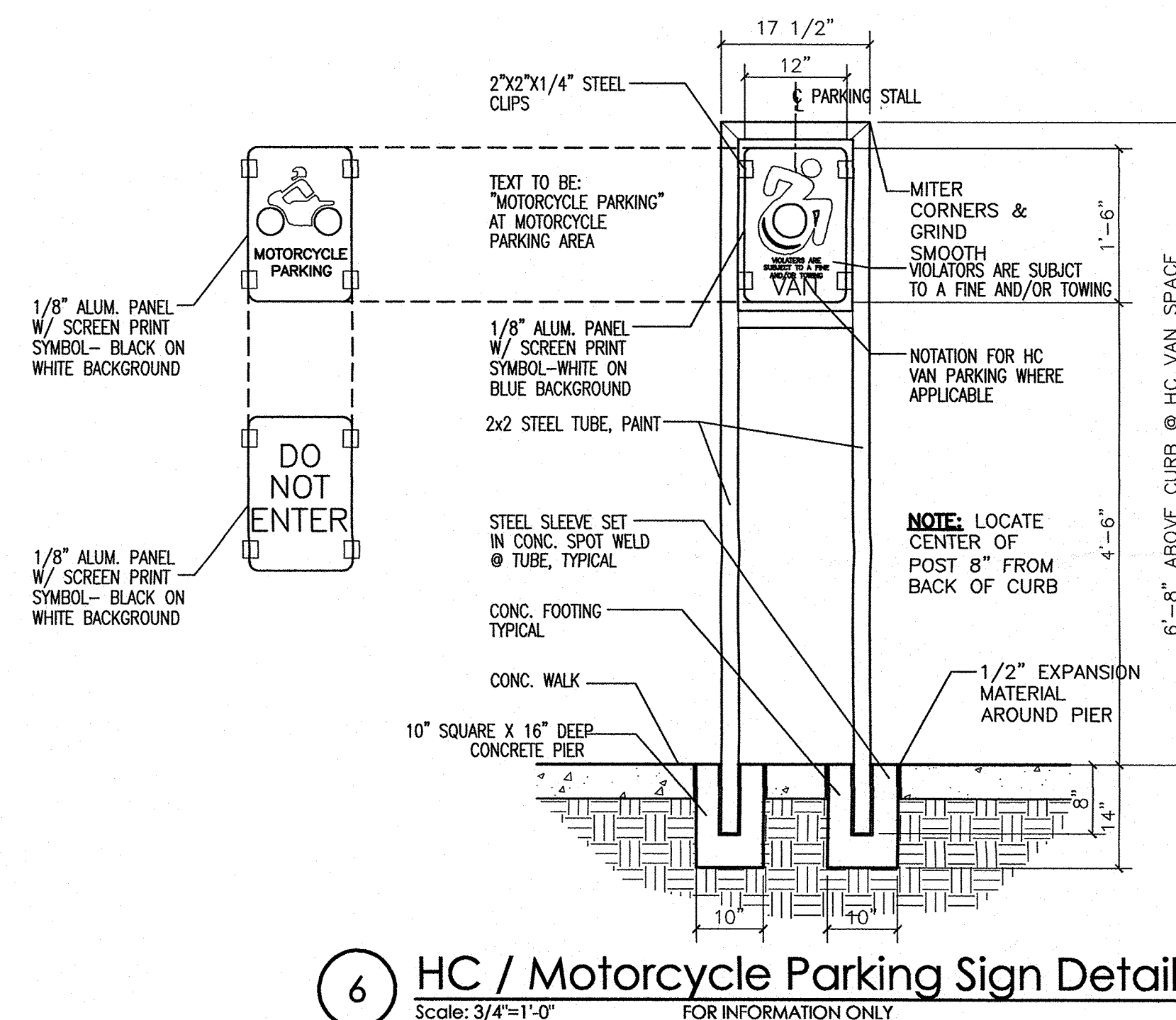
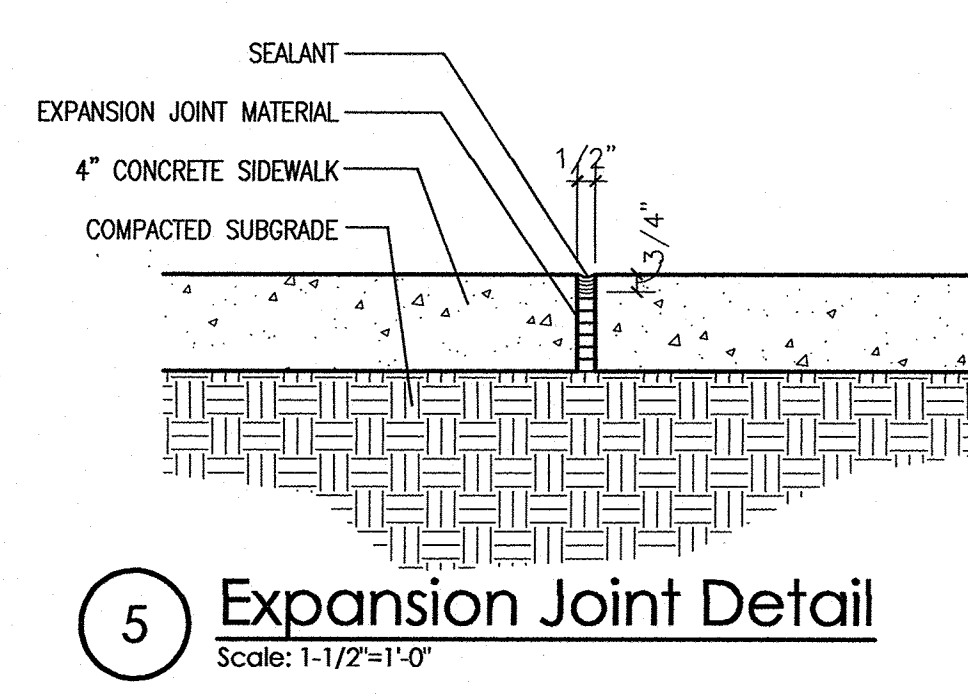
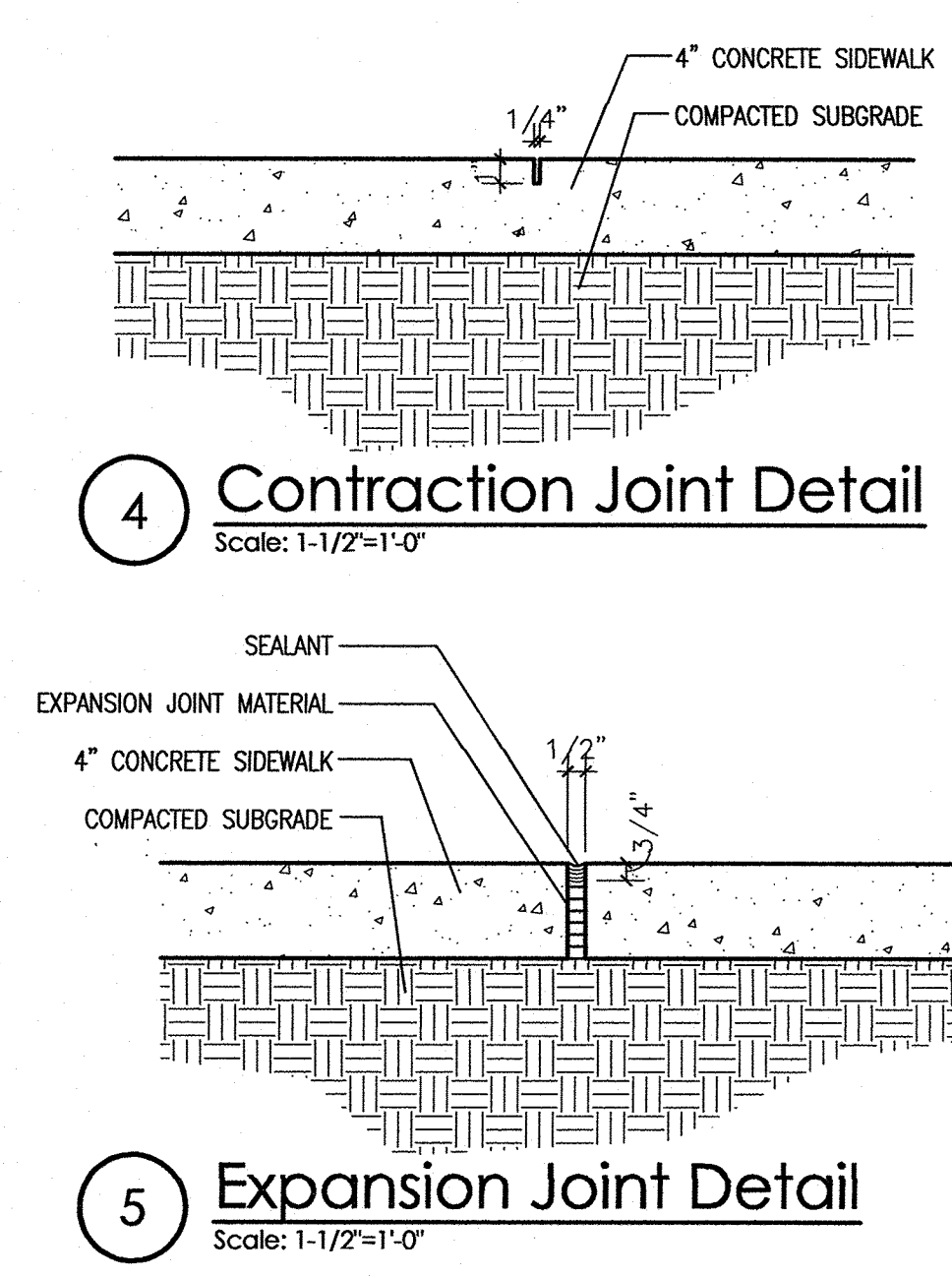
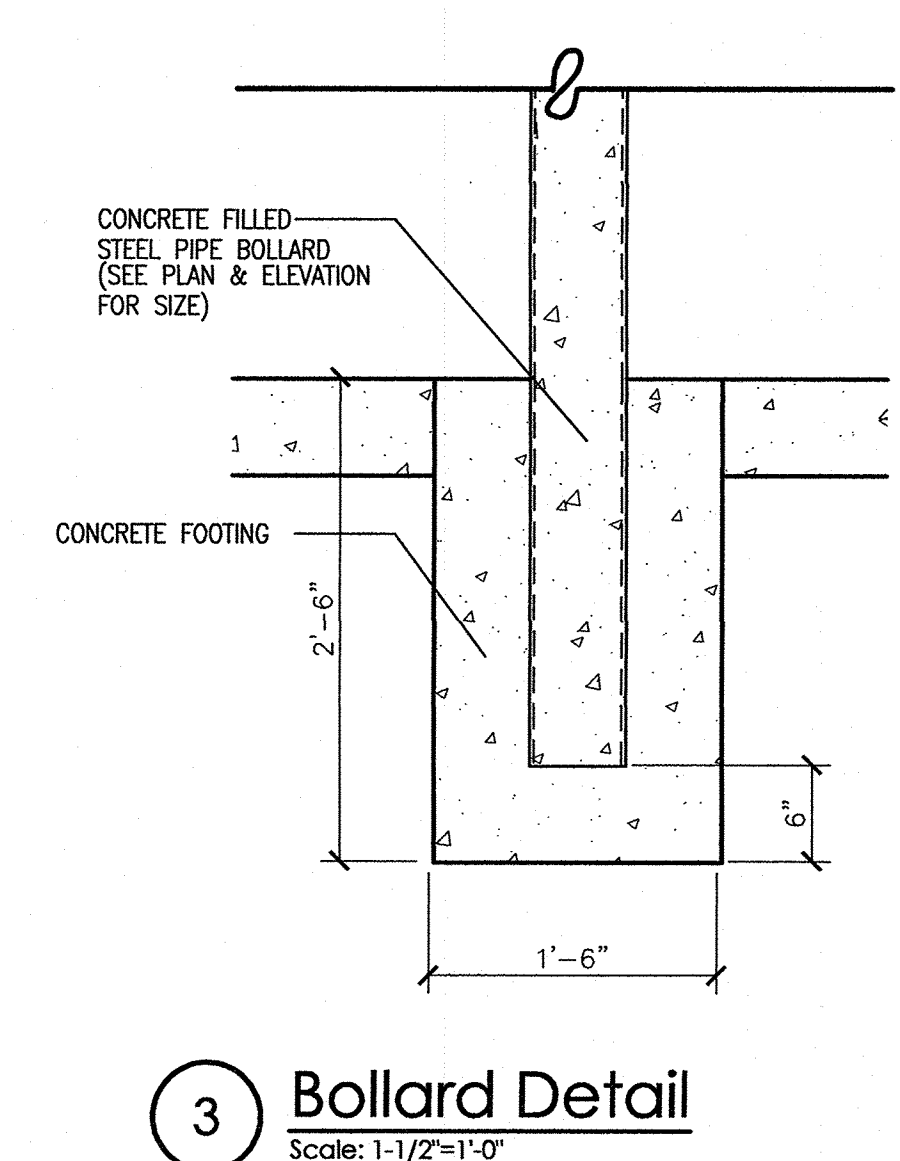
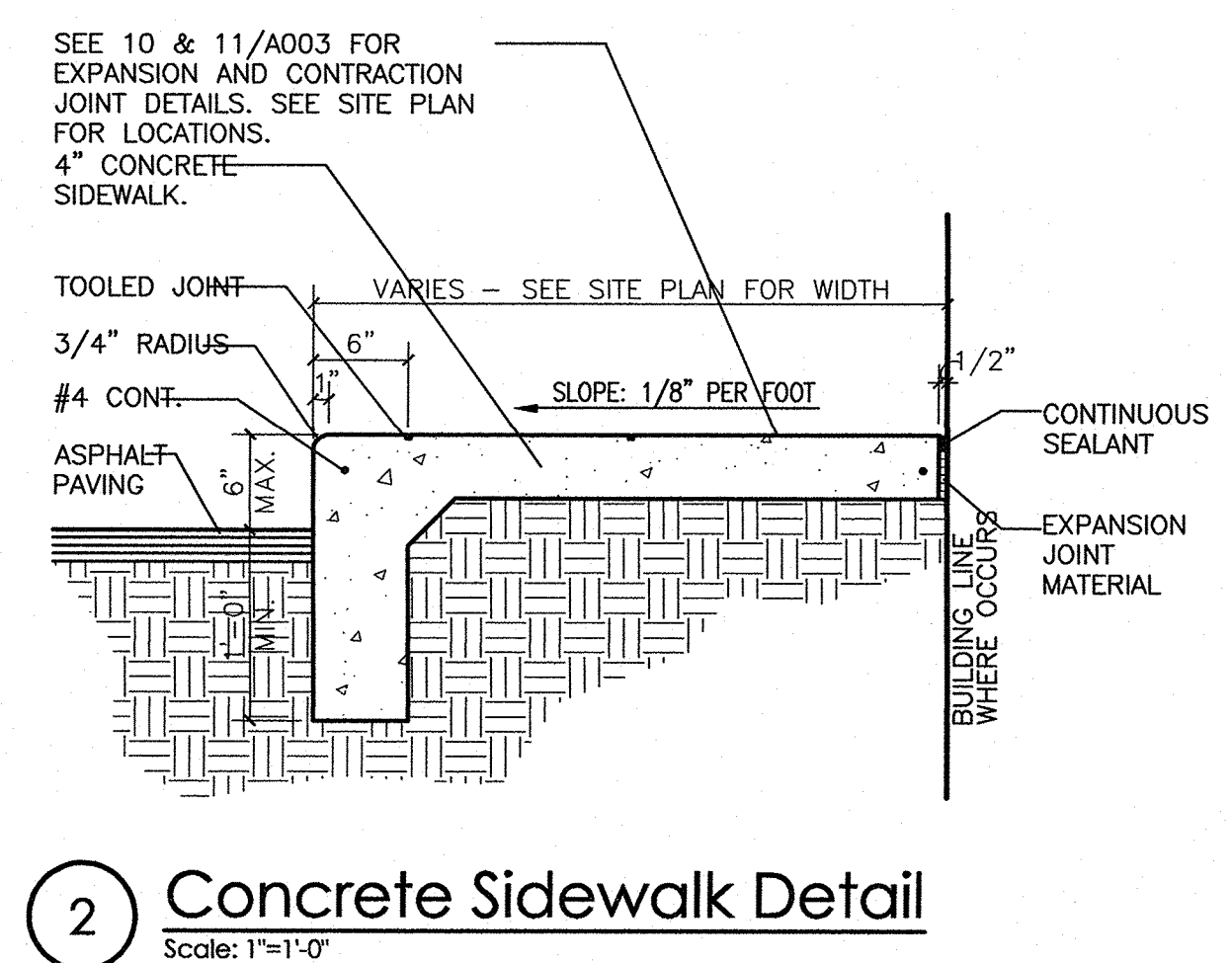
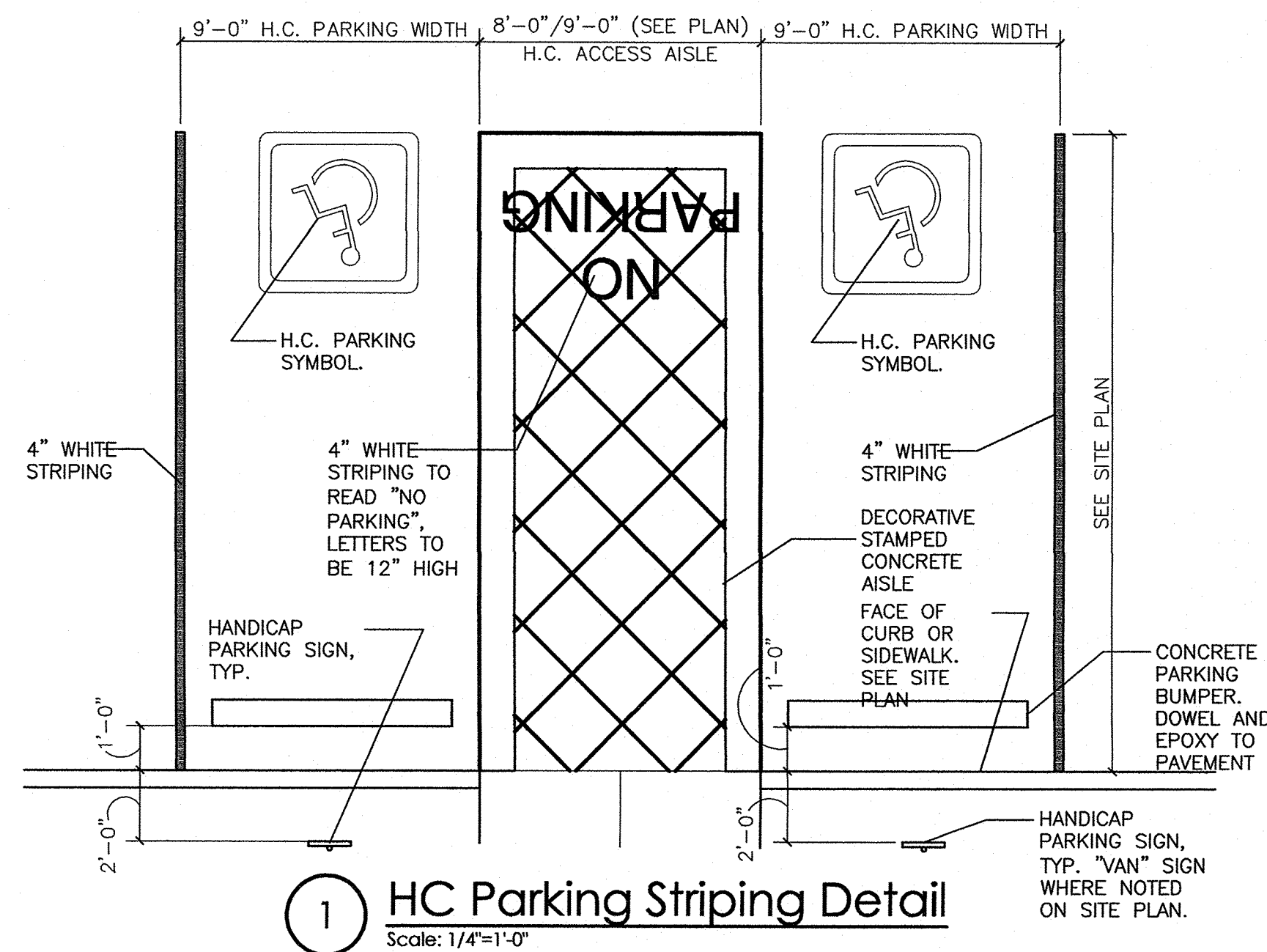
PHASE CDS

PROJECT SOLARE CHARTER SCHOOL
8801 Gibson Blvd. SW
Albuquerque, NM 87121
TITLE Traffic Control Layout

SHEET

TCL





TRAFFIC CIRCULATION LAYOUT OVER
Date

TRAFFIC CIRCULATION LAYOUT APPROVED
Signed Date