

CITY OF ALBUQUERQUE



July 22, 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,

Based upon the information provided in your submittal received 07-18-2019, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. One-way vehicular paths require pavement directional signage and a posted "**Do Not Enter**" sign at the point of egress. Please show detail and location of posted signs.
2. Show the clear sight triangle and add the following note to the plan: "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."
3. Please line up your access on Barbados Ave. SW with ranchers Rd. SW.
4. Provide notes showing what work is included and on the work order and the private work on site.
5. Work within the public right of way requires a work order with DRC approved plans.
6. Please add a note on the plan stating, "All improvements located in the Right of Way must be included on the work order."
7. Please match the infrastructure list with what is shown on TCL. The sidewalk on Barbados Ave SW is not shown in the infrastructure list.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact me at 924-3675.

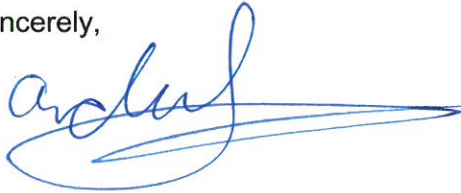
PO Box 1293

Albuquerque

NM 87103

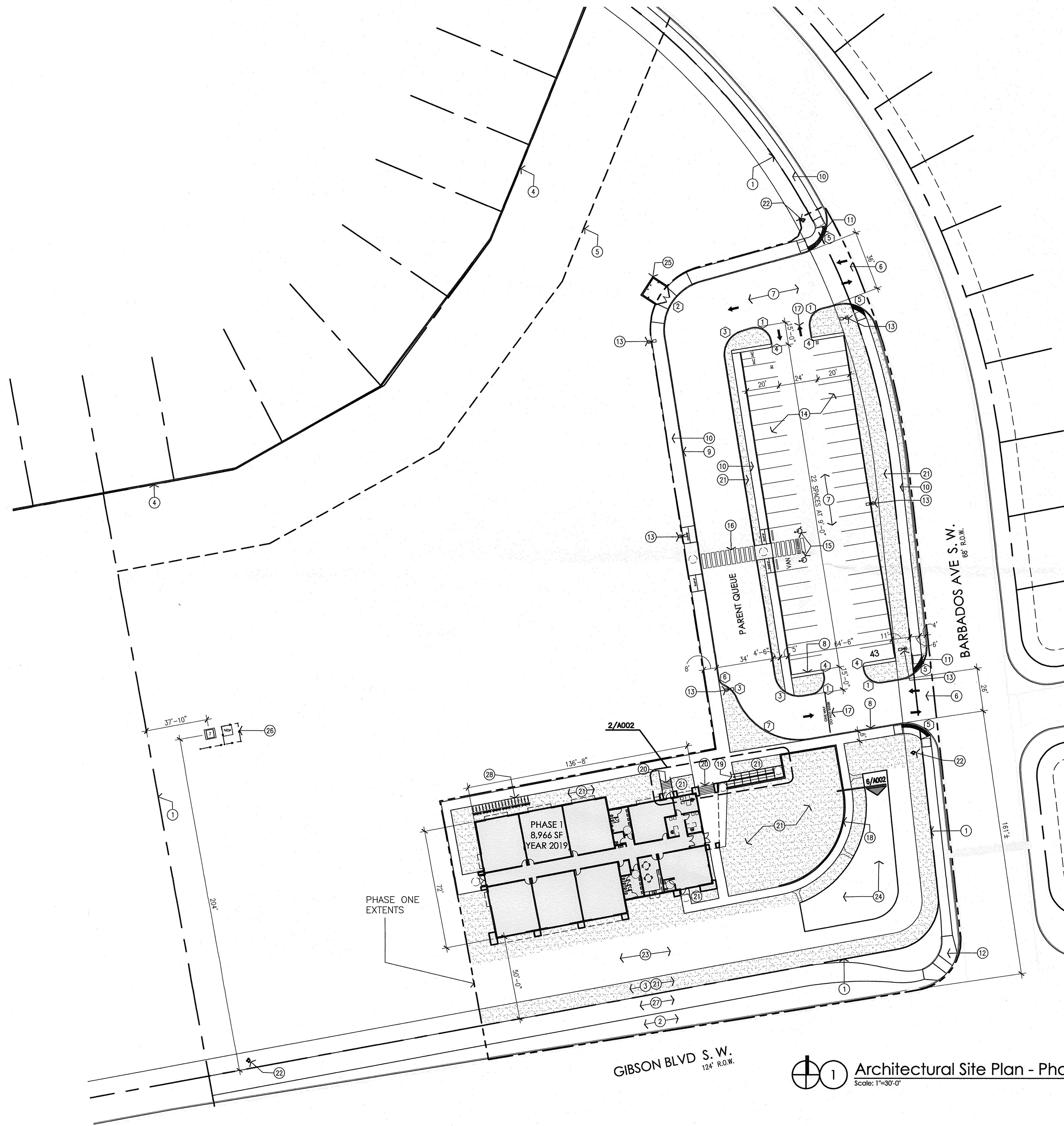
www.cabq.gov

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mojgan Maadandar', with a long horizontal flourish extending to the right.

Mojgan Maadandar
Engineer Associate, Planning Dept.
Development Review Services

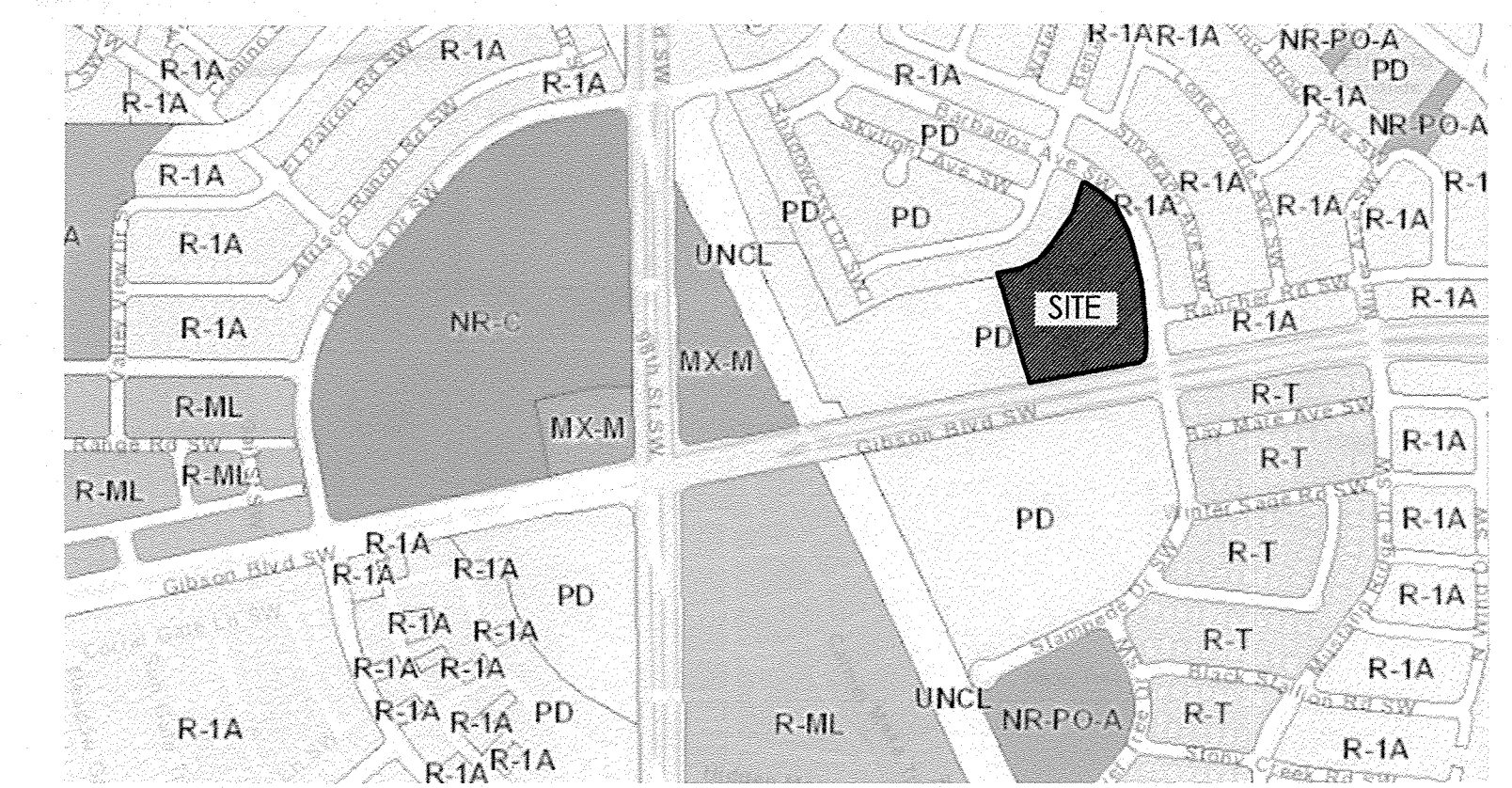
/MM via: email
C: CO Clerk, File



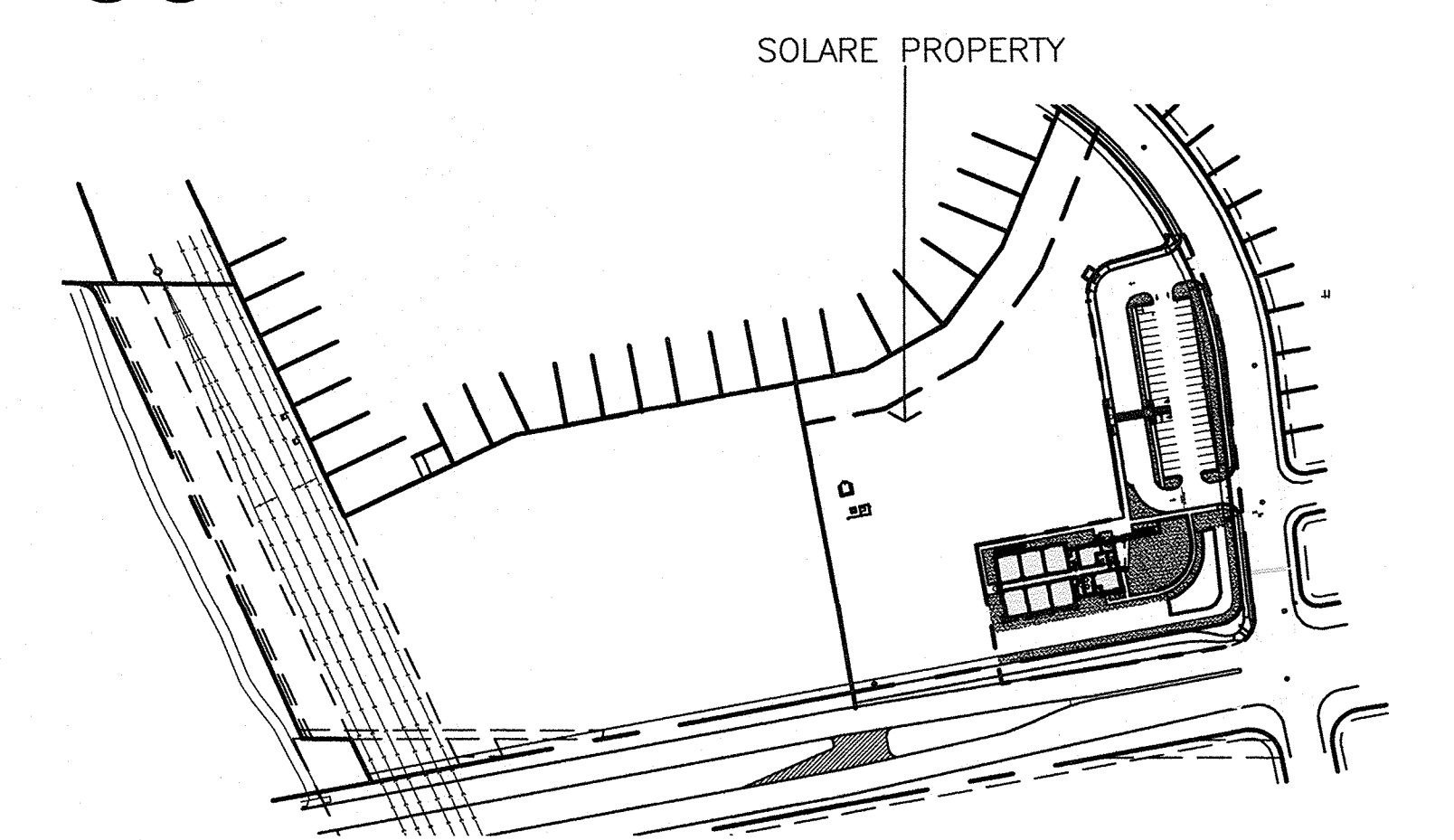
- RADIUS INFORMATION:
- | | |
|------------|------------|
| 1 = 1'-0" | 5 = 20'-0" |
| 2 = 30'-0" | 6 = 5'-0" |
| 3 = 15'-0" | 7 = 40'-0" |
| 4 = 3'-0" | |

- 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.
- 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 SWALE, 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.

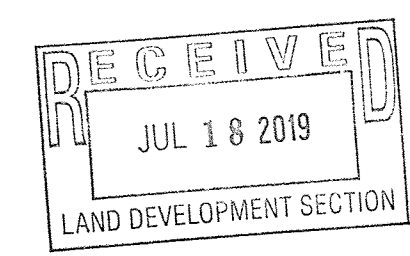
PARKING CALCULATIONS:
PROPOSED 1-STORY SCHOOL:
EDUCATION AT 2 SPACES/CLASSROOM = 14 SPACES REQUIRED
40 STANDARD SPACES PROVIDED
2 ADA ACCESSIBLE SPACES PROVIDED
2 MOTORCYCLE SPACES REQUIRED, 2 MOTORCYCLE SPACES PROVIDED
16 BICYCLE SPACES REQUIRED, 18 BICYCLE SPACES PROVIDED



2 Vicinity Map
Scale: Not To Scale



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



DESCRIPTION	
BY	
DATE	
REV	1 2 3 4 5

mullen heller architecture

STATE OF NEW MEXICO
MICHELE M. MULLEN
No. 003488
REGISTERED ARCHITECT

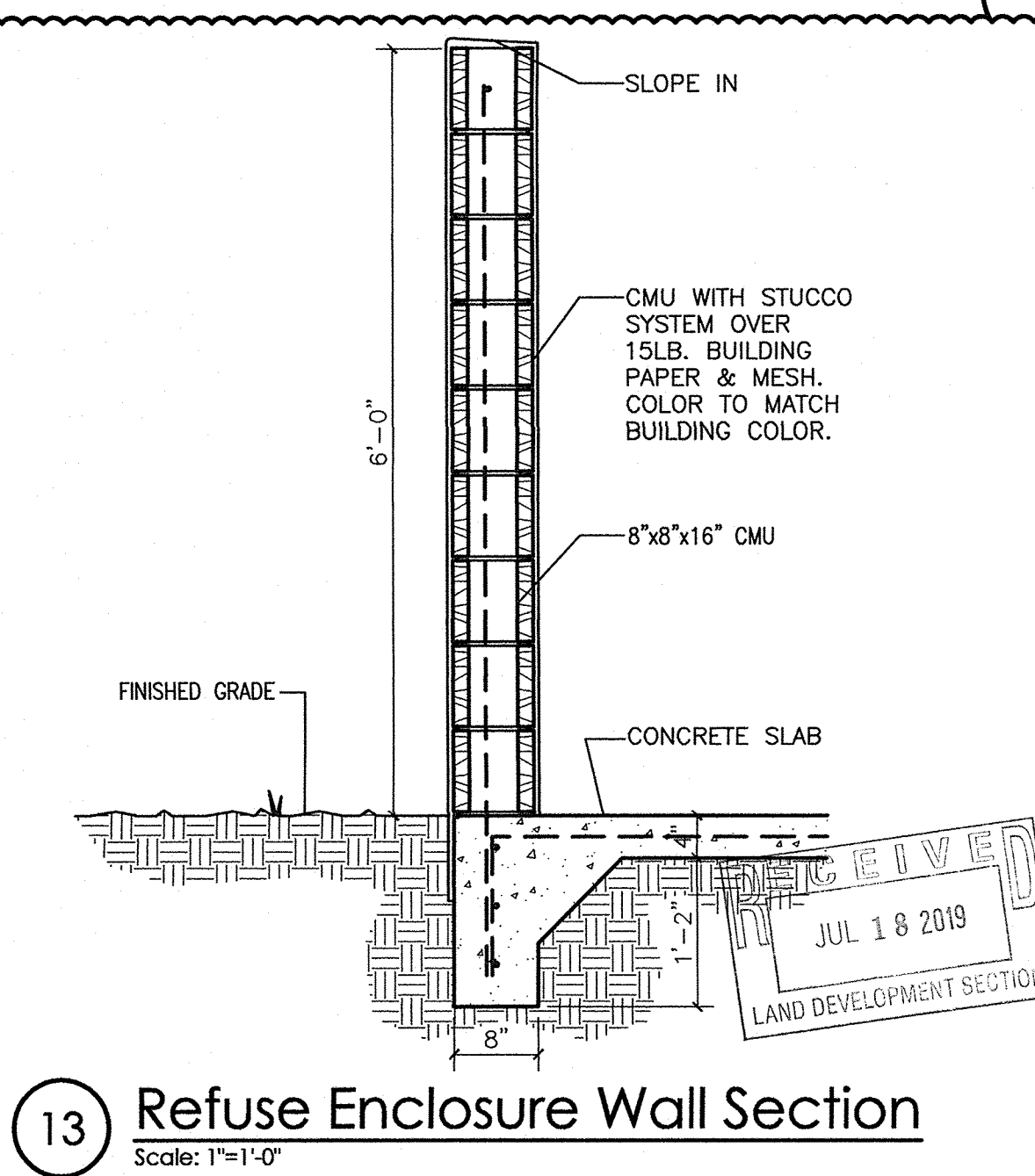
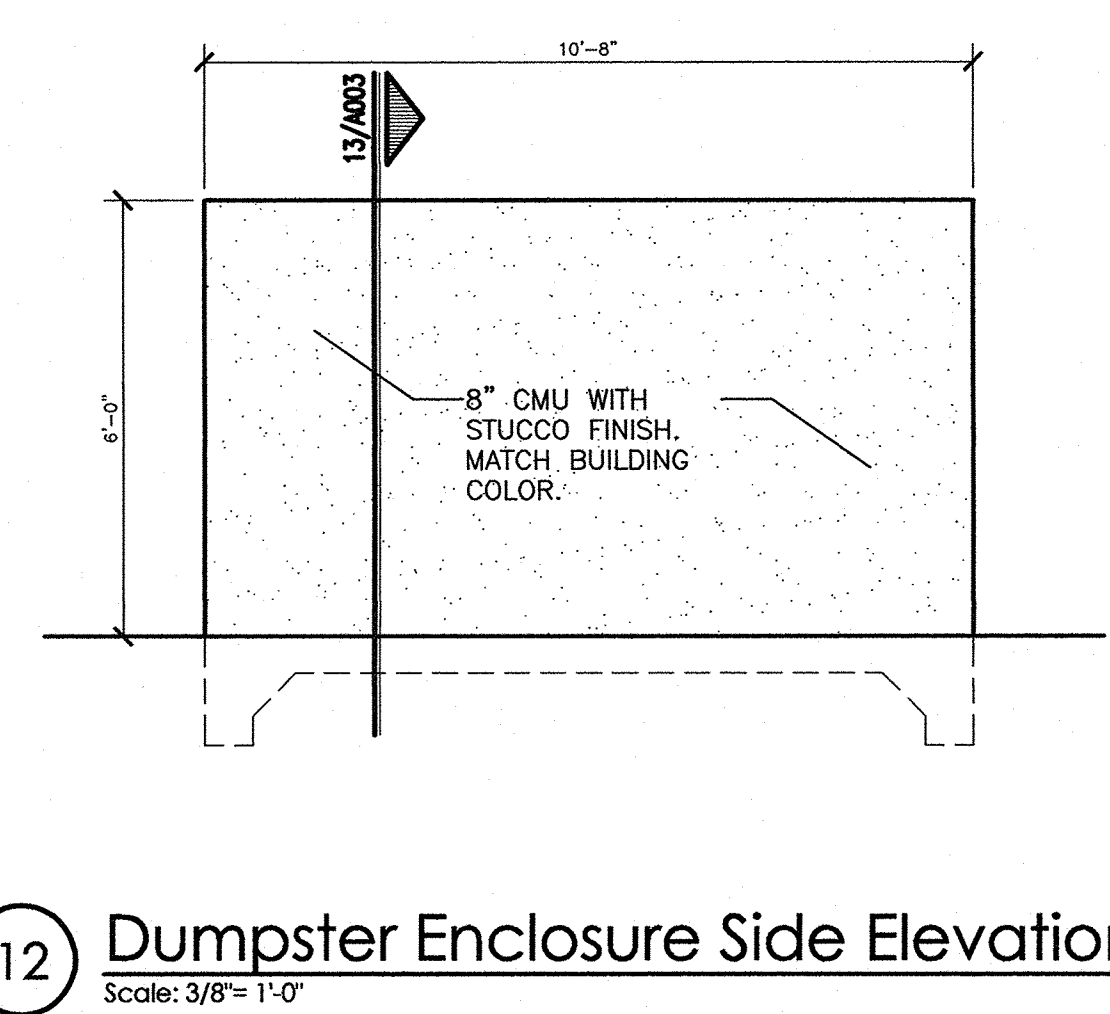
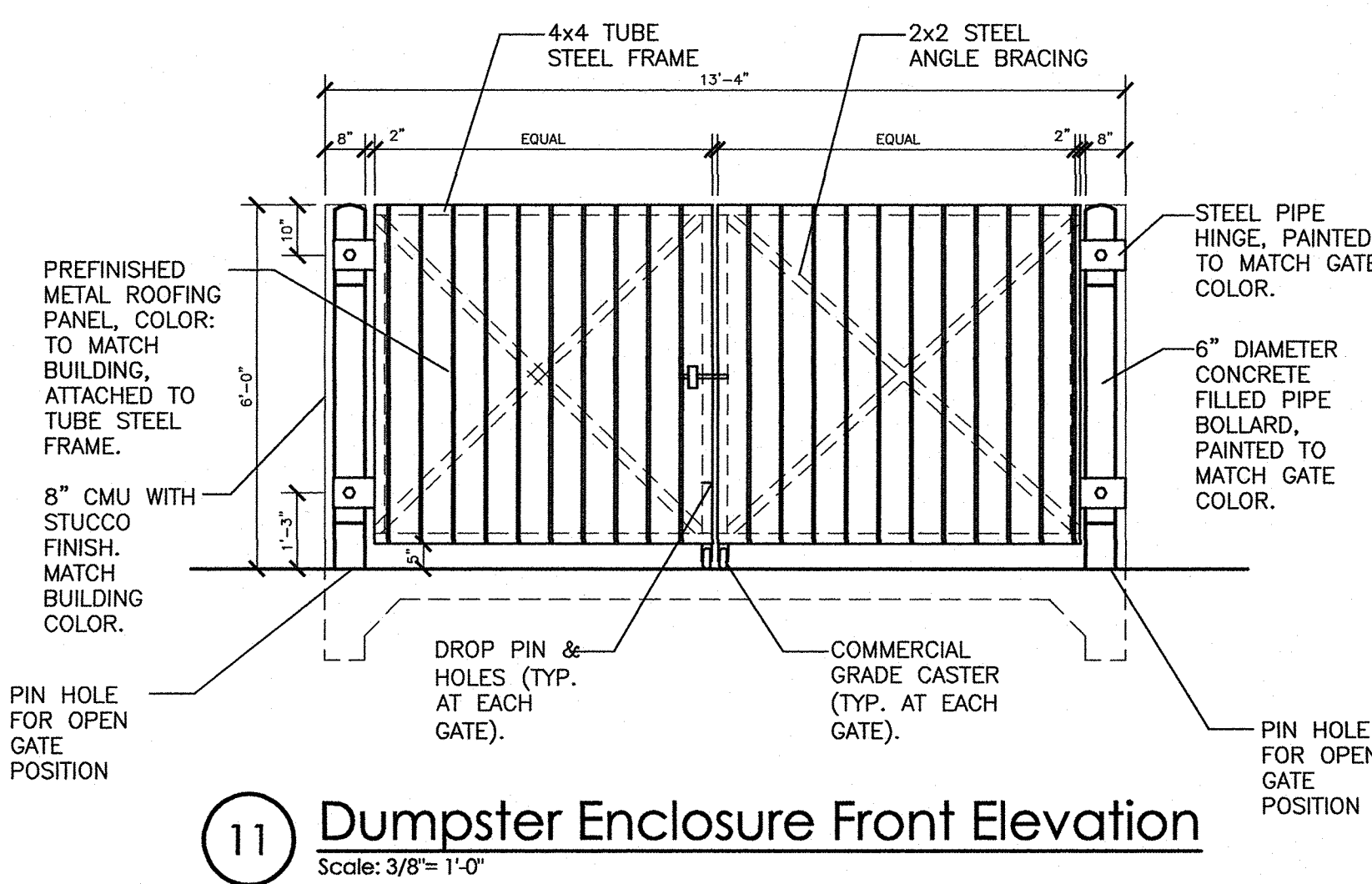
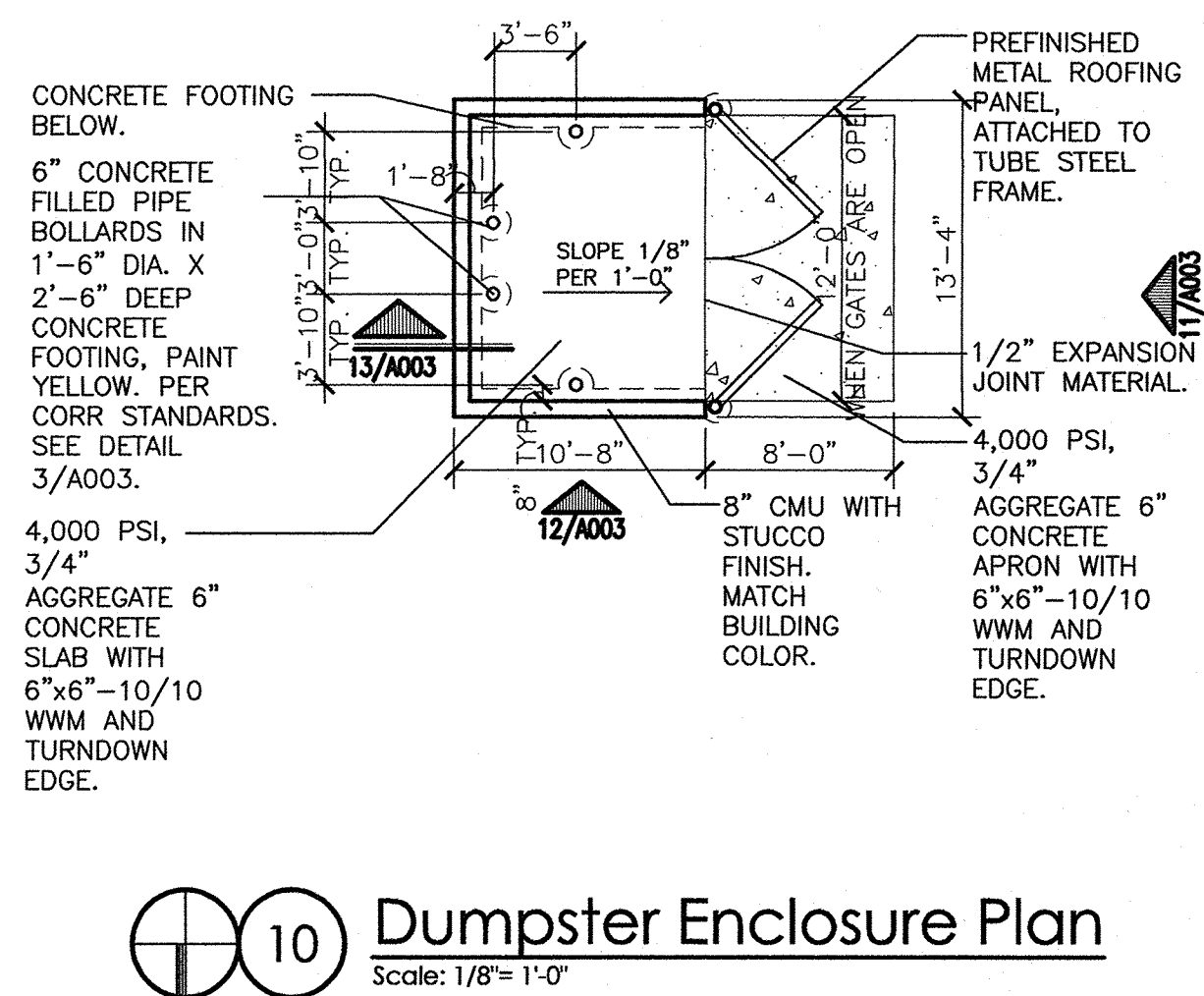
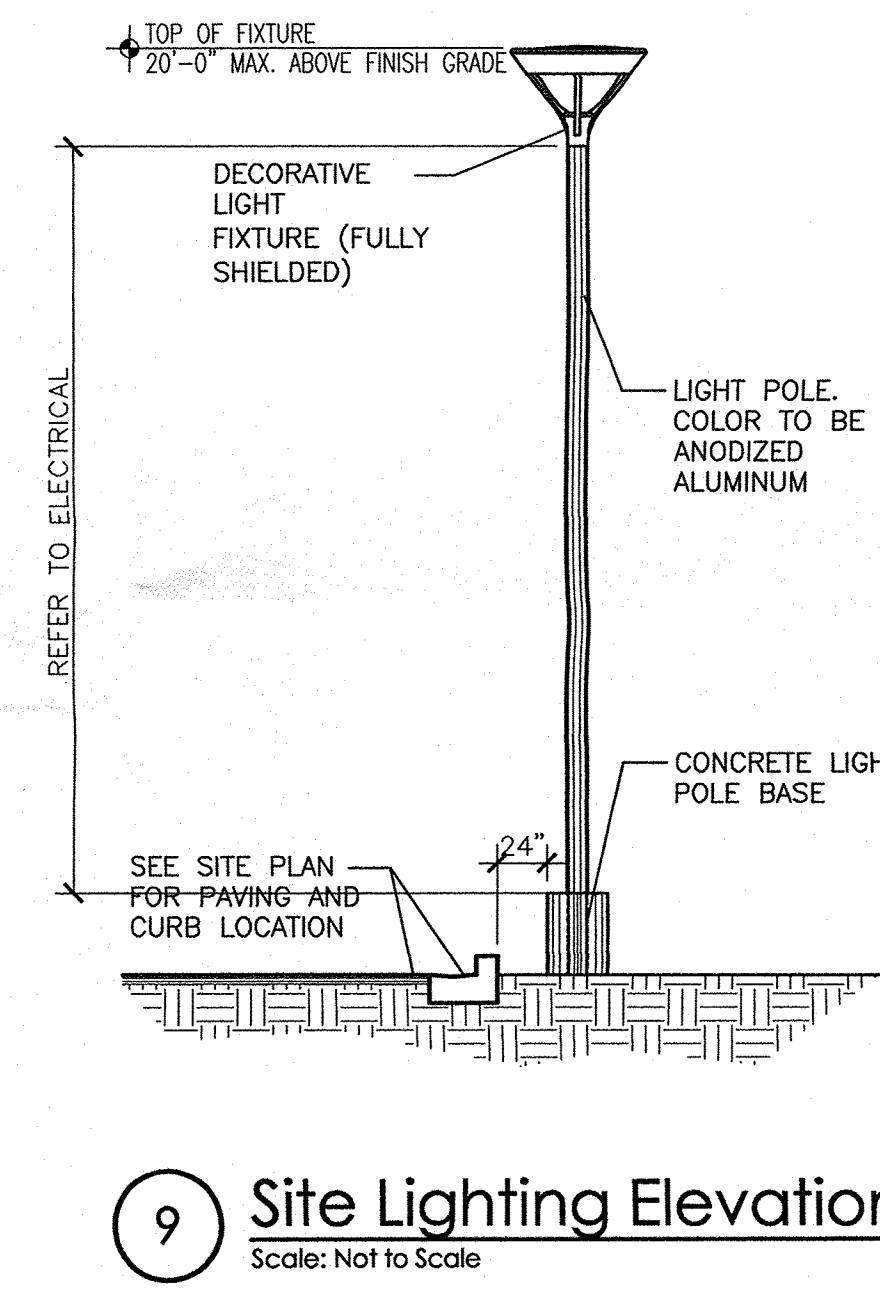
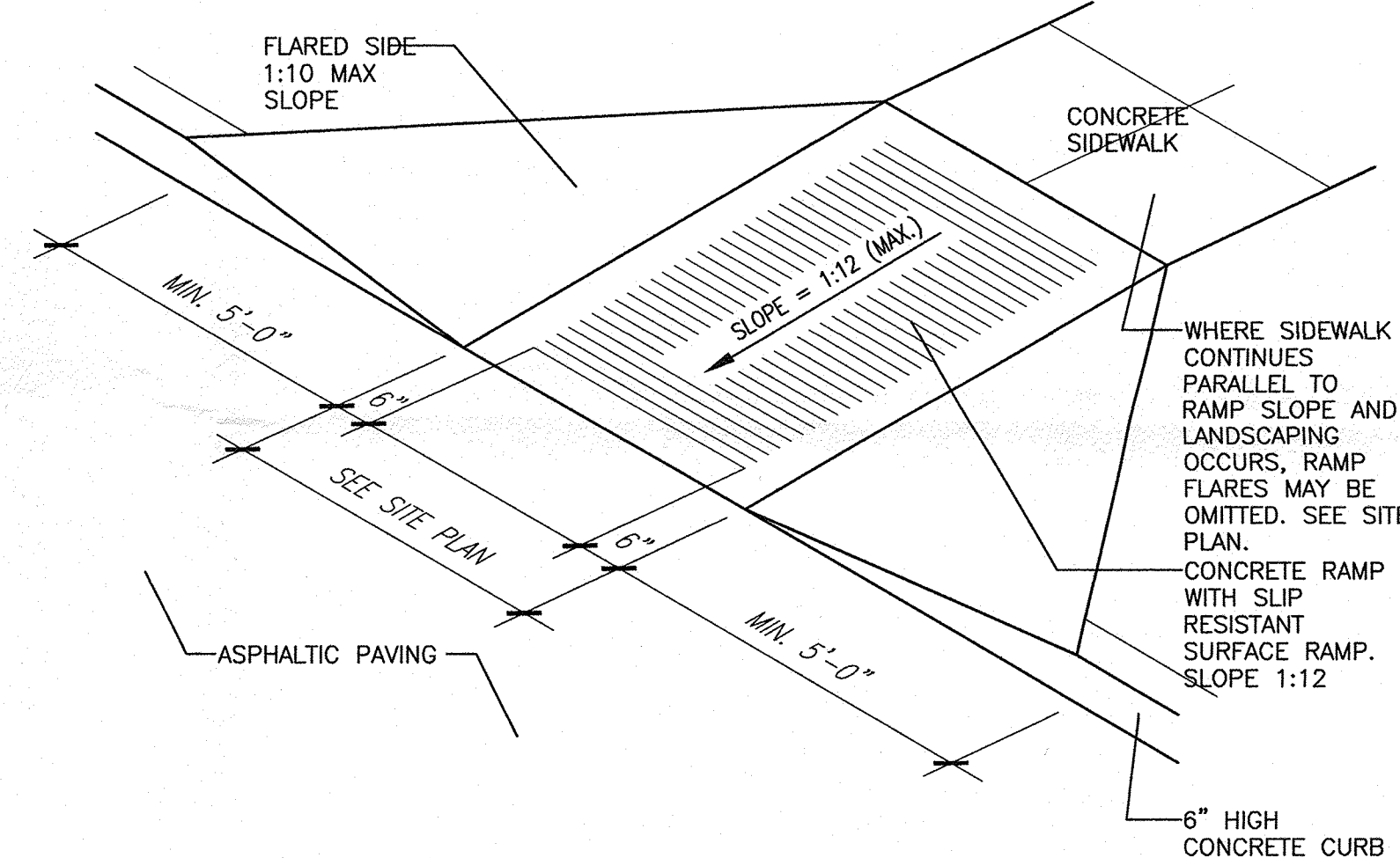
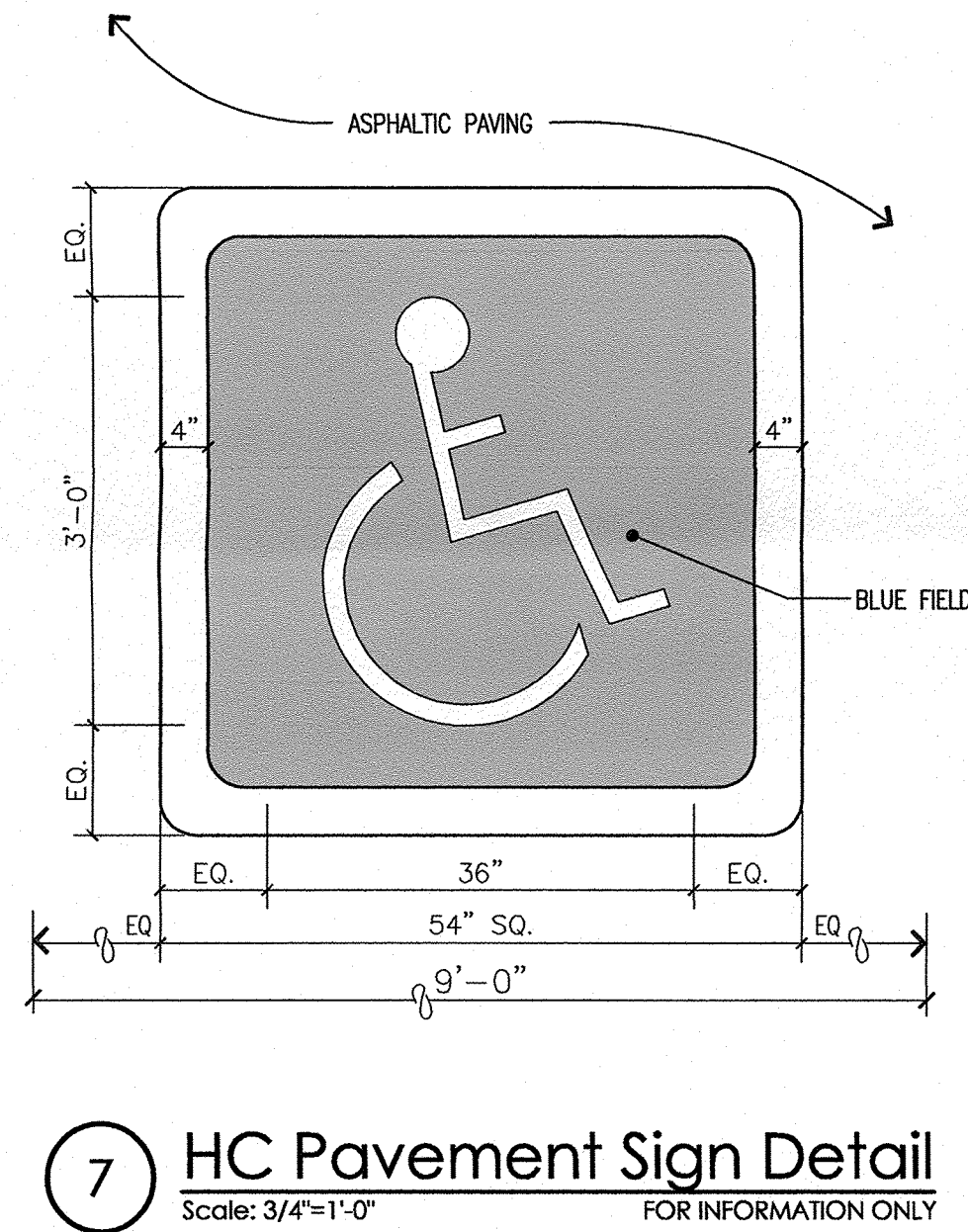
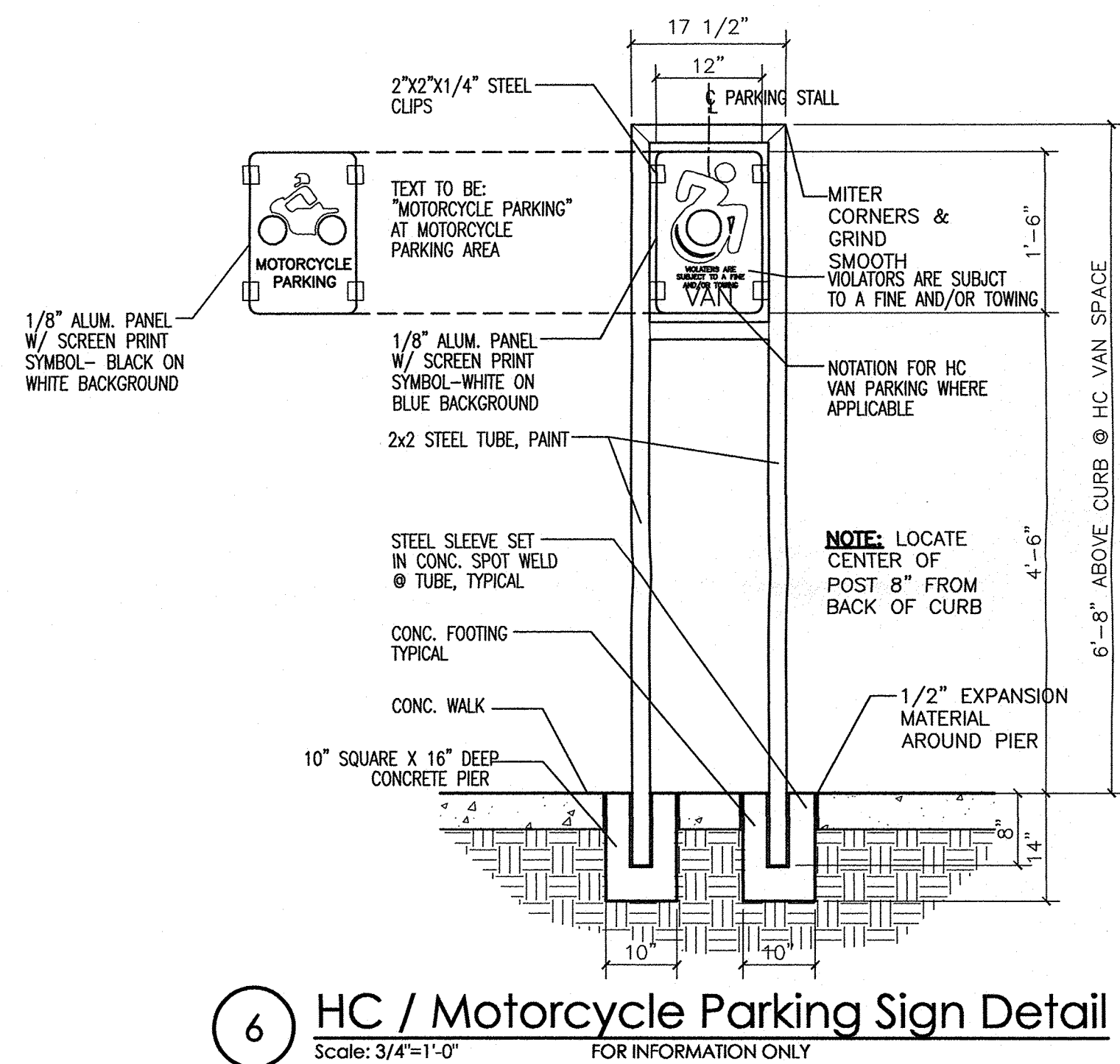
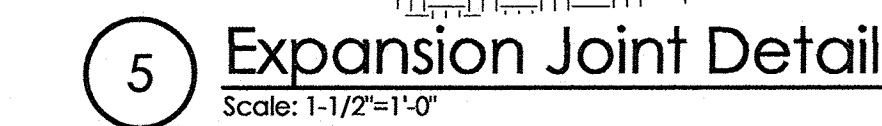
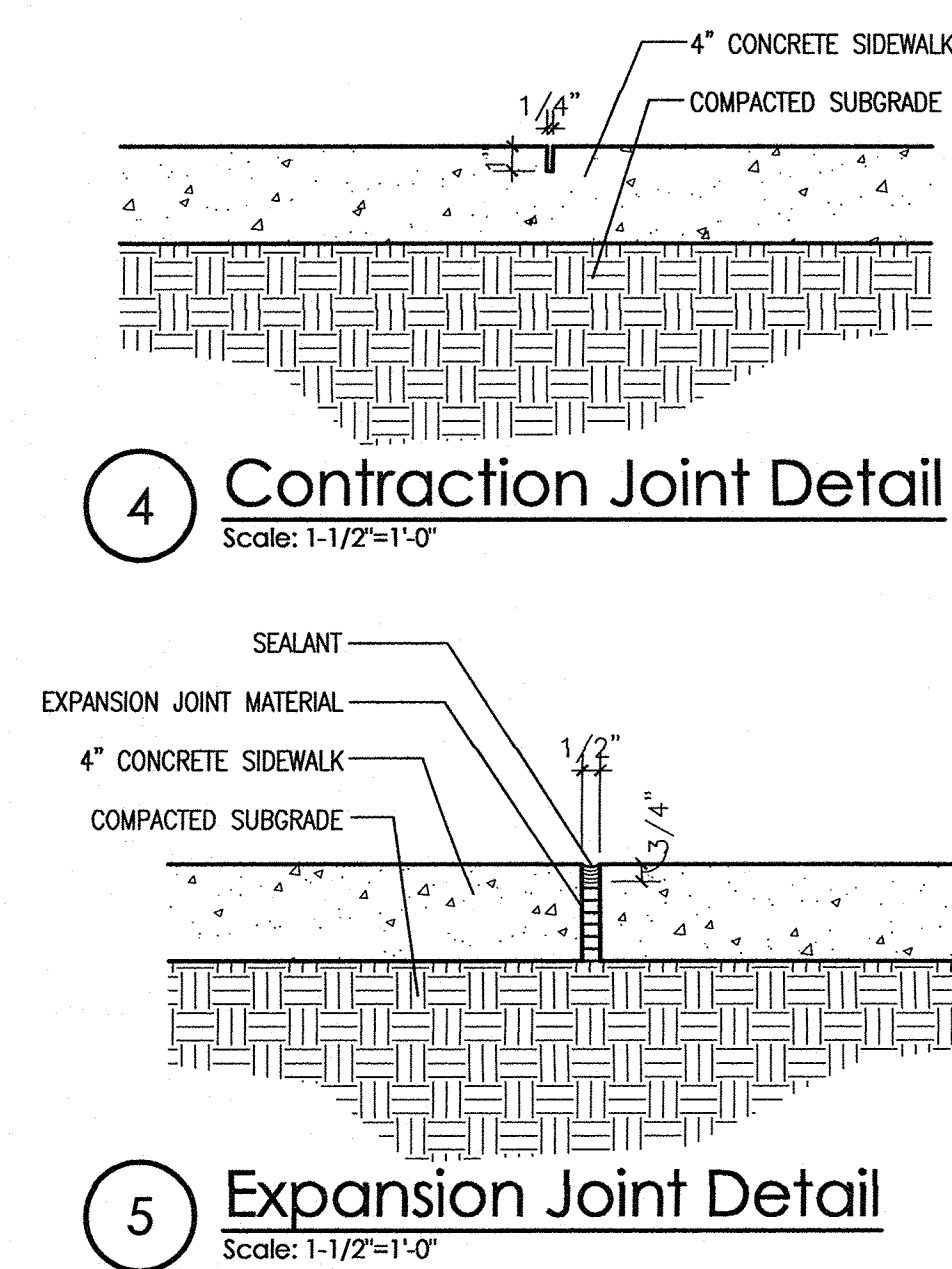
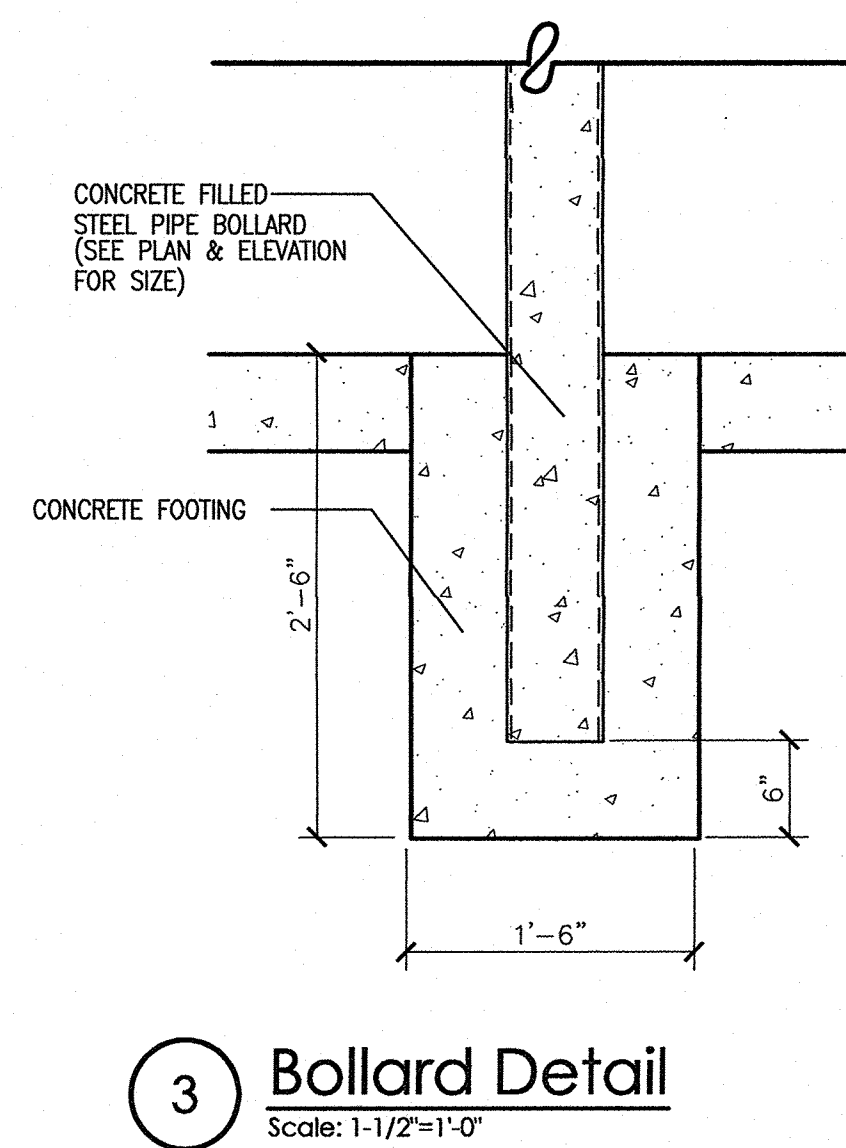
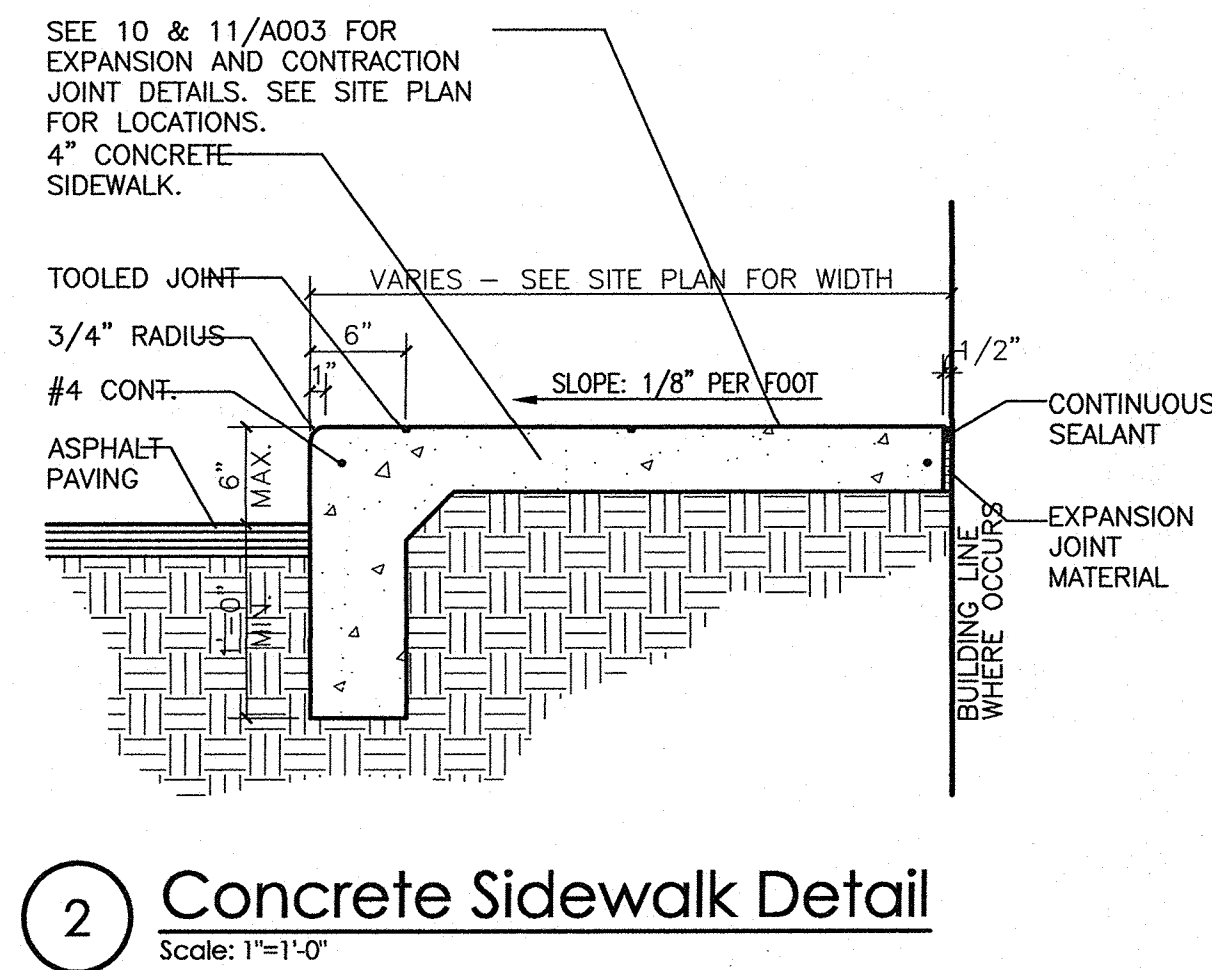
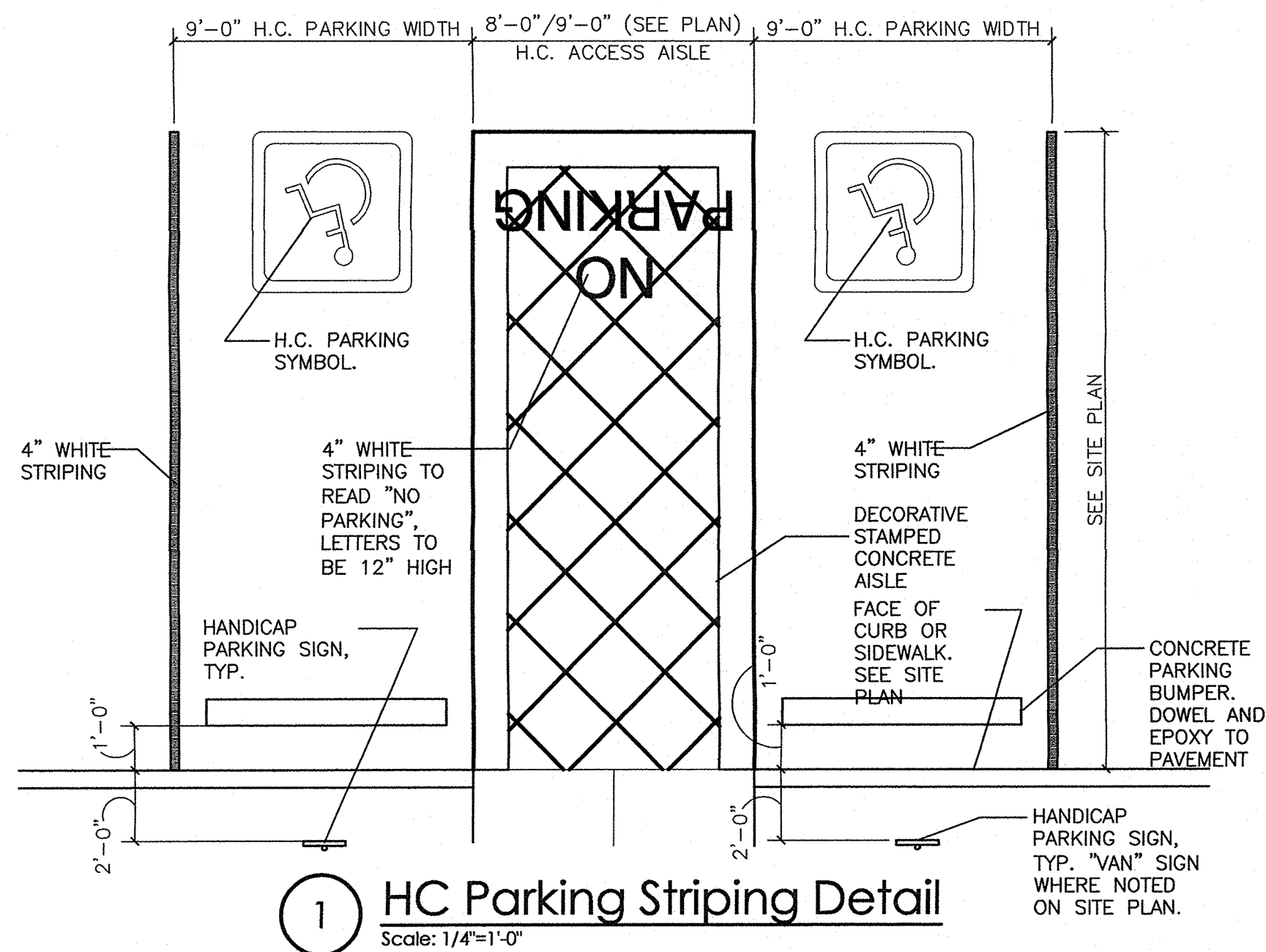
MULLEN HELLER ARCHITECTURE
1718 CENTRAL AVE SW | STE. D
ALBUQUERQUE, NM | 87104
P | 505.268.4144
F | 505.268.4244
www.mullenheller.com

JOB NUMBER	19-01
DRAWN BY	MW/SS/AG/AN
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



REV	DATE	BY	DESCRIPTION
1	7-16-19	MM	PERMIT REVIEW COMMENTS

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PROJECT

SOLARE CHARTER SCHOOL

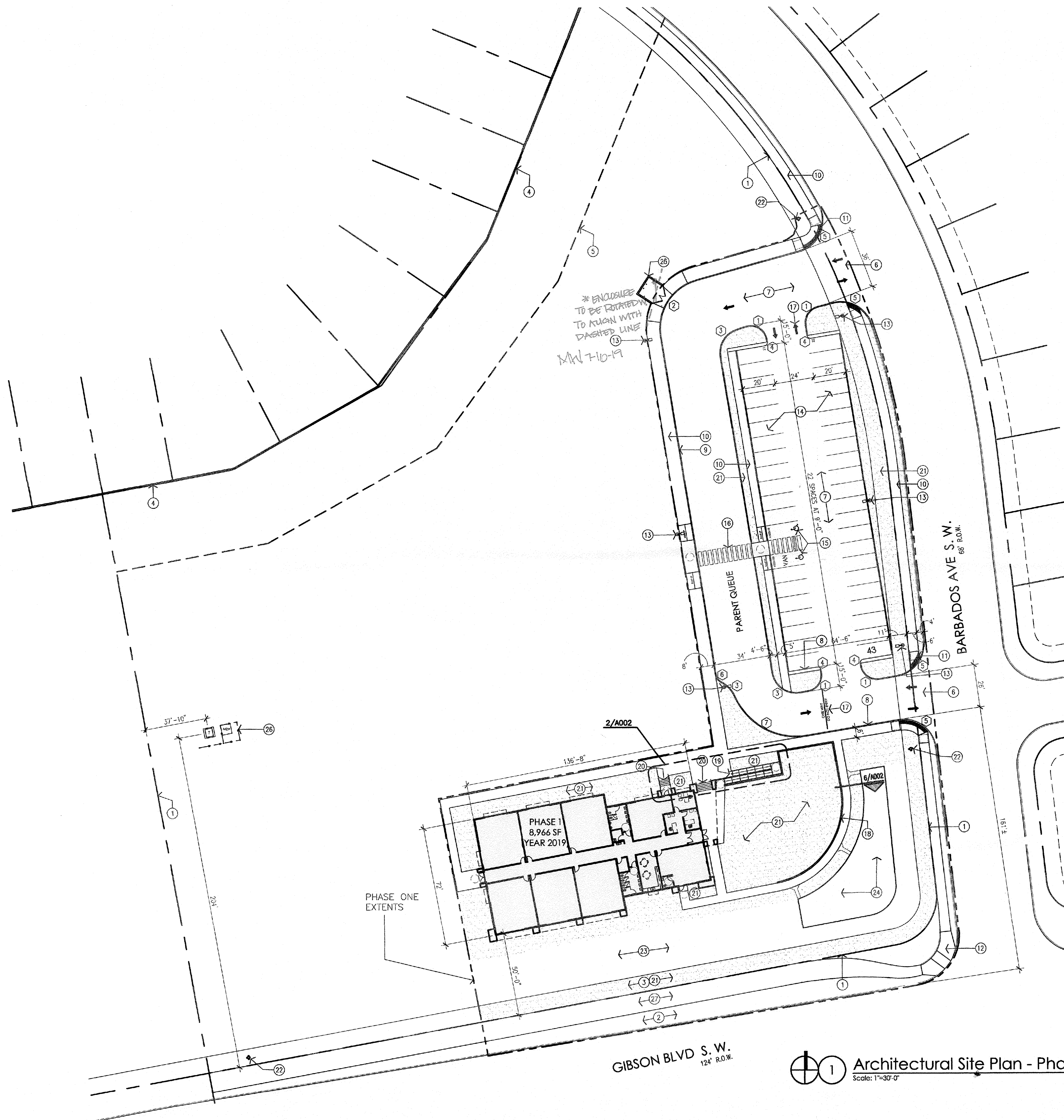
8801 Gibson Blvd. SW
Albuquerque, NM 87121

TITLE

Site Details

SHEET

A003

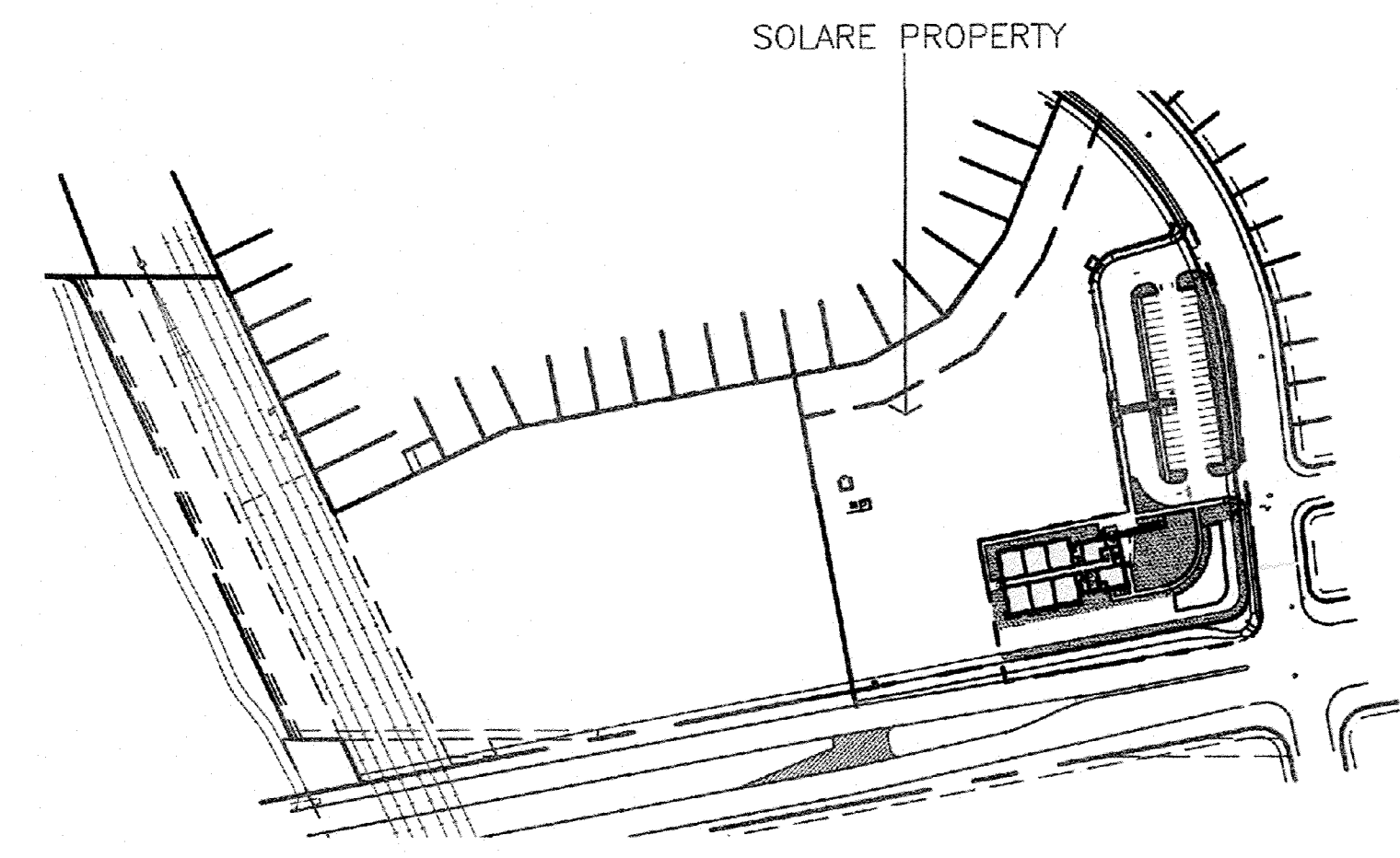


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DESCRIPTION

BY

DATE

REV

1

2

3

4

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PROJECT MGR MMM

DATE 06-27-2019

PHASE CDs

PROJECT SOLARE CHARTER SCHOOL

8801 Gibson Blvd. SW

Albuquerque, NM 87121

TITLE Architectural Site Plan - PHASE 1

SHEET

A001