

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

September 15, 2021

Shannon VanDusen, RA
SCOUT Design
4215 Avenida La Resolana NE
Albuquerque, NM 87121

Re: Solare Charter School (Phase 2)
8801 Gibson Blvd SW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 11-20-20 (M09D031A)
Certification dated 8-13-21

Dear Ms. VanDusen,

Based upon the information provided in your submittal received 9-10-21, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Albuquerque

If you have any questions, please contact Ernie Gomez at (505) 924-3981.

NM 87103

Sincerely,

www.cabq.gov

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



existing HC sidewalk ramp at existing crosswalk remained

crusher fines

crusher fines

crusher fines, concrete to be installed when school receives funding for future shade canopy

TRAFFIC CIRCULATION LAYOUT APPROVED 1/21/21

Jeanne Wolfpenbarger

GENERAL SHEET NOTES

- CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS TO REMAIN INCLUDING, BUT NOT LIMITED TO, BUILDINGS, PAVING, CURBS, 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.
- SEE CIVIL PLANS FOR GRADING, DRAINAGE, AND UTILITY INFORMATION.
- EXISTING UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY.
- 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.
- SOLARE 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 SOLARE CHARTER SCHOOL SHOULD GET FAMILIARIZED WITH THE EPA IDLE-FREE SCHOOLS TOOL-KIT TO MINIMIZE ANY IDLING OF VEHICLES.

LEGAL DESCRIPTION

TRACT NUMBERED TWELVE-B-ONE-B (12-B-1-B) OF THE PLAT OF TRACT 12-B-1-A AND 12-B-1-B, EL RANCHO GRANDE 1, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 12, 2019 IN PLAT BOOK 2019 C, PAGE 127.

SHEET KEYED NOTES

CODE	DESCRIPTION
1	EXISTING CONCRETE SIDEWALK TO REMAIN
2	EXISTING ASPHALT PAVING TO REMAIN
3	EXISTING CURB TO REMAIN
4	EXISTING PARKING STRIPING TO REMAIN
5	EXISTING RAMP TO REMAIN
6	EXISTING STAIRS TO REMAIN
7	EXISTING CROSSWALK TO REMAIN
8	EXISTING ACCESSIBLE PARKING SIGN TO REMAIN
9	EXISTING ACCESSIBLE PARKING STALL
10	ONE WAY SIGN, SEE B4/AS501
11	EXISTING DO NOT ENTER SIGN
12	NEW BUILDING, SEE ARCHITECTURAL SHEETS
13	EXISTING FIRE HYDRANT
14	CONCRETE SIDEWALK, SEE A1/AS501
15	SUNBOW TENSILE SHADE STRUCTURE, SOURCE TENSILESHADEPRODUCTS.COM, FNISH:TBD, ADDITIVE ALTERNATE #2
16	CONCRETE SEATWALL, SEE D1/AS501
17	BUILDING OVERHANG, SEE ARCHITECTURAL SHEETS
18	CONCRETE EXPANSION JOINT, SEE A5/AS501
19	CONCRETE CONTROL JOINT, SEE A5/AS501
20	BASKETBALL COURT, SEE B1/AS501
21	ACCESSIBLE RAMP, SEE A3/AS501
22	CONCRETE RAMP TYPE B, SEE B2/AS501
23	EXISTING BIKE RACKS
24	EXISTING TRASH ENCLOSURE TO REMAIN
25	FUTURE TRASH ENCLOSURE TO BE BUILT AT A LATER DATE UNDER A DIFFERENT BUILDING PERMIT
26	CLEAR SIGHT TRIANGLE, LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT TRIANGLE 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. STOP SIGN, SEE B4/AS501
27	STOP SIGN, SEE B4/AS501
28	STOP LINE PAVEMENT STRIPING, SEE B3/AS501

SITE CALCULATIONS

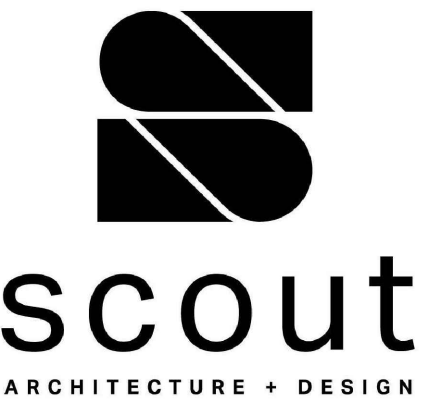
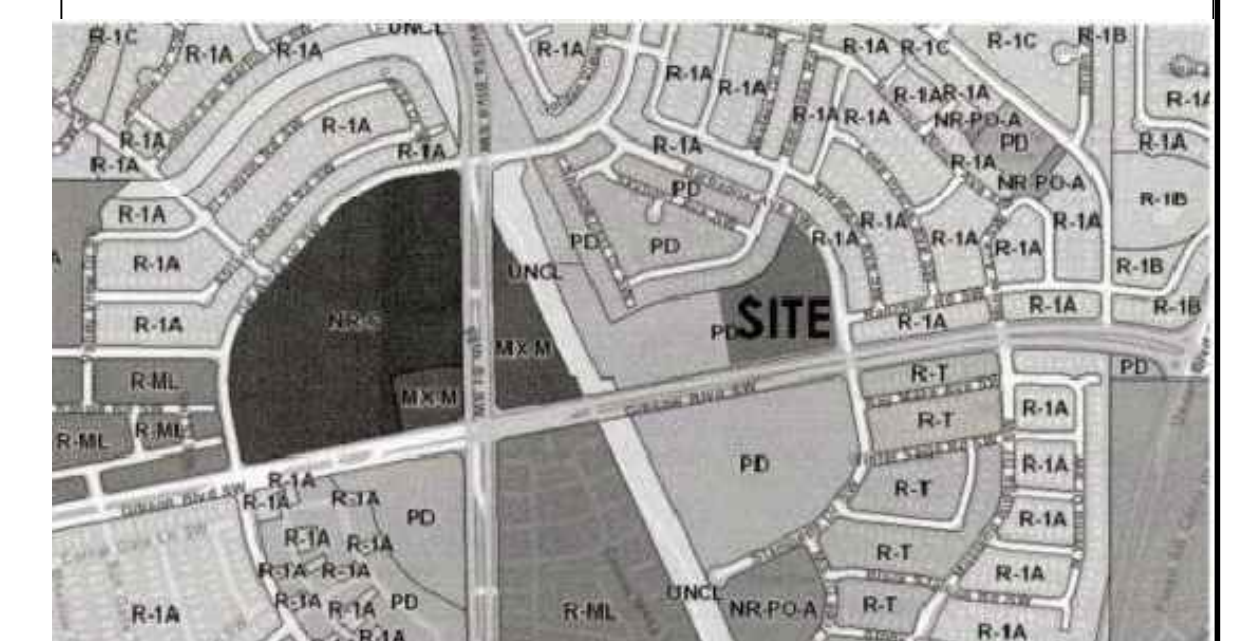
EXISTING BUILDING 1/ 1-STORY SCHOOL :
 EDUCATION AT 2 SPACES/CLASSROOM= 14 SPACES REQUIRED
 PROPOSED BUILDING 2/ 1-STORY SCHOOL:
 EDUCATION AT 2 SPACES/CLASSROOM=20 SPACES REQUIRED
 40 STANDARD SPACES PROVIDED
 2 ADA ACCESSIBLE SPACES PROVIDED
 2 MOTORCYCLE SPACES REQUIRED, 2 MOTORCYCLE SPACES PROVIDED
 16 BICYCLE SPACES REQUIRED, 18 BICYCLE SPACES PROVIDED

NUMBER OF STUDENTS THAT WILL BE SERVED BY EACH PHASE:
 PHASE 1: 6 CLASSROOMS X 26 STUDENTS PER CLASS = 156 STUDENTS
 PHASE 2: 10 CLASSROOMS X 26 STUDENTS PER CLASS = 260 STUDENTS
 TOTAL =416 STUDENTS

LEGEND

	PROPERTY LINE
	EASEMENT
	LIMITS OF WORK
	LANDSCAPE AREA
	BRICK PAVERS, SEE A4/AS501, COLOR TBD, PATTERN RUNNING BOND.
	INTEGRAL COLORED CONCRETE, COLOR TBD, SEE A1/AS501

VICINITY MAP



ARCHITECT/ENGINEER



8801 GIBSON BLVD SW
ALBUQUERQUE, NM 87121

PERMIT SET

REVISION DATE

DATE 11.20.20

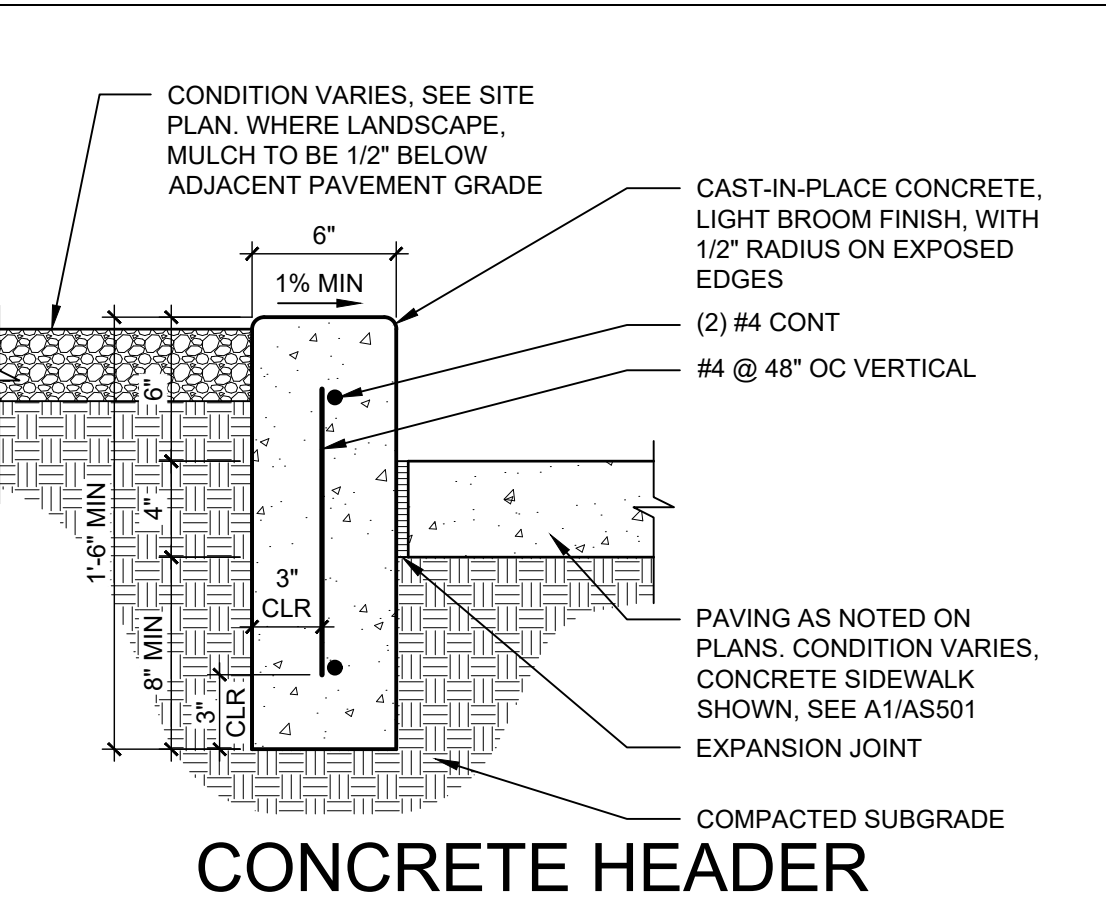
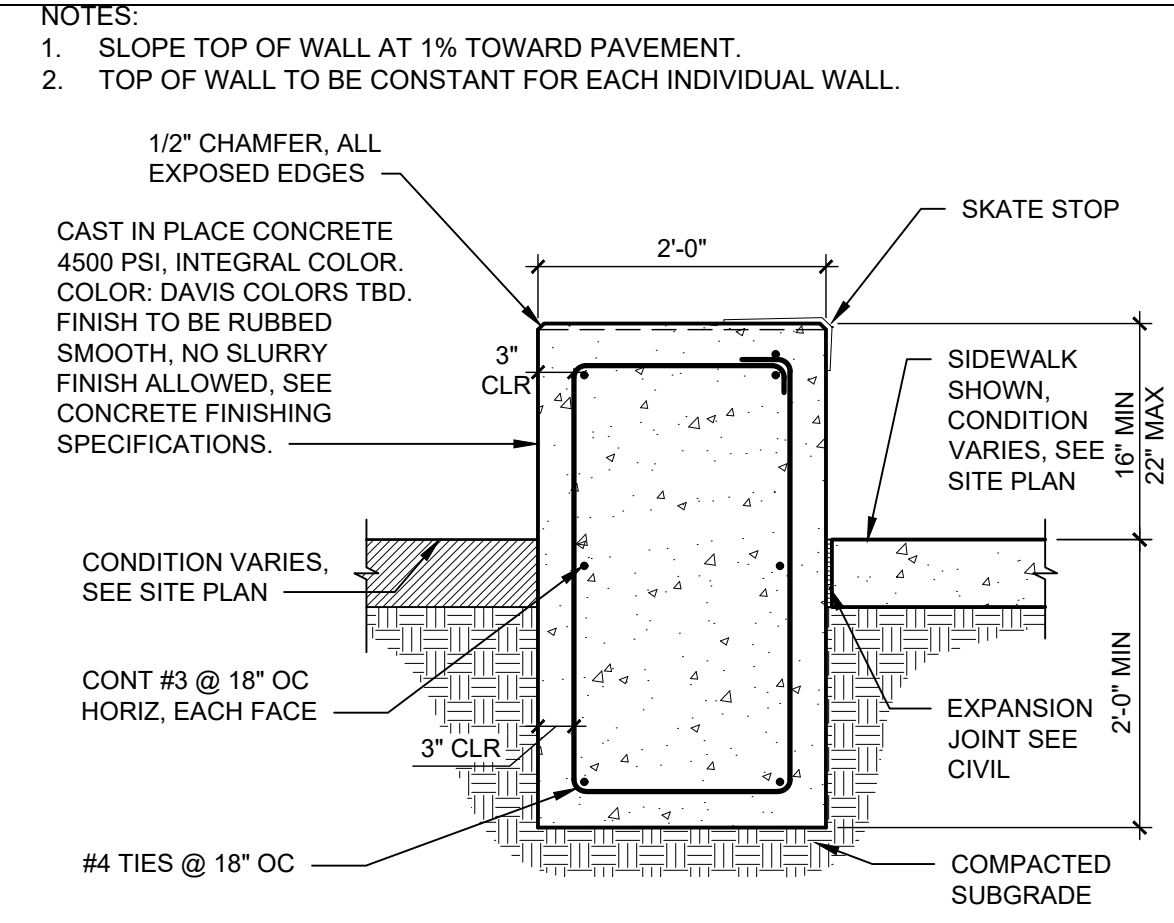
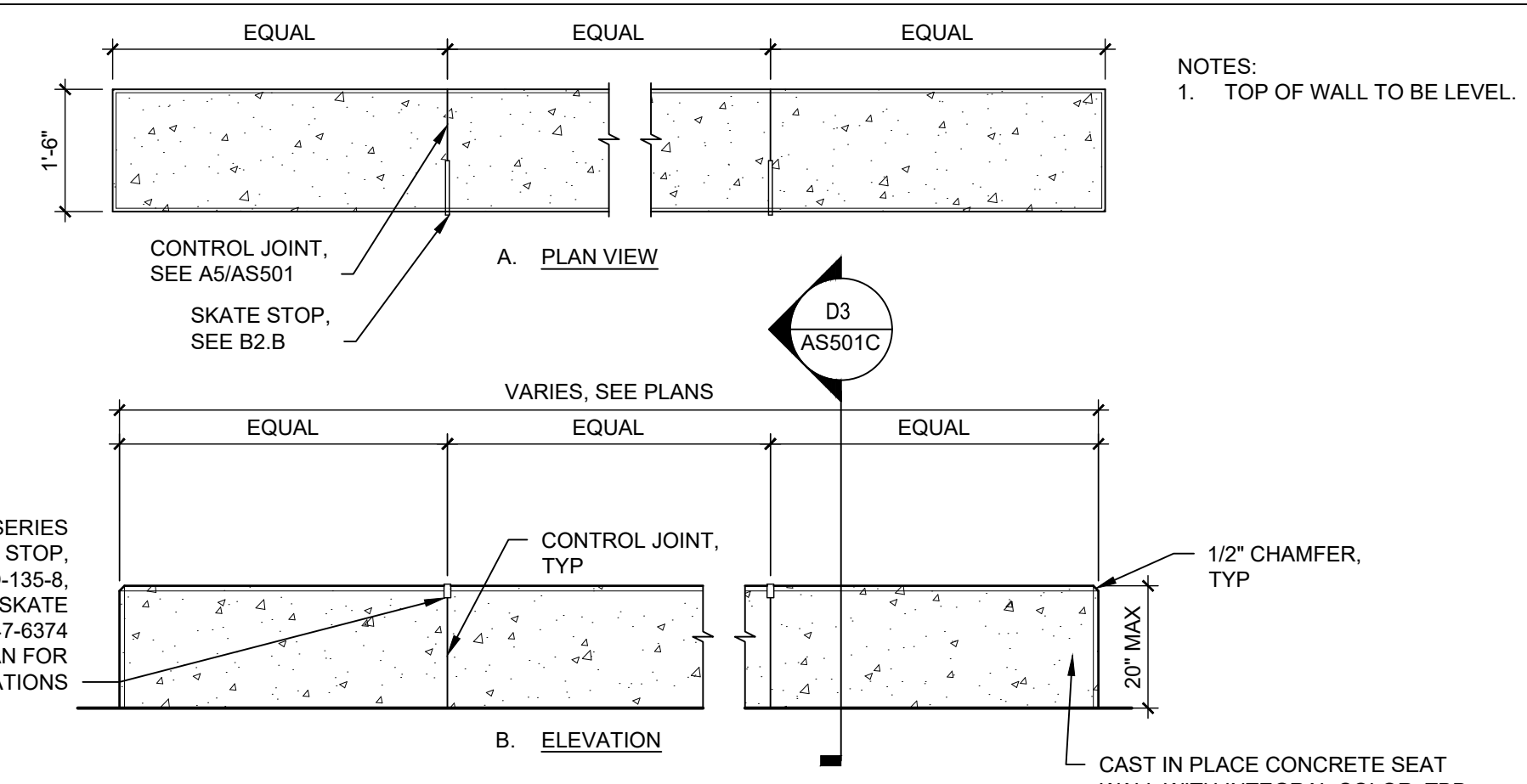
PROJECT NO

TCL SITE PLAN

SHEET NO.

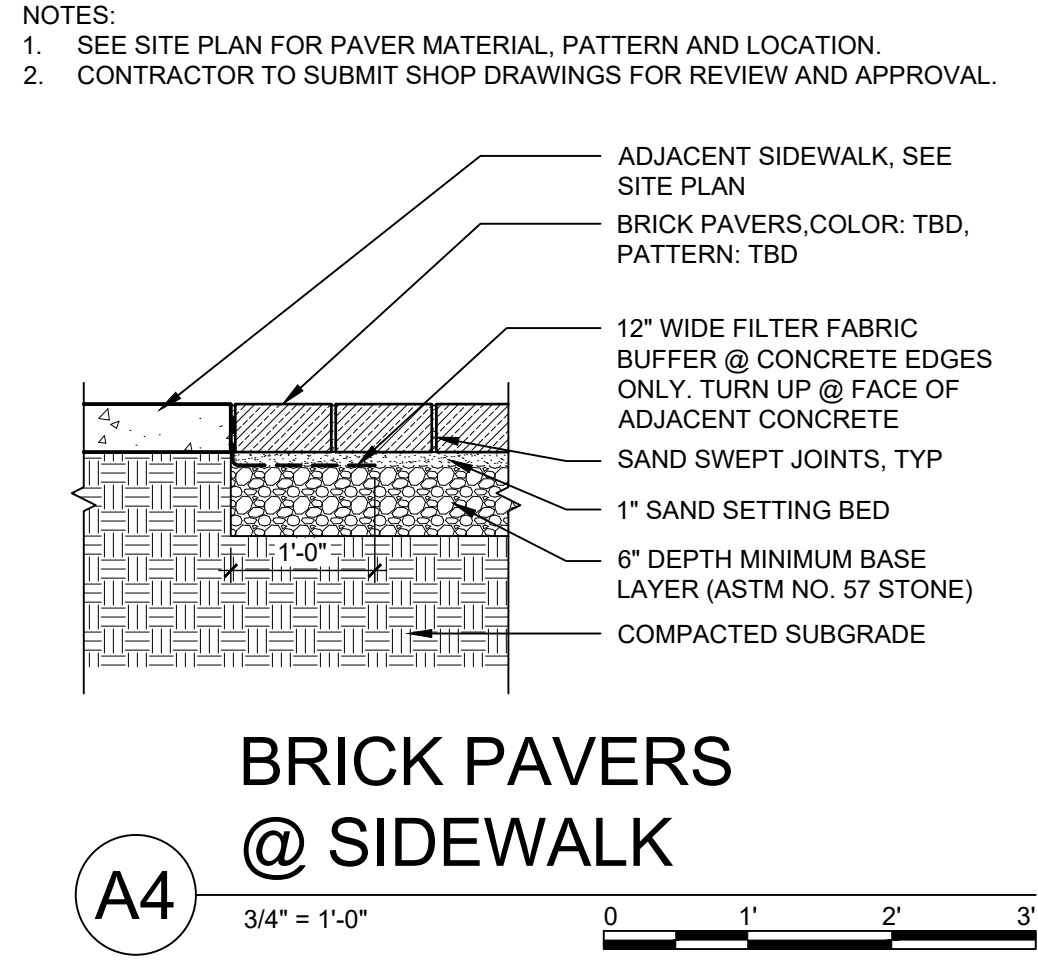
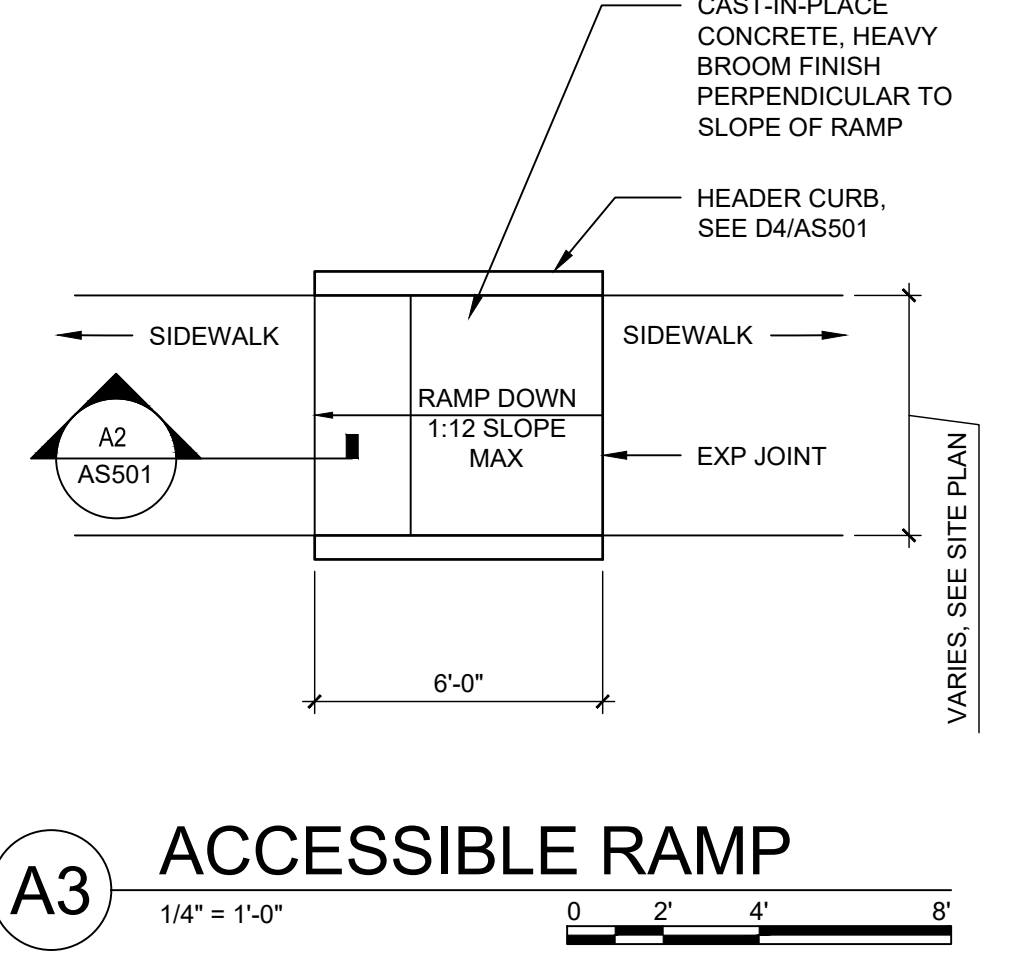
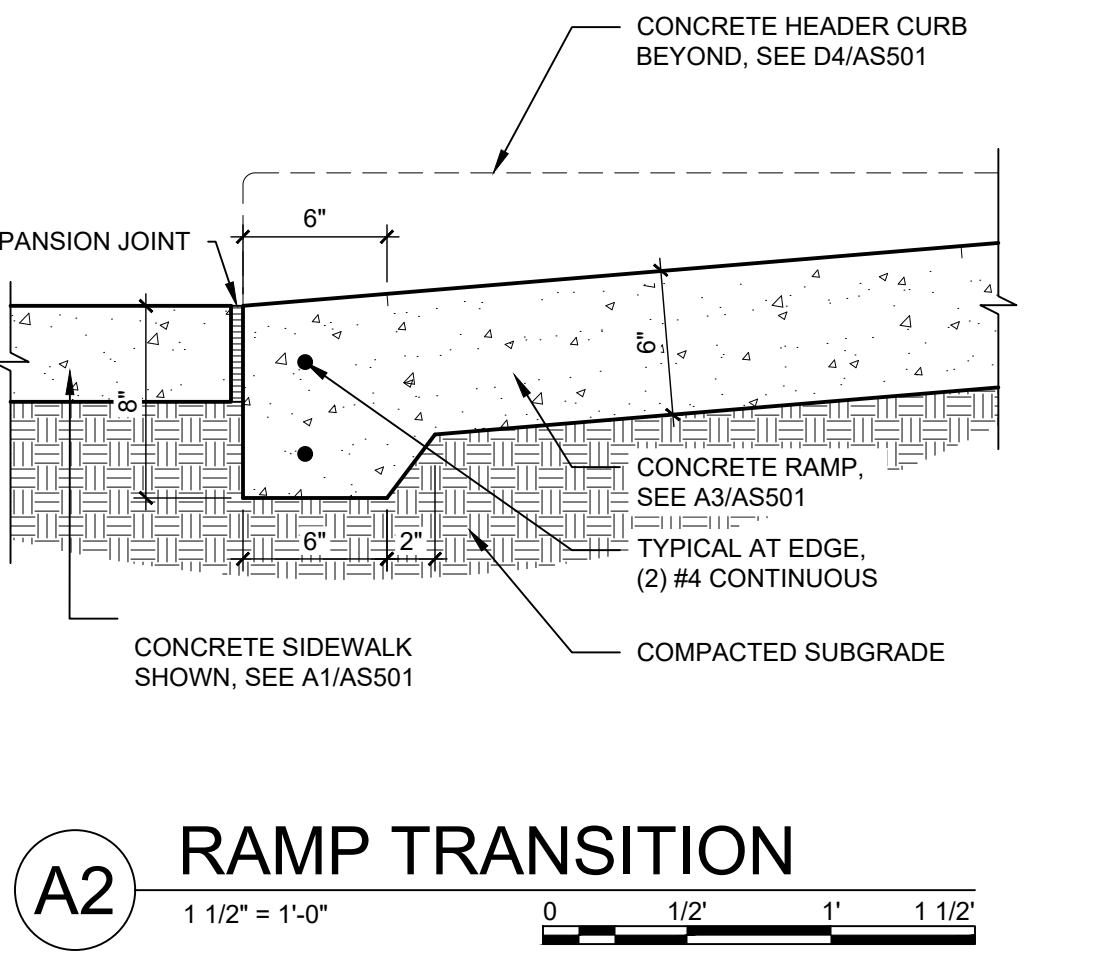
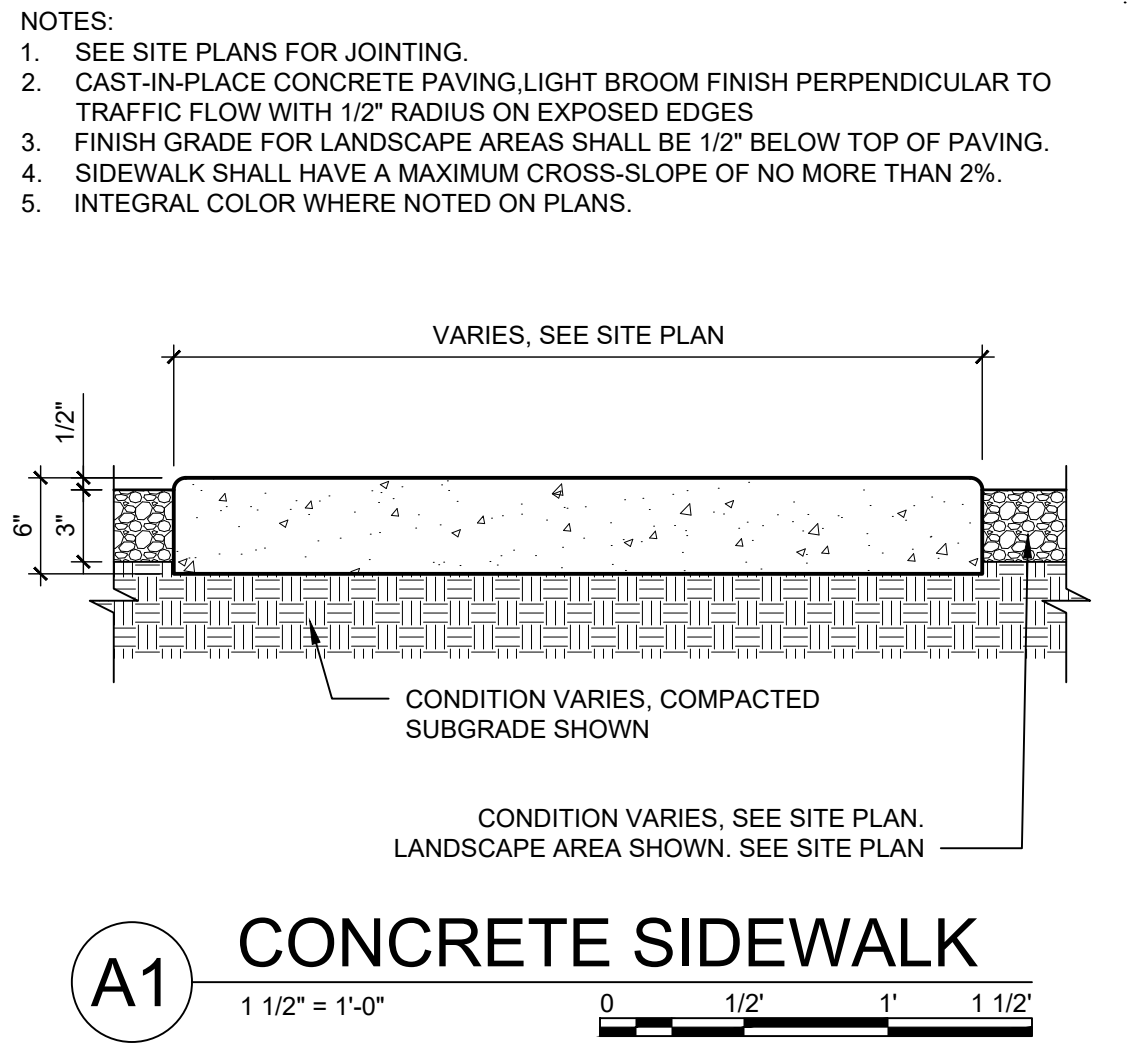
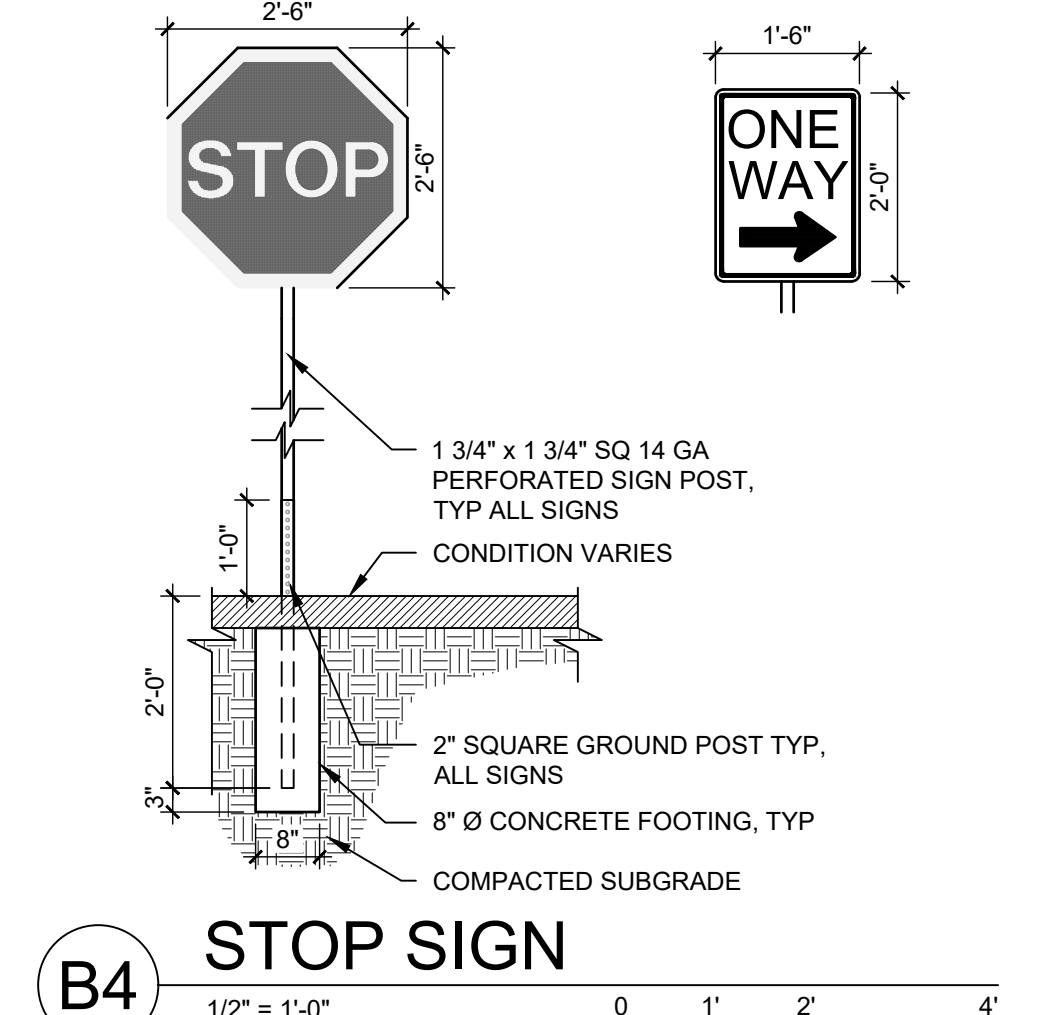
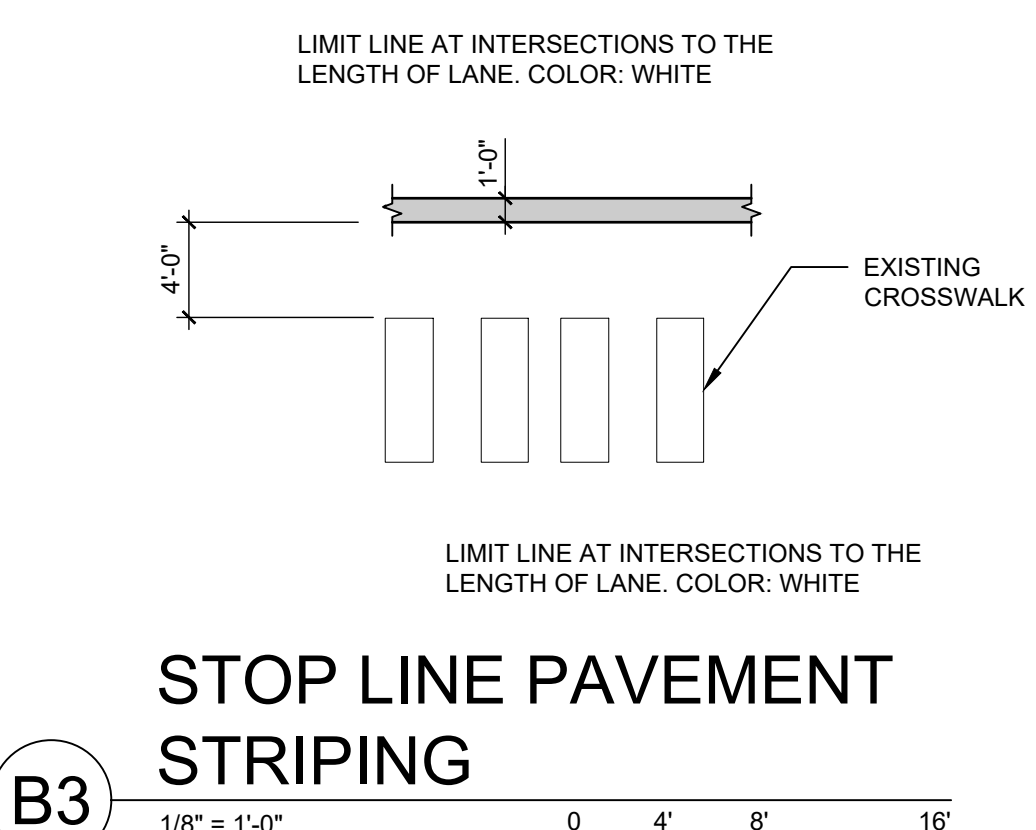
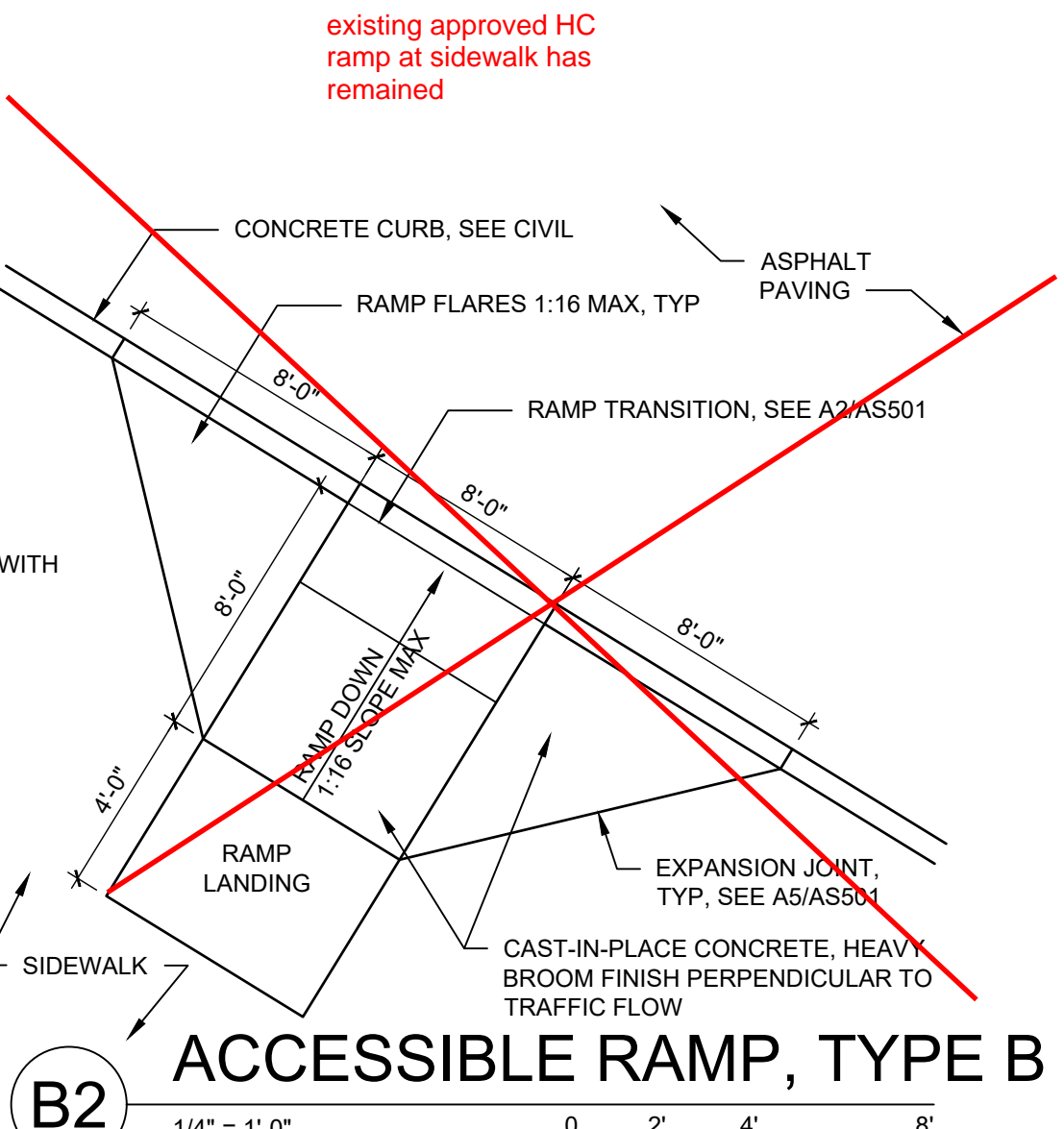
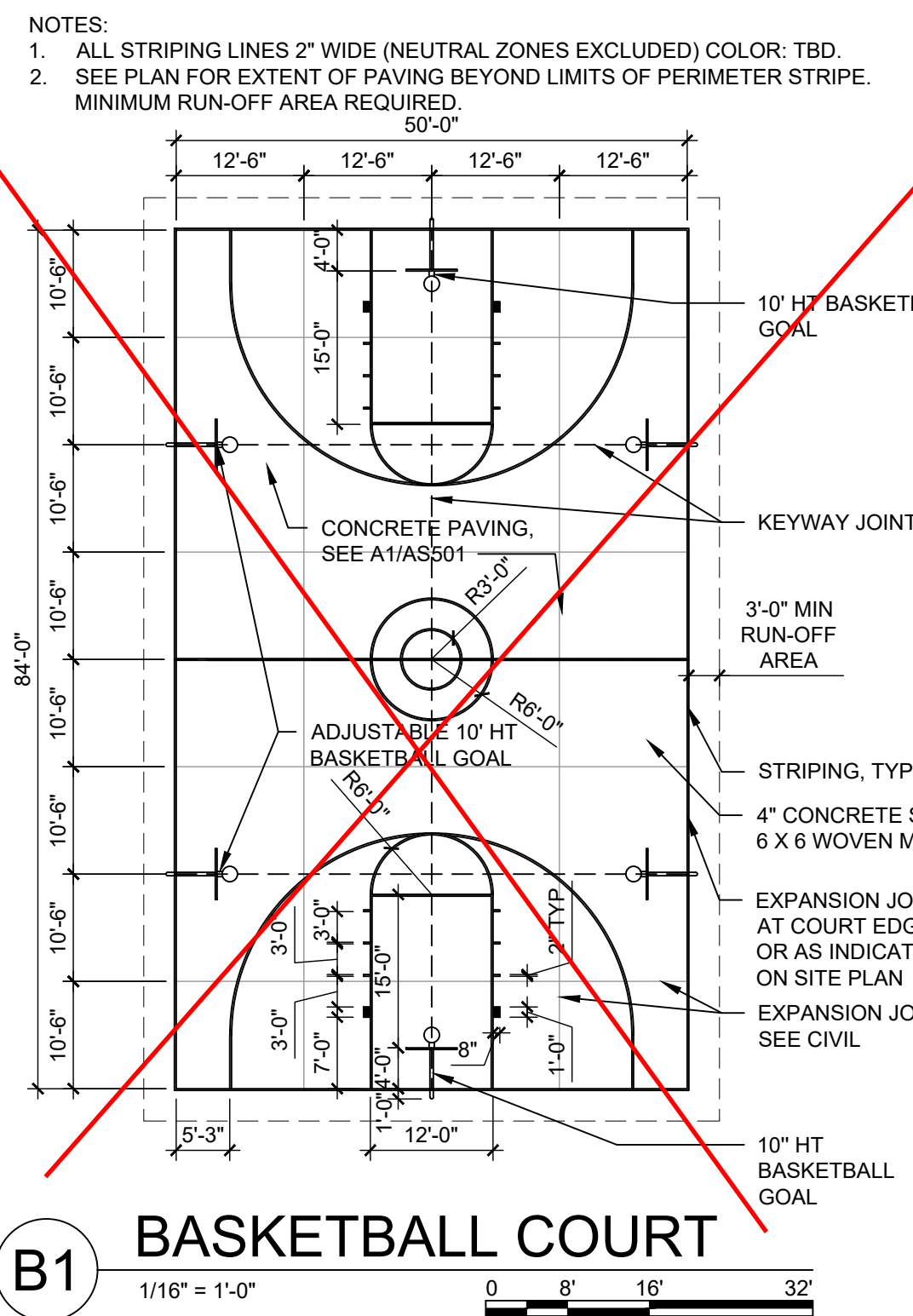
AS101

NORTH
 A1 SITE PLAN
 1" = 40'-0"
 0 20' 40' 80'



TRAFFIC CIRCULATION LAYOUT APPROVED 1/21/21

Jeanne Wolfenbarger



SAWCUT 3/16" WIDE x 1/3rd DEPTH OF SLAB, SEE SITE PLAN FOR LOCATIONS

SAWCUT CONTROL JOINT

1/4" WIDE x 1" DEEP TOOLED CONCRETE JOINT WITH 1/4" RADIUS ON EDGES, SEE SITE PLAN FOR LOCATIONS

CONCRETE JOINT

1/2"

POURABLE FILLER (COLOR TO MATCH CONCRETE) ON BACKER ROD, 1/4" RADIUS ON EXPOSED EDGES

EXPANSION JOINT

CONTROL AND EXPANSION JOINT SPACING - UNLESS NOTED OTHERWISE ON PLANS				
APPROX WIDTH OF CONCRETE	CURB & GUTTER, ROLL, HEADER, FLUSH CURBS	5' WALK	8' WALK & BLDG APRON	6'-12' WALK
CONTROL JOINTS	4' OC	5' OC	8' OC	6' OC
EXPANSION JOINTS	16' OC	15' OC	24' OC	18' OC

A5 CONCRETE JOINTS & JOINT SPACING
1 1/2" = 1'-0"

PERMIT DRAWINGS

REVISION DATE

DATE 11.20.20

PROJECT NO

SITE DETAILS

SHEET NO.

AS501



August 13, 2021

RE: Traffic Circulation Certification Letter for Solare Collegiate Charter School – phase 2

I, _____Shannon VanDusen_____, NMPE OR NMRA NUMBER ____005140_____, OF THE FIRM ____SCOUT design_____, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED ____1/21/21_____. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY __Shannon VanDusen_____ OF THE FIRM ____SCOUT design_____. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON __8/5/21 and 8/13/21_____ AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR __Certificate of Occupancy_____.

See attached redlined plan and approved CoA site plan revised during construction.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Sincerely,

A handwritten signature in black ink that reads 'Shannon VanDusen'.

Shannon VanDusen





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

Project Title: Solare Charter School Building Permit #: 2020-52318 Hydrology File #: M09/D031A

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract numbered (12-B-1-B) of the plat of Tract 12-B-1-A and 12-B-1-B, El Rancho Grande 1, City of Abq

City Address: 8801 Gibson Blvd SW, Albuquerque NM 87121

Applicant: Kendra Moreno Contact: _____

Address: PO Box 6653 Albuquerque, NM 87197

Phone#: 505-206-3880 Fax#: _____ E-mail: Kendra@insightnm.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

IS THIS A RESUBMITTAL?: ___ Yes No

DEPARTMENT:

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG. PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/ RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING/ PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- FLOODPLAIN DEVELOPMENT PERMIT
- OTHER (SPECIFY) _____

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- OTHER (SPECIFY) _____
- PRE-DESIGN MEETING?

DATE SUBMITTED: 9/10/2021 By: Kendra Moreno

COA STAFF: _____

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____