

CITY OF ALBUQUERQUE



Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller

January 26, 2021

Timothy Simmons, PE, PTOE.
Civil Transformations Inc.
2929 Coors Blvd. NW
Suite 309
Albuquerque, NM 87120
Via email: tsimmons@civiltransformations.com

**Re: Explore Academy 6600 Gulton Ct. NE
Traffic Impact Study/ Neighborhood Impact Analysis**
Engineer's Stamp dated 01/22/2021 (E17D012)
Received 1/25/2021
CABQ Planning Transportation approved

Dear Mr. Simmons:

The subject Traffic Impact Study for the Explore Academy 6600 Gulton Ct. NE development has been accepted and approved by the Transportation Development Section.

The infrastructure improvement required due to this development are as follows:

On-Site Access Driveway

1. The existing concrete drivepad should be maintained and modified as follows:
 - a. Provide lane striping to designate a 2-lane approach in the southbound direction, consisting of a solid white stripe between lanes and a solid yellow line on the left.
 - b. Provide directional lane arrows to designate right- and left-turn lanes.
 - c. Install signs directing traffic to parking and drop-off areas.
2. Widen the driveway to include an egress lane for exiting traffic. The design vehicle should be a school bus.
3. Provide a channelization island between ingress and egress to separate inbound and outbound traffic.
4. Provide pavement markings at the entrance to direct traffic with:
 - a. Stop bar for eastbound and westbound traffic in the main east-west drive aisle.
 - b. Center striping to delineate directional traffic.
 - c. Directional pavement arrows.
 - d. A crosswalk from the sidewalk at the front of the building to the existing sidewalk on Gulton Ct. and the addition of an accessible ramp in front of the building.
 - e. Signs to direct traffic to the respective areas including bus drop-off, student parking, parent drop-off, staff, and visitor parking.

Off-Site Roadway Improvements

1. Revise pavement markings on Gulton Ct. at Osuna Rd. to include:
 - a. Double yellow striping to designate the left-turn lane extending to the return of the first driveway.
 - b. Solid white lane to delineate left- and right-turn lanes.
 - c. Pavement arrows to designate left and right-turn lanes.
 - d. Restripe existing stop bar.
2. Extended the westbound left turn lane (WBL) on Osuna to Gulton Ct. to a length of 250' plus transition. Existing infrastructure that will require adjustments and/or relocation include:
 - a. Manhole to be lowered and curbing routed around it.

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- b. Landscaping and possibly irrigation lines.
 - c. Traffic signal interconnection, protect in place
 - d. Adjust utilities as needed.
3. Prune the three existing trees, on the south side of Osuna Rd. located to the west of Gulton Ct., to improve the intersection sight distance. The lower branches should be 8 feet or greater above the gutter pan.

The Traffic Impact Analysis shall be valid for a period of three years. Should significant modifications to the approved development proposal occur, the approved study shall be revised to incorporate the changes.

If you have any questions, please feel free to contact me at (505) 924-3264.

Sincerely,

Matt Grush, P.E., PTOE
Traffic Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

via: email
C: Applicant, File

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