

Explore Academy

Dear Ms. Wolfley,

This letter outlines the modifications that have been made to the Explore Academy application to amend their site development plan (PR-2020-004708) to address the agency comments that were received.

General Comments:

1. Phase 4 of the Site Plan proposes a 16,450 square foot gym addition onto the existing building on the Site. Table 5-5-1 of the IDO requires that parking for a High School have 1 parking space per 4 seats in the main auditorium or 3 spaces per classroom, whichever is greater. However, the Site Plan only lists the calculation for the number of spaces per classroom. The Site Plan only lists the calculation for the number of spaces per classroom. The Site Plan must include the calculations for the required number of parking spaces per seats in the main auditorium, which would be the proposed gym, in addition to the required number of parking spaces per classroom and determine which is greatest (which would determine the number of required parking spaces).

Revised calculations are included and the greater number which came from the auditorium calculation is being utilized.

2. It appears that sidewalks/pedestrian walkways are proposed south of the main building, but there is no note of them on the Site Plan. The proposed sidewalks/pedestrian walkways need to be noted on the Site Plan.

Previously called out with legend, now using keyed notes for clarity.

3. There are no signature blocks for the DRB and Solid Waste on the Site Plan. Please add the signature blocks.

Signature block added.

4. Once the signature blocks are added to the Site Plan, Solid Waste's signature will need to be obtained prior to DRB approval of the Site Plan.

Signature from Solid Waste included in submittal materials. See attached signed pdf.

5. Does not include an Infrastructure List.

Included in submittal materials.

Engineering Comments:

1. A Traffic Impact Study is required prior to approval of the site plan. Any required infrastructure shall be placed onto an infrastructure list.

Included in submittal materials.

2. Show queuing pattern for bus drop-offs and parent drop-offs. It shall be demonstrated that the queuing can be contained within the site and follows a smooth, efficient pattern. How many buses will be used and what are the hours of operation?

Queuing pattern for bus and parent drop-offs is indicated on B4/SDP1.2 and C4/SDP1.2.

3. Any striping for the bus drop-offs shall be labeled. Include signs to not obstruct the pedestrian path to the west of the school.

Striping has been labeled and the above-mentioned sign has been added.

4. List curb height and all curb radii within parking lot. Also dimension all parking aisles and all parking spaces, including eth accessible parking spaces.

This annotation has been added to the site plan.

5. Dimension medians within parking spaces. If there are any compact spaces, call these out as "Compact."

Dimensions included. No compact spaces on the plan.

6. Bike rack detail shall meet IDO standards.

Bike rack has been replaced with a style that meets IDO standards.

7. Include all details including curb, sidewalk, ADA ramps, handicapped signage, and motorcycle signage. Label "No Parking" at the back of the van accessible aisles and include all necessary wording for the handicapped signage.

The above items have been added to the drawings.

8. Use keyed notes to call out all curb ramps on-site.

Curb ramps are now indicated with keyed notes.

9. Label all existing and new walkway widths on-site. Provide 6-foot ADA path to doorways and to public right-of-way. Also show all doorways.

The above items have been added to the drawings.

10. Public sidewalk is required along site frontage on Gulton Court. Demonstrate sufficient right-of-way for the sidewalk. Verify what is being done within right-of-way at Gulton Court.

The site plan has been modified to reflect these changes.

Parks and Recreation Comments:

1. PRD appreciates protection of existing trees. New proposed trees are primarily on the Official Albuquerque Plant Palette except the Elm species/cultivars. Property is adjacent to existing multi-purpose trail to the south – there shall be no encroachment during or after construction. It is difficult to differentiate hatches – please clarify the landscape treatment adjacent to the trail.

Drew Seavey with D/P/S reached out to Trees of Corrales to discuss the Frontier Elm that was in question. This is a hybrid elm and does not produce seed or pollen. It is in USDA Zone 5 and is deemed appropriate for use in Albuquerque.

A note has been added to the planting plan stating that the trail shall not be encroached upon during or after construction. H

atches have been reduced and keyed notes added to the planting plan for clarity.

Engineering Comments:

1. Hydrology has an approved Conceptual Grading & Drainage Plan (E17D012) with engineer's stamp 11/17/20.
2. Hydrology has no objection to the Site Plan for Building Permit.
3. Comment – An approved Grading and Drainage plan is required prior to Building Permit.

These comments have been shared with the civil engineer on this project.

DRB Comments:

1. Site Plan. Please ensure that a maintenance access easement to AMAFCA and/or COA exists or is provided for the Bear Canyon Arroyo Trail where it crosses into the proposed property site.

Please refer to attached easement survey.

2. DMD requests a ROW dedication from the subject property for the portion of trail located on the property.

In discussion with Nicole Friedt of AMAFCA, it was decided that an easement will be created for this portion of trail that cuts through the property. Please see attached easement survey.

We believe that these modifications to the Site Development Plan have addressed the agency comments received to date. Please contact me if you have any questions or concerns.

Sincerely,

Drew Seavey
Dekker/Perich/Sabatini Ltd.