

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 28, 2021

Ron E. Hensley, PE
THE Group
300 Branding Iron Road SE
Rio Rancho, NM 87124

Re: SAMS Academy
6441 Ventana Road NW
Traffic Circulation Layout
Engineer's Stamp 06-25-2021 (A10-D010)

Dear Mr. Hensley,

Based upon the information provided in your submittal received 06-25-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Listed are the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.
Discuss with Zoning for the proposed calculations/required parking stalls on site plan.
2. All proposed infrastructure will need a detail and/or references SP 2 if details are provided on this sheet.
3. Irving Blvd proposed private entrance: Are there any restriction for the driveway off Irving? Please verify as well as the distance from Ventana Road to the driveway location.
4. Any proposed signage shall be located on private property which includes air space limits.
5. Provide details for the following proposed infrastructure off Irving and Ventana:
 - ADA ramps with truncated domes (keyed note 12) and straighten out the ramps so they face each other not push into Ventana Road.
 - Private entrances (keyed note 1). The details need to reflect 6 ft valley gutter. See COA standard dwg's for the numbers.
6. Keyed Note 12: the details provided will need to be referenced to sheet SP 2.
7. Identify all existing access easements and rights of way width dimensions.
8. Please list the width and length for proposed parking spaces. Some dimensions are not shown.
9. The minimum **parking stall dimensions** are:

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
Compact	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

10. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space **(If applicable)**.

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11. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
12. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. **(66-1-4.1.B NMSA 1978)**
13. ADA curb ramps (2) must be updated to current standards and have truncated domes installed which are at the corners of Irving Blvd.
14. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Label pavement MC.
15. All bicycle racks shall be designed according to the following guidelines:
 - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
 - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - d. The rack allows varying bicycle frame sizes and styles to be attached.
 - e. The user is not required to lift the bicycle onto the bicycle rack.
 - f. Each bicycle parking space is accessible without moving another bicycle.
16. Bicycle racks shall be sturdy and anchored to a concrete pad.
17. A 1-foot clear zone around the bicycle parking stall shall be provided.
18. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
19. Show all drive aisle widths and radii. Some dimensions are not shown.
20. The minimum drive aisle dimensions are shown below

	Minimum Drive Aisle Width
Two Way Traffic	22'
Main Circulation Road	24'
Fire Lane	20'

21. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. **is 25 ft. or larger (If applicable for bus).**
22. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. **Does the proposed pathway encroach onto the proposed unidirectional ramp? Please verify.**
23. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details. **Make sure (verify) that the proposed ADA signage location doesn't reduced the required 6 ft pathway from the stall aisle to building entrance.**
24. Provide a copy of refuse approval.
25. Please provide a sight distance line onto SB Ventana from Irving and Ventana NB from eastbound Irving (IF APPLICABLE).
26. Show the clear sight triangle (11'x11' at driveways) 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."

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27. Please specify the City Standard Drawing Number when applicable.
28. Provide notes showing what work is included and on the work order and the private work on site.
29. Work within the public right of way requires a work order with DRC approved plans.
30. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
31. Add a note stating "All broken or cracked sidewalk/Asphalt trail must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.
32. Please provide a letter of response for all comments given.
33. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.

Once corrections are complete resubmit

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1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee.

Albuquerque

for log in and evaluation by Transportation.

NM 87103

If you have any questions, please contact me at (505) 924-3630.

Sincerely,

www.cabq.gov


Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

