



**Planning Department
Transportation Development Services**

~~Date, 2015~~ *9/9/15*

Mark De Pree
Westwork Architects
PO Box 10921
Albuquerque, NM 87184

**Re: Aztec Special Education Facility
2611 Eubank Blvd., NE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 7-27-15 (H20-D33)**

Dear Mr. De Pree,

Based upon the information provided in your submittal received 9-3-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

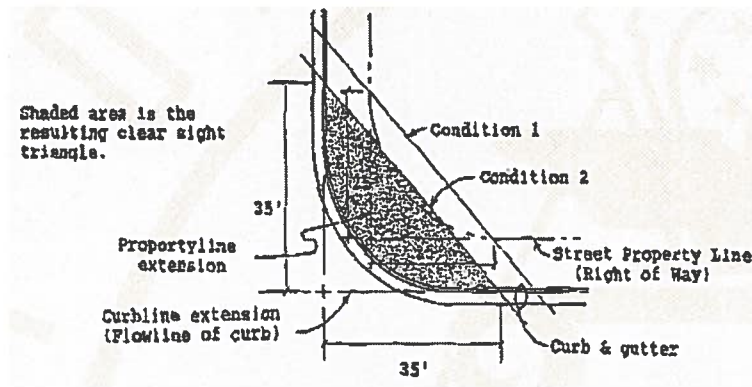
New Mexico 87103

www.cabq.gov

1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
2. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
3. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, walls and anything that influences the parking and circulation on the site.
4. Please detail street width and curb cuts for Temporary Bus Lane.
5. Identify the right of way width, medians, curb cuts, and street widths on both Eubank Blvd. and Lexington Ave.
6. Please list the width and length for all parking spaces.
7. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space. Per review of drawing, AS-100 details 15 ft. parking spaces, which are considered compact spaces. However, on AS-101 the parking spaces are detailed as 20.6 ft. in length. Please clarify width and length off all parking spaces.
8. The handicap accessible spaces must be a minimum of 8.5 feet in width.
9. The handicap accessible spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
10. 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.**"



11. The ADA access aisle 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)
12. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide detail from Eubank Blvd. and Lexington Ave.
13. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please detail this walkway from the new ADA handicap parking spaces and the re-stripped handicap parking spaces on the north west corner of the project site.
14. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles.
15. Please clarify how the site meets clear sight triangle requirements.
16. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please provide this detail from the entrances on Eubank Blvd.



17. Please add the following note to the clear sight triangle: "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 this area."
18. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



19. Please include two copies of the traffic circulation layout at the next submittal.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact Gary Sandoval (505) 924-3675 or me at 924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov