

May 19, 2023

Marwa Al-najjar
Associate Engineer
City of Albuquerque, Planning Department
Development Review Services
PO Box 1293
Albuquerque, NM 87103

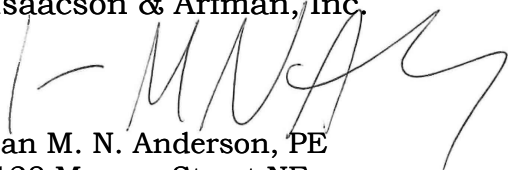
Reference: **MAS Charter School / West Parent Loop and Parking (L16-D044)**
Traffic Circulation Layout Comment Responses

Dear Ms. Al-najjar,

We received the Traffic Circulation Layout review comments on 5/11/23 for the referenced project above. Isaacson & Arfman, Inc., as agent for Guardian Airport Parking LLC, offer the attached Comment Response Log noting the responses to each individual comment.

Please review the attached comment response log, and do not hesitate to contact me by phone or by email, noted below, for additional information or clarification on the responses.

Sincerely,
Isaacson & Arfman, Inc.


Ian M. N. Anderson, PE
128 Monroe Street NE
Albuquerque, NM 87108
Ph: (505) 268-8828
Email: ian@iacivil.com

Attachments: L16-D044 TCL Comment Response Log

MAS School Parking Lot TCL Comment Response Log			
COA Hyd/Trns Ref #: L16D044		TCL Review Date: 5/11/23	
Department / Reviewer	Comment #	Comment	Response
COA Planning Dept Development Review Services / Marwa Al-najjar	1	The traffic circulation layout must be signed by an engineer or architect licensed in the state of New Mexico.	Noted, revision includes nm seal and signature.
	2	Identify all existing access easements and rights of way width dimensions	Right of way width dimensions added to plan sheets. Ex access easements on site called out. Previous access easement at NW corner of site is to be vacated under the approved Plat SD-2022-00002
	3	Driveway Accesses off Yale Blvd.: -Minimum accesses width should be 22-ft -Both accesses must be updated to the current ADA standard -Show on the site plan the required turned around before the gate (min. 20-ft set back).	Existing driveways to be reconstructed to provide ADA compliance through the driveway and curb ramps. Driveways are intended to be one-way only, with the northern driveway being entry only and the southern being exit only. Additional signage and roadway markings to note the one-way only movement provided on plans. As discussed over the phone, one-way in and out access width is acceptable as previously shown. Reconstructed entry drive to mimic existing condition, thus no turnaround to be provided. Gates are intended to be open during specific school hours, and will have attendants present to manage school traffic entering the site.
	4	ADA curb ramp at the corner of Yale Blvd. and Ross Ave. must be updated to current standards and have truncated domes installed.	Existing x-slope along southwestern half of the ADA ramp at the NWC of the intersection was verified to be beyond ADA x-slope 2% maximum. Replacement of of southwestern portion of the ramp added to PWO plans and shown on sheet. Truncated domes added to plans. Existing ramp at the NEC of the intersection also verified to be beyond ADA maximum running & x-slope. Additionally, DRC comments asked for the ex crosswalk to be realigned to a straight alignment, meaning the ramp area will be widened to the north. Existing ramp to be reconstructed and detailed under PWO plans.
	5	The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space	"MC" pavement marking added to the motorcycle stalls.
	6	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.	Added ADA pathway to overall plan sheet noted pedestrian path from ADA stall to main school building on opposite side of Yale Blvd.
	7	All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement	Added signs and pavement markings at entry / exit drives
	8	The minimum drive through lane width is 12 feet with a 25-foot minimum radius (inside edge) for all turns. (A 15-foot radius can be used with an increase in lane width to 14 feet). Please dimension all lane widths and radii.	Revised queue lane to a min. 12-ft width throughout. Entry to queue lane revised to 14-ft width to maintain 15-ft internal radius. 14-ft width to taper down to 12-ft wide following internal radius PT.
	9	Clear sight triangle should start at the back of the sidewalk. Please revise the site plan.	Revised accordingly.
	10	Please specify the City Standard Drawing Number when applicable.	Added additional clarification to keyed notes referring to private items on site and noting to refer to Public work order #584685 for similar public items within public right of way and which City Std dwg applies to the public item.

MAS School Parking Lot TCL Comment Response Log

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	11	Provide notes showing what work is included and on the work order and the private work on site.	Provided additional keynotes calling out work within the public right-of-way which will be shown on the PWO plan set. Also included City Project Number of the PWO in keynote labels.
	12	Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."	Added note
	13	Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.	Added note. There are no existing curb cuts along 1717 Yale Blvd SE frontage to public ROW.
	14	Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.	Added note
	15	Please provide a letter of response for all comments given.	Letter with comment response log included with revision
	16	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 (Contact Matt Grush: mgrush@cabq.gov)	Traffic scoping form previously submitted and approved requiring a Neighborhood Impact Statement which was completed. Approved NIA with Scoping Form attached for reference.