

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 11, 2023

Ian M. N. Anderson, PE
Isaacson & Arfman, Inc.
128 Monroe St. NE
Albuquerque, NM 87108

Re: MAS Charrter School/ West Parent Loop and Parking
99999 Yale Blvd. SE
Traffic Circulation Layout
Engineer's Stamp 04-17-23 (L16-D044)

Dear Mr. Anderson,

Based upon the information provided in your submittal received 04-28-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The traffic circulation layout must be signed by an engineer or architect licensed in the state of New Mexico.
2. Identify all existing access easements and rights of way width dimensions.
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).
4. ADA curb ramp at the corner of Yale Blvd. and Ross Ave. must be updated to current standards and have truncated domes installed.
5. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
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.
7. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. Please show detail and location of posted signs and striping.
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.
9. Clear sight triangle should start at the back of the sidewalk. Please revise the site plan.
10. Please specify the City Standard Drawing Number when applicable.
11. Provide notes showing what work is included and on the work order and the private work on site.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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12. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
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.
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.
15. Please provide a letter of response for all comments given.
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**).

PO Box 1293

Once corrections are complete resubmit

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

NM 87103

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

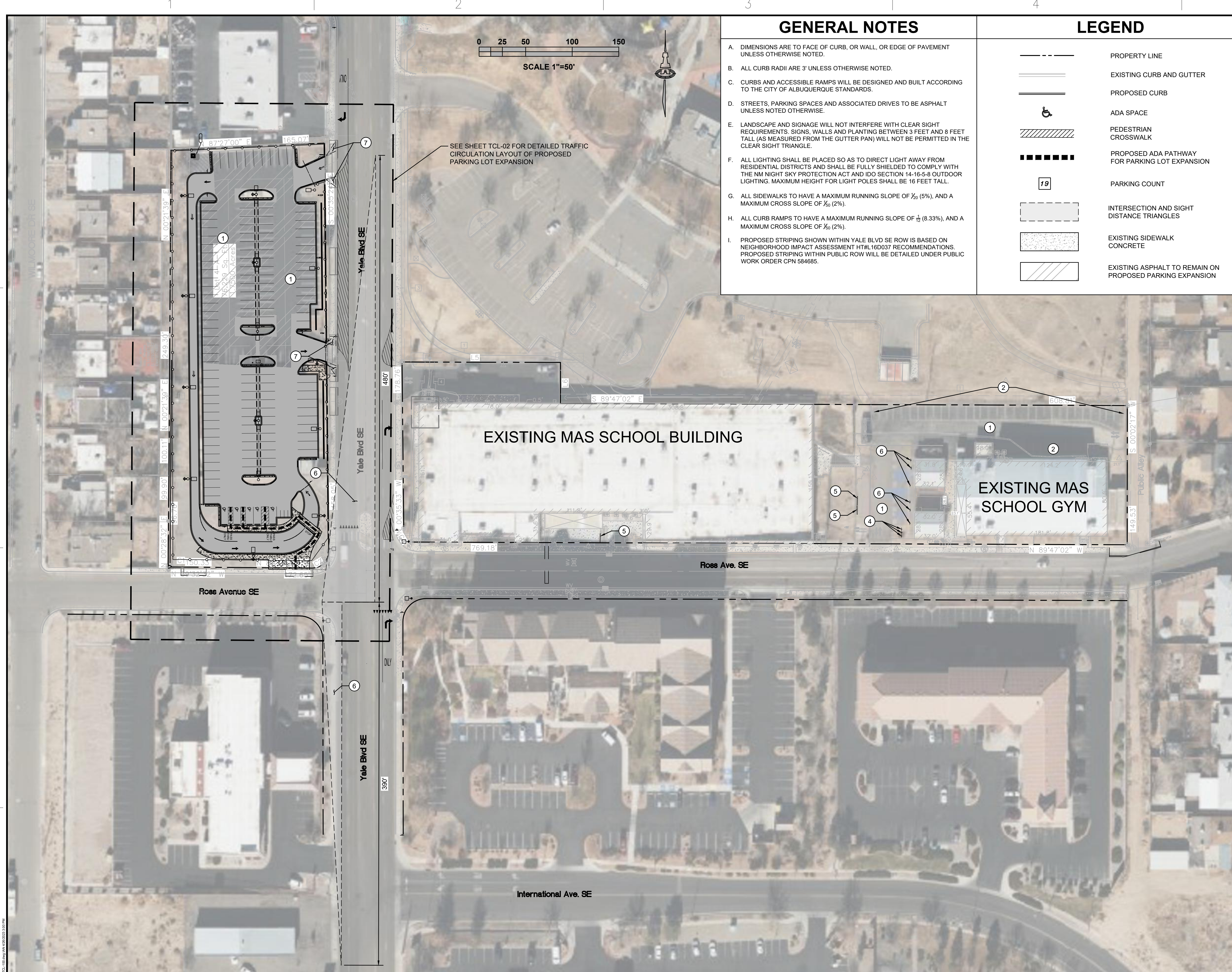
www.cabq.gov

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

\ma via: email
C: CO Clerk, File



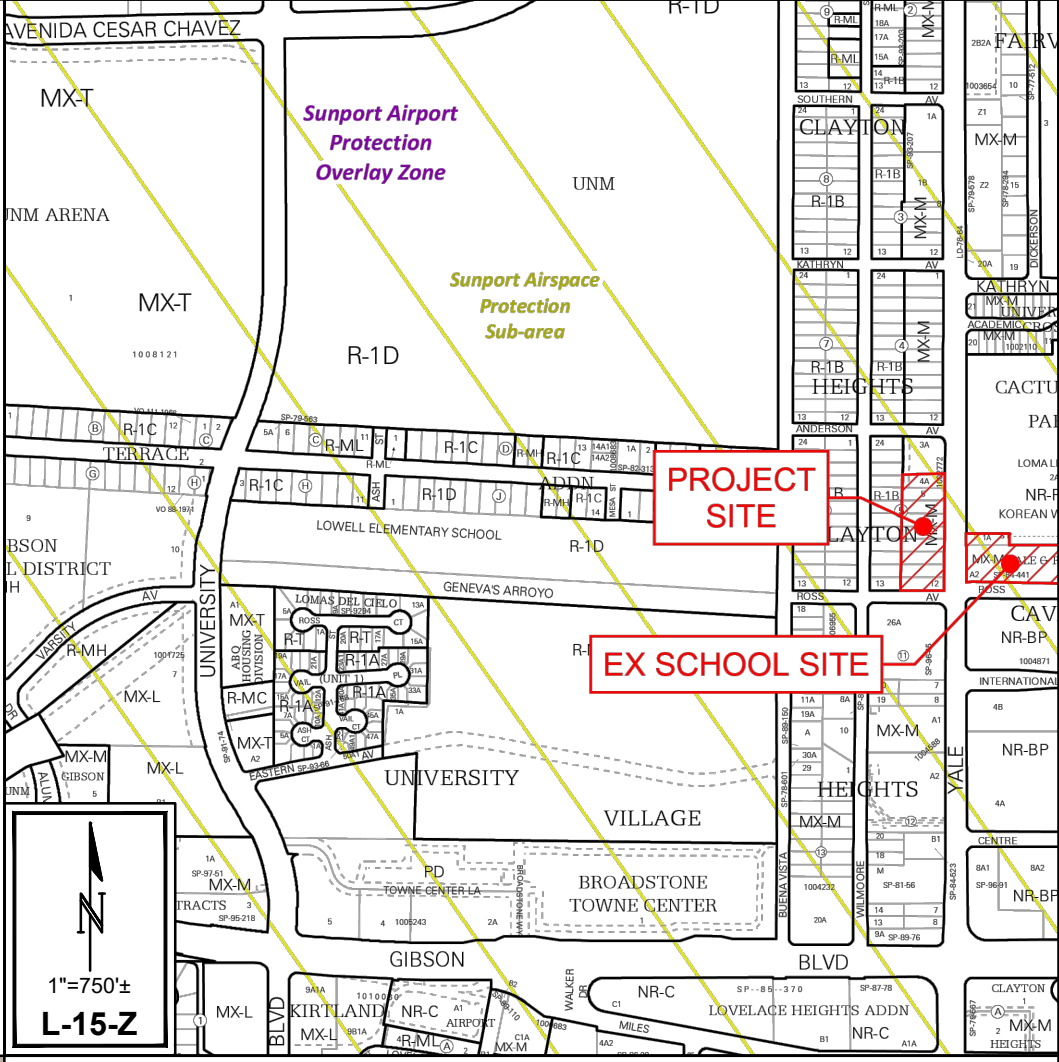
GENERAL NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. ALL CURB RADI ARE 3' UNLESS OTHERWISE NOTED.
- C. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- E. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- F. ALL LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND SHALL BE FULLY SHIELDED TO COMPLY WITH THE NM NIGHT SKY PROTECTION ACT AND IDO SECTION 14-16-5-8 OUTDOOR LIGHTING. MAXIMUM HEIGHT FOR LIGHT POLES SHALL BE 16 FEET TALL.
- G. ALL SIDEWALKS TO HAVE A MAXIMUM RUNNING SLOPE OF $\frac{1}{20}$ (5%), AND A MAXIMUM CROSS SLOPE OF $\frac{1}{80}$ (2%).
- H. ALL CURB RAMPS TO HAVE A MAXIMUM RUNNING SLOPE OF $\frac{1}{4}$ (8.33%), AND A MAXIMUM CROSS SLOPE OF $\frac{1}{80}$ (2%).
- I. PROPOSED STRIPING SHOWN WITHIN YALE BLVD SE ROW IS BASED ON NEIGHBORHOOD IMPACT ASSESSMENT HTL16D037 RECOMMENDATIONS. PROPOSED STRIPING WITHIN PUBLIC ROW WILL BE DETAILED UNDER PUBLIC WORK ORDER CPN 584685.

LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB
- ADA SPACE
- PEDESTRIAN CROSSWALK
- PROPOSED ADA PATHWAY FOR PARKING LOT EXPANSION
- PARKING COUNT
- INTERSECTION AND SIGHT DISTANCE TRIANGLES
- EXISTING SIDEWALK CONCRETE
- EXISTING ASPHALT TO REMAIN ON PROPOSED PARKING EXPANSION

VICINITY MAP



PROJECT INFORMATION

LEGAL DESCRIPTION: LOTS 4-A, 5-12, BLOCK 5 CLAYTON HEIGHTS SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

SITE ADDRESS: 1717 YALE BOULEVARD SE, ALBUQUERQUE, NM 87106

SITE AREA: 1.75 ACRES

ZONING: MX-M

PROPOSED DEVELOPMENT: EXISTING PARKING LOT EXPANSION

MAS SCHOOL OVERALL PARKING CALCULATIONS:

PARKING REQUIRED:

EXISTING SCHOOL USE:

ELEMENTARY / MIDDLE SCHOOL CLASSROOMS - 34

HIGH SCHOOL CLASSROOMS - 16

SCHOOL USE REQUIRED PARKING RATE:

2 STALLS / 1 ELEMENTARY & MIDDLE SCHOOL CLASSROOM

3 STALLS / 1 HIGH SCHOOL CLASSROOM

TOTAL SCHOOL USE PARKING REQUIRED - 116 STALLS

EXISTING OFFICE USE:

OFFICE GFA - 5,030 SF

OFFICE USE REQUIRED PARKING RATE:

3.5 STALLS / 1,000 SF GFA

TOTAL OFFICE USE PARKING REQUIRED - 18 STALLS

EXISTING GYM USE:

GYM GFA - 12,000 SF

GYM USE REQUIRED PARKING RATE:

2.5 STALLS / 1,000 SF GFA

TOTAL GYM USE PARKING REQUIRED - 30 STALLS

PROPOSED PARKING LOT DEVELOPMENT / EXPANSION:

TOTAL PARKING LOT USE REQUIRED - NONE

OVERALL TOTAL PARKING REQUIRED CAMPUS WIDE:

= 116 + 18 + 30 = 164 STALLS

TOTAL ADA PARKING REQUIRED (BASED ON 164 STALLS REQUIRED)

= 8 ADA STALLS (2 VAN)

MOTORCYCLE PARKING REQUIRED (BASED ON 164 STALLS REQUIRED)

= 5 MOTORCYCLE STALLS

BICYCLE PARKING REQUIRED (BASED ON 164 STALLS REQUIRED)

= 33 BICYCLE STALLS

PARKING PROVIDED:

EXISTING PARKING PROVIDED ON SCHOOL CAMPUS:

40 PARKING STALLS

6 ADA STALLS (1 VAN)

3 MOTORCYCLE STALLS

33 BICYCLE STALLS

PARKING PROVIDED ON PARKING LOT DEVELOPMENT / EXPANSION:

127 PARKING STALLS (INCLUDING 3 COMPACT)

5 ADA STALLS (1 VAN)

4 MOTORCYCLE STALLS

OVERALL TOTAL PROVIDED:

PARKING: 40 + 127 = 167 STALLS

ADA PARKING: 6 + 5 = 11 ADA STALLS (2 VAN)

MOTORCYCLE: 3 + 4 = 7 MOTORCYCLE STALLS

BICYCLE: 33 BICYCLE STALLS

KEYED NOTES

- EXISTING ASPHALT PAVEMENT TO REMAIN.
- EXISTING SCHOOL PARKING AREA (40 STALLS).
- EXISTING SCHOOL ADA PARKING (6 ADA / 1 ADA VAN).
- EXISTING SCHOOL MOTORCYCLE PARKING (3 STALLS).
- EXISTING SCHOOL BIKE PARKING RACK (9-LOOP WAVE RACK, PROVIDES 11 BIKE PARKING PER RACK).
- INTERSECTION SIGHT DISTANCE TRIANGLE (YALE AVE SE SPEED LIMIT = 40 MPH).
- MINI CLEAR SIGHT TRIANGLE.



10899 montgomery blvd ne
suite a
albuquerque, nm 87111



PROJECT

MAS CHARTER SCHOOL
WEST PARENT LOOP AND PARKING

NEC OF YALE BOULEVARD AND ROSS AVE. SE.
ALBUQUERQUE, NEW MEXICO

REVISIONS	DATE	DESCRIPTION

I&A PROJ #: 2579
ARCHT PROJ #: A22.24
DRAWN BY: IA
CHECKED BY: FAC
DATE APRIL 17, 2023

SHEET TITLE
OVERALL
TRAFFIC
CIRCULATION
LAYOUT

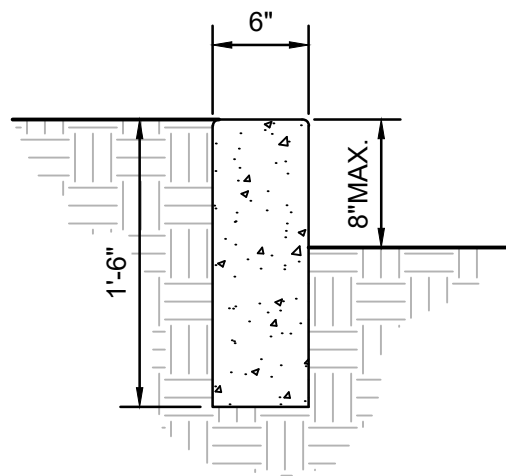
SHEET NUMBER
TCL-01

Isaacson & Arfman, Inc.
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com



TCL-02

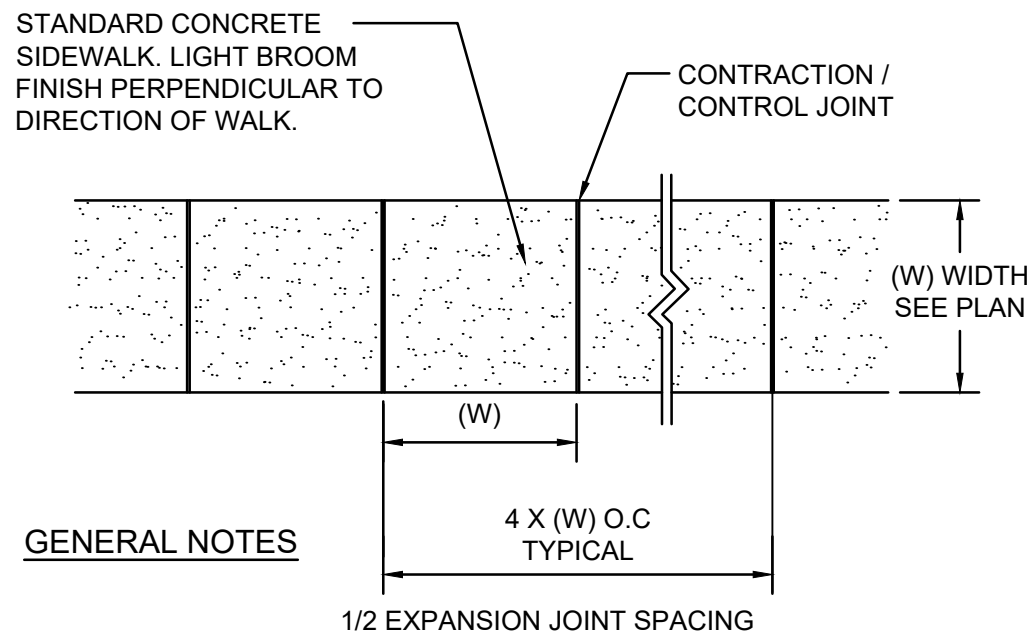


GENERAL NOTES

- CONTRACTION / CONTROL JOINTS @ 6' MAX.
- 1/2" EXPANSION JOINTS 24' O.C.
- REQUIRES FULL FORM ON ALL FACES.
- 3/8" RADII AT ALL EXPOSED EDGES.

HEADER CURB

SCALE: N.T.S.



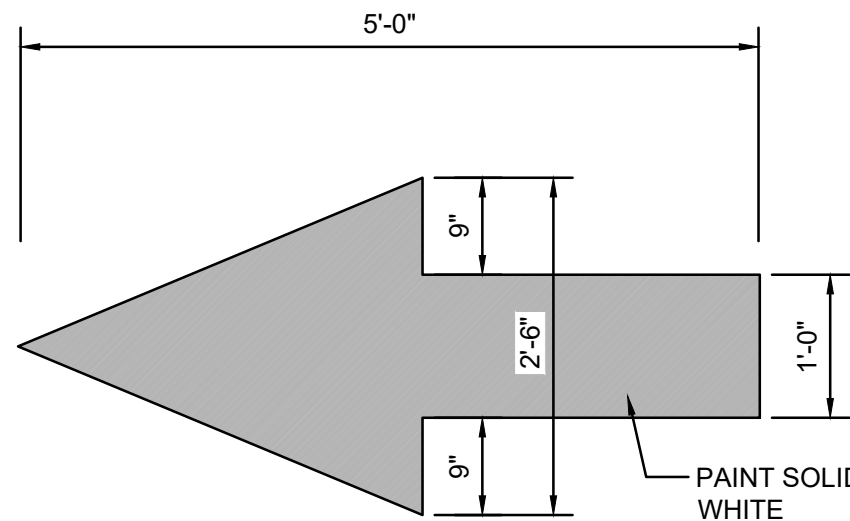
GENERAL NOTES

- 4000 PSI COMPRESSIVE STRENGTH CONCRETE
- SEE CONCRETE JOINTS DETAIL
- FINISHED EDGE OF ASPHALT PAVING TO BE 1/2" ABOVE EDGE OF CONCRETE (TYP).
- 3/8" RADII AT ALL EXPOSED EDGES.
- MAXIMUM RUNNING SLOPE = 1/20 (5%), MAXIMUM CROSS SLOPE = 1/50 (2%).

CONCRETE WALK

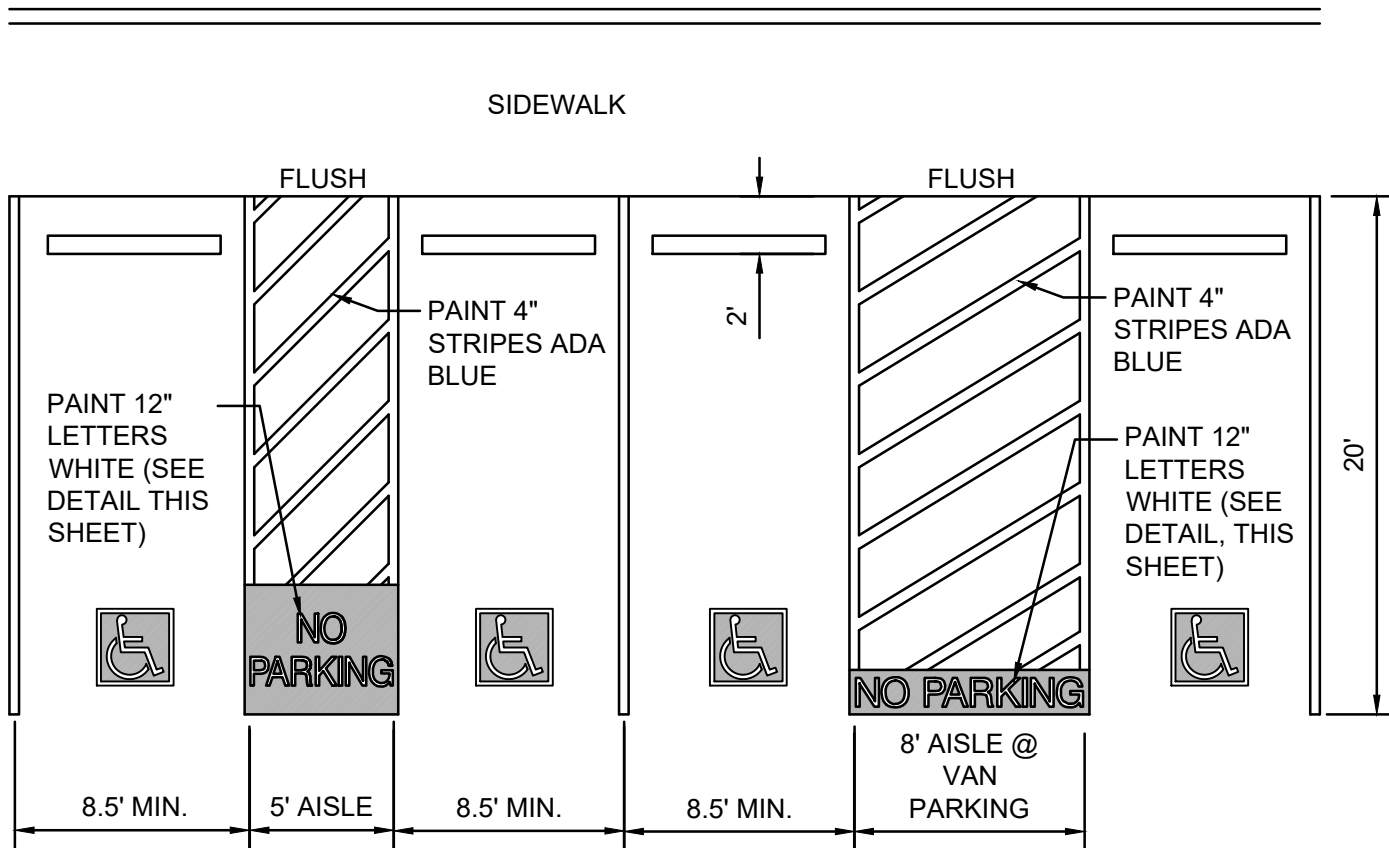
BROOM FINISH

SCALE: N.T.S.



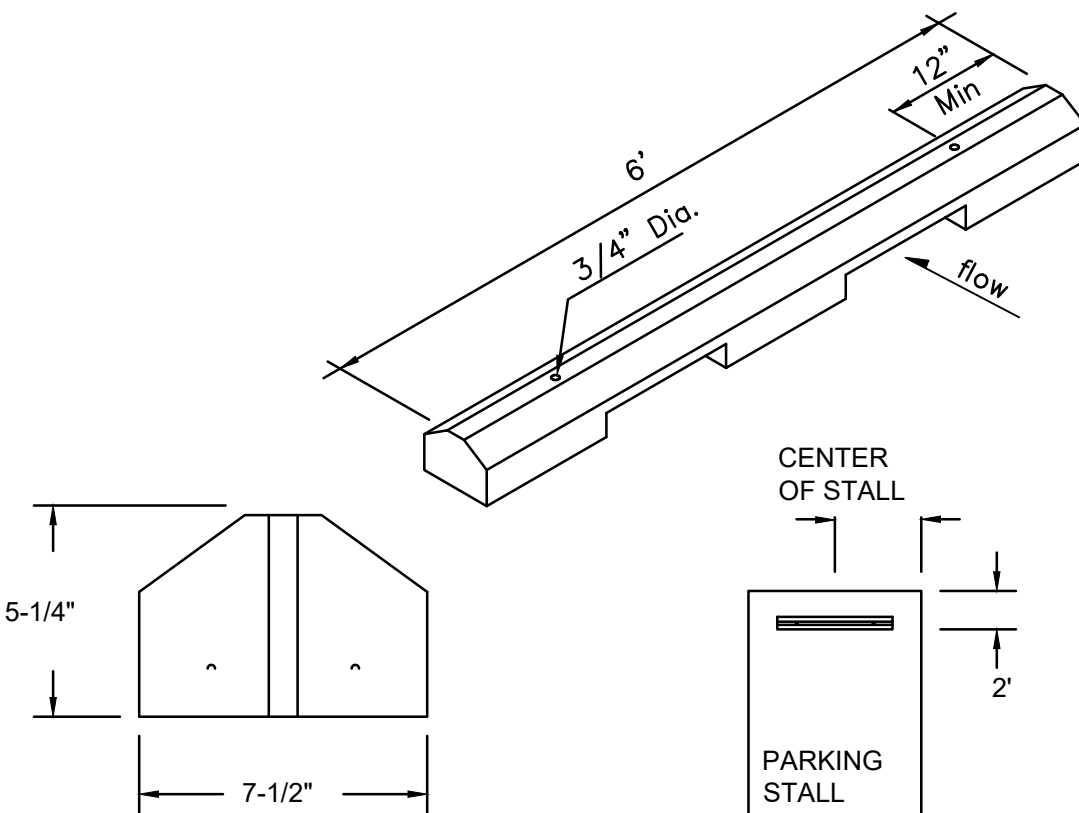
PAINTED TRAFFIC ARROW

SCALE: N.T.S.



ADA PARKING DETAIL - VAN

SCALE: N.T.S.

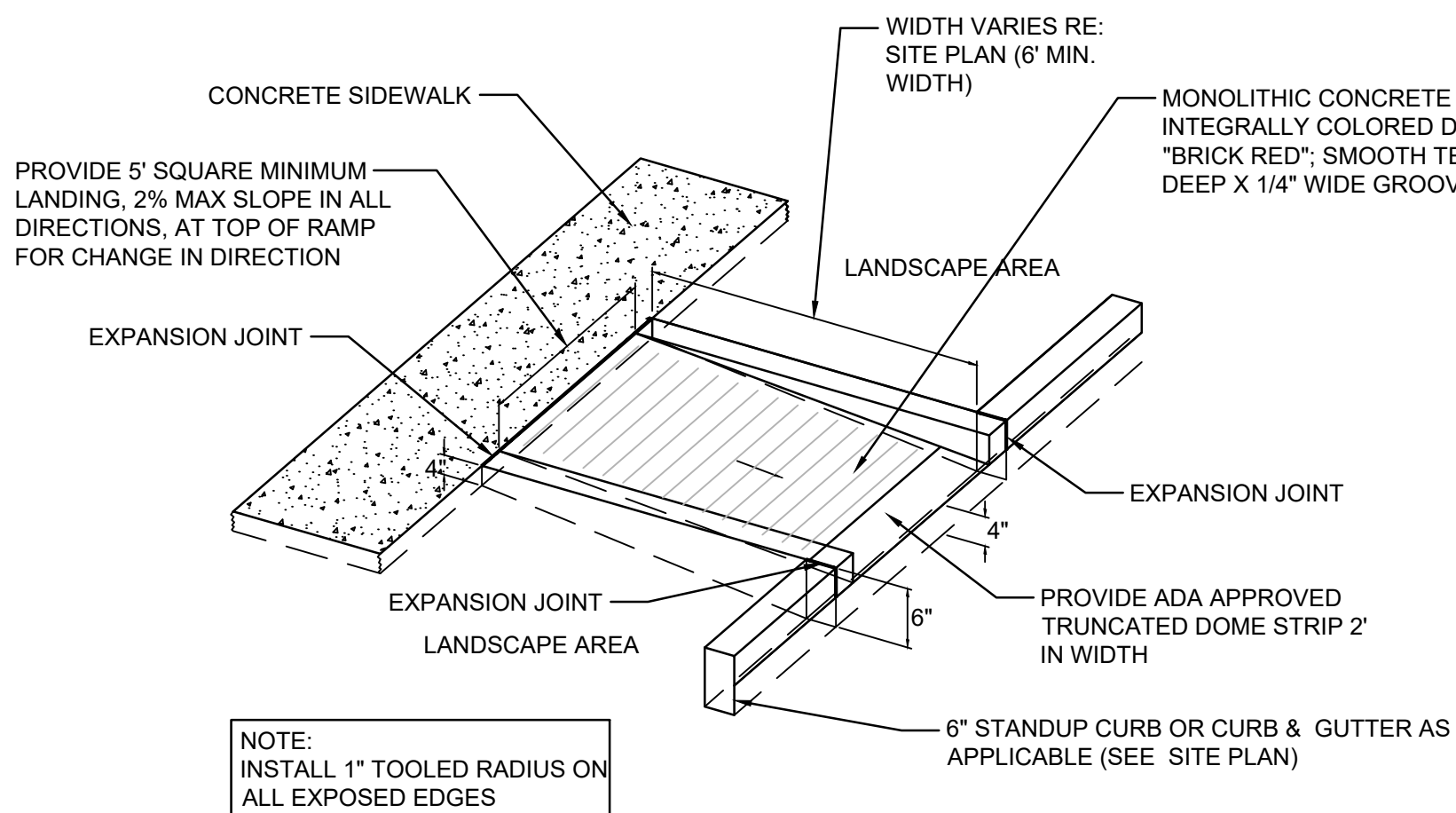


GENERAL NOTES

- WHEEL STOPS TO BE PLACED 2' BACK, CENTERED IN THE PARKING STALL. WHEEL STOPS CAN BE PAINTED IN A CONTRASTING COLOR SUCH AS GRAY, YELLOW OR BLACK.
- BLUE SHALL BE USED FOR HANDICAP PARKING STALLS.
- INSTALL EACH WITH TWO DOWELS PER MANUFACTURERS SPECIFICATIONS.

CONCRETE WHEEL STOP

SCALE: N.T.S.

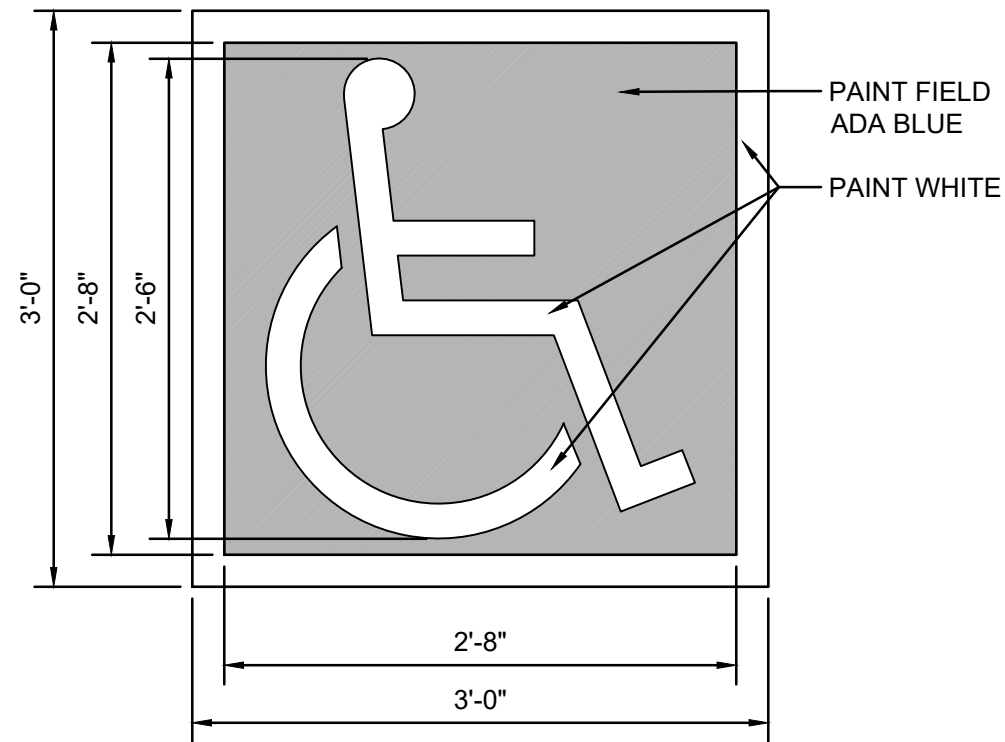


NOTE: INSTALL 1" TOOLED RADIUS ON ALL EXPOSED EDGES

NOTE: CURB RAMP SHALL NOT EXCEED 6" VERTICAL RISE. RAMP MAXIMUM RUNNING SLOPE = 1/12 (8.33%), RAMP MAXIMUM CROSS SLOPE = 1/50 (2%), AND SHALL CONFORM W/ ALL APPLICABLE ANSI REQ'S. G.C SHALL VERIFY CONFORMANCE W/ ALL APPLICABLE ANSI REQ'S.

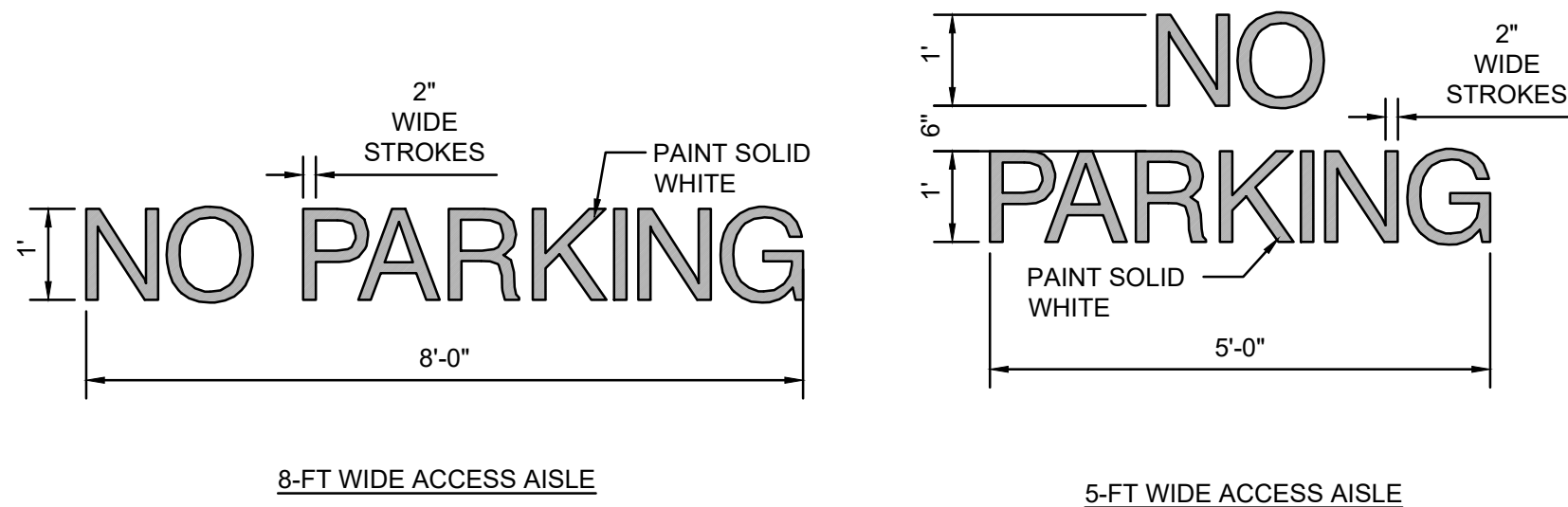
CURBED RAMP DETAIL

SCALE: N.T.S.



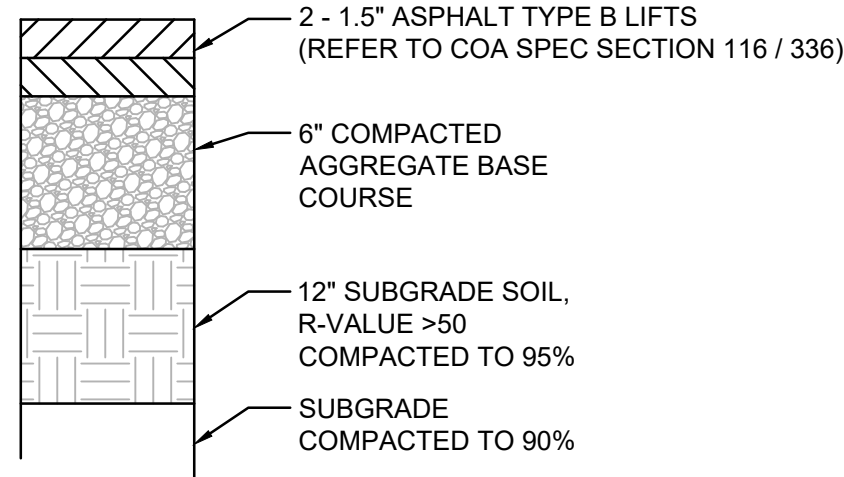
ACCESSIBILITY SYMBOL

SCALE: N.T.S.



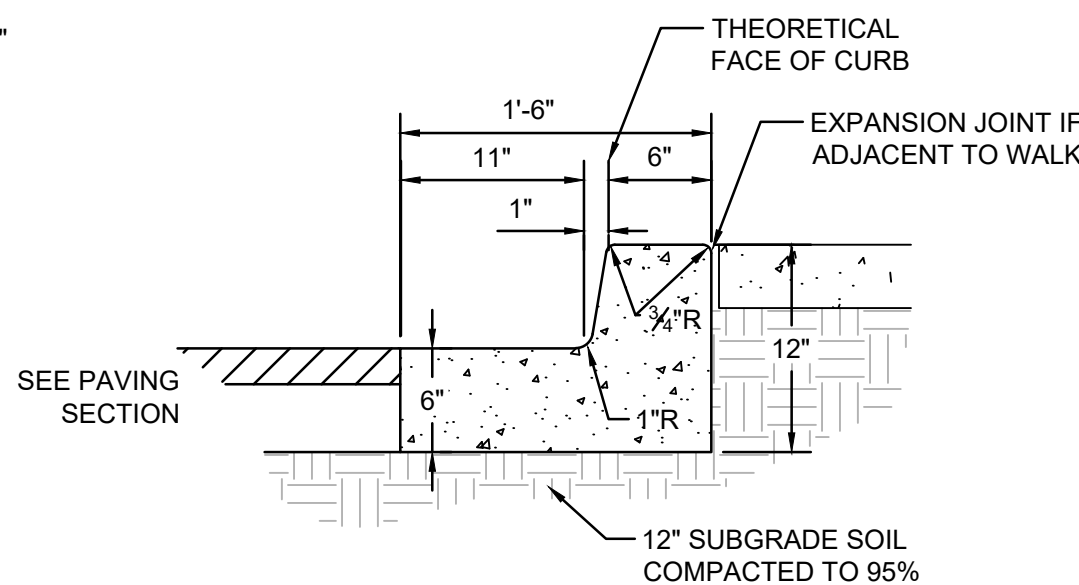
PAINTED 'NO PARKING'

SCALE: N.T.S.



ASPHALT PAVING SECTION

SCALE: N.T.S.



GENERAL NOTES

- REQUIRES FULL FORM ON ALL FACES.
- CONTRACTION / CONTROL JOINTS @ 6' O.C. MAX.
- EXPANSION JOINTS @ 48' O.C., CURB RETURNS AND EACH SIDE OF DRIVES.
- EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" RADII.

MEDIAN CURB AND GUTTER

6" WIDE THEORETICAL FACE OF CURB

SCALE: N.T.S.

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SEAL

PRELIMINARY
NOT FOR
CONSTRUCTION
FOR REVIEW ONLY

04/17/2023

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WEST PARENT LOOP AND PARKING

NEC OF YALE BOULEVARD AND ROSS AVE. SE.
ALBUQUERQUE, NEW MEXICO

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DRAWN BY: IA
CHECKED BY: FAC
DATE: APRIL 17, 2023

SHEET TITLE

PAVING
DETAILS

SHEET NUMBER

CP-501