

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 14, 2021

Jeffrey Wooten, PE
Wooten Engineering
1005 21st St SE, Ste 13
Rio Rancho, NM 87124

Re: Cien Aguas Charter School
2501 Buena Vista Dr SE
Traffic Circulation Layout
Engineer's Stamp 06/08/2021 (M15-D004B)

Dear Mr. Wooten,

Based upon the information provided in your submittal received 06-09-2021, 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.**
2. **All existing driveways/pads fronting Randolph Road and Buena Vista Drive are not ADA accessible. You will need to replace these drivepads to comply with the most current/updated design (Reference COA std dwg 2425A&B).**
3. **Buena Vista Drive existing Driveway(Adjacent to to 10 ft wide Concrete Channel):**
 - **Provide the drive aisle width and sidewalk width along side of the drive aisle (sidewalk was not shown on site plan).**
 - **The adjacent ramps adjacent to drive aisle will need to be ADA complaint.**
4. **A turning template for a vehicle is shown for ingress and egress movement. What is vehicle size?**
5. **The existing striping and pavement markings onsite are faded (includes ADA parking pavement markings) will need to be restriped. All ADA pavement markings outside of the parameters of parking stalls will need to be eradicated. Please follow the MUTCD guide for the pavement markings and striping.**
6. **Details are required for all proposed striping and pavement markings on site.**
7. **Identify all existing access easements and rights of way width dimensions.**
8. **Identify the right of way width, medians, curb cuts, and street widths on Randolph Road and Buena Vista Drive.**
9. **Maximum access width for arterial, collector, and local streets (Buena Vista Drive) are as follows:**

	Arterial& Collector	Local Streets

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One-way Drive	20'-25'	12'-20'
Two-Lane Drive	22'-30'	22'-24'
Three-Lane Drive	24'-35'	22'-30'
Larger Vehicles	≤50'	≤30'

10. Grades and slopes in the parking area and/or the ADA accessible parking and 6ft pedestrian pathway from public to building entrance areas appear to be too large. Please provide more detail.
11. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown (especially ADA parking stalls).
12. The minimum parking stall dimensions need to be followed and labeled per the table below:

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

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13. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space for all existing parking stalls that don't meet the stall dimensions stated above.
14. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
15. 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. At present time, all ADA stalls don't have any type of signage and will need to be provided. The signage and post design will need to follow MUTCD guidelines.
16. 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). All existing ADA stalls pavement markings/stripping are faded and will need to be restriped and details provided.
17. ADA curb ramps must be updated to current standards and have truncated domes installed at the corner of Randolph/Buena Vista and Buena Vista/Renard Pl. Construction notes and details will need to be provided.

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18. Buena Vista Drive existing utility posts have impacted sidewalk widths for passenger. Provide a sidewalk transition/obstruction detail per COA std dwgs 2431 & 2432.
19. 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.
20. Bicycle racks shall be sturdy and anchored to a concrete pad.
21. A 1-foot clear zone around the bicycle parking stall shall be provided.
22. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
23. Show all drive aisle widths and radii. Some dimensions are not shown.
24. The minimum drive aisle dimensions are shown below:

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

25. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
26. Per the IDO, 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 details) There is an existing 5 ft sidewalk from Buena Vista Drive but the longitudinal grade is an average of 6%. This will need some type of ADA design to address this steep slope. Please clearly show this pathway and provide details.
27. 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.
28. Parking areas shall have barriers to prevent vehicles from extending over the 6ft wide ADA accessible sidewalk/pathway from ADA parking stall aisles to building entrance. The existing sidewalk fronting these stalls are only 54 inches and with 2

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ft. overhang they will only be 34 inches. They is not acceptable for the required 6ft width pedestrian connection from parking ADA access aisle to building entrance.

29. **Parking barriers will be needed for this first 5-6 stall from the building entrance because the sidewalk is flush with the parking stalls and is a safety concern for the ADA pedestrian pathway.**
30. **ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.**
31. **All sidewalks along streets: Provide existing widths.**
32. **Show the location of solid waste container and provide a copy of refuse approval.**
33. **It is not apparent what type of pavement surface is being proposed and/or existing. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.**
34. **All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. These signs will need to follow MUTCD. Please provide the sign face and pavement marking details.**
35. **Please provide a sight distance exhibit**
36. **Show the clear sight triangle 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.**
37. **Please specify the City Standard Drawing Number when applicable.**
38. **Shared Site acces: driveways that straddle property lines, or are entirely on one propertybut are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.**
39. **Sidewalk widths within the public right of way and on site will need to be provided.**
40. **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 (2430 & 2415).**
41. **Sidewalk frontage off Randolph Road and Buena Vista Drive has been raised/buckled by tree roots. The sidewalk segments impacted will need to be replaced per COA std dwg 2430**
42. **Please provide a letter of response for all comments given.**
43. **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@cab.gov).**

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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.

for log in and evaluation by Transportation.

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

Sincerely,

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

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C: CO Clerk, File

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