

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

August 30, 2022

Colleen Ruiz, PE  
Stantec Consulting Services Inc.  
6100 Seagull St. NE  
Albuquerque NM 87109

**Re: NMCC Expansion  
4901 Lang Ave. NE  
Conceptual Traffic Circulation Layout for DRB Approval  
Engineer's Stamp 08-24-22 (D17-D003V1)**

Dear Ms. Ruiz,

The conceptual TCL submittal received 08-19-2022 is approved for DRB submittal. When submitting this project through the building permit process, please provide a copy of the approved DRB Site plan along with a more detailed site plan for construction purposes through a second Traffic Circulation Layout submittal process. The detailed plan will be compared against the approved DRB site plan to ensure that all previously approved site infrastructure is shown with exact paving layout, dimensioning, and parking capacity. Ultimately, a copy of the approved DRB Site Plan and the more detailed stamped and signed plan will both be needed for each of the building permit plans. Please keep these originals to be used for certification of the site for final C.O. for Transportation. **Shared parking agreement needs to be provided prior to DRB approval.**

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File



Stantec Consulting Services Inc.  
6100 Seagull Street NE Suite 102 Albuquerque NM 87109-2500 US

August 24, 2022  
File: 177920075

**Attention: Marwa Al-najjar**  
Associate Engineer, Planning Dept.  
Development Review Services  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 1293

Dear Marwa,

**Reference: NMCC Expansion – 4901 Lang Ave. NE Traffic Circulation Layout (DIV-D003V1)  
Comment Response Letter, 4th Submittal**

1. Please indicate how many parking spaces will be on the site after new expansion construction.

*Response: Please refer to the parking tabulation near the bottom right corner of the C-101 sheet. Provided motorcycle and van accessible parking stalls were added.*

2. Please define ADA pathways by labeling ramps, flush pavement, and provide all proposed ramps details. Call out ramps with a keynote on the site plan too.

*Response: Notes have been added to both the exhibit and site plan. Ramp are provided on sheet C-501.*

3. Truncated Domes must be installed on all ADA ramps at the driveway accesses.

*Response: Truncated Domes were added to all ADA ramps at the driveway accesses.*

4. The ramp at the corner of Lang Ave. and Headline Blvd. needs to be updated to current ADA city standard and have a truncated domes.

*Response: A note was added to remove the existing ramp and construct a new ramp per COA standard detail 2444. Truncated domes are now shown as well.*

5. The ADA accessible spaces must include an access aisle. Van accessible aisles should have 8ft wide; all others should be 5ft wide.

*Response: All existing and proposed ADA accessible spaces have an access aisle and are identified. 2 existing van accessible parking spaces were identified (1 at the main entrance and another at the western entrance).*

Reference: NMCC Expansion – 4901 Lang Ave. NE Traffic Circulation Layout (DIV-D003V1) Comment Response Letter, 4th Submittal

6. The pavement marking “MC” should be shown opposite direction for motorcycles entering the parking space.

*Response: “MC” is now shown on the pavement of each motorcycle stall.*

7. Please provide details for all the proposed signage and pavement marking.

*Response: Details A was revised to include motorcycle parking striping, Details B & C show Van accessible signage and striping information. All other signage and striping was already accounted for in the plans.*

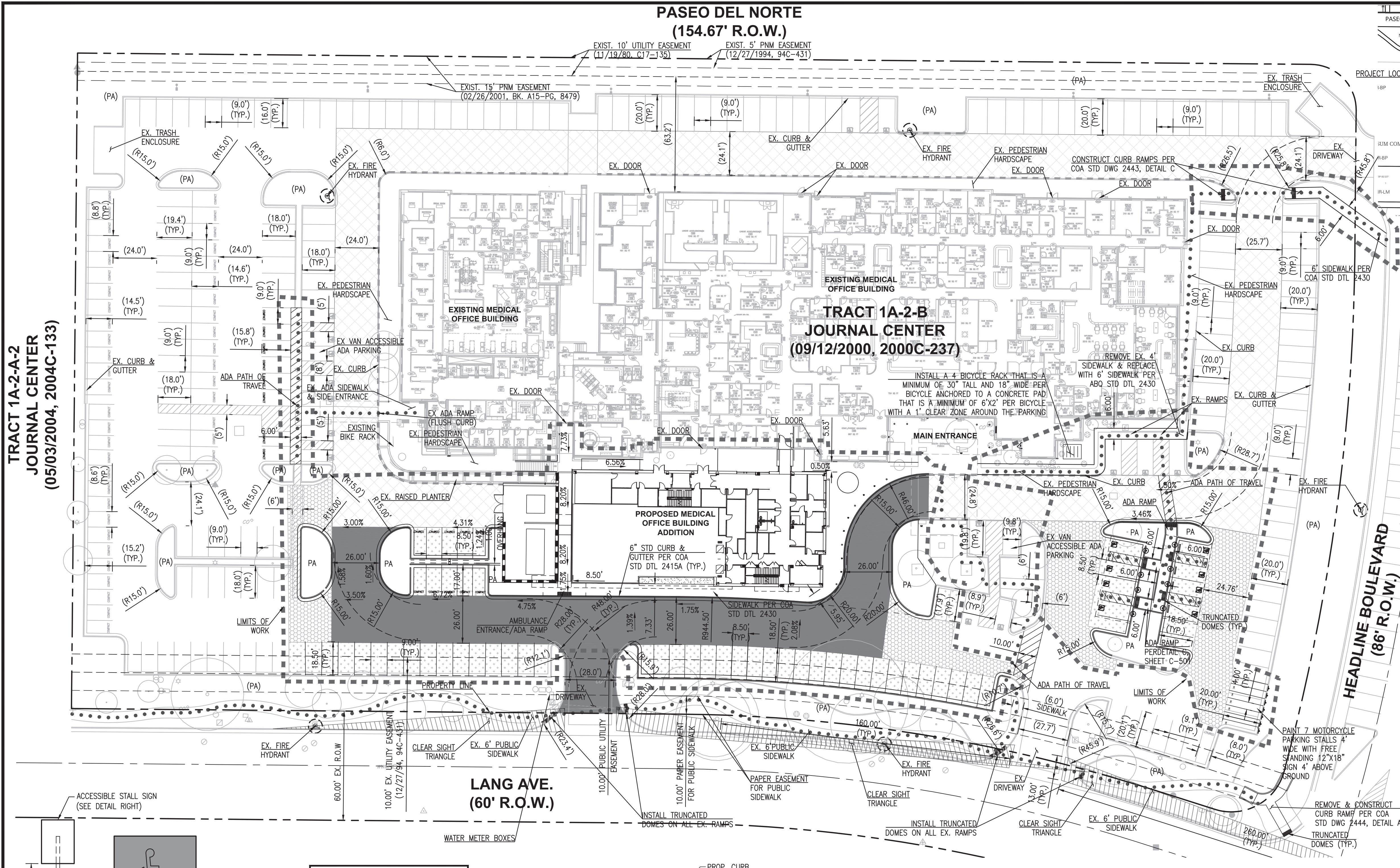
Regards,  
**Stantec Consulting Services Inc.**



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**Colleen M. Ruiz, PE**  
Senior Principal  
Phone: 602-315-1432  
Email: colleen.ruiz@stantec.com





TRACT 1A-2-A-2  
JOURNAL CENTER  
(05/03/2004, 2004C-133)

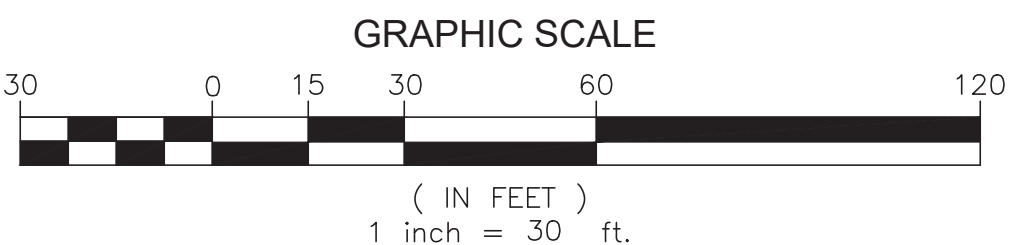
PASEO DEL NORTE  
(154.67' R.O.W.)

TRACT 1A-2-B  
JOURNAL CENTER  
(09/12/2000, 2000C-237)

LANG AVE.  
(60' R.O.W.)

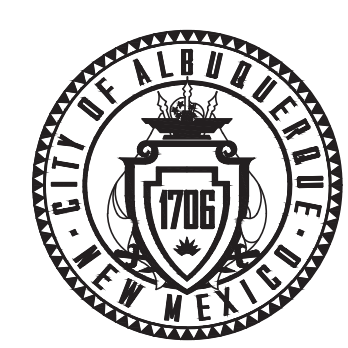
HEADLINE BOULEVARD  
(86' R.O.W.)

- GENERAL NOTE:**
- 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 PLAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
  - ALL EXISTING ADA CURB RAMPS SHALL BE UPDATED TO CURRENT COA STD DTL 2431-2437 WITH TRUNCATED DOMES.
  - ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER COA STD DTL 2430 AND 2415A.
  - THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOT ALLOWED. THE RACK SHALL SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.



CAMPUS COMPONENT	BLDG AREA (S.F.)	REQUIRED PARKING STALLS	PARKING RATIO TO BLDG AREA
EXISTING CLINIC AND MOB	79,001 S.F.	320*	247
PROTON ADDITION	14,719 S.F.**	74	200
<b>TOTAL</b>	<b>93,720 S.F.</b>	<b>394</b>	
EXISTING STALLS PROVIDED ON-SITE	349	REQUIRED BICYCLE PARKING	4
STALLS LOST BY PROTON ADDITION	(55)	REQUIRED MOTORCYCLE PARKING	6
<b>REVISED TOTAL ON-SITE</b>	<b>294</b>	PROVIDED MOTORCYCLE PARKING	7
NON-ADA STALLS	271		
ADA STALLS	21		
VAN ACCESSIBLE ADA STALLS	2		
<b>TOTAL REQUIRED BY IDO</b>	<b>394</b>		
DELTA OF ON-SITE AND REQUIRED NON-ADA STALLS	100***		
	100		

\*PER APPROVED 2006 SITE PLAN - PROJECT NO. 1000560, APP NO. 06DRB-01023  
\*\*17,472 S.F. REDUCED BY 2,753 S.F. (REPRESENTS MASS CONCRETE AND NON-OCCUP. PROTON AREA)  
\*\*\*STALLS TO BE PROVIDED OFF-SITE BY OWNER



CITY OF ALBUQUERQUE  
DEPARTMENT OF MUNICIPAL DEVELOPMENT  
ENGINEERING DIVISION

TRAFFIC CIRCULATION LAYOUT  
NMCC EXPANSION  
4901 LANG AVE. NE

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

ZONE MAP NO.

D-17-Z

CITY PROJECT NO.

XXXXXX

SHEET NO.

C-102

ACCESSIBLE SIGN  
N.T.S.

C

ACCESSIBLE  
PARKING STALLS

B

PARKING STALLS

A



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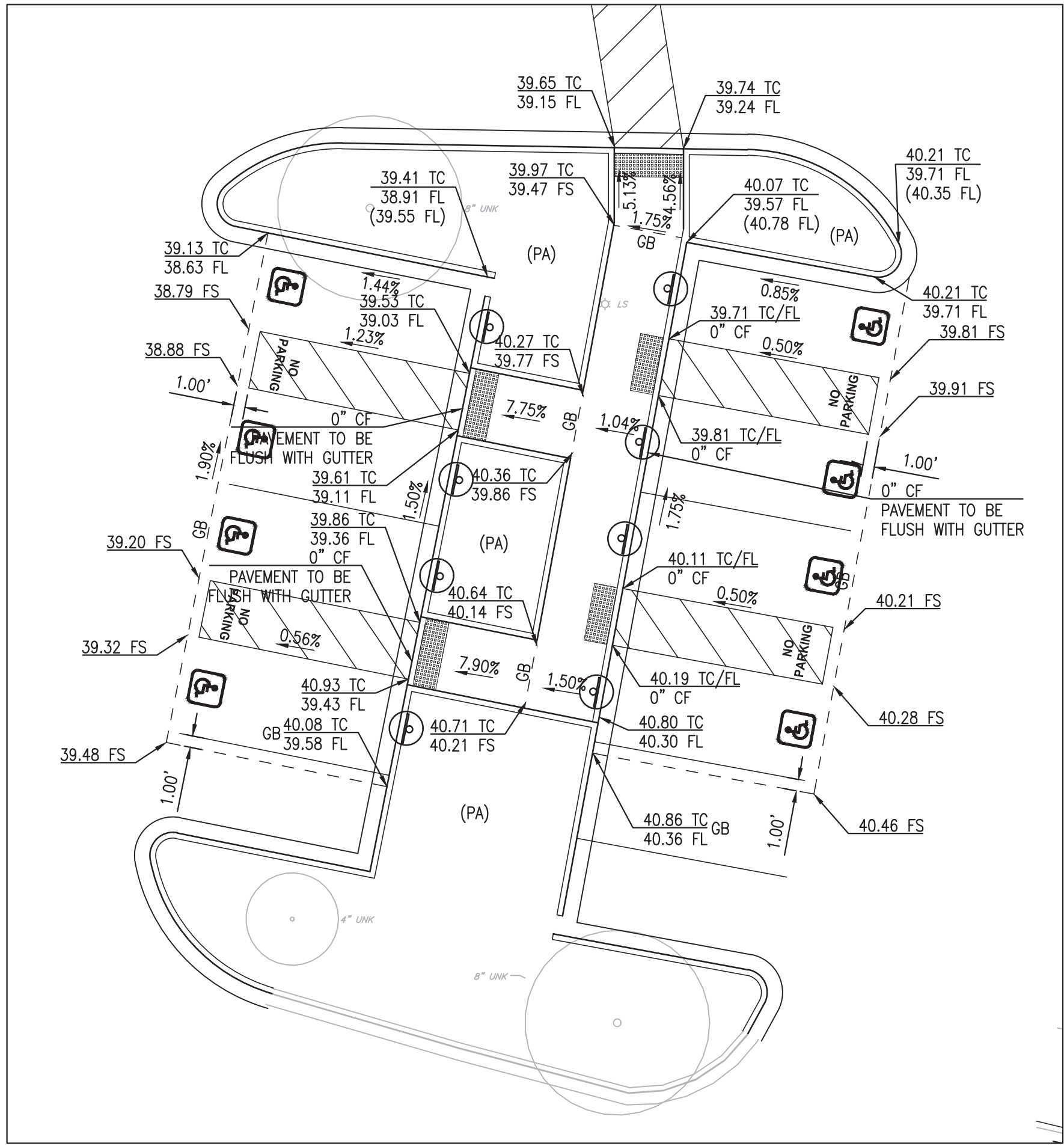
BENCH MARKS



DESIGNED BY:	AV
DRAWN BY:	AV
CHECKED BY:	
DATE:	7/21/2022
NO.	DATE
DESCRIPTION	CONTRACTOR
AS-BUILT INFORMATION	WORK STAKED BY:
INSPECTOR'S ACCEPTANCE BY:	DATE:
FIELD VERIFICATION BY:	DATE:
DRAWINGS CORRECTED BY:	DATE:

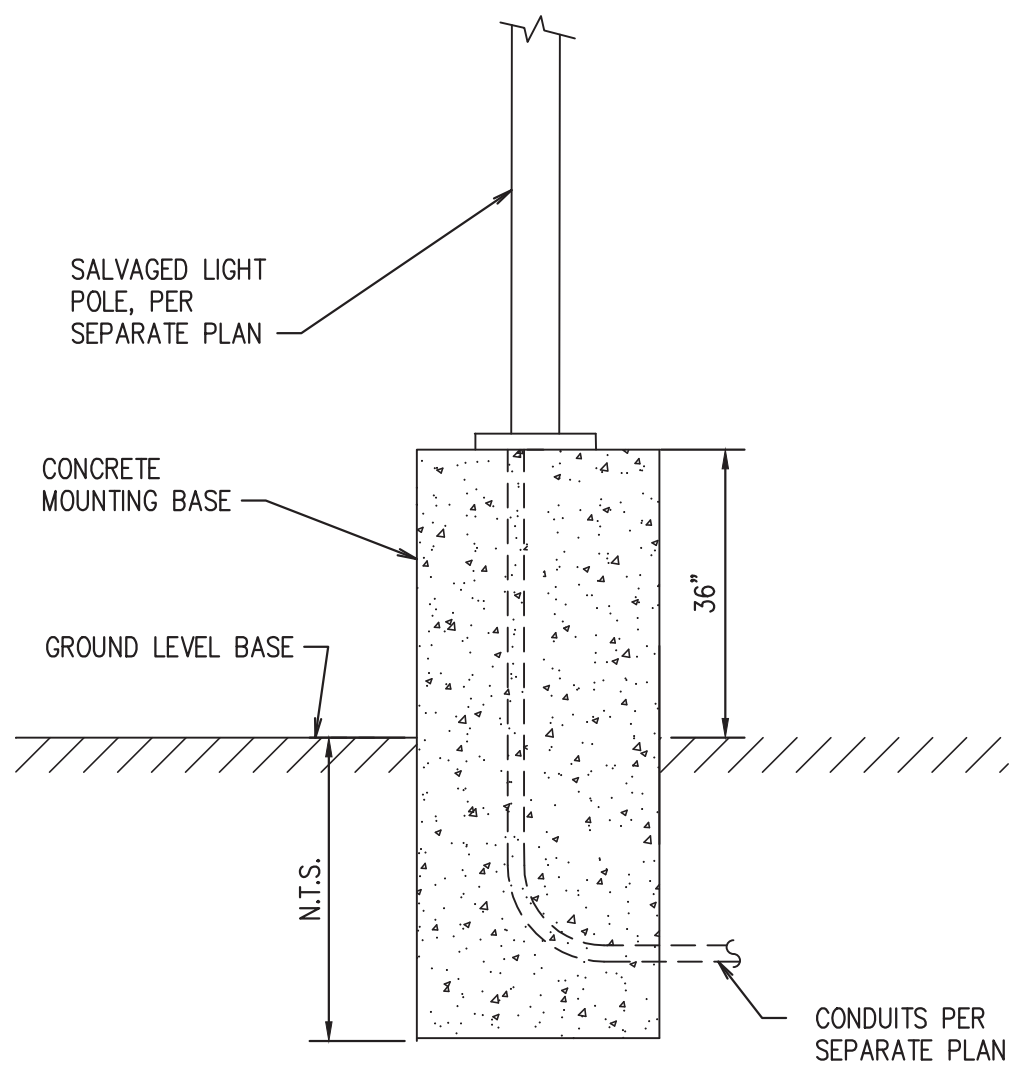
PLOT SET - 6/17/2022





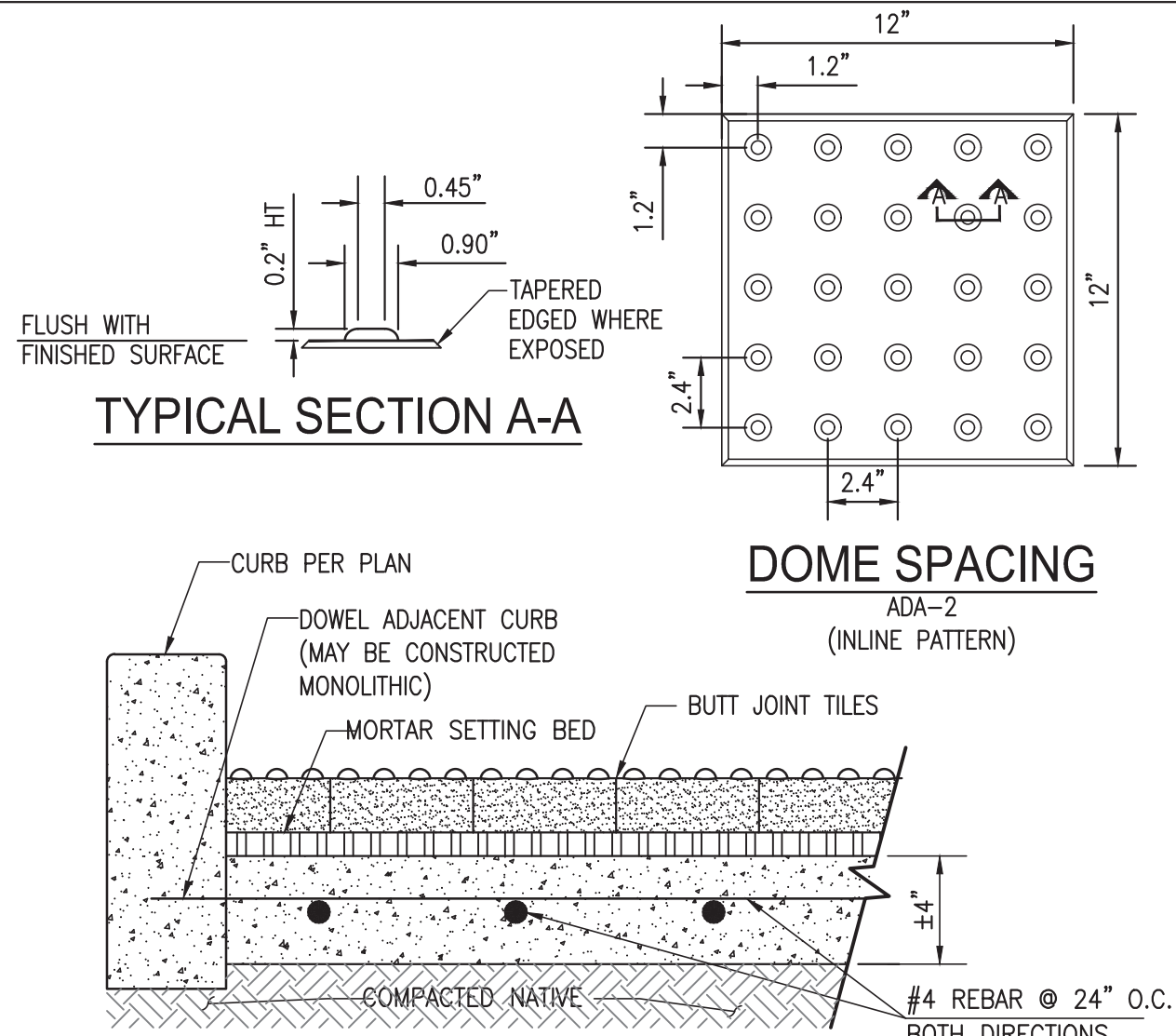
ADA ISLAND  
DETAIL

C



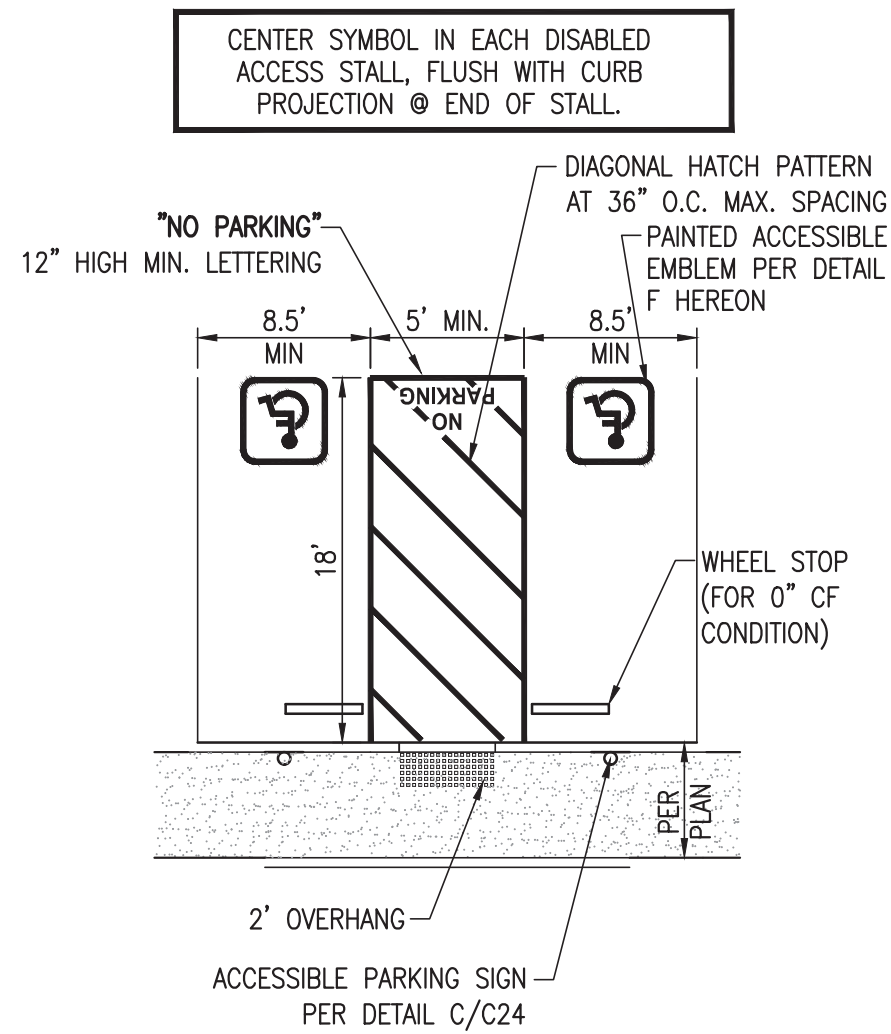
LIGHT FOUNDATION

H



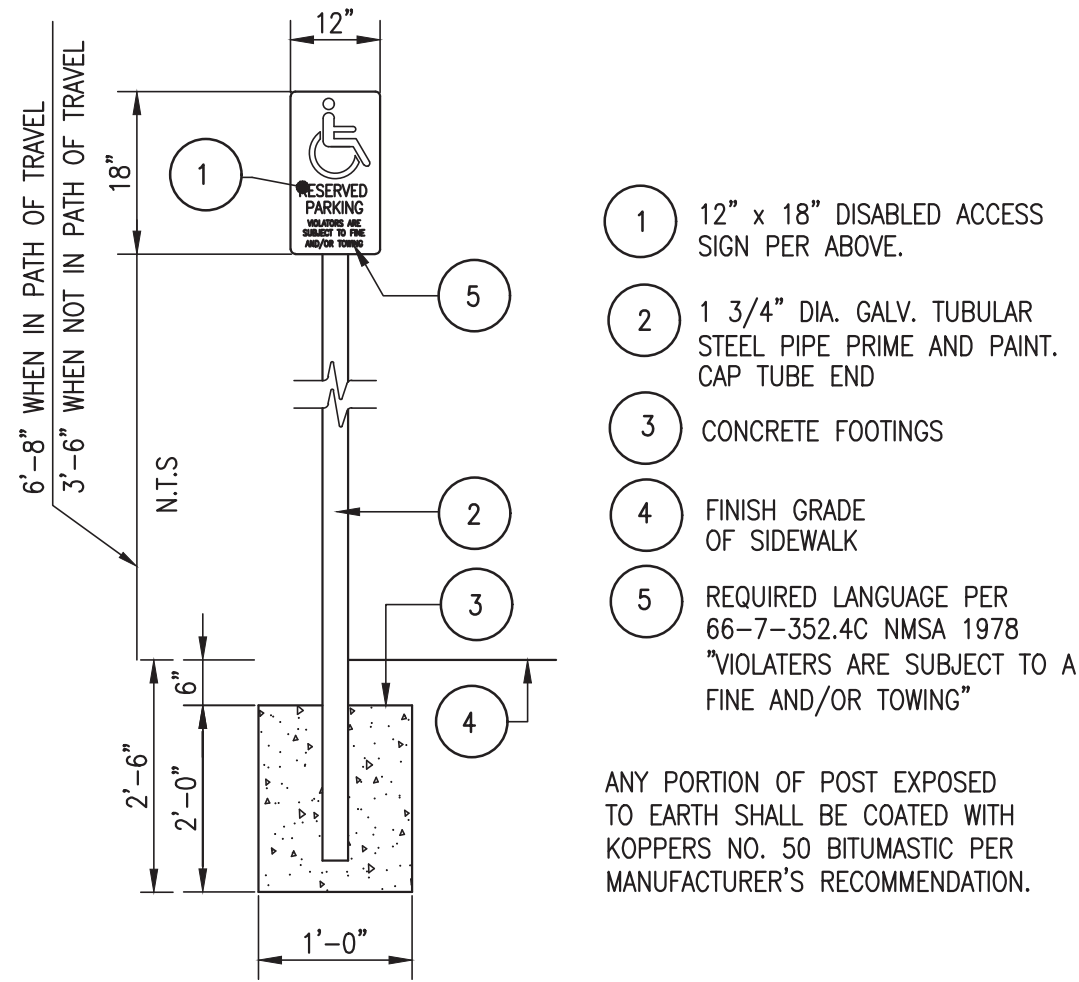
DOME PAVER DETAILS

G



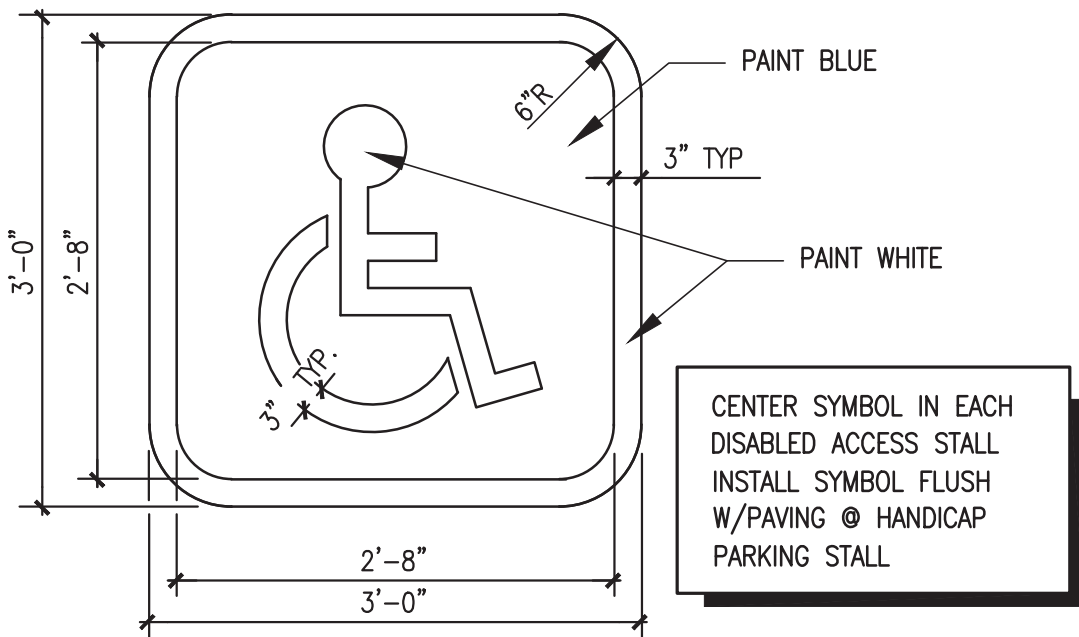
ACCESSIBLE PARKING STALLS

D



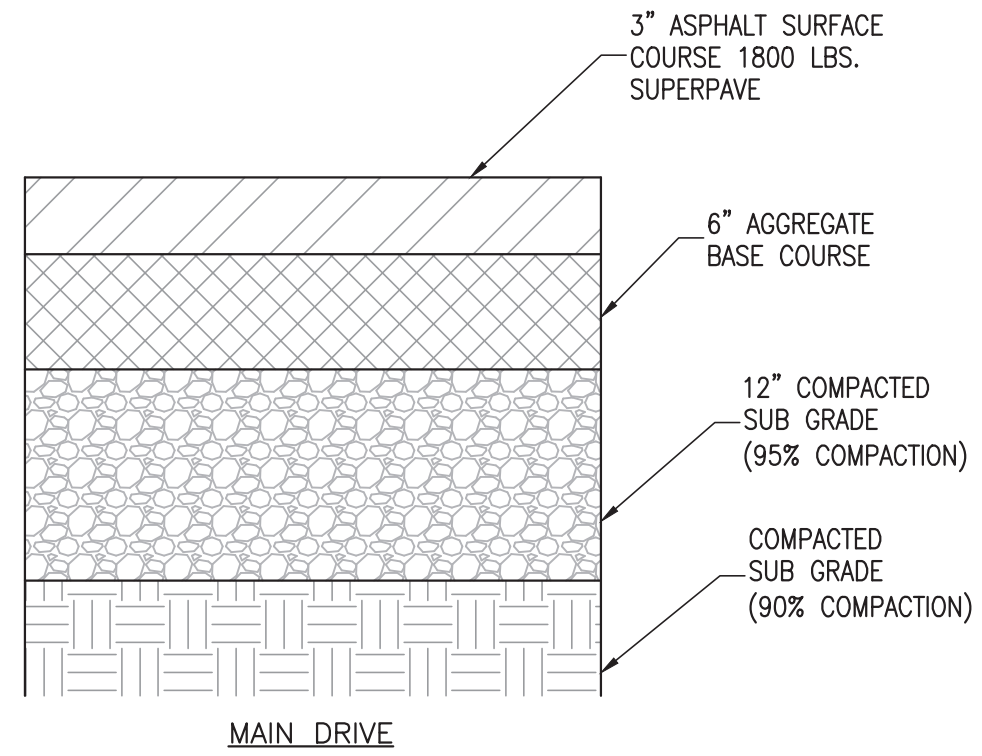
ACCESSIBLE PARKING SIGN

E



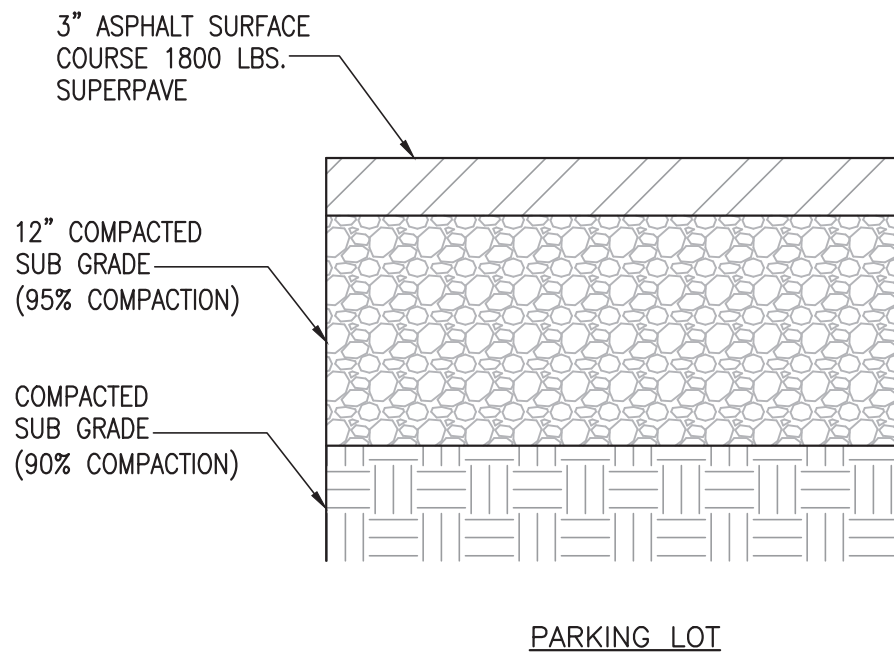
ACCESSIBLE SYMBOL

F



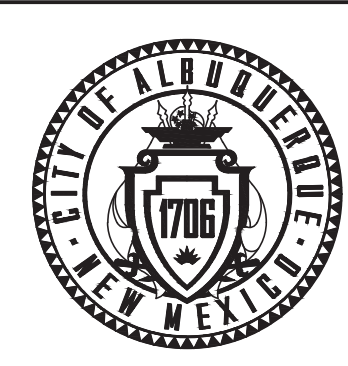
MAIN DRIVE PAVEMENT  
SECTION

A



PARKING LOT PAVEMENT  
SECTION

B



CITY OF ALBUQUERQUE  
DEPARTMENT OF MUNICIPAL DEVELOPMENT  
ENGINEERING DIVISION

DETAILS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. D-17-Z
		CITY PROJECT NO. XXXXXX
		SHEET NO. C-501



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DESIGNED BY: AV	DATE: 7/21/2022
DRAWN BY: AV	
CHECKED BY:	
NO. DATE	DESCRIPTION
AS-BUILT INFORMATION	CONTRACTOR
WORK STAKED BY:	DATE:
INSPECTOR'S ACCEPTANCE BY:	DATE:
FIELD VERIFICATION BY:	DATE:
DRAWINGS CORRECTED BY:	

PLOT SET - 6/17/2022



[illegible]

**SITE PLAN CONSTRUCTION NOTES**  
 (21) —INSTALL ADA RAMP.

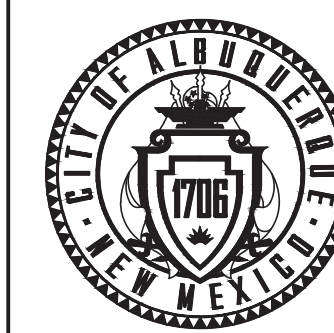
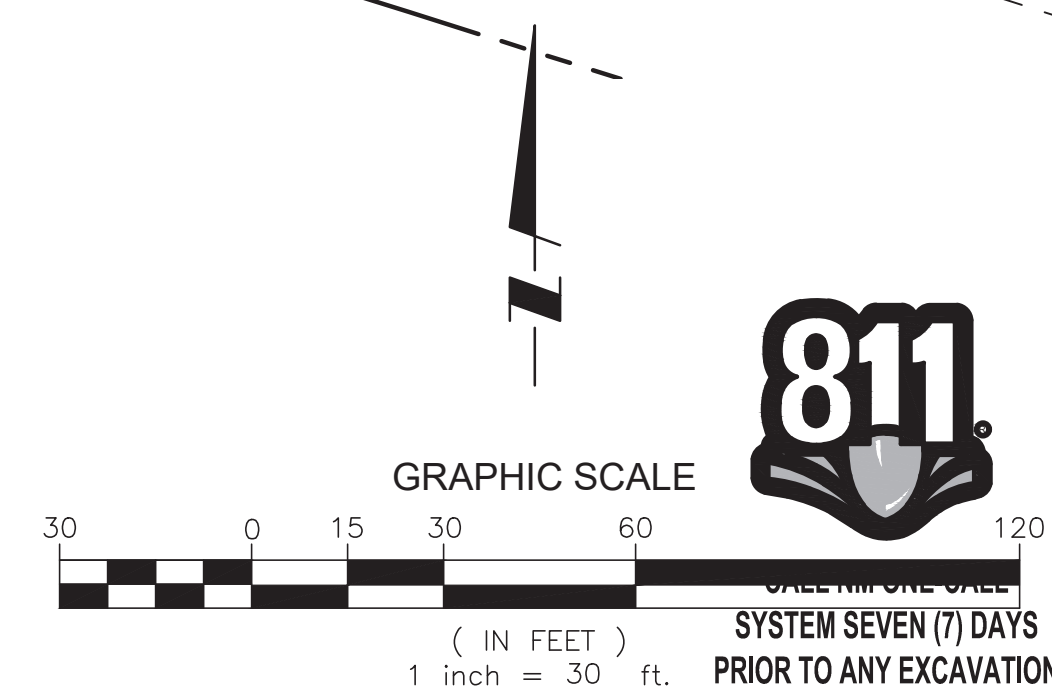
(21) —INSTALL ADA RAMP

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NON-ADA STALLS	100		

\*PER APPROVED 2006 SITE PLAN - PROJECT NO. 1000560, APP NO. 06DRB-01023

\*\*17,472 S.F. REDUCED BY 2,753 S.F. (REPRESENTS MASS CONCRETE AND NON-OCCUP. PROTON AREA)

\*\*\*STALLS TO BE PROVIDED OFF-SITE BY OWNER



## SITE PLAN

ZONE MAP NO.	D-17-Z
CITY PROJECT NO.	XXXXXX
SHEET NO.	C-101

SEAL

Digitally signed by Ruiz, Colleen  
Date: 2022.08.24 18:02:15-06'00'

[illegible]

DESIGNED BY:	AV
DRAWN BY:	AV
CHECKED BY:	
DATE	7/21/2022

BUREAU OF  
MUNICIPAL DEVELOPMENT  
PLANNING DIVISION

## PLAN

[illegible]

ZONE MAP NO. D-17-Z

CITY PROJECT NO.  
XXXXXX

SHEET NO. C-101



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