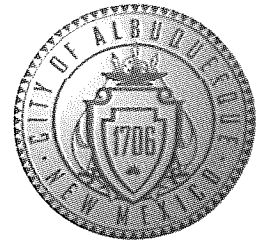


CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 29, 2022

Colleen Ruiz, PE
Stanteec
6100 Seagull Street NE Suite 102B
Albuquerque, NM 87XXX

Re: NMCC Proton Therapy Expansion Project
4901 Lang Ave. NE
Traffic Circulation Layout
Engineer's/Architect's Stamp XX-XX-XX (D17-D003V1)

Dear Mr. Ruiz,

Based upon the information provided in your submittal received 4-22-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Include bicycle and motorcycle parking in the List of parking spaces required by the IDO
2. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
3. Provide details for the proposing ramps.
4. Provide the width for the existing driveway accesses for Lang Ave.
5. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
6. The minimum parking stall dimensions are:

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

7. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
8. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
9. 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. Provide Face sign details.
10. 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

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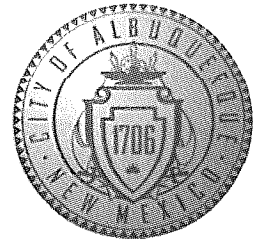
Albuquerque

NM 87103

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CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

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)

11. ADA curb ramps must be updated to current standards and have truncated domes installed.
12. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
13. 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.
14. Bicycle racks shall be sturdy and anchored to a concrete pad.
15. A 1-foot clear zone around the bicycle parking stall shall be provided.
16. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
17. Show all existing drive aisle widths and radii. Some dimensions are not shown.
18. 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.
19. 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.
20. Define ADA Pathways by labeling of ramps, flush pavement, dimensioning of pathway, and show the doorways on site plan.
21. 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.
22. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
23. Provide a copy of Fire Marshal Approval.
24. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
25. Please provide a sight distance exhibit
26. 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,

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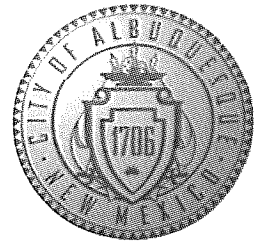
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Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.

27. Please specify the City Standard Drawing Number when applicable.
28. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
29. 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.
30. Please provide a letter of response for all comments given.
31. 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**).

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Once corrections are complete resubmit

Albuquerque

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.

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
Associate Engineer, Planning Dept.
Development Review Services

\ma via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

NMCC Proton Therapy

Project Title: Expansion Project Building Permit # _____ Hydrology File # _____

DRB# _____ EPC# _____

Legal Description: TR 1-A-2-B-1 PLAT OF TRACT City Address OR Parcel 4901 Lang Avenue NE
1A-2-B-1 JOURNAL CENTER

Applicant/Agent: Stantec Contact: Colleen Ruiz

Address: 6100 Seagull Street NE Suite 102B Phone: 602-315-1432

Email: colleen.ruiz@stantec.com

Applicant/Owner: New Mexico Cancer Center Contact: Bob McElearney

Address: 4901 Lang Avenue NE Phone: 505-842-8171

Email: Bob.McElerney@yahoo.com

TYPE OF DEVELOPMENT: ___ PLAT (#of lots) ___ RESIDENCE DRB SITE ___ ADMIN SITE: ___

RE-SUBMITTAL: ___ YES NO

DEPARTMENT: TRANSPORTATION ___ HYDROLOGY/DRAINAGE

Check all that apply:

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G&D PLAN
- GRADING PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- FLOOD PLAN DEVELOPMENT PERMIT APP.
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ADMINISTRATIVE
- TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY)
- PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- CONCEPTUAL TCL DRB APPROVAL
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- FLOOD PLAN DEVELOPMENT PERMIT
- OTHER (SPECIFY) DRB Site Plan Amendment

DATE SUBMITTED: 4/28/2022

**for Building Expansion -
Form P signatures**

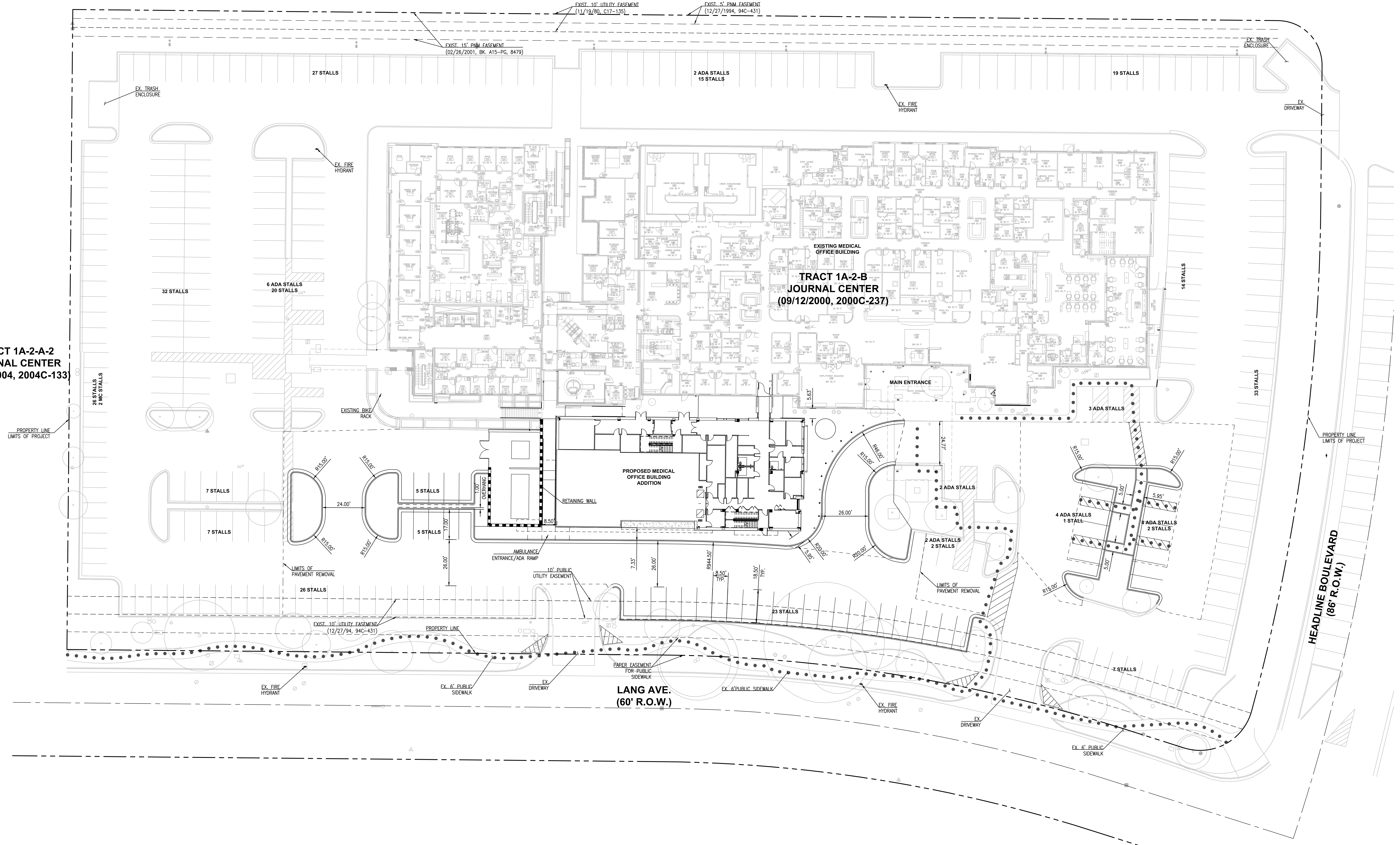
**TRACT 1A-2-A-2
JOURNAL CENTER
(05/03/2004, 2004C-133)**

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

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

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

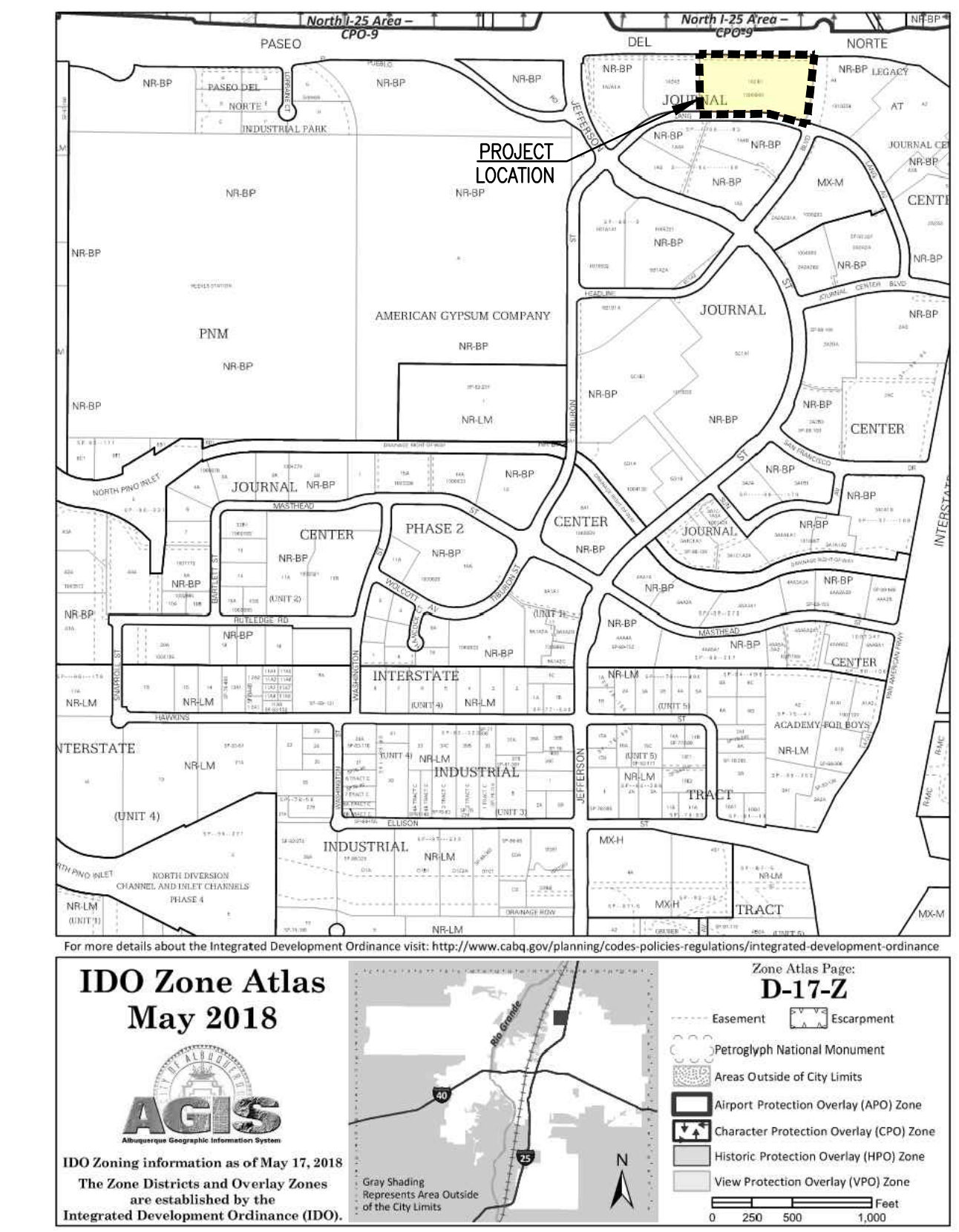
**TRACT 1A-2-B
JOURNAL CENTER
(09/12/2000, 2000C-237)**



PARKING TABULATION

CAMPUS COMPONENT	BLDG AREA (S.F.)	REQUIRED PARKING STALLS	PARKING RATIO TO BLDG AREA
EXISTING CLINIC AND MOB PROTON ADDITION	79,001 S.F. 14,219 S.F.**	320* 74	247 200
TOTAL	93,720 S.F.	394	
EXISTING STALLS PROVIDED ON-SITE		349	
STALLS LOST BY PROTON ADDITION (52)		(52)	
REVISED TOTAL ON-SITE		297	
NON-ADA STALLS		274	
ADA STALLS		23	
TOTAL REQUIRED		394	
DELTA OF ON-SITE AND REQUIRED		97***	
NON-ADA STALLS		97	

*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



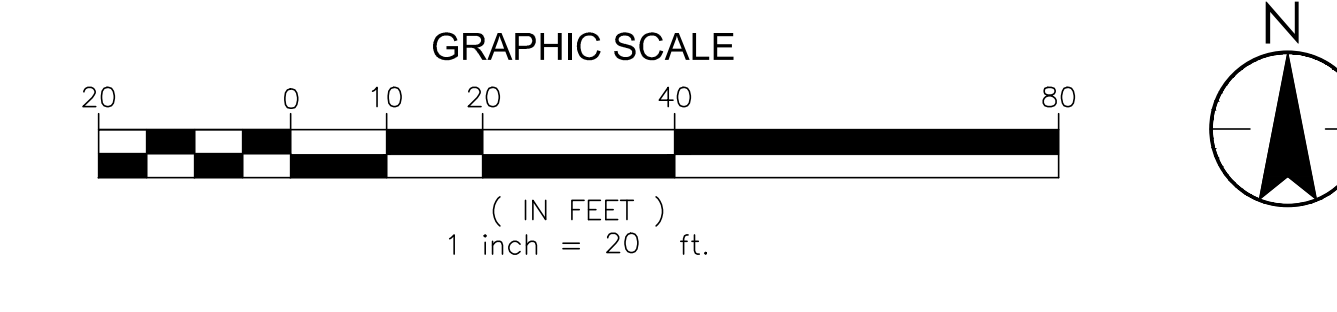
PROJECT NUMBER: _____
APPLICATION NUMBER: _____

IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, THEN A SET OF APPROVED DRB PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE _____
WATER UTILITY DEPARTMENT	DATE _____
PARKS AND RECREATION DEPARTMENT	DATE _____
CITY ENGINEER	DATE _____
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE _____
SOLID WASTE MANAGEMENT	DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE _____

*ENVIRONMENTAL HEALTH, IF NECESSARY



MAJOR AMENDMENT TO SITE PLAN - DRB	2022.04.13
JOURNAL CENTER SITE PLAN REVIEW	2020.09.29
Issue/Revision	YYYYMMDD

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Client/Project Logo

Client/Project
NMPACT

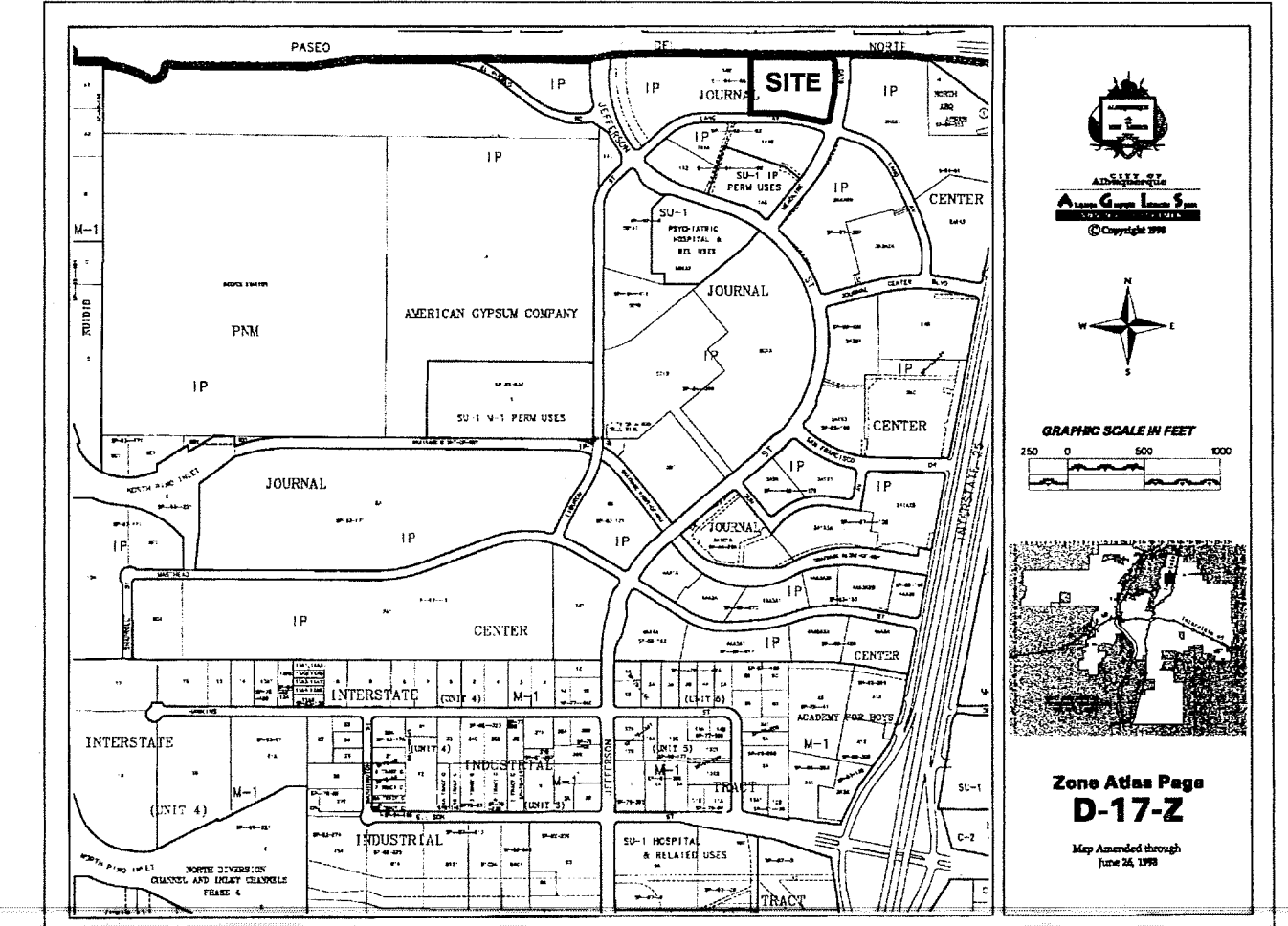
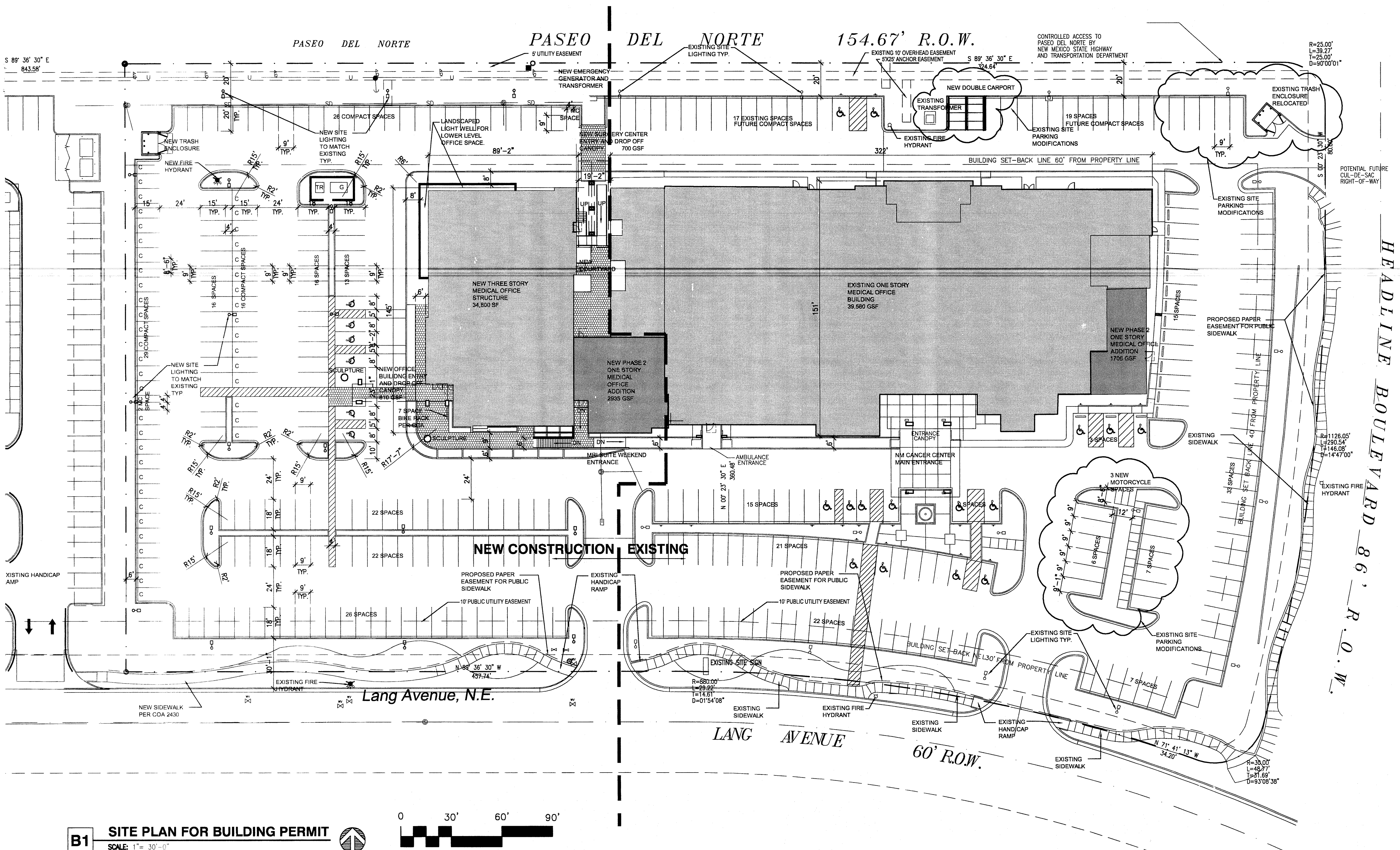
NEW MEXICO CANCER CENTER

4901 LANG AVE. NE
ALBUQUERQUE, NM 87109

Title
SITE PLAN

Project No.
177920075
Revision

Scale
1" = 20'
Drawing No.
C-101



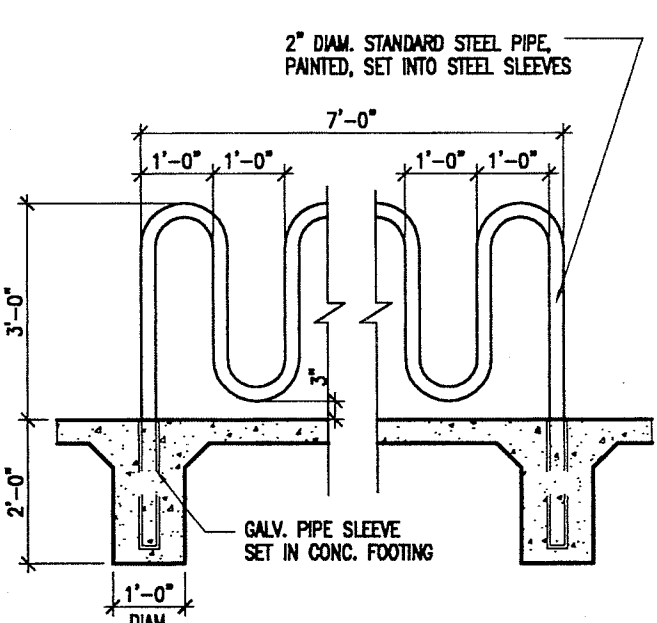
E5 VICINITY MAP D-17-Z
SCALE: N.T.S.

PROJECT NUMBER: **1000560**
APPLICATION NUMBER: **0628B-01023**

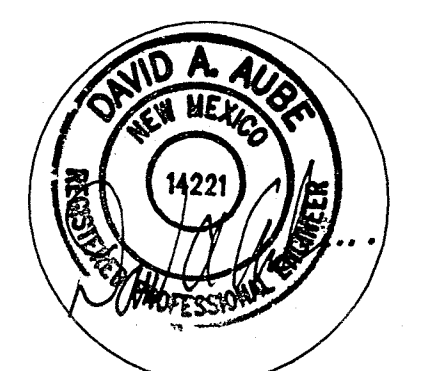
Is an Infrastructure List required? () Yes (X) No
If yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way of for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

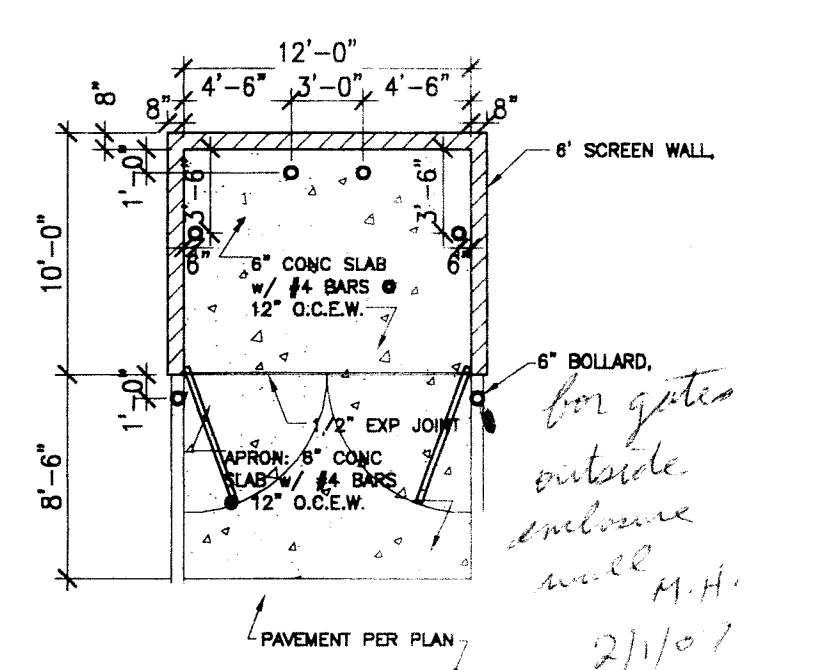
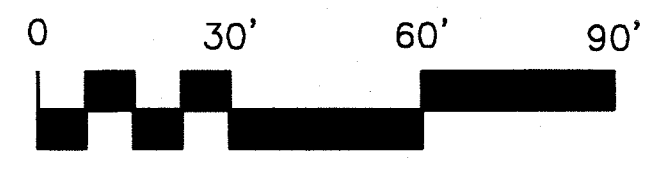
<i>[Signature]</i> Traffic Engineering, Transportation Division	Date: 12-8-06 8/16/06
<i>[Signature]</i> Water Utility Department	Date: 8/16/06
<i>[Signature]</i> Parks and Recreation Department	Date: 8/16/06
<i>[Signature]</i> City Engineer	Date: 8/16/06
<i>[Signature]</i> *Environmental Health Department (conditional)	Date: 12/15/06
<i>[Signature]</i> Solid Waste Management	Date: 12/15/06
<i>[Signature]</i> DRB Chairperson, Planning Department	Date: 12/15/06



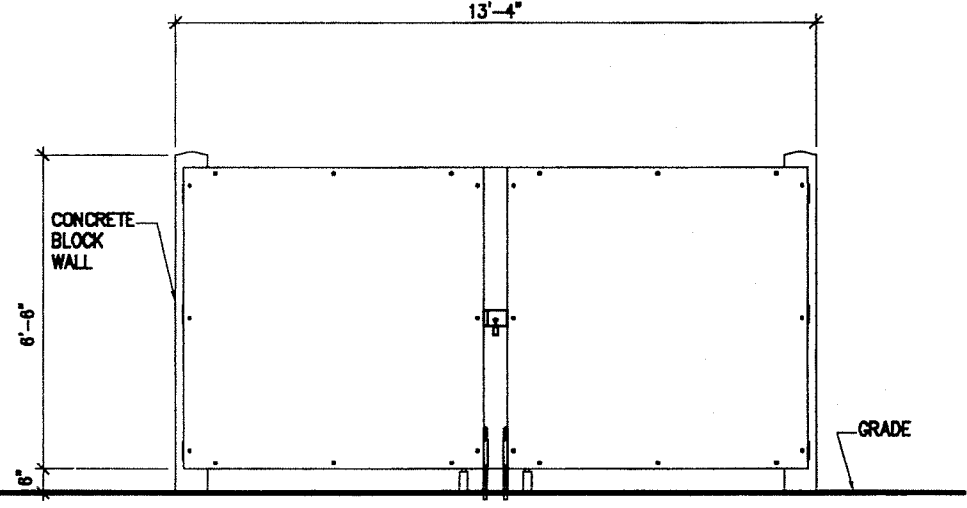
B5 7 SPACE BIKE RACK
SCALE: 3/8" = 1'-0"



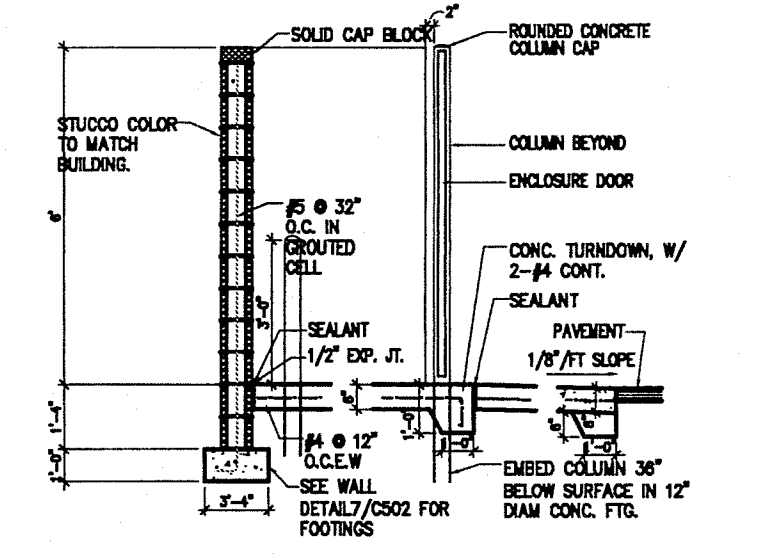
B1 SITE PLAN FOR BUILDING PERMIT
SCALE: 1" = 30'-0"



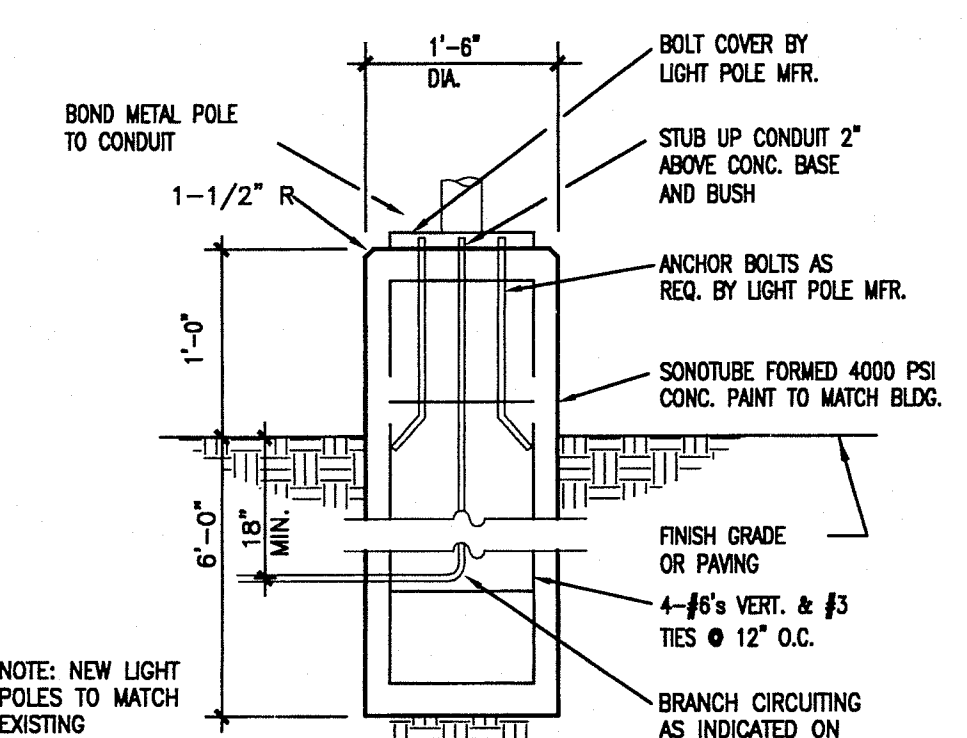
A1 TRASH ENCLOSURE PLAN
SCALE: 1/8" = 1'-0"



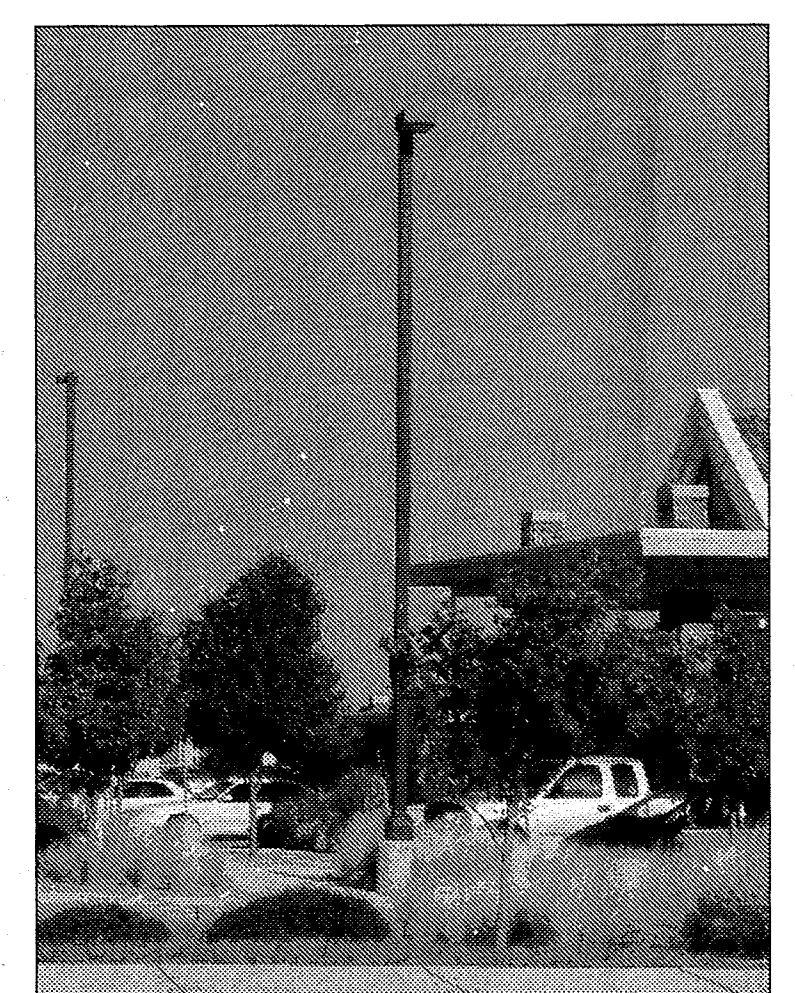
A2 TRASH ENCL. ELEVATION
SCALE: 1/4" = 1'-0"



A2 TRASH ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"



A3 LIGHT POLE DETAIL
SCALE: 1/4" = 1'-0"



A4 EXISTING LIGHT POLE
SCALE: N.T.S.

TABULATED PARKING

	REQUIRED	EXISTING
REGULAR	302	TOTAL 171
HC	10	
VAN HC	2	
MOTORCYCLE	6	
TOTAL	320	
PROVIDED		
REGULAR	269	
COMPACT	63	
HC	8	
VAN HC	11	
MOTORCYCLE	6	
TOTAL	359	

A5 PARKING CALCS
SCALE: N.T.S.

3-16-06

THE DESIGN GROUP
ARCHITECTS - PLANNERS - INTERIOR DESIGN
202 CENTRAL AVENUE SE SUITE 200
ALBUQUERQUE, NEW MEXICO 87102
PHONE: 505.242.6880 FAX: 505.242.6881

PROJECT NAME:
NM Cancer Center Addition/Remodel
4901 Lang Avenue NE
Albuquerque, New Mexico

REVISIONS

No.	DATE	DESCRIPTION

SHEET TITLE:
DEVELOPMENT REVIEW BOARD
SITE PLAN
FOR BUILDING PERMIT

DESIGNED: --- SCALE: 1/8" = 1'-0"
CHECKED: --- JOB NO: 2316
DATE: 07.14.06 COMP. FILE: File Name

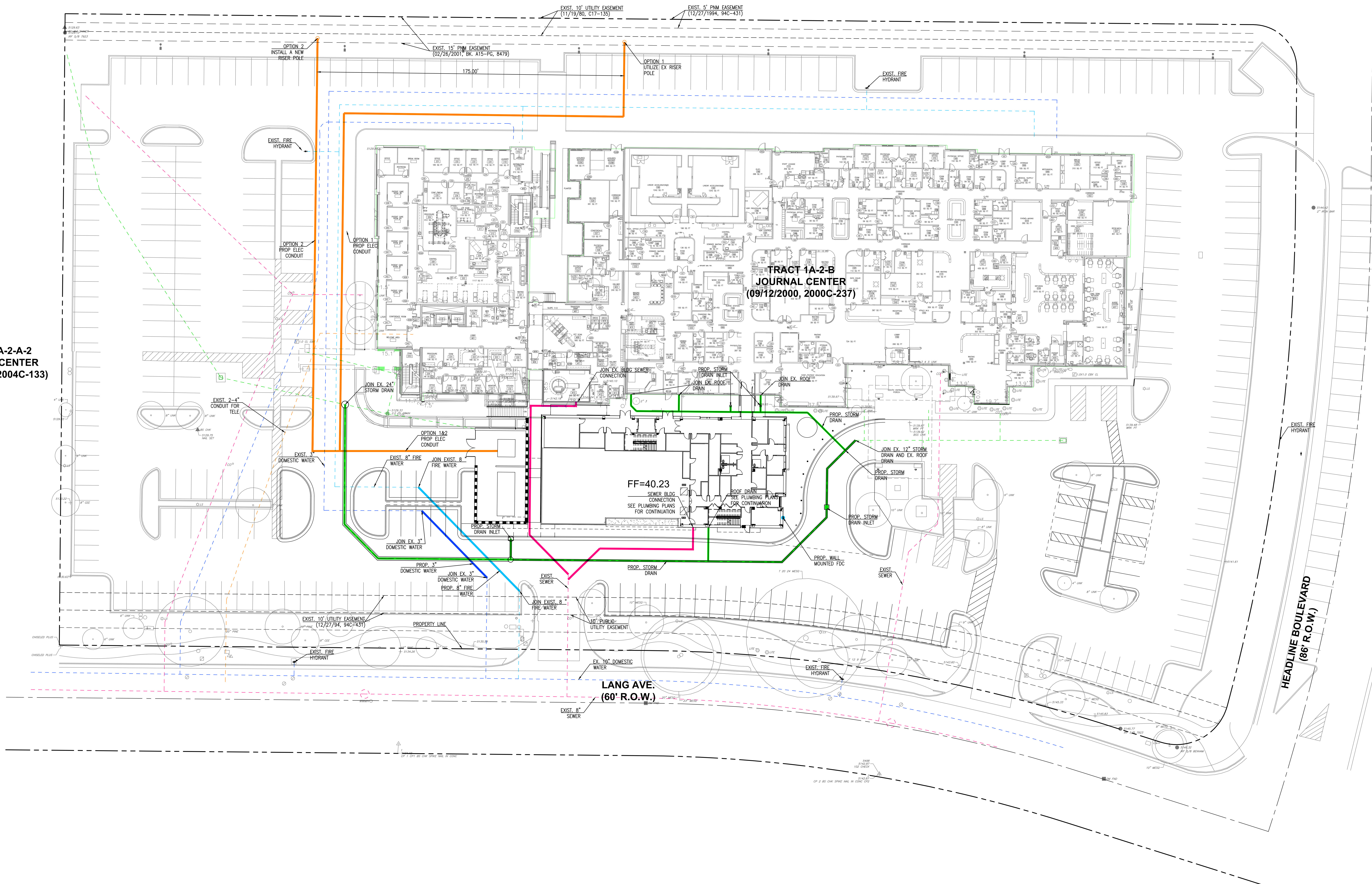
**PASEO DEL NORTE
(154.67' R.O.W.)**

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

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

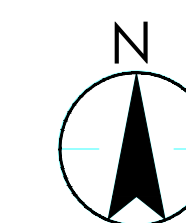
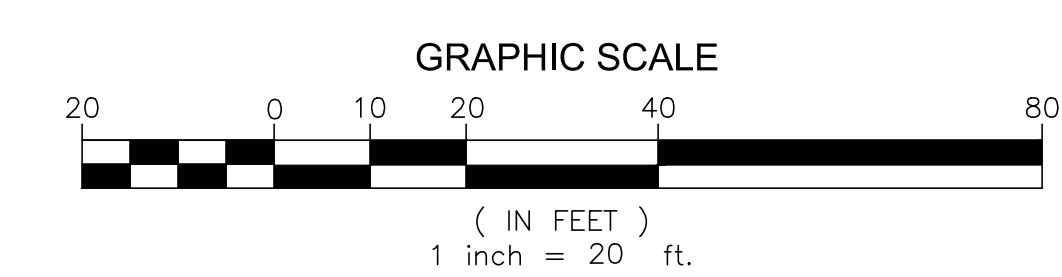
**LANG AVE.
(60' R.O.W.)**

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



LEGEND

EXISTING	PROPOSED



Issue/Revision	Date
MAJOR AMENDMENT TO SITE PLAN - DRB	2022.04.13
JOURNAL CENTER SITE PLAN REVIEW	2020.09.29
Issue/Revision	YYYY.MM.DD

Permit/Seal

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Client/Project Logo

Client/Project
NMPACT

NEW MEXICO CANCER CENTER
4901 LANG AVE. NE
ALBUQUERQUE, NM 87109

Title
UTILITY PLAN

Project No.
177920075

Revision

Scale
1" = 20'

Drawing No.

C-301