



August 24, 2020

Jeremy F. Ortiz, RA  
ARCHIS Design, LLC  
4700 Lincoln Rd NE, Ste 102D  
Albuquerque, NM 87109

**Re: Beyond Health Office Building**  
**3700 Bosque Plaza Lane NW**  
**Traffic Circulation Layout**  
Architect's Stamp 08-19-2020 (E12-D006H)

Dear Mr. Ortiz,

Based upon the information provided in your submittal received 08-20-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
2. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking. All proposed required calculations need to be coordinated with Zoning.
3. Identify all existing access easements and rights of way width dimensions (If applicable).
4. Identify the right of way width, medians, curb cuts, and street widths on Bosque Plaza Lane NW.
5. All proposed sidewalk needs to be located at property line. Reflect this condition on site plan.
6. West end of proposed public sidewalk will need a transition around hydrant, please call out COA std dwg 2432 and show the transition on Site Plan. East end of development sidewalk connection needs to be shown.
7. The proposed 24 ft entrance (COA std dwg 2426-label) needs to be called out with 6 ft valley gutter (2420) and ADA wheel ramps.
8. Bosque Plaza Lane proposed public sidewalk: Label all proposed 4 ft public sidewalk per COA std dwg 2430.
9. The proposed Monument Sign needs to be located on private property. This includes the air space.
10. Paint proposed bollards yellow.
11. The minimum parking stall dimensions are:

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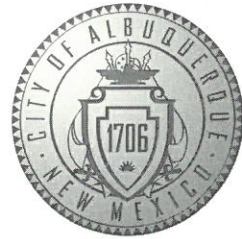
NM 87103

[www.cabq.gov](http://www.cabq.gov)

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

12. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Label pavement MC.
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. List radii for all curves shown; for passenger vehicles. **Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.**
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. Parking areas shall have barriers to prevent vehicles from extending over **sidewalk**, public right-of-way, or abutting lots.
21. Provide a copy of refuse approval.
22. Please provide a sight distance exhibit

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23. 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.

24. Please specify the City Standard Drawing Number when applicable.

Notes 32,33 &34 (If applicable)

25. Provide notes showing what work is included and on the work order and the  
private work on site.
26. Work within the public right of way requires a work order with DRC approved  
plans.
27. Please add a note on the plan stating "All improvements located in the Right of  
Way must be included on the work order."

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](mailto:PLNDRS@cabq.gov).
4. The \$75 re-submittal fee.

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for log in and evaluation by Transportation.

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

Sincerely,

NM 87103

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

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C: CO Clerk, File

