

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

January 24, 2022

Jessica Charland
BDA Architecture, P.C.
901 Lambert Place NE
Albuquerque, NM 87107

**Re: Blue Cross Veterinary Clinic
1650 University NE
Traffic Circulation Layout
Architect's Stamp 11-19-2021 (H15-D015B)**

Dear Ms. Charland,

Based upon the information provided in your submittal received 01-21-2022, 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.
Coordinate/discuss with Zoning.
2. Provide existing drive entrance width.
3. Identify with keyed notes the two proposed ADA parking stall with ADA signage.
4. 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.
5. 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). **Provide pavement markings details. Provide access aisle striping details as well.**
6. **Main Entrance Existing Ramp:** ADA curb ramps must be updated to current standards and have truncated domes installed. **Please verify.**
7. Motorcycle parking spaces: shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Provide sign face and pavement MC details.
8. **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.

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- 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.
- 9. Bicycle racks shall be sturdy and anchored to a concrete pad.
- 10. A 1-foot clear zone around the bicycle parking stall shall be provided.
- 11. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
- 12. Per the DPM, 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.**
- 13. All sidewalks along streets should be **provided** at the property line.
- 14. Proposed sidewalk fronting building entrance flushed or raised? Please address.
- 15. Provide a copy of refuse approval.
- 16. Fire Department: An approval Fire 1 plan needs to be provided.

Clear Sight

- 17. Please provide a sight distance exhibit
- 18. 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."

Other Notes

- 19. Please specify the City Standard Drawing Number when applicable.
- 20. Shared Site access: driveways that straddle property lines, or are entirely on one property but 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.
- 21. 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 & 2415A).
- 22. Please provide a letter of response for all comments given.
- 23. 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**).

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.

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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

C: CO Clerk, File

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