

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 13, 2022

Lee Gamelsky, RA
2412 Miles Rd SE
Albuquerque, NM 87106

Re: FNHC Behavioral Health Outpatient Clinic
5110 Copper Ave. NE
Traffic Circulation Layout
Architect's Stamp 04-04-2022 (K17-D118)

Dear Mr. Gamelsky,

Based upon the information provided in your submittal received 04-13-2022, 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. AGIS shows 4 existing lots on the property but your site plan does not. So, please clear up this concern or else you will need a shared access agreement between all 4 lots.
3. All public infrastructure (sidewalk/ramp) located outside of public ROW will need a **Sidewalk Easement.**
4. Public sidewalk existing and fronting site will need widths provided.
5. Identify all existing access easements.
6. Identify the right of way width, medians, curb cuts, and **street widths** on Copper, Manzano and Truman. You show the roadway widths but labeled as ROW width. ROW widths are measure from property line to property line.
7. Maximum access width for arterial, collector, and local streets are as follows:

	Arterial& Collector	Local Streets
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'

8. The maximum allowable driveway entrance width off Truman is 24ft and not the proposed 40ft.
9. A detail will be needed for the proposed driveway entrance and/or reference COA std dwg 2425.

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10. 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'

11. ADA parking stall width (as shown above) will need to be **8.5' wide**.
12. 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.
13. 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) . Please details for striping and pavement marking for the text.
14. **Motorcycle parking space:** shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Label pavement MC.
15. All bicycle racks shall be designed according to the following guidelines:
- The rack shall be a minimum 30 inches tall and 18 inches wide.
 - The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - 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.
16. Bicycle racks shall be sturdy and anchored to a concrete pad.
17. A 1-foot clear zone around the bicycle parking stall shall be provided.
18. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
19. The minimum drive aisle dimensions are shown below

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

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20. 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.**
21. 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. Pathway will need to be concrete and not asphalt as labeled.**
22. All sidewalks along streets should be placed at the property line.
23. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out **detail and location of barrier curb.**
24. Provide a copy of refuse approval.
25. Fire Department: An approval Fire 1 plan needs to be provided.
26. Please provide a sight distance exhibit
27. 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.
28. Please specify the City Standard Drawing Number when applicable.
29. 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.
30. Unused curb cuts must be replaced with sidewalk and curb & gutter. **A build note must be provided referring to the appropriate City Standard drawing (2430 & 2415A).**
31. The existing curb cuts off Copper and Manzano will need to be closed. Please provide construction note for closure or explain why they should remain.
32. 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).**
33. Please provide a letter of response for all comments given.
34. 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)

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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

PO Box 1293

C: CO Clerk, File

Albuquerque

NM 87103

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