

# CITY OF ALBUQUERQUE



July 27, 2020

Mike Salvador  
Buffalo Design Architects  
10899 Montgomery Blvd NE, Ste A  
Address  
Albuquerque, NM 87111

**Re: First Nations Community Healthsource-Vision Clinic**  
**505 Madeira Drive SE**  
**Traffic Circulation Layout**  
Architect's Stamp **No Date Provided** (L18-D085)

Dear Mr. Salvador,

Based upon the information provided in your submittal received 07-24-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Make sure you coordinate the Listed number of parking spaces required by the COA IDO as well as and/or **including bicycle** and motorcycle parking.
2. The traffic circulation layout Architect stamp must be **dated** by an architect licensed in the state of New Mexico.
3. Required dimensions for driveways are:

	Dimensions
<b>Max Driveway Width</b>	<b>22'</b>
Min Distance Between Driveways	28'
Min Dis from property line	5'
Min frontage for two driveways	60'
Max Width for shared access point	30'

- You have an existing 15ft wide driveway off Madeira Drive. You need 22 ft width for 2-way traffic. Please provide 22 ft width and show how you will design 22 ft width. Please review COA std dwg 2425 to determine the appropriate section for this issue.

4.

Type of parking	Min. Width	Min. Length	Min. Overhang
<b>Standard</b>	<b>8.5'</b>	<b>18'</b>	<b>2'</b>
<i>Compact</i>	7.5'	15'	1.5'

<b>Motorcycle</b>	<b>4'</b>	<b>8'</b>	<b>N/A</b>
<b>ADA</b>	<b>8.5'</b>	<b>18'</b>	<b>2'</b>

5. You are providing one ADA parking stall and this stall needs to be **VAN ACCESSIBLE**.
6. The ADA accessible spaces must include an access aisle. **Van accessible aisles should be 8ft wide**; all others should be 5ft wide.
7. 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.
8. 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)
9. ADA curb ramps must be updated to current standards and have truncated domes installed (If driveway is modified this is will be required).
10. Keyed Note 12 needs to have a 50:1 landing at 5 ft by 5 ft.
11. You have a conflict between onsite proposed ADA ramp and proposed parking stall (Keyed note 13). Please address this issue.
12. Per DPM, a **4ft wide** ADA accessible pedestrian pathway is required from the public sidewalk to te building **entrances**.
13. 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
14. All bicycle racks shall be designed according to the following guidelines(**VERIFY-IF NEEDED**):
  - 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.
15. Bicycle racks shall be sturdy and anchored to a concrete pad.
16. A 1-foot clear zone around the bicycle parking stall shall be provided.





17. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
18. 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(**IF APPLICABLE**). Please label proposed curbing and provide detail
19. Provide a copy of refuse approval.
20. It is not apparent what type of pavement surface is being proposed besides the existing concrete (keyed note 4). A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
21. Please provide a sight distance exhibit: 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.
22. Please specify the City Standard Drawing Number when applicable, sidewalk (COA std dwg 2430).
23. Shared Site acces(**In case existing driveway needs modification**): 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.
24. Details will be needed for all proposed infrastructure, signage and pavement markings (Includes keyed notes 10 & 15).

Notes **25,26 &27 (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."
28. 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 & 2415).

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.

for log in and evaluation by Transportation.

PO Box 1293

Albuquerque

NM 87103

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

If you have any questions, please contact me at (505) 924-3630.

Sincerely,



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

C: CO Clerk, File