

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

July 6, 2021

Carlos Iglesias
Cumulus Design
2080 N. Highway 360, Ste. 240
Grand Prairie, TX 75050

Re: **Chase Bank**
11004 Montgomery Blvd NE
Traffic Circulation Layout
Engineer's Stamp **Date: None Provided** (G21-
D018A(B))

Dear Mr. Iglesias,

Based upon the information provided in your submittal received 07-02-2021 and a field inspection 07-06-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The traffic circulation layout must be stamped, signed, and **dated by an engineer** or architect licensed in the state of New Mexico. **The date was not provided on the resubmittal of the site plan.**
2. Provide the receipt for the resubmittal fee.
3. Sheet C1.03:
 - General Notes 7 needs to be remove since there are not drivepads being addressed.
 - Construction Note J remove since no drivepad are being proposed.
4. Sheet C1.02:
 - ADA curb ramp detail. Do you need this detail? If not, please remove.
 - Ramp detail doesn't show the slop and how it fit in the overall scheme fronting building.
 - Bollard detail: Add note to paint bollard yellow.
5. Please provide an over all details/full segment of proposed handrails (**Needs to follow ADA Accessible Guidelines**).

Response: Handrail detail provided.

Concern: What is going on with the existing sidewalk fronting building? There is a +8" difference in elevations. So the concern is how will you address this elevation difference from the existing sidewalk around the corner of building and the ADA accessible requirements? Please provide details on the rise/run of the new proposed access route from ADA access aisle to the front of the building and connection around the corner of existing sidewalk. Include how the handrail will function with the new detail that you will provide (include length, height of ramp and railing). You have 3 steps is not ADA accessible?

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

6. Do you have FD approval? Please explain.
7. Per the IDO, a 6 ft. wide **ADA accessible** pedestrian pathway is required from the public sidewalk to the building entrances. **A detail for proposed striping will need to be provided.**
8. 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.**
9. **Refuse Container/Dumpster:** The container needs to be located on Chase Banks property and not adjacent property or provide approval from Land owner for permission to have existing condition mandate. **Add to shared access agreement for using dumpster located on adjacent lot.**
10. All reference of details need to specify sheet number **C1.03** of detail reference.
11. Please specify the City Standard Drawing Number when applicable.
12. Shared Site acces: driveways that straddle property lines, or are entirely on one propertybut 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. **You will provide a Shared Access Agreement even though it's the same property owner.**
13. **You will need a sidewalk easement** for all existing sidewalk outside of Montgomery ROW.
14. 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). Provide on the site plan.**
15. Please provide a letter of response for all comments given.
16. 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@cab.gov). **Provide the TIS form once it is signed off.**

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

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller



C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

