

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

August 30, 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 **08-24-2021** (G21-D018A(B))

Dear Mr. Iglesias,

Based upon the information provided in your submittal received 08-27-2021 and a field inspection 07-06-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Provide the **receipt for the resubmittal fee**. This is your responsibility not the City's per your response.
2. **Sheet C1.02 (Proposed ADA parking stall infrastructure):**
  - Proposed parking stalls will need to have an accessible route (**6ft wide ADA pedestrian pathway**) from access aisle to front entrance of building.
  - ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. **Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible and will not be allowed.**
  - The proposed ADA ramp detail for access aisles will need to be modified to provide a 5 ft x 6 ft landing (Slope 2%). The running slope shall be 12:1max. **This will need to be provide since ADA accessible pathway behind parking stalls is not allowed.**
  - **Ramp Handrail Detail:** Is the Edge rail 4 inches from bottom surface? If so, please provide this dimension.
3. The ADA accessible spaces must include an access aisle. **Van accessible aisles should be 8ft wide**; all others should be 5ft wide
4. An **Approved FD plan** will need to be provided.
5. Per the IDO, a **6 ft. wide** ADA accessible pedestrian pathway is required from the public sidewalk to the building entrance but partial shown is a 5ft width from public sidewalk to proposed ADA access aisle ramp.
6. **A detail for proposed striping will need to be provided for:**
  - **Proposed pathway from public sidewalk to ramp.**
  - **Access aisle striping.**
7. All reference of details on sheet C1-02 need to have sheet number C1.03 referenced **(Not addressed)**.

PO Box 1293

Albuquerque

NM 87103

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8. 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. **This needs to be addressed and it wasn't addressed.** **This note is applicable for public sidewalk as well as on site sidewalk.**
9. Provide Wheel Stop/parking barrier detail.
10. Please provide a letter of response for all comments given.

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  
Be

PO Box 1293

Albuquerque

C: CO Clerk, File

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