

Chase Bank 11004 Montgomery Blvd NE Traffic Circulation Layout

Engineer's Stamp 05-19-2021 (G12-D018A)

Chase bank is only a lease of 0.356 acres area for the proposed new bank and does not have authorization to make site improvements or changes to the 2.795-acre TR B-1-B TARA SUBD REPLAT OF TR B-1. The existing development has 11 tenants.

1. Please show a vicinity map showing the location of the development in relation to streets and well-known landmarks.

Response: Vicinity Map added.

2. The lot line versus the lease line encompasses different existing infrastructure. But the client will still be responsible for any traffic, transportation and parking lot infrastructure encompassed by the lot lines that the proposed development impacts. This will include public street frontage, slip ramp driving lane, sidewalk, ADA accessibility across all islands at entrance, and existing parking lot infrastructure to meet current/updated standards.

Response: Noted. Per discussion with the property owner representative, they have requested we restrict our work to the negotiated lease area.

3. List the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking and discuss with Zoning.

Response: Parking analysis provided. Reference existing and proposed parking analysis tables.

4. Identify all existing access easements and rights of way width dimensions (if applicable).

Response: Easements has been provided.

5. 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'

Response: Access width dimensions added to the plans.

6. Montgomery entrance: The ingress and egress don't follow our guidelines. Please adjust and/or call to discuss this traffic situation

Response: Noted. Per discussion with the property owner representative, they have requested we restrict our work to the negotiated lease area.

7. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.

Response: ADA van accessible aisle width updated to reflect 8-ft width.

8. 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.

Response: Required language added to parking ADA accessible parking sign.

9. ADA curb ramps must be updated to current standards and have truncated domes installed (Montgomery Blvd frontage/entrance).

Response: Noted. Per discussion with the property owner representative, they have requested we restrict our work to the negotiated lease area.

10. Please provide an overall details/full segment of proposed handrails (Needs to follow ADA Accessible Guidelines).

Response: Handrail detail provided.

11. 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 detail for proposed sign.

Response: Motorcycle parking signage added.

12. All bicycle racks shall be designed according to the following guidelines {IF APPLICABLE):

- 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.

Response: Bicycle parking rack added. Reference sheet C1.03 for details.

13. Bicycle racks shall be sturdy and anchored to a concrete pad.

Response: Bicycle concrete pad shown on plan.

14. A 1-foot clear zone around the bicycle parking stall shall be provided.

Response: 1-foot clear zone shown on plan.

15. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

Response: Noted. Reference sheet C1.03 for dimension details.

16. Show all drive aisle widths and radii. Some dimensions are not shown.

Response: Dimensions added.

17. The minimum drive aisle dimensions are shown below

Minimum Drive Aisle Width

Two Way Traffic	22'
Main Circulation Road	24'
Fire Lane	20'

Response: Dimensions added.

18. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25ft. or larger.

Response: Dimensions added.

19. Per the IDO, a 6ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.

Response: 6 ft wide ADA Path added.

20. 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.

Response: 6-ft ADA pathway added.

21. 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.

Response: Existing dumpster is a development dumpster. Dumpster located outside the lease area.

22. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles. Provide surface design for parking lot.

Response: Pavement will match existing asphalt pavement. Note added to plans.

23. Provide existing sidewalk widths on public street frontage.

Response: Dimensions added.

24. Clear sight distance exhibit doesn't function since its location/placement is on the ingress lane. Instead provide a stopping sight distance exhibit on the egress lane.

Response: Clear Sight Triangle relocated to the egress lane.

25. All reference of details needs to specify sheet number of detail reference.

Response: Details updated to detail reference

26. Please specify the City Standard Drawing Number when applicable.

Response: Noted

27. 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.

Response: The property is owned by one owner. Reference page 13 of the enclosed Juan Tabo. Owner's Policy.

28. Construction Note M: Specify the horizontal/lateral grade needs to be 2% (ADD). The striping path will need a detail.

Response: Noted

29. Do you need a sidewalk easement for all existing roadway (Montgomery frontage)? Infrastructure (Sidewalk and curb & gutter and slip ramp lane)? Verify

Response: Noted. Per discussion with the property owner representative, they have requested we restrict our work to the negotiated lease area.

30. Note B: Verify that 5 ft is sufficient width of proposed sidewalk segment. Other words, match what is existing on Montgomery Blvd sidewalk width. Note B, proposed 5 ft sidewalk and existing sidewalk/ADA ramp don't line up. Modify island and note B to line up across all islands and both sides of the approach and departure of sidewalk, ADA ramp and sidewalk infrastructure.

Response: Noted. Per discussion with the property owner representative, they have requested we restrict our work to the negotiated lease area.

31. 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).

Response: Note added to plans.

32. Please provide a letter of response for all comments given.

Response: Response letter provided.

33. 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).

Response: Traffic Scoping Form Submitted. Awaiting approval.