

# CITY OF ALBUQUERQUE



Planning Department  
Brennon Williams, Director

Mayor Timothy M. Keller

May 20, 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 05-19-2021 (G21-D018A)**

Dear Mr. Iglesias,

Based upon the information provided in your submittal received 05-19-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
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.
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.
4. Identify all existing access easements and rights of way width dimensions (**If applicable**).
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'

6. Montgomery entrance: The ingress and egress don't follow our guidelines. **Please adjust and/or call out discuss this traffic situation**
7. The ADA accessible spaces must include an access aisle. **Van accessible aisles should be 8ft wide**; all others should be 5ft wide.

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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.
9. ADA curb ramps must be updated to current standards and have truncated domes installed (**Montgomery Blvd frontage/entrance**).
10. Please provide an over all details/full segment of proposed handrails (**Needs to follow ADA Accessible Guidelines**).
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.**
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.
13. Bicycle racks shall be sturdy and anchored to a concrete pad.
14. A 1-foot clear zone around the bicycle parking stall shall be provided.
15. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
16. Show all drive aisle widths and **radii**. Some dimensions are not shown.
17. The minimum drive aisle dimensions are shown below

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

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

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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.**
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.
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.**
23. Provide existing sidewalk widths on public street frontage.
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.
25. All reference of details need to specify sheet number of detail reference.
26. Please specify the City Standard Drawing Number when applicable.
27. 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.
28. Construction Note M: Specift the horizontal/lateral grade needs to be 2% (ADD). The striping path will need a detail.
29. Do you need a sidewalk easement for all existing roadway (Montgomery frontage) infrastructure (Sidewalk and curb&gutter and slip ramp lane)? **Verify**
30. Note B: Verify that 5 ft is sufficient width of proposed sidewalk segment. Otherwords, 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.
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).**
32. Please provide a letter of response for all comments given.
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).

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.

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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,

A handwritten signature in black ink, appearing to read 'Nilo Salgado-Fernandez', is written over the word 'Sincerely,'.

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

C: CO Clerk, File

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