

CITY OF ALBUQUERQUE



September 14, 2020

Carlos Iglesias
Cumulus Design
2080 NB Highway 360 #240
Grand Prairie, Texas

Re: Chase Bank-Indian School Rd
6670 Indian School Road ne
Traffic Circulation Layout
Architect's Stamp 09-03-2020 (J19-D087)

Dear Mr. Iglesias,

Based upon the information provided in your submittal received 09-09-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The listed number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking need to be discussed with Zoning.
2. Identify the right of way width, medians, curb cuts, and street widths on Indian School Road and Louisiana Blvd.
3. Provide existing sidewalk widths public frontage.
4. The **minimum parking stall dimensions** are:

| Type of parking | Min. Width | Min. Length | Min. Overhang |
|-------------------|-------------|-------------|---------------|
| Standard | 8.5' | 18' | 2' |
| Compact | 7.5' | 15' | 1.5' |
| <i>Motorcycle</i> | 4' | 8' | N/A |
| ADA | 8.5' | 18' | 2' |

5. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space(**If applicable**).
6. ALL ADA curb ramps must be updated to current standards and have truncated domes installed located within Indian School Road and Louisiana Blvd public frontage.
7. All bicycle racks shall be designed according to the following guidelines(**All bicycle notes -IF APPLICABLE**):
 - a. The rack shall be a minimum 30 inches tall and 18 inches wide.

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- 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.
8. Bicycle racks shall be sturdy and anchored to a concrete pad.
 9. A 1-foot clear zone around the bicycle parking stall shall be provided.
 10. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
 11. Show all drive aisle widths and radii. Some dimensions are not shown.
 12. The minimum drive aisle dimensions are shown below

| | Minimum Drive Aisle Width |
|------------------------|---------------------------|
| Two Way Traffic | 22' |
| Main Circulation Road | 24' |
| Fire Lane | 20' |

13. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
14. 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.
15. All one-way drives shall have "**One Way**" and "Do Not Enter" signage and **pavement markings**(Need to be shown at the end of lane where the STOP pavement marking is located). Please show detail and location of posted signs and striping.
16. The minimum drive through lane width is 12 feet with a **25 foot minimum radius (inside edge) for all turns.** (A 15 foot radius can be used with an increase in lane width to 14 feet). Please dimension all lane widths and radii.
17. Sign face detail will be needed for the proposed '**Chase Parking Only Sign**'
18. Provide notes showing what work is included and on the work order and the private work on site.
19. Work within the public right of way requires a work order with DRC approved plans.

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20. 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.

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.
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,

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

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C: CO Clerk, File

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