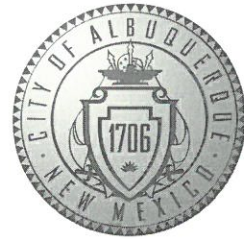


# CITY OF ALBUQUERQUE



August 13, 2020

Matt Cragun  
Cumulus Design  
2080 N Highway #240  
Grand Prairie, Texas 75050

**Re: Chase Bank - Eubank**  
**340 Eubank Blvd NE**  
**Traffic Circulation Layout**  
Architect's Stamp 08-10-2020 (K21-D009C)

Dear Mr. Cragun,

Based upon the information provided in your submittal received 08-11-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking.  
**All proposed required calculations need to be discussed with Zoning.**
2. Please identify the grades/slopes of the proposed ADA pedestrian pathway from public sidewalk to building entrance.
3. Identify all existing access easements and rights of way width dimensions.
4. Identify the right of way width, medians, curb cuts, and street widths on Eubank Blvd.
5. The ADA accessible spaces must include an access aisle. **Van accessible aisles should be 8ft wide**; all others should be 5ft wide.
6. 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.
7. ADA curb ramps must be updated to current standards and have **truncated domes installed**.
8. Provide ADA curb ramp detail since COA doesn't have ramp detail that fits parking stalls.
9. Motorcycle parking spaces (What is status of this parking stall) shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
10. All bicycle racks shall be designed according to the following guidelines:
  - 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.
- 11. Bicycle racks shall be sturdy and anchored to a concrete pad.
  - 12. A 1-foot clear zone around the bicycle parking stall shall be provided.
  - 13. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
  - 14. Per the IDO, **a 6 ft. wide ADA accessible pedestrian pathway (5 ft is partially shown)** is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
  - 15. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.
  - 16. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way and/or main access aisle.; provide a copy of refuse approval.
  - 17. For one-way drives with pavement markings and signage of "One Way" and "Do Not Enter": Please provide sign face detail and pavement marking details. All proposed pavement markings shall have separate details provided.
  - 18. 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 provide this required minimum lane width and/or explain the situation.
  - 19. Show the clear sight triangle and add the following note to the plan:  
"Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.
  - 20. Please specify the City Standard Drawing Number when applicable.
  - 21. 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 owners for any infrastructure outside of property limits.
  - 22. 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](mailto: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

C: CO Clerk, File