



August 24, 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 None provided (K21-D009C)

Dear Mr. Cragun,

Based upon the information provided in your submittal received 08-20-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The TCL (traffic circulation layout) must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
2. ADA curb ramps must be updated to current standards and have **truncated domes installed**. There are two ramps on public and private easement that also need to have truncated domes. They are located at the south eastern corner of the property and the south western corner of the property.
3. Provide ADA curb ramp detail since COA doesn't have ramp detail that fits parking stalls:
 - Ramp slopes: **8.33% max**. Adjust your proposed parking stall ramp .
 - You have provided railings to define the slope of the ramp. Please either provide a detail of ADA railing.
4. Motorcycle parking spaces Label pavement MC (only).
5. Provide a copy of refuse approval.
6. ADA sign face needs to be provided (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."**)
7. Please provide Sign Post detail for all proposed signage.
8. City sidewalk detail is under **COA std dwg 2430**. Please add this verbage to plans.
9. 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.

PO Box 1293

Albuquerque

NM 87103

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10. **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 & 2415).**

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', written over a circular scribble.

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

C: CO Clerk, File