

May 20, 2020

Joseph Simons Jr., RA
Simons Architecture PC
PO Box 67408
Albuquerque, NM 87193

Re: Community Baptist Church
3030 Todos Santos NW
Traffic Circulation Layout
Architect's Stamp 05-04-2020 (G10-D029)

Dear Mr. Simons Jr.,

Based upon the information provided in your submittal received 05-20-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed. **Some of the comments were not/or partially addressed:**

1. Identify the right of way (ROW) width, medians, curb cuts, and street widths on Todos Santos. The measurement for ROW is calculated from property line to property line. Please provide the correct ROW width. The roadway is 40 ft so adjust your text to reflect these measurements.
2. ADA curb ramps must be updated to current standards. Your keyed note 14 specifies 1:10 slope. This slope is 1:12 max and the landing is 1:50 max. Please reflect on your note 14.
3. Motorcycle parking spaces: Label pavement MC.
4. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger. Your over all site plan only shows 25R in one segment and not around the perimeter of the circulation. Please explain how you will be able to accommodate fire trucks maneuvering?
5. Provide a copy of refuse approval for proposed location and design. I need the approval at the presence time and not as a condition of CO approval. Our department sets conditions of permanent CO. If you need to discuss this issue, please call me.
6. How thick is pavement surface that is being proposed? Thickness is not shown on your detail.
7. The proposed driveway's wing/transition is encroaching into the adjacent property owner's property. Please provide document of agreement for owner's approval/signature for the encroachment.
8. Please specify the City Standard Drawing Number when applicable. Sidewalk is COA std dwg 2430 and on site curbing is std dwg 2415. You can add these numbers to keyed notes 5, 6, 22
9. Keyed notes 13 is not shown on plan. Please identify.

PO Box 1293

Albuquerque

NM 87103

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Water, sanitary and/or sewer line work within City right-of-way (If applicable) notes (24, 25& ,26). You have added these notes on you site plan but no explanation as to the type of work that will be occurring on COA ROW. If there is work being proposed for this project please let us know especially if it is any type of waterline, sanitary line and/or sewer line work. Our department needs to know so a work order can be generated by your office and a condition of CO approval can be applied to this Site Plan request (Notes 9, 10,11 applicable).

10. Provide notes showing what work is included and on the work order and the private work on site.
11. Work within the public right of way requires a work order with DRC approved plans.
12. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."

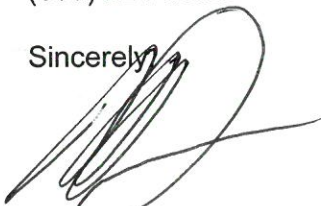
Once corrections are complete resubmit

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 and/or concerns about these comments, please contact me at (505) 924-3630.

Sincerely,



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

C: CO Clerk, File