

CITY OF ALBUQUERQUE



May 13, 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 02-20-20 (G10-D029)

Dear Mr. Simons Jr.,

Based upon the information provided in your submittal received 05-12-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Show a vicinity map showing the location of the development in relation to streets and well known landmarks.
2. The Traffic Circulation Layout must be signed on stamp.
3. Coordinate all calculations for parking spaces, including bicycle and motorcycle parking with Zoning and list the number required by them.
4. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
5. Identify all existing access easements and rights of way width dimensions.
6. Identify the right of way width, medians, curb cuts, and street widths on Todos Santos.
7. List the width and length for all existing and proposed parking spaces. Some dimensions are not shown and label typical on the dimensions shown.
8. 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'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

9. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.

10. The ADA access aisles shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
11. ADA curb ramps must be updated to current standards. Provide details.
12. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Label pavement MC.
13. 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.
 - 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.
14. Bicycle racks shall be sturdy and anchored to a concrete pad.
15. A 1-foot clear zone around the bicycle parking stall shall be provided.
16. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
17. Show all drive aisle widths and radii. Some dimensions are not shown.
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.
20. Sidewalks along streets is required and should be placed at the property line (**If applicable**).
21. Provide a copy of refuse approval for proposed location and design.
22. How thick is pavement surface that is being proposed?
23. Please specify the City Standard Drawing Number when applicable.
24. Your keyed notes should be used on the Site Plan layout.

Water, sanitary and/or sewer line work within City right-of-way (**If applicable**) notes (24, 25& ,26)

25. Provide notes showing what work is included and on the work order and the private work on site.
26. Work within the public right of way requires a work order with DRC approved plans.
27. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
28. 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.

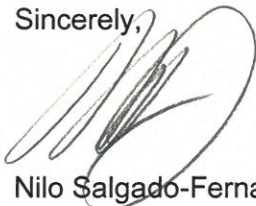
Once corrections are complete resubmit

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.

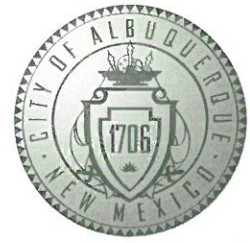
Sincerely,



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

C: CO Clerk, File

CITY OF ALBUQUERQUE



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