

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 23, 2023

John Tandberg
DesignX
2440 Mares Rd. SW
Albuquerque, NM 87105

Re: Mata Auto Garage
142 40th St. SW
Traffic Circulation Layout
Architect's Stamp 03-03-23 (K12-D037)

Dear Mr. Tandberg,

The TCL submittal received 08-16-2023 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

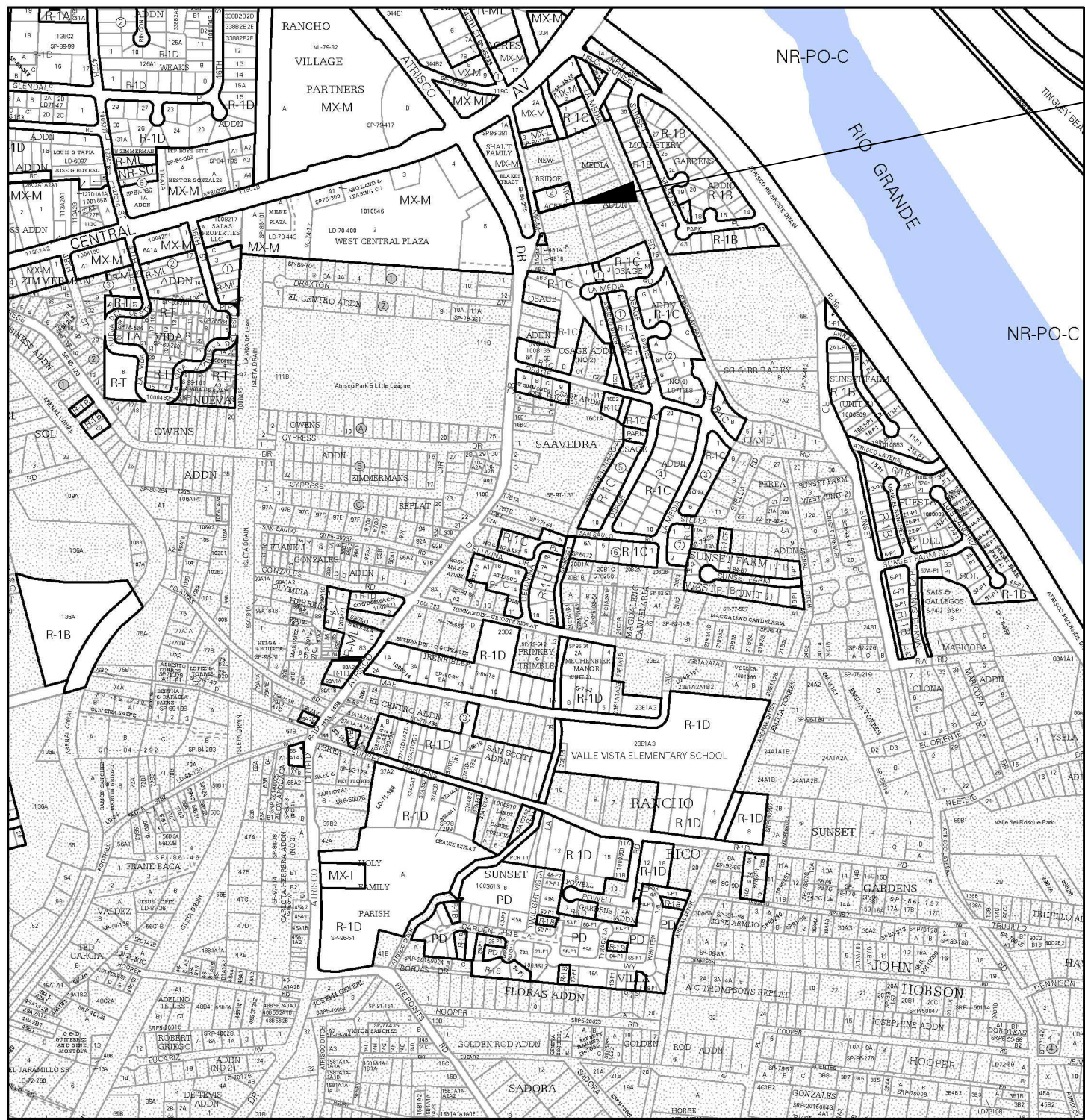
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to the PLNDRS@cabq.gov for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

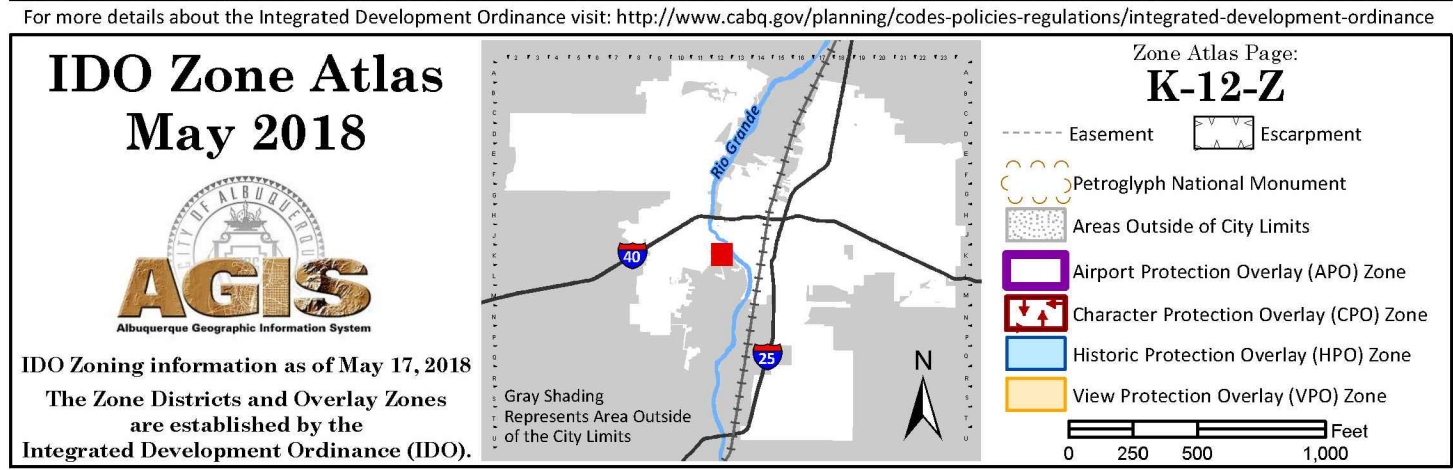
Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



SITE LOCATION



**TRAFFIC CIRCULATION
LAYOUT APPROVED**

Ernest Amijo 8/23/2023
Signed Date

KEY NOTES

1. INSTALL NEW CONCRETE CURB & GUTTER, AS SHOWN, PER DPM STANDARDS. SEE DETAIL 5, AS-2 (TCL-2)
2. INSTALL NEW CONCRETE SIDEWALK, PER CABQ STD. DRAWING 2430
3. INSTALL NEW CONCRETE DRIVEWAY, PER DPM STANDARDS. CONTRACTOR TO COORDINATE ALL WATER METER WORK WITH CABQ WATER AUTHORITY.
4. HANDICAPPED ACCESSIBLE AISLE STRIPING PER LOCAL CITY CODE & STANDARDS WITH THE WORD "NO-PARKING" MIN. 12" HIGH 2" STROKE, BLUE COLOR. 4" WIDE WHITE STRIPING @ 1'-6" O.C. AT 45° ANGLE, TYPICAL, INTERNATIONAL SYMBOL OF ACCESSIBILITY, CENTER IN PARKING SPACE, SYMBOL SHALL BE COLOR WHITE ON BLUE BACKGROUND. SEE DETAIL 7, SHT. AS-2 (TCL-2)
5. NOT USED
6. INSTALL NEW 6'-0" BLACK WROUGHT IRON GATE AND FENCE.
7. INSTALL PARKING STRIPING AND DIRECTIONAL ARROWS AS SHOWN, PER DPM STANDARDS.
8. INSTALL NEW ASPHALT PAVING, FOR ENTIRE PARKING LOT, TYP.
9. INSTALL NEW DUMPSITER ENCLOSURE. SEE DETAIL 1 ON SHT. AS-2 (TCL-2)
10. EXISTING 6'-0" HIGH CMU WALL TO REMAIN ALONG NORTH SIDE OF PROPERTY.
11. NEW 6'-0" HIGH CMU WALL, ALONG EAST AND SOUTH SIDE OF PROPERTY.
12. MOTORCYCLE PARKING SPACE & SIGN PER DPM STANDARDS [Section 7-4(K)(3)], INCLUDE MOTORCYCLE PARKING SIGN PER ZONING CODE. SEE DETAIL 6, SHT AS-2 (TCL-2)
13. NEW BICYCLE RACKS PER DPM. SEE DETAIL 4, SHT. AS-2 (TCL-2)
14. 11'-0"x11'-0" CLEAR SIGHT TRIANGLE, SEE TCL NOTES, THIS SHEET.
15. 6'-0" WIDE ACCESSIBLE ACCESS PATH FROM PUBLIC SIDEWALK.
16. NEW 24'-0" DRIVEWAY PER CABQ STD. DRAWING 2420
17. ADA ACCESSIBLE RAMP NOT TO EXCEED 1:12 SLOPE FOR ACCESSIBLE ROUTE.
18. CONCRETE PAVING TO BE FLUSH WITH ASPHALT PAVING AT THESE LOCATIONS.
19. 3'-0" x 6'-0" MAN-GATE AT ACCESSIBLE ACCESS AISLE. GATE TO REMAIN UNLOCKED DURING BUSINESS HOURS.

PARKING CALCULATIONS

REQUIRED SPACES:
PER CABQ IDO 2022
LIGHT VEHICLE REPAIR = 1 SPACE PER 1000 S.F. 4,116/1000 = 4 SPACES REQUIRED
ACCESSIBLE PARKING SPACES REQUIRED = 1 (VAN ACCESSIBLE)
TOTAL SPACES REQUIRED: 4 INCLUDING 1 VAN ACCESSIBLE SPACE + 1 MOTORCYCLE AND 1 BICYCLE RACK PER IDO.

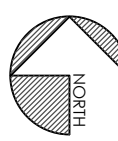
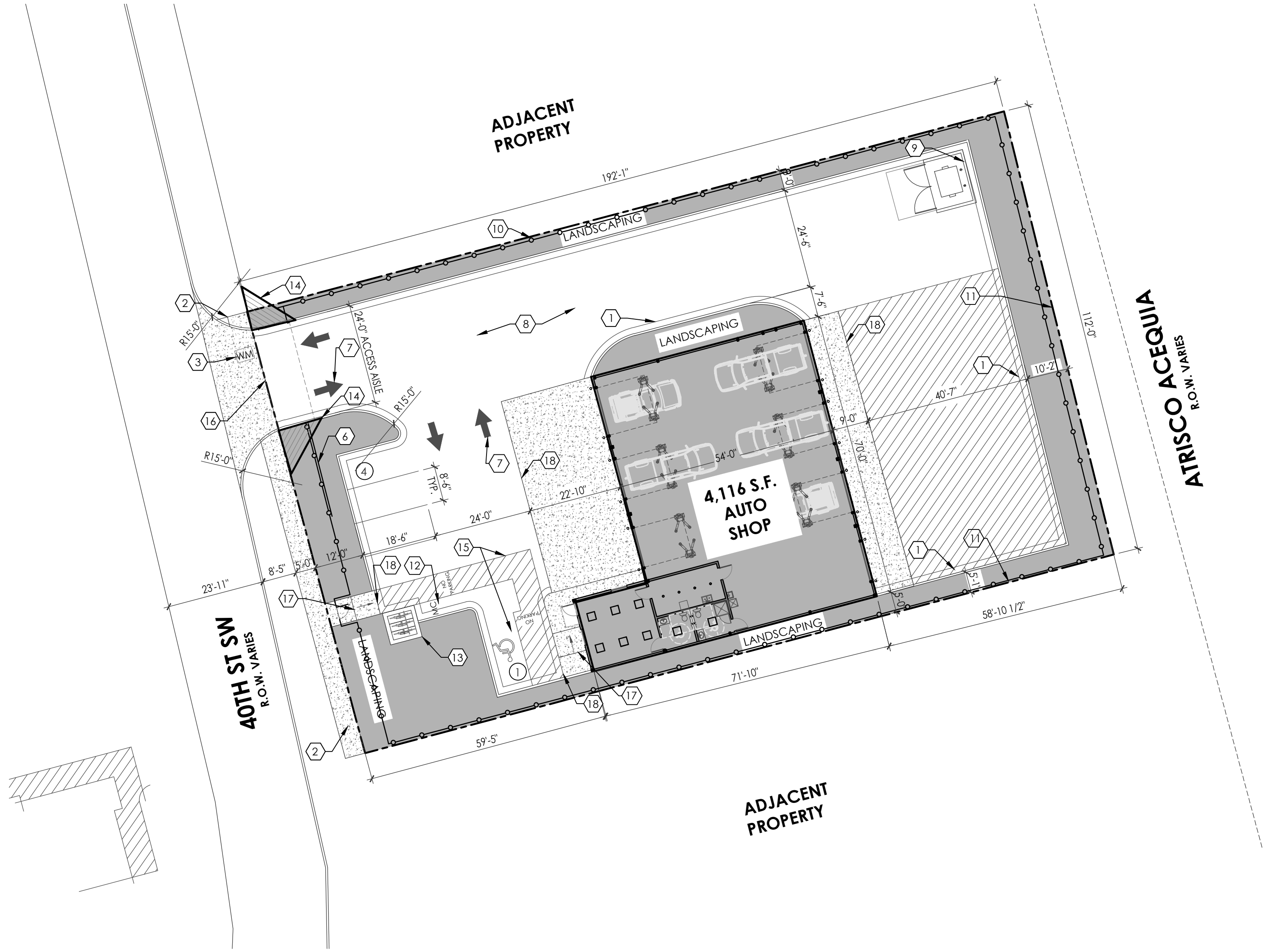
PARKING SPACES PROVIDED:
REGULAR PARKING SPACES = 4 SPACES PROVIDED
ACCESSIBLE PARKING SPACES = 1 SPACES PROVIDED
TOTAL SPACES PROVIDED = 5 SPACES PROVIDED INCLUDING 1 VAN ACCESSIBLE AND 1 MOTORCYCLE AND 3 BICYCLE RACKS PER IDO

GENERAL NOTES

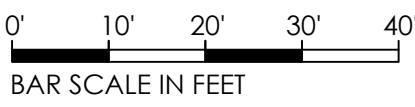
- A. PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- B. PREMISE IDENTIFICATION - SHALL BE MINIMUM 24 INCHES HIGH x .5 INCH WIDE AND SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- C. NO OIL CHANGES OR PROCESSING WILL BE DONE AT THIS LOCATION. THE AUTO SHOP IS FOR EXHAUST MAINTENANCE AND FABRICATION ONLY.
- D. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER
- E. RECYCLING WILL BE STORED BY OWNER INSIDE GARAGE, THERE WILL BE NO RECYCLING BIN ON PROPERTY.

TCL NOTES:

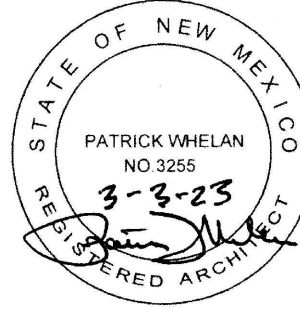
1. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
2. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
3. REFUSE VEHICLE MANEUVERING SHALL BE CONTAINED ON-SITE. THE REFUSE VEHICLE SHALL NOT BACK INTO THE PUBLIC RIGHT AWAY.



PROPOSED SITE PLAN
SCALE: 1"=20'



DIZIGN X



PROJECT TITLE:
MATA AUTO GARAGE
142 40TH STREET SW
ALBUQUERQUE, NM 87105

SHEET TITLE:
ARCHITECTURAL SITE PLAN

DATE: 03/03/2023

SHEET NUMBER:

TCL-1

