

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

July 27, 2023

Patrick Whelan, RA
DizignX
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. Whelan,

Based upon the information provided in your submittal received 07-20-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of Bicycle and Motorcycle parking spaces required by the IDO.
2. Identify all existing access easements and rights of way width dimensions.
3. Identify the right of way width, medians, curb cuts, and street widths on 40TH St.
4. Show on the site plan site access's width and provide driveway design details.
5. Keynote 7: please reference COA std dwg 2430 for the proposed sidewalk.
6. Please show on the site plan the width for the proposed parking spaces. Minimum standard and ADA stall parking width is 8.5 ft.
7. Sheet TCL-2 is missing.
8. 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.
9. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
10. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
11. 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.
12. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
13. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
14. All sidewalks along streets should be placed at the property line.

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15. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.
16. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
17. Provide a copy of Fire Marshal approval.
18. Please specify the City Standard Drawing Number when applicable.
19. Work within the public right of way requires a work order with DRC approved plans.
20. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
21. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Matt Grush: mgrush@cabq.gov**).
22. Please provide a letter of response for all comments given.

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Once corrections are complete resubmit

Albuquerque

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.

NM 87103

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

www.cabq.gov

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

\ma via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: MATA AUTO GARAGE Building Permit #: BP-2023-08376 Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 142 40TH ST. SW ALB. NM 87105

Applicant: XAVIER NUNO-WHITMAN Contact: XAVIER NUNO

Address: 2440 MARES RD. SW.

Phone#: 505-507-3408 Fax#: _____ E-mail: DIZIGNX@GMAIL.COM

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 7/19/2023 By: [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

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.

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

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

GENERAL NOTES

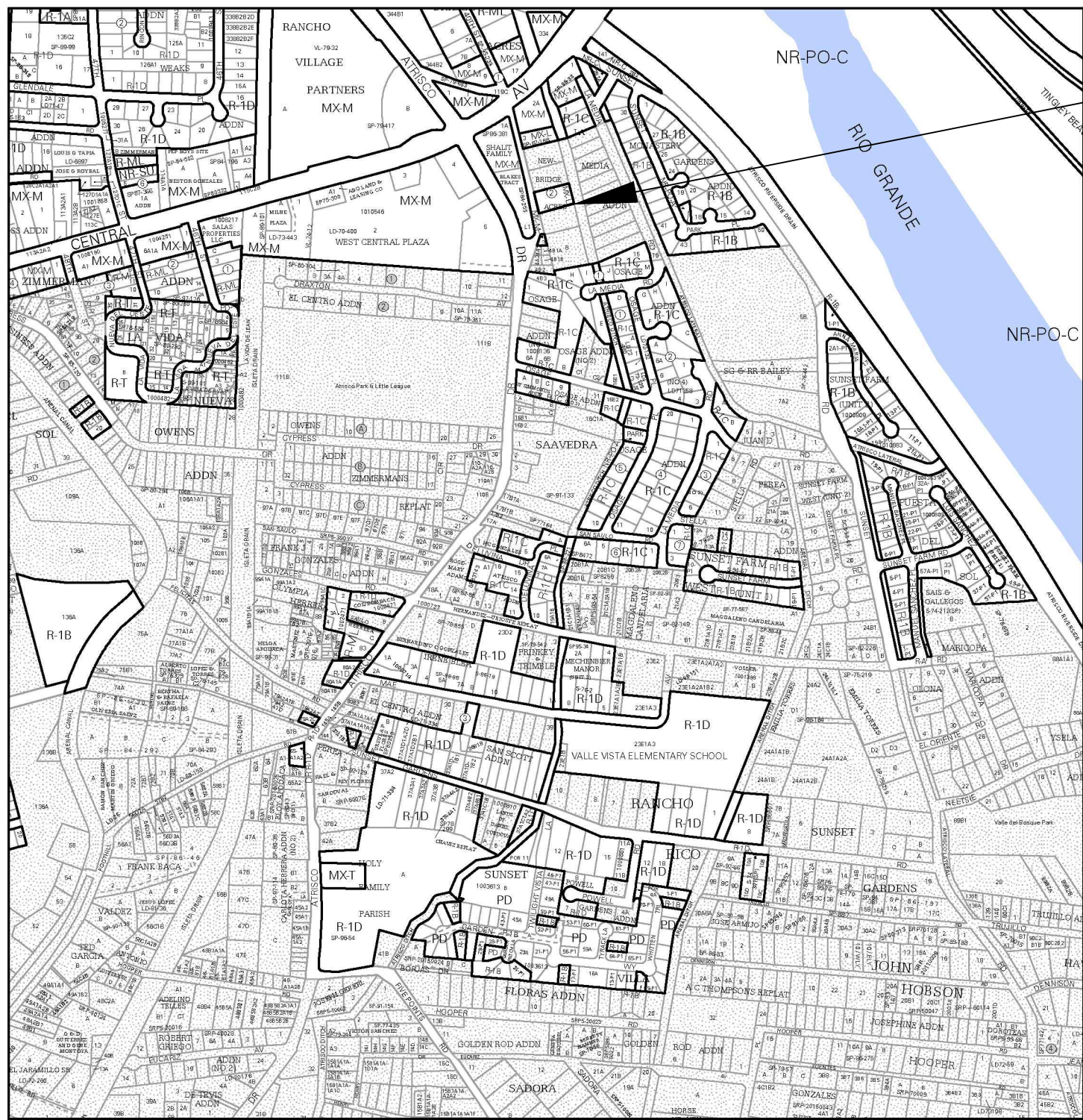
- A. PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- B. PREMISE IDENTIFICATION - SHALL BE MINIMUM 24 INCHES HIGH x .5 INCH WIDE AND SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

LEGAL DESCRIPTION:

- A. LOT NUMBERED

KEYED NOTES

1. 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
2. INTERNATIONAL SYMBOL OF ACCESSIBILITY, CENTER IN PARKING SPACE, SYMBOL SHALL BE COLOR WHITE ON BLUE BACKGROUND
3. INSTALL POLE MOUNTED ACCESSIBLE PARKING SIGN AT ACCESSIBLE SPACE. SEE DETAIL B/TCL-2
4. NEW ASPHALT PAVING SYSTEM THROUGHOUT PARKING LOT.
5. NEW 6" HIGH CONCRETE CURB & GUTTER, TYP.
6. DIRECTIONAL ARROW PER DPM STANDARD
7. NEW 5FT. WIDE CONC. SIDEWALK PER DPM STD.
8. NEW BICYCLE RACK, SEE DETAIL A/TCL-2
9. 11'-0"x11'-0" CLEAR SIGHT TRIANGLE, SEE TCL NOTES, THIS SHEET.
10. NEW BIKE RACK, SEE DETAIL C/TCL-2



SITE LOCATION

