PROJECT SUMMARY

Project will include the demolition and removal of existing structures, vegetation, pavement, etc. as necessary to construct a new Goodwill Building and its associated pavement, parking facilities, utilities, landscaping, signage and any other proposed improvements which are needed to service the site.

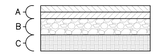
PROPERTY INFORMATION

Address: To Be Determined by City of Albuquerque, NM 87114
Legal Description: Tracts A-1, A-2, A-3 & A-4 McMahon Commons Situate Within Projected Section 3, T. 11 N., R. 2 E., N.M.P.M.
(Lot A-3) Area: 1.7954 Acres
Zoning: MX-L - Mixed-Use, Low Intensity
Flood Zone Designation: FIRM # 35001C0103H, effective date: August 16, 2012
Zone "X" : Areas determined to be outside the 0.2% annual chance floodplain.

CLEAR SITE TRIANGLE NOTE:
Landscaping, signage, walls, fences, trees, and shrubbery between 3 feet and 8 feet tall (as measured from the gutter pan) are not allowed within the clear site triangle.

All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter per the City of Albuquerque Standard Drawing No. 2415 and No. 2430.

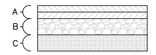
KEY
A – 3" ASPHALTIC CONCRETE ITD CLASS III (2~1.5" LIFTS)
B – 6" CRUSHED AGGREGATE BASE NMDOT APPROVED, SECTION 303–TYPE 1 OR TYPE 2
C – 12" COMPACTED SUBGRADE



SEE GEOTECHNICAL REPORT PREPARED BY COZ ENGINEERING DATED AUGUST 7TH, 2023 FOR ADDITIONAL INFORMATION.

HEAVY DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE

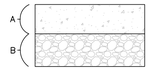
KEY
A – 2" ASPHALTIC CONCRETE ITD CLASS III (2~1.0" LIFTS)
B – 6" CRUSHED AGGREGATE BASE NMDOT APPROVED, SECTION 303–TYPE 1 OR TYPE 2
D – 12" COMPACTED SUBGRADE



SEE GEOTECHNICAL REPORT PREPARED BY COZ ENGINEERING DATED AUGUST 7TH, 2023 FOR ADDITIONAL INFORMATION.

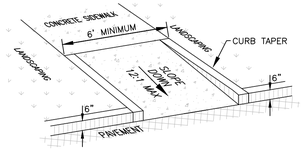
LIGHT DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE

KEY
A – 6" PORTLAND CEMENT CONCRETE 4000 PSI, AIR ENTRAINED REINFORCED WITH #3 REBAR AT 24" O.C., EACH WAY
B – 6" COMPACTED SUBGRADE



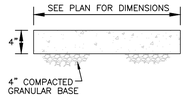
SEE GEOTECHNICAL REPORT PREPARED BY COZ ENGINEERING DATED AUGUST 7TH, 2023 FOR ADDITIONAL INFORMATION.

HEAVY-TRAFFIC CONCRETE PAVEMENT SECTION
NOT TO SCALE



NOTES:
1. HANDICAP RAMPS TO BE INSTALLED PER ADA REQUIREMENTS.

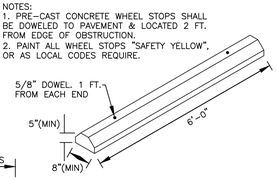
ADA ACCESSIBLE RAMP DETAILS
NOT TO SCALE



NOTES:
1. SIDEWALK TO BE CONSTRUCTED USING 3000 PSI CONCRETE.
2. SIDEWALK TO HAVE TOOLED CONTROL JOINTS NOT EXCEEDING 5 FT. SPACING IN ANY DIRECTION.

CONCRETE SIDEWALK PAVEMENT SECTION
NOT TO SCALE

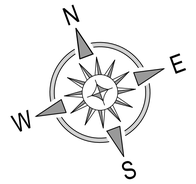
NOTES:
1. PRE-CAST CONCRETE WHEEL STOPS SHALL BE DOWELED TO PAVEMENT & LOCATED 2 FT. FROM EDGE OF OBSTRUCTION.
2. PAINT ALL WHEEL STOPS "SAFETY YELLOW", OR AS LOCAL CODES REQUIRE.

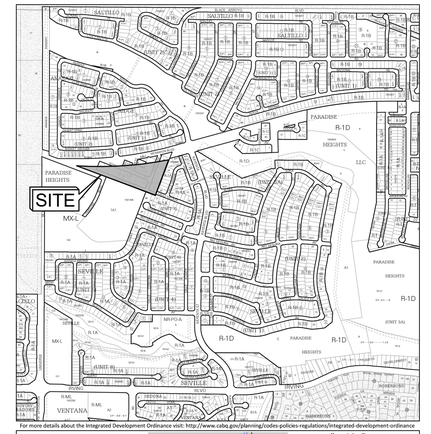


CONCRETE WHEEL STOP
NOT TO SCALE

TAKE CAUTION DURING EXCAVATION:
THERE ARE UNDERGROUND UTILITY MAINS IN THE CONSTRUCTION AREA WHICH MAY NOT HAVE BEEN LOCATED ACCURATELY BY THE SURVEYOR / UTILITY OWNERS. NOTIFY "811" IN ADVANCE OF DIGGING TO HAVE LINES MARKED.

GRAPHIC SCALE
30 0 15 30
1 inch = 30 ft.





PARKING AND STACKING SUMMARY

GOODWILL BUILDING

Building Area:	18,710 sq-ft
Truck Bays Provided:	2 bays
Employee Parking Provided:	73 Spaces (18'x9')
Motorcycle Parking Provided:	3 Space (8'x4')
Bicycle Parking Provided:	6 Spaces (3 Racks)
ADA Parking Provided:	3 Spaces (18'x9)

REQUIRED STANDARD PARKING = 57 Stalls
Use = General Retail
3 space / 1,000 sq-ft GFA (Gross Floor Area) (18,811 sq-ft / 1000)
per IDO Table 5-5-1: Off-street Parking Requirements

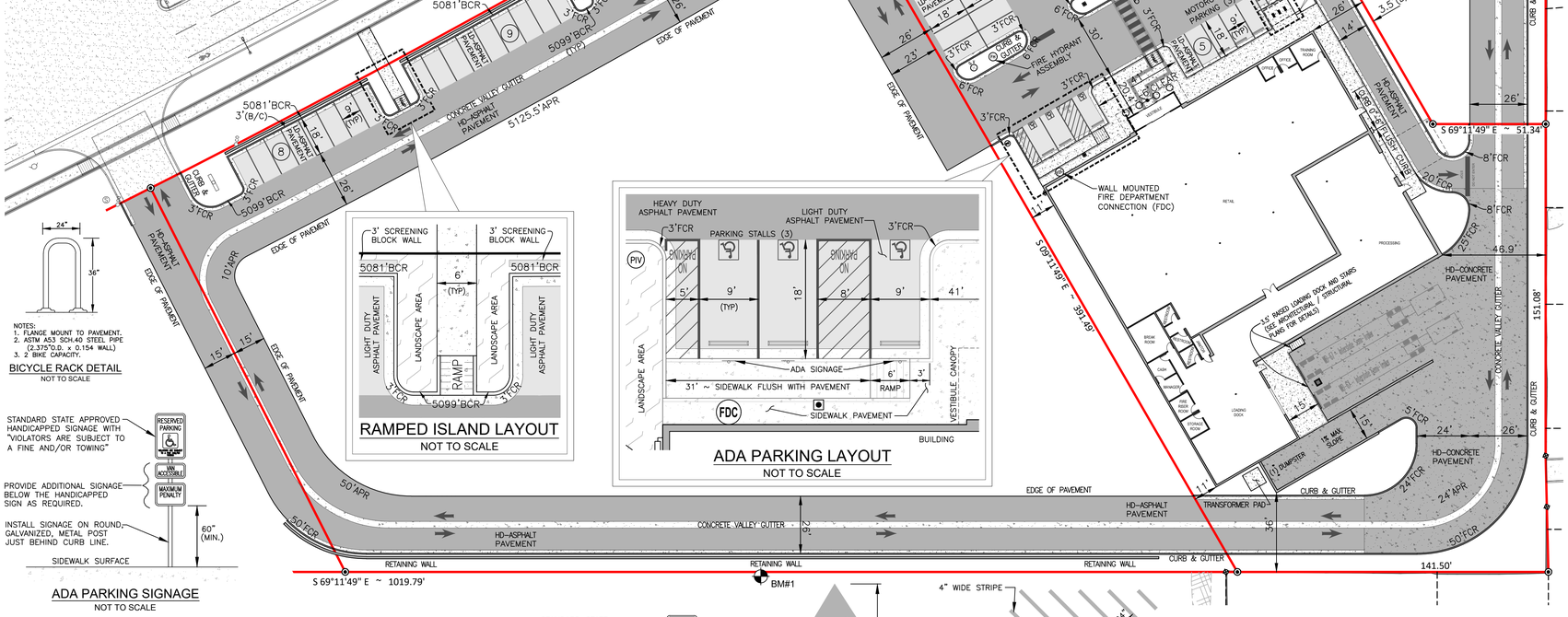
REQUIRED MOTORCYCLE PARKING = 3 Space
per IDO Table 5-5-4: Motorcycle Parking Requirements

REQUIRED BICYCLE PARKING = 6 Spaces
per IDO Table 5-5-5: Bicycle Parking Requirements

REQUIRED ADA PARKING = 3 Space
per ADA Table 208.2: Minimum Number of Accessible Parking Spaces

SITE AND PAVEMENT LEGEND

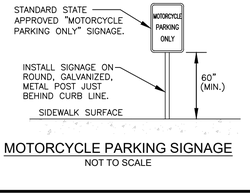
(B/C)	BACK–OF–CURB
(TYP)	TYPICAL PARKING STALL WIDTH
FCR	FACE–OF–CURB RADIUS
BCR	BACK–OF–CURB RADIUS
APR	ASPHALT PAVEMENT RADIUS
	ADA ACCESSIBLE PEDESTRIAN PATHWAY
	CONCRETE WHEEL STOP
	ADA PARKING SYMBOL
	PROPOSED LIGHT POLE
	DIRECTIONAL PARKING LOT ARROW
	HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT
	CONCRETE SIDEWALK & CURB & GUTTER
	LIGHT DUTY ASPHALT



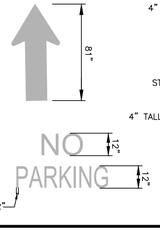
NOTES:
1. FLANGE MOUNT TO PAVEMENT.
2. ASTM A53 SCH.40 STEEL PIPE (2.375"O.D. x 0.154 WALL)
3. 2 BIKE CAPACITY.

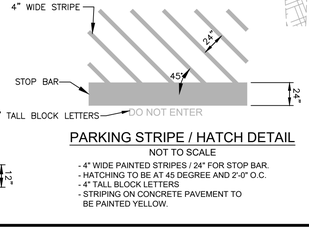
BICYCLE RACK DETAIL
NOT TO SCALE

ADA PARKING SIGNAGE
NOT TO SCALE



MOTORCYCLE PARKING SIGNAGE
NOT TO SCALE





PARKING STRIPE / HATCH DETAIL
NOT TO SCALE

- 4" WIDE PAINTED STRIPES / 24" FOR STOP BAR.
- HATCHING TO BE AT 45 DEGREE AND 2'-0" O.C.
- 4" TALL BLOCK LETTERS
- STRIPING ON CONCRETE PAVEMENT TO BE PAINTED YELLOW.

ACCESSIBLE PARKING SYMBOL & MARKING NOTES

A paved accessible parking space must include:
-The International Symbol if Accessibility conspicuously on the surface in a color that contrasts the pavement.
- The words "NO PARKING" painted on any access aisle adjacent to the parking space.
Words must be painted in all capital letters with a letter height of at least twelve inches, a stroke width of at least two inches, and centered within each access aisle adjacent to the parking space.

VERTICAL & HORIZONTAL CONTROL:

Reference - ALTA / NSPS Land Survey of the subject property prepared by Terra Land Surveys LLC, dated Dec., 2022 & Oct. 2023.
BM#1: Description: "CP 100" A Control Point on the Southwest lot line approximately 145' NW of the S corner of the Subject Lot.
Elevation: 5399.98 Feet (NAVD 88 Vertical Datum)
BM#2: Description: A City of Albuquerque 3 1/4 inch aluminum disk survey control set in concrete post projecting 0.20 above ground stamped "9-A11 2006". To reach the station from the intersection of Unser Boulevard Northwest and McMahon Boulevard Northwest, in the Northeast quadrant of the intersection.
Elevation: 5301.647 Feet (NAVD 88 Vertical Datum)

811 Know what's below. Call before you dig.

RYAN JOSEPH MORRISSEY
NEW MEXICO
25323
PROFESSIONAL ENGINEER
8/13/2025

BURKHARDT ENGINEERS ▼ SURVEYORS
28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-388-0060 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Item	Description	Date

SITE DEVELOPMENT PLANS FOR
Goodwill
MCMAHON BLVD NW
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

Design: MCM	Proj: 23.157
Draw: MCM	Dwg: 23.157.dwg
Check: RJM	Tab: C-2.0
Scale: 1" = 30'	

Date: 08.13.2025

Sheet: TRAFFIC CIRCULATION LAYOUT PLAN

Sheet No.: C-2.0