

CITY OF ALBUQUERQUE



Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller

June 15, 2022

Ron Bordelon, PE
Pan American Engineers, LLC
1717 Jackson Street
Alexandria, Louisiana 71301

Re: **Murphy (Oil) Express**
10601 Unser Blvd NW
Traffic Circulation Layout
Engineer's Stamp 06-15-2022 (A11-D017A)

Dear Mr. Bordelon,

The TCL submittal received **06-15-2022** is approved for Building Permit with. 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.

A Condition of Final C.O. Approval :

- Easement for Public Access be completed and approved.
 1. Bandelier - Lot 5/6.
 2. 30 ft: Unser Entrance-West(26 ft Access Easement).
- Work Orders be completed/approved:
 1. CPN 683083: 30 ft wide Access drive aisle.
 2. CPN 683084: Right turn lane.

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 front counter personnel 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,


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

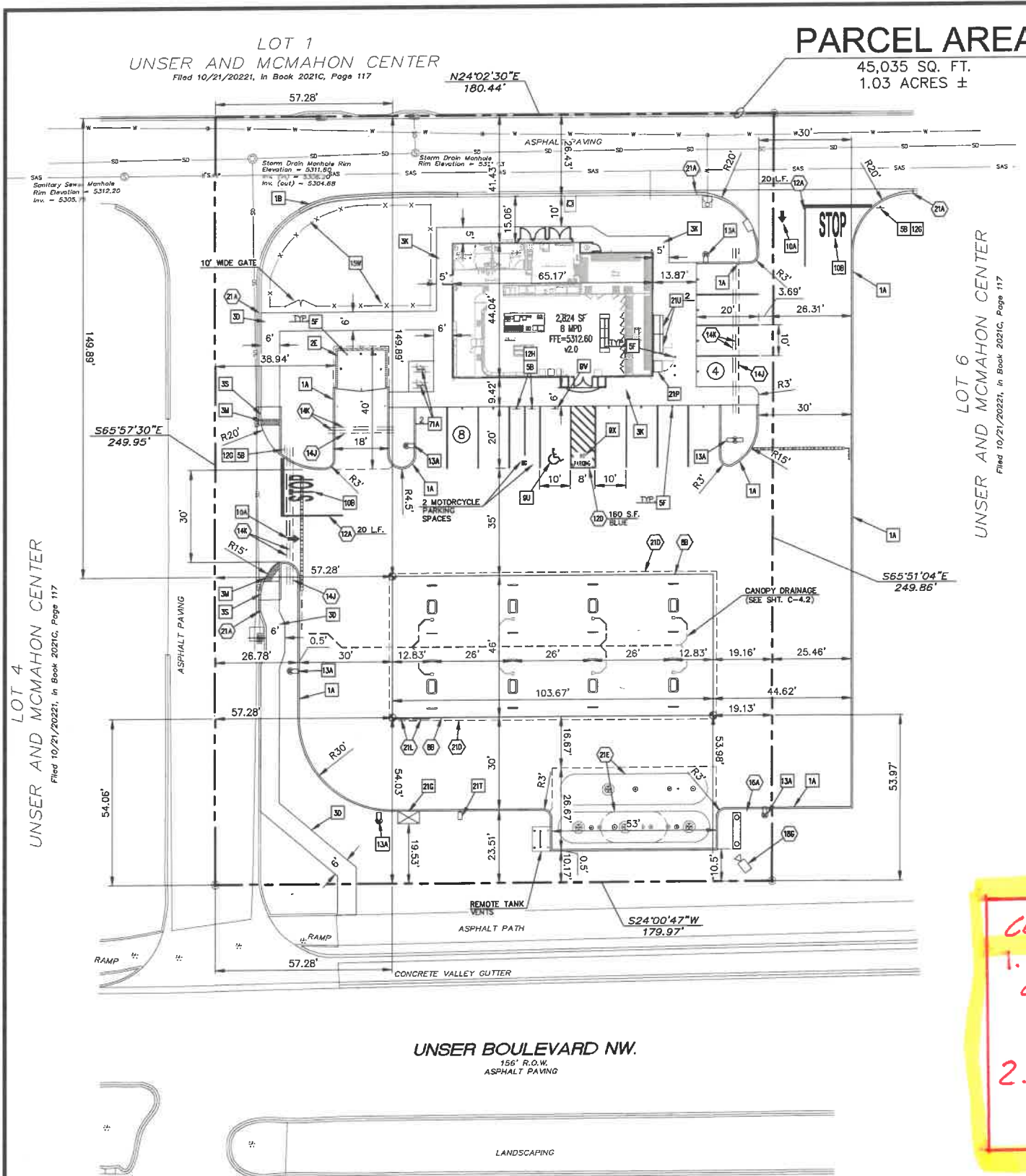
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

45



BUILDING SETBACKS:
SEE SITE PLAN

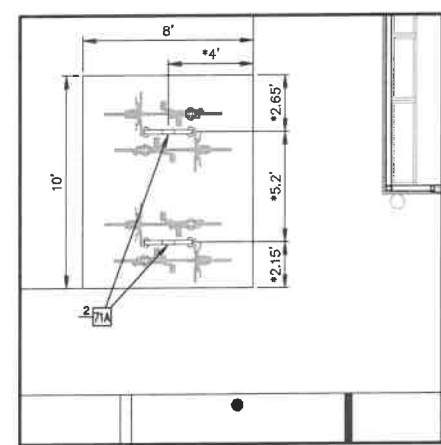
**ZONING: MX-M
(MIXED USE - MEDIUM INTENSITY)**

CONTRACTOR SHALL BE RESPONSIBLE FOR AND HIRE A NEW MEXICO REGISTERED LAND SURVEYOR TO ESTABLISH PROPERTY CORNERS, BUILDING CORNERS, CANOPY, ETC. AS REQUIRED FOR CONSTRUCTION LAYOUT.

CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA. (RE: DETAIL 2F)

CONTRACTOR TO ENSURE THE LIGHT POLES AND SIGNS ARE AT LEAST 2' FROM THE BACK OF THE CURB TO PREVENT THE VEHICLES STRIKING THE LIGHT POLE OR SIGN.

SEE SHEET C-4.2 FOR CANOPY DRAINAGE



BIKE RACK LAYOUT
SCALE: 1"=5'

TRAFFIC CIRCULATION LAYOUT APPROVED
Signed: [Signature] Date: 6/15/22



EXISTING

⊙	Storm Drain Manhole	⊙	Hydrant
⊙	Sanitary Sewer Manhole	⊙	Water Meter
—S—S—	Sanitary Sewer Line	⊙	Water Valve
—SD—	Storm Drain Line	⊙	Concrete Symbol
⊙	Storm Drain Inlet	⊙	Irrigation Box
—W—	Underground Water Line	⊙	Set Monument

PROPOSED

---	BOUNDARY LINE
---	CONCRETE CURB AND GUTTER
⊙	BUILDING CONTROL POINT
---	CONSTRUCTION FENCE

GENERAL SITE NOTES

- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. ALL CURB RETURN RADI SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON: ALL CURB AND GUTTER ADJACENT TO PAVING SHALL BE INSTALLED PER DETAIL. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, DISPENSER ISLAND DETAILS AND LAYOUT.
- D. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
- E. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDS/SOODED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- F. CONTRACTOR SHALL PURCHASE AND INSTALL A MAILBOX AND SHALL COORDINATE LOCATION OF MAILBOX WITH MURPHY CONSTRUCTION MANAGER AND/OR ON-SITE REPRESENTATIVE AND LOCAL POSTMASTER.
- G. ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 10A.

○ SITE NOTES

- BB OVERHEAD CANOPY (TYP. PER CANOPY PLANS)
- 12A 4" TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
- 12B 4" WIDE PAINTED STRIPES, 2" O.C. @ 45° (SEE SIZE INDICATED AT SYMBOL)
- 14 GC TO INSTALL (1) 4" PVC SLEEVE FOR IRRIGATION LINE. (SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS)
- 14K GC TO INSTALL (2) 4" PVC SLEEVES FOR FUTURE USE (SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS)
- 16A MURPHY FREE STANDING SIGN (PYLON SIGN)
- 21A TAPER CURB TO MATCH EXISTING CURB
- 21B EDGE OF CONCRETE SLAB
- 21E UNDERGROUND STORAGE TANKS (1-25,000 GAL. & 1-26,000 GAL.)
- 21L PRICE SIGN PER APPROVED ELEVATION

□ SITE DETAILS

- 1A INTEGRAL CONCRETE CURB (RE:C-9)
- 1B CONCRETE CURB AND GUTTER (MATCH EXISTING)
- 2E DUMPSTER ENCLOSURE (RE:C-13)
- 3D CONCRETE SIDEWALK (RE:C-11)
- 3K CONCRETE SIDEWALK AROUND BUILDING (RE:C-11)
- 3M DETECTABLE WARNING AREA PER CITY OF ALBUQUERQUE STANDARD 2446 (RE:C-10.2)
- 3S ACCESSIBLE CURB RAMP PER CITY OF ALBUQUERQUE STANDARD 2443 (RE:C-10.2)
- 5B TRAFFIC SIGN IN BOLLARD (RE:C-9)
- 5F 6" GUARD POST (SINGLE) (RE:C-9)
- 9U ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL) (RE:C-9)
- BV ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN MOUNTED IN BOLLARD (RE:C-9)
- 9X "NO PARKING" PAINTED ON PAVEMENT (RE:C-9)
- 10A TRAFFIC FLOW ARROW (TYP.) (RE:C-9)
- 10B STOP BAR (TYP.) (RE:C-9)
- 12C "STOP" SIGN (RE:C-9)
- 12H MOTORCYCLE PARKING SIGN MOUNTED IN BOLLARD (RE:C-9)
- 13A SITE LIGHT POLE (SEE PHOTOMETRIC PLANS FOR POLE BASE DETAIL, FIXTURE TYPE AND MOUNTING DETAILS) (RE:L1.0)
- 15W 6" CHAIN LINK FENCE
- 18C CONSTRUCTION CAMERA (COORDINATE WITH MOUSA PM FOR LOCATION) (RE:C-9)
- 21G AIR VACUUM UNIT WITH 4"x7" CONCRETE SLAB (RE:C-11)
- 21P PROPANE TANK CAGE (RE:C-11)
- 21T MAILBOX (CONTRACTOR SHALL COORDINATE LOCATION WITH MURPHY AND POSTMASTER PRIOR TO INSTALLATION) (RE:C-9)
- 21U 5"x7" ICE UNIT (SEE NUMBER INDICATED AT SYMBOL) (RE:C-11)
- 71A BIKE RACK (SEE NUMBER INDICATED AT SYMBOL) (RE:C-11)

CONDITION OF FINAL C.O. APPROVAL:

1. **ESSENTIAL FOR PUBLIC ACCESS TO BE COMPLETED/APPROVED:**
 - BANDELIER TO LOT 5/6.
 - 30FT. UNSER ENTRANCE.
2. **WORK ORDERS BE COMPLETED/APPROVED:**
 - CPN 683083.
 - CPN 683084.

PARKING INFORMATION:							BIKE:		
DESCRIPTION	BUILDING AREA (S.F.)	REQUIRED:				REQUIRED:			
		RATIO	REGULAR	UNDER CANOPY	ACCESSIBLE	TOTAL	MOTORCYCLE	BICYCLE	
LIGHT VEHICLE FUELING STATION	2,824	4/1,000 S.F.	11		1	12	1	3	
		PROVIDED:							
		4/435 S.F.	11	16	1	28	2	4	

NO. OF FUEL ISLANDS: 8
NO. OF VEHICLE FUELING POINTS: 16

PRE-CONSTRUCTION IMPERVIOUS SITE RATIO (ISR)

AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	8,435	19
LANDSCAPE AREA	36,600	81
GROSS SITE	45,035	100

POST-CONSTRUCTION IMPERVIOUS SITE RATIO (ISR)

AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	37,315	83
LANDSCAPE AREA	7,720	17
GROSS SITE	45,035	100

SHEET NO. C-3

THOMAS C. DAVID JR.
NEW MEXICO
24582
6/17/22
James C. Blum Jr.

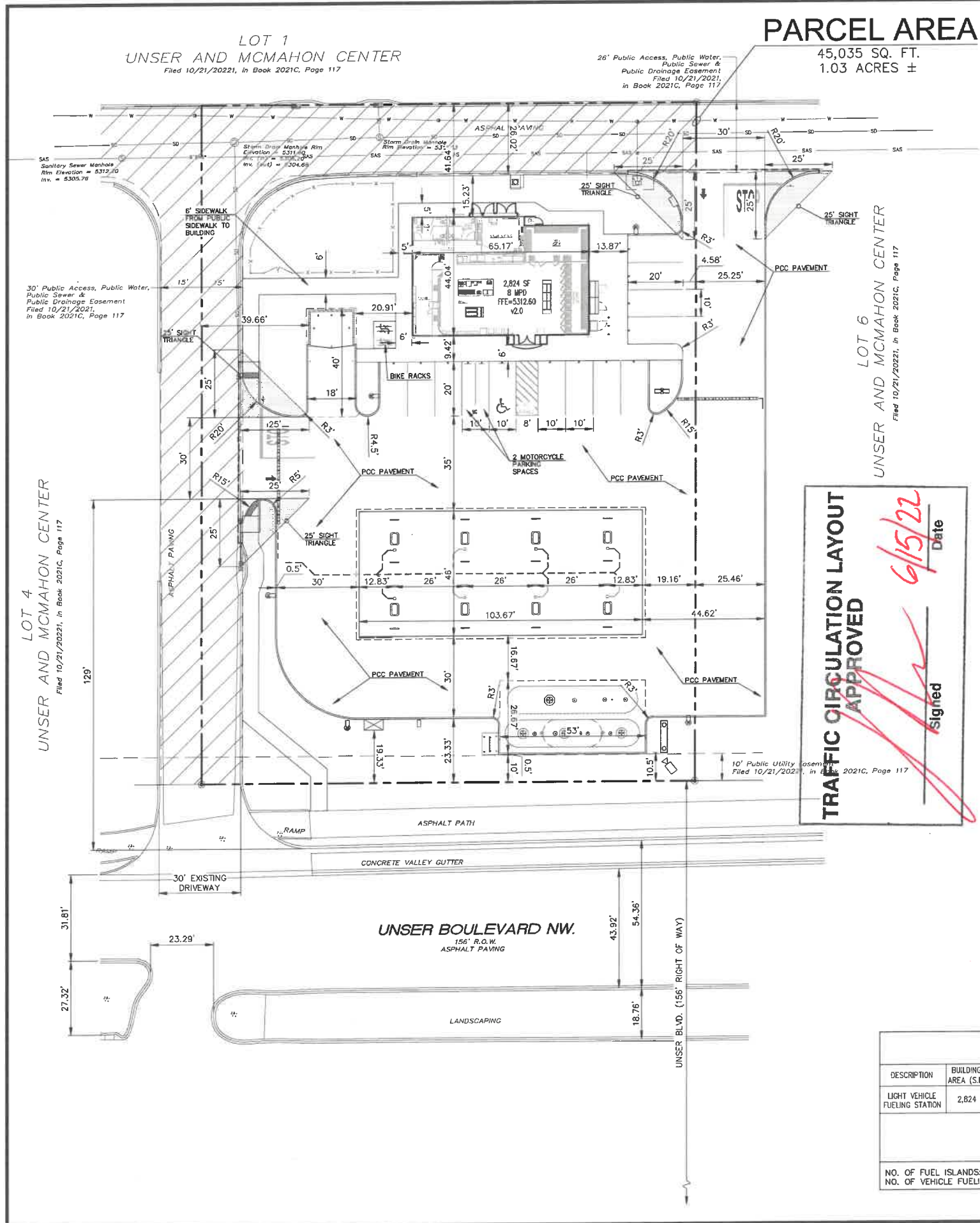
SITE PLAN
MURPHY EXPRESS
10601 UNSER BOULEVARD NW
ALBUQUERQUE NEW MEXICO

PAN AMERICAN ENGINEERS, LLC
1717 JACKSON STREET
ALEXANDRIA, LA 71301
(504) 473-2500
CONTACT: WEBLEY MILLER

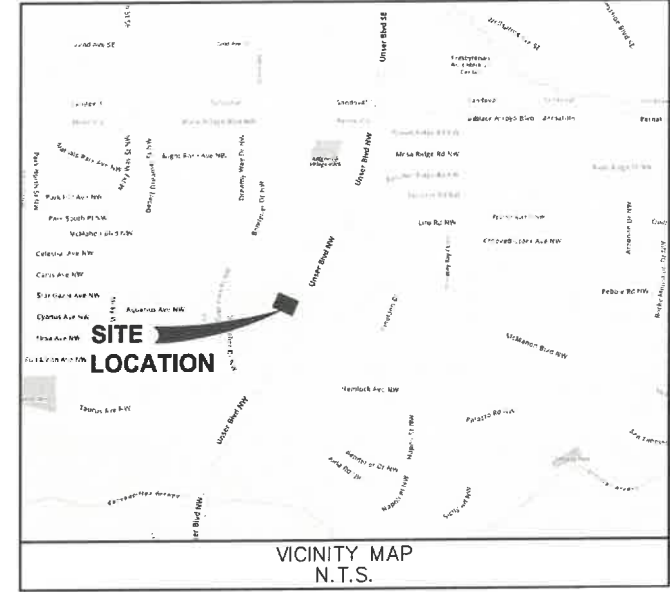
MURPHY OIL USA, INC.
200 PEACH STREET
EL DORADO, AR 71730

MURPHY USA

Alt-D017A



BUILDING SETBACKS:
SEE SITE PLAN



- EXISTING**
- ⊙ Storm Drain Manhole
 - ⊙ Sanitary Sewer Manhole
 - SD Sanitary Sewer Line
 - SD Storm Drain Line
 - SD Storm Drain Inlet
 - E Underground Electric Line
 - CDM Underground Communications Line
 - G Underground Gas Line
 - W Underground Water Line
 - ⊙ Sanitary Sewer Clean-out
 - ⊙ Water Meter
 - ⊙ Water Valve
- PROPOSED**
- BOUNDARY LINE
 - CONCRETE CURB AND GUTTER
- Legend:**
- ⊙ Hydrant
 - ⊙ Cable Pedestal
 - ⊙ Electric Pedestal
 - ⊙ Utility Vault
 - ⊙ Telephone Pedestal
 - ⊙ Utility Box
 - ⊙ Fiber Optic Box
 - ⊙ Light Pole
 - ⊙ Raised Truncated Dome Mat
 - ⊙ Concrete Symbol
 - ⊙ R.T.D.M.
 - ⊙ Control Point
- SCALE IN FEET**
0' 20' 30' 40'

PROJECT DATA

ZONING: MX-M (MIXED USE MEDIUM INTENSITY)

ADDRESS: 10601 UNSER BOULEVARD

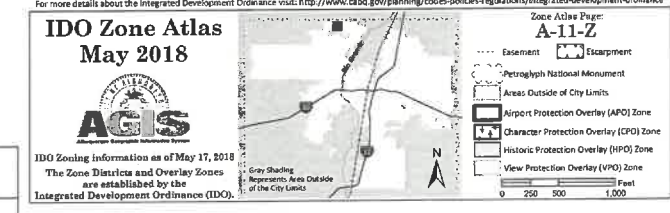
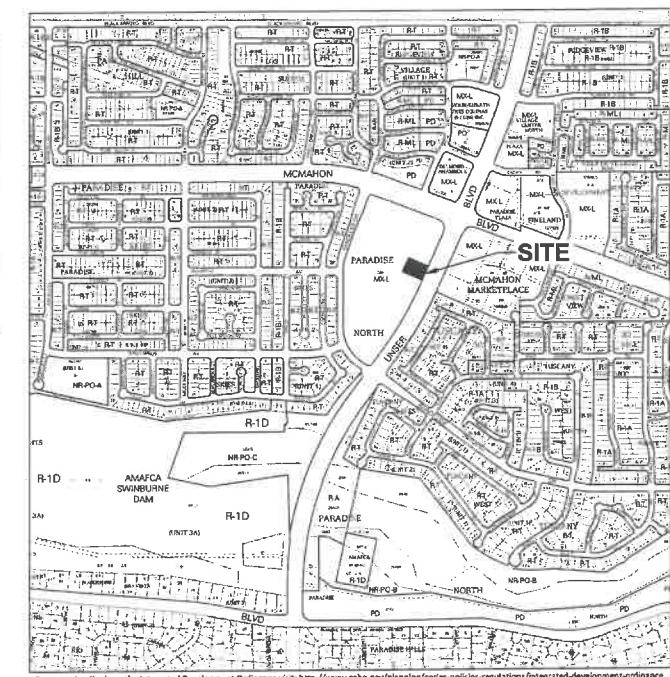
LEGAL DESCRIPTION: LOT 5 OF UNSER AND MCMAHON CENTER

TYPE OF DEVELOPMENT: LIGHT VEHICLE FUELING

TRACT SIZE: 1.03 ACRES

LANDSCAPING AND SIGNAGE SHALL 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 CLEAR SIGHT TRIANGLE.

ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK CURB & GUTTER PER CITY DETAIL 2415A & 2430.



		PARKING INFORMATION:				BIKE:		
DESCRIPTION	BUILDING AREA (S.F.)	REQUIRED:	SPACES			REQUIRED:	SPACES	
		RATIO	REGULAR	UNDER CANOPY	ACCESSIBLE	TOTAL	MOTORCYCLE	BIICYCLE
LIGHT VEHICLE FUELING STATION	2,824	4/1,000 S.F.	11		1	12	1	3
		PROVIDED:				PROVIDED:		
		4/435 S.F.	11	16	1	28	2	4

NO. OF FUEL ISLANDS: 8
NO. OF VEHICLE FUELING POINTS: 16

SHEET NO. TCL-1

THOMAS C. DAVID JR.
NEW MEXICO
24592
6/15/22
Professional Engineer

TRAFFIC CIRCULATION LAYOUT
MURPHY EXPRESS
10601 UNSER BOULEVARD NW
ALBUQUERQUE NEW MEXICO

PAN AMERICAN ENGINEERS, LLC
1717 JACKSON STREET
ALEXANDRIA, LA 71301
(504) 475-2500
CONTACT: WESLEY MILLER

MURPHY OIL USA, INC.
200 PEACH STREET
EL DORADO, AR 71730

MURPHY USA

PAE JOB NO. 11605
REV-2
DATE 6/13/22
TOD PRN
JUN DES
JUN DRW

ALL-DOLTA

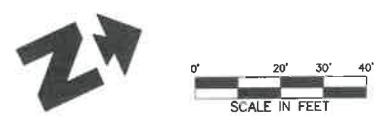
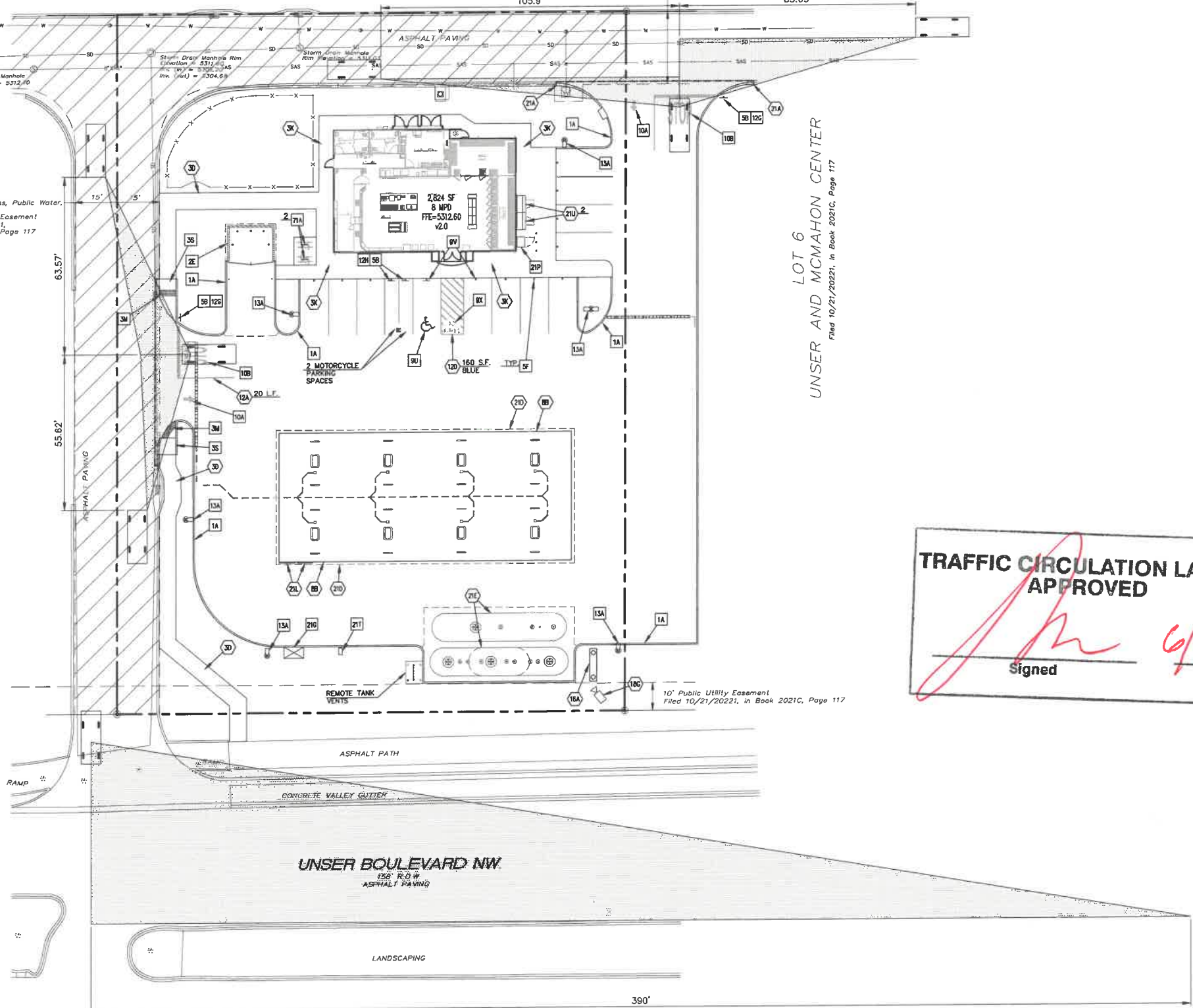
LOT 1
UNSER AND MCMAHON CENTER
Filed 10/21/2021, in Book 2021C, Page 117

26' Public Access, Public Water,
Public Sewer &
Public Drainage Easement
Filed 10/21/2021,
in Book 2021C, Page 117

30' Public Access, Public Water,
Public Sewer &
Public Drainage Easement
Filed 10/21/2021,
in Book 2021C, Page 117

LOT 6
UNSER AND MCMAHON CENTER
Filed 10/21/2021, in Book 2021C, Page 117

LOT 4
UNSER AND MCMAHON CENTER
Filed 10/21/2021, in Book 2021C, Page 117



EXISTING			
⊙	Storm Drain Manhole	⊙	Hydrant
⊙	Sanitary Sewer Manhole	⊙	Cable Pedestal
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⊙	Sanitary Sewer Clean-out	⊙	Bollard
⊙	Water Meter	⊙	Truncated Dome Mat
⊙	Water Valve	⊙	Concrete Symbol
		R.T.P.M.	Control Point

PROPOSED	
---	BOUNDARY LINE
---	CONCRETE CURB AND GUTTER
⊙	BUILDING CONTROL POINT

GENERAL SITE NOTES

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SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, DISPENSER ISLAND DETAILS AND LAYOUT.

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SITE DETAILS

1A INTEGRAL CONCRETE CURB (RE: C-9)

2E DUMPSTER ENCLOSURE (RE: C-13)

3D CONCRETE SIDEWALK (RE: C-11)

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TRAFFIC CIRCULATION LAYOUT APPROVED

Signed *[Signature]* Date 6/15/22

SHEET NO.
TCL-2

THOMAS C. DAVID, JR.
NEW MEXICO
24592
6/19/22
Amos P. Blum, Jr.

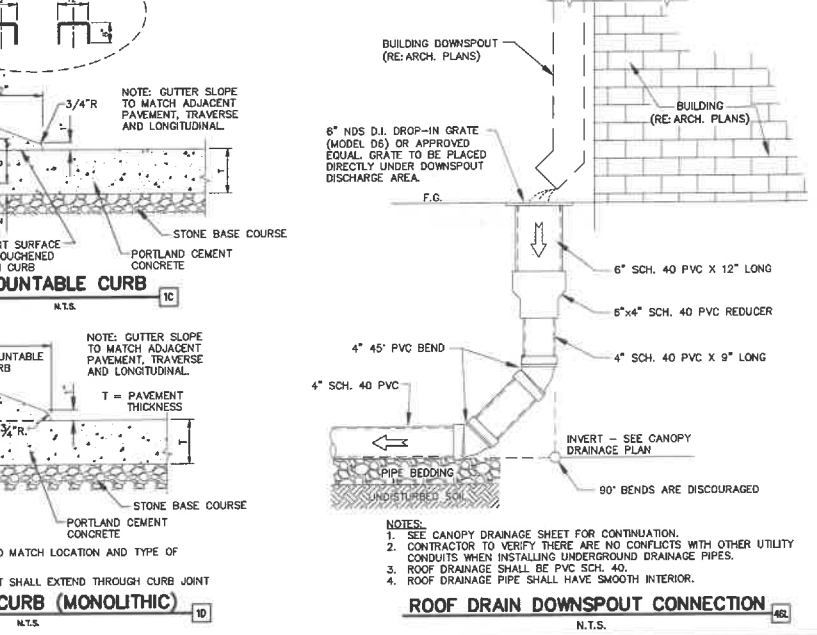
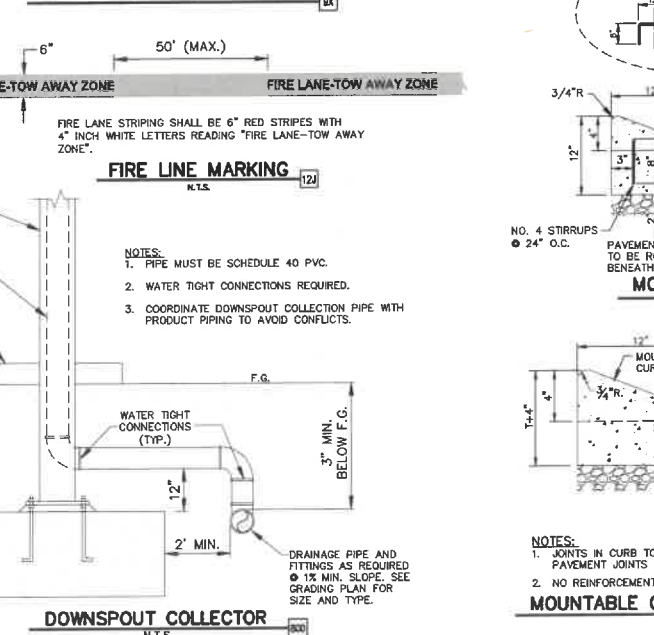
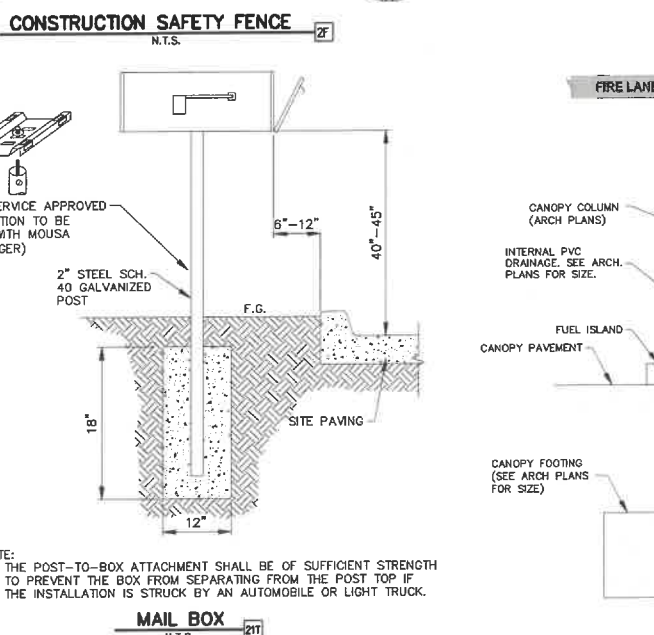
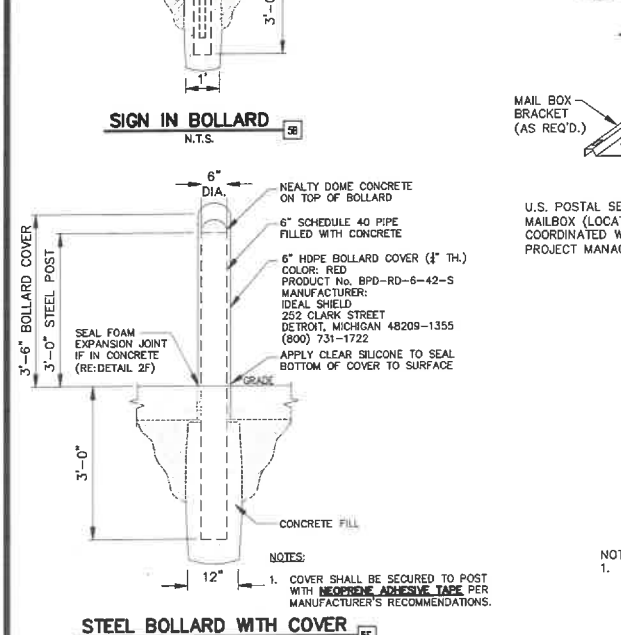
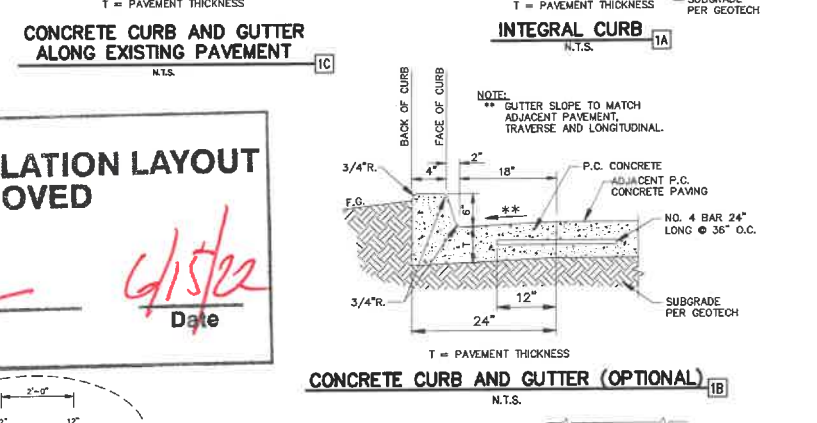
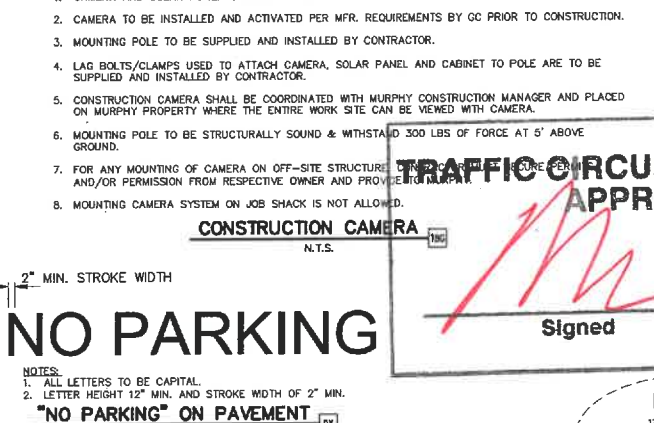
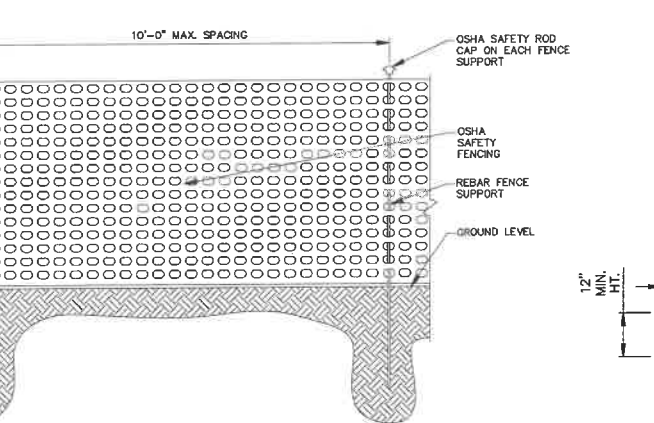
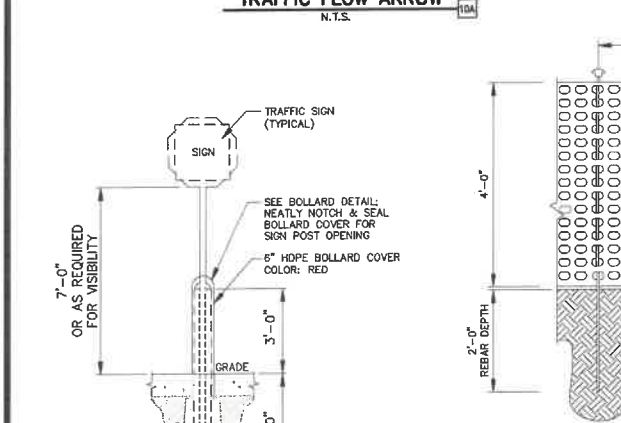
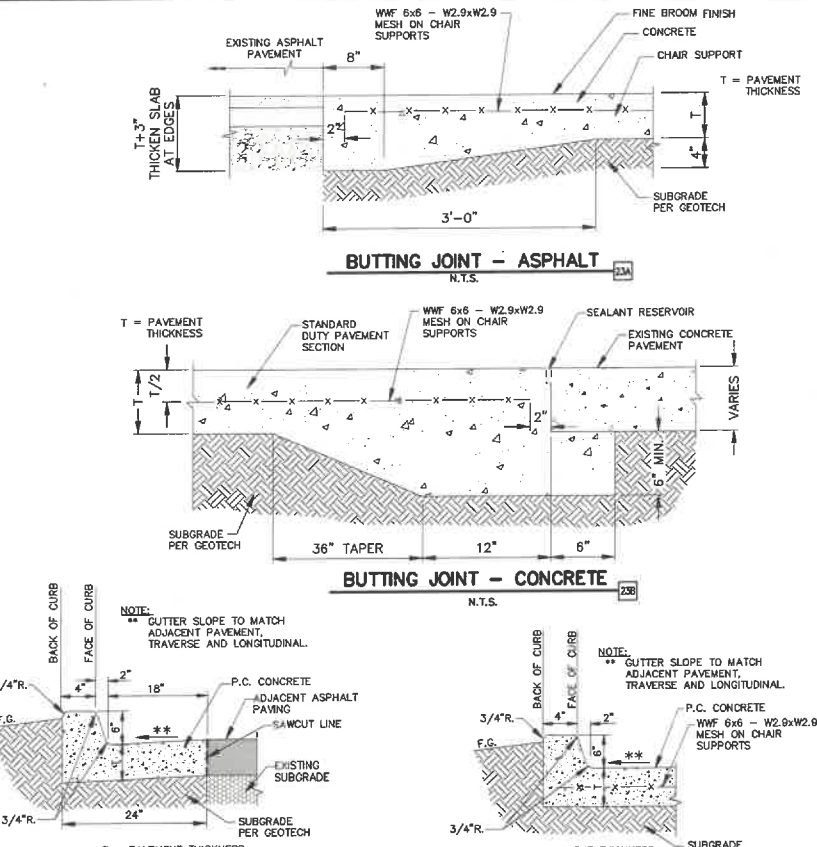
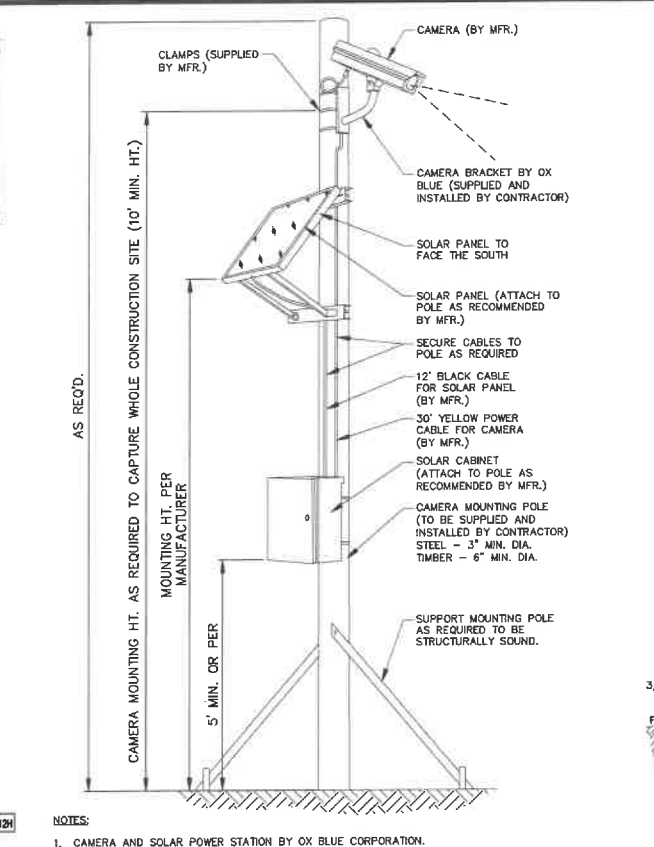
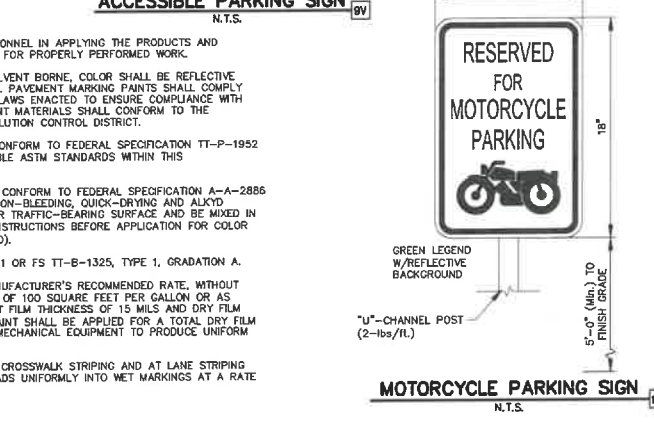
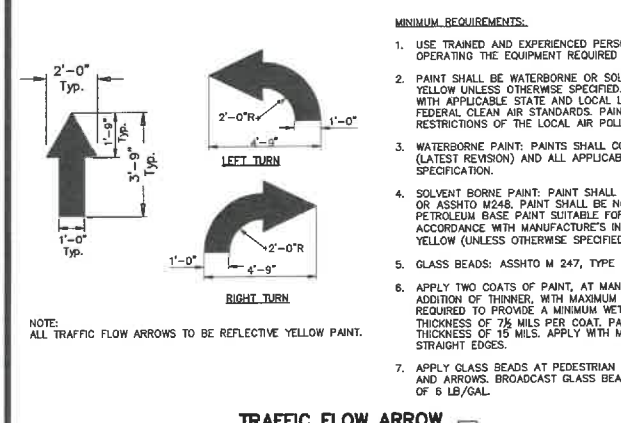
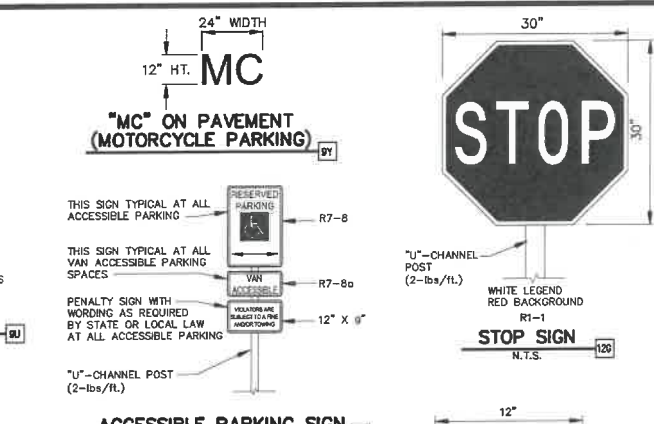
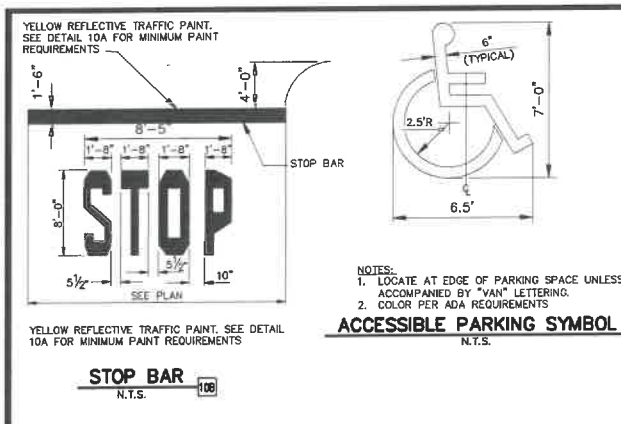
TRAFFIC CIRCULATION LAYOUT
MURPHY EXPRESS
10601 UNSER BOULEVARD NW
ALBUQUERQUE NEW MEXICO

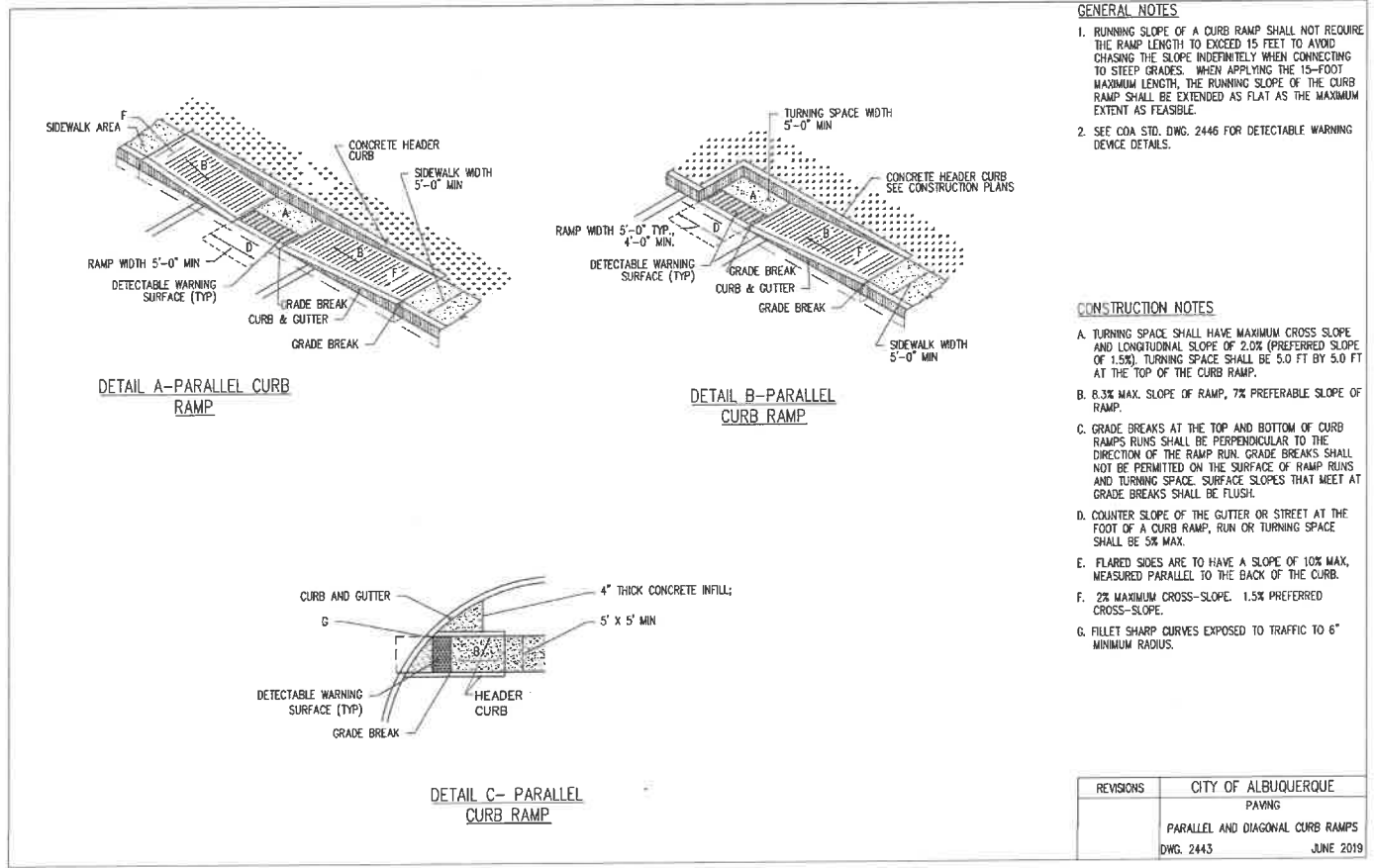
PAN AMERICAN ENGINEERS, LLC
1717 JACKSON STREET
ALEXANDRIA, LA 71301
CONTACT: WESLEY MILLER

MURPHY OIL USA, INC.
200 PEACH STREET
EL DORADO, AR 71730

MURPHY USA

11-0017A





GENERAL NOTES

1. RUNNING SLOPE OF A CURB RAMP SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15-FOOT MAXIMUM LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS THE MAXIMUM EXTENT AS FEASIBLE.
2. SEE COA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.

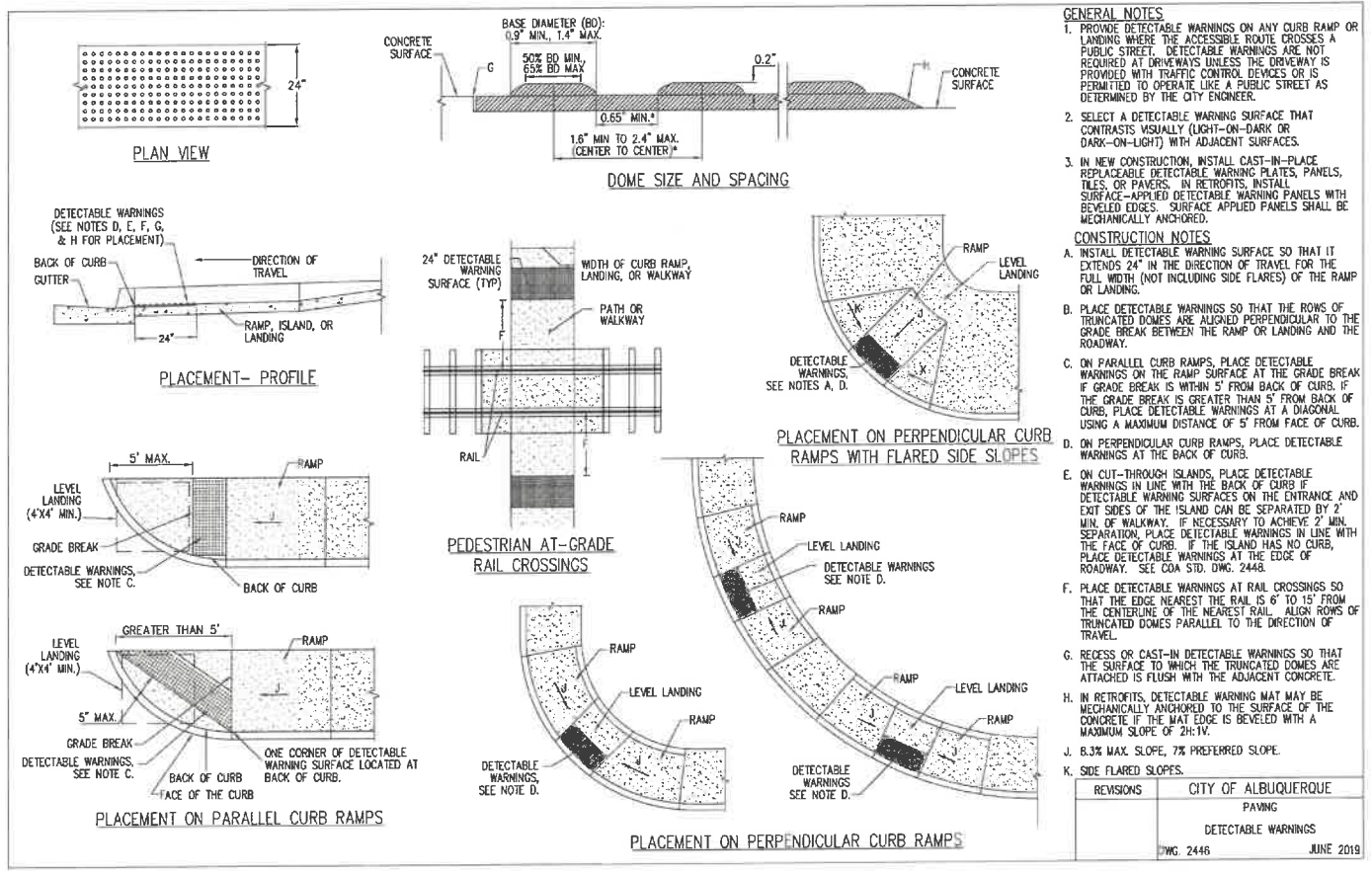
CONSTRUCTION NOTES

- A. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (PREFERRED SLOPE OF 1.5%). TURNING SPACE SHALL BE 5.0 FT BY 5.0 FT AT THE TOP OF THE CURB RAMP.
- B. 8.3% MAX. SLOPE OF RAMP, 7% PREFERABLE SLOPE OF RAMP.
- C. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
- D. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
- E. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX, MEASURED PARALLEL TO THE BACK OF THE CURB.
- F. 2% MAXIMUM CROSS-SLOPE, 1.5% PREFERRED CROSS-SLOPE.
- G. FILLET SHARP CURVES EXPOSED TO TRAFFIC TO 6" MINIMUM RADIUS.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	PARALLEL AND DIAGONAL CURB RAMPS
	DWG. 2443 JUNE 2019

TRAFFIC CIRCULATION LAYOUT APPROVED

[Signature]
Signed _____ Date 6/15/22



GENERAL NOTES

1. PROVIDE DETECTABLE WARNINGS ON ANY CURB RAMP OR LANDING WHERE THE ACCESSIBLE ROUTE CROSSES A PUBLIC STREET. DETECTABLE WARNINGS ARE NOT REQUIRED AT DRIVEWAYS UNLESS THE DRIVEWAY IS PROVIDED WITH TRAFFIC CONTROL DEVICES OR IS PERMITTED TO OPERATE LIKE A PUBLIC STREET AS DETERMINED BY THE CITY ENGINEER.
2. SELECT A DETECTABLE WARNING SURFACE THAT CONTRASTS VISUALLY (LIGHT-ON-DARK OR DARK-ON-LIGHT) WITH ADJACENT SURFACES.
3. IN NEW CONSTRUCTION, INSTALL CAST-IN-PLACE REPLACEABLE DETECTABLE WARNING PLATES, PANELS, TILES, OR PANELS. IN RETROFITS, INSTALL SURFACE-APPLIED DETECTABLE WARNING PANELS WITH BEVELED EDGES. SURFACE APPLIED PANELS SHALL BE MECHANICALLY ANCHORED.

CONSTRUCTION NOTES

- A. INSTALL DETECTABLE WARNING SURFACE SO THAT IT EXTENDS 24" IN THE DIRECTION OF TRAVEL FOR THE FULL WIDTH (NOT INCLUDING SIDE FLARES) OF THE RAMP OR LANDING.
- B. PLACE DETECTABLE WARNINGS SO THAT THE ROWS OF TRUNCATED DOMES ARE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP OR LANDING AND THE ROADWAY.
- C. ON PARALLEL CURB RAMPS, PLACE DETECTABLE WARNINGS ON THE RAMP SURFACE AT THE GRADE BREAK IF GRADE BREAK IS WITHIN 5' FROM BACK OF CURB. IF THE GRADE BREAK IS GREATER THAN 5' FROM BACK OF CURB, PLACE DETECTABLE WARNINGS AT A DIAGONAL USING A MAXIMUM DISTANCE OF 5' FROM FACE OF CURB.
- D. ON PERPENDICULAR CURB RAMPS, PLACE DETECTABLE WARNINGS AT THE BACK OF CURB.
- E. ON CUT-THROUGH ISLANDS, PLACE DETECTABLE WARNINGS IN LINE WITH THE BACK OF CURB IF DETECTABLE WARNING SURFACES ON THE ENTRANCE AND EXIT SIDES OF THE ISLAND CAN BE SEPARATED BY 2' MIN. OF WALKWAY. IF NECESSARY TO ACHIEVE 2' MIN. SEPARATION, PLACE DETECTABLE WARNINGS IN LINE WITH THE FACE OF CURB. IF THE ISLAND HAS NO CURB, PLACE DETECTABLE WARNINGS AT THE EDGE OF ROADWAY. SEE COA STD. DWG. 2448.
- F. PLACE DETECTABLE WARNINGS AT RAIL CROSSINGS SO THAT THE EDGE NEAREST THE RAIL IS 6" TO 15" FROM THE CENTERLINE OF THE NEAREST RAIL. ALIGN ROWS OF TRUNCATED DOMES PARALLEL TO THE DIRECTION OF TRAVEL.
- G. RECESS OR CAST-IN DETECTABLE WARNINGS SO THAT THE SURFACE TO WHICH THE TRUNCATED DOMES ARE ATTACHED IS FLUSH WITH THE ADJACENT CONCRETE.
- H. IN RETROFITS, DETECTABLE WARNING MAT MAY BE MECHANICALLY ANCHORED TO THE SURFACE OF THE CONCRETE IF THE MAT EDGE IS BEVELED WITH A MAXIMUM SLOPE OF 2H:1V.
- I. 8.3% MAX. SLOPE, 7% PREFERRED SLOPE.
- J. SIDE FLARED SLOPES.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	DETECTABLE WARNINGS
	DWG. 2446 JUNE 2019

SHEET NO. C-10.2

THOMAS C. DAVID, JR.
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24592
6/15/22
Professional Engineer
[Signature]

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