

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 26, 2024

Donna J. Bohannon
Tierra West LLC
5571 Midway Park Pl. NE
Albuquerque, NM 87109

Re: Take 5 Oil
North east of Unser Blvd and Crown Rd. NW
Traffic Circulation Layout
Engineer's Stamp 07-12-22 (A11-D018)

Dear Ms. Bohannon,

The TCL submittal received 03-22-2024 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

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. **AN APPROVED WORK ORDER IS A CONDITION OF RELEASING THE FINAL CO.**

www.cabq.gov

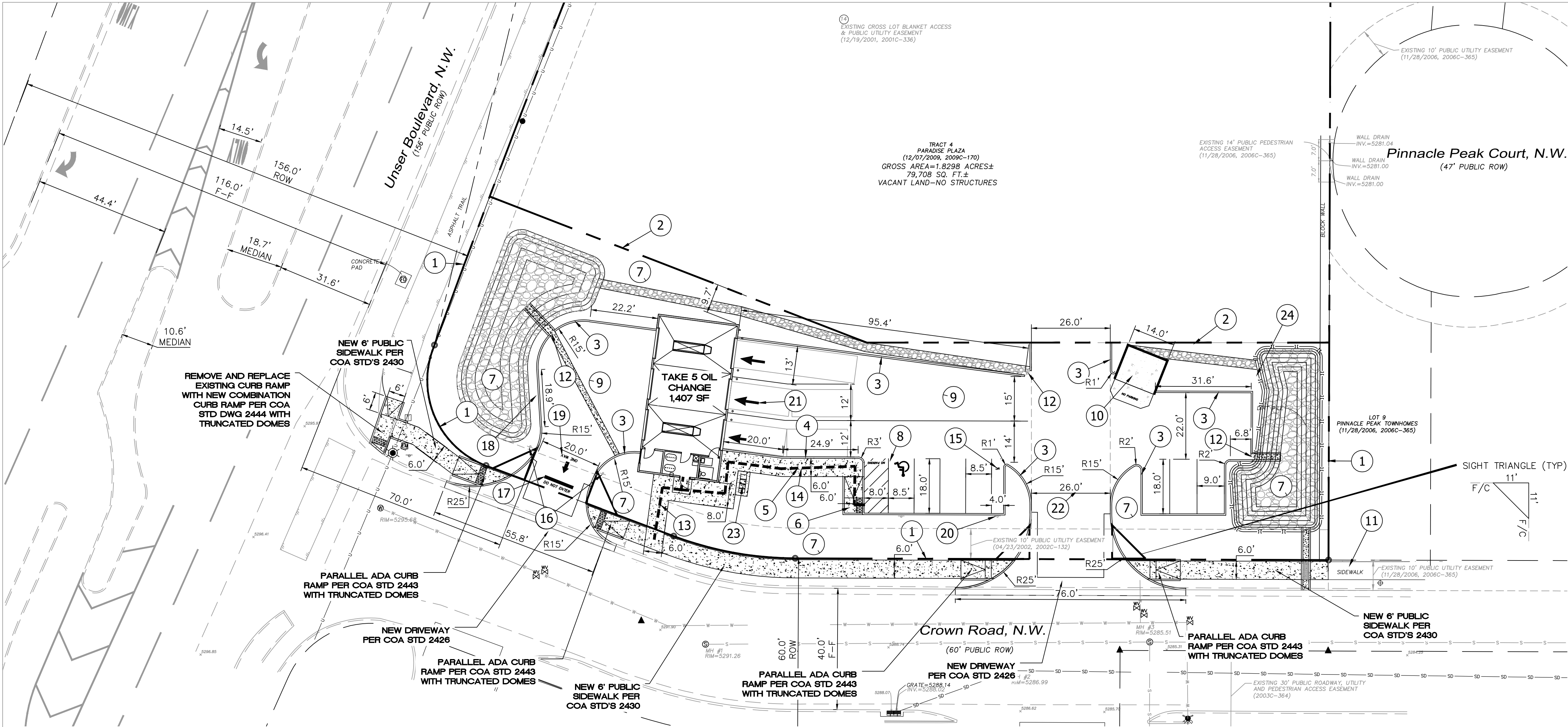
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

C: CO Clerk, File

\\TWNAS\Z_Drive\2022\2022007\Oil Change\dwg\DRB\2022007-TCL-07122022.dwg Jul 12, 2022 -- 8:17am



KEYED NOTES

- 1 EXISTING PROPERTY LINE
- 2 PROPOSED PROPERTY LINE
- 3 HEADER CURB (SEE DETAIL, SHEET C2.1)
- 4 TURN DOWN CURB (SEE DETAIL, SHEET C2.1)
- 5 SIDEWALK PER COA STD 2430 (SEE DETAIL, SHEET C2.1)
- 6 DETAIL B - 6' WIDE PARALLEL CURB RAMP PER COA STD #2443 (SEE DETAIL, SHEET C2.1)
- 7 LANDSCAPE AREA
- 8 ADA PARKING ONLY WITH SIGN (SEE DETAIL, SHEET C2.1)
- 9 NEW ASPHALT PAVING (SEE DETAIL SHEET C2.1)
- 10 REFUSE ENCLOSURE (REFER ARCHITECTURAL PLANS)
- 11 EXISTING SIDEWALK
- 12 CURB NOTCH (SEE DETAIL, SHEET C2.1)
- 13 ADA PUBLIC ACCESSIBLE PATHWAY
- 14 ADA PARKING ACCESSIBLE PATHWAY
- 15 MOTORCYCLE PARKING WITH PAINT LABEL "MC" PER COA CODE
- 16 "DO NOT ENTER" SIGN (SEE DETAIL SHEET C2.2)
- 17 "DO NOT ENTER" STRIPING (SEE DETAIL, SHEET C2.2)
- 18 "ONE WAY" SIGNAGE (SEE DETAIL, SHEET C2.2)
- 19 "ONE WAY" STRIPING (SEE DETAIL, SHEET C2.2)
- 20 MOTORCYCLE PARKING SIGN (SEE DETAIL, SHEET C2.2)
- 21 TRAFFIC FLOW ARROW (SEE DETAILS SHEET C2.2)
- 22 PROPOSED 26' INGRESS/EGRESS EASEMENT TO BE GRANTED DURING PLATTING ACTION.
- 23 BIKE RACKS (SEE DETAIL SHEET C2.1)
- 24 42" (MINIMUM) WROUGHT IRON FENCE WITH MAINTENANCE GATE TO BE INSTALLED AROUND PERIMETER OF POND.

NOTES

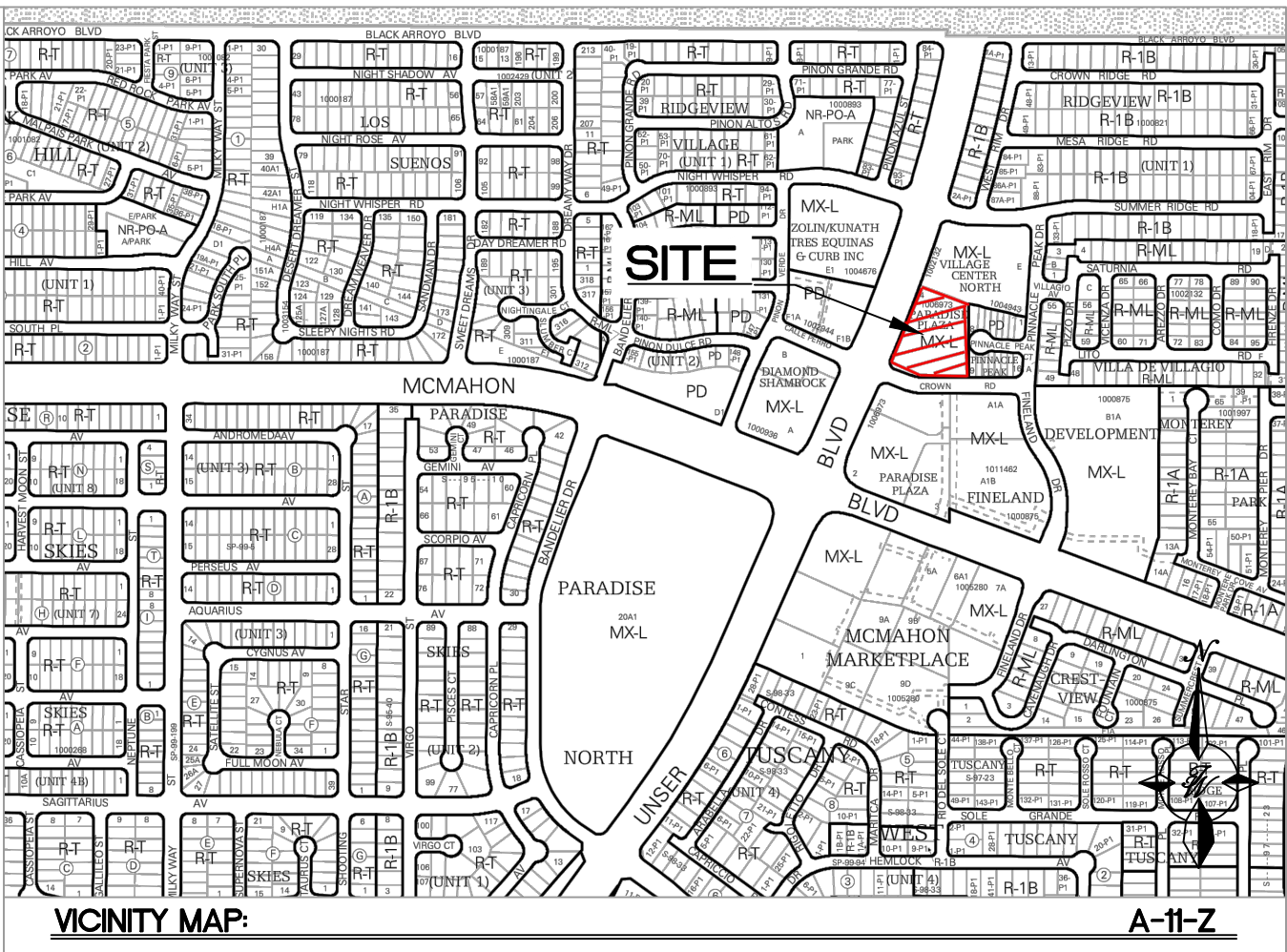
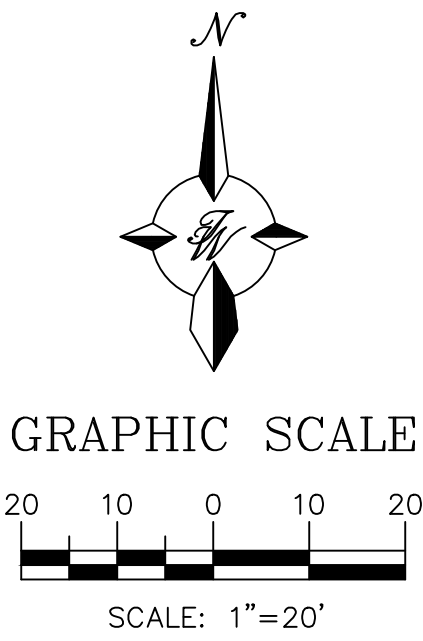
- 1. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
- 2. ALL SIGNS TO BE COVERED WITH ANTI GRAFFITI COATING.
- 3. ALL SIGNS AND STRIPING SHALL BE MADE IN ACCORDANCE WITH THE MUTCD (CURRENT EDITION) SPECIFICATIONS AND COA STANDARDS.
- 4. ALL SYMBOLS AND ARROWS STRIPING TO BE PREFORMED HOT APPLIED THERMOPLASTIC TAPE.
- 5. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARDS 2430 and 2415A.
- 6. SITE PLAN SHALL COMPLY AND BE IN ACCORDANCE WITH ALL APPLICABLE CITY OF ALBUQUERQUE (COA) REQUIREMENTS INCLUDING THE DEVELOPMENT PROCESS MANUAL AND ADA CRITERIA.
- 7. ALL NEW REFUSE ENCLOSURES MUST BE BUILT TO COA MINIMUM SPEC.
- 8. GROUND MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5'-6' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES. REFER PNM ELECTRICAL SERVICE GUIDE AT WWW.PNM.COM FOR SPECIFICATIONS.
- 9. DEVELOPER IS RESPONSIBLE FOR PERMANENT IMPROVEMENTS TO THE TRANSPORTATION FACILITIES ADJACENT TO THE PROPOSED DEVELOPMENT SITE, AS REQUIRED BY THE DEVELOPMENT REVIEW BOARD.
- 10. ALL LIGHTING SHALL COMPLY WITH THE STANDARDS OF THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO), SECTION 14-16-5-8, OUTDOOR AND SITE LIGHTING.

COA ROW NOTE

- 1. ALL IMPROVEMENTS LOCATED IN THE CITY RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.

SITE DATA

TAKE 5 OIL CHANGE	
IDO ZONING:	MX-L
PROPOSED USAGE:	LIGHT VEHICLE REPAIR
LOT AREA:	22,591 SF (0.52 ACRE)
BUILDING AREA:	1,407 SF
PARKING: SPACES REQUIRED:	2
(1 SPACES/ 1,000 SF)	
PARKING: SPACES PROVIDED:	8
(INCLUDES HC PARKING)	
HC PARKING: SPACES REQUIRED:	1
HC PARKING: SPACES PROVIDED:	1
(1 VAN ACCESSIBLE)	
MOTORCYCLE PARKING: SPACES REQUIRED:	1
(1 SPACE PER 1-25 REQUIRED PARKING SPACES)	
MOTORCYCLE PARKING: SPACES PROVIDED:	1
BICYCLE PARKING REQUIRED:	3 SPACES
(3 SPACES PER SITE)	
BICYCLE PARKING PROVIDED:	3 SPACES
LANDSCAPE AREA REQUIRED:	3,175 SF
LANDSCAPE AREA PROVIDED:	12,688 SF





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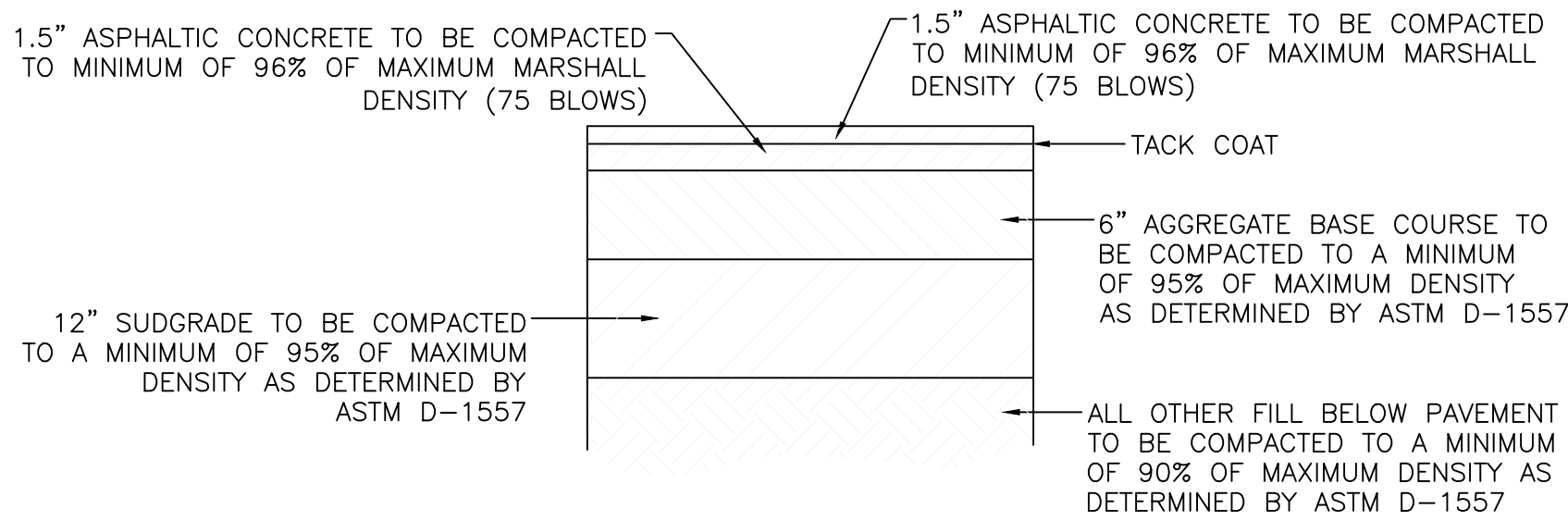
TR 4 PLAT OF TRS 1, 2, 3 + 4 PARADISE PLAZA CONT 18131 AC

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- STREET LIGHTS
- GUARD RAIL
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING LANE
- EXISTING STRIPING

<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	TAKE 5 OIL CHANGE ALBUQUERQUE, N.M.	DRAWN BY RMG
	TRAFFIC CIRCULATION LAYOUT	DATE 07/08/2022
	<div> TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</div>	SHEET # C1 JOB # 2022007

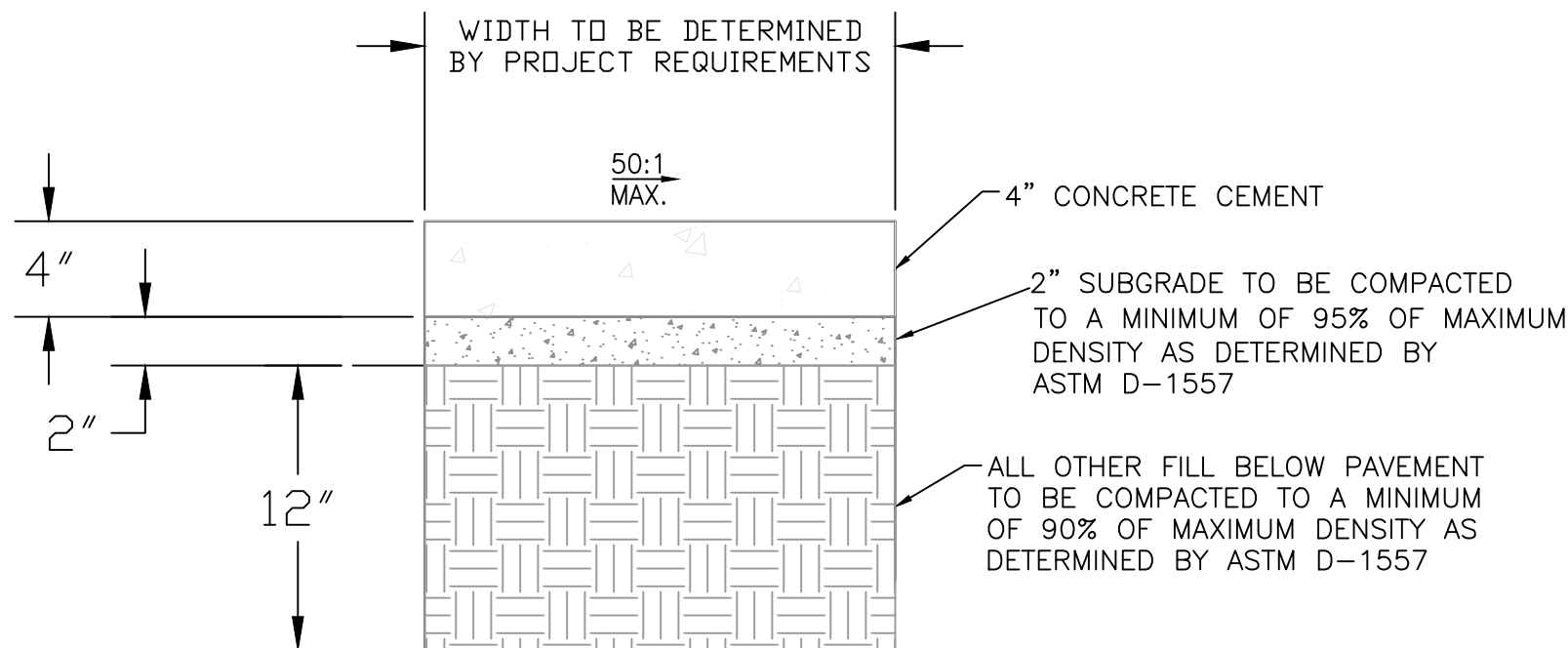
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SITE ASPHALT PAVEMENT SECTION

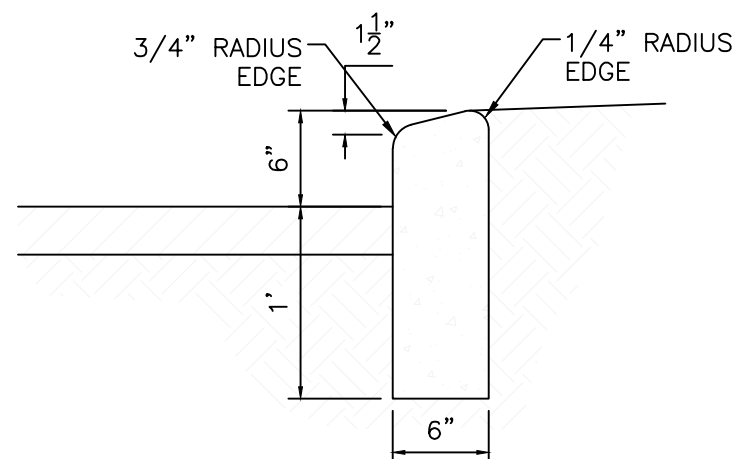
NTS

NOTE: CONTRACTOR TO VERIFY WITH OWNER PROVIDED SOILS REPORT.



CONCRETE SIDEWALK SECTION

NTS

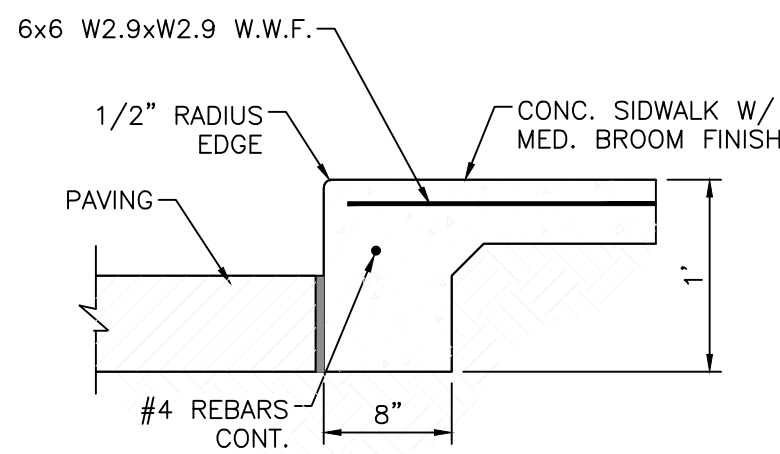


CURB GENERAL NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
2. PROVIDE CONTRACTION JTS. 12' MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS., SHALL BE EITHER SAWS OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.
4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

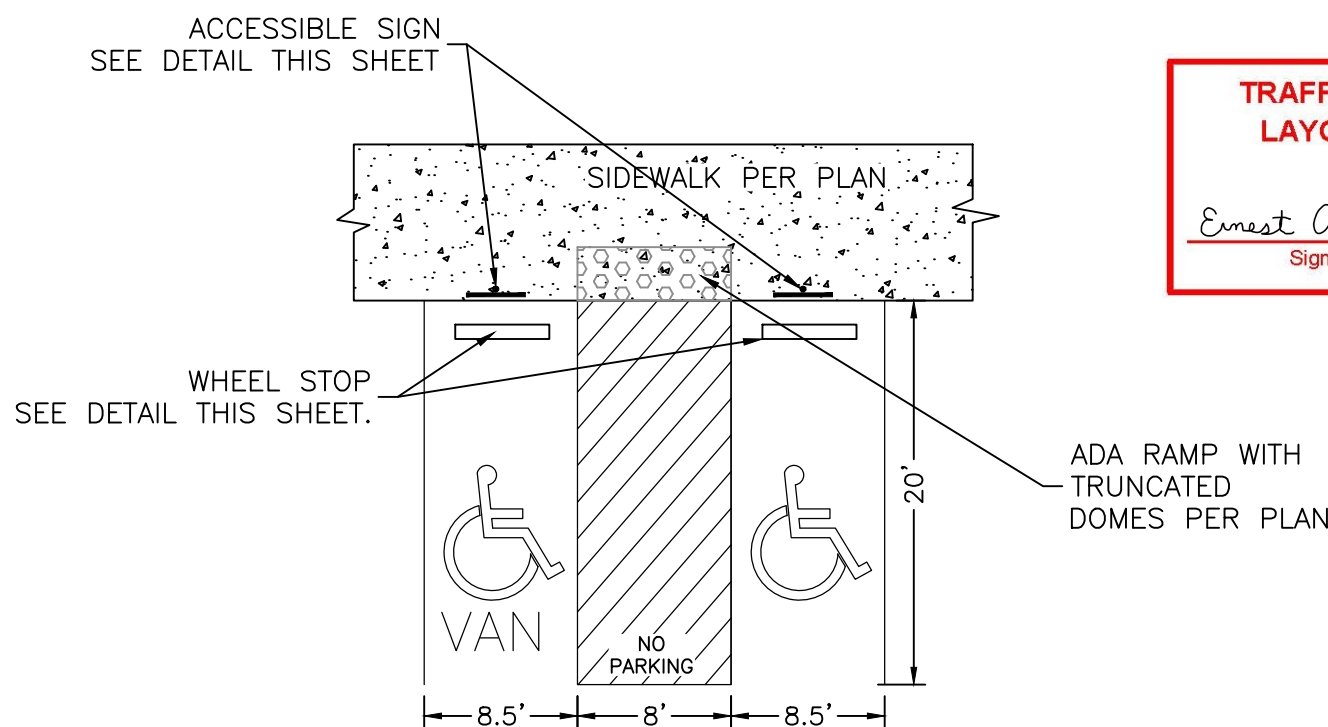
6" HEADER CURB DETAIL

1"=1'



DETAIL-TURNDOWN CURB

NTS

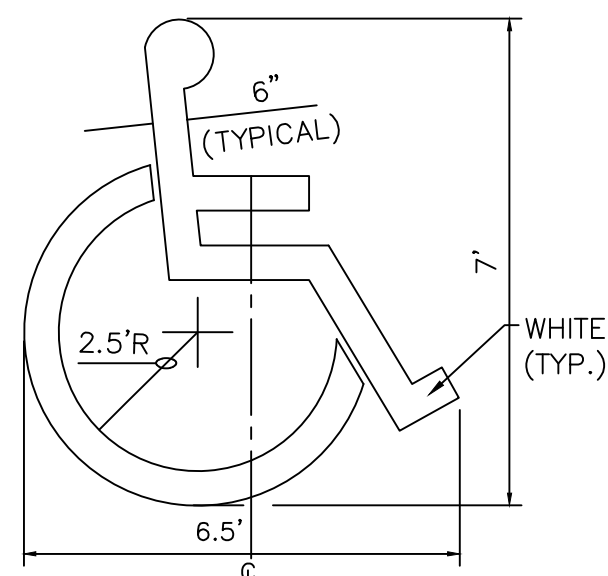


HC PARKING DETAIL

SCALE: NTS

NOTES:

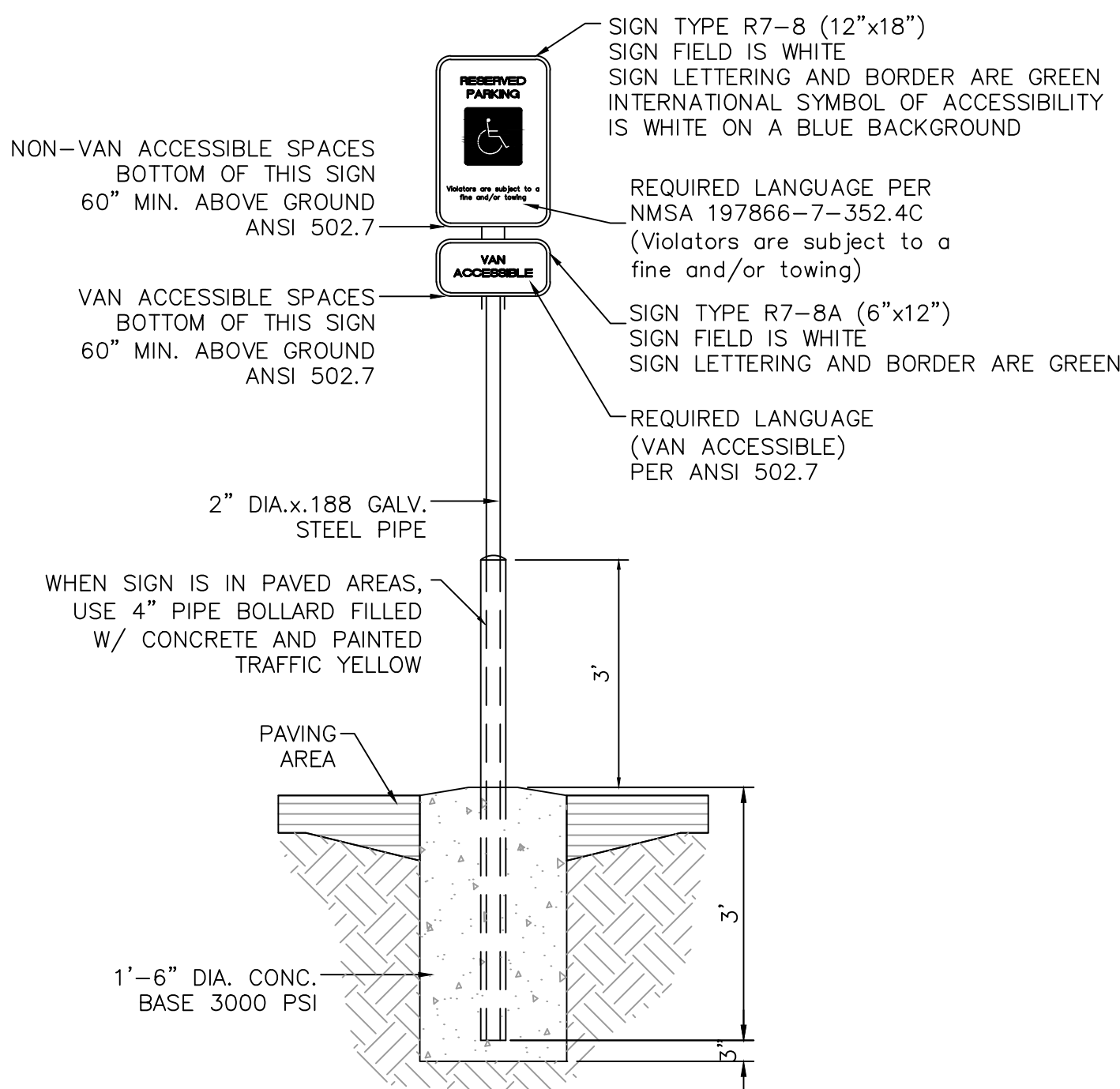
- 1)International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
- 2)Parking space lines and diagonal striping to be painted blue.
- 3)Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot 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 tires would be placed.
- 4)ADA parking areas -- not to exceed a slope greater than 2% in any direction



LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING

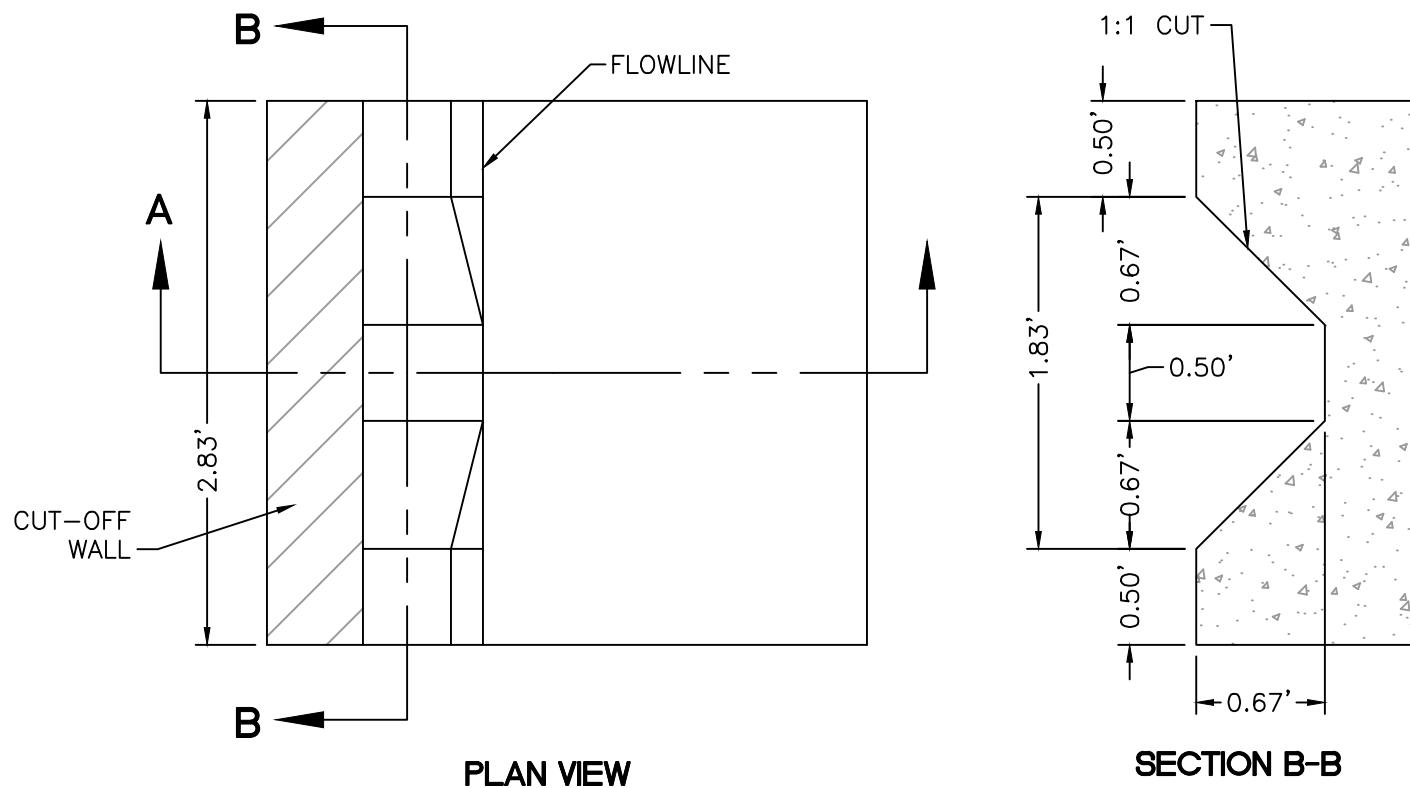
ACCESSIBLE PARKING SYMBOL

NTS



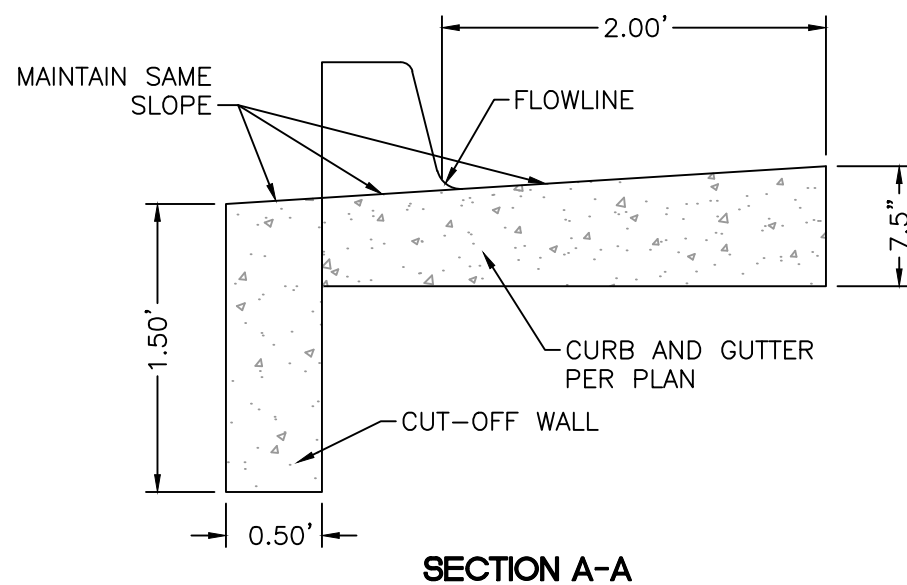
ACCESSIBLE PARKING SIGN

NTS



PLAN VIEW

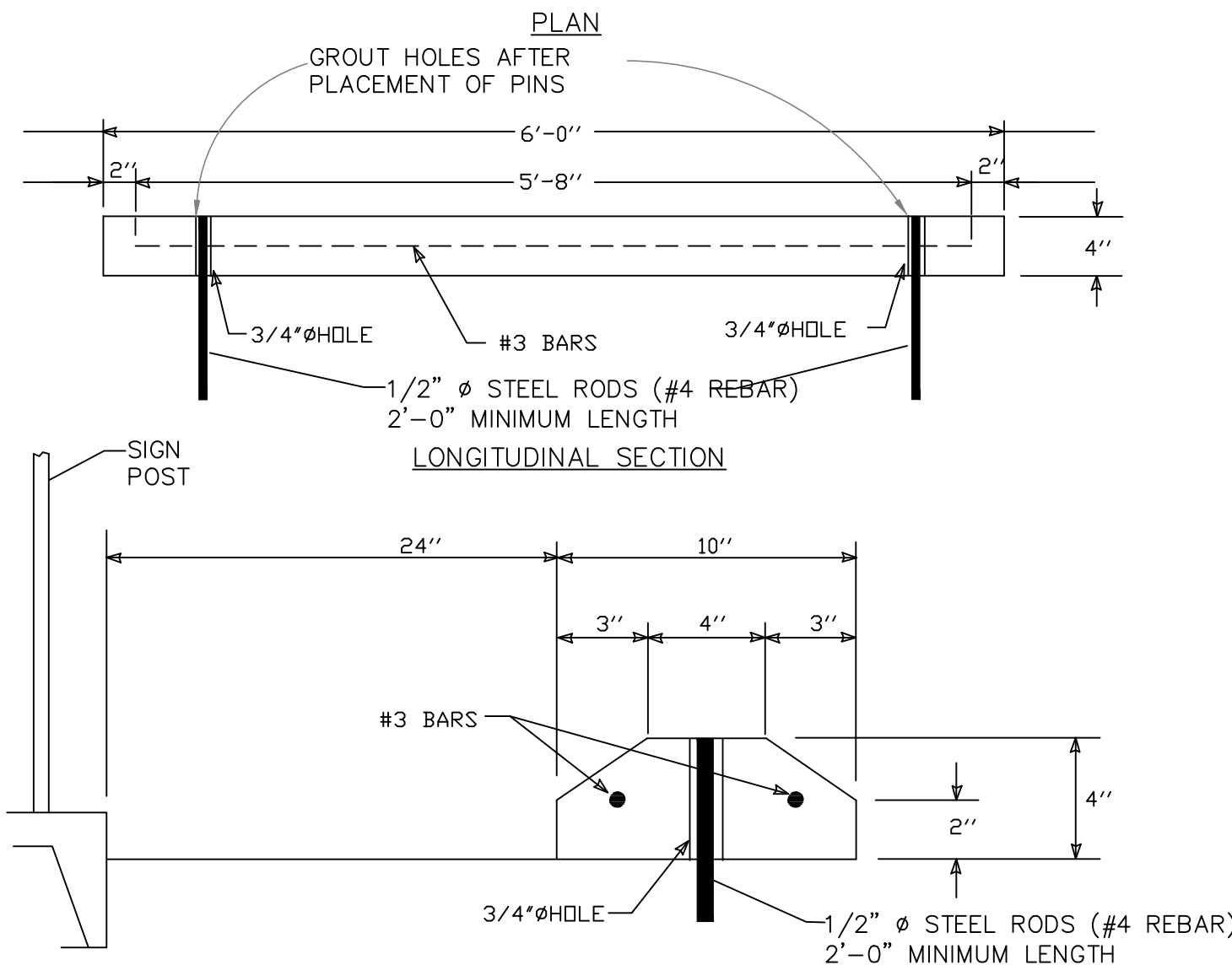
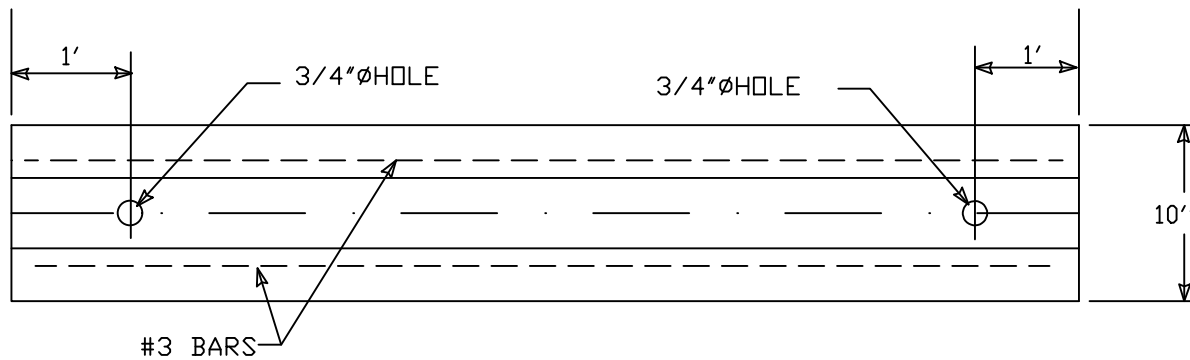
SECTION B-B



SECTION A-A

CURB NOTCH DETAIL

NTS



CROSS SECTION

WHEEL STOP

SCALE: NTS

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 CDA STD. DWS. 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'S 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.

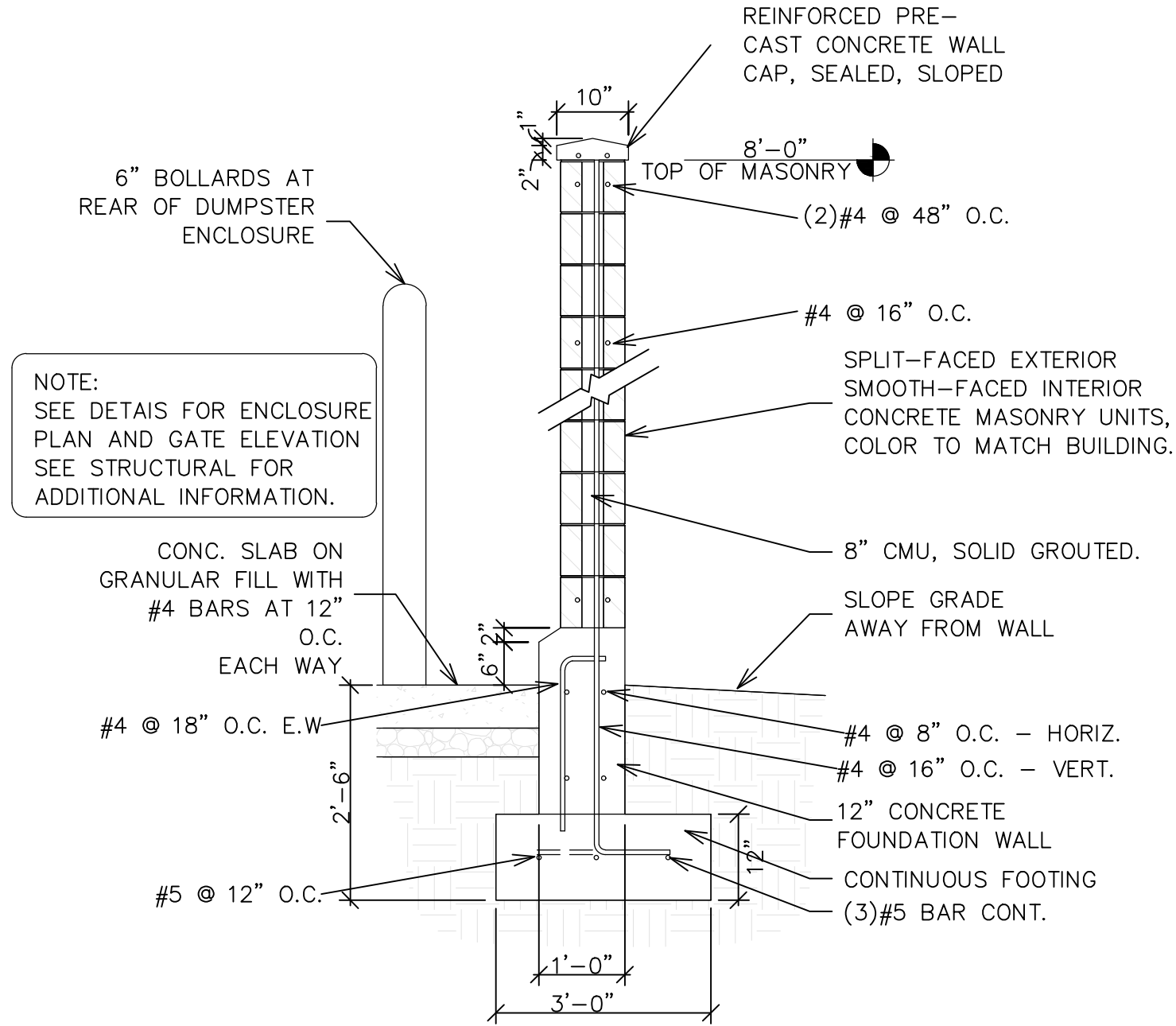
REVISIONS	CITY OF ALBUQUERQUE PAVING
	PARALLEL AND DIAGONAL CURB RAMPS DWG. 2443 JUNE 2019

DETAIL A-PARALLEL CURB RAMP

DETAIL B-PARALLEL CURB RAMP

DETAIL C-PARALLEL CURB RAMP

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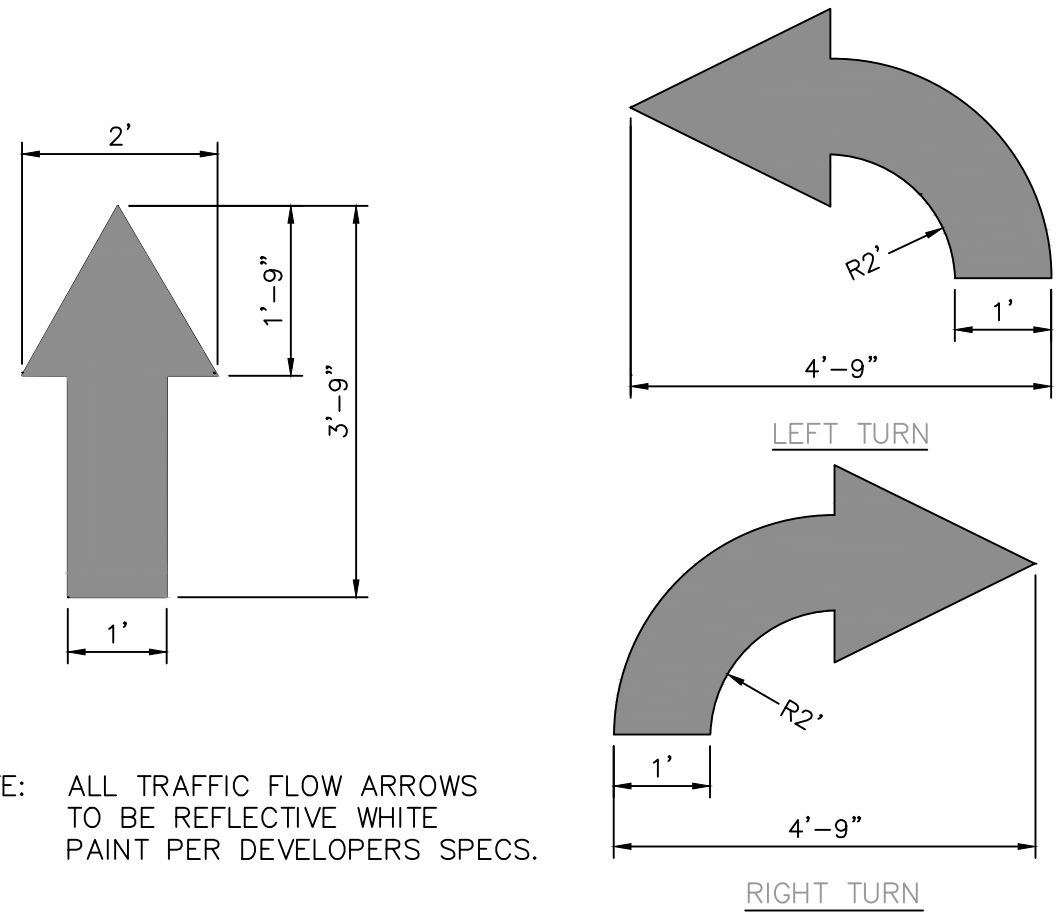


Dumpster Enclosure Wall Section

SCALE: NONE

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Amijo 3/26/2024
Signed Date



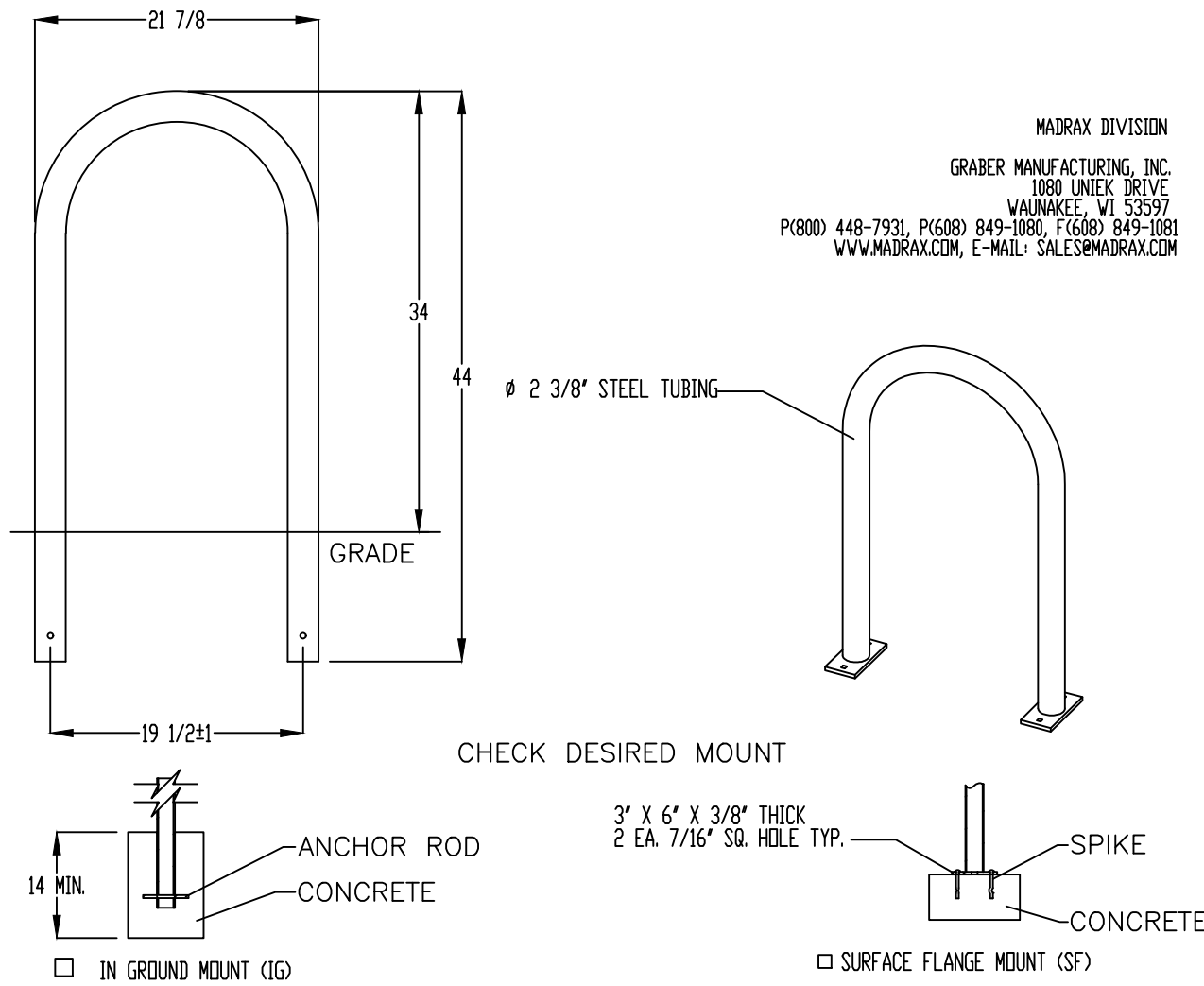
NOTE: ALL TRAFFIC FLOW ARROWS
TO BE REFLECTIVE WHITE
PAINT PER DEVELOPERS SPECS.

TRAFFIC FLOW ARROW
NTS

NOTE: ALL TRAFFIC FLOW STRIPING
TO BE SOLID AND REFLECTIVE
PER DEVELOPERS SPECIFICATIONS.



DO NOT ENTER PAVEMENT MARKER
NTS

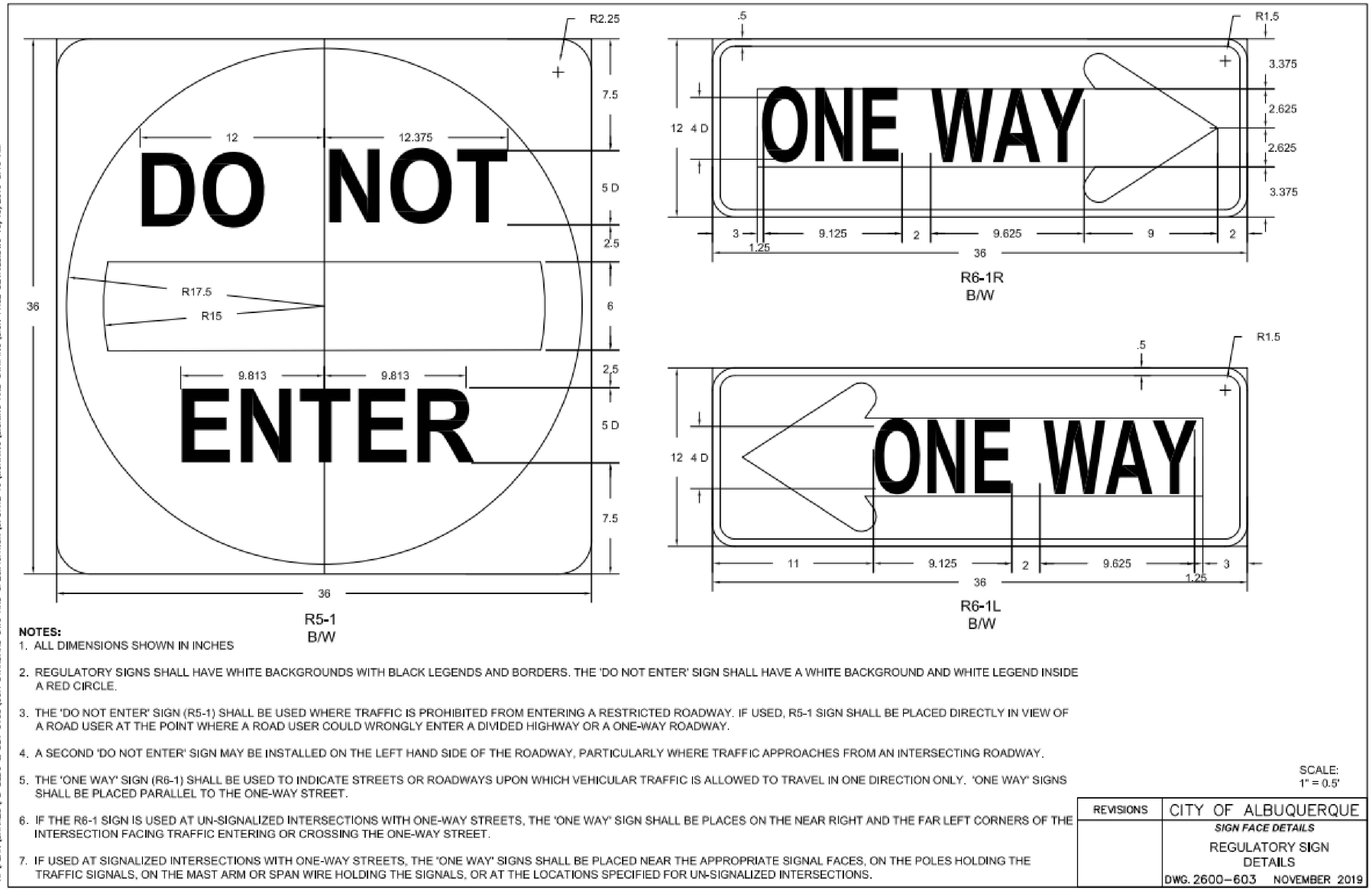


PRODUCT: U238-1G(SF)
DESCRIPTION: U BIKE RACK
DATE: 10-4-18
ENG: SNC

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BIKE RACK
SCALE: NONE

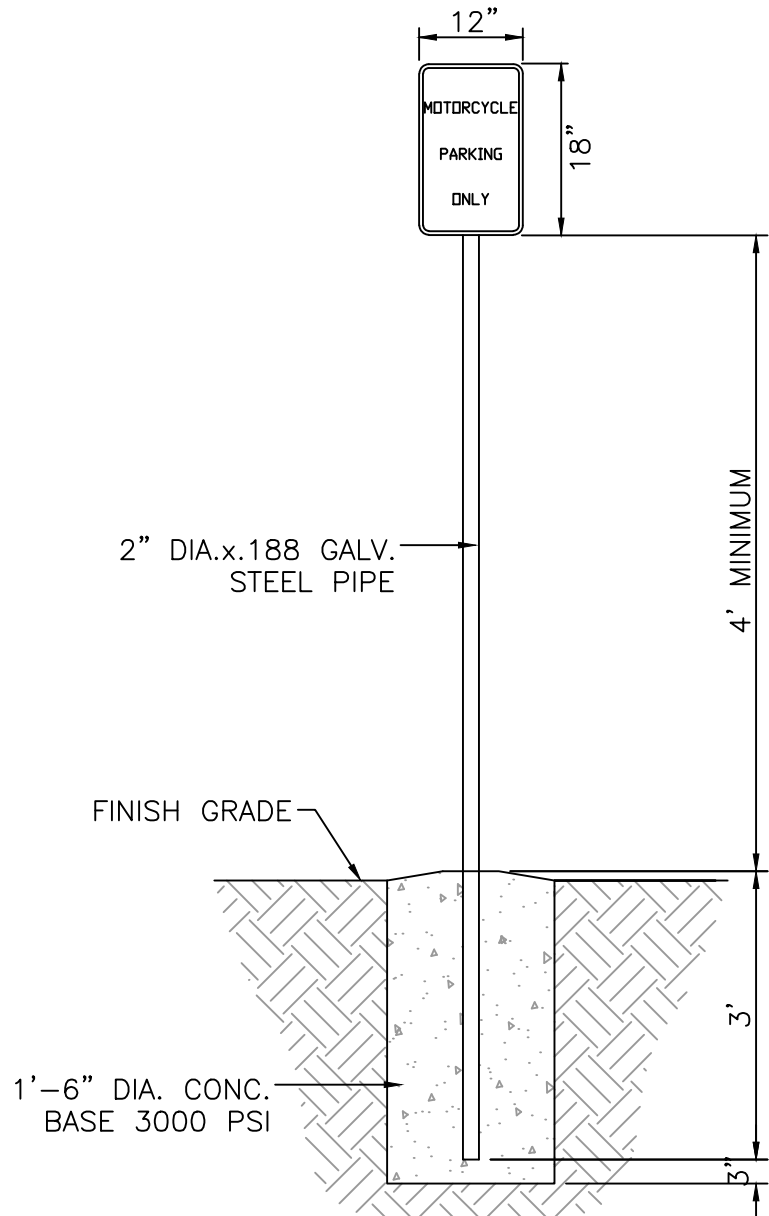


- NOTES:
1. ALL DIMENSIONS SHOWN IN INCHES
 2. REGULATORY SIGNS SHALL HAVE WHITE BACKGROUNDS WITH BLACK LEGENDS AND BORDERS. THE 'DO NOT ENTER' SIGN SHALL HAVE A WHITE BACKGROUND AND WHITE LEGEND INSIDE A RED CIRCLE.
 3. THE 'DO NOT ENTER' SIGN (R5-1) SHALL BE USED WHERE TRAFFIC IS PROHIBITED FROM ENTERING A RESTRICTED ROADWAY. IF USED, R5-1 SIGN SHALL BE PLACED DIRECTLY IN VIEW OF A ROAD USER AT THE POINT WHERE A ROAD USER COULD WRONGLY ENTER A DIVIDED HIGHWAY OR A ONE-WAY ROADWAY.
 4. A SECOND 'DO NOT ENTER' SIGN MAY BE INSTALLED ON THE LEFT HAND SIDE OF THE ROADWAY, PARTICULARLY WHERE TRAFFIC APPROACHES FROM AN INTERSECTING ROADWAY.
 5. THE 'ONE WAY' SIGN (R6-1) SHALL BE USED TO INDICATE STREETS OR ROADWAYS UPON WHICH VEHICULAR TRAFFIC IS ALLOWED TO TRAVEL IN ONE DIRECTION ONLY. 'ONE WAY' SIGNS SHALL BE PLACED PARALLEL TO THE ONE-WAY STREET.
 6. IF THE R6-1 SIGN IS USED AT UN-SIGNALIZED INTERSECTIONS WITH ONE-WAY STREETS, THE 'ONE WAY' SIGN SHALL BE PLACES ON THE NEAR RIGHT AND THE FAR LEFT CORNERS OF THE INTERSECTION FACING TRAFFIC ENTERING OR CROSSING THE ONE-WAY STREET.
 7. IF USED AT SIGNALIZED INTERSECTIONS WITH ONE-WAY STREETS, THE 'ONE WAY' SIGNS SHALL BE PLACED NEAR THE APPROPRIATE SIGNAL FACES. ON THE POLES HOLDING THE TRAFFIC SIGNALS, ON THE MAST ARM OR SPAN WIRE HOLDING THE SIGNALS, OR AT THE LOCATIONS SPECIFIED FOR UN-SIGNALIZED INTERSECTIONS.

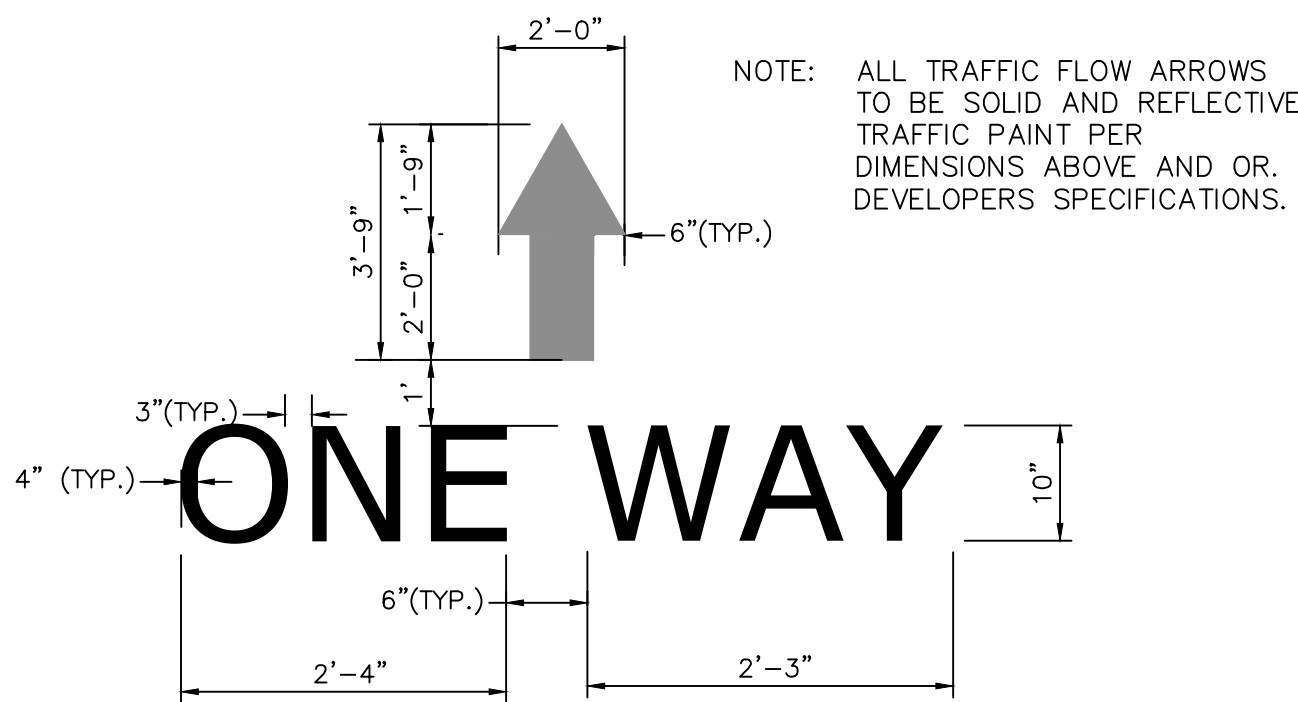
SCALE:
1" = 0.5'

REVISIONS	CITY OF ALBUQUERQUE
	SIGN FACE DETAILS
	REGULATORY SIGN
	DETAILS
	DWG. 2600-603 NOVEMBER 2019

DO NOT ENTER SIGN
NTS



MOTORCYCLE PARKING SIGN
NTS



ONE WAY PAVEMENT MARKER W/ARROW
NTS

ENGINEER'S SEAL	TAKE 5 OIL CHANGE ALBUQUERQUE, N.M. CONSTRUCTION DETAILS	DRAWN BY RMG
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 07/12/2022		DATE 07/08/2022
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C2.2
		JOB # 2022007