

# CITY OF ALBUQUERQUE



*Planning Department*  
Brennon Williams, Director

*Mayor Timothy M. Keller*

November 19, 2021

Andre Sutiono  
JM Civil Engineering  
1101 Central Expressway S, Ste. 215  
Allen, TX 75013

**Re: Take 5 Oil Change**  
**6201 Montgomery Blvd. NE**  
**Traffic Circulation Layout**  
Engineer's Stamp 11-11-21 (F18-D030)

Dear Mr. Sutiono,

Based upon the information provided in your submittal received 11-11-21, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.
2. Provide details for all proposed infrastructure, striping, pavement markings, and signage. Either located them inside property or Encroachment agreement is required.
3. Per DPM A 15 ft radius is required for small cars. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger
4. **Montgomery Blvd. Driveway Access:**
  - Driveway entrance needs to be built Per COA standard. Curb Returns rather than drivepads are recommended on Collector and Arterial. Reference COA STD DWG 2426. Montgomery is classified as Principal Arterial and San Pedro is classified as Major Collector.
  - The proposed drivepad wing/transition is impacting the ease leg of the ramp and on the west leg there should be a proposed ramp. So either the drivepad design shows wing/transitions or ramps on the lower part of the drivepad.
  - It appears the east leg of this driveway access will interfere with the adjacent property. Please address this concern, and provide adjacent property owner agreement.
  - Provide driveway access width.
  - Proposed sign and striping should located inside property.
  - Existing sign that locates between trees/landscaping: relocated this sign inside the property, or encroachment agreement is required.
5. References on Site Key Notes detail will either need to be provided on detail sheet either through detail or reference COA std dwg's.
6. **San Pedro Frontage:**

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- It appears that proposed driveway is encroaching into adjacent property. You will need land owner permission for this impact (per COA DPM design criteria).
- Existing Sign is shown at the corner of Montgomery. Verify that sign is not encroaching into COA public ROW (Air Space included).
- The proposed drivepad wing/transition is impacting the ease leg of the ramp and on the west leg there should be a proposed ramp. So either the drivepad design shows wing/transitions or ramps on the lower part of the drivepad.

7. Key note 16: it appears there will be a conflict between the proposed ADA sign and the overhang vehicle. Suggestion: provide curb bumper.
8. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
9. The minimum parking stall dimensions are:

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
Compact	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

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10. Provide ADA Sign and Motorcycle Sign details.
11. 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.
12. The ADA access aisles 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 tire would be placed. (66-1-4.1.B NMSA 1978)
13. ADA curb ramps must be updated to current standards and have truncated domes installed. Using COA std dwg.
14. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Provide sign details.
15. All bicycle racks shall be designed according to the following guidelines:
  - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
  - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
  - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
  - d. The rack allows varying bicycle frame sizes and styles to be attached.

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- e. The user is not required to lift the bicycle onto the bicycle rack.
- f. Each bicycle parking space is accessible without moving another bicycle.
16. Bicycle racks shall be sturdy and anchored to a concrete pad.
17. A 1-foot clear zone around the bicycle parking stall shall be provided.
18. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
19. 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.
20. 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.
21. 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.
22. Provide a copy of Fire Marshal Approval.
23. 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.
24. The minimum drive through lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns. (A 15 foot radius can be used with an increase in lane width to 14 feet). Please dimension all lane widths and radii.
25. There is a traffic concern with proposed parking stalls versus drive thru lanes. Please explain conceptual strategy.
26. Please provide a sight distance exhibit
27. Show the clear sight triangle and add the following note to the plan: "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.
28. Provide the approved Plat for the new lot line division between Lot 1 and Lot 2 on Site Plan.
29. 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.
30. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.
31. Please specify the City Standard Drawing Number when applicable.
32. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
33. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.

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Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

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

Sincerely,

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

PO Box 1293

Albuquerque

\xxx via: email  
C: CO Clerk, File

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# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** Take 5 Oil Change Building Permit #: BP-2021-42592 Hydrology File #: \_\_\_\_\_  
DRB#: PS-2020-00123 EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Portion of Lot C, Block 7, Boyd's Addition  
City Address: 6201 Montgomery Blvd. NE

**Applicant:** JM CIVIL ENGINEERING Contact: Andre Sutiono  
Address: 1101 Central Expressway S., Suite 215, Allen, Texas 75013  
Phone#: (214) 705-3182 Fax#: \_\_\_\_\_ E-mail: asutiono@jmcivileng.com

**Other Contact:** JM CIVIL ENGINEERING Contact: Kyle Flaming  
Address: 1101 Central Expressway S., Suite 215, Allen, Texas 75013  
Phone#: (469) 270-3758 Fax#: \_\_\_\_\_ E-mail: kflaming@jmcivileng.com

**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: 11/10/2021 By: JM CIVIL ENGINEERING (Andre Sutiono)

COA STAFF: \_\_\_\_\_

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

# ALTA/NSPS LAND TITLE SURVEY

## SURVEYOR'S CERTIFICATION:

TO:  
 (BUYER), Northern Partners Holdings, LLC  
 (LENDER), TBD  
 (TITLE COMPANY), Chicago Title Insurance Company  
 (UNDERWRITER), Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2021, and includes Items 1, 2, 3, 4, 5, 6(b), 7(a), 8, 9, 11(a), 13, 16 & 17 (location of utilities per visible, above-ground, on-site observation) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

PRELIMINARY  
 Thomas D. Johnston, NMPS 14269  
 MAY 17, 2021

WAYJOHN SURVEYING, INC.



## NOTES CORRESPONDING TO SCHEDULE B:

- FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. SP000102232 EFFECTIVE DATE FEBRUARY 15, 2021 AT 8:00 A.M.
- Reservations as contained in the Patent from the State of New Mexico, filed July 28, 1933, in Book 126, page 402, records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is blanket in nature.
  - Easements and notes as shown, noted and provided for on the Plat filed April 24, 1963, in Plat Book CS, folio 157, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon. Item is a seven foot public utility easement affecting the Westerly seven feet of subject property.
  - Easement granted to the Public Service Company of New Mexico, Inc., a New Mexico corporation and Mountain States Telephone and Telegraph Company, a Colorado corporation, filed February 18, 1970, in Book Misc. 165, page 66, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.
  - Easement granted to the Public Service Company of New Mexico, Inc., a New Mexico corporation and Mountain States Telephone and Telegraph Company, a Colorado corporation, filed November 14, 1972, in Book Misc. 286, page 134, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.

## SURVEYOR'S NOTES:

- INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY SAN PEDRO BOULEVARD, NE, AND MONTGOMERY BOULEVARD, NE, DEDICATED AND ACCEPTED RIGHTS-OF-WAY MAINTAINED BY THE CITY OF ALBUQUERQUE.
- THE TITLE LINES AND ACTUAL POSSESSION LINES ARE THE SAME.
- THE SUBJECT PROPERTY IS NOT SERVED AND IS NOT SERVED BY ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS EXCEPT AS SHOWN.
- MONUMENTATION RECOVERED, ACCEPTED OR SET IS AS NOTED HEREON.
- UTILITY INVERTS PROVIDED BY ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY AS-BUILTS DATED 5/29/1963, SHEET ME-340 AND 10/1973, P.D. 148, SHEET 28.

## BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE NEW MEXICO STATE PLANE GRID, BASED ON ALBUQUERQUE CONTROL SYSTEM MONUMENTATION. ALL BEARINGS AND DISTANCES ARE FIELD MEASURED. RECORD BEARINGS AND/OR DISTANCES ARE SHOWN IN PARENTHESES.

## FLOOD INFORMATION:

THIS PROPERTY DOES NOT LIE IN AN AREA COVERED BY A FORMAL F.E.M.A. FLOOD STUDY. PROPERTY LIES WITHIN ZONE "X" (NO Flood Hazard) AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO PANEL 350002 0139 G; EFFECTIVE DATE: SEPTEMBER 26, 2008.

## STATEMENT OF ENCROACHMENTS:

THERE ARE NO EDIFICIAL ENCROACHMENTS AT THE TIME OF THIS SURVEY.

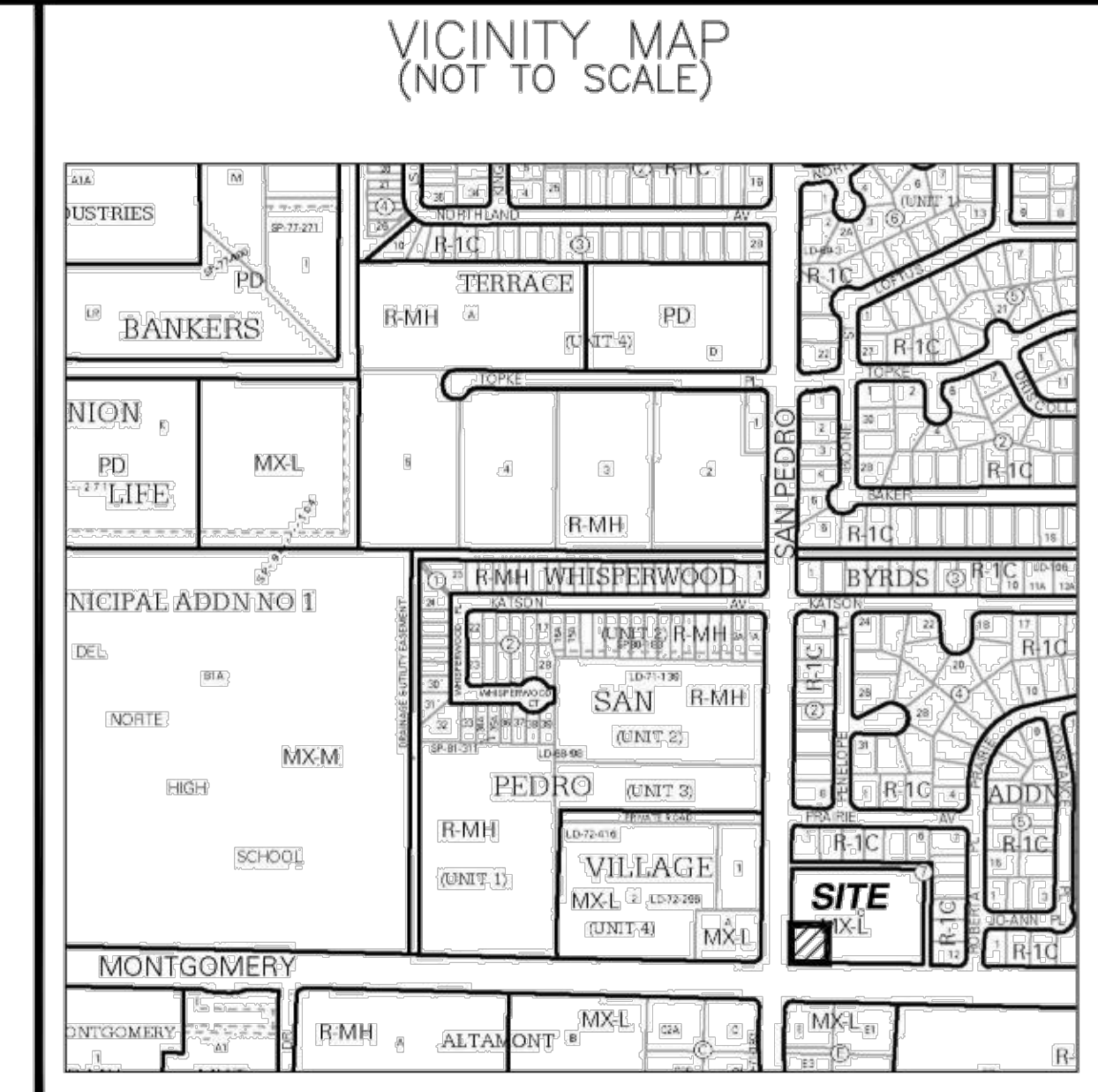
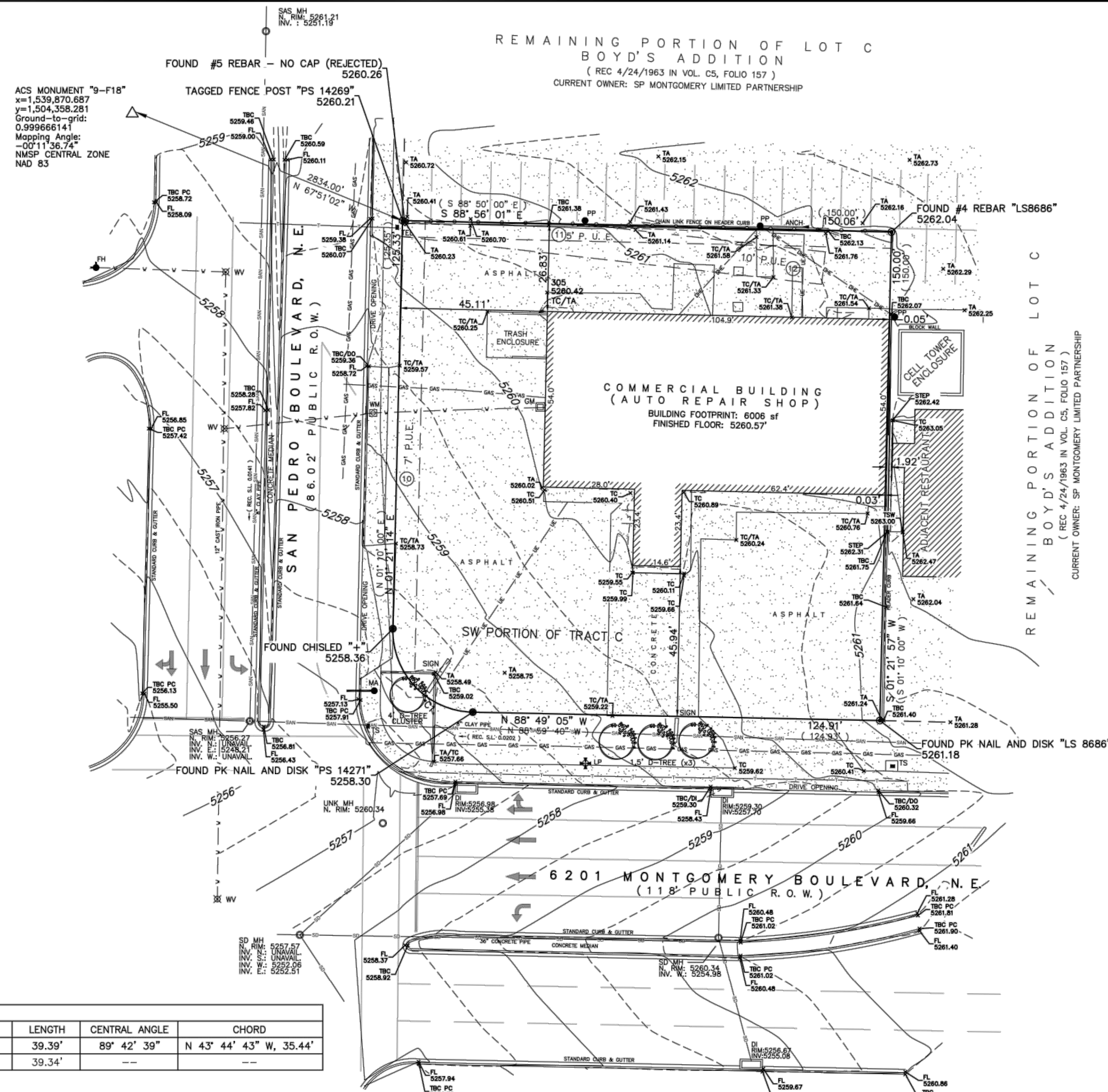
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	25.00'	39.39'	89° 42' 39"	N 43° 44' 43" W, 35.44'
(C1)	25.00'	39.34'	--	--

## RECORD LEGAL DESCRIPTION:

A TRACT OF LAND BEING AND COMPRISING A PORTION OF LOT LETTERED "C" IN BLOCK NUMBERED SEVEN (7) OF BOYD'S ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, BEING A REPLAT OF TRACTS "C", "D", "E" AND "F" OF THE REPLAT OF MUNICIPAL ADDITION NO. 1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 10, 1963, AND REFILED APRIL 24, 1963 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING ALSO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MONTGOMERY BLVD., NE, FROM WHENCE THE SOUTHEAST CORNER OF SECTION 36, T.11 N., R. 3 E., N.M.P.M., BEARS S. 87°29'46"E, AND 2489.16 FEET DISTANT, AND RUNNING THENCE FROM SAID POINT OF BEGINNING, AND SAID NORTHERLY RIGHT OF WAY LINE N. 1°10' E., 150.0 FEET TO THE NORTHEAST CORNER OF THE HEREIN SAID EASTERLY RIGHT OF WAY LINE, TO A POINT OF CURVATURE AND RUNNING THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.0 FEET, AN ARC LENGTH OF 39.34 FEET TO A POINT OF TANGENCY ON SAID NORTHERLY RIGHT OF WAY LINE OF MONTGOMERY BOULEVARD N.E., AND RUNNING THENCE S. 88°59'40" E., 124.93 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE POINT OF BEGINNING, ALL WITHIN SAID LOT LETTER "C" IN BLOCK NUMBERED SEVEN (7) OF BOYD'S ADDITION.

## SURVEY LEGAL DESCRIPTION:

A TRACT OF LAND BEING AND COMPRISING A PORTION OF LOT LETTERED "C" IN BLOCK NUMBERED SEVEN (7) OF BOYD'S ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, BEING A REPLAT OF TRACTS "C", "D", "E" AND "F" OF THE REPLAT OF MUNICIPAL ADDITION NO. 1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 10, 1963, AND REFILED APRIL 24, 1963 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING ALSO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAN PEDRO BOULEVARD, NE., FROM WHENCE THE ALBUQUERQUE CONTROL STATION MONUMENT "9-F18"(X=1539870.687, Y=1504358.281, NM CENTRAL ZONE, NAD83) BEARS N. 67°51'02" W, 2834.00 FEET DISTANT, AND RUNNING THENCE FROM SAID POINT OF BEGINNING S. 88°58'01" E., 150.06 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, RUNNING S. 01°21'57" W., 150.00 FEET DISTANT TO THE SOUTHEAST CORNER, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF MONTGOMERY BOULEVARD, NE; THENCE, RUNNING ALONG SAID RIGHT-OF-WAY N. 88°49'05" W., 124.91 FEET DISTANT TO A POINT OF CURVATURE; THENCE RUNNING ALONG A CURVE TO THE RIGHT 39.39 FEET DISTANT AND HAVING A RADIUS OF 25 FEET (CHORD: N. 43°44'43" W, 35.44 FEET, CENTRAL ANGLE: 89°42'39"); THENCE RUNNING N. 01°21'14" E., 125.33 FEET DISTANT, ALONG THE EASTERLY RIGHT-OF-WAY OF SAN PEDRO BOULEVARD, NE, TO THE NORTHWEST CORNER AND POINT OF BEGINNING; CONTAINING 0.5143 ACRES MORE OR LESS.

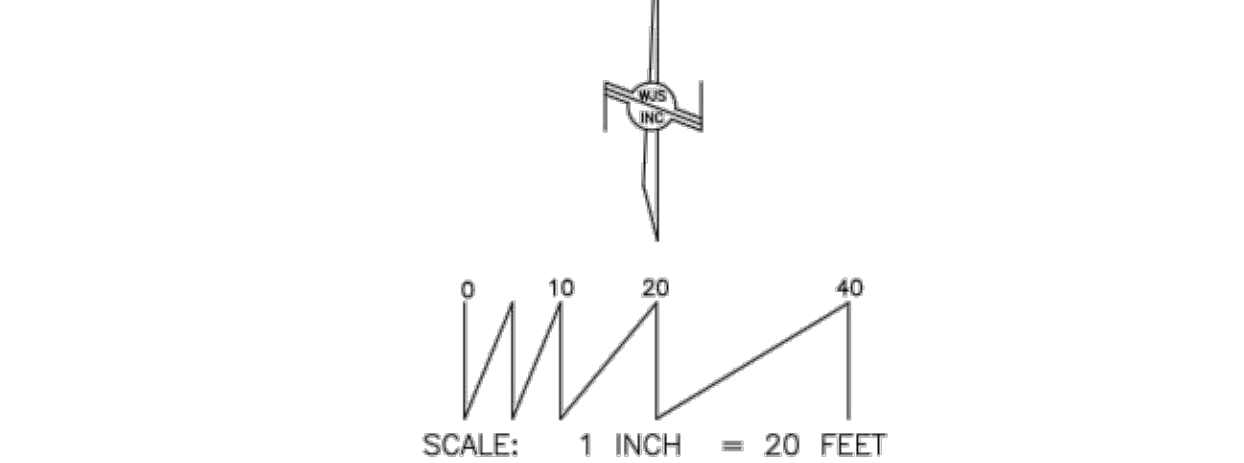


ZONE: MX-L - MIXED USE - LOW INTENSITY  
 SITE RESTRICTIONS ARE AVAILABLE FROM CITY OF ALBUQUERQUE INTEGRATED. DEVELOPMENT ORD. CITY OF ALBUQUERQUE ZONING DEPARTMENT (505) 924-3660.

AREA:  
 22,403.49 sq. ft.  
 0.5143 Acres

PARKING:  
 0 STANDARD SPACES  
 0 HANDICAPPED SPACES  
 0 TOTAL SPACES

- ### LEGEND:
- SPOT ELEVATION
  - ELEVATIONS ARE TO ANNOTATED SPOTS
  - EXISTING CONTOURS @0.5 FT. INTERVALS
  - INDEX CONTOURS @1 FT. INTERVALS
  - DROP INLET
  - LIGHT POLE
  - POWER POLE
  - ELECTRIC METER
  - GAS METER
  - WATER METER
  - SEWER CLEANOUT
  - WATER VALVE
  - SEWER CLEANOUT
  - WATER VALVE
  - FIRE HYDRANT
  - TELEPHONE PEDESTAL
  - GUY ANCHOR
  - TRAFFIC SIGNAL PULLBOX
  - MANHOLE (TYPE)
  - OVERHEAD ELECTRIC LINES
  - STORM DRAIN LINES
  - UNDERGROUND ELECTRIC LINES
  - UNDERGROUND TELE-COMM LINES
  - SANITARY SEWER LINES
  - WATER LINES
  - DECIDUOUS TREE CALIPER AS NOTED
  - CHAIN LINK FENCE
  - BLOCK WALL



**1609 2nd Street, N.W., Albuquerque, NM 87102**  
 Phone: (505) 255-2052 Fax: (505) 255-2887

Date of Survey: 4/21/2021	Draftsman: J T K
Date of Last Revision: 5/17/21	Job No.: ALTA-4-01-2021