

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

January 17, 2022

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 11-24-2021 (F18-D030A)

Dear Mr. Sutiono,

The TCL submittal received 01-14-2022 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.

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.

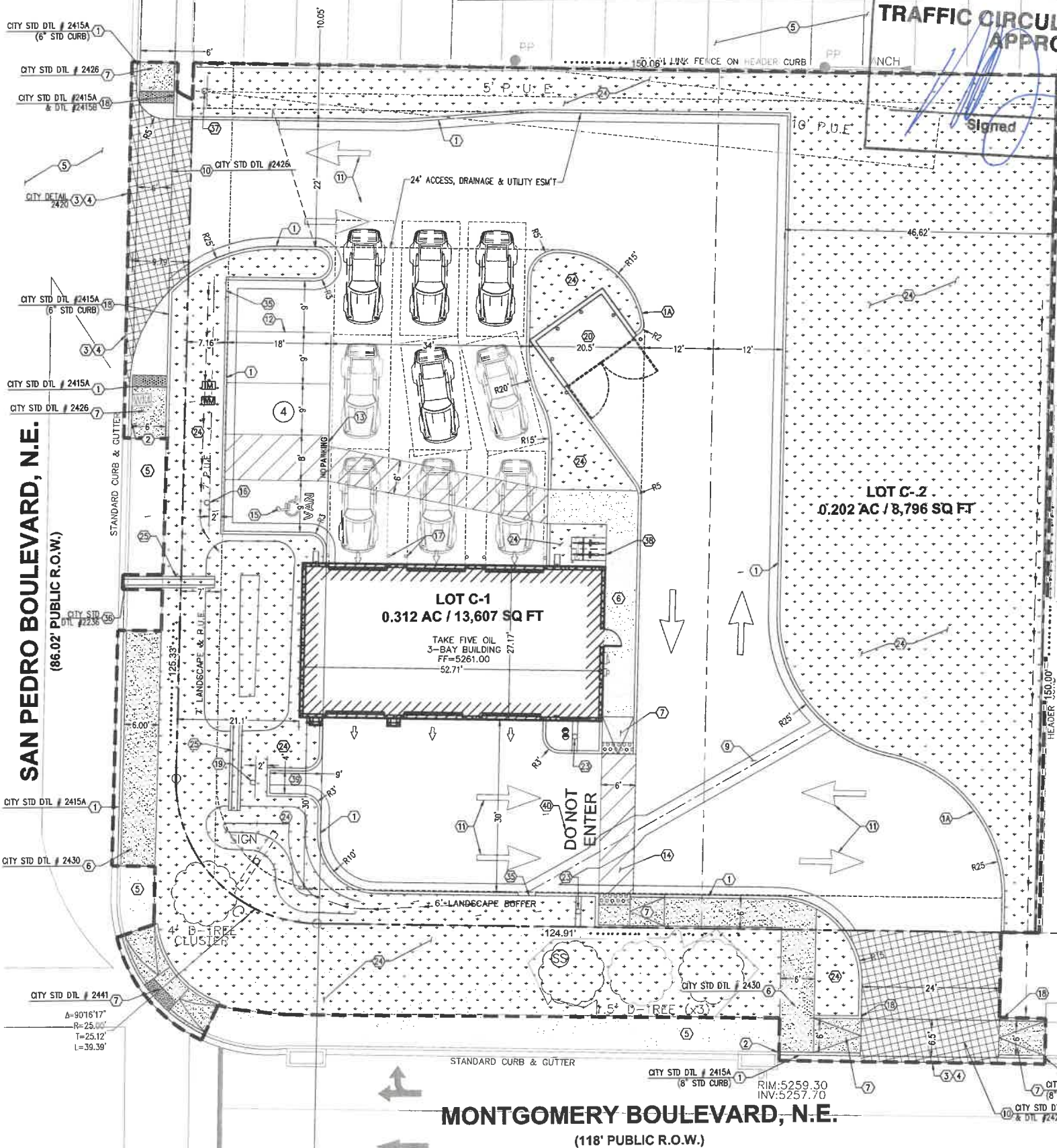
Sincerely,

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

C: CO Clerk, File



SAN PEDRO BOULEVARD, N.E.  
(86.02' PUBLIC R.O.W.)

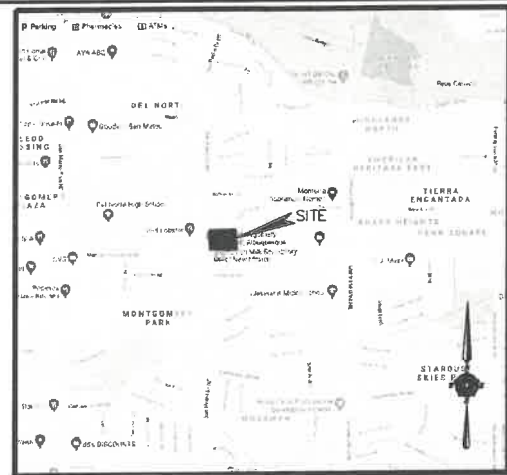


**CAUTION NOTICE TO CONTRACTOR**  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**BENCHMARKS**  
ACS MONUMENT "9-F18" BEING A BRASS DISC ON TOP OF STEEL ROD STAMPED 9-F18 IN THE CITY OF ALBUQUERQUE N.M., ON THE SOUTHEAST CORNER OF THE INTERSECTION OF SAN MATEO BLVD NE AND SAN MATEO LANE NE.  
N=1,539,870.687 E=1,504,358.281  
ELEVATION=5260.21'  
DATUM: NAD 83  
FLOOD NOTE  
ACCORDING TO THE F.I.R.M. NO. 35000201386, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA, PER MAP REVISION DATED SEPTEMBER 26, 2008.



**TRAFFIC CIRCULATION LAYOUT**  
**APPROVED**  
Signed  
Date 1/17/2022



SITE DATA TABLE		
LOCATION:	6201 MONTGOMERY BLVD N.E. ALBUQUERQUE, NM 78701	
LOT AREA:	0.514 AC. (22,407 S.F.)	
ZONING:	ZONING - MX-L	
CURRENT USE:	AUTO REPAIR	
PROPOSED USE:	OIL CHANGE	
BUILDING DATA:		
BUILDING AREA	1,438 S.F.	
BUILDING HEIGHT	28'-6" (1 STORY)	
BUILDING COVERAGE	10.6%	
F.A.R.	0.11:1	
PARKING SUMMARY:		
1 SP PER 1,000 SQ FT GFA	REQUIRED	PROVIDED
PARKING SPACES (9'x18')	2	3
MOTORCYCLE SPACES (4'x9')	1	1
ACCESSIBLE SPACES	1	1
TOTAL SPACES	3	5
LANDSCAPE:		
PERVIOUS:	8,988 S.F.	
IMPERVIOUS:	13,419 S.F.	

LEGEND:	
	PROPERTY LINE
	PROPOSED CURB & GUTTER
	LIMITS OF FULL DEPTH SAWCUT
	PARKING SPACES
	FIRELANE
	STOP BAR STRIPING
	ACCESSIBLE SPACES
	ADA RAMP
	BOLLARD
	TRAFFIC SIGN
	BOLLARD MOUNTED ACCESSIBLE SIGN
	DIRECTIONAL SIGN
	SPEAKER BOX
	MENU BOARD
	LIGHT POLE
	BUILDING UP LIGHTS
	AREA DRAIN
	GREASE TRAP
	CLEAN-OUT
	DOUBLE CLEAN-OUT
	GAS METER
	WATER METER
	IRRIGATION METER
	MANHOLE
	CURB INLET

EXISTING LEGEND:	
	EXISTING PROPERTY LINE
	EXISTING CURB & GUTTER
	LIMITS OF FULL DEPTH SAWCUT
	EXISTING WATER LINE
	EXISTING STORM LINE
	EXISTING FIBER OPTIC CABLE LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING TREE LINE
	EXISTING EASEMENT LINE
	EXISTING SETBACK LINES
	EXISTING FENCE LINE
	EXISTING IRON PIN FOUND, AS NOTED
	EXISTING IRON PIN SET
	EXISTING IRON PIN SET
	EXISTING BOLLARD
	EXISTING SIGN, AS NOTED
	EXISTING SEWER CLEAN OUT
	EXISTING SEWER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING WATER SPIGOT
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING GATE POST
	EXISTING IRRIGATION VALVE
	EXISTING TELEPHONE BOX
	EXISTING CURB INLET
	EXISTING STORM MANHOLE
	EXISTING TRAFFIC SIGNAL

- SITE KEY NOTES:**
- 6" CONCRETE CURB AND GUTTER. (CITY DTL #2415A & #2415B)
  - CONCRETE CURB W/NO GUTTER. (SEE DTL #2415A, 2415B & 2415C)
  - TAPER CURB TO MATCH EXISTING.
  - MATCH EXISTING PAVEMENT ELEVATION.
  - LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL.
  - EXISTING PAVEMENT TO REMAIN.
  - CONCRETE SIDEWALK, 2% MAX. CROSS SLOPE AND 5% MAX. STRAIGHT SLOPE (SEE CITY STD DETAIL #2430)
  - RAMP @ 8.33% MAX. (SEE CITY DETAIL #2443)
  - EXISTING FIRE HYDRANT.
  - 3' CONCRETE SWALE
  - DRIVEWAY (PER LOCAL CODES) SEE CITY STD DETAIL #2425A, #2425B, #2426
  - DIRECTIONAL TRAFFIC ARROW. (SEE SHEET C700)
  - PARKING STALL STRIPING. (SEE SHEET C700)
  - 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45°
  - PEDESTRIAN/ACCESSIBLE CROSSWALK STRIPING.
  - ACCESSIBLE STRIPING & SYMBOL. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
  - ACCESSIBLE SIGNS. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
  - BOLLARD.
  - CONCRETE HEADER CURB (SEE CITY STD DTL #2415C)
  - MOTOR CYCLE PARKING ONLY SIGN (SEE SHEET C700)
  - DUMPSTER ENCLOSURE. (PER ARCH. PLANS)
  - EXISTING CONCRETE DRIVEPAD
  - "THANK YOU" AND "DO NOT ENTER" SIGN.
  - LANDSCAPE AREA. (PER LANDSCAPE PLAN)
  - 1' WIDE CONCRETE CULVERT (CITY DTL 2236)
  - "EXIT ONLY" MARKING.
  - 3' CURB CUT. (SEE GRADING PLAN)
  - DRAINAGE SIDEWALK CULVERT. (CITY DTL 2236)
  - STOP SIGN.
  - APEX BICYCLE RACK MODEL #AP2-02-EM 2 3/8" OD., EMBEDDED MOUNT AS MANUFACTURED BY SITESCAPES INC. OR APPROVED EQUAL.
  - MOTORCYCLE PARKING STALL
  - "DO NOT ENTER" PAVEMENT MARKING.
- NOTES:**
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
  - LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENT. 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.

**JM CIVIL**  
1101 Central Expressway South  
Suite 215  
Allen, TX 75013  
Ph. 214-491-1830  
John Measels, PE  
CIVIL ENGINEER

JOHN THOMAS MEASELS  
NEW MEXICO  
18893  
PROFESSIONAL ENGINEER

01/14/22



TAKE FIVE OIL  
6201 MONTGOMERY BLVD N.E.  
ALBUQUERQUE, NEW MEXICO 87109

REV	DATE	DESCRIPTION
01	01/14/22	INITIAL BUILDING PERMIT SUBMITTAL
02	01/14/22	TRAFFIC CONTROL COMMENTS ADDRESSED
03	01/14/22	PLAN REVISIONS DUE TO HYDROLOGIC COMMENTS
PROJECT NO.	JM-DIV21001.0	
DRAWN BY:	GPX	
CHECKED BY:	JMTC	
ISSUE DATE:	01/14/22	

**TCL**

TRAFFIC CIRCULATION LAYOUT

F18-D030A