

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

December 27, 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 11-24-2021 (F18-D030A)

Dear Mr. Sutiono,

The TCL submittal received 12-23-2021 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

FLOODNOTE
ACCORDING TO THE F.I.R.M. NO. 3500020139G, THE SUBJECT PROPERTY LIES IN ZONE X
AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA, PER MAP REVISION DATED
SEPTEMBER 26, 2008.

SITE DATA TABLE		
LOCATION:	6201 MONTGOMERY BLVD N.F. ALBUQUERQUE, NM 79701	
LOT AREA:	0.312 AC. (13,607 S.F.) LOT	
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:	REQUIRED	PROVIDED
1 SP PER 1,000 SQ FT GFA		
PARKING SPACES (9'x18')	2	4
ACCESSIBLE SPACES	1	1
TOTAL SPACES	2	5
LANDSCAPE:		
PERVIOUS:	2,989 S.F. (LOT 1)	
IMPERVIOUS:	10,622 S.F. (LOT 1)	

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

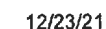
	PROPERTY LINE		EXISTING SEWER MANHOLE
	EXISTING CURB & GUTTER		EXISTING FIRE HYDRANT
	LIMITS OF FULL DEPTH SAWCUT		EXISTING WATER VALVE
	EXISTING WATER LINE		EXISTING WATER METER
	EXISTING STORM LINE		EXISTING WATER SPIGOT
	EXISTING FIBER OPTIC CABLE LINE		EXISTING UTILITY POLE
	EXISTING GAS LINE		EXISTING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

①	6" CONCRETE CURB AND GUTTER. (CITY DTL #2415A & #2415B)	13	4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45'.
②	CONCRETE CURB W/NO GUTTER. (SEE DTL #2415A, #2415B & 2415C)	14	PEDESTRIAN/ACCESSIBLE CROSSWALK STRIPING.
③	TAPER CURB TO MATCH EXISTING.	15	ACCESSIBLE STRIPING & SYMBOL. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
④	MATCH EXISTING PAVEMENT ELEVATION.	16	ACCESSIBLE SIGNS. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
⑤	LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL.	17	BOLLARD.
⑥	EXISTING PAVEMENT TO REMAIN.	18	CONCRETE HEADER CURB (SEE CITY STD DTL #2415C)
⑦	CONCRETE SIDEWALK, 2% MAX. CROSS SLOPE AND 5% MAX. STRAIGHT SLOPE (SEE CITY STD DETAIL #2430)	19	MOTOR CYCLE PARKING ONLY SIGN (SEE SHEET C700)
⑧	RAMP @ 8.33% MAX. (SEE CITY DETAIL #2443)	20	DUMPSTER ENCLOSURE. (PER ARCH. PLANS)
⑨	EXISTING FIRE HYDRANT.	21	EXISTING CONCRETE DRIVEPAD
⑩	3' CONCRETE SWALE	22	"THANK YOU" AND "DO NOT ENTER" SIGN.
⑪	DRIVEWAY (PER LOCAL CODES) SEE CITY STD DETAIL #2425A, #2425B, #2426	23	LANDSCAPE AREA. (PER LANDSCAPE PLAN)
⑫	DIRECTIONAL TRAFFIC ARROW. (SEE SHEET C700)	24	"EXIT ONLY" MARKING.
⑬	PARKING STRAIL STRIPING. (SEE SHEET C700)	25	INLET. (SEE GRADING PLAN)
		26	STORM MANHOLE. (SEE GRADING PLAN)

1. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
2. 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.



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TAKE FIVE OIL
3201 MONTGOMERY BLVD N.E.
ALBUQUERQUE, NEW MEXICO 87109

PROJECT NO.	REV	DATE	DESCRIPTION	NAME
14-08921001.0		09/16/21	FIRE SITE PLAN	ENCK
02500N.EC		09/24/21	INITIAL BUILDING PERMIT SUBMITTAL	JMCKE
CPK		12/14/21	TRAFFIC CONTROL COMMENTS ADDRESSED	CPK
CHECKED BY:				
JMCKE				
ISSUE DATE:				
12/23/21				

12/23/21

TRAFFIC CIRCUL

CITY PROJECT NUMBER: PR-2020-004215