

# CITY OF ALBUQUERQUE



Planning Department  
Brennon Williams, Director

Mayor Timothy M. Keller

February 4, 2022

Luis Noriega  
Tierra West LLC  
5571 Midway Park Place  
Albuquerque, NM 87109

**Re: 3-Bay Oil Change (5400 Menaul)  
5400 Menaul Blvd NE  
Traffic Circulation Layout  
Architect's Stamp 01-31-2022 (H18-D074)**

Dear Mr. Noriega,

The TCL submittal received 02-01-2022 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

PO Box 1293

Albuquerque

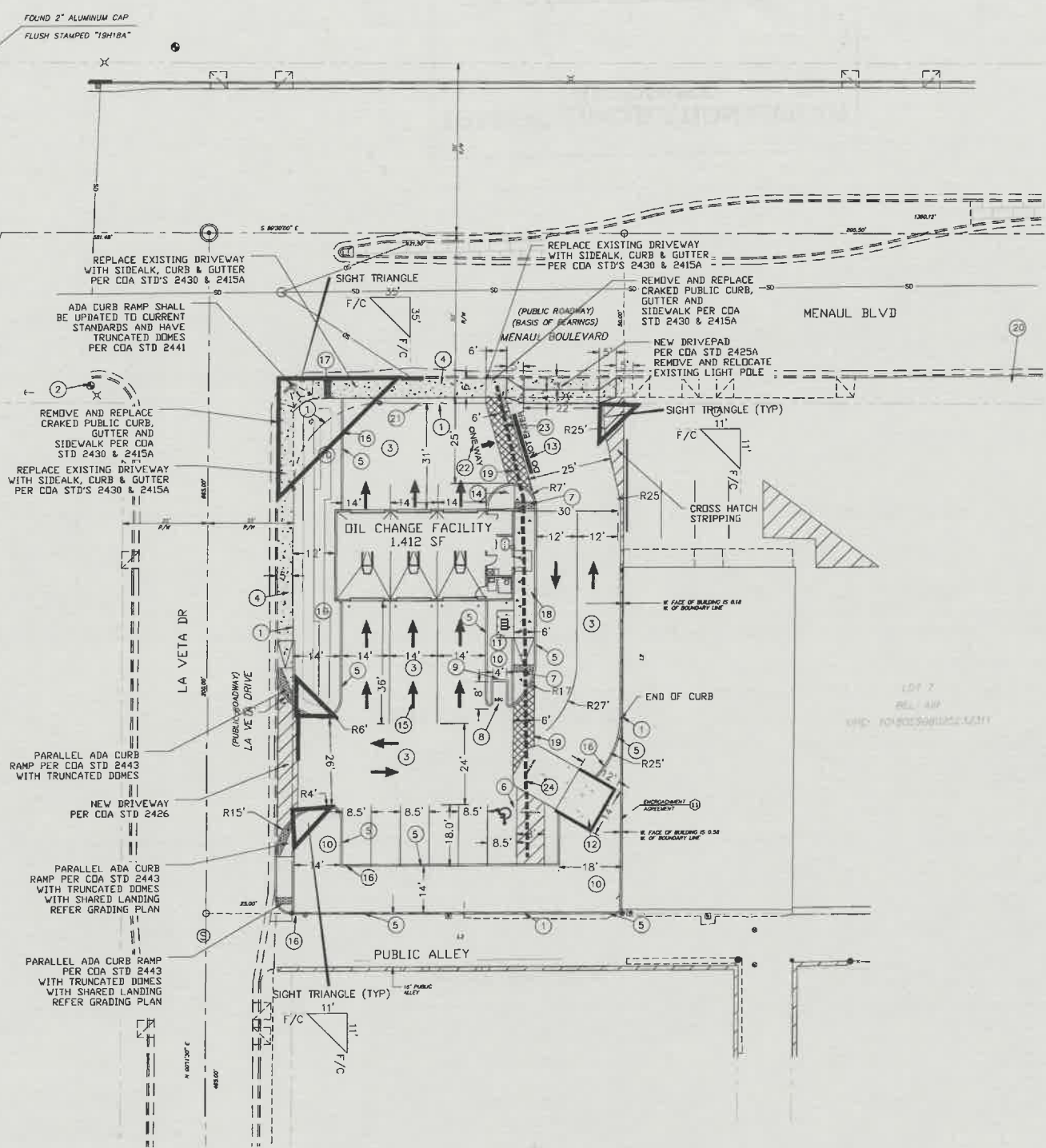
NM 87103

www.cabq.gov



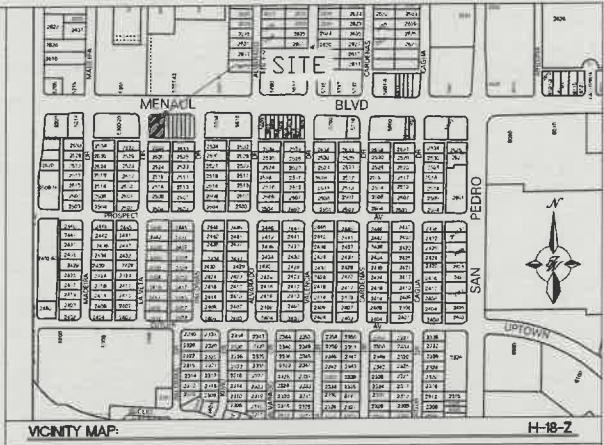
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ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



- 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

- KEYED NOTES**
- 1 PROPERTY LINE
  - 2 EXISTING FIRE HYDRANT
  - 3 SITE ASPHALT PAVEMENT (SEE DETAIL, SHEET C5.1)
  - 4 EXISTING SIDEWALK
  - 5 HEADER CURB (SEE DETAIL, SHEET C5.1)
  - 6 ADA PARKING (SEE DETAIL, SHEET C5.1)
  - 7 ADA PARALLEL CURB RAMP PER COA CURRENT STANDARDS #2443 AND SHALL HAVE TRUNCATED DOMES INSTALLED (SEE DETAIL, SHEET C5.4)
  - 8 MOTORCYCLE PARKING ADD PAINT LABEL PER COA CODE
  - 9 MOTORCYCLE PARKING SIGN (SEE DETAIL, SHEET C5.1)
  - 10 LANDSCAPE AREA
  - 11 BIKE RACK (SEE DETAIL, SHEET C5.1)
  - 12 DUMPSTER (REFER ARCHITECTURAL DUMPSTER SHEET)
  - 13 "DO NOT ENTER" STRIPING (SEE DETAIL, SHEET C5.2)
  - 14 "DO NOT ENTER" SIGNAGE (SEE DETAIL, SHEET C5.2)
  - 15 TRAFFIC ARROWS (SEE DETAIL, SHEET C5.2)
  - 16 CURB NOTCH (REFER GRADING AND DRAINAGE PLANS)
  - 17 SIDEWALK CULVERT PER COA STD DWG 2236
  - 18 SIDEWALK PER COA STD 2430 (SEE DETAIL, SHEET C5.1)
  - 19 PEDESTRIAN CROSSWALK (SEE DETAIL, SHEET C5.2)
  - 20 EXISTING BUS STOP BENCH
  - 21 "ONE WAY" R6-1R SIGNAGE (SEE DETAIL, SHEET C5.2)
  - 22 "ONE WAY" STRIPING (SEE DETAIL, SHEET C5.2)
  - 23 ADA PUBLIC ACCESSIBLE PATHWAY
  - 24 ADA PARKING ACCESSIBLE PATHWAY



**VICINITY MAP:** H-18-2

**LEGAL DESCRIPTION:**  
 TR A PLAT OF TR A BLK 106 BEL-AIR SUBD BEING A REPLAT OF LTS 8, 9 & 10 BLK 106 CONT 14,475 SF M/L

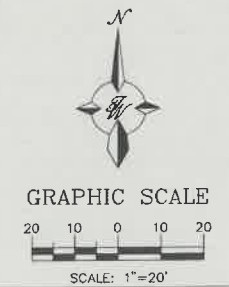
**SITE DATA**

PROPOSED USAGE:	3-BAY DRIVE THRU OIL CHANGE
LOT AREA:	14,475 SF (0.33) ACRE
ZONING:	MX-M
BUILDING AREA:	1,412 SF
PARKING REQUIRED:	2 SPACES (1 SPACE PER 1,000 SF)
PARKING PROVIDED:	6 SPACES
HC PARKING REQUIRED:	1 SPACES (1 SPACE PER 1-25 PARKING SPACES)
HC PARKING PROVIDED:	1 SPACES 1 SPACE VAN ACCESSIBLE
MC PARKING REQUIRED:	1 SPACES (1 SPACE PER 1-25 PARKING SPACES)
MC PARKING PROVIDED:	1 SPACES
BICYCLE PARKING REQUIRED:	3 SPACES (3 SPACES PER SITE)
BICYCLE PARKING PROVIDED:	3 SPACES
LANDSCAPE AREA REQUIRED:	1,960 SF (15% OF NET LOT AREA)
LANDSCAPE AREA PROVIDED:	3,342 SF

- 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 PERFORMED HOT APPLIED THERMOPLASTIC TAPE.
  5. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
  6. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARDS.

**TRAFFIC CIRCULATION LAYOUT APPROVED**

Signed \_\_\_\_\_ Date 02/04/22

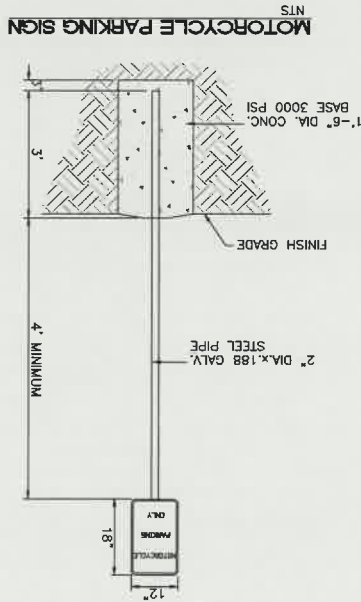


NO.	DATE	REMARKS	BY
REVISIONS			
ENGINEER'S SEAL		3-BAY OIL CHANGE 5400 MENAUL BLVD NE	DRAWN BY LN
		<b>TRAFFIC CIRCULATION LAYOUT (TCL)</b>	DATE 12/20/2021
		TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2021077-SP-VE
			SHEET # <b>C2</b>
			JOB # 2021077

H18-D074

**TRAFFIC CIRCULATION LAYOUT**  
 Approved  
 Signed \_\_\_\_\_  
 Date 04/22

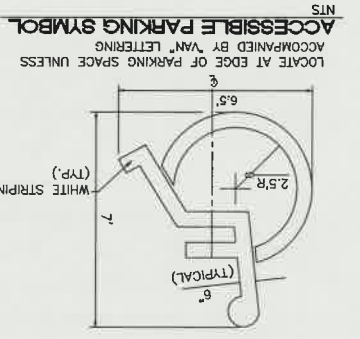
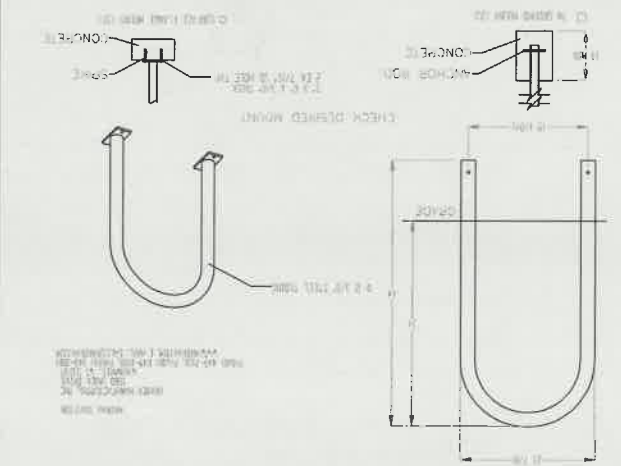
2021077	JOB #	2021077
CS.1	SHEET #	12/20/2021
CONSTRUCTION DETAILS	DATE	LN
5400 MENAUL BLVD NE	DRAWN BY	REVISIONS
3-BAY OIL CHANGE	ENGINEER'S SEAL	NO.
5400 MENAUL BLVD NE	DATE	DATE
TERMA WEST, LLC	REVISIONS	BY
5571 MIDWAY PARK PLACE NE		
ALBUQUERQUE, NM 87109		
(505) 858-3100		
www.terwestllc.com		



**BIKE RACK**  
 SCALE: NONE

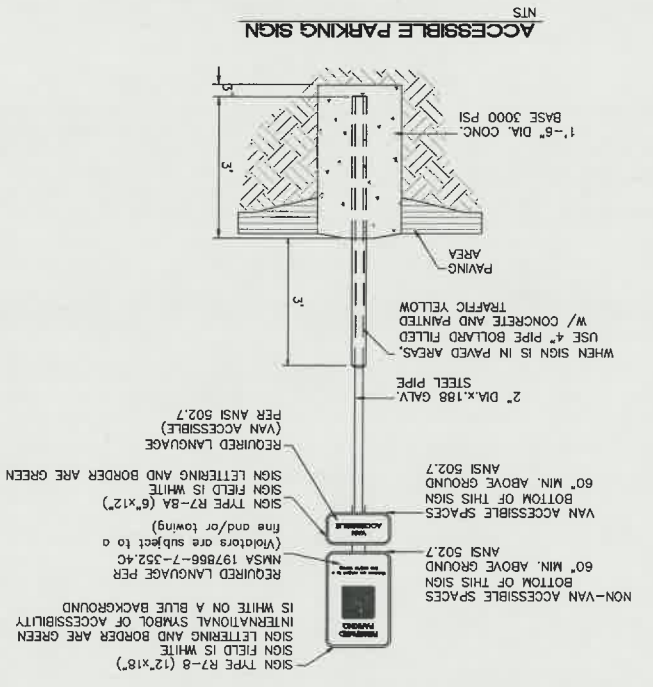
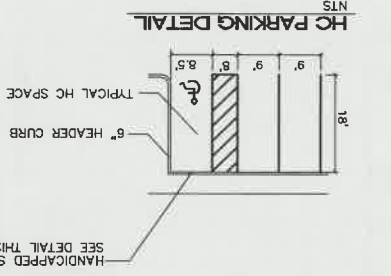
PROJECT 1228-1025  
 DATE: 04-18-2022  
 DRAWN BY: [Redacted]  
 CHECKED BY: [Redacted]  
 APPROVED BY: [Redacted]

NOTES:  
 1. DETAILS AND RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.  
 2. CHECKING TO SELECT CLEARANCE OF MANUFACTURER'S SPECIFICATIONS.  
 3. SEE SITE PLAN FOR LOCATION OF SIGNAL OVERLAP.  
 4. RACK SHALL HAVE A 1-1/2\"/>



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

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 and shall be 4" wide. Diagonal lines shall be spaced 2" center to center.  
 3) Access aisle shall have the words "NO PARKING" in blue, 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.



NON-VAN ACCESSIBLE SPACES  
 BOTTOM OF THIS SIGN  
 60" MIN. ABOVE GROUND  
 PER ANSI 502.7

VAN ACCESSIBLE SPACES  
 BOTTOM OF THIS SIGN  
 60" MIN. ABOVE GROUND  
 PER ANSI 502.7

REQUIRED LANGUAGE PER NMSA 197866-7-352.4c (Violators are subject to fine and/or towing)

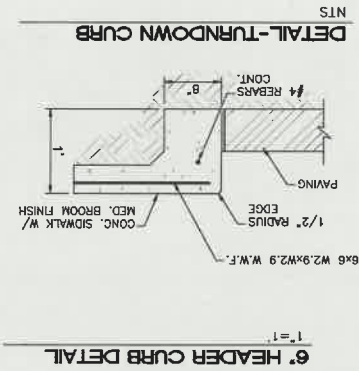
SIGN TYPE R7-8 (12"x18")  
 SIGN FIELD IS WHITE

SIGN LETTERING AND BORDER ARE GREEN

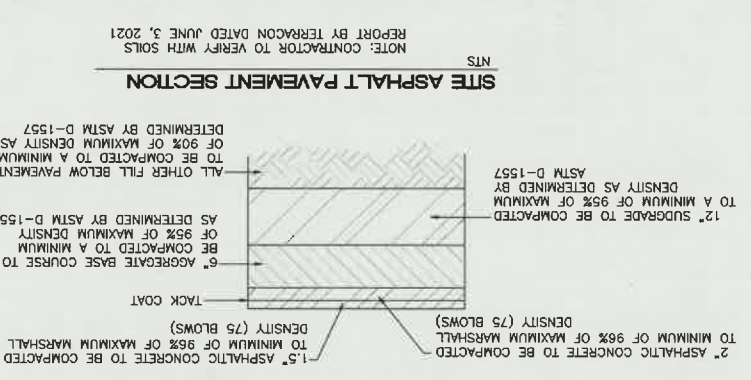
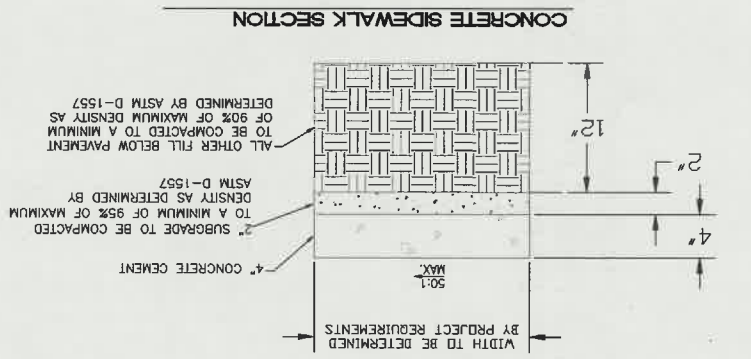
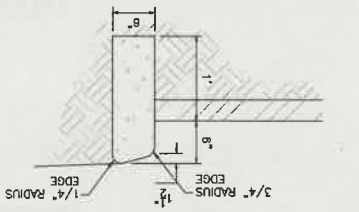
REQUIRED LANGUAGE PER NMSA 197866-7-352.4c (Violators are subject to fine and/or towing)

SIGN TYPE R7-8 (12"x18")  
 SIGN FIELD IS WHITE

SIGN LETTERING AND BORDER ARE GREEN



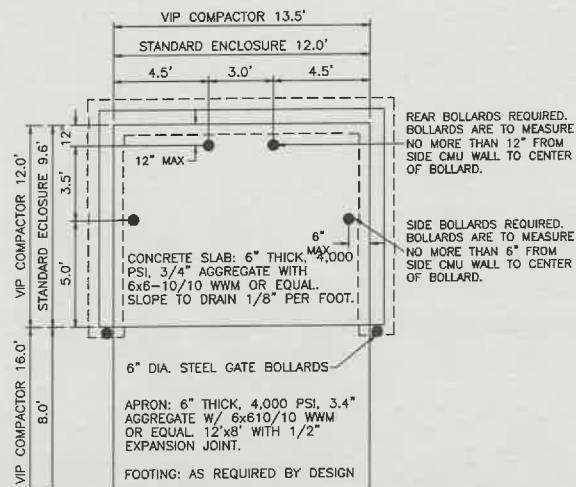
OTHER:  
 1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WALL-MART SPECIFICATIONS.  
 2. PROVIDE CONTRACTION JOINTS, 12" MAX. SPACING, 1/2" DEEP AT FINISHED FACES.  
 3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" SEPARATELY CONSTRUCTED CURBS RETURNS, CONTRACTION JOINTS, EXP. JOINTS, AT CURB RETURNS AND AT A MAX. SPACING OF 120" BETWEEN CURB RETURNS AND EACH SIDE OF PAVING.



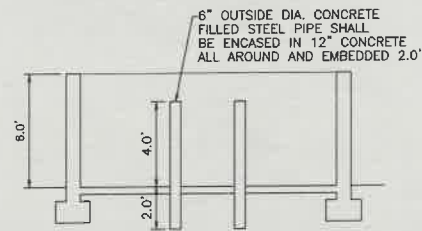
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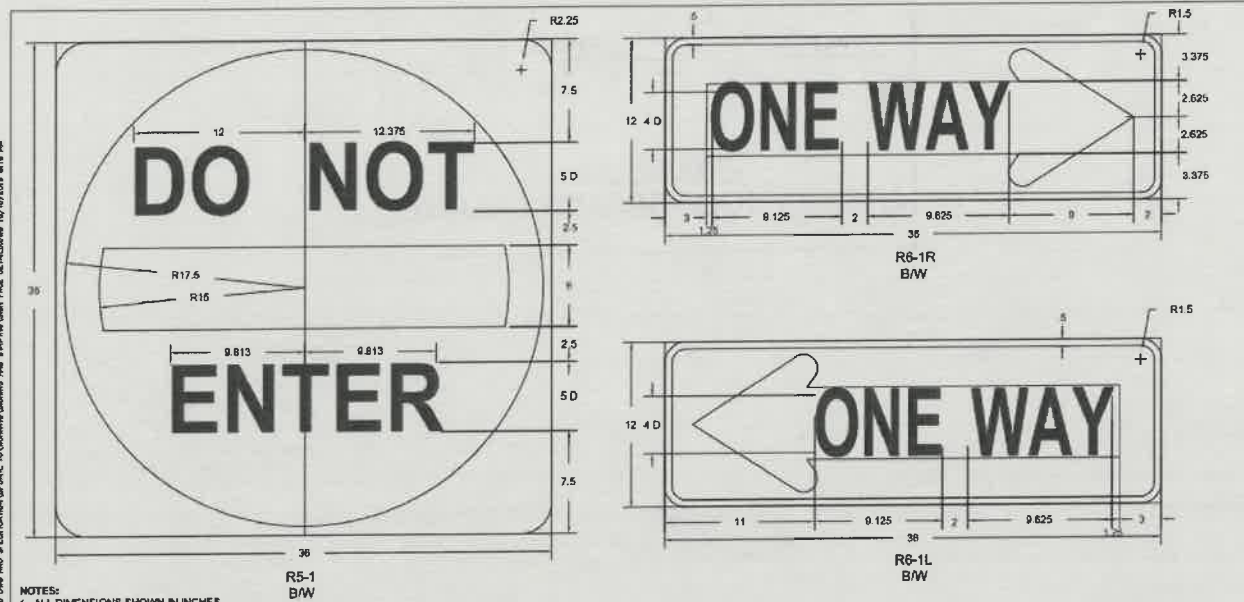


APRON REQUIRED IN FRONT OF EACH ENCLOSURE. (6" WITH REINFORCING TO WITHSTAND 57,000 LBS.)



NOTE: THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.

**DUMPSTER ENCLOSURE DETAIL**  
NTS

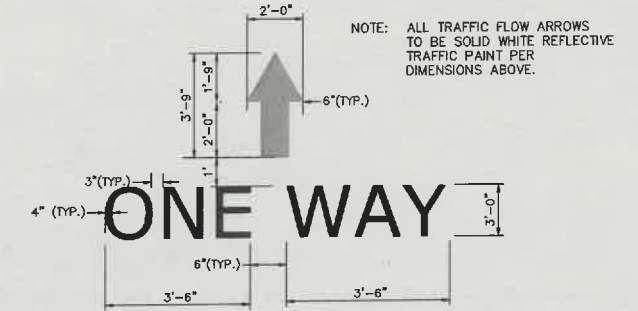


- NOTES:
- ALL DIMENSIONS SHOWN IN INCHES
  - REGULATORY SIGNS SHALL HAVE WHITE BACKGROUNDS WITH BLACK LEGENDS AND BORDERS. THE 'DO NOT ENTER' SIGN SHALL HAVE A WHITE BACKGROUND AND WHITE LEGEND INSIDE A RED CIRCLE.
  - THE 'DO NOT ENTER' SIGN (R5-1) SHALL BE USED WHERE TRAFFIC IS PROHIBITED FROM ENTERING 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.
  - 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.
  - 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.
  - IF THE R6-1 SIGN IS USED AT UN-SIGNALIZED INTERSECTIONS WITH ONE-WAY STREETS, THE 'ONE WAY' SIGN SHALL BE PLACED ON THE NEAR RIGHT AND THE FAR LEFT CORNERS OF THE INTERSECTION FACING TRAFFIC ENTERING OR CROSSING THE ONE-WAY STREET.
  - 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.

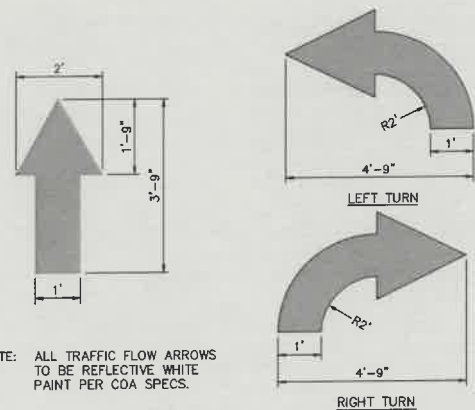
SCALE:  
1" = 0.5'

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

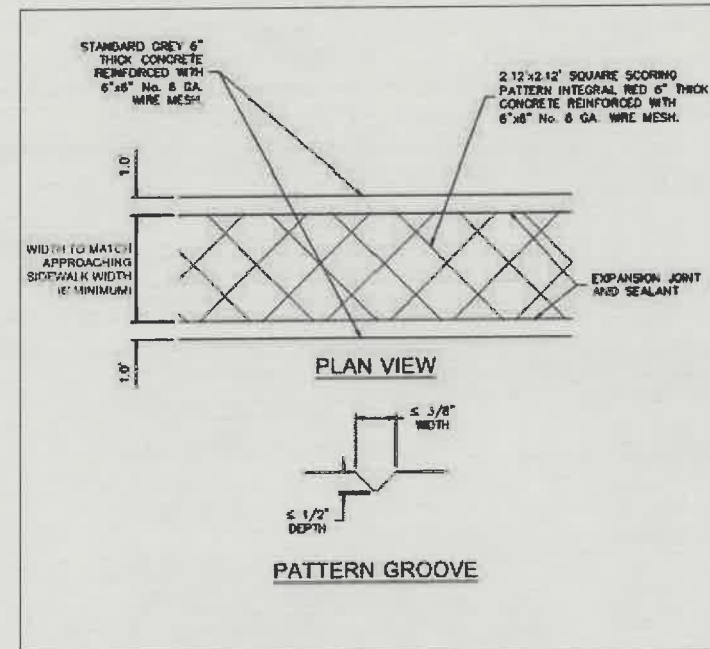
**DO NOT ENTER SIGN**  
NTS



**'ONE WAY' PAVEMENT MARKER W/ARROW**  
NTS



**TRAFFIC FLOW ARROW**  
NTS



**CROSSWALK/PED. CROSSING**  
NTS



**DO NOT ENTER PAVEMENT MARKER**  
NTS

**TRAFFIC CIRCULATION LAYOUT APPROVED**

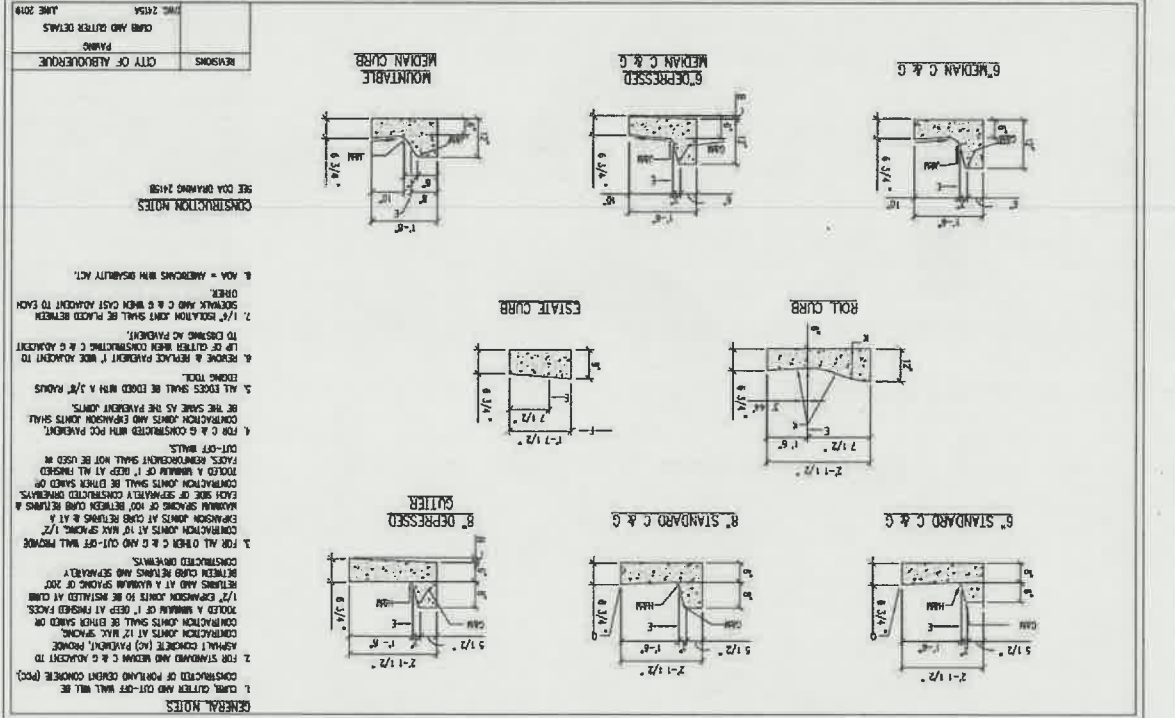
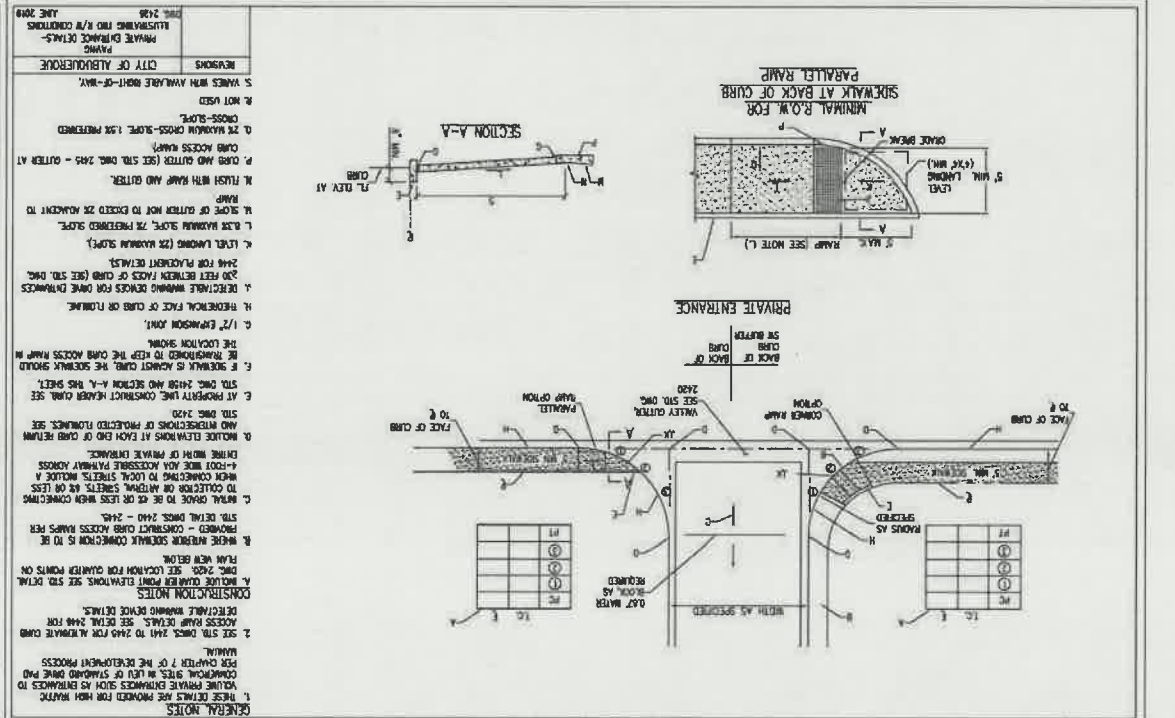
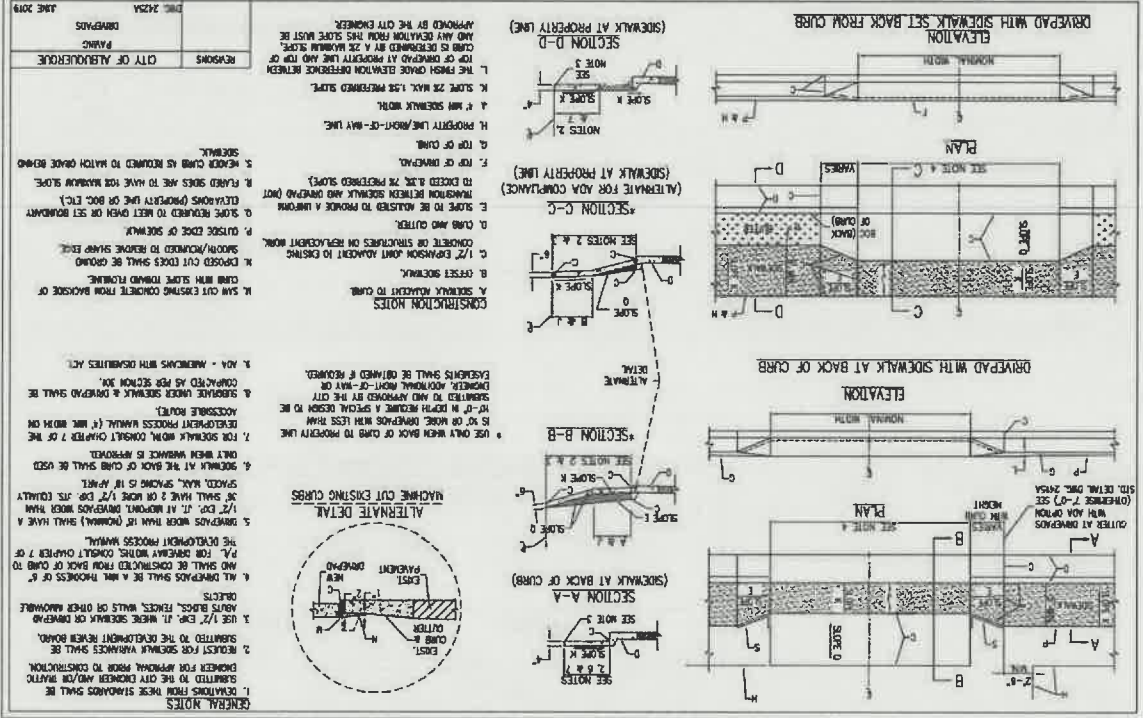
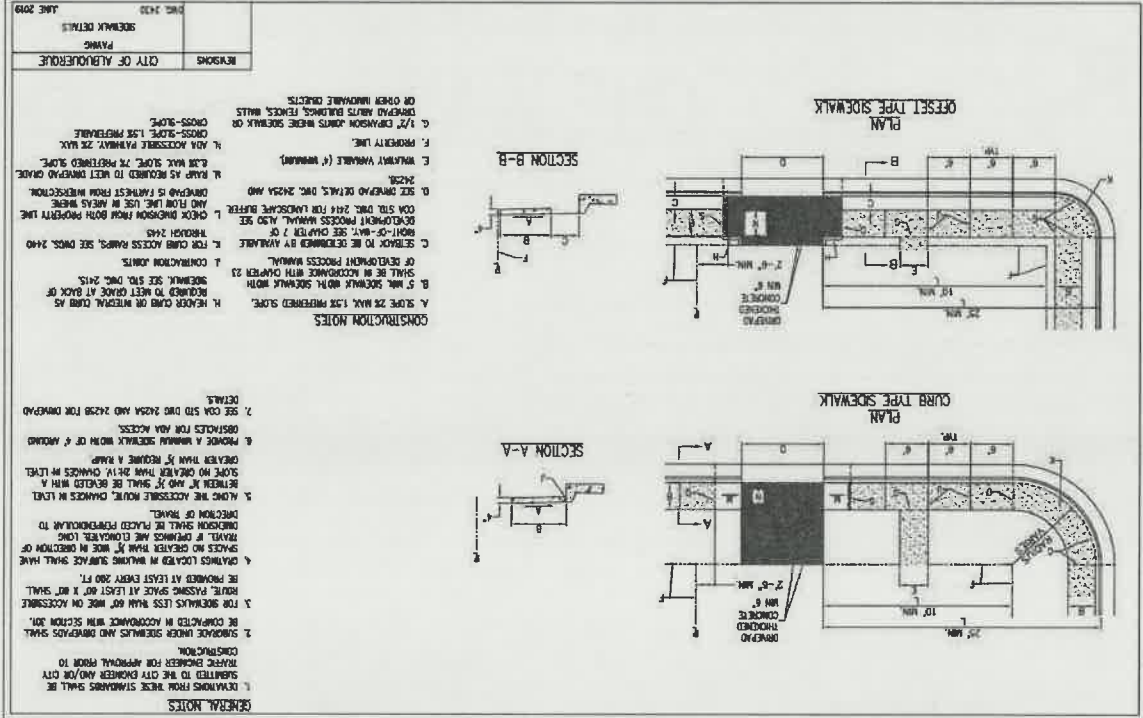
Signed: [Signature] Date: 02/04/22

NO.	DATE	REMARKS	BY
REVISIONS			
ENGINEER'S SEAL		3-BAY OIL CHANGE 5400 MENAUL BLVD NE	DRAWN BY LN
		<b>CONSTRUCTION DETAILS</b>	DATE 12/20/2021
			2021077_DTE
		 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # <b>C5.2</b>
RONALD R. BOHANNAN P.E. #7868		01/31/2022	JOB # 2021077

H18-0074

**TRAFFIC CIRCULATION LAYOUT**  
 Approved  
 Signed \_\_\_\_\_  
 Date 07/26/22

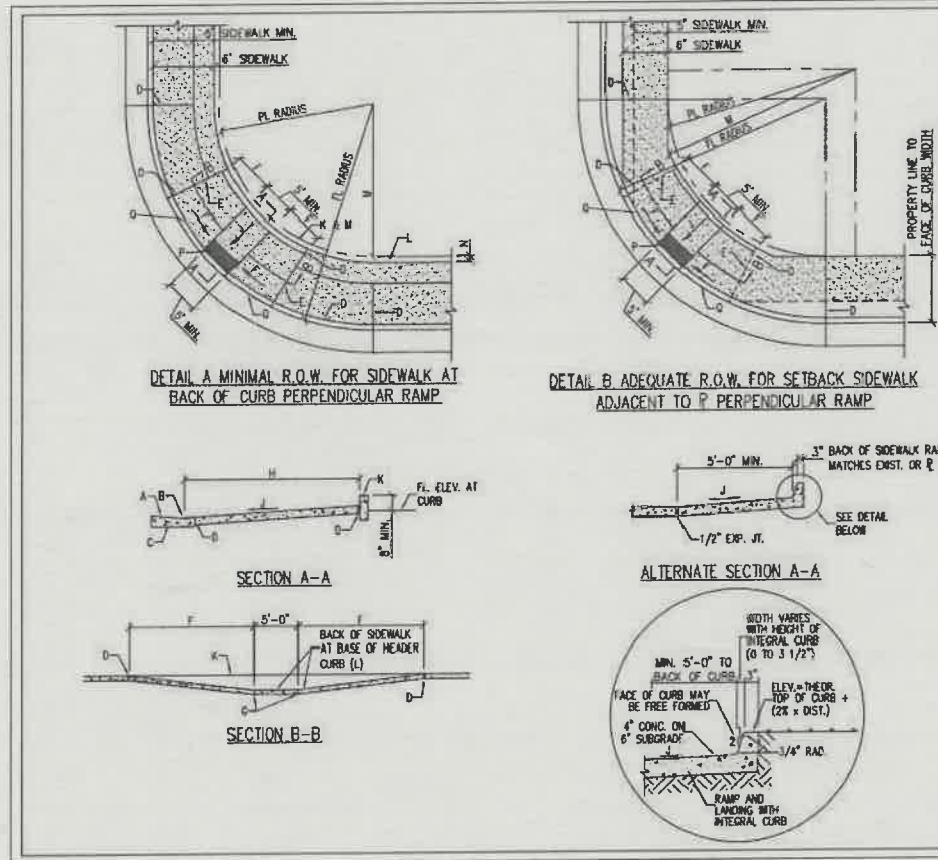
2021077	JOB #	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 TERMA WEST, LLC www.terwestllc.com (505) 858-3100	P.E. #7868 RONALD R. BOHANNAN 01/31/2022
2021077.DTE	SHEET #	CONSTRUCTION DETAILS	PROFESSIONAL ENGINEER NEW MEXICO 17868 RONALD R. BOHANNAN
12/20/2021	DATE	3-BAY OIL CHANGE	ENGINEER'S SEAL
LN	DRAWN BY	5400 MENAUL BLVD NE	
	REVISIONS		
BY	DATE	NO.	REMARKS



*Handwritten initials 'RS'*

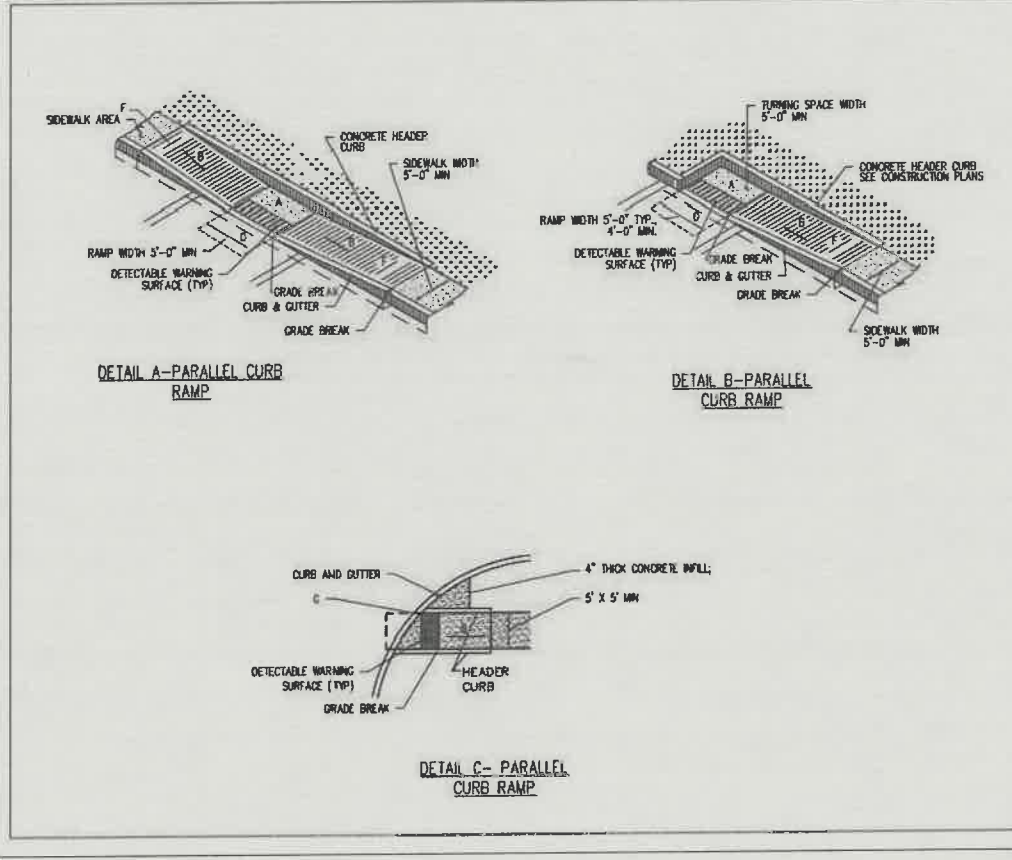
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H18-2074  
A100-818



- GENERAL NOTES**
- CURB ACCESS RAMPS ARE NORMALLY TO BE LOCATED AT THE CENTER OF THE RETURN OR AS DIRECTED BY THE CITY TRAFFIC ENGINEER.
  - WHEN MODIFYING ONE QUADRANT OF AN INTERSECTION TO IMPROVE ACCESSIBILITY, MODIFY THE REMAINING QUADRANTS SO THAT ALL QUADRANTS OF THE INTERSECTION COMPLY WITH ADA (PROWAG) REGULATIONS AS SHOWN ON PLANS.
  - SURFACE TEXTURE OF CURB ACCESS RAMPS SHALL BE OBTAINED BY HEAVY BROOMING (TEXTURE DEPTH .0625"), TRANSVERSE TO THE SLOPE OF THE RAMP.
  - GUTTER FLOW-LINE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP. DRAINAGE CATCH BASIN STRUCTURES SHALL NOT BE PLACED IN LINE WITH RAMPS.
  - WIDTH OF SIDEWALK AND RAMP MUST BE MAINTAINED AT A MINIMUM OF 5'-0" THROUGH ENTIRE RAMP LENGTH.
- CONSTRUCTION NOTES**
- SLOPE OF GUTTER NOT TO EXCEED 2% ADJACENT TO RAMP. 1.5% PREFERRED.
  - FLUSH WITH RAMP AND GUTTER.
  - CURB AND GUTTER (SEE STD. DWG. 2415 - GUTTER AT CURB ACCESS RAMP).
  - 1/2" EXPANSION JOINT.
  - RADIAL LINES - TOP AND BOTTOM OF RAMP.
  - 0.5% MAX. SLOPE OF RAMP, 7% PREFERRED SLOPE OF RAMP.
  - CONTRACTION JOINT.
  - VARIES WITH AVAILABLE R.O.W.
  - 2% MAXIMUM CROSS-SLOPE. 1.5% PREFERRED CROSS-SLOPE.
  - HEADER CURB, SEE DWG. 2415C.
  - BACK OF SIDEWALK.
  - BACK OF SIDEWALK RADIUS TO BE ESTABLISHED SO AS TO MAINTAIN A 5'-0" RAMP WIDTH (MINIMUM) THROUGHOUT. SEE STD. DWG. 2440 (NOTE 6) IF LESS THAN 5'-0" IS AVAILABLE DUE TO UNRESOLVABLE CONSTRAINTS.
  - 4-1/2" MAX.
  - DETECTABLE WARNINGS (SEE STD. DWG. 2446).
  - CURB TO MATCH SLOPE OF SIDEWALK.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	CORNER ACCESS RAMP
	DWG. 2441 JUNE 2019



- GENERAL NOTES**
- RUNNING SLOPE OF A CURB RAMP SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET TO AVOID CHANGING 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.
  - SEE CDA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.
- CONSTRUCTION NOTES**
- 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.
  - 0.5% MAX. SLOPE OF RAMP, 7% PREFERRED SLOPE OF RAMP.
  - GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS 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.
  - COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE SIX MAX.
  - FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX. MEASURED PARALLEL TO THE BACK OF THE CURB.
  - 2% MAXIMUM CROSS-SLOPE. 1.5% PREFERRED CROSS-SLOPE.
  - FILLET SHARP CURVES EXPOSED TO TRAFFIC TO 6" MINIMUM RADIUS.

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

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

**TRAFFIC CIRCULATION LAYOUT APPROVED**

Signed: *[Signature]* Date: 02/4/22

NO.	DATE	REMARKS	BY
REVISIONS			
<b>PRELIMINARY NOT FOR CONSTRUCTION</b>			
ENGINEER'S SEAL	3-BAY OIL CHANGE 5400 MENAUL BLVD NE	DRAWN BY LN	
	<b>CONSTRUCTION DETAILS</b>  <b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	DATE 12/20/2021	
		2021077_DTE	
		SHEET # <b>C5.4</b>	
		JOB # 2021077	

