

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

October 9, 2025

Derek Bohannon  
Tierra West LLC  
5571 Midway Park PI NE  
Albuquerque NM, 87109

[dbohannon@tierrawestllc.com](mailto:dbohannon@tierrawestllc.com)

**Re: Mister Car Wash  
1020 Juan Tabo NE  
Albuquerque, NM 87112  
Traffic Circulation Layout  
Engineer's Stamp 10-9-25 (J22D074) TRANS-2025-00285**

Dear Mr. Bohannon,

PO Box 1293      The TCL submittal received 10-6-25 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.

Albuquerque      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, and the TCL to the [ABQ-PLAN](#) for log in and evaluation by Transportation.

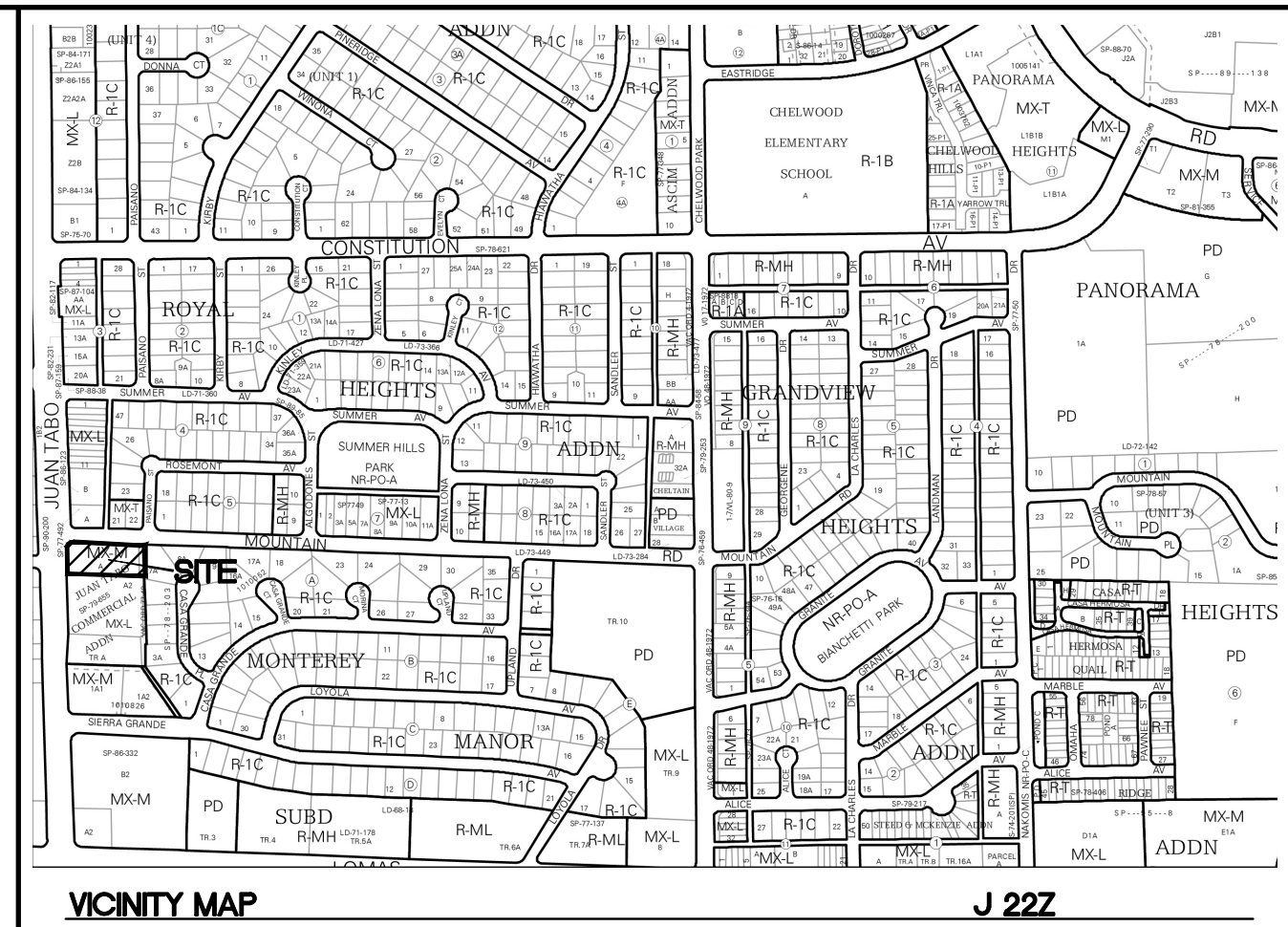
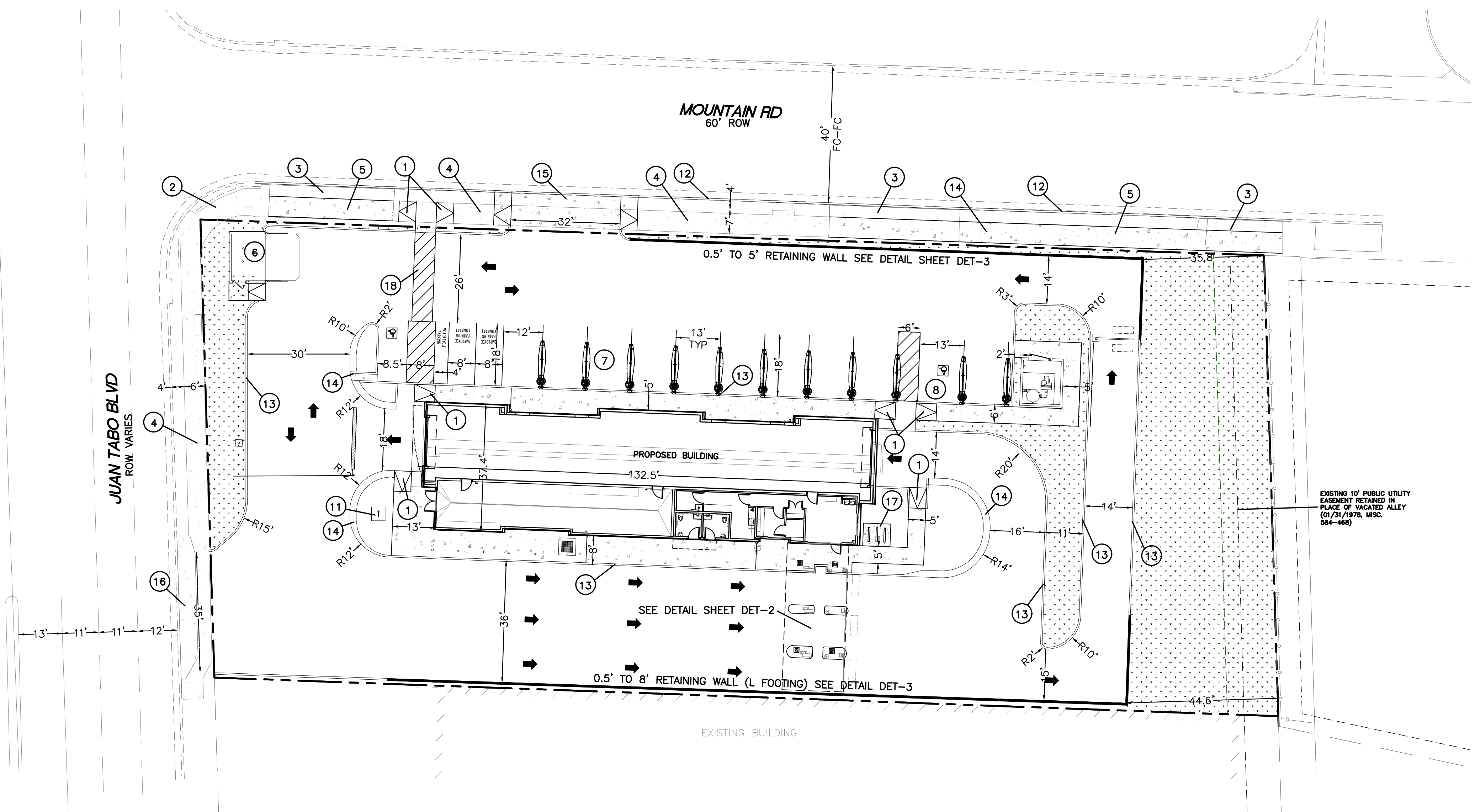
NM 87103

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,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM  
Sr. Engineer, Planning Dept.  
Development Review Services



TRAFFIC CIRCULATION  
LAYOUT APPROVED

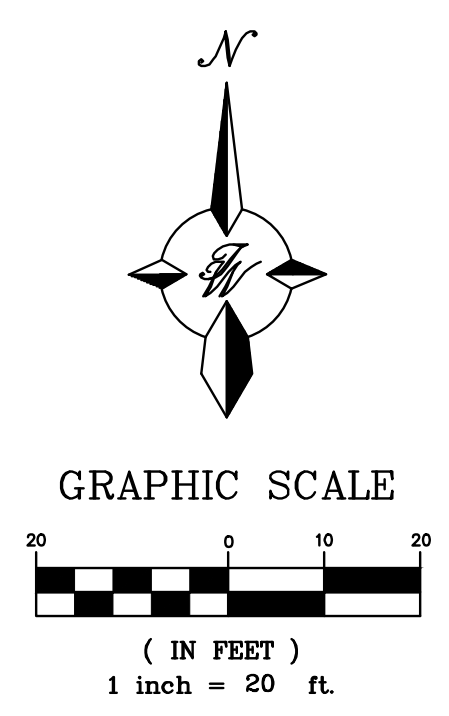
Sertil A. Kanbar 10/9/2025

Signed Date

SITE DATA	
PROPOSED USAGE	CAR WASH
LOT AREA	41485 SF (0.95 ACRES)
ZONING	MX-M
BUILDING AREA	4720 SF
BUILDING SETBACK	
FRONT (WEST)	5'
REAR (EAST)	15'
SIDE (NORTH AND SOUTH)	5'
PARKING REQUIRED	1 (2 PER 1000 SF, OFFICE, WAITING AREA, RETAIL=824 SF)
PARKING PROVIDED	3 SPACES (1 ACCESSIBLE SPACE)
MOTORCYCLE SPACES REQUIRED	1 SPACE
MOTORCYCLE SPACES PROVIDED	1 SPACE
BICYCLE SPACES REQUIRED	3 SPACES
BICYCLE SPACES PROVIDED	3 SPACES
LANDSCAPE REQUIRED	5515 SF (15% NET AREA, 36765 SF)
LANDSCAPE PROVIDED	8020 SF

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- EXISTING CURB & GUTTER
- RETAINING WALL
- NEW CONCRETE SIDEWALK
- LANDSCAPING

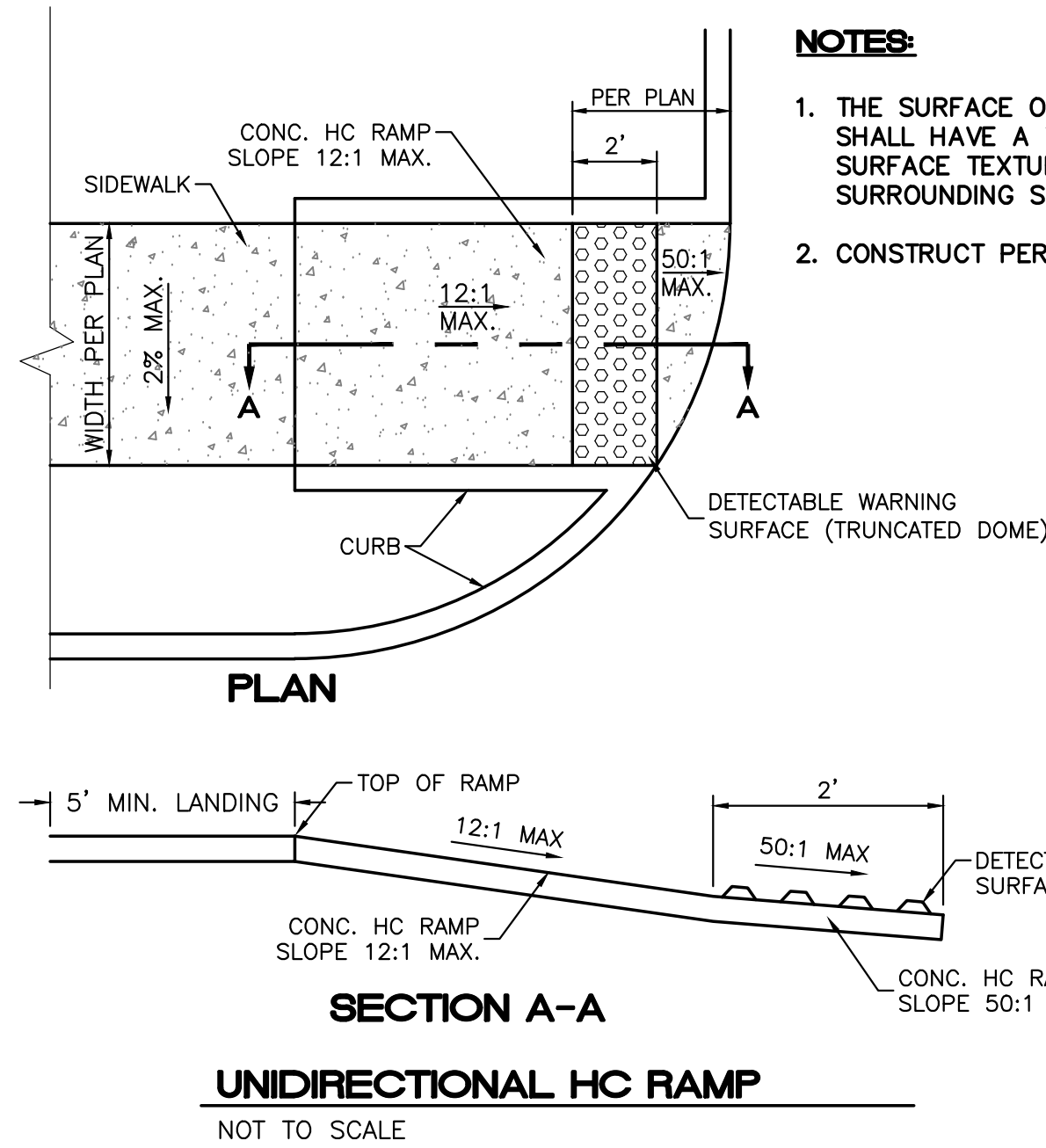


KEYED NOTES

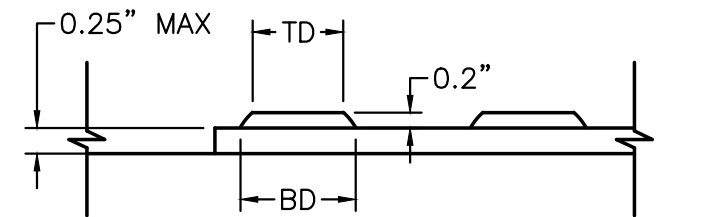
- UNIDIRECTIONAL ACCESSIBLE RAMP, SEE DETAIL SHEET DET-1
- EXISTING ACCESSIBLE RAMP TO REMAIN
- REMOVE AND DISPOSE EXISTING DRIVEWAY PAD AND CURB
- EXISTING CONCRETE SIDEWALK
- NEW CONCRETE SIDEWALK PER COA DWG 2430
- DUMPSTER SEE DETAIL SHEET DET-1
- VACUUM STALL (TYP) SEE DETAIL SHEET DET-2
- ACCESSIBLE VACUUM STALL SEE DETAIL SHEET DET-2
- MOTORCYCLE PARKING W/SIGN
- ACCESSIBLE PARKING W/SIGN
- TRANSFORMER
- STD CURB AND GUTTER PER COA DWG 2415A
- 6" CURB AND GUTTER SEE DETAIL SHEET DET-2
- MOUNTABLE CURB AND GUTTER SEE DETAIL SHEET DET-2
- NEW DRIVEWAY PAD PER COA DWG 2425
- EXISTING DRIVE PAD TO REMAIN
- BIKE RACK SEE DETAIL SHEET DET-1
- 6' PEDESTRIAN CROSSWALK

<p>RONALD R. BOHANNAN P.E. #7868</p>	MISTER CAR WASH ALBUQUERQUE, NM	DRAWN BY pm
	TRAFFIC CIRCULATION PLAN	DATE 10-9-25
	<p>TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</p>	DRAWING
		SHEET # 4 JOB # 2025017





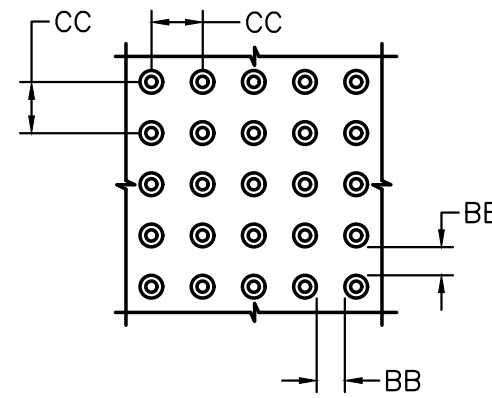
- NOTES:**
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
  2. CONSTRUCT PER A.D.A. STANDARDS.



**DOME SECTION**

BD - BASE DIAMETER 0.9" MIN

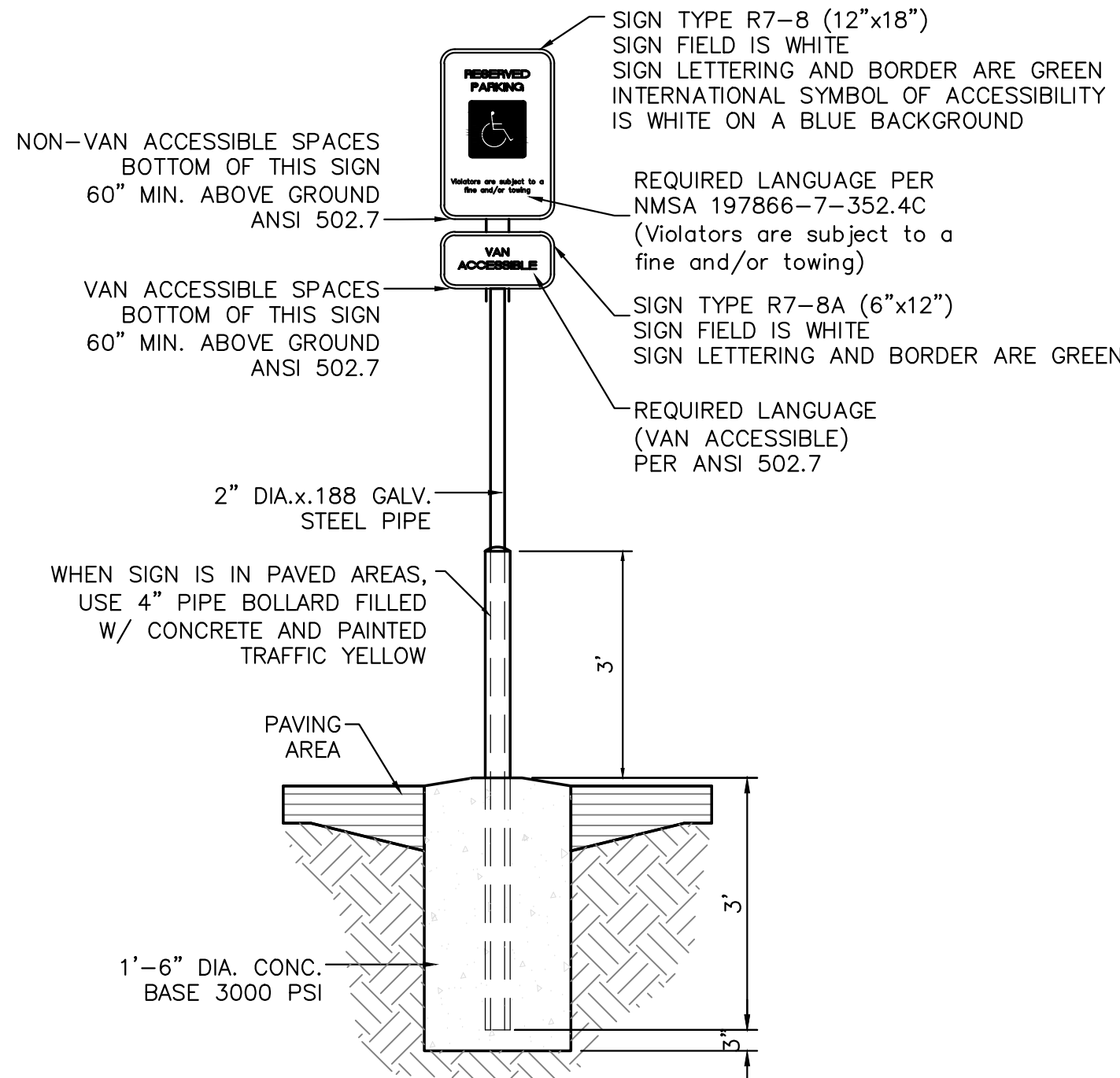
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



**DOME SPACING**

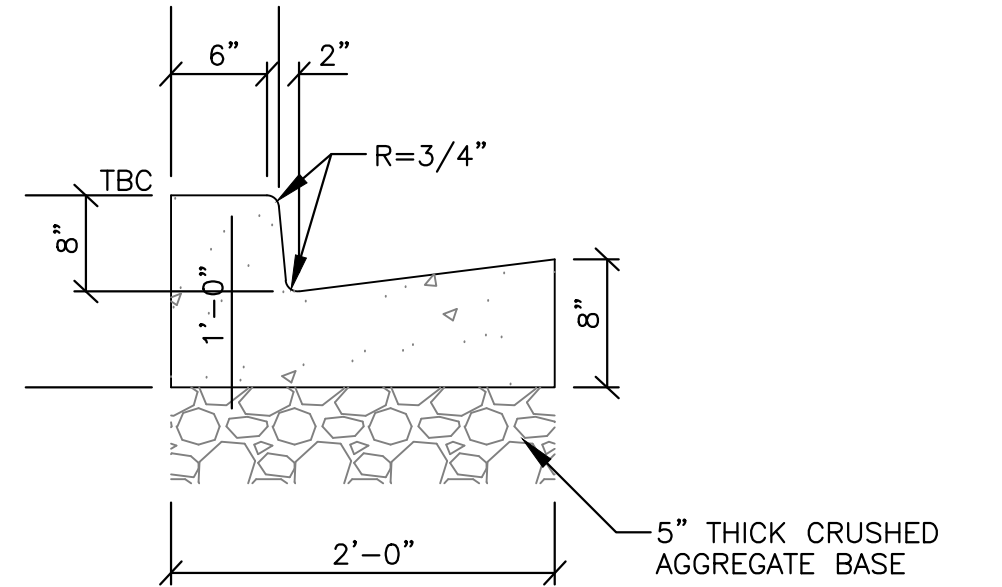
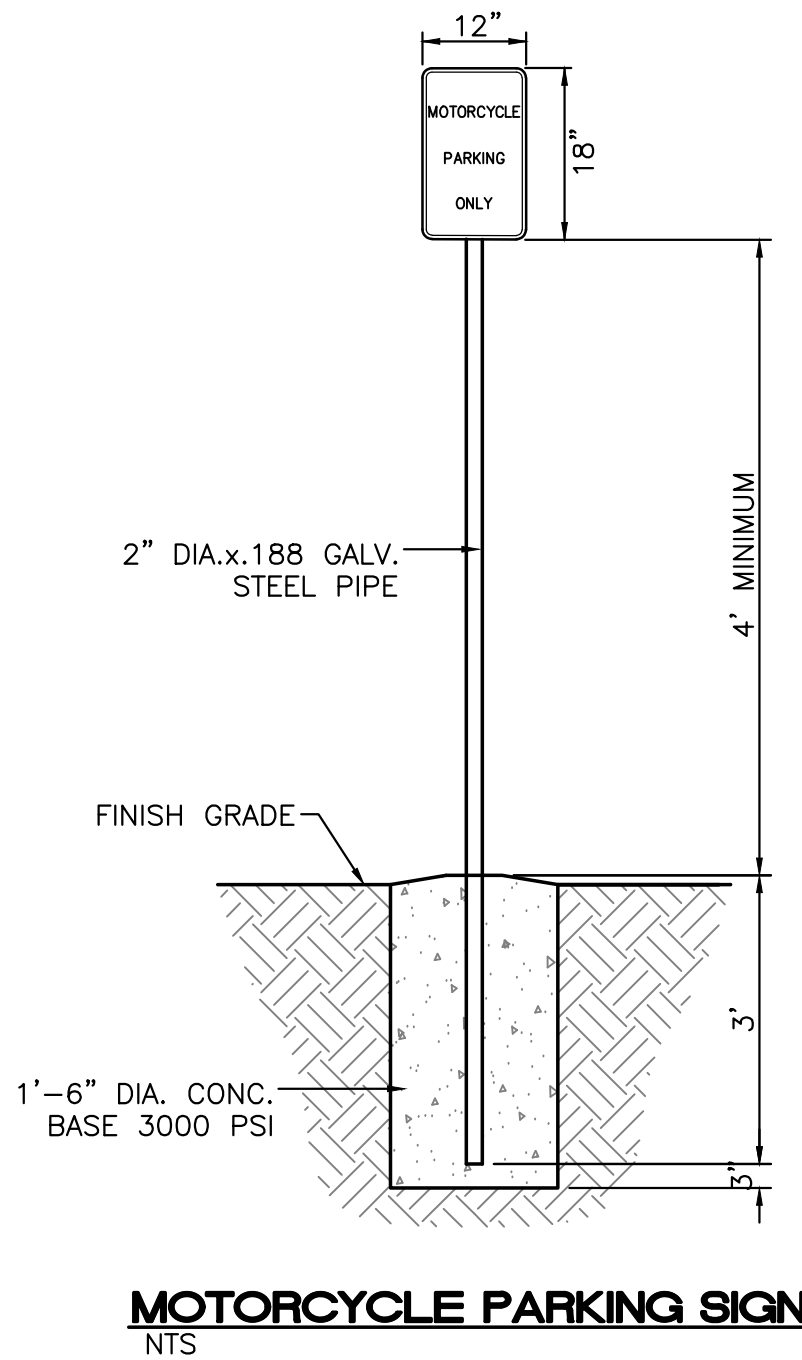
CC - CENTER TO CENTER SPACING 2.35"

BB - BASE TO BASE SPACING 1.48" MIN



**ACCESSIBLE PARKING SIGN**

NTS



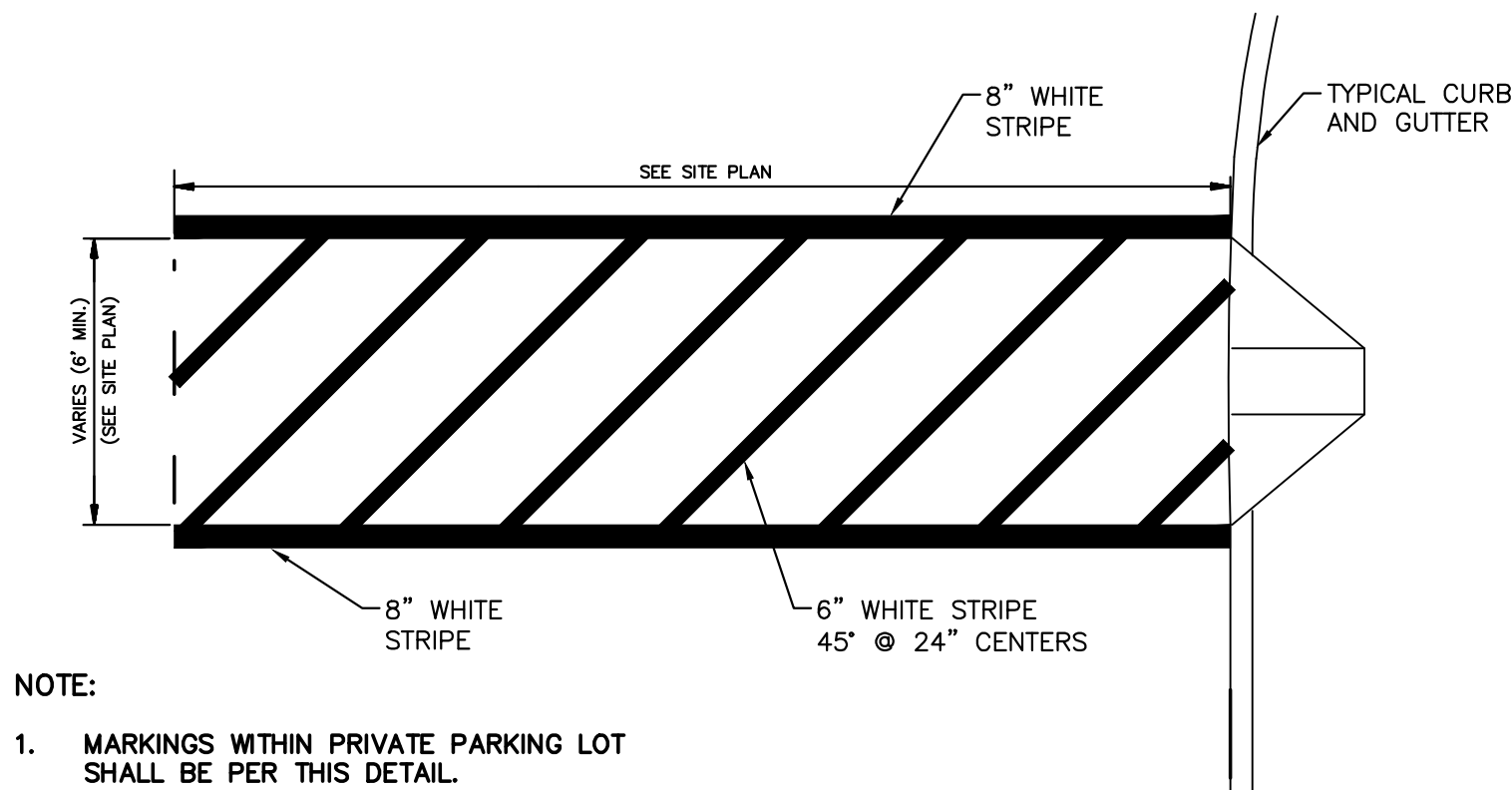
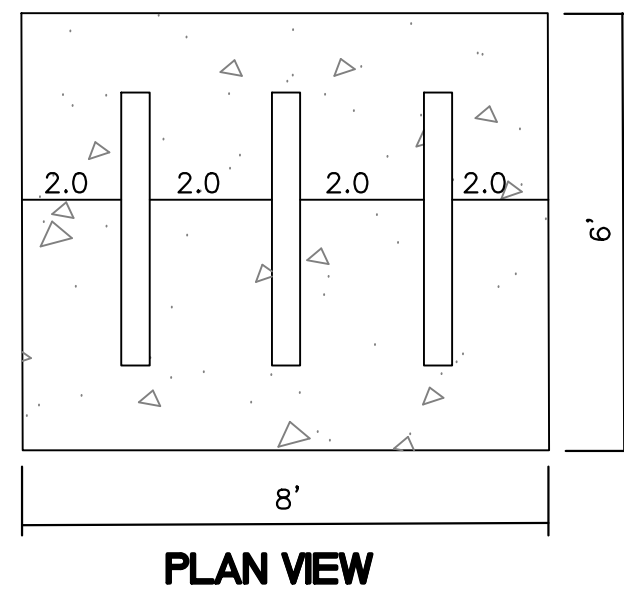
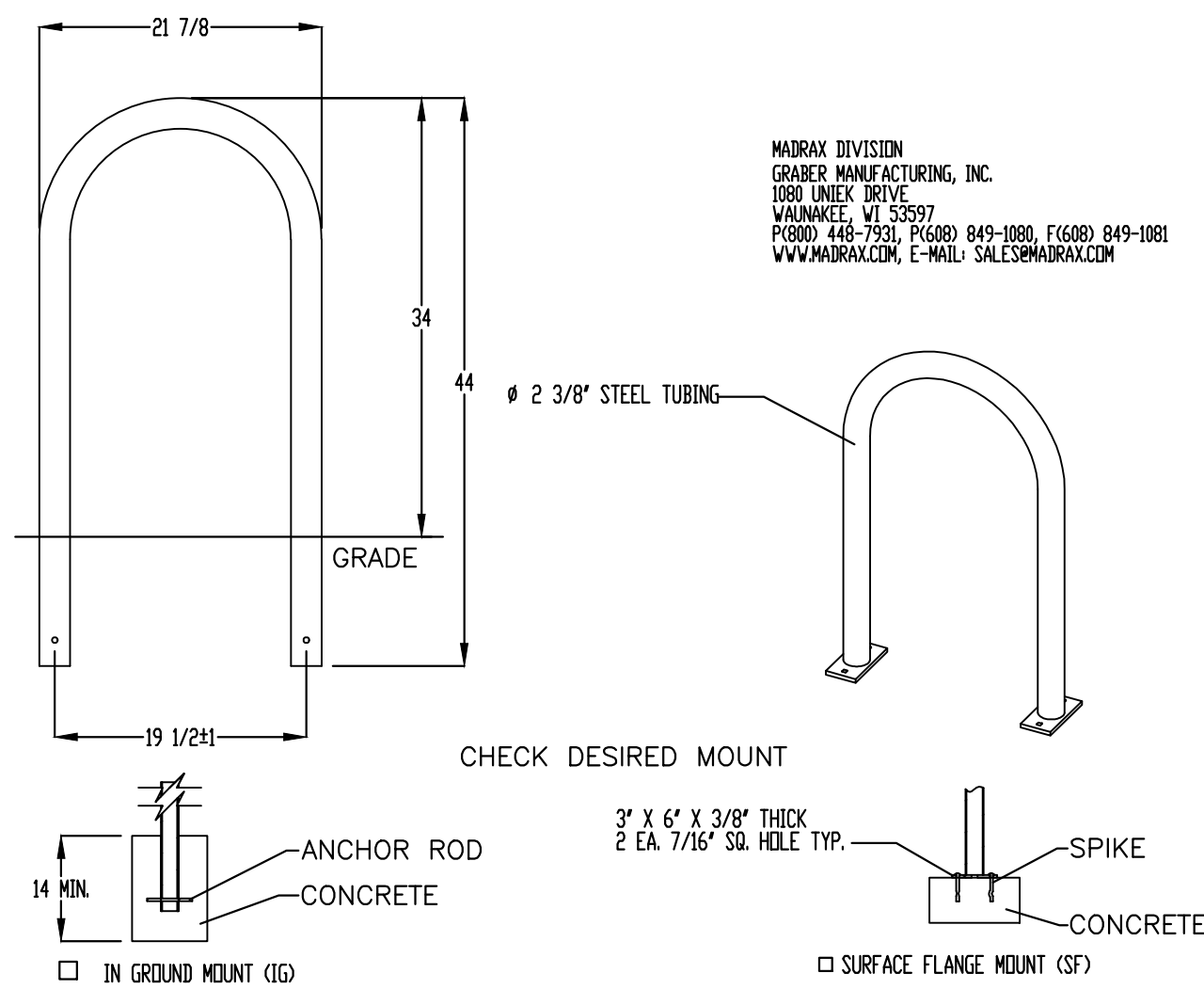
**STANDARD CURB AND GUTTER**

NTS (OFFSITE)

**TRAFFIC CIRCULATION LAYOUT APPROVED**

Sertil A. Kanbar 10/9/2025

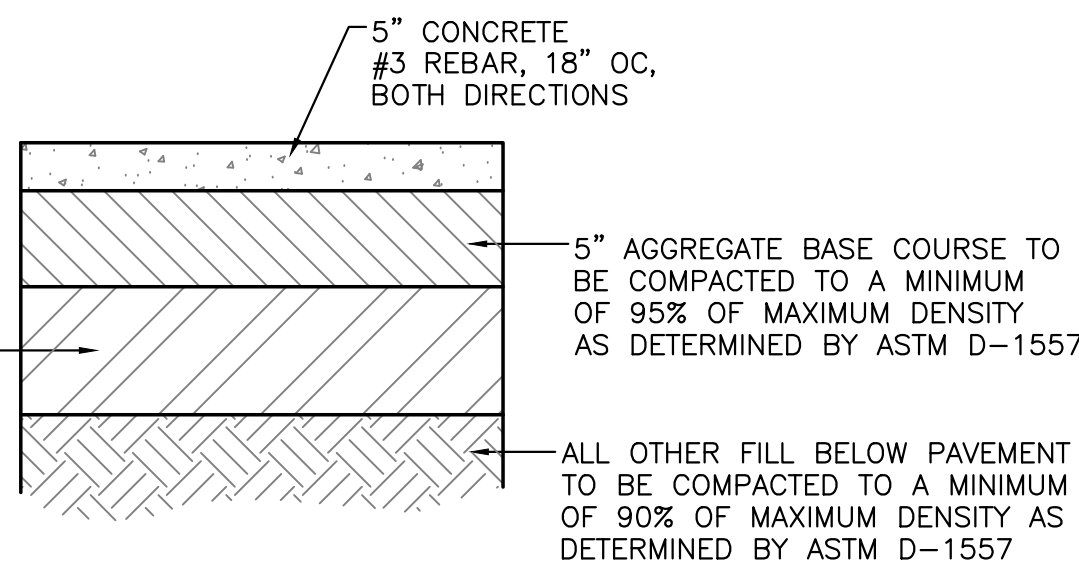
Signed Date



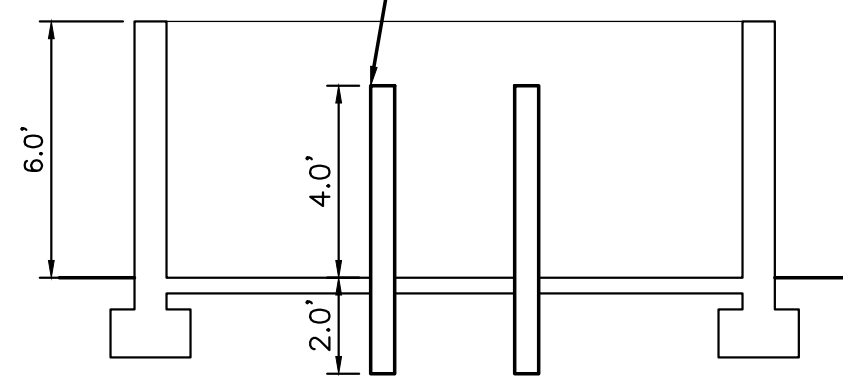
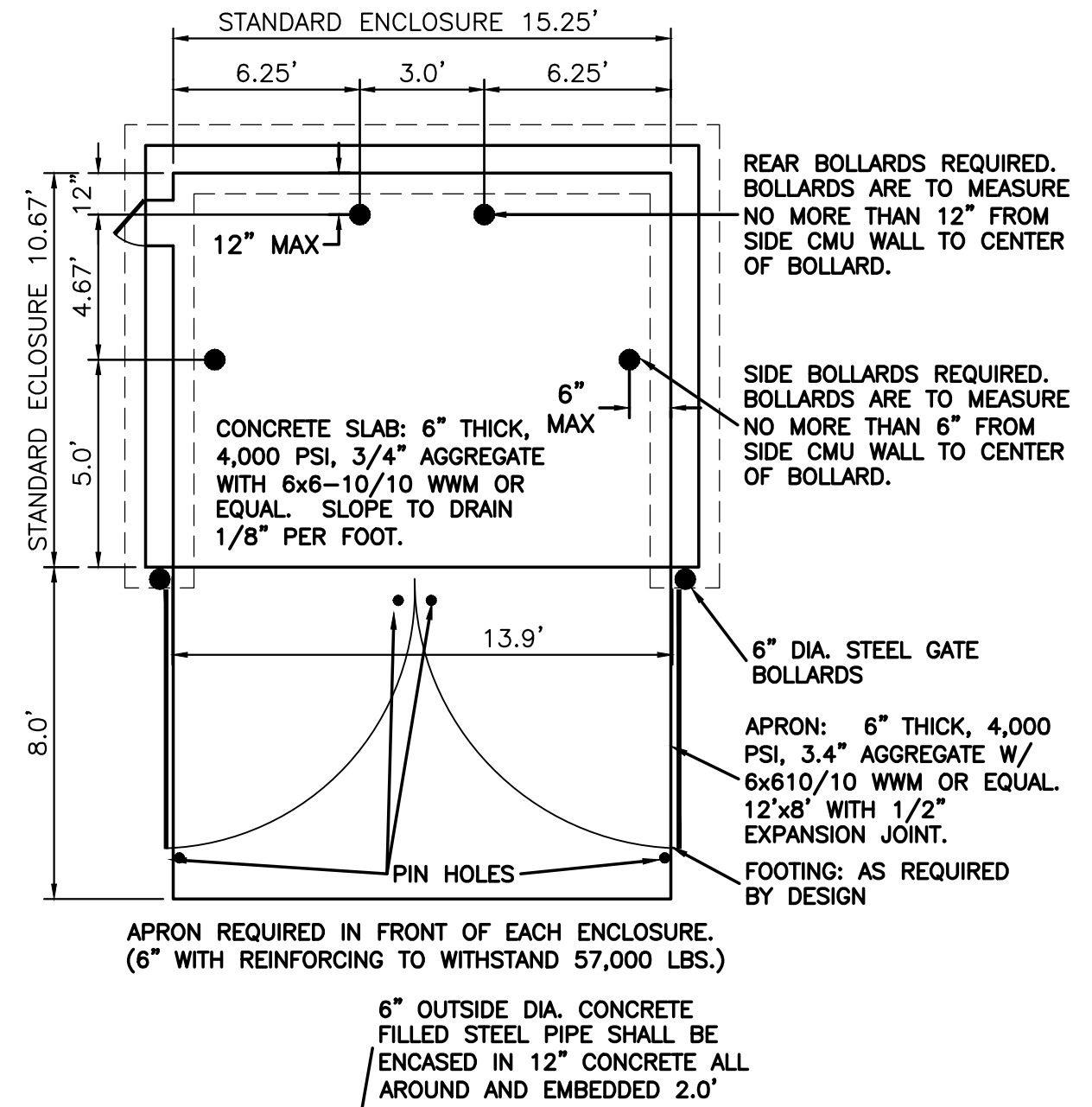
- NOTE:**
1. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
  2. THESE MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE.

**CROSSWALK/PED. CROSSING**

NTS



**TYPICAL PAVING SECTION**



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

**DUMPSTER ENCLOSURE DETAIL**

NTS

PRODUCT: U238-1G(SF)  
DESCRIPTION: 1" BIKE RACK  
2 BIKE, SURFACE OR IN GROUND MOUNT  
DATE: 10-4-18  
ENG: SNC

CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

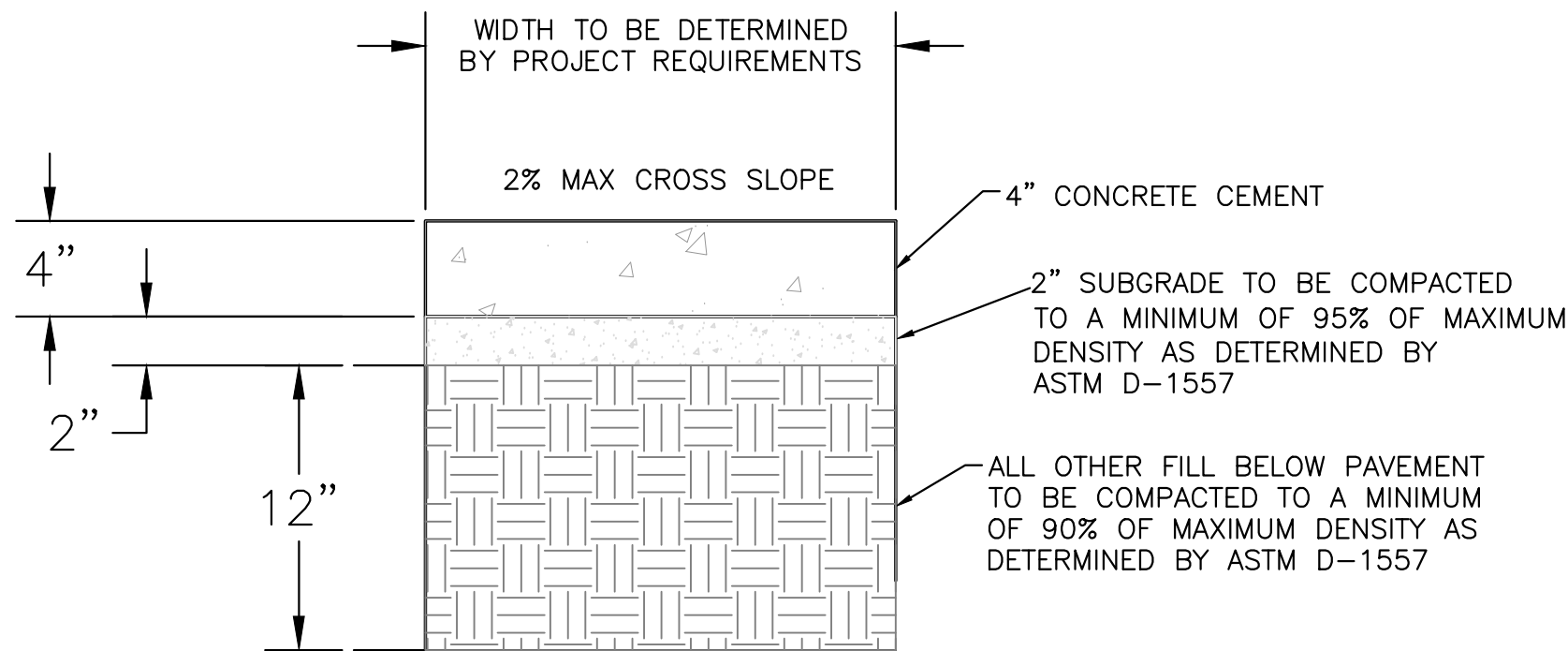
©2018 GRABER MANUFACTURING, INC. ALL PROPRIETARY RIGHTS RESERVED.

**NOTES:**

1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH); SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
4. BIKE RACK SHALL HAVE A 1-FEET CLEAR ZONE ALL AROUND.
5. EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.

**BIKE RACK DETAIL**

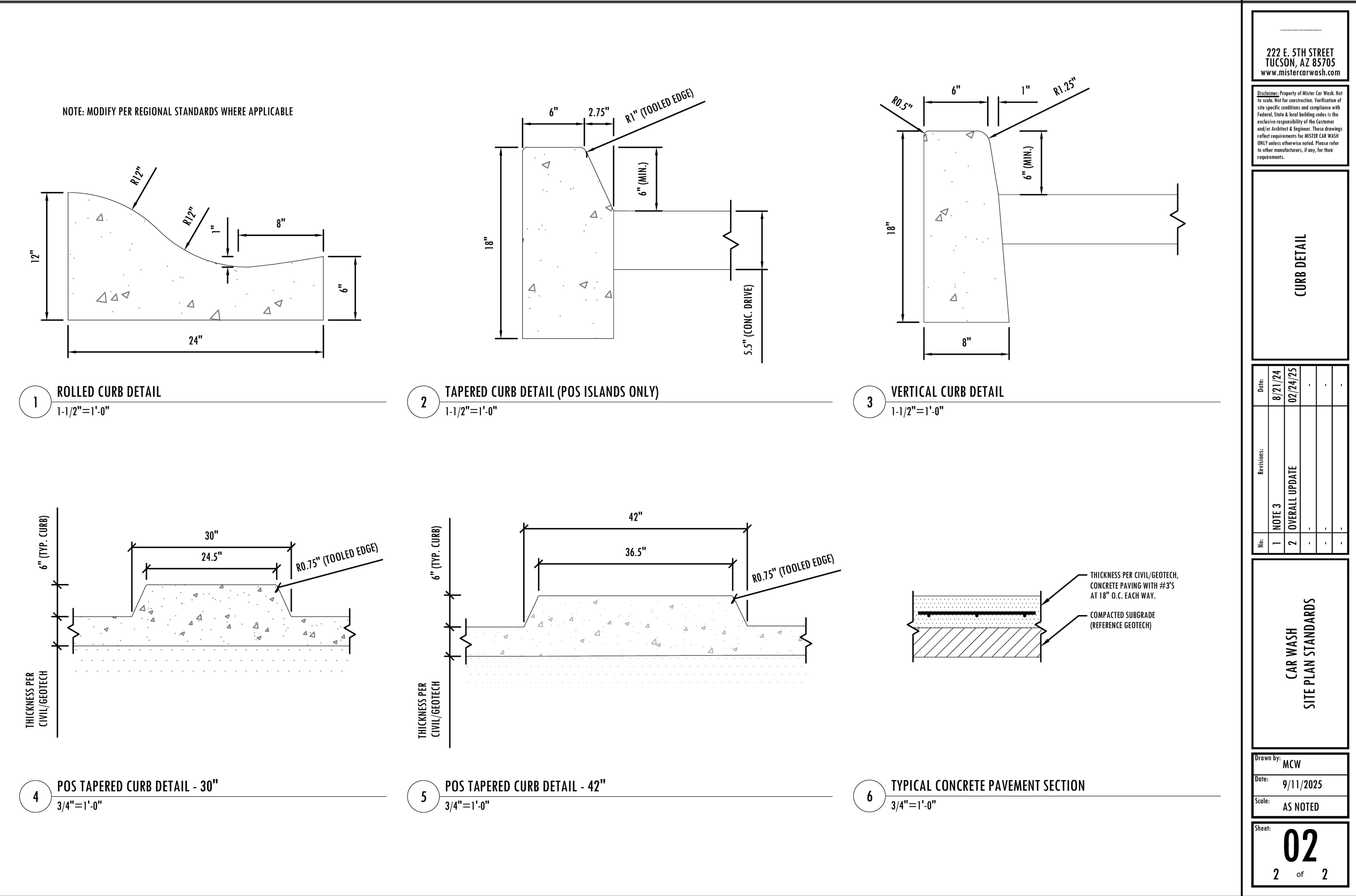
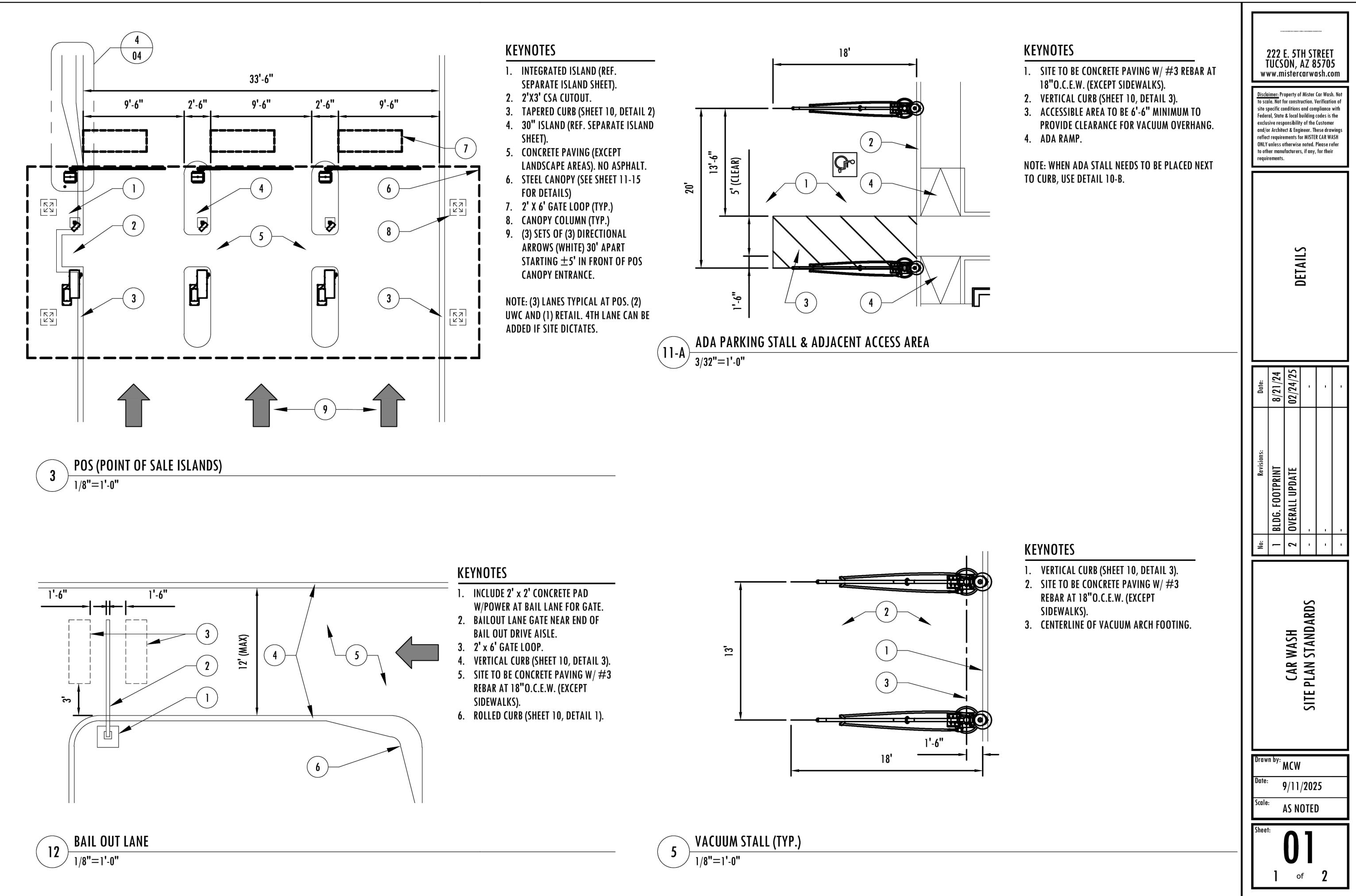
NTS



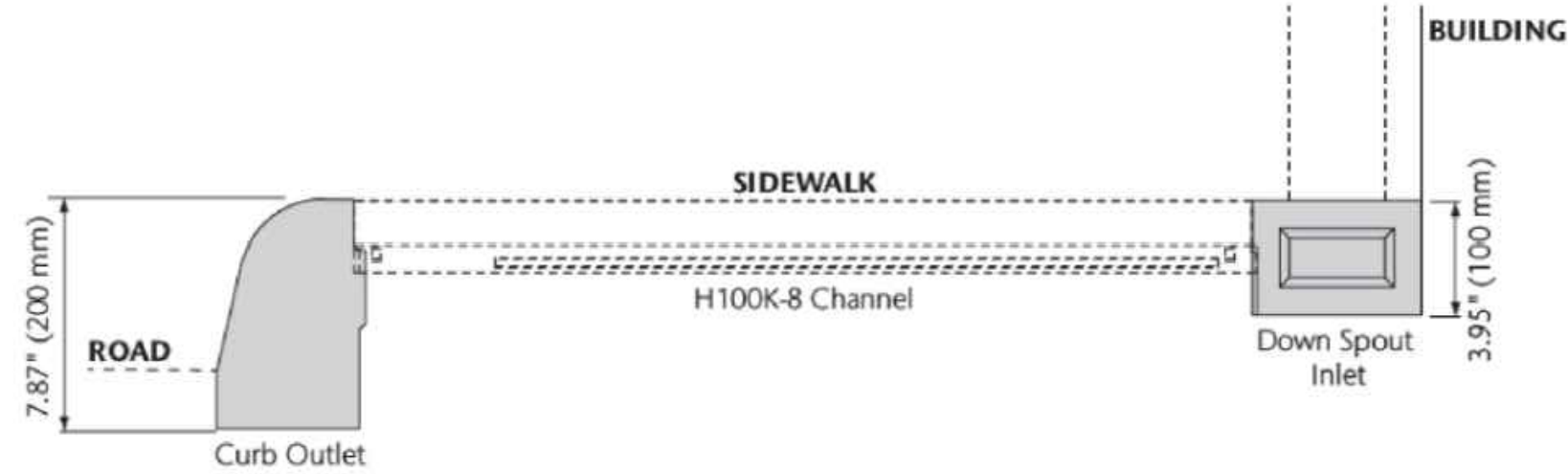
**CONCRETE SIDEWALK SECTION**

<p>ENGINEER'S SEAL</p> <p>RONALD R. BOHANNAN</p> <p>NEW MEXICO</p> <p>7868</p> <p>PROFESSIONAL ENGINEER</p> <p>10-8-25</p> <p>RONALD R. BOHANNAN</p> <p>P.E. #7868</p>	<p><b>MISTER CAR WASH</b></p> <p><b>ALBUQUERQUE, NM</b></p>	<p>DRAWN BY</p> <p>pm</p>
	<p><b>CONSTRUCTION DETAILS</b></p>	<p>DATE</p> <p>10-8-25</p>
	<p><b>TIERRA WEST, LLC</b></p> <p>5571 MIDWAY PARK PL. NE</p> <p>ALBUQUERQUE, NEW MEXICO 87109</p> <p>(505) 858-3100</p> <p>www.tierrawestllc.com</p>	<p>SHEET #</p> <p><b>9</b></p> <p>JOB #</p> <p>2025017</p>





Cross Sidewalk Drain (CSD) System Layout



CSD is a cross-sidewalk drainage system which has a polymer concrete curb unit, that is cast into the curb line, to allow water from the H100K-8 or H100KS-8 SlabDrain to discharge into the road. A down spout inlet, also manufactured from polymer concrete, allows rainwater down spouts to drain into the channel.

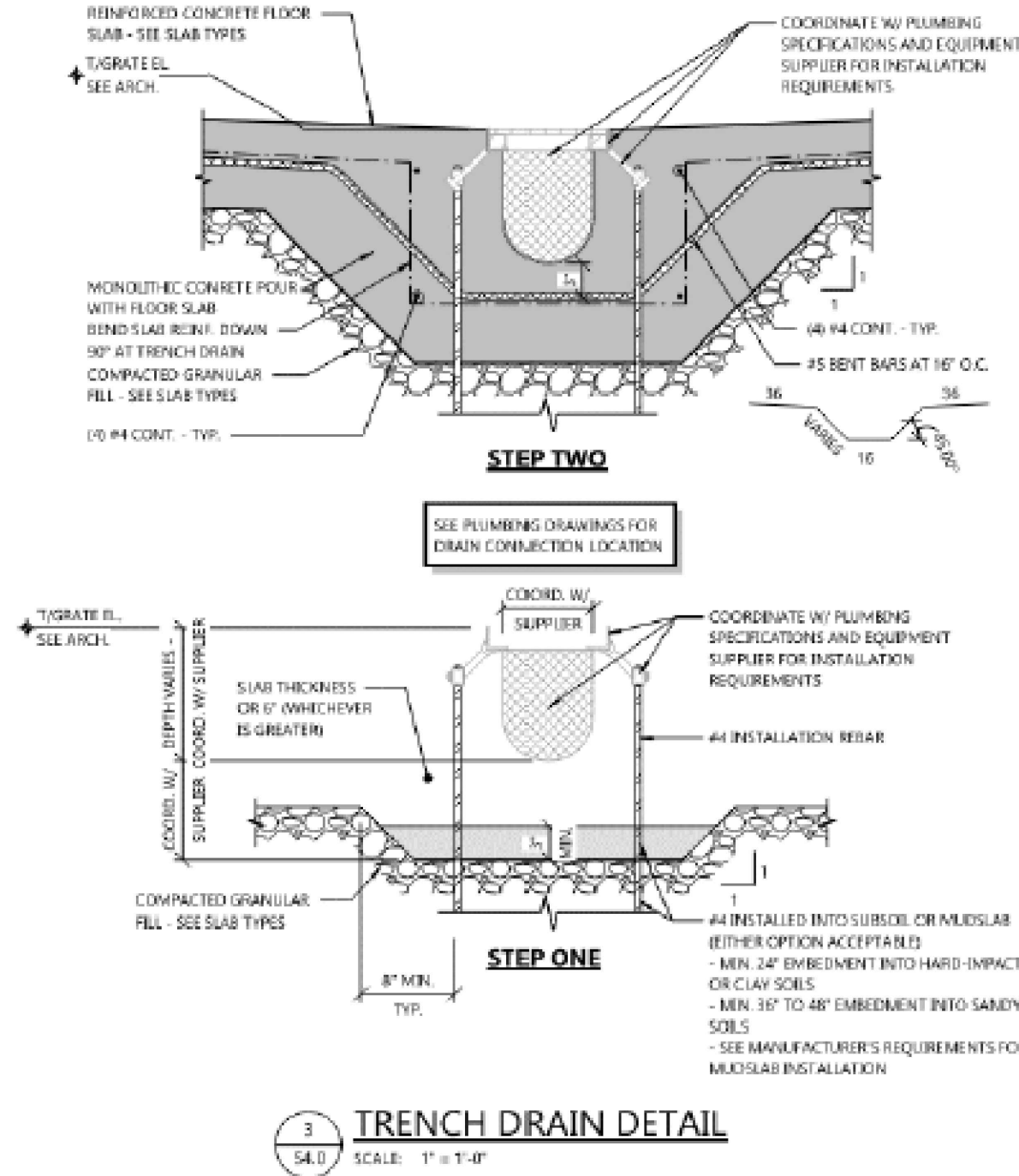


CSD Parts

CSD Parts	Part No.	Invert Depth		Overall Depth		Weight
		in	mm	in	mm	
Curb Outlet - Type 6 Profile	96924	3.50	90	7.87	200	12.7
Down Spout Inlet	96932	3.20	82	3.95	100	6.0

Notes:  
1. For use with H100K-8 or H100KS-8 channels only.

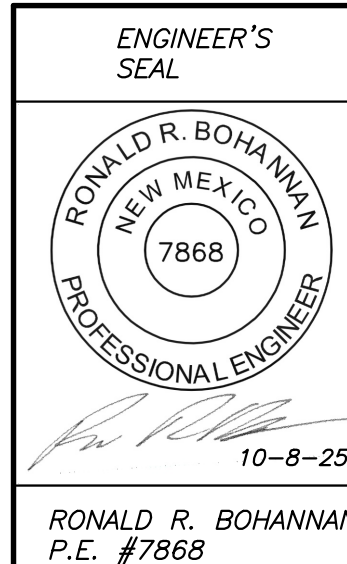
OR EQUIVALENT FOR SIDEWALK TRENCH DRAIN



TRAFFIC CIRCULATION  
LAYOUT APPROVED

Sertil A. Kanbar 10/9/2025

Signed Date



MISTER CAR WASH  
ALBUQUERQUE, NM

CONSTRUCTION DETAILS

TIERRA WEST, LLC  
5571 MIDWAY PARK PL. NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 858-3100  
www.tierrawestllc.com

DRAWN BY

pm

DATE

10-8-25

DRAWING

SHEET #

10

JOB #

2025017