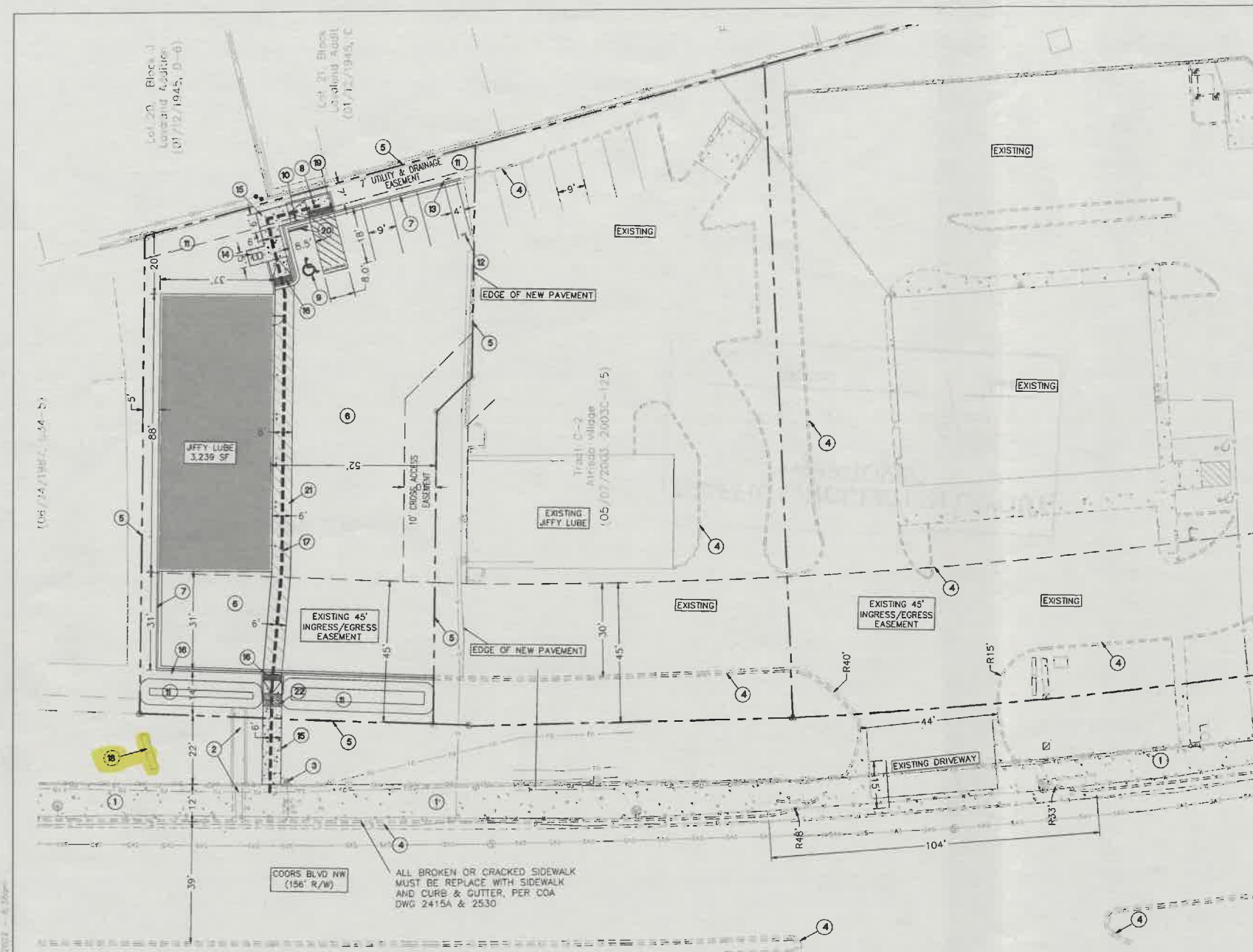




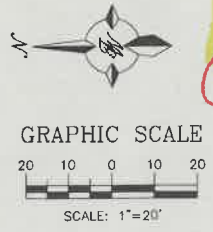
- LEGEND**
- CURB & GUTTER
 - EASEMENT
 - PROPOSED PROPERTY LINE
 - PROPOSED BUILDING
 - SIDEWALK
 - EXISTING STRIPING
 - EXISTING CURB & GUTTER
 - EXISTING SIDEWALK
 - EXISTING HYDRANT

- KEYED NOTES**
- EXISTING SIDEWALK
 - EXISTING SIDEWALK CULVERT AND CONCRETE RUNDOWN
 - EXISTING FIRE HYDRANT
 - EXISTING CURB AND GUTTER
 - PROPERTY LINE
 - SITE ASPHALT PAVEMENT (SEE DETAIL, SHEET C2.1)
 - 6" PRIVATE CURB AND GUTTER (SEE DETAIL, SHEET C2.1)
 - ADA PARKING ACCESSIBLE PATHWAY
 - ADA PARKING PER ADA REQUIREMENTS (SEE DETAIL, SHEET C2.1)
 - ADA NO PARKING SIGN (SEE DETAIL, SHEET C2.1)
 - LANDSCAPE AREA
 - MOTORCYCLE PARKING, ADD PAINT LABEL PER COA CODE (SEE DETAIL, SHEET C2.1)
 - MOTORCYCLE PARKING SIGN (SEE DETAIL, SHEET C2.1)
 - BIKE RACK (SEE DETAIL, SHEET C2.1)
 - SIDEWALK PER COA STD DWG #2430
 - UNIDIRECTIONAL ADA RAMP WITH TRUNCATED DOMES INSTALLED (SEE DETAIL, SHEET C2.2)
 - ADA PUBLIC ACCESSIBLE PATHWAY
 - EXISTING BILLBOARD SIGN
 - PARRALLEL ADA RAMP WITH TRUNCATED DOMES INSTALLED (SEE DETAIL, SHEET C2.2)
 - WHEEL STOP (SEE DETAIL, SHEET C2.2)
 - CROSS WALK (SEE DETAIL, SHEET C2.2)
 - PRIVATE SIDEWALK CULVERT (REFER COA STD DWG 2236)

LANDSCAPING NOTE

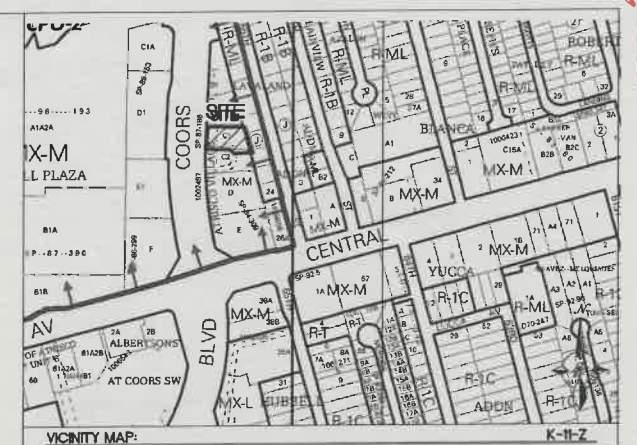
1. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

CONDITION OF FINAL E.O. APPROVAL
THE APPROVED/RECORDED COPY
OF REVOCABLE PERMIT BE
PROVIDED TO OUR
TRANSPORTATION SECTION
(FOR KEYED NOTE 18)



**TRAFFIC CIRCULATION LAYOUT
APPROVED**

Signed _____ Date 2/11/2022 (K10-0047)



LEGAL DESCRIPTION

TR C1 PLAT OF TRACTS C1 & C2 ATRISCO VILLAGE
CONT .3768 AC

SITE DATA

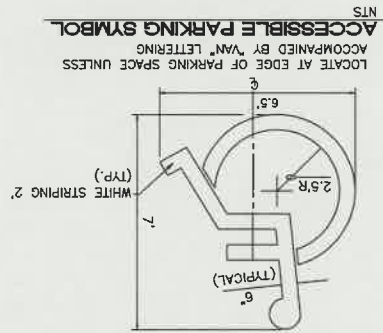
JIFFY LUBE (LIGHT VEHICLE REPAIR)	
IDO ZONING:	MX-M
PROPOSED USAGE:	BUSINESS
LOT AREA:	16,413 SF (0.3768 ACRE)
BUILDING AREA:	3,239 SF
PARKING: SPACES REQUIRED:	3 (1 SPACES/ 1,000 SF)
PARKING: SPACES PROVIDED:	5 (INCLUDES HC PARKING)
HC PARKING: SPACES REQUIRED:	1
HC PARKING: SPACES PROVIDED:	1
(1 VAN ACCESSIBLE)	
MC PARKING: SPACES REQUIRED:	1
(1 PER 1-25 REQUIRED PARKING SPACES)	
MC PARKING: SPACES PROVIDED:	1
BICYCLE PARKING: SPACES REQUIRED:	3
(3 SPACES OR 10% OF REQUIRED PARKING)	
BICYCLE PARKING: SPACES PROVIDED:	3
LANDSCAPE AREA PROVIDED:	3,373 SF (25%)

- NOTES**
- 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
 - ALL SIGNS TO BE COVERED WITH ANTI GRAFFITI COATING.
 - ALL SIGNS AND STRIPING SHALL BE MADE IN ACCORDANCE WITH THE MUTCD (CURRENT EDITION) SPECIFICATIONS AND COA STANDARDS.
 - ALL SYMBOLS AND ARROWS STRIPING TO BE PERFORMED HOT APPLIED THERMOPLASTIC TAPE.
 - ALL LANE OR LANES STRIPING TO BE PERFORMED HOT APPLIED THERMOPLASTIC TAPE.
 - ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARDS

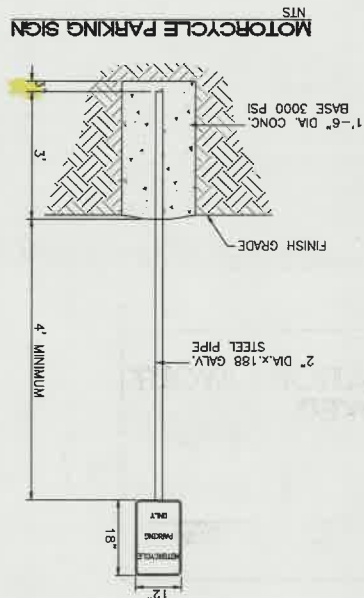
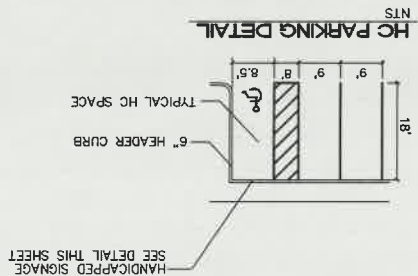
	JIFFY LUBE 130 COORS, ALBUQUERQUE	DRAWN BY RMG
	TRAFFIC CIRCULATION LAYOUT (TCL)	DATE 01/24/2022
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2021094-SP
	01/27/2022 RONALD R. BOHANNAN P.E. #7868	SHEET # C1 JOB # 2021094

K10-0047

ENGINEER'S SEAL		01/27/2022 RONALD R. BOHMAN P.E. #17668
JIFFY LUBE	SITE DETAILS	
130 COORS, ALBUQUERQUE		5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.lubefromwallllc.com
DRAWN BY	RMC	DATE
01/24/2022	2021094-DTE	SHEET #
C2.1	JOB #	2021094

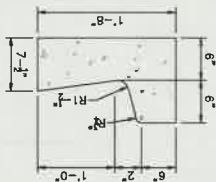


3) Accessible shall have the words "NO PARKING" in blue, capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed.

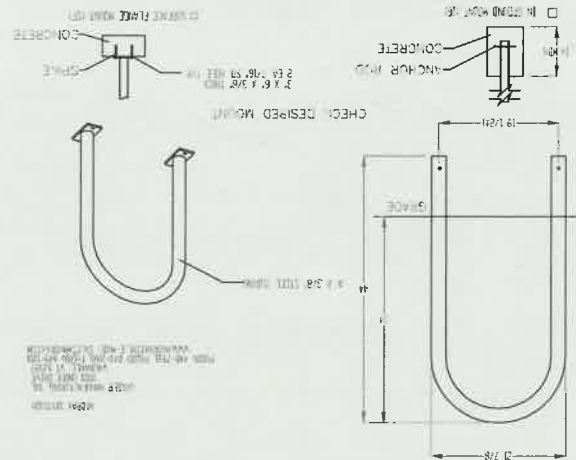


6" PRIVATE CURB & GUTTER

1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WALL-MART SPECIFICATIONS.
2. PROVIDE CONTRACTION JOINTS, 12' MAX., SPACING EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS DURING TOOL.
4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN EAST ADJACENT TO EACH OTHER.



TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed _____
Date 2/11/2022

BIKE RACK
SCALE: NONE[illegible]TYPICAL SITE ASPHALT PAVEMENT
NTS

The diagram illustrates the vertical layers of a road structure from top to bottom:

- 6" AGGREGATE BASE COURSE (MIN)**: The top layer, indicated by a label on the left.
- 12" SUBGRADE TO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557**: The layer below the base course, indicated by a label on the right.
- 2 LBS OF 1.5" ASPHALTIC CONCRETE (SP-III) TO BE COMPACTED TO A MINIMUM OF 96% OF MAXIMUM MARSHALL DENSITY (75 BLOWS) (VERIFY WITH GEOTECH REPORT)**: A thin layer below the subgrade, indicated by a label on the left.
- ALL OTHER FILL BELOW PAYMENT TO BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557**: The bottom-most layer, indicated by a label on the left.

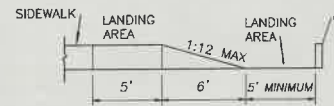
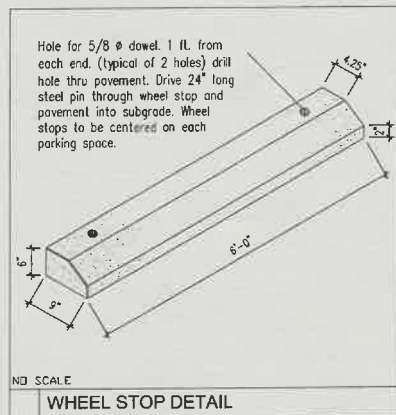
ACCESSIBLE PARKING SIGN

Diagram illustrating the components and dimensions of an Accessible Parking Sign assembly:

- Sign Assembly Components:**
 - SIGN TYPE R7-8 (12"x10")**: International Symbol of Accessibility.
 - SIGN LETTERING AND BORDER ARE GREEN**.
 - SIGN FIELD IS WHITE**.
 - REQUIRED LANGUAGE PER NMSA 197866-7-352.4C** (Violators are subject to fine and/or towing).
 - SIGN TYPE R7-8A (6"x12")**.
 - SIGN FIELD IS WHITE**.
 - SIGN LETTERING AND BORDER ARE GREEN**.
 - REQUIRED LANGUAGE (VAN ACCESSIBLE)** PER ANSI 502.7.
- Pole and Mounting Details:**
 - 2" DIA. x .188 GALV. STEEL PIPE**.
 - WHEN SIGN IS IN PAVED AREAS, USE 4" PIPE BOLLARD FILLED W/ CONCRETE AND PAINTED TRAFFIC YELLOW**.
 - PAVING AREA**.
- Dimensions:**
 - 3'-0"** (Total height from ground to top of sign).
 - 3'** (Height from ground to bottom of sign).
 - 1'-6" DIA. CONC. BASE 3000 PSI**.
- Clearance Requirements:**
 - VAN ACCESSIBLE SPACES**: 60" MIN. ABOVE GROUND BOTTOM OF THIS SIGN.
 - NON-VAN ACCESSIBLE SPACES**: 60" MIN. ABOVE GROUND BOTTOM OF THIS SIGN.

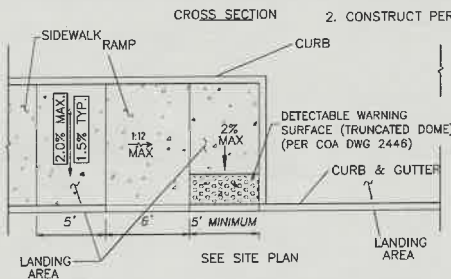
K10-1047

5/2

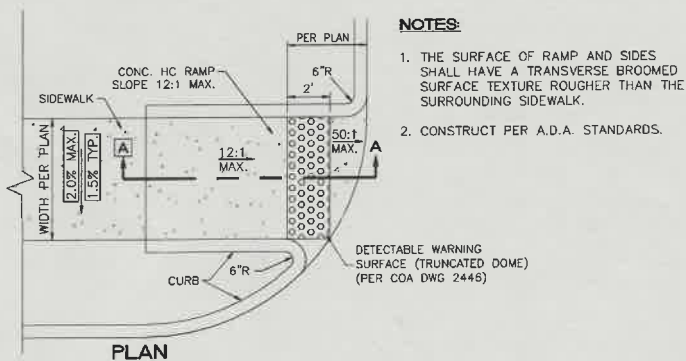


NOTES:

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.

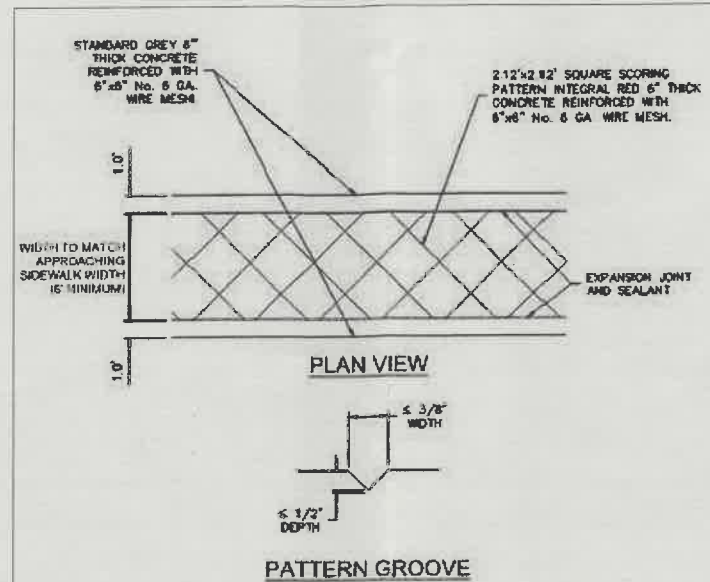
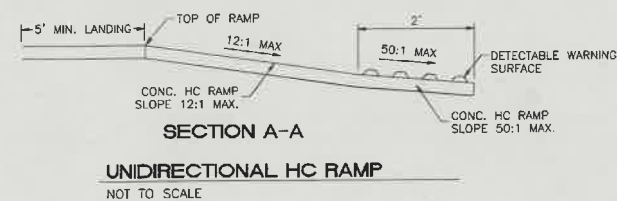


PARALLEL CURB HC RAMP
NOT TO SCALE



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.



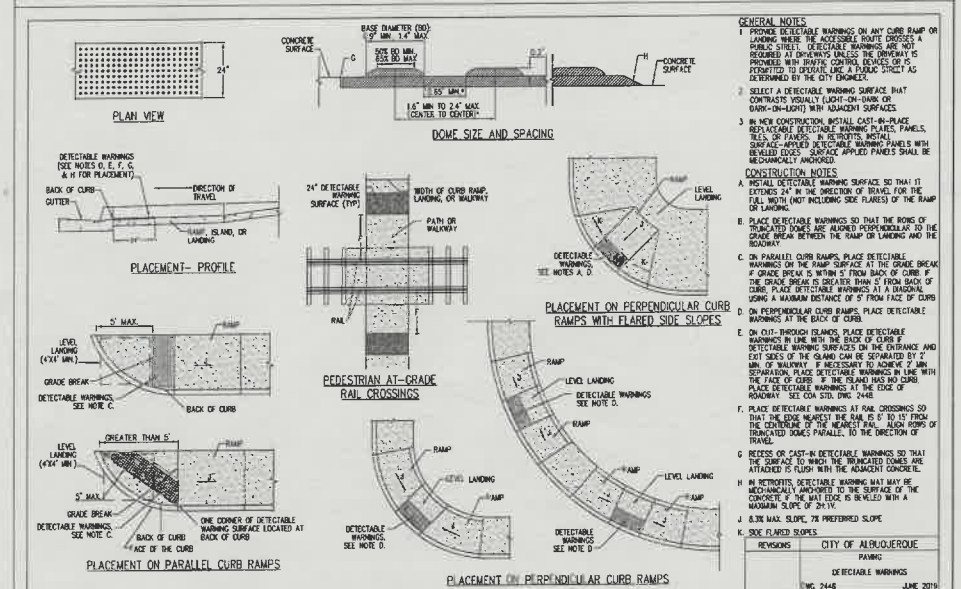
CROSSWALK/PED. CROSSING
NTS

TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed

Date

2/11/2022



ENGINEER'S SEAL	JIFFY LUBE 130 COORS, ALBUQUERQUE	DRAWN BY RMC
RONALD R. BOHANNAN NEW MEXICO 7868	SITE DETAILS	DATE 01/24/2022
01/27/2022	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierawestllc.com	2021094-DTE
RONALD R. BOHANNAN P.E. #7868		SHEET # C2.2
		JOB # 2021094

K10-D047

3/3

