

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

November 16, 2023

Brianna Uy  
Barghausen Consulting Engineers, Inc.  
18215 72<sup>nd</sup> Ave. S  
Kent, WA 98032

**Re: Take 5 Oil Change**  
**1125 Snow Vista Blvd. NW**  
**Traffic Circulation Layout**  
Engineer's Stamp 11-03-23 (M09-D012C)

Dear Ms. Uy,

The TCL submittal received 11-06-2023 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.

PO Box 1293

Albuquerque

NM 87103

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 the [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) for log in and evaluation by Transportation. **A 24 FT. WIDE ACCESS ROAD AT THE NORTH SIDE OF THE SITE, MUST BE BUILT PRIOR TO ISSUE A FINAL CO.**

[www.cabq.gov](http://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,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File



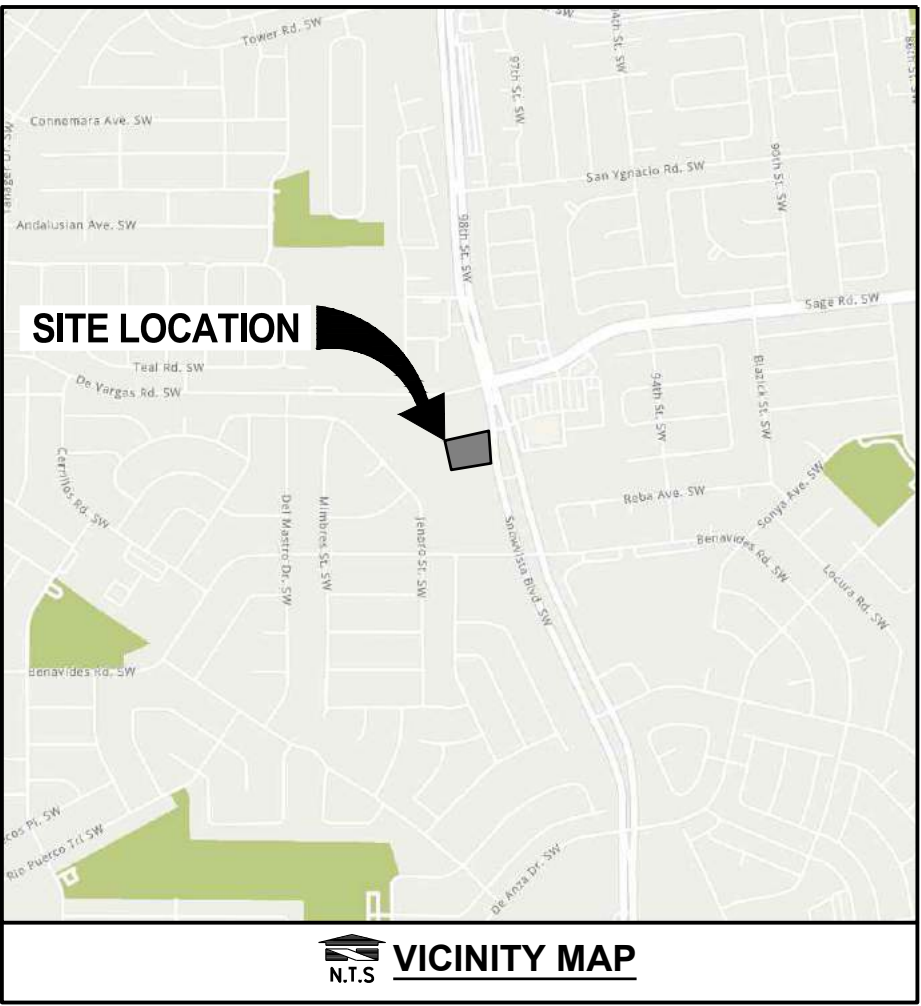
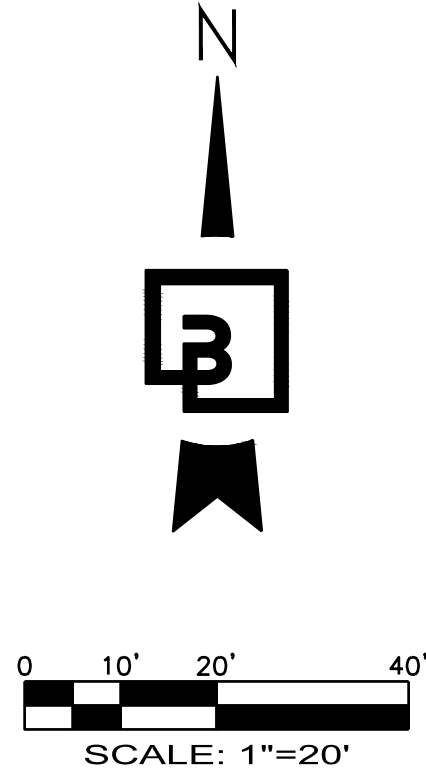
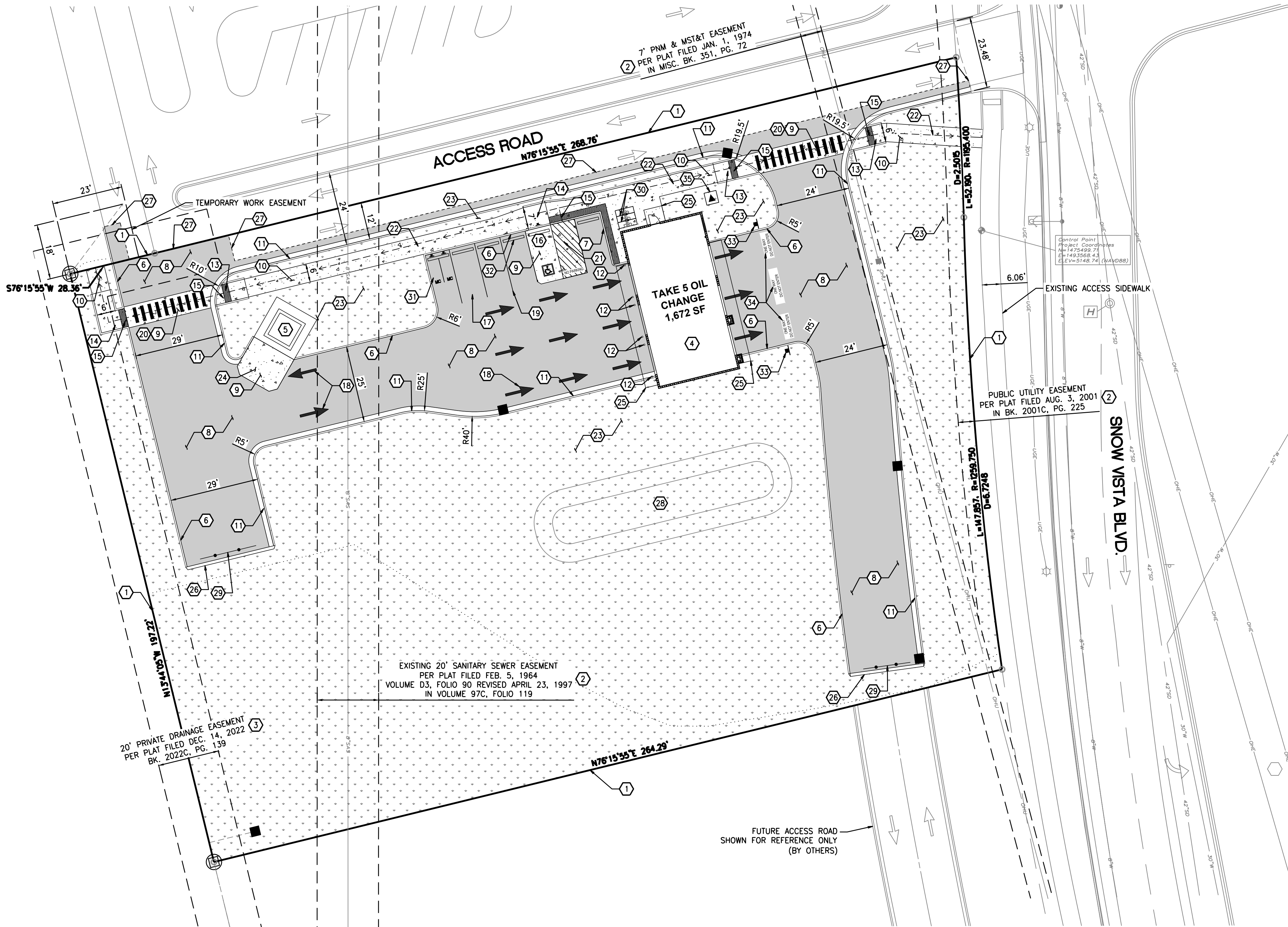


Know what's below.  
Call before you dig.  
Dial 811

A 24 FT. WIDE ACCESS ROAD AT THE NORTH SIDE OF THE SITE, MUST BE BUILT PRIOR TO ISSUE A FINAL CO.

# TAKE 5 OIL CHANGE - ALBUQUERQUE, NM

## SITE PLAN



PARKING CALCULATIONS:	
REQUIRED:	1 SPACE/1000 SF OF GFA
	2 REGULAR PARKING SPACES
	3 BICYCLE PARKING SPACES
	1 MOTORCYCLE PARKING SPACE
PARKING SPACES PROVIDED:	4 REGULAR
	1 ADA/VAN ACCESSIBLE SPACE
	2 MOTORCYCLE SPACES
	3 BICYCLE SPACES

### CONSTRUCTION NOTES:

- EXISTING PROPERTY LINE, TYPICAL.
- EXISTING PUBLIC UTILITY EASEMENT, TYPICAL.
- EXISTING PRIVATE UTILITY EASEMENT, TYPICAL.
- LOCATION OF BUILDING AS NOTED; CONFIRM ALL DIMENSIONS AND REQUIREMENTS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- LOCATION OF TRASH ENCLOSURE WITH CONCRETE PAD; REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
- CONSTRUCT CONCRETE BARRIER CURB PER DETAIL 5/C5.0.
- CONSTRUCT CONCRETE FLUSH CURB.
- CONSTRUCT ASPHALT PAVING, SECTION PER DETAIL 9/C5.0, TYPICAL.
- CONSTRUCT CONCRETE PAVING, SECTION PER DETAIL 10/C5.0, TYPICAL.
- CONSTRUCT CONCRETE SIDEWALK, WIDTH VARIES. SECTION PER DETAIL 3 AND 4/C5.2, TYPICAL.
- CONSTRUCT CONCRETE CURB AND GUTTER, PER DETAIL 6/C5.0, TYPICAL.
- INSTALL GUARD POST PER DETAIL 6/C5.2 REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- CONSTRUCT ACCESSIBILITY-COMPLIANT PERPENDICULAR CURB RAMP PER CITY OF ALBUQUERQUE STANDARD DRAWING NO. 2442/SHEET C6.0.
- CONSTRUCT ACCESSIBILITY-COMPLIANT PARALLEL CURB RAMP PER CITY OF ALBUQUERQUE STANDARD DRAWING NO. 2443/SHEET C6.0.
- INSTALL DETECTABLE WARNING PER CITY OF ALBUQUERQUE STANDARD DRAWING NO. 2446/SHEET C6.0. CONTRACTOR TO FIELD VERIFY SLOPES DO NOT EXCEED 1.5% CROSS SLOPE.
- INSTALL VAN ACCESSIBLE PARKING STALL AND SIGNAGE PER DETAIL 1/C5.0. REFER TO DETAIL FOR 2/C5.0 FOR INTERNATIONAL SYMBOL OF ACCESSIBILITY. REFER TO DETAIL 1/C5.2 FOR SIGN FOOTINGS. ADA SIGNAGE TO INCLUDE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" PER 66-7-352.4C NMSA.
- STANDARD PARKING SPACE, TYPICAL.
- PAINT DIRECTIONAL ARROWS WHERE SHOWN PER DETAIL 3/C5.0, TYPICAL.
- PAINT 4" WIDE WHITE REFLECTIVE PAINT PARKING STALL STRIPES, TYPICAL; ALL STRIPING TO CONFORM WITH AUTHORITY HAVING JURISDICTION REQUIREMENTS.
- PAINT CONTINENTAL STYLE PEDESTRIAN CROSSWALK STRIPING; 1 FOOT WIDE STRIPES AT 2 1/2' FEET ON CENTER.
- PAINT 4" WIDE STRIPED AREA AS SHOWN, 24" O.C. SAFETY WHITE, TYPICAL.
- ACCESSIBLE ROUTE. SEE ACCESSIBLE PATH NOTE THIS SHEET.
- LANDSCAPING AREA; REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- PROPOSED TRASH LOADING ZONE, COORDINATE APPROACH AND ORIENTATION OF TRASH ENCLOSURE W/ LOCAL REFUSE SERVICE PROVIDER.
- INSTALL CANOPY. SEE ARCHITECTURAL PLANS FOR DETAILS. CONFIRM ALL DIMENSIONS AND REQUIREMENTS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- CONSTRUCT ASPHALT RAISED EDGE CURB PER DETAIL 8/C5.0.
- APPROXIMATE LOCATION OF NEAT SAW CUT LINE. PROVIDE HOT TAR SEAL AT ALL JOINTS.
- LOCATION OF STORMWATER QUALITY POND. REFER TO SHEET C3.0 FOR ADDITIONAL INFORMATION.
- INSTALL TEMPORARY TYPE III BARRICADES PER DETAIL 7/C5.0.
- INSTALL BICYCLE RACKS PER DETAIL 7/C5.2.
- MOTORCYCLE PARKING SPACE, TYPICAL. INSTALL R7-5-16 SIGNAGE WITH "MOTORCYCLE PARKING ONLY" LETTERING.
- INSTALL CONCRETE WHEEL STOP PER DETAIL 4/C5.0.
- INSTALL SIGN PER MUTCD DETAIL R5-1 WITH "DO NOT ENTER" LETTERING.
- PAINT "ONE WAY" AND "DO NOT ENTER" LETTERING.
- CONSTRUCT CONCRETE PAD FOR NEW TRANSFORMER.

### LEGEND

BUILDING LINE	////
EXISTING CURB TO REMAIN	=====
PROPOSED CURB	=====
PROPOSED LANDSCAPING	.....
PROPOSED ASPHALT	.....
PROPOSED CONCRETE	.....

### PARKING NOTE

NO CONTRACTOR OR EMPLOYEE MAY STORE, OR PERMIT TO BE STORED, A COMMERCIAL OR CONSTRUCTION VEHICLE/TRUCK; OR PERSONAL VEHICLE, TRUCK, OR OTHER PERSONAL PROPERTY ON PUBLIC-RIGHT-OF-WAY OR OTHER PUBLIC PROPERTY WITHOUT PERMISSION OF THE CITY ENGINEER.

### TEMPORARY WORK EASEMENT NOTE:

CLIENT TO OBTAIN TEMPORARY WORK EASEMENT AGREEMENT; COORDINATE WITH ADJACENT PROPERTY OWNER, PRIOR TO CONSTRUCTION OF ANY OFF-SITE WORK.

### ACCESSIBLE SITE REQUIREMENTS:

WALKING SURFACES SHALL BE CONTINUOUSLY ACCESSIBLE. ALL WALKWAYS MUST BE A MINIMUM 36" IN WIDTH, HAVE A MAXIMUM 1.5% CROSS SLOPE, AND SHALL HAVE RAMPS COMPLYING WITH ACCESSIBILITY STANDARDS (SECTION 402) WHERE NECESSARY TO CHANGE ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING 5% (1:20). RAMPS WHERE PROVIDED SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS (SECTION 405) AND BE PROVIDED WITH A MINIMUM 24" WIDE DETECTABLE WARNING STRIP MEETING ACCESSIBILITY REQUIREMENTS (SECTION 406) SHALL BE PLACED WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY AND IS NOT SEPARATED BY A CURB, RAILING, OR OTHER ELEMENT MEETING ACCESSIBILITY STANDARDS.

TRAFFIC CIRCULATION  
LAYOUT APPROVED

Ernest Armiya 11/16/2023  
Signed Date

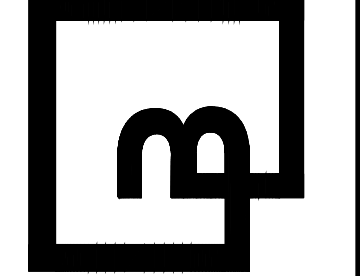
Revision		No.	Date	By	Ctd.	Appr.	Title:
							SITE PLAN
							1125 SNOW VISTA BOULEVARD SW
							ALBUQUERQUE, NM

For: TAKE 5 OIL CHANGE  
DURBAN DEVELOPMENT



Scale:		Horizontal	1" = 20'	Vertical	N/A
Designed	NRN	Drawn	NRN	Checked	MTL
				Approved	HPG
				Date	11/03/23

Barghausen  
Consulting Engineers, Inc.  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
barghausen.com



Job Number	23007	Sheet	C2.0
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