



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input checked="" type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Maverik, Inc.		Phone: 801-683-3690
Address: 185 S. State St. Suite 800		Email: Elizabeth.Sorenson@maverik.com
City: Salt Lake	State: UT	Zip: 84111
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-310
Address: 5571 Midway Park Place NE		Email: vcarrica@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

Approval of Site Plan- DRB and Infrastructure List Submittal

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: L-1-A-1 Plat of TRS L-1-A-1 & L-1-B-1-A	Block:	Unit:
Subdivision/Addition: Atrisco Business Park	MRGCD Map No.:	UPC Code: 101005705548020114
Zone Atlas Page(s): K-10-Z	Existing Zoning: NR-BP	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 3.077

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Los Volcanes	Between: Unser Blvd	and: Silver Creek
-----------------------------------	---------------------	-------------------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: 3-21-19
Printed Name: Vince Carrica	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

FORM P2: SITE PLAN – DRB

Please refer to the DRB public meeting schedules for hearing dates and deadlines. Your attendance is required.

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P2 at the front followed by the remaining documents in the order provided on this form.

☒ **SITE PLAN – DRB**

☐ **MAJOR AMENDMENT TO SITE PLAN – DRB**

☐ **EXTENSION OF SITE PLAN – DRB**

N/A Interpreter Needed for Hearing? _____ if yes, indicate language: _____

☒ PDF of application as described above

☒ Zone Atlas map with the entire site clearly outlined and labeled

☒ Letter of authorization from the property owner if application is submitted by an agent

N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (not required for Extension)

☒ Signed Traffic Impact Study (TIS) Form

☒ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information (not required for Extension)

☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(G)(3)

N/A Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)

Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.

☒ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (not required for Extension)

☒ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)

☒ Office of Neighborhood Coordination neighborhood meeting inquiry response

☒ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

☒ If a meeting was requested or held, copy of sign-in sheet and meeting notes

☒ Sign Posting Agreement

☒ Required notices with content per IDO Section 14-16-6-4(K)(6)

☒ Office of Neighborhood Coordination notice inquiry response

☒ Copy of notification letter and proof of first class mailing

☒ Proof of emailed notice to affected Neighborhood Association representatives

☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing

☒ Completed Site Plan Checklist

☒ Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)

N/A Copy of the original approved Site Plan or Master Development Plan (for amendments only) (1 copy, 24" x 36")

☒ Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)

N/A Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

☒ Infrastructure List, if required

FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC

___ Interpreter Needed for Hearing? _____ if yes, indicate language: _____

___ PDF of application as described above

___ Zone Atlas map with the entire site clearly outlined and labeled

___ Letter of authorization from the property owner if application is submitted by an agent

___ Solid Waste Department signature on Site Plan

___ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information

___ Approved Grading and Drainage Plan

___ Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (not required for Master Development Plans)

___ Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met

___ Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)

___ Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)

___ Infrastructure List, if required

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: _____

Date: 3-21-19

Printed Name: Vince Carrica

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

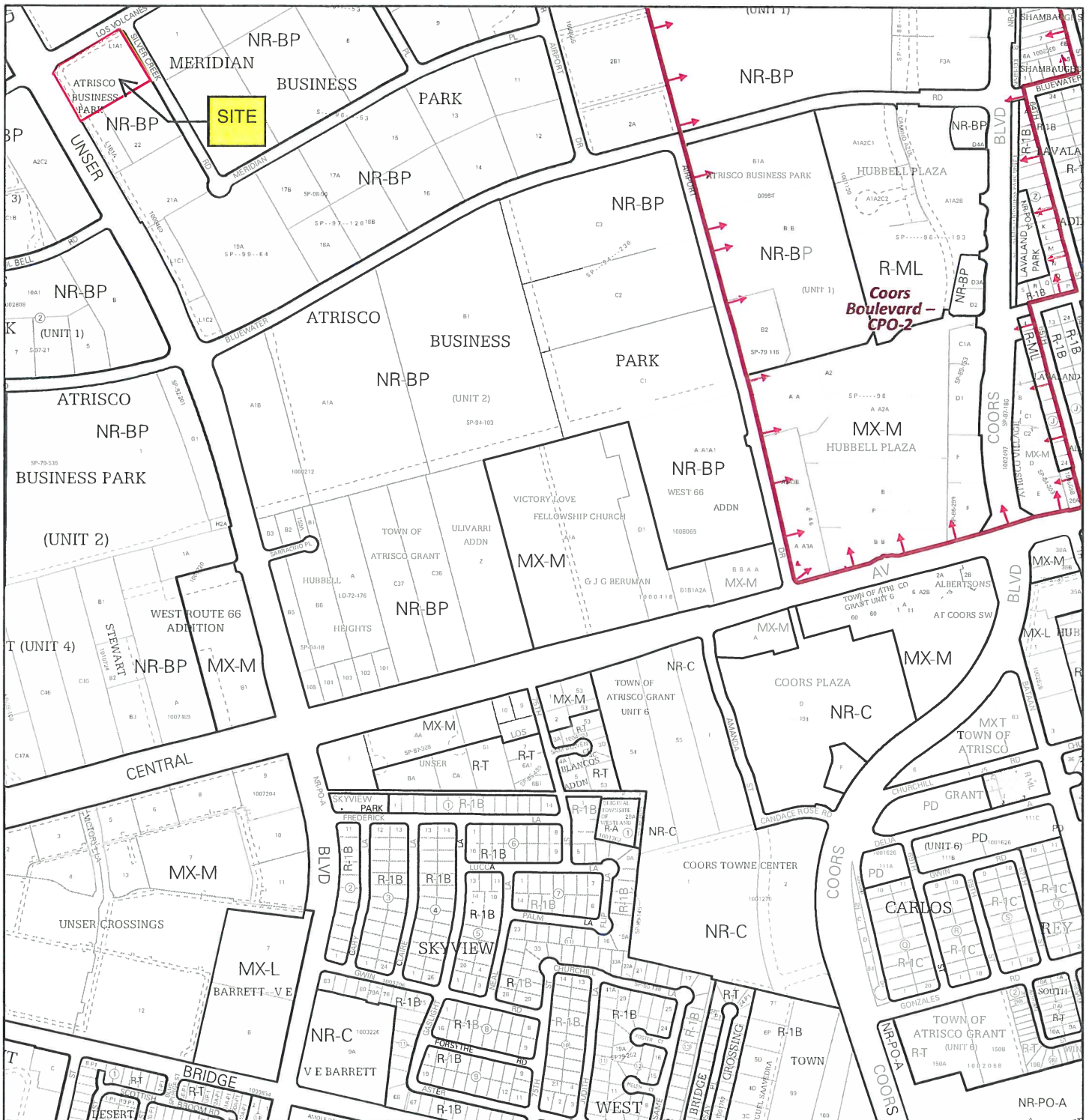
Case Numbers:

Project Number:

Staff Signature: _____

Date: _____





For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>



July 18, 2018

Mr. Stanley D. Harada, Esq.
Zoning Hearing Examiner
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: ZHE FOR CONDITIONAL USE PERMIT
TR L-1-A-1 PLAT OF TRACTS L-1-A-1 & L-1-B-1-A ATRISCO BUSINESS
PARK & LOT 21 -A MERIDAN BUSINESS PARK (ORIGINALLY TRACTS L-1-
A & L-1-B-1 ATRISCO BUSINESS PARK)**

Dear Mr. Harada:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Maverik, INC., pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Kara Knighton
Print Name

Kara Knighton
Signature

Entitlements Manager
Title

7/18/17
Date

Letter of Authorization

To: Zoning Hearing Examiner

Date: 6/27/18

Project # _____

ZHE# _____

I, Jack J. Clifford hereby authorize Maxerik, Inc. to
act on my behalf in all matters relating to this application for Special Exception filed for my property
located at Unser Blvd and Los Volcanes Rd. NE
(Tract L-1-A-1 Atrisco Business Park).

Property Owner (Applicant) Printed Name Unser West Tenancy in Common
Grayland Corporation, Managing Partner

Property Owner (Applicant) Signature Jack J. Clifford, President

Mailing Address 9004 Menaul Blvd, N.E. Suite 20, Albuquerque, NM
87111

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: Maverik Unser/ Los Volcanes

AGIS MAP # K-10-Z

LEGAL DESCRIPTIONS: 551 Silver Creek Rd. NW Albuquerque NM

TR L-1-A-1 PLAT OF TRS L-1-A-1 & L-1-B-1-A ATRISCO BUSINESS

PARK & LOT 21-A MERIDIAN BUSINESS PARK

X **DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).


Applicant/Agent

3/15/2019
Date

Hydrology Division Representative

Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

X **WATER AND SEWER AVAILABILITY STATEMENT** #180804

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on 10/04/2018 (date).


Applicant/Agent

3/15/2019
Date

ABCWUA Representative

Date

PROJECT # _____

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Tierra West, LLC DATE OF REQUEST: 03/13/19 ZONE ATLAS PAGE(S): K-10-Z

CURRENT:

ZONING NR-BP

PARCEL SIZE (AC/SQ. FT.) 3.077 acres

LEGAL DESCRIPTION: L-1-A-1 Plat of TRS L-1-A-1 & L-1-B-1-A

LOT OR TRACT # _____ BLOCK # _____

SUBDIVISION NAME Atrisco Business Park

REQUESTED CITY ACTION(S):

ANNEXATION ☐

ZONE CHANGE ☐: From _____ To _____

SECTOR, AREA, FAC, COMP PLAN ☐

AMENDMENT (Map/Text) ☐

SITE DEVELOPMENT PLAN:

SUBDIVISION* ☐ AMENDMENT ☐

BUILDING PERMIT ☒ ACCESS PERMIT ☐

BUILDING PURPOSES ☐ OTHER ☐

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☐

NEW CONSTRUCTION ☒

EXPANSION OF EXISTING DEVELOPMENT ☐

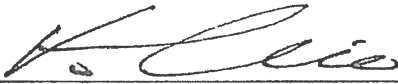
GENERAL DESCRIPTION OF ACTION:

OF UNITS: _____

BUILDING SIZE: 5518 (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE



DATE 3.13.19

(To be signed upon completion of processing by the Traffic Engineer)

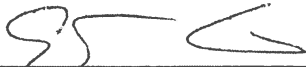
Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

THRESHOLDS MET? YES ☒ NO ☐ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☒

Notes: This site has a TIS in review

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**



TRAFFIC ENGINEER

3/18/19
DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER

DATE

Revised January 20, 2011



TIERRA WEST, LLC

March 19, 2019

MS. Kym Dicome, Chairwoman
Development Review Board
P.O. Box 1293
Albuquerque, NM 87103

**RE: DEVELOPMENT REVIEW BOARD (DRB)
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT L-1-A-1, ATRISCO BUSINESS PARK
551 SILVER CREEK RD NW ALBUQUERQUE NM 87121
ZONE ATLAS PAGE # K-10-Z**

Dear Ms. Dicome:

Tierra West LLC, on behalf of Maverik, Inc., requests approval of the Site Development Plan for Building Permit and Infrastructure List. The 3.06-acre site is zoned NR-BP and is adjacent to and immediately west of Silver Creek Rd in the southeast corner of Unser / Los Volcanes intersection. The site is currently undeveloped. The owners of the property are planning to develop the existing site with a Maverik Convenience Store and vehicle (auto and truck) fueling stations.

The Site Plan complies with applicable provisions of the Integrated Development Ordinance (IDO), the DPM and other applicable City regulations. The City of Albuquerque Zoning Hearing Examiner (ZHE) recently approved a Conditional Use Permit pursuant to Subsection 14-16-6-6(B) of the Integrated Development Ordinance (IDO) to allow a Maverik to include heavy vehicle fueling on the subject referenced parcel (see attached notice of determination). There are no other prior approvals affecting the property. The site falls within and complies with the Atrisco Business Park Master Plan. Access to the site will be limited to Los Volcanes Rd. and Silver Creek Rd. Direct access off Unser Blvd is not proposed because Unser Blvd is an access controlled facility.

The proposed development will create positive impacts on the surrounding area. The development supports economic vitality by providing employment opportunities as well as providing a much needed service to the Westside community. The City's existing infrastructure is adequate to serve the proposed development with the exception of the area roadway facilities. As part of this request for approval of the Site Development Plan for Building Permit, approval of an infrastructure list is requested. The listed infrastructure will include modifications to Los Volcanes Rd as well as modifications to the Unser Blvd / Los Volcanes Rd intersection to mitigate the impacts on traffic by the proposed development.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannon, P.E.

Enclosure/s

cc: Elizabeth Sorenson, Maverik, Inc.

JN: 2018042
RRB/vc/kw

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100
fax (505) 858-1118
1-800-245-3102
tierrawestllc.com

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-155 Date: 06-12-2018 Time: 2:00

Address: Southeast Corner of Unser and Los Volcanes

NOTES:

ALL Use Specific Standards at IDO 14-16-4-3(D)(17) will apply. Some relevant standards are:

(d) Access street needs 4 travel lanes or a turn lane, not Silver Creek Rd NW.

(f) Access points cannot be closer than 20-feet from adjacent property if under different ownership.

Will probably not be allowed a new access point on Unser Blvd. - would have to consult with MRCOG (Mid-Region Council of Governments) Regional Access Committee (RAC).

Will check Atrisco Business Park for Access.

Could potentially access it from southern point and then travel in frontage access easement.

Questions:

1) Can they access from access point to the south?
who owns easement?

2) City? Rackford MRCOG

3) Can they add turn-lane to Silver Creek Rd?
Right-in possible on Silver Creek

4) Sidewalks? - Los Volcanes, will check on Silver Creek

5) Street Trees? on any streets above collector
Landscaping - 15% of net lot area

6) Liquor Conditional Use

7)

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-155 Date: 06-12-2018 Time: 2:00

Address: Southeast Corner of Unser and Los Volcanes

AGENCY REPRESENTATIVES AT MEETING:

Planning: Cheryl Somerfeldt

Code Enforcement: Ricardo Vialpando

Fire Marshall: _____

Transportation: _____

Other: _____

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

*Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

REQUEST: Convenience Store with Fuel Sales

SITE INFORMATION:

Zone: NR-BP Size: 3.08 acres / 5800 square feet

Use: Table 4-2-1: Fuel Sales: Permitted; General Retail, small: Permitted; Liquor Retail: Conditional Overlay Zone: _____

Comp Plan: Area of Change; Unser Blvd is Commuter Corridor;

Associated Plans: possibly 1000469

MPOS / Sensitive Lands / MR Area / CPO: _____

Parking / Landscaping / Street Trees: _____

Use Specific Standards: IDO 14-16-4-3(D)(17)

Dimensional Standards: Table 5-1-3: Setbacks F 20-ft, S 10-ft, R 10-ft

*Neighborhood Organization/s: _____

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.*

PROCESS:

Review and Approval Body: Admin, ZHE Is this PRT a requirement? _____

Type of Action: Administrative Site Plan; Conditional Use Permit for Liquor via Zoning Hearing Examiner

Notification: Will consult on access on Unser & Silver

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# _____ Date: _____ Time: _____

Address: _____

NOTES: Site is within the Arisco Business Park Master plan and subject to the standards of that plan

Check Traffic Engineer for access and separation

Liquor retail is conditional use, must develop within 1 year

Heavy Vehicle Fueling conditional use

1006833

1002874

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-130 Date: 5-22-18 Time: 3PM
Address: 7901 LOS VOLCANOS NW

AGENCY REPRESENTATIVES AT MEETING:

Planning: _____
Code Enforcement: _____
Fire Marshall: _____
Transportation: _____
Other: _____

***Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

SITE INFORMATION:

Zone: NR-BP Acreage: 15.67
Comp Plan Area Of: change Comp Plan Corridor: NO
Comp Plan Center: NO MR Area: NO
Neighborhood Association: _____ Community Planning Area: _____
Overlay Zone: NO MPOS or Sensitive Lands: NO
Use Specific Standards: _____ Dimensional Standards: 5-1-3
Access & Connectivity: _____ Parking: _____
Landscaping: _____ Street Trees: _____

SUMMARY:

Type of Action: _____ Is this PRT a requirement? _____
Review and Approval Body: _____

Jaimie Garcia

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Friday, November 09, 2018 2:52 PM
To: Jaimie Garcia
Subject: Neighborhood Meeting Inquiry_Unser and Los Volcanes_DRB
Attachments: IDOZoneAtlasPage_K-10-Z.PDF; Neighborhood Meeting Inquiry_Unser and Los Volcanes_DRB.xlsx

Jaimie,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City
Los Volcanes NA	Doug	Cooper	douglascooper@hotmail.com	6800 Silkwood Avenue NW	Albuquerque
Los Volcanes NA	Ted	Trujillo	nedcarla@live.com	6601 Honeylocust Avenue NW	Albuquerque
Avalon NA	Lucy	Anchondo	avalon3a@yahoo.com	601 Stern Drive NW	Albuquerque
Avalon NA	Samantha	Pina	ava99secretary@gmail.com	423 Elohim Court NW	Albuquerque

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.



TIERRA WEST, LLC

November 15, 2018

Ms. Samantha Pina
Avalon NA
423 Elohim Court NW
Albuquerque NM 87121

**RE: MAVERIK CONVENIENCE STORE AND VEHICLE FUELING STATION
DRB FOR SITE PLAN FOR BUILDING PERMIT
551 SILVER CREEK ROAD NW, ALBUQUERQUE, NM 87121
TR L-1-A-1 PLAT OF TRACTS L-1-A-1 & L-1-B-1-A ATRISCO BUSINESS PARK & LOT 21
-A MERIDAN BUSINESS PARK
K-10-Z**

Dear Ms. Pina:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss a new convenience store for Maverik located at the southeast corner of Unser and Los Volcanes for Site plan for Building Permit before we submit an application. This meeting would be an information meeting where Tierra West LLC would present the proposal, and we could discuss any ideas or concerns you may have.

Tierra West LLC, on behalf of Maverik, INC., is submitting to the City of Albuquerque Development Review Board (DRB) a request for approval of a Site Plan for Building Permit for a Maverik convenience store and light vehicle fueling station on the vacant property on the southeast corner of Unser Boulevard and Los Volcanes Road NW. The City of Albuquerque Zoning Hearing Examiner (ZHE) recently approved a Conditional Use Permit pursuant to Subsection 14-16-6-6(B) of the Integrated Development Ordinance (IDO) to allow a Maverik to be built on the subject referenced parcel. The submittal of this request to DRB is the next step in the process for approval of the site plan for building permit and establishment of an infrastructure list of required offsite improvements.

Per the IDO, you have 15 days from November 15, 2018 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on December 12, 2018.

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter.

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing at which the project will be reviewed and decided by the City.

Anyone may request, and the City may require, an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4 (D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov of 505-924-3955.

If you don't feel that facilitated meeting is needed but have questions, please call Vincent Carrica, PE or myself.

Tierra West LLC Contact(s):

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118
tierrawestllc.com 1-800-245-3102

Ronald R. Bohannon, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vincent Carrica, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
vcarrica@tierrawestllc.com
505-858-3100

Sincerely,



RRB Ronald R. Bohannon, P.E.

Enclosure/s

cc: Kara Knighton, Maverik INC

JN: 2018042
RRB/vc/jg



TIERRA WEST, LLC

November 15, 2018

Ms. Lucy Anchondo
Avalon NA
601 Stern Drive NW
Albuquerque NM 87121

**RE: MAVERIK CONVENIENCE STORE AND VEHICLE FUELING STATION
DRB FOR SITE PLAN FOR BUILDING PERMIT
551 SILVER CREEK ROAD NW, ALBUQUERQUE, NM 87121
TR L-1-A-1 PLAT OF TRACTS L-1-A-1 & L-1-B-1-A ATRISCO BUSINESS PARK & LOT 21
-A MERIDAN BUSINESS PARK
K-10-Z**

Dear Ms. Anchondo:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss a new convenience store for Maverik located at the southeast corner of Unser and Los Volcanes for Site plan for Building Permit before we submit an application. This meeting would be an information meeting where Tierra West LLC would present the proposal, and we could discuss any ideas or concerns you may have.

Tierra West LLC, on behalf of Maverik, INC., is submitting to the City of Albuquerque Development Review Board (DRB) a request for approval of a Site Plan for Building Permit for a Maverik convenience store and light vehicle fueling station on the vacant property on the southeast corner of Unser Boulevard and Los Volcanes Road NW. The City of Albuquerque Zoning Hearing Examiner (ZHE) recently approved a Conditional Use Permit pursuant to Subsection 14-16-6-6(B) of the Integrated Development Ordinance (IDO) to allow a Maverik to be built on the subject referenced parcel. The submittal of this request to DRB is the next step in the process for approval of the site plan for building permit and establishment of an infrastructure list of required offsite improvements.

Per the IDO, you have 15 days from November 15, 2018 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on December 12, 2018.

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter.

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing at which the project will be reviewed and decided by the City.

Anyone may request, and the City may require, an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4 (D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov of 505-924-3955.

If you don't feel that facilitated meeting is needed but have questions, please call Vincent Carrica, PE or myself.

Tierra West LLC Contact(s):

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100
fax (505) 858-1118
tierrawestllc.com

Ronald R. Bohannon, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vincent Carrica, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
vcarrica@tierrawestllc.com
505-858-3100

Sincerely,



RR Ronald R. Bohannon, P.E.

Enclosure/s

cc: Kara Knighton, Maverik INC

JN: 2018042
RRB/vc/jg



TIERRA WEST, LLC

November 15, 2018

Mr. Ted Trujillo
Los Volcanes NA
6601 Honeylocust Avenue NW
Albuquerque NM 87121

**RE: MAVERIK CONVENIENCE STORE AND VEHICLE FUELING STATION
DRB FOR SITE PLAN FOR BUILDING PERMIT
551 SILVER CREEK ROAD NW, ALBUQUERQUE, NM 87121
TR L-1-A-1 PLAT OF TRACTS L-1-A-1 & L-1-B-1-A ATRISCO BUSINESS PARK & LOT 21
-A MERIDAN BUSINESS PARK
K-10-Z**

Dear Mr. Trujillo:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss a new convenience store for Maverik located at the southeast corner of Unser and Los Volcanes for Site plan for Building Permit before we submit an application. This meeting would be an information meeting where Tierra West LLC would present the proposal, and we could discuss any ideas or concerns you may have.

Tierra West LLC, on behalf of Maverik, INC., is submitting to the City of Albuquerque Development Review Board (DRB) a request for approval of a Site Plan for Building Permit for a Maverik convenience store and light vehicle fueling station on the vacant property on the southeast corner of Unser Boulevard and Los Volcanes Road NW. The City of Albuquerque Zoning Hearing Examiner (ZHE) recently approved a Conditional Use Permit pursuant to Subsection 14-16-6-6(B) of the Integrated Development Ordinance (IDO) to allow a Maverik to be built on the subject referenced parcel. The submittal of this request to DRB is the next step in the process for approval of the site plan for building permit and establishment of an infrastructure list of required offsite improvements.

Per the IDO, you have 15 days from November 15, 2018 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on December 12, 2018.

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter.

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing at which the project will be reviewed and decided by the City.

Anyone may request, and the City may require, an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4 (D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov of 505-924-3955.

If you don't feel that facilitated meeting is needed but have questions, please call Vincent Carrica, PE or myself.

Tierra West LLC Contact(s):

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118
1-800-245-3102
tierrawestllc.com

Ronald R. Bohannon, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vincent Carrica, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
vcarrica@tierrawestllc.com
505-858-3100

Sincerely,


For: Ronald R. Bohannon, P.E.

Enclosure/s

cc: Kara Knighton, Maverik INC

JN: 2018042
RRB/vc/jg



TIERRA WEST, LLC

November 15, 2018

Mr. Doug Cooper
Los Volcanes NA
6800 Silkwood Avenue NW
Albuquerque NM 87121

**RE: MAVERIK CONVENIENCE STORE AND VEHICLE FUELING STATION
DRB FOR SITE PLAN FOR BUILDING PERMIT
551 SILVER CREEK ROAD NW, ALBUQUERQUE, NM 87121
TR L-1-A-1 PLAT OF TRACTS L-1-A-1 & L-1-B-1-A ATRISCO BUSINESS PARK & LOT 21
-A MERIDAN BUSINESS PARK
K-10-Z**

Dear Mr. Cooper:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss a new convenience store for Maverik located at the southeast corner of Unser and Los Volcanes for Site plan for Building Permit before we submit an application. This meeting would be an information meeting where Tierra West LLC would present the proposal, and we could discuss any ideas or concerns you may have.

Tierra West LLC, on behalf of Maverik, INC., is submitting to the City of Albuquerque Development Review Board (DRB) a request for approval of a Site Plan for Building Permit for a Maverik convenience store and light vehicle fueling station on the vacant property on the southeast corner of Unser Boulevard and Los Volcanes Road NW. The City of Albuquerque Zoning Hearing Examiner (ZHE) recently approved a Conditional Use Permit pursuant to Subsection 14-16-6-6(B) of the Integrated Development Ordinance (IDO) to allow a Maverik to be built on the subject referenced parcel. The submittal of this request to DRB is the next step in the process for approval of the site plan for building permit and establishment of an infrastructure list of required offsite improvements.

Per the IDO, you have 15 days from November 15, 2018 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on December 12, 2018.

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter.

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing at which the project will be reviewed and decided by the City.

Anyone may request, and the City may require, an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4 (D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

If you don't feel that facilitated meeting is needed but have questions, please call Vincent Carrica, PE or myself.

Tierra West LLC Contact(s):

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100
fax (505) 858-1118
tierrawestllc.com

Ronald R. Bohannon, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vincent Carrica, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
vcarrica@tierrawestllc.com
505-858-3100

Sincerely,



For Ronald R. Bohannon, P.E.

Enclosure/s

cc: Kara Knighton, Maverik INC

JN: 2018042
RRB/vc/jg

7018 0360 0001 4282 4677

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only 2018042

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$ 3.45

Extra Services & Fees (check box, add fee as appropriate)

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ <u>2.75</u>
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$ 1.00

Total Postage and
\$ 7.20

Sent To Doug Cooper
Los Volcanes NA
6800 Silkwood Avenue NW
Albuquerque, NM 87121

City, State, ZIP+4®
Albuquerque, NM 87114

PS Form 3800, A

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only 2018042

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$ 3.45

Extra Services & Fees (check box, add fee as appropriate)

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ <u>2.75</u>
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$ 1.00

Total Postage and
\$ 7.20

Sent To Samantha Pina
Avalon NA
423 Elohim Court NW
Albuquerque, NM 87121

City, State, ZIP+4®
Albuquerque, NM 87114

PS Form 3800, A

7018 0360 0001 4282 4691

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only 2018042

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$ 3.45

Extra Services & Fees (check box, add fee as appropriate)

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ <u>2.75</u>
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$ 1.00

Total Postage and
\$ 7.20

Sent To Lucy Anchondo
Avalon NA
601 Stern Drive NW
Albuquerque, NM 87121

City, State, ZIP+4®
Albuquerque, NM 87114

PS Form 3800, A

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only 2018042

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$ 3.45

Extra Services & Fees (check box, add fee as appropriate)

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ <u>2.75</u>
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$ 1.00

Total Postage and
\$ 7.20

Sent To Ted Trujillo
Los Volcanes NA
6601 Honeylocust Avenue NA
Albuquerque, NM 87121

City, State, ZIP+4®
Albuquerque, NM 87114

PS Form 3800, A

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property, which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.


4. TIME

Signs must be posted from _____ To _____.

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.


(Applicant or Agent) 3.21.19 (Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)



TIERRA WEST, LLC

March 19, 2019

Ms. Kym Dicome
Development Review Board
P.O. Box 1293
Albuquerque, NM 87103

RE: **DEVELOPMENT REVIEW BOARD (DRB)
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT L-1-A-1, ATRISCO BUSINESS PARK
551 SILVER CREEK RD NW ALBUQUERQUE NM 87121
ZONE ATLAS PAGE# K-10-Z**

Dear Ms. Dicome:

This letter is to inform you that on November 15, 2018 a required public notice was sent by certified mail to the following Neighborhood Associations per the City of Albuquerque's Integrated Development Ordinance (IDO):

- Los Volcanes Neighborhood Association
- Avalon Neighborhood Association

The neighborhood associations were notified of a pending request to the City for a request for Site Plan for Subdivision and a Site Plan for Building Permit to DRB. Per IDO section 14-16-6 6-4(K)(2)(e) the applicant shall be required to provide public notice 15 consecutive days before a monthly public meeting or hearing. Our good faith attempt to provide the information to the neighborhood associations was completed and within the requested timeframe. As of present day we have NOT received a response from any of the above listed Neighborhood Associations. Attached, please find evidence of the stamped certified mail receipt for your records and submission of the Site Plan for Building Permit to DRB.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannon, P.E.

cc: Elizabeth Sorenson, Maverik, Inc.

Enclosure/s:

JN: 2018042
RRB/vc/jg

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118
tierrawestllc.com

Jaimie Garcia

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Wednesday, March 13, 2019 2:35 PM
To: Jaimie Garcia
Subject: Public Notice Inquiry_551 SILVER CREEK RD NW_DRB
Attachments: Los Volcanes and Unser K-10-Z.PDF

Jaimie,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	S
Los Volcanes NA	Ted	Trujillo	nedcarla@live.com	6601 Honeylocust Avenue NW	Albuquerque	N
Los Volcanes NA	Doug	Cooper	douglascooper@hotmail.com	6800 Silkwood Avenue NW	Albuquerque	N
Avalon NA	Lucy	Anchondo	avalon3a@yahoo.com	601 Stern Drive NW	Albuquerque	N
Avalon NA	Samantha	Pina	ava99secretary@gmail.com	423 Elohim Court NW	Albuquerque	N

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of**
webmaster@cabq.gov
Sent: Wednesday, March 13, 2019 7:09 AM
To: Office of Neighborhood Coordination <JGARCIA@TIERRAWESTLLC.COM>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

JAIMIE GARCIA

Telephone Number

505-858-3100

Email Address

JGARCIA@TIERRAWESTLLC.COM

Company Name

TIERRA WEST, LLC

Company Address

5571 MIDWAY PARK PLACE NE

City

ALBUQUERQUE

State

NM

ZIP

87109

Legal description of the subject site for this project:

L-1-A-1 Plats of TRS L-1-A-1 & L-1-B-1-A Atrisco Business Park & Lot 21- A Meridian Business Park
(Originally Tracts L-1-A & L-1-B-1 Atrisco Business Park)

Physical address of subject site:

551 SILVER CREEK RD NW ALBUQUEQUE NM 87121

Subject site cross streets:

UNSER/ LOS VOLCANES

Other subject site identifiers:

This site is located on the following zone atlas page:

K-10-Z

=====
This message has been analyzed by Deep Discovery Email Inspector.

If this email is spam, report it to www.OnlyMyEmail.com



TIERRA WEST, LLC

March 19, 2019

Ms. Samantha Pina
Avalon NA
423 Elohim Court NW
Albuquerque NM 87121

**RE: MAVERIK CONVENIENCE STORE AND VEHICLE FUELING STATION
DRB FOR SITE PLAN FOR BUILDING PERMIT AND INFRASTRUCTURE LIST
551 SILVER CREEK ROAD NW, ALBUQUERQUE, NM 87121
TR L-1-A-1 PLAT OF TRACTS L-1-A-1 & L-1-B-1-A ATRISCO BUSINESS PARK & LOT 21
-A MERIDAN BUSINESS PARK
K-10-Z**

Dear Ms. Pina:

Tierra West LLC, on behalf of Maverik, INC., is submitting to the City of Albuquerque Development Review Board (DRB) a request for approval of a Site Plan for Building Permit and an Infrastructure List for a Maverik convenience store and light vehicle fueling station on the vacant property on the southeast corner of Unser Boulevard and Los Volcanes Road NW. The City of Albuquerque Zoning Hearing Examiner (ZHE) recently approved a Conditional Use Permit pursuant to Subsection 14-16-6-6(B) of the Integrated Development Ordinance (IDO) to allow a Maverik to be built on the subject referenced parcel. The submittal of this request to DRB is the next step in the process for approval of the site plan for building permit and establishment of an infrastructure list of required offsite improvements.

We are providing this notice before submitting our application, as required by IDO Table 6-1-1 to make you aware of the public hearing at which the request will be reviewed and decided by the City.

If you don't feel that facilitated meeting is needed but have questions, please call Vincent Carrica, PE or myself.

Tierra West LLC Contact(s):
Ronald R. Bohannon, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vincent Carrica, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
vcarrica@tierrawestllc.com
505-858-3100

Sincerely,

Ronald R. Bohannon, P.E.

Enclosure/s

cc: Elizabeth Sorenson, Maverik INC

JN: 2018042
RRB/vc/kw

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118
tierrawestllc.com



TIERRA WEST, LLC

March 19, 2019

Ms. Lucy Anchondo
Avalon NA
601 Stern Drive NW
Albuquerque NM 87121

**RE: MAVERIK CONVENIENCE STORE AND VEHICLE FUELING STATION
DRB FOR SITE PLAN FOR BUILDING PERMIT AND INFRASTRUCTURE LIST
551 SILVER CREEK ROAD NW, ALBUQUERQUE, NM 87121
TR L-1-A-1 PLAT OF TRACTS L-1-A-1 & L-1-B-1-A ATRISCO BUSINESS PARK & LOT 21
-A MERIDAN BUSINESS PARK
K-10-Z**

Dear Ms. Anchondo:

Tierra West LLC, on behalf of Maverik, INC., is submitting to the City of Albuquerque Development Review Board (DRB) a request for approval of a Site Plan for Building Permit and an Infrastructure List for a Maverik convenience store and light vehicle fueling station on the vacant property on the southeast corner of Unser Boulevard and Los Volcanes Road NW. The City of Albuquerque Zoning Hearing Examiner (ZHE) recently approved a Conditional Use Permit pursuant to Subsection 14-16-6-6(B) of the Integrated Development Ordinance (IDO) to allow a Maverik to be built on the subject referenced parcel. The submittal of this request to DRB is the next step in the process for approval of the site plan for building permit and establishment of an infrastructure list of required offsite improvements.

We are providing this notice before submitting our application, as required by IDO Table 6-1-1 to make you aware of the public hearing at which the request will be reviewed and decided by the City.

If you don't feel that facilitated meeting is needed but have questions, please call Vincent Carrica, PE or myself.

Tierra West LLC Contact(s):
Ronald R. Bohannon, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vincent Carrica, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
vcarrica@tierrawestllc.com
505-858-3100

Sincerely,

Ronald R. Bohannon, P.E.

Enclosure/s

cc: Elizabeth Sorenson, Maverik INC

JN: 2018042
RRB/vc/kw

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118
tierrawestllc.com 1-800-245-3102



TIERRA WEST, LLC

March 19, 2019

Mr. Ted Trujillo
Los Volcanes NA
6601 Honeylocust Avenue NW
Albuquerque NM 87121

**RE: MAVERIK CONVENIENCE STORE AND VEHICLE FUELING STATION
DRB FOR SITE PLAN FOR BUILDING PERMIT AND INFRASTRUCTURE LIST
551 SILVER CREEK ROAD NW, ALBUQUERQUE, NM 87121
TR L-1-A-1 PLAT OF TRACTS L-1-A-1 & L-1-B-1-A ATRISCO BUSINESS PARK & LOT 21
-A MERIDAN BUSINESS PARK
K-10-Z**

Dear Mr. Trujillo:

Tierra West LLC, on behalf of Maverik, INC., is submitting to the City of Albuquerque Development Review Board (DRB) a request for approval of a Site Plan for Building Permit and an Infrastructure List for a Maverik convenience store and light vehicle fueling station on the vacant property on the southeast corner of Unser Boulevard and Los Volcanes Road NW. The City of Albuquerque Zoning Hearing Examiner (ZHE) recently approved a Conditional Use Permit pursuant to Subsection 14-16-6-6(B) of the Integrated Development Ordinance (IDO) to allow a Maverik to be built on the subject referenced parcel. The submittal of this request to DRB is the next step in the process for approval of the site plan for building permit and establishment of an infrastructure list of required offsite improvements.

We are providing this notice before submitting our application, as required by IDO Table 6-1-1 to make you aware of the public hearing at which the request will be reviewed and decided by the City.

If you don't feel that facilitated meeting is needed but have questions, please call Vincent Carrica, PE or myself.

Tierra West LLC Contact(s):
Ronald R. Bohannon, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
r rb@tierrawestllc.com
505-858-3100

Vincent Carrica, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
vcarrica@tierrawestllc.com
505-858-3100

Sincerely,

Ronald R. Bohannon, P.E.

Enclosure/s

cc: Elizabeth Sorenson, Maverik INC

JN: 2018042
RRB/vc/kw

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com



TIERRA WEST, LLC

March 19, 2019

Mr. Doug Cooper
Los Volcanes NA
6800 Silkwood Avenue NW
Albuquerque NM 87121

**RE: MAVERIK CONVENIENCE STORE AND VEHICLE FUELING STATION
DRB FOR SITE PLAN FOR BUILDING PERMIT AND INFRASTRUCTURE LIST
551 SILVER CREEK ROAD NW, ALBUQUERQUE, NM 87121
TR L-1-A-1 PLAT OF TRACTS L-1-A-1 & L-1-B-1-A ATRISCO BUSINESS PARK & LOT 21
-A MERIDAN BUSINESS PARK
K-10-Z**

Dear Mr. Cooper:

Tierra West LLC, on behalf of Maverik, INC., is submitting to the City of Albuquerque Development Review Board (DRB) a request for approval of a Site Plan for Building Permit and an Infrastructure List for a Maverik convenience store and light vehicle fueling station on the vacant property on the southeast corner of Unser Boulevard and Los Volcanes Road NW. The City of Albuquerque Zoning Hearing Examiner (ZHE) recently approved a Conditional Use Permit pursuant to Subsection 14-16-6-6(B) of the Integrated Development Ordinance (IDO) to allow a Maverik to be built on the subject referenced parcel. The submittal of this request to DRB is the next step in the process for approval of the site plan for building permit and establishment of an infrastructure list of required offsite improvements.

We are providing this notice before submitting our application, as required by IDO Table 6-1-1 to make you aware of the public hearing at which the request will be reviewed and decided by the City.

If you don't feel that facilitated meeting is needed but have questions, please call Vincent Carrica, PE or myself.

Tierra West LLC Contact(s):
Ronald R. Bohannon, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vincent Carrica, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
vcarrica@tierrawestllc.com
505-858-3100

Sincerely,

Ronald R. Bohannon, P.E.

Enclosure/s

cc: Elizabeth Sorenson, Maverik INC

JN: 2018042
RRB/vc/kw

5571 Midway Park Pl. NE
(505) 858-3100
Albuquerque, NM 87109
fax (505) 858-1118
tierrawestllc.com
1-800-245-3102



TIERRA WEST, LLC

March 19, 2019

**RE: MAVERIK CONVENIENCE STORE AND VEHICLE FUELING STATION
DRB FOR SITE PLAN FOR BUILDING PERMIT AND INFRASTRUCTURE LIST
551 SILVER CREEK ROAD NW, ALBUQUERQUE, NM 87121
TR L-1-A-1 PLAT OF TRACTS L-1-A-1 & L-1-B-1-A ATRISCO BUSINESS PARK & LOT 21
-A MERIDAN BUSINESS PARK
K-10-Z**

To Whom it may concern:

Tierra West LLC, on behalf of Maverik, INC., is submitting to the City of Albuquerque Development Review Board (DRB) a request for approval of a Site Plan for Building Permit and an Infrastructure List for a Maverik convenience store and light vehicle fueling station on the vacant property on the southeast corner of Unser Boulevard and Los Volcanes Road NW. The City of Albuquerque Zoning Hearing Examiner (ZHE) recently approved a Conditional Use Permit pursuant to Subsection 14-16-6-6(B) of the Integrated Development Ordinance (IDO) to allow a Maverik to be built on the subject referenced parcel. The submittal of this request to DRB is the next step in the process for approval of the site plan for building permit and establishment of an infrastructure list of required offsite improvements.

We are providing this notice before submitting our application, as required by IDO Table 6-1-1 to make you aware of the public hearing at which the request will be reviewed and decided by the City.

If you don't feel that facilitated meeting is needed but have questions, please call Vincent Carrica, PE or myself.

Tierra West LLC Contact(s):
Ronald R. Bohannon, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vincent Carrica, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
vcarrica@tierrawestllc.com
505-858-3100

Sincerely,

Ronald R. Bohannon, P.E.

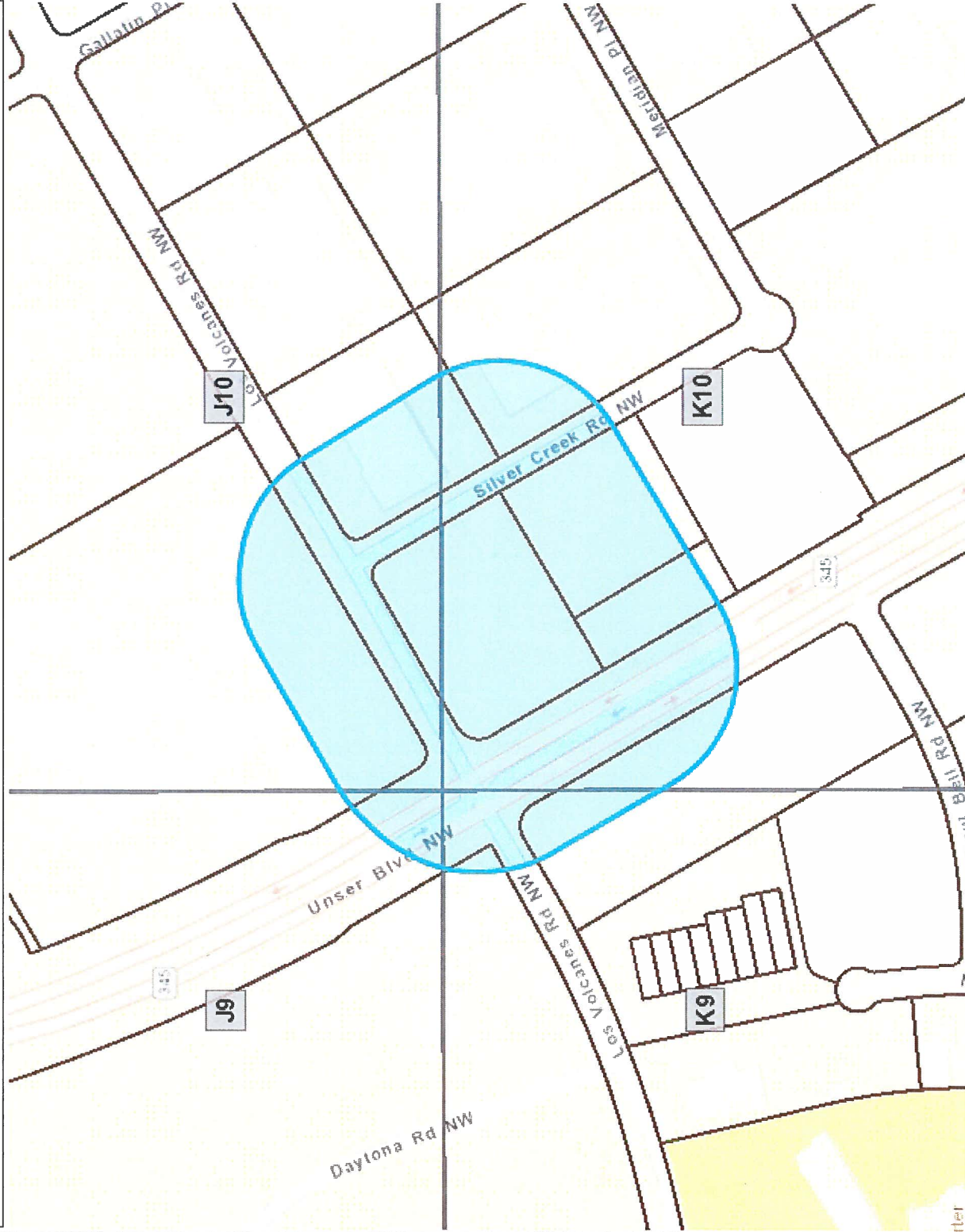
Enclosure/s

cc: Elizabeth Sorenson, Maverik INC

JN: 2018042
RRB/vc/kw

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100
fax (505) 858-1118
1-800-245-3102
tierrawestllc.com

Unser and Los Vocanes



Legend

- ☐ Zone Grid
- ☐ Bernalillo County Parcels
- ☐ Municipal Limits
- ☐ Corrales
- ☐ Edgewood
- ☐ Los Ranchos
- ☐ Rio Rancho
- ☐ Tijeras
- ☐ UNINCORPORATED
- ☐ World Street Map

Notes

Buffer: 270ft.
ROW: Unser 170ft.

601 300 0 601 Feet



1: 3,606

WGS_1984_Web_Mercator_Auxiliary_Sphere
7/25/2018 © City of Albuquerque

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

MERIDIAN REALTY LTD CO
PO BOX 6363
ALBUQUERQUE NM 87197-6363

SWIRE PACIFIC HOLDINGS INC DBA
SWIRE COCA COLA USA
12634 S 265 W
DRAPER UT 84020-7930

MJ HOSPITALITY LLC
11900 GIACOMO AVE SE
ALBUQUERQUE NM 87123

EAGLE INVESTORS INC
4505 ATHERTON WAY NW
ALBUQUERQUE NM 87120

PRESBYTERIAN HEALTHCARE SERVICES
REAL ESTATE OFFICE
PO BOX 26666
ALBUQUERQUE NM 87125-6666

NEW MEXICO REAL ESTATE LIMITED
PARTNERSHIP
PO BOX 8000-351
V2S 6H1

G & A LTD
PO BOX 6363
ALBUQUERQUE NM 87197

GRAYLAND CORPORATION & J2C LLC &
CLIFFORD JACK J & LEE RVT & ETAL
PO BOX 35640
ALBUQUERQUE NM 87176-5640

SITE PLAN CHECKLIST

Project #: _____ Application #: _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 3/21/19
Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

- ☒ 1. Date of drawing and/or last revision
- ☒ 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100'

SITE PLAN CHECKLIST

- ☒ 3. Bar scale
- ☒ 4. North arrow
- ☒ 5. Legend
- ☒ 6. Scaled vicinity map
- ☒ 7. Property lines (clearly identify)
- ☒ 8. Existing and proposed easements (identify each)
- ☒ 9. Phases of development, if applicable

B. Proposed Development

1. Structural

- ☒ A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- ☒ B. Square footage of each structure
- ☒ C. Proposed use of each structure
- ☒ D. Signs (freestanding) and other improvements
- ☒ E. Walls, fences, and screening: indicate height, length, color and materials
- ☒ F. Dimensions of all principal site elements or typical dimensions
- ☒ G. Loading facilities
- ☒ H. Site lighting (indicate height & fixture type)
- ☒ I. Indicate structures within 20 feet of site
- ☒ J. Elevation drawing of refuse container and enclosure, if applicable.
- ☒ K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

- ☒ A. Parking layout with spaces numbered per aisle and totaled.
 - ☒ 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
 - ☒ 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
 - ☒ 3. On street parking spaces
- ☒ B. Bicycle parking & facilities
 - ☒ 1. Bicycle racks – location and detail
 - ☒ 2. Other bicycle facilities, if applicable
- ☒ C. Vehicular Circulation (Refer to DPM and IDO)
 - ☒ 1. Ingress and egress locations, including width and curve radii dimensions
 - ☒ 2. Drive aisle locations, including width and curve radii dimensions
 - ☒ 3. End aisle locations, including width and curve radii dimensions
 - ☒ 4. Location & orientation of refuse enclosure, with dimensions
 - ☒ 5. Loading, service area, and refuse service locations and dimensions
- ☒ D. Pedestrian Circulation
 - ☒ 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

SITE PLAN CHECKLIST

- ☒ 2. Location and dimension of drive aisle crossings, including paving treatment
- ☒ 3. Location and description of amenities, including patios, benches, tables, etc.
- ☒ E. Off-Street Loading
 - ☒ 1. Location and dimensions of all off-street loading areas
- ☒ F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
 - ☒ 1. Location and dimensions of vehicle stacking spaces and queuing lanes
 - ☒ 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
 - ☒ 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

- ☒ A. Locate and identify adjacent public and private streets and alleys.
 - ☒ 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - ☒ 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - ☒ 3. Location of traffic signs and signals related to the functioning of the proposal
 - ☒ 4. Identify existing and proposed medians and median cuts
 - ☒ 5. Sidewalk widths and locations, existing and proposed
 - ☒ 6. Location of street lights
 - ☒ 7. Show and dimension clear sight triangle at each site access point
 - ☒ 8. Show location of all existing driveways fronting and near the subject site.
- ☒ B. Identify Alternate transportation facilities within site or adjacent to site
 - ☒ 1. Bikeways and bike-related facilities
 - ☒ 2. Pedestrian trails and linkages
 - ☒ 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

- ☒ A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

- ☒ 1. Scale - must be same as scale on sheet #1 - Site plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Property Lines
- ☒ 5. Existing and proposed easements
- ☒ 6. Identify nature of ground cover materials
 - ☒ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - ☒ B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
 - ☒ C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

- ☒ 7. Identify type, location and size of plantings (common and/or botanical names).
 - ☒ A. Existing, indicating whether it is to preserved or removed.
 - ☒ B. Proposed, to be established for general landscaping.
 - ☒ C. Proposed, to be established for screening/buffering.
- ☒ 8. Describe irrigation system – Phase I & II . . .
- ☒ 9. Planting Beds, indicating square footage of each bed
- ☒ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- ☒ 11. Responsibility for Maintenance (statement)
- ☒ 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- ☒ 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- ☒ 14. Planting or tree well detail
- ☒ 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- ☒ 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- ☒ 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

- ☒ 1. Scale - must be same as Sheet #1 - Site Plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Property Lines
- ☒ 5. Existing and proposed easements
- ☒ 6. Building footprints
- ☒ 7. Location of Retaining walls

B. Grading Information

- ☒ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- ☒ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- ☒ 3. Identify ponding areas, erosion and sediment control facilities.
- ☒ 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN

- ☒ A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- ☒ B. Distribution lines
- ☒ C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- ☒ D. Existing water, sewer, storm drainage facilities (public and/or private).
- ☒ E. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- ☒ A. Scale
- ☒ B. Bar Scale
- ☒ C. Detailed Building Elevations for each facade
 - ☒ 1. Identify facade orientation
 - ☒ 2. Dimensions of facade elements, including overall height and width
 - ☒ 3. Location, material and colors of windows, doors and framing
 - ☒ 4. Materials and colors of all building elements and structures
 - ☒ 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

- ☒ 1. Site location(s)
- ☒ 2. Sign elevations to scale
- ☒ 3. Dimensions, including height and width
- ☒ 4. Sign face area - dimensions and square footage clearly indicated
- ☒ 5. Lighting
- ☒ 6. Materials and colors for sign face and structural elements.
- ☒ 7. List the sign restrictions per the IDO

Current DRC
Project Number: _____

Date Submitted: 3/19/19
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

FIGURE 12

INFRASTRUCTURE LIST
(Rev. 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

MAVERIK @ UNSER & LOS VOLCANES
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT L-1-A-1, ATRISCO BUSINESS PARK
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private P.E.	City Cnst Engineer
		12'	SOUTH BOUND LEFT TURN LANE EXTENSION	UNSER BLVD	LOS VOLCANES	SOUTH 350 FEET	/	/	/
		F-F VARIES	MAJOR LOCAL PAVING / WIDENING CURB & GUTTER, SIDEWALK, MEDIAN WIDTH VARIES	LOS VOLCANES	UNSER BLVD	SILVER CREEK RD	/	/	/
		----	TRAFFIC SIGNAL MODIFICATIONS	UNSER / LOS VOLCANES	----	----	/	/	/
		.475 AC-FT	PERMANENT DETENTION POND	TRACT L-1-A-1			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature							Date	City User Dept. Signature	Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1
-
-
- 2
-
-
- 3
-
-

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
---------------	---

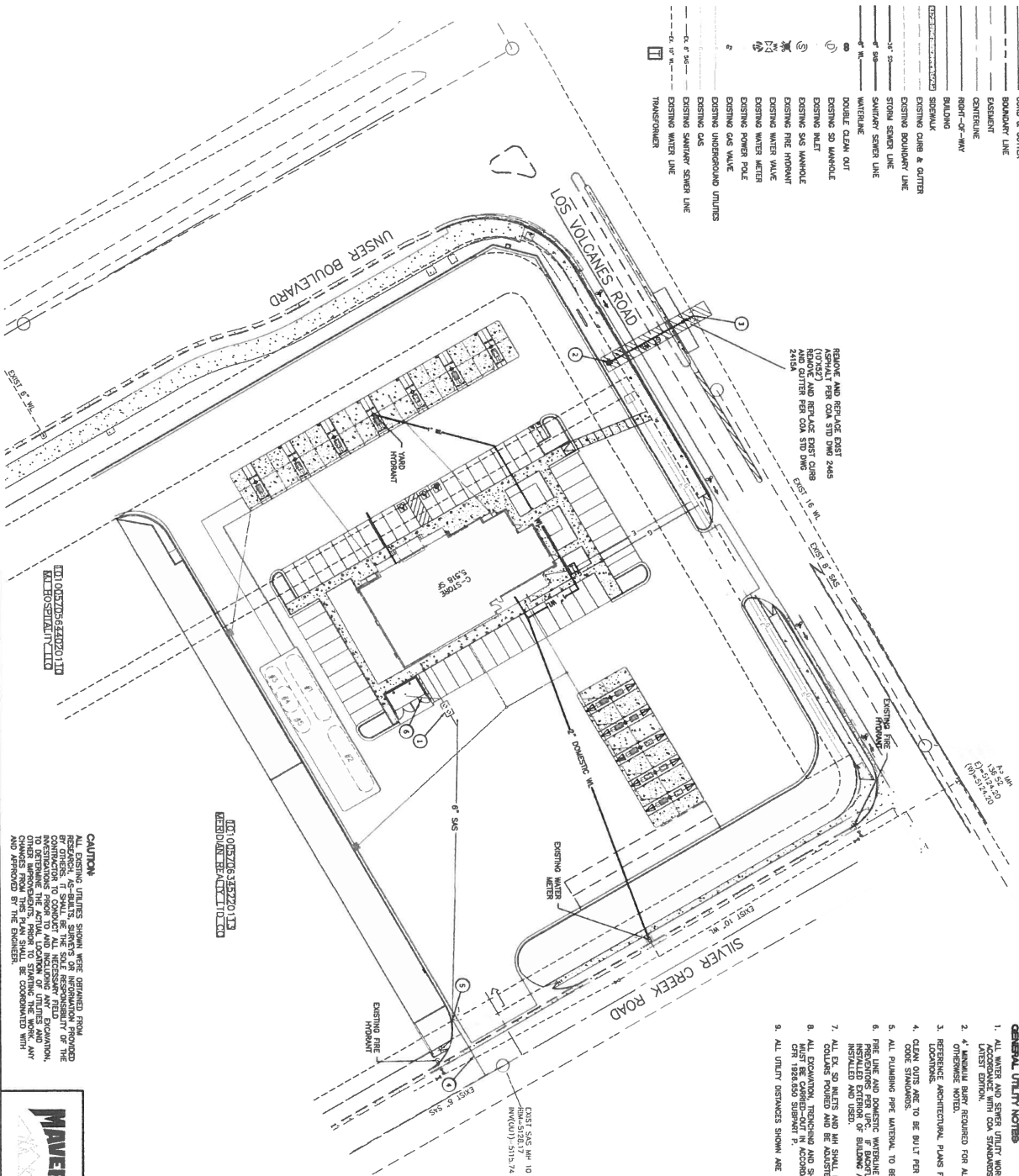
NAME (print)	DRB CHAIR - date	PARKS & RECREATION - date
FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	UTILITY DEVELOPMENT - date	CODE ENFORCEMENT - date
	CITY ENGINEER - date	- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

LEGEND

CLUB & GUTTER	CLUB & GUTTER
BOUNDARY LINE	BOUNDARY LINE
EXISTING	EXISTING
CONCRETE	CONCRETE
RIGHT-OF-WAY	RIGHT-OF-WAY
ROADWAY	ROADWAY
EXISTING CLUB & GUTTER	EXISTING CLUB & GUTTER
EXISTING BOUNDARY LINE	EXISTING BOUNDARY LINE
STORM SEWER LINE	STORM SEWER LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
WATERLINE	WATERLINE
DOUBLE CLEAN OUT	DOUBLE CLEAN OUT
EXISTING SO W/WHOLE	EXISTING SO W/WHOLE
EXISTING S/S W/WHOLE	EXISTING S/S W/WHOLE
EXISTING FIRE HYDRANT	EXISTING FIRE HYDRANT
EXISTING WATER VALVE	EXISTING WATER VALVE
EXISTING POWER POLE	EXISTING POWER POLE
EXISTING GAS VALVE	EXISTING GAS VALVE
EXISTING UNDERGROUND UTILITIES	EXISTING UNDERGROUND UTILITIES
EXISTING GAS	EXISTING GAS
EXISTING SANITARY SEWER LINE	EXISTING SANITARY SEWER LINE
EXISTING WATER LINE	EXISTING WATER LINE
TRANSFORMER	TRANSFORMER



GENERAL UTILITY NOTES

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF DENVER SPECIFICATIONS LATEST EDITION.
2. 4" MINIMUM RIGID REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE REPAIR LOCATIONS.
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. ALL PLUMBING PRE-WORK TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED AND USED, IT SHALL BE INSTALLED AND USED IN ACCORDANCE WITH DENVER 29 CFI, 18-000 SUPPLEMENT P.
7. ALL EX. SO WELLS AND IN SHALL HAVE CONCRETE COLLARS FORMED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES SHALL BE IN ACCORDANCE WITH DENVER 29 CFI, 18-000 SUPPLEMENT P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. PUMP HAS NUMEROUS ELECTRICAL FACILITIES AT THE SITE. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DENVER SPECIFICATIONS LATEST EDITION. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DENVER SPECIFICATIONS LATEST EDITION. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DENVER SPECIFICATIONS LATEST EDITION.
11. PUMP WILL REVIEW ALL TECHNICAL RECORDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRICAL POWER SYSTEMS. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DENVER SPECIFICATIONS LATEST EDITION. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DENVER SPECIFICATIONS LATEST EDITION.
12. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
13. ALL BUILDINGS - CONSTRUCTION TYPE IS B-8

KEYED NOTES

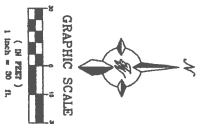
1. ORANGE INTERCEPTOR
2. NEW HYDRANT & GATE VALVE PER COA STD DWG 2340
3. PRESSURE CONNECTION
4. EXISTING 6" S/S STUB
5. CONNECT TO EXISTING S/S STUB
6. 4" S/S

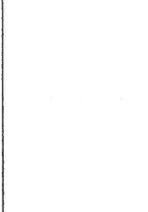
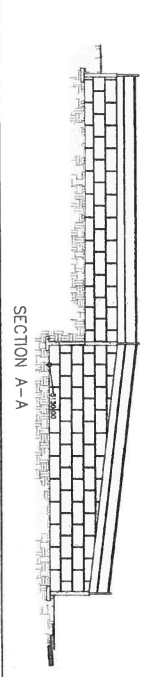
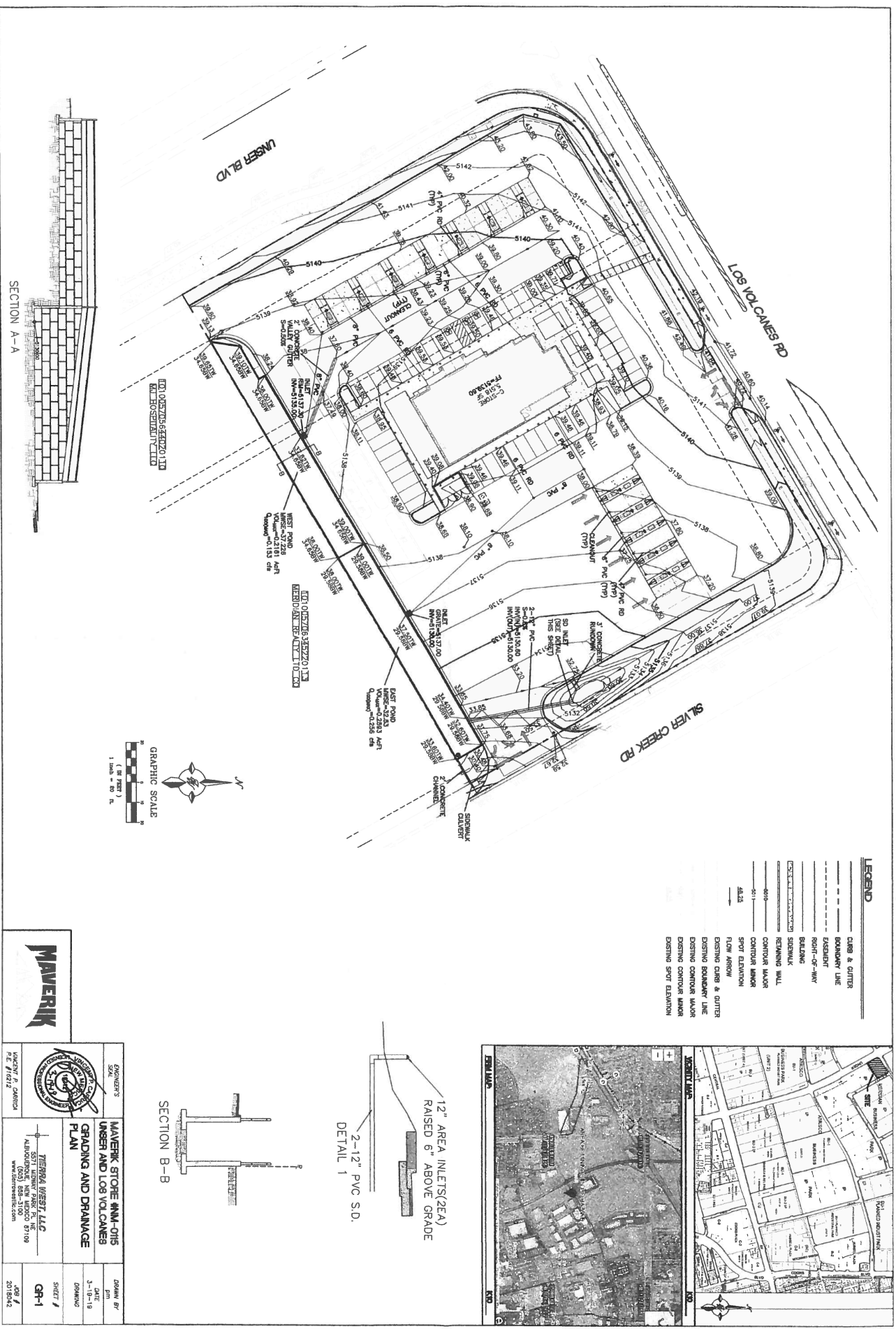
CAUTION
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILT, SURVEY OR INFORMATION PROVIDED BY THE CITY OF DENVER. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TRENCHING, TAPPING, OR OTHER WORK. THE ENGINEER HAS NOT CONDUCTED ANY OTHER INVESTIGATIONS PRIOR TO STARTING THE WORK. ANY AND ALL UTILITIES NOT SHOWN ON THIS PLAN ARE THE RESPONSIBILITY OF THE ENGINEER.



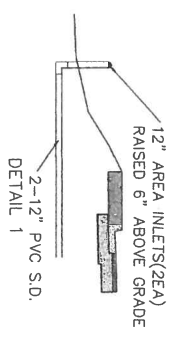
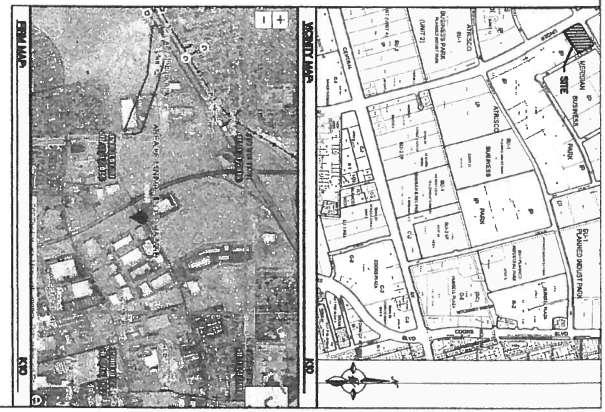
ENGINEER'S SEAL 3-1-14 DENVER, CO REGISTERED PROFESSIONAL ENGINEER NO. 1002705643220110 P.E. #10272	MAVERIK STORE #44-015 UNSER AND LOS VOLCANES MASTER UTILITY PLAN	DESIGNED BY DWG 3-7-19 DRAWING	SHEET # M-1	DATE 2/15/2022
---	---	---	----------------	-------------------

TERESA WRIGHT LLC
3071 UNTER PARK PL. SE
ALBUQUERQUE, NM 87106
www.teresawright.com





- LEGEND**
- CLUB & CUTTER
 - BOUNDARY LINE
 - EXISTING
 - RIGHT-OF-WAY
 - BUILDING
 - SCHEMATIC
 - REINFORCED WALL
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - SPOT ELEVATION
 - FLOW ARROW
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR
 - EXISTING SPOT ELEVATION



MAVERIK

ENGINEER'S SEAL

MAVERIK STORE ANN-OIS GRADING AND DRAINAGE PLAN

PROJECT: 2018-04-2

DATE: 2018-04-2

DESIGNED BY: J. L. 11-19

DRAWING: GR-1

SHEET 1

MAVERIK STORE ANN-OIS GRADING AND DRAINAGE PLAN

PROJECT: 2018-04-2

DATE: 2018-04-2

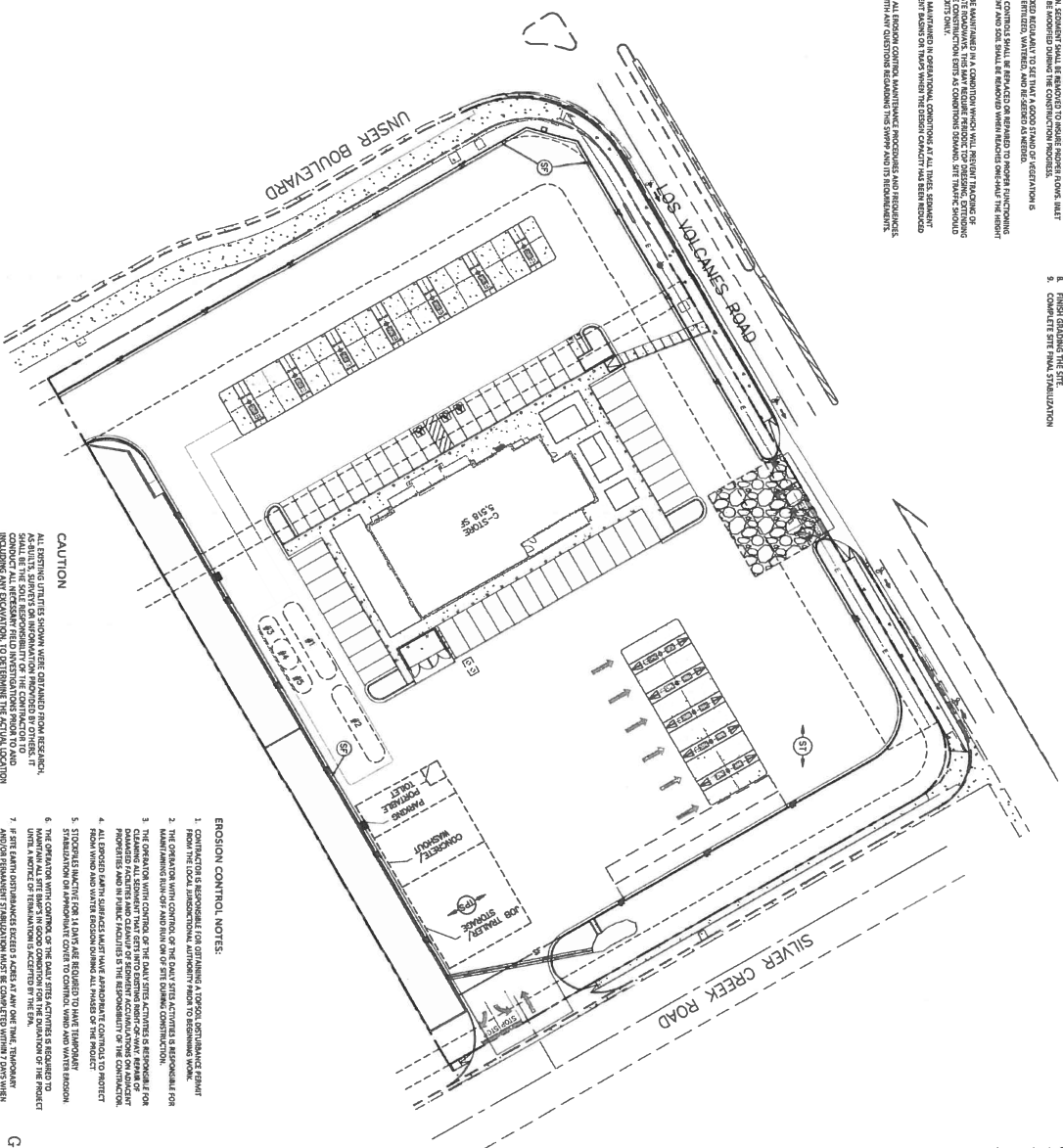
DESIGNED BY: J. L. 11-19

DRAWING: GR-1

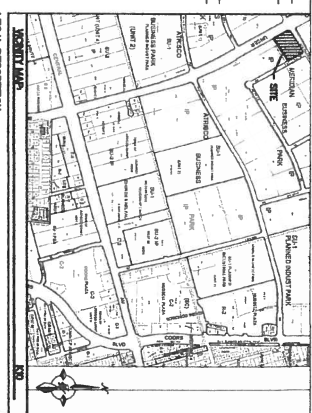
SHEET 1

[illegible]

1. INITIAL STABILIZED CONSTRUCTION ENVIRONMENT.
2. POST PUBLIC NOTICE PER DETAIL.
3. INSTALL DOWN GRADIENT PERMEABLE CONTROLS.
4. NOTIFY SWPPP COMPLIANCE INSPECTOR OF COMPLETION OF THE ABOVE.
5. BEGIN GRUBBING AND SOIL DISTURBING ACTIVITIES.
6. PROVIDE TEMPORARY STABILIZATION OF DISTURBED AREAS ON STOCKPILES.
7. START CONSTRUCTION OF BUILDING PAD, STRUCTURES AND ROADWAY.
8. FINISH GRADING THE SITE.
9. COMPLETE SITE FINAL STABILIZATION

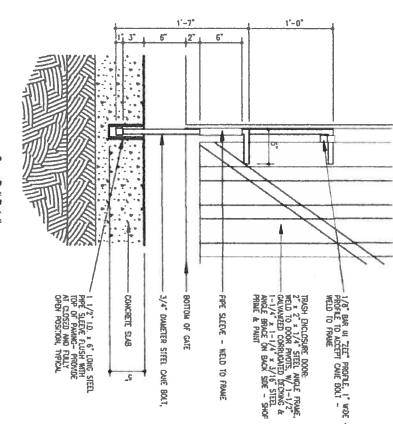
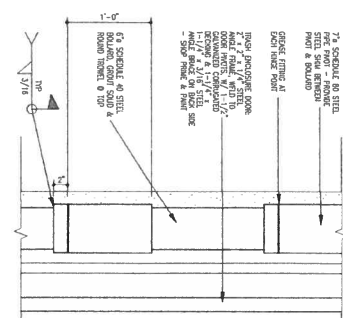
[illegible]

O EROSION DETAILS	
	<p>PA — THERMOGRAPHIC PAINTING AND PROTECTANT</p> <p>PS — THERMOGRAPHIC PAINTING AND PROTECTANT</p>

[illegible][illegible]

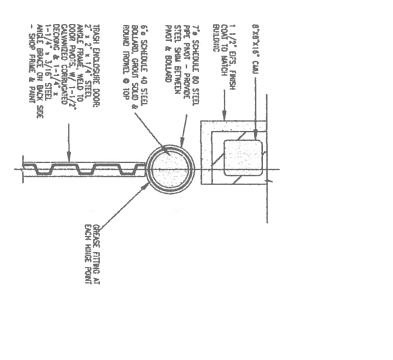
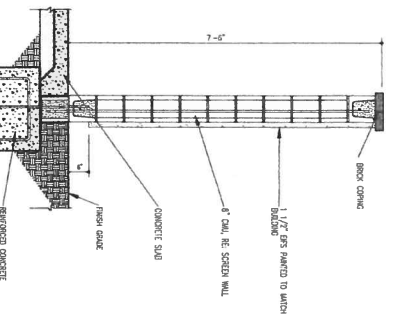
General Notes

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS:
 - A. AISC 360 - STEEL STRUCTURAL DESIGN AND CONSTRUCTION
 - B. ACI 318 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 - C. ASCE 7 - MINIMUM DESIGN LOADS AND OTHER PHYSICAL REQUIREMENTS
 - D. FEMA 451 - SEISMIC DESIGN GUIDELINES FOR BRIDGE
2. ALL DIMENSIONS SHALL BE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY.
3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
13. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
14. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
16. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
21. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
22. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
23. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
24. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
25. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
26. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
27. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
28. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
29. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
30. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
31. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
32. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
33. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
34. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
35. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
36. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
37. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
38. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
39. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
40. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
41. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
42. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
43. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
44. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
45. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
46. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
47. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
48. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
49. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
50. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
51. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
52. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
53. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
54. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
55. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
56. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
57. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
58. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
59. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
60. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
61. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
62. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
63. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
64. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
65. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
66. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
67. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
68. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
69. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
70. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
71. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
72. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
73. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
74. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
75. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
76. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
77. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
78. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
79. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
80. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
81. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
82. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
83. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
84. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
85. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
86. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
87. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
88. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
89. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
90. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
91. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
92. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
93. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
94. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
95. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
96. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
97. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
98. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
99. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
100. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.



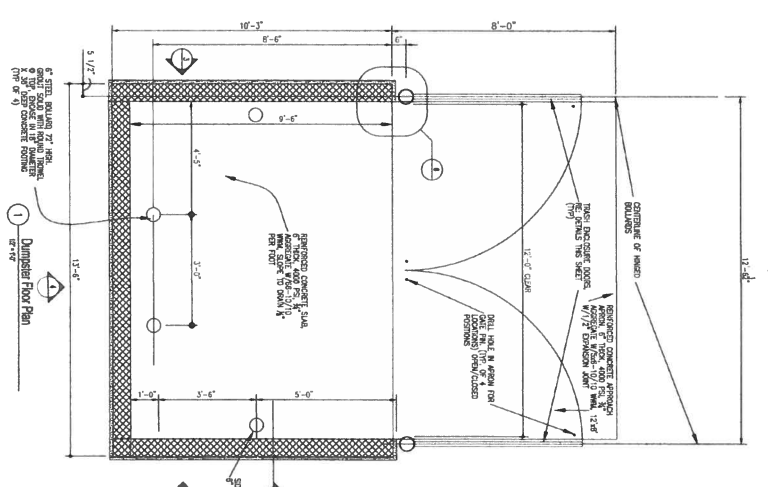
9 Dumpster Door Panel

8 Dome Bolt Detail

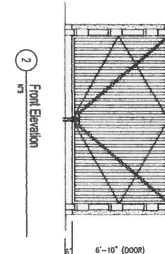
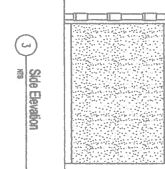
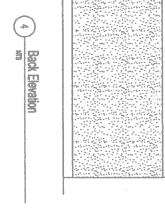
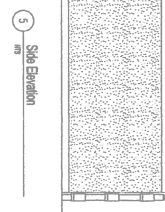


7 Wall Section

6 Dome Detail



1 Dumpster Plan View

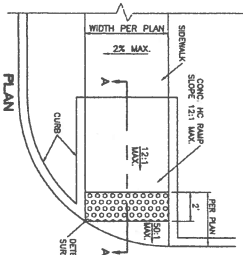


5 Side Elevation

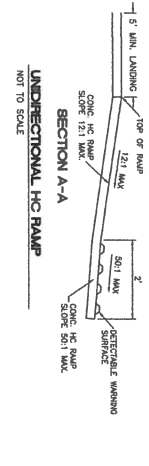
4 Back Elevation

3 Side Elevation

2 Front Elevation



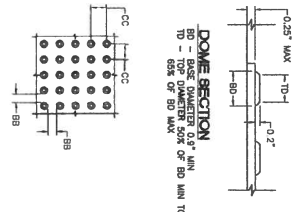
1. THE SURFACE OF RAMP AND SLOPE SHALL HAVE A TRANSVERSE BROOKED SURFACE WITH A MINIMUM OF 1/4" DEPTH SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.



SECTION A-A

UNIDIRECTIONAL HC RAMP

NOT TO SCALE



DOME SECTION

BD - BASE DIAMETER 0.5' MIN TO 0.65' OF BD MAX

CC - CENTER TO CENTER SPACING 2.35' MIN TO 2.5' OF CC MAX

CS - CENTER TO CENTER SPACING 2.35' MIN TO 2.5' OF CS MAX

BB - BASE TO BASE SPACING 1.45' MIN TO 1.6' OF BB MAX

MAVERIK
CONSTRUCTION

ENGINEER'S SEAL

MAVERIK STORE ANN-015
UNBEN AND LOG VOLCANES
CONSTRUCTION DETAILS

DESIGNED BY
DATE
DRAWING

PROJECT: 501 ALBANY PARK PL, NE
ALBANY, GA 31707
P.E. #1212

DESIGNED BY
DATE
DRAWING

PROJECT: 501 ALBANY PARK PL, NE
ALBANY, GA 31707
P.E. #1212

DESIGNED BY
DATE
DRAWING



BUILDING PERSPECTIVE

SCALE:



FRONT ELEV
SCALE: 1/4" = 1'-0"

- [illegible]

MAVERIK
UNSER AND LOS VOLCANES
ALBUQUERQUE, NM
PERMIT SET 02/05/19

EXTERIOR ELEVATIONS

A2.1

FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

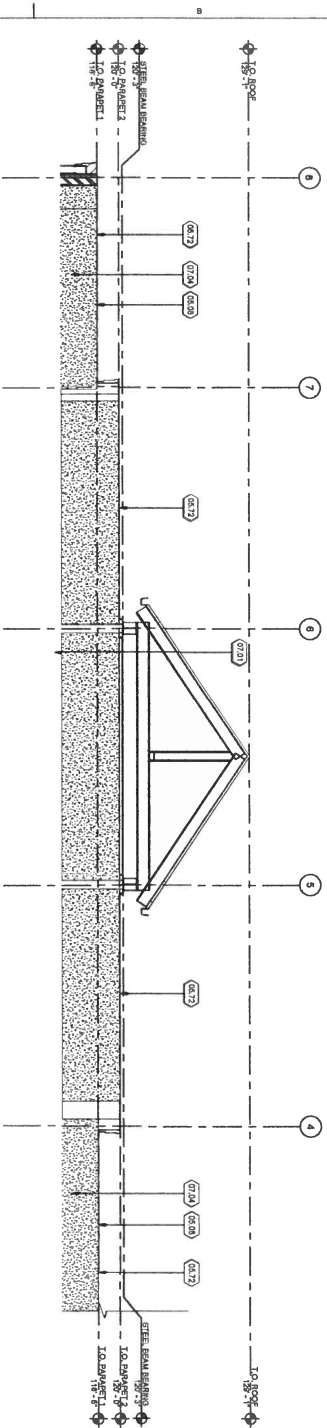
53.08 CONCRETE FOOTING AND FOUNDATION, SEE STRUCTURAL
54.01 BRICK VENEER (B.V. SEE SCHEDULE) METAL PER
54.02 STONE VENEER (S.V. SEE SCHEDULE) METAL PER
54.03 PRESUPPOSED CONTINUOUS CONCRETE CLAY ON OUTSIDE OF
54.04 GROUND TO BRACKET VENEER, UNK. TO VENEER, ALL
54.05 PRESUPPOSED METAL CORNER, COLUMN C4
54.06 FIBER CEMENT BOARD & BATTEN BOARD, B.V. SEE SCHEDULE

54.07 FIBER CEMENT BOARD & BATTEN BOARD, B.V. SEE SCHEDULE
54.08 PRESUPPOSED CONTINUOUS CONCRETE CLAY ON OUTSIDE OF
54.09 GROUND TO BRACKET VENEER, UNK. TO VENEER, ALL
54.10 PRESUPPOSED METAL CORNER, COLUMN C4
54.11 FIBER CEMENT BOARD & BATTEN BOARD, B.V. SEE SCHEDULE

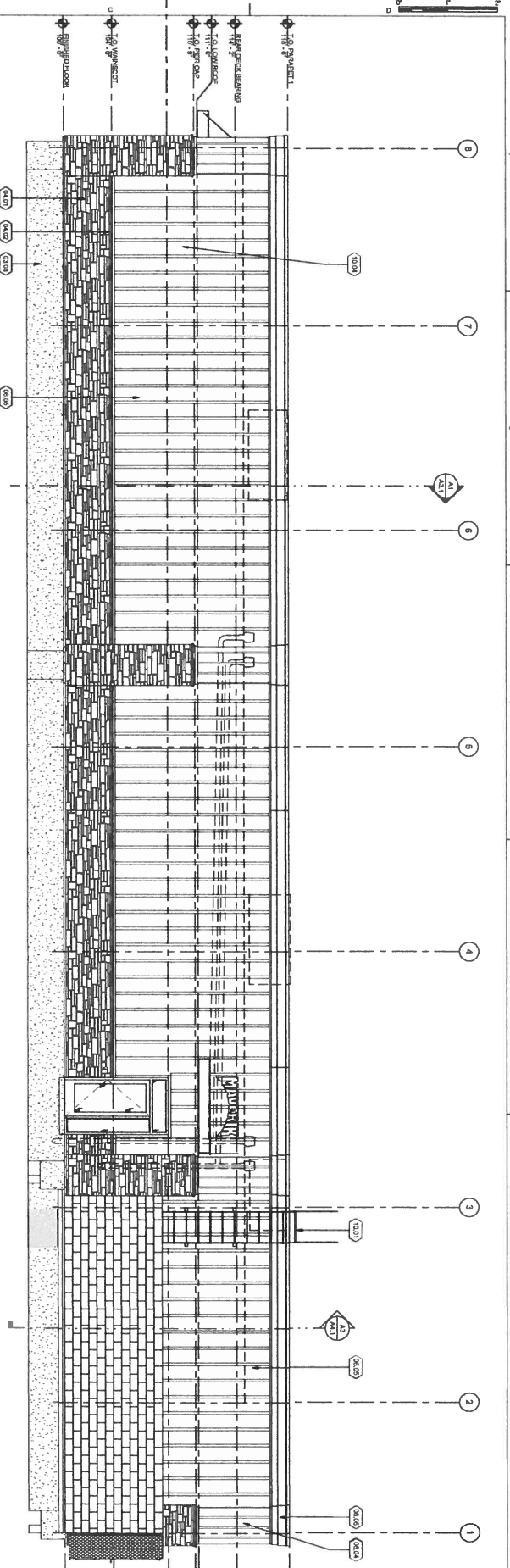
REFERENCE NOTES

GENERAL NOTES

B1 PARTIAL FRONT WALL REAR VIEW ELEVATION
SCALE: 1/4" = 1'-0"



C1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



A2.3

arc
hursd

gan/ TIERRA WEST, LLC



gan/ TIERRA WEST, LLC

Midway Park Place NE
Albuquerque, NM 87109

gan/ TIERRA WEST, LLC

gan/ TIERRA WEST, LLC

GRAYLAND CORPORATION & J2C LLC &
CLIFFORD JACK J & LEE RVT & ETAL
PO BOX 35640
ALBUQUERQUE NM 87176-5640

Midway Park Place NE
Albuquerque, NM 87109



gan/ TIERRA WEST, LLC



gan/ TIERRA WEST, LLC

MJ HOSPITALITY LLC
11900 GIACOMO AVE SE
ALBUQUERQUE NM 87123

5571 Midway Park Place NE
Albuquerque, NM 87109

7017 3040 0000 8678 6926

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$ **3.50**

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ **2.80**
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$ **2.20**

Total Postage and Fees

\$ **8.50**

Sent To

Doug Cooper

Street and Apt. No.

Los Volcanes NA

City, State, ZIP+4®

6800 Silkwood Avenue NW

Albuquerque, NM 87121

PS Form 3800, A

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$ **3.50**

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ **2.80**
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$ **2.20**

Total Postage and Fees

\$ **8.50**

Sent To

Lucy Anchondo

Avalon NA

Street and Apt. No.

601 Stern Drive NW

City, State, ZIP+4®

Albuquerque, NM 87121

PS Form 3800, A

7017 3040 0000 8678 6919

7017 3040 0000 8678 6933

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$ **3.50**

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ **2.80**
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$ **2.20**

Total Postage and Fees

\$ **8.50**

Sent To

Ted Trujillo

Los Volcanes NA

Street and Apt. No.

6601 Honeylocust Avenue NW

City, State, ZIP+4®

Albuquerque, NM 87121

PS Form 3800, A

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$ **3.50**

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ **2.80**
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$ **2.20**

Total Postage and Fees

\$ **8.50**

Sent To

Samantha Pina

Street and Apt. No.

Avalon NA

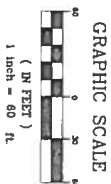
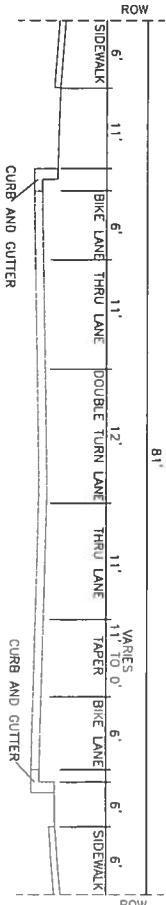
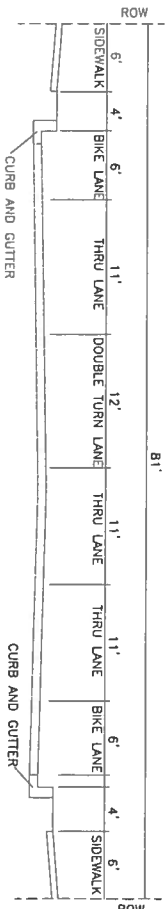
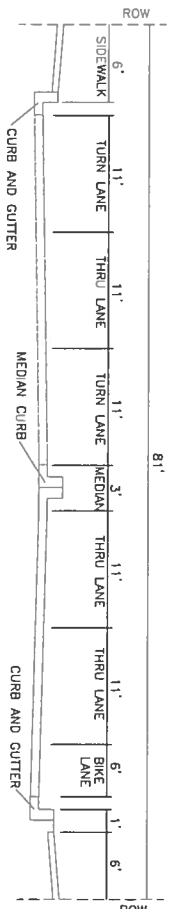
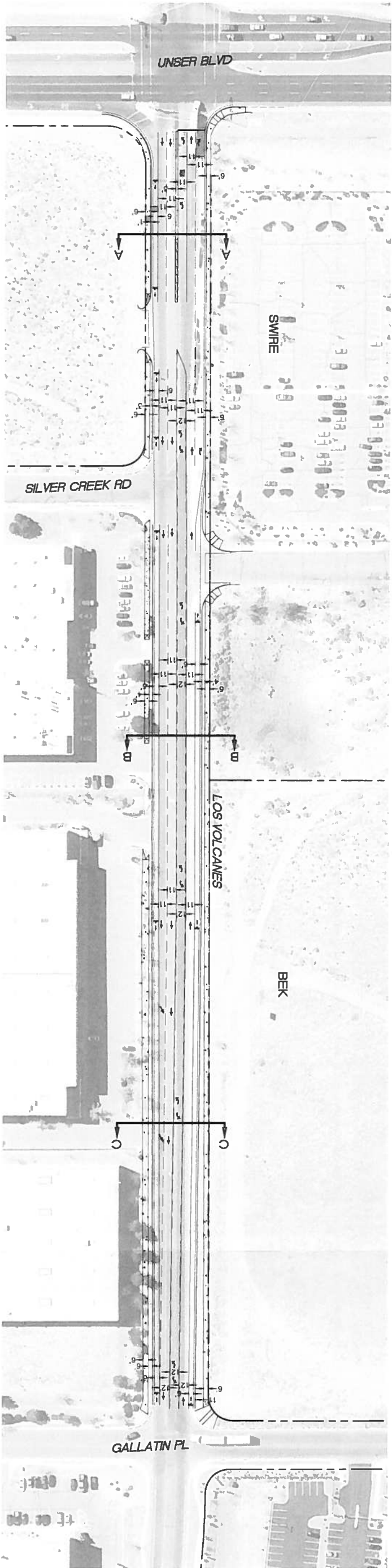
City, State, ZIP+4®



423 Elohim Court NW

PS Form 3800, A

Albuquerque, NM 87121

7018 0360 0001 4282 4974



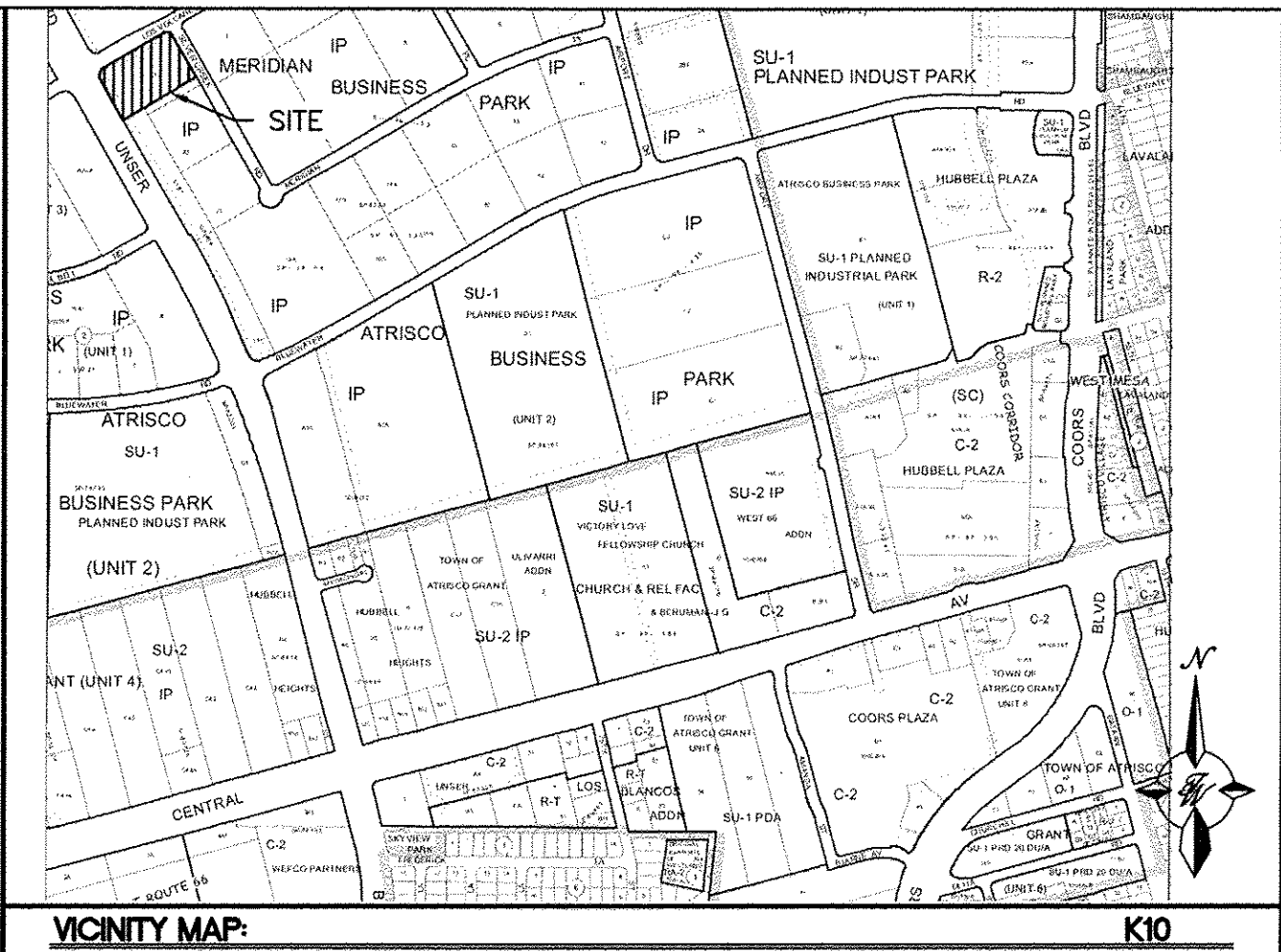
ENGINEER'S SEAL		LOS VOLCANES ALBUQUERQUE, NM		DRAWN BY pm	
		LOS VOLCANES EXPANSION EXHIBIT		DATE 2-27-19	
		 TERRA WEST, LLC 5571 MIDWAY PARK, PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.terraestllc.com		DRAWING	
				SHEET # 1	
RONALD R. BOHANNAN P.E. #7868				JOB # -	

KEYED NOTE:

1 DIRECTIONAL ARROW AND ENTER MARKINGS (TYPICAL)

- 2 6" CURB & GUTTER
- 3 8" CURB & GUTTER
- 4 ADA RAMP (TYP.)
- 5 FUEL PUMP (TYP.)
- 6 BOLLARD (TYP.)
- 7 HOOP BOLLARD (TYP.)
- 8 UNDERGROUND STORAGE TANK
- 9 TRASH ENCLOSURE SEE DETAIL SHEET
- 10 HC PARKING SEE DETAIL SHEET
- 11 MC PARKING SEE DETAIL SHEET
- 12 BIKE RACK (5 SPACES)
- 13 LANDSCAPE AREA
- 14 EXISTING FIRE HYDRANT
- 15 PROPOSED PRIVATE FIRE HYDRANT
- 16 30' PRIVATE ACCESS, DRAINAGE AND PARKING EASEMENT
- 17 DIESEL FUEL PUMP, HIGH FLOW (TYP)
- 18 MPDS (TYP)
- 19 4'X8' MONUMENT SIGN
- 20 AIR STATION
- 21 PATIO AREAS
- 22 DRAINAGE POND
- 23 MOTORCYCLE PARKING
- 24 EXISTING ELECTRICAL SWITCH
- 25 GREASE INTERCEPTOR
- 26 EXISTING 10' PUE
- 27 RETAINING WALL W/RAILING
- 28 160 SF MOMUMENT SIGN
- 29 6' CONCRETE CROSSWALK
- 30 OFF STREET LOADING AREA (60'X12')
- 31 4' CONCRETE SIDEWALK
- 32 6' CONCRETE SIDEWALK
- 33 EXISTING 10' CONCRETE SIDEWALK
- XX FUELING STATION/DISPENSER NUMBER

- LEGEND
- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING LANE
- EXISTING STRIPING



LEGAL DESCRIPTION:

TRACT L-1-A-1, ATRISCO BUSINESS PARK

NOTES:

ADDRESS: 551 SILVER CREEK RD NW
ALBUQUERQUE, NM 87121

UPC NO: 101005705548020114

SITE DATA

PROPOSED USAGE: MAVERIK ADVENTURE FIRST STOP

LOT AREA: 133,273 SF (3.06 ACRES)

ZONING: NR-BP

BUILDING AREA: 5,518 SF

PARKING REQUIRED: 22 SPACES (4 SPACES/1000 SF)

PARKING PROVIDED: 71 SPACES (INCLUDES FUEL PUMP SPACES)

HC PARKING REQUIRED: 2 SPACES

HC PARKING PROVIDED: 3 SPACES

1 SPACE VAN ACCESSIBLE

MC PARKING REQUIRED: 1 SPACES (1 SPACE FOR 1 TO 25 REQUIRED PARKING)

MC PARKING PROVIDED: 2 SPACES

BICYCLE PARKING REQUIRED: 3 SPACES (3 SPACES OR 10% OF REQUIRED PARKING)

BICYCLE PARKING PROVIDED: 5 SPACES

LANDSCAPE AREA REQUIRED: 25,551 SF (20% OF NET AREA)

LANDSCAPE AREA PROVIDED: 25,745 SF

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

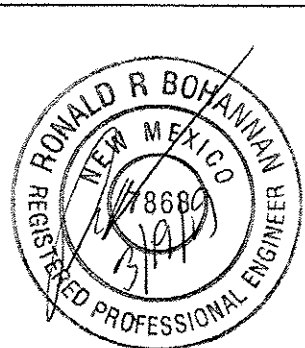
Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

ENGINEER'S SEAL



RONALD R. BOHANNAN
P.E. #7868

MAVERIK STORE #NM-0115
UNSER AND LOS VOLCANES

SITE PLAN FOR
BUILDING PERMIT

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

DRAWN BY
pm

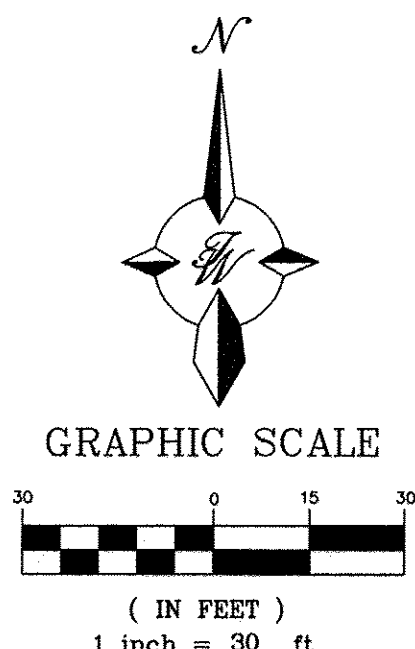
DATE
3-19-19

DRAWING
2018042-SP

SHEET #

SP-1

JOB #
2018042



LEGEND

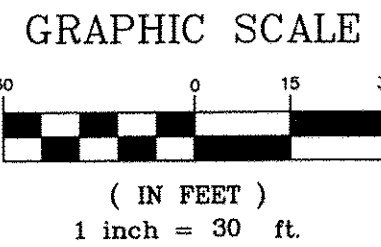
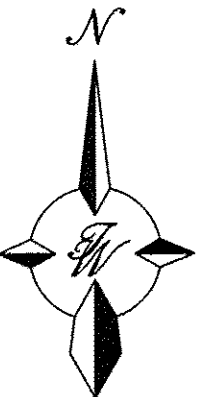
- CURB & GUTTER
BOUNDARY LINE
EASEMENT
CENTERLINE
RIGHT-OF-WAY
BUILDING
SIDEWALK
EXISTING CURB & GUTTER
EXISTING BOUNDARY LINE
36" SD
8" SAS
8" WL
DOUBLE CLEAN OUT
EXISTING SD MANHOLE
EXISTING INLET
EXISTING SAS MANHOLE
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING WATER METER
EXISTING POWER POLE
EXISTING GAS VALVE
EXISTING UNDERGROUND UTILITIES
EXISTING GAS
EX. 8" SAS
EX. 10" WL
TRANSFORMER

GENERAL UTILITY NOTES:

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
7. ALL EX. SD INLETS AND MH SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
11. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
12. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
13. ALL BUILDINGS - CONSTRUCTION TYPE IS II-B

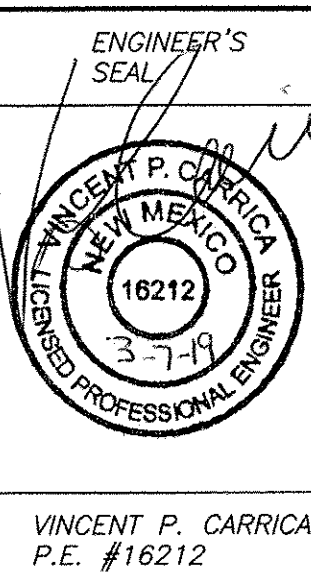
KEYED NOTES

- 1 GREASE INTERCEPTOR
- 2 NEW HYDRANT & GATE VALVE PER COA STD DWG 2340
- 3 PRESSURE CONNECTION
- 4 EXISTING 6" SAS STUB
- 5 CONNECT TO EXISTING SAS STUB
- 6 4" SAS



CAUTION:

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

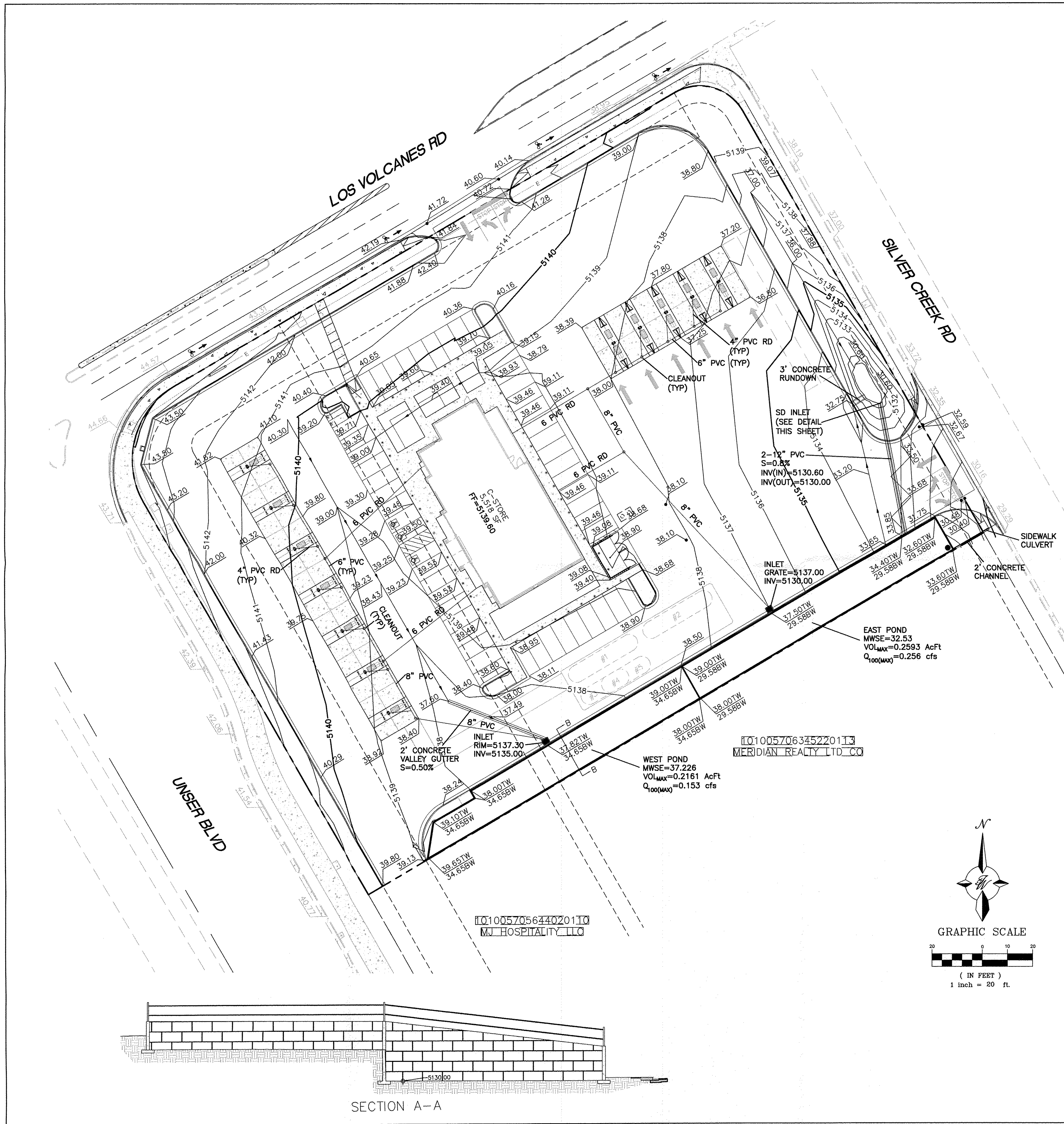


MAVERIK STORE #NM-0115
UNSER AND LOS VOLCANES

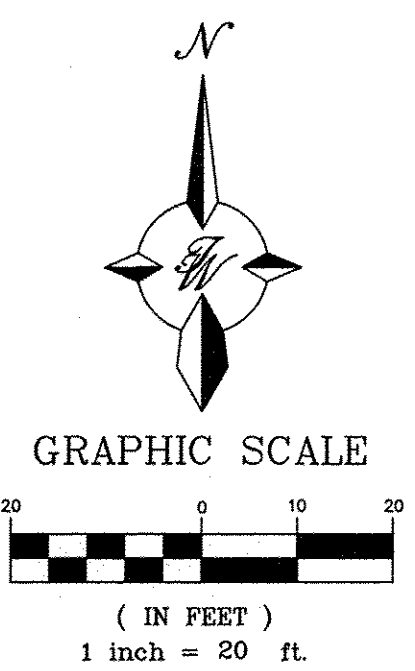
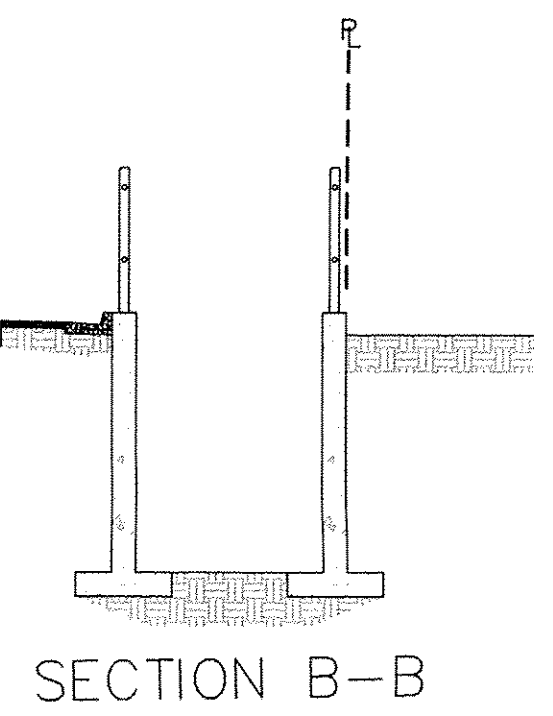
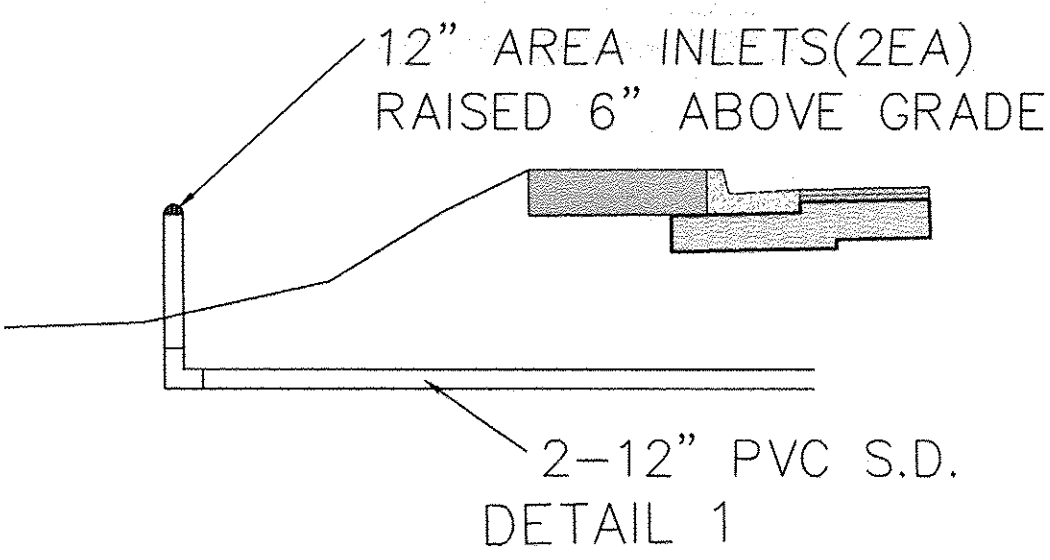
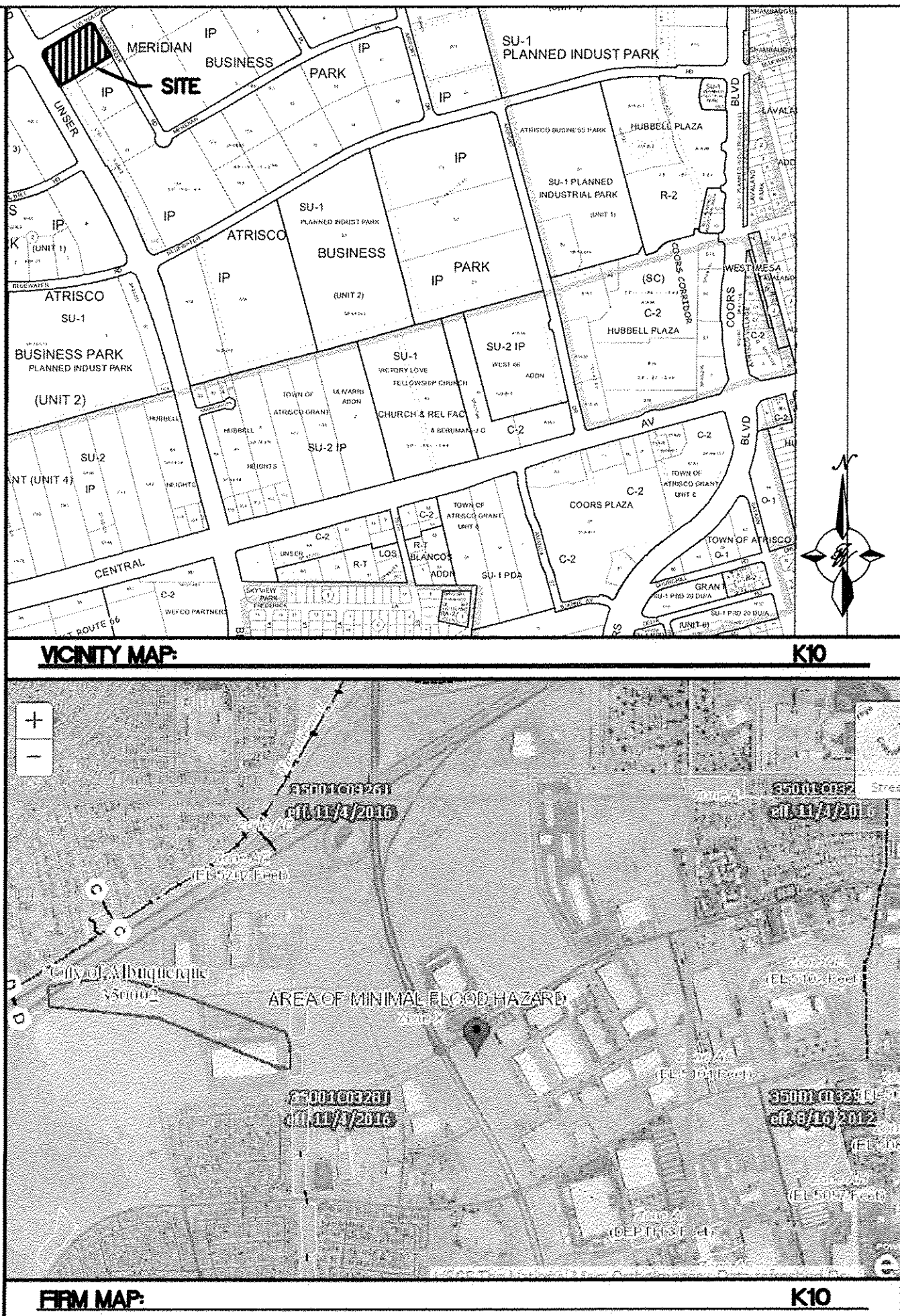
MASTER UTILITY
PLAN


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

DRAWN BY	pm
DATE	3-7-19
DRAWING	
SHEET #	MU-1
JOB #	2018042



- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK
 - RETAINING WALL
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - SPOT ELEVATION
 - FLOW ARROW
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR
 - EXISTING SPOT ELEVATION



 VINCENT P. CARRICA P.E. #16212	MAVERIK STORE #NM-0115 UNSER AND LOS VOLCANES GRADING AND DRAINAGE PLAN TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY	pm
		DATE	3-19-19
		DRAWING	
		SHEET #	GR-1
		JOB #	2018042

BMP MAINTENANCE:

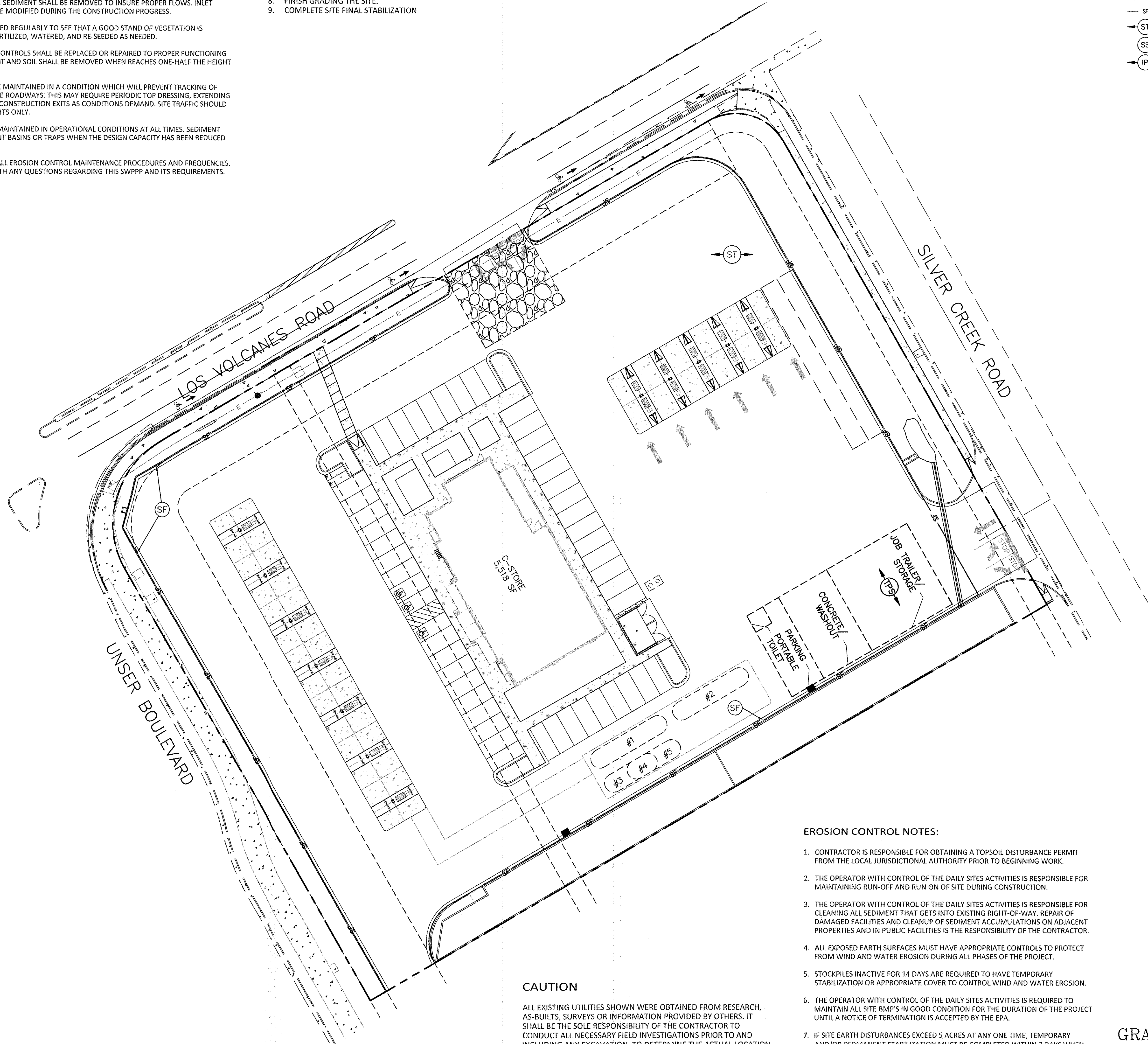
ALL MEASURES STATED IN THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR UNTIL FINAL STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AT THE END OF THE WORKDAY BY A QUALIFIED MEMBER OF THE SWPPP COMPLIANCE TEAM.

THE OPERATOR WITH CONTROL OF THE SITES DAILY ACTIVITIES IS RESPONSIBLE TO MAINTAIN, CLEAN AND REPAIR EROSION CONTROLS IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED, IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION. SEDIMENT SHALL BE REMOVED TO INSURE PROPER FLOWS. INLET PROTECTION TYPES MAY NEED TO BE MODIFIED DURING THE CONSTRUCTION PROGRESS.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND OF VEGETATION IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RE-SEEDED AS NEEDED.
3. SILT FENCES, WADDLES OR OTHER CONTROLS SHALL BE REPLACED OR REPAIRED TO PROPER FUNCTIONING CONDITION, IF DAMAGED. SEDIMENT AND SOIL SHALL BE REMOVED WHEN REACHES ONE-HALF THE HEIGHT OF THE CONTROL.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING, EXTENDING OR OTHER MODIFICATIONS TO THE CONSTRUCTION EXITS AS CONDITIONS DEMAND. SITE TRAFFIC SHOULD BE LIMITED TO THE CONTROLLED EXITS ONLY.
5. SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
6. REFERENCE THE SWPPP BOOK FOR ALL EROSION CONTROL MAINTENANCE PROCEDURES AND FREQUENCIES. CONSULT THE SWPPP PREPARER WITH ANY QUESTIONS REGARDING THIS SWPPP AND ITS REQUIREMENTS.

SEQUENCE OF CONSTRUCTION:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. POST PUBLIC NOTICE PER DETAIL.
3. INSTALL DOWN GRADIENT PERIMETER CONTROLS.
4. NOTIFY SWPPP COMPLIANCE INSPECTOR OF COMPLETION OF THE ABOVE.
5. BEGIN GRUBBING AND SOIL DISTURBING ACTIVITIES.
6. PROVIDE TEMPORARY STABILIZATION OF DISTURBED AREAS OR STOCKPILES.
7. START CONSTRUCTION OF BUILDING PAD, STRUCTURES AND ROADWAY.
8. FINISH GRADING THE SITE.
9. COMPLETE SITE FINAL STABILIZATION



CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT FROM THE LOCAL JURISDICTIONAL AUTHORITY PRIOR TO BEGINNING WORK.
2. THE OPERATOR WITH CONTROL OF THE DAILY SITES ACTIVITIES IS RESPONSIBLE FOR MAINTAINING RUN-OFF AND RUN ON OF SITE DURING CONSTRUCTION.
3. THE OPERATOR WITH CONTROL OF THE DAILY SITES ACTIVITIES IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL EXPOSED EARTH SURFACES MUST HAVE APPROPRIATE CONTROLS TO PROTECT FROM WIND AND WATER EROSION DURING ALL PHASES OF THE PROJECT.
5. STOCKPILES INACTIVE FOR 14 DAYS ARE REQUIRED TO HAVE TEMPORARY STABILIZATION OR APPROPRIATE COVER TO CONTROL WIND AND WATER EROSION.
6. THE OPERATOR WITH CONTROL OF THE DAILY SITES ACTIVITIES IS REQUIRED TO MAINTAIN ALL SITE BMP'S IN GOOD CONDITION FOR THE DURATION OF THE PROJECT UNTIL A NOTICE OF TERMINATION IS ACCEPTED BY THE EPA.
7. IF SITE EARTH DISTURBANCES EXCEED 5 ACRES AT ANY ONE TIME, TEMPORARY AND/OR PERMANENT STABILIZATION MUST BE COMPLETED WITHIN 7 DAYS WHEN AREA BECOMES INACTIVE OR EARTH DISTURBING ACTIVITIES ARE COMPLETE. SITE EARTH DISTURBANCES OF LESS THAN 5 ACRES, HAVE 14 DAYS TO PROVIDE TEMPORARY OR PERMANENT STABILIZATION WHEN AREA BECOMES INACTIVE OR EARTH DISTURBING ACTIVITIES ARE COMPLETE.

EROSION NOTES

TPS TPS TEMPORARY PARKING AND STORAGE

— — LIMITS OF DISTURBANCE

EROSION DETAILS

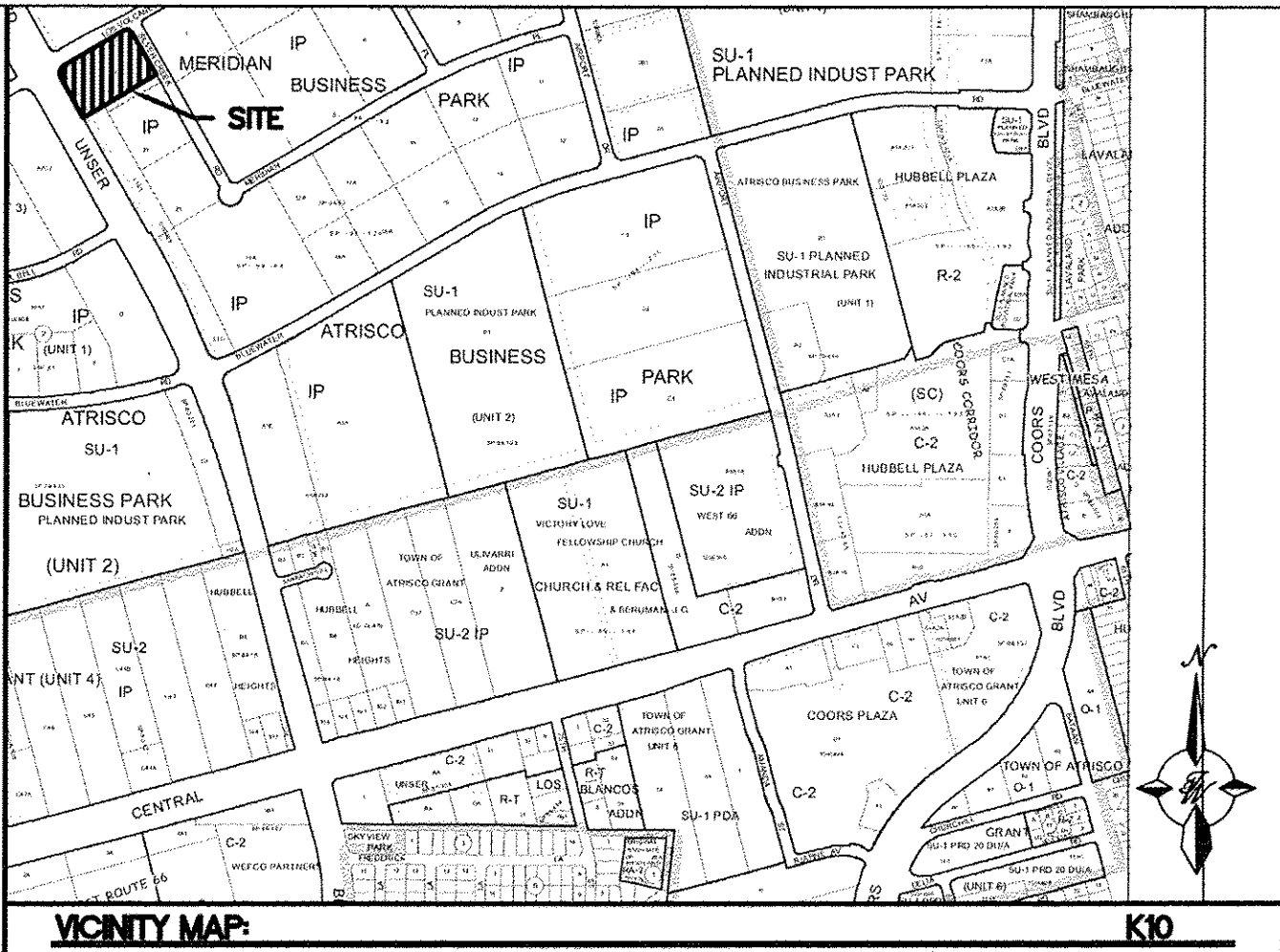
CE TEMPORARY STONE CONSTRUCTION EXIT

SF SF TEMPORARY SILT FENCE

ST ST TEMPORARY SEDIMENT TRAP

SS SS SWPPP SIGN

IP IP INLET PROTECTION

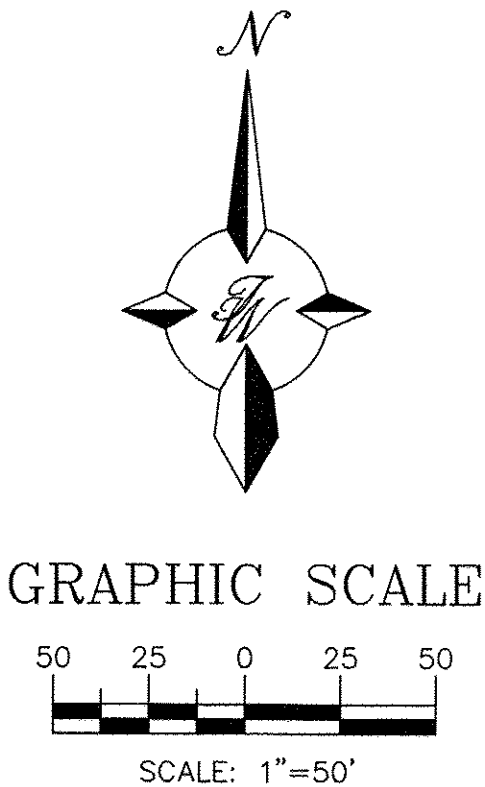


LEGAL DESCRIPTION:

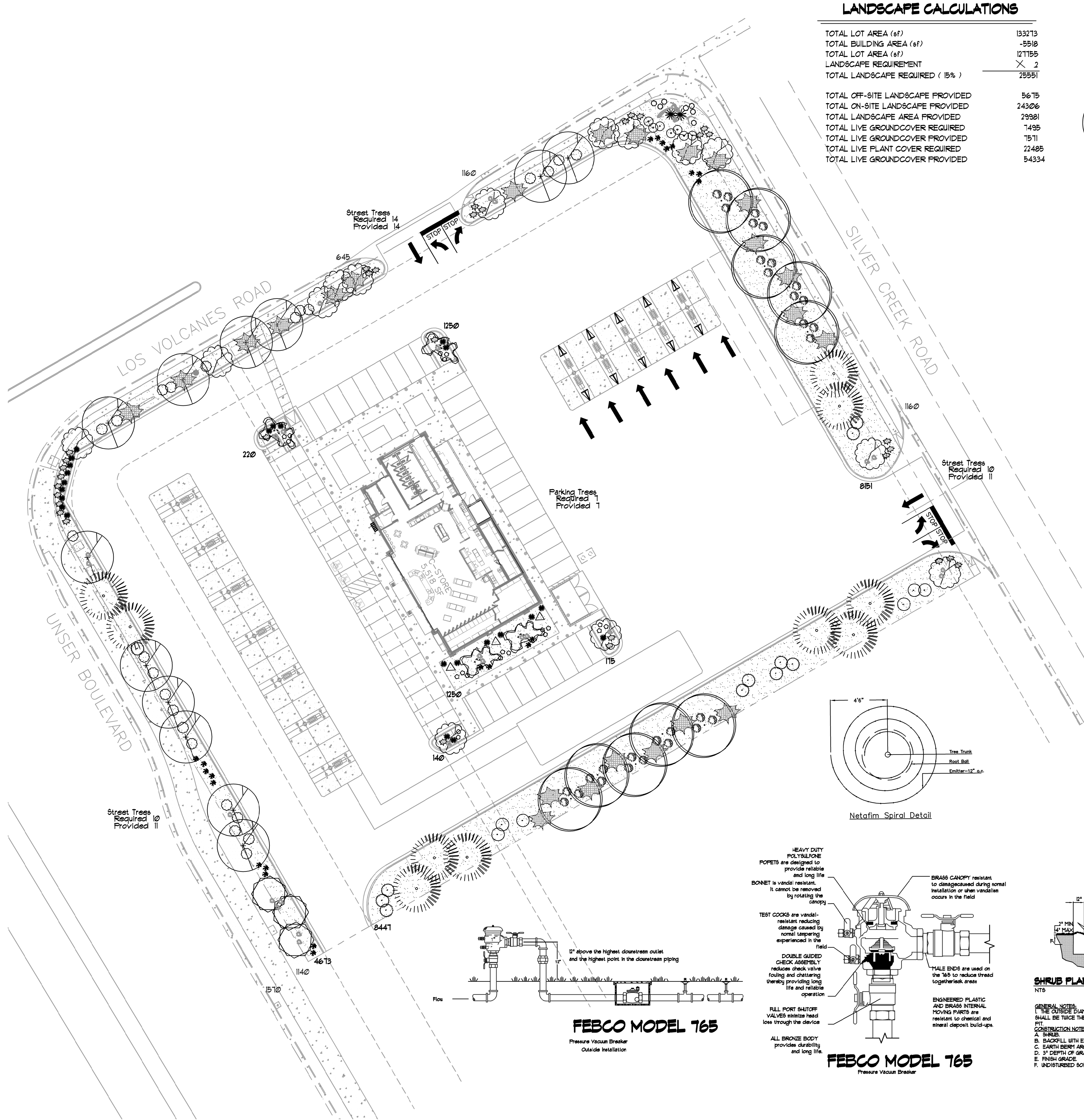
TRACT L-1-A-1, ATRISCO BUSINESS PARK

GENERAL EROSION NOTES:

- A. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE SWPPP BOOK, THE 2017 GENERAL CONSTRUCTION PERMIT, THIS DRAWING ("TEMPORARY EROSION CONTROL AND SEDIMENTATION PLAN"), STANDARD DETAILS ("TEMPORARY EROSION CONTROL AND SEDIMENTATION DETAILS"), EPA NOTICE OF INTENT PERMIT AND ALL SUBSEQUENT REPORTS, CORRECTIVE ACTIONS AND EROSION CONTROL RELATED DOCUMENTS.
- B. ALL OPERATORS AS DESIGNATED, CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH SITE ACTIVITIES RELATED TO STORM WATER POLLUTION PREVENTION SHALL REVIEW A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), THE 2017 CONSTRUCTION GENERAL PERMIT, THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), THE CLEAN WATER ACT OF 1972 AND BECOME FAMILIAR WITH THEIR CONTENTS.
- C. THE OPERATOR IN CONTROL OF DAILY SITE ACTIVITIES SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS THAT MAY OCCUR AT NO ADDITIONAL COST TO PROJECT OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- D. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO ALL FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. OPERATOR WITH CONTROL OF DAILY SITE ACTIVITIES SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY, LOCAL JURISDICTIONAL AUTHORITY OR SWPPP COMPLIANCE INSPECTOR.
- E. THE TEMPORARY EROSION CONTROL AND SEDIMENTATION PLAN IS A WORKING DOCUMENT AND IS REQUIRED TO BE UPDATED WITHIN 24 HOURS OF ANY CHANGES WHEN BMP'S ARE REPAIRED, RELOCATED OR REMOVED BY NOTING ON THE PLAN THE AREAS AND DATES OF THE REPAIRS, RELOCATIONS OR REMOVALS. AN ACTIVE COPY OF THE PLAN SHALL BE POSTED IN THE JOB SITE TRAILER ONSITE AND MUST BE MAINTAINED CURRENT AT ALL TIMES.
- F. CONTRACTOR SHALL MINIMIZE CLEARING AND EARTH DISTURBANCE TO THE MAXIMUM ACREAGE AS REQUIRED BY THE EPA CONSTRUCTION GENERAL PERMIT.
- G. CONTRACTOR SHALL DENOTE ON THIS PLAN, THE LOCATION OF TEMPORARY PARKING, STORAGE, PORTABLE SANITARY FACILITIES, OFFICE TRAILERS, AND ALL SUPPORT AREAS. RELOCATIONS OF EACH SHALL ALSO BE DOCUMENTED AS THEY OCCUR.
- H. ALL WASH OUT WATER USED FOR CONCRETE, MASONRY, PAINT AND OTHER MATERIALS SHALL HAVE ADEQUATE SIGNAGE WITH PROPER CONTAINMENT AND DISPOSED OF PROPERLY WHEN CAPACITY REACHES 50% OR PER VENDOR RECOMMENDATIONS. VENDORS AND TRADESMEN SHALL BE INFORMED OF THE REQUIREMENTS TO USE THE WASH OUT.
- I. A SPILL KIT SHALL BE READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS. A DISCHARGE OF ANY MATERIAL IN A QUANTITY THAT MAY WITHIN REASONABLE PROBABILITY CAUSE INJURY OR BE DETRIMENTAL TO HUMAN HEALTH, ANIMAL OR PLANT LIFE, OR PROPERTY, OR INTERFERE WITH THE PUBLIC WELFARE MUST BE REPORTED TO THE NEW MEXICO ENVIRONMENTAL DEPARTMENT HOTLINE AT (505) 827-9329 FOR EMERGENCIES OR FOR NON EMERGENCIES AT (866) 428-6535. IF UNSURE IF THE SPILL IS OF A SIGNIFICANT QUANTITY, THE SPILL SHOULD BE REPORTED TO THE HOTLINE AND INFORMATION PROVIDED WITH DETAILS OF THE SPILL FOR FURTHER ACTIONS.
- J. DUST DURING CONSTRUCTION OPERATIONS SHALL BE FREQUENTLY CONTROLLED BY WATER SUPPRESSION METHODS ONLY. EARTH DISTURBING OPERATIONS SHALL CEASE IF HIGH WINDS ABOVE 35 MPH ARE PRESENT. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS IS STRICTLY PROHIBITED. OTHER CHEMICALS USED FOR DUST SUPPRESSION MUST BE APPROVED BY THE EPA PRIOR TO THEIR USE.
- K. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED, COVERED, LEAK PROOF CONTAINERS. CONTAINERS SHALL BE DISPOSED OF PROPERLY WHEN CAPACITY IS REACHED. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER.
- L. ALL STORM WATER POLLUTION PREVENTION MEASURES AND CONTROLS PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED PER THE SEQUENCE OF CONSTRUCTION AS NOTED.
- M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS BEEN TEMPORARILY SUSPENDED FOR 14 DAYS, SHALL HAVE TEMPORARILY STABILIZATION IN PLACE NO LATER THAN 14 DAYS FROM THE LAST DATE OF CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
- N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL HAVE PERMANENT CONTROLS IN PLACE NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
- O. IF THE ACTION OF VEHICLES OR EQUIPMENTS TRAVELING OVER THE CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD FROM LEAVING THE SITE. THEN THE LENGTH OF THE EXIT SHOULD BE EXTENDED TO PROVIDE ADDITIONAL TIRE ROTATIONS, LARGER ROCK MAY BE USED TO CREATE A SUFFICIENT JARRING MOTION OR INSTALL A TIRE WASH OFF WITH A SEDIMENT TRAP BEFORE LEAVING THE SITE.
- P. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- Q. THE OPERATOR IN CHARGE OF THE DAILY SITES ACTIVITIES WILL BE RESPONSIBLE FOR REMOVING SEDIMENT OR SOILS ACCUMULATING MORE THAN 50% OF THE DESIGN CAPACITY IN DETENTION PONDS, SILT FENCING OR OTHER SIMILAR EROSION CONTROLS.
- R. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES, AS REQUIRED PER THE CONSTRUCTION GENERAL PERMIT. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE ESC PLAN AND PERMITTED IN ACCORDANCE WITH LOCAL AUTHORITIES HAVING JURISDICTIONAL CONTROL.
- S. SLOPES SHALL BE LEFT WITH CROSS SLOPE GRADING PATTERN AND IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION RILLS. EXCESSIVE SLOPES MAY REQUIRE ADDITIONAL INDUSTRY STANDARD CONTROLS TO PREVENT EROSION.
- T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE OPERATOR IN CONTROL OF THE SITE'S DAILY ACTIVITIES SHALL BE RESPONSIBLE FOR ADJUSTING AND MAINTAINING ALL EROSION CONTROL TO PREVENT EROSION.
- U. ALL DISTURBED AREAS SHALL BE SUPPRESSED BY WATER AND ALL CONTROLS LEFT IN GOOD WORKING CONDITION AT THE END OF EACH WORKING DAY, THIS INCLUDES REPLACEMENT OF SILT FENCING AND/OR OTHER SURFACE CONTROLS, TRACK OUT SWEEP CLEAN, BACKFILL OF OPEN TRENCHES AND ANY OTHER EROSION CONTROLS.



ENGINEER'S SEAL	MAVERIK STORE #NM-0115	DRAWN BY
	UNSER AND LOS VOLCANES	LA
	EROSION CONTROL PLAN	DATE
		1/29/2019
RONALD R. BOHANNAN P.E. #7868		2018042_SWPPP
		SHEET #
		EC-1
		JOB #
TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com		2018042



Landscape Architect

MAVERIK STORE #NM-0115
UNSER AND LOS VOLCANES
LANDSCAPE PLAN

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

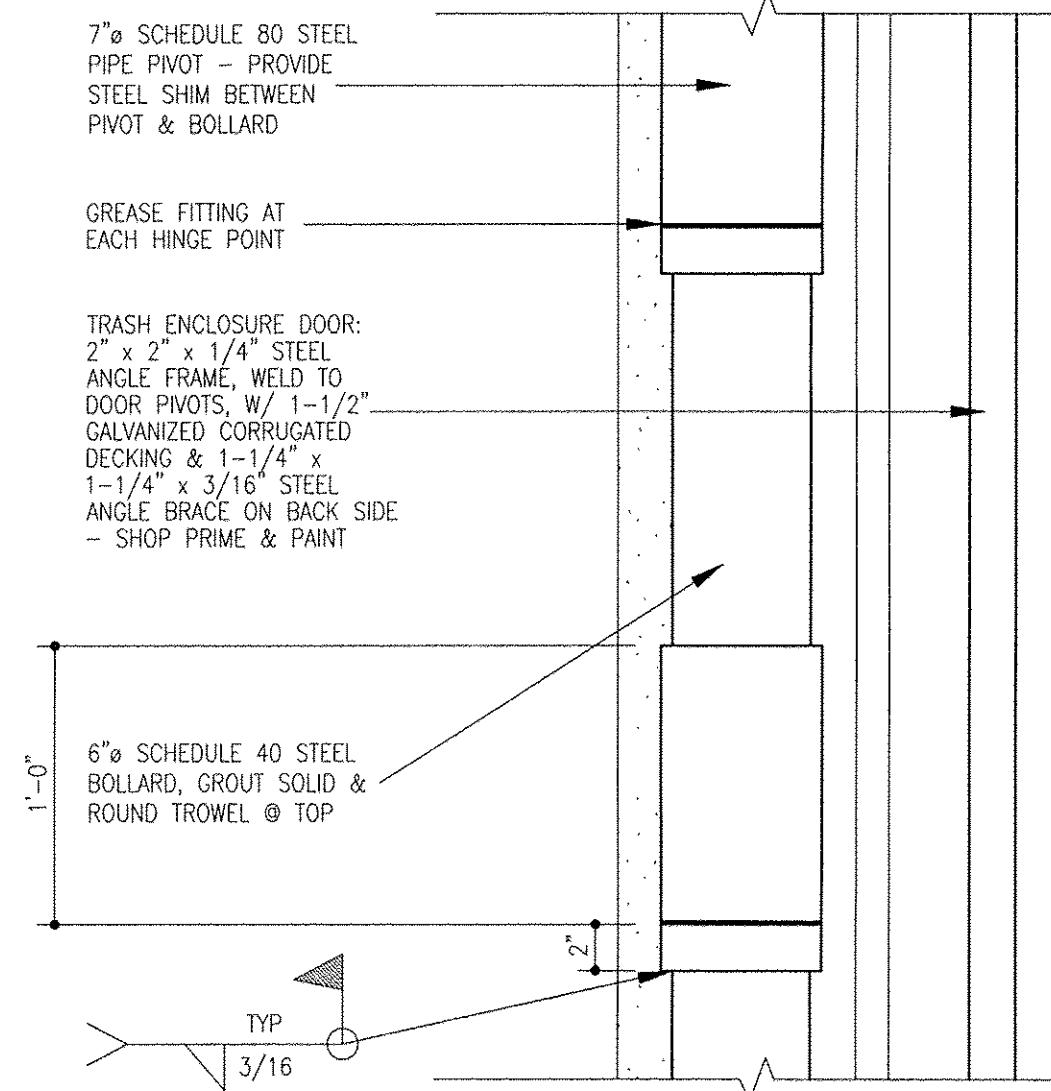
DRAWN BY
LA
DATE
11/01/2018
MAVERICK, LS-101

SHEET #
L1
JOB #
2018042

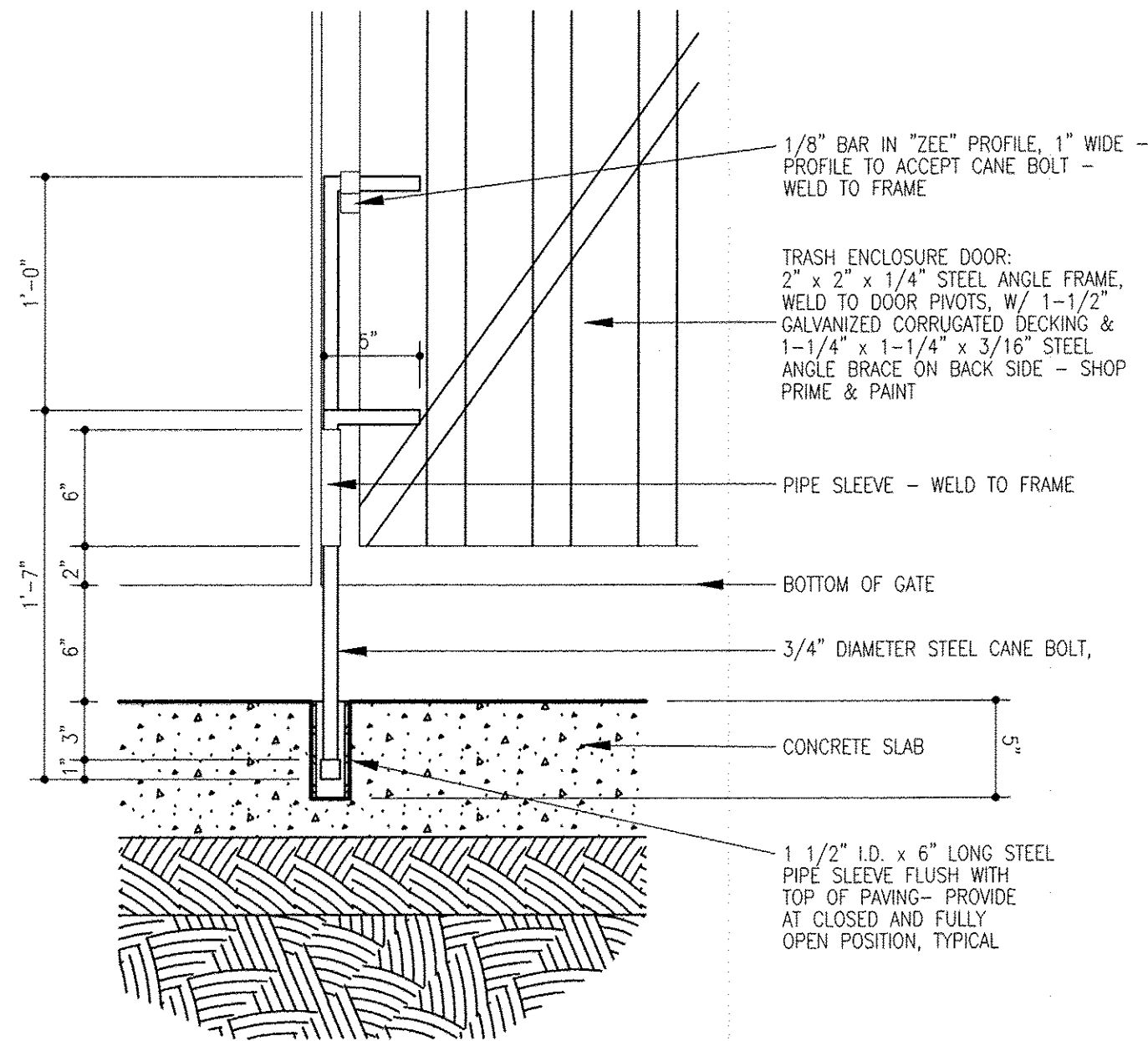
The design contained herein is the property of The Hilltop Landscapes Architects and is not to be reproduced or used in any form without the written consent of The Hilltop Landscapes Architects. This is an original design and not to be used for any other project without the written consent of The Hilltop Landscapes Architects. Have been paid or a job order placed.

The Hilltop
1509 Edith NE.
Albuquerque, NM 87113
Cont. Lic. #16459
Ph. (505) 898-3630
Fax (505) 898-1131
danny@hilltoplandscaping.com

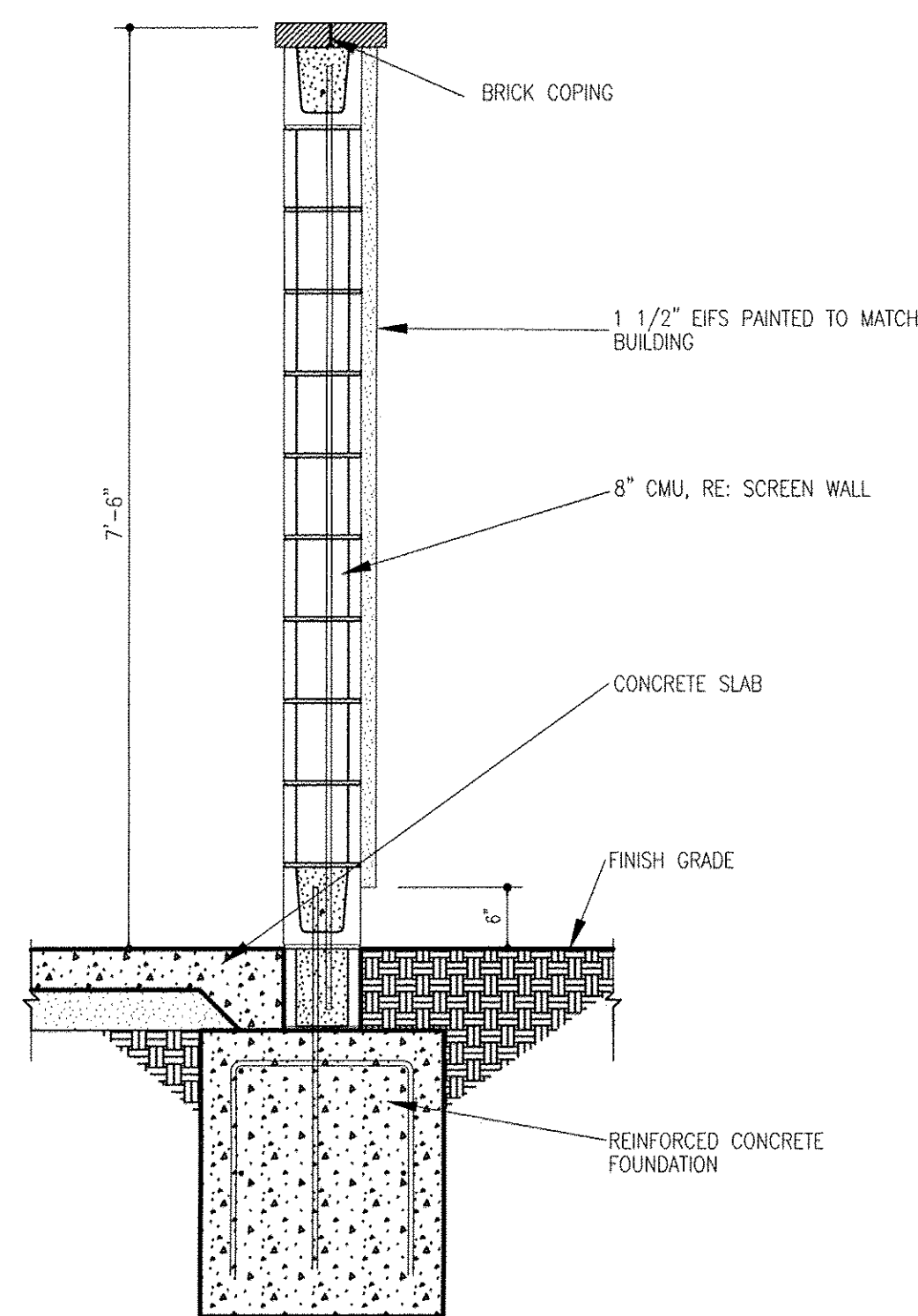
The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS



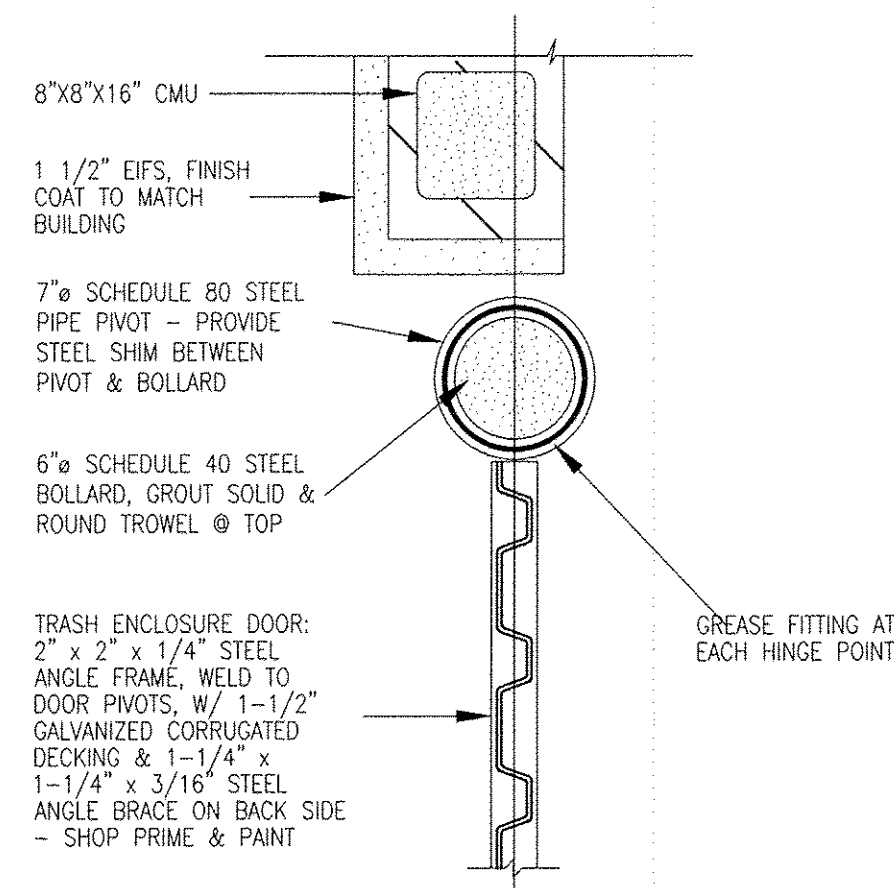
9 Dumpster Door Pivot
1 1/2" = 1'-0"



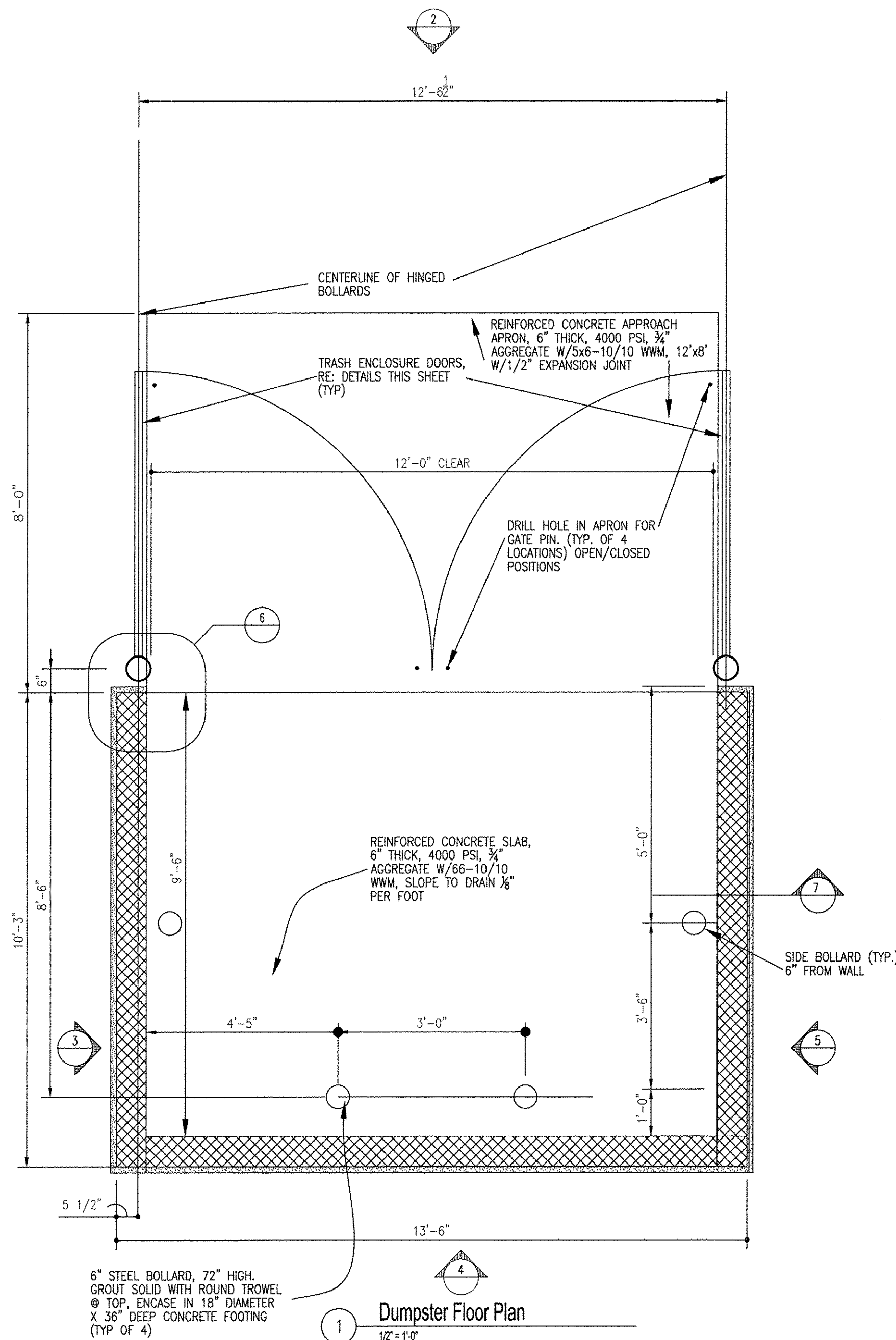
8 Cane Bolt Detail
1 1/2" = 1'-0"



7 Wall Section
3/4" = 1'-0"



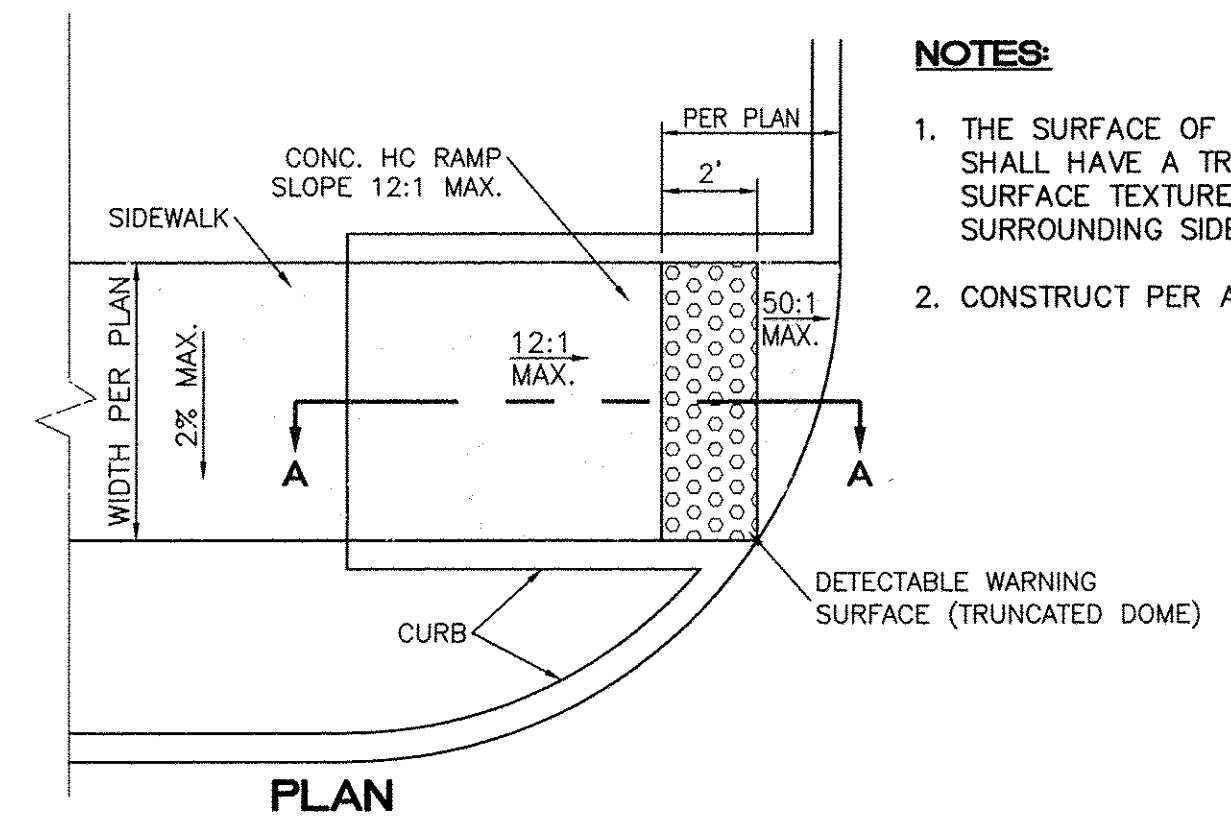
6 Plan Detail
1 1/2" = 1'-0"



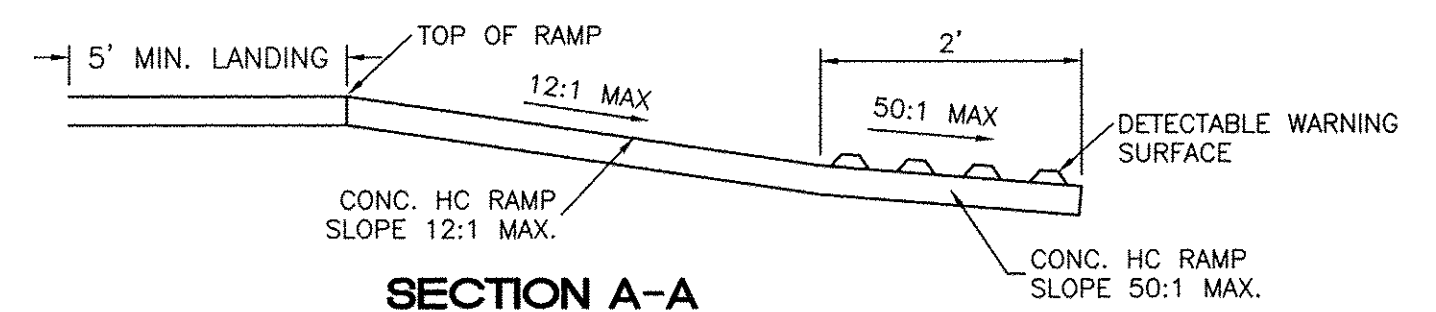
1 Dumpster Floor Plan
1/2" = 1'-0"

General Notes

1. PAINT BOLLARDS, GATE HINGES, GATES & ANY OTHER FERROUS STEEL COMPONENT TO MATCH BUILDING
2. SOLID WASTE IS TO PROVIDE ALL INSPECTIONS ON THE TRASH ENCLOSURE SUCH AS PRE-POUR FOR SLAB AND APRON, BOND BEAM, BOLLARD, AND FINAL INSPECTION.
3. BOLLARDS SHALL BE 6" OUTSIDE DIAMETER CONCRETE FILLED STEEL PIPES AND SHALL BE ENCASED IN 12" CONCRETE ALL AROUND, EMBEDDED 2'-0" BELOW TOP OF SLAB AND EXTEND 4'-0" ABOVE TOP OF SLAB.



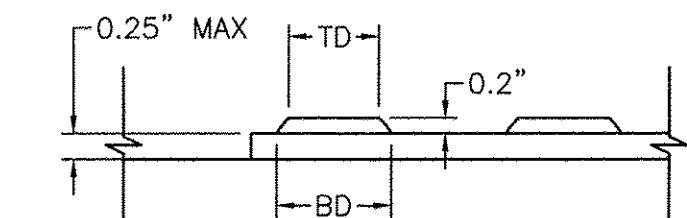
PLAN



SECTION A-A

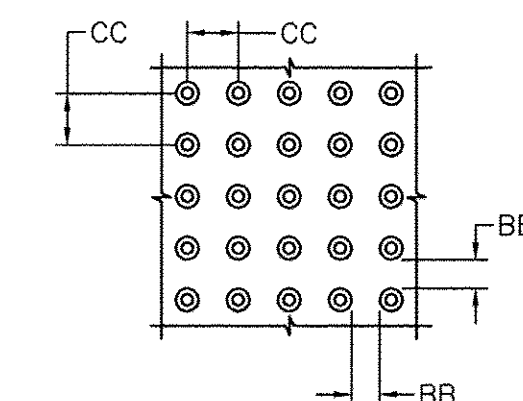
UNIDIRECTIONAL HC RAMP

NOT TO SCALE



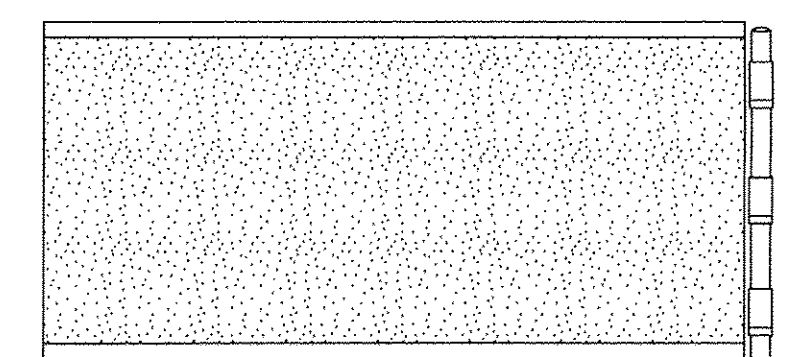
DOMES SECTION

BD - BASE DIAMETER 0.9" MIN
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX

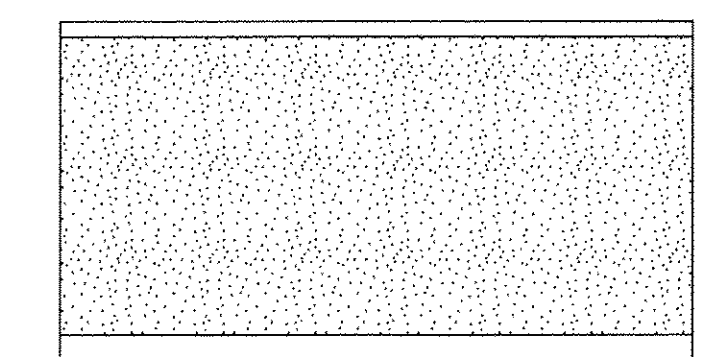


DOMES SPACING

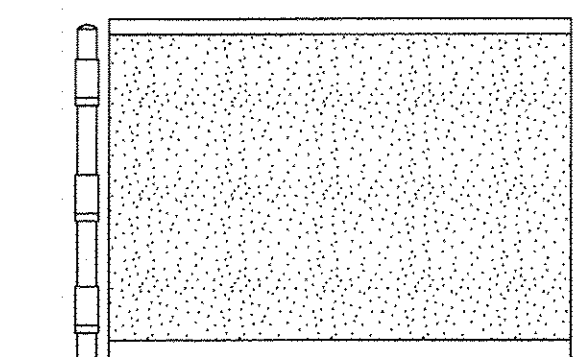
CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN



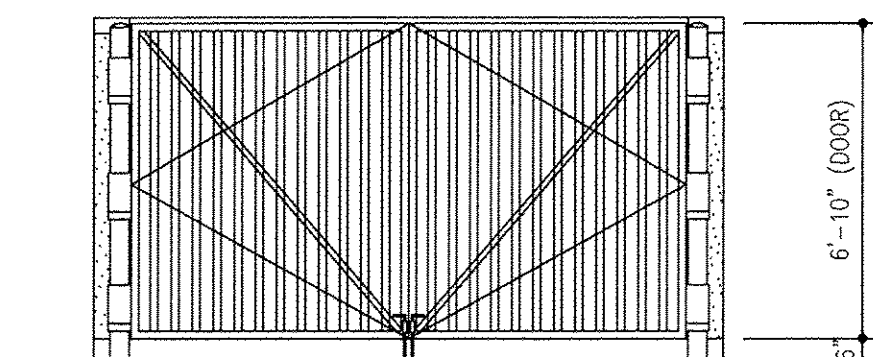
5 Side Elevation
NTS



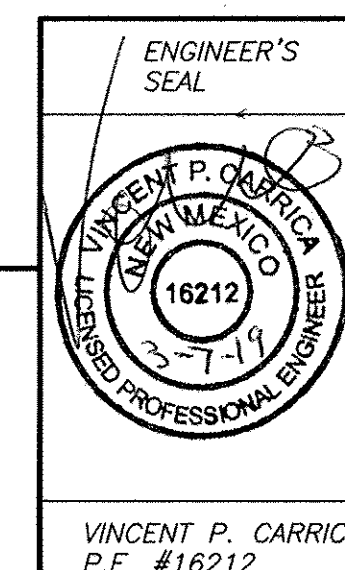
4 Back Elevation
NTS



3 Side Elevation
NTS



2 Front Elevation
NTS



MAVERIK STORE #NM-0115
UNSER AND LOS VOLCANES

CONSTRUCTION DETAILS

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

DRAWN BY

pm

DATE

3-7-19

DRAWING

SHEET #

DT-3

JOB #

2018042

2/5/2019 3:43:23 PM



C1 BUILDING PERSPECTIVE
SCALE:

REFERENCE NOTES

- 03.08 CONCRETE FOOTINGS AND FOUNDATIONS, SEE STRUCTURAL DRAWINGS
- 04.01 STONE VENEER (BR-1 SEE SCHEDULE) INSTALL PER MANUFACTURES GUIDELINES
- 04.02 STONE VENEER SILL CAP (BR-1)
- 05.08 24 GAUGE PRE-FINISHED COPING SECURED TO 24 GAUGE PRE-FINISHED CONTINUOUS CONCEALED CLEAT ON OUTSIDE OF PARAPET. FASTEN CLEAT ON OUTSIDE OF PARAPET W/ GALVANIZED ROOFING NAIL AT 6" O.C. FASTEN INSIDE LEG OF COPING TO PARAPET W/ NEOPRENE GASKETED FASTNERS. ALL SEAMS TO BE STANDING SEAM, NO LAPS ALLOWED.
- 05.72 PRE-FINISHED METAL COPING, COLOR C-4
- 05.74 STEEL COLUMNS/BEAMS, COLOR P-9. SEE STRUCTURAL DRAWINGS
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2, SEE SCHEDULE
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1, SEE SCHEDULE
- 06.06 FIBER CEMENT TRIM BB-3, SEE SCHEDULE
- 08.03 ALUMINUM STOREFRONT SYSTEM (AST-1), SEE SCHEDULES
- 08.07 DOOR, SEE SCHEDULE
- 10.43 KNOX BOX, VERIFY LOCATION W/ FIRE DEPT.
- 23.04 ROOF TOP EQUIPMENT, BEYOND

FFKR ARCHITECTS

730 Pacific Avenue • Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM



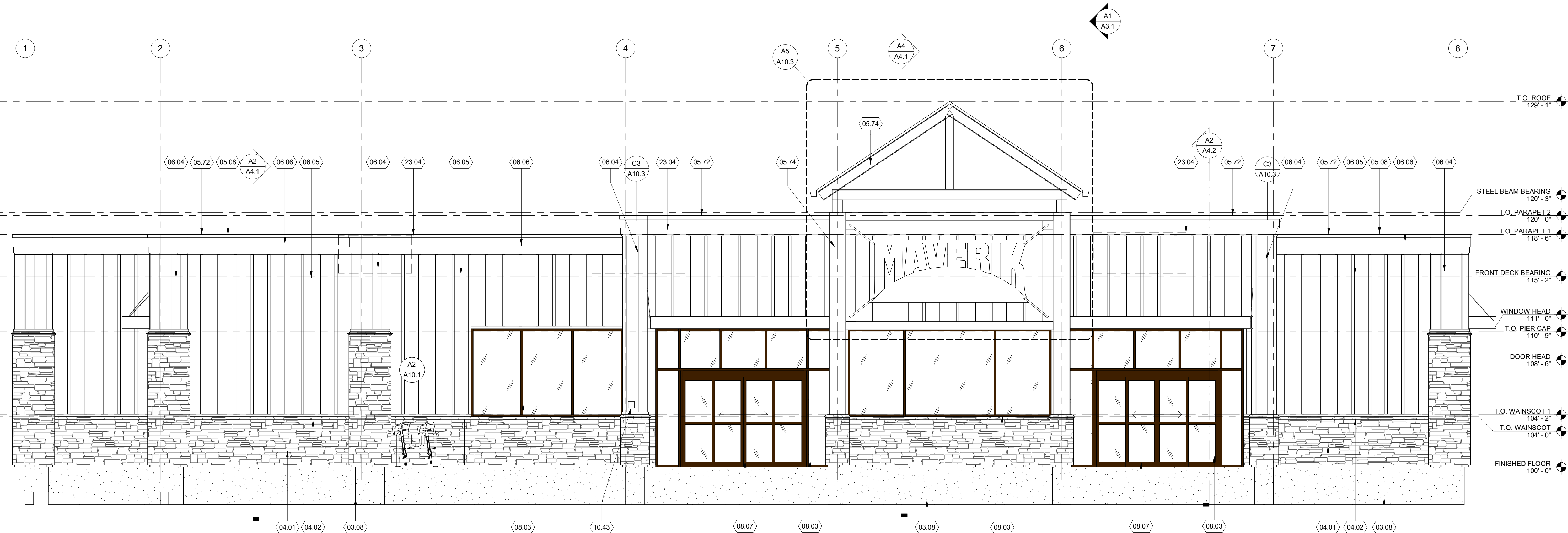
MAVERIK
UNSER AND LOS VOLCANES
ALBUQUERQUE, NM
PERMIT SET 02/05/19

DATE REVISION

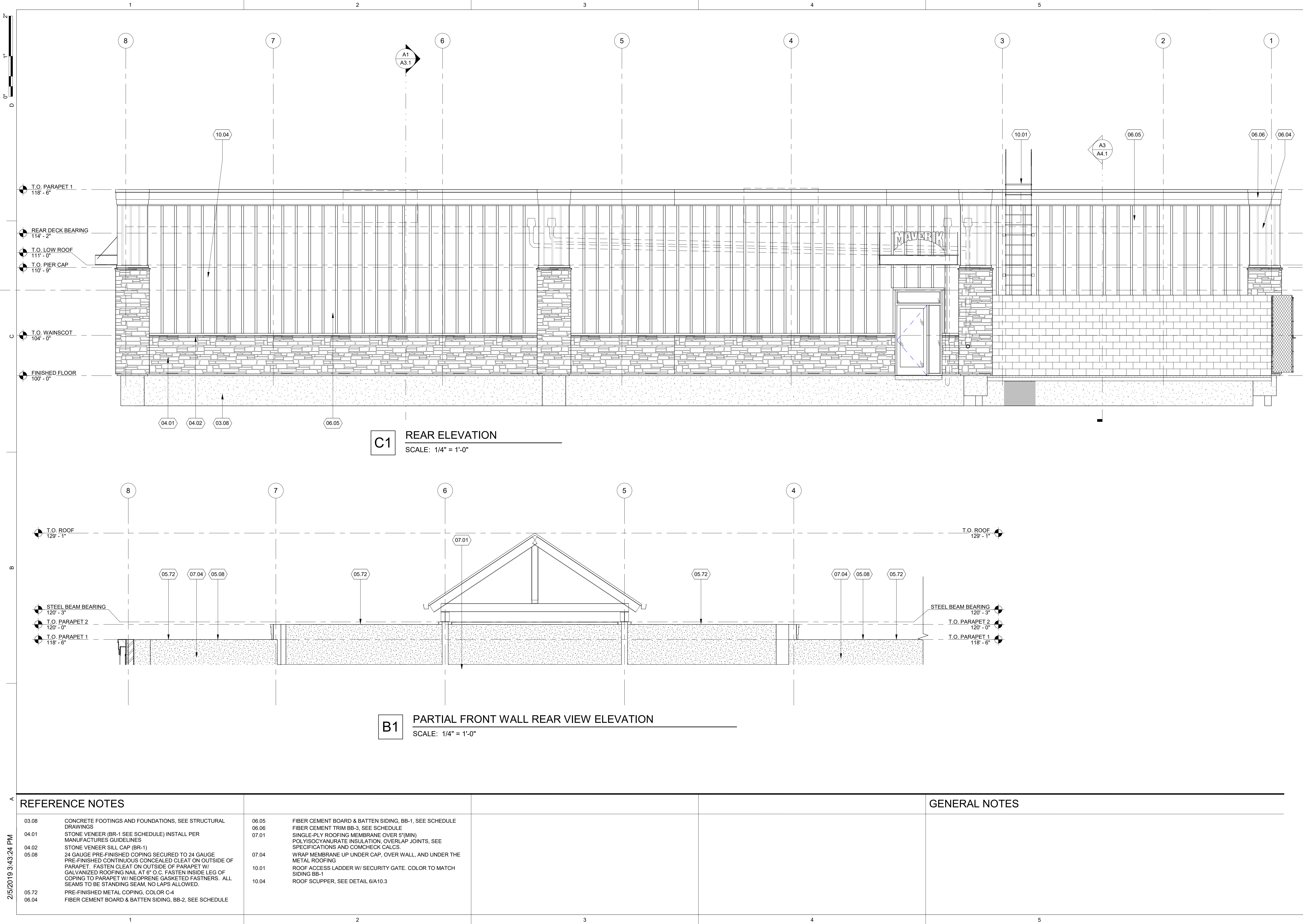
PROJECT NUMBER 18126

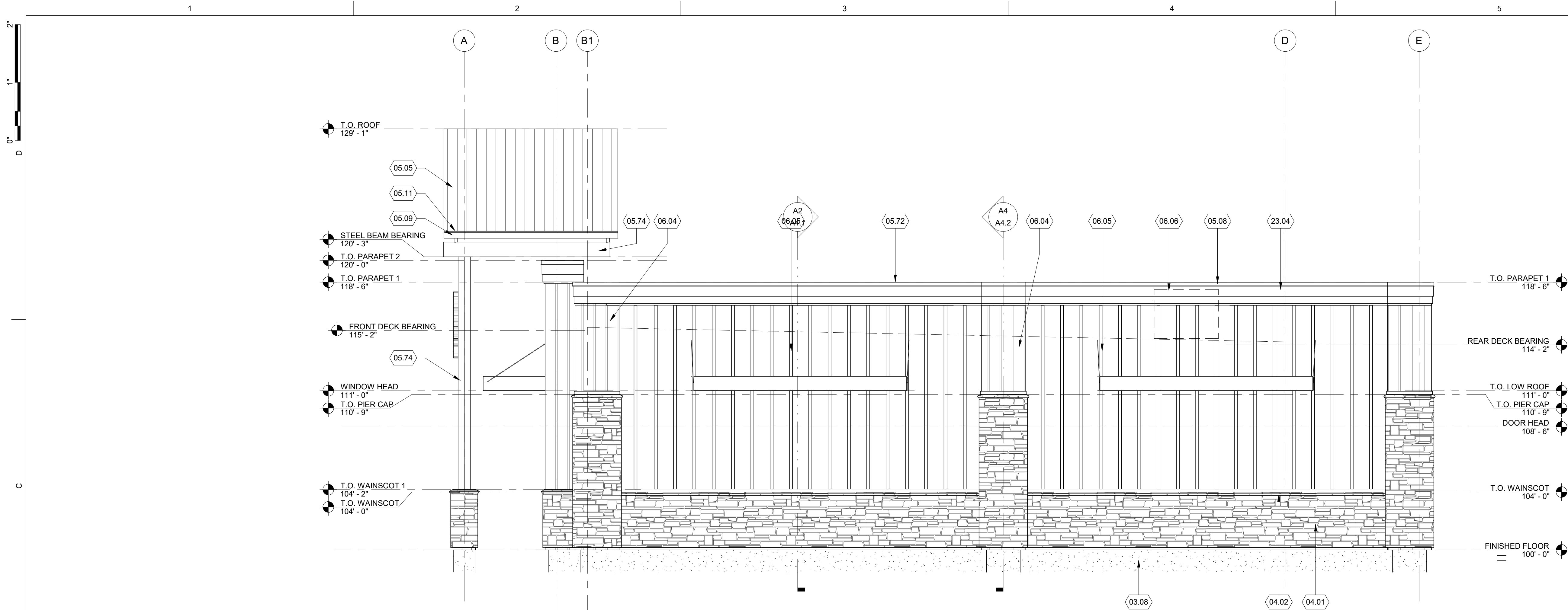
EXTERIOR
ELEVATIONS

A2.1

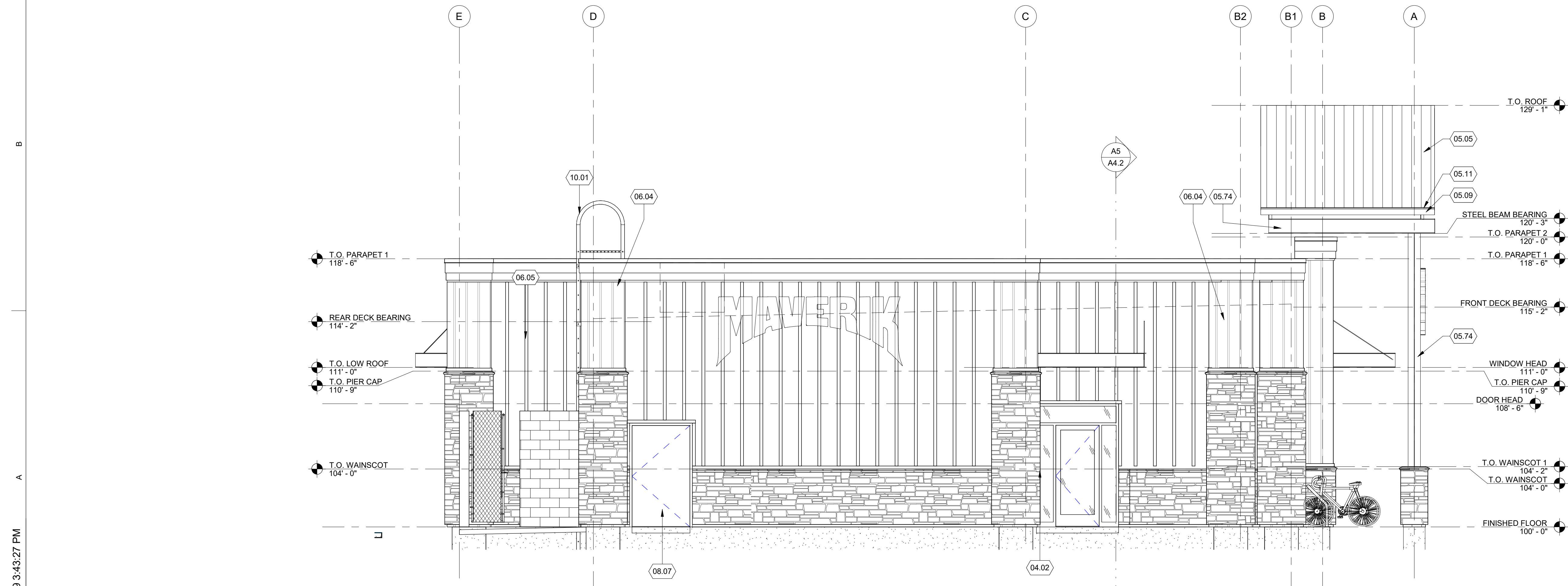


A1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"





C1 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



A1 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

REFERENCE NOTES

- 03.08 CONCRETE FOOTINGS AND FOUNDATIONS, SEE STRUCTURAL DRAWINGS
- 04.01 STONE VENEER (BR-1 SEE SCHEDULE) INSTALL PER MANUFACTURES GUIDELINES
- 04.02 STONE VENEER SILL CAP (BR-1)
- 05.05 MBI PRE-FINISHED ROOF, 1-3/4" STANDING SEAM, COLOR C-1
- 05.08 24 GAUGE PRE-FINISHED COPING SECURED TO 24 GAUGE PRE-FINISHED CONTINUOUS CONCEALED CLEAT ON OUTSIDE OF PARAPET. FASTEN CLEAT ON OUTSIDE OF PARAPET W/ GALVANIZED ROOFING NAIL AT 6" O.C. FASTEN INSIDE LEG OF COPING TO PARAPET W/ NEOPRENE GASKETED FASTENERS. ALL SEAMS TO BE STANDING SEAM, NO LAPS ALLOWED.
- 05.09 26 GAUGE PRE-FINISHED METAL GUTTER (COLOR C-2), NO EXTERNAL DOWNSPOUTS, GUTTER SHALL ATTACH TO INTERNAL DOWNSPOUT WITH PREFINISHED METAL REDUCER STEM AND 3" ABS PIPE WITHIN COLUMN WITH NO-HUM CONNECTOR. HEAT TRACE THRU DRAIN PIPE. SEE ELECTRICAL, CIVIL & PLUMBING DRAWINGS
- 05.11 PRE-FINISHED METAL EAVE FLASHING BY ROOF MANUFACTURER, COLOR C-1
- 05.72 PRE-FINISHED METAL COPING, COLOR C-4
- 05.74 STEEL COLUMNS/BEAMS, COLOR P-9. SEE STRUCTURAL DRAWINGS
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2, SEE SCHEDULE
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1, SEE SCHEDULE
- 06.06 FIBER CEMENT TRIM BB-3, SEE SCHEDULE
- 08.07 DOOR, SEE SCHEDULE
- 10.01 ROOF ACCESS LADDER W/ SECURITY GATE. COLOR TO MATCH SIDING BB-1
- 23.04 ROOF TOP EQUIPMENT, BEYOND

MAVERIK
UNSER AND LOS VOLCANES
ALBUQUERQUE, NM
PERMIT SET 02/05/19

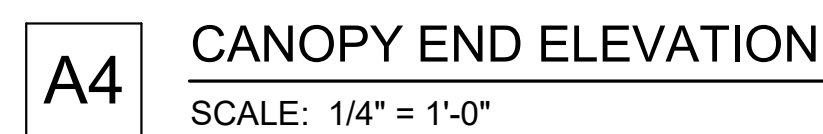
FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM



DATE REVISION

PROJECT NUMBER 18126

EXTERIOR
ELEVATIONS



- ## 2.4