CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

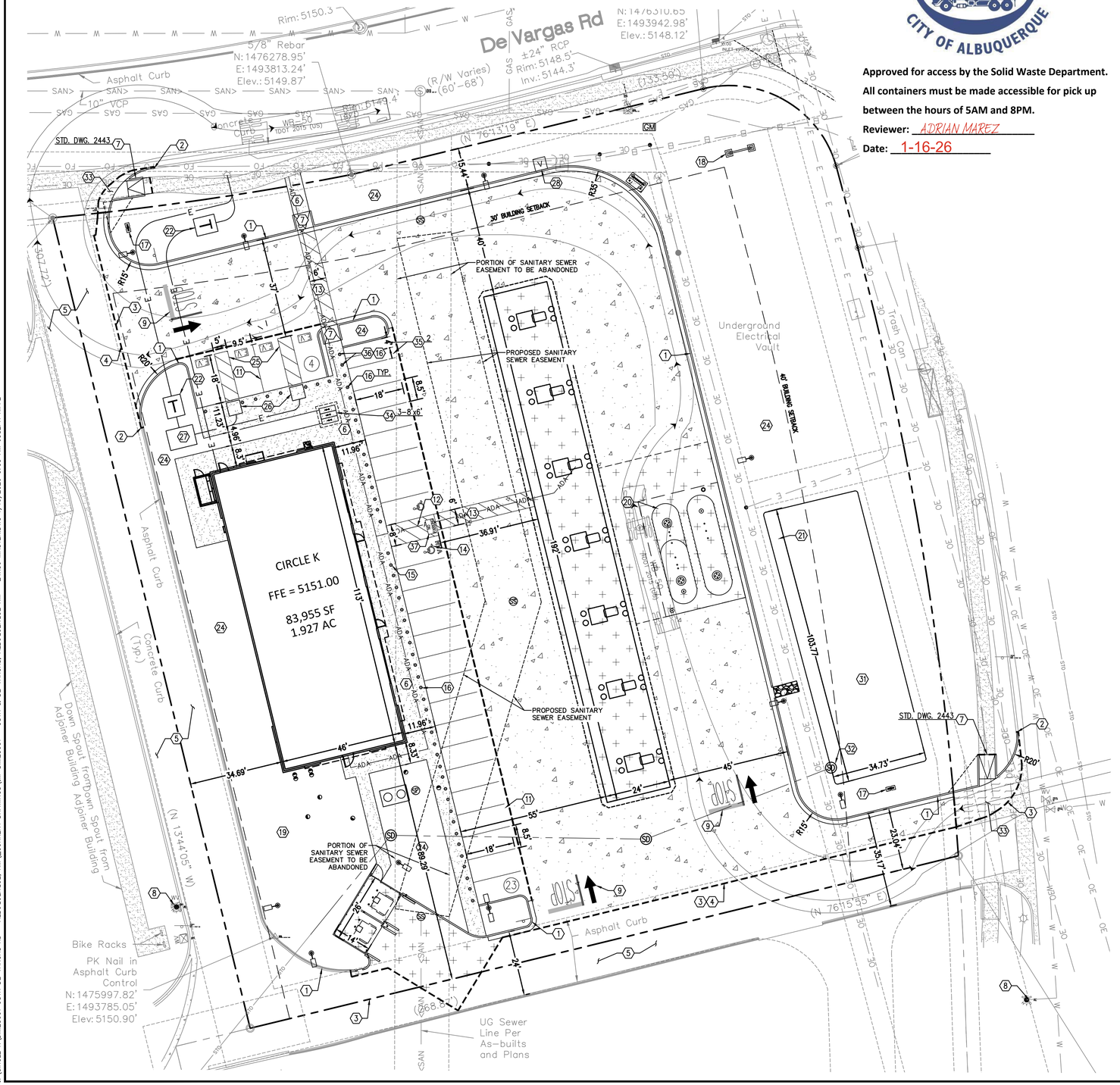
FLOODNOTE

BASED UPON SCALING THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY FEMA AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0336H AS PER ALTA SURVEY

BENCHMARKS

ACS MONUMENT 2_L7 NAD 1983 CENTRAL ZONE– NAVD 1988. X=1486604.908 Y=1480475.091 ELEVATION=5415.511'

ACS MONUMENT 11L–10 NAD 1983 CENTRAL ZONE – NAVD 1988. X=1499894.295 Y=1479206.196 ELEVATION=5081.821'



Approved for access by the Solid Waste Department.
All containers must be made accessible for pick up between the hours of 5AM and 8PM.
Reviewer: ADRIAN MAREZ
Date: 1-16-26

SITE DATA TABLE

LOCATION:	SNOW VISTA BLVD DE VARGAS RD SW ALBUQUERQUE, NM 87121	
LOT AREA:	1.9274 AC. (83,955 S.F.)	
ZONING:	ZONING – NRC	
CURRENT USE:	VACANT	
PROPOSED USE:	C STORE W FUEL DISPENSING	
BUILDING DATA:		
BUILDING AREA	5,200 S.F.	
BUILDING HEIGHT	38' (1 STORY)	
BUILDING COVERAGE	6.19%	
F.A.R.	16:1	
PARKING SUMMARY: **1 SP PER 200 SF (5,200 SF)**	**REQUIRED**	**PROVIDED**
PARKING SPACES	25	25
ACCESSIBLE SPACES	1	2
TOTAL SPACES	26	27
MOTORCYCLE	2	2
BICYCLE	3	3

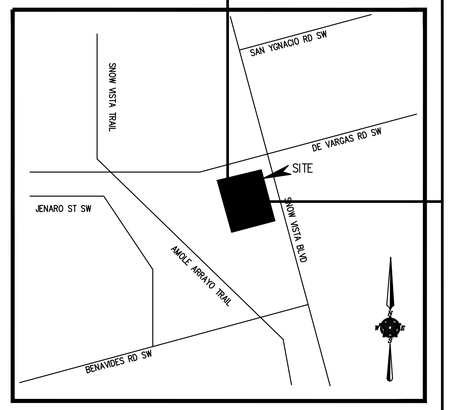
NOTES:

1. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER.
2. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENT. THEREFORE, SIGNS WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

SITE KEY NOTES:

1. CONCRETE CURB AND GUTTER. (CITY DETAIL #2415A & #2415B)
2. TAPER CURB TO MATCH EXISTING.
3. MATCH EXISTING PAVEMENT ELEVATION.
4. LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL.
5. EXISTING PAVEMENT TO REMAIN.
6. CONCRETE SIDEWALK. 2% MAX. CROSS SLOPE AND 5% MAX. STRAIGHT SLOPE. (CITY DETAIL #2430)
7. SIDEWALK RAMP @ 8.33% MAX. (CITY DETAIL #2443)
8. EXISTING FIRE HYDRANT.
9. STOP BAR. (PER LOCAL CODES)
10. DIRECTIONAL TRAFFIC ARROW. (PER LOCAL CODES)
11. PARKING STALL STRIPING. (PER LOCAL CODES)
12. 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45°. (ALL HANDICAPPED PAINT SHALL BE BLUE)
13. PEDESTRIAN/ACCESSIBLE CROSSWALK STRIPING.
14. ACCESSIBLE STRIPING & SYMBOL. (TYPICAL–PER ADA AND LOCAL REQUIREMENTS)
15. ACCESSIBLE SIGNS. (TYPICAL–PER ADA AND LOCAL REQUIREMENTS)
16. BOLLARD.
17. PROPOSED LIGHT POLE.
18. MONUMENT/PYLON SIGN. (PER ARCH. PLANS)
19. DUMPSTER ENCLOSURE. (PER ARCH. PLANS)
20. FUEL STORAGE TANKS (PER M.E.P. PLANS)
21. FUEL TANK VENTS (PER M.E.P. PLANS)
22. PROPOSED PAD MOUNTED TRANSFORMER.
23. "STOP" SIGN.
24. LANDSCAPE AREA. (PER LANDSCAPE PLAN)
25. EV PARKING STALLS.
26. EV CHARGING EQUIPMENT.
27. EV POWER BANK/GENERATOR.
28. AIR/VAC. UNIT
29. DIRECTIONAL SIGN FOR DRIVE THRU.
30. STORAGE UNIT. (PER ARCH. PLANS)
31. DETENTION BASIN.
32. INLET. (SEE PLAN FOR SIZE)
33. FLEXIBLE CITY PAVEMENT PER DETAIL #2405B
34. BICYCLE PARKING. (PER ARCH. PLANS)
35. MOTORCYCLE PARKING & "MC" STRIPING.
36. MOTORCYCLE PARKING SIGN PER COA ZONING CODE.
37. "NO PARKING" STRIPING.

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.



LOCATION MAP

ZONE ATLAS MAP NO. M–9–Z
NOT TO SCALE

SITE LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- (#) PARKING COUNT
- FIRELANE
- ACCESSIBLE SPACES
- ADA RAMP
- BOLLARD
- TRAFFIC SIGN
- BOLLARD MOUNTED ACCESSIBLE SIGN
- STOP BAR & SIGN
- LIGHT POLE
- AREA DRAIN
- GREASE TRAP
- CLEAN–OUT
- DOUBLE CLEAN–OUT
- GM GAS METER
- WM WATER METER
- IM IRRIGATION METER
- SS MANHOLE
- CURB INLET

PROPOSED PAVING LEGEND:

- CONCRETE SIDEWALK. 4' MINIMUM WIDTH WITH MACRO FIBER REINFORCEMENT, 5'x5' TOOLED JOINTS, AN FULL CONSTRUCTION JOINTS EVERY 50' W/ 6" COMPACTED SUBGRADE
- 6" NORMAL DUTY CONCRETE PAVEMENT, AT A MINIMUM 4,000 PSI AT 28 DAYS, MACRO FIBER REINFORCED. REFER TO LOCAL JURISDICTION OR GEOTECH FOR SUBGRADE PREPARATION, WHICHEVER IS MORE STRINGENT.
- 4" ASPHALTIC CONCRETE PAVEMENT WITH 6" FLEX BASE COURSE WITH 6" COMPACTED SUBGRADE.
- 9" HEAVY DUTY CANOPY–TANK CONCRETE PAVEMENT, AT A MINIMUM 4,000 PSI AT 28 DAYS, MACRO FIBER REINFORCED. REFER TO LOCAL JURISDICTION OR GEOTECH FOR SUBGRADE PREPARATION, WHICHEVER IS MORE STRINGENT.
- CITY OF ALBUQUERQUE STANDARD PAVING DETAIL #2405B.
- CONSTRUCTION JOINT
- EXPANSION JOINT
- SAWED JOINT
- LIMITS OF FULL DEPTH SAWCUT

EXISTING LEGEND:

- ADJACENT PROPERTY/R.O.W LINE
- EXISTING EASEMENT LINE
- E EXISTING ELECTRIC LINE
- OE OE EXISTING OVERHEAD ELECTRIC
- W W EXISTING WATER LINE
- GAS EXISTING GAS LINE
- SAN> EXISTING SANITARY SEWER LINE
- EXISTING CONCRETE PAVEMENT
- EX. SURVEYED MONUMENT
- TM EX. TEMPORARY BENCHMARK
- SB EX. SERVICE BOX
- P EX. PULL BOX
- E EX. ELECTRIC EQUIPMENT
- WV EX. WATER VALVE
- EX. STORM DRAIN MANHOLE
- EX. FIRE HYDRANT

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

JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

JOHN THOMAS MEASELS — NEW MEXICO — 16693 — PROFESSIONAL ENGINEER
1/16/2026

TRAFFIC CIRCULATION LAYOUT

CIRCLE K, INC
LOT 1A, SNOW VISTA INVESTORS
9800 DE VARGAS RD.
ALBUQUERQUE, NEW MEXICO 87121

REV	DATE	DESCRIPTION	NAME
	11/12/25	INITIAL SUBMITTAL	GPK
	12/18/25	2ND. SUBMITTAL	GPK

PROJECT NO: JM–DM25001
DRAWN BY: ASB, JK, GPK
CHECKED BY: KWF
ISSUE DATE: 01/16/2026

TCL

J:\CIRCLE K\DM25001 98TH DE VARGAS RD – ALBUQUERQUE, NM_CURRENT DRAWINGS\JM–DM25001 – 98TH & DE VARGAS, ALBUQUERQUE NM – 24X36 MASTER.DWG 1/16/2026 9:03 AM JOSEPH KIFFE