



**FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022****\_ AMENDMENT TO INFRASTRUCTURE LIST**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Proposed Amended Infrastructure List
- \_\_\_ 6) Original Infrastructure List

**\_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

**\_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled

- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the deferral or extension
- \_\_\_ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

**\_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)  
EXTENSION**

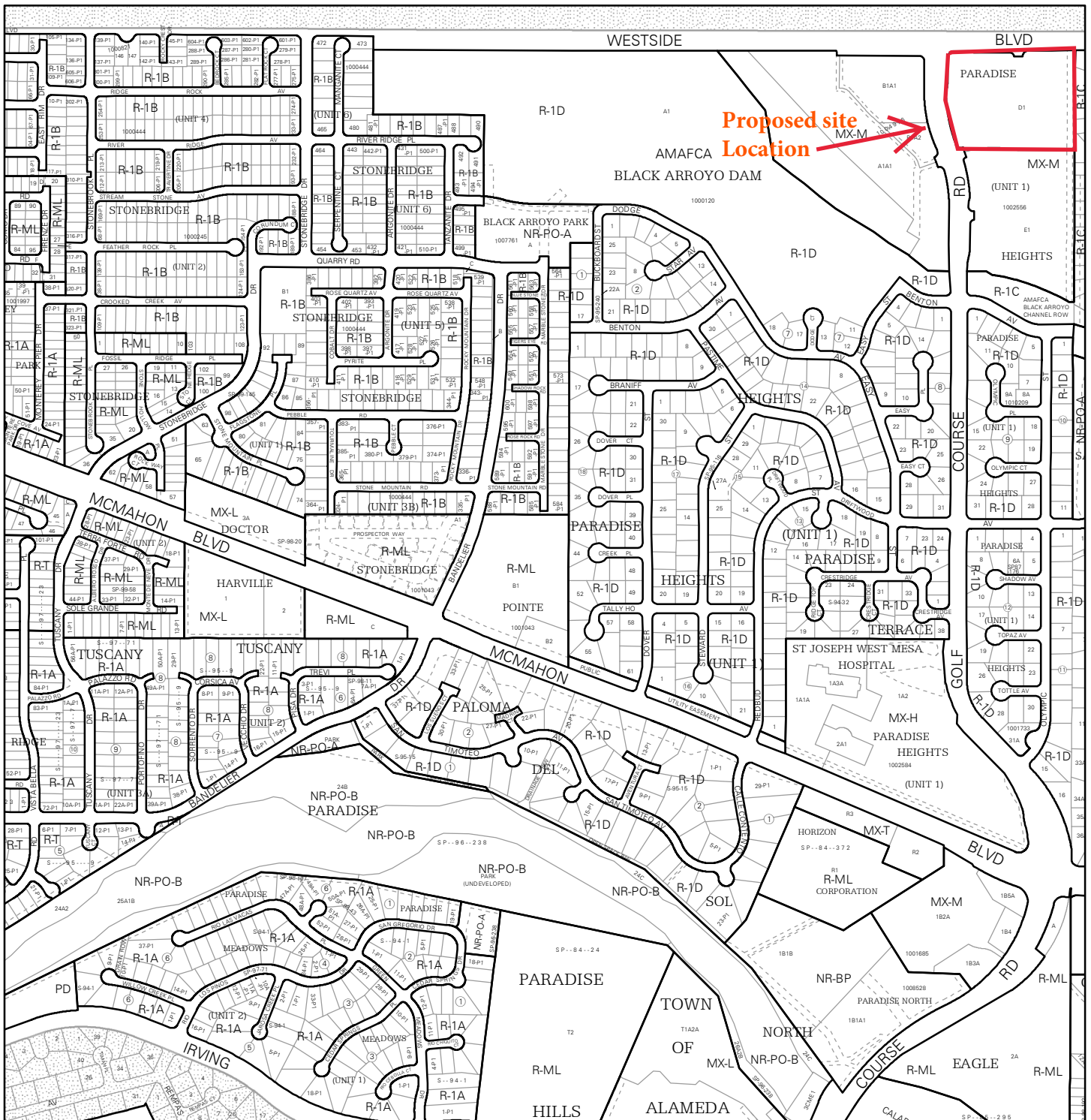
A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- \_\_\_ 6) Preliminary Plat or Site Plan
- \_\_\_ 7) Copy of DRB approved Infrastructure List
- \_\_\_ 8) Copy of recorded IIA

**\_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter describing, explaining, and justifying the request
- \_\_\_ 5) Scale drawing of the proposed subdivision plat or Site Plan
- \_\_\_ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



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

## IDO Zone Atlas May 2018

IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).

Zone Atlas Page:  
**A-12-Z**

- Easement
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Escarpment

Petroglyph National Monument

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet

September 23, 2023

Development Review Services  
ATT: Jay Rodenbeck  
Planning Manager  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

**RE: 10850 Golf Course Drive (Circle K) -SKETCH Plan Review**

Mr. Rodenbeck,

Circle K Stores Inc. is proposing the development of a new 5,200 SF convenience store with fuel canopy at the intersection of Golf Course Drive and Westside. A PRT meeting was held for this project in 2021. To ensure proper process is followed for the entitlements and permitting of this project, a SKETCH plan review and comment is being requested.

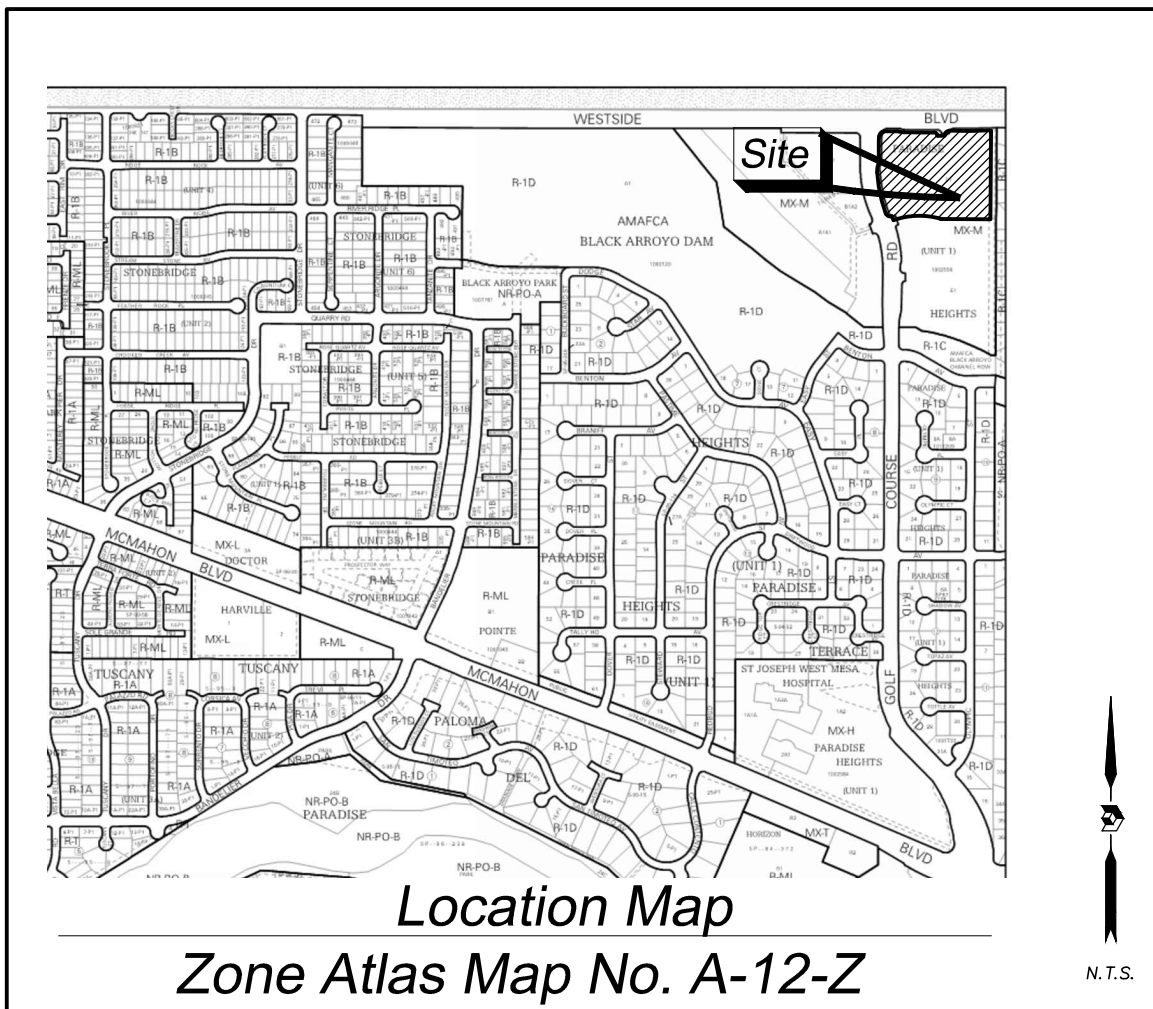
If any additional information is needed to process this request, please feel free to contact me at (303) 717-3305.

Sincerely,



Sofia Hernandez





RECORDING STAMP

Plat of  
 Tracts D-1-A, D-1-B, D-1-C and D-1-D  
**Paradise Heights, Unit 1**  
 Section 1, Township 11 North, Range 2 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 March 2023

**Legal Description**

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT SECTION 1, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT D-1, AMAFCA BLACK ARROYO CHANNEL ROW, PARADISE HEIGHTS UNIT 1, CITY OF ALBUQUERQUE, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 2, 2009, IN PLAT BOOK 2009C, PAGE 83 NOW COMPRISING OF TRACTS D-1-A, D-1-B, D-1-C AND D-1-D, PARADISE HEIGHTS UNIT 1.

TREASURER'S CERTIFICATE

Project No. PR-2022-  
 Application No. -2023-  
Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE

**City Approvals**

CITY SURVEYOR	DATE
REAL PROPERTY DIVISION (CONDITIONAL)	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE
HYDROLOGY	DATE

**Subdivision Data:**

GROSS SUBDIVISION ACREAGE: 7.5891 ACRES±  
 ZONE ATLAS INDEX NO: A-12-Z  
 NO. OF TRACTS CREATED: 4  
 NO. OF LOTS CREATED: 0  
 MILES OF FULL-WIDTH STREETS CREATED: 0

**Notes:**

- PLAT SHOWS ALL EASEMENTS OF RECORD.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

**Public Utility Easements**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:  
 A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.  
 B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.  
 C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.  
 D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

**Free Consent and Dedication**

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

\_\_\_\_\_  
 DENNIS CARPENTER, MANAGING PARTNER DENNIS & GEORGE LLC DATE

**Acknowledgment**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 BY DENNIS CARPENTER, MANAGING PARTNER OF DENNIS & GEORGE LLC.

BY \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

\_\_\_\_\_  
 LARRY W. MEDRANO DATE  
 N.M.P.S. No. 11993



**Disclaimer**

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

REVISIONS			
NO.	DATE	BY	DESCRIPTION

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION			
STATE PLANE ZONE: NM-C		GRID / GROUND COORDINATES: GRID		GEIOD: ABQ GEIOD		LAND GRANT: TOWN OF ALAMEDA GRANT		PROPERTY OWNER: DENNIS & GEORGE LLC		CITY: ALBUQUERQUE		CREW/TECH: ML		DATE OF SURVEY: 08/17/2022	
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00" YES		SECTION: 1		TOWNSHIP: 11 NORTH		RANGE: 02 EAST		DRAWN BY: ME		CHECKED BY: LM	
ALBUQUERQUE GEODETIC REFERENCE SYSTEM				MATCHES DRAWING UNITS: YES		MERIDIAN: NMPM		SUBDIVISION NAME: PARADISE HEIGHTS, UNIT 1		ADDRESS: N/A		PSI JOB NO.: 22-8233P		SHEET NUMBER: 1 OF 3	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003263844		DISTANCE ANNOTATION: GROUND		BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0		COUNTY: BERNALILLO		STATE: NM		UPC: 101206651048211303		OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113		PHONE: 505.856.5700 FAX: 505.856.7900	
GROUND TO GRID: 0.9996737221		BEARING ANNOTATION: GRID		ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: NO									



Plat of  
**Tracts D-1-A, D-1-B, D-1-C and D-1-D**  
**Paradise Heights, Unit 1**  
 Section 1, Township 11 North, Range 2 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 March 2023

RECORDING STAMP

A.G.R.S. MONUMENT "8\_A11"  
 STANDARD C.O.A. ALUMINUM DISC  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,534,934.957 US SURVEY FEET  
 E=1,507,071.174 US SURVEY FEET  
 PUBLISHED EL=5283.03 US SURVEY FT (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999671590  
 DELTA ALPHA ANGLE=-0°15'26.89"

Westside Boulevard, N.W.  
 (R.O.W. VARIES)

AREA DEDICATED TO THE CITY OF ALBUQUERQUE  
 FOR ADDITIONAL STREET RIGHT OF WAY IN FEE  
 SIMPLE WITH WARRANTY COVENANTS  
 AREA= 0.0172 ACRES± 749 SQ. FT. ±

Golf Course Road, N.W.  
 (R.O.W. VARIES)

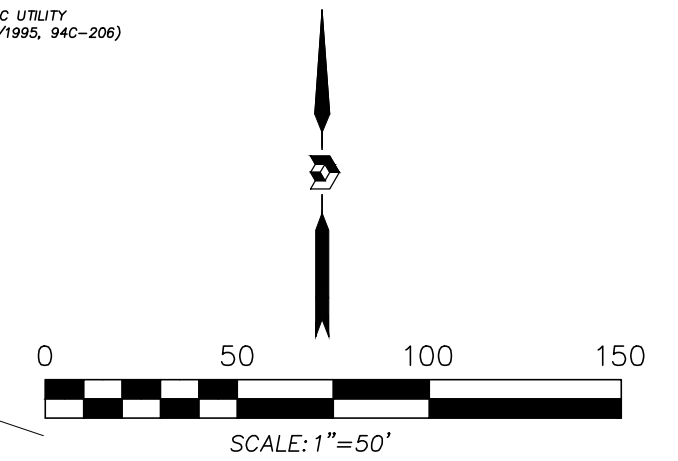
Tract D-1-A  
 AREA= 2.0342 ACRES±  
 88,610 SQ. FT.±

Tract D-1-B  
 AREA= 1.0311 ACRES±  
 44,913 SQ. FT.±

Tract D-1-C  
 AREA= 2.3680 ACRES±  
 103,151 SQ. FT.±

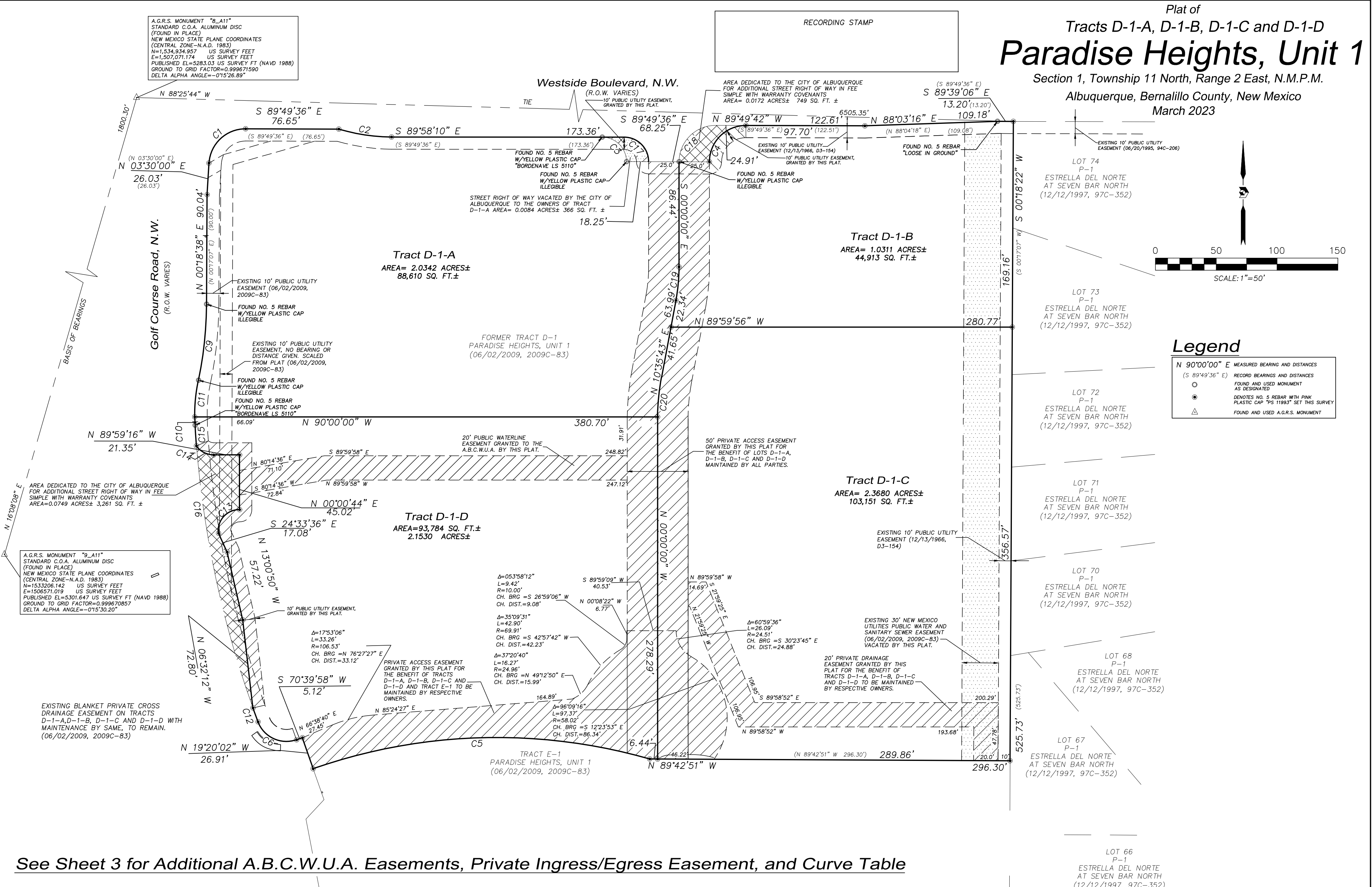
Tract D-1-D  
 AREA= 93,784 SQ. FT.±  
 2.1530 ACRES±

TRACT E-1  
 PARADISE HEIGHTS, UNIT 1  
 (06/02/2009, 2009C-83)



**Legend**

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (S 89°49'36" E) RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ FOUND AND USED A.G.R.S. MONUMENT



See Sheet 3 for Additional A.B.C.W.U.A. Easements, Private Ingress/Egress Easement, and Curve Table

**Flood Note**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35043C2108D, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



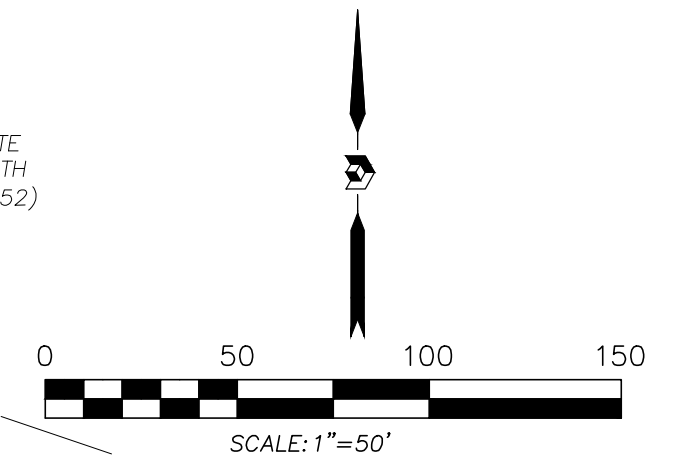
OFFICE LOCATION:  
 9200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
 505.856.5700 PHONE  
 505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: ML	DATE OF SURVEY: 08/17/2022
DRAWN BY: ME	CHECKED BY: LM
PSI JOB NO. 22-8233P	SHEET NUMBER 2 OF 3

Plat of  
**Tracts D-1-A, D-1-B, D-1-C and D-1-D**  
**Paradise Heights, Unit 1**  
 Section 1, Township 11 North, Range 2 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 March 2023

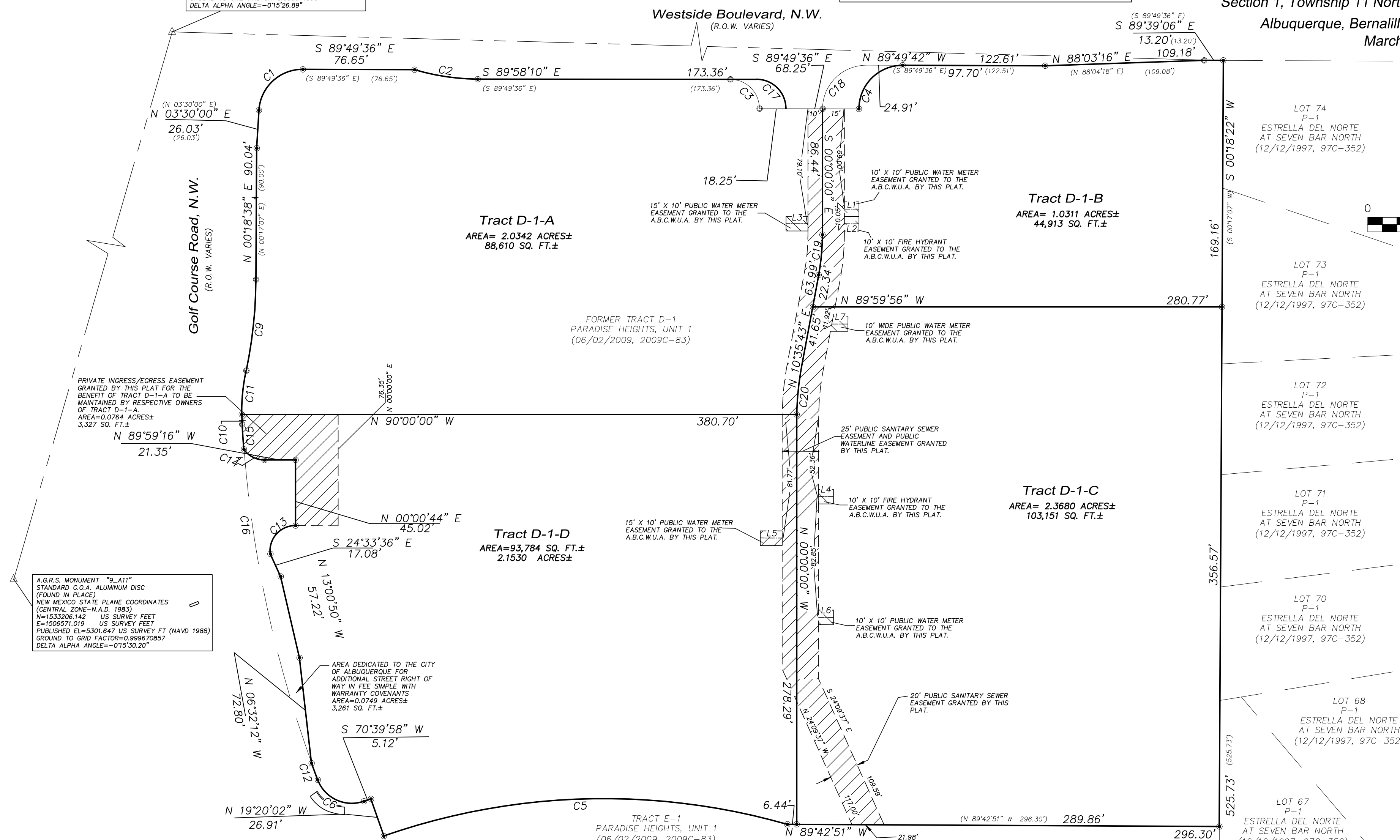
RECORDING STAMP

A.G.R.S. MONUMENT "8\_A11"  
 STANDARD C.O.A. ALUMINUM DISC  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,534,934.957 US SURVEY FEET  
 E=1,507,071.174 US SURVEY FEET  
 PUBLISHED EL=5283.03 US SURVEY FT (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999671590  
 DELTA ALPHA ANGLE=-0°15'26.89"



**Legend**

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (S 89°49'36" E) RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ FOUND AND USED A.G.R.S. MONUMENT



**Easement Centerline Table**

LINE	BEARING	DISTANCE
L1	S 89°51'24" E	10.00'
L2	N 89°51'24" W	10.00'
L3	S 89°51'28" E	15.00'
L4	N 90°00'00" E	10.00'
L5	S 89°51'24" E	15.00'
L6	S 89°44'14" E	10.07'
L7	S 89°51'24" E	11.07'

**Curve Table**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	45.39'	41.18'	N 46°50'12" E	86°40'52"	C9	310.24'	62.98'	62.88'	N 06°02'21" E	11°37'55"
(C1)	(30.00')	(45.38')	(41.18')	(S 46°50'12" W)	(86°40'24")	(C9)	(310.00')	(63.05')	(62.94')	(N 06°06'42" E)	(11°39'11")
C2	160.00'	43.96'	43.82'	S 81°25'47" E	15°44'29"	C10	429.35'	6.89'	6.88'	N 02°02'56" W	00°55'08"
(C2)	(160.00')	(43.96')	(43.82')	(S 81°57'23" E)	(15°44'26")	C11	133.65'	30.39'	30.32'	N 05°44'37" E	13°01'38"
C3	20.00'	31.50'	28.34'	S 44°51'41" E	90°14'35"	C12	826.23'	12.23'	12.23'	N 20°05'18" W	00°50'51"
(C3)	(20.00')	(31.42')	(28.28')	(N 44°49'36" W)	(90°00'00")	C13	17.36'	29.39'	26.01'	N 41°39'48" W	97°01'27"
C4	29.91'	47.08'	42.37'	N 45°05'09" E	90°10'18"	C14	17.51'	16.53'	15.93'	N 62°27'10" W	54°06'52"
(C4)	(30.00')	(47.12')	(42.43')	(S 45°10'24" W)	(90°00'00")	C15	305.27'	23.93'	23.93'	N 03°30'42" W	04°29'31"
C5	458.00'	276.95'	276.95'	S 88°21'31" W	35°11'51"	C16	826.23'	221.04'	220.38'	N 12°10'02" W	15°19'41"
(C5)	(458.00')	(283.04')	(278.59')	(S 88°22'12" W)	(35°24'30")	C17	20.14'	31.62'	28.47'	S 44°59'05" E	89°58'10"
C6	25.00'	38.69'	34.94'	N 65°00'35" W	88°39'42"	C18	30.00'	47.13'	42.43'	N 45°10'24" E	90°00'35"
(C6)	(25.00')	(38.68')	(34.94')	(S 65°00'35" E)	(88°38'55")	C19	150.00'	27.74'	27.70'	N 05°17'51" E	10°35'43"
C7	826.23'	250.33'	249.38'	N 11°59'56" W	17°21'35"	C20	195.22'	36.10'	36.05'	S 05°17'51" W	10°35'43"
(C7)	(825.00')	(250.27')	(249.31')	(S 11°59'41" E)	(16°22'53")						



OFFICE LOCATION:  
 9200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
 505.856.5700 PHONE  
 505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: ML	DATE OF SURVEY 08/17/2022
DRAWN BY: ME	CHECKED BY: LM
PSI JOB NO. 22-8233P	SHEET NUMBER 3 OF 3





Know what's below.  
Call before you dig.

**Matrix**  
2435 RESEARCH PARKWAY, SUITE  
300 COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

**LAND DEVELOPMENT**  
CONSULTANTS, LLC

950 S. CHERRY STREET, SUITE 512  
DENVER, CO 80246

OWNER/DEVELOPER:



ROCKY MOUNTAINS DIVISION  
5500 S QUEBEC STREET, SUITE 100  
GREENWOOD VILLAGE, CO 80111

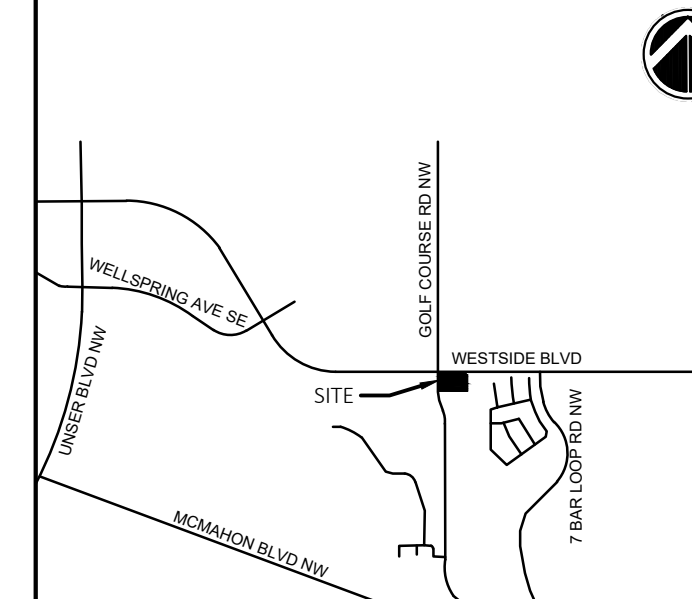
SEAL

**PRELIMINARY**

THIS DRAWING HAS NOT  
BEEN APPROVED BY  
GOVERNING AGENCIES AND  
IS SUBJECT TO CHANGE

FIRM NUMBER: 17383 DATE: AUGUST 2023  
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

VICINITY MAP: SCALE: 1"=600'



PROJECT:  
**CIRCLE K STORES INC.**

SITE PLAN

10850 GOLF COURSE RD NW  
ALBUQUERQUE, NM

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 23.XXXX.XXX

DRAWN BY: TRS

CHECKED BY:

SHEET TITLE:

**SITE PLAN**

SHEET 1 OF 1  
SP01

CITY FILE NO.:

### SITE NOTES

- 01 LANDSCAPE AREA (PER LANDSCAPE PLANS)
- 02 TRANSFORMER PAD (PER ELEC CO AND / OR ARCH PLANS)
- 03 TRASH ENCLOSURE (PER ARCH PLANS)
- 04 OVERHEAD CANOPY (TYP PER ARCH PLANS)
- 05 MATCH PROPOSED CURB & GUTTER BY OTHERS
- 06 2'-WIDE DETECTABLE WARNING, ADA SOLUTION INC. OR APPROVED EQUAL
- 07 FUEL PUMPS (PER ARCH PLANS)
- 08 CO2 ENCLOSURE (PER ARCH PLANS)
- 09 UNDERGROUND FUEL TANKS (PER ARCH PLANS)
- 10 AIR & WATER UNIT (PER ARCH PLANS)
- 11 VENT PIPES (PER ARCH PLANS)
- 12 ACCESSIBLE PARKING STALL, ISA SYMBOL AND SIGNAGE (PER ARCH PLANS)
- 13 PIPE BOLLARDS (6' O.C. PER ARCH PLANS)
- 14 BICYCLE RACKS (EACH UNIT ACCOMMODATES 2 BICYCLES) (CYCLE-SAFE "U-RACK" OR APPROVED EQUAL)
- 15 CONVENIENCE STORE (5,200 SF, FFE = TBD)
- 16 RETENTION POND (BY OTHERS)
- 17 MONUMENT SIGN
- 18 FUEL DISPENSER DIRECTIONAL SIGNAGE
- 19 LIGHT POLE

### SITE DETAILS

- 01 CONCRETE SIDEWALK
- 02 WHEELCHAIR RAMP IN SIDEWALK
- 03 TRAFFIC FLOW ARROW
- 04 CROSSWALK MARKING
- 05 SIDEWALK AND CURB
- 06 COMMERCIAL DRIVEWAY APPROACH

### GENERAL SITE NOTES

- A. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- B. PRIOR TO CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE AUTHORITY HAVING JURISDICTION.
- C. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- D. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- E. ALL CURBED RADII ARE TO BE 3' OR 15' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
- F. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB/FLOWLINE UNLESS OTHERWISE NOTED.
- G. EXISTING STRUCTURES TO REMAIN WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED/ADJUSTED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- H. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT CONTRACT REQUIREMENTS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- I. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKE FROM A SURVEY BY A LAND SURVEYOR.
- J. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE PROJECT CONTRACT REQUIREMENTS.
- K. REFER TO ARCH. PLANS FOR PYLON AND/OR MONUMENT SIGNS.
- L. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- M. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE PROJECT CONTRACT REQUIREMENTS:
  - ALL CURB AND GUTTER IN THE CITY RIGHT-OF-WAY SHALL BE INSTALLED PER CITY OF EL PASO, TX (COEP) DESIGN STANDARDS FOR CONSTRUCTION 6-3 (REF SHEET xx).
  - ALL RAMPS IN THE CITY RIGHT-OF-WAY SHALL BE INSTALLED PER COEP DESIGN STANDARDS FOR CONSTRUCTION 6-24 (REF SHEET xx).
  - ALL CURB ON-SITE SHALL BE INSTALLED PER DETAILS ON SHEET xx.
  - PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS ON SHEET xx OVER THE ENTIRE PARKING LOT AREA.
  - ALL PARKING LOT SIGN BASE SUPPORTS (EXCLUDING ACCESSIBLE PARKING SIGNAGE) SHALL BE INSTALLED PER DETAIL ON SHEET xx).
- N. ALL HANDICAP ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND A WARNING THAT VEHICLES IN VIOLATION OF THE LOCAL MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
- O. ALL HANDICAP ACCESSIBLE PARKING STALL SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS AND RAMPS.
- P. MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- Q. ANY FACILITIES THAT ARE TO REMAIN AND ARE DAMAGED BY THE CONTRACTOR AS A RESULT OF CONSTRUCTION, SHALL BE REPLACED PER CURRENT PROJECT CONTRACT REQUIREMENTS AT THE SOLE EXPENSE OF THE CONTRACTOR.
- R. ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S., AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

### PROPOSED LEGEND

- PROPERTY LINE
- CONCRETE CURB & GUTTER
- PROPOSED PARKING SPACES
- PEDESTRIAN PATH OF TRAVEL
- PROPOSED FIRE LANE MARKING

FILE LOCATIONS: CIRCLE K GOLF COURSE & WEST SIDE 1100 DWG104 PLAN SET/CONCEPT PLAN/GOLF COURSE/WESTSIDE SITE PLAN.DWG

