

LEGEND

---	BOUNDARY LINE
---	EXISTING ROW
---	PROPOSED ROAD CENTER LINE
---	EXISTING CURB AND GUTTER
---	PROPOSED CURB AND GUTTER
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	BUILDING SETBACK LINE
○	PARKING SPACE COUNT
R	ADA RAMP
4	PROPOSED SIGN
4 ADA	PROPOSED ACCESSIBLE PARKING SPACE SIGN
4 S	PROP. STOP SIGN
BC	DIMENSION TO BACK OF CURB
PL	DIMENSION TO PROPERTY LINE
EP	DIMENSION TO EDGE OF PAVEMENT
B	DIMENSION TO BUILDING
□	PROPOSED LIGHT POLE/WALL PACK LIGHT
○	EXISTING LIGHT POLE
■	PROPOSED REINFORCED CONCRETE PAVEMENT SEE DETAIL SHEET COB.1
■	PROPOSED CONCRETE SIDEWALK SEE DETAIL SHEET COB.1
■	PROPOSED STANDARD DUTY ASPHALT PAVEMENT SEE DETAIL SHEET COB.1

- NOTES:**
- SEE SHEET COB.0 FOR CONSTRUCTION NOTES.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADI ARE 3.0' UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
 - ALL STRIPING SHALL BE 4" YELLOW PAINT UNLESS OTHERWISE NOTED. ALL STRIPING SHALL BE APPLIED WITH TWO COATS OF PAINT AT MANUFACTURER'S RECOMMENDED RATE. REFERENCE SHEET COB.2 FOR SPECIFICATIONS.

SITE DATA

EXISTING SITE AREA	2.72 ACRES
PROPOSED SITE AREA	2.72 ACRES (118,435 SF)
BUILDING AREA	5,630 SF
CURRENT ZONING DISTRICT	MIXED USE - MODERATE INTENSITY (MX-M)
*FUEL USE IS PERMITTED BY RIGHT IN CURRENT ZONING DISTRICT	

BUILDING SETBACK	REQUIRED	PROVIDED
FRONT (WEST)	15'	144'
SIDE (NORTH)	15'	137'
SIDE (SOUTH)	15'	144'
REAR (EAST)	15'	72'

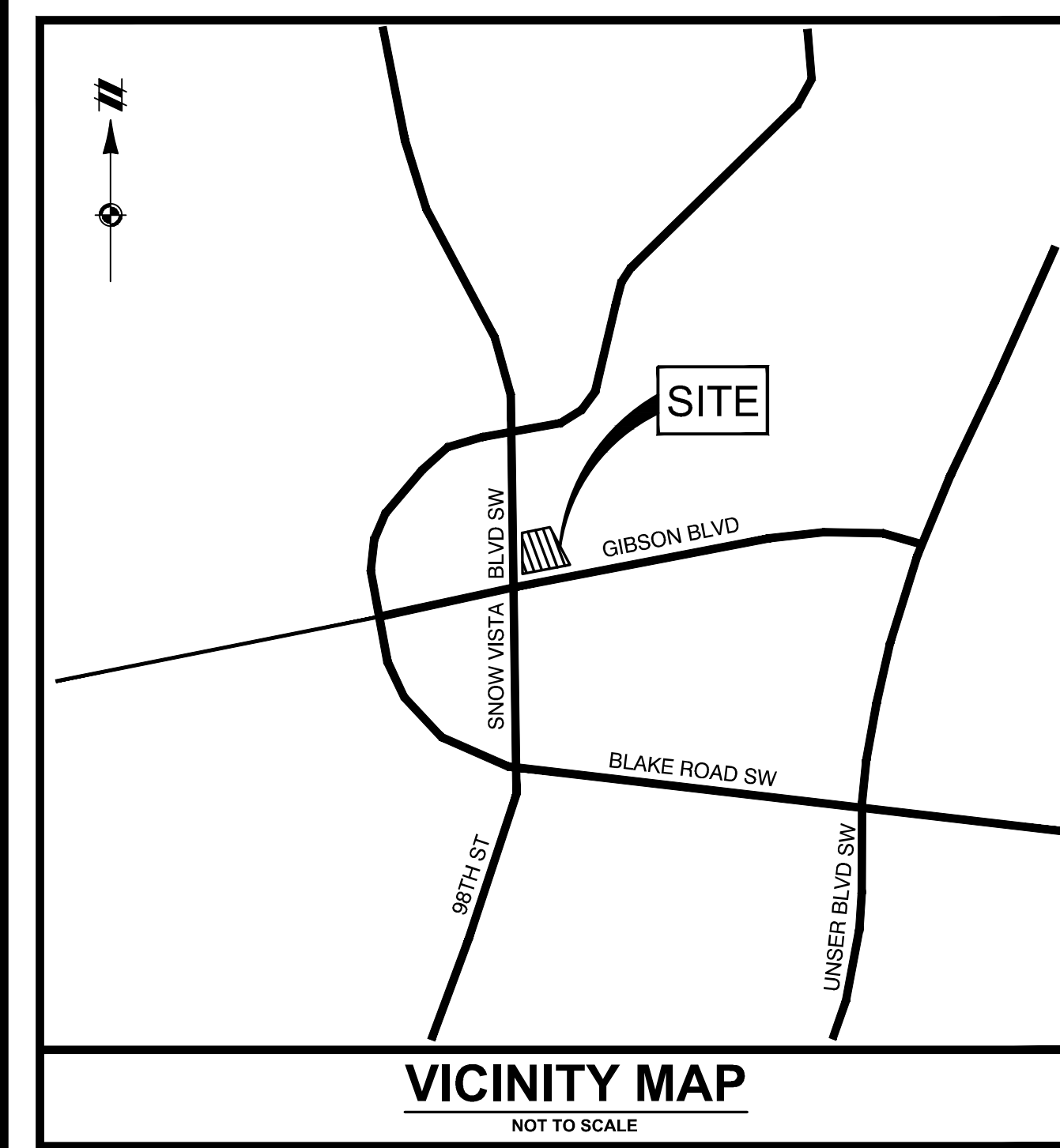
PARKING DATA

REQUIRED	24*
PROVIDED BUILDING SPACES	25**
PROVIDED PUMP SPACES	20
TOTAL	45

*4 SPACES PER 1,000 SQUARE FEET BUILDING AREA
**20 STANDARD SPACES, 4 COMPACT SPACES (MAX 25%)
1 MOTORCYCLE SPACE

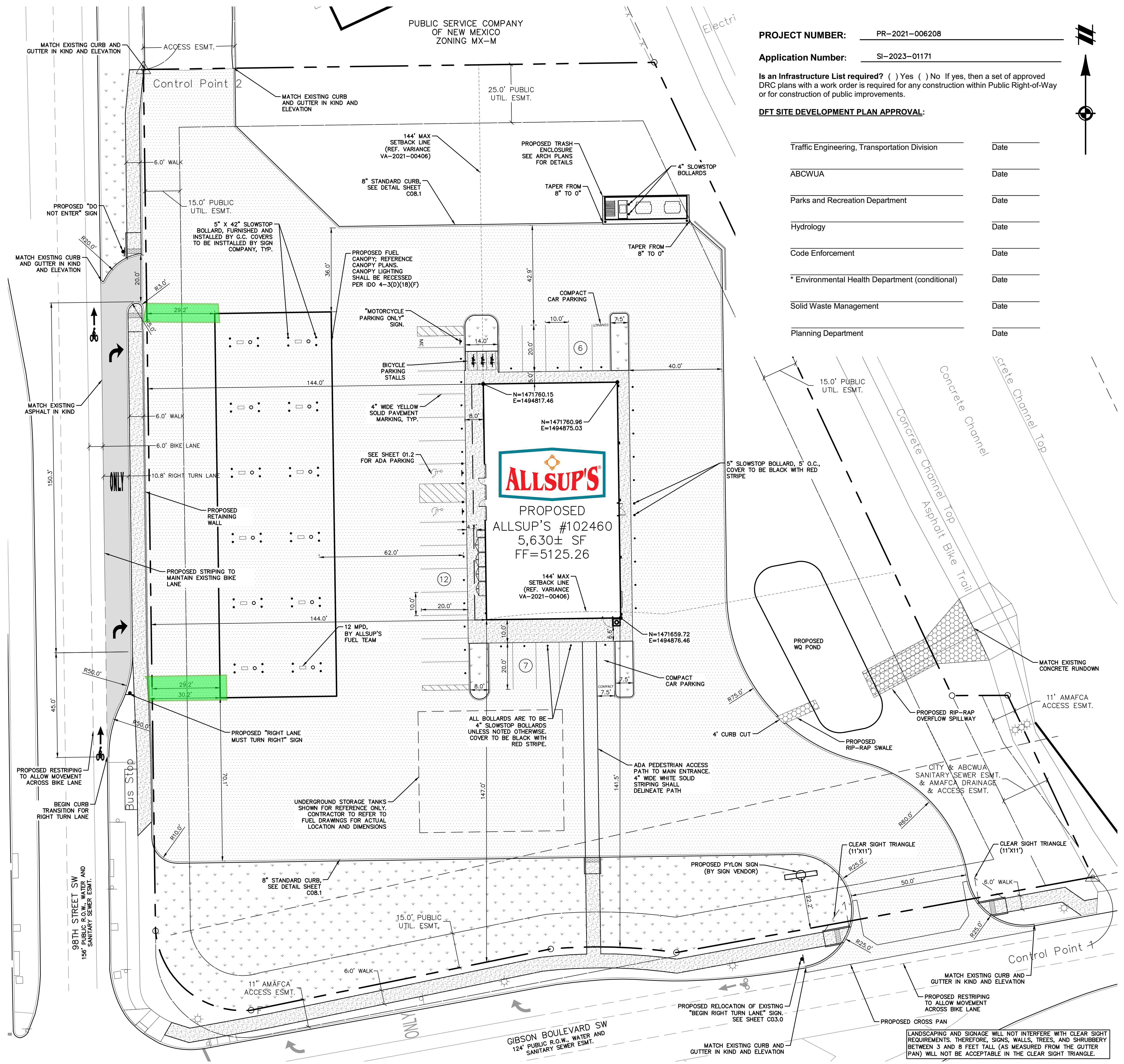
PAVEMENT DATA

- CONCRETE - 76,560 SF



BASIS OF BEARING

THE BASIS OF BEARINGS IS BETWEEN THE SE CORNER OF TRACT E-5-A-2 AND USC&GS BRASS CAP "TRANS 1969" AS MEASURED WITH THE "TRIMBLE VRS NOW" GNSS VIRTUAL REFERENCE SYSTEM. BEARINGS ARE NEW MEXICO STATE PLANE BEARINGS, CENTRAL ZONE, NAD 83. DISTANCE ARE GROUND DISTANCES. ELEVATION DATUM IS NAVD88



PROJECT NUMBER: PR-2021-006208
Application Number: SI-2023-01171

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

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

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Know what's below. Call before you dig.
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OR OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SECTION 28
 TOWNSHIP 10 NORTH, RANGE 3 EAST
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

CLIENT: BW GAS & CONVENIENCE RETAIL, LLC
 ALLSUP'S CONVENIENCE STORE #102460
 9501 GIBSON BLVD SW
 ALBUQUERQUE, NEW MEXICO 87121
 FINAL ENGINEERING PLANS
 SITE LAYOUT PLAN

DATE: 9/8/2023

REVISIONS:

SCALE: 0 15 30
 1" = 20 FEET

DR. KJK | CH. CBS
 P.M. D. MADRUGA
 BOOK: --
 JOB: 22003692
 SHEET NO.: 10

CAD FILE: 22003692-01.dwg