

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 8, 2024

Sofia Hernandez
Land Development Consultants
950 South Cherry St.
Denver, CO 80246

Re: Circle K
10850 Golf Course Rd. NW
Traffic Circulation Layout
Engineer's Stamp 03-01-24 (A12-D008B1)

Dear Ms. Hernandez,

Based upon the information provided in your submittal received 03-1-24, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

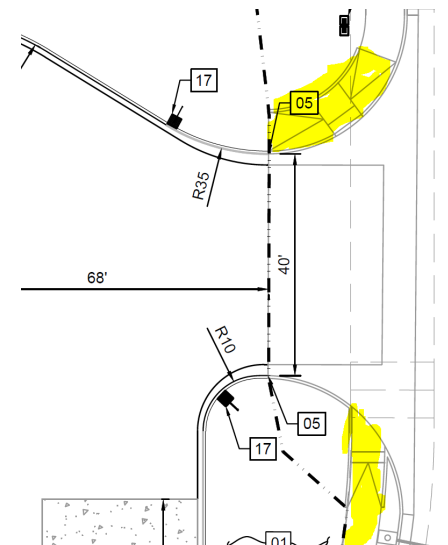
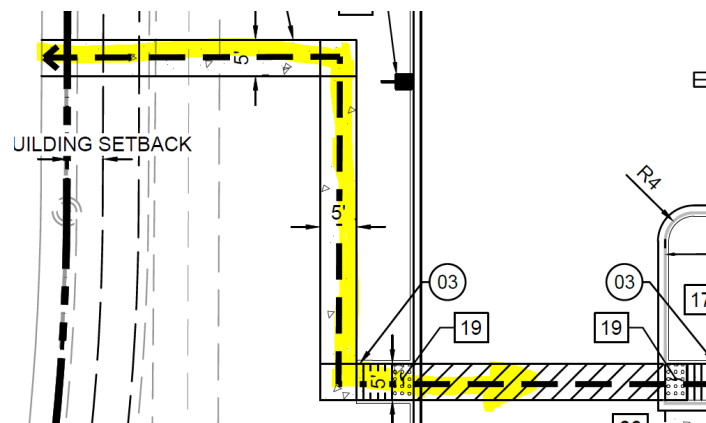
1. Please show a vicinity map showing the location of the development in relation to streets and well-known landmarks.
2. List the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.
3. Identify all existing access easements and rights of way width dimensions.
4. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1. B NMSA 1978)
5. Provide details for the proposed interior ramps and sidewalk.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

6. Show the Intersection clear sight triangle at the site access off Westside Blvd.
7. Provide a copy of approved recorded plat.
8. Provide a copy of Fire Marshal and Solid Waste approval.
9. An approved TIS is required prior to approve the TCL for building permit.
10. Please provide a letter of response for all comments given.

Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

PO Box 1293

Sincerely,

Albuquerque *Marwa Al-najjar*

NM 87103
Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

www.cabq.gov

\ma via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Circle K - Golf Course & Westside **Building Permit #:** BP-2024-07097 **Hydrology File #:** A12D008B1
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract D-1, Paradise Heights, Unit 1, Albuquerque, Bernalillo County, New Mexico, as show on the Plat of Tracts D-1, E-1 and Amafca Black Arroyo Channel Row, Paradise Heights, Unit 1, Albuquerque, New Mexico
City Address: 10850 Golf Course Road NW Albuquerque, NM 87114

Applicant: Circle K Stores Inc. **Contact:** _____
Address: 5500 South Quebec Street Suite 100 Greenwood Village, CO 80111
Phone#: 303-717-3305 **Fax#:** _____ **E-mail:** Sofia@ldcaz.com

Other Contact: Land Development Consultants **Contact:** Sofia Hernandez
Address: 950 South Cherry Street Suite 510 Denver, CO 80246
Phone#: 303-717-3305 **Fax#:** _____ **E-mail:** Sofia@ldcaz.com

TYPE OF DEVELOPMENT: ☒ PLAT (# of lots) _____ ☐ RESIDENCE _____ ☐ DRB SITE _____ ☐ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

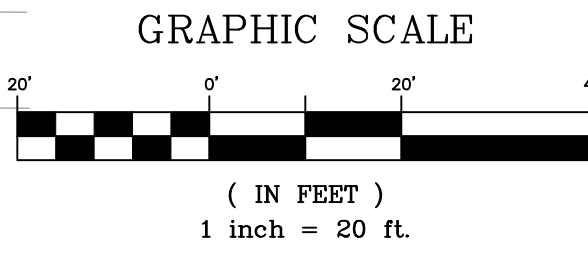
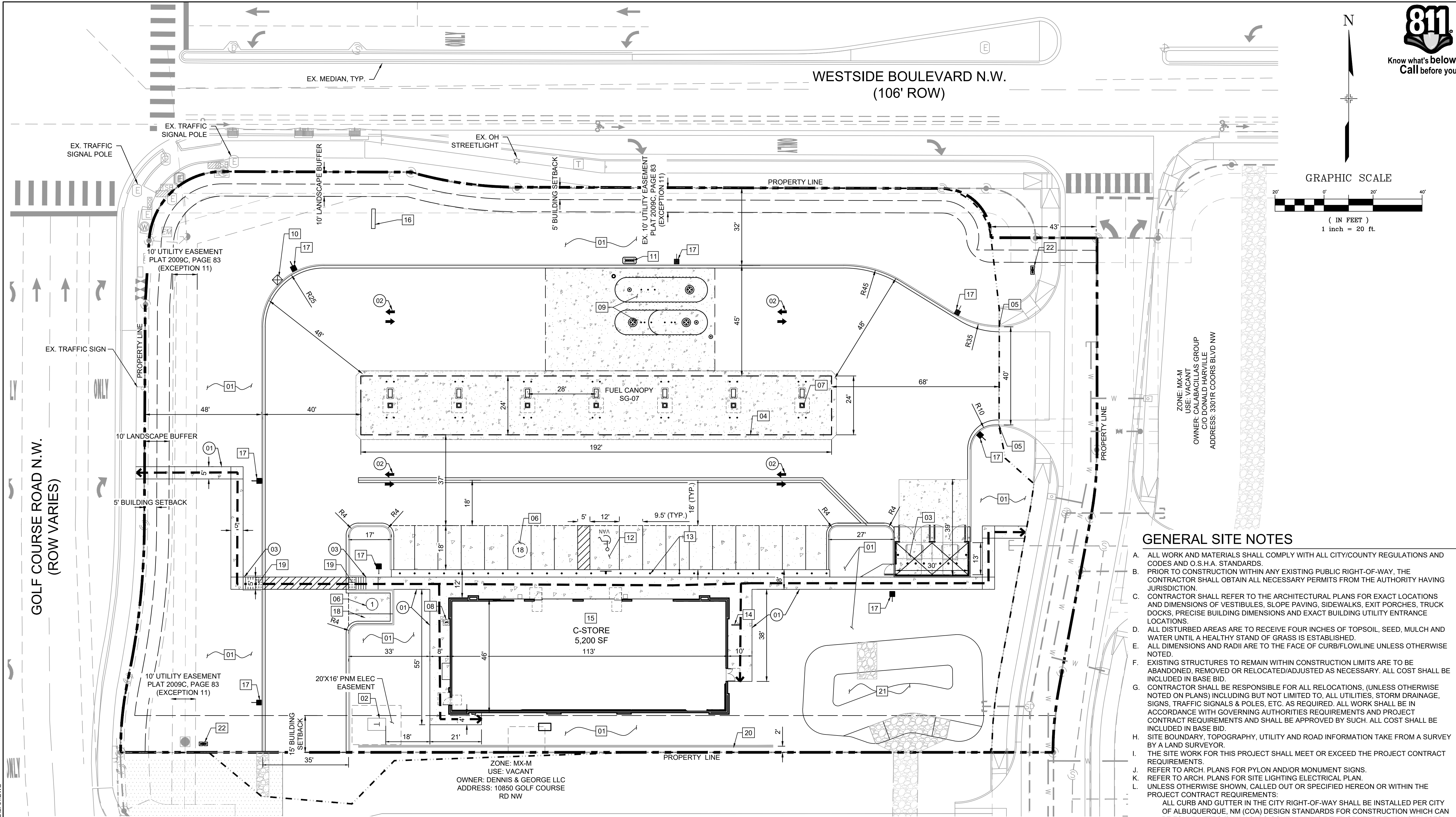
DATE SUBMITTED: 3-1-24 **By:** Land Development Consultants, LLC

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

FILE LOCATION: S:\CIRCLE K\GOLF COURSE & WEST SIDE\100 DWG\104 PLAN SETS\CONSTRUCTION PLANS\SP01.DWG



GENERAL SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- PRIOR TO CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE AUTHORITY HAVING JURISDICTION.
- 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.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB/FLOWLINE UNLESS OTHERWISE NOTED.
- 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.
- 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.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKE FROM A SURVEY BY A LAND SURVEYOR.
- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE PROJECT CONTRACT REQUIREMENTS.
- REFER TO ARCH. PLANS FOR PYLON AND/OR MONUMENT SIGNS.
- REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- 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 ALBUQUERQUE, NM (COA) DESIGN STANDARDS FOR CONSTRUCTION WHICH CAN BE FOUND [HTTPS://WWW.CABQ.GOV/PLANNING/DEVELOPMENT-REVIEW-SERVICES/DESIGN-REVIEW-CONSTRUCTION-FORMS](https://www.cabq.gov/planning/development-review-services/design-review-construction-forms)
ALL RAMP IN THE CITY RIGHT-OF-WAY SHALL BE INSTALLED PER COA DESIGN STANDARDS FOR CONSTRUCTION DRAWINGS 2440 THROUGH 2448 (REF SHEET 15). ALL CURB ON-SITE SHALL BE INSTALLED PER DETAILS ON SHEET 15.
PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH "GEOTECHNICAL ENGINEERING REPORT CIRCLE K CONVENIENCE STORE SEC OF WESTSIDE BOULEVARD AND GOLF COURSE ROAD NW ALBUQUERQUE, NEW MEXICO" (TERRACON PROJECT No. 661205250) DATED JANUARY 25, 2021 OVER THE ENTIRE PARKING LOT AREA.
ALL PARKING LOT SIGN BASE SUPPORTS (EXCLUDING ACCESSIBLE PARKING SIGNAGE) SHALL BE INSTALLED PER DETAIL ON SHEET 17).
- 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.
- 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.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- 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.
- ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A. AND CITY OF ALBUQUERQUE REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. 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 NOTES

- | | |
|--|--|
| 01 LANDSCAPE AREA (PER LANDSCAPE PLANS) | 13 PIPE BOLLARDS (PER ARCH PLANS) |
| 02 TRANSFORMER PAD (PER ELEC CO AND / OR ARCH PLANS) | 14 BICYCLE RACKS (EACH UNIT ACCOMMODATES 2 BICYCLES) (CYCLE-SAFE "U-RACK" OR APPROVED EQUAL) |
| 03 TRASH ENCLOSURE (PER ARCH PLANS) | 15 CONVENIENCE STORE (5,200 SF) |
| 04 OVERHEAD CANOPY (TYP PER ARCH PLANS) | 16 MONUMENT SIGN |
| 05 TAPER CURB TO MATCH EXISTING CURB | 17 PROPOSED LIGHT POLE |
| 06 PROPOSED PARKING SPACES | 18 MOTORCYCLE PARKING SPACE, "MC" PAVEMENT MARKING, AND SIGNAGE (REF ARCH PLANS) |
| 07 FUEL PUMPS (PER ARCH PLANS) | 19 2' WIDE DETECTABLE WARNING MEETING COA REQUIREMENTS (REF DETAIL 2446, SHEET 16) |
| 08 CO2 ENCLOSURE (PER ARCH PLANS) | 20 RETAINING WALL |
| 09 UNDERGROUND FUEL TANKS (PER ARCH PLANS) | 21 STORMWATER QUALITY POND |
| 10 AIR & VACUUM UNIT (PER ARCH PLANS) | 22 DIRECTIONAL SIGNS |
| 11 VENT PIPES (PER ARCH PLANS) | |
| 12 ACCESSIBLE PARKING STALL, ISA SYMBOL AND SIGNAGE (PER ARCH PLANS) | |

LEGAL DESCRIPTION

TRACT D-1, PARADISE HEIGHTS, UNIT I, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS SHOWN ON THE PLAT OF TRACTS D-1, E-1 AND AMAFCA BLACK ARROYO CHANNEL ROW, PARADISE HEIGHTS, UNIT I, ALBUQUERQUE, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 2, 2009, IN PLAT BOOK 2009C, PAGE 83, AS DOCUMENT NO. 2009061460;

SITE DETAILS

- | |
|---|
| 01 CONCRETE SIDEWALK (REF COA DETAILS, SHEET 15) |
| 02 TRAFFIC FLOW ARROW (REF SHEET 17) |
| 03 PEDESTRIAN RAMP PER COA DRAWINGS (REF DETAIL COA 2440, SHEET 15 & COA DETAIL 2443, SHEET 16) |

PROPOSED LEGEND

- | | |
|-------|--|
| --- | PROPERTY LINE |
| ===== | 6" MEDIAN CONCRETE CURB & GUTTER (CATCH) |
| ===== | 6" DEPRESSED MEDIAN CONCRETE CURB & GUTTER (SPILL) |
| # | PROPOSED PARKING SPACES |
| --- | ADA ACCESSIBLE PEDESTRIAN PATHWAY |

ADA COMPLIANCE NOTE

ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER-FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A. AND CITY OF ALBUQUERQUE REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

CONSULTANTS:

Matrix
Excellence by Design
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

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE MOST RECENT PROJECT CONSTRUCTION DOCUMENTS.
MATRIX DESIGN GROUP IS NOT RESPONSIBLE FOR CHANGES, ALTERATIONS, OR USE OF CONSTRUCTION DOCUMENTS PRIOR TO JURISDICTIONAL APPROVAL.

VICINITY MAP: N.T.S.

PROJECT:

CIRCLE K STORES INC

CONSTRUCTION DOCUMENTS
CIRCLE K

10850 GOLF COURSE RD
ALBUQUERQUE, NM 87114

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 21.1207.044

DRAWN BY: JAW

CHECKED BY: NMS

SHEET TITLE:

SITE PLAN

SP01

SHEET 5 OF 22

DATE: MARCH 2024