

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 27, 2024

Nick Barber
Land Development Consultant
11811 N. Tatum Blvd.
Phoenix, AZ 85028

Re: Circle K
10850 Golf Course Rd. NW
Traffic Circulation Layout
Engineer's Stamp 03-27-24 (A12-D008B1)

Dear Mr. Barber,

The TCL submittal received 03-21-2024 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

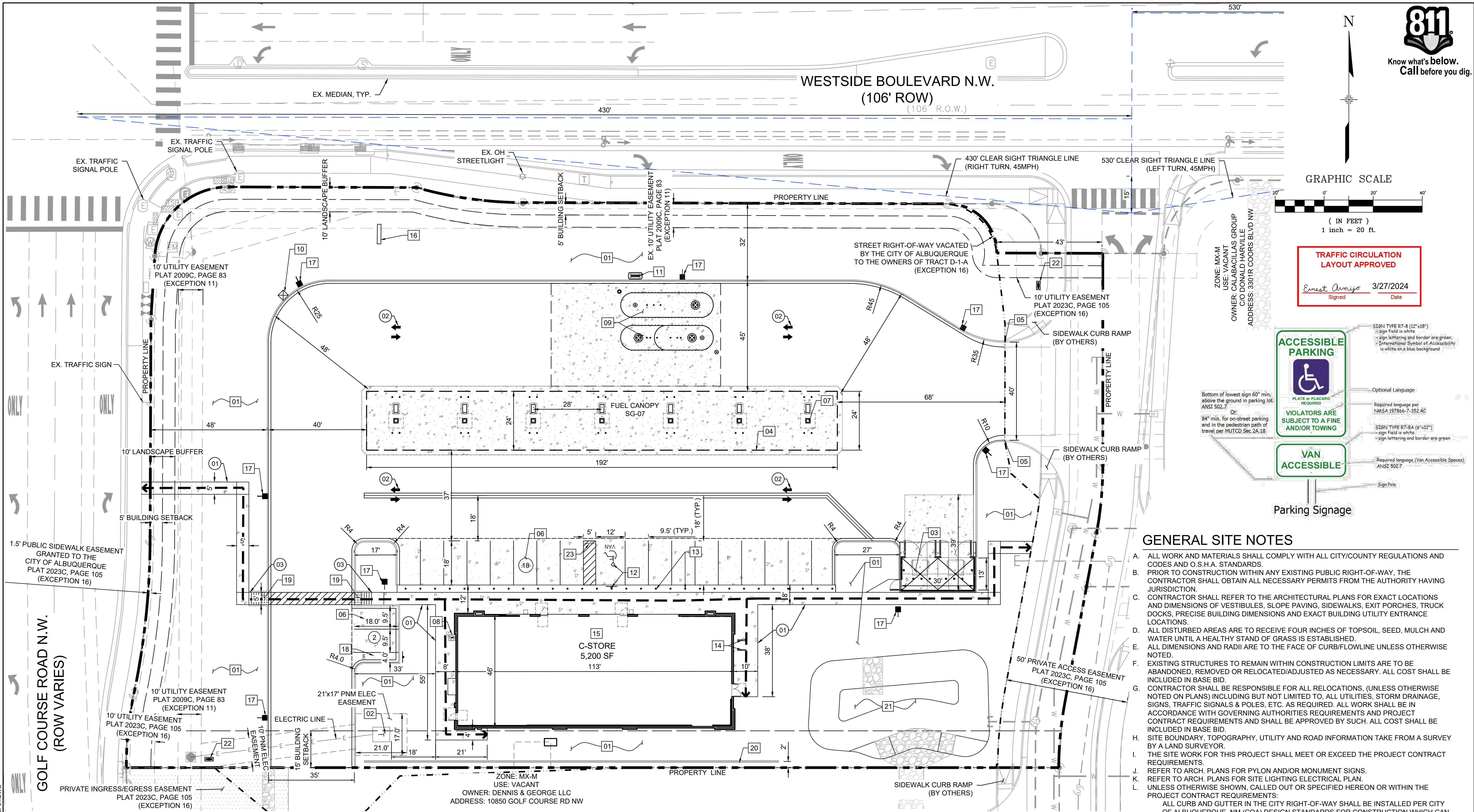
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

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



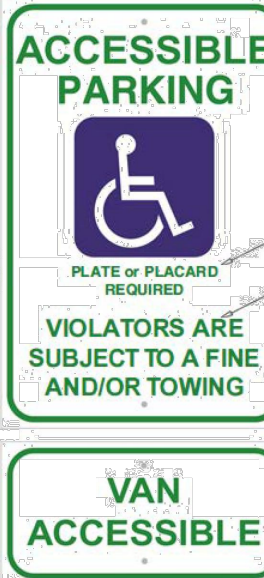
Know what's below.
Call before you dig.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Arriaga 3/27/2024
Signed Date



Sign Type 87-6 (12"x18")
sign field is white
sign lettering and border are green
International Symbol of Accessibility
is white on a blue background

Optional Language
Required language per
NMSA 197866-7-352.4C
Sign Type 87-8A (6"x12")
sign field is white
sign lettering and border are green

Required language (Van Accessible Spaces)
ANSI 502.7

Sign Pole

Parking Signage

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.CABO.GOV/PLANNING/DEVELOPMENT-REVIEW-SERVICES/DESIGN-REVIEW-CONSTRUCTION-FORMS](https://www.cabo.gov/planning/development-review-services/design-review-construction-forms)
ALL RAMPS IN THE CITY RIGHT-OF-WAY SHALL BE INSTALLED PER COA DESIGN STANDARDS FOR CONSTRUCTION DRAWINGS 2440 THROUGH 2448 (REF SHEET 16). ALL CURB ON-SITE SHALL BE INSTALLED PER DETAILS ON SHEET 16.
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 18).

- 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.

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.

PARKING REQUIREMENTS	
PARKING REQUIRED:	CONVENIENCE STORE (5,200 SF): 20 PARKING SPACES
	ACCESSIBLE: 1 PARKING SPACE
	MOTORCYCLE: 1 PARKING SPACE
	TOTAL PARKING REQUIRED: 20 PARKING SPACES
PARKING PROVIDED:	STANDARD: 19 (9.5'x18')
	ACCESSIBLE: 1 (12'x18' W/ 5' ACCESS AISLE)
	MOTORCYCLE: 1 (4'x8')
	TOTAL PARKING PROVIDED: 20
BICYCLE PARKING REQUIRED	
BICYCLE PARKING PROVIDED	
3 (75'x24" FOR EACH BICYCLE SPACE)	
4 (2 RACKS, 2 BICYCLES PER RACK)	

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 17) |
| 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) | 23 "NO PARKING" PAVEMENT MARKING PER 66-1-4.1. B NMSA 1978 |
| 12 ACCESSIBLE PARKING STALL, ISA SYMBOL AND SIGNAGE (PER ARCH PLANS, SEE SIGN DETAIL THIS SHEET) | |

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

- CONCRETE SIDEWALK (REF COA DETAILS, SHEET 16)
- TRAFFIC FLOW ARROW (REF SHEET 18)
- PEDESTRIAN RAMP PER COA DRAWINGS (REF DETAIL COA 2440, SHEET 16 & COA DETAIL 2443, SHEET 17)

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:



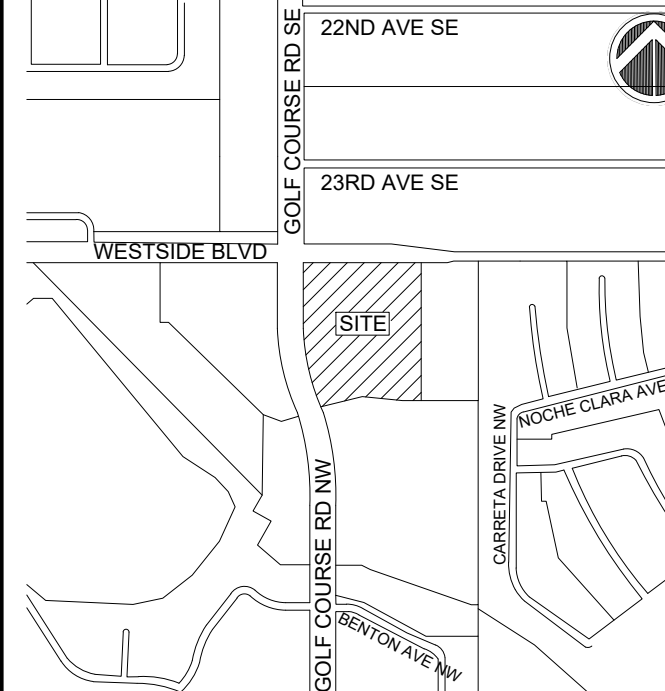
ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111

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 23

DATE: MARCH 2024