

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

September 21, 2021

Ronald R. Bohannon, P.E.
Tierra West LLC
5571 Midway Park Pl. NE
Albuquerque, NM 87109

**Re: Maverik – Montgomery & Carlisle
3601 Montgomery Blvd NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 6-1-20 (F16D001A)
Certification dated 8-31-21**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 9-1-21, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Ernie Gomez at (505) 924-3981.

Sincerely,

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

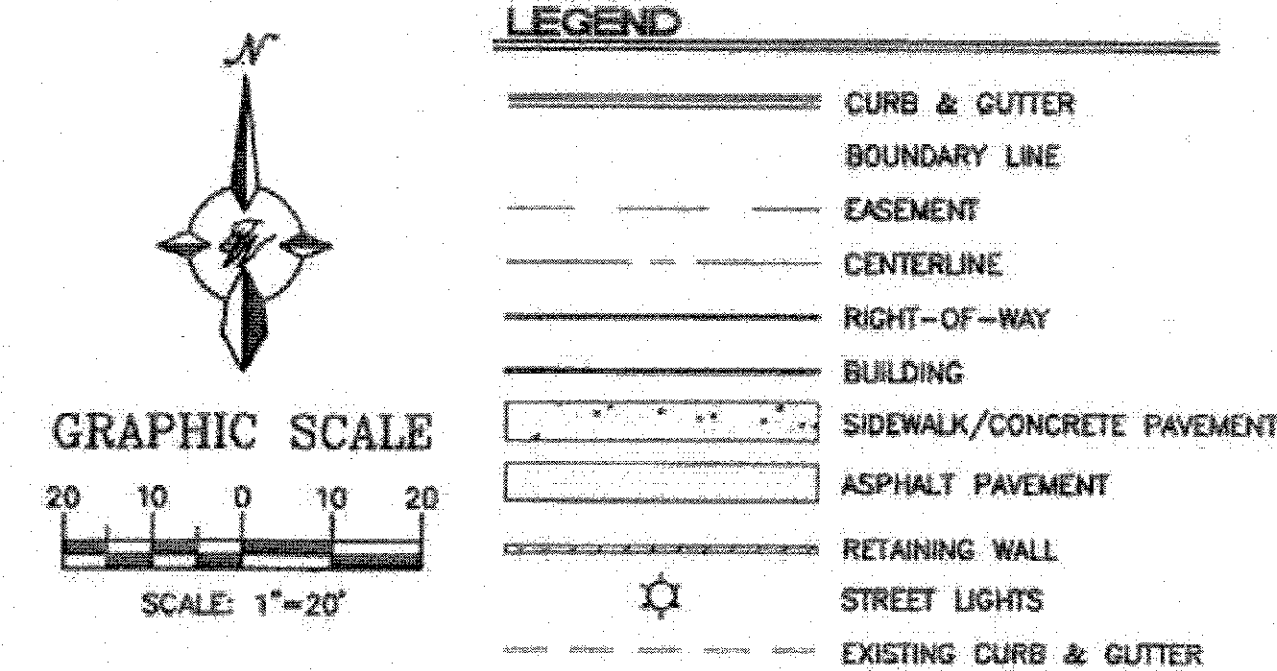
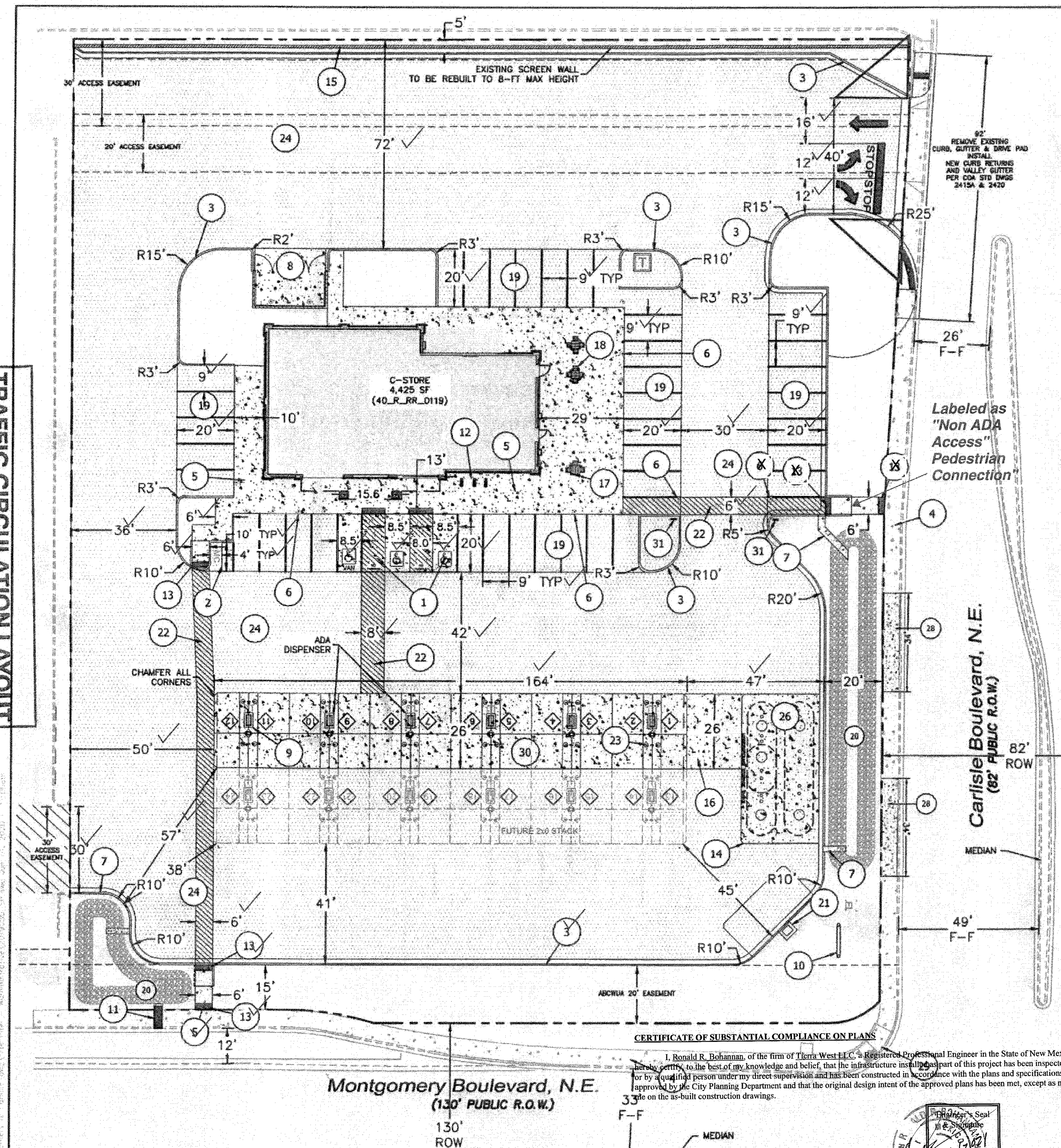
EG via: email
C: CO Clerk, File

Signed _____
Date 6/1/20

TRAFFIC CIRCULATION LAYOUT

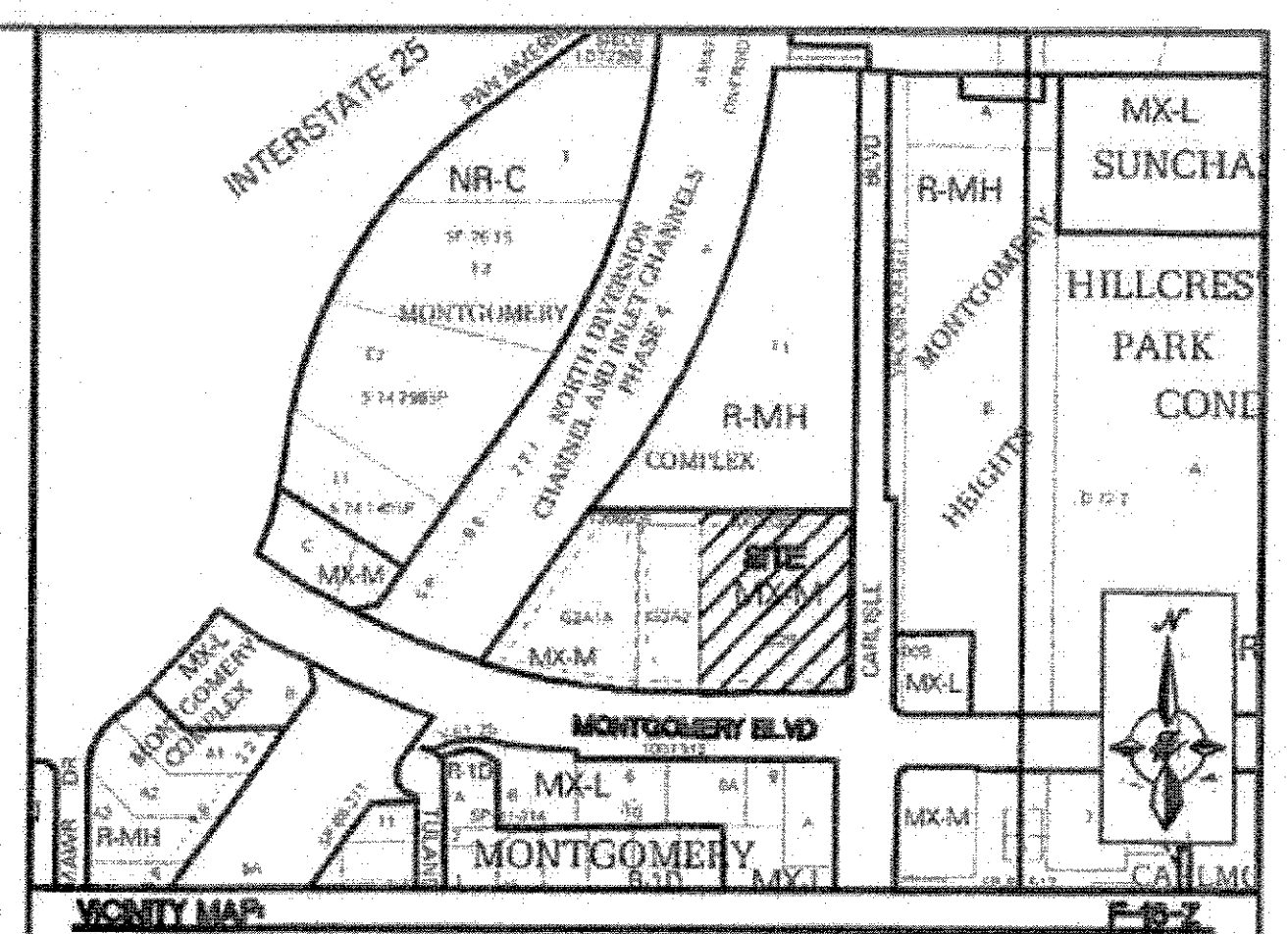
APPROVED

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.



- KEYED NOTES**
- CONCRETE ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. C7, C9 & C10) ✓
 - MOTORCYCLE PARKING WITH SIGN (SEE DETAIL SHT. C7) ✓
 - ON-SITE CATCH TYPE CURB & GUTTER (SEE DETAIL SHT. C8) ✓
 - EXISTING 6' PUBLIC SIDEWALK ✓
 - CONCRETE SIDEWALK (SEE DETAIL SHT. C8) ✓
 - BOLLARDS (SEE DETAIL SHT. C9) ✓
 - 2' CONCRETE RUNDOWN ✓
 - DUMPSTER (SEE DETAIL SHT. C6) ✓
 - GAS PUMP ISLAND (TYP) (SEE DETAIL SHT. C10) ✓
 - MAVERIK MONUMENT SIGN (SEE ARCH. PLANS) ✓
 - SIDEWALK CULVERT S019 PERMIT PER COA STD DWG 2236 ✓
 - BICYCLE RACKS (SEE DETAIL SHT. C7) ✓
 - UNIDIRECTIONAL HC RAMP W/ TRUNCATED DOMES (SEE DETAIL SHT. C6) ✓
 - CONCRETE SLAB W/ CHAMFERED CORNERS (SEE DETAIL SHT. C8) ✓
 - EXISTING SCREEN WALL TO BE REBUILT (SEE GRADING SHT. C2, MAX HEIGHT 6.0', DETAIL SHT. 7) ✓
 - PETROLEUM TRENCH CAP (SEE DETAIL SHT. C9) ✓
 - ADA PICNIC TABLE ✓
 - PICNIC TABLE ✓
 - ASPHALT PARKING STALL (SEE DETAIL SHT. C8) ✓
 - STORMWATER QUALITY VOLUME POND. SEE DRAINAGE PLAN. ✓
 - XACTAIR AIR STATION BASE (SEE DETAIL SHT. C9) ✓
 - CROSSWALK STRIPING WIDTH PER PLAN ✓
 - "HOOP" BOLLARD (SEE DETAIL SHT. C9) ✓
 - ASPHALT PAVING (SEE GEOTECH REPORT & DETAIL SHT. C8) ✓
 - ALL UNDER CANOPY LIGHTING TO BE RECESSED PER IDO 4-3(D)(17)(h) ✓
 - UNDERGROUND STORAGE FUEL TANKS (REFER MECH. PLANS) ✓
 - TANK PIT WALL TO BE LINED WITH GEOTEXTILE FILTER FABRIC PER XERKES TANK SPEC. ✓
 - REMOVE EXISTING DRIVEWAY (CURB, GUTTER & SW) AND REPLACE WITH COA STD. CURB, GUTTER & SW. DWG 2415A, 2430. MATCH EXISTING FL AT GUTTER. ✓
 - EXISTING ADA RAMP WITH TRUNCATED DOMES ✓
 - MINI SIGHT TRIANGLE SEE NOTE THIS PAGE ✓
 - INSTALL PEDESTRIAN CROSSWALK SIGN BACK-TO-BACK (REF: K-6534 SEE DETAIL THIS SHEET) ✓

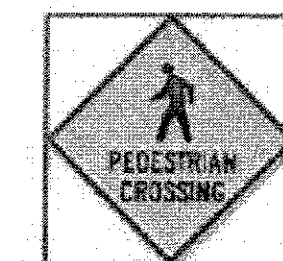
CLEAR SIGHT TRIANGLE NOTE:
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGN, WALLS, TREES, AND SHRUBBERY BETWEEN 5 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER FAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.



LEGAL DESCRIPTION:
TR 025 FLAT OF TRACTS 0-2-A + 0-2-B MONTGOMERY COMPLEX

SITE DATA

PROPOSED USAGE:	GAS CONVENIENCE STORE
IDO CLASSIFICATION:	LIGHT VEHICLE FUELING STATION
LOT AREA:	98,157 SF (2.25 ACRES)
BUILDING AREA:	4,425 SF
STACK:	2X6 (12 STATIONS) (2X6 FUTURE)
PER IDO TABLE 5-5-1 LIGHT VEHICLE FUELING STATION:	
SPACES PER 1,000 SF REQUIRED:	4
PARKING REQUIRED:	18 SPACES
PARKING PROVIDED:	42 SPACES ✓
HC PARKING REQUIRED:	3 SPACES
HC PARKING PROVIDED:	3 SPACES ✓ (1 SPACE VAN ACCESSIBLE) ✓
PER IDO TABLE 5-5-4:	
MC PARKING REQUIRED:	2 SPACES
MC PARKING PROVIDED:	2 SPACES ✓
PER IDO TABLE 5-5-5:	
BICYCLE PARKING REQUIRED:	3 SPACES
BICYCLE PARKING PROVIDED:	3 SPACES ✓
LANDSCAPE AREA REQUIRED:	14,725 SF
LANDSCAPE AREA PROVIDED:	15,101 SF

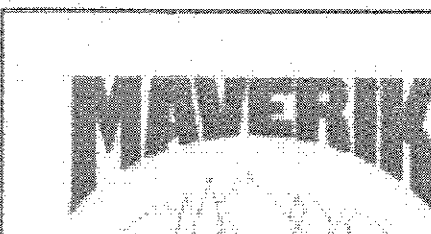
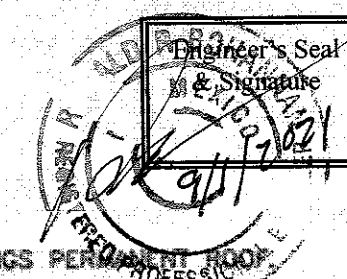


PEDESTRIAN CROSSWALK SIGN
18"x18" REF K-6534

- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR BUILDING PERMIT
 - C2. GRADING PLAN
 - C3. DEVELOPED DRAINAGE PLAN
 - C4. GRADING DETAILS
 - C5. MASTER UTILITY PLAN
 - C6. CONSTRUCTION DETAILS
 - C7. CONSTRUCTION DETAILS
 - C8. CONSTRUCTION DETAILS
 - C9. CONSTRUCTION DETAILS
 - C10. CONSTRUCTION DETAILS
 - D1. DEMOLITION PLAN
 - L1. LANDSCAPING PLAN
 - B1. BUILDING ELEVATION & SIGN PLANS
 - SW1. EROSION CONTROL PLAN
 - SW2. EROSION CONTROL DETAILS
 - SW3. EROSION CONTROL DETAILS

- NOTES:**
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER. ALL UNUSED CURBS CUTS MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER; PER COA STD DWG 2415A AND 2430.
 - SEE ELECTRICAL PLANS FOR ALL LIGHT POLES & LIGHT POLE LOCATIONS. ALL LIGHT POLES BASES SHALL BE STRAIGHT AND PLASTERED SMOOTH. TOP OF LIGHT BASE SHALL BE 2'-6" ABOVE TOP OF CURB/SIDEWALK. BASES PROVIDED BY G.C., TYP.
 - XACTAIR STATION ON 30"x36" CONCRETE PAD. EQUIPMENT PROVIDED BY OWNER. G.C. TO PROVIDE ELECTRICAL SERVICE AND INSTALL AIR STATION EQUIPMENT.
 - ALL UTILITY DIGGING OR OTHER EXCAVATION SHALL TAKE IN CONSIDERATION EXISTING SIDEWALKS, CURB & GUTTERS AND OTHER STRUCTURES THAT MAY NEED TO BE REMOVED AND/OR REPLACED AS PART OF THE G.C. BID.

- ALL RETAIL PRODUCT AREAS ARE TO BE UNDER THE BUILDINGS PERMANENT ROOF.
- COA CPN PROJECT NUMBER IS 709085.
- RE-STRIPING OF EXISTING INTERSECTION LINE MARKING IS PROPOSED FOR THE MONTGOMERY BLVD. AND CARLISLE BLVD. INTERSECTION AND SHALL BE DETAILED ON A CITY WORK ORDER PLAN.



ENGINEER'S SEAL RONALD R. BOHANNON NEW MEXICO 7868 6/1/2020 RONALD R. BOHANNON P.E. #7868	MAVERIK GAS STATION 3601 MONTGOMERY BLVD. NE TRAFFIC CIRCULATION LAYOUT PLAN TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierwestllc.com	DRAWN BY RS DATE 6/1/2020 2019050_SP SHEET # C1 JOB # 2019050
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TW

TIERRA WEST, LLC

August 31, 2021

Mr. Ernie Gomez
Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: SITE PLAN FOR BUILDING PERMIT CERTIFICATION
REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY
MAVERIK, 3601 MONTGOMERY BLVD, NE, 87109**

Dear Mr. Gomez:

I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the as-built Approved Site Plan for Building Permit for issuance of a Permanent Certificate of Occupancy for the project referenced above. This project is in substantial compliance as inspected on August 30, 2021 and is in accordance with the design intent of the Approved Site Plan for Building dated 6/01/20.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Enclosed, please find the information sheet and the as-built Approved Traffic Circulation Layout Plan. Therefore, we request approval of the as-built Approved Traffic Circulation Layout Plan and issuance of the Permanent Certificate of Occupancy. The previously noted corrections are completed.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.



Ronald R. Bohannon, P.E.

Enclosures

JN: 2019050
RRB/AR/bf

2019050Ernie Gomez Perm CO Letter 8-30-21.docx

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118
tierrawestllc.com