

CITY OF ALBUQUERQUE



March 13, 2019

Tierra West LLC
Richard Stevenson
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Maverik at I-25/Jefferson
5001 Jefferson NE Albuquerque, NM 87109
Traffic Circulation Layout
Engineer's/Architect's Stamp 3/12/2019 (F17D044C1)

Dear Mr. Stevenson,

The TCL submittal received 03-12-2019 is approved for Building Permit with. 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.

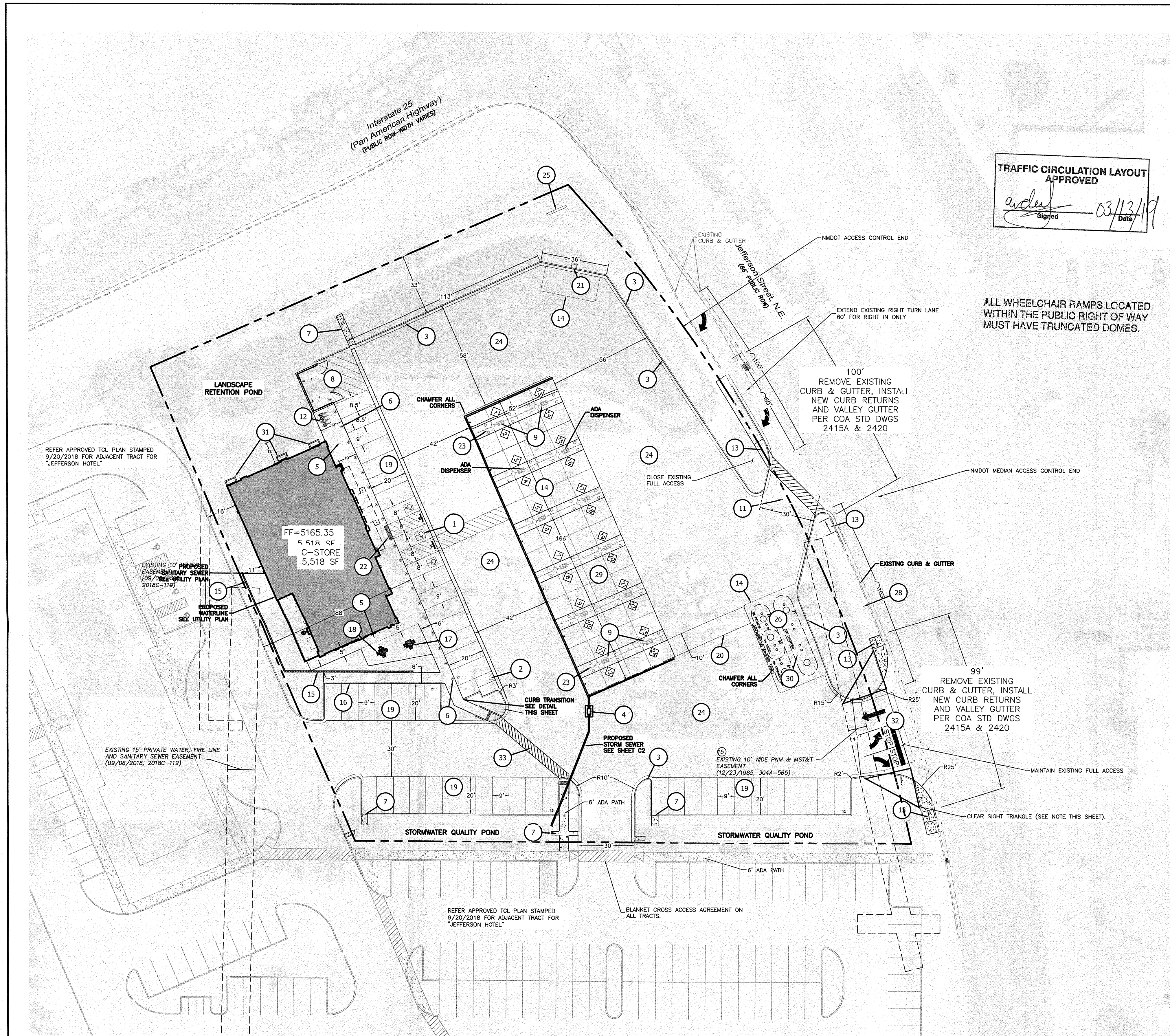
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification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

Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

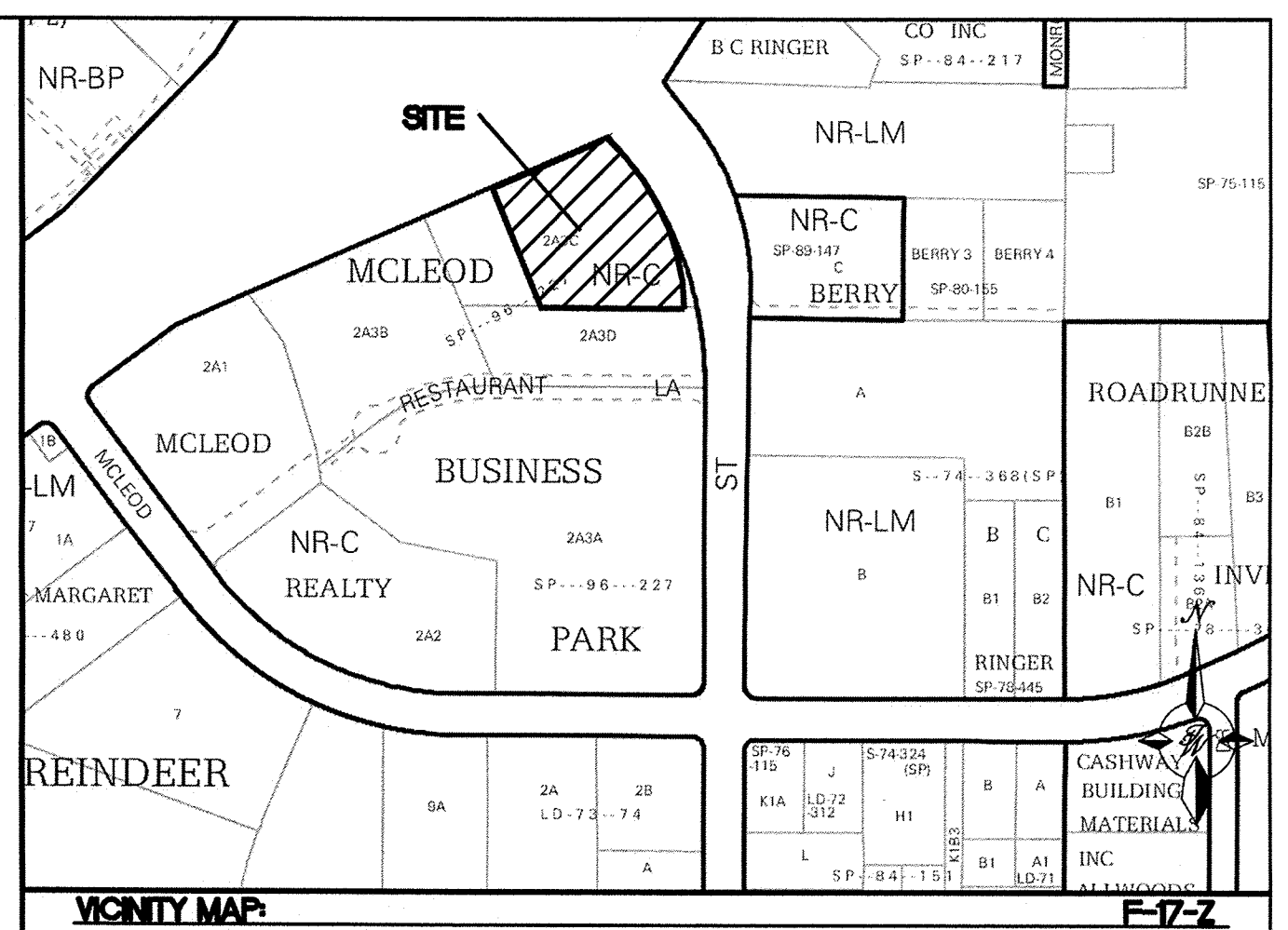
/MM via: email
C: File



TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed: 03/12/19
Date: 03/12/19

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

- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - BUILDING
 - SIDEWALK
 - RETAINING WALL
 - EXISTING STREET LIGHTS
 - STRIPING
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING SIDEWALK
 - CONCRETE PAVERS



LEGAL DESCRIPTION:
TRACT 2-A-3-C-1 MCLEOD BUSINESS PARK

KEYED NOTES

- ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. C6)
- MOTORCYCLE PARKING WITH SIGN (SEE DETAIL SHT. C6)
- ON-SITE CURB & GUTTER (SEE DETAIL SHT. C6)
- OIL WATER SEPARATOR (SEE DETAIL SHT. C8)
- CONCRETE SIDEWALK (SEE DETAIL SHT. C7)
- BOLLARDS (SEE DETAIL SHT. C7)
- CONCRETE RUNDOWN
- DUMPSTER (SEE DETAIL SHT. C8)
- GAS PUMP ISLAND (TYP)
- MAVERIK MONUMENT SIGN (SEE ARCH. PLANS)
- NEW 30'-0" RIGHT-IN DRIVEWAY ENTRANCE
- BICYCLE RACKS (SEE DETAIL SHT. C7)
- UNIDIRECTIONAL ACCESSIBLE RAMP (SEE DETAIL SHT. C8)
- CONCRETE SLAB W/CHAMFERED CORNERS
- RETAINING WALL (SEE GRADING SHT C2, MAX HEIGHT 2.0')
- HEADER CURB (SEE DETAIL SHT. C6)
- ADA PICNIC TABLE (SEE ARCH. PLANS)
- PICNIC TABLE (SEE ARCH. PLANS)
- CONCRETE PARKING STALL (SEE DETAIL SHT. C7)
- PETROLEUM TRENCH CAP SECTION (SEE DETAIL SHT. C6)
- XACTAIR AIR STATION (SEE DETAIL SHT. C6)
- TRUNCATED DOMES (SEE DETAIL SHT. C8)
- "HOOP" BOLLARD (SEE DETAIL SHT. C7)
- ASPHALT PAVING (SEE GEOTECH REPORT)
- MAVERIK D/F ILLUMINATED PYLON SIGN (SEE ARCH. PLANS)
- UNDERGROUND STORAGE FUEL TANKS (REFER MECH. PLANS)
- SIDEWALK CULVERT COA STD DWG 2236
- EXISTING 6' PUBLIC SIDEWALK
- ALL UNDER CANOPY LIGHTING TO BE RECESSED
- TANK PIT WALL TO BE LINED WITH GEOTEXTILE FILTER FABRIC PER XERXES TANK SPEC.
- 6', 28" HIGH LANDSCAPE PLANTER BOX
- MODIFIED EXISTING FULL ACCESS DRIVEWAY
- 5' PEDESTRIAN CROSS WALK

CLEAR SIGHT TRIANGLE NOTE:

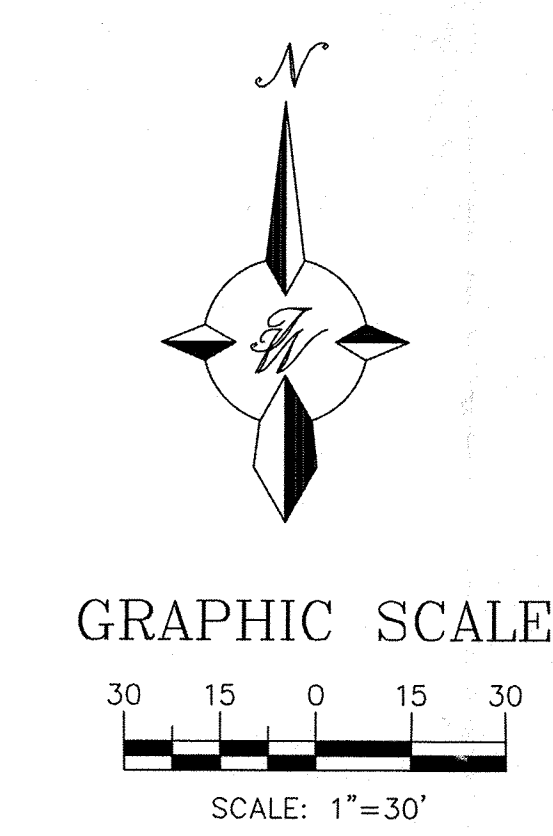
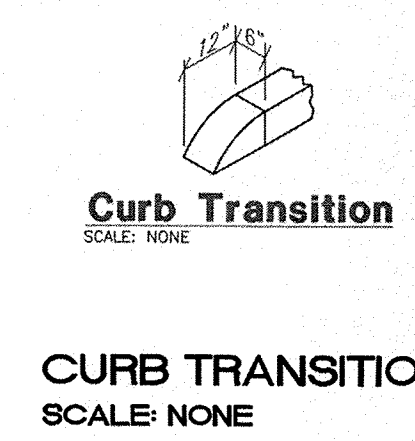
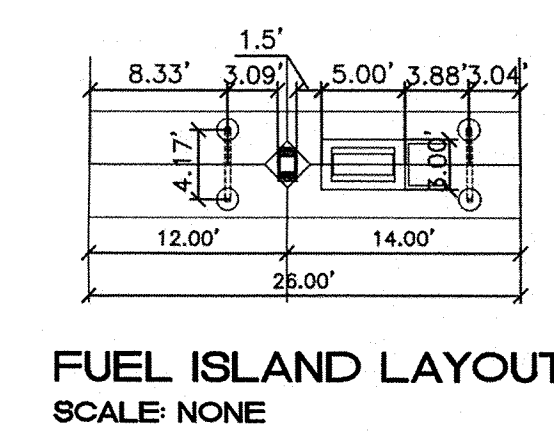
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

GENERAL NOTES:

- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB AND GUTTER AS REQUIRED PER COA STD DWG 2430 AND 2415A.
- REFER ATTACHED DETAIL SHEETS FOR STD DWGS REFERENCED THIS PAGE.
- REFER SITE SPECIFIC GRADING PLAN SHEET FOR ADA RAMP DETAILS AND ELEVATIONS.

SITE DATA:

| | |
|---------------------------|-----------------------------------|
| PROPOSED USAGE: | GAS & CONVENIENCE STORE |
| IDO CLASSIFICATION: | LIGHT VEHICLE FUELING STATION |
| LOT AREA: | 94,950 SF (2.17 ACRES) |
| BUILDING AREA: | 5,518 SF |
| STACK: | 2X7x2 (28 UNITS) |
| ASPHALT AREA: | 41,350 SF |
| PARKING REQUIRED: | 22 SPACES (4 SPACES PER 1,000 SF) |
| PARKING PROVIDED: | 48 SPACES |
| HC PARKING REQUIRED: | 3 SPACES |
| HC PARKING PROVIDED: | 3 SPACES (1 VAN ACCESSIBLE) |
| MC PARKING REQUIRED: | 2 SPACES |
| MC PARKING PROVIDED: | 2 SPACES |
| BICYCLE PARKING REQUIRED: | 2 SPACES |
| BICYCLE PARKING PROVIDED: | 4 SPACES |
| LANDSCAPE AREA REQUIRED: | 13,405 SF |
| LANDSCAPE AREA PROVIDED: | 24,201 SF |



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|--|-----------------|--|------------------|
| | ENGINEER'S SEAL | MAVERIK 5001 JEFFERSON ST. NE 87109 | DRAWN BY LA |
| | | TRAFFIC CIRCULATION LAYOUT | DATE 3/12/19 |
| | | | 2018056-TCL |
| | | | SHEET # TCL 1 |
| | | JOB # 2018056 | |