CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

June 27, 2023

Ali Azimijirsarai, P. E
EPC Group, Inc
1130 N Alma School Rd.
Mesa, AZ 85201

Re: **Speedway**
2932 Juan Tabo Blvd. NE
Traffic Circulation Layout
Engineer's Stamp 06-19-23 (H22-D041)

Dear Mr. Azimijirsarai,

The TCL submittal received 06-02-2023 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.

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 the PLNDRS@cabq.gov 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

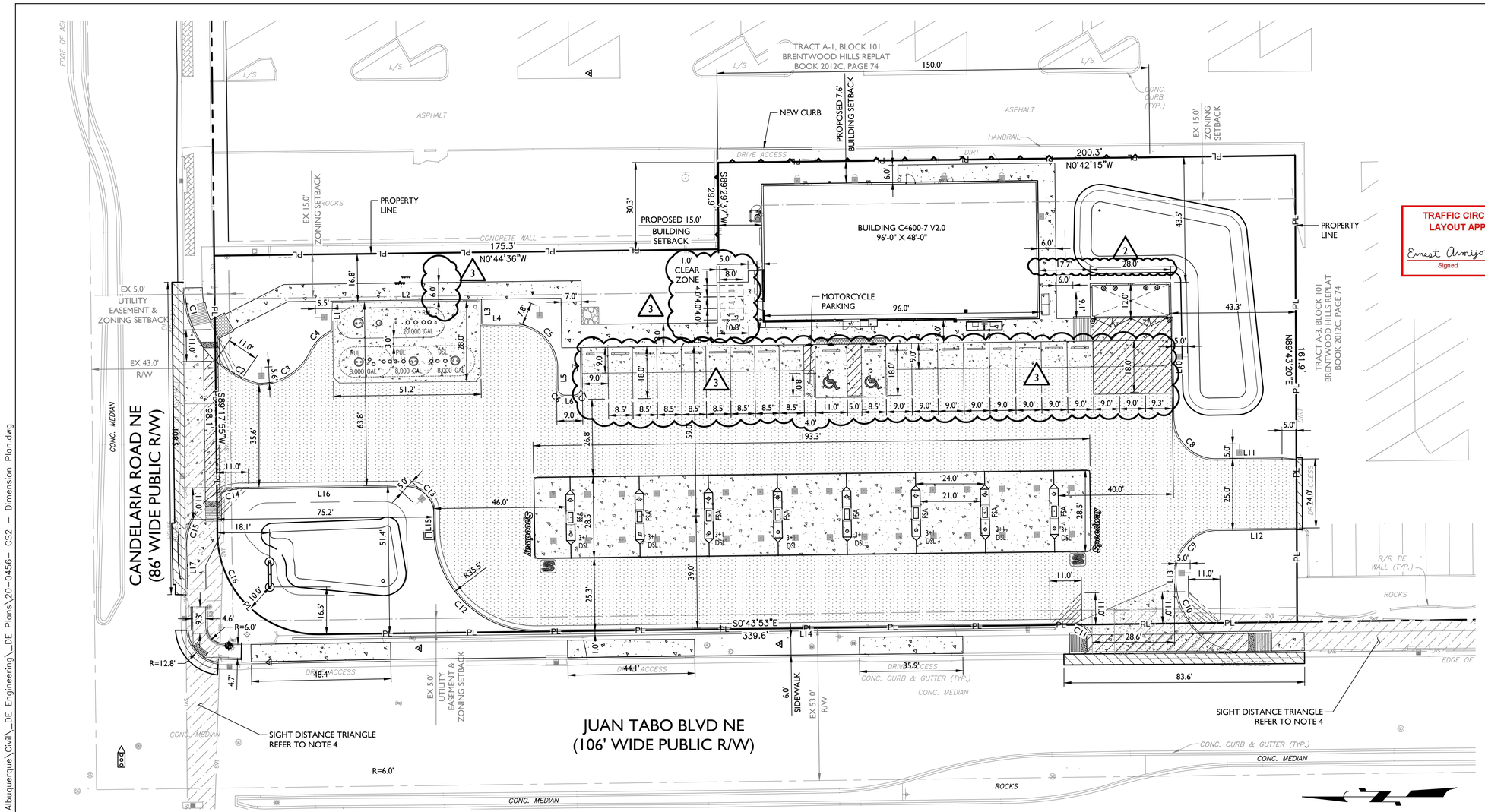
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Armijo 6/27/2023

Signed Date

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.24'	N89°16'07"E
L2	52.25'	N00°43'53"W
L3	8.72'	N89°16'07"E
L4	10.66'	N00°43'53"W
L5	7.00'	N89°16'07"E
L6	3.00'	N00°43'53"W
L7	14.00'	S89°16'07"W
L8	81.50'	N00°43'53"W
L9	71.80'	N00°43'53"W
L10	34.93'	N89°16'07"E
L11	22.86'	S00°43'53"W
L12	27.65'	N00°42'53"W
L13	2.59'	N89°16'07"E
L14	186.63'	N00°44'22"W
L15	5.93'	N89°16'07"E
L16	56.98'	N00°43'53"W
L17	14.92'	S88°40'53"W

BACK OF CURB AND CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	16.14'	34.50'	15.99'	026°48'25"
C2	15.26'	34.50'	15.13'	025°20'17"
C3	22.36'	19.50'	21.16'	065°42'49"
C4	10.67'	15.50'	10.46'	039°26'40"
C5	24.35'	15.50'	21.92'	090°00'00"
C6	3.93'	2.50'	3.54'	090°00'00"
C7	3.93'	2.50'	3.54'	090°00'00"
C8	22.78'	14.50'	20.51'	090°00'00"
C9	22.78'	14.50'	20.51'	090°01'00"
C10	20.21'	25.00'	19.66'	046°18'37"
C11	5.93'	5.50'	5.65'	061°45'07"
C12	55.77'	35.50'	50.21'	090°00'29"
C13	14.92'	9.50'	13.44'	090°00'00"
C14	7.46'	19.50'	7.41'	021°54'54"
C15	11.52'	19.50'	11.36'	033°51'47"
C16	53.69'	35.05'	48.59'	087°46'10"

SITE DATA

SITE AREA = 1.28 AC
BUILDING AREA = 4608 SF
PERCENT IMPERVIOUS = 70%
ZONING = MX-M COMMERCIAL RETAIL
FRONT YARD SET BACK:
BUILDING & SIGN = 5 FT
CANOPY, DUMPSTER & DISPENSER = 15 FT
REAR YARD SET BACK = 15 FT
SIDE YARD STREET SET BACK = 5 FT
SIDE YARD SET BACK = 0 FT
PARKING REQUIRED:
PARKING REQUIREMENT: 1 PER 200SF
PARKING REQUIRED = 24 SPACES
ADA PARKING DIMENSIONS = 8.5' WITH 5' AISLE
PARKING PROVIDED:
19 - STANDARD SPACES
02 - ADA SPACES,
21 - TOTAL SPACES (20 REQUIRED)

03 - BICYCLE SPACES (3 REQUIRED, 3 PROVIDED)

01 - MOTORCYCLE SPACES (1 REQUIRED, 1 PROVIDED)

3

NOTE:

SEE SHEET CS1 FOR PLOT PLAN NOTES

(#) NUMBER OF PARKING SPACES PROVIDED

3

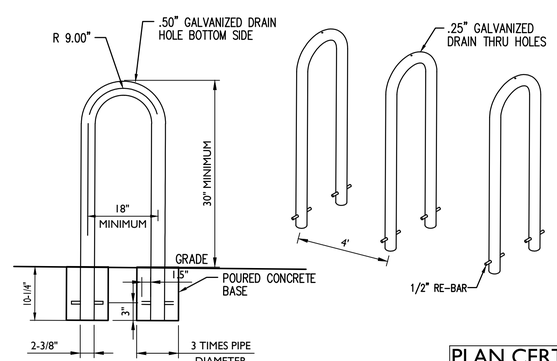
NOTES:

1. REFER TO CD & CS PLANS FOR PROPER NOTATION, LAYOUT, AND NOTES.
2. DENOTE ANY CONFLICTS (E.G. UTILITY LINES) BETWEEN THE CD & CS PLANS AND MAKE APPROPRIATE CHANGES TO THE TIMELINE / SCHEDULE, ACTIVITY SEQUENCING, AND NECESSARY MATERIALS FOR PROPER CONSTRUCTION.
3. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH NEW SIDEWALK AND CURB & GUTTER
4. 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.
5. UNUSED CURB CUTS MUST BE REPLACED WITH SIDEWALK, CURB (FULL HEIGHT) AND GUTTER PER CITY OF ALBUQUERQUE, STANDARD DRAWING 2415A AND 2430.
6. CONSTRUCT CONCRETE CURB AND GUTTER IN RIGHT-OF-WAY PER STATE AND/OR LOCAL SPECIFICATIONS. MACHINE FORMED CURB AND GUTTER MAY BE USED IF ALLOWED BY STATE AND/OR LOCAL SPECIFICATIONS
7. ADA CURB RAMPS AT THE CITY RIGHT OF WAY MUST BE UPDATED TO CURRENT STANDARDS AND HAVE TRUNCATED DOMES INSTALLED.

3

LEGEND

T	EXISTING TELEPHONE
OHE	EXISTING OVERHEAD ELECTRIC
G	EXISTING GAS
FO	EXISTING FIBER OPTIC
UGE	EXISTING UNDERGROUND ELECTRIC
WTR	EXISTING WATER
SAN	EXISTING SEWER
	EXISTING VERTICAL CURB
	EXISTING ROLL CURB
1440	EXISTING CONTOUR
	EXISTING STREET SIGN
	EXISTING STREET LIGHT
JB	EXISTING JUNCTION BOX
	EXISTING GUY WIRE
SS	EXISTING SEWER MANHOLE
W	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING STORM DRAIN LINE
	EXISTING HEADWALL
	PROPOSED STORM DRAIN LINE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	GRADE BREAK
	GRADE CHANGE
	DRYWELL
50	PROPOSED CONTOUR
	PROPOSED RETAINING WALL



TYPICAL BIKE RACK DETAIL

PLAN CERTIFICATE NOTE:

ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY CDS COMMERCIAL DUE DILLIGENCE SERVICES FOR SPEEDWAY LLC.

New Mexico 811
811 or 1-800-321-2537

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www.epsgroupinc.com

ALI AZIMIJIRSARAI
NEW MEXICO
24843
06-16-2023
PROFESSIONAL ENGINEER

Speedway®
Speedway
Environmental and Construction Dept.
Enon, OH 45323

CLIENT:

NO.	REVISIONS	LOGGED DATE	PROJ. MGR. DATE	ISSUED DATE
1	UPDATES TO PLANS PER SPEEDWAY			
2	UPDATES TO PLANS PER CITY OF ALBUQUERQUE	3/2022		
3	UPDATES TO PLANS PER CITY OF ALBUQUERQUE	6/2023		

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DIMENSION PLAN

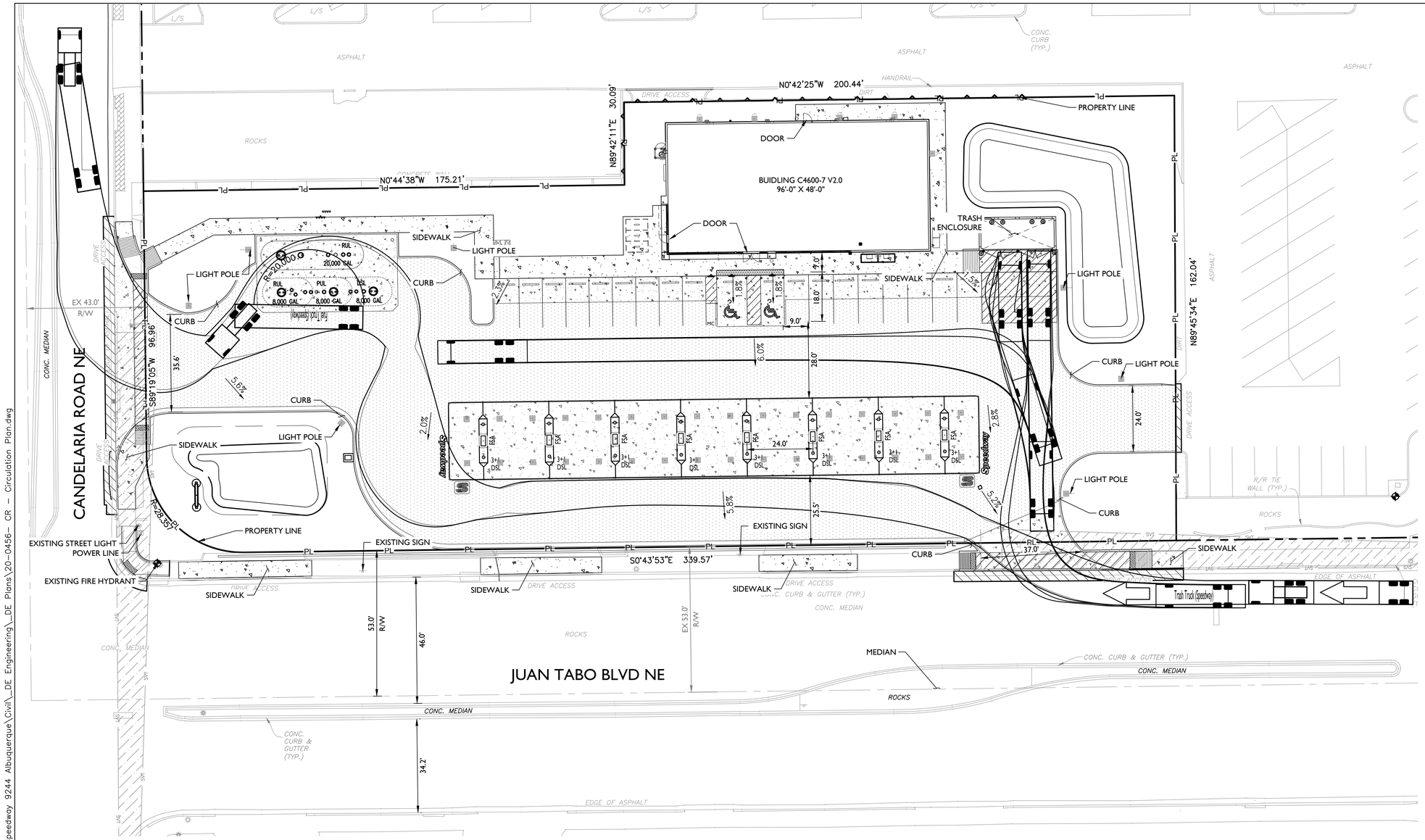
REBUILD - STORE #9244
2932 JUAN TABO BLVD.
BERNALILLO COUNTY
ALBUQUERQUE, NM

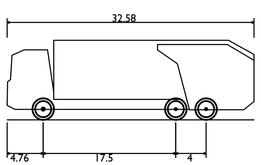
STORE OR BLDG NO.	9244
VERSION OR PROJECT ID	119405
SCALE	1" = 20'-0"

DESIGN TEAM		DATE
DGNR.	EPS GROUP	6/27/2023
P.MGR.	T. YOUNG	6/27/2023
RVWR.	A. BARKER	6/27/2023

DRWG. NO. CS2

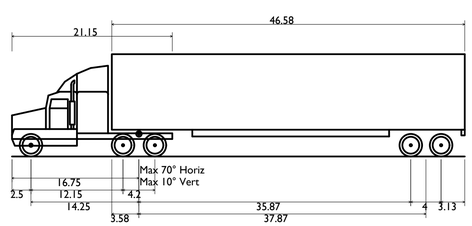
Jun 27, 2023 8:26am Q:\Projects\2020\20-0456 Speedway 9244 Albuquerque\Civil_DE Engineering_DE Plans\20-0456- CS2 - Dimension Plan.dwg
jharper





Trash Truck (Speedway)

Overall Length	32.580ft
Overall Width	8.500ft
Overall Body Height	10.500ft
Min Body Ground Clearance	1.330ft
Track Width	8.110ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	38.30°



Fuel Truck (Speedway)

Overall Length	59.750ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.422ft
Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

PAVEMENT LEGEND

ASPHALT PAVEMENT

CONCRETE PAVEMENT

PLAN CERTIFICATE NOTE:

ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY CDS COMMERCIAL DUE DILLIGENCE SERVICES FOR SPEEDWAY LLC.

New Mexico 811
811 or 1-800-321-2537

TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Armijo 6/27/2023
Signed Date

EPS GROUP
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ALI AZIMIJIRSARI
NEW MEXICO
24843
06-19-2023
PROFESSIONAL ENGINEER

CLIENT: Speedway
Speedway
Engineering and Construction Dept.
Enon, OH 45323

NO.	REVISIONS	DESIGNER DATE	PROJ. MGR. DATE	REVIEWER DATE
1	UPDATES TO PLANS PER SPEEDWAY	3/2022		
2	UPDATES TO PLANS PER CITY OF ALBUQUERQUE	6/2023		
3	UPDATES TO PLANS PER CITY OF ALBUQUERQUE			

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CIRCULATION PLAN

REBUILD - STORE #9244
2932 JUAN TABO BLVD.
BERNALILLO COUNTY
ALBUQUERQUE, NM

STORE OR BLDG NO.	9244
VERSION OR PROJECT ID	119405
SCALE	1" = 20'-0"

DESIGN TEAM		DATE
DGNR.	EPS GROUP	6/19/2023
P.MGR.	T. YOUNG	6/19/2023
RVWR.	A. BARKER	6/19/2023
DRWG. NO.	CR	

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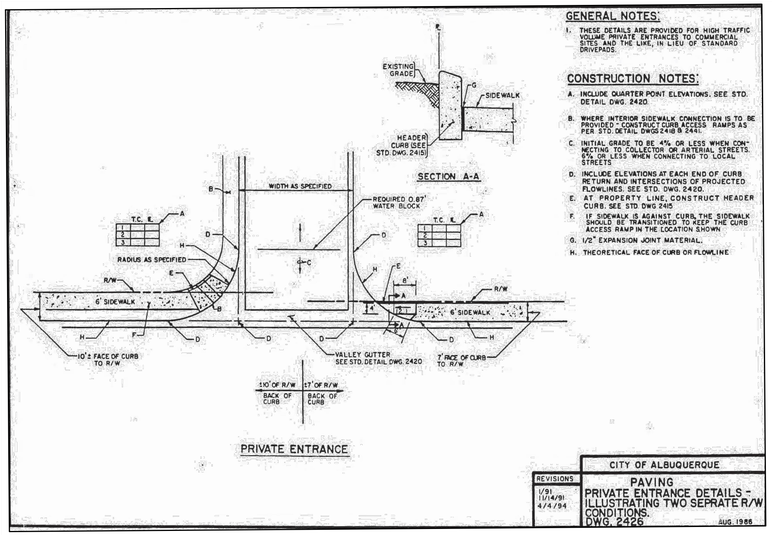


GENERAL NOTES:

1. THESE DETAILS ARE PROVIDED FOR HIGH TRAFFIC VOLUME PRIVATE ENTRANCES TO COMMERCIAL SITES AND THE LIKE, IN LIEU OF STANDARD DRIVEPADS.

CONSTRUCTION NOTES:

A. INCLUDE QUARTER POINT ELEVATIONS. SEE STD. DETAIL DWG. 2420.

B. WHERE INTERIOR SIDEWALK CONNECTION IS TO BE PROVIDED - CONSTRUCT CURB ACCESS RAMPS AS PER STD. DETAIL DWGS 2418 & 2419.

C. INITIAL GRADE TO BE 4% OR LESS WHEN CONNECTING TO COLLECTOR OR ARTERIAL STREETS. 6% OR LESS WHEN CONNECTING TO LOCAL STREETS.

D. INCLUDE ELEVATIONS AT EACH END OF CURB RETURN AND INTERSECTIONS OF PROJECTED FLOWLINES. SEE STD. DWG. 2420.

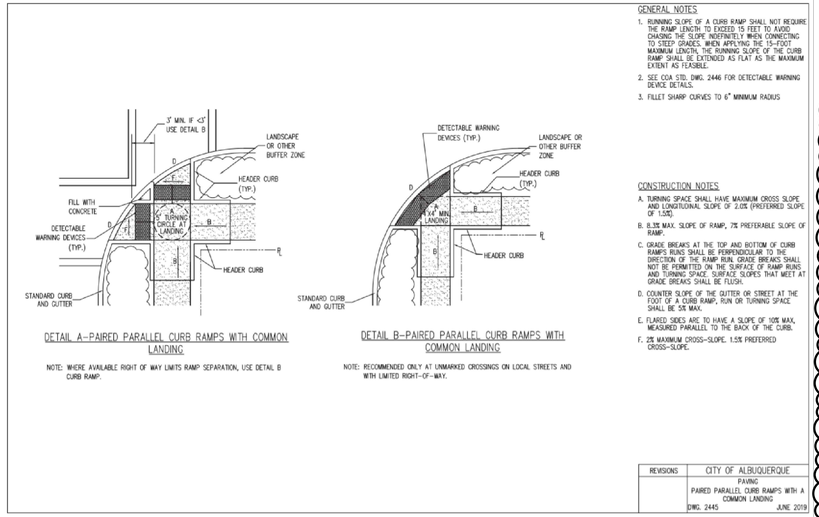
E. AT PROPERTY LINE, CONSTRUCT HEADER CURB. SEE STD. DWG 2415

F. IF SIDEWALK IS AGAINST CURB, THE SIDEWALK SHOULD BE TRANSITIONED TO KEEP THE CURB ACCESS RAMP IN THE LOCATION SHOWN.

G. 1/2" EXPANSION JOINT MATERIAL.

H. THEORETICAL FACE OF CURB OR FLOWLINE

REVISIONS	CITY OF ALBUQUERQUE
1/91 11/14/91 4/4/94	PAVING PRIVATE ENTRANCE DETAILS - ILLUSTRATING TWO SEPRATE R/W CONDITIONS. DWG. 2426 AUG. 1986



DETAIL A–PAIRED PARALLEL CURB RAMPS WITH COMMON LANDING

NOTE: WHERE AVAILABLE RIGHT OF WAY LIMITS RAMP SEPARATION, USE DETAIL B CURB RAMP.

DETAIL B–PAIRED PARALLEL CURB RAMPS WITH COMMON LANDING

NOTE: RECOMMENDED ONLY AT UNMARKED CROSSINGS ON LOCAL STREETS AND WITH LIMITED RIGHT-OF-WAY.

GENERAL NOTES

1. RUNNING SLOPE OF A CURB RAMP SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15-FOOT MAXIMUM LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS THE MAXIMUM EXTENT AS FEASIBLE.
2. SEE COA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.
3. FILLET SHARP CURVES TO 6" MINIMUM RADIUS

CONSTRUCTION NOTES

A. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (PREFERRED SLOPE OF 1.5%).

B. 8.3% MAX. SLOPE OF RAMP, 7% PREFERABLE SLOPE OF RAMP.

C. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

D. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.

E. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX. MEASURED PARALLEL TO THE BACK OF THE CURB.

F. 2% MAXIMUM CROSS-SLOPE. 1.5% PREFERRED CROSS-SLOPE.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING PAIRED PARALLEL CURB RAMPS WITH A COMMON LANDING DWG. 2445 JUNE 2019

TRAFFIC CIRCULATION LAYOUT APPROVED

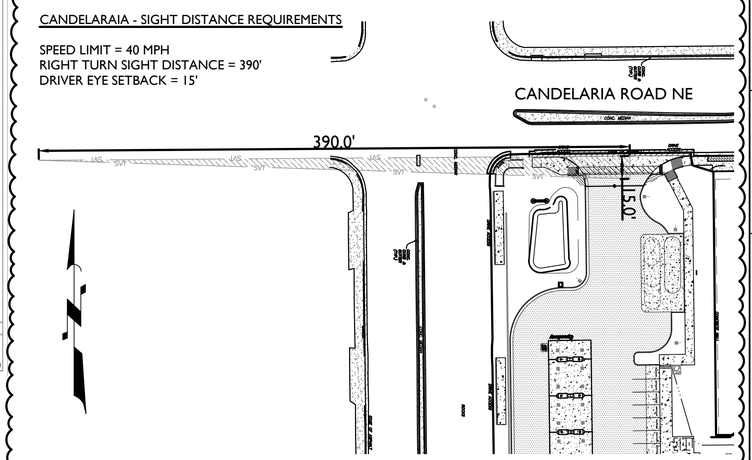
Ernest Armijo — Signed
6/27/2023 — Date

3 (H) SPEEDWAY SIGHT DISTANCE EXHIBITS
Scale: NTS

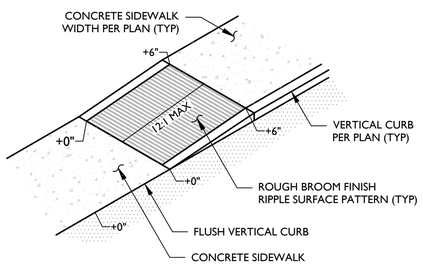
NOTE:
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

CANDELARAIA - SIGHT DISTANCE REQUIREMENTS

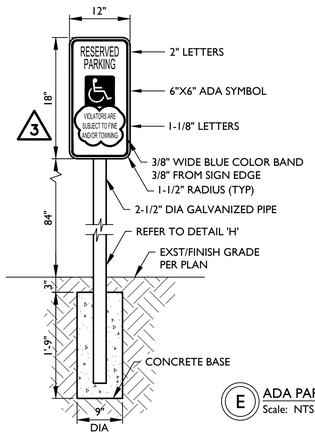
SPEED LIMIT = 40 MPH
RIGHT TURN SIGHT DISTANCE = 390'
DRIVER EYE SETBACK = 15'



3 (H.1) SIGHT DISTANCE EXHIBIT - CANDELARAIA ROAD
Scale: NTS



(A) CONCRETE SIDEWALK RAMP
Scale: NTS



(E) ADA PARKING SIGN AND POST
Scale: NTS

ADA PARKING SIGN AND POST NOTES
STANDARD REGULATORY SIGN REFLECTIVE 0.80 ALUM. WITH BLUE LETTERS ON WHITE REFLECTIVE BACKGROUND

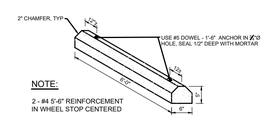
SIGNS SHALL BE PROPERLY CENTERED WITHIN THE PARKING SPACE

THE SIGN FACE SHOULD BE LOCATED NO FARTHER THAN 10 FEET FROM THE FRONT OF EACH PARKING SPACE

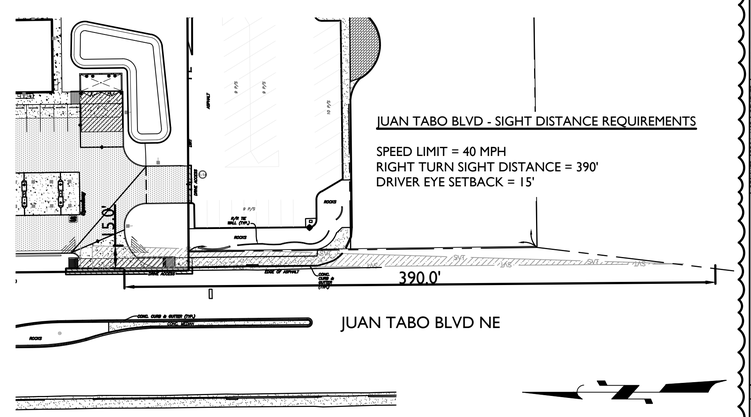
CONCRETE BASE FOUNDATIONS SHALL BE CLASS 'C' CONCRETE PER MAG SECTION 505 AND 725

THE BOTTOM OF THE SIGN SHALL BE 7' ABOVE FINISH GRADE.

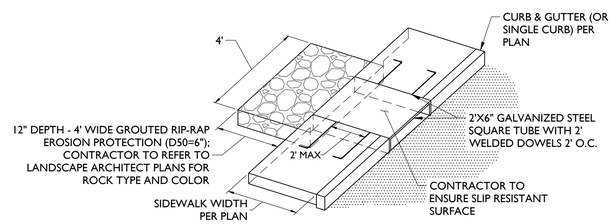
SIGNAGE SHALL USE THE REQUIRED LANGUAGE OF TRAFFIC LAWS GENERALLY - SECTION 66-7-352.4C NMSA 1978 (3)



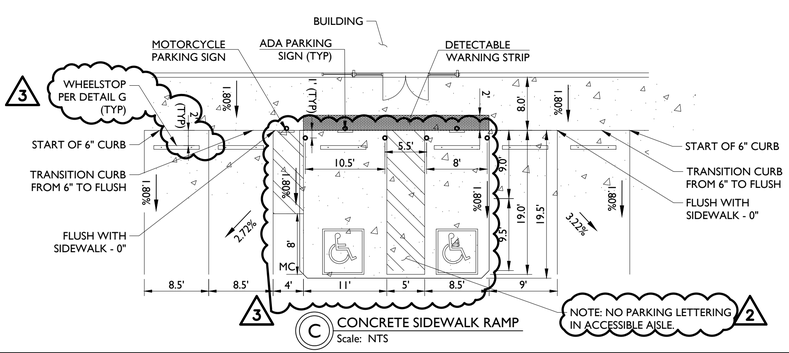
3 (G) WHEEL STOP
Scale: NTS



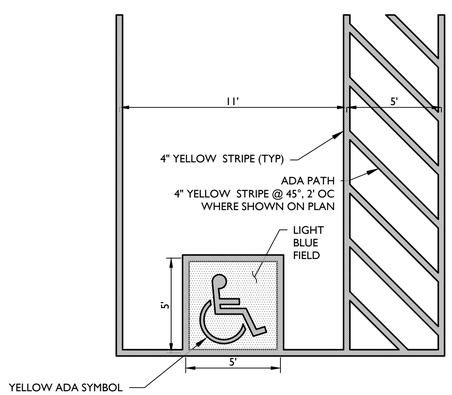
3 (H.2) SIGHT DISTANCE EXHIBIT - JUAN TABO BLVD
Scale: NTS



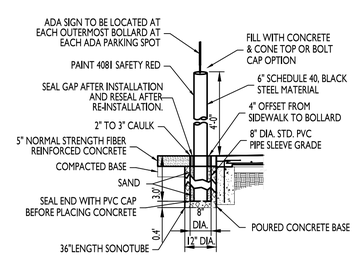
(B) SIDEWALK SCUPPER DETAIL
Scale: NTS



3 (C) CONCRETE SIDEWALK RAMP
Scale: NTS



(D) ADA PARKING STALL MARKING
Scale: NTS



(F) STORE FRONT ADA GUARDS
Scale: NTS

PLAN CERTIFICATE NOTE:

ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY CDS COMMERCIAL DUE DILLIGENCE SERVICES FOR SPEEDWAY LLC.

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06-15-23
PROFESSIONAL ENGINEER

Speedway®
Speedway Engineering and Construction Dept.
Elyria, OH 45323

CLIENT:

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1	UPDATES TO PLANS PER SPEEDWAY			
2	UPDATES TO PLANS PER CITY OF ALBUQUERQUE			3/2022
3	UPDATES TO PLANS PER CITY OF ALBUQUERQUE			6/2023

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DETAIL SHEET

REBUILD - STORE #9244
2932 JUAN TABO BLVD.
BERNALILLO COUNTY
ALBUQUERQUE, NM

STORE OR BLDG NO.	9244
VERSION OR PROJECT ID	119405
SCALE	N.T.S.

DESIGN TEAM		DATE
DGNR.	EPS GROUP	6/19/2023
P.MGR.	T. YOUNG	6/19/2023
RVWR.	A. BARKER	6/19/2023
DRWG. NO.	PS	

jharper Jun 19, 2023 4:00pm Q:\Projects\2020\20-0456 Speedway 9244 Albuquerque\Civil_DE Engineering_DE Plans\20-0456 - PS - Detail Sheet.dwg