

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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

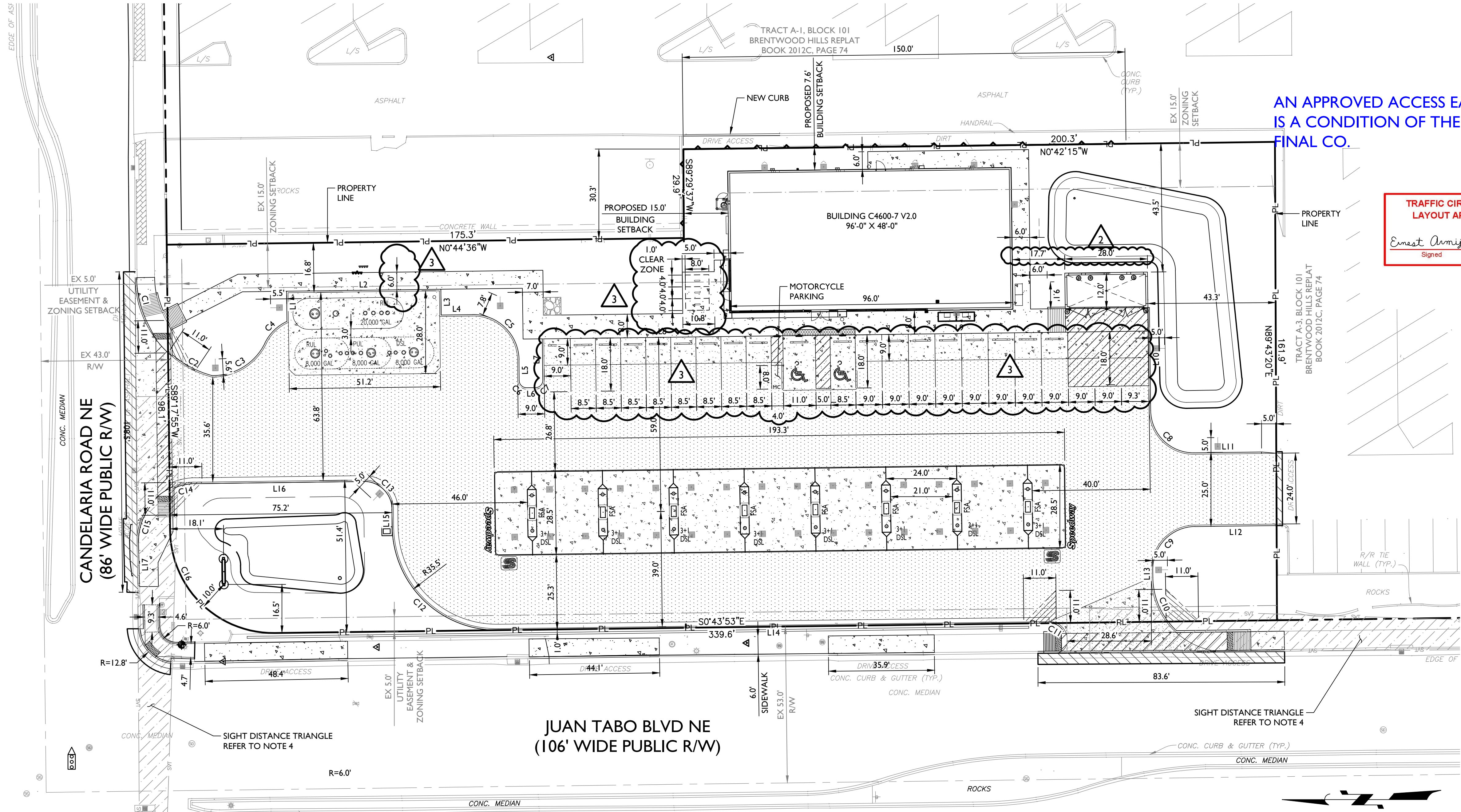
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and 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 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,

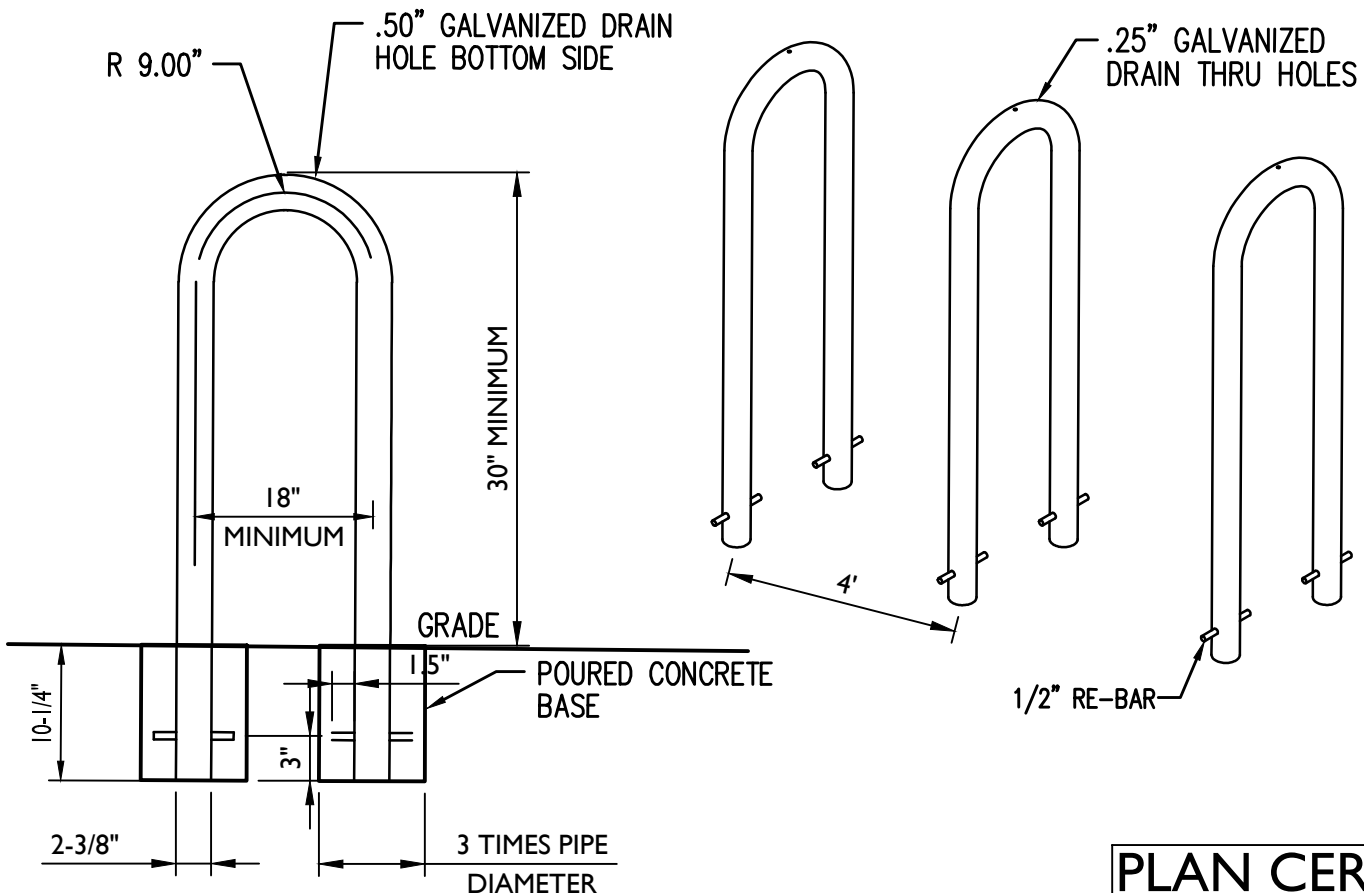
Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



- NOTES:**
- REFER TO CD & CS PLANS FOR PROPER NOTATION, LAYOUT, AND NOTES.
 - 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.
 - ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH NEW SIDEWALK AND CURB & GUTTER. 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.
 - UNUSED CURB CUTS MUST BE REPLACED WITH SIDEWALK, CURB (FULL HEIGHT) AND GUTTER PER CITY OF ALBUQUERQUE, STANDARD DRAWING 2415A AND 2430. 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.
 - ADA CURB RAMPS AT THE CITY RIGHT OF WAY MUST BE UPDATED TO CURRENT STANDARDS AND HAVE TRUNCATED DOMES INSTALLED.

LEGEND	
	EXISTING TELEPHONE
	EXISTING OVERHEAD ELECTRIC
	EXISTING GAS
	EXISTING FIBER OPTIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING WATER
	EXISTING SEWER
	EXISTING VERTICAL CURB
	EXISTING ROLL CURB
	EXISTING CONTOUR
	EXISTING STREET SIGN
	EXISTING STREET LIGHT
	EXISTING JUNCTION BOX
	EXISTING GUY WIRE
	EXISTING SEWER MANHOLE
	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
	PROPOSED CONTOUR
	PROPOSED RETAINING WALL



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.

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

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

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)

NOTE:
SEE SHEET CS1 FOR PLOT PLAN NOTES
NUMBER OF PARKING SPACES PROVIDED

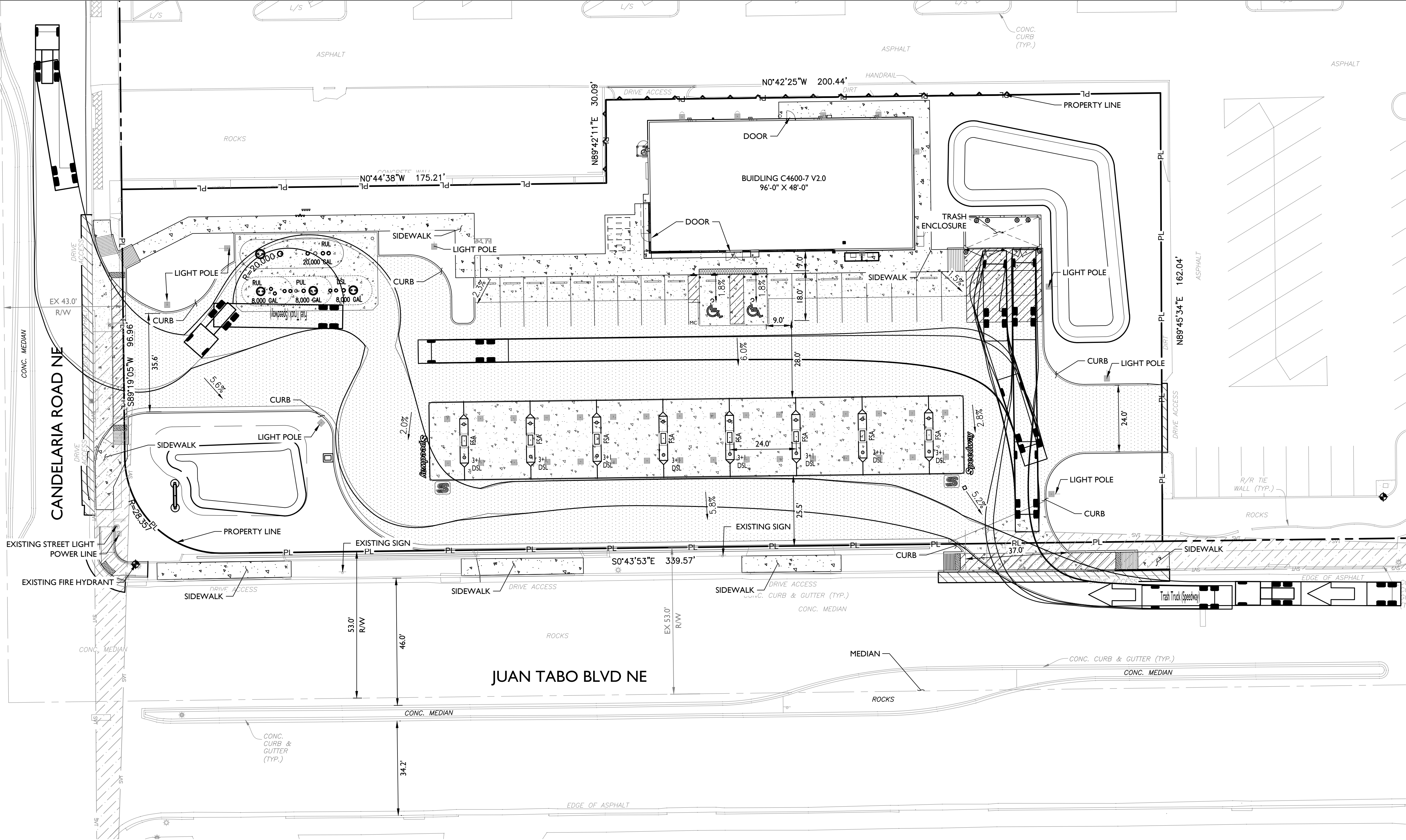
Engineering and Construction Dept.
Enon, OH 45323

NO.	REVISIONS	DATE	BY	CHKD.	DATE	BY
1	UPDATES TO PLANS PER CITY OF ALBUQUERQUE	3/7/2023				
2	UPDATES TO PLANS PER CITY OF ALBUQUERQUE	6/2/2023				

DIMENSION PLAN

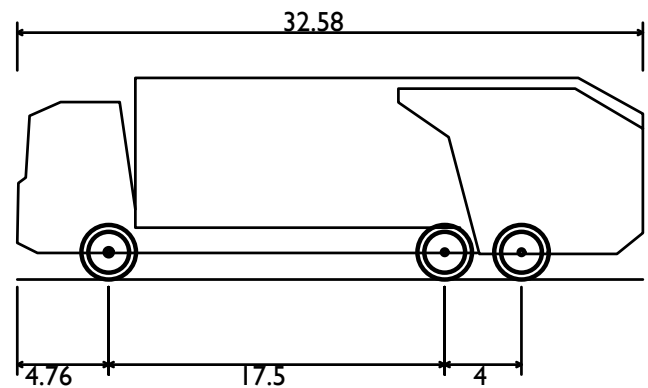
REBUILD - STORE #9244
2932 JUAN TABO BLVD.
BERNALILLO COUNTY
ALBUQUERQUE, NM

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
RWR.	A. BARKER	6/27/2023
DRWG. NO.	CS2	



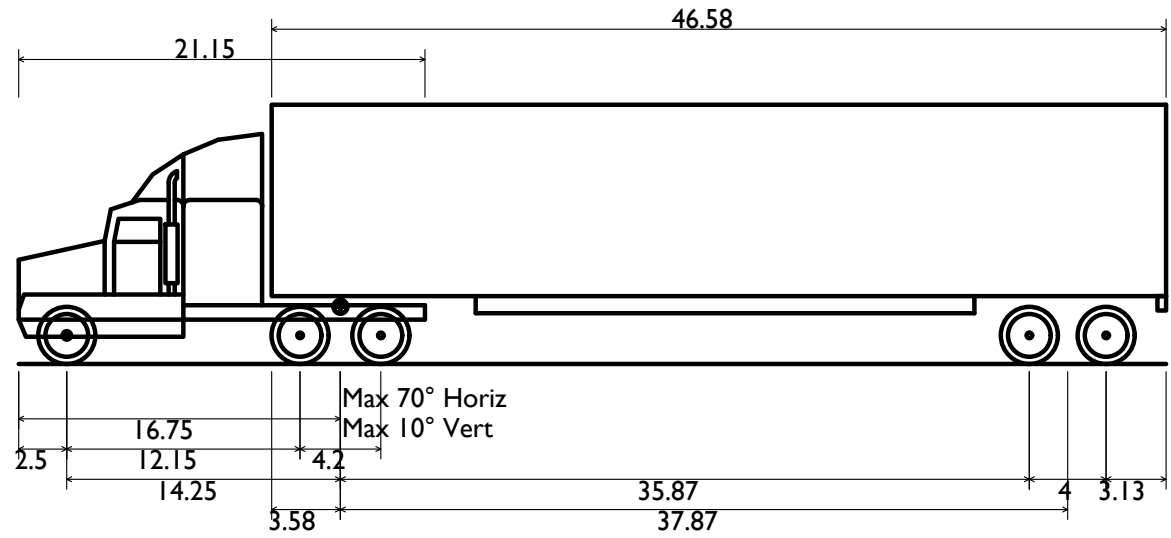
TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo 6/27/2023
Signed Date



Trash Truck (Speedway)
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

32.580ft
8.500ft
10.500ft
1.330ft
8.110ft
6.00s
38.30°



Fuel Truck (Speedway)
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

59.750ft
8.500ft
13.500ft
1.422ft
8.500ft
6.00s
28.40°

PAVEMENT LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT



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

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.

1130 N. Alma School Rd.
Suite 120
Albuquerque, NM 87101
Phone: 505.467.4661
www.epsgrp.com

Speedway®

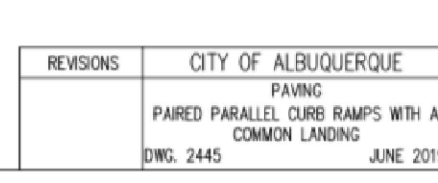
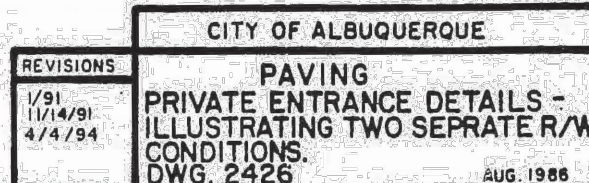
Engineering and Construction Dept.
Enon, OH 45323

NO.	REVISIONS	DATE	BY	CHKD.	APP'D.
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				
4					
5					
6					
7					
8					
9					
10					

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
RWR. A. BARKER	6/19/2023
DRWG. NO.	CR



3



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

STORE OR BLDG NO.		92-
VERSION OR PROJECT ID		11940
SCALE		
N.T.S.		
DESIGN TEAM		DATE
DGNR.	EPS GROUP	6/19/20
P.MGR.	T. YOUNG	6/19/20
RWVR.	A. BARKER	6/19/20
DRWG. NO.		
PS		