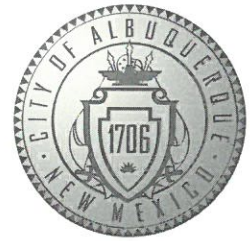


CITY OF ALBUQUERQUE



February 7, 2019

Tierra West LLC
Richard Stevenson
5571 Midway Park Place NE
Albuquerque NM 87112

Re: Maverik Wyoming & Constitution
1401 & 1415 Wyoming Blvd. NE Albuquerque NM 87109
Traffic Circulation Layout
Engineer's/Architect's Stamp 2-6-19 (J19D049)

Dear Mr. Stevenson,

The TCL submittal received 02-06-2019 is approved for Building Permit with **the condition of consolidation of parcel 1 & 2 through DRB**. 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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Maverik Wyoming & Constitution Building Permit #: _____ Hydrology File #: J19D049

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: 009 018 Snow Heights Add S100ft of E1/2 L9/ 018SE Port of Lot 9 Snow Heights Addn

City Address: 1401 & 1415 Wyoming Blvd. NE Albuquerque NM 87112

Applicant: Tierra West, LLC Contact: Richard Stevenson

Address: 5571 Midway Park Place NE Albuquerque NM 87109

Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: rstevenson@tierrawestllc.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? ☒ Yes _____ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

TYPE OF SUBMITTAL:

_____ BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY

_____ ENGINEER/ARCHITECT CERTIFICATION

_____ PRELIMINARY PLAT APPROVAL

_____ PAD CERTIFICATION

_____ SITE PLAN FOR SUB'D APPROVAL

_____ CONCEPTUAL G & D PLAN

☒ SITE PLAN FOR BLDG. PERMIT APPROVAL

_____ GRADING PLAN

_____ FINAL PLAT APPROVAL

_____ DRAINAGE REPORT

_____ DRAINAGE MASTER PLAN

_____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC

_____ ELEVATION CERTIFICATE

_____ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)

_____ TRAFFIC IMPACT STUDY (TIS)

_____ STREET LIGHT LAYOUT

_____ OTHER (SPECIFY) _____

_____ PRE-DESIGN MEETING?

_____ SIA/ RELEASE OF FINANCIAL GUARANTEE

_____ FOUNDATION PERMIT APPROVAL

_____ GRADING PERMIT APPROVAL

_____ SO-19 APPROVAL

_____ PAVING PERMIT APPROVAL

_____ GRADING/ PAD CERTIFICATION

_____ WORK ORDER APPROVAL

_____ CLOMR/LOMR

_____ FLOODPLAIN DEVELOPMENT PERMIT

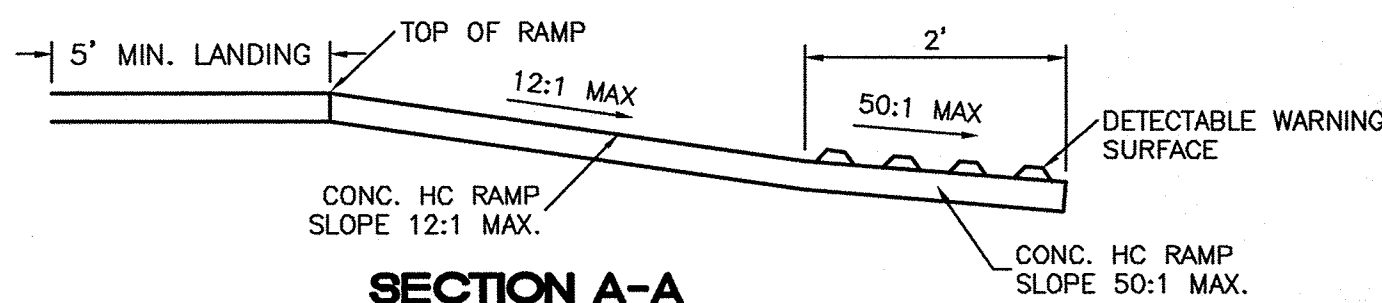
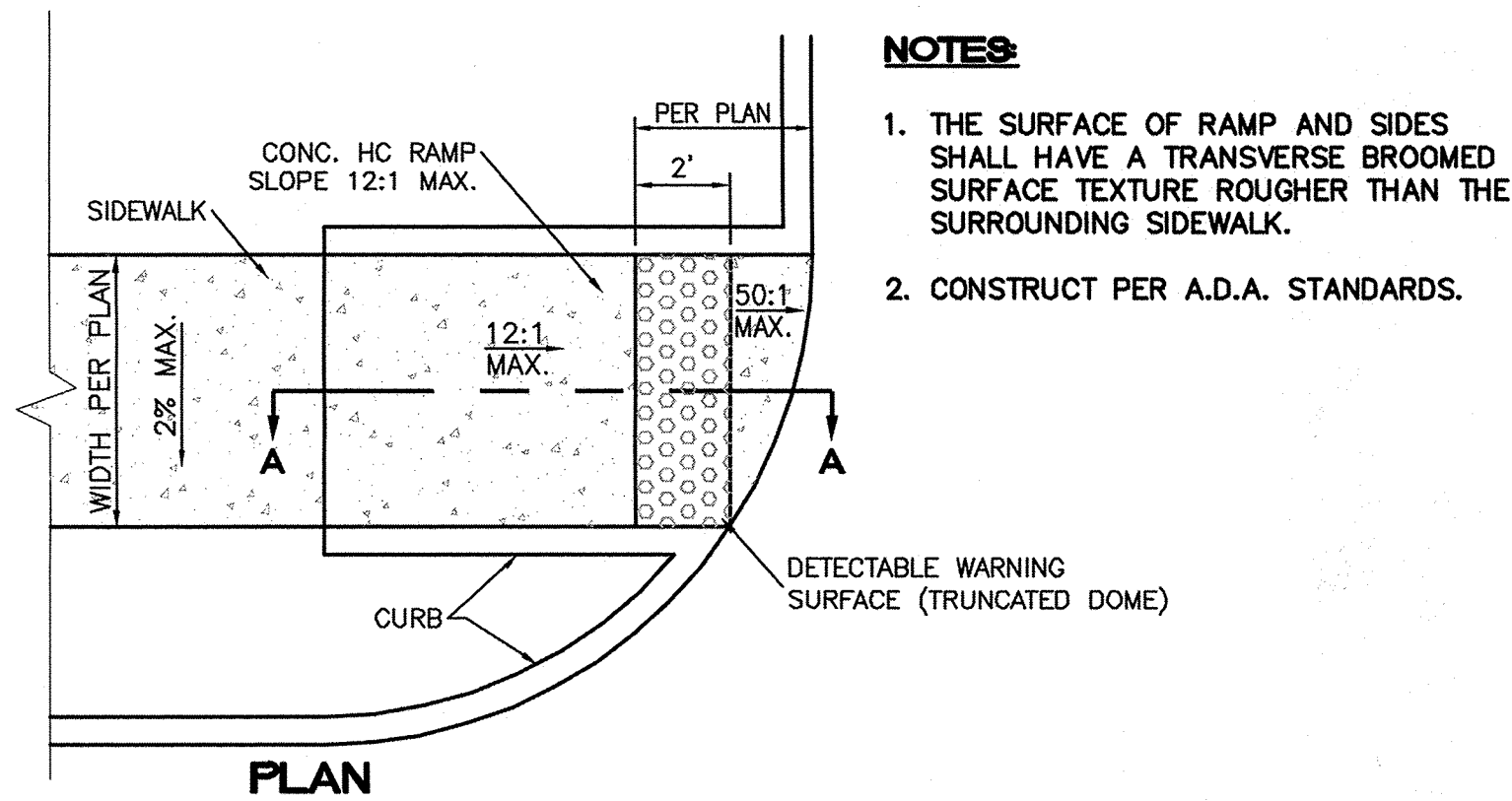
_____ OTHER (SPECIFY) _____

DATE SUBMITTED: 2/6/2019 By: Richard Stevenson

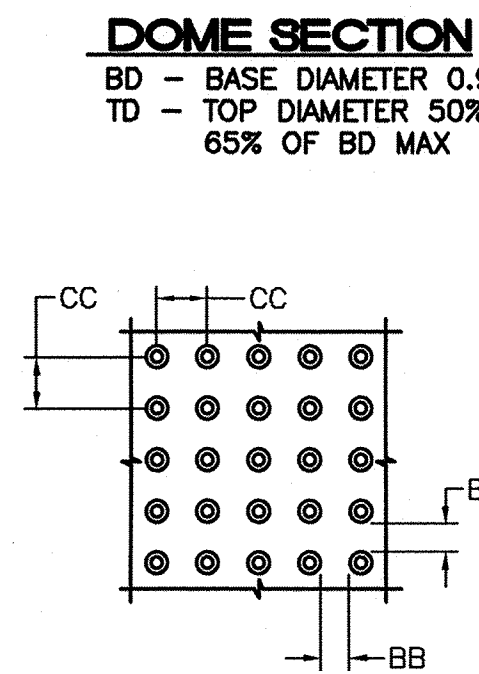
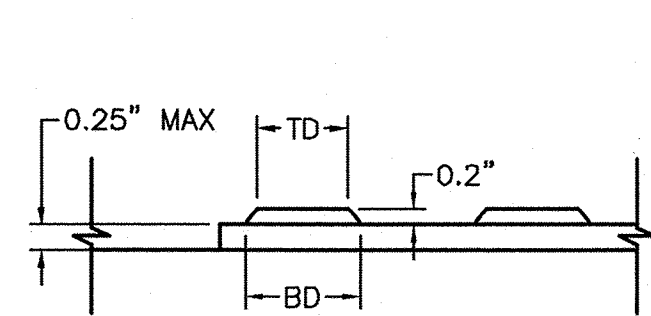
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

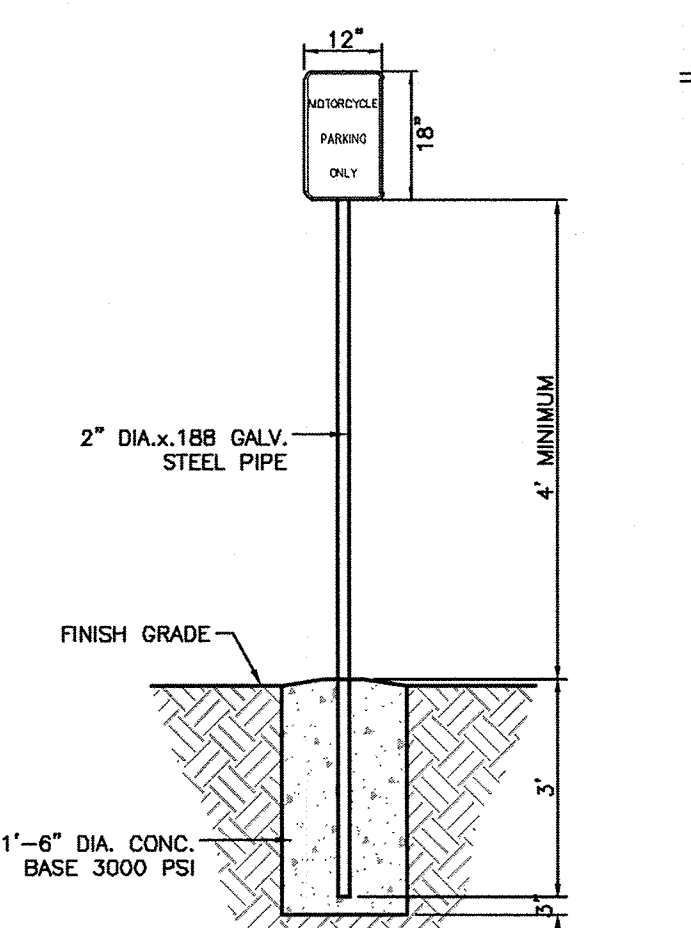
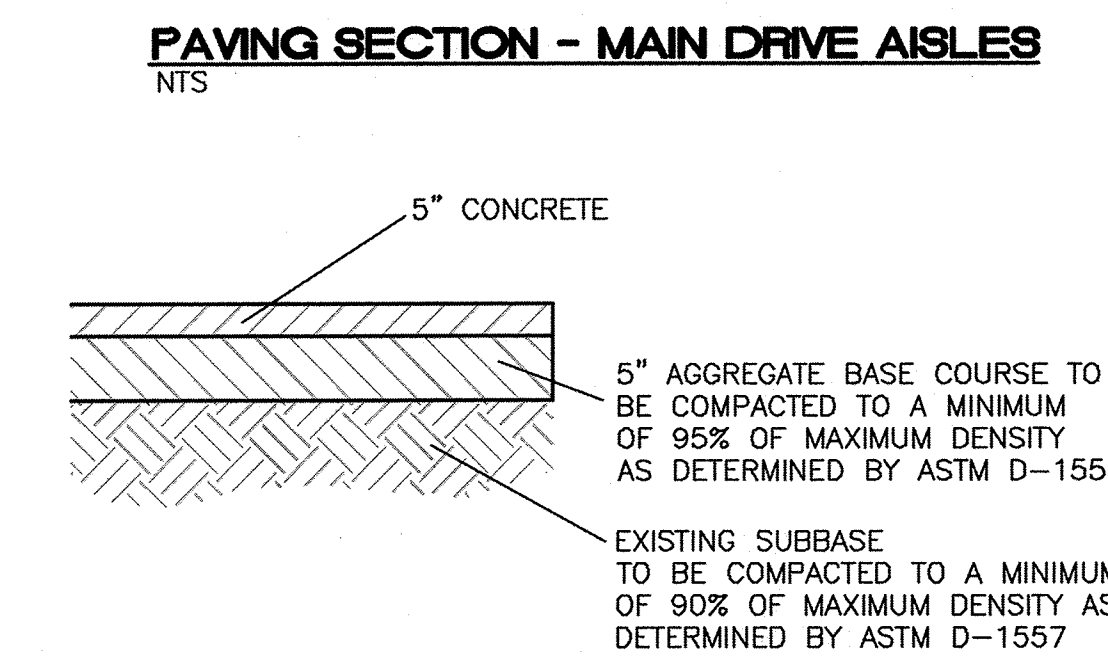
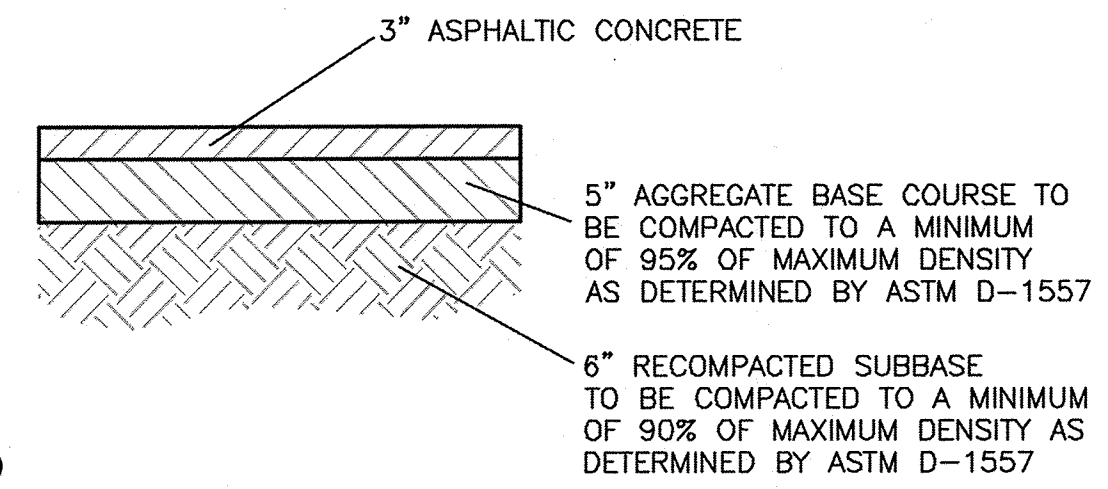
FEE PAID: _____



UNIDIRECTIONAL HC RAMP
NOT TO SCALE



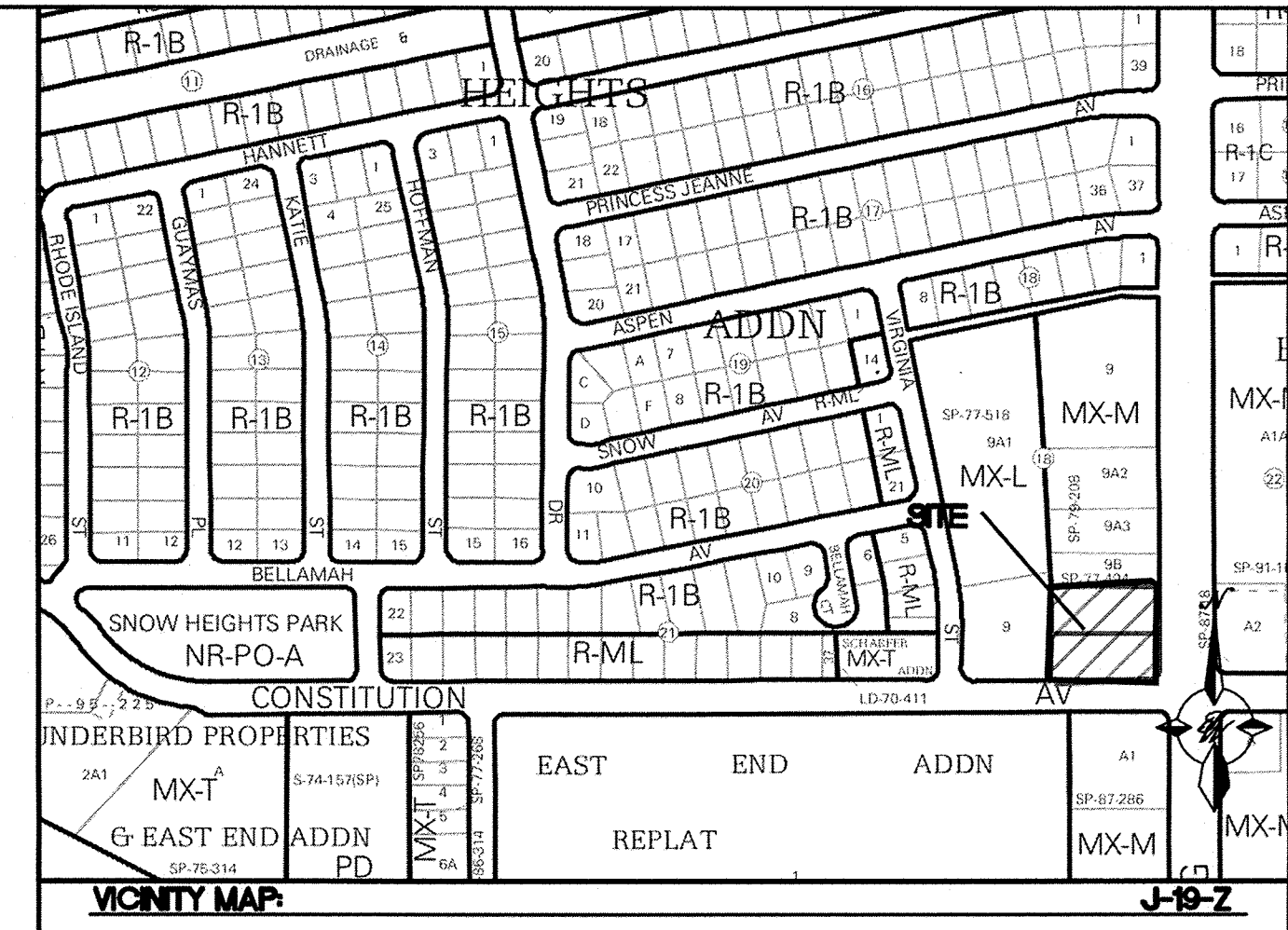
DOME SPACING
CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN



MOTORCYCLE PARKING SIGN
NTS

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

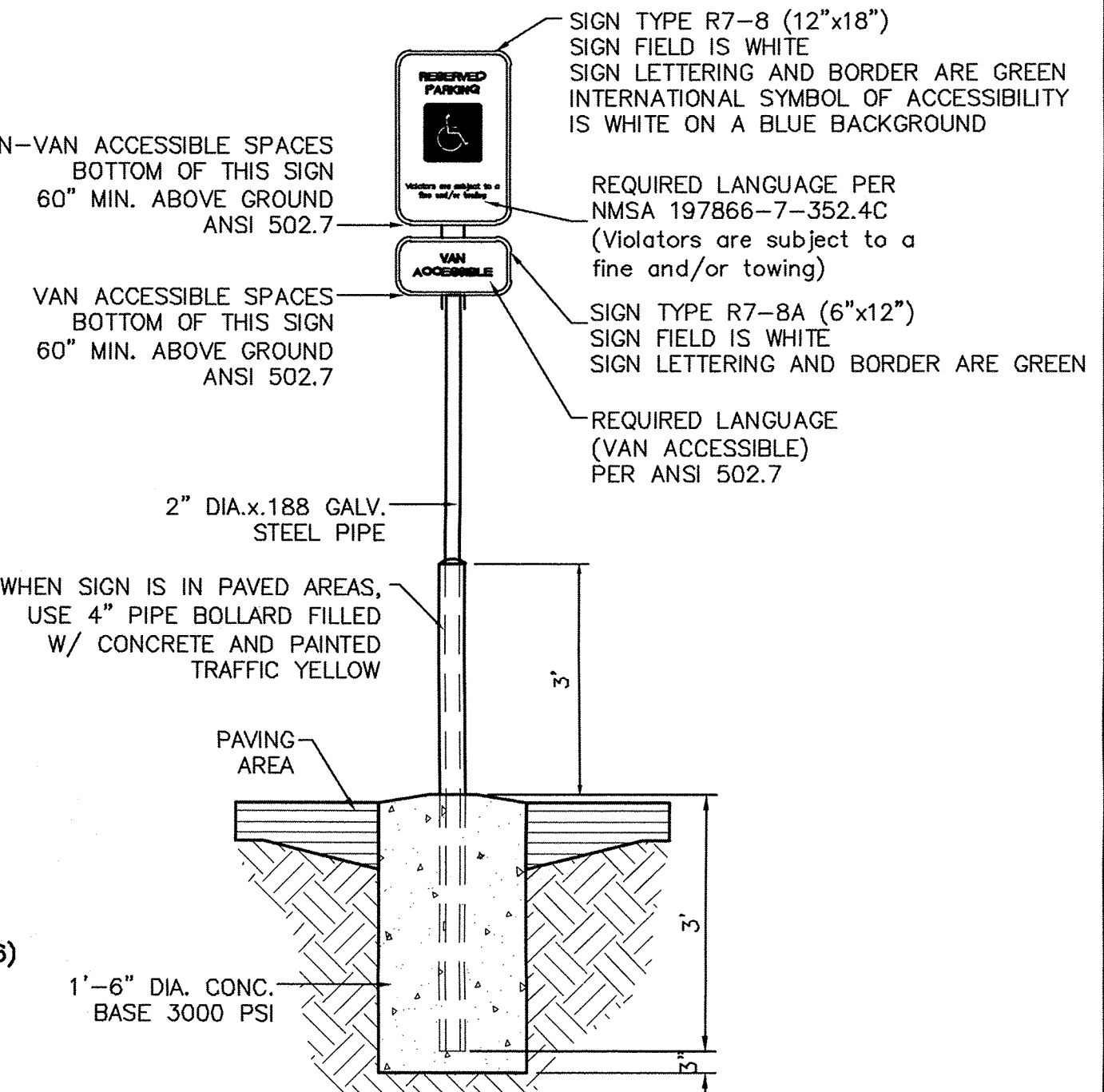


LEGAL DESCRIPTION:
LOT 9A, BLOCK 18 SNOW HEIGHTS

KEYED NOTES

- ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN
- 6" CURB AND GUTTER (SEE DETAIL SHT. C6)
- 6" HEADER CURB (SEE DETAIL SHT. C6)
- 2' CONCRETE WATERWAY (SEE DETAIL SHT. C6)
- 8' PEDESTRIAN CROSSWALK
- 5' CONCRETE SIDEWALK PER COA DWG 2431
- DUMPSTER W/RECYCLING
- BICYCLE RACKS (SEE DETAIL SHT. C7)
- "PIPE" BOLLARD (SEE DETAIL SHT. C7)
- "HOOP" BOLLARDS (SEE DETAIL SHT. C7)
- UNIDIRECTIONAL HC RAMP (DETAIL THIS SHEET)
- MAVERIK MONUMENT SIGN (SEE ARCH. PLANS)
- GAS PUMP ISLAND (TYP)
- MOTORCYCLE PARKING WITH SIGN (SEE DETAIL SHEET C6)
- CONCRETE SLAB W/CHAMFERED CORNERS
- OIL-WATER SEPARATOR (SEE DETAIL SHT. C8)
- ADA PICNIC TABLE (SEE ARCH. PLANS)
- PICNIC TABLE (SEE ARCH. PLANS)
- CONCRETE PARKING STALL (SEE DETAIL SHT. C6)
- PETROLEUM TRENCH CAP SECTION (SEE DETAIL SHT. C6)
- XACTAIR AIR STATION (SEE DETAIL SHT. C6)
- TRUNCATED DOMES (SEE DETAIL SHT. C8)
- OFFSITE LANDSCAPING IN ROW (PER IDO 5-6-(C)(9))
- ASPHALT PAVING (SEE GEOTECH REPORT)
- TRENCH DRAIN (SEE GRADING PLAN SHT. C2)
- UNDERGROUND STORAGE FUEL TANKS (REFER MECH. PLANS)

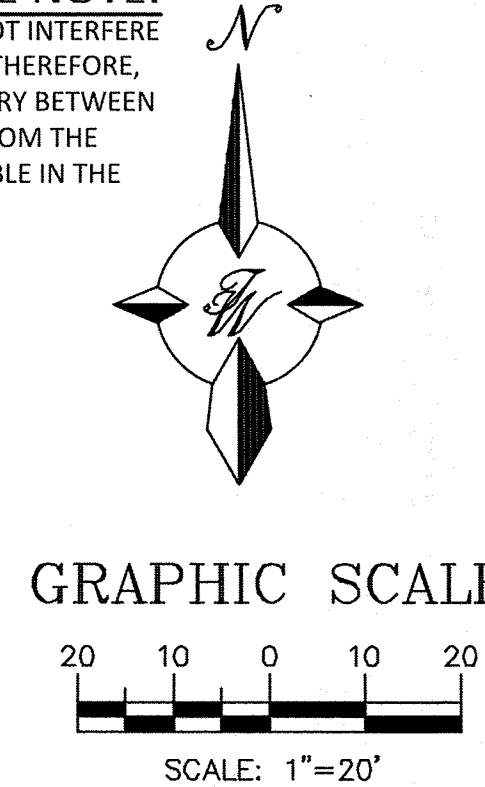
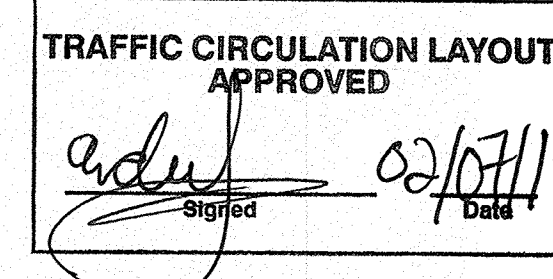
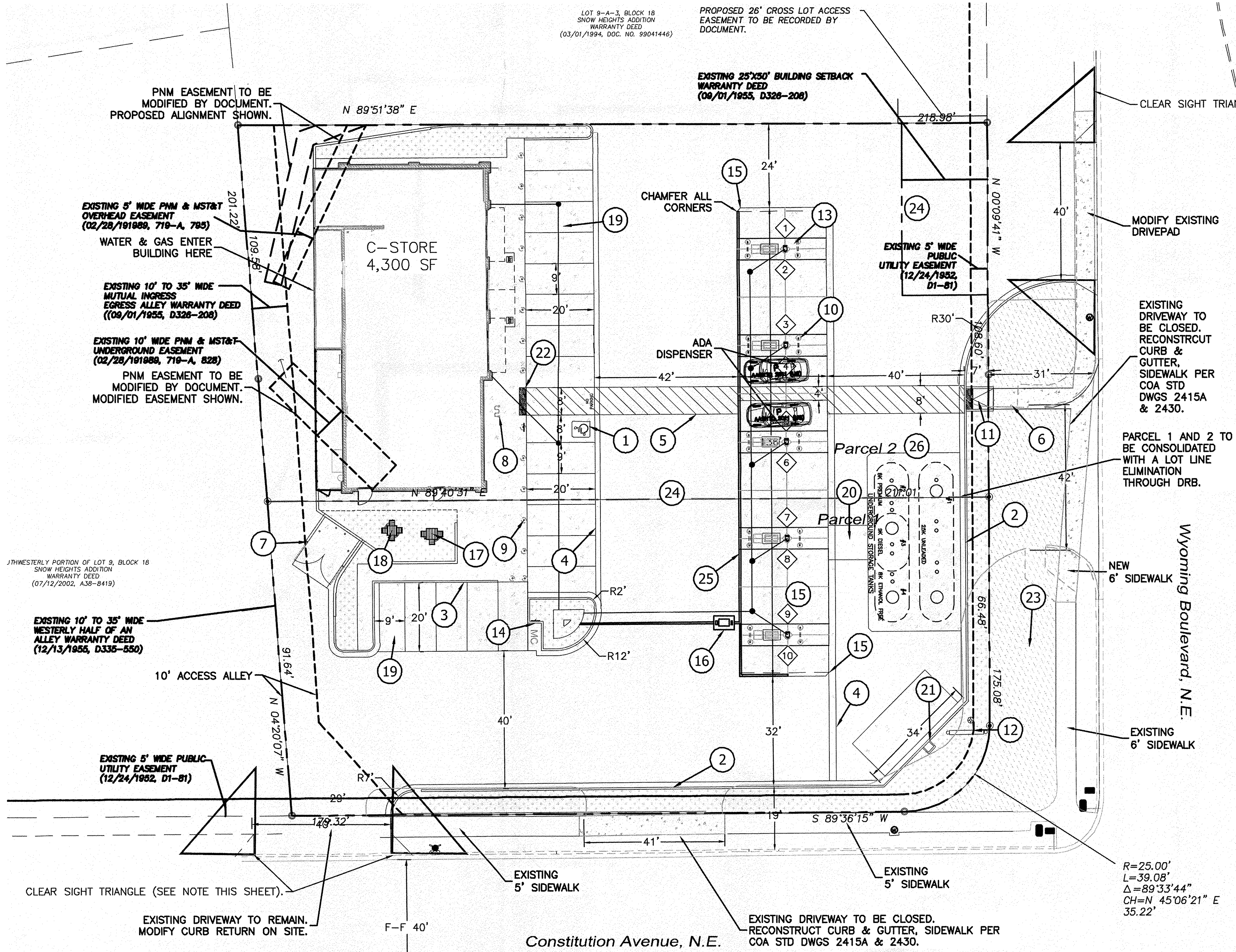
CLEAR SIGHT TRIANGLE NOTE:
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.



ACCESSIBLE PARKING SIGN
NTS

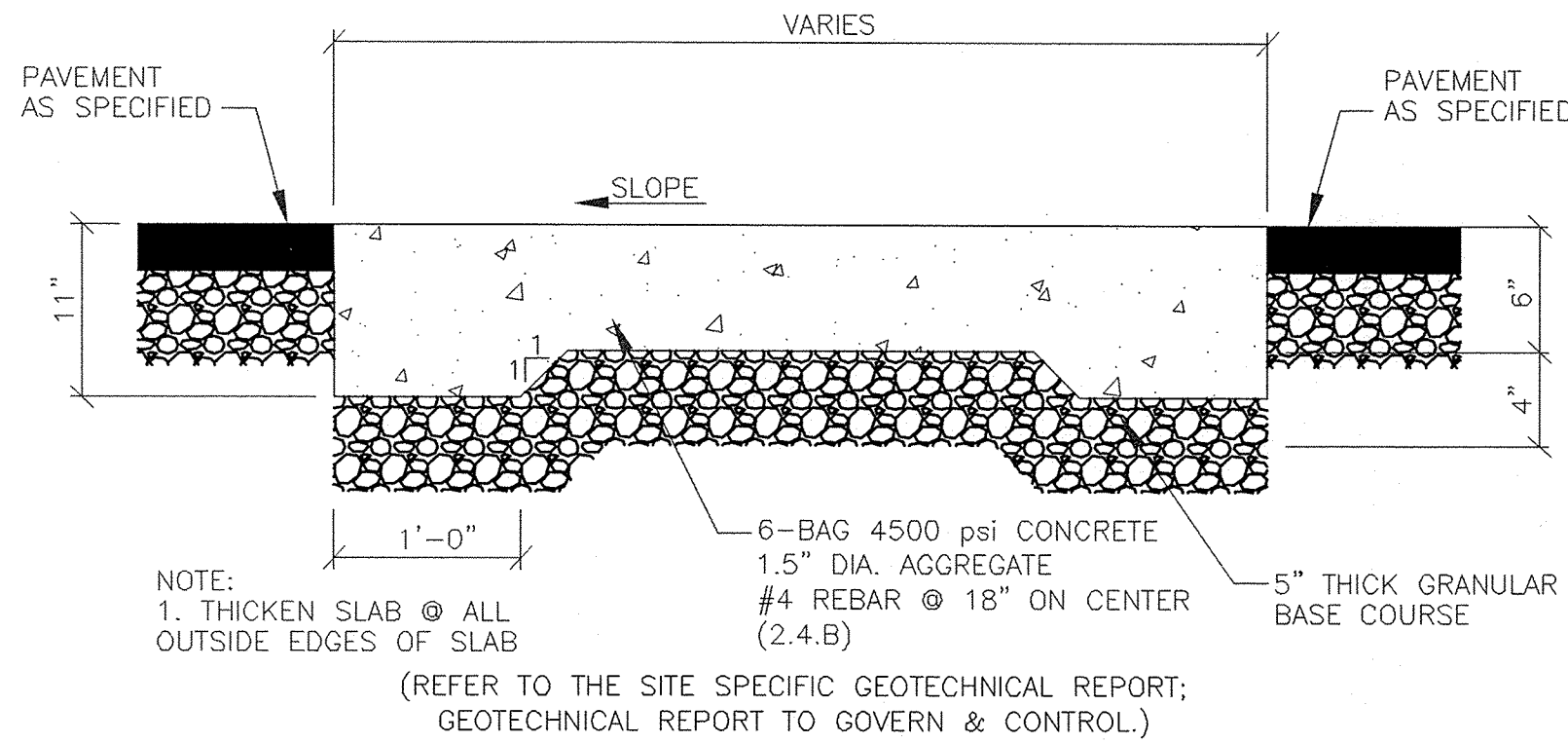
SITE DATA

PROPOSED USAGE:	GAS CONVENIENCE STORE
IDO CLASSIFICATION:	LIGHT VEHICLE FUELING STATION IDO 4-3(D)(17)
LOT AREA:	42,250 SF (0.969 ACRES)
BUILDING AREA:	4,300 SF
STACK:	2X5 (10 UNITS)
ASPHALT AREA:	22,575 SF
PARKING REQUIRED:	17 SPACES (4 SPACES PER 1,000 SF)
PARKING PROVIDED:	19 SPACES
HC PARKING REQUIRED:	1 SPACES
HC PARKING PROVIDED:	1 SPACES (1 VAN ACCESSIBLE)
MC PARKING REQUIRED:	1 SPACES
MC PARKING PROVIDED:	1 SPACES
BICYCLE PARKING REQUIRED:	2 SPACES
BICYCLE PARKING PROVIDED:	2 SPACES
LANDSCAPE AREA REQUIRED:	5,692 SF
LANDSCAPE AREA PROVIDED:	ONSITE: 3,445 SF OFFSITE IN ROW: 2,247 SF (IDO 5-6(C)(9)) TOTAL=5,692 SF

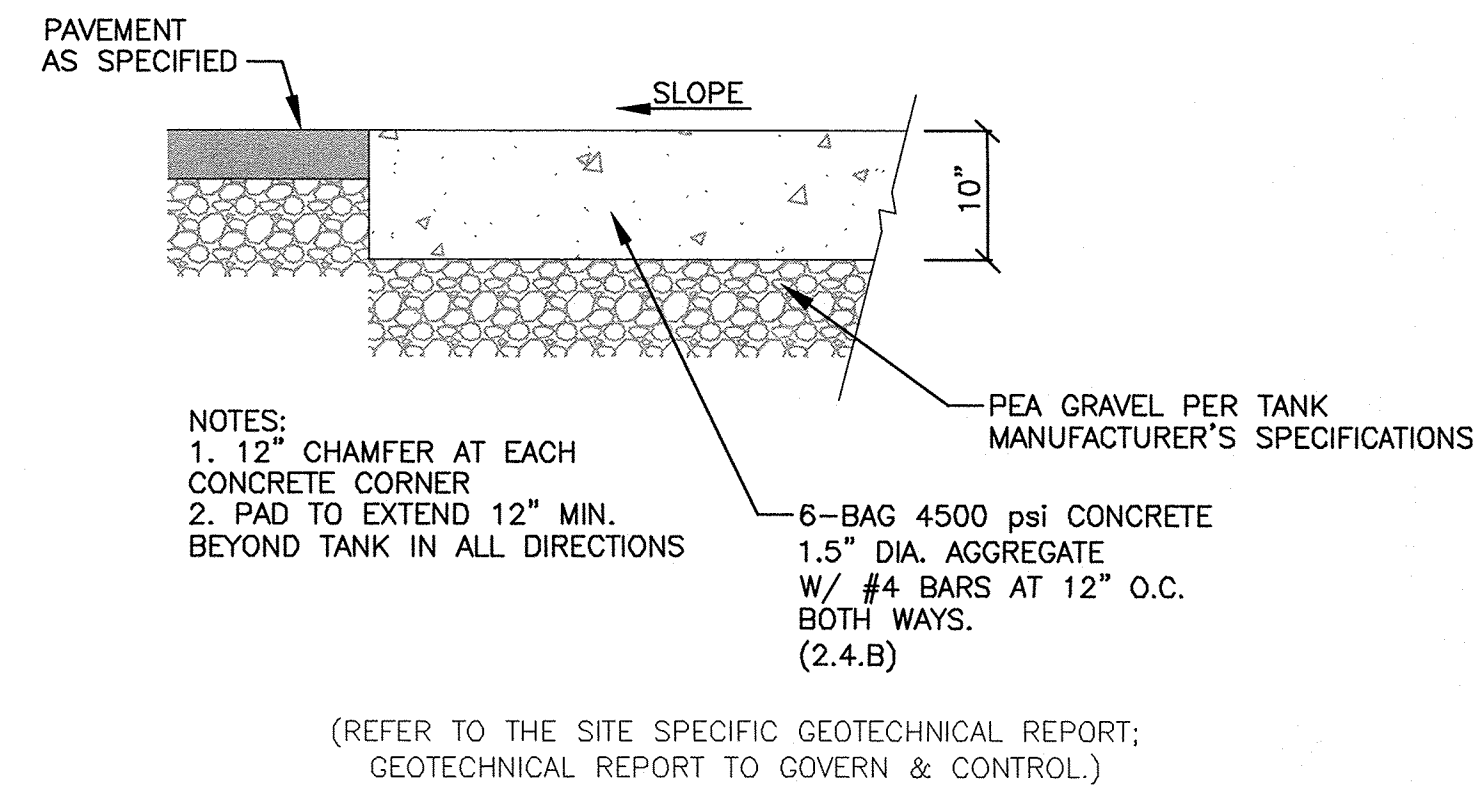


ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

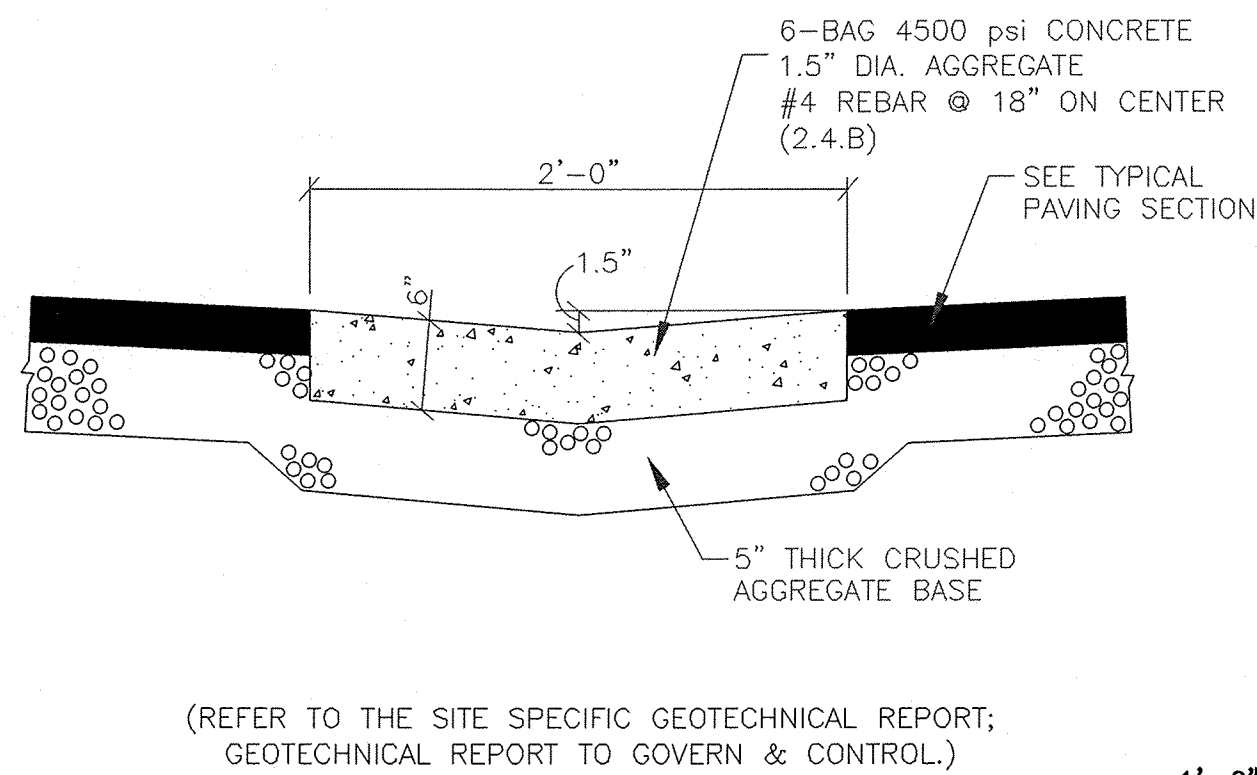
ENGINEER'S SEAL RONALD R. BOHANNAN REGISTERED PROFESSIONAL ENGINEER NEW MEXICO 17868	MAVERIK 1401 WYOMING BLVD. 87112 TRAFFIC CIRCULATION LAYOUT	DRAWN BY LA DATE 2/5/19 2018055-TCL
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # TCL 1 JOB # 2018055



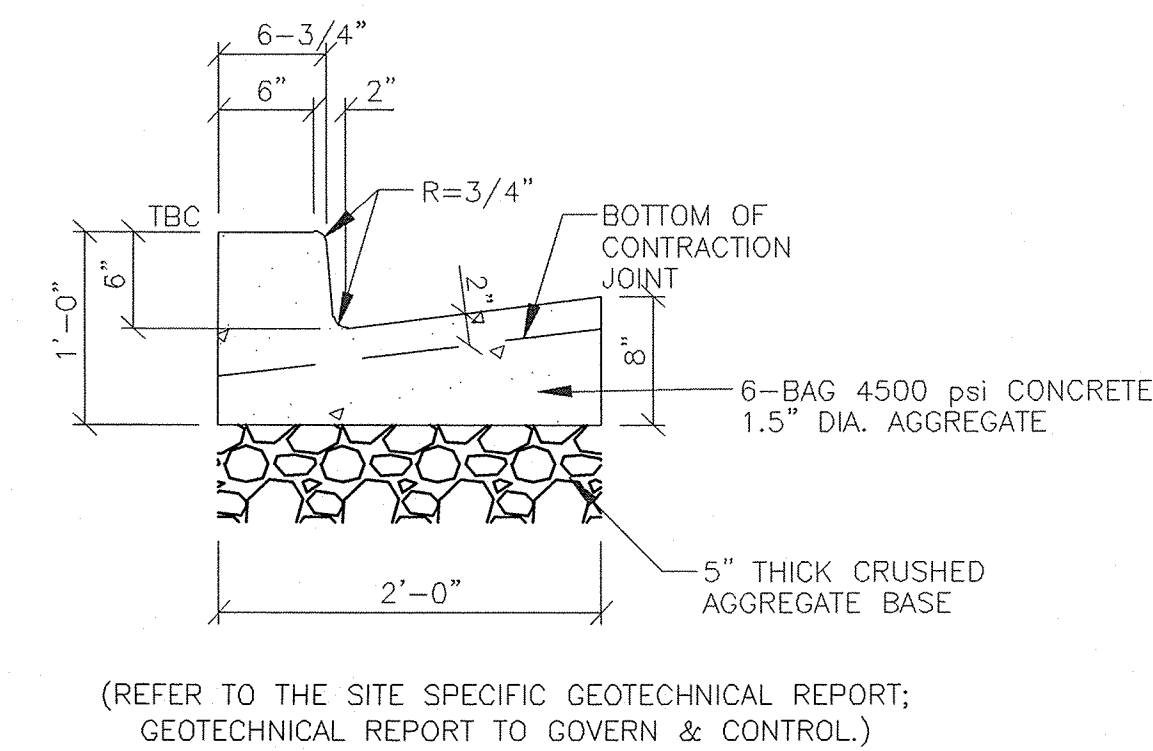
Petroleum Trench Cap Section
SCALE: NONE



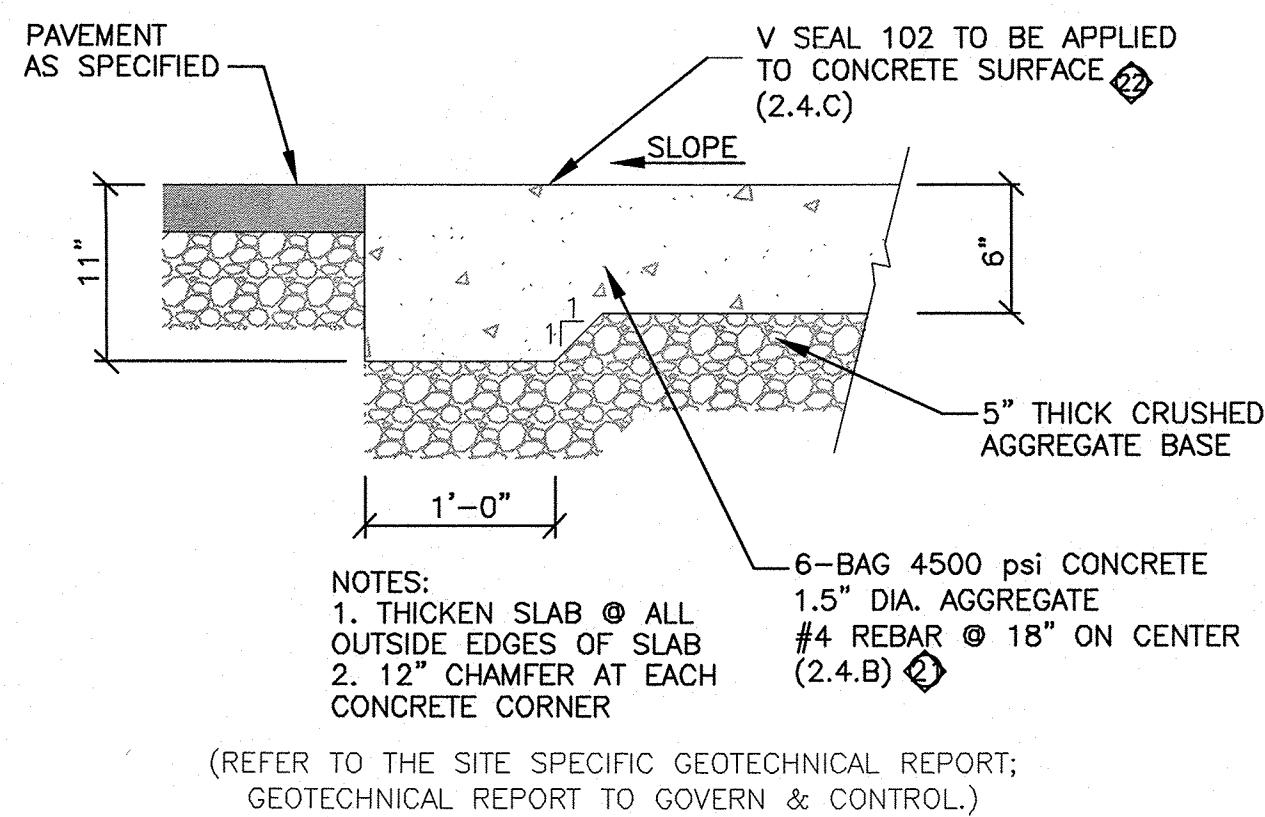
Concrete Pad over Underground Fuel Tanks
SCALE: NONE



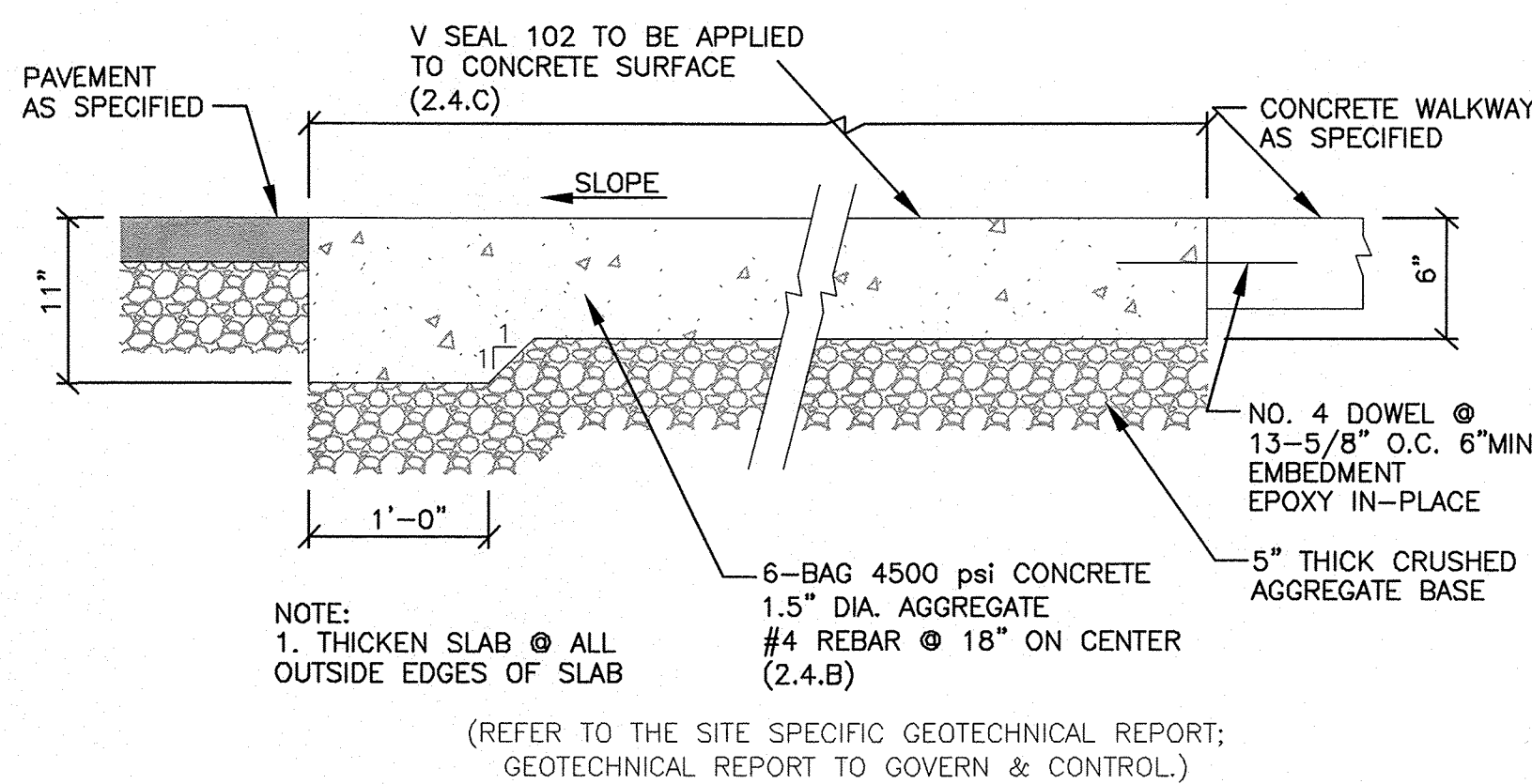
2' Concrete Waterway
SCALE: NONE



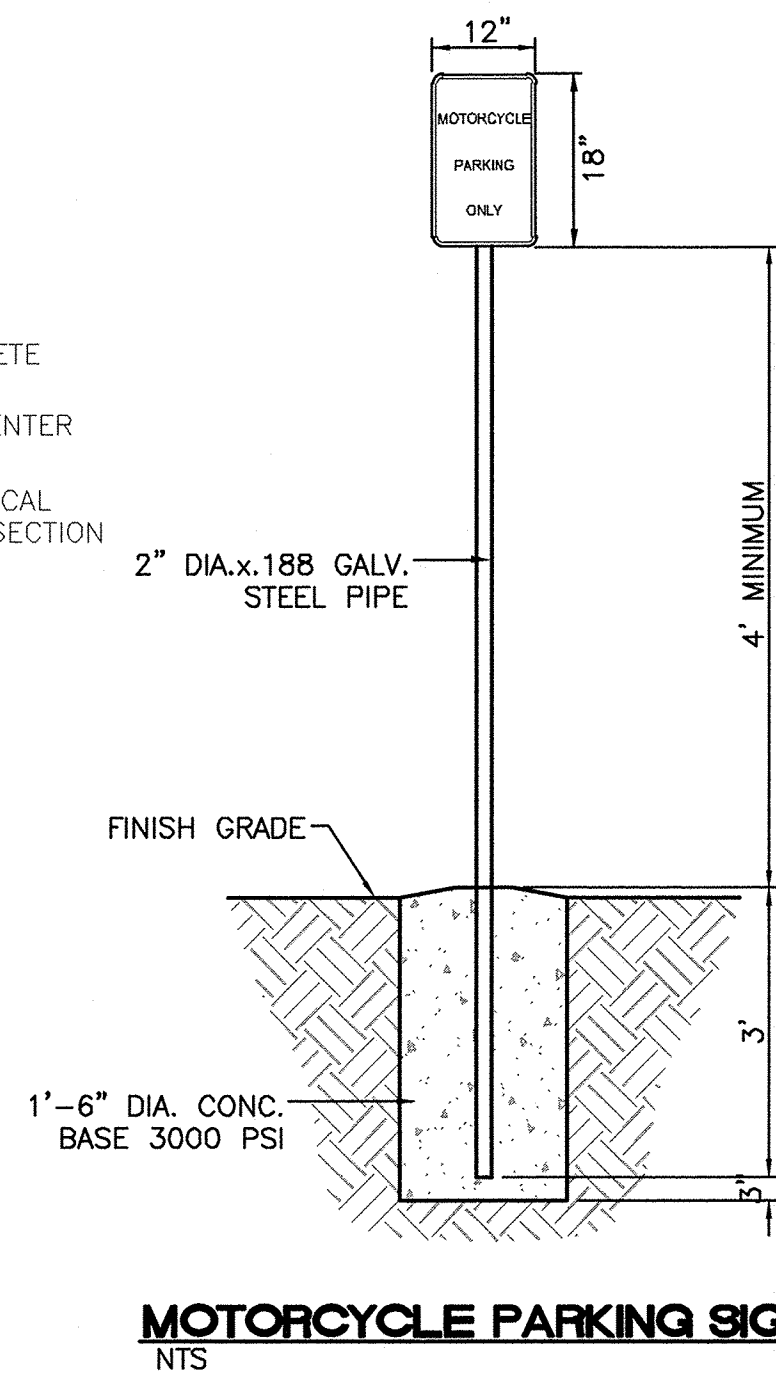
On-Site Curb & Gutter
SCALE: NONE



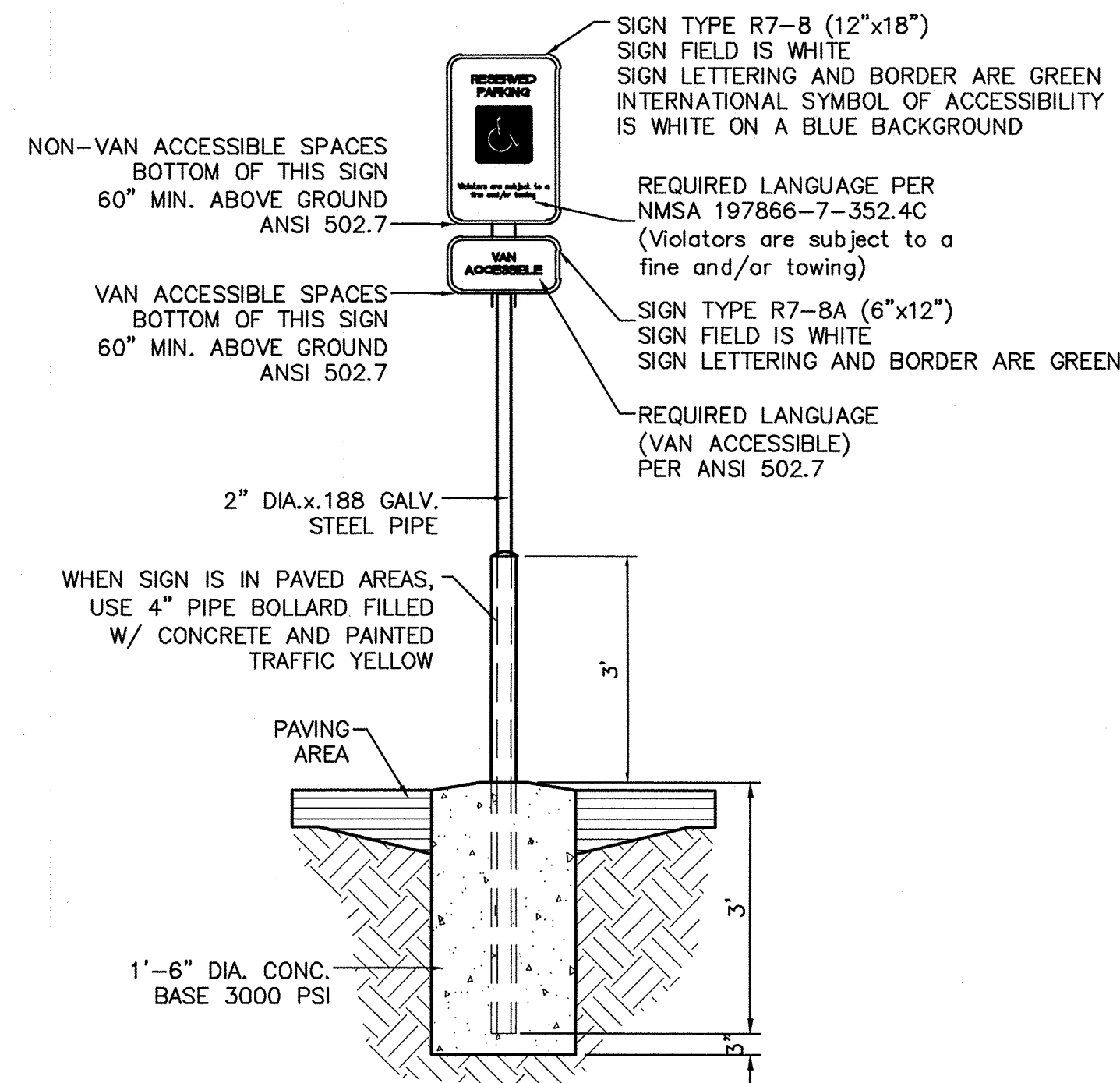
Concrete Pad under Fuel Canopy
SCALE: NONE



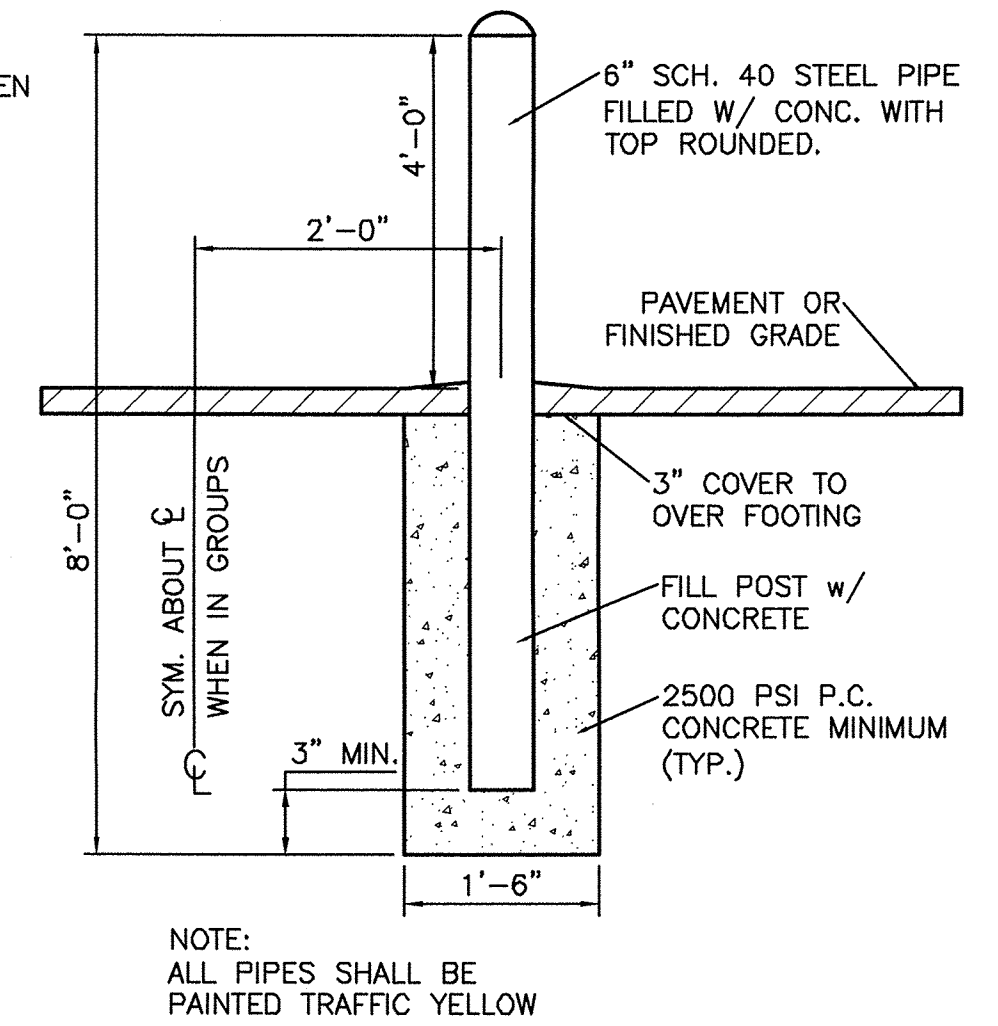
Concrete Parking Stall
SCALE: NONE



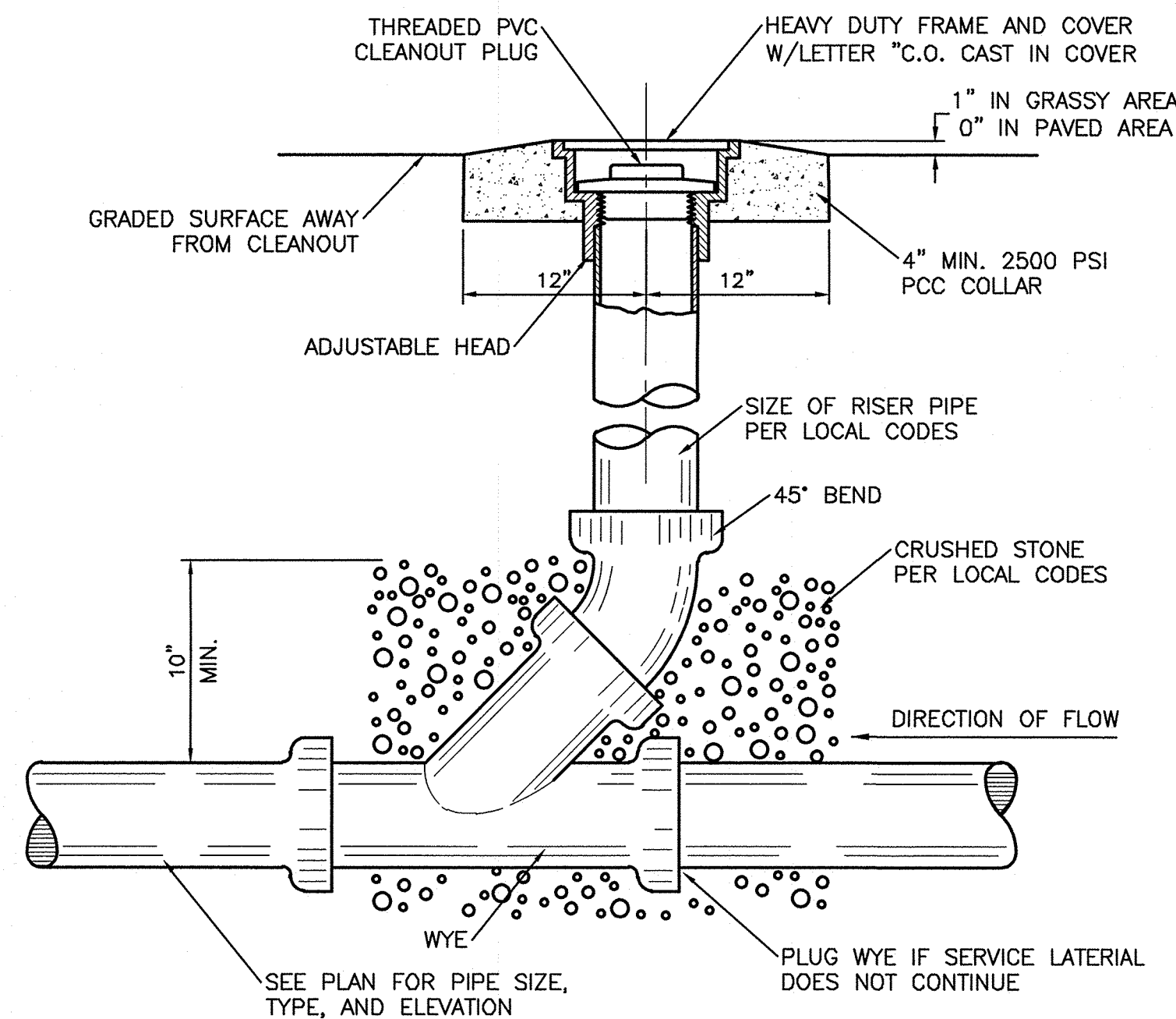
MOTORCYCLE PARKING SIGN
SCALE: NONE



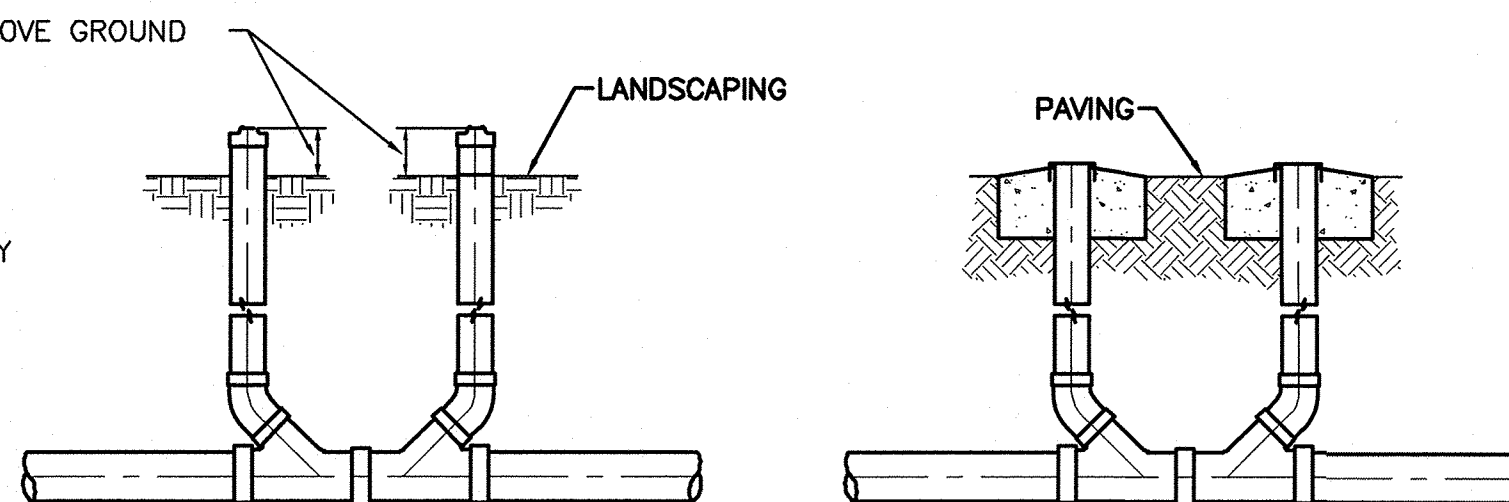
ACCESSIBLE PARKING SIGN
SCALE: NONE



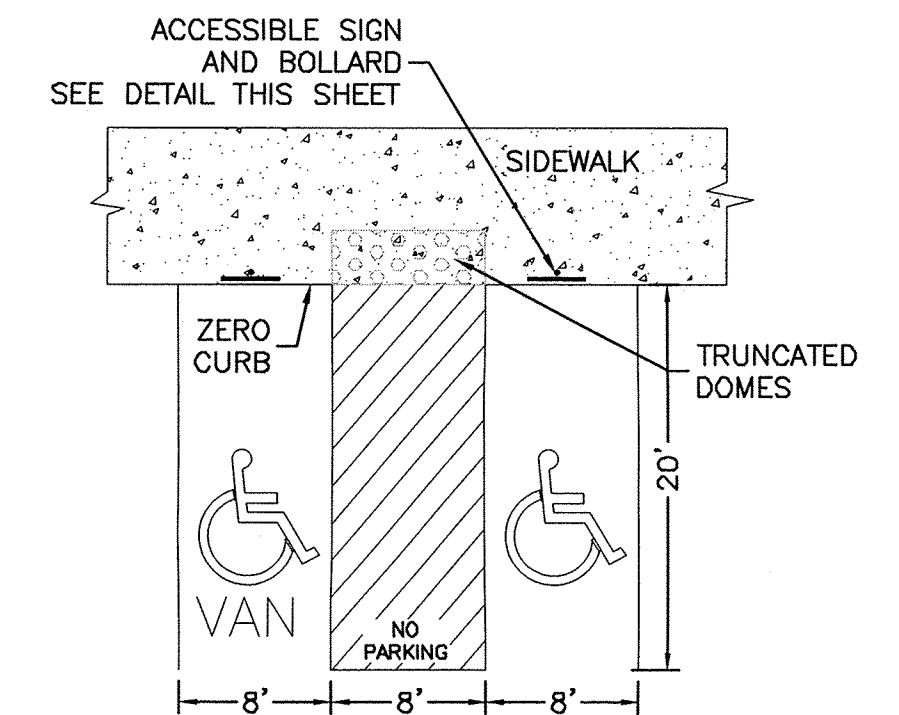
BOLLARD DETAIL
SCALE: NONE



SANITARY SEWER CLEAN-OUT
SCALE: NONE

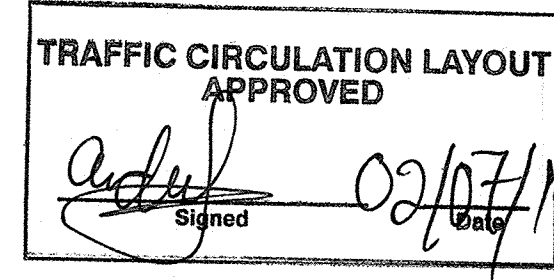


SANITARY SEWER DOUBLE CLEAN-OUTS
SCALE: NONE

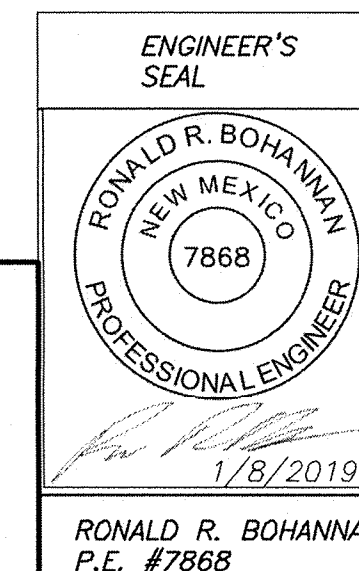


HC PARKING DETAIL
SCALE: NONE

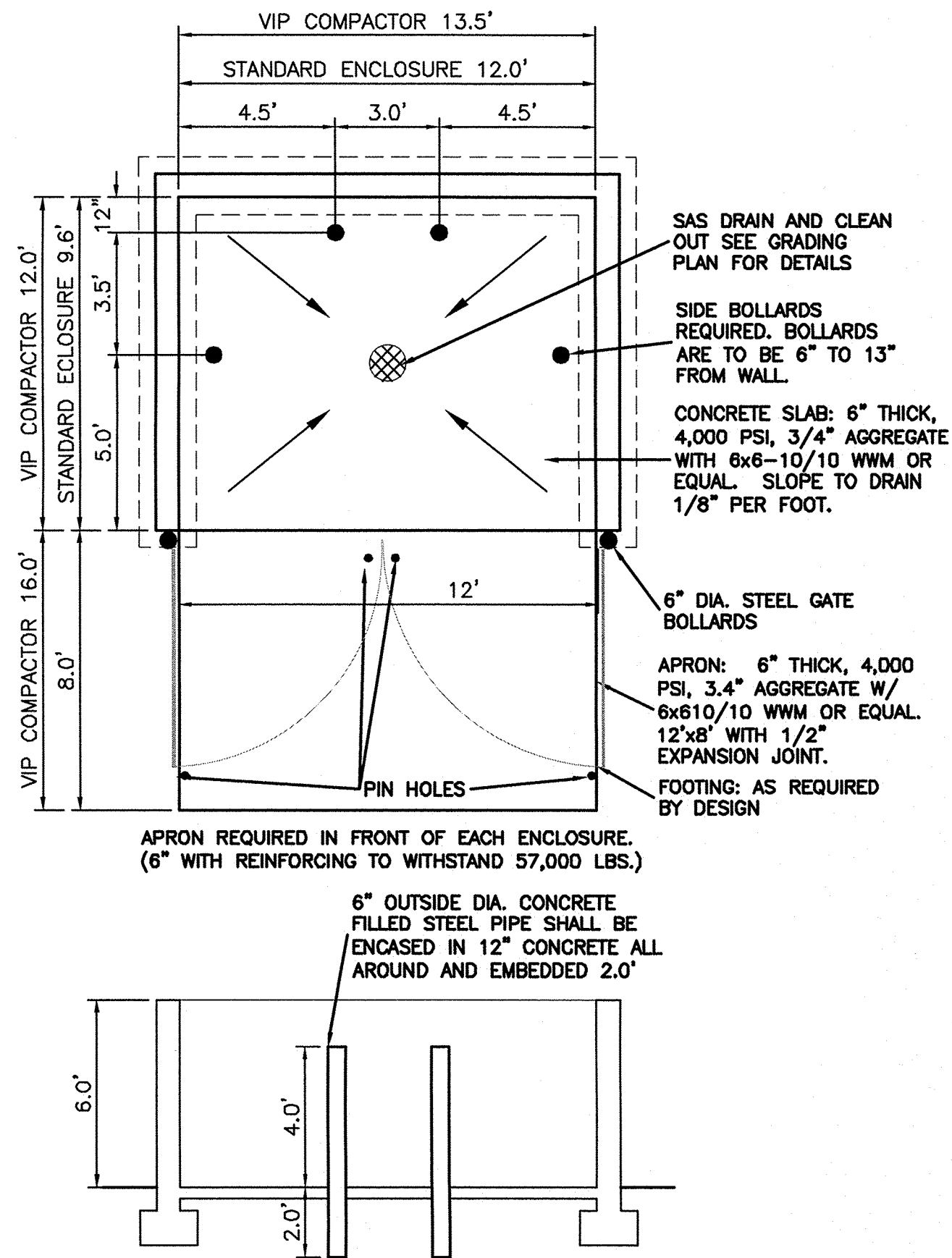
NOTES:
1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
2) Parking space lines and diagonal striping to be painted blue.
3) Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed.
4) ADA parking areas - not to exceed a slope greater than 2% in any direction



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

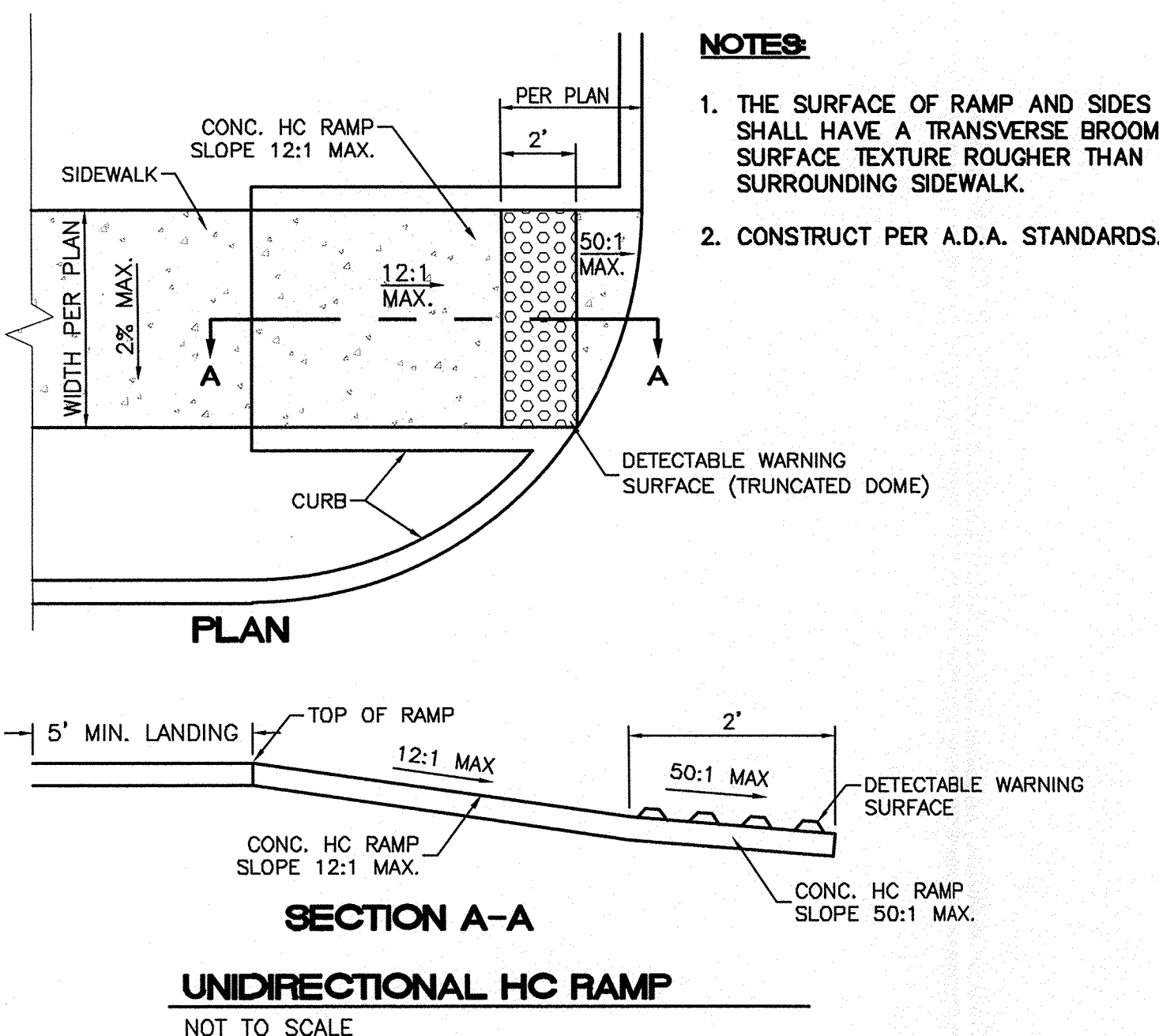


MAVERIK 1401 WYOMING BLVD. NE CONSTRUCTION DETAILS	DRAWN BY RS
	DATE 1/8/2019
	2018055_DET
TIERA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierawestllc.com	SHEET # C6
	JOB # 2018055



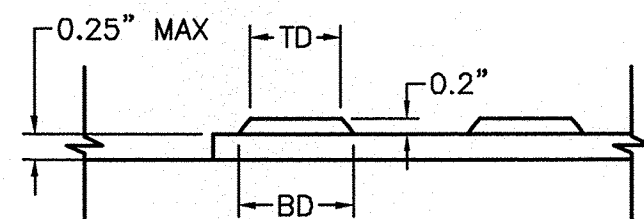
NOTE: THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.

DUMPSTER w/SAS DRAIN - ENCLOSURE DETAIL



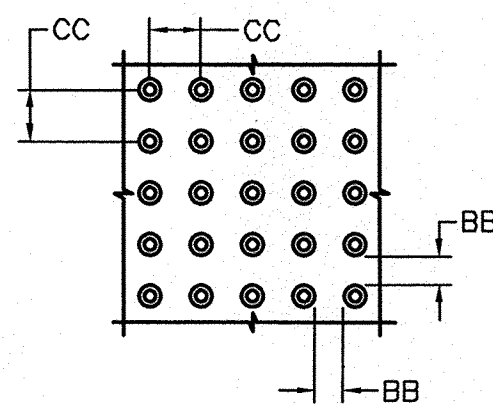
NOTES:

1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.



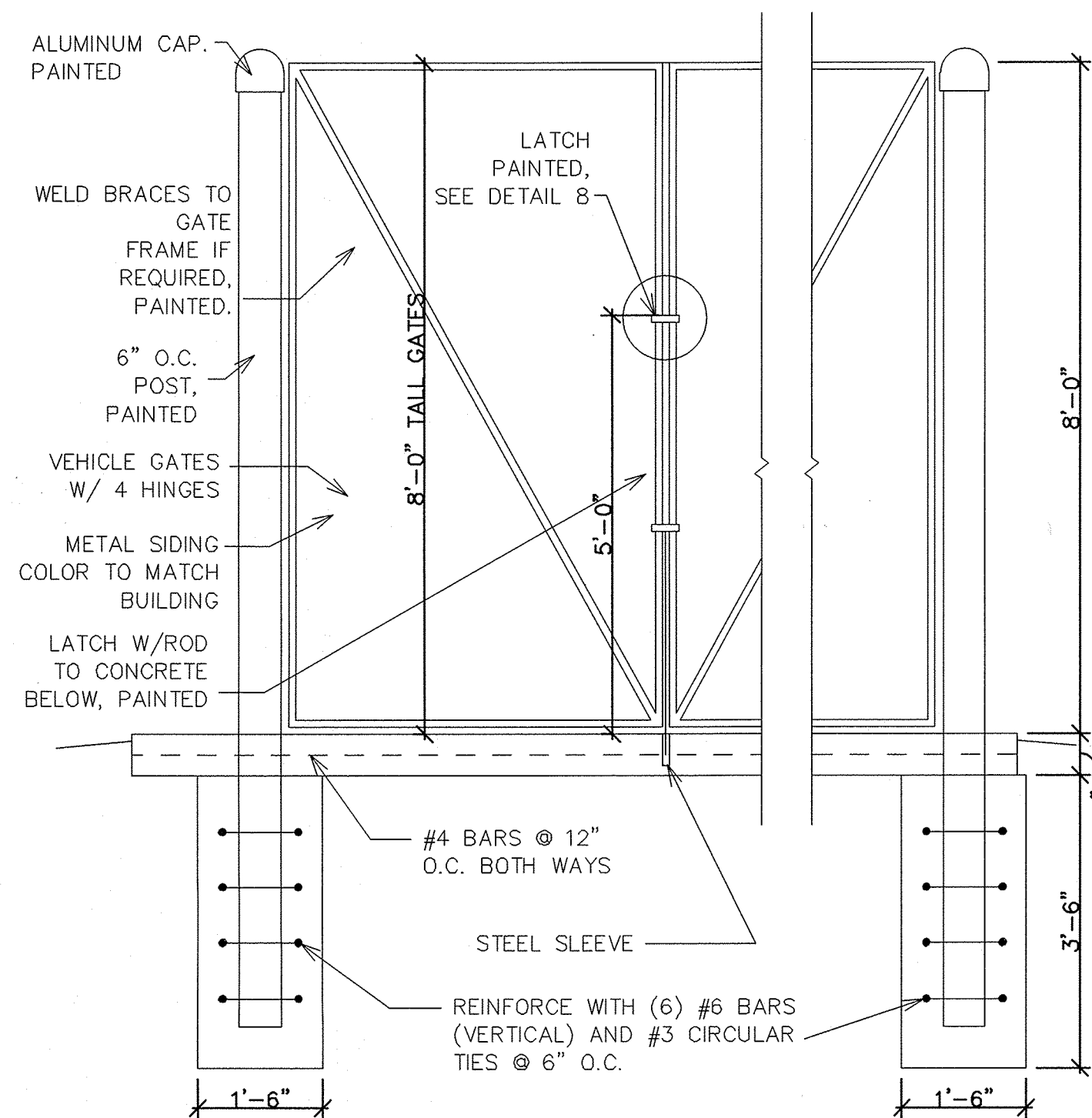
DOME SECTION

BD - BASE DIAMETER 0.9" MIN
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



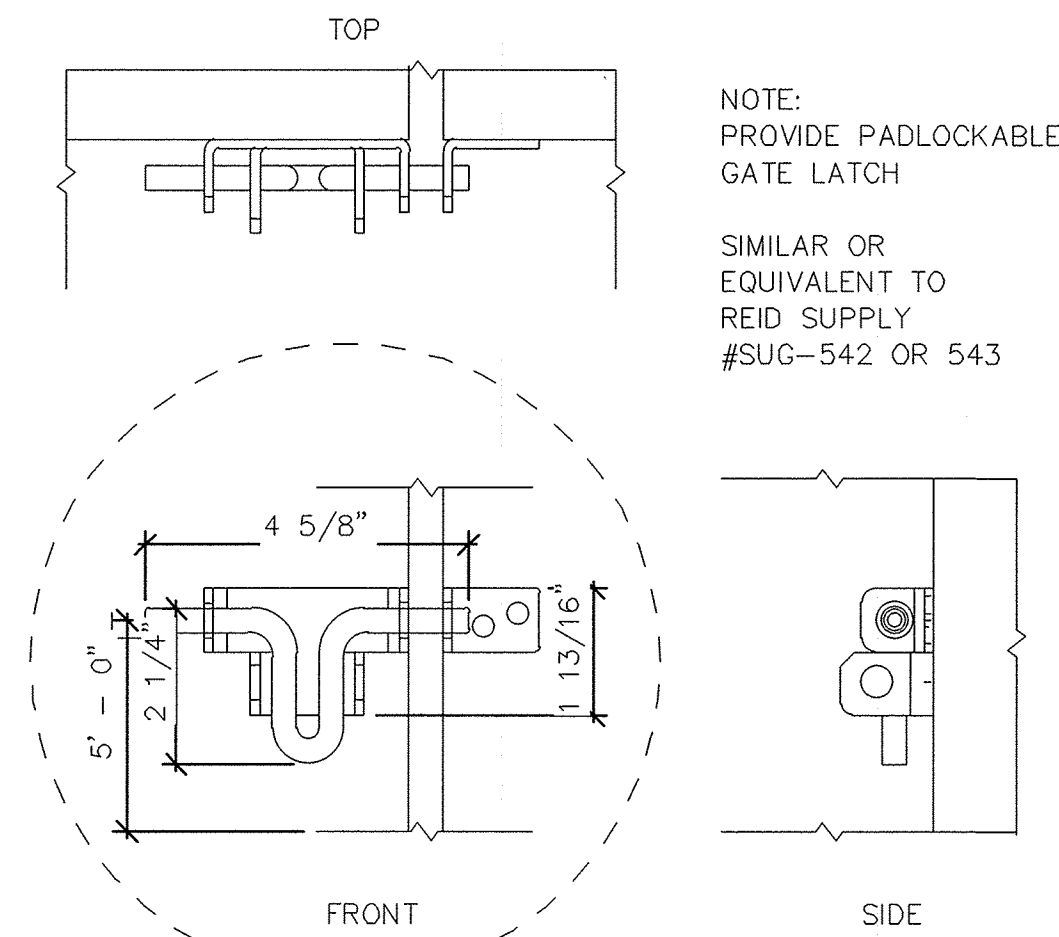
DOME SPACING

CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN



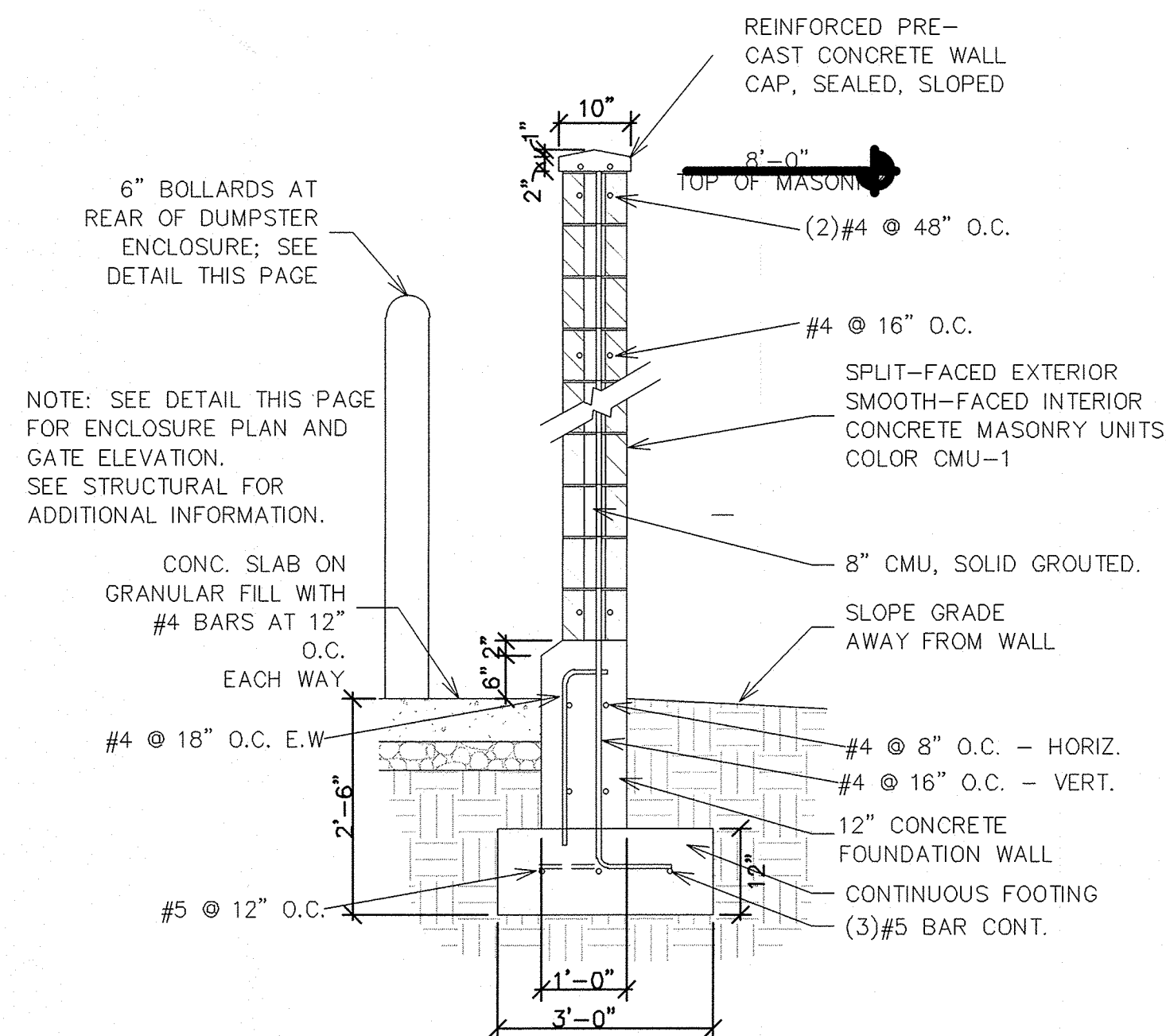
Dumpster Enclosure Gate Detail

SCALE: NONE



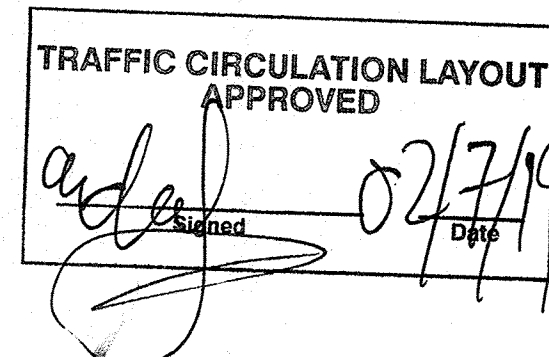
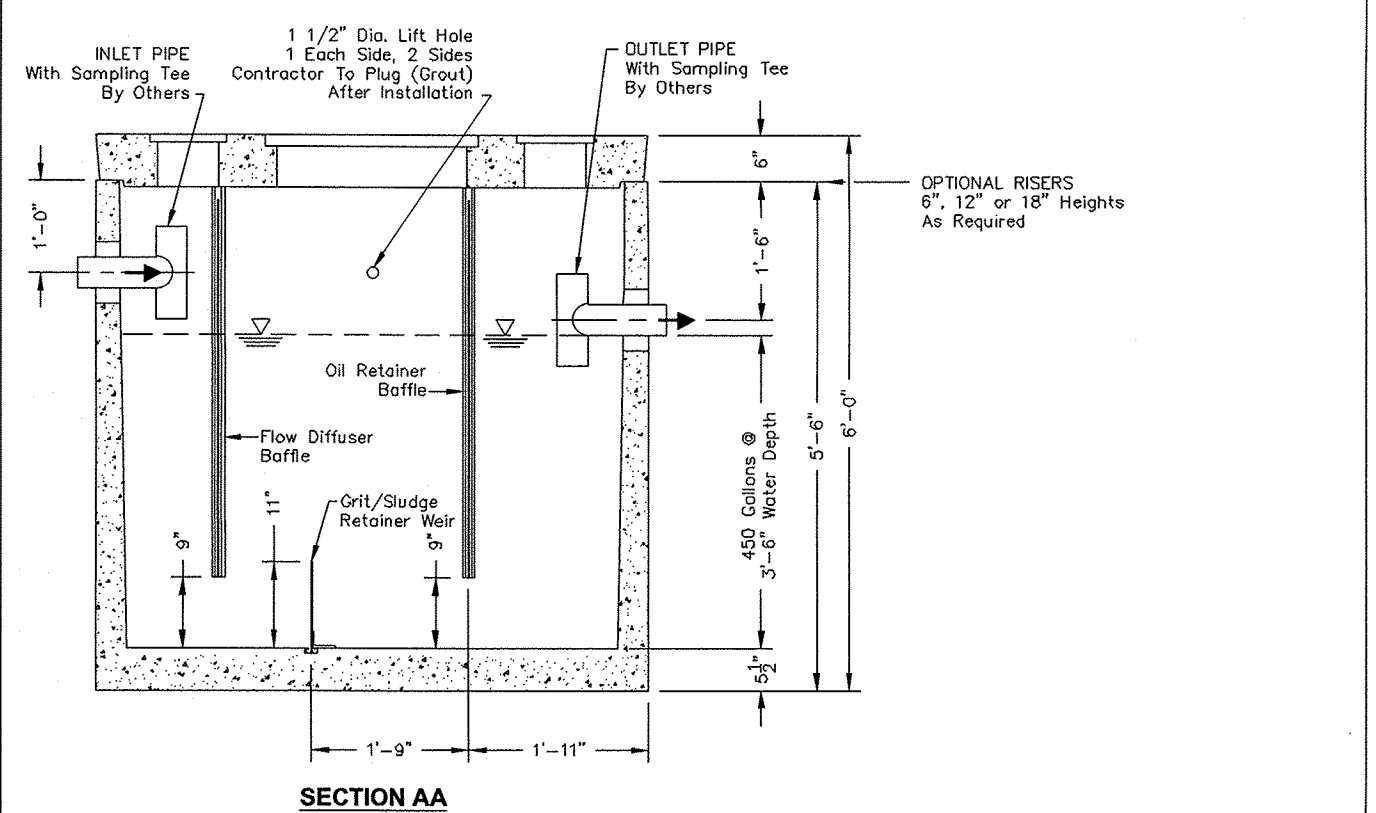
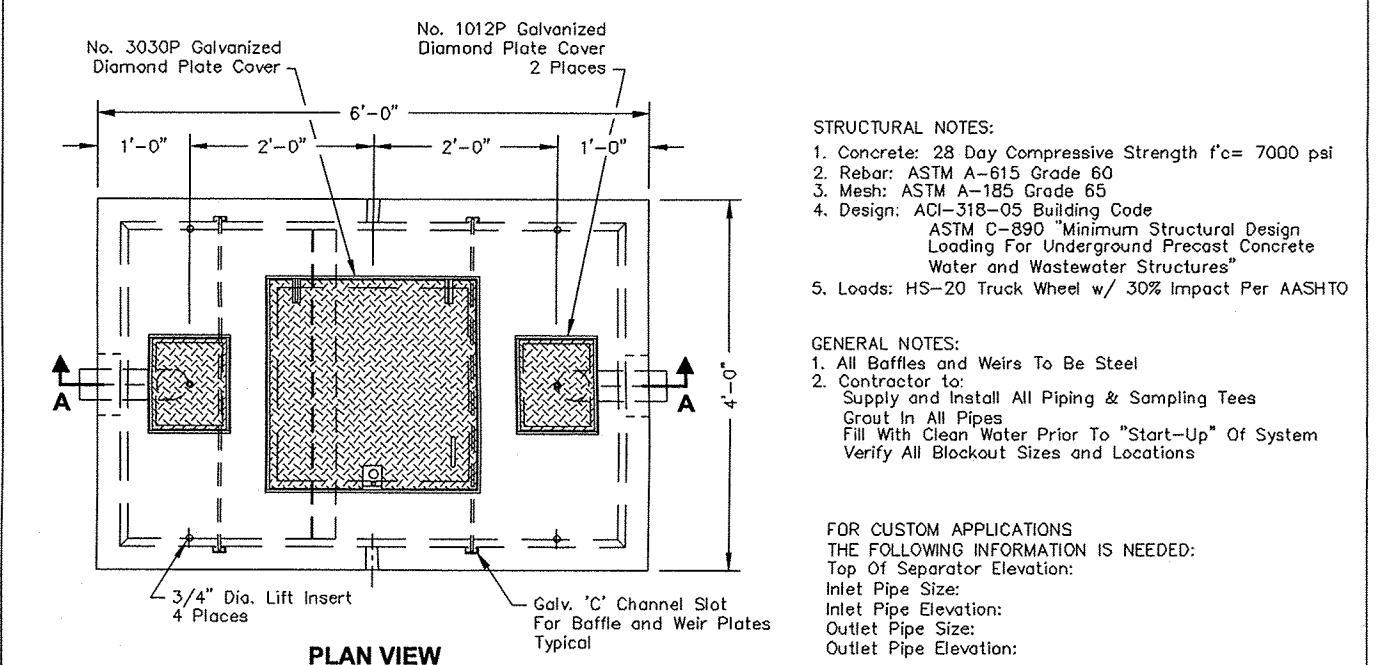
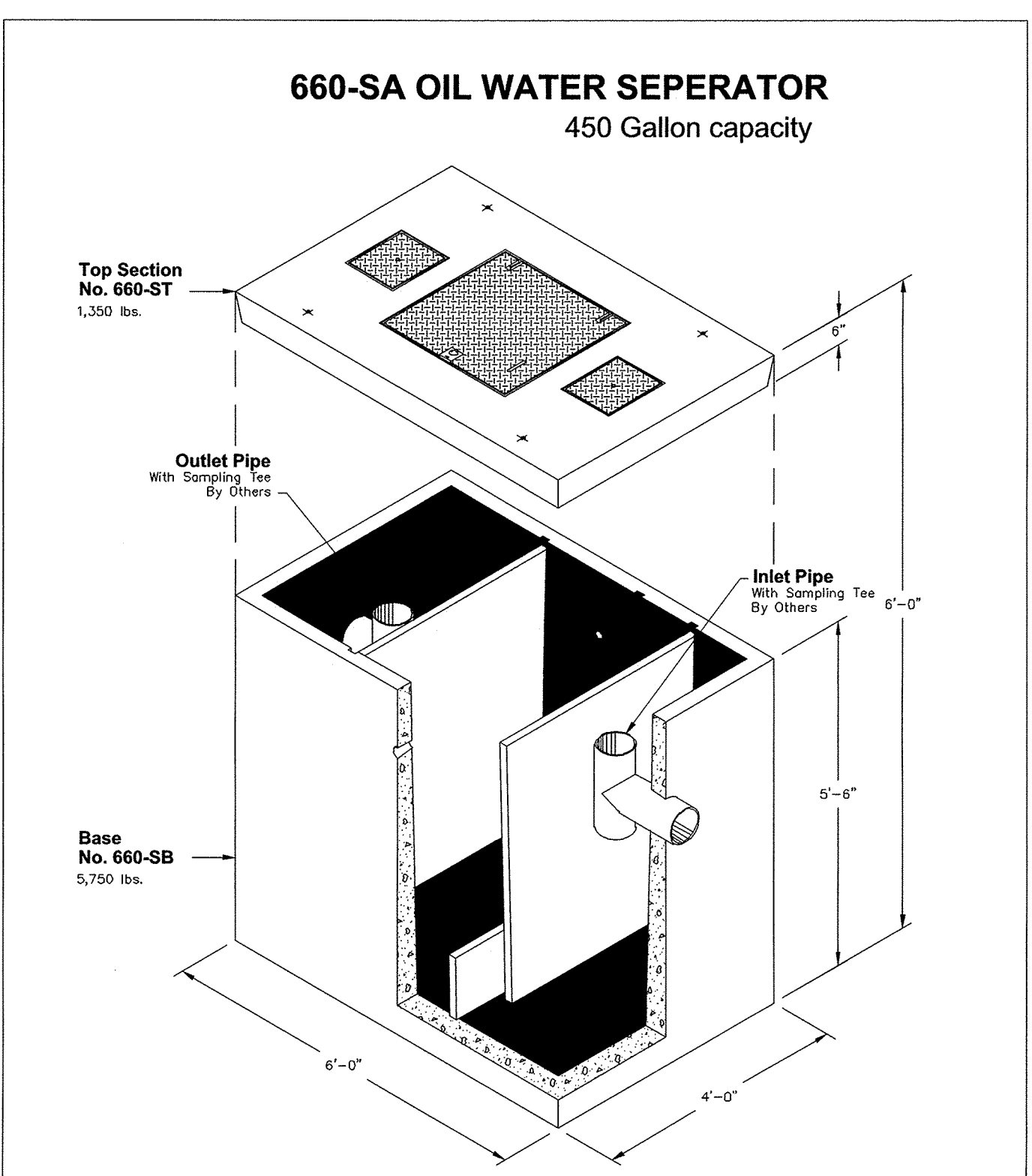
Dumpster Enclosure Gate Latch Detail

SCALE: NONE



Dumpster Enclosure Wall Section

SCALE: NONE



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ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	MAVERIK 1401 WYOMING BLVD. NE CONSTRUCTION DETAILS TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 871109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY RS
		DATE 1/8/2019
		2018055_DET
		SHEET # C8
		JOB # 2018055