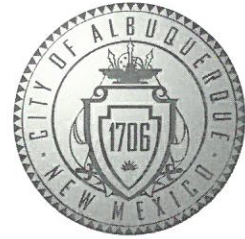


CITY OF ALBUQUERQUE



October 31, 2019

Vince Carrica
Tierra West LLC
5571 Midway Park Place NE
Albuquerque NM 87109

**Re: Maverik 98th & Bluewater
9701 Bluewater Rd NW Albuquerque
Traffic Circulation Layout
Engineer's/Architect's Stamp 10-30-19 (K09D044)**

Dear Mr. carrica,

The TCL submittal received 10-30-2019 is approved for Building Permit. 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 front counter personnel for log in and evaluation by Transportation.

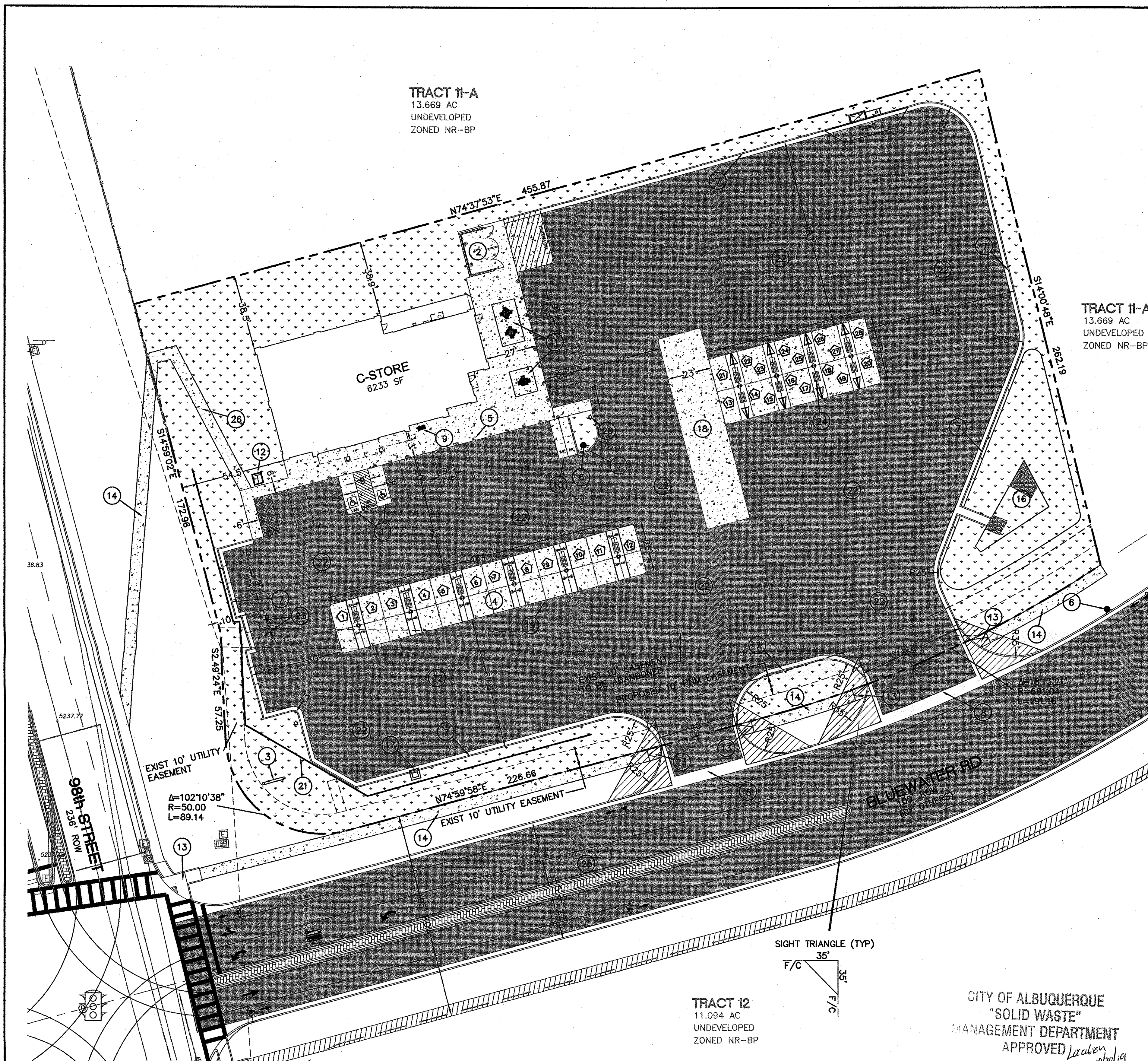
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

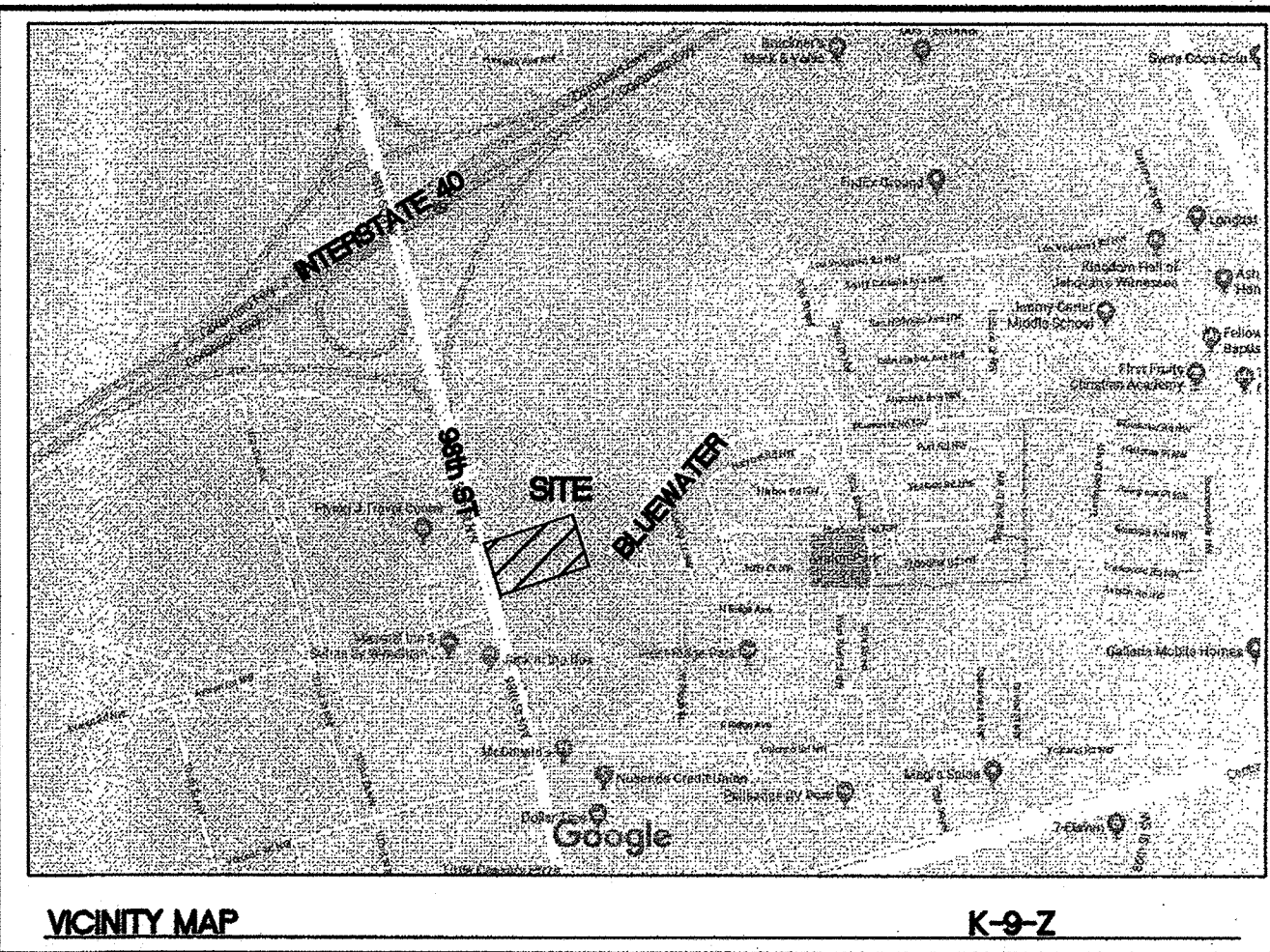
Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

WMM via: email
C: CO Clerk, File



- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK
 - PROPOSED HYDRANT
 - TRAFFIC SIGNAL
 - ASPHALT PAVEMENT
 - LANDSCAPE AREA

- KEYED NOTES**
- ACCESSIBLE PARKING PER ADA STANDARDS (1.0% MIN - 2.0% MAX SLOPE)
 - DUMPSTER W/RECYCLING
 - MONUMENT SIGN
 - AUTO FUELING ISLANDS
 - BOLLARD (TYP)
 - PROPOSED FIRE HYDRANT PER COA STD DWG 2340
 - 6" CURB AND GUTTER PER COA STD 2415A
 - 6" VALLEY GUTTER PER COA STD 2415B
 - BICYCLE RACK (2' W x 6' L)
1' CLEAR ZONE AROUND RACK REQUIRED
 - MOTORCYCLE PARKING W/SIGN
 - PICNIC AREA
 - TRANSFORMER
 - ACCESSIBLE RAMP (BY OTHERS)
 - 6" CONCRETE SIDEWALK (BY OTHERS)
 - POND
 - AIR STATION
 - FUEL TANKS LOCATION
 - FUEL CANOPY (4264 SF)
 - SITE LIGHTING, FULLY SHIELDED, MAX HEIGHT 30' (TYP)
 - RETAINING WALL
 - ASPHALT PAVING (HEAVY DUTY)
(1.0% MIN - 6.0% MAX SLOPE)
 - COMPACT CAR SPACE (15'x9')
(1.0% MIN - 6.0% MAX SLOPE)
 - TRUCK FUELING ISLAND
 - RAISED MEDIAN
 - 6" SIDEWALK PER COA STD DWG 2430
 - FUEL DISPENSER NO



LEGAL DESCRIPTION:
TRACT 11-B, PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5

ADDRESS
9701 BLUEWATER RD NW
ALBUQUERQUE, NM 87121

UPC NO: 100905705529520103

SITE DATA

PROPOSED USAGE: MAVERIK ADVENTURE'S FIRST STOP GAS/CONVENIENCE STORE

LOT AREA: 130,823 SF (3.00 ACRES)

ZONING: NR-BP

BUILDING AREA: 6233 SF

PARKING REQUIRED: 25 SPACES (4 SPACES/1000 SF)

PARKING PROVIDED: 34 SPACES (INCLUDES ACCESSIBLE PARKING)

HC PARKING REQUIRED: 2 SPACES

HC PARKING PROVIDED: 2 SPACES
1 SPACE VAN ACCESSIBLE

MC PARKING REQUIRED: 1 SPACES (1 SPACE FOR 1 TO 25 REQUIRED PARKING)

MC PARKING PROVIDED: 2 SPACES

BICYCLE PARKING REQUIRED: 3 SPACES (3 SPACES OR 10% OF REQUIRED PARKING)

BICYCLE PARKING PROVIDED: 3 SPACES

LANDSCAPE AREA REQUIRED: 26,075 SF (20% OF NET AREA)

LANDSCAPE AREA PROVIDED: 73,641 SF

EXECUTIVE SUMMARY

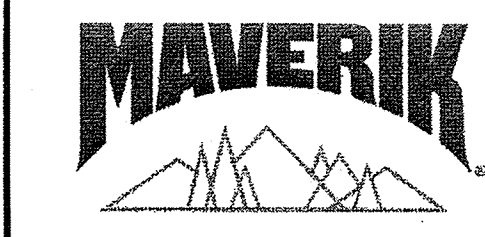
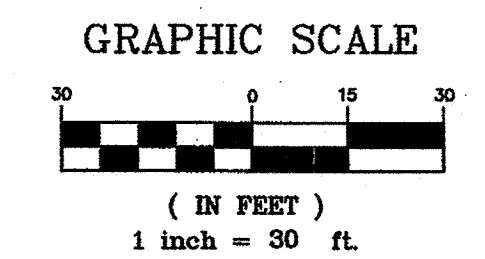
THE 3.0 ACRE SITE IS LOCATED IN THE NORTHEAST CORNER OF THE 98th STREET AND BLUEWATER ROAD INTERSECTION. THE CURRENTLY UNDEVELOPED SITE WILL BE DEVELOPED AS A MAVERIK ADVENTURES FIRST STOP GAS STATION AND CONVENIENCE STORE WITH SEPARATE FUELING LOCATIONS FOR AUTO AND LARGE VEHICLE FUELING. ACCESS TO THE SITE WILL BE OFF BLUEWATER ROAD, WHICH WILL BE EXTENDED TO 98th STREET (BY OTHERS). SEPARATE ACCESS DRIVES WILL BE CONSTRUCTED FOR AUTOS AND LARGE VEHICLES. ADJACENT PROPERTIES WILL NOT BE ADVERSELY AFFECTED BY THIS DEVELOPMENT. A TRAFFIC IMPACT STUDY WAS PREPARED BY TERRY BROWN AND APPROVED FOR THIS SITE. THE COA ZHE APPROVED A REQUEST FOR A CONDITIONAL USE PERMIT FOR THE PROPOSED LARGE VEHICLE FUELING COMPONENT OF THE PLAN

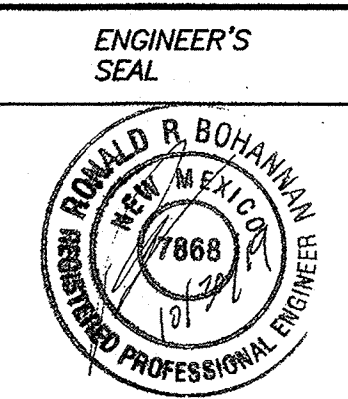
CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED
Localen
10/30/19

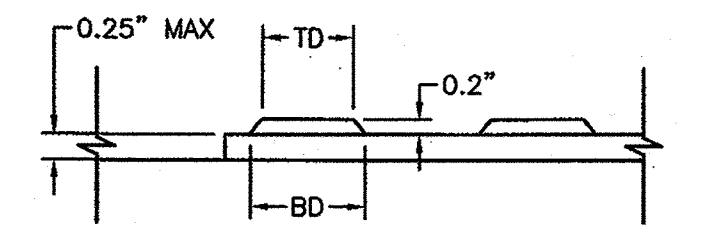
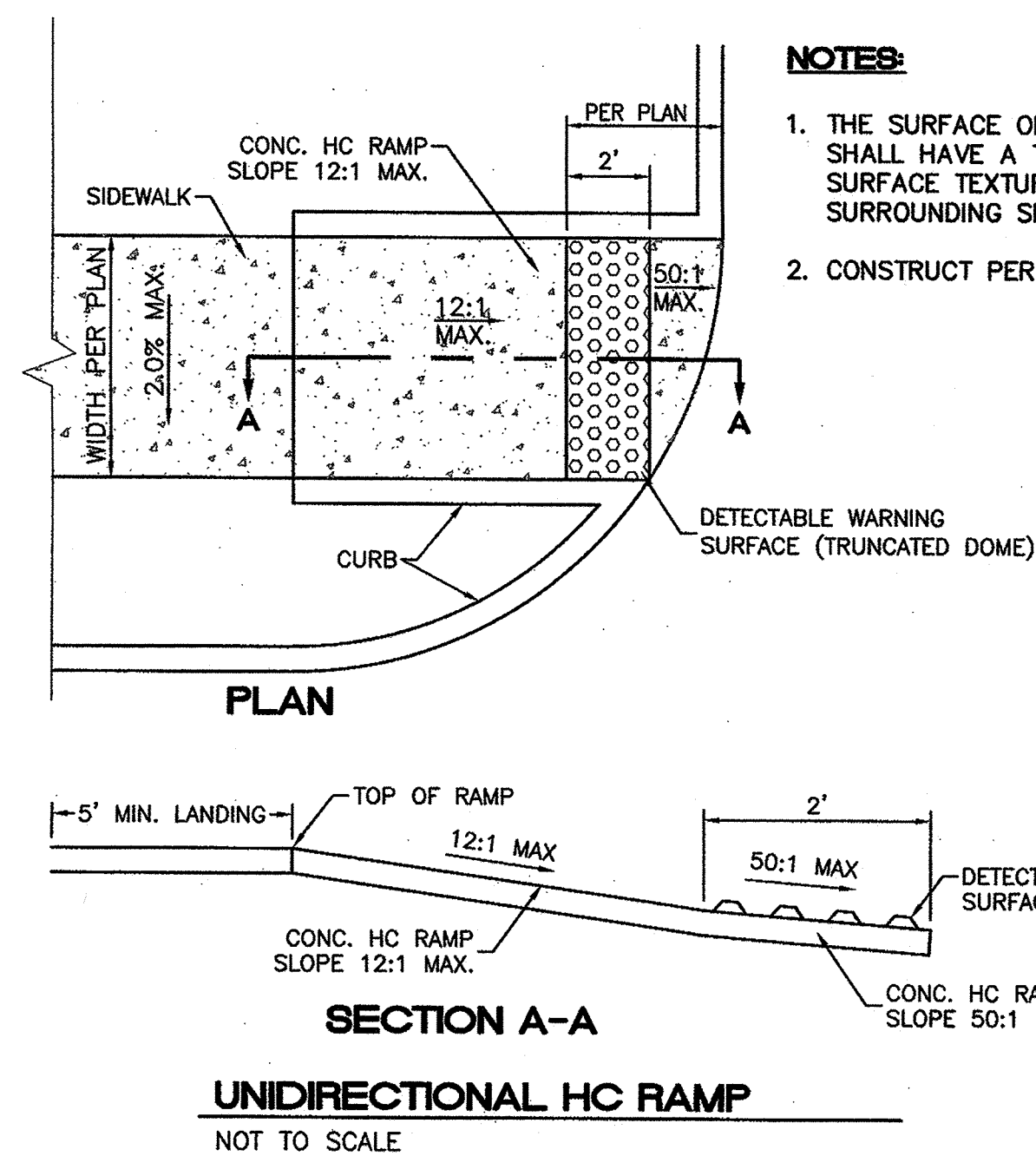
- NOTES**
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 - ALL SIDEWALKS AND OTHER ROADWAY IMPROVEMENTS LOCATED OUTSIDE THE BOUNDARY LINES OF THE 3 ACRE LOT WILL BE BUILT BY OTHERS

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

TRAFFIC CIRCULATION LAYOUT
APPROVED
GC
Signed
10/31/19
Date

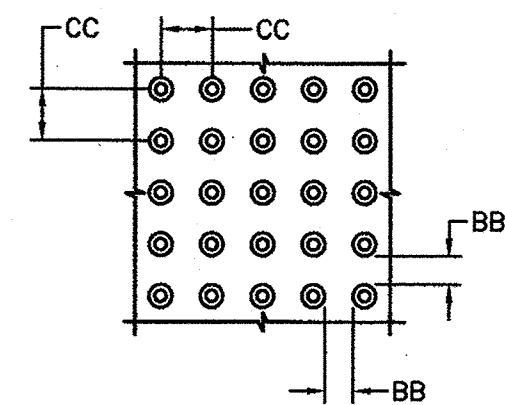


 RONALD R. BOHANNAN P.E. #7868	MAVERIK STORE #NM- 98th ST AND BLUEWATER RD	DRAWN BY pm
	TRAFFIC CIRCULATION PLAN	DATE 10-29-19
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2018086-SP
		SHEET # SP-1 JOB # 2018086



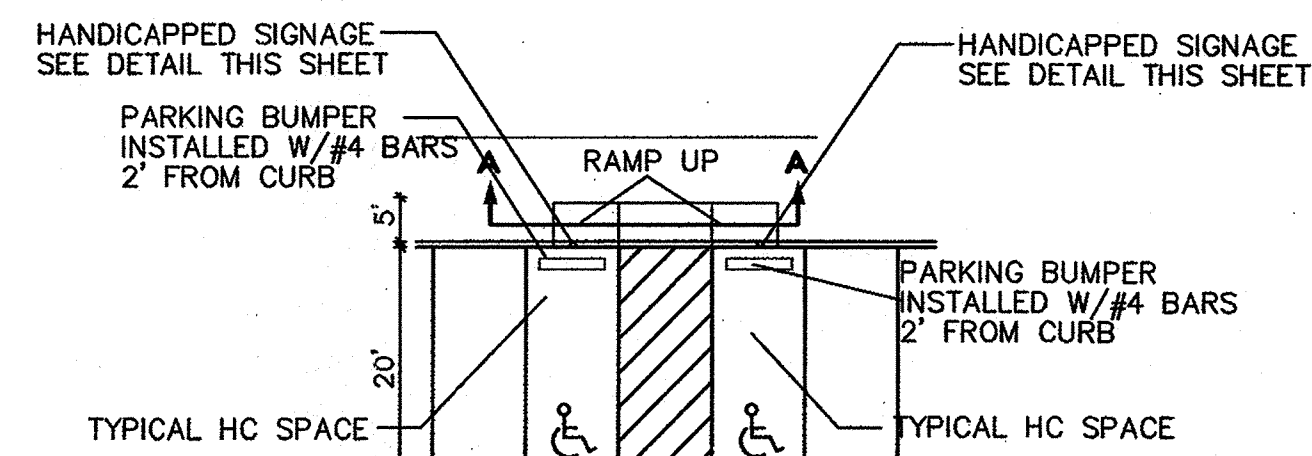
DOMES SECTION

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



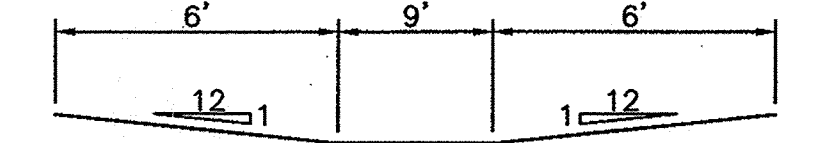
DOMES SPACING

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



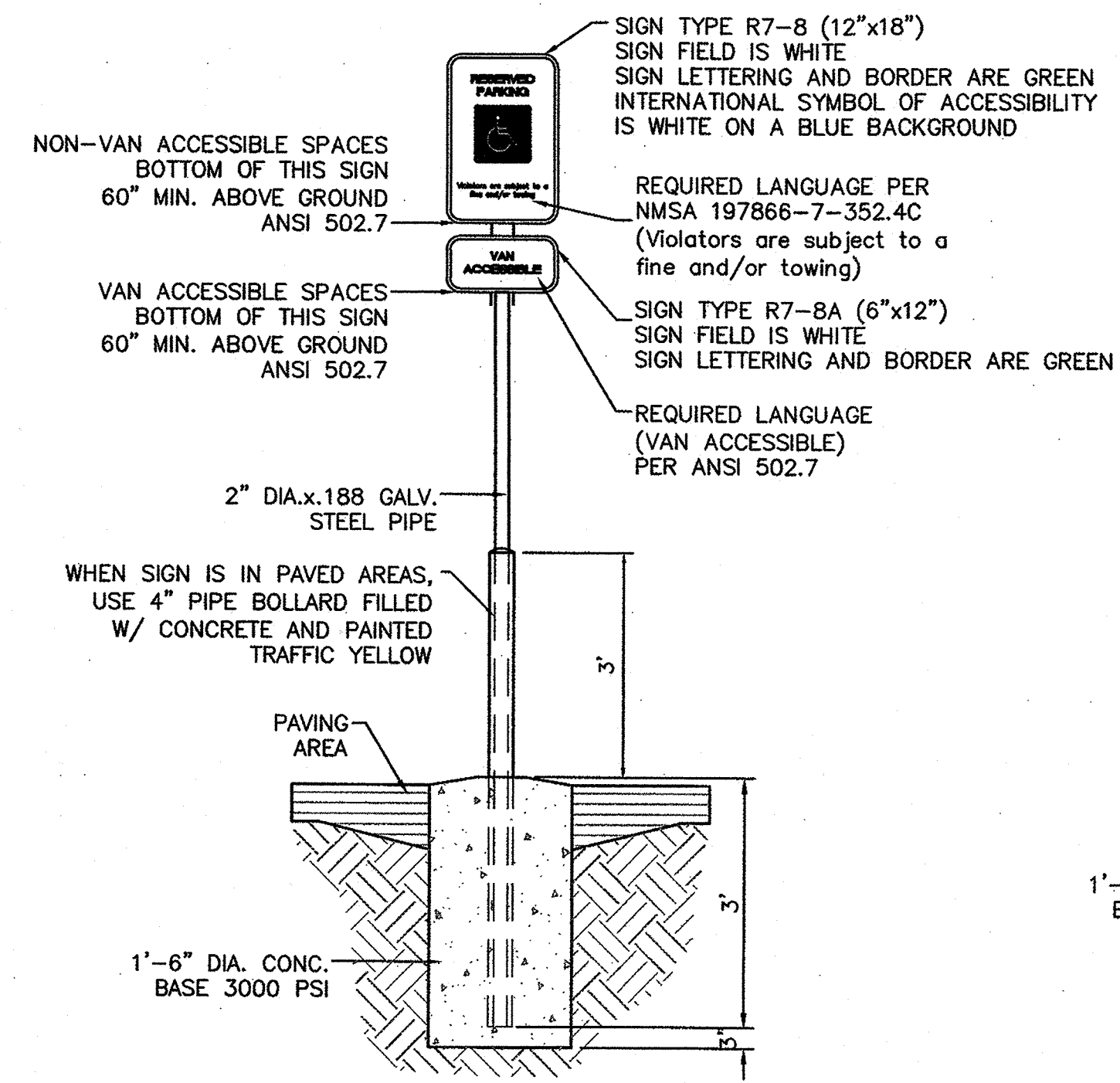
HC PARKING DETAIL

NTS



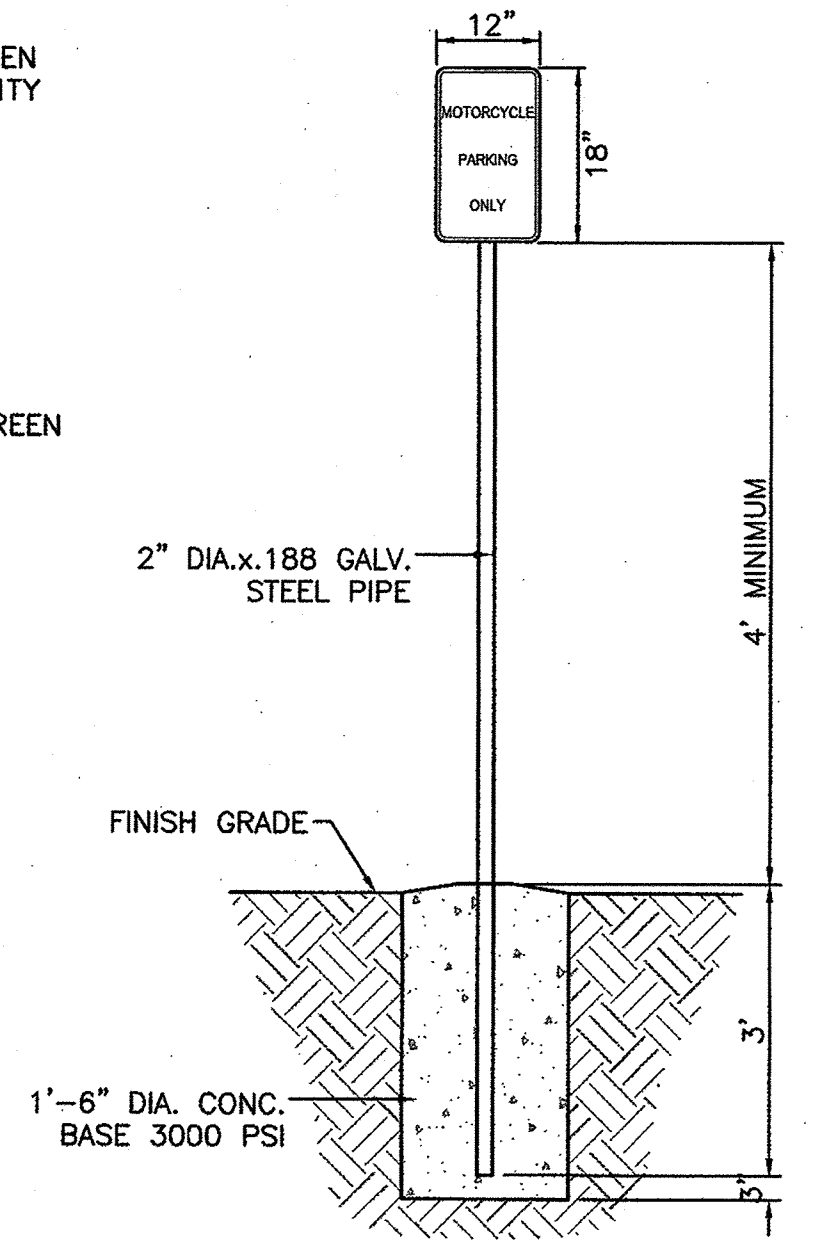
HC PARKING DETAIL SECTION A-A

NTS



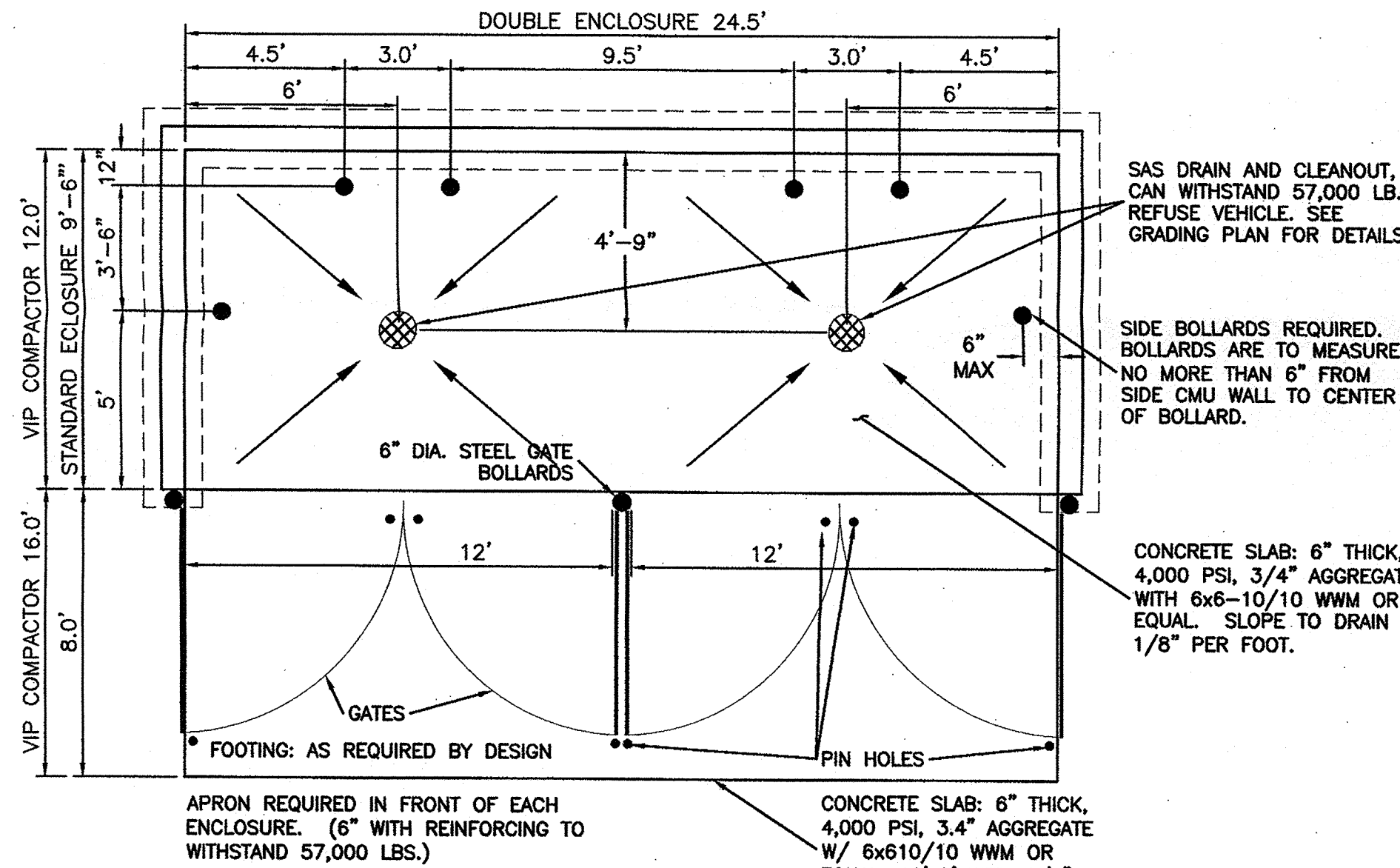
ACCESSIBLE PARKING SIGN

NTS



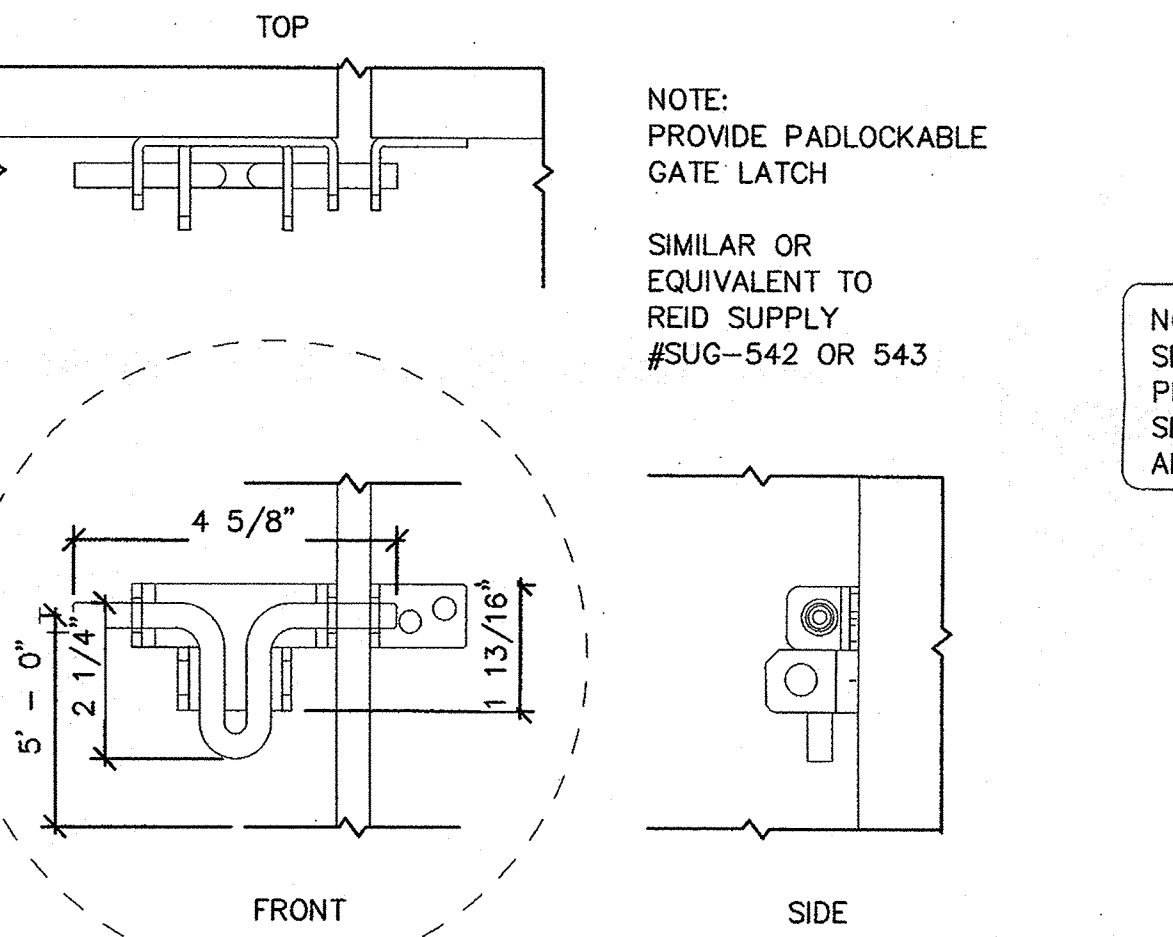
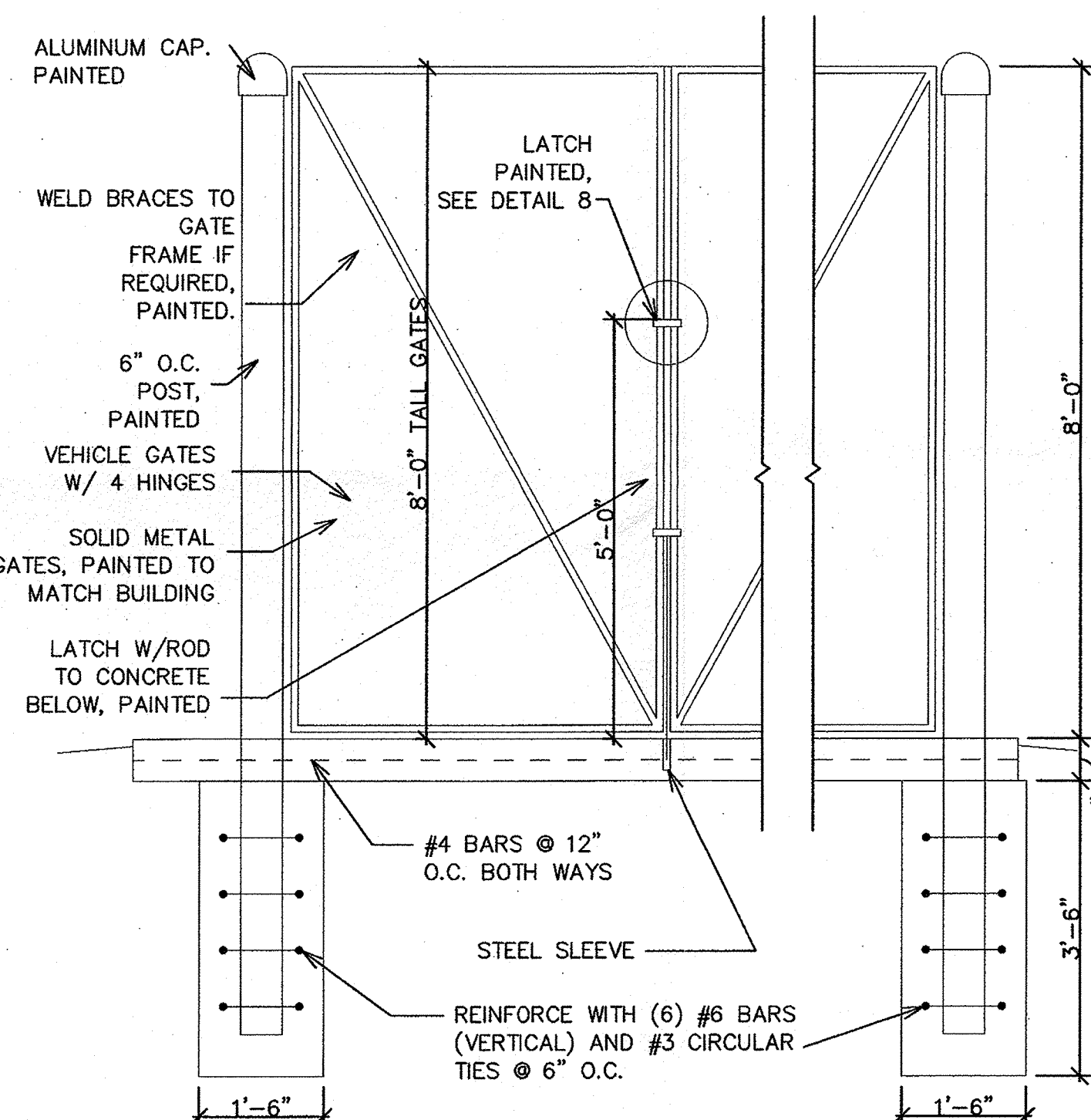
MOTORCYCLE PARKING SIGN

NTS



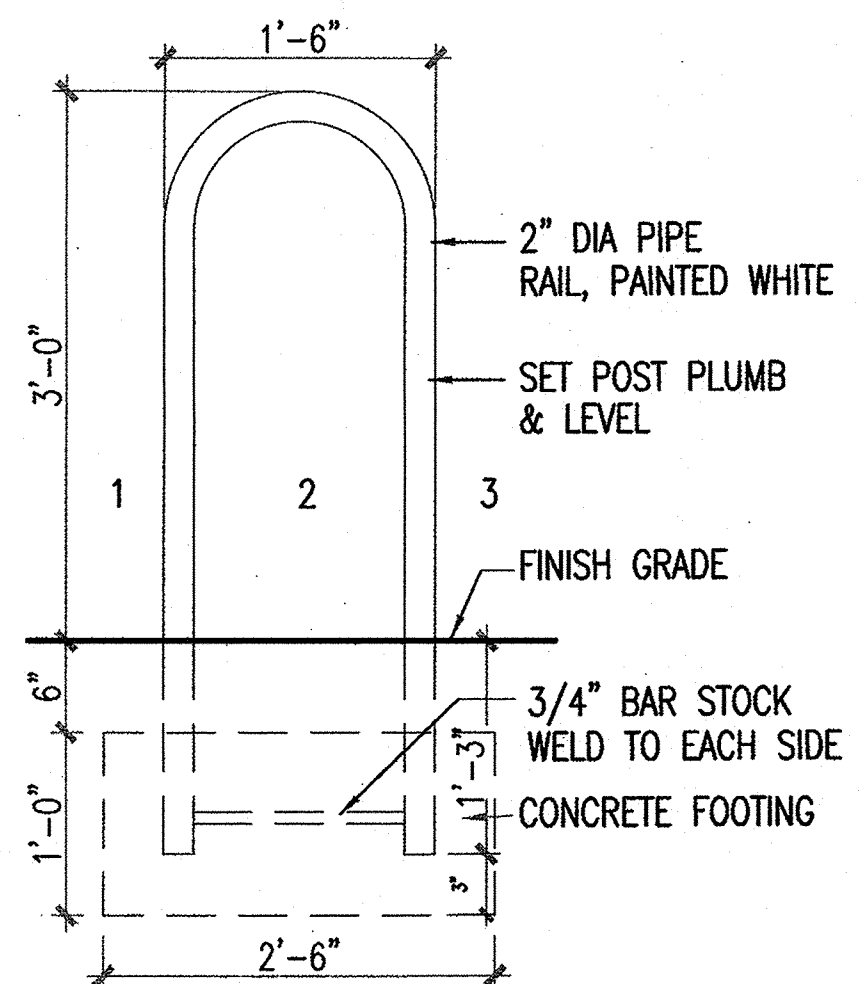
DUMPSTER w/SAS DRAIN - ENCLOSURE DETAIL

NTS



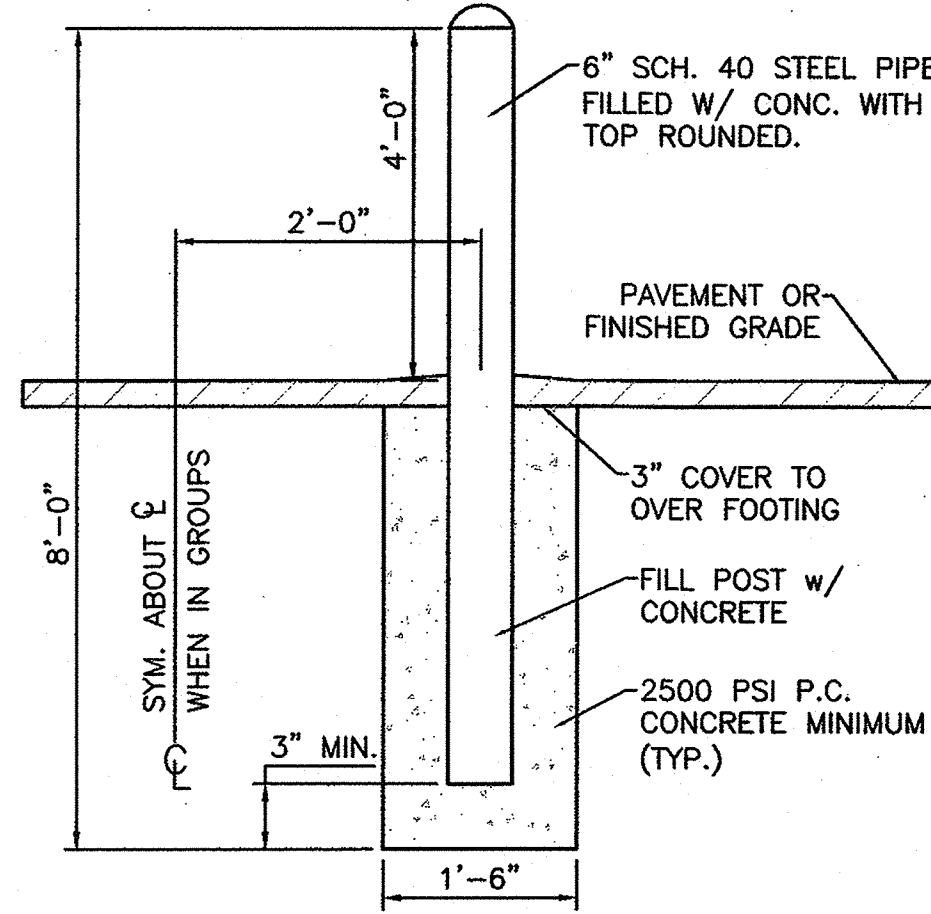
Dumpster Enclosure Wall Section

SCALE: NONE



BIKE POST DETAIL

NTS



BOLLARD DETAIL

NTS

	ENGINEER'S SEAL	MAVERIK STORE #NM-98th ST AND BLUEWATER RD	DRAWN BY pm
		CONSTRUCTION DETAILS	DATE 10-29-19
		TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	DRAWING 2018086-SP
			SHEET # SP-2

