

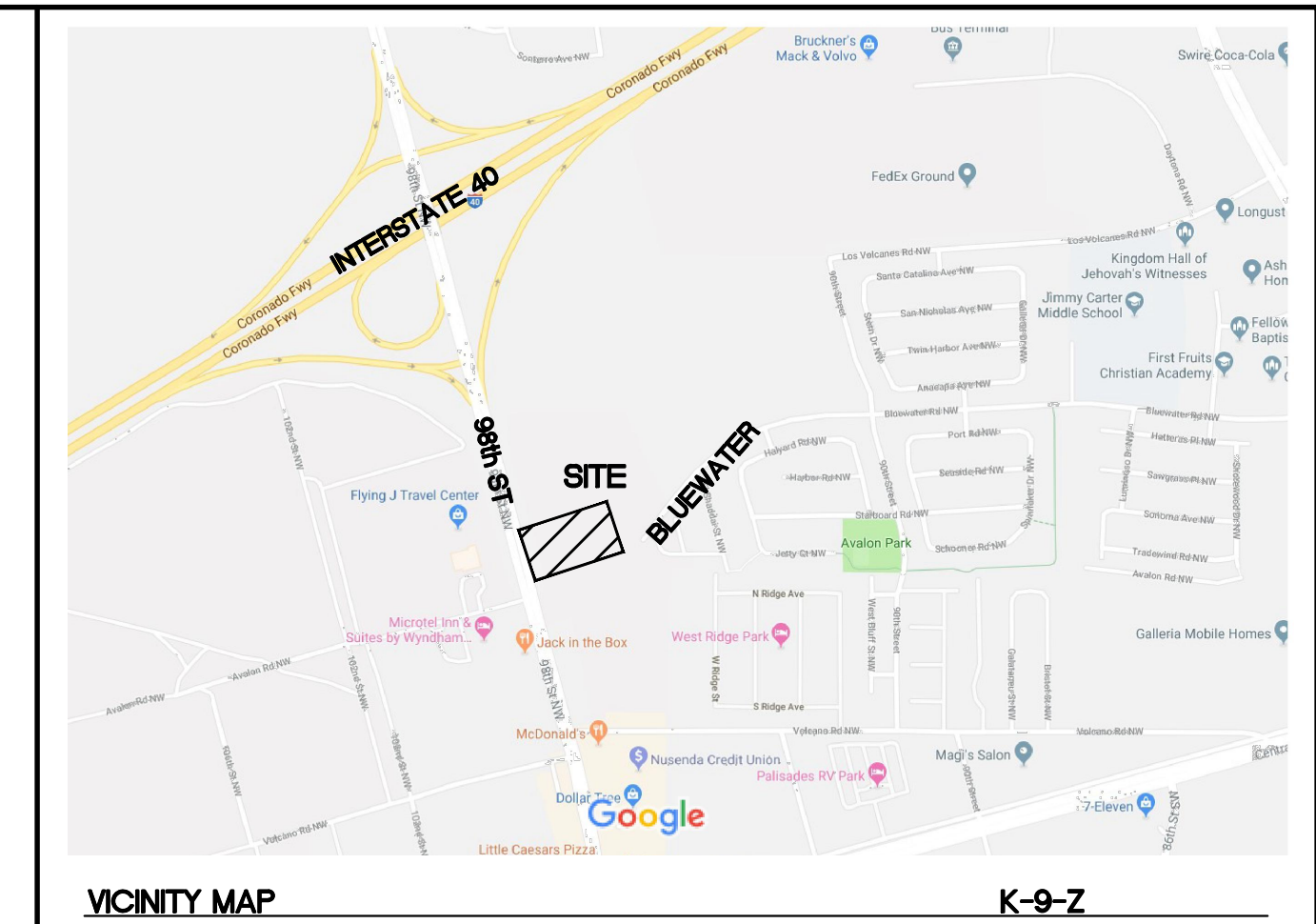
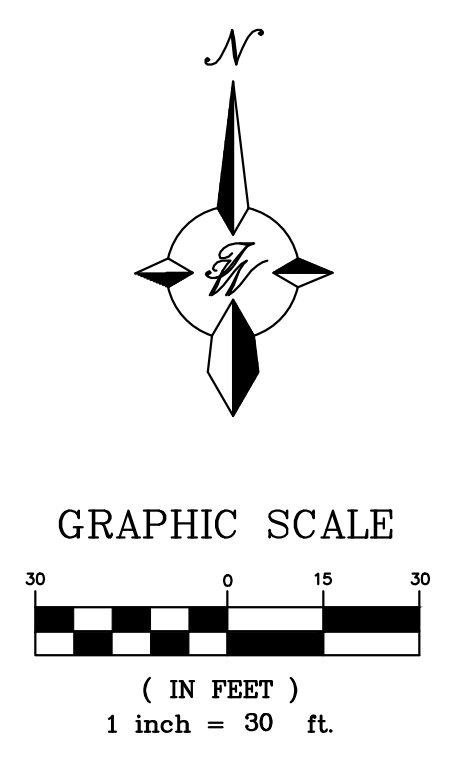
LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- ▭ BUILDING
- ▨ SIDEWALK
- PROPOSED HYDRANT
- ⊕ TRAFFIC SIGNAL
- ▨ ASPHALT PAVEMENT
- ▨ LANDSCAPE AREA
- ▨ STRIPED ADA ROUTE

- KEYED NOTES**
- 1 ACCESSIBLE PARKING PER ADA STANDARDS (1.0% MIN - 2.0% MAX SLOPE)
 - 2 DUMPSTER SEE DETAIL SHEET SP-2
 - 3 MONUMENT SIGN
 - 4 AUTO FUELING ISLANDS
 - 5 BOLLARD (TYP)
 - 6 PROPOSED FIRE HYDRANT PER COA STD DWG 2340
 - 7 6" CURB AND GUTTER PER DETAIL C-6 SHEET DET-2
 - 8 4' MIN ADA PATHWAY AT 2% MAX CROSS SLOPE
 - 9 BICYCLE RACK (2' W x 6' L), SEE DETAIL SHEET SP-2
1' CLEAR ZONE AROUND RACK REQUIRED
 - 10 MOTORCYCLE PARKING W/SIGN
 - 11 PICNIC AREA
 - 12 TRANSFORMER
 - 13 ACCESSIBLE RAMP, SEE DETAIL SHEET SP-2
 - 14 6' CONCRETE SIDEWALK PER COA STD DWG 2430
 - 16 POND
 - 17 AIR STATION
 - 18 FUEL TANKS LOCATION
 - 19 FUEL CANOPY (4264 SF)
 - 20 SITE LIGHTING, FULLY SHIELDED, MAX HEIGHT 30' (TYP)
 - 21 CONCRETE SLOPE PAVING
 - 22 ASPHALT PAVING (HEAVY DUTY) (1.0% MIN - 6.0% MAX SLOPE)
REFER TO GEOTECH REPORT BY TERRACON DATED 4-22-19
 - 23 COMPACT CAR SPACE (15'x9') (1.0% MIN - 6.0% MAX SLOPE)
 - 24 TRUCK FUELING ISLAND
 - 25 RAISED MEDIAN (BY OTHERS)
 - 26 6' SIDEWALK PER COA STD DWG 2430
 - 27 8' PEDESTRIAN CROSSWALK
 - 28 4' PEDESTRIAN CROSSWALK
 - 29 RV SEWER DUMP, SEE DETAIL SHEET MU-2
 - 30 ZERO CURB
 - 31 PAVEMENT MARKINGS (TYP), SEE DETAIL SHEET DET-1
 - 32 DRIVEWAY ENTRANCE PER COA STD DWG 2426, TO BE CONSTRUCTED WITH THIS PROJECT INDER BUILDING PERMIT NO BP-2020-003570
 - 33 ADA DISPENSERS
 - ⊗ FUEL DISPENSER NO

- NOTES**
1. 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
 2. ALL SIDEWALKS AND OTHER ROADWAY IMPROVEMENTS LOCATED OUTSIDE THE BOUNDARY LINES OF THE 3 ACRE LOT WILL BE BUILT BY OTHERS WITH THE EXCEPTION OF CURB RETURNS, VALLEY GUTTERS AND ADA RAMPS AT ENTRANCES TO THE SITE WHICH SHALL BE BUILT WITH THIS PROJECT BY THE CONTRACTOR

TRAFFIC CIRCULATION LAYOUT APPROVED
September 29, 2020
Jeanne Wolfenbarger



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

NO.	DATE	REMARKS	PM BY
1	9-18-2020	REMOVED WALL, ADDED SLOPE PAVING, RELOCATED COMPACT SPACES	PM

REVISIONS

ENGINEER'S SEAL	MAVERIK STORE #NM-98th ST AND BLUEWATER RD	DRAWN BY pm
RONALD R. BOHANNAN NEW MEXICO 7868 9/29/2020 PROFESSIONAL ENGINEER	TRAFFIC CIRCULATION PLAN	DATE 4-10-2020
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	DRAWING 2018086-SP
		SHEET # SP-1
		JOB # 2018086

