

LEGEND

---	BOUNDARY LINE
---	EXISTING ROW
---	PROPOSED ROAD CENTER LINE
---	EXISTING CURB AND GUTTER
---	PROPOSED CURB AND GUTTER
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	BUILDING SETBACK LINE
④	PARKING SPACE COUNT
R	ADA RAMP
↓	PROPOSED SIGN
↓ ADA	PROPOSED ACCESSIBLE PARKING SPACE SIGN
↓ S	PROP. STOP SIGN
BC	DIMENSION TO BACK OF CURB
PL	DIMENSION TO PROPERTY LINE
EP	DIMENSION TO EDGE OF PAVEMENT
B	DIMENSION TO BUILDING
□ ○ □ ○ □ ○ □	PROPOSED LIGHT POLE/WALL PACK LIGHT
☼	EXISTING LIGHT POLE
▨	PROPOSED REINFORCED CONCRETE PAVEMENT SEE DETAIL SHEET C08.1
▨	PROPOSED CONCRETE SIDEWALK SEE DETAIL SHEET C08.1
▨	PROPOSED STANDARD DUTY ASPHALT PAVEMENT SEE DETAIL SHEET C08.1

NOTES:

- SEE SHEET C08.0 FOR CONSTRUCTION NOTES.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ARE 3.0' UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
- ALL STRIPING SHALL BE 4" YELLOW PAINT UNLESS OTHERWISE NOTED. ALL STRIPING SHALL BE APPLIED WITH TWO COATS OF PAINT AT MANUFACTURER'S RECOMMENDED RATE. REFERENCE SHEET C08.2 FOR SPECIFICATIONS.

SITE DATA

EXISTING SITE AREA 2.72 ACRES
PROPOSED SITE AREA 2.72 ACRES (118,435 SF)
BUILDING AREA 5,630 SF

CURRENT ZONING DISTRICT MIXED USE - MODERATE INTENSITY (MX-M)

*FUEL USE IS PERMITTED BY RIGHT IN CURRENT ZONING DISTRICT

BUILDING SETBACK	REQUIRED	PROVIDED
FRONT (WEST)	15'	144'
SIDE (NORTH)	15'	137'
SIDE (SOUTH)	15'	144'
REAR (EAST)	15'	72'

PARKING DATA

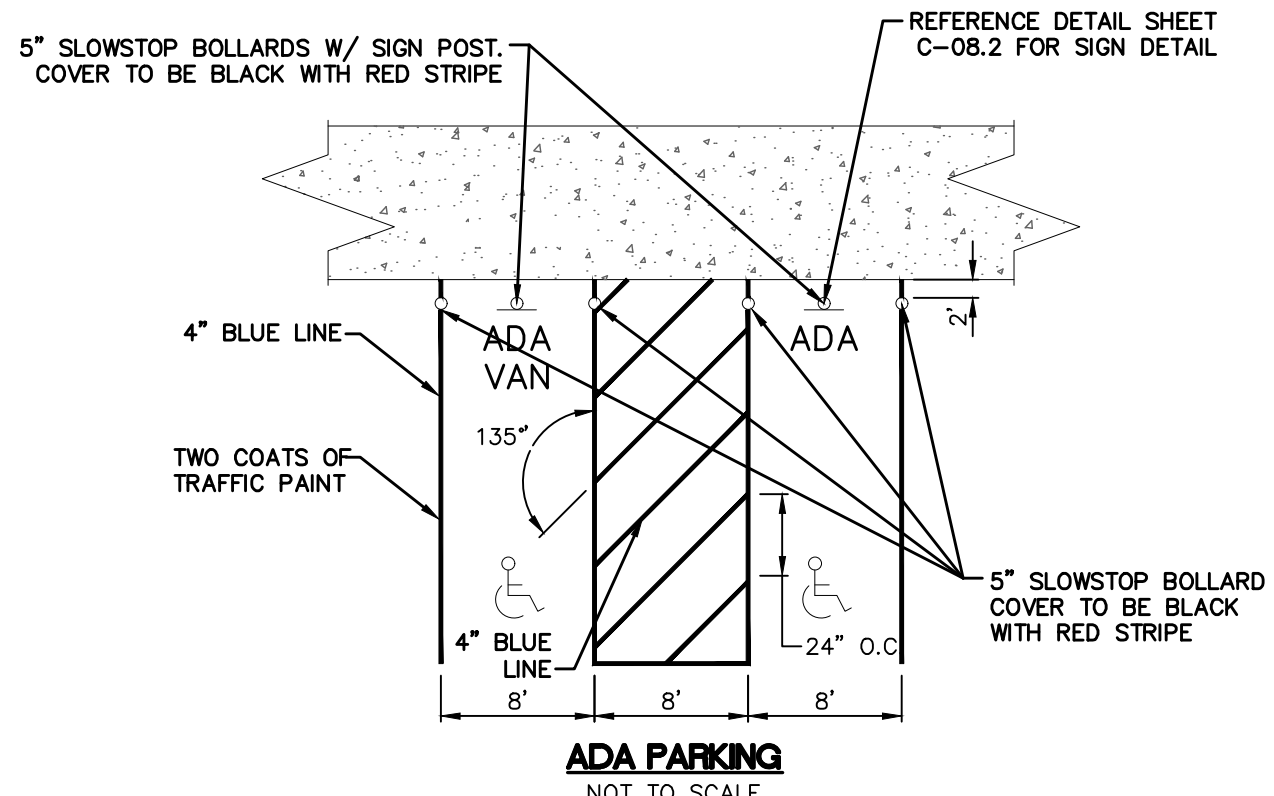
REQUIRED 24*

*4 SPACES PER 1,000 SQUARE FEET BUILDING AREA

PROVIDED BUILDING SPACES	25
PROVIDED PUMP SPACES	20
TOTAL	45

PAVEMENT DATA

- CONCRETE - 76,560 SF



BASIS OF BEARING

THE BASIS OF BEARINGS IS BETWEEN THE SE CORNER OF TRACT E-5-A-2 AND USC&GS BRASS CAP "TRANS 1969" AS MEASURED WITH THE "TRIMBLE VRS NOW" GNSS VIRTUAL REFERENCE SYSTEM. BEARINGS ARE NEW MEXICO STATE PLANE BEARINGS, CENTRAL ZONE, NAD 83. DISTANCE ARE GROUND DISTANCES. ELEVATION DATUM IS NAVD88

Telephone Line (Approximate)

98th Street S.W.
156' Public RW, Waterline & Sanitary
Sewer Easmt
(2002C-197, 6/5/2002 plat)

Approved for access by the Solid Waste Department
for a double trash enclosure. 4" bollards in the trash
enclosure are NOT approved must be a minimum of 6" bollards**
Herman Gallegos 05-25-23 *Herman Gallegos*

PNM Substation

Tract E-5-A-1, Albuquerque
South Unit 3
(2010C-090, 8/3/2010 plat)
Owner: Public Service Company of New Mexico

Tract 2 Channel
2008C-171, AM/FCA, plat
Owner: ANMCA

Control Points

CSC Control Point 1
SW Corner, Tract E-5-A-2
5/8" Rebar w/Cap, 16006
N = 1471548.485 us ft
E = 1495079.073 us ft
Z = 5119.71 us ft NAVD 1988

CSC Control Point 2
NW Corner, Tract E-5-A-2
Rebar w/Cap, 15 16006
N = 1471895.209 us ft
E = 1494671.543 us ft
Z = 5129.365 us ft NAVD 1988

811

Know what's below.

Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL

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303.462.1100

SECTION 28

TOWNSHIP 10 NORTH, RANGE 3 EAST

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

CLIENT
BW GAS & CONVENIENCE RETAIL, LLC
ALLSUP'S CONVENIENCE STORE #102460
9501 GIBSON BLVD. SW
ALBUQUERQUE, NEW MEXICO 87121
FINAL ENGINEERING PLANS

DATE
May 23, 2023

REVISIONS

CHRISTINE SHEW
NEW MEXICO
Professional Engineer
28227
05/23/23

SCALE 0 15 30
1" = 30 FEET

DR. KJK GH. CBS

P.M. D. MADRUGA

BOOK --

JOB 22003692

SHEET NO.
C05.0

CAD FILE: 22003692-C05.0-LING