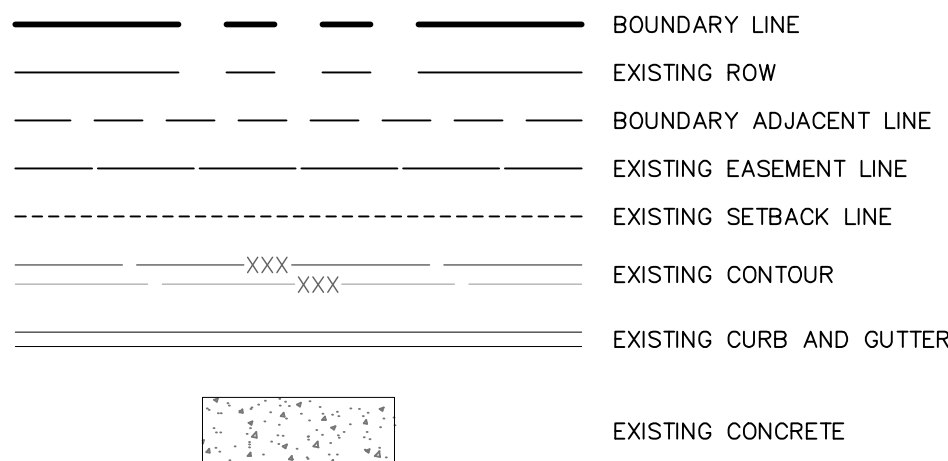


LEGEND



SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY PREPARED BY COMMUNITY SCIENCE CORPORATION DATED 08/15/2022

PROPERTY

THE SITE IS A 2.72 ACRE UNDEVELOPED PROPERTY BOUNDED TO THE WEST BY 98TH STREET, TO THE SOUTH BY GIBSON BLVD, AND TO THE EAST BY THE AMOLE ARROYO CHANNEL. THE SITE SLOPES TO THE EAST. AN EXISTING CONCRETE DRIVEWAY, SHARED BY PNM, IS LOCATED ON THE NORTHWEST CORNER OF THE SITE.

PROPOSED IMPROVEMENTS

THE PROPOSED SITE IS A GAS STATION AND CONVENIENCE STORE WITH CONCRETE ACCESS DRIVEWAY FROM GIBSON BLVD AND CONNECTION TO THE EXISTING CONCRETE DRIVEWAY TO THE NORTH. THE CONVENIENCE STORE IS LOCATED IN THE CENTER OF THE SITE, AND THE FUEL CANOPY IS WEST OF THE STOREFRONT. PARKING IS PROVIDED AROUND 3 SIDES OF THE BUILDING. A DUMPSTER AREA IS LOCATED BEHIND THE BUILDING.

TRAFFIC CIRCULATION

PASSENGER VEHICLES WILL ENTER FROM EITHER WESTBOUND GIBSON BLVD OR THE NORTH/SOUTH BOUND 98TH STREET. CARS MAY FREELY ACCESS THE FUEL CANOPY, STOREFRONT, AND PARKING AREAS.

DELIVERY TRUCKS WILL ACCESS THE SITE PRIMARILY FROM WESTBOUND GIBSON BLVD OR SOUTH BOUND 98TH STREET. TRUCKS WILL VISIT THE SITE TO DELIVER FUEL TO THE UNDERGROUND STORAGE TANKS SOUTH OF THE BUILDING OR MAKE DELIVERIES OF GOODS BEHIND THE BUILDING. TRUCKS WILL PRIMARILY DRIVE AROUND THE OUTER LOOP OF THE SITE AND WILL NOT ACCESS THE FUEL CANOPY OR STOREFRONT.

LEGAL DESCRIPTION

TRACT E-5-A-2, OF ALBUQUERQUE SOUTH, UNIT 3, WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 3, 2010, IN PLAT BOOK 2010C, PAGE 090, AS DOCUMENT NO 2010078227.

CONTAINING 2.7189 ACRES (118,435 SF), MORE OR LESS.

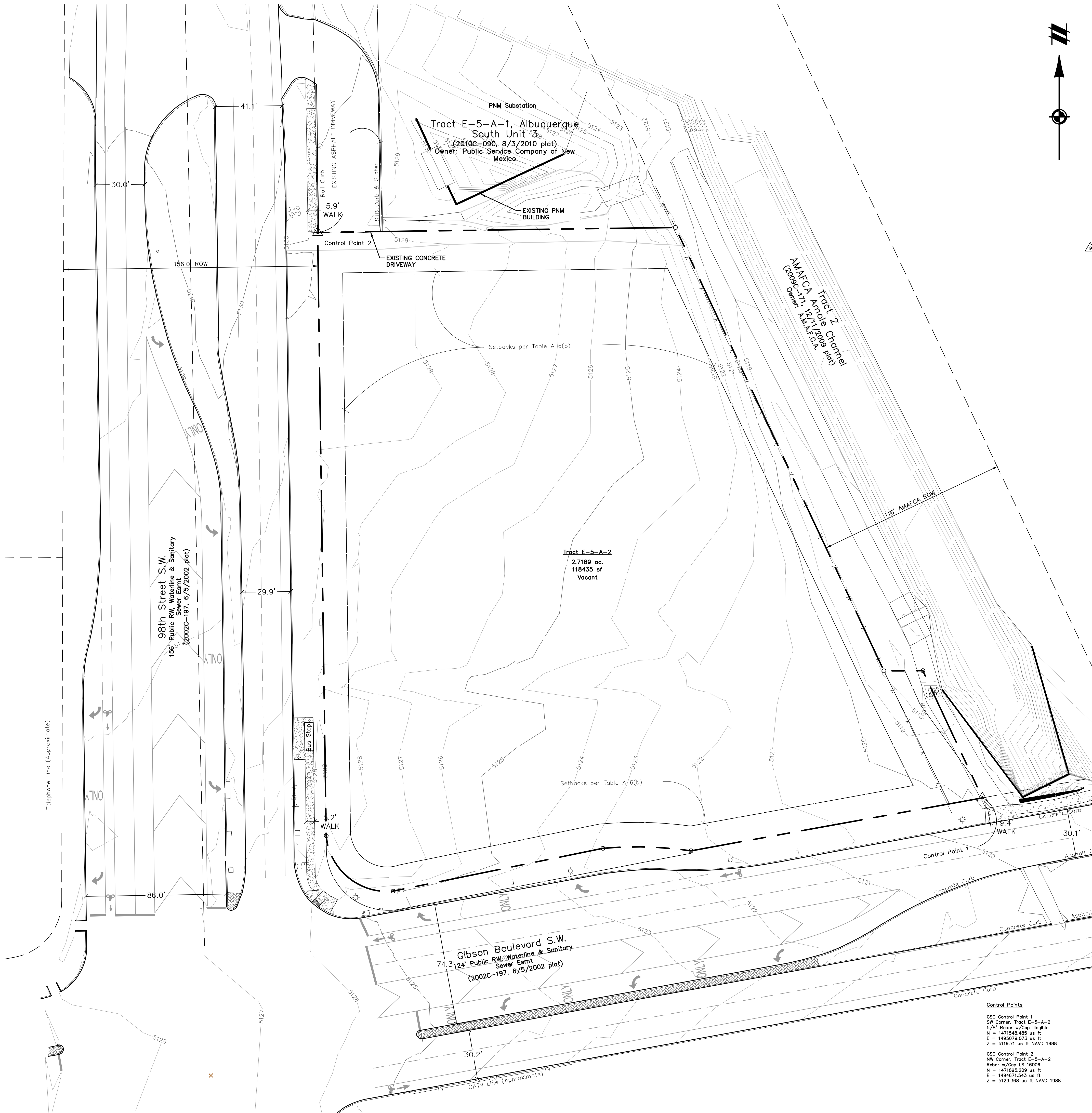
BASIS OF BEARING

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

BENCHMARKS

CSC CONTROL POINT 1
SW CORNER, TRACT E-5-A-2
5/8" REBAR W/CAP ILLEGIBLE
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 LS 16006
N = 1471895.209 US FT
E = 1494671.543 US FT
Z = 5129.368 US FT NAVD 1988



Control Points

CSC Control Point 1
SW Corner, Tract E-5-A-2
5/8" Rebar w/Cap Illegible
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 LS 16006
N = 1471895.209 us ft
E = 1494671.543 us ft
Z = 5129.368 us ft NAVD 1988



Know what's below.
Call before you dig.

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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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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

EXISTING TRAFFIC CIRCULATION PLAN

DATE
May 9, 2023

REVISIONS



SCALE 0 15 30
1" = 30 FEET

DR. KJK GH. CBS

P.M. D. MADRUGA

BOOK --

JOB 22003692

SHEET NO.

T010

CAD FILE: 22003692-T01.DWG

LEGEND	
	BOUNDARY LINE
	EXISTING ROW
	PROPOSED ROAD CENTER LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	PROPOSED DEPRESSED CURB AND GUTTER
	PROPOSED FENCE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	PARKING SPACE COUNT
	ADA RAMP
	PROPOSED SIGN
	PROPOSED ACCESSIBLE PARKING SPACE SIGN
	PROP. STOP SIGN
	DIMENSION TO BACK OF CURB
	DIMENSION TO PROPERTY LINE
	DIMENSION TO EDGE OF PAVEMENT
	DIMENSION TO BUILDING
	PROPOSED LIGHT POLE/WALL PACK LIGHT
	EXISTING LIGHT POLE

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*
PROVIDED BUILDING SPACES	25**
PROVIDED PUMP SPACES	20
TOTAL	44

*4 SPACES PER 1,000 SQUARE FEET BUILDING AREA
**20 STANDARD SPACES, 4 COMPACT SPACES (MAX 25%),
1 MOTORCYCLE SPACE

BICYCLE PARKING REQUIRED	3
PROVIDED	3

PAVEMENT DATA

1. CONCRETE - 76,560 SF

PROPERTY

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NOTES:

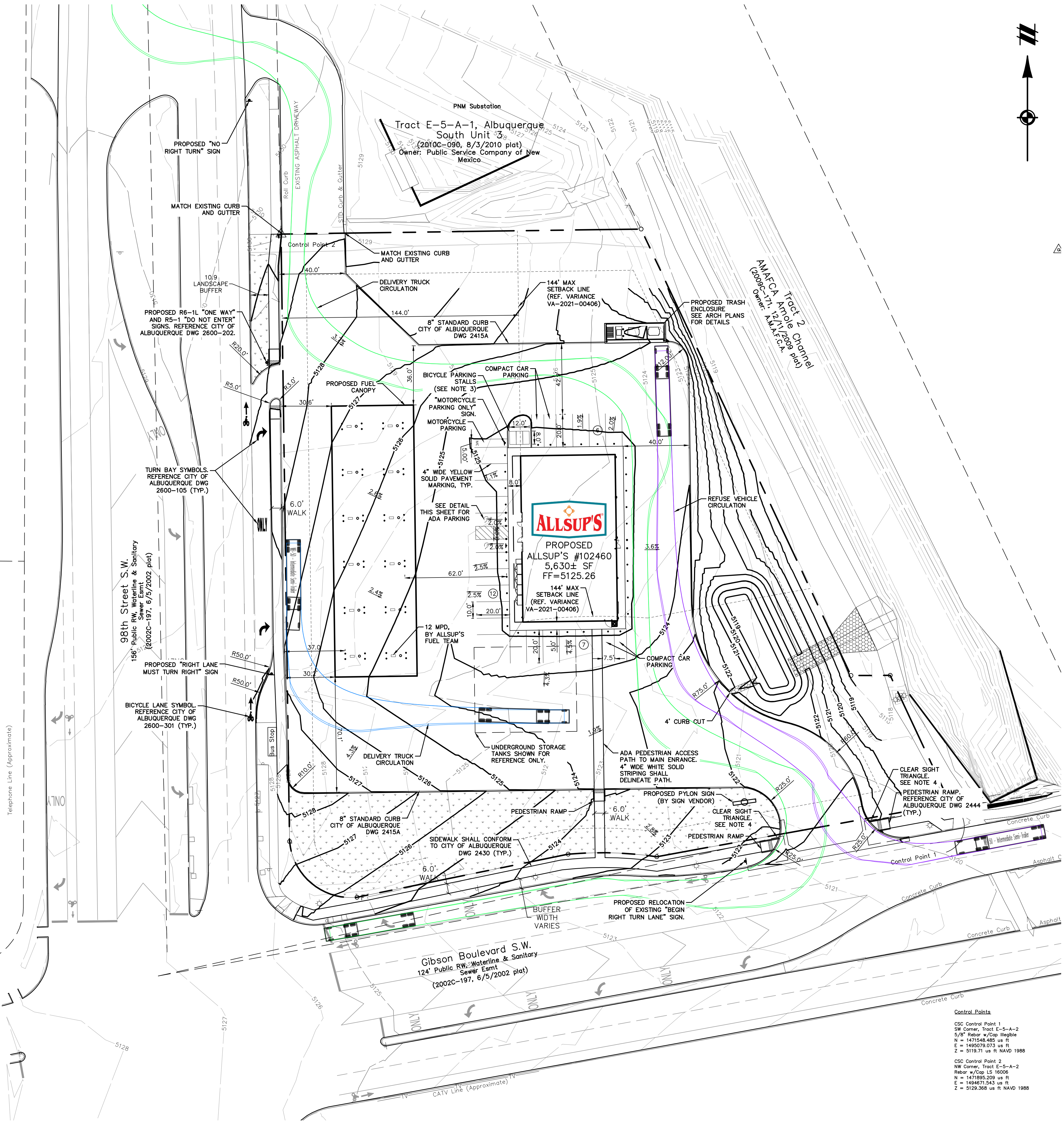
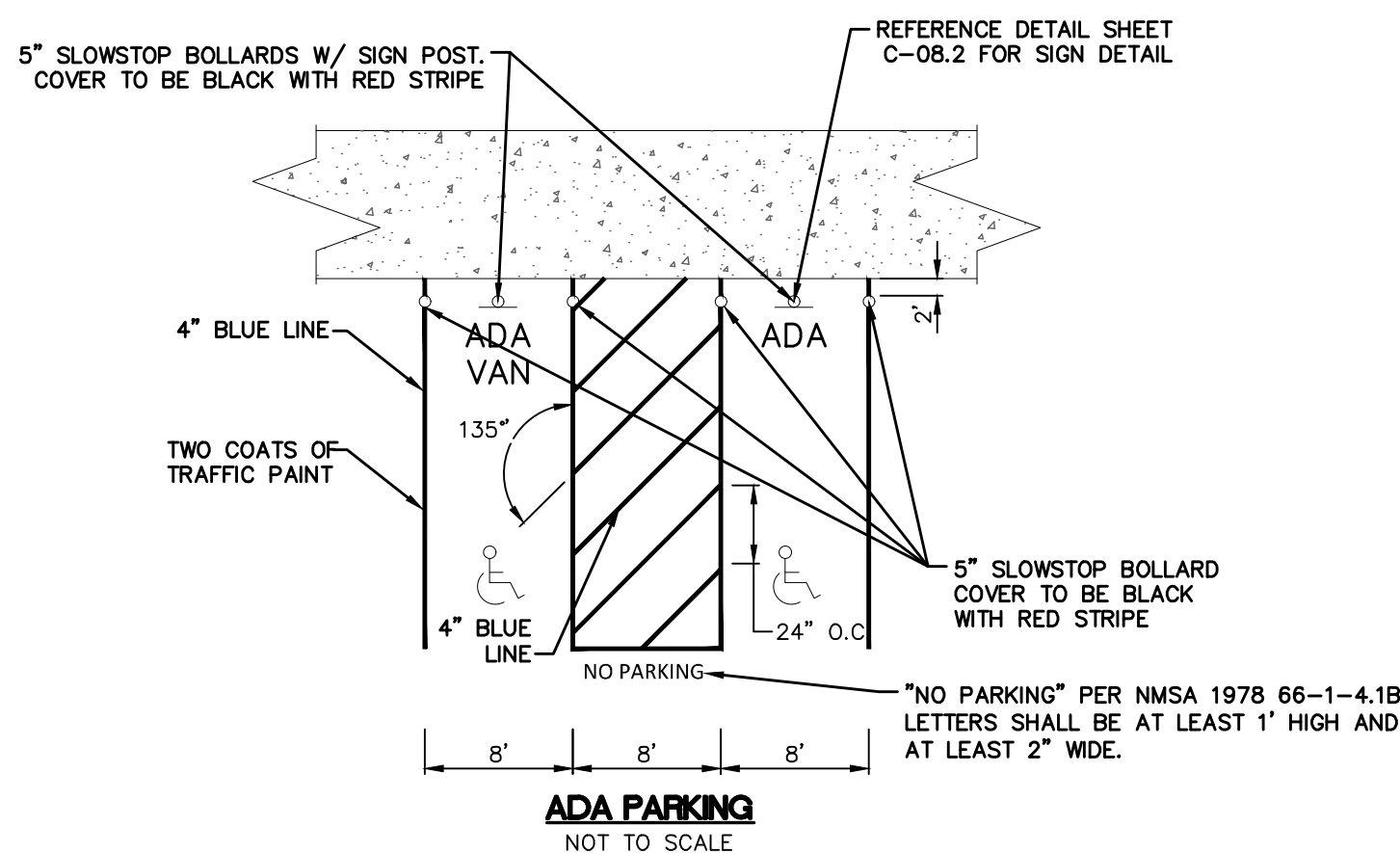
1. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
2. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN THE WORK ORDER.
3. BICYCLE PARKING STALLS SHALL CONFORM TO IDO SECTION 14-16-5-5(E)
4. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. 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.
5. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES DRC-APPROVED PLANS.

PUBLIC IMPROVEMENTS WORK ORDER ITEMS:

ALL CONSTRUCTION OUTSIDE OF THE PROPERTY LINE WILL BE INCLUDED IN THE PUBLIC IMPROVEMENTS WORK ORDER:

- CITY STANDARD CURB AND GUTTER
- CITY STANDARD CONCRETE SIDEWALK
- DRIVEWAY AND DECELERATION LANE PAVING
- NEW SIGNAGE AND RELOCATION OF EXISTING SIGNAGE

ALL WORK WITHIN THE PROPERTY LINE IS PRIVATE.



Control Points

CSC Control Point 1
SW Corner, Tract E-5-A-2
5/8\"/>

CSC Control Point 2
NW Corner, Tract E-5-A-2
Rebar #/Cap LS 16006
N = 1478955.209 us ft
E = 1494671.543 us ft
Z = 5129.365 us ft NAVD 1988

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SECTION 28

TOWNSHIP 10 NORTH, RANGE 3 EAST

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

CIENT
BW GAS & CONVENIENCE RETAIL, LLC

ALLSUP'S CONVENIENCE STORE #102460
9501 GIBSON BLVD SW
ALBUQUERQUE, NEW MEXICO 87121

DATE
May 31, 2023

PROPOSED TRAFFIC CIRCULATION PLAN

REVISIONS

CHRISTINE SVEIN
NEW MEXICO
28227
05/31/23
PROFESSIONAL ENGINEER

SCALE 0 15 30
1" = 30 FEET

DR. KJK GH. CBS











P.M. D. MADRUGA

BOOK

JOB 22003692

SHEET NO.
T02.0

CAD FILE: 22003692-T02.0.DWG

	BOUNDARY LINE
	EXISTING ROW
	PROPOSED ROAD CENTER LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	PROPOSED DEPRESSED CURB AND GUTTER
	PROPOSED FENCE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE



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BERNALILLO COUNTY, NEW MEXICO

SITE GRADING DETAILS AND SIGHT DISTANCE

[illegible]

AS SHOWN

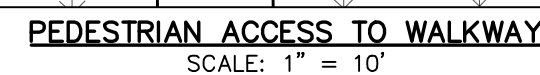
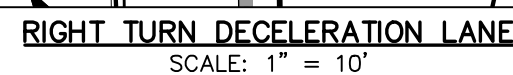
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P.M. D. MADRUGA

BOOK — —

JOB	2200.3692
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SHEET NO

T03.0

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