

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 22, 2023

Regina Okoye
Modulus Architect
100 Sun Ave. NE
Albuquerque, NM 87109

Re: Allsup's Convenience Stor
9501 Gibson Blvd. SW
Traffic Circulation Layout
Engineers Stamp 06-19-23 (M09-D034)

Dear Ms. Okoye,

The TCL submittal received 06-02-2023 is approved for Building Permit by Transportation. 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.

PO Box 1293

Albuquerque

NM 87103

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 the PLNDRS@cabq.gov for log in and evaluation by Transportation. **AN APPROVED WORK ORDER IS A CONDITIONAL RELEASE OF FINAL CO.**

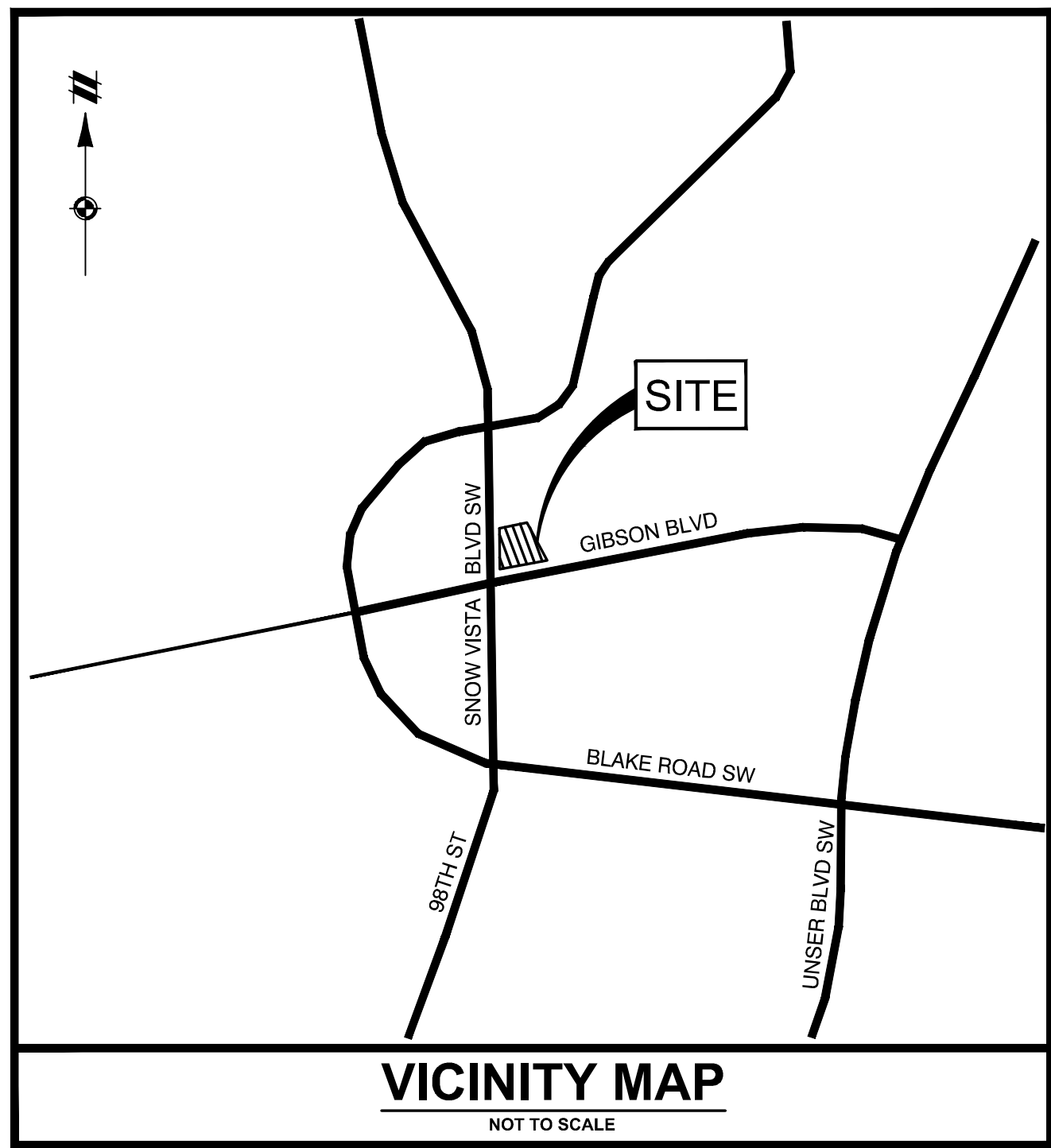
www.cabq.gov

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.

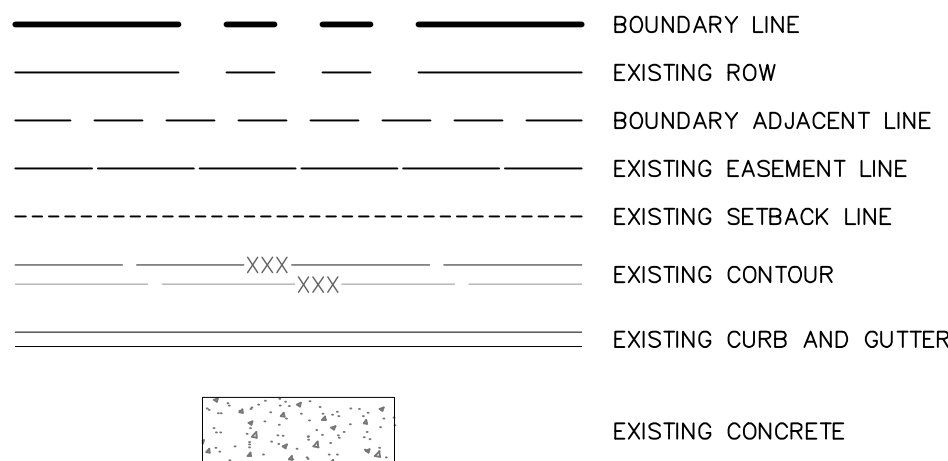
Sincerely,

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

C: CO Clerk, File



LEGEND



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

TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Arriaga Signed 6/22/2023 Date

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.

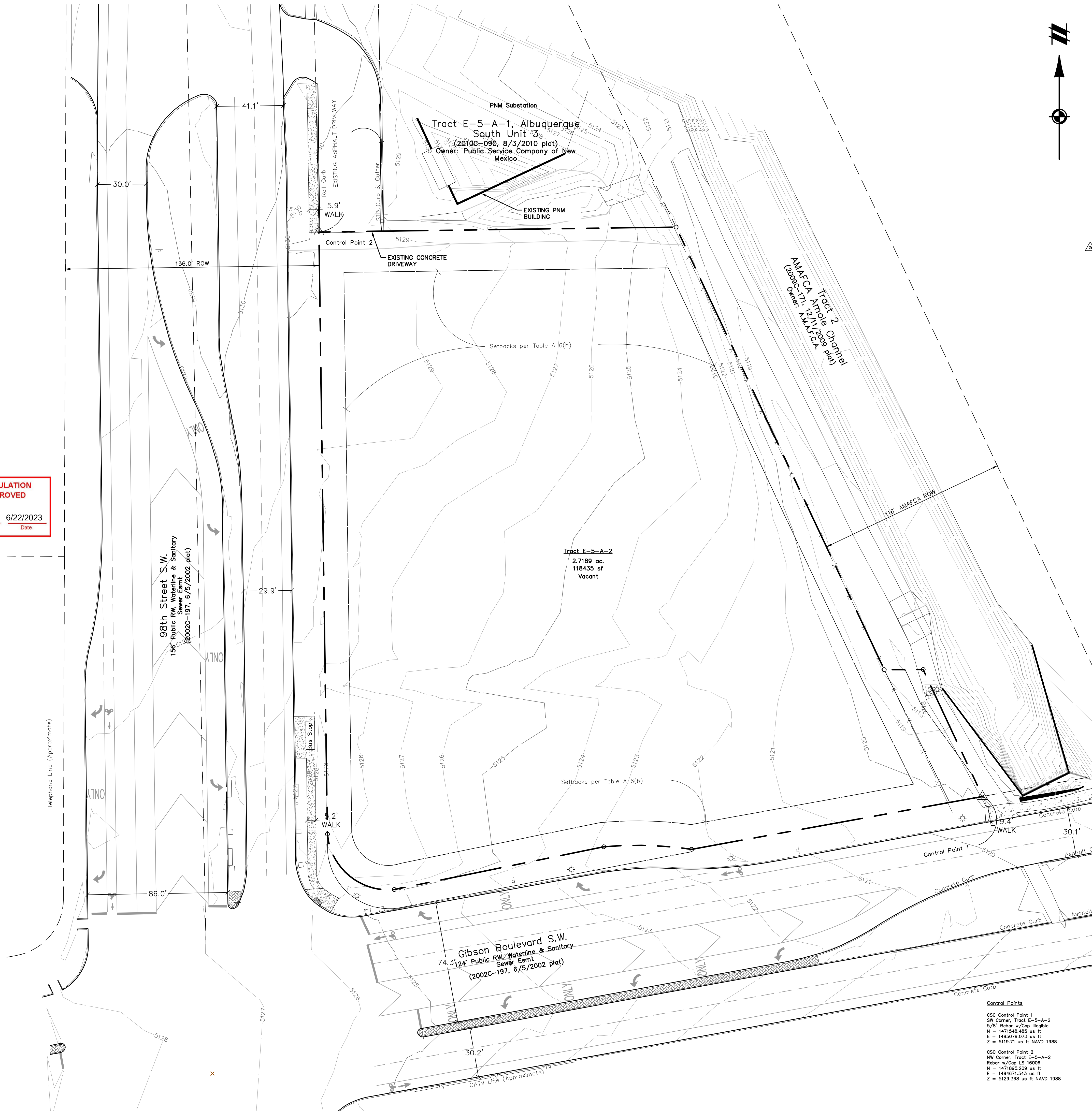
BASIS OF BEARING

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

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SW Corner, Tract E-5-A-2
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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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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
June 19, 2023

REVISIONS

CHRISTINE STEIN
Professional Engineer
28227
06/19/23

SCALE 0 15 30
1" = 30 FEET

DR. KJK GH. CBS

P.M. D. MADRUGA

BOOK --

JOB 22003692

SHEET NO.

T010

CAD FILE: 22003692-T010.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
	PARKING SPACE COUNT
	ADA RAMP
	PROPOSED SIGN
ADA	PROPOSED ACCESSIBLE PARKING
S	PROP. STOP SIGN
	DIMENSION TO BACK OF CURB
	DIMENSION TO PROPERTY LINE
	DIMENSION TO EDGE OF PAVEMENT
	DIMENSION TO BUILDING
	PROPOSED LIGHT POLE/WALL PATTERN
	EXISTING LIGHT POLE

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

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

*FUEL USE IS PERMITTED BY RIGHT IN CURRENT ZONING DISTRICT

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

REQUIRED	2
PROVIDED BUILDING SPACES	2
PROVIDED PUMP SPACES	2
TOTAL	4

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

1. CONCRETE - 76.560 SF

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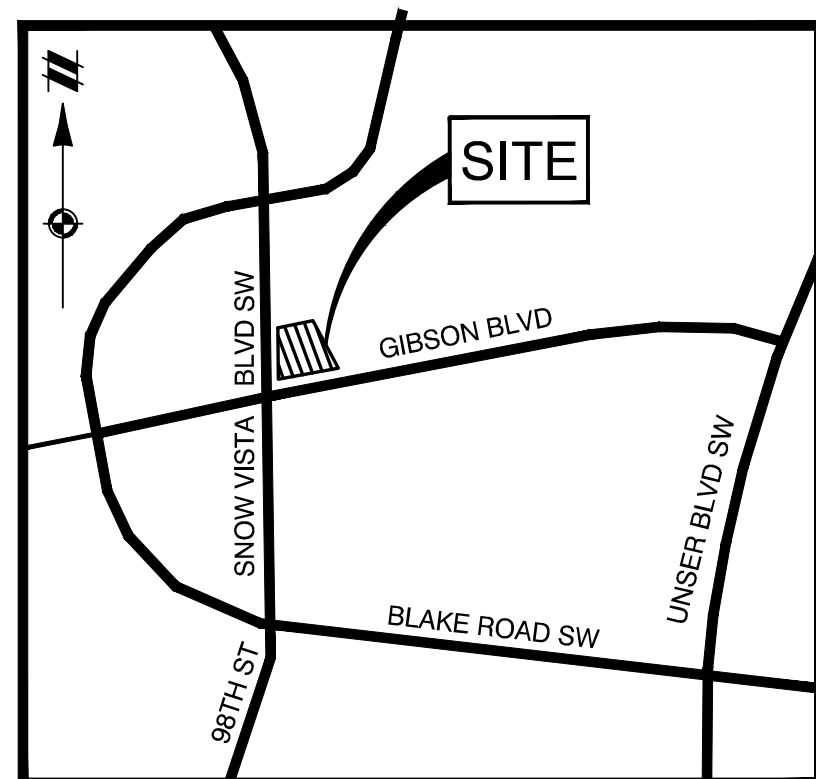
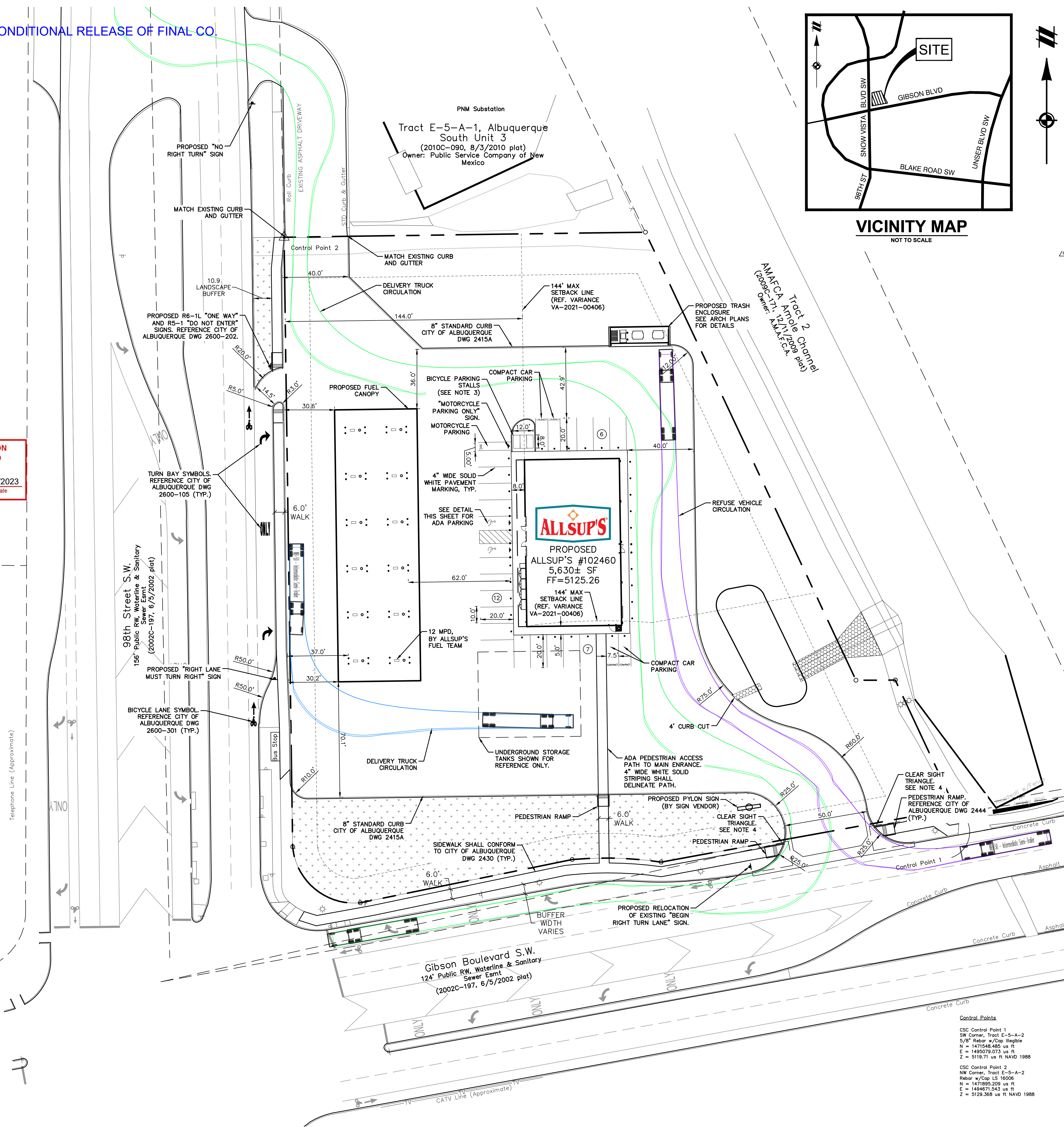
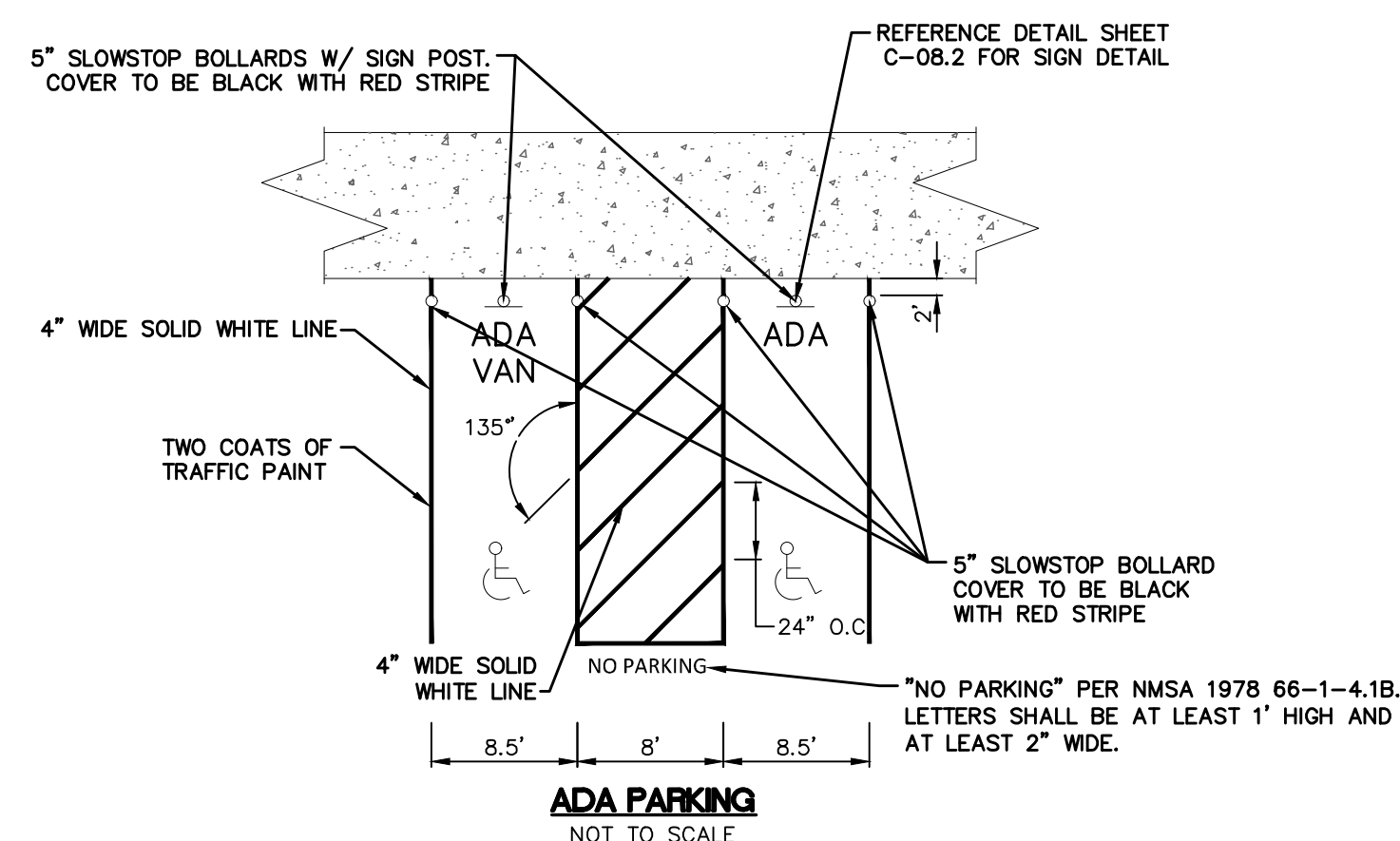
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1. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
2. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN THE WORK ORDER.
3. BICYCLE PARKING STALLS SHALL CONFORM TO IDO SECTION 14-16-5-5(E)
4. LANDSCAPING 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.

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.



VICINITY MAP

**Know what's below.
Call before you dig.**

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SECTION 28

TOWNSHIP 10 NORTH, RANGE 3 EAST

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

DATE	June 20, 2023
CLIENT	BW GAS & CONVENIENCE RETAIL, LLC ALLSUP'S CONVENIENCE STORE #102460 9501 GIBSON BLVD SW ALBUQUERQUE, NEW MEXICO 87121 FINAL ENGINEERING PLANS PROPOSED TRAFFIC CIRCULATION PLAN

[illegible]

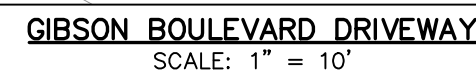
REVISIONS

CHRISTINE SVEUM
NEW MEXICO
28227
06/19/23
PROFESSIONAL ENGINEER

SCALE 0 15 30
1" = 30 FEET
DR. KJK CH. CBS
P.M. D. MADRUGA
BOOK --
JOB 22003692
SHEET NO. T020

Diagram illustrating the components of a road cross-section:

- 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



Ernest Armijo 6/22/2023
Signed Date



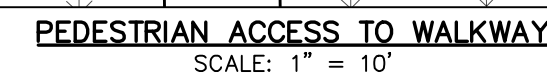
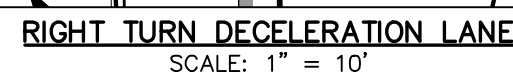
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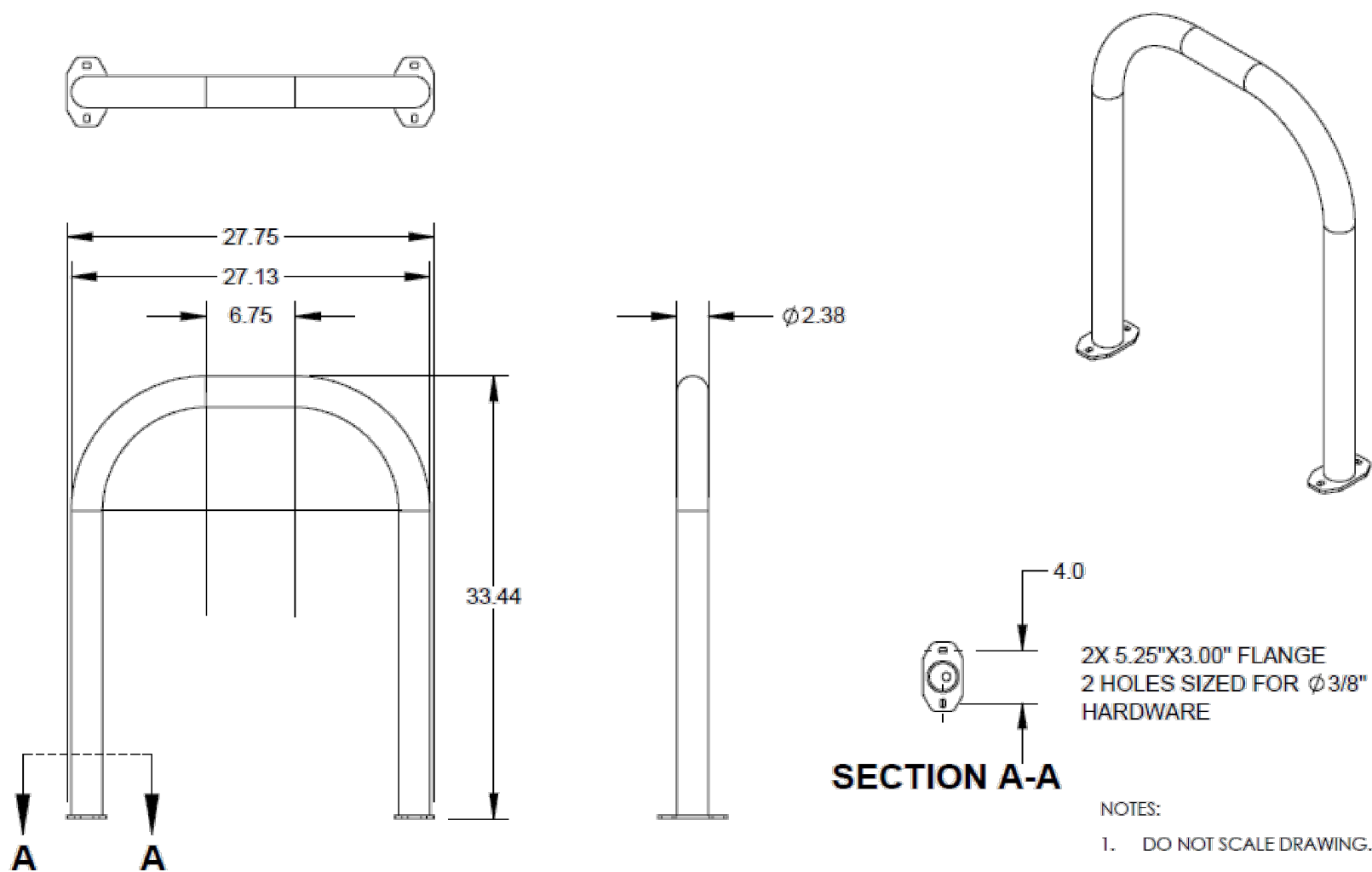
SUP'S CONVENIENCE STORE #102460
 9501 GIBSON BLVD SW
 ALBUQUERQUE, NEW MEXICO 87121
 FINAL ENGINEERING PLANS
 SITE GRADING DETAILS
 AND SIGHT DISTANCE

T03.0

CAD FILE: 22003692-T03.0.DWG



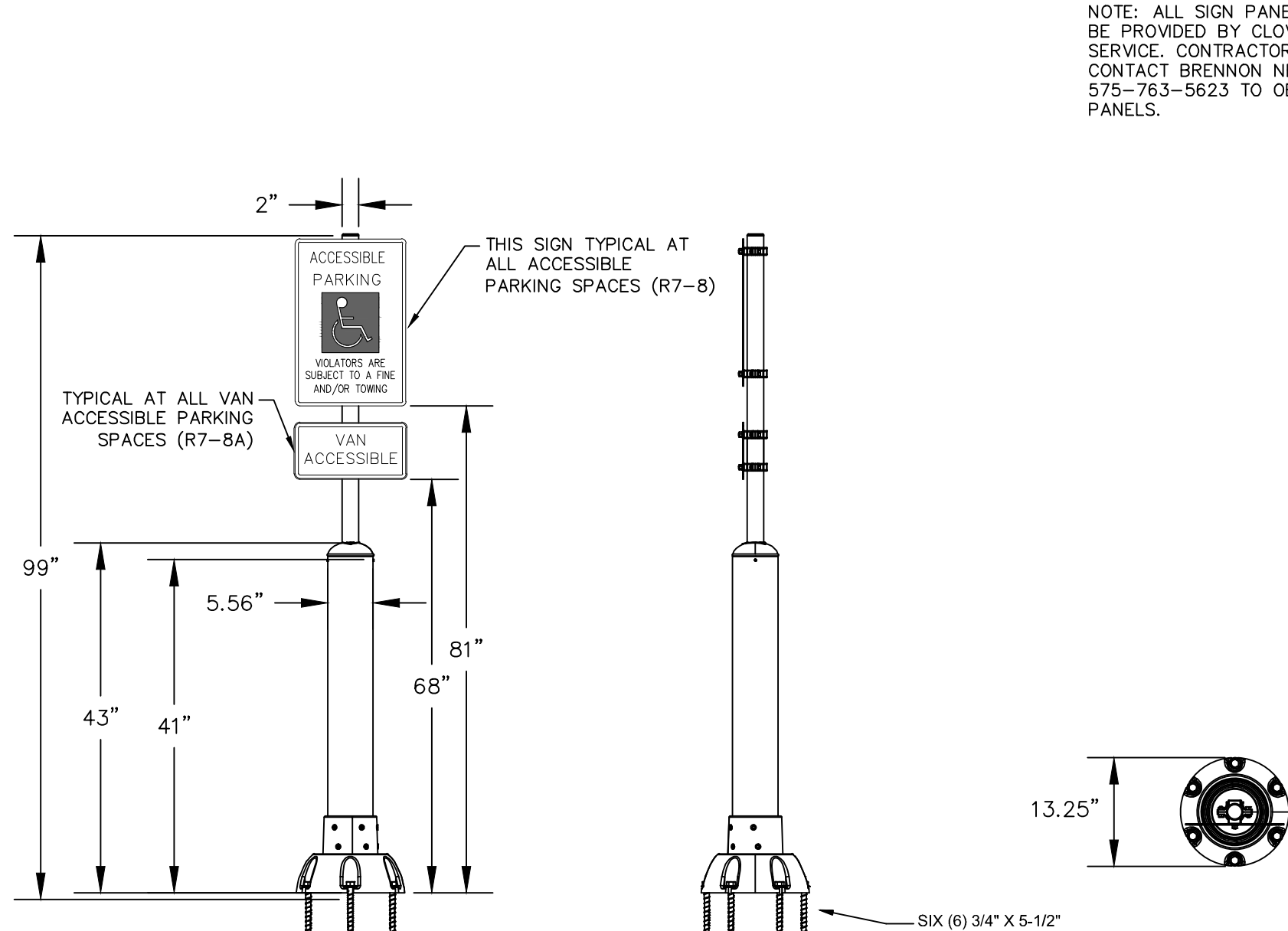
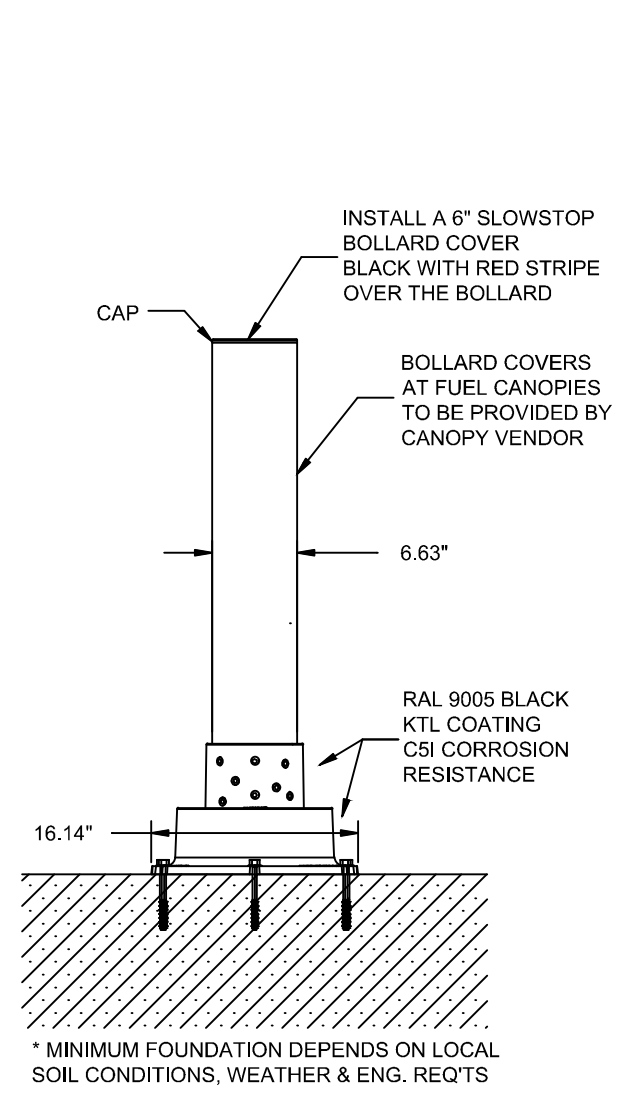
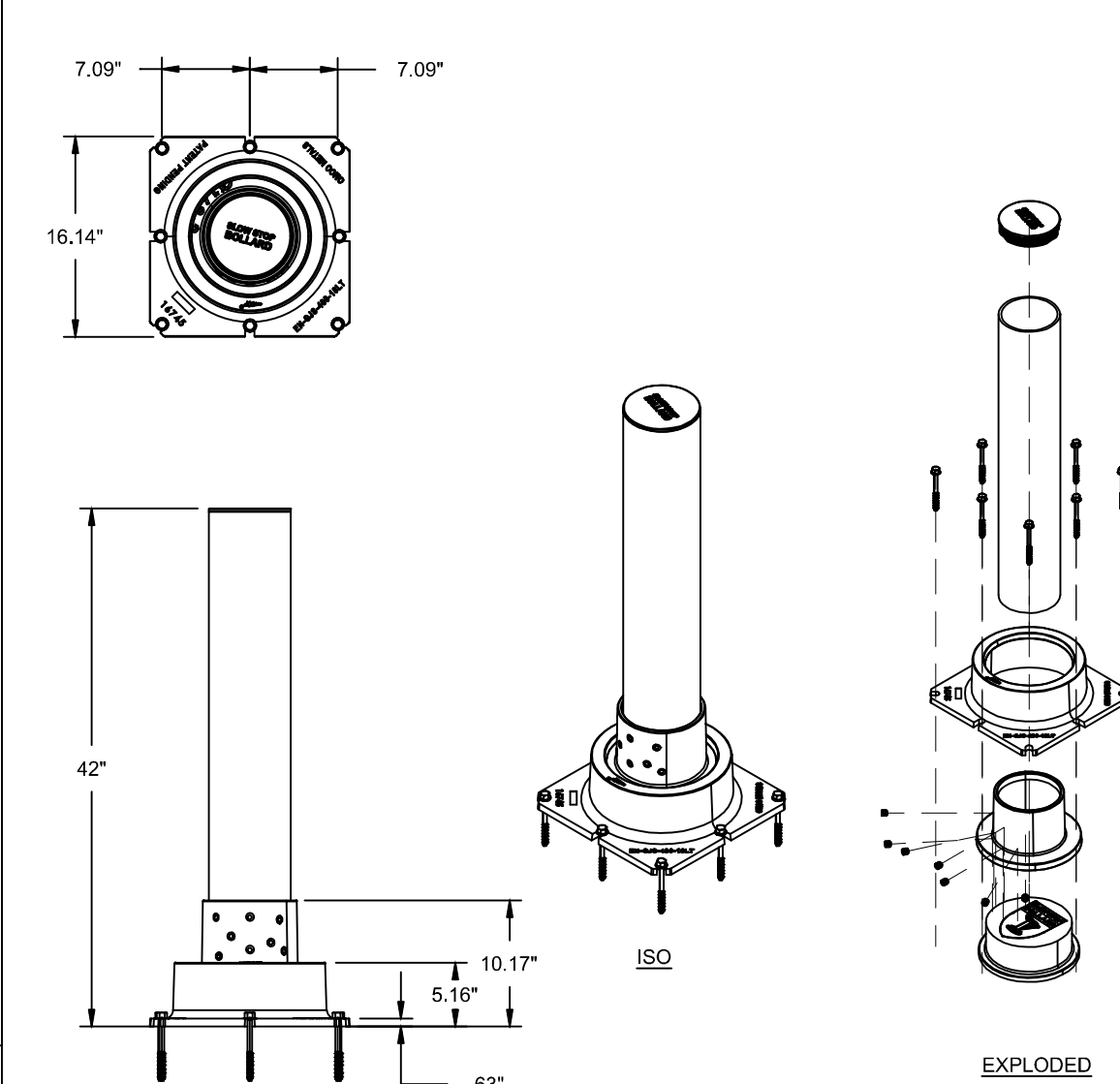
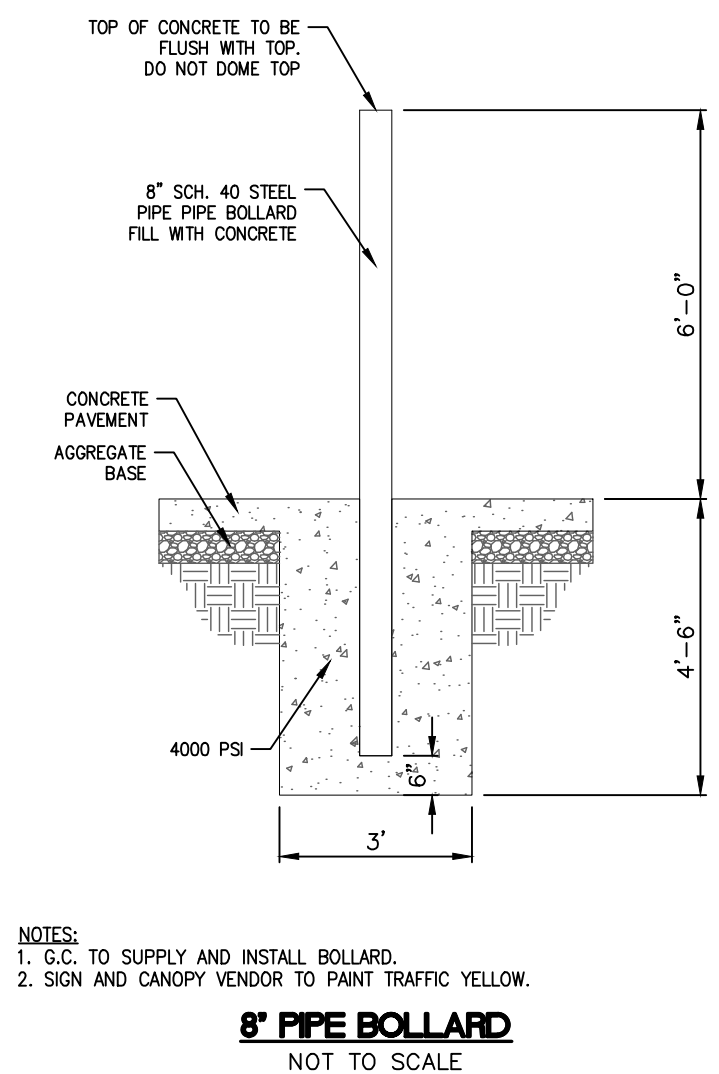
2-Bike Inverted-U Heavy-Duty Bike Rack
Model: 116-1009 (Surface Mount)



TRAFFIC CIRCULATION
LAYOUT APPROVED

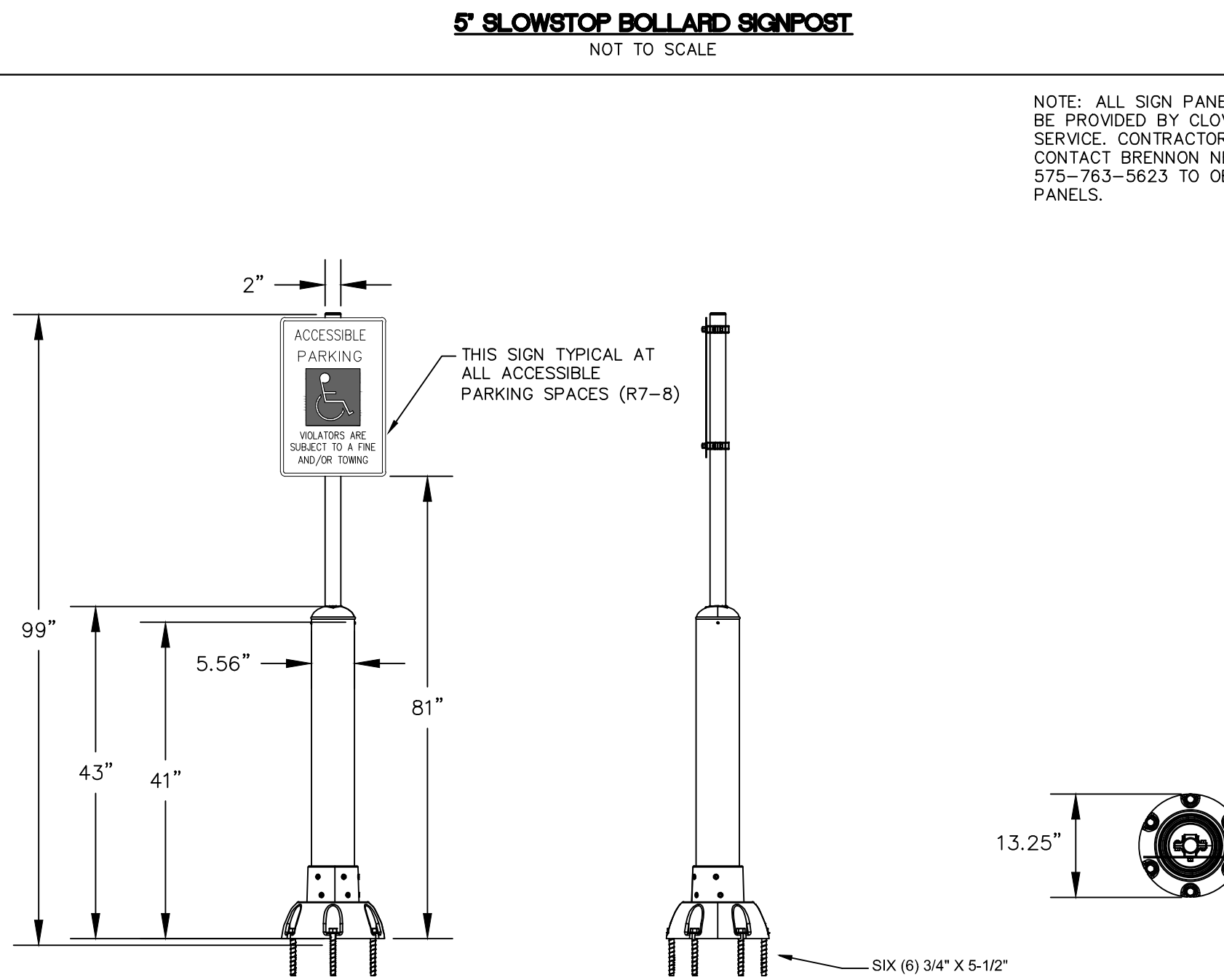
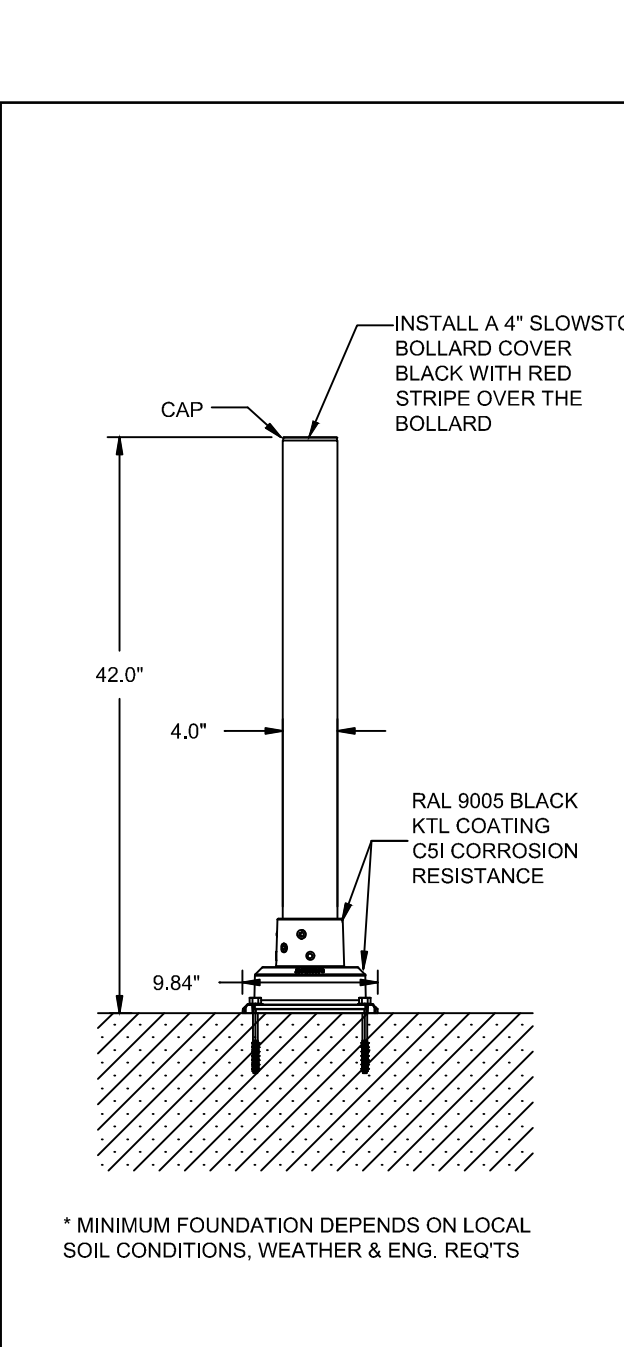
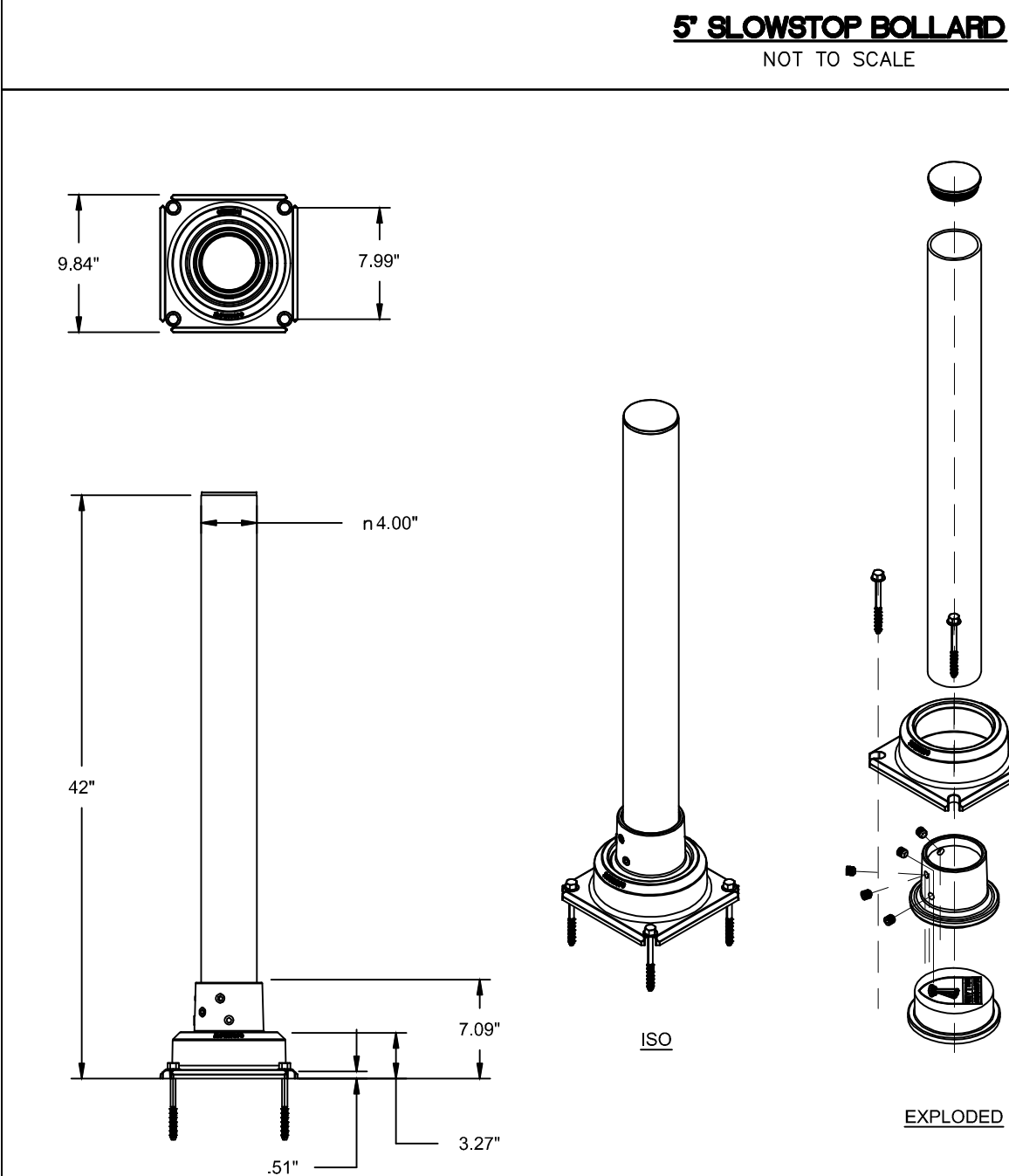
Ernest Amijo 6/22/2023
Signed Date

Spec Sheet



CONFIDENTIAL & PROPRIETARY The drawing on this print and the information therein are property of SlowStop Guarding Systems, LLC, and shall not be used or discussed in whole or in part without the consent of SlowStop Guarding Systems, LLC. 4955 STOUT DR. - SAN ANTONIO, TX 78219 - (800) 736-5256	SIZE A	PART NO. SSBY-42	DWG. SLOWSTOP BOLLARD - n 6.63" X 42"	REV 1.0
SCALE	SLOWSTOP GUARDING SYSTEMS, LLC	DATE	5-JUN-2017	

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SCALE	SLOWSTOP GUARDING SYSTEMS, LLC	DATE	29-SEP-2021	

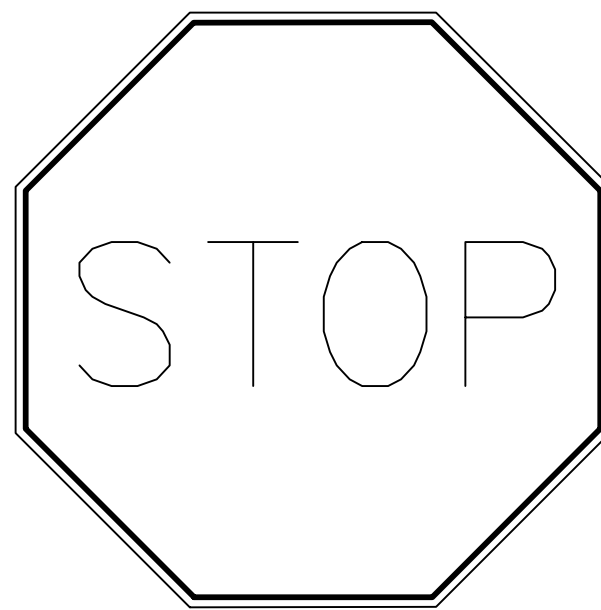


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SCALE	SLOWSTOP GUARDING SYSTEMS, LLC	DATE	17-MAY-2017	

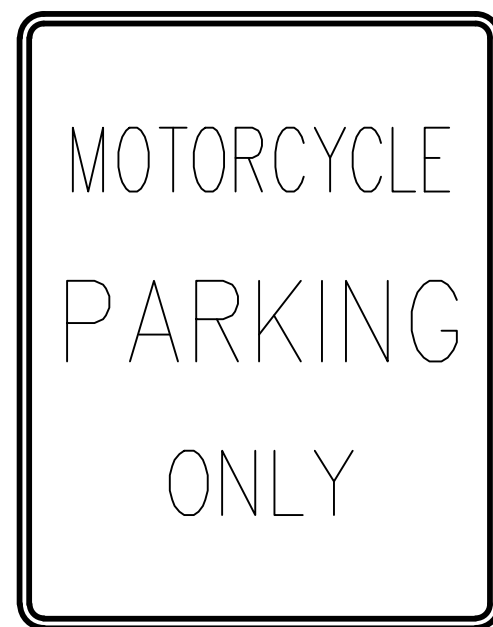
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R6-1L
NTS



R1-1
30"x30"
NTS



MOTORCYCLE PARKING ONLY-SIGN
12"x18"
NTS

NOTE: ALL SIGN PANELS SHALL BE PROVIDED BY CLOVIS SIGN SERVICE. CONTRACTOR SHALL CONTACT BRENNON NEW AT 575-763-5623 TO OBTAIN SIGN PANELS.

811
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June 20, 2023

REVISIONS

CHRISTINE SUELM
Professional Engineer
06/19/23

DR. KJK GH. CBS
P.M. D. MADRUGA
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JOB 22003692
SHEET NO.
C08.2