

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 4, 2023

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

Re: ALLSUP'S Convenience Store
9501 Gibson Blvd. SW
Traffic Circulation Layout
Engineer's/Architect's Stamp XX-XX-XX (M09-D034)

Dear Ms. Regina,

Based upon the information provided in your submittal received 04-12-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map showing the location of the development in relation to streets and well-known landmarks.
2. List the number of Motorcycle and Bicycle parking spaces required by the IDO.
3. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
4. Identify all existing access easements and rights of way width dimensions.
5. Please provide approved DRC site plans showing the approval for the proposed Right Turn Lane off Gibson.
6. Please show on the site plan the buffer width off Gibson and 98th St.
7. Please provide design details for both proposed site accesses.
8. Provide details for all the proposed ADA ramps.
9. Please reference 2430 COA std dwg for the proposed sidewalk.
10. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
11. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1. B NMSA 1978)
12. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
13. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
14. All bicycle racks shall be designed according to the following guidelines:

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- a. The rack shall be a minimum 30 inches tall and 18 inches wide.
 - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - d. The rack allows varying bicycle frame sizes and styles to be attached.
 - e. The user is not required to lift the bicycle onto the bicycle rack.
 - f. Each bicycle parking space is accessible without moving another bicycle.
15. Bicycle racks shall be sturdy and anchored to a concrete pad.
 16. A 1-foot clear zone around the bicycle parking stall shall be provided.
 17. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
 18. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
 19. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
 20. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
 21. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
 22. Please provide "One Way" and "Do Not Enter" signage and pavement markings for the One-Way site access off 98th St. Please show detail and location of posted signs and striping.
 23. Please provide a sight distance exhibit
 24. Show the clear sight triangle and add the following note to the plan: "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.
 25. Please specify the City Standard Drawing Number when applicable.
 26. Provide notes showing what work is included and on the work order and the private work on site.
 27. Work within the public right of way requires a work order with DRC approved plans.
 28. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."

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29. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.
30. Please provide a letter of response for all comments given.
31. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Matt Grush: mgrush@cabq.gov**).

Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

\ma via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

M09D034

Project Title: ALLSUP's **Building Permit #** _____ **Hydrology File #** _____

DRB# _____ **EPC#** _____

Legal Description: TR E-5-A-2 PLAT OF TRS E-5-A-1 & E-5-A-2 **City Address OR Parcel** 99999 GIBSON BLVD SW (NEC GIBSON
ALBUQUERQUE SOUTH UNIT 3 CONT 2.7263 AC BLVD SW & 98th STREET SW)
ALBUQUERQUE, NEW MEXICO 87121

Applicant/Agent: Modulus Architects **Contact:** Regina Okoye

Address: 100 Sun Ave. NE, suite 600, Albuquerque, NM 87109 **Phone:** 505-267-7686

Email: rokoye@modulusarchitects.com

Applicant/Owner: ATWELL, LLC **Contact:** Chris Sveum

Address: 143 Union Boulevard **Phone:** 303-868-5658

Email: csveum@atwell-group.com

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE DRB SITE ADMIN SITE: _____

RE-SUBMITTAL: YES X NO

DEPARTMENT: X TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that apply:

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G&D PLAN
- GRADING PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- FLOOD PLAN DEVELOPMENT PERMIT APP.
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ADMINISTRATIVE
- X TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY)
- PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- X BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- X CONCEPTUAL TCL DRB APPROVAL
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING PAD CERTIFICATION
- X WORK ORDER APPROVAL
- CLOMR/LOMR
- FLOOD PLAN DEVELOPMENT PERMIT
- OTHER (SPECIFY) _____

DATE SUBMITTED: 10/26/2022

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
4	PROPOSED SIGN
4 ADA	PROPOSED ACCESSIBLE PARKING SPACE SIGN
4 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

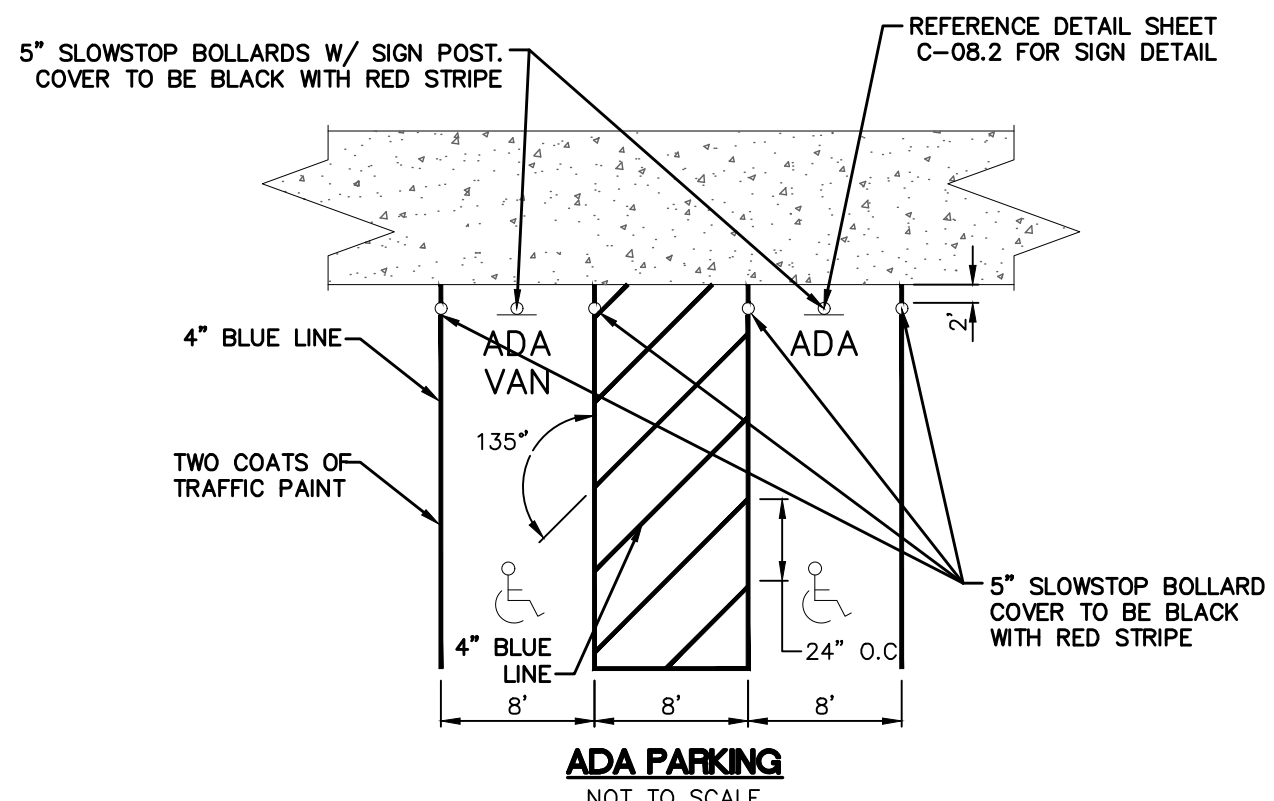
REQUIRED 24*

*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)

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

Gibson Boulevard S.W.
124' Public RW, Waterline & Sanitary
Sewer Easmt
(2002C-197, 6/5/2002 plat)

Control Points

CSC Control Point 1
SW Corner, Tract E-5-A-2
5/8" Rebar w/Cap, Illegible
N = 1471548.685 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 = 5129.365 us ft NAVD 1988



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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143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

SECTION 28

TOWNSHIP 10 NORTH, RANGE 3 EAST
CITY OF ALBUQUERQUE

CLIENT
BW GAS & CONVENIENCE RETAIL, LLC

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

SITE LAYOUT PLAN

DATE
April 12, 2023

REVISIONS

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