

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

January 2, 2024

Megan Clark  
Prescott Muir Architects  
171 W Pierpont Ave  
Salt Lake, UT 84101

**Re: Maverik Store**  
**2121 Yale Blvd. SE**  
**Traffic Circulation Layout**  
Engineer's Stamp 12-29-23 (M15-D021D)

Dear Ms. Clark,

The TCL submittal received 01-02-2024 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

www.cabq.gov

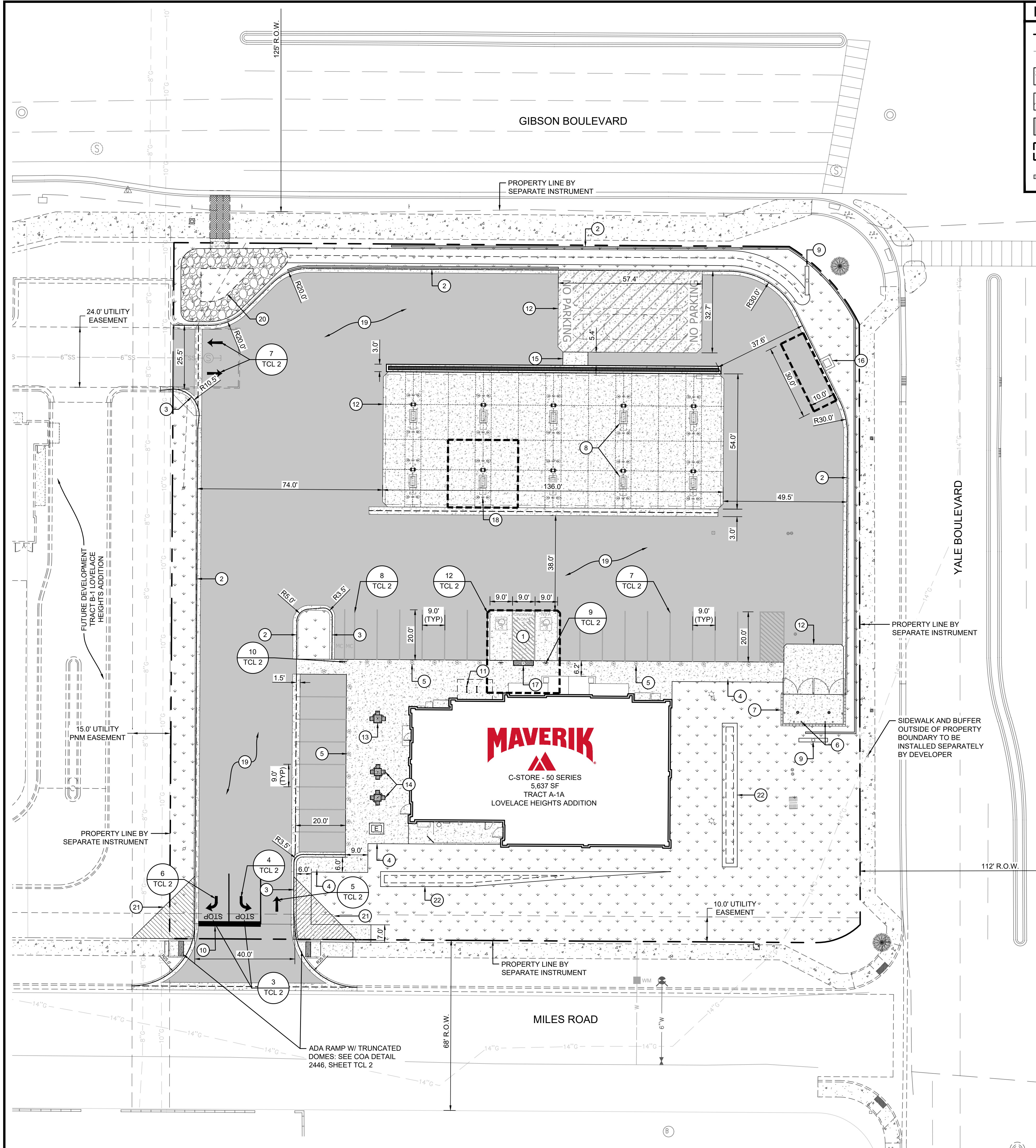
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and 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](mailto:PLNDRS@cabq.gov) for log in and evaluation by Transportation.

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,

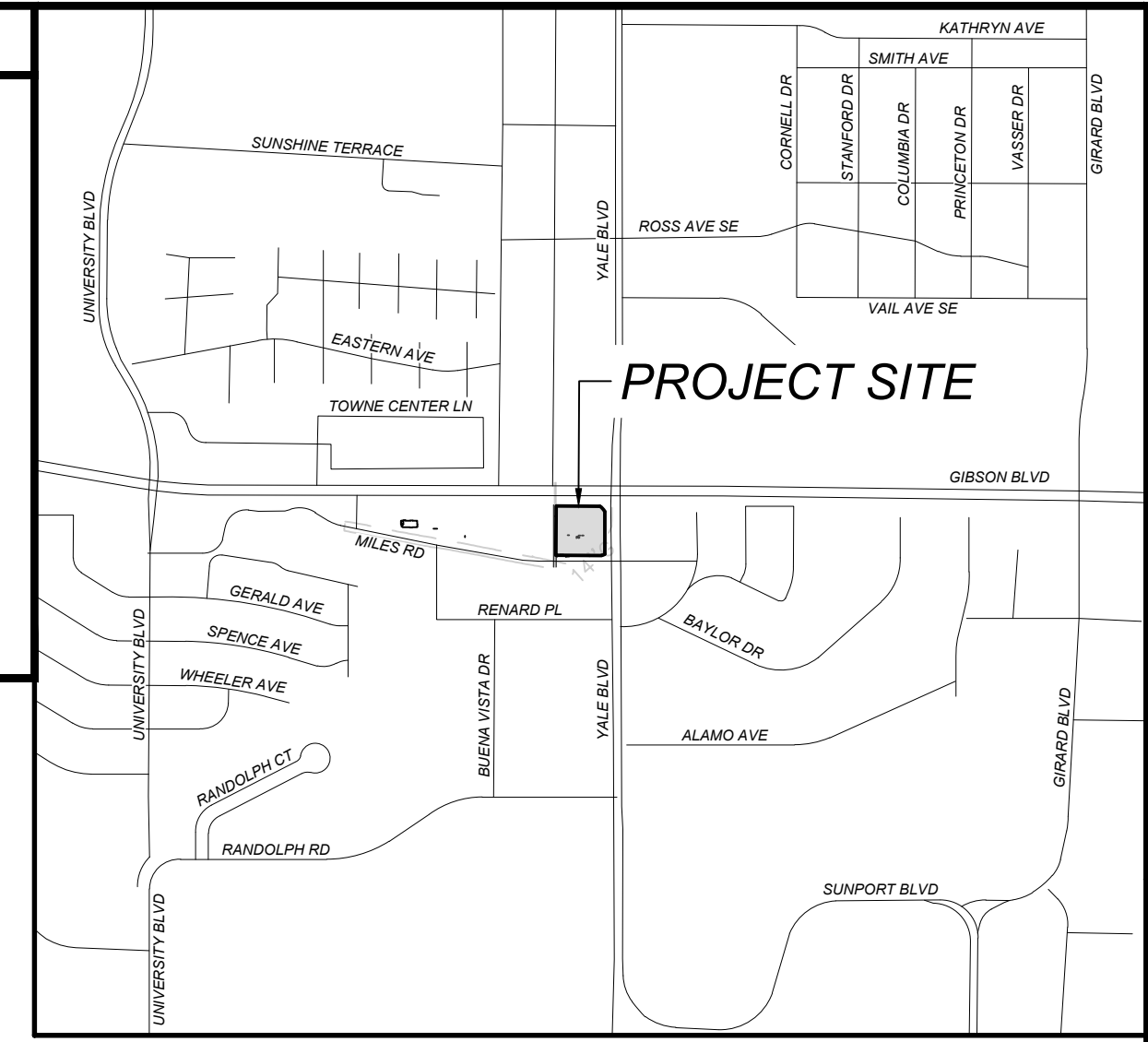
Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File



**LEGEND**

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED LANDSCAPE AREA
- PROPOSED ASPHALT PAVEMENT (HEAVY DUTY)
- A.D.A. ACCESSIBLE AREAS
- PROPOSED RETAINING WALL



**SITE DATA**

PROPOSED USAGE:	GAS CONVENIENCE STORE
LOT AREA:	75,973.14 SF
BUILDING AREA:	5,637 SF
ASPHALT AREA:	36,111.72 SF
LANDSCAPED AREA:	19,432.07 SF
PARKING REQUIREMENT:	23 SPACES
PARKING PROVIDED:	PERPENDICULAR PARKING STALLS 9' x 20'. 24 SPACES PROVIDED
HC PARKING REQUIREMENT:	2 SPACES
HC PARKING PROVIDED:	1 REGULAR ADA PARKING SPACE, 1 VAN ACCESSIBLE PARKING SPACE
BICYCLE PARKING REQUIREMENT:	2
BICYCLE PARKING PROVIDED:	2
MOTORCYCLE PARKING REQUIREMENT:	1
MOTORCYCLE PARKING PROVIDED:	2

**TRAFFIC CIRCULATION LAYOUT APPROVED**

*Ernest Armijo* 1/2/2024  
Signed Date

- KEYED NOTES:**
- ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN
  - STANDARD CURB & GUTTER
  - MOUNTABLE CURB & GUTTER
  - CONCRETE SIDEWALK
  - REBOUNDING BOLLARD
  - PIPE BOLLARD
  - TRASH ENCLOSURE
  - FUEL PUMP ISLAND
  - MAVERIK MONUMENT SIGN (SEE ARCH. PLANS)
  - 2' STOP BAR
  - BICYCLE RACKS
  - CONCRETE SLAB W/CHAMFERED CORNERS
  - ADA PICNIC TABLE
  - PICNIC TABLE
  - PETROLEUM TRENCH CAP SECTION
  - XACTIAR AIR STATION
  - TRUNCATED DOMES
  - "HOOP BOLLARD
  - ASPHALT
  - WATER QUALITY POND
  - CLEAR SIGHT TRIANGLE
  - DRAINAGE DEPRESSION

**LEGAL DESCRIPTION:**

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING AND COMPRISING ALL OF TRACTS "B-1" AND "C-1" OF LOVELACE HEIGHTS ADDITION, BEING A REPLAT OF LOVELACE HEIGHTS ADDITION AND TRACT 1-A, OF NEWPORT INDUSTRIAL PARK WEST-UNIT 2, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID REPLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 30, 1985 IN VOLUME C28, FOLIO 44 AND ALL OF TRACT A-1A OF LOVELACE HEIGHTS ADDITION, BEING A REPLAT OF TRACT A-1 OF SAID ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON SAID REPLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 11, 1987 IN VOLUME C33, FOLIO 29.

**CLEAR SIGHT TRIANGLE NOTE:**

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.



To Request a Line Locate Dial 811

New Mexico state law requires everyone involved in any excavation to provide at least two working days' notice to owners of underground facilities when a dig is planned. All facility owners are then required to mark the locations of any underground lines or take other appropriate measures to protect them.

**MAVERIK**

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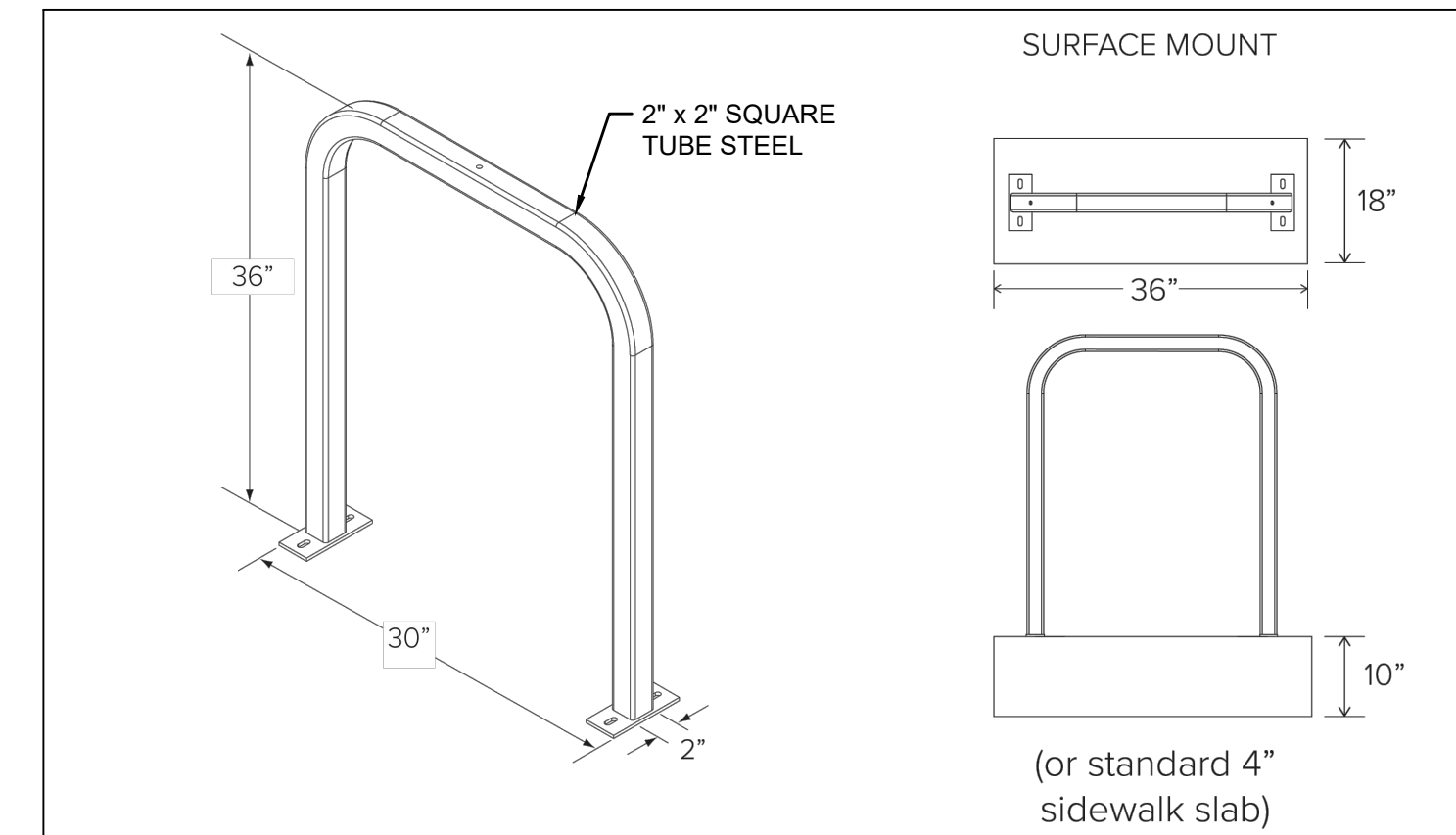
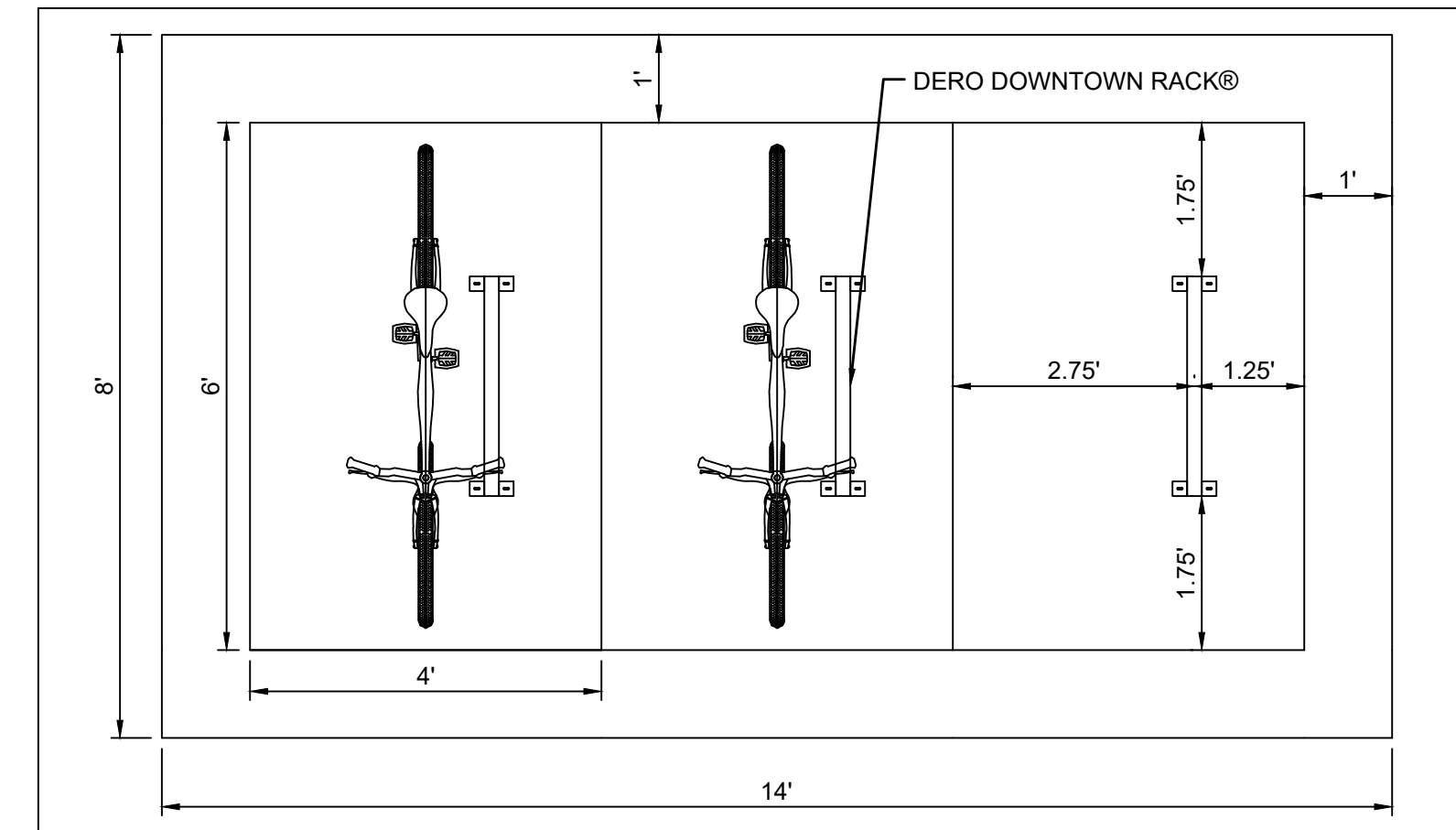
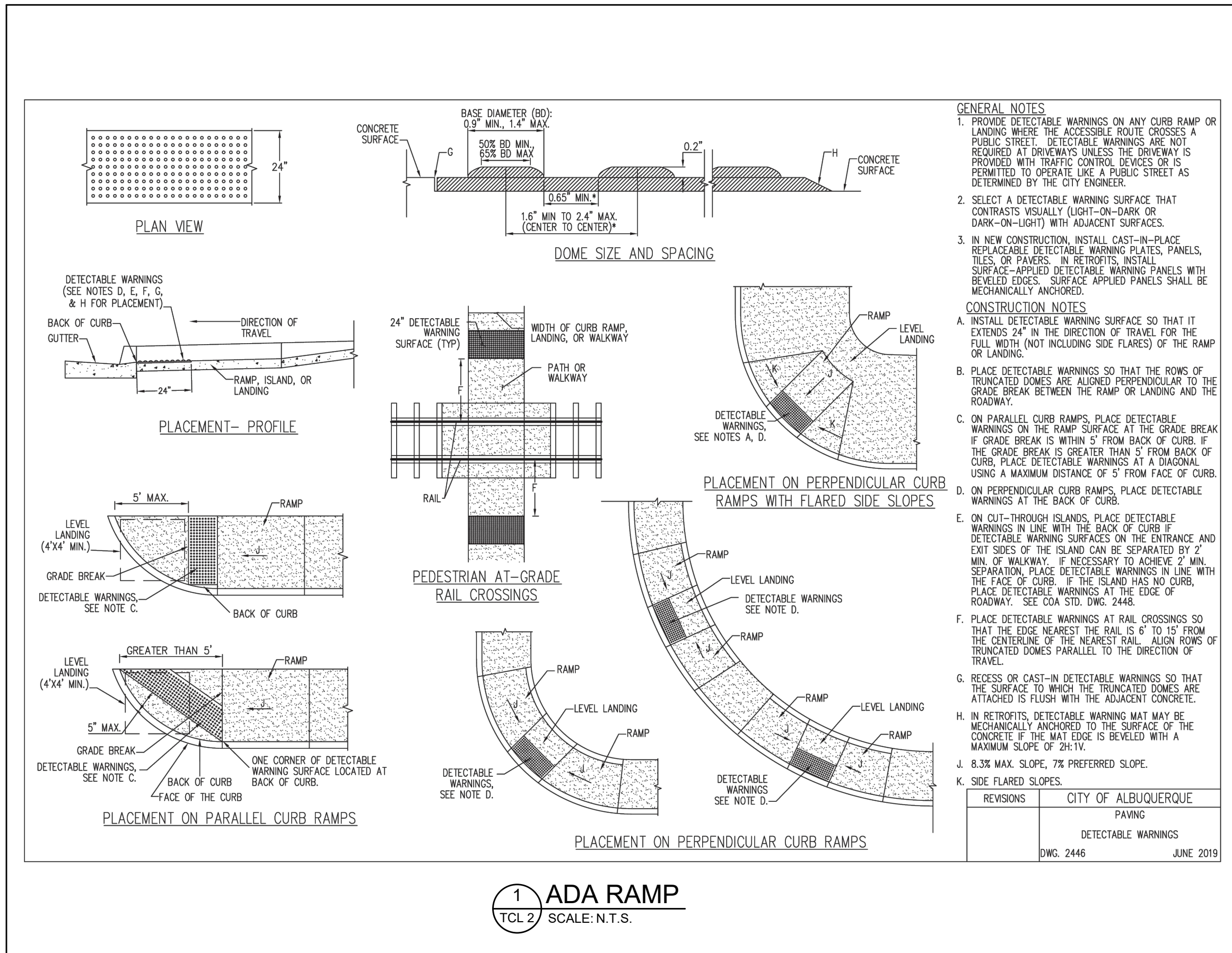
ALBUQUERQUE, NEW MEXICO

MAVERIK STORE  
2121 YALE BLVD SE  
ALBUQUERQUE, NEW MEXICO  
TRAFFIC CIRCULATION LAYOUT PLAN

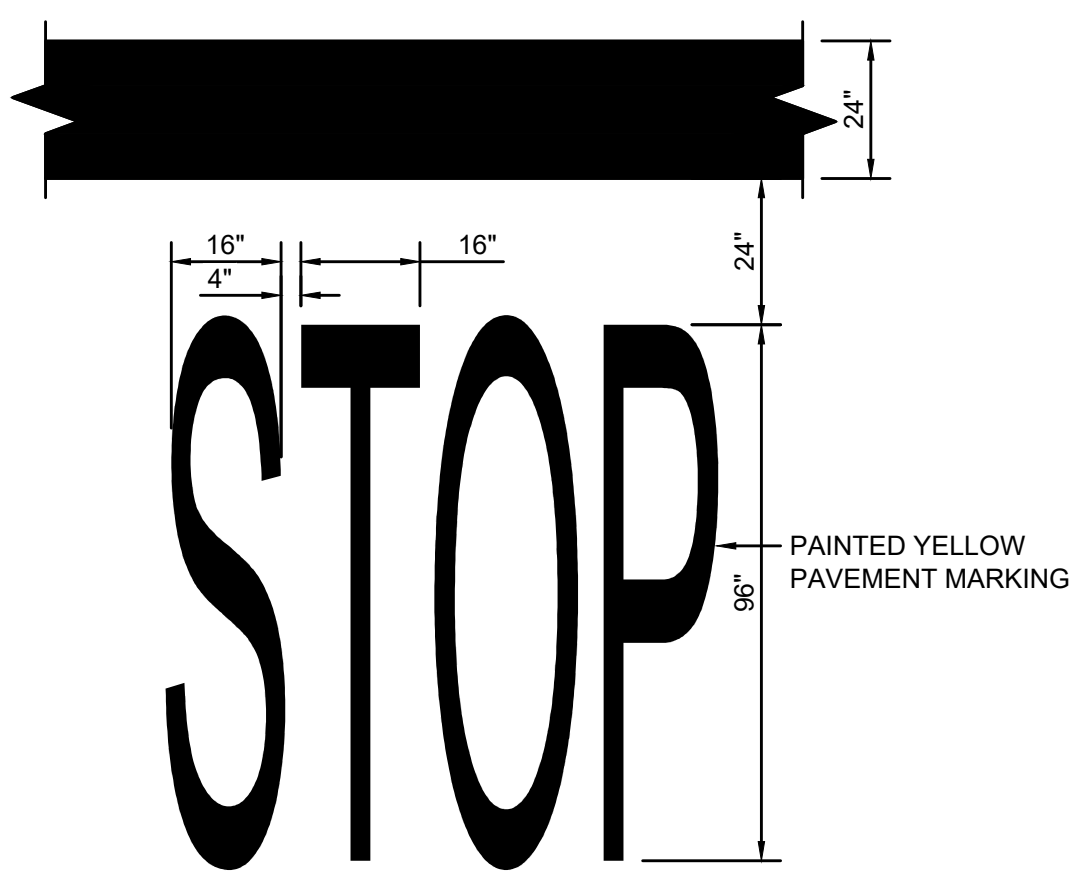
12/29/2023  
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Designed	Drawn	Checked
RWZ	RWZ	DWMUR

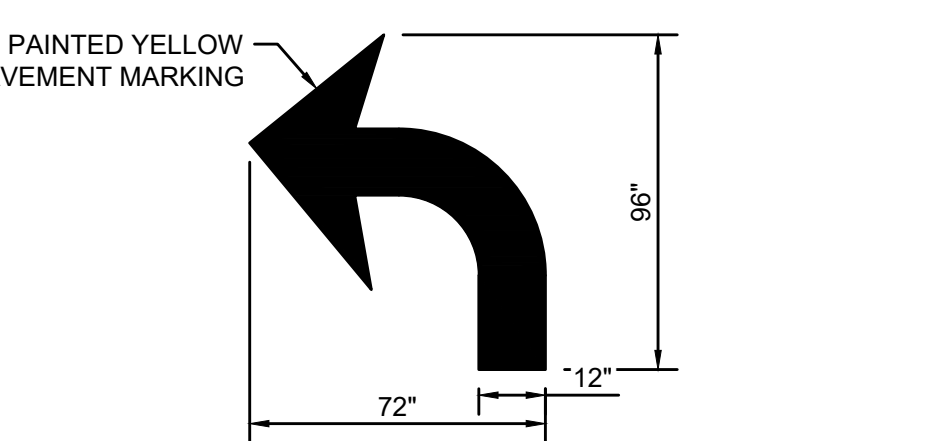
Date: December 2023  
Scale: Horiz: 1" = 20'  
Vert: N/A  
Project No: 9431291  
Sheet: TCL 1



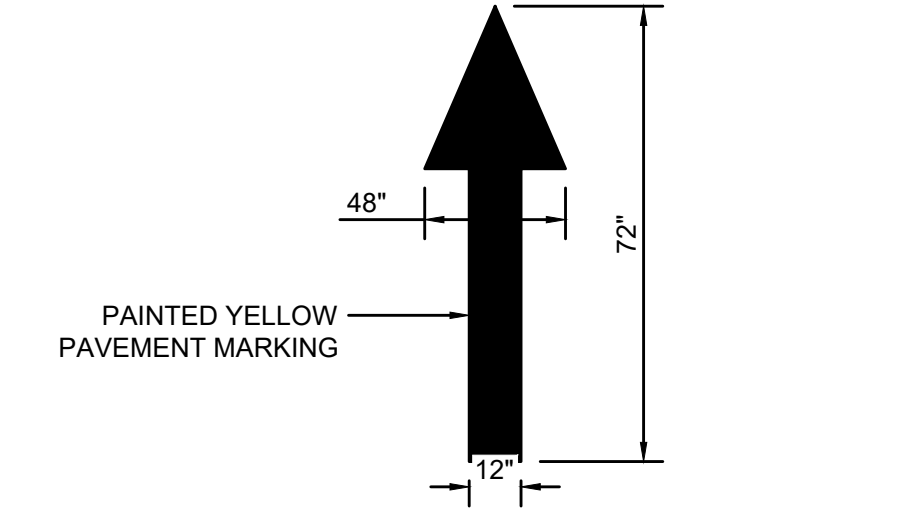
**2 BICYCLE PARKING SPACE**  
SCALE: N.T.S.



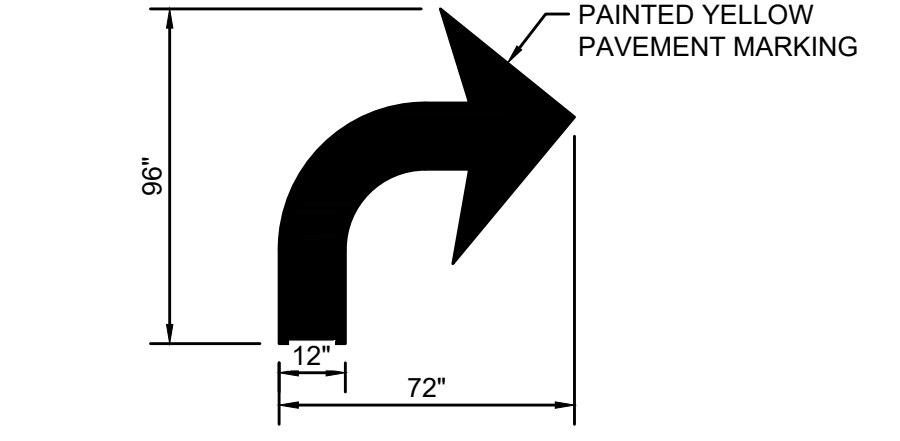
**3 PAVEMENT STOP MARKING**  
SCALE: N.T.S.



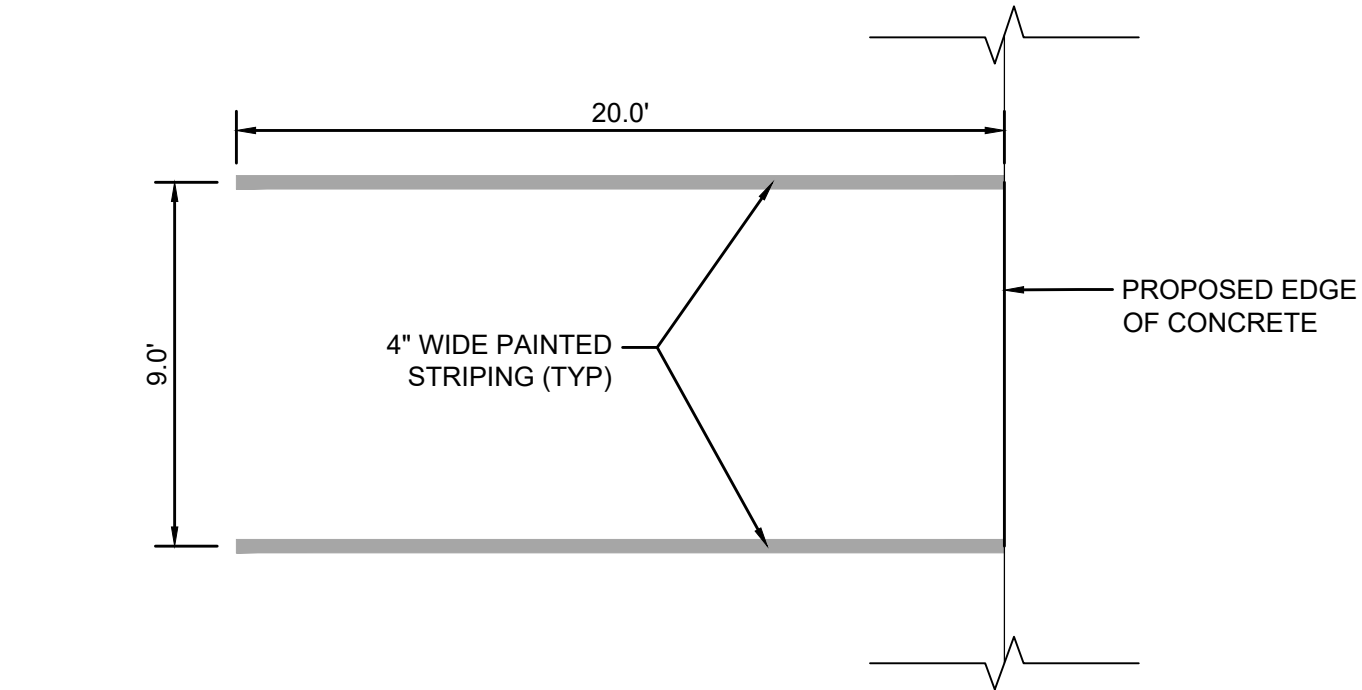
**4 PAVEMENT LEFT ARROW MARKING**  
SCALE: N.T.S.



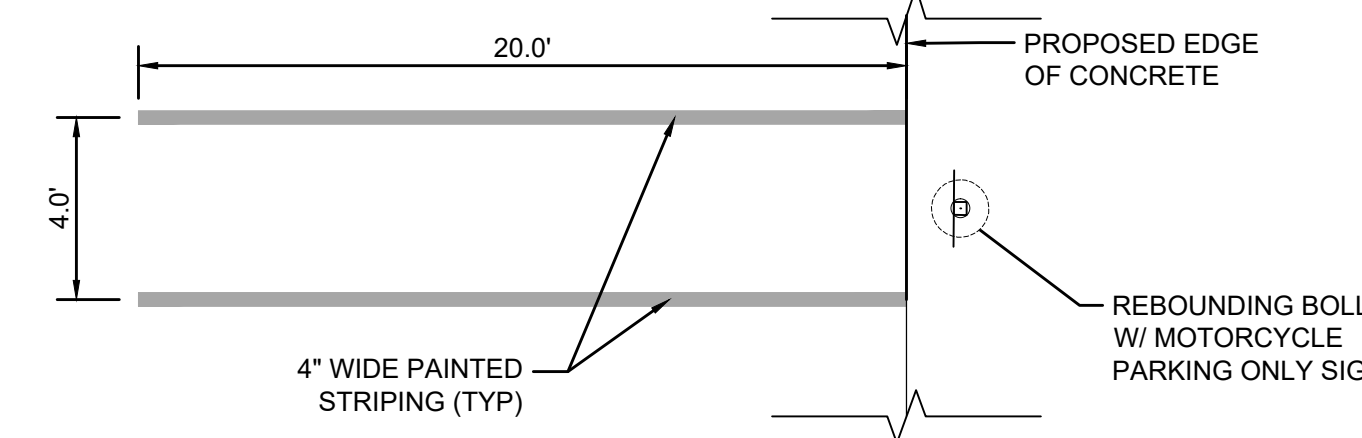
**5 PAVEMENT ARROW MARKING**  
SCALE: N.T.S.



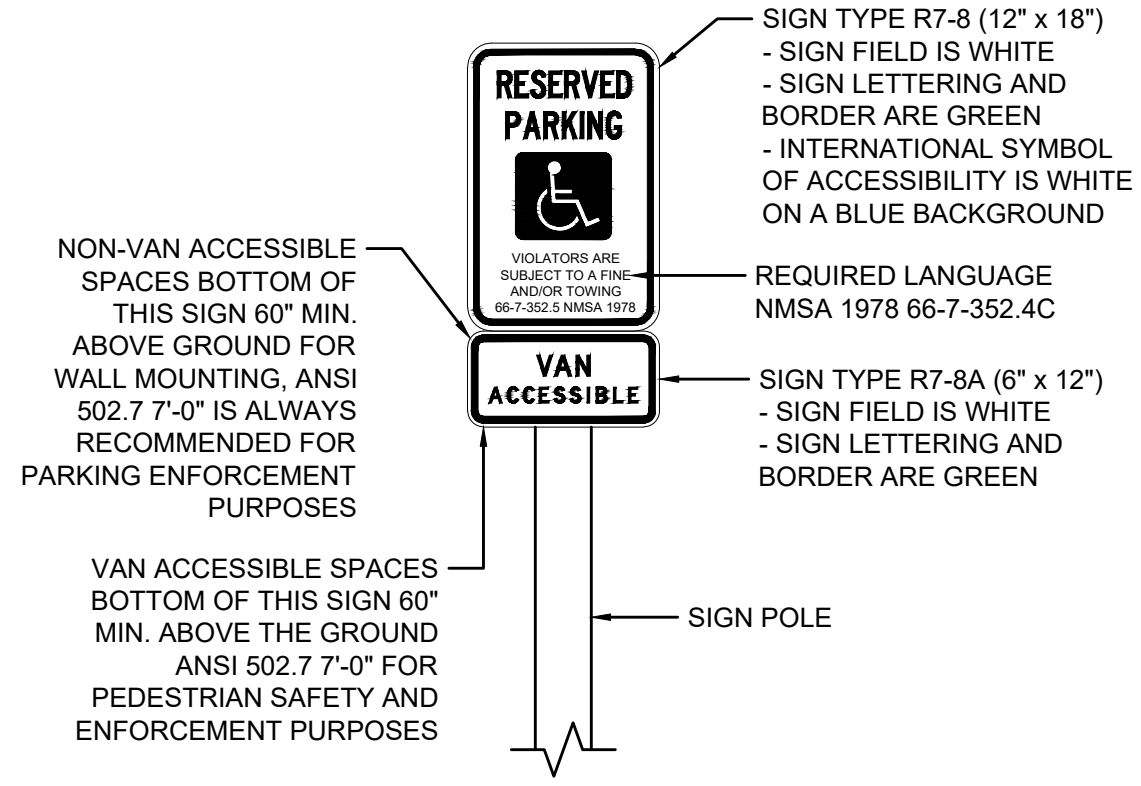
**6 PAVEMENT RIGHT ARROW MARKING**  
SCALE: N.T.S.



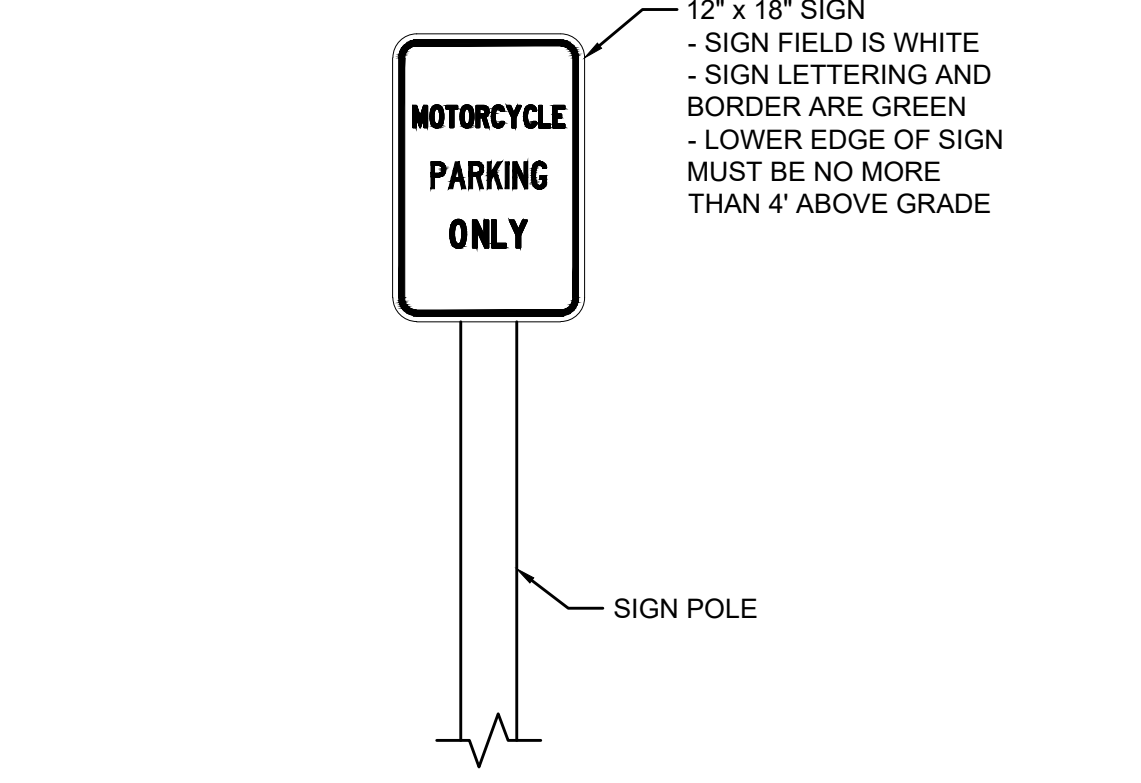
**7 TYPICAL PARKING SPACE**  
SCALE: N.T.S.



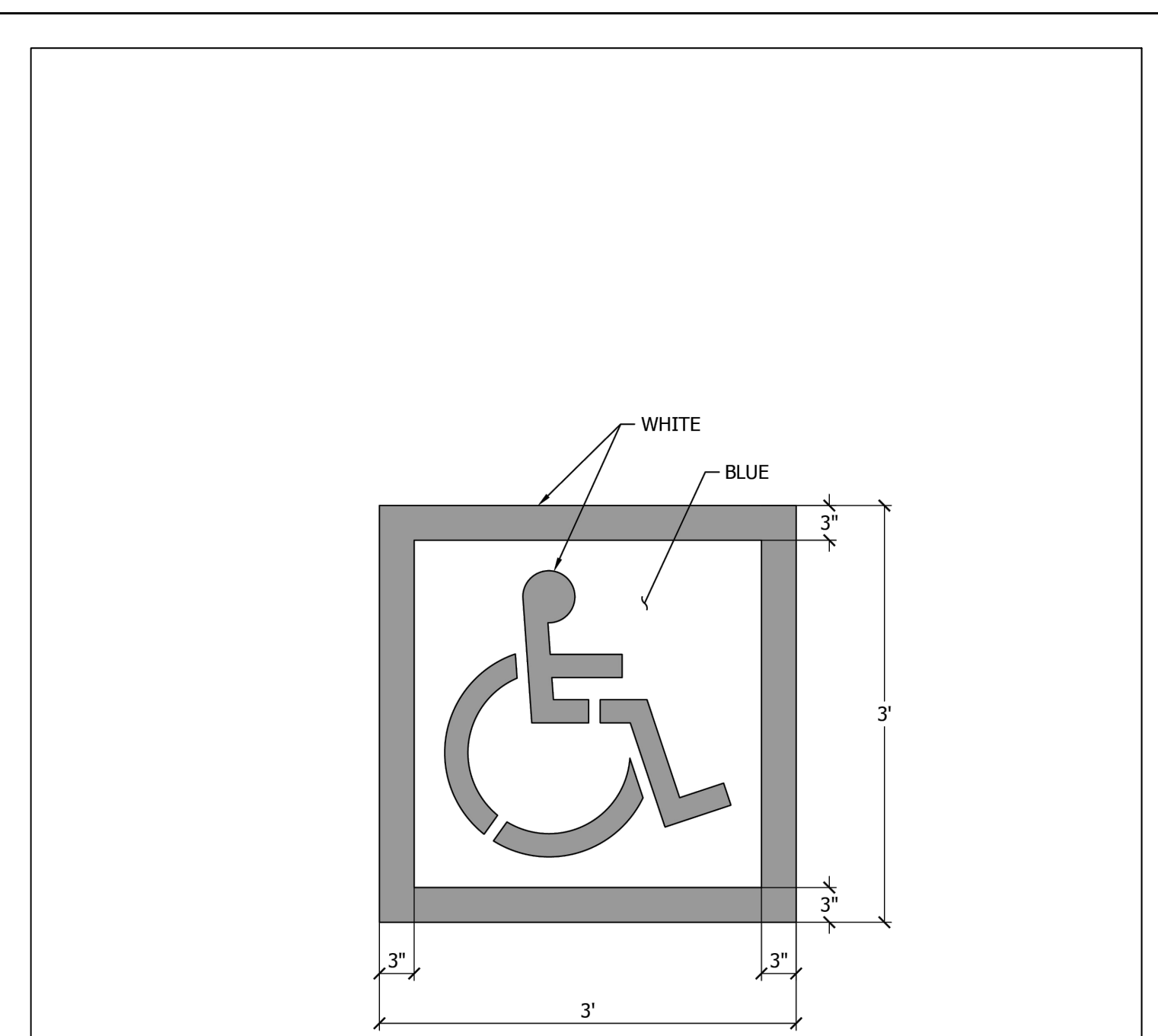
**8 MOTORCYCLE PARKING SPACE**  
SCALE: N.T.S.



**9 ADA PARKING LOT SIGN**  
SCALE: N.T.S.

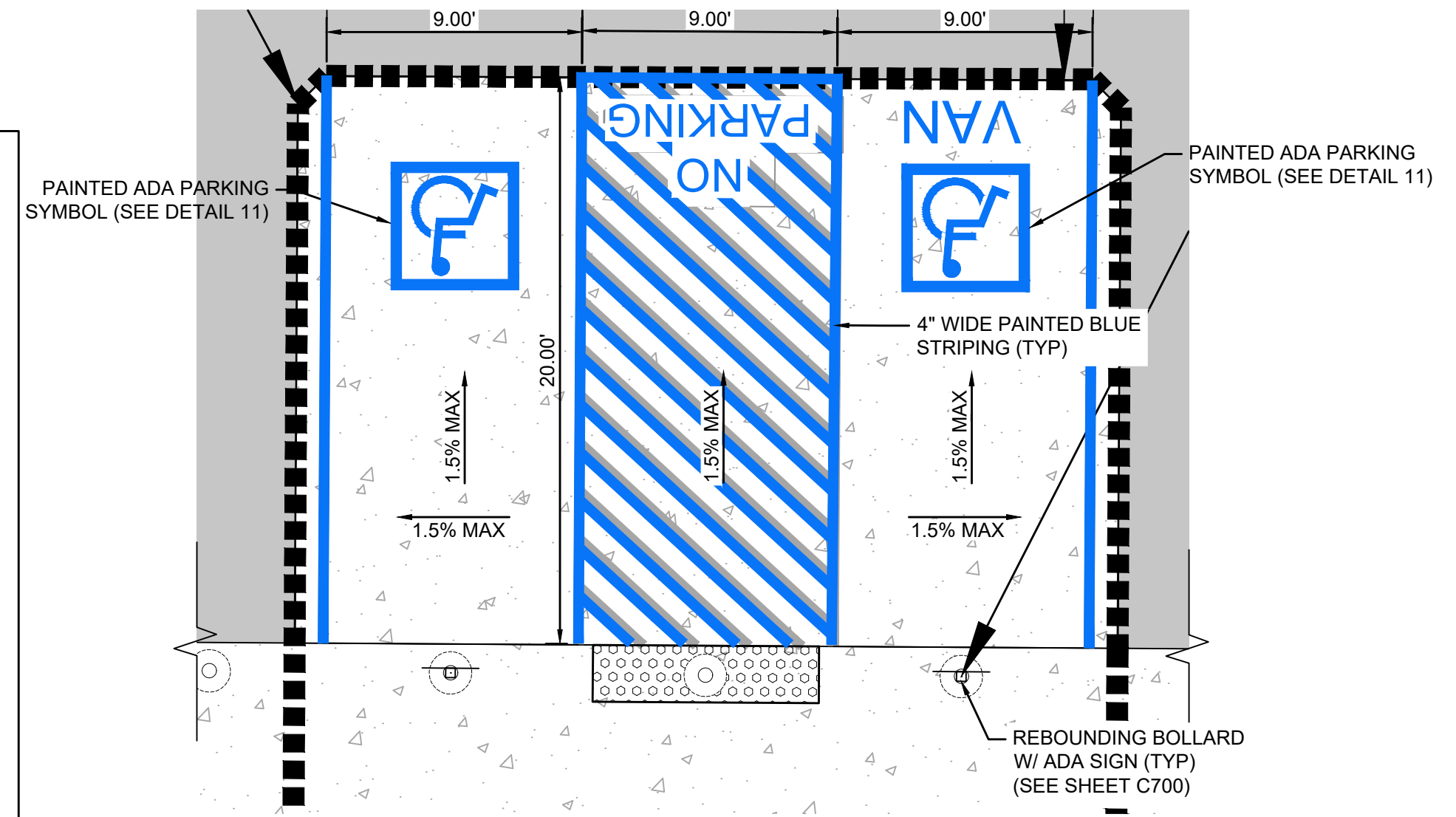


**10 MOTORCYCLE PARKING SIGN**  
SCALE: N.T.S.



NOTES:  
1. THIS DETAIL DEPICTS MINIMUM MAVERIK STANDARDS. LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO.  
2. PROVIDE TWO COATS OF PAINT  
3. BLUE BACKGROUND WITH WHITE SYMBOL

**11 PAINTED ADA PARKING SYMBOL**  
SCALE: N.T.S.



**12 ADA PARKING STRIPING AND PEDESTRIAN ACCESS**  
SCALE: N.T.S.

TRAFFIC CIRCULATION LAYOUT APPROVED  
Ernest Armijo 1/2/2024  
Signed Date



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2121 YALE BLVD SE  
ALBUQUERQUE, NEW MEXICO  
TCL DETAILS

12/29/2023  
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Designed RWZ Drawn RWZ Checked DWMUR  
Date: December 2023  
Scale: Horiz: N/A Vert: N/A  
Project No: 9431291  
Sheet: TCL 2