

KEYED NOTES: TRAVEL CENTER (NEW)

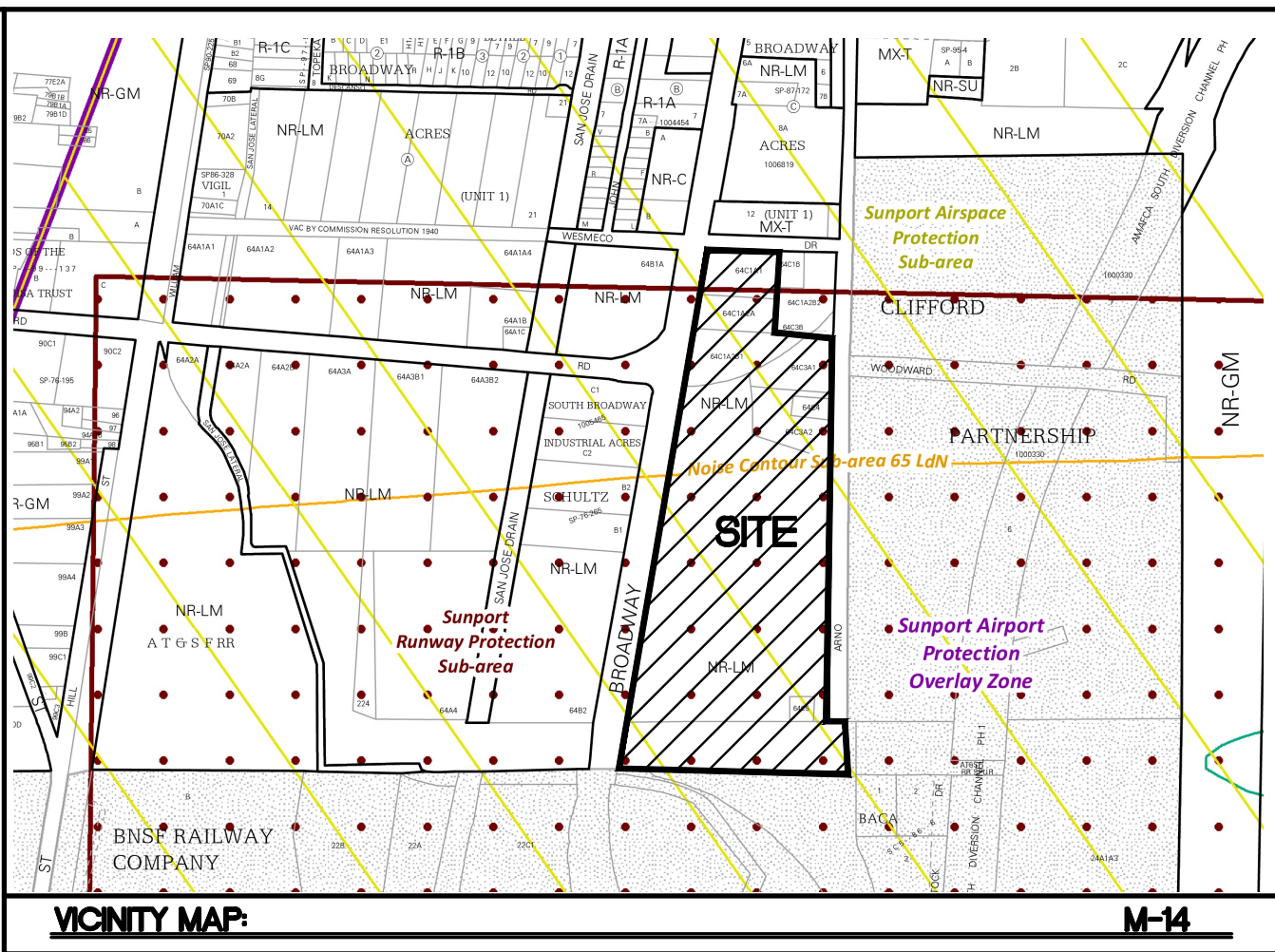
- TRUCK CANOPY (51' x 108')
- AUTO CANOPY (29' x 168')
- CAT SCALE
- UNDER GROUND FUEL TANKS
- PULL FORWARD LINE
- POLE SIGN
- NOT USED
- PRICE SIGN
- LOADING ZONE
- LIMITS OF LOVE'S TRAVEL STOP DEVELOPMENT
- EXISTING INLET PROTECTION
- EXISTING ELECTRICAL PANELS TO REMAIN
- EXISTING CAR PORT TO BE REMOVED
- EXISTING NON-GATED ACCESS
- EXISTING BUILDING TO BE REMOVED
- EXISTING ABOVE GROUND STORAGE TANK TO BE REMOVED
- EXISTING CONTAINMENT AREA ACCESS TO BE REMOVED
- MUNICIPAL STORM DRAIN POND
- FUEL SPILL CONTAINMENT BERM TO REMAIN
- EXISTING TRANSFORMERS TO REMAIN
- EXISTING 25' UTILITY EASEMENT
- EXISTING MONITORING WELLS TO BE ADJUSTED TO GRADE
- EXISTING FIRE HYDRANT TO BE REMOVED
- TRASH COMPACTOR (REF. ARCHITECTUAL PLANS FOR DETAILS)
- RV DUMPSTATION
- 6" HEADER CURB
- 8" HEADER CURB
- 8" ASPHALT TRAIL (TO BE MAINTAINED BY PROPERTY OWNER)
- STORM DRAIN POND
- MOTORCYCLE PARKING SEE DETAIL SHEET DET-2
- BICYCLE PARKING (5 SPACES)
- CROSS WALK STRIPING PER CROSSWALK DETAIL ON SHEET DET-1
- 6' PEDESTRIAN SIDEWALK PER COA STD DWG #2430
- EXISTING MONITORING WELL TO BE ABANDONED
- EXISTING MONITORING WELL TO REMAIN AS IS
- AREA LIGHTS (TYP) 30' MAXIMUM
- TEMPORARY ASPHALT CURB
- STANDARD CURB & GUTTER
- 3' OPAQUE (CMU) SCREEN WALL

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- STREET LIGHTS
- LANE
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING LANE
- EXISTING STRIPING
- EXISTING UNDISTURBED SOIL
- EXISTING ASPHALT
- ASPHALT & CONCRETE PAVING AREA
- SPILL CONTAINMENT AREA
- PARKING LOT LIGHT FIXTURE

KEYED NOTES: FUELING DEPOT (TO REMAIN)

- EXISTING BUILDING TO REMAIN
- EXISTING GATED ACCESS
- EXISTING STORAGE TANK TO REMAIN (TYP.)
- EXISTING ABOVE GROUND PIPING TO REMAIN
- EXISTING CONCRETE PADS TO REMAIN (TYP.)
- EXISTING CONTAINMENT AREA ACCESS TO REMAIN
- EXISTING UTILITY EASEMENT
- EXISTING RAIL SPUR TO REMAIN
- EXISTING PLAINS PIPELINE EASEMENT SITE
- EXISTING 25' UTILITY EASEMENT
- EXISTING MONITORING WELLS TO BE ADJUSTED TO GRADE
- EXISTING OFFICE BUILDING TO REMAIN
- EXISTING MONITORING WELL TO REMAIN AS IS
- NEW MONITORING WELL LOCATION



LEGAL DESCRIPTION

LOT 64C2 OF MRGCD MAP NO. 44

SITE DATA

PROPOSED USAGE: INDUSTRIAL
ZONE: NR-LM
LOT AREA: 786,522 SF (18.06 ACRES)
ADDRESS: 3200 BROADWAY BLVD. S.E. ALBUQUERQUE, N.M. 87105

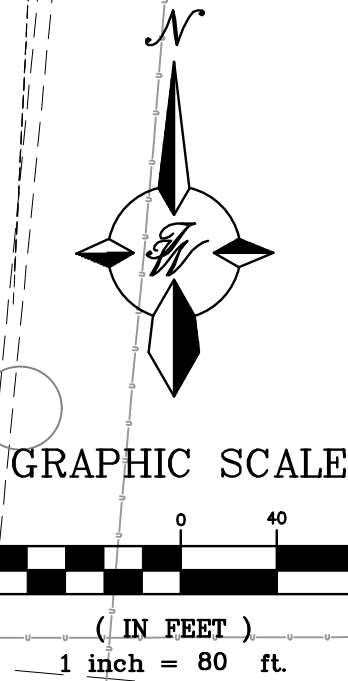
VARIANCES:

- VARIANCE TO ALLOWABLE SIGN AREA (CAT SCALE SIGN, 107.75 SF)
- VARIANCE TO ALLOWABLE SIGN AREA (PRICER SIGNS, 148.33 SF)
- NUMBER OF FREESTANDING SIGNS (5 SIGNS) INCREASE OF 2 SIGNS
- NUMBER OF ELECTRONIC SIGNS (2 SIGNS) INCREASE OF 1 SIGN

NOTE:

- ALL APO 3-3(C) USE REGULATIONS ARE MET/BEING FOLLOWED 3-3(B)(1) AIR SPACE PROTECTION SUB-AREA: THIS SUB-AREA UNDERLIES A HORIZONTAL SURFACE ESTABLISHED AT A HEIGHT OF 150 FEET ABOVE THE HIGHEST POINT OF THE USABLE LANDING AREA AT EACH AIRPORT, RESULTING IN A HORIZONTAL SURFACE AT 5,504.9 FEET IN ELEVATION FOR THE ALBUQUERQUE INTERNATIONAL AIRPORT. THE BASE OF THE ELEVATION IS OVER 650' BELOW THE ELEVATION OF RUNWAY
- A CUMULATIVE IMPACT ANALYSIS WAS CONDUCTED PURSUANT TO 5-2(E) AND THE IMPACTS OF THIS DEVELOPMENT ARE MITIGATED TO THE GREATEST EXTENT PRACTICABLE THE TIS HAS BEEN SUBMITTED AND REVIEWED BY THE COA, NMDOT AND BERNALILLO COUNTY. THE MITIGATION MEASURES ARE BEING REVIEWED BY THE THREE AGENCIES AND WILL BE MADE PART OF THE APPROVAL OF THE EXPANSION OF THE TRAVEL CENTER PRIOR TO THE FINAL APPROVAL OF THE TIS.
- THE EXISTING FUELING DEPOT ON SOUTHERN ~15 ACRE PORTION OF THE SITE IS TO REMAIN AS DEVELOPED AND IS INCLUDED IN THIS REQUEST AS AN AS BUILT SITE PLAN FOR CLARITY AND COMPLIANCE MOVING FORWARD
- SIGN MATERIAL AND ANY FEATURES THERE IN COMPLY WITH THE GLARE AND REFLECTIVITY STANDARDS PER IDO 3-3(D)(2) REFLECTIVITY
- WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT TRIANGLE 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
- THE PROJECT WILL BE REGULATED BY THE STATE OF NEW MEXICO ENVIRONMENTAL DEPARTMENT AND THE AIR QUALITY GROUP OF THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DEPARTMENT

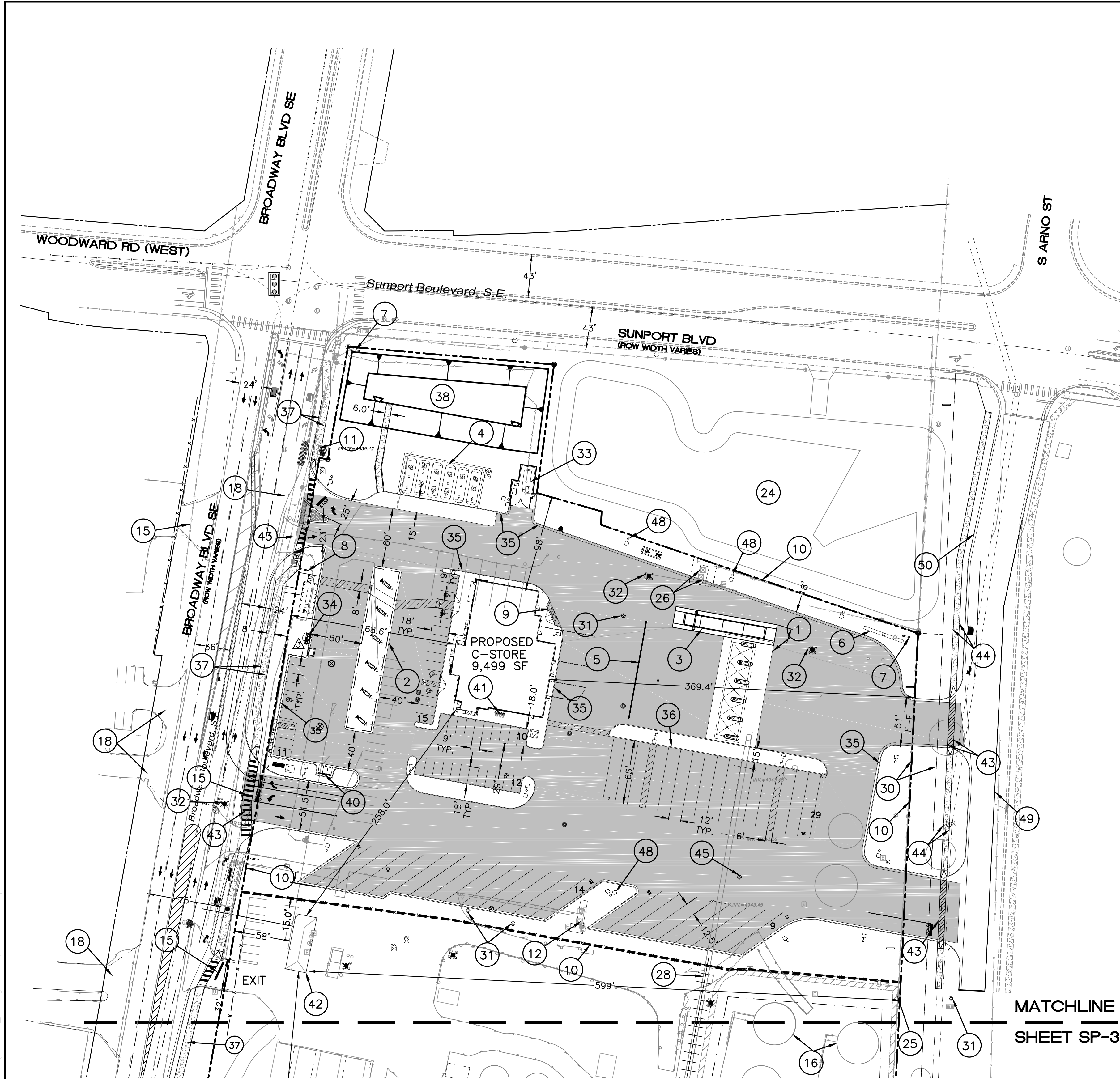
SHEET SP-2
SHEET SP-3



CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. PRIOR TO STARTING THE WORK, ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

REV.	DATE	REVISIONS	BY
3	10-15-24	RELOCATED RV DUMP STATION	PM
2	6-10-24	ADDED SCREEN WALL, CHANGED NOTE 48	PM
1	05-13-2024	BUILDING PERMIT COMMENTS	RMG
NO.	DATE	REMARKS	BY
REVISIONS			
ENGINEER'S SEAL		BROADWAY/SUNPORT BLVD	DRAWN BY PM
VINCENT P. CARRICA P.E. #16212		OVERALL SITE PLAN	DATE 3-27-25
			2022031_SP
			SHEET #
			SP-1
			JOB # 2022031
TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com			



CAUTION

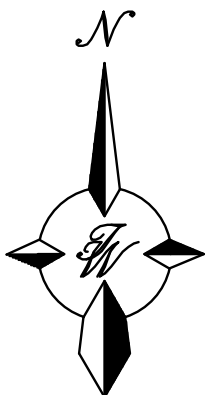
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NOTE:

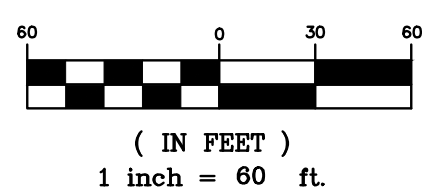
1 - AREA LIGHT SHALL BE FULLY SHIELDED AND MAXIMUM 30 FT HEIGHT

2 - THE EXISTING FUELING DEPOT ON SOUTHERN ~15 ACRE PORTION OF SITE IS TO REMAIN AS DEVELOPED AND IS INCLUDED IN THIS REQUEST AS AN AS BUILT SITE PLAN FOR CLARITY AND COMPLIANCE MOVING FORWARD

3 - STRUCTURE AND SIGN MATERIALS AND ANY FEATURES THERE IN SHALL COMPLY WITH THE GLARE AND REFLECTIVITY STANDARDS PER IDO 3-3(D)(2) REFLECTIVITY



GRAPHIC SCALE



KEYED NOTES

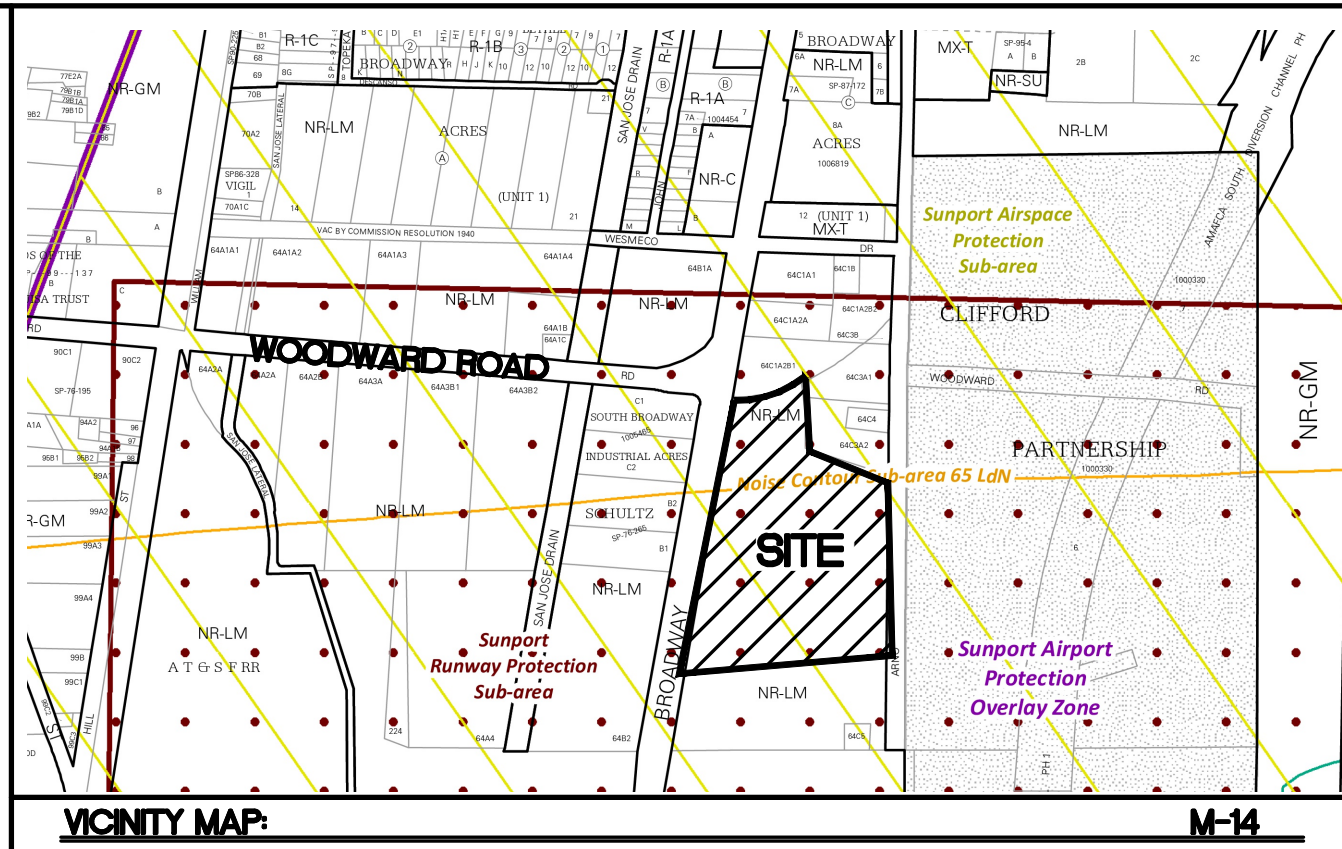
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- 3 CAT SCALE
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- 5 PULL FORWARD LINE
- 6 POLE SIGN
- 7 MONUMENT SIGN
- 8 PRICE SIGN
- 9 LOADING ZONE
- 10 LIMITS OF LOVE'S TRAVEL STOP DEVELOPMENT
- 12 EXISTING ELECTRICAL PANELS TO REMAIN
- 15 EXISTING GATED ACCESS W/ CROSS WALK STRIPE
- 16 EXISTING STORAGE TANK TO REMAIN (TYP.)
- 17 PEDESTRIAN CONNECTION STRIPING
- 18 EXISTING NON-GATED ACCESS W/ CROSS WALK STRIPE
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- 25 FUEL SPILL CONTAINMENT BERM TO REMAIN
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- 30 EXISTING 25' UTILITY EASEMENT
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- 32 EXISTING FIRE HYDRANT TO BE REMOVED
- 33 TRASH COMPACTOR
- 34 RV DUMPSTATION
- 35 6" HEADER CURB
- 36 8" HEADER CURB
- 37 8' ASPHALT TRAIL (TO BE MAINTAINED BY PROPERTY OWNER)
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- 42 EXISTING OFFICE BUILDING TO REMAIN
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- 44 6' PEDESTRIAN SIDEWALK PER COA STD DWG #2430
- 45 EXISTING MONITORING WELL TO BE ABANDONED
- 48 AREA LIGHT (TYP)
- 49 TEMPORARY ASPHALT CURB
- 50 STANDARD CURB & GUTTER
- 51 3' OPAQUE (CMU) SCREEN WALL

PROJECT NUMBER: PR-2022-007103
APPLICATION NUMBER: SI-2024-00922

Is an Infrastructure List required? (X) Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	Date
ABCWUA	Date
PARKS AND RECREATION DEPARTMENT	Date
HYDROLOGY	Date
CODE ENFORCEMENT	Date
* ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
SOLID WASTE MANAGEMENT	Date
PLANNING DEPARTMENT	Date



SITE DATA

PROPOSED USAGE:	LIGHT VEHICLE FUELING, HEAVY VEHICLE FUELING, GENERAL RETAIL (SMALL, RESTAURANT)
ZONE:	NR-LM
LOT AREA:	
LOVE'S TRAVEL STOP	292,169 SF (6.707 ACRES)
FUELING DEPOT	494,353 SF (11.353 ACRES)
OVERALL	786,522 SF (18.06 ACRES)
ADDRESS:	3200 BROADWAY BLVD. S.E. ALBUQUERQUE N.M., 87105
BUILDING AREA:	9,499 SF OVERALL 3322 SF RESTAURANT 6177 SF LIGHT VEHICLE FUELING, GENERAL RETAIL AND HEAVY FUELING
BUILDING COVERAGE:	3.23%
PARKING REQUIRED:	7 SPACES (1 SPACE/1000 SF FOR HEAVY VEHICLE FUELING) 25 SPACES (4 SPACES/1000 SF FOR LIGHT VEHICLE FUELING)
*GENERAL RETAIL SMALL USE IS INCIDENTAL TO LIGHT VEHICLE FUELING	
	19 SPACES (5.6 SPACE/1000 SQ. FT GFA FOR RESTAURANT) 51 SPACES TOTAL
PARKING PROVIDED:	48 SPACES - AUTO 41 SPACES - TRUCK 89 SPACES - TOTAL
HC PARKING REQUIRED:	4 SPACES (1 VAN)
HC PARKING PROVIDED:	4 SPACES (1 VAN)
MOTORCYCLE SPACES REQUIRED:	3 SPACES
MOTORCYCLE SPACES PROVIDED:	3 SPACES
BICYCLE SPACES REQUIRED:	8 SPACES (10% OF REQ. PARKING)
BICYCLE SPACES PROVIDED:	8 SPACES
EXISTING FUELING BUILDING	1364 SF
EXISTING PARKING FUELING DEPOT	10 SPACES
FUTURE PARKING FUELING DEPOT	10 SPACES

LEGEND

CURB & GUTTER	EXISTING LANE
BOUNDARY LINE	EXISTING STRIPING
EASEMENT	ASPHALT PAVING AREA
CENTERLINE	SPILL CONTAINMENT AREA
RIGHT-OF-WAY	PARKING LOT LIGHT FIXTURE
BUILDING	EXISTING TRAFFIC SIGNAL
SIDEWALK	
RETAINING WALL	
STREET LIGHTS	
LANE	
STRIPING	
EXISTING CURB & GUTTER	
EXISTING BOUNDARY LINE	

REV.	DATE	REVISIONS	BY
3	10-15-24	RELOCATED RV DUMP STATION	PM
2	6-10-24	ADDED SCREEN WALL AND NOTE	PM
1	05-13-2024	BUILDING PERMIT COMMENTS	RMG
NO.	DATE	REMARKS	BY
REVISIONS			
ENGINEER'S SEAL		BROADWAY/SUNPORT BLVD	DRAWN BY PM
TERRA WEST, LLC		TRAVEL CENTER SITE PLAN	DATE 3-27-25
5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com			2022031_SP
VINCENT P. CARRICA P.E. #16212			SHEET # SP-2
			JOB # 2022031



Approved for access by the Solid Waste Department.

All containers must be made accessible for pick up between the hours of 5AM and 8PM.

Reviewer: *Herman Gallegos*

Date: 06-06-24

Recycling declined

34 yd compactor

WOODWARD RD (WEST)

BROADWAY BLVD SE

S ARNO ST

SUNPORT BLVD
(ROW WIDTH VARIES)

S ARNO ST

BROADWAY BLVD SE
(ROW WIDTH VARIES)

EXIT

MATCHLINE
SHEET SP-3

CAUTION

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NOTE:

1 - AREA LIGHT SHALL BE FULLY SHIELDED AND MAXIMUM 35 FT HEIGHT

2 - THE EXISTING FUELING DEPOT ON SOUTHERN ~15 ACRE PORTION OF SITE IS TO REMAIN AS DEVELOPED AND IS INCLUDED IN THIS REQUEST AS AN AS BUILT SITE PLAN FOR CLARITY AND COMPLIANCE MOVING FORWARD

3 - STRUCTURE AND SIGN MATERIALS AND ANY FEATURES THERE IN SHALL COMPLY WITH THE GLARE AND REFLECTIVITY STANDARDS PER IDO 3-3(D)(2) REFLECTIVITY

KEYED NOTES

- 1 TRUCK CANOPY (51' x 108') (HEAVY VEHICLE)
- 2 AUTO CANOPY (29' x 168') (LIGHT VEHICLE)
- 3 CAT SCALE
- 4 UNDER GROUND FUEL TANK FARM
- 5 PULL FORWARD LINE
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- 35 6" HEADER CURB
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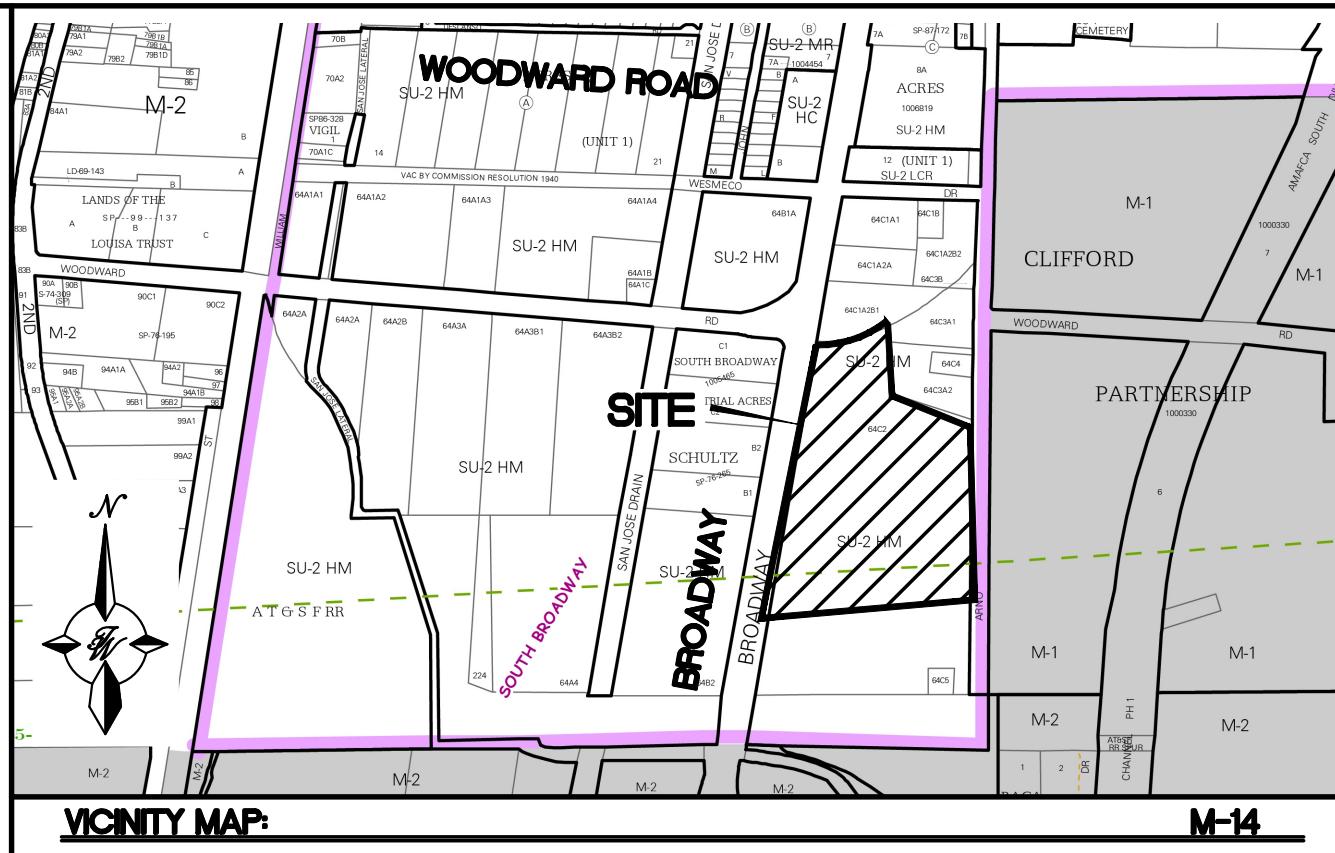
PROJECT NUMBER: _____

APPLICATION NUMBER: _____

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	Date
ABCWUA	Date
PARKS AND RECREATION DEPARTMENT	Date
HYDROLOGY	Date
CODE ENFORCEMENT	Date
* ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
<i>Herman Gallegos</i> Herman Gallegos	06-06-24
SOLID WASTE MANAGEMENT	Date
PLANNING DEPARTMENT	Date



LEGAL DESCRIPTION

LOT 64C2 OF MRGCD MAP NO. 44

SITE DATA

PROPOSED USAGE:	LIGHT VEHICLE FUELING, HEAVY VEHICLE FUELING, GENERAL RETAIL (SMALL, RESTAURANT)
ZONE:	NR-LM
LOT AREA:	
LOVE'S TRAVEL STOP	292,169 SF (6.707 ACRES)
FUELING DEPOT	494,353 SF (11.353 ACRES)
OVERALL	786,522 SF (18.06 ACRES)
ADDRESS:	3200 BROADWAY BLVD. S.E. ALBUQUERQUE N.M., 87105
BUILDING AREA:	9,499 S.F.
BUILDING COVERAGE:	3.23%
PARKING REQUIRED:	10 SPACES (1 SPACE/1000 SF FOR HEAVY VEHICLE FUELING) 40 SPACES (4 SPACES/1000 SF FOR LIGHT VEHICLE FUELING)
*GENERAL RETAIL SMALL USE IS INCIDENTAL TO LIGHT VEHICLE FUELING	
	24 SPACES (8 SPACE/1000 SQ. FT. GFA FOR RESTAURANT) 74 SPACES TOTAL
PARKING PROVIDED:	48 SPACES - AUTO 41 SPACES - TRUCK 89 SPACES - TOTAL
EXISTING FUEL DEPOT	10 SPACES (1 SPACE/1000 SF FOR HEAVY VEHICLE FUELING) 40 SPACES (4 SPACES/1000 SF FOR LIGHT VEHICLE FUELING) 24 SPACES (8 SPACE/1000 SQ. FT. GFA FOR ONE BUILDING) 74 SPACES TOTAL
HC PARKING REQUIRED:	4 SPACES (1 VAN)
HC PARKING PROVIDED:	4 SPACES (1 VAN)
MOTORCYCLE SPACES REQUIRED:	3 SPACES
MOTORCYCLE SPACES PROVIDED:	3 SPACES
BICYCLE SPACES REQUIRED:	8 SPACES (10% OF REQ. PARKING)
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EXISTING FUELING BUILDING	1364 SF
EXISTING PARKING FUELING DEPOT	10 SPACES
EXISTING FUTURE PARKING FUELING DEPOT	10 SPACES

LEGEND

CURB & GUTTER	EXISTING LANE
BOUNDARY LINE	EXISTING STRIPING
EASEMENT	ASPHALT PAVING AREA
CENTERLINE	SPILL CONTAINMENT AREA
RIGHT-OF-WAY	PARKING LOT LIGHT FIXTURE
BUILDING	EXISTING TRAFFIC SIGNAL
SIDEWALK	
RETAINING WALL	
STREET LIGHTS	
LANE	
STRIPING	
EXISTING CURB & GUTTER	
EXISTING BOUNDARY LINE	

REV.	1	05-13-2024	BUILDING PERMIT COMMENTS	RMG
NO.		DATE	REMARKS	BY
REVISIONS				
ENGINEER'S SEAL			LOVE'S BROADWAY /SUNPORT BLVD	DRAWN BY SB
			TRAVEL CENTER SITE PLAN	DATE 04/02/24
				2022031_SP
				SHEET # SP-2
				JOB # 2022031
TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com				



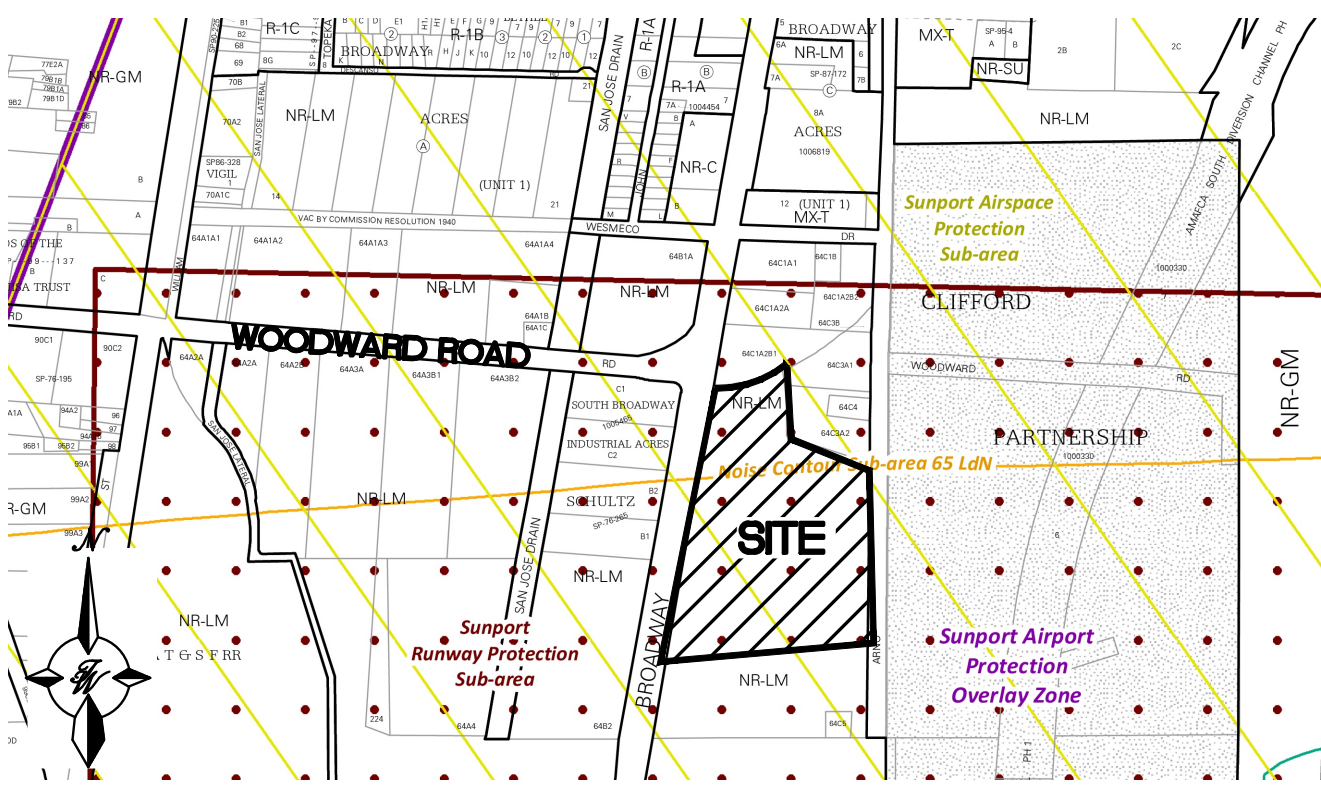
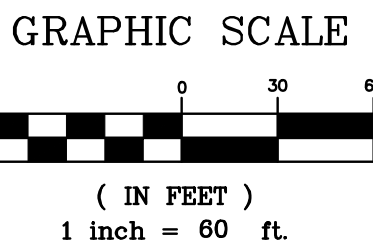
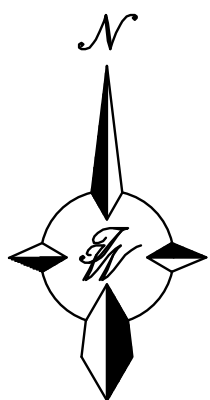
SHEET SP-2
MATCHLINE

KEYED NOTES

- 14 EXISTING BUILDING TO REMAIN
- 15 EXISTING GATED ACCESS
- 16 EXISTING STORAGE TANK TO REMAIN (TYP.)
- 17 EXISTING ABOVE GROUND PIPING TO REMAIN
- 18 EXISTING NON-GATED ACCESS
- 21 EXISTING CONCRETE PADS TO REMAIN (TYP)
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- 25 FUEL SPILL CONTAINMENT BERM TO REMAIN
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- 42 EXISTING OFFICE BUILDING TO REMAIN
- 46 EXISTING MONITORING WELL TO REMAIN AS IS
- 47 NEW MONITORING WELL LOCATION

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
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- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
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- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING LANE
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VICINITY MAP

M-14

LEGAL DESCRIPTION

LOT 64C2 OF MRGCD MAP NO. 44



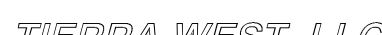

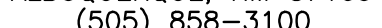
SITE DATA

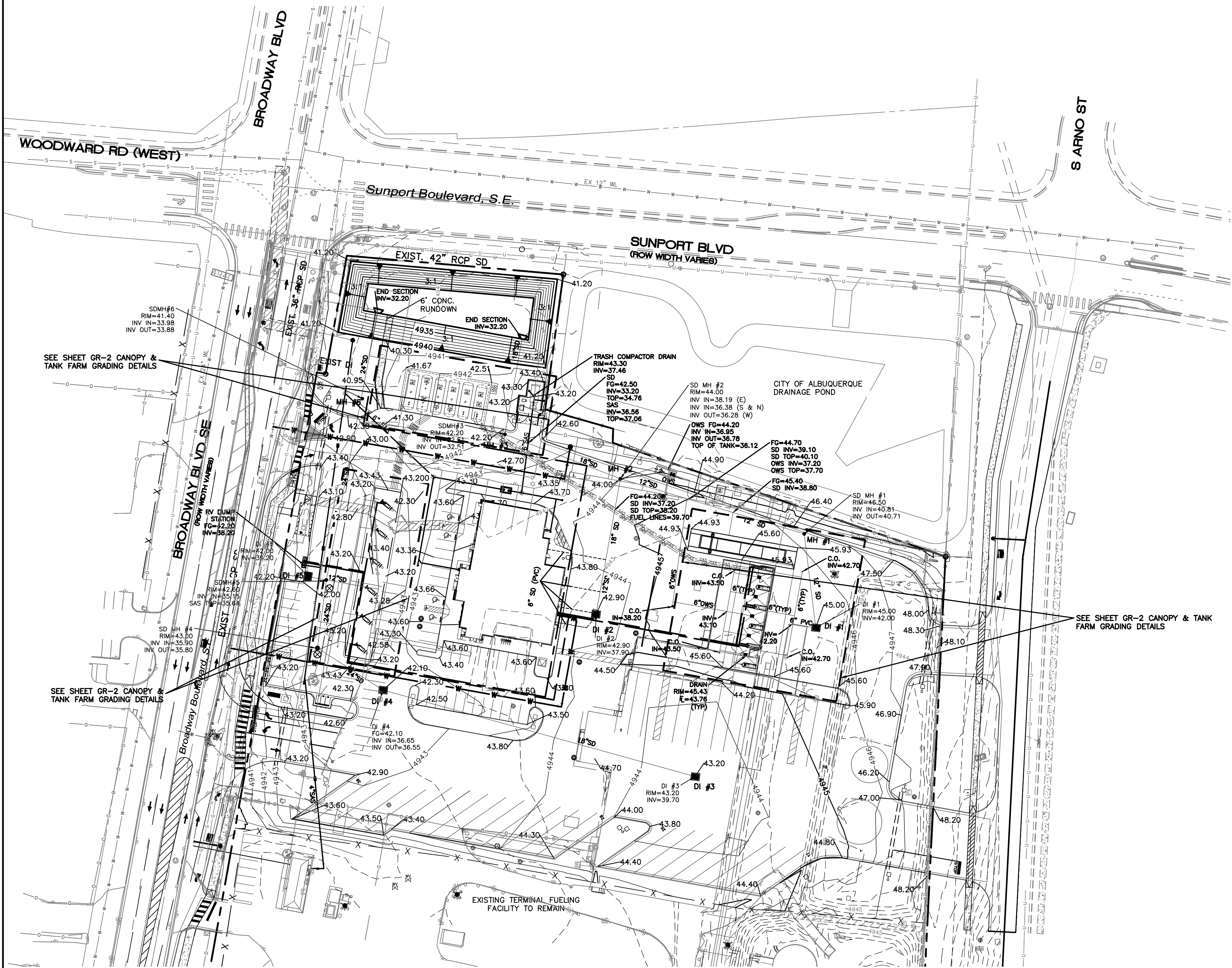
PROPOSED USAGE: INDUSTRIAL
ZONE: NR-LM
LOT AREA: 494,353 S.F. (11.353 ACRES)
ADDRESS: 3200 BROADWAY BLVD. S.E.
ALBUQUERQUE, N.M. 87105

NOTE: THE EXISTING FUELING DEPOT ON THE SOUTHERN 15 ACRE (±) PORTION OF THE SITE IS TO REMAIN AS DEVELOPED AND IS INCLUDED AS AN AS-BUILT FOR CLARITY AND COMPLIANCE MOVING FORWARD

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REV.	1	05-13-2024	BUILDING PERMIT COMMENTS	RMG
NO.		DATE	REMARKS	BY
REVISIONS				
			BROADWAY/SUNPORT BLVD	DRAWN BY PM
			FUELING DEPOT AS BUILT SITE PLAN	DATE 3-27-25
  5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com				2022031_SP
				SHEET # SP-3
  5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com				JOB # 2022031



- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

- EROSION CONTROL NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
 6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL.

STRUCTURE TABLE				
STRUCTURE	SIZE/TYPE	RIM	INVERT	
MH#1	6' DIA	4946.50	4940.81 (IN)	4940.71 (OUT)
MH#2	4' DIA	4944.00	4938.19 (EAST)	4936.38 (SOUTH & NORTH)
MH#3	4' DIA	4942.20	4932.81 (IN)	4932.51 (OUT)
MH#4	4' DIA	4943.00	4935.90 (IN)	4935.80 (OUT)
MH#5	4' DIA	4942.60	4935.15 (IN)	4935.64 (SAS TOP)
MH#6	4' DIA	4941.40	4933.98 (IN)	4933.88 (OUT)
DI #1	TYPE D	4945.00	4942.00	
DI #2	TYPE D	4942.90	4937.90	
DI #3	TYPE D	4943.20	4939.70	
DI #4	TYPE D	4942.10	4936.85 (IN)	4936.55 (OUT)
DI #5	TYPE D	4942.00	4939.20	

- LEGEND**
- CURB & GUTTER
 - - - BOUNDARY LINE
 - - - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK
 - 5010 — CONTOUR MAJOR
 - 5011 — CONTOUR MINOR
 - x 5048.25 SPOT ELEVATION
 - FLOW ARROW
 - - - EXISTING CURB & GUTTER
 - - - EXISTING BOUNDARY LINE
 - 5010 — EXISTING CONTOUR MAJOR
 - - - EXISTING CONTOUR MINOR
 - PARKING LOT LIGHT FIXTURE

Weighted E Method

Zone:
Zone 2
Developed Basins

Basin	Basin Area			Treatments				100-Year		
	Area (sf)	Area (acres)	Area (sq miles)	Treatment A % (acres)	Treatment B % (acres)	Treatment C % (acres)	Treatment D % (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
Loves	292,189.0	6.71	0.010	0%	0.00	25%	1.68	0%	5.03	1.089
Total	292,189.0	6.707	0.01048	0.00	1.677	0.000	5.030		1.089	25.79

Equations:

Weighted E = Ea**A*a + Eb**A*b + Ec**A*c + Ed**A*d / (Total Area)
Volume = Weighted D * Total Area
Flow = Qa * *A*a + Qb * *A*b + Qc * *A*c + Qd * *A*d

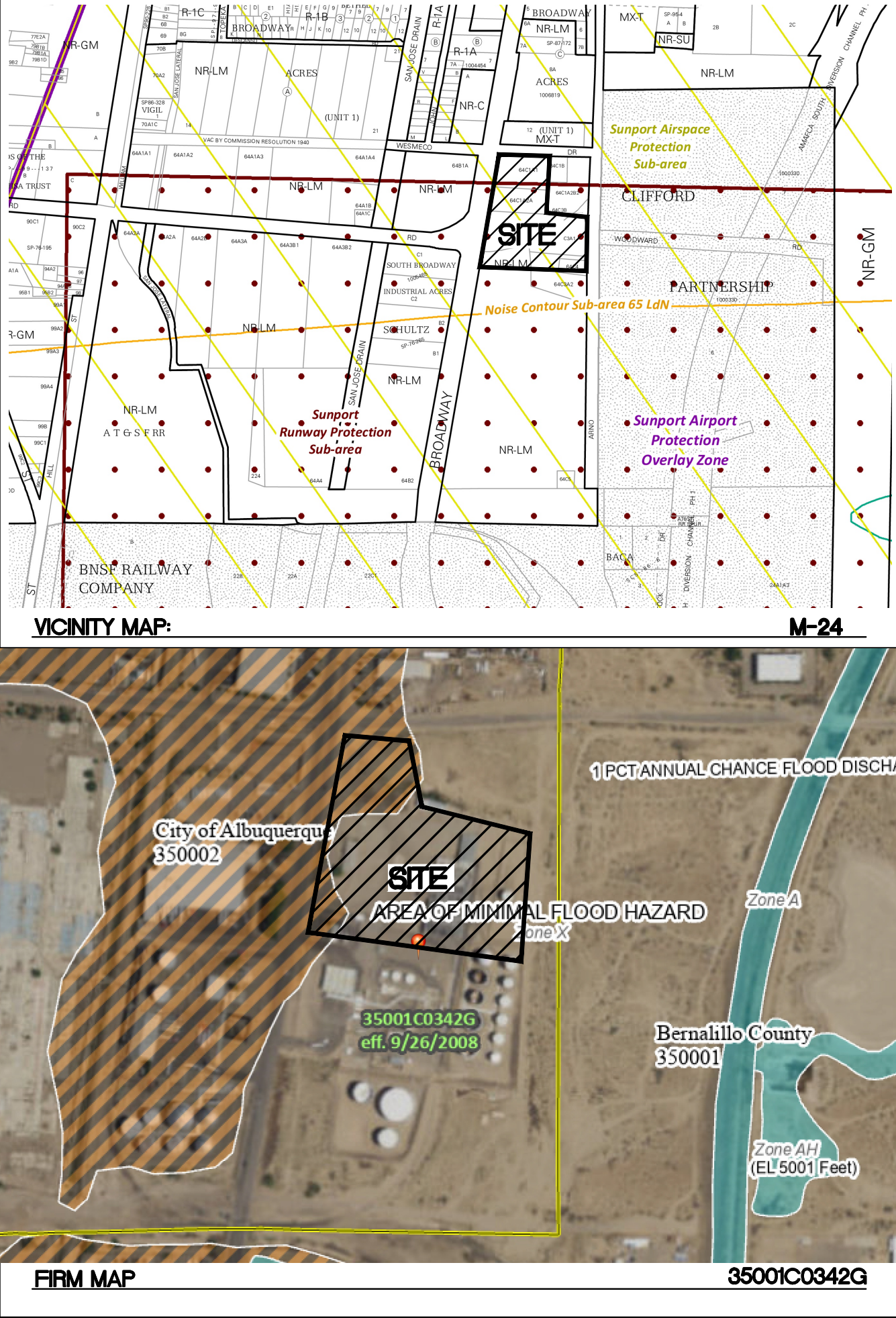
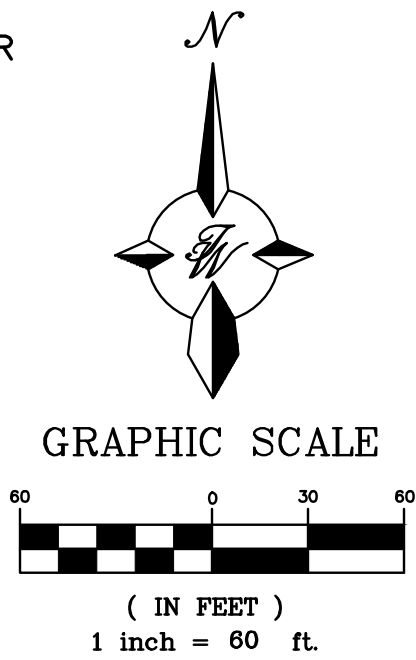
 $V_{10DAY} = V_{BIR} * A_{DI} (P_{10DAY} - P_{BIR})^{1/2} INFT$
 $P_{10DAY} = 3.67 IN$
 $P_{BIR} = 2.20 IN$



LOVE'S POND 100YR,24HR 47,417 CU.FT.
100YR, 10DAY 74,260 CU.FT.

DRAINAGE NARRATIVE:

THE PROPOSED LOVE'S TRAVEL CENTER IS TO BE CONSTRUCTED ON THE NORTHERN 6.71 ACRES OF THE EXISTING TERMINAL FUELING FACILITY. THE SITE IS CURRENTLY DEVELOPED WITH EXISTING BUILDINGS, PAVING AND ABOVE GROUND FUEL STORAGE TANKS. THE SITE CURRENTLY GENERALLY DRAINS FROM EAST TO WEST WITH SOME ONSITE PONDING AND SOME RUNOFF ENTERING THE BROADWAY BOULEVARD RIGHT OF WAY. THE EXISTING FACILITIES WITHIN THE NORTHERN 6.71 ACRES WILL BE REMOVED AND THE NEW LOVE'S CONSTRUCTED WITH AUTO AND TRUCK FUELING AREAS, A C-STORE, A CAT SCALE, AND ASSOCIATED PARKING FIELDS. DRAINAGE FROM THE PROPOSED DEVELOPMENT WILL BE CONVEYED TO A PROPOSED RETENTION POND LOCATED IN THE NORTHWEST CORNER OF THE SITE. THE POND WILL HAVE THE CAPACITY TO RETAIN THE 100-YEAR, 10-DAY STORM VOLUME.

DRAINAGE ON THE EXISTING TERMINAL FUELING FACILITY SOUTH OF THE LOVE'S TRAVEL CENTER DEVELOPMENT WILL REMAIN AS IT CURRENTLY EXISTS.



REV.	DATE	BUILDING PERMIT COMMENTS	RMC
1	05-13-2024		
NO.		REMARKS	BY
REVISIONS			
ENGINEER'S SEAL		LOVE'S BROADWAY/ SUNPORT BLVD	DRAWN BY sb
			DATE 3-27-25
		GRADING PLAN	
		<div><div><div>TERRA WEST, LLC</div><div>5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div></div></div>	
3-27.25			
VINCENT P. CARRICA P.E. #16212			
			JOB # 2022031

LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	CONTOUR MAJOR
	CONTOUR MINOR
	SPOT ELEVATION
	FLOW ARROW
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR

NOTE: THE EXISTING FUELING DEPOT ON THE SOUTHERN 15 ACRE (±) PORTION OF THE SITE IS TO REMAIN AS DEVELOPED AND IS INCLUDED AS AN AS-BUILT FOR CLARITY AND COMPLIANCE MOVING FORWARD

NOTICE TO CONTRACTORS

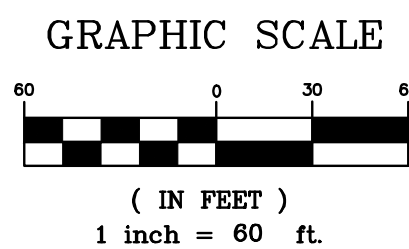
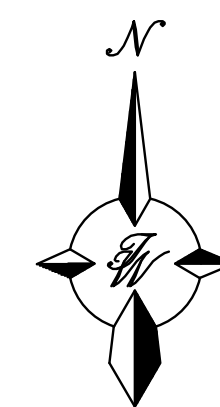
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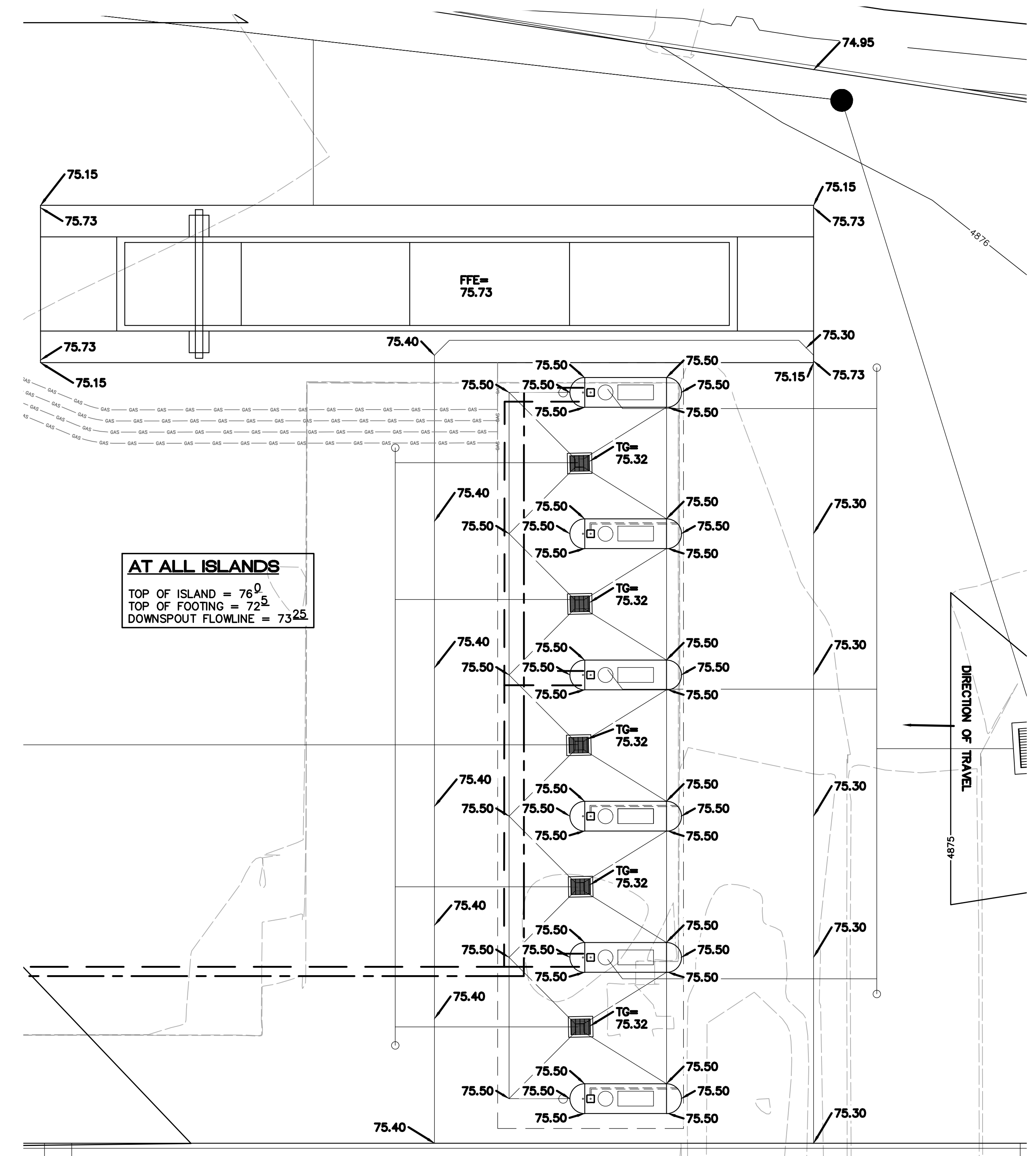
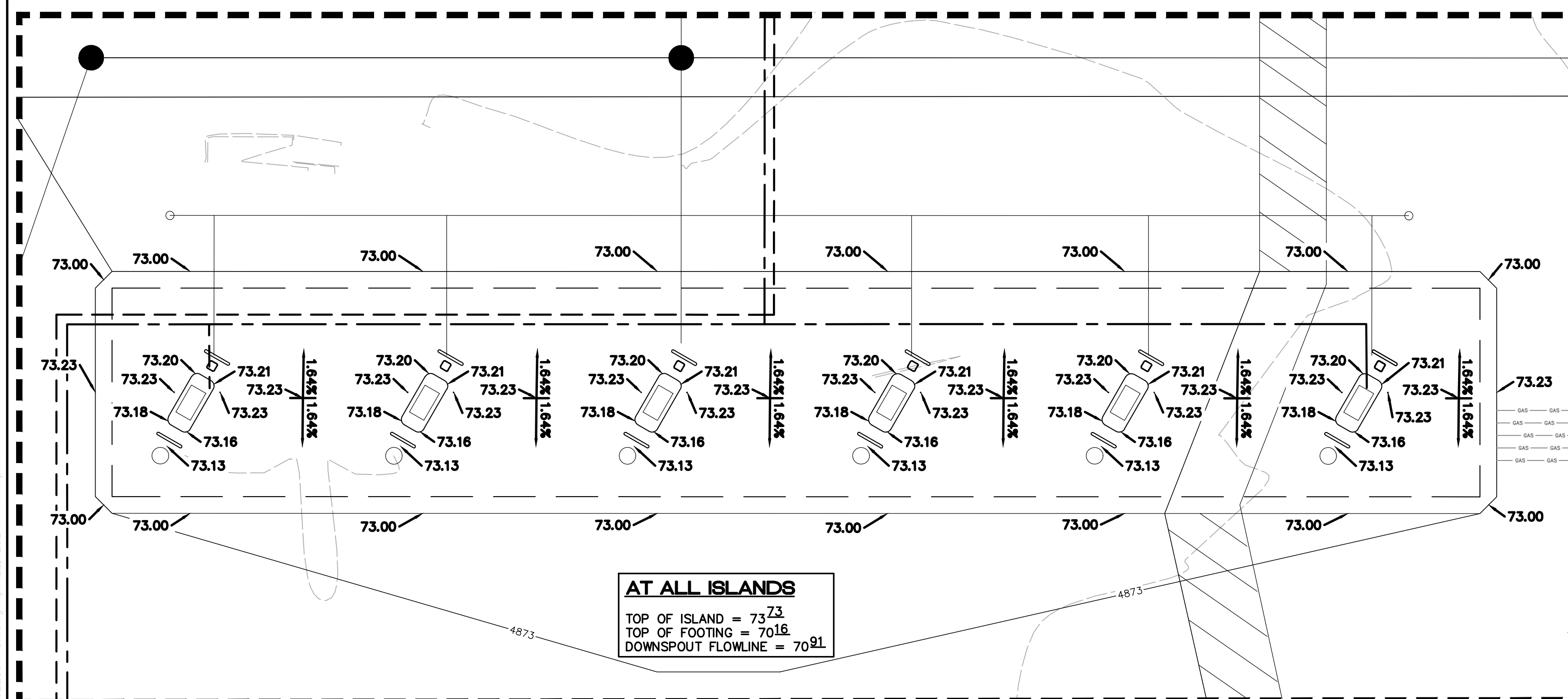
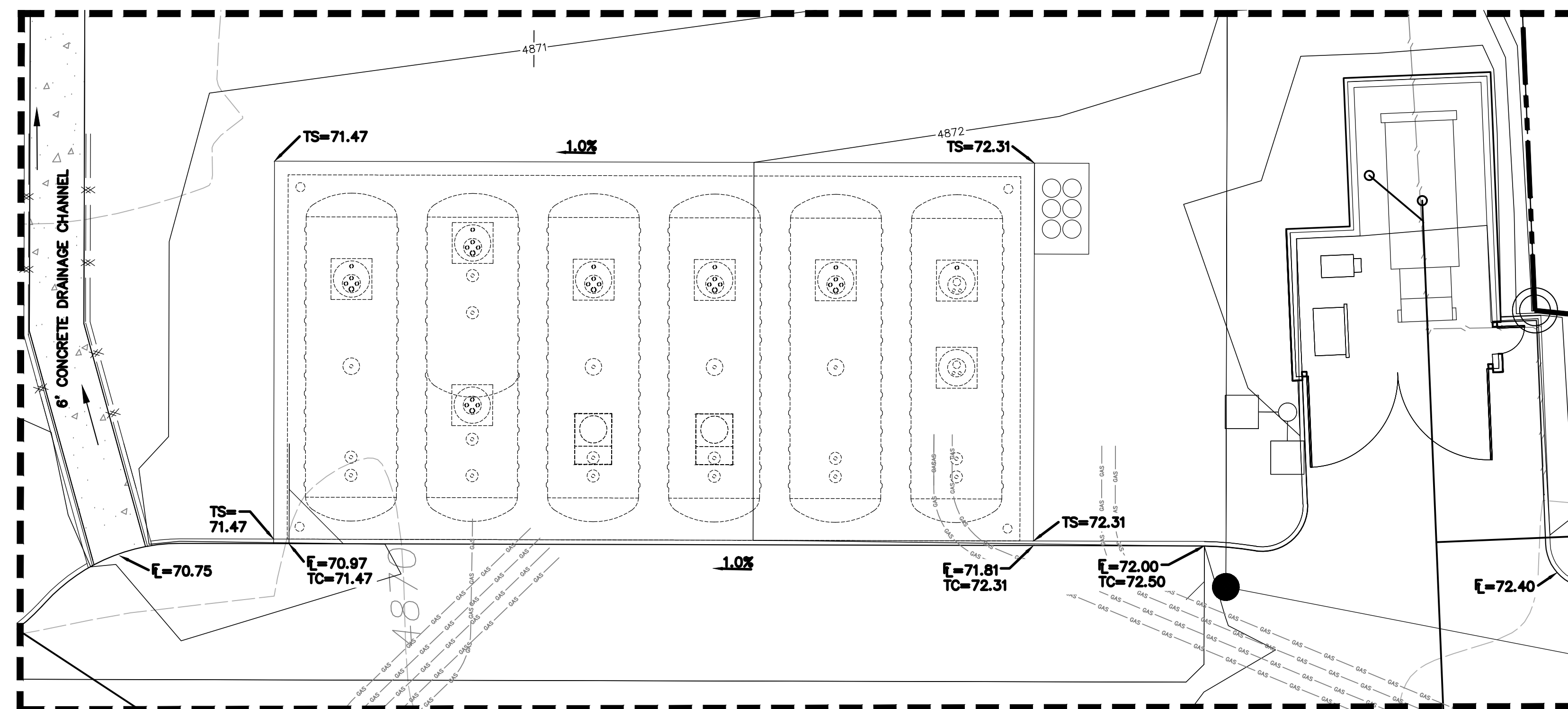
SHEET GR-1
MATCHLINE



CAUTION

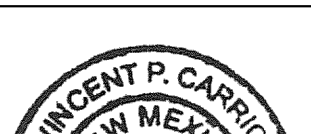

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ENGINEER'S SEAL	BROADWAY/SUNPORT BLVD		DRAWN BY PM
	GRADING AND DRAINAGE PLAN		DATE 3-27-25
	<div> <i>TIERRA WEST, LLC</i> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com</div>		2022031_GR PLAN
			SHEET # GR-2
3-27-25			JOB # 2022031

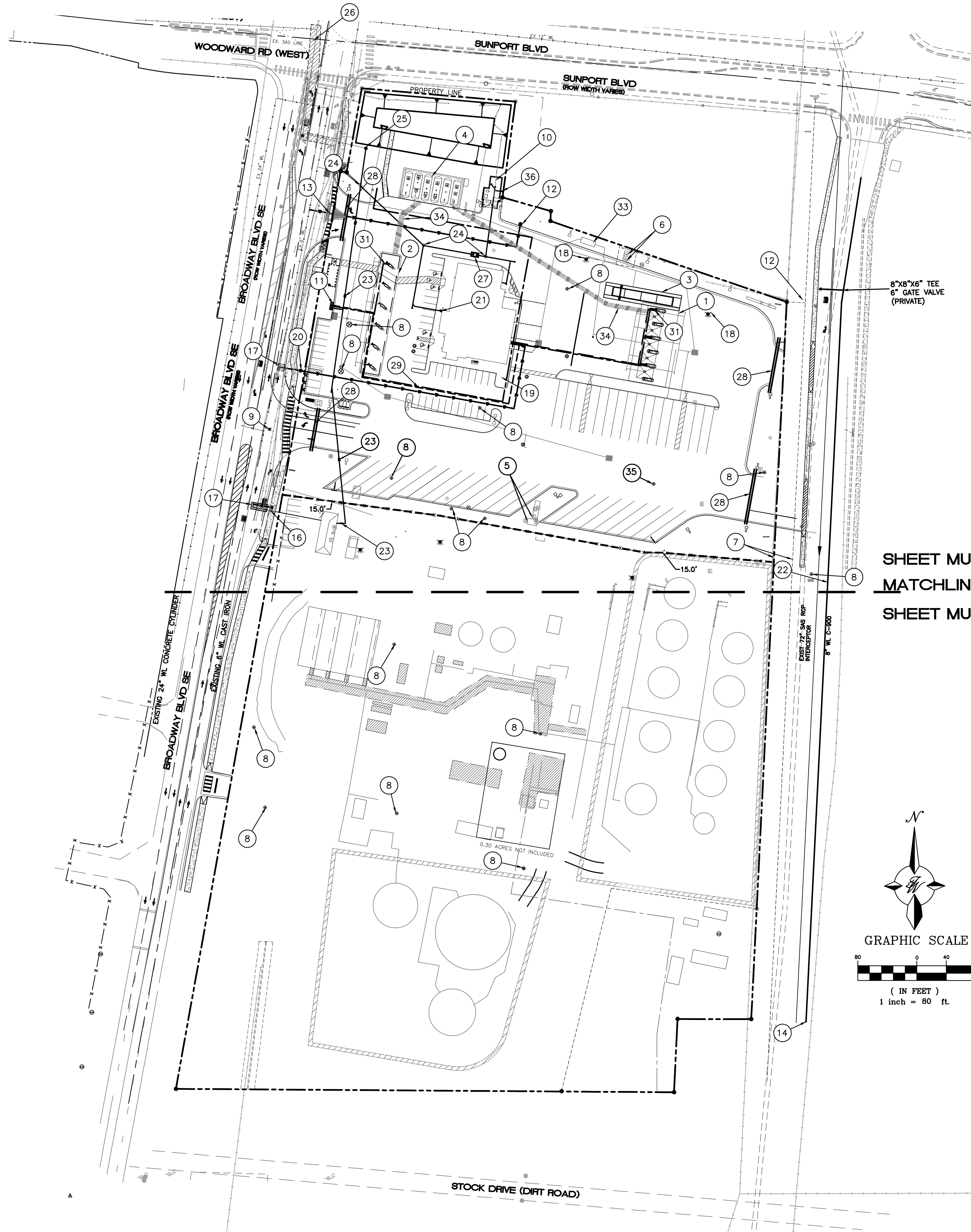


LEGEND

- | | |
|--|---------------------------|
| | CURB & GUTTER |
| | BOUNDARY LINE |
| | RIGHT-OF-WAY |
| | BUILDING |
| | SIDEWALK |
| | CONTOUR MAJOR |
| | CONTOUR MINOR |
| | SPOT ELEVATION |
| | FLOW ARROW |
| | EXISTING CURB & GUTTER |
| | EXISTING BOUNDARY LINE |
| | EXISTING CONTOUR MAJOR |
| | EXISTING CONTOUR MINOR |
| | PARKING LOT LIGHT FIXTURE |

<p>ENGINEER'S SEAL</p>	<p>LOVE'S BROADWAY/ SUNPORT BLVD</p>	<p>DRAWN BY sb</p>
	<p>GRADING DETAILS</p>	<p>DATE 04-02-24</p>
<p>04-02-24</p>		<p>SHEET # GR-3</p>
<p>VINCENT P. CARRICA P.E. #16212</p>	<p>5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com</p>	<p>JOB # 2022031</p>

Z:\2023\2022031 Lowes Support Station\dwg\Construction\2022031_MU.dwg, Mar-26-2025 - 3:04pm



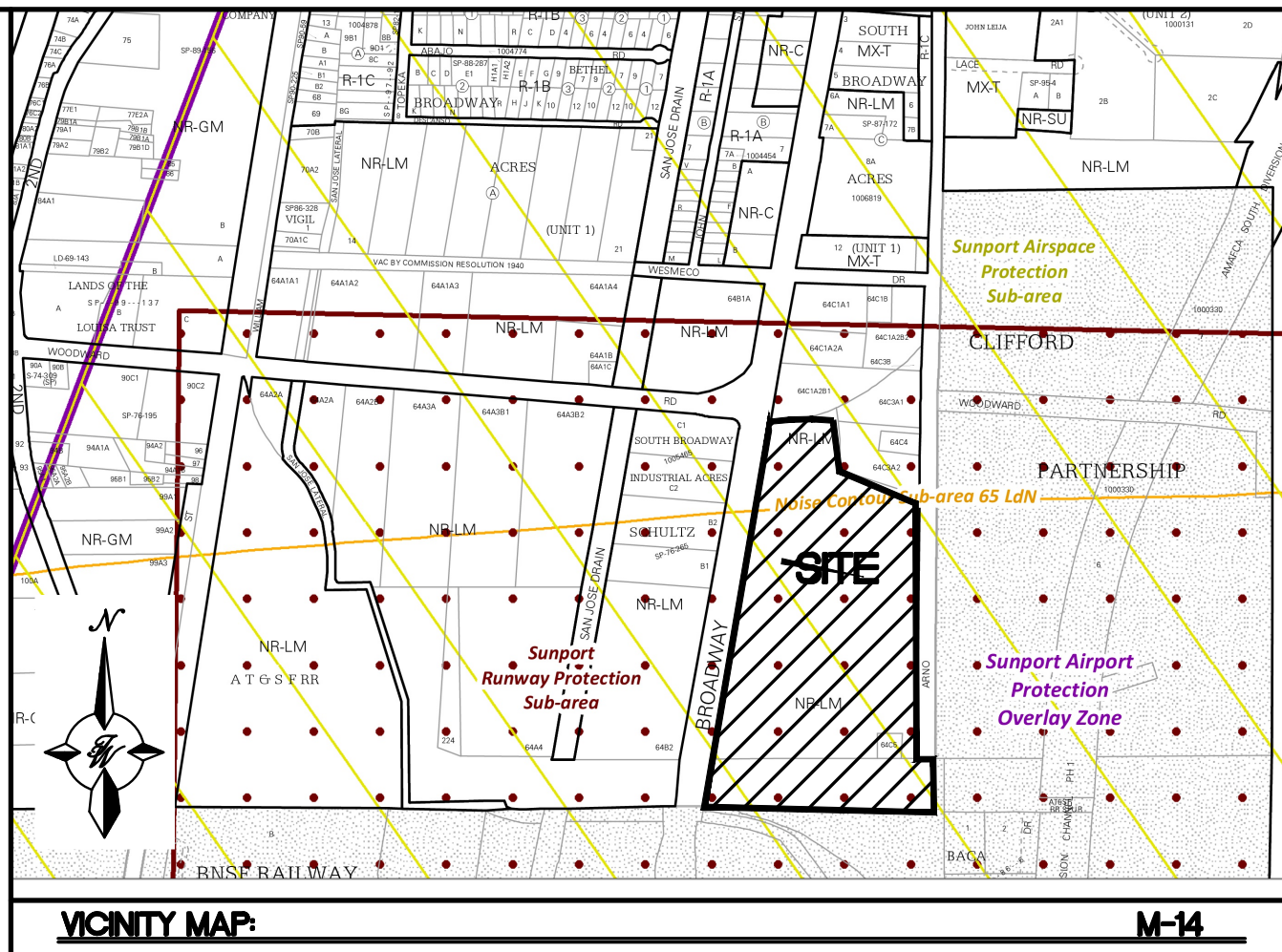
SHEET MU-2
MATCHLINE
SHEET MU-3

KEYED NOTES

- ① TRUCK CANOPY (51' X 108')
- ② AUTO CANOPY (29' X 168')
- ③ CAT SCALE
- ④ UNDERGROUND FUEL TANK FARM
- ⑤ EXISTING ELECTRICAL PANELS TO REMAIN
- ⑥ EXISTING TRANSFORMERS TO REMAIN
- ⑦ EXISTING 25' UTILITY EASEMENT
- ⑧ EXISTING MONITORING WELLS TO BE ADJUSTED TO GRADE
- ⑨ EXISTING FIRE HYDRANT TO BE REMOVED
- ⑩ TRASH COMPACTOR (SEE ARCH. PLANS)
- ⑪ AIR/WATER AND RV DUMPSTATION
- ⑫ NEW FIRE HYDRANT
6" GATE VALVE (PRIVATE)
PER COA STD. DWG #2340
- ⑭ 8" WATER LINE CAP (PUBLIC)
- ⑮ SINGLE WATER METER, 1½"
- ⑯ REMOVE AND REPLACE EXISTING ASPHALT PAVING
PER ABCWUA STD DWG #2405B
- ⑰ REMOVE EXISTING FIRE HYDRANT
- ⑱ TRANSFORMER
- ⑲ SINGLE WATER METER, 2"
- ⑳ 6" SANITARY SEWER CONNECTION. SEE PLUMBING
PLANS FOR BUILDING CONNECTION.
- ㉑ 8" PUBLIC GATE VALVE
- ㉒ 4" SANITARY SEWER CLEAN OUT
- ㉓ 4' DIA. SANITARY SEWER MANHOLE
- ㉔ SANITARY SEWER LIFT STATION
- ㉕ EXISTING SANITARY SEWER MANHOLE (PUBLIC)
- ㉖ GREASE TRAP
- ㉗ 2-6" PVC CONDUIT (SCH. 40)
- ㉘ 1" WATERLINE
- ㉙ NOT USED
- ㉚ OIL/WATER SEPARATOR
- ㉛ POST HYDRANT
- ㉜ EXISTING MONITORING WELL TO BE ABANDONED
- ㉝ 4" DUMPSTER DRAIN VENT PER UPC-901.2 AND
1001.2, VENT PIPE SHALL EXTEND NOT LESS
THAN 10 FT ABOVE SURROUNDING GRADE AND BE
SECURELY SUPPORTED (UPC-906.4)

NOTES

1. ALL ONSITE WATER, SANITARY SEWER AND FIRE LINES SHALL BE DEEMED PRIVATE.
2. THE PRIVATE FIRE HYDRANTS, INDICATED IN THE UTILITY PLAN, SHALL BE PAINTED SAFETY ORANGE.
3. COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.
4. COORDINATION WITH WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.



MAP44 TR 64C2 EXC 03.0 ACX ALL TR 64C3A2 CONT 31.43 AC
UPC 101405533908840121

NOTES



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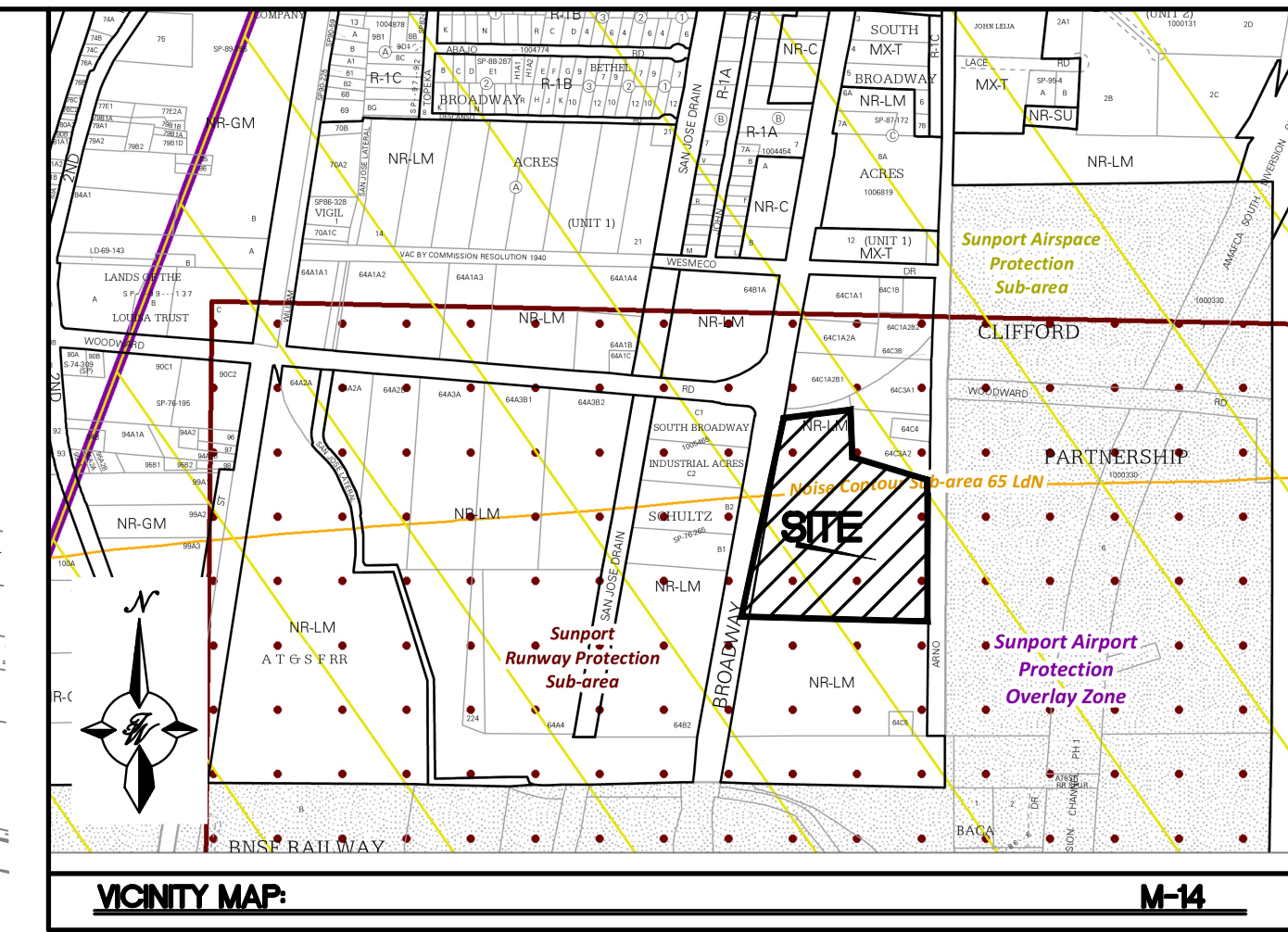
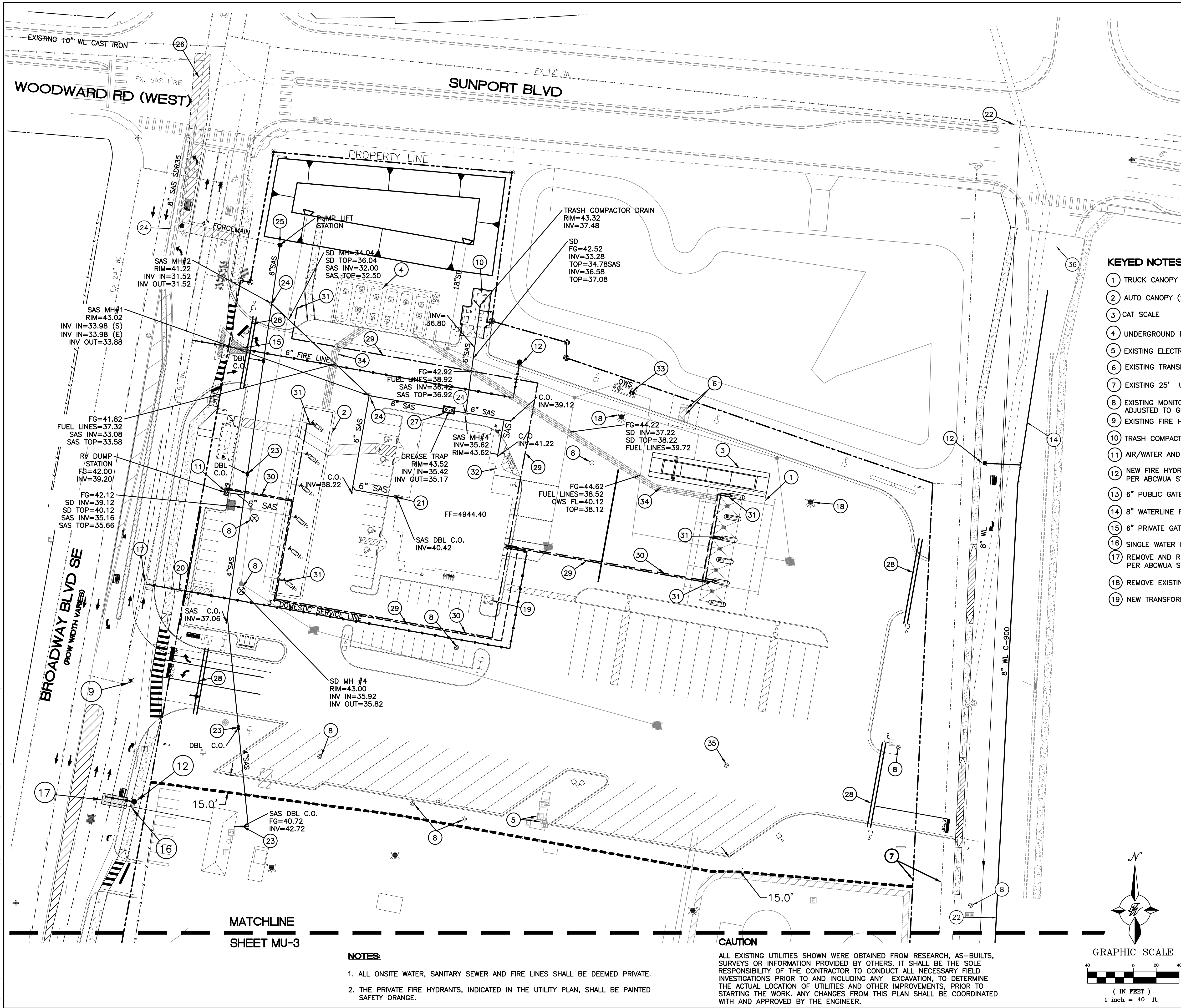
LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	BUILDING
	SIDEWALK
	EXISTING CURB & GUTTER
	STORM SEWER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATERLINE
	EXISTING SANITARY SEWER LINE
	EXISTING PVC WATERLINE
	PROPOSED HYDRANT
	PARKING LOT LIGHT FIXTURE
	SAWCUT

CAUTION



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<div>ENGINEER'S SEAL</div> <div></div> <div>3-27-25</div> <div>RONALD R. BOHANNAN P.E. #7868</div>	<div>BROADWAY/SUNPORT BLVD</div> <div>OVERALL UTILITY PLAN</div> <div><div></div><div>TIERRA WEST, LLC</div><div>5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</div></div>	DRAWN BY PM
		DATE 3-27-25
		2022031_MU
		SHEET # MU-1
		JOB # 2022031



- KEYED NOTES**
- | | |
|---|--|
| 1 TRUCK CANOPY (51' X 108') | 20 SINGLE WATER METER 2" PER ABCWUA STD DWG #2363 |
| 2 AUTO CANOPY (29' X 168') | 21 6" SANITARY SEWER CONNECTION. SEE PLUMBING PLANS FOR BUILDING CONNECTION. |
| 3 CAT SCALE | 22 PUBLIC GATE VALVE |
| 4 UNDERGROUND FUEL TANK FARM | 23 4" SANITARY SEWER CLEAN OUT |
| 5 EXISTING ELECTRICAL PANELS TO REMAIN | 24 4' DIA. SANITARY SEWER MANHOLE |
| 6 EXISTING TRANSFORMERS TO REMAIN | 25 SANITARY SEWER LIFT STATION |
| 7 EXISTING 25' UTILITY EASEMENT | 26 EXISTING SANITARY SEWER MANHOLE |
| 8 EXISTING MONITORING WELLS TO BE ADJUSTED TO GRADE | 27 GREASE TRAP |
| 9 EXISTING FIRE HYDRANT TO BE RELOCATED | 28 (2) 6" SCH 40 PVC CONDUITS (REFERENCE PLUMBING SITE PLAN, P101) |
| 10 TRASH COMPACTOR (SEE ARCH. PLANS) | 29 1" WATERLINE (REFERENCE PLUMBING SITE PLAN, P101) |
| 11 AIR/WATER AND RV DUMPSTATION | 30 1" AIR (REFERENCE PLUMBING SITE PLAN, P101) |
| 12 NEW FIRE HYDRANT W/PRIVATE GATE VALVE PER ABCWUA STD. DWG #2340 | 31 POST HYDRANT (REFERENCE PLUMBING SITE PLAN, P101) |
| 13 6" PUBLIC GATE VALVE | 32 GAS METER |
| 14 8" WATERLINE PVC-C-900 | 33 OIL WATER SEPERATOR |
| 15 6" PRIVATE GATE VALVE | 34 NOT USED |
| 16 SINGLE WATER METER, 1 1/2" | 35 EXISTING MONITORING WELL TO BE ABANDONED |
| 17 REMOVE AND REPLACE EXISTING ASPHALT PAVING PER ABCWUA STD DWG #2405B | 36 TIE TO EXISTING 8" WATERLINE |
| 18 REMOVE EXISTING FIRE HYDRANT | |
| 19 NEW TRANSFORMER | |

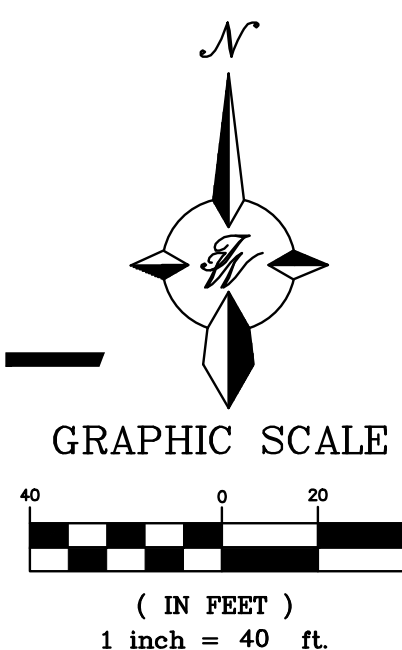
- LEGEND**
- | | |
|--|------------------------------|
| | CURB & GUTTER |
| | BOUNDARY LINE |
| | EASEMENT |
| | BUILDING |
| | SIDEWALK |
| | EXISTING CURB & GUTTER |
| | PROPOSED SANITARY SEWER LINE |
| | PROPOSED WATERLINE |
| | EXISTING SANITARY SEWER LINE |
| | EXISTING PVC WATERLINE |
| | PROPOSED HYDRANT |
| | PARKING LOT LIGHT FIXTURE |
| | SAWCUT |

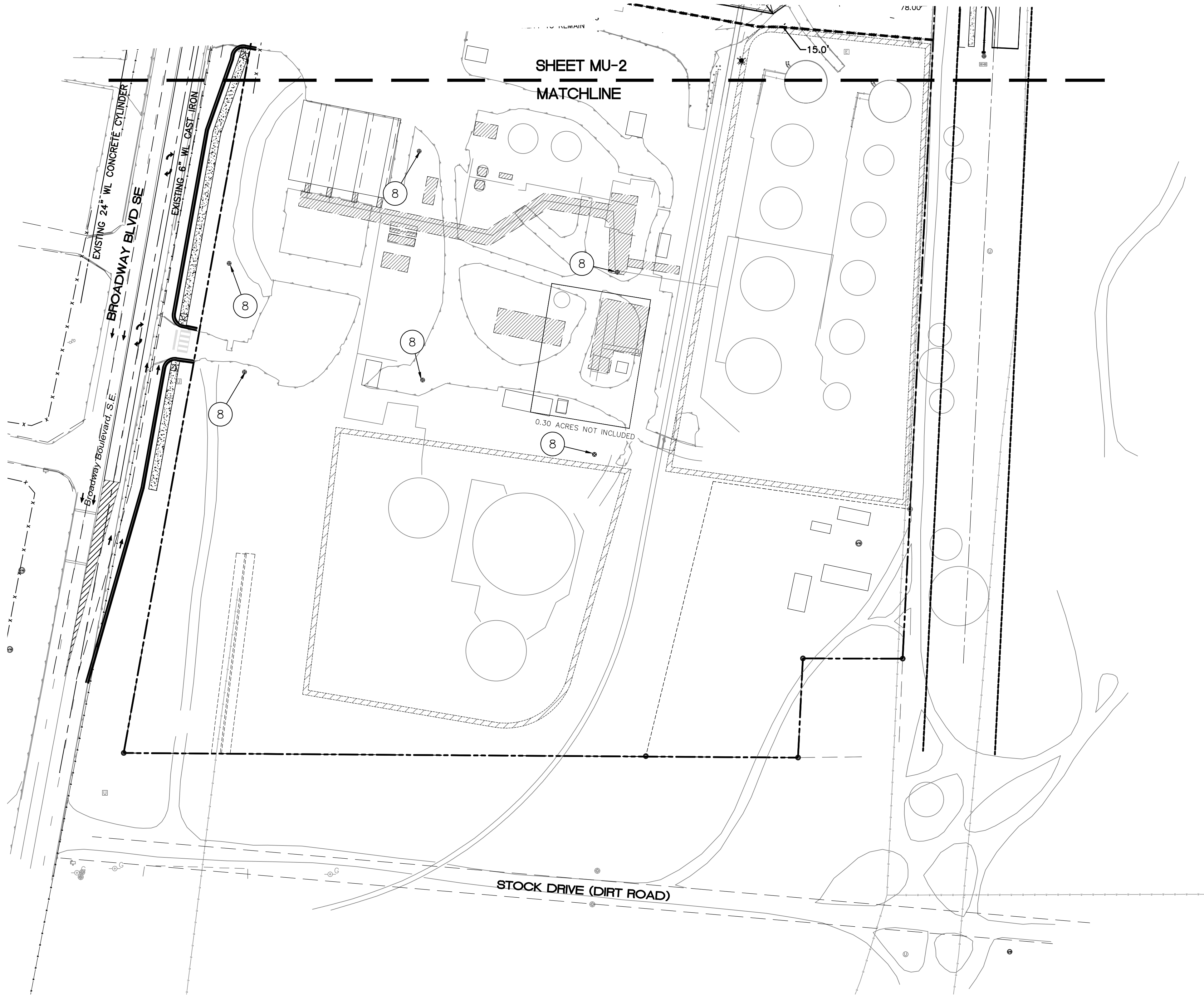
1	12-2-24	RELOCATED GREASE TRAP	REMARKS	PM	
NO.	DATE			BY	
REVISIONS					
ENGINEER'S SEAL		BROADWAY/SUNPORT BLVD		DRAWN BY PM	
		UTILITY PLAN		DATE 3-27-25	
				2022031_MU	
RONALD R. BOHANNAN P.E. #7868		 <u>TIERRA WEST, LLC</u> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com		SHEET #	
				MU-2	
				JOB #	
				2022031	

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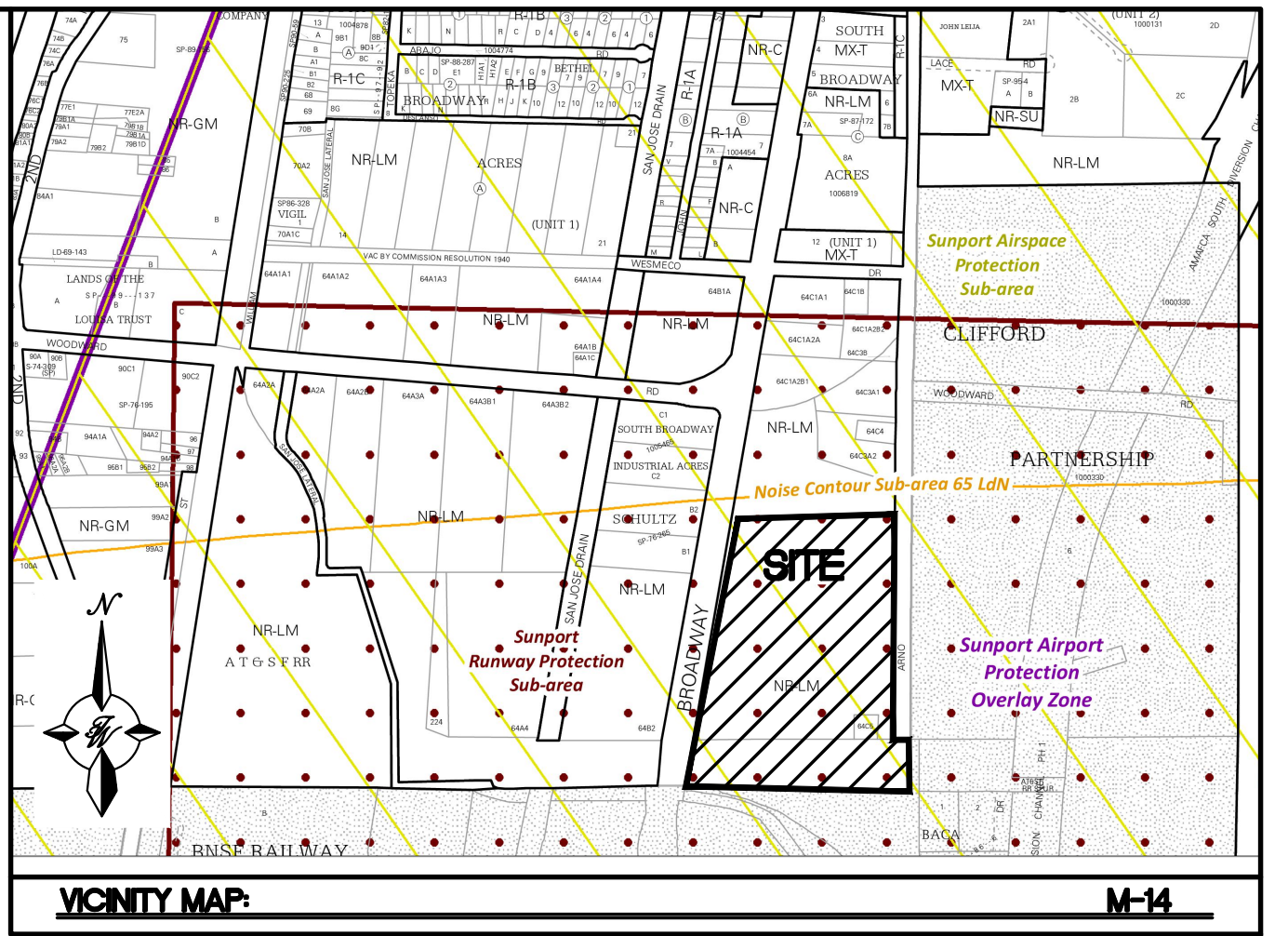




KEYED NOTES

- ⑧ EXISTING MONITORING WELLS TO REMAIN

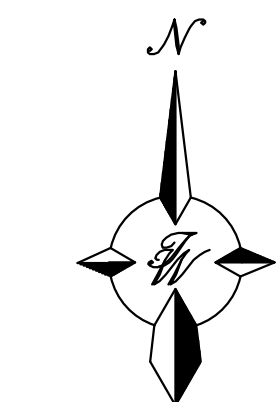
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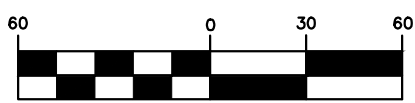
MAP44 TR 64C2 EXC 03.0 ACX ALL TR 64C3A2 CONT 31.43 AC
UPC 101405533908840121

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- STORM SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATERLINE
- EX. 8" SAS
- EXISTING SANITARY SEWER LINE
- EXISTING PVC WATERLINE
- PROPOSED HYDRANT



GRAPHIC SCALE




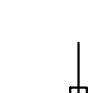
(IN FEET)
1 inch = 60 ft.

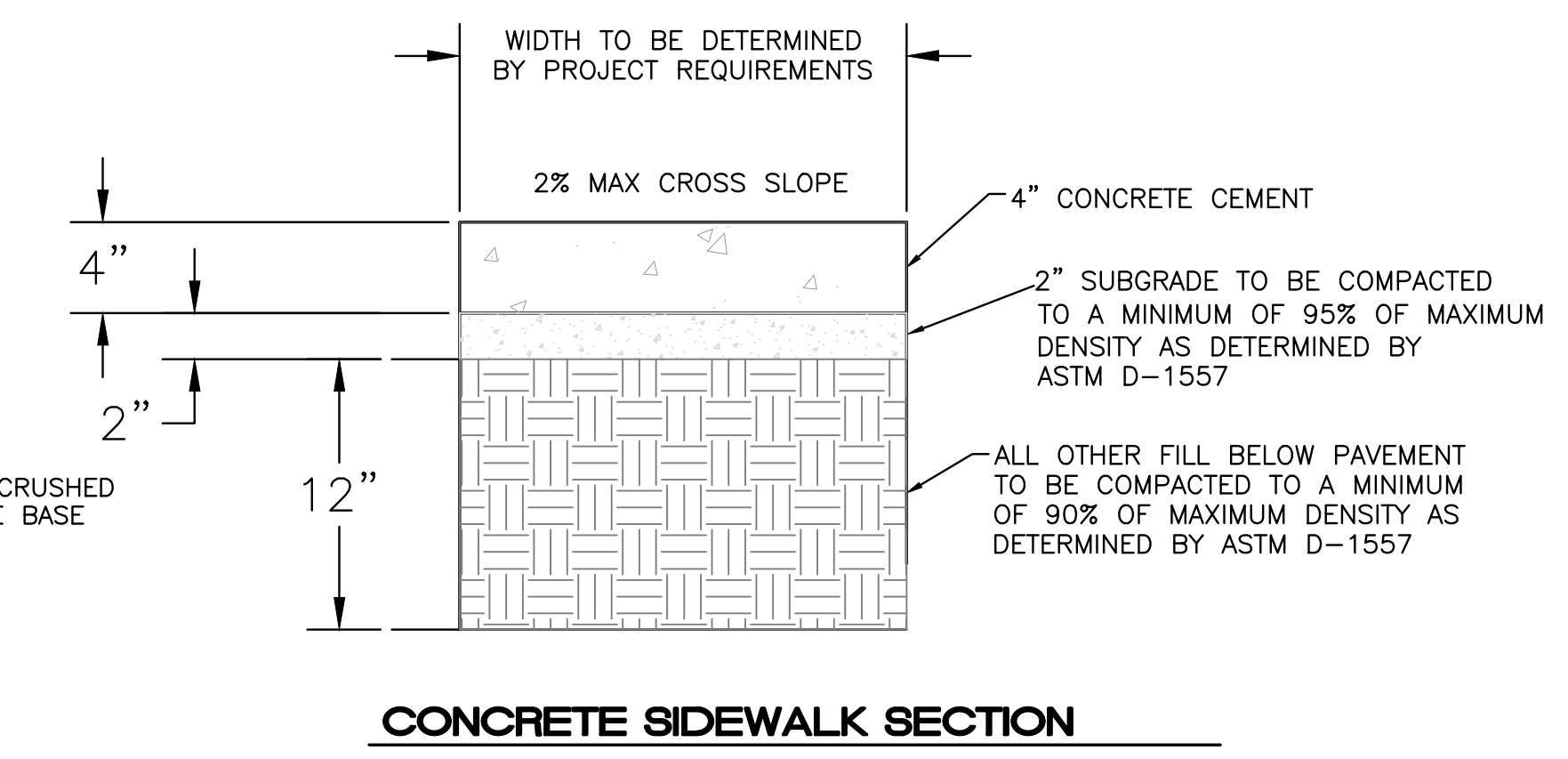
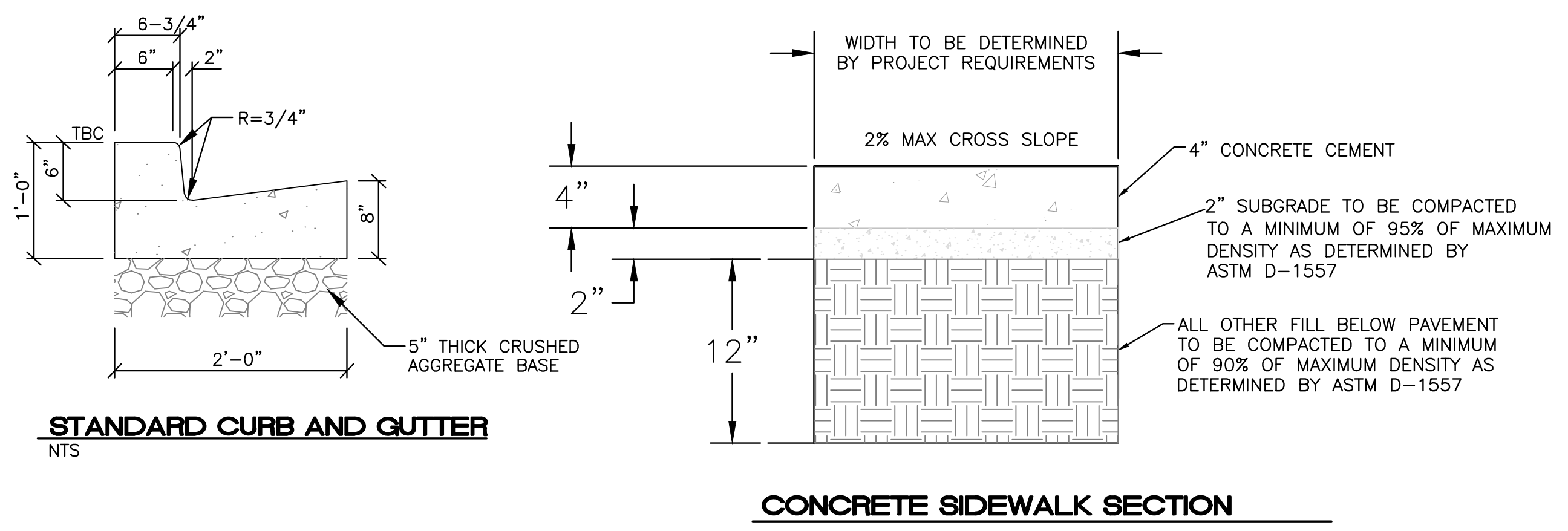
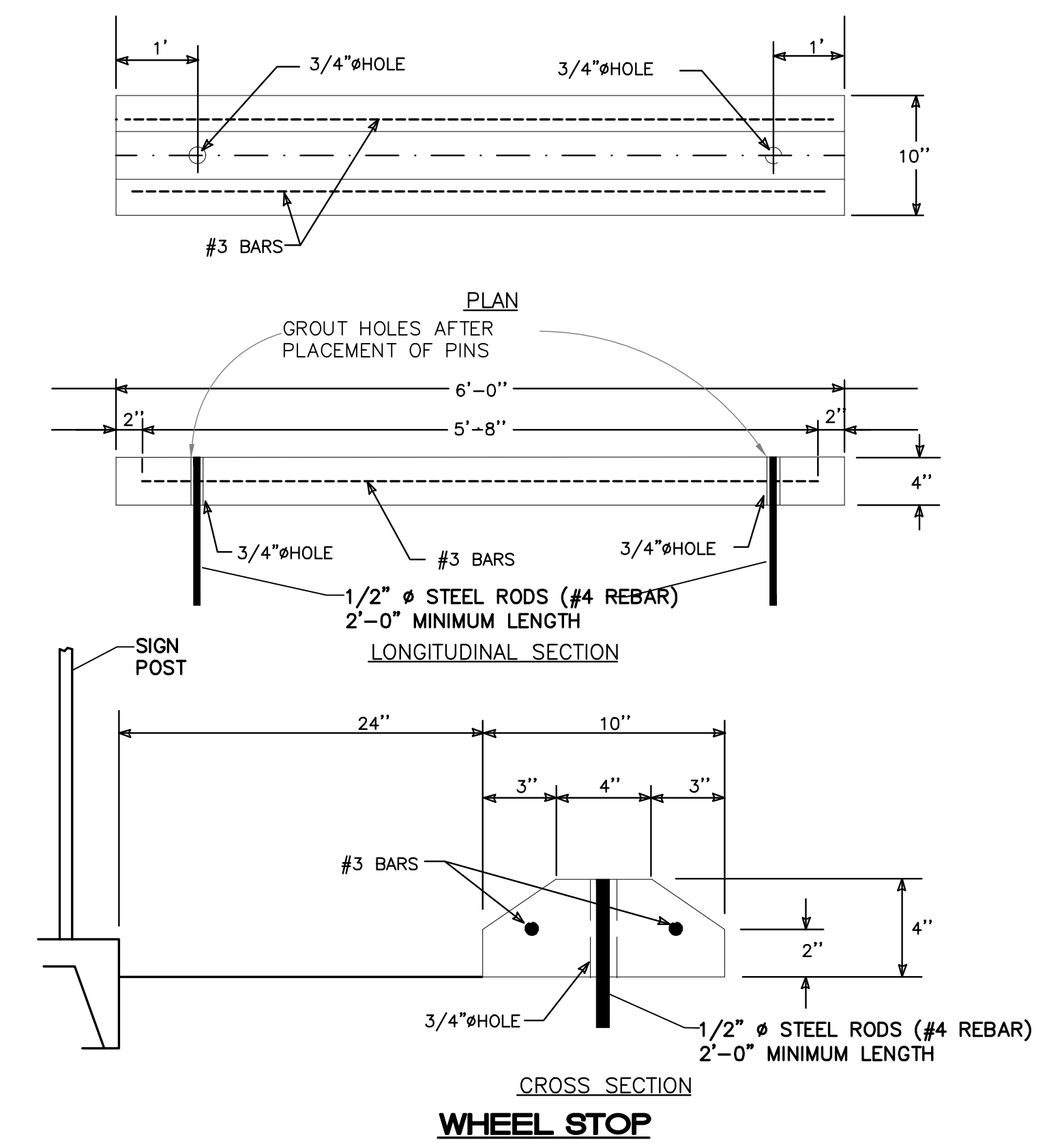
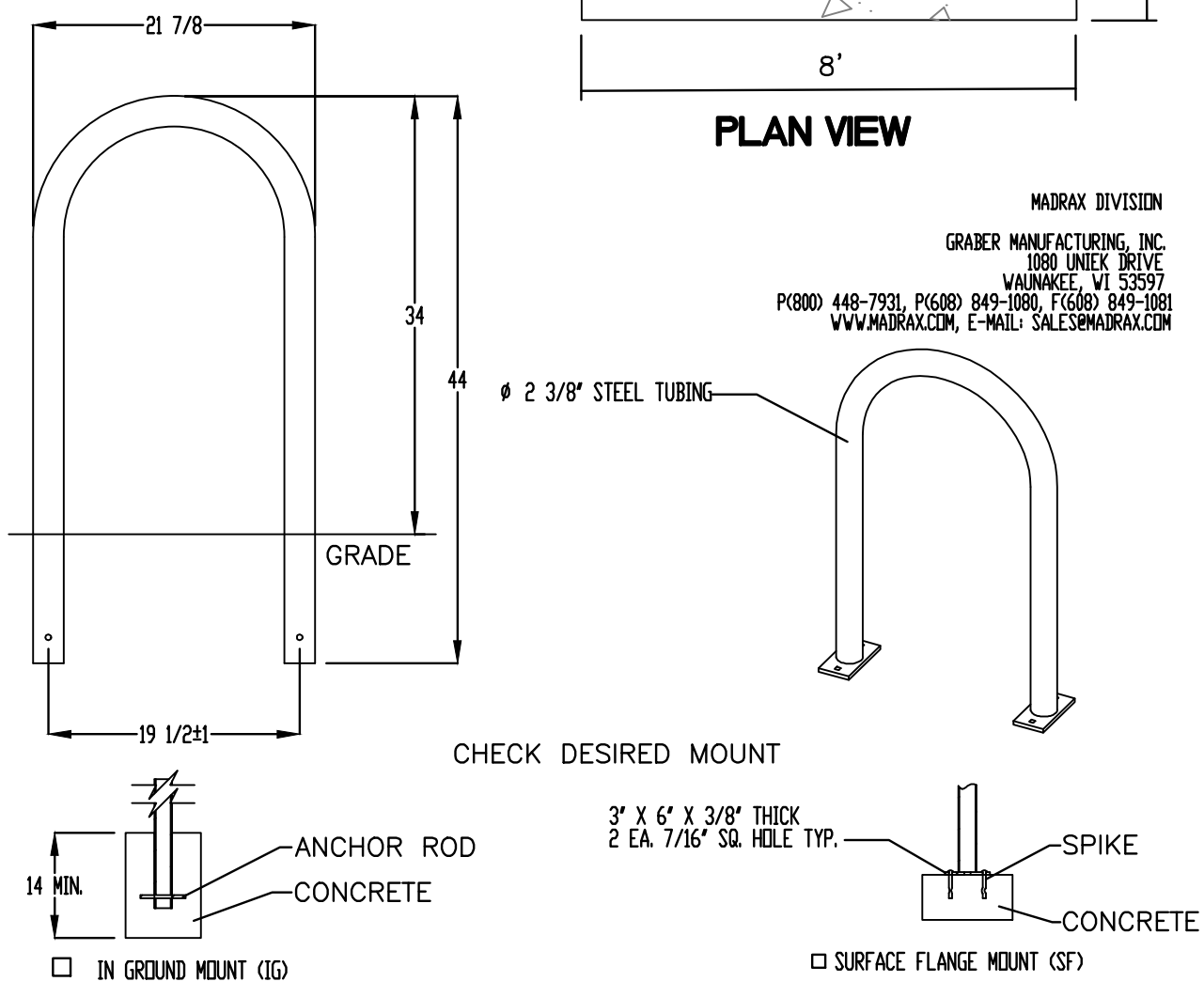
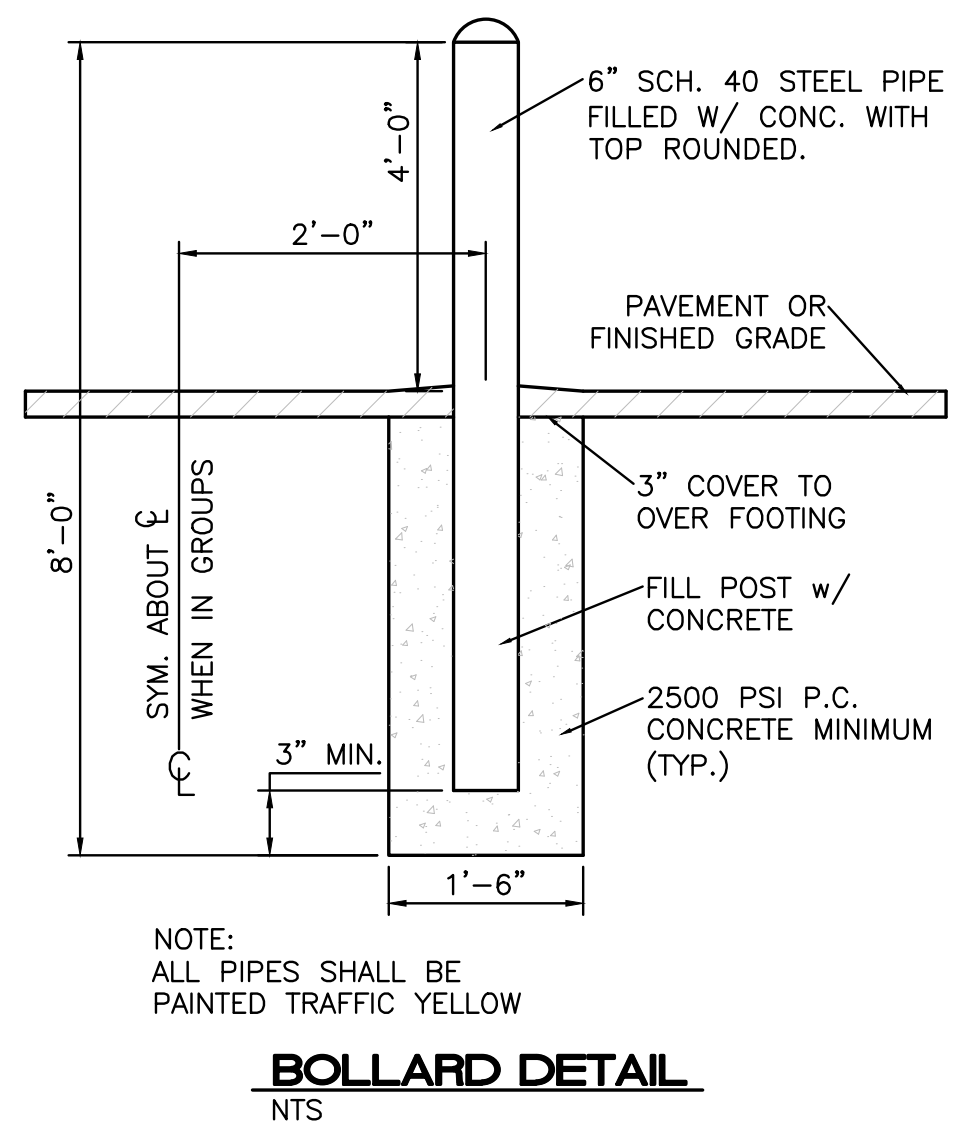
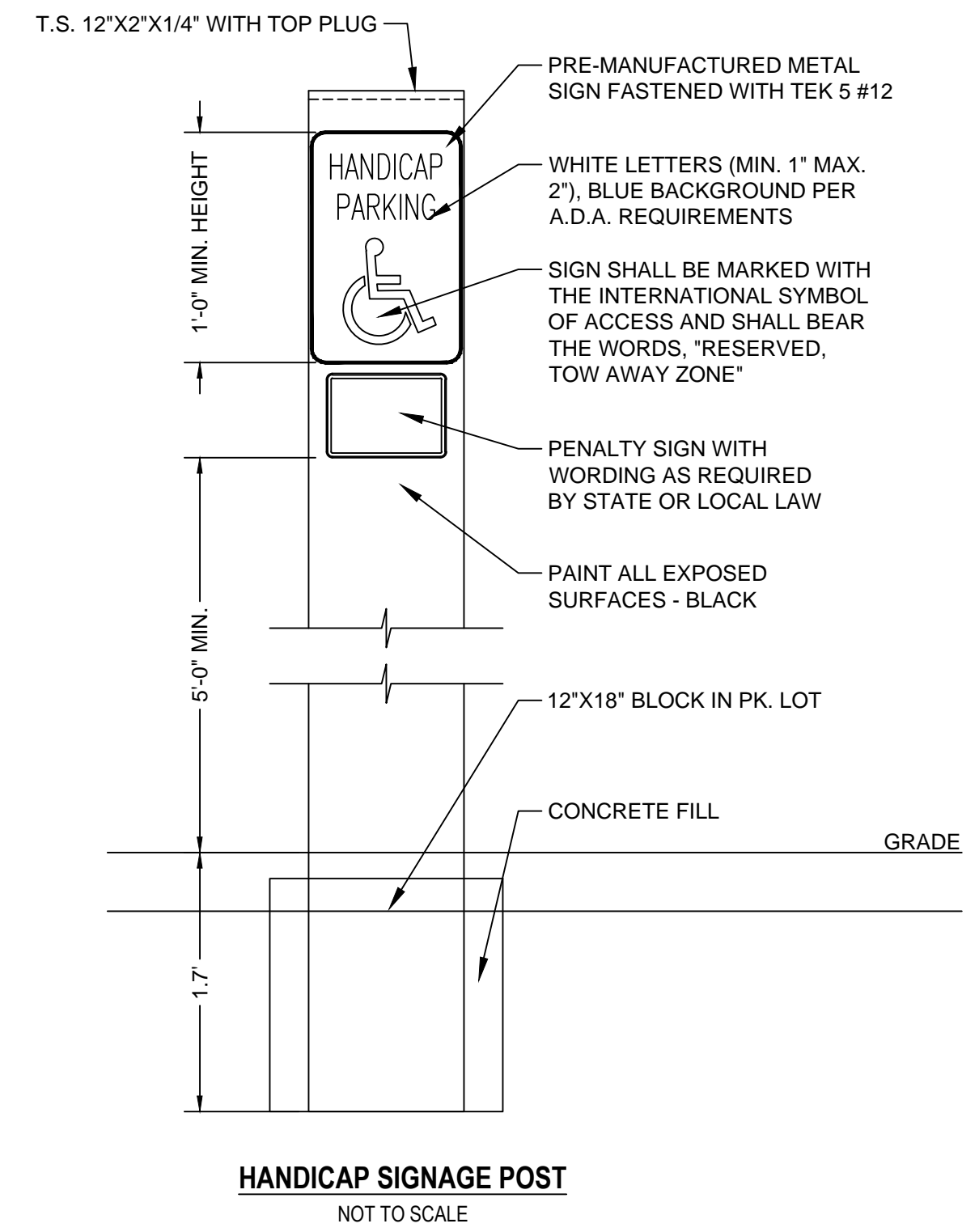
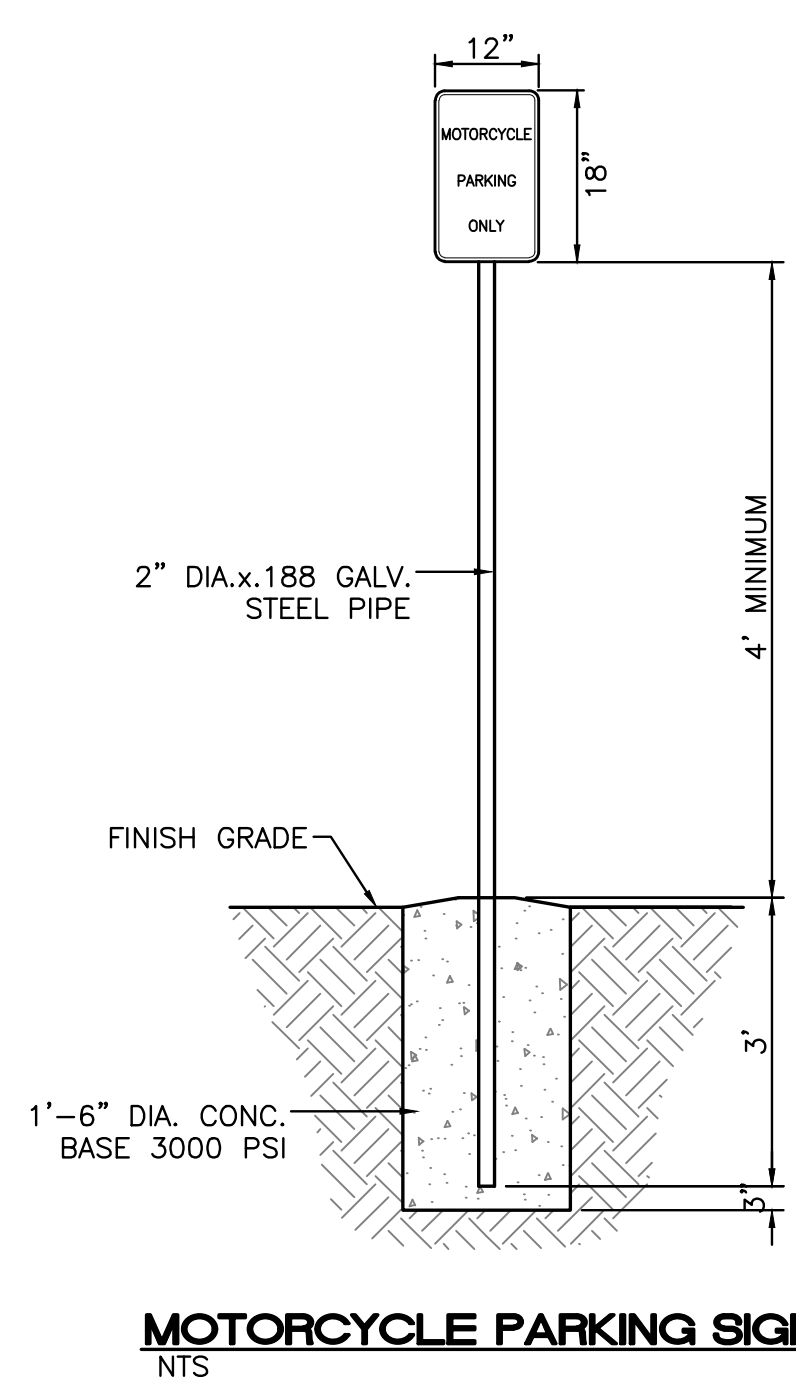
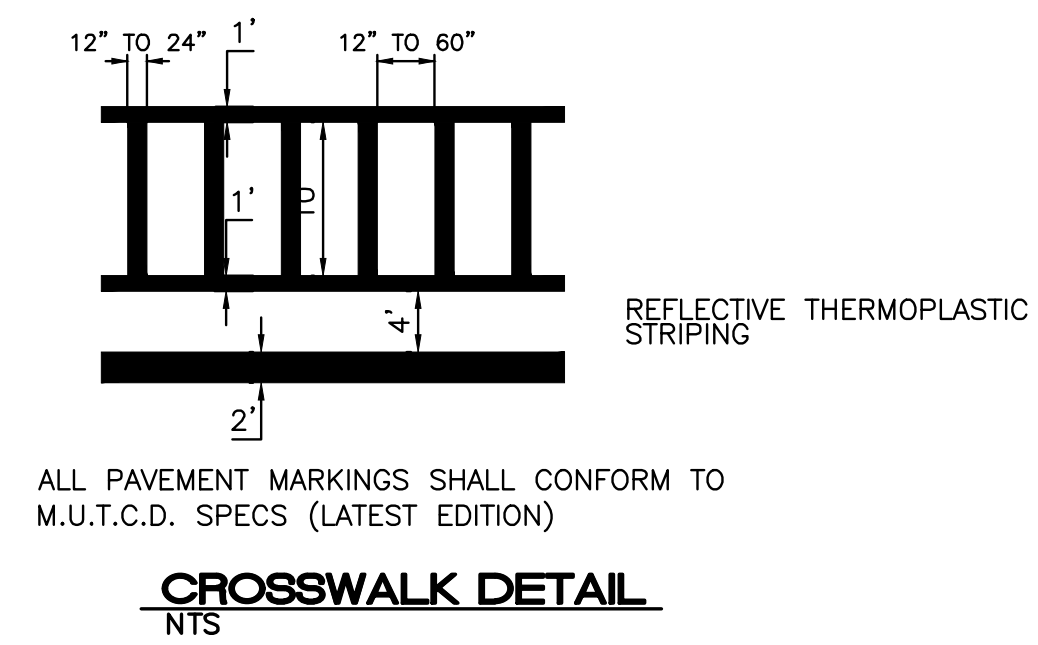
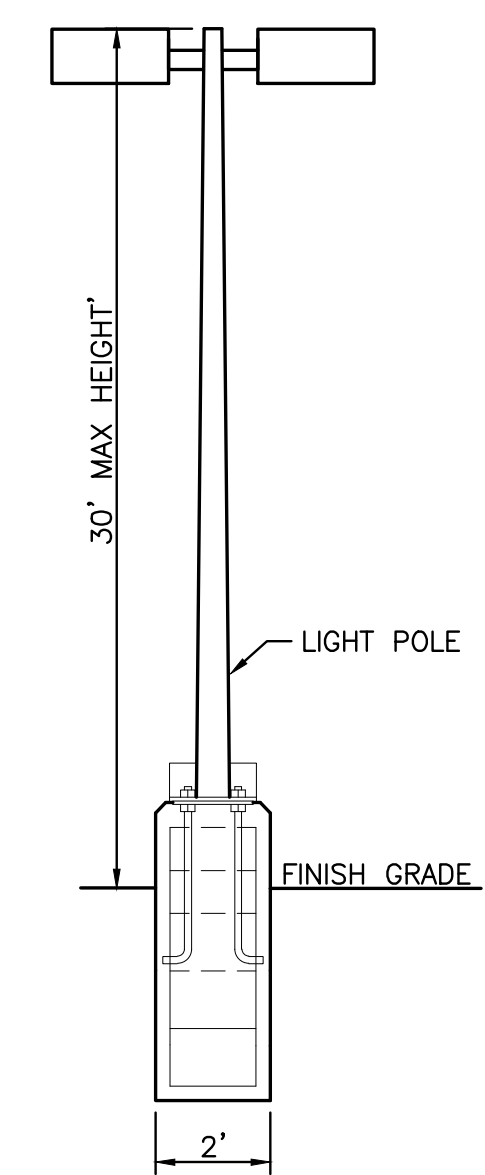
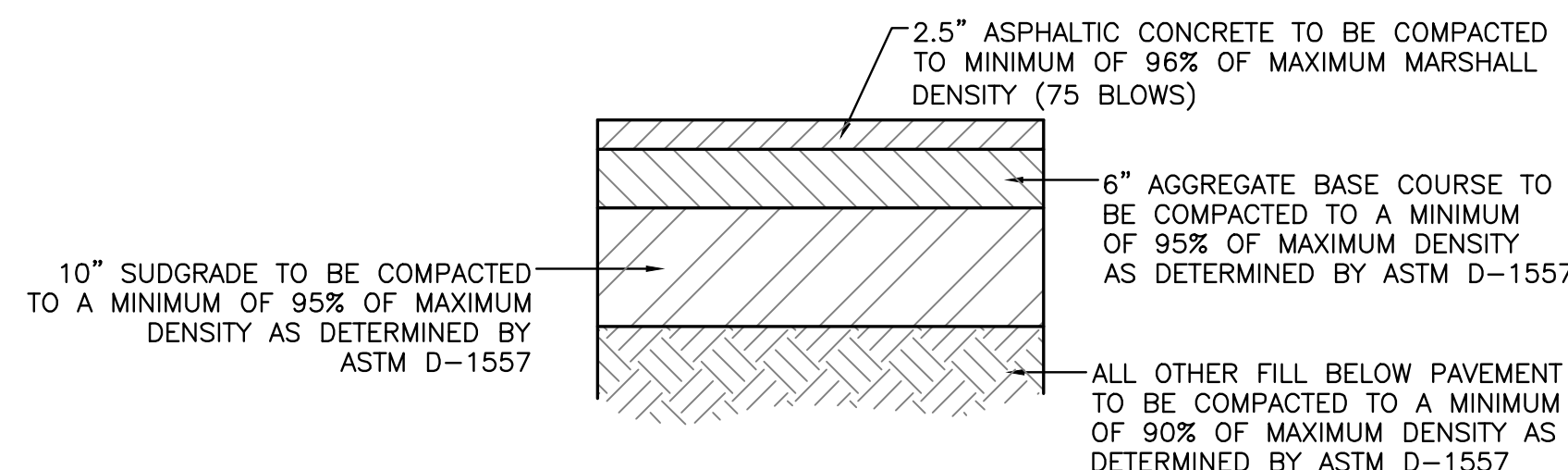
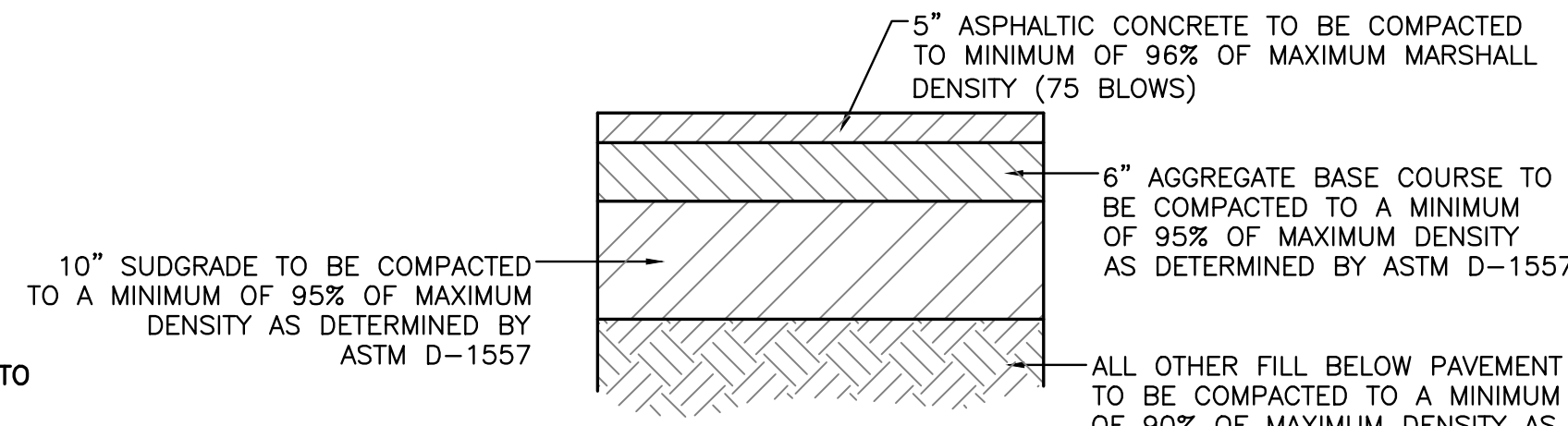
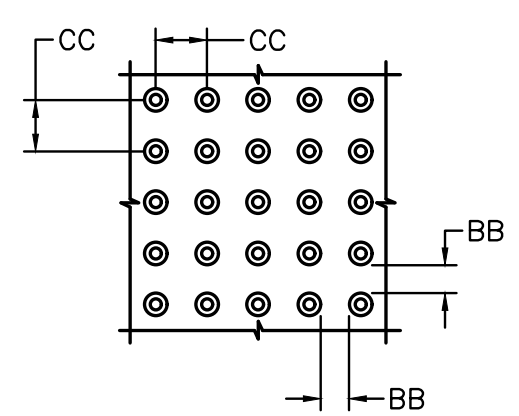
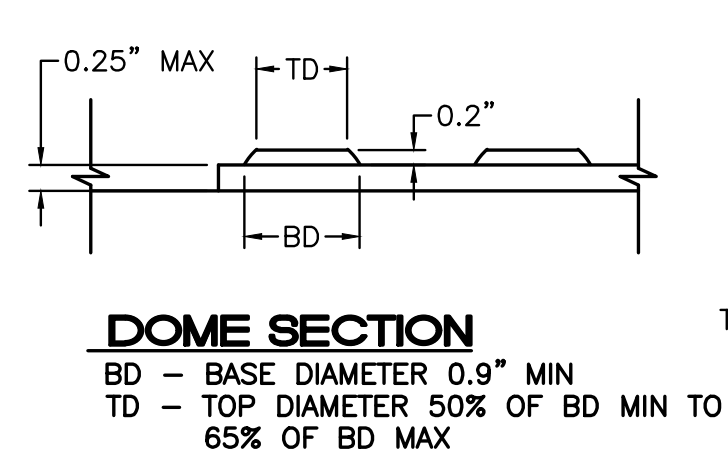
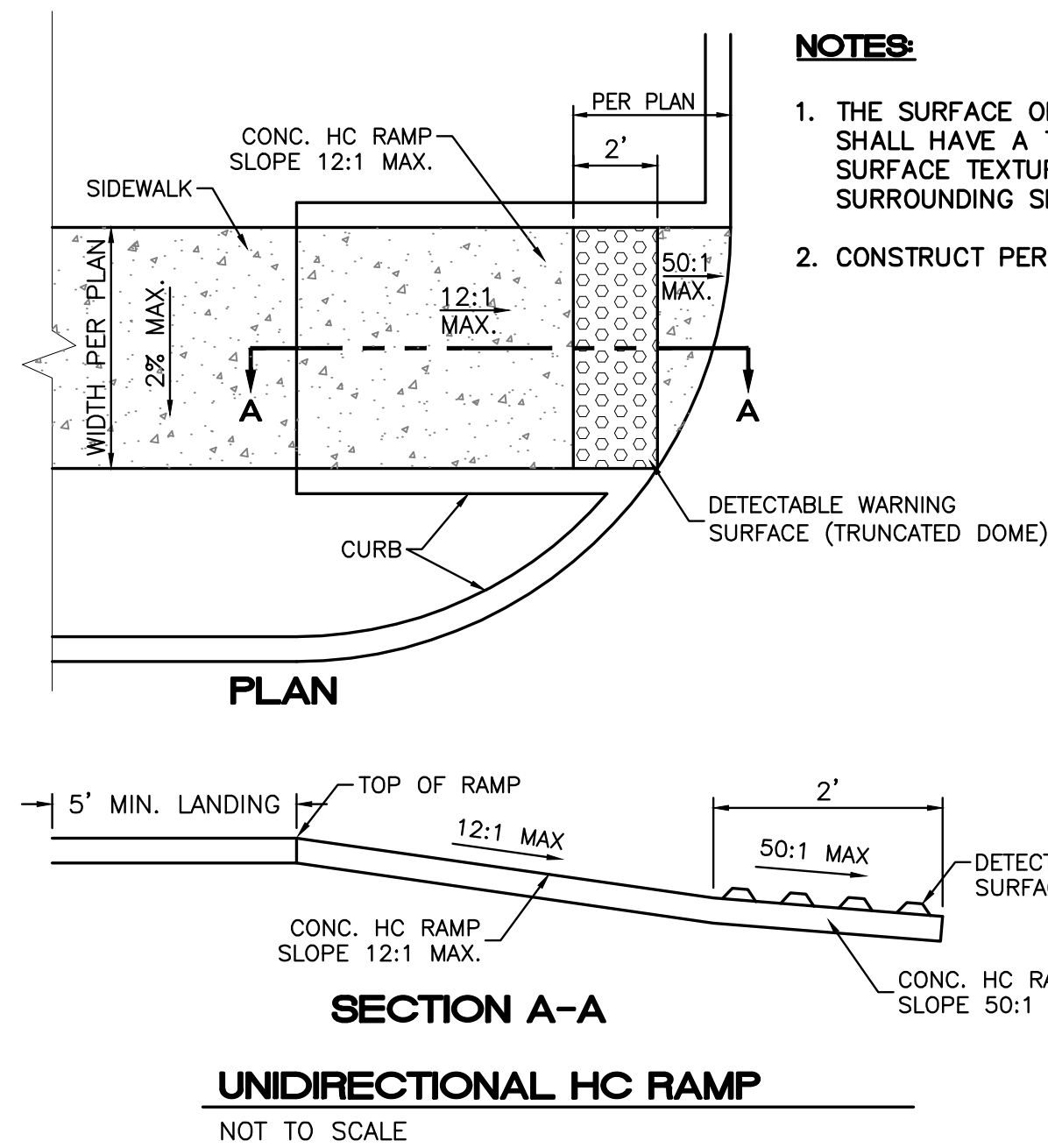
CAUTION

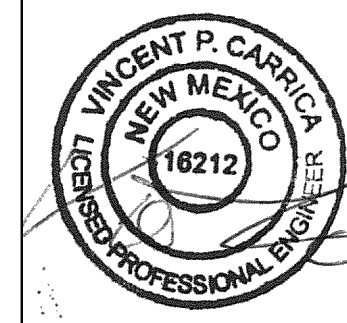
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

NOTES:

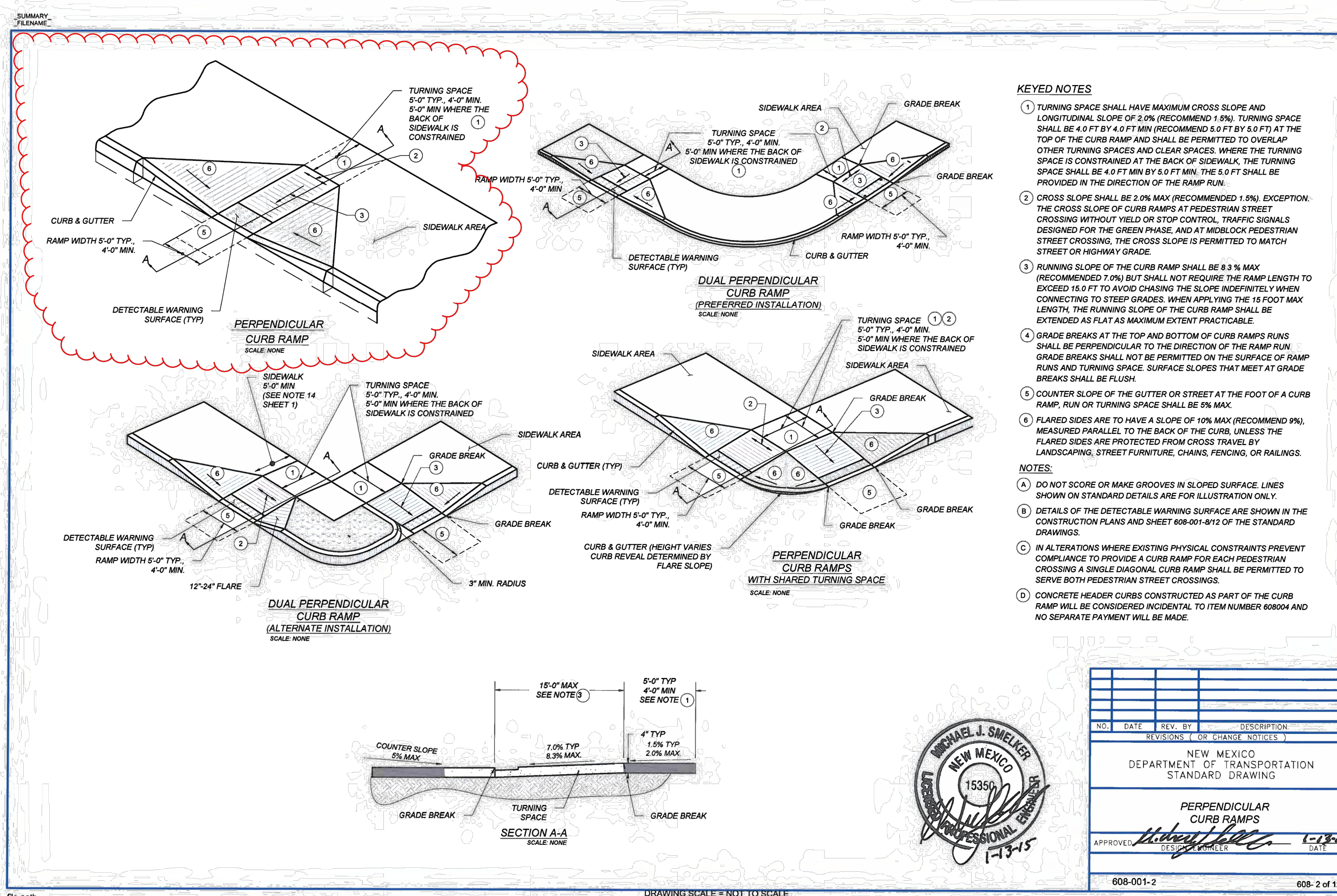
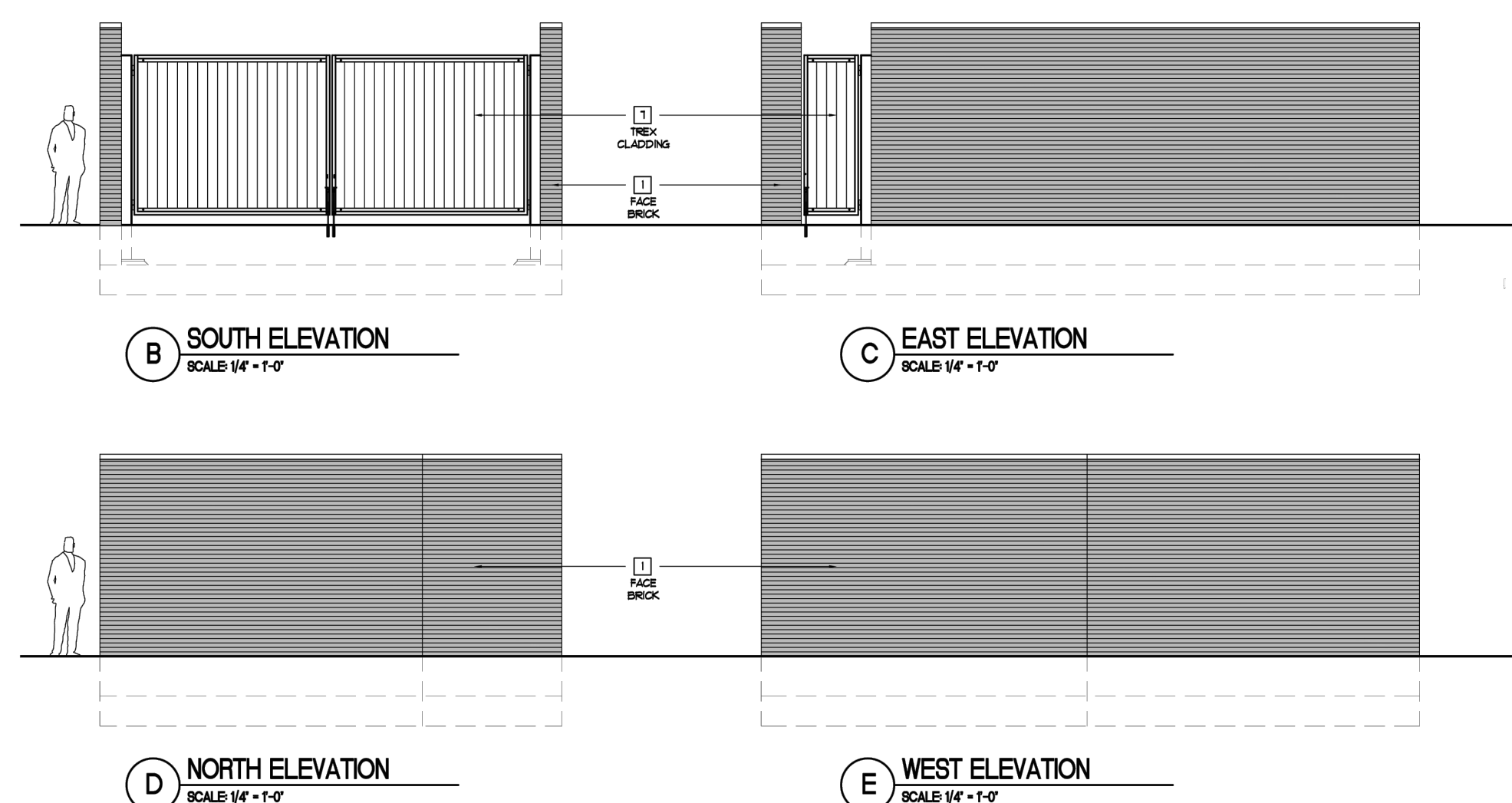
- ALL ONSITE WATER, SANITARY SEWER AND FIRE LINES SHALL BE DEEMED PRIVATE.
- THE PRIVATE FIRE HYDRANTS, INDICATED IN THE UTILITY PLAN, SHALL BE PAINTED SAFETY ORANGE.

ENGINEER'S SEAL	LOVE'S BROADWAY /SUNPORT BLVD		DRAWN BY SB
	FUELING DEPOT		DATE 04/02/24
	EXISTING UTILITY ASBUILT PLAN		2022031_MU
	<div> TIERRA WEST, LLC</div> <div>5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com</div>		SHEET # MU-3
VINCENT P. CARRIERA P.E. #16212		JOB # 2022031	

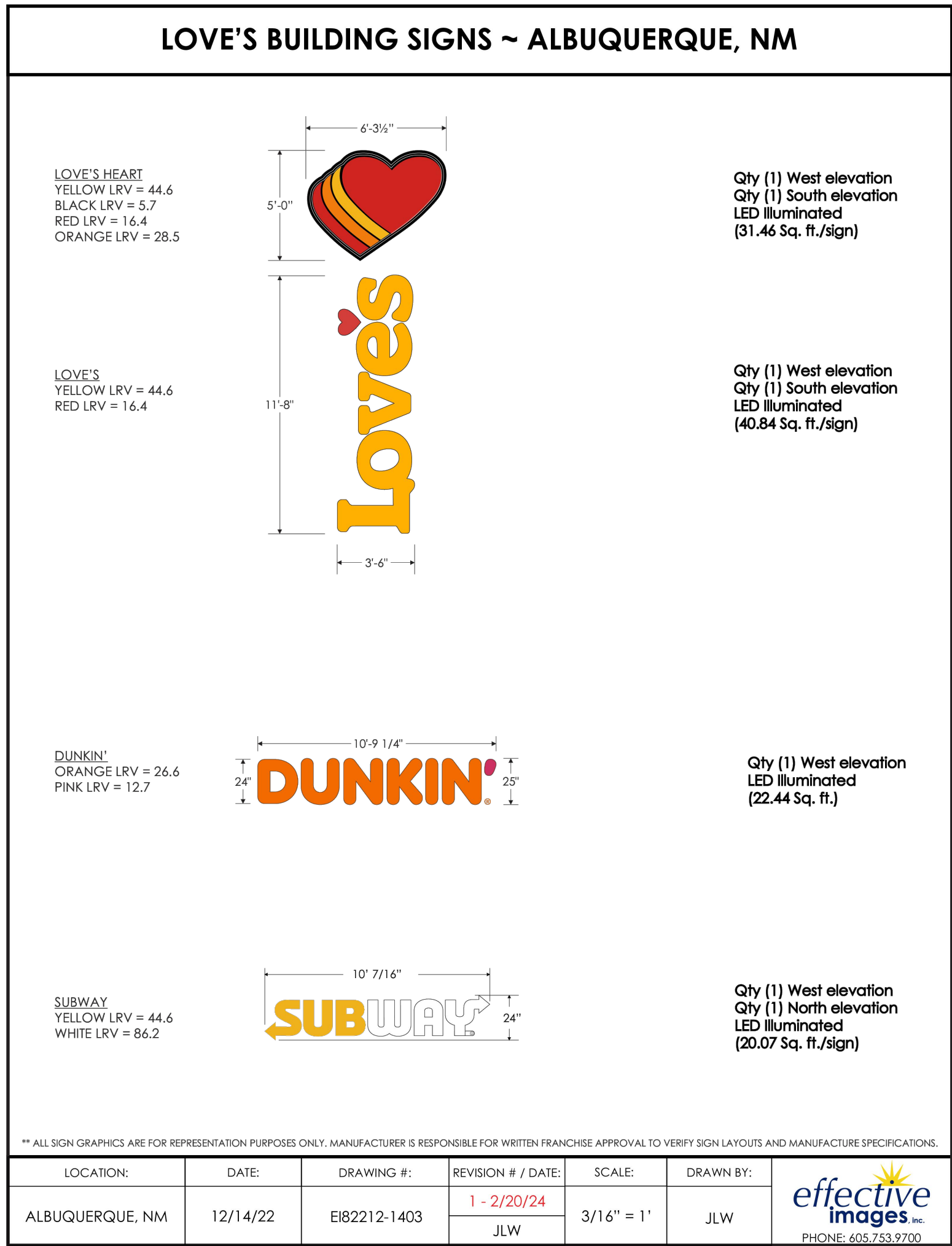
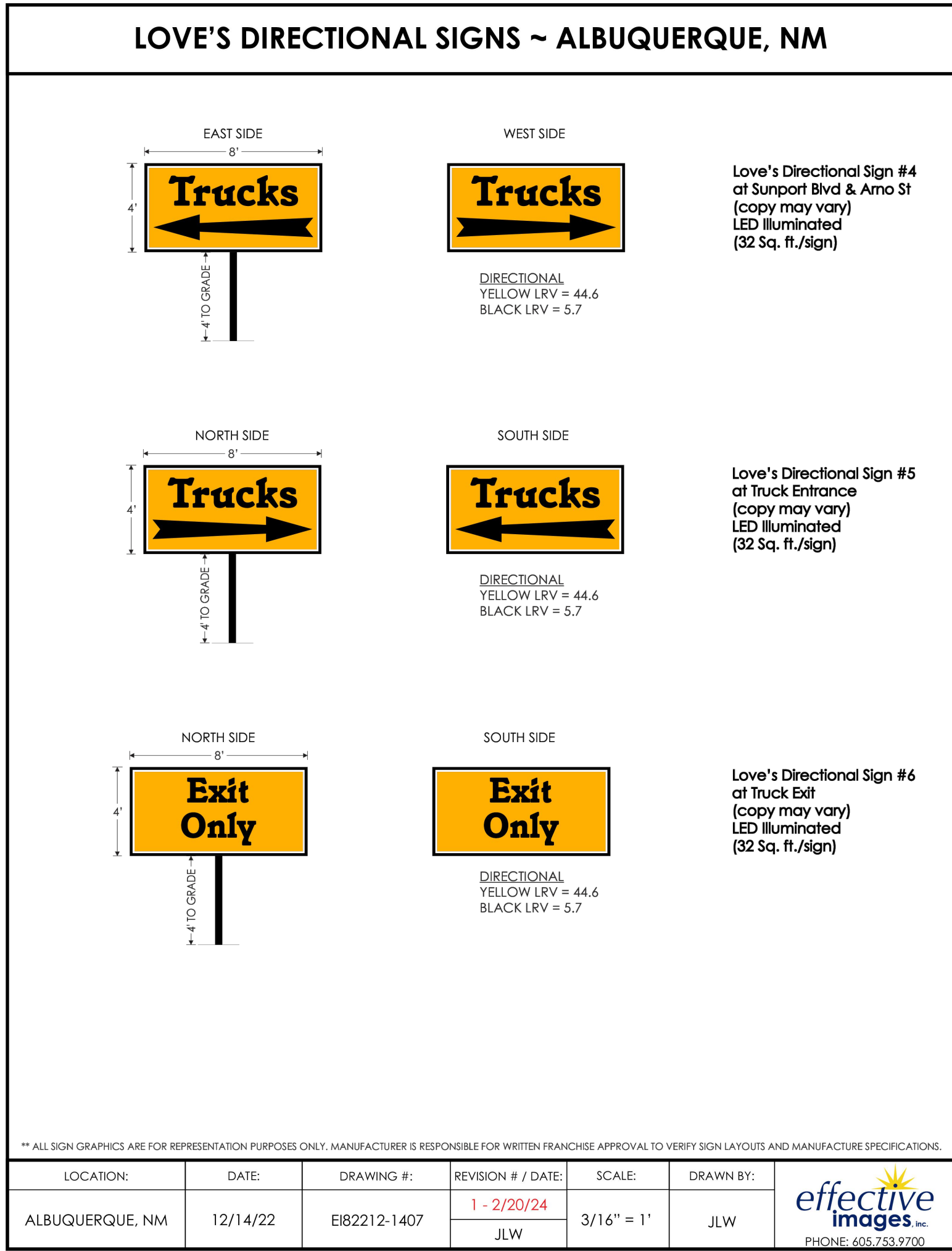
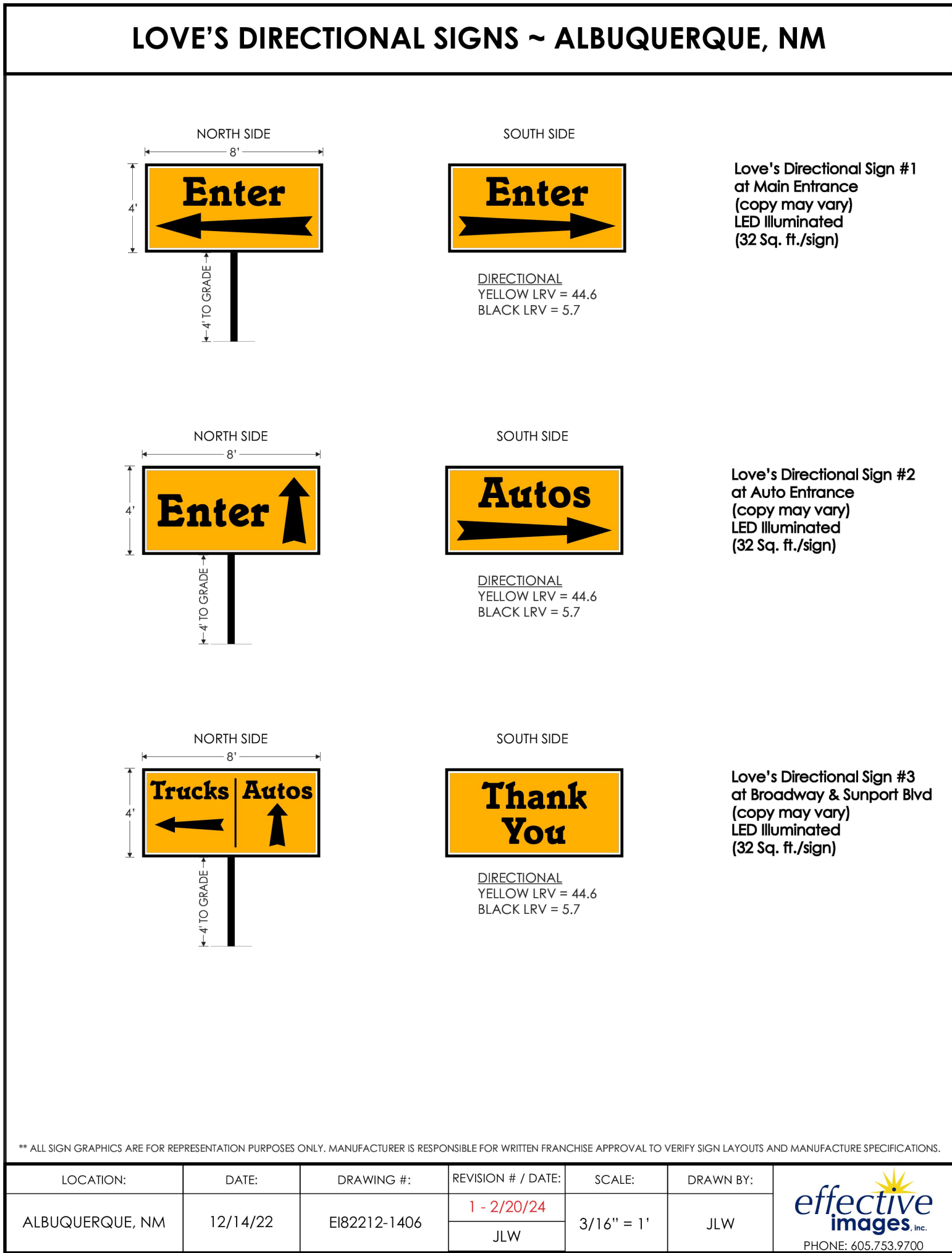
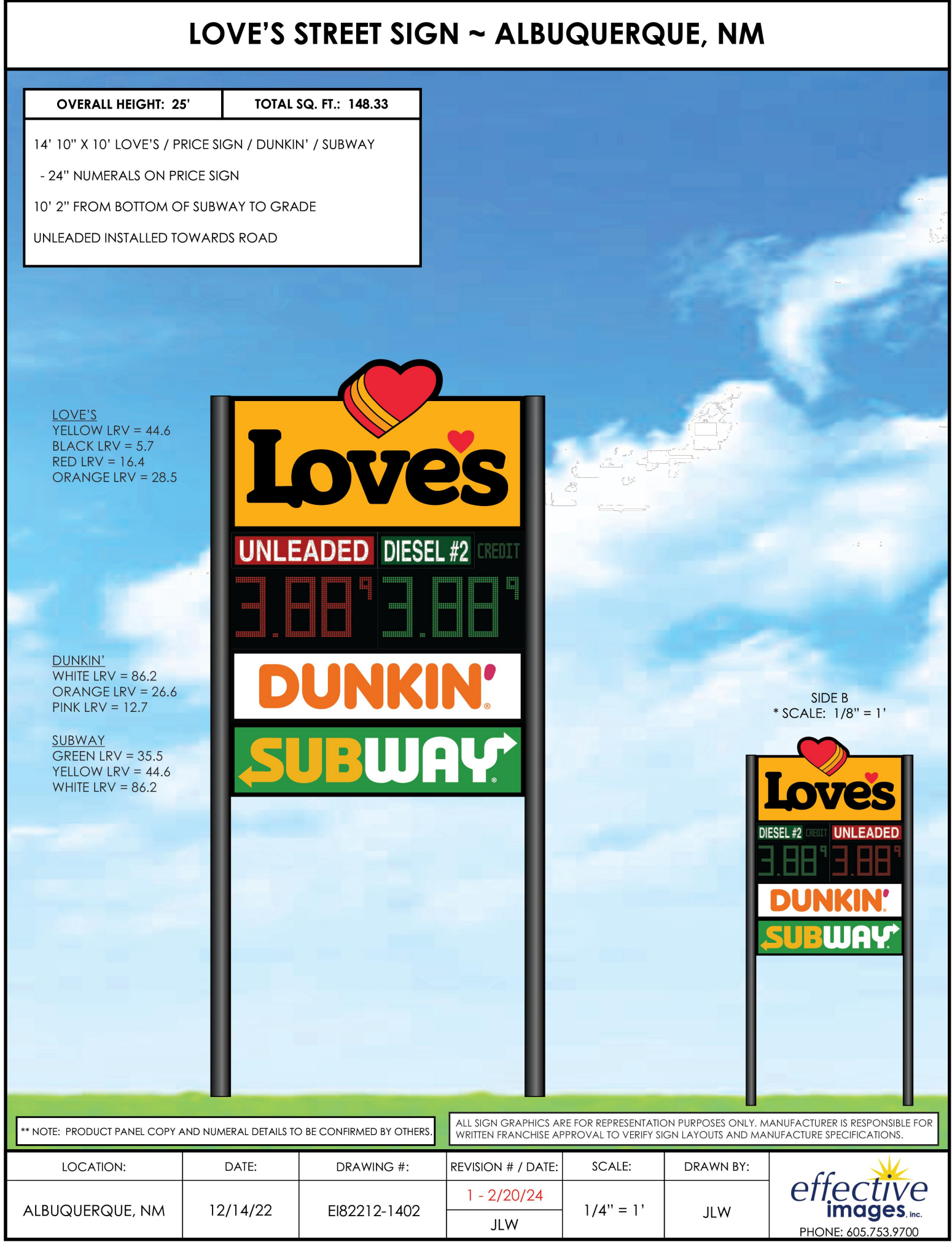


<div>ENGINEER'S SEAL</div> <div></div>	BROADWAY/SUNPORT BLVD	DRAWN BY PM
	CONSTRUCTION DETAILS	DATE 3-27-25
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # DET-1
		JOB # 2022031

Z:\2023\2022031 - Leas Support Station\Auto\Construction\2022031 - SP.dwg, Mar 26, 2025, 3:41pm


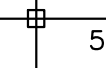
[illegible]

Z:\2022\2022031 Love's Station\den\Construction\2022031_SP.dwg, Apr 19, 2024 -- 8:00am



LOVE'S SITE DETAILS

NTS

	ENGINEER'S SEAL	LOVE'S BROADWAY /SUNPORT BLVD DETAILS	DRAWN BY SB
			DATE 04/02/24
	04-02-24 VINCENT P. CARRICA P.E. #16212	 TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2022031_SP
			SHEET # DET-3 JOB # 2022031

LOVE'S BUILDING SIGNS ~ ALBUQUERQUE, NM

LOVE'S HEART
YELLOW LRV = 44.6
BLACK LRV = 5.7
RED LRV = 16.4
ORANGE LRV = 28.5

Qty (1) East elevation
LED Illuminated
(80 Sq. ft./sign)

14'-6"
It's the love that drives us.

Qty (1) West elevation
Externally Illuminated
(12.08 Sq. ft./sign)

16'-7"
Driven by love, fueled by you.

Qty (1) South elevation
Externally Illuminated
(17.45 Sq. ft./sign)

** ALL SIGN GRAPHICS ARE FOR REPRESENTATION PURPOSES ONLY. MANUFACTURER IS RESPONSIBLE FOR WRITTEN FRANCHISE APPROVAL TO VERIFY SIGN LAYOUTS AND MANUFACTURE SPECIFICATIONS.

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:
ALBUQUERQUE, NM	12/14/22	EI82212-1404	2 - 3/5/24	3/16" = 1'	JLW
			JLW		

effective
images^{inc.}
PHONE: 605.753.9700


LOVE'S FUEL CANOPY LOGOS ~ ALBUQUERQUE, NM

LOVE'S CANOPIES
YELLOW LRV = 44.6
BLACK LRV = 5.7
RED LRV = 16.4
ORANGE LRV = 28.5

Qty (4) Gas Canopy Logos
(23.39 Sq. ft./sign)

Qty (4) Diesel Canopy Logos
(23.39 Sq. ft./sign)

Gas / Diesel Canopy Illustration

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:
ALBUQUERQUE, NM	12/14/22	EIB2212-1405	1 - 2/20/24 JLW	3/16" = 1'	JLW
					 PHONE: 605.753.9700

OVERALL HEIGHT: 21' 5 1/4"

TOTAL SQ. FT.: 114.98

5' 4 1/2" X 20' CAT SCALE SIGN = 107.5 SQ. FT.
 2' 5 1/2" X 3' 1/2" SPEAKER POST SIGN = 7.48 SQ. FT.
 16' 1 1/4" FROM GRADE TO BOTTOM OF CAT SCALE

CAT SCALE
 YELLOW LRV = 61.4
 BLACK LRV = 5.7

FRONT VIEW

**BACK VIEW NOT TO SCALE

LEFT END VIEW



RIGHT END VIEW

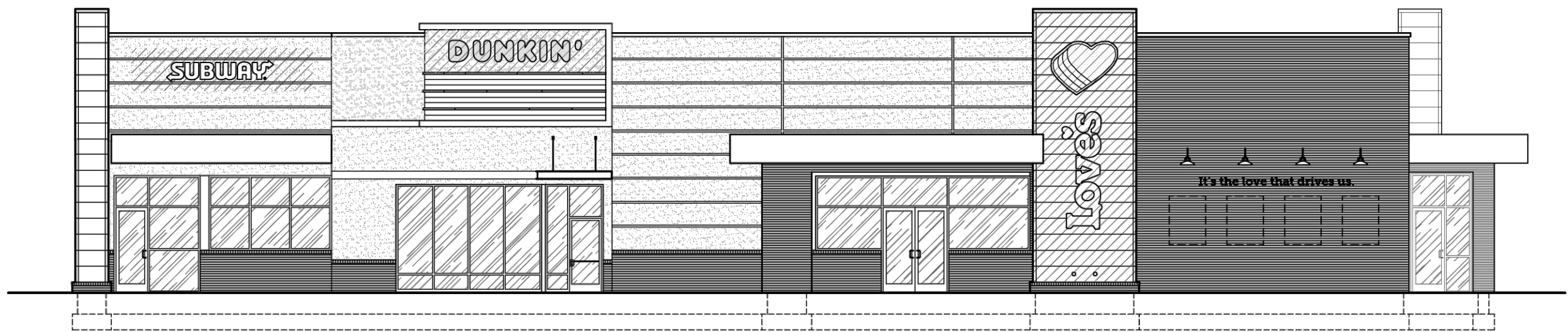
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			JLW		

PHONE: 605.753.9700

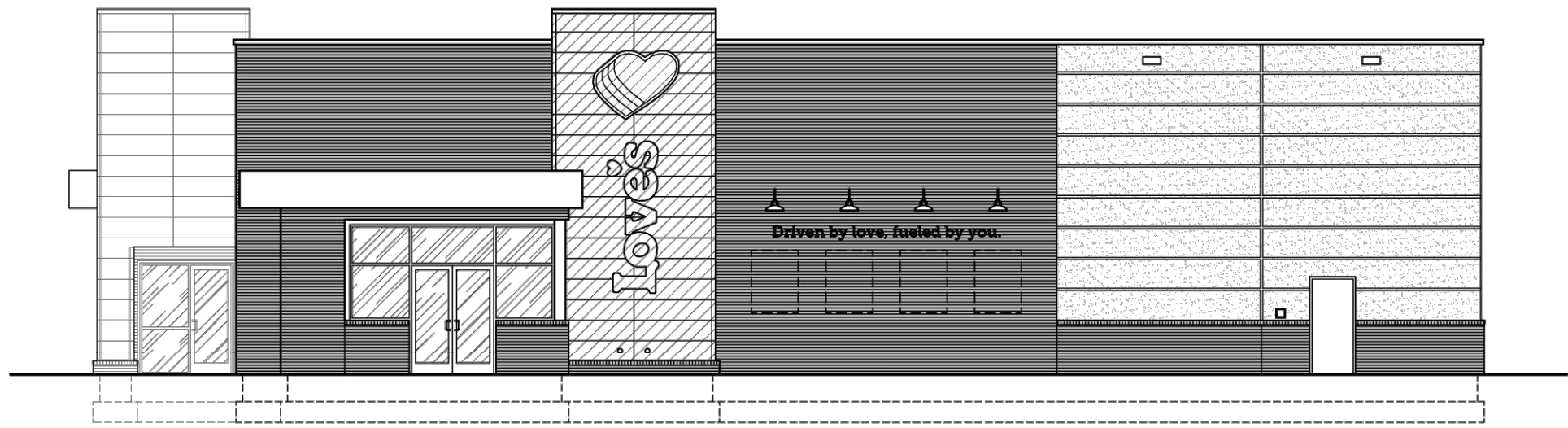


SIGNS SHALL BE PERMITTED UNDER SEPERATE APPLICATION

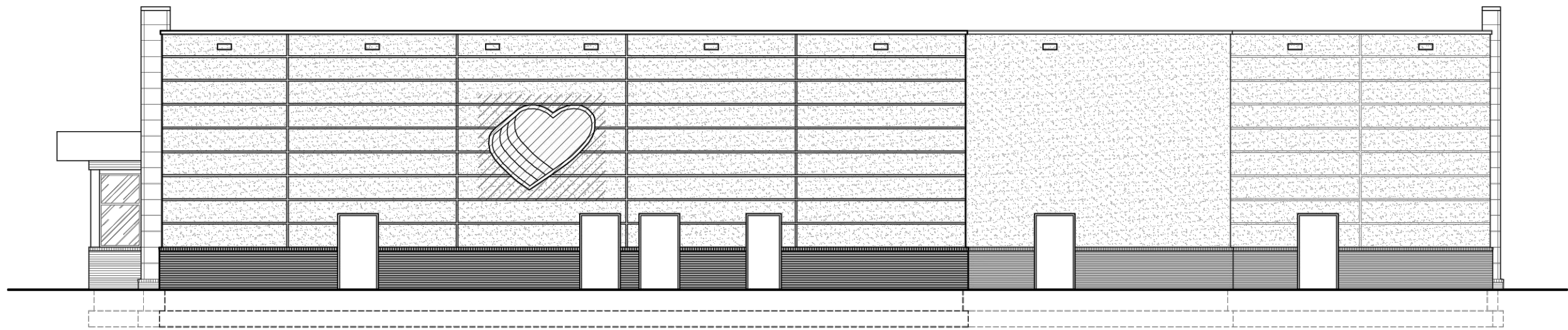
<div>ENGINEER'S SEAL</div> <div></div> <div>04-02-24</div> <div>VINCENT P. CARRICA P.E. #16212</div>	<div>LOVE'S BROADWAY /SUNPORT BLVD</div> <div>DETAILS</div> <div><div></div><div>TIERRA WEST, LLC</div><div>5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</div></div>	DRAWN BY SB
		DATE 04/02/24
		2022031__SP
		SHEET # DET-4
		JOB # 2022031



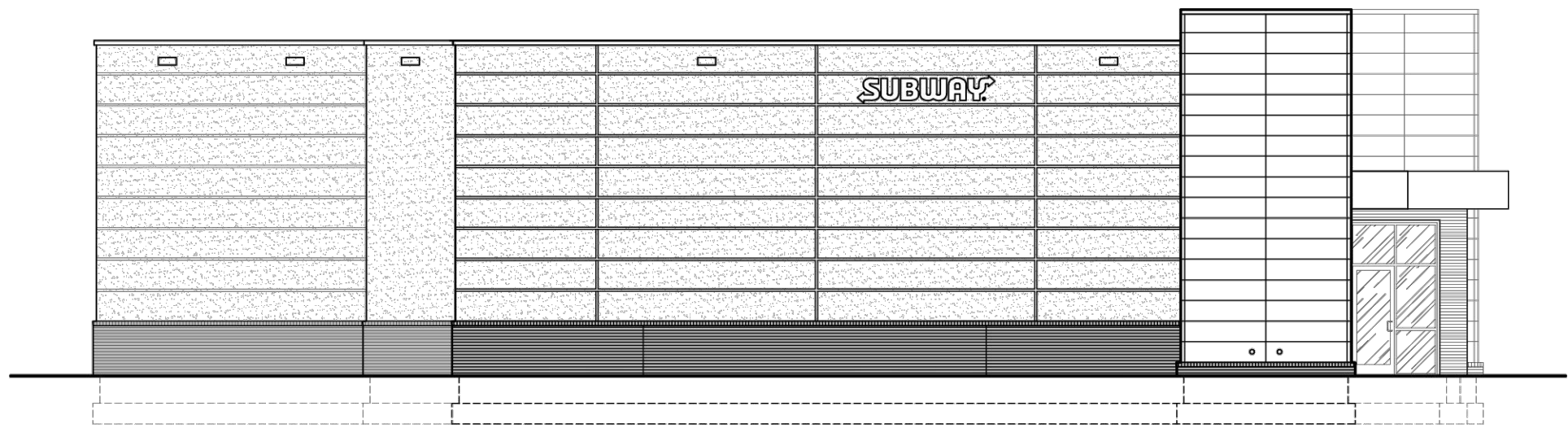
A WEST ELEVATION
Scale: 1/8" = 1'-0"



B SOUTH ELEVATION
Scale: 1/8" = 1'-0"



C EAST ELEVATION
Scale: 1/8" = 1'-0"



D NORTH ELEVATION
Scale: 1/8" = 1'-0"

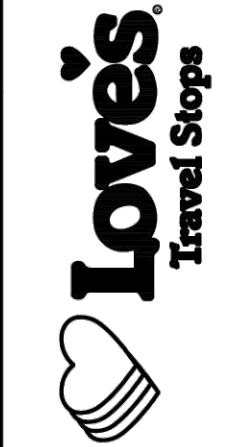


Pascal Aughtry & Associates, PC

405.463.3494
Fax 405.463.3493
937 East Butler Road
Oklahoma City, OK 73114
pascal@pcan.com

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SIGNED AND
SEALED
DOCUMENT

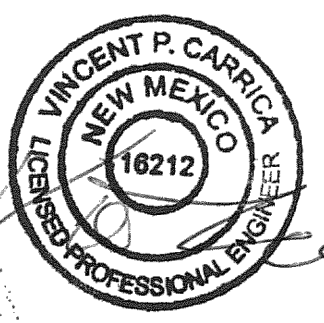

A NEW TRAVEL STOP
STORE NO. 963
ALBUQUERQUE, NM



Revisions:	
No.	Date

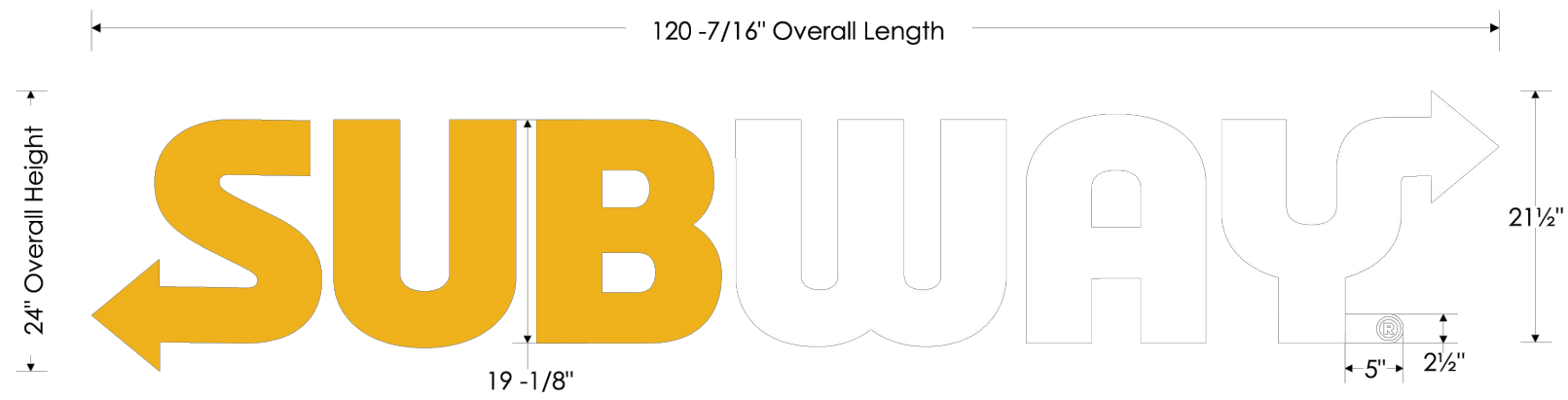
Project No.: LVS----
Date: 12/21/22
Sheet No.: A-X
OF: XX

LOVE'S SITE DETAILS
NTS

<div>ENGINEER'S SEAL</div> <div></div> <div>VINCENT P. CARRICA P.E. #16212</div>	LOVE'S BROADWAY /SUNPORT BLVD		DRAWN BY SB
	DETAILS		DATE 04/02/24
	<div> <i>TIERRA WEST, LLC</i></div> <div>5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</div>		2022031_SP
			SHEET # DET-5
			JOB # 2022031

Z:\2022\2022031 Love's Station\den\Construction\2022031_SP.dwg, Apr 19, 2024 -- 8:04am

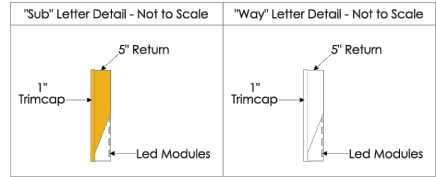
24" Standard Channel Letters



SUB:
Individually Mounted Exterior Channel Letters
Face Material: (.118) 2447 White Plex
Face Retention: 1" Gemini T1-7548 Yellow Trimcap
Face Decoration: 3630-75 Marigold Vinyl
Return Size/Type: 5" (.040) Aluminum Painted PMS 7548
Back Type: (.118) Pre-finished White ACM
LED Brand/Color: 1 Row White Principal Qwikmod 2
WAY:
Individually Mounted Exterior Channel Letters
Face Material: (.118) 7328 White Plex
Face Retention: 1" White Trimcap
Face Decoration: None
Return Size/Type: 5" (.040) Pre-finished White
Back Type: (.118) Pre-finished White ACM
LED Brand/Color: 1 Row White Principal Qwikmod 2

Primary Power: 120 VAC
Mounting Type: Holes Thru Back with Template
Listing: UL Label
Electrical Out: Production Discretion
Weep Holes: Yes
2 1/2" x 5" @:
Flat Polycarbonate Cut Out (Non Illuminated)
Face Material: (.118) Clear Polycarbonate
@ Decoration: 7725-10 HP White Vinyl
Mounting: Screwed to Channel Letter Back

Other Notes:
- Mounting template provided.



APPROVAL: _____	Date: _____	Computer generated colors in this artwork are not an exact match to the finished sign colors. Material samples are available upon request. This drawing is property of Effective Images, Inc. and reproduction is prohibited.	effective images	Client: Love's	Scale: 3/4" = 1"	Date: 11/07/22	Drawing #: E21736
				Location: Standard	Sales Order #:	Drawn By: MP	Revision:

14' 6"

10"

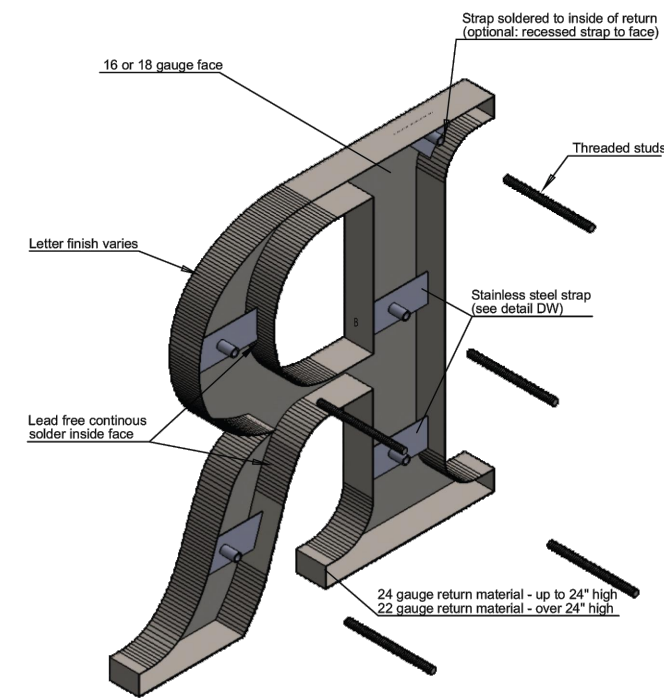
It's the love that drives us.

SPECIFICATIONS:

EXTERIOR MOUNTED
CUSTOM BLOCK STYLE
1100 - VERT BRUSH (HAIRLINE) FACE
1" RETURNS - FINISH SAME AS FACE
INSIDE CANS NOT PAINTED
STRAP MOUNTS FOR STUDS

LOVE: PAINTED PMS 109 YELLOW, GLOSS FINISH

INCLUDE MOUNTING PATTERN



ISOMETRIC BACK VIEW II SCALE 1:3

LOCATION:	DATE:	DRAWING #:	REVISION #:	SCALE:	DRAWN BY:	effective images
STANDARD	10/4/19	E11910-0401	1 - 2/11/20	NONE	JW	PHONE: 605.753.9700

16' 7"

12-5/8"

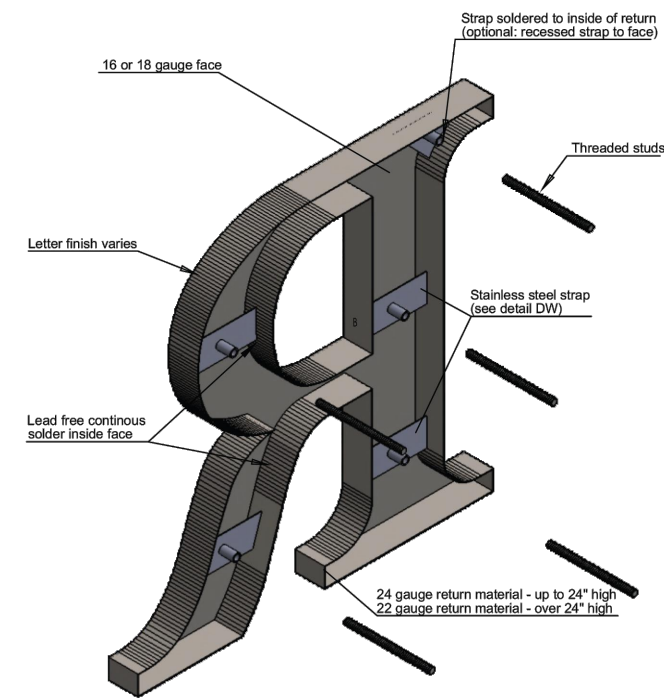
Driven by love, fueled by you.

SPECIFICATIONS:

EXTERIOR MOUNTED
CUSTOM BLOCK STYLE
1100 - VERT BRUSH (HAIRLINE) FACE
1" RETURNS - FINISH SAME AS FACE
INSIDE CANS NOT PAINTED
STRAP MOUNTS FOR STUDS

LOVE, YOU.: PAINTED PMS 109 YELLOW, GLOSS FINISH

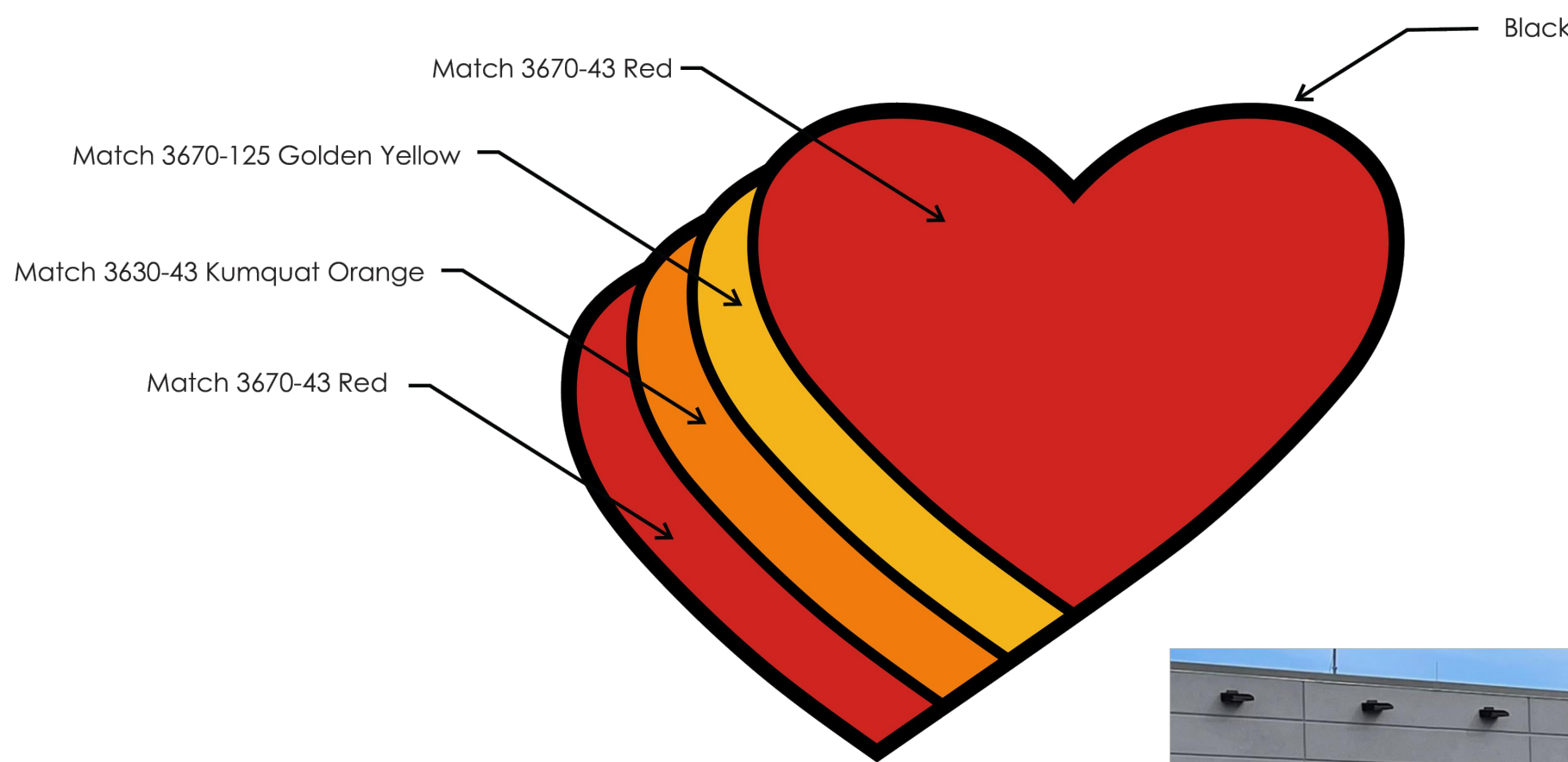
INCLUDE MOUNTING PATTERN



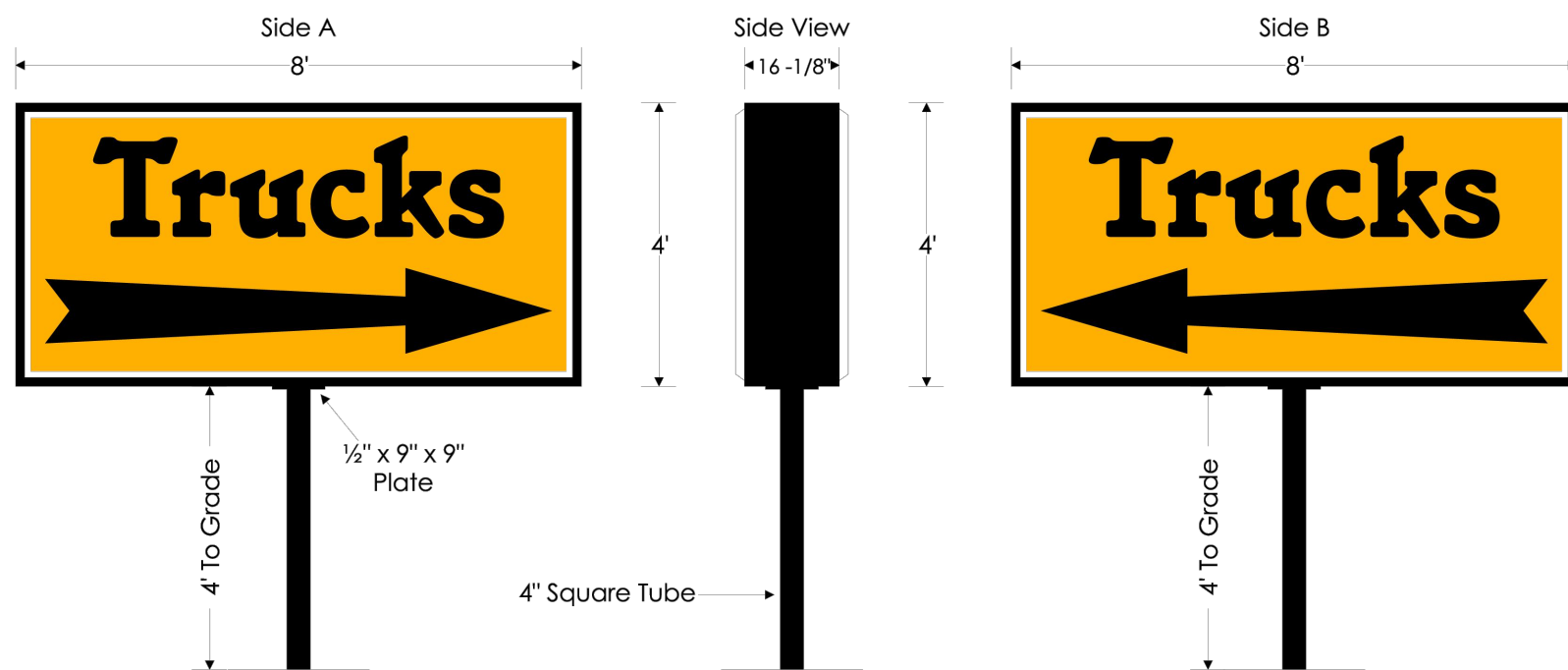
ISOMETRIC BACK VIEW II SCALE 1:3

LOCATION:	DATE:	DRAWING #:	REVISION #:	SCALE:	DRAWN BY:	effective images
STANDARD	11/12/19	E11911-1201	1 - 2/11/20	NONE	JW	PHONE: 605.753.9700

9' X 11' 6" PAINTED HEART - EXTERNALLY ILLUMINATED

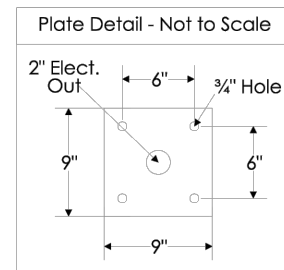


LOCATION:	DATE:	DRAWING #:	REVISION #:	SCALE:	DRAWN BY:	effective images
ALBUQUERQUE, NM	6/5/23	E11236-0502	0	NONE	JW	PHONE: 605.753.9700



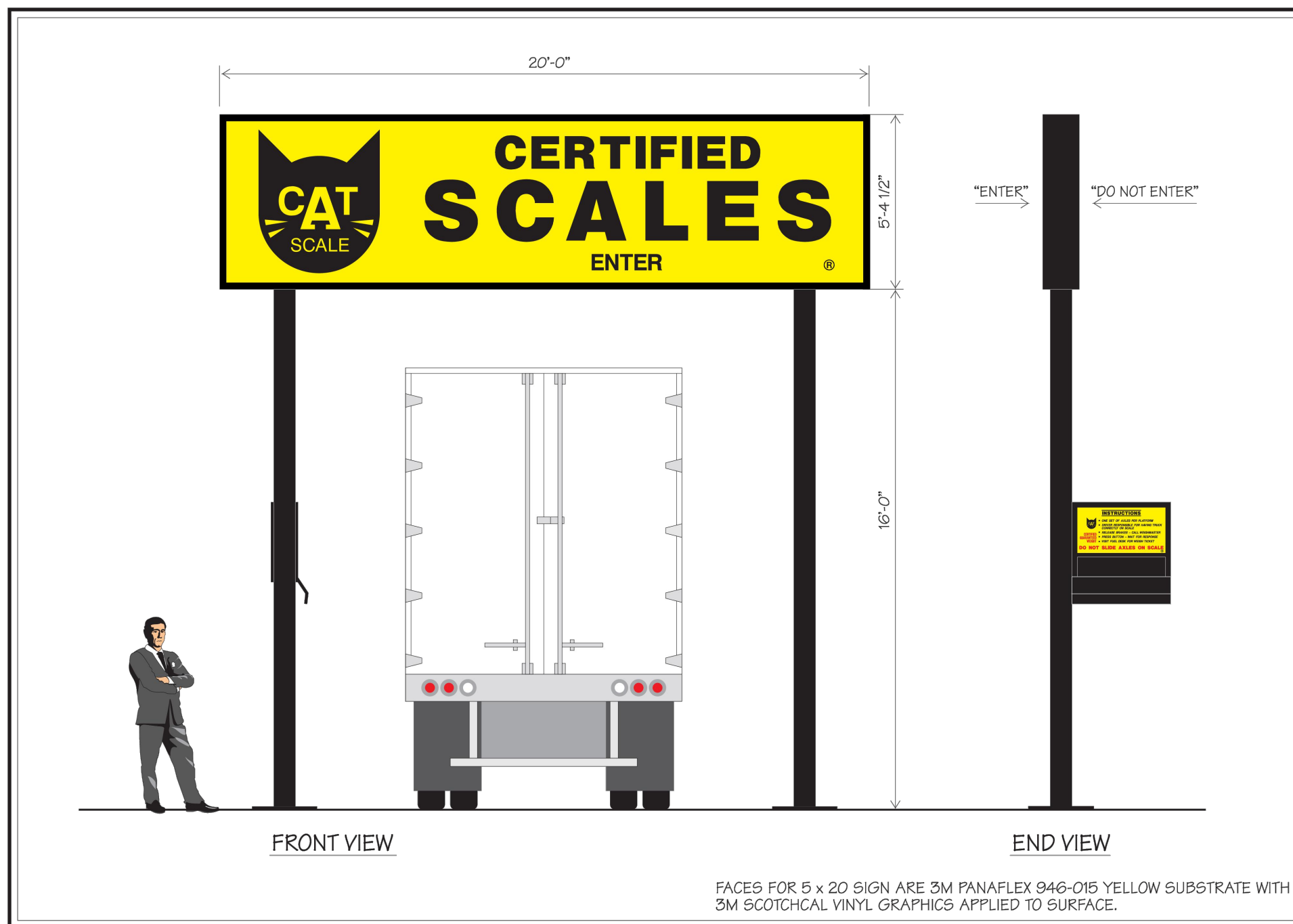
4' x 8' x 16-1/8" Double Faced Steel Spacer Frame
Quantity: 1
Retainer: 1 1/2" Beveled
Primary Power: 120 VAC
Illumination: Principal Tap Out White LED Modules (M-SFT03-70)
Elect. Out Location: At Plate with 15' of Lead Wire (Label All Wires)
Switch Location: On End Near Bottom
Listing: UL Label
Mounting: Plate/Match Plate
Pole Spacing: Center
Pole Size: 4" x 4" Square Tube
Eyebolt Quantity: 1
Paint Color: #9000 Black (Gloss Finish)

Clear Pan Polycarbonate Face (2nd Surface Decoration)
Quantity: 2
Thickness: (.118)
Mold Depth: 1 1/2"
Flange & Draft Angle: White Backspray
Background: 3730-125L Golden Yellow Vinyl
All Copy & Arrows: 3630-22 Black Vinyl



Directional #1
Location TBD

APPROVAL: _____	Date: _____	Computer generated colors in this artwork are not an exact match to the finished sign colors. Material samples are available upon request. This drawing is property of Effective Images, Inc. and reproduction is prohibited.	effective images	Client: Love's	Scale: 3/8" = 1"	Date: 01/03/23	Drawing #: E22024
				Location: Standard	Sales Order #:	Drawn By: MP	Revision:



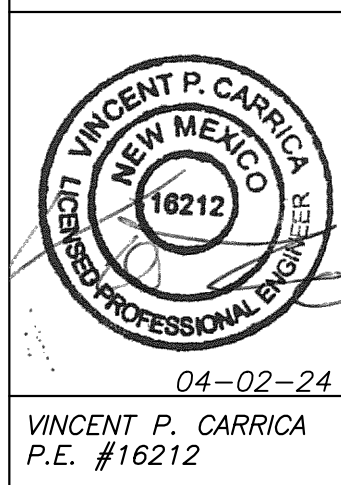
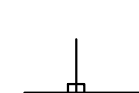
FACES FOR 5 x 20 SIGN ARE 3M PANAFLEX 946-015 YELLOW SUBSTRATE WITH 3M SCOTCHCAL VINYL GRAPHICS APPLIED TO SURFACE.

EAGLE SIGN.

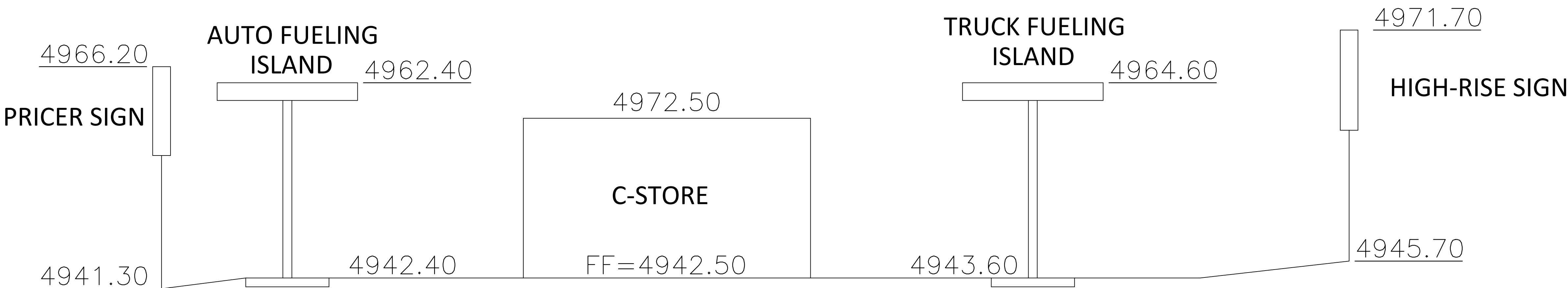
SPECIAL CAT SCALE 5 X 20 D.F. SIGN
CAT SCALE, WALCOTT, IA SCALE 1/4" = 1'-0" DSN #A040200P1

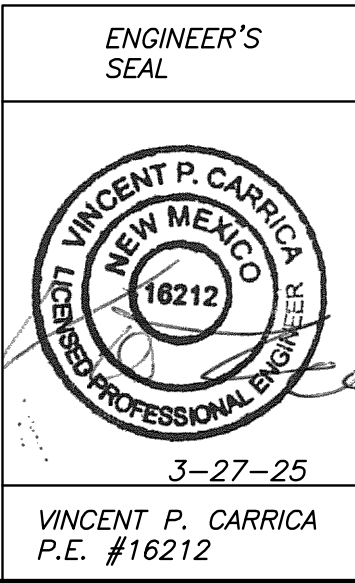
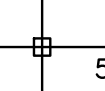
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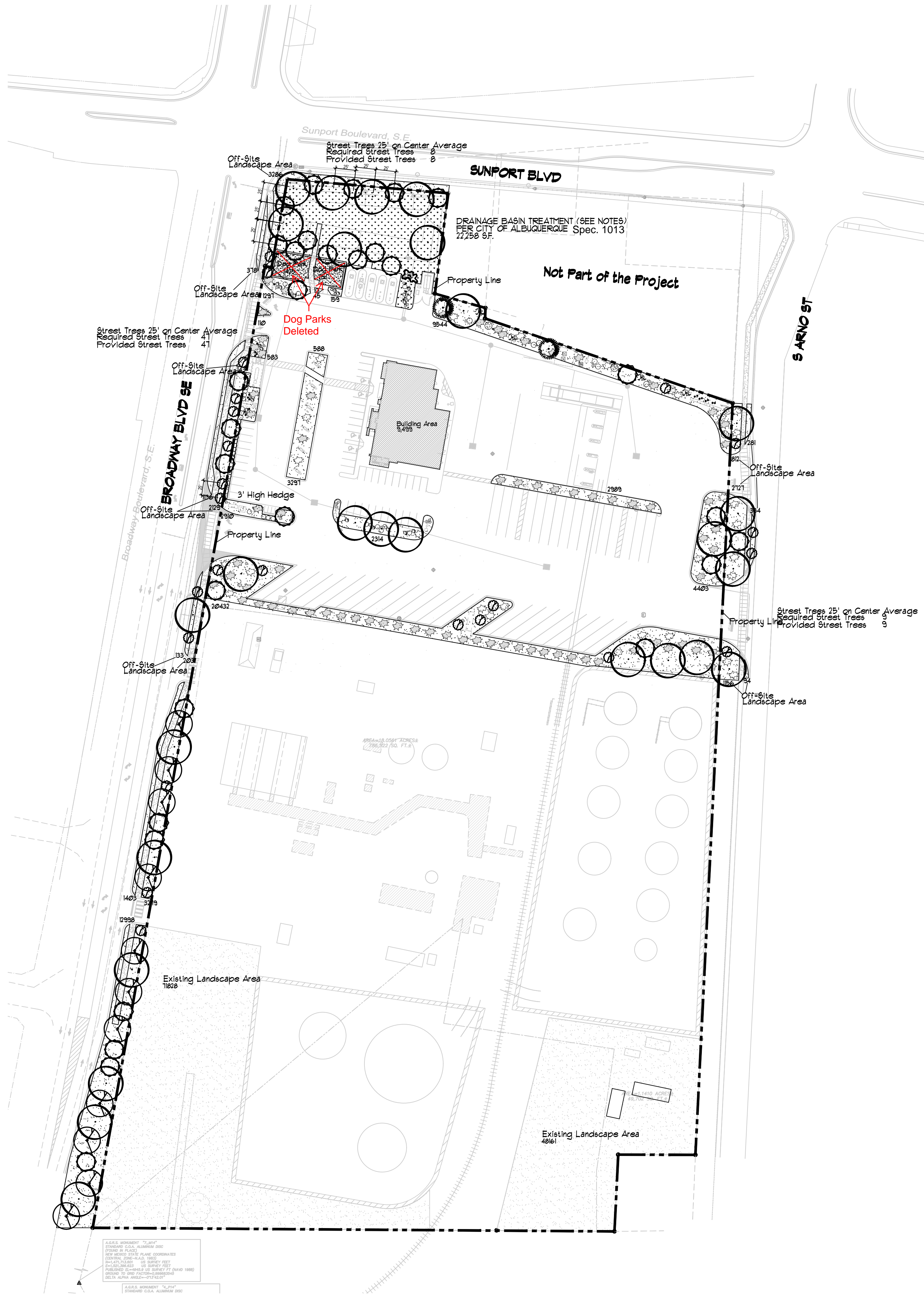
LOVE'S SITE DETAILS
NTS

ENGINEER'S SEAL  04-02-24 VINCENT P. CARRICA P.E. #16212	LOVE'S BROADWAY /SUNPORT BLVD DETAILS	DRAWN BY SB
		DATE 04/02/24
	 TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2022031_SP
		SHEET # DET-6 JOB # 2022031

TRAVEL CENTER EXHIBIT
AIR SPACE PROTECTION HORIZONTAL SURFACE
(3-3(B)(1))PROPOSED STRUCTURE HEIGHTS/ELEVATIONS
FALL BELOW THE AIR SPACE PROTECTION HORIZONTAL
SURFACE ELEVATION OF 5504.90



	ENGINEER'S SEAL	BROADWAY/SUNPORT BLVD	DRAWN BY PM
			DATE 3-27-25
		SITE DETAILS	2022031 TCL
		 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # DET-6A
VINCENT P. CARRICA P.E. #16212			JOB # 2022031



LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
-----	------	------------------	---------

Trees

11	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	40x35	361.62	10577.82	M+
21	2" cal	Hackberry <i>Celtis Occidentalis</i>	50x45	1589.62	4239.74	M
2	6 - 8'	Austrian Pine <i>Pinus nigra</i>	35x25	430.62	981.24	M
1	6-8' Multi Stem	Crape Myrtle <i>Lagerstroemia indica</i>	15x20	314	314	M
30	6-8' Multi Stem	Desert Willow <i>Chilopsis linearis</i>	20x25	430.62	14718.6	M
24	15 Gal.	Pink Pom Poms Redbud	15x12	113.04	2712.36	M
97	Total Trees	Total Tree Coverage			72224.36	

Shrubs & Groundcovers

2	5 Gal	Existing Shrubs	10x10	78.5	157	M
4	5 Gal	Spanish Broom <i>Caryopteris x clandonensis</i>	10x10	78.5	314	M
4	5 Gal	Bird of Paradise <i>Caesalpinia gilliesii</i>	10x10	78.5	314	L
20	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3x5	19.62	392.4	M
33	5 Gal	Winter Jasmine <i>Jasminum nudiflorum</i>	4x12	113.04	3730.32	M
75	5 Gal	Buffalo Juniper <i>Juniperus sabina "Buffalo"</i>	1x12	113.04	8478	M
2	5 Gal	Cherry Sage <i>Salvia greggii</i>	2x3	7.06	14.12	M
11	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	3x3	7.06	77.66	M
41	5 Gal	Fern Bush <i>Chamaebatia millefolium</i>	5x6	28.26	1158.66	L
4	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	6x7	38.46	153.86	L
2	5 Gal	Chamisa <i>Chrysothamnus nauseosus</i>	5x7	38.46	76.92	L
25	5 Gal	Feather Reed Grass <i>Calamagrostis arudinacea</i>	2.5x2	3.14	78.5	M
223	Total Shrubs	Total Shrub Coverage		14345.44		
23	2-3cf	Boulders To be placed at contractor discretion				
79163		Landscape Gravel / Filter Fabric 3/4" Crushed Grey				
22258		Drainage Basin Treatment, (See Notes) Native Seeding Mix Per COA				
-2576-0		Landscape Crusher Fines / Filter Fabric Amaretto, or Equal, 3" Depth, min.				
119389		Existing Landscape Area Natural Landscape				
223986		Total Landscape Provided				

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	786522
TOTAL BUILDING AREA (sf)	9499
TOTAL NET LOT AREA (sf)	-771023
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED	116553
TOTAL ON-SITE LANDSCAPE PROVIDED	145333
TOTAL LIVE PLANT COVER REQUIRED	108999
TOTAL LIVE PLANT COVER PROVIDED	109427.80
TOTAL GROUND COVER REQUIRED	36333
DRAINAGE BASIN, NATIVE SEED (SEE NOTES)	22258
TOTAL GROUND COVER PROVIDED	37203.44

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

It is the intent of this plan to comply with the City of Albuquerque Landscape Regulations Applicable to Apartments and Nonresidential Development, Revised 6/24.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservatve, environmentally sound landscape principles will be followed in design and installation.

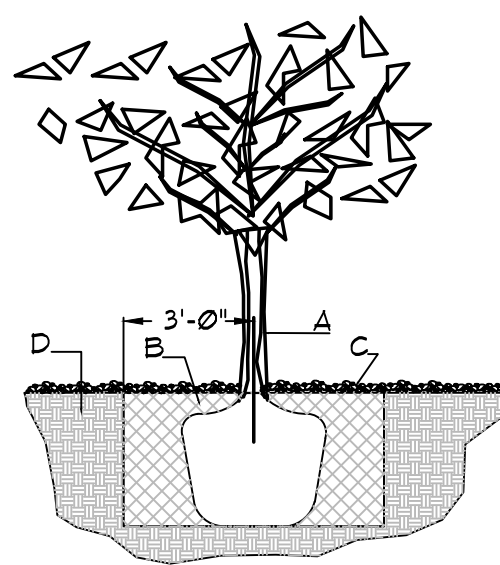
Landscape areas in excess of 36 square feet shall be planted so as to achieve 75% Live Ground Cover at maturity.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed, or other treatment.

Landscape shall be watered by a complete underground irrigation system operated by automatic timer. Trees shall have bubblers and shrubs shall have a minimum of 2 emitters per shrub. Trees and shrubs shall be zoned separately. Point of correction for irrigation system is unknown at current and shall be coordinate Landscaping shall be installed according to the approved plan. Installation shall be completed within 60 days of the related building's occupancy.

Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and water waste ordinance. Water management is the sole responsibility of the property owner. d between the Landscape Contractor and the General Contractor of the project prior to construction.

No substitutions, or alterations shall be made to this plan without the express written authorization of the Landscape Architect, and changes approved by the City of Albuquerque.



TREE PLANTING DETAIL

NTS

GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
 2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
 3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
 4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
- CONSTRUCTION NOTES:
- A. TREE
 - B. BACKFILL WITH EXISTING SOIL.
 - C. 3" DEPTH OF GRAVEL MULCH.
 - D. UNDISTURBED SOIL.

Clear Site Triangle Note:

Landscaping and signage will not interfere with clear site requirements. Signs, walls, trees and shrubbery between 3 and 8 feet tall, (as measured from the gutter pan) are no included within the clear site triangle.

Street Tree Notes:

Street trees will be planted within the required frontage per IDO 14-16-5-6(D)

Per Section 5-6(D) (1) (a) Required Street Trees.

Trees are GENERALLY required along street frontages every 35 feet on center unless otherwise specified in Pa 6-2-2 of ROA 1994 (Street Trees)

Section 6-6-2-5 Street Trees

(A)

1. Size of the trees at maturity should be in proportion to the planting space provided for them. ... Smaller species of trees will require closer spacing, and larger trees will require greater spacing. Spacing shall be approved as part of the plan approval process.
2. On sites where evenly spaced street trees are not possible, or do not conform to the overall design objectives of the site, provided that the number of trees equals or exceeds the number that would be required if the trees were evenly spaced

Drainage Basin Treatments

Per City of Albuquerque

Drainage Basin Treatments

The bottom and sides must be seeded with a native mix per City Standard specification 1013 depending on so type for that City area. Please reference this native selection and the section on plan sheet.

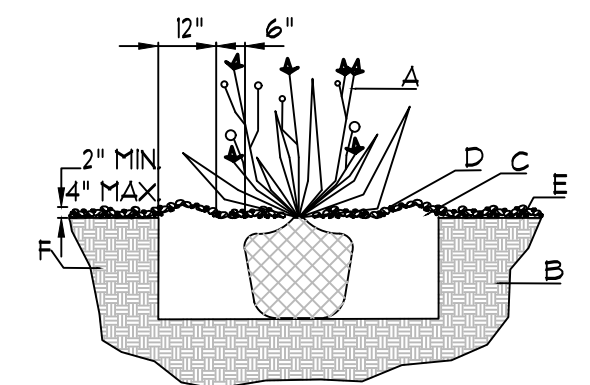
For pond bottoms: Gravel ¾ to 1 inch mulch One layer thick, not stacked

Native grass establishment must be achieved by the contractor within a 3 year time frame. Temporary irrigatic or water trucks must be used when rain is lacking. Seeds must germinate in one year or reseeded will likely be needed.

Maintenance will be per City of Albuquerque Specification 1023.31 and 1023.32.

Contractor must weed the basin during/after the first growing season.

Needs city inspection. Stormwater Quality Ordinance-fine stabilization must be accepted by the City.



SHRUB PLANTING DETAIL

NTS

GENERAL NOTES:

- THE OUTSIDE DIAMETER OF THE WATER RETENTIX SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
- CONSTRUCTION NOTES:
- A. SHRUB
 - B. BACKFILL WITH EXISTING SOIL.
 - C. EARTH BERM AROUND WATER RETENTION BASIN
 - D. 3" DEPTH OF GRAVEL MULCH.
 - E. FINISH GRADE.
 - F. UNDISTURBED SOIL.



danny@mitchellassociatesinc.com

505.639.9583

ENGINEER'S SEAL
Landscape Architect
STATE OF NEW MEXICO
DANNY D. MITCHELL
239
REGISTERED LANDSCAPE ARCHITECT
February 27, 2024
RONALD R. BOHANNAN
P.E. #7868

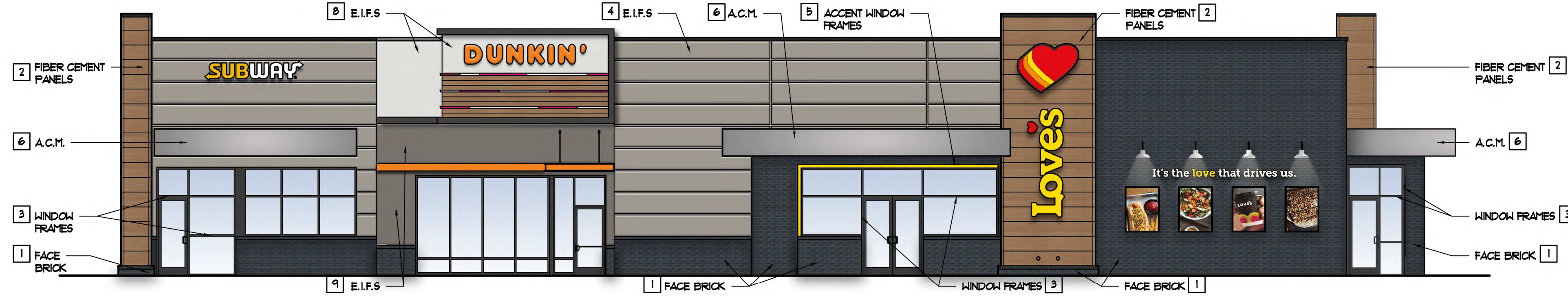
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3200 Broadway Blvd. S.E.
Landscape Plan
TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

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SHEET #
LS-101
JOB #
2022031

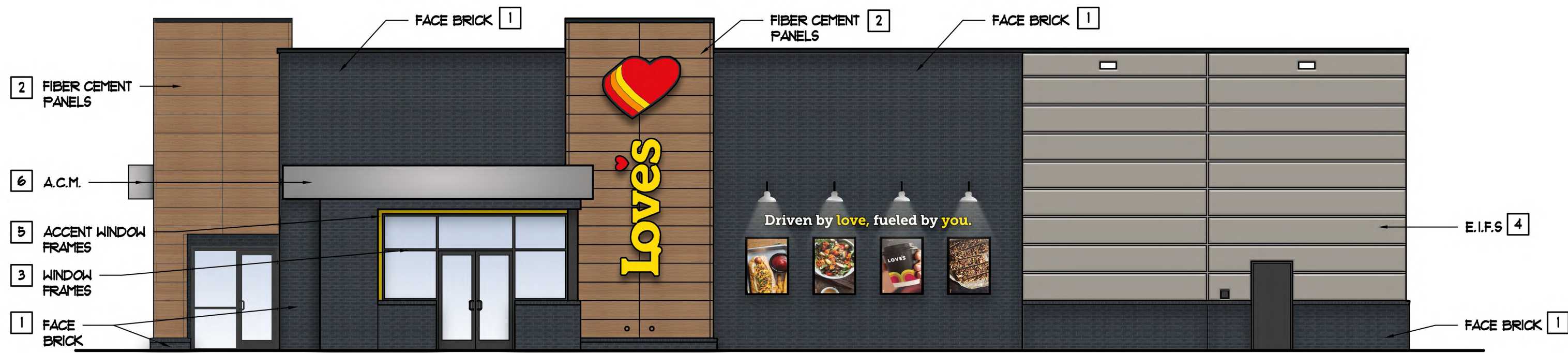
NOTES:
BUILDING HEIGHT IS PURSUANT TO AFO-3.3
THE FACADE DESIGN IS PURSUANT TO AFO-3.3 (DX2)

EXTERIOR FINISH SCHEDULE					
CODE	MATERIAL	MANUFACTURER	DESCRIPTION	FINISH/COLOR	APPROXIMATE LIGHT REFLECTIVE VALUE (LRV)
1	BRICK	ENDICOTT	MODULAR SIZE FACE BRICK	COLOR: MANGANESE IRONSPOT TEXTURE: SMOOTH	0.15
2	FIBER CEMENT PANELS	NICHHA	VINTAGE400D	SPRUCE	14.15
3	WINDOW FRAMES & EXTERIOR DOORS	TUBELITE	CONTINUOUS INSULATION SYSTEMS	BLACK	
4	EXTERIOR INSULATION FINISHING SYSTEM	DRYVIT	CONTINUOUS INSULATION SYSTEMS	COLOR: TO MATCH SHERWIN WILLIAMS S4 9110 ACIER FINISH: LYTESTONE DFR	32
5	ACCENT WINDOW FRAMES	TIGER DRYLAC	EXTERIOR/INTERIOR GRADE POWDERCOAT	COLOR: TO MATCH PPGS 109 C FINISH: HIGH GLOSS	69
6	ALUMINUM COMPOSITE MATERIAL	ALPOLIC	4"X11" DH HLZ ALUMINUM	HLZ HAIRLINE ALUMINUM	32
7	TREX FENCING	TREX	SECLUSION PRIVACY FENCING	SADDLE	
8	EXTERIOR INSULATION FINISHING SYSTEM	DRYVIT	OFF WHITE PATTERN	"WHITE" EPS: DRYVIT DUDO 40 2136 ST. MATCH S4 1063 "NEBULOUS WHITE" SANDPEBBLE FINE	74
9	EXTERIOR INSULATION FINISHING SYSTEM	DRYVIT	GRAY PATTERN	"GRAY" EPS: DRYVIT ROPF - DUDO 38 2136 ST. MATCH S4 1091 "GAUQUET GRAY" SANDPEBBLE FINE	11

0 4 8 12'
SCALE: 3/16" = 1'-0"



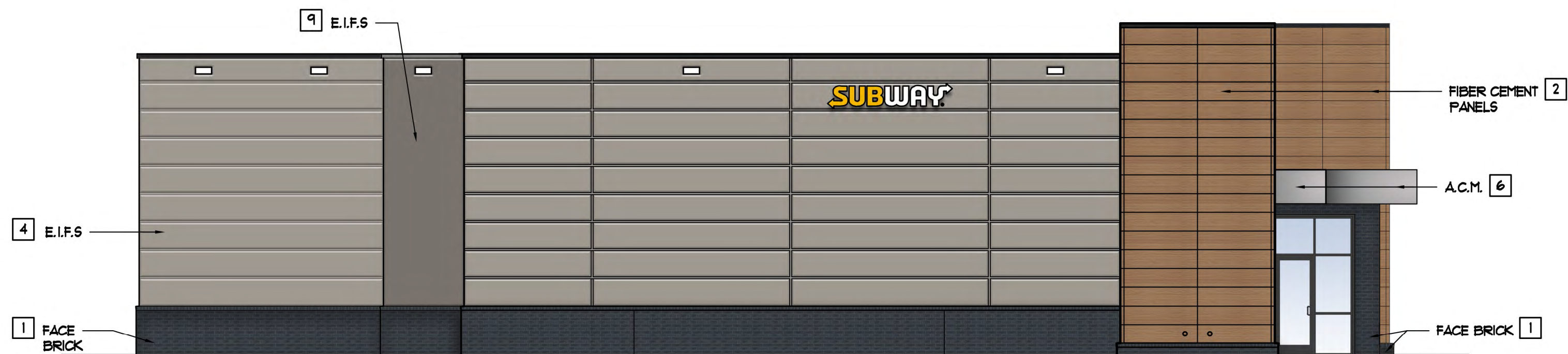
A WEST ELEVATION
SCALE: 1/8" = 1'-0"



B SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



C EAST ELEVATION
SCALE: 1/8" = 1'-0"



D NORTH ELEVATION
SCALE: 1/8" = 1'-0"



Pascal Aughtry & Associates, PC

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A NEW TRAVEL STOP
STORE NO. 963
ALBUQUERQUE, NM



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No.	Date

Project No.: LVS----
Date: 12/21/22
Sheet No.:

A-1

OF: XX

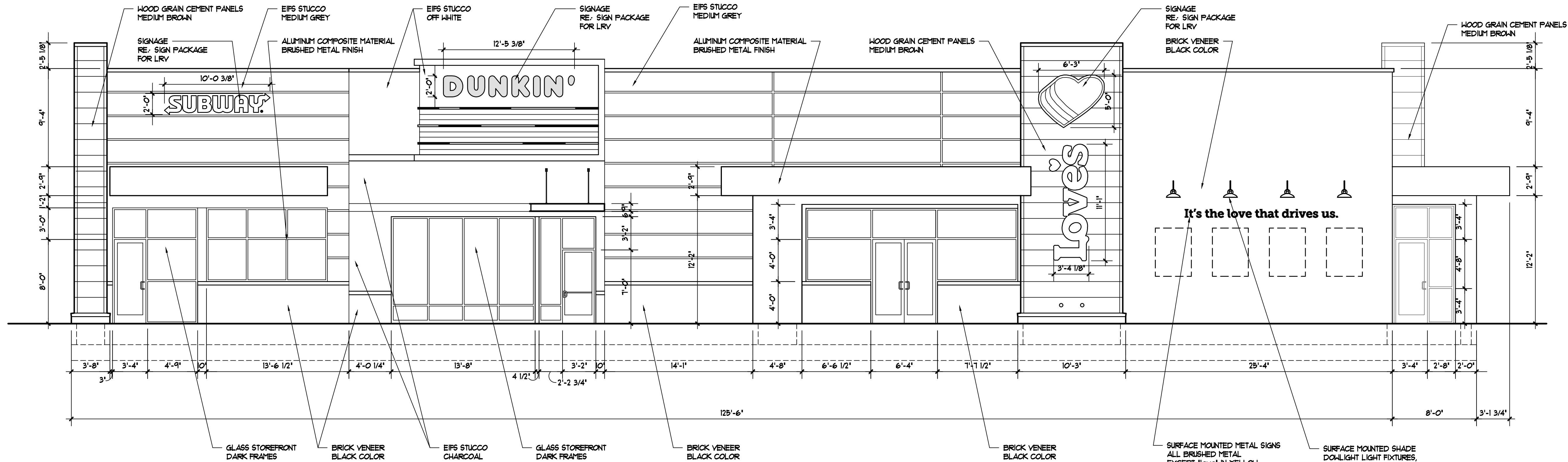
EXTERIOR BUILDING FINISHES



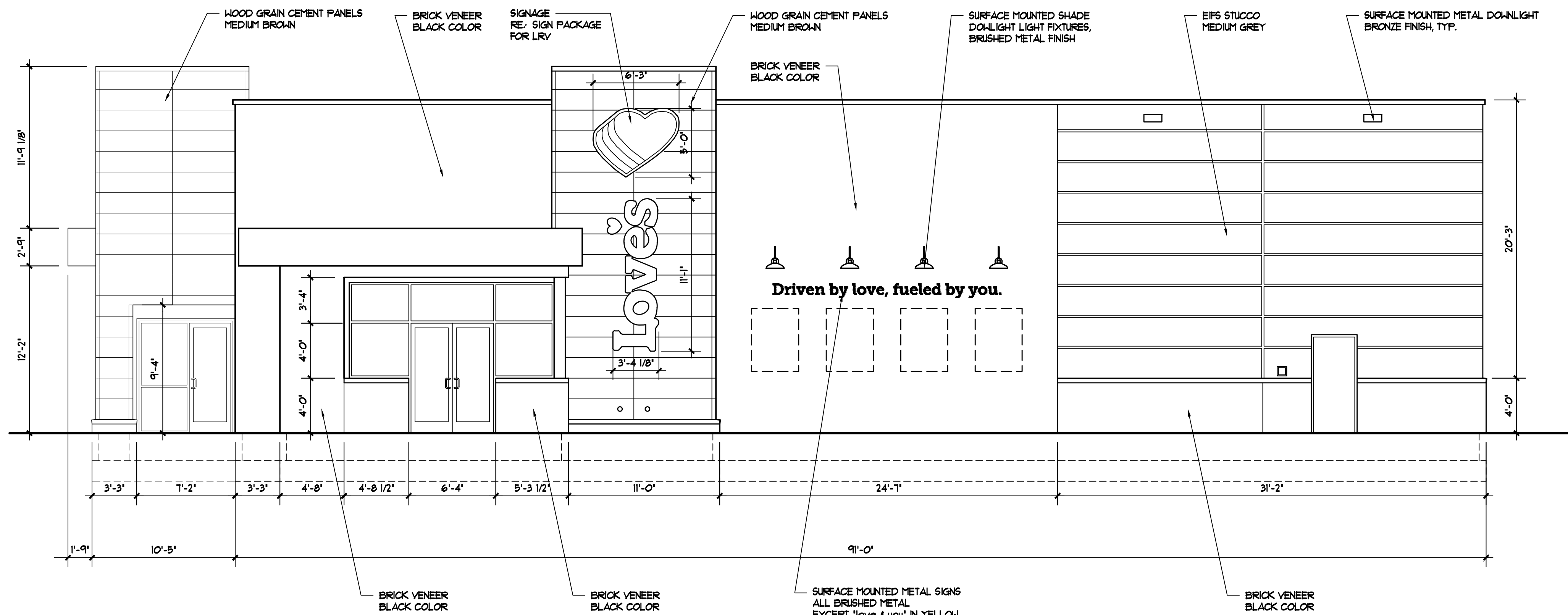
1. EXTERIOR BRICK
2. TOWER ELEMENT
3. WINDOW FRAMES & EXTERIOR DOORS
4. EIFs
5. ACCENT WINDOW FRAMES & SOFFIT
6. FASCIAS AT ENTRY
7. TREX FENCING

BUILDING FINISHES

NOTES
BUILDING HEIGHT IS PURSUANT TO APO-3.3
THE FACADE DESIGN IS PURSUANT TO APO-3.3 (D.X.2)

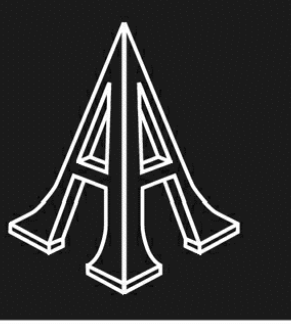


A WEST ELEVATION
SCALE: 3/16" = 1'-0"



B SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



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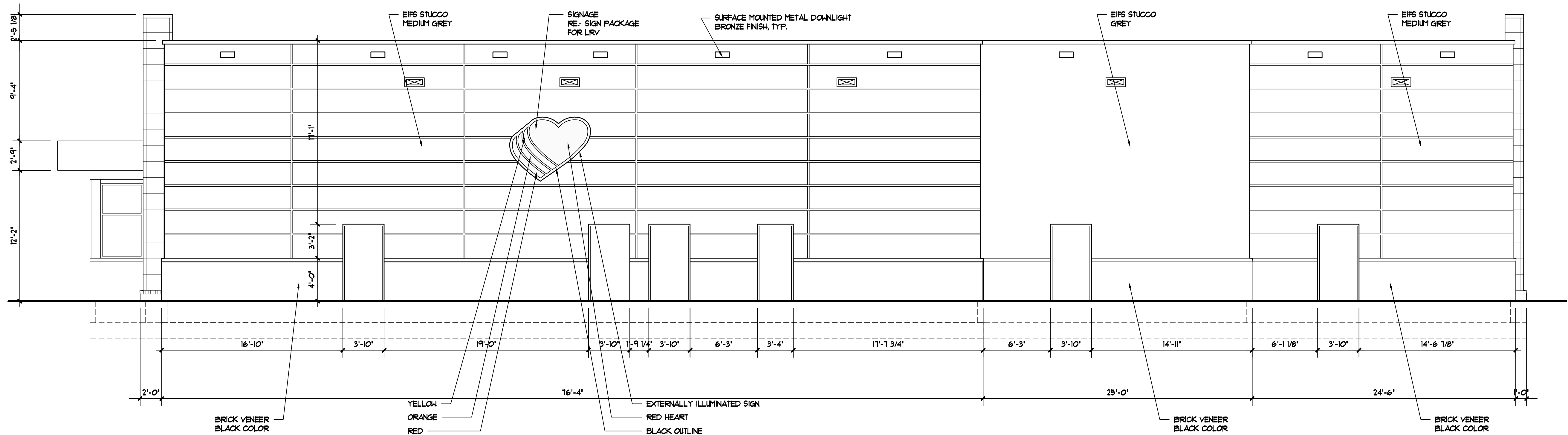
A NEW TRAVEL STOP
STORE NO. 963
ALBUQUERQUE, NM
Love's
Travel Stops

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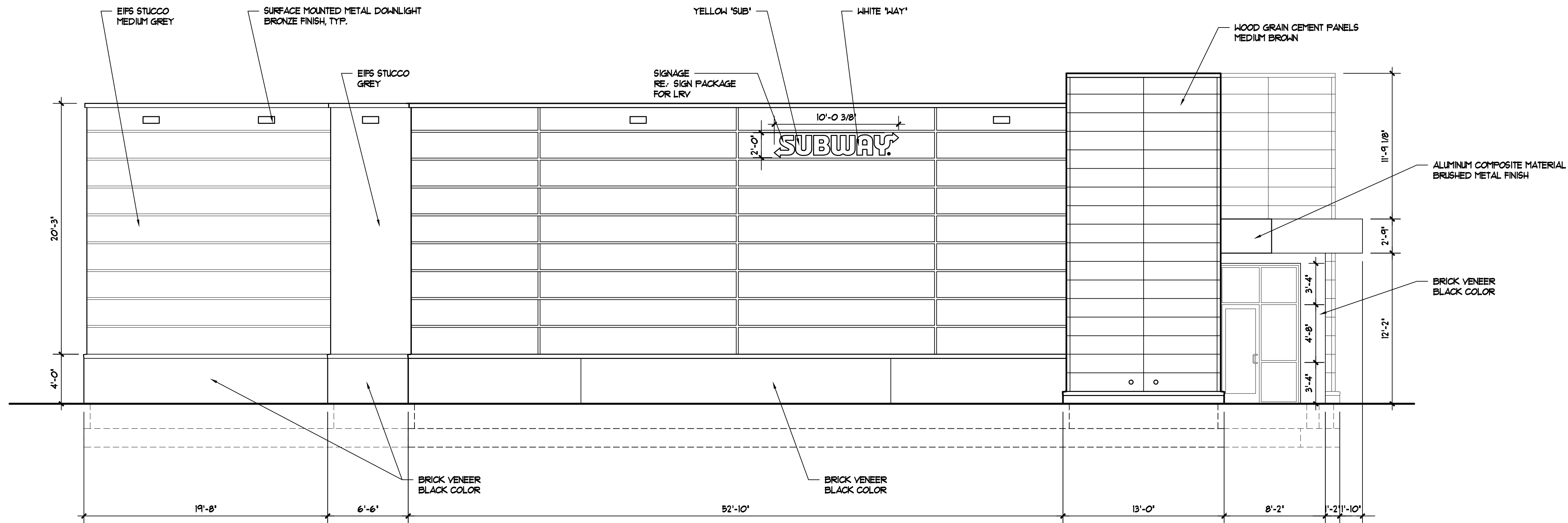
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Sheet No.:
A-3
OF: XX

DIMENSIONAL EXTERIOR ELEVATIONS

NOTES
BUILDING HEIGHT IS PURSUANT TO APO-3.3
THE FACADE DESIGN IS PURSUANT TO APO-3.3 (D.X2)



C EAST ELEVATION
SCALE: 3/16" = 1'-0"



D NORTH ELEVATION
SCALE: 3/16" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



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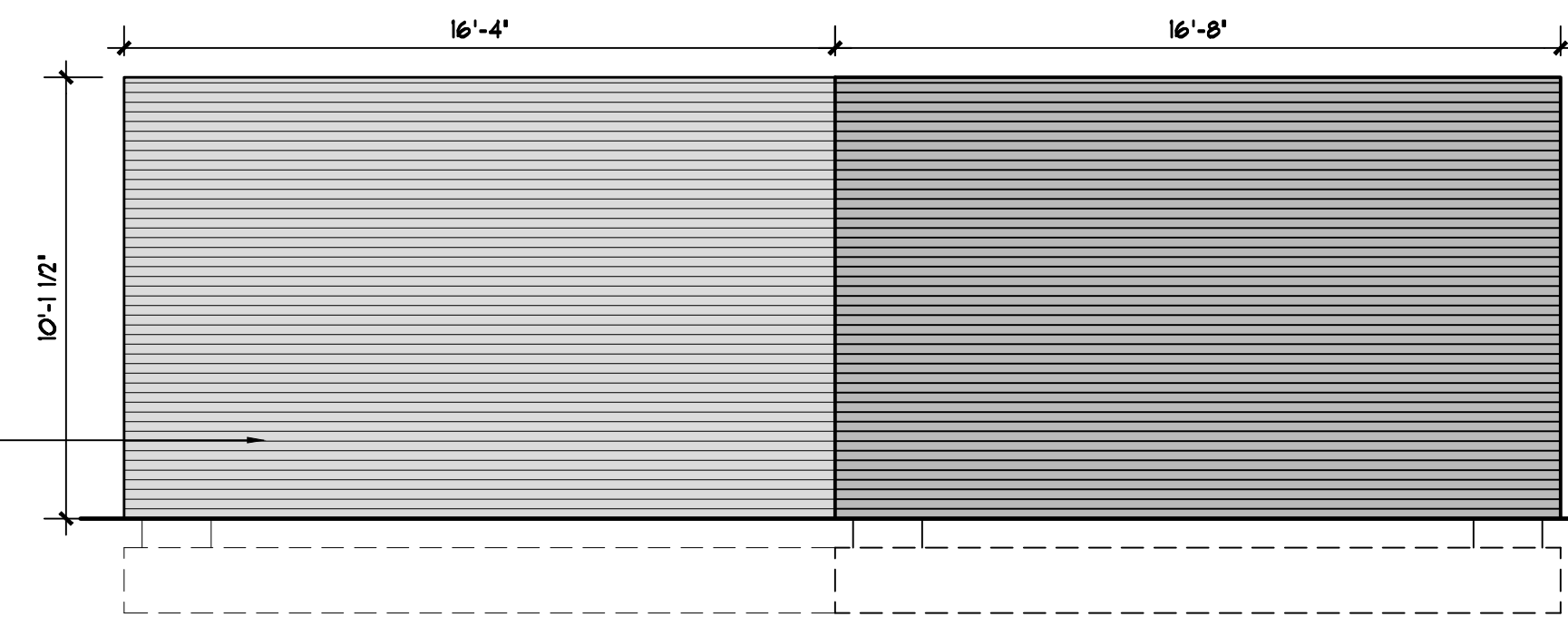
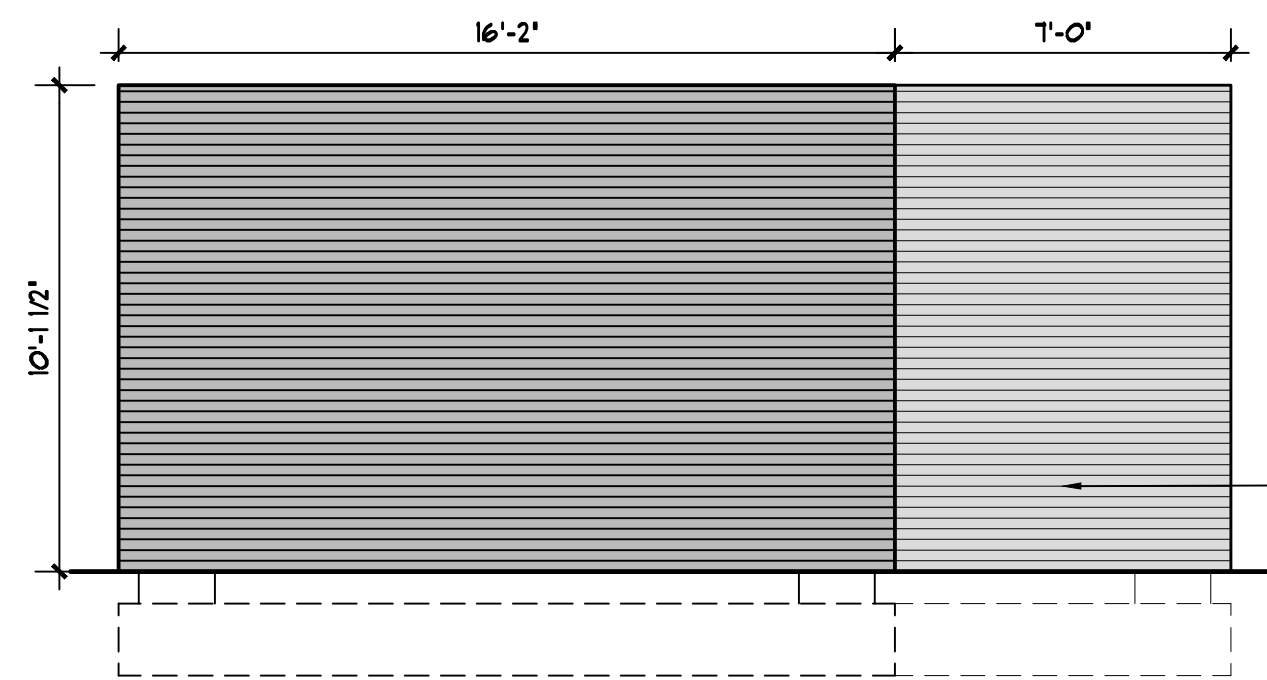
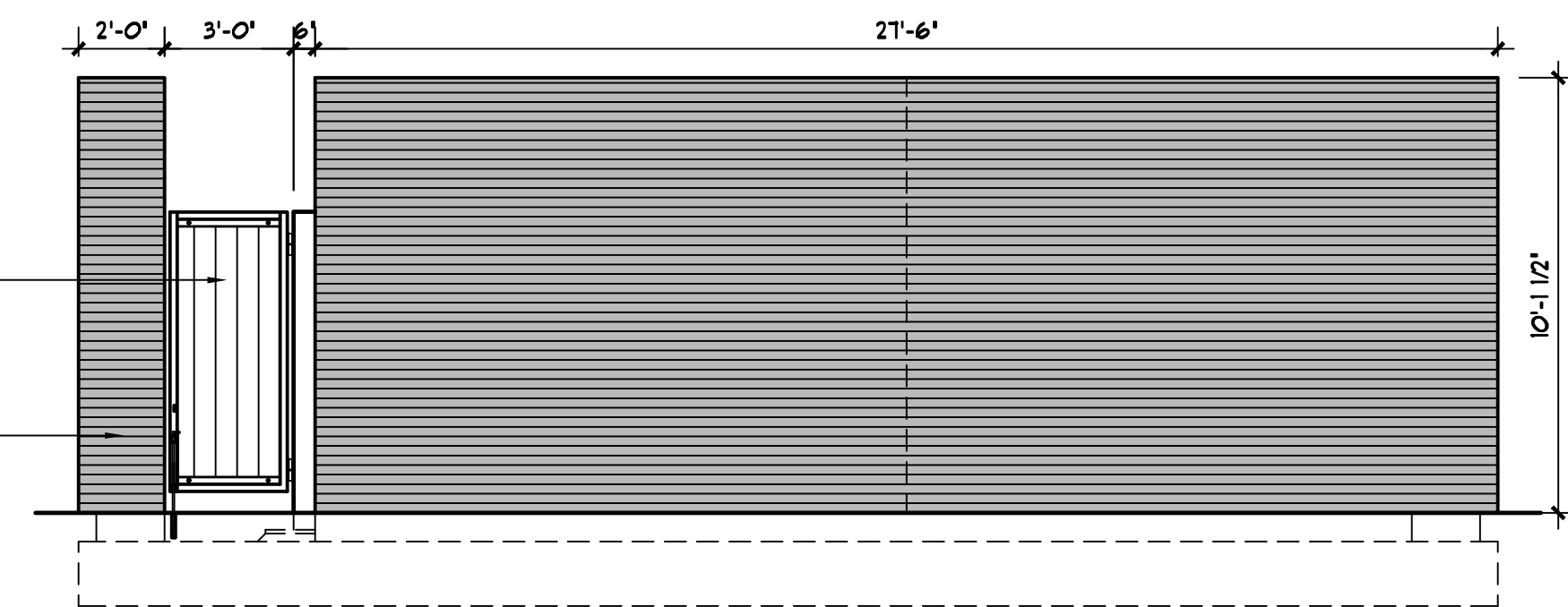
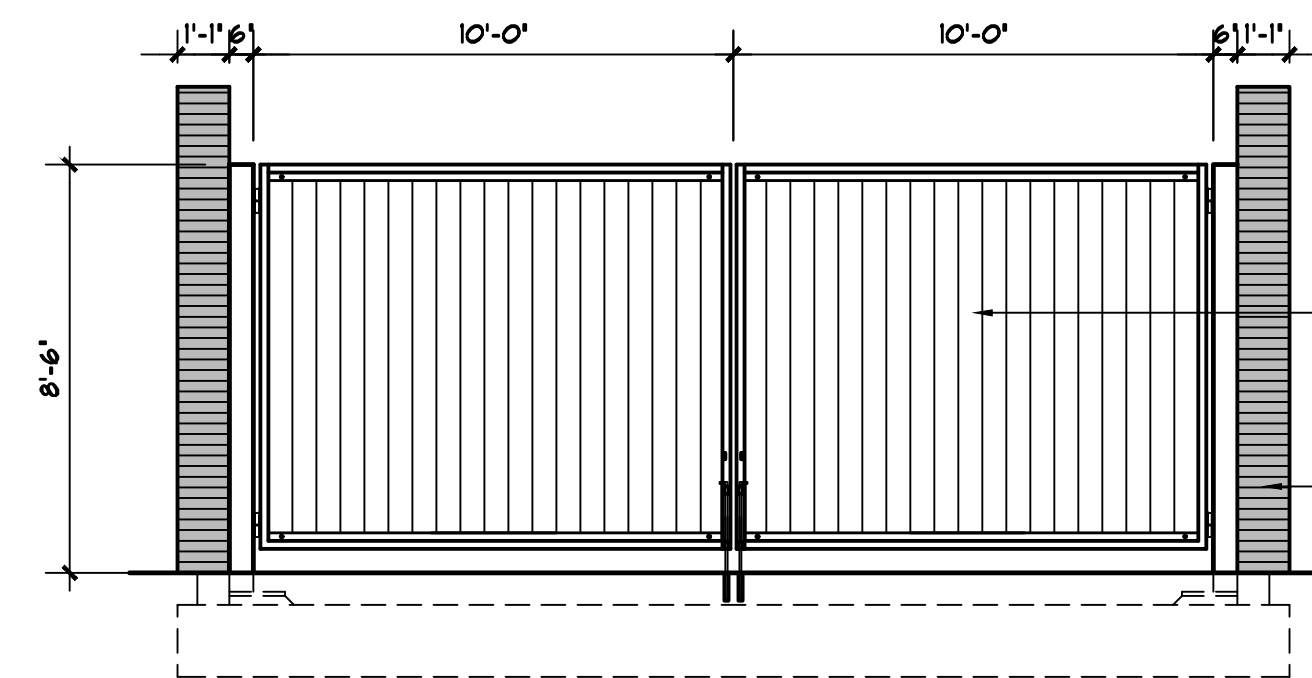
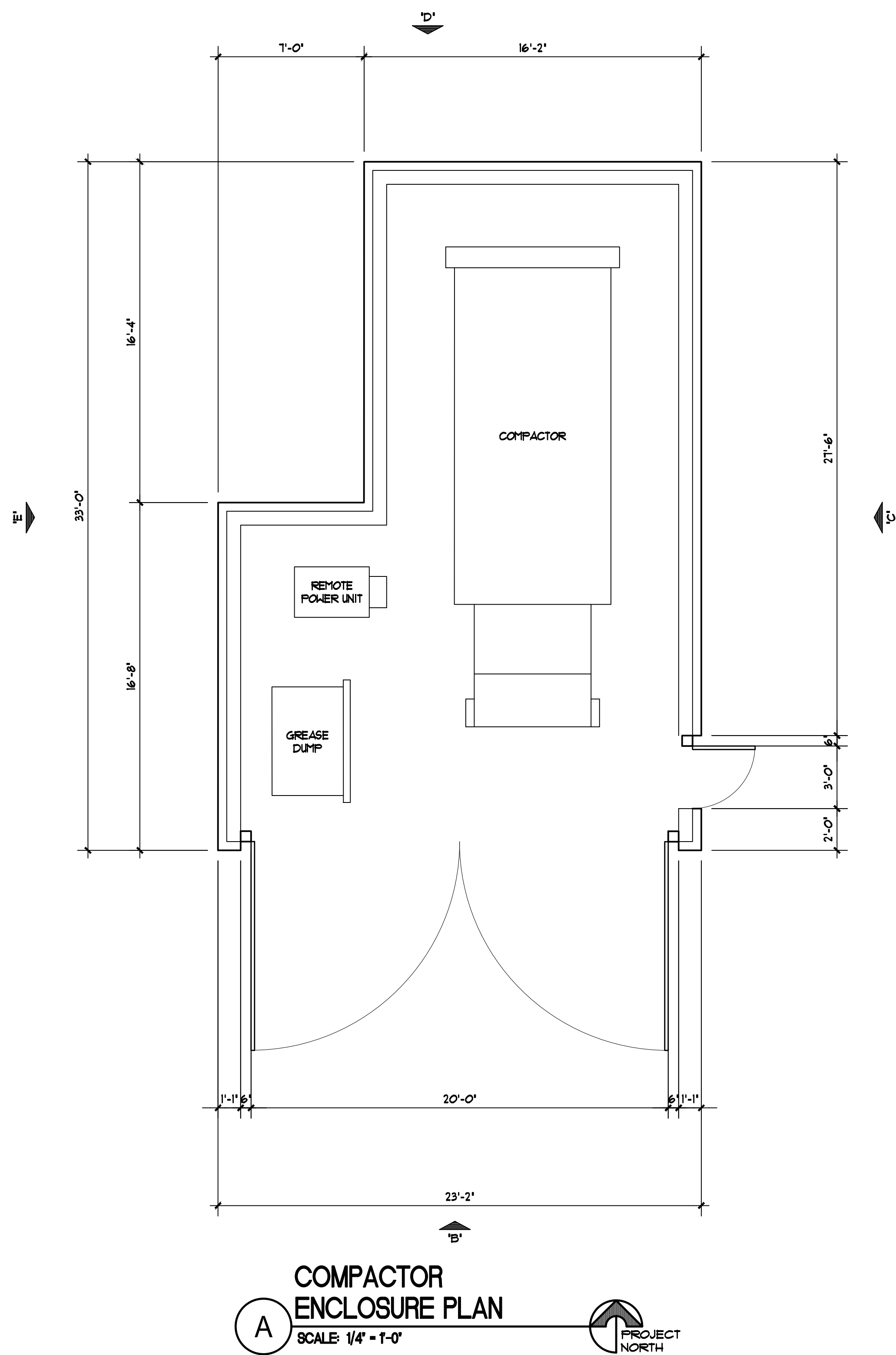
A NEW TRAVEL STOP
STORE NO. 963
ALBUQUERQUE, NM
Loves
Travel Stops
Travel Stops

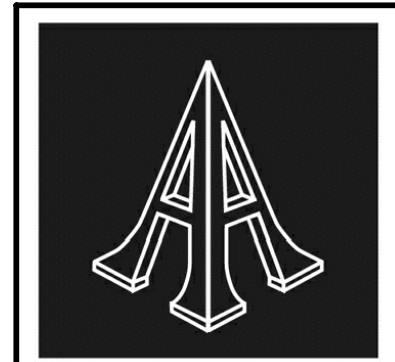
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DIMENSIONAL EXTERIOR ELEVATIONS

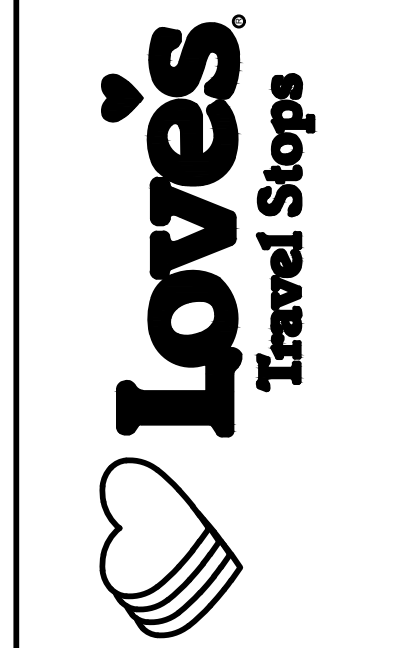




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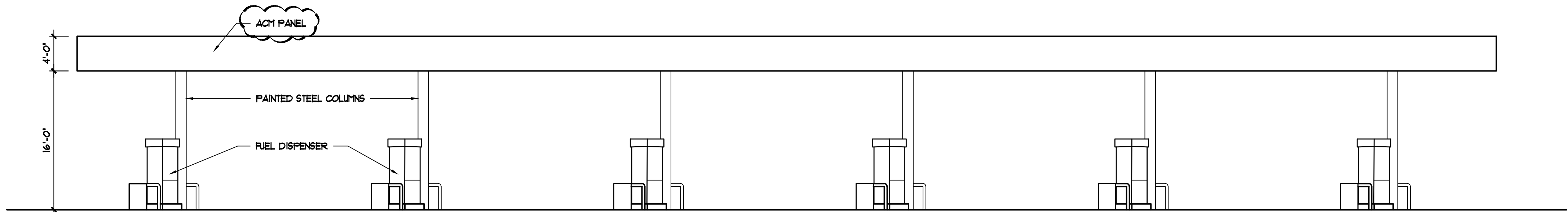
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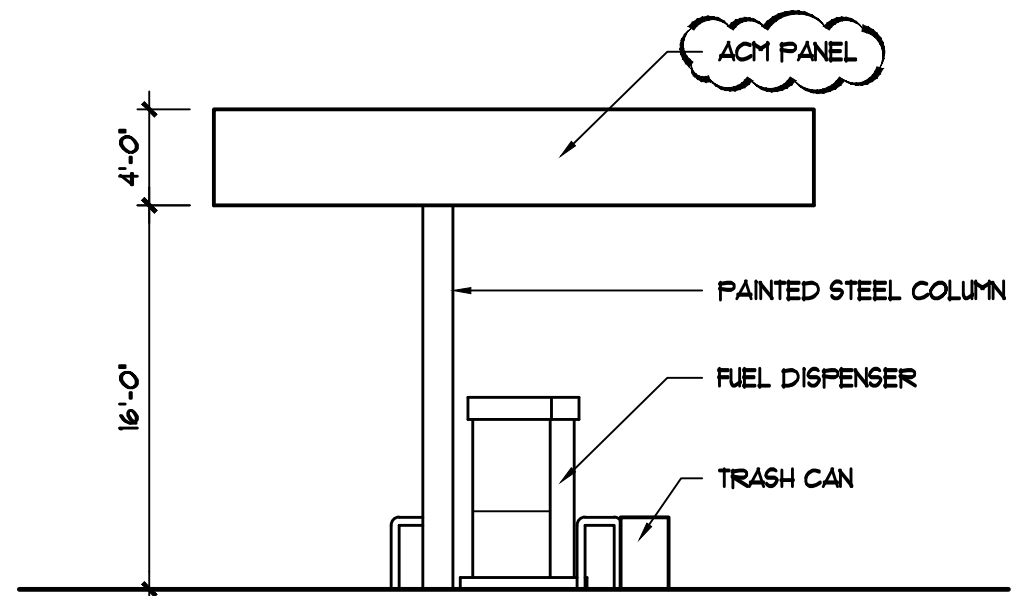
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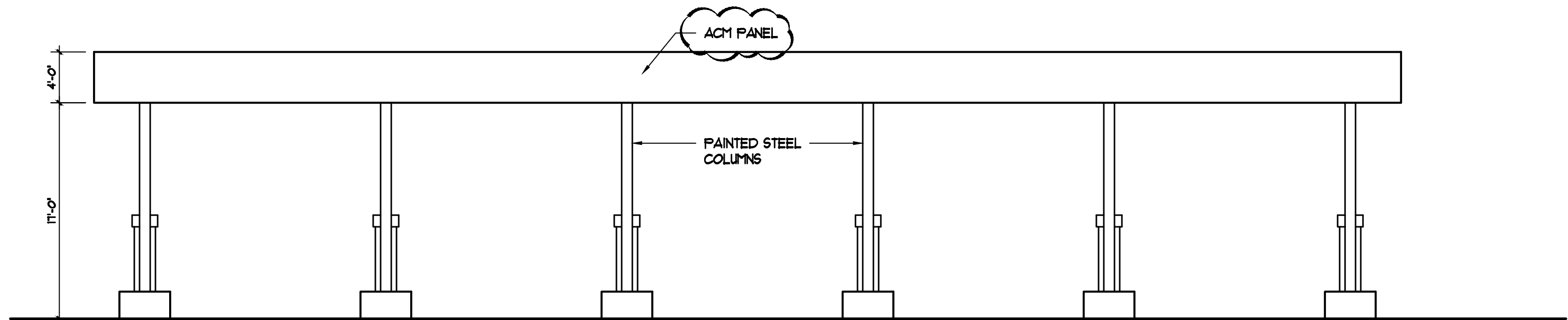


A CAR CANOPY
EAST ELEVATION
SCALE: 1/8" = 1'-0"

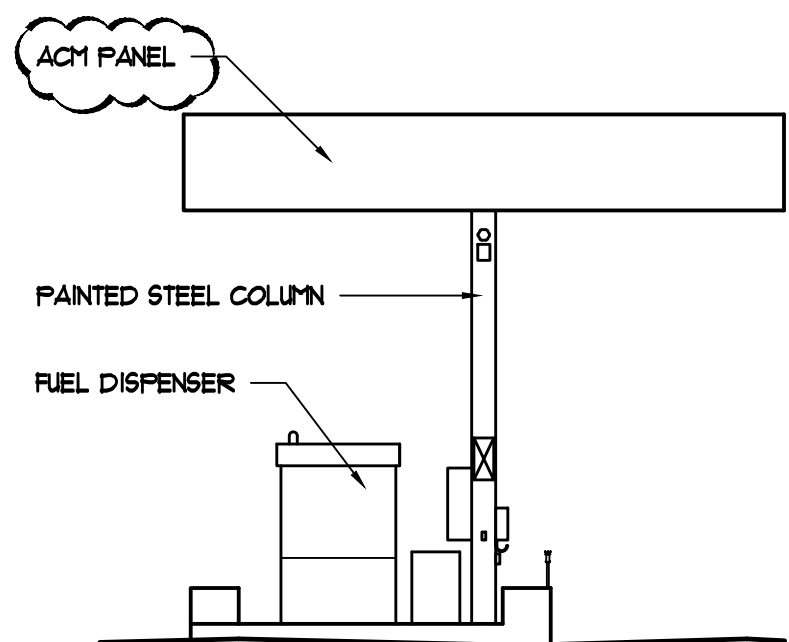


B CAR CANOPY
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
- PER EPC NOTICE OF DECISION, LIGHTING IN THE CANOIES WILL MEET REQUIREMENTS OF IDO 4-3(D)(17)(d).

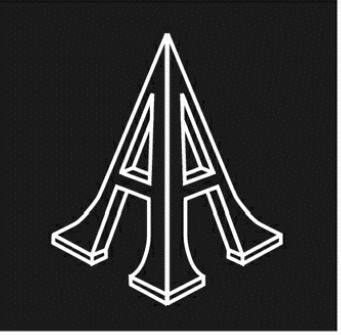


C TRUCK CANOPY
EAST ELEVATION
SCALE: 1/8" = 1'-0"



D TRUCK CANOPY
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

CANOPY ELEVATIONS




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