

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 31, 2024

Vince Carrica, PE
Tierra West, LLC
5571 Midway Park PI NE
Albuquerque, NM 87109

vcarrica@tierrawestllc.com

Re: Loves 6th Street Building Expansion
2200 6th St. NW
Traffic Circulation Layout
Engineer's Stamp Dated 10-22-24 (H14D025)

Dear Mr. Carrica,

The TCL submittal received 10-31-2024 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.

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.

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,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

TYPE OF DEVELOPMENT: Plat (# of lots) _____ Single Family Home
All other Developments

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

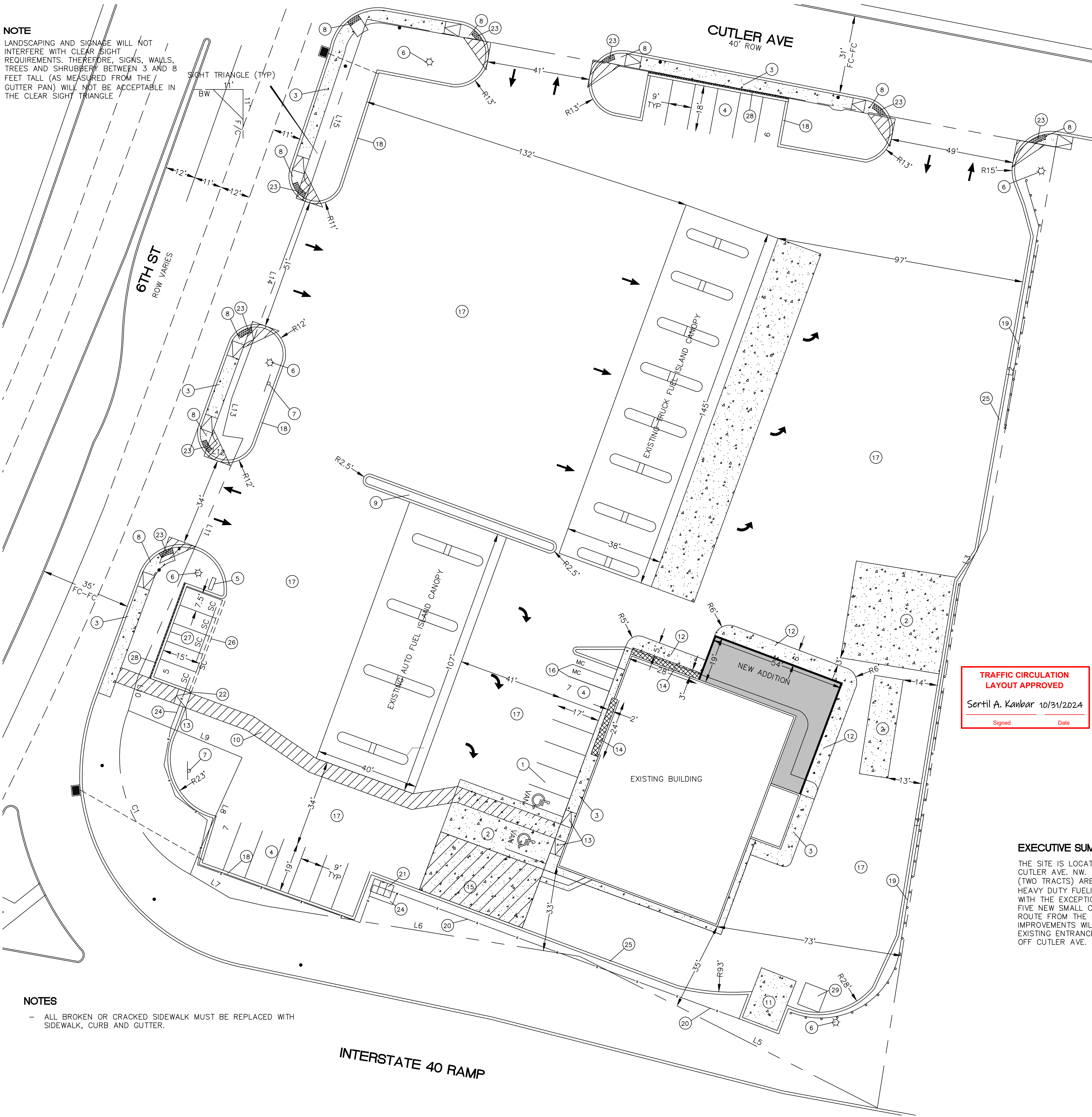
Engineering / Architect Certification
Conceptual Grading & Drainage Plan
Grading & Drainage Plan, and/or Drainage Report
Drainage Report (Work Order)
Drainage Master Plan
Conditional Letter of Map Revision (CLOMR)
Letter of Map Revision (LOMR)
Floodplain Development Permit
Traffic Circulation Layout (TCL) – Administrative
Traffic Circulation Layout (TCL) – DFT Approval
Traffic Impact Study (TIS)
Street Light Layout
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

Pad Certification
Building Permit
Grading Permit
Paving Permit
SO-19 Permit
Foundation Permit
Certificate of Occupancy - Temp Perm
Preliminary / Final Plat
Site Plan for Building Permit - DFT
Work Order (DRC)
Release of Financial Guarantee (ROFG)
CLOMR / LOMR
Conceptual TCL - DFT
OTHER (SPECIFY) _____

DATE SUBMITTED: _____

NOTE
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WAJLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE



NOTES
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB AND GUTTER.

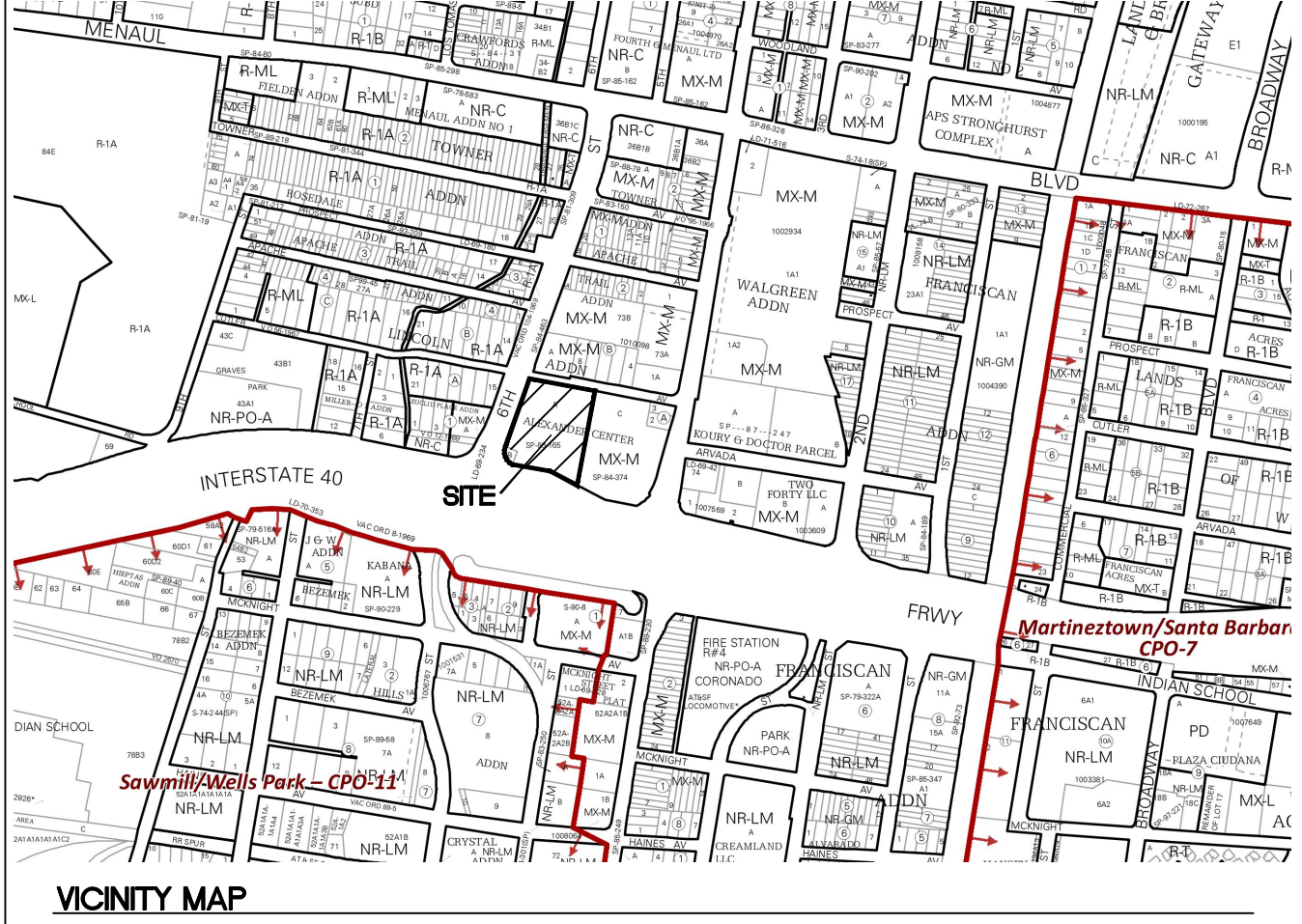
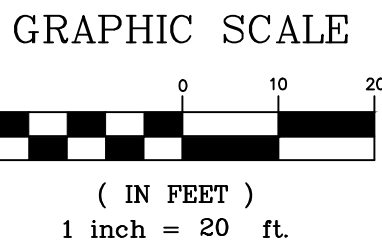
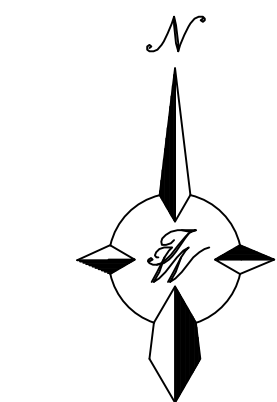
LINE TABLE		
LINE	BEARING	LENGTH
L1	N78°56'34\"W	116.81
L2	N10°10'10\"E	152.74
L3	N26°45'35\"E	22.99
L4	N9°00'40\"E	208.46
L5	S63°02'47\"E	130.93
L6	S80°52'37\"E	124.98
L7	S59°12'51\"E	18.00
L8	S24°28'12\"W	40.71
L9	S67°33'34\"E	48.29
L10	S15°53'56\"W	13.80
L11	S23°49'19\"W	102.12
L12	S81°41'48\"E	8.06
L13	S13°33'59\"W	15.18
L14	S20°27'11\"W	82.23
L15	S18°46'48\"W	75.50

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	83°17'43\"	51.69	75.14

- KEYED NOTES**
- EXISTING ACCESSIBLE PARKING
 - UNDERGROUND FUEL TANKS/CONCRETE
 - EXISTING SIDEWALK
 - EXISTING PARKING
 - EXISTING MONUMENT SIGN
 - EXISTING SITE LIGHTING
 - EXISTING PEDESTAL SIGN
 - EXISTING ACCESSIBLE RAMP
 - EXISTING 5' WIDE ISLAND
 - 6' PEDESTRIAN ACCESS
 - ENCLOSURE TO BE MODIFIED TO MEET COA STANDARDS. SEE DETAIL ON SHEET DET-1.
 - NEW 5' CONCRETE SIDEWALK PER COA DWG 2430
 - NEW UNIDIRECTIONAL RAMP
 - NEW BUILDING ELEVATION ADDITION
 - EXISTING LOADING ZONE
 - RESTRIPE TO ACCOMMODATE MOTORCYCLE SPACES W/SIGN
 - EXISTING ASPHALT PAVING
 - EXISTING CURB AND GUTTER
 - EXISTING GUARD RAIL
 - EXISTING WROUGHT IRON FENCE
 - BICYCLE RACK (3 SPACES)
 - EXISTING WROUGHT IRON FENCE TO BE REMOVED AND REPLACED FOR CONSTRUCTION OF NEW PARKING STALLS
 - NEW TRUNCATED DOME SEE DETAIL SHEET DET-3
 - RELOCATE FENCE
 - EXISTING ASPHALT CURB
 - REMOVE EXISTING CURB AND GUTTER (48.6 LF)
 - NEW 6\" CURB AND GUTTER
 - 3 FT. HIGH OPAQUE WALL
 - RECYCLING DUMPSTER

TRAFFIC CIRCULATION LAYOUT APPROVED
Sertil A. Kanbar 10/31/2024
Signed _____ Date _____

EXECUTIVE SUMMARY
THE SITE IS LOCATED IN THE SOUTHEAST QUADRANT OF 6TH STREET AND CUTLER AVE. NW. THE IMPROVEMENTS ON THE 2.41 ACRE PROPERTY (TWO TRACTS) ARE ALL EXISTING INCLUDING A CONVENIENCE STORE, HEAVY DUTY FUELING AND LIGHT DUTY VEHICLE FUELING (BUILT IN 1983) WITH THE EXCEPTION OF THE PROPOSED 1,726 S.F. BUILDING ADDITION, FIVE NEW SMALL CAR PARKING STALLS, AND A PEDESTRIAN ACCESS ROUTE FROM THE BUILDING TO 6TH STREET. ALL OTHER EXISTING IMPROVEMENTS WILL REMAIN AS IS. ACCESS TO THE SITE IS FROM TWO EXISTING ENTRANCES OFF 6TH STREET AND TWO EXISTING ENTRANCES OFF CUTLER AVE.



LEGAL DESCRIPTION
TRACTS A AND B OF TRACTS A AND B ALEXANDER CENTER SITUATE WITHIN SEC 8 TN 10N R3E

SITE DATA	
PROPOSED USAGE	C—STORE, VEHICLE FUELING
LOT AREA	104931 SF (2.41 ACRES)
ZONING	MX—M
BUILDING AREA	6269 SF (EXISTING)
BUILDING ADDITION	1726 SF
BUILDING TOTAL	7995 SF
RESTAURANT AREA =	514 SF
BUILDING COVERAGE	7.61%
BUILDING SETBACK	
FRONT	5'
REAR	15'
SIDE	0' SOUTH SIDE, 5' NORTH SIDE
PARKING REQUIRED	4 (8 PER 1000 SF RESTAURANT) 29 (4 PER 1000 SF LIGHT DUTY VEHICLE FUELING)
ACCESSIBLE PARKING REQUIRED	1 SPACES
SHARED PARKING REDUCTION =	1.3
TOTAL REQUIRED	33 SPACES/1.3 = 25 SPACES
PARKING PROVIDED	23 SPACES (AUTO)
ACCESSIBLE SPACES PROVIDED	2 SPACES (1 VAN ACCESSIBLE)
TOTAL	25 SPACES
BICYCLE SPACES REQUIRED	3 SPACES
BICYCLE SPACES PROVIDED	3 SPACES
MOTORCYCLE SPACES REQUIRED	1 SPACES
MOTORCYCLE SPACES PROVIDED	2 SPACES

LEGEND	
	EXISTING CURB & GUTTER
	BOUNDARY LINE
	EXISTING BUILDING
	BUILDING ADDITION
	NEW SIDEWALK
	BUILDING ELEVATION ADDITION
	EXISTING POWER POLE
	EXISTING CHAINLINK FENCE
	EXISTING CONCRETE
	EXISTING GUARDRAIL

	ENGINEER'S SEAL	LOVE'S ALBUQUERQUE, NM	DRAWN BY pm
		TRAFFIC CIRCULATION LAYOUT	DATE 10/22/24
		 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # TCL-1
RONALD R. BOHANNAN P.E. #7868			JOB # 2024072



DOME SPACING

MOTORCYCLE PARKING SIGN



- 6" PRIVATE CURB & GUTTER



- NOTES:

- SECTION A-A**

UNIDIRECTIONAL HC RAMP

SCALE: NTS



MATRAX DIVISION
GRABER MANUFACTURING, INC.
1080 UNITEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MATRAX.COM, E-MAIL: SALES@MATRAX.COM

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

PRODUCT: U238-1G(SF)
DESCRIPTION: "U" BIKE RACK
DATE: 10-4-18 2 BIKE, SURFACE OR IN GROUND MOUNT
ENG: SMC

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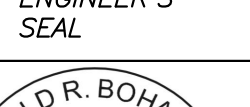
BIKE RACK DETAIL

SCALE: NONE



DUMPSTER ENCLOSURE DETAIL

NTS

ENGINEER'S SEAL 	LOVE'S ALBUQUERQUE, NM	DRAWN BY pm
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER  8-29-24	CONSTRUCTION DETAILS	DATE 8-29-24
RONALD R. BOHANNAN P.E. #7868	 TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # DET-1
		JOB # 2024072

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SIGHT TRIANGLE (TYP)

6TH ST
ROW VARIES

CUTLER AVE
40' ROW



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: 10-30-24

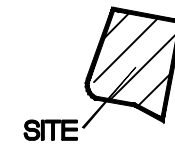
Existing dumpster location to remain
With modifications to meet COA minimum requirements

KEYED NOTES

- EXISTING ACCESSIBLE PARKING
- UNDERGROUND FUEL TANKS/CONCRETE
- EXISTING SIDEWALK
- EXISTING PARKING
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VICINITY MAP

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BICYCLE SPACES PROVIDED 3 SPACES
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MOTORCYCLE SPACES PROVIDED 2 SPACES

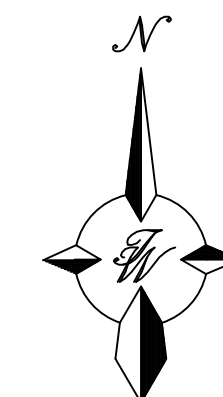
LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EXISTING BUILDING
- BUILDING ADDITION
- NEW SIDEWALK
- BUILDING ELEVATION ADDITION
- EXISTING POWER POLE
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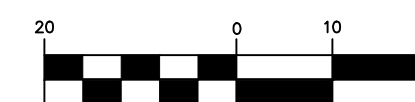
NOTES

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INTERSTATE 40 RAMP



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

ENGINEER'S
SEAL

LOVE'S
ALBUQUERQUE, NM

DRAWN BY
pm

DATE
10/22/24

TRAFFIC CIRCULATION
LAYOUT

SHEET #

TCL-1

10/22/24

RONALD R. BOHANNAN
P.E. #7868

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

JOB #
2024072



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

H14D025

Project Title: _____

Zone Atlas Page: _____ DFT/DHO #: _____ BP #: _____

Development Street Address: _____

(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ E-mail: _____

Development Information

Build out/Implementation Year: _____

Existing Use: _____

Describe Proposed Development and Uses:

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): _____

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Trip Generations during PM/AM Peak Hour and ITE # (if known):* _____

Driveway(s) Located on: Street Name _____

Adjacent Roadway(s) Posted Speed: Street Name _____ Speed _____

Street Name _____ Speed _____

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation (e.g. Main Street, Major Transit, N/A): _____
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): _____
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Street Functional Classification (e.g. Principal Arterial, Collector) : _____
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Jurisdiction of roadway (NMDOT, City, County): _____

Adjacent Roadway(s):

Name: _____ Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____

Name: _____ Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti> and <https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App>

Adjacent Transit Service(s) : _____ Nearest Transit Stop(s): _____
<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: _____
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Current/Proposed Bicycle Infrastructure : _____
Bikeways: <https://mrcog-nm.gov/544/Long-Range-System-maps>

Current/Proposed Sidewalk and buffer Infrastructure: _____
Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: ccherne@cabq.gov. Email or call 505-924-3986 for information.

For City Personnel Use:

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [☐] No [☒]

Thresholds Met? Yes [☐] No [☒]

Mitigating Reasons for Not Requiring TIS and/or Notes:

Building addition for cooler and freezer space not expected to increase trips.

Curtis A Cherne

TRAFFIC ENGINEER

DATE