

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 14, 2023

Vincent Carrica, P.E.
Tierra West, LLC
5571 Midway Park Pl. NE
Albuquerque, NM 87109

**Re: Love's Sunport Station
3200 Broadway Blvd. SE
Conceptual Traffic Circulation Layout for DFT Approval
Engineer's Stamp 12-06-23 (M14-D038A)**

Dear Mr. Carrica,

The conceptual TCL submittal received 11-09-2023 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit. **When you submit TCL for building permit approval, please provide the following: 8 bicycle parking spaces, and show the clear intersection sight distance at the south east site access.**

PO Box 1293

Albuquerque

NM 87103

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

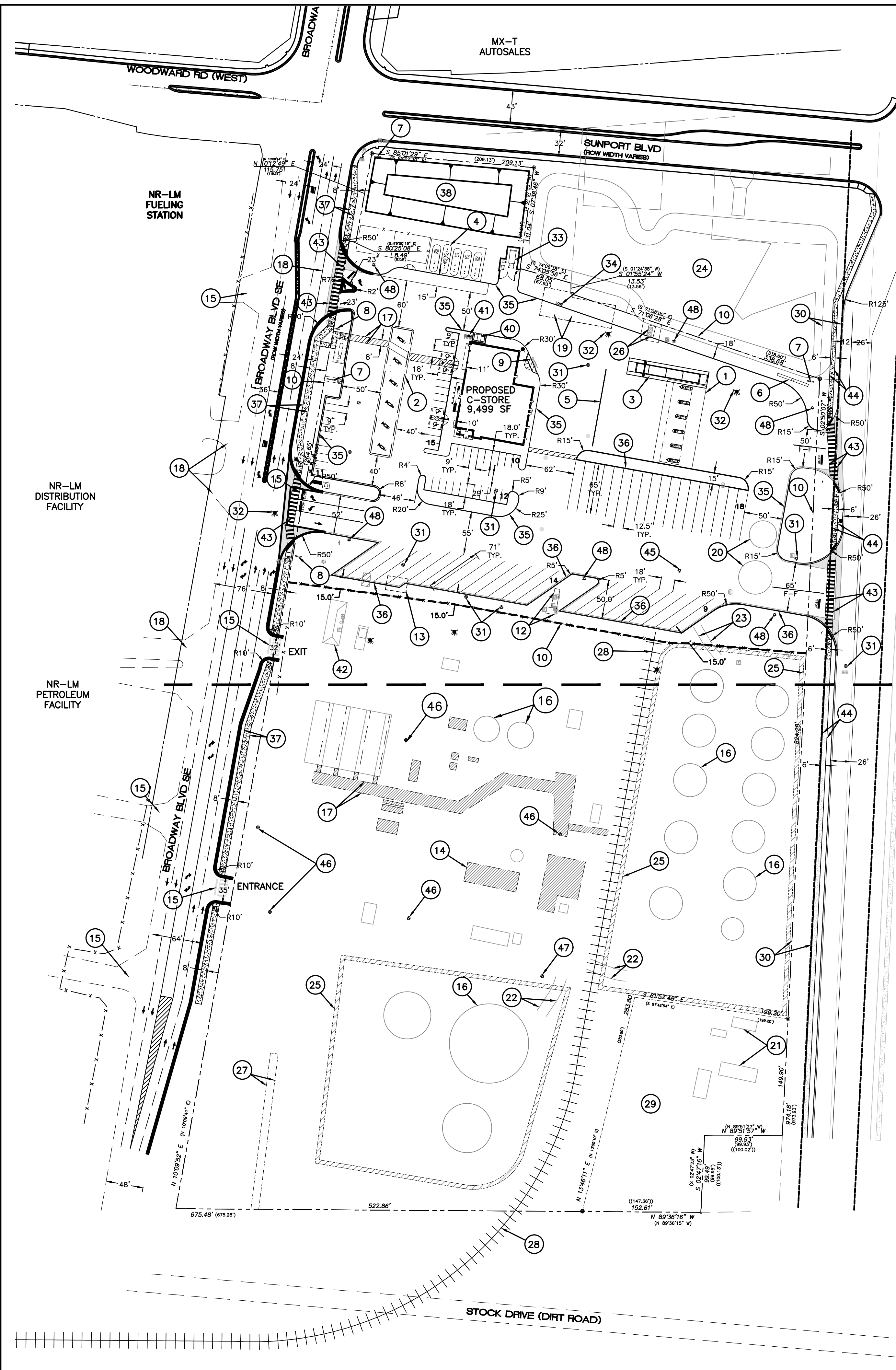
www.cabq.gov

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

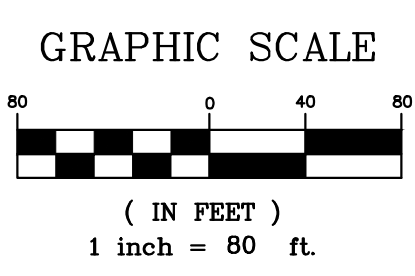
Sincerely,

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

C: CO Clerk, File



SHEET TCL-2
SHEET TCL-3



KEYED NOTES: TRAVEL CENTER (NEW)

- 1 TRUCK CANOPY (51' x 108')
- 2 AUTO CANOPY (29' x 168')
- 3 CAT SCALE
- 4 UNDER GROUND FUEL TANKS
- 5 PULL FORWARD LINE
- 6 POLE SIGN
- 7 MONUMENT SIGN
- 8 PRICE SIGN
- 9 LOADING ZONE
- 10 LIMITS OF LOVE'S TRAVEL STOP DEVELOPMENT
- 11 8' PEDESTRIAN PATHWAY
- 12 EXISTING ELECTRICAL PANELS TO REMAIN
- 13 EXISTING CAR PORT TO BE REMOVED
- 18 EXISTING NON-GATED ACCESS
- 19 EXISTING BUILDING TO BE REMOVED
- 20 EXISTING ABOVE GROUND STORAGE TANK TO BE REMOVED
- 23 EXISTING CONTAINMENT AREA ACCESS TO BE REMOVED
- 24 MUNICIPAL STORM DRAIN POND
- 25 FUEL SPILL CONTAINMENT BERM TO REMAIN
- 26 EXISTING TRANSFORMERS TO REMAIN
- 30 EXISTING 25' UTILITY EASEMENT
- 31 EXISTING MONITORING WELLS TO BE ADJUSTED TO GRADE
- 32 EXISTING FIRE HYDRANT TO BE RELOCATED
- 33 TRASH COMPACTOR
- 34 RV DUMPSTATION
- 35 6" STANDARD CURB & GUTTER PER CURB DETAIL
- 36 8" HEADER CURB
- 37 8' PAVED TRAIL
- 38 STORM DRAIN POND
- 40 MOTORCYCLE PARKING SEE DETAIL SHEET DET-2
- 41 BICYCLE PARKING (5 SPACES)
- 43 CROSS WALK STRIPING PER CROSSWALK DETAIL ON SHEET DET-1
- 44 6' PEDESTRIAN SIDEWALK PER COA STD DWG #2430
- 45 EXISTING MONITORING WELL TO BE ABANDONED
- 46 EXISTING MONITORING WELL TO REMAIN AS IS
- 48 AREA LIGHT (TYP)

- INDEX TO DRAWINGS**
- TCL1. OVERALL TRAFFIC CIRCULATION PLAN
 - TCL2. TRAVEL CENTER TRAFFIC CIRCULATION PLAN
 - TCL3. FUELING DEPOT AS-BUILT SITE PLAN
 - DET-1 DETAIL SHEET
 - DET-2 SITE DETAILS

KEYED NOTES: FUELING DEPOT (TO REMAIN)

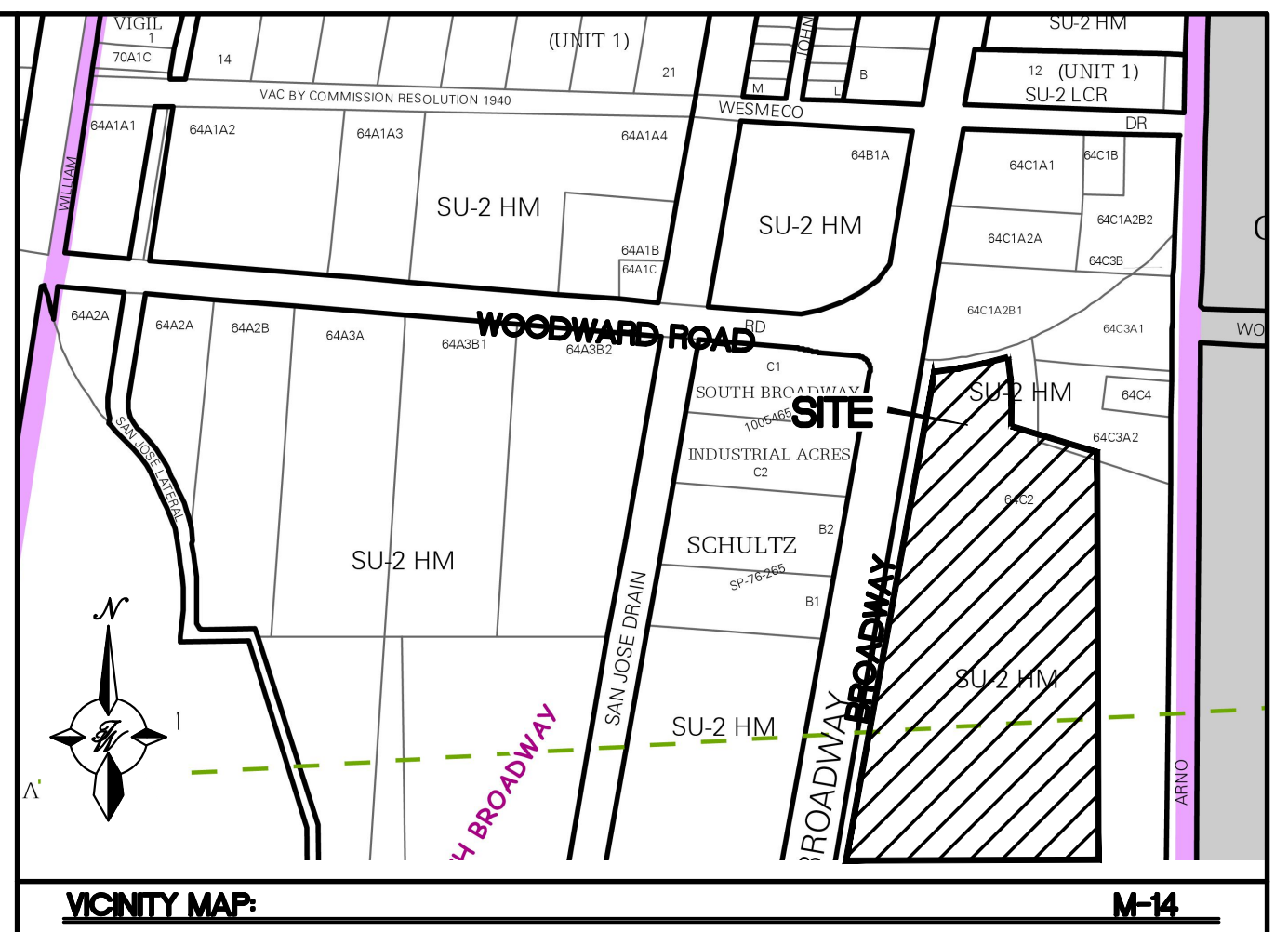
- 14 EXISTING BUILDING TO REMAIN
- 15 EXISTING GATED ACCESS
- 16 EXISTING STORAGE TANK TO REMAIN
- 17 EXISTING ABOVE GROUND PIPING TO REMAIN
- 21 EXISTING CONCRETE PADS TO REMAIN (TYP)
- 22 EXISTING CONTAINMENT AREA ACCESS TO REMAIN
- 27 EXISTING UTILITY EASEMENT
- 28 EXISTING RAIL SPUR TO REMAIN
- 29 EXISTING PLAINS PIPELINE EASEMENT SITE
- 30 EXISTING 25' UTILITY EASEMENT
- 31 EXISTING MONITORING WELLS TO BE ADJUSTED TO GRADE
- 42 EXISTING OFFICE BUILDING TO REMAIN
- 46 EXISTING MONITORING WELL TO REMAIN AS IS
- 47 NEW MONITORING WELL LOCATION

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 FENCE

EXECUTIVE SUMMARY

THE SITE IS LOCATED IN THE SOUTHEAST QUADRANT OF BROADWAYS BLVD AND SUNPORT BLVD. THE EXISTING APPROXIMATE 18 ACRE SITE HAS BEEN OPERATING AS A FUELING TERMINAL SINCE THE 1950'S. THE UNDERUTILIZED NORTHERN 6.7 ACRES OF THE SITE WILL BE RE-DEVELOPED INTO A LOVE'S TRAVEL CENTER WITH AUTO AND TRUCK FUELING FACILITIES AND A CONVENIENCE STORE. ACCESS TO THE PROPOSED TRAVEL CENTER WILL BE OFF OF BROADWAY BLVD TO THE WEST AND ARNO ST TO THE EAST. ACCESS TO THE FUELING TERMINAL WILL REMAIN AS IS. A TRAFFIC STUDY WAS RECENTLY APPROVED FOR THIS SITE BY COA, BERNALILLO COUNTY AND NMDOT. THE APPROVED TRAFFIC STUDY RECOMMENDATIONS FOR IMPROVEMENTS TO BROADWAY AND ARNO WILL BE FOLLOWED AND IMPACT TO ADJACENT ROADWAY SYSTEM AS WELL AS IMPACT TO SURROUNDING PROPERTIES WILL BE MINIMAL. SIGN VARIANCES WERE APPROVED BY ENVIRONMENTAL PLANNING COMMISSION FOR INCREASES TO SIGN SIZE, HEIGHT AND QUANTITY. THE APPROVED VARIANCES ARE NOTED ON THIS SHEET.



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.

VARIANCES:

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

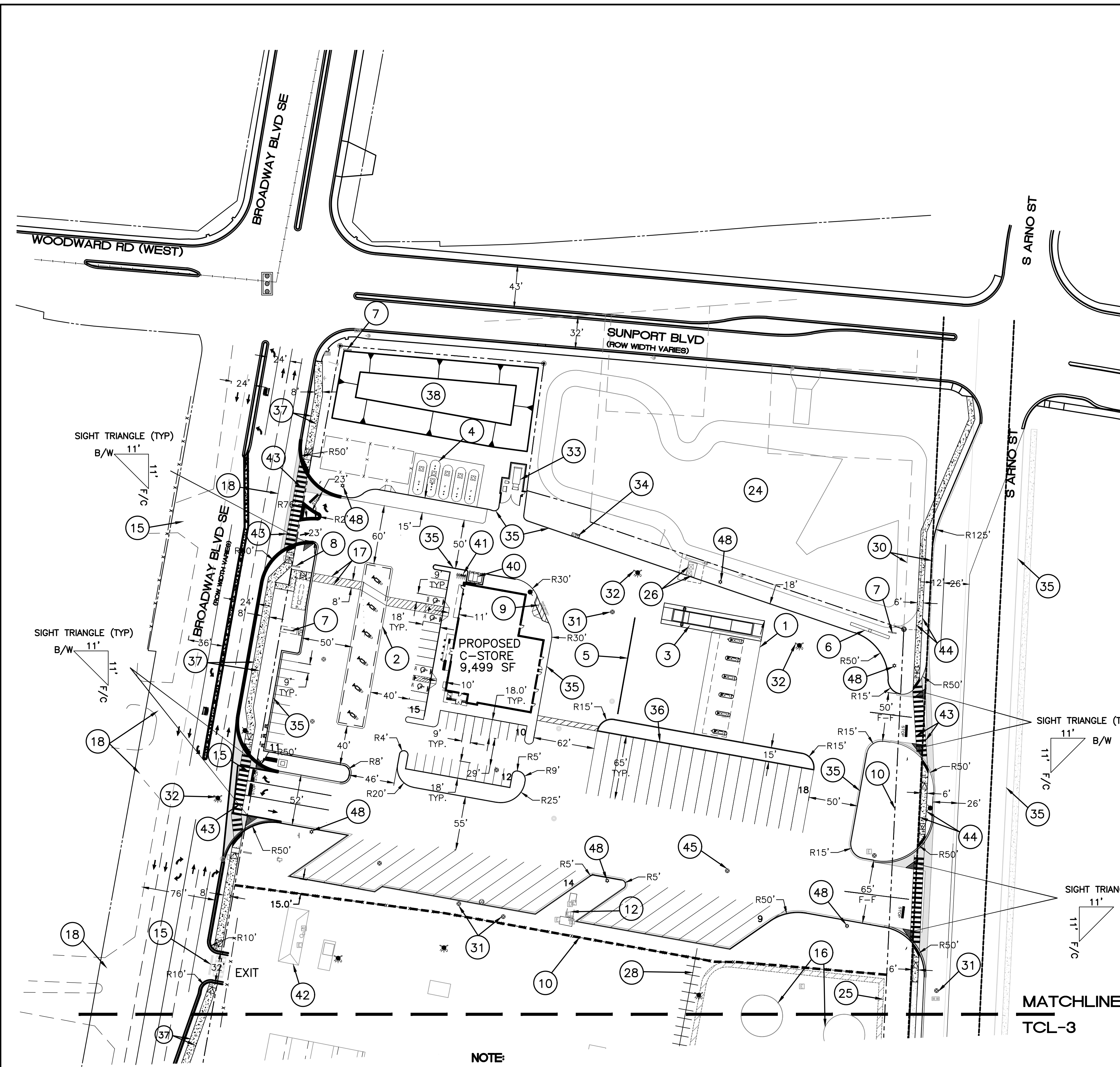
NOTE:

- 1 - 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 SUNPORT. THE BASE OF THE ELEVATION IS OVER 650' BELOW THE ELEVATION OF RUNWAY.
- 2 - 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.
- 3 - 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.
- 4 - SIGN MATERIAL AND ANY FEATURES THERE IN COMPLY WITH THE GLARE AND REFLECTIVITY STANDARDS PER IDO 3-3(D)(2) REFLECTIVITY.
- 5 - WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
- 6 - 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.

CAUTION

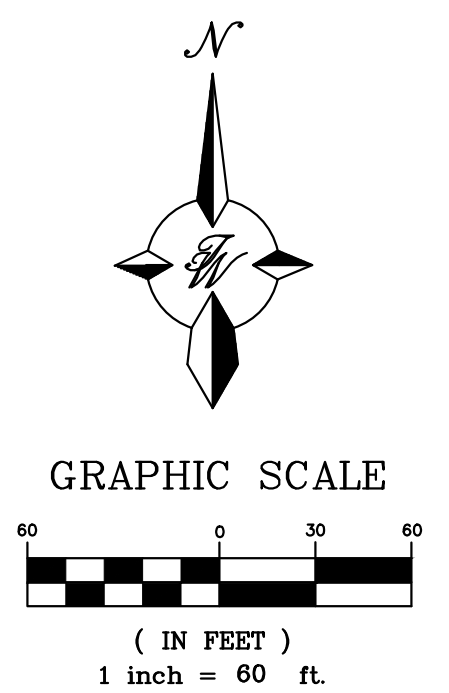
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND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

	BROADWAY/SUNPORT BLVD OVERALL TRAFFIC CIRCULATION PLAN	DRAWN BY SB DATE 11-22-23 2022031 TCL
		SHEET # TCL-1 JOB # 2022031



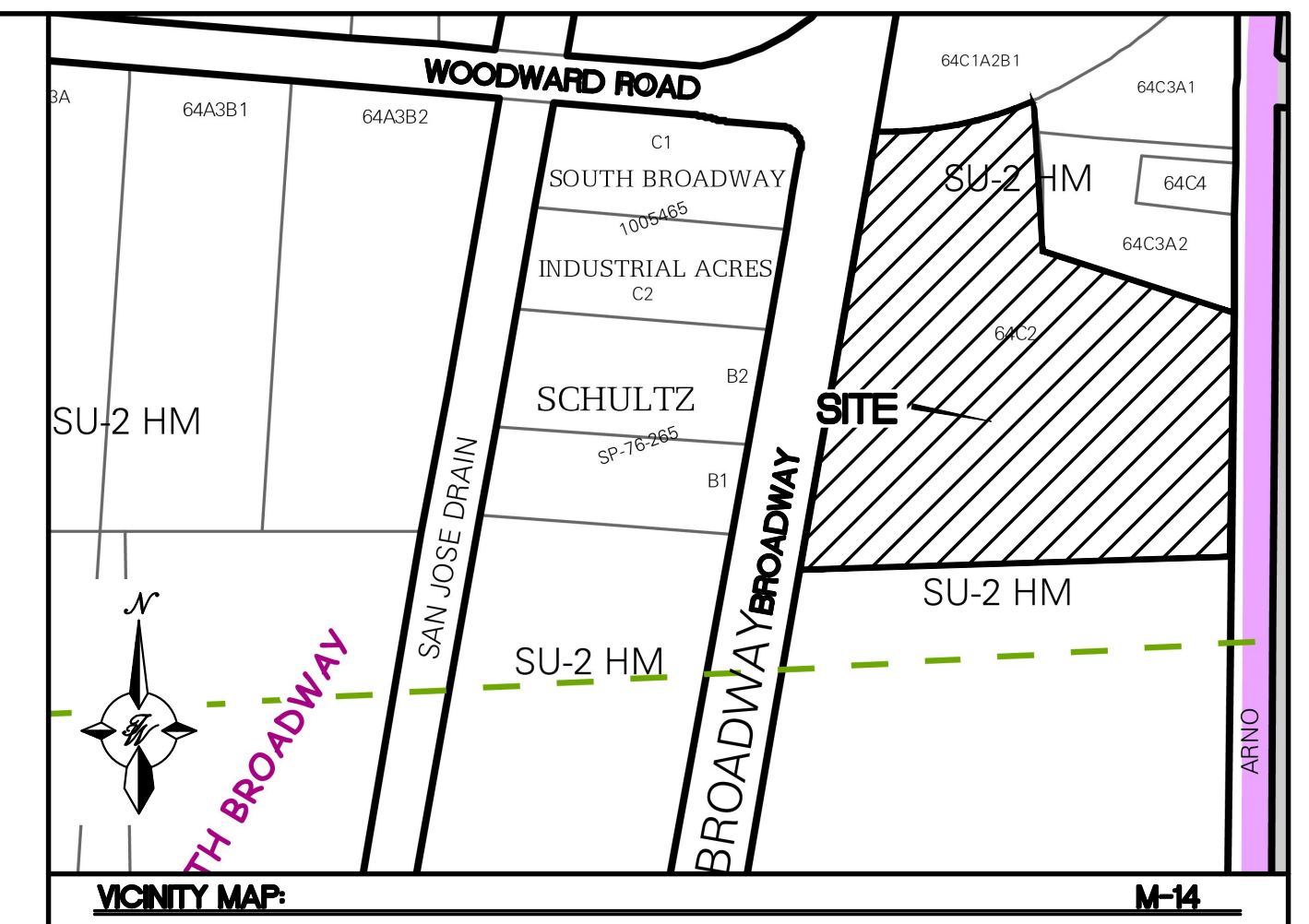
- KEYED NOTES**
- 1 TRUCK CANOPY (51' x 108') (HEAVY VEHICLE)
 - 2 AUTO CANOPY (29' X 168') (LIGHT VEHICLE)
 - 3 CAT SCALE
 - 4 UNDER GROUND FUEL TANK FARM
 - 5 PULL FORWARD LINE
 - 6 POLE SIGN
 - 7 MONUMENT SIGN
 - 8 PRICE SIGN
 - 9 LOADING ZONE
 - 10 LIMITS OF LOVE'S TRAVEL STOP DEVELOPMENT
 - 12 EXISTING ELECTRICAL PANELS TO REMAIN
 - 15 EXISTING GATED ACCESS W/ CROSS WALK STRIPE
 - 16 EXISTING STORAGE TANK TO REMAIN
 - 17 8' PEDESTRIAN PATHWAY
 - 18 EXISTING NON-GATED ACCESS W/ CROSS WALK STRIPE
 - 24 MUNICIPAL STORM DRAIN POND
 - 25 FUEL SPILL CONTAINMENT BERM TO REMAIN
 - 26 EXISTING TRANSFORMERS TO REMAIN
 - 28 EXISTING RAIL SPUR TO REMAIN
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 - 40 MOTORCYCLE PARKING SEE DETAIL SHEET DET-2
 - 41 BICYCLE PARKING (5 SPACES)
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 - 44 6' PEDESTRIAN SIDEWALK PER COA STD DWG #2430
 - 45 EXISTING MONITORING WELL TO BE ABANDONED
 - 48 AREA LIGHTS (TYP)

- LEGEND**
- CURB & GUTTER
 - - - BOUNDARY LINE
 - - - EASEMENT
 - - - CENTERLINE
 - - - RIGHT-OF-WAY
 - ▭ BUILDING
 - ▨ SIDEWALK
 - ▩ RETAINING WALL
 - ☼ STREET LIGHTS
 - - - LANE
 - - - STRIPING
 - - - EXISTING CURB & GUTTER
 - - - EXISTING BOUNDARY LINE
 - - - EXISTING LANE
 - - - EXISTING STRIPING
 - - - EXISTING FENCE
 - ◻ EXISTING TRAFFIC SIGNAL



- 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
 - 4 - WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS
 - 5 - 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
 - 6 - WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS

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.



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.
 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

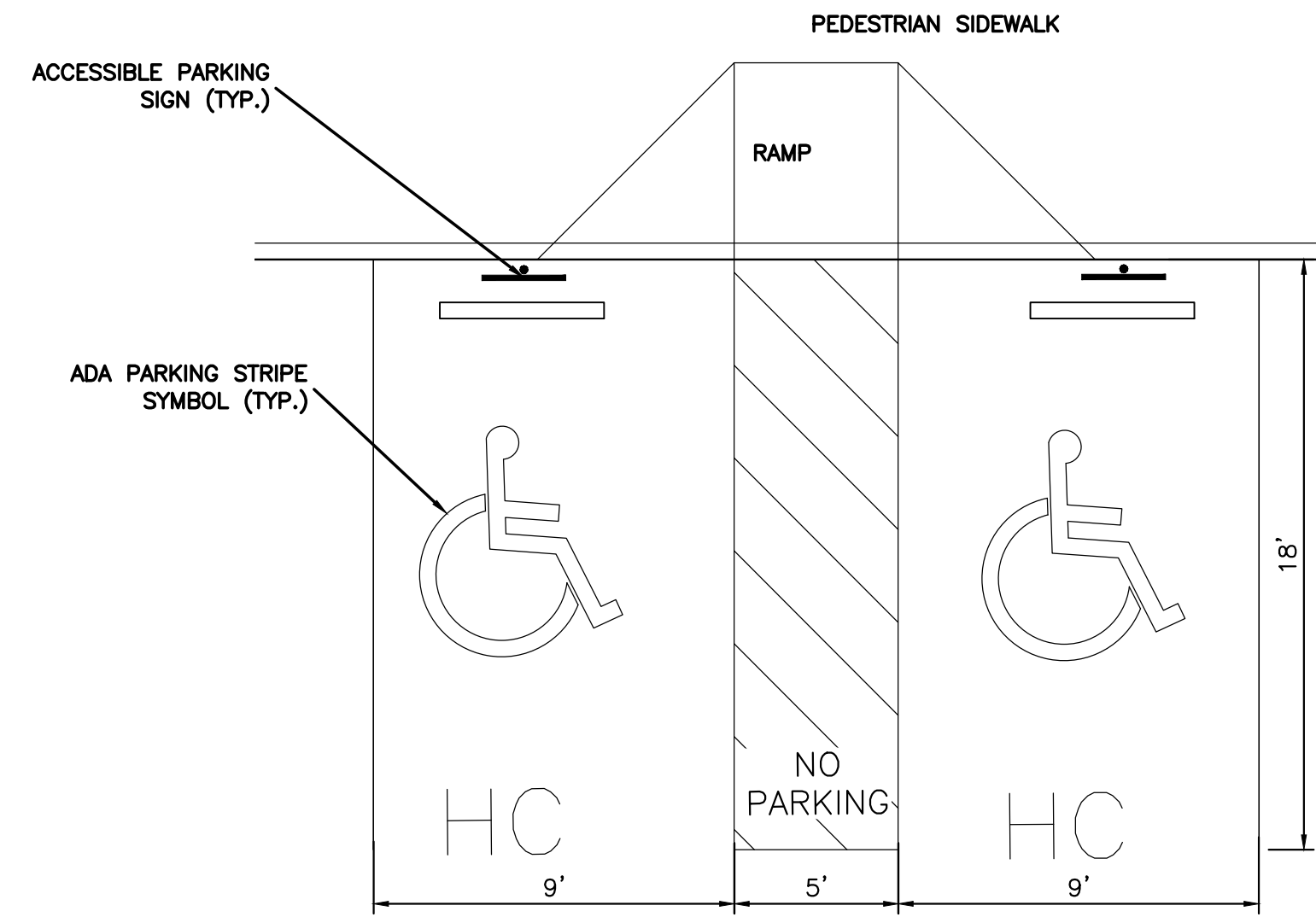
HC PARKING REQUIRED: 4 SPACES (1 VAN)
 HC PARKING PROVIDED: 4 SPACES (1 VAN)

MOTORCYCLE SPACES REQUIRED: 3 SPACES
 MOTORCYCLE SPACES PROVIDED: 3 SPACES

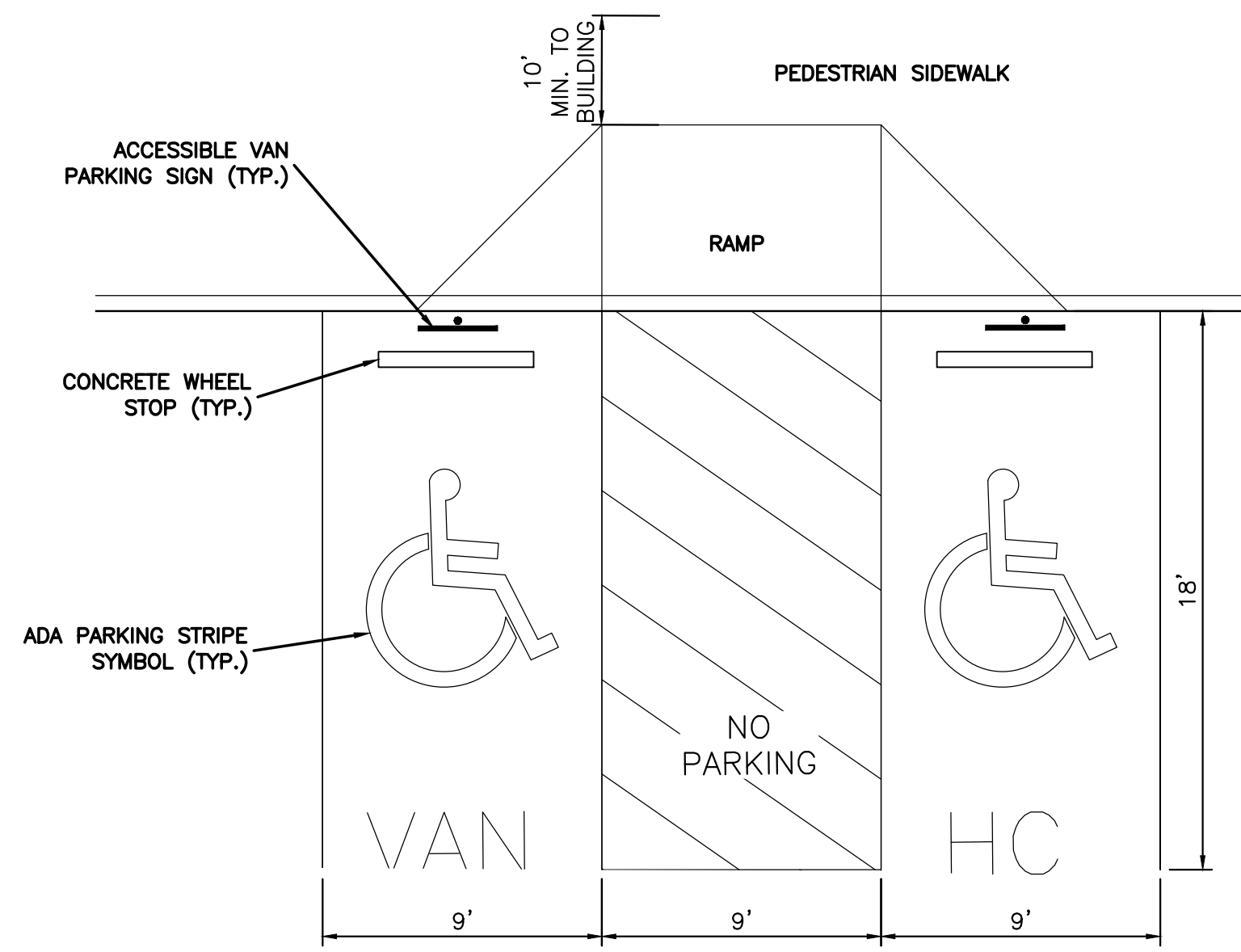
BICYCLE SPACES REQUIRED: 8 SPACES (10% OF REQ. PARKING)
 BICYCLE SPACES PROVIDED: 8 SPACES

EXISTING FUELING BUILDING: 1364 SF
 EXISTING PARKING FUELING DEPOT: 10 SPACES
 FUTURE PARKING FUELING DEPOT: 10 SPACES

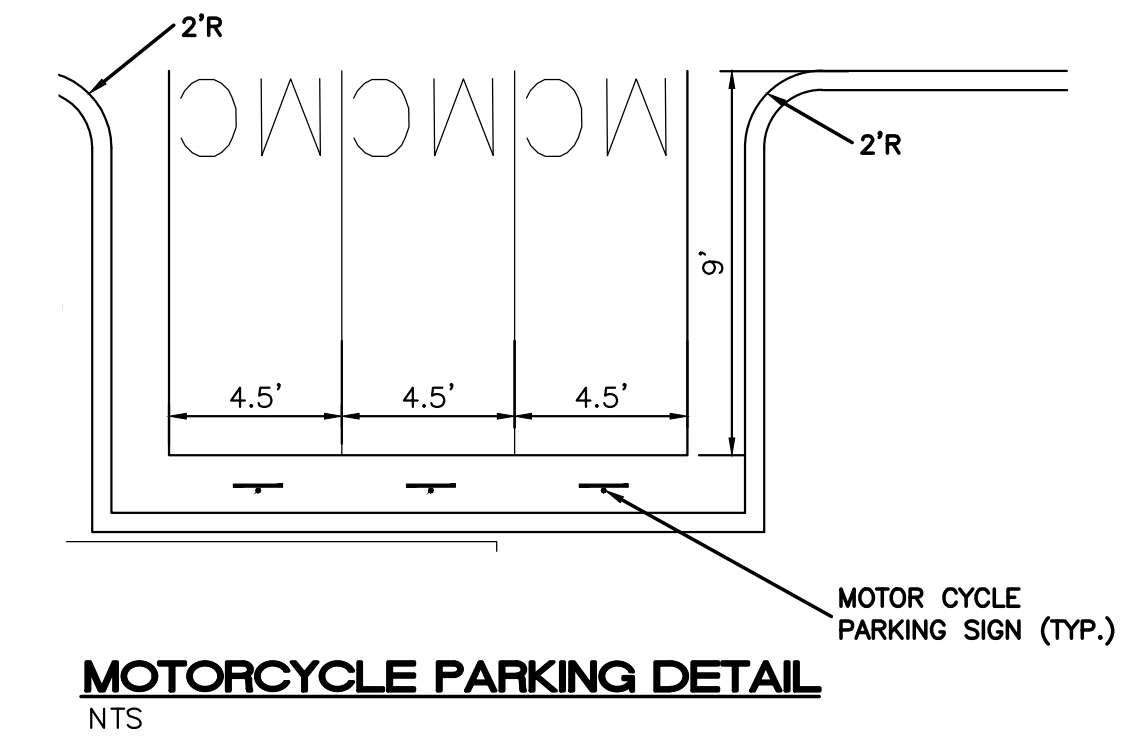
	BROADWAY/SUNPORT BLVD	DRAWN BY SB
	TRAVEL CENTER TRAFFIC CIRCULATION PLAN	DATE 11-22-23
	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2022031 TCL
		SHEET # TCL-2
		JOB # 2022031



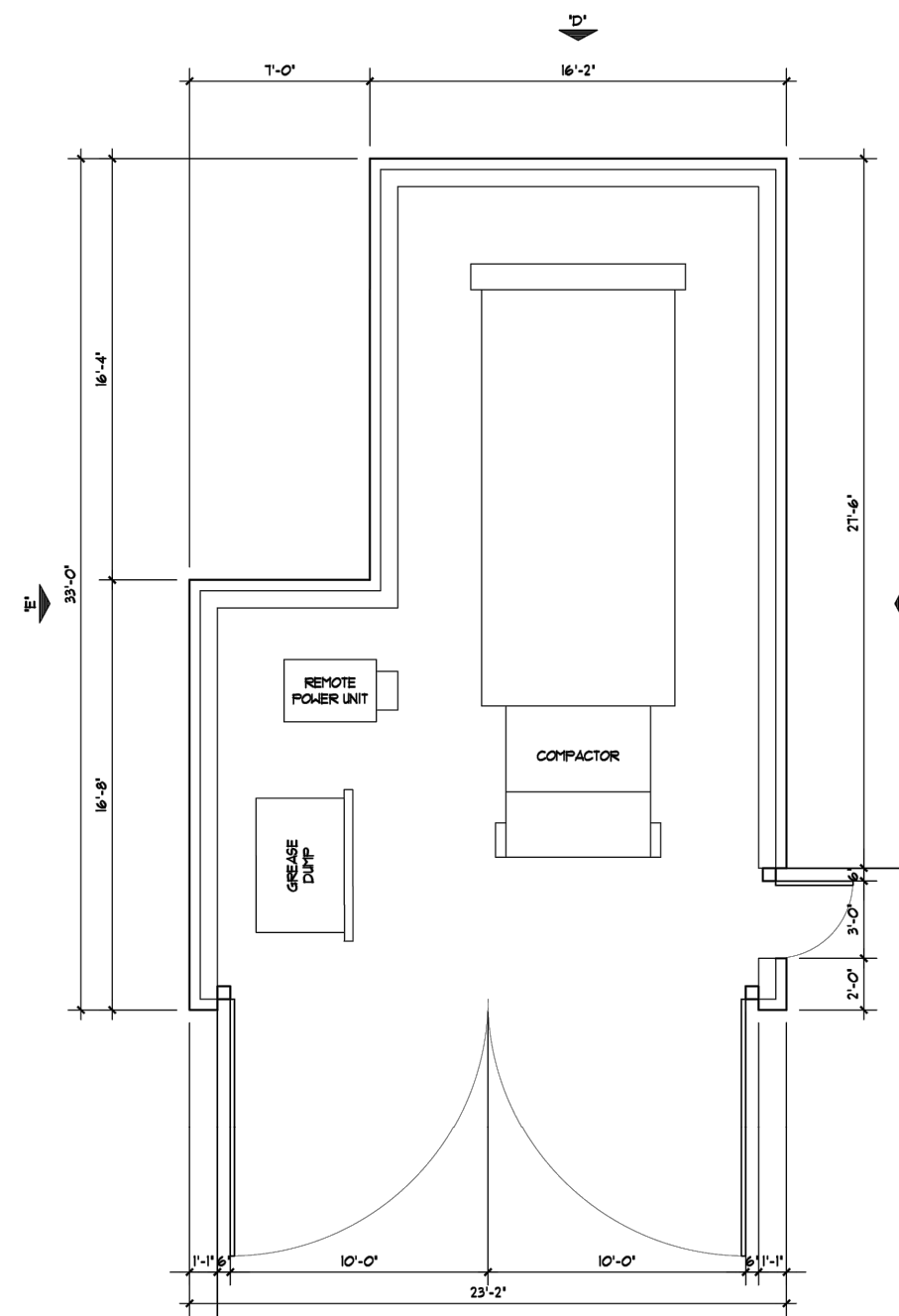
ACCESSIBLE PARKING DETAIL
NTS



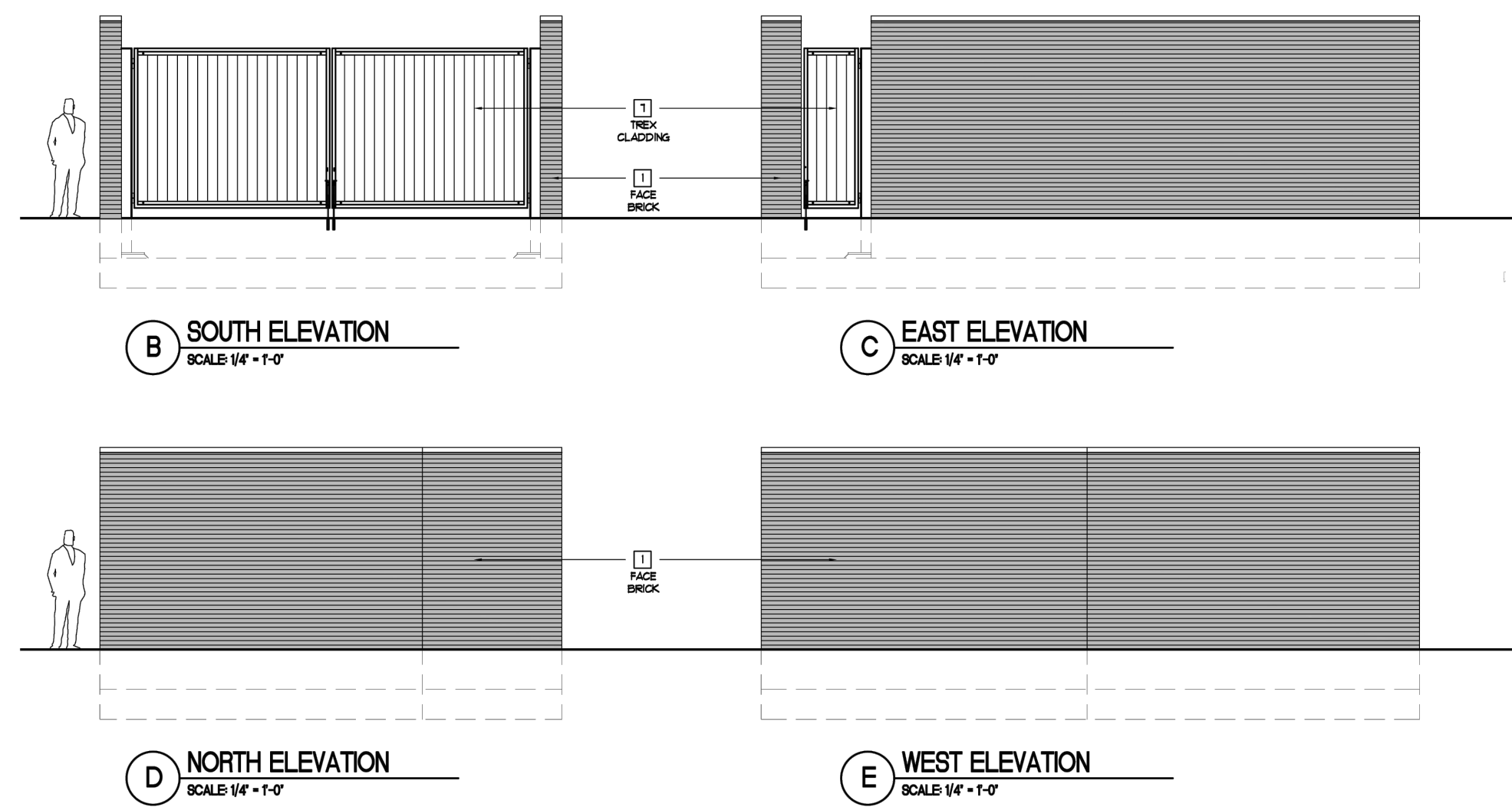
ACCESSIBLE VAN PARKING DETAIL
NTS



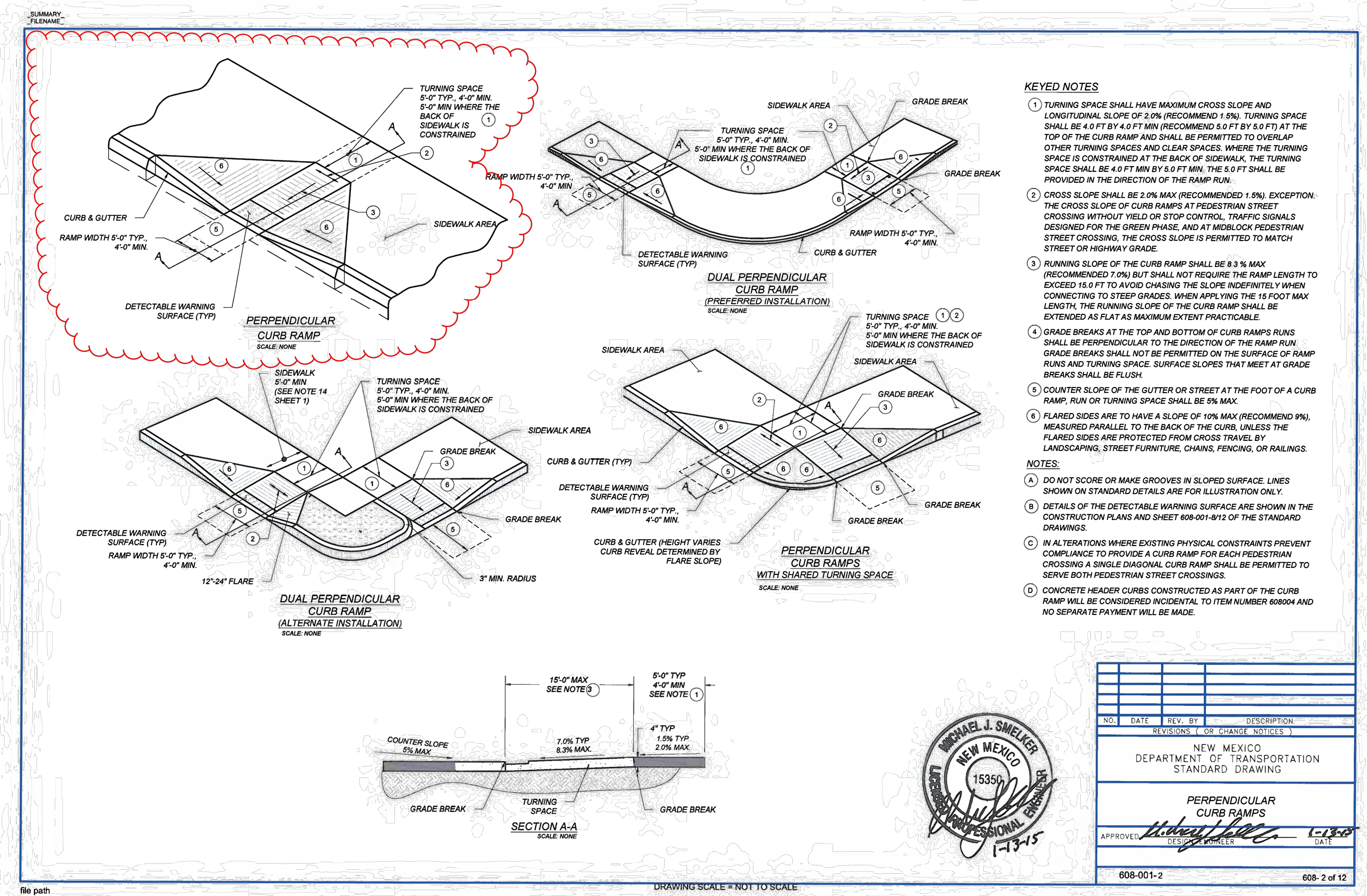
MOTORCYCLE PARKING DETAIL
NTS



COMPACTOR ENCLOSURE PLAN
SCALE 1/4" = 1'-0"



COMPACTOR ENCLOSURE DETAIL
NTS



NO.	DATE	REV. BY	DESCRIPTION

NEW MEXICO
 DEPARTMENT OF TRANSPORTATION
 STANDARD DRAWING
 PERPENDICULAR CURB RAMPS
 APPROVED: [Signature] DATE: 12/06/23
 608-001-2 608-2 of 12

ENGINEER'S SEAL VINCENT P. CARRICA P.E. #16212	BROADWAY/SUNPORT BLVD SITE DETAILS TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY SB DATE 11-22-23 2022031 TCL SHEET # DET-2 JOB # 2022031
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