



Alan Varela, Director

September 13, 2024



Mayor Timothy M. Keller

Ron Bohannon  
Tierra West, LLC  
5571 Midway Park Place, NE  
Albuquerque, NM 87109

**Re: Loves – Sunport at 3200 Broadway Blvd SE  
Erosion and Sediment Control Plan  
Engineer's Stamp Date 7/1/24 (M14E038)**

Mr. Bohannon,

Based on the information in your submittal, received on 9/10/24, the ESC Plan and NOI cannot be approved for Building Permit or Work Order until the following comments are addressed.

1. The ESC Plan can't be approved until after Hydrology approves the G&D Plan for each specific purpose, Site Plan, Grading, Building Permit, and Work Order. Hydrology has approved the G&D Plan for all purposes except Work Order, so this plan can't be approved for Work Order until after Hydrology approves a G&D Plan for Work Order.
2. The existing grades are missing. The existing and proposed grades must be shown on the ESC Plan and agree with the Grading Plan approved by Hydrology per GP7.2.4.b.ii.
3. Add spot elevations to the temporary diversion berm along the west property line to ensure fall into the retention pond at the site's northwest corner. The berm may have to be more than 2' high in existing low spots.
4. Identify the required volume and specify both Sediment Trap (ST) dimensions. Some portions of the site may drain first to the south ST and then later to the north ST as grades change and storm sewer is added at different times during construction. They should both be sized for the largest area draining to them at any time during construction. Identify the portion of the pond that will be below grade and the embankment height and spillway width, if any. The spillway may not be needed if the required volume is below the lowest existing grade at the outlet. Identify the depth below the outlet where sediment removal is required.
5. Locate additional berms along the north and south boundary to ensure stormwater stays onsite and is diverted into the STs. Since existing grades are missing from the ESC Plan, it is difficult to tell where those berms may be needed.
6. Update the City Standard Notes (attached) on sheet SW-2.
7. Add notes to the ESC Plan stating, "This site is in the middle of the South Valley Superfund Site, EPA Registry Id: 110009301148, at Broadway and Woodward and within one mile of the AT&SF (Albuquerque) Superfund Site EPA ID: NMD980622864 at 3300 2<sup>nd</sup> St. SW." Add construction dewatering instructions on the ESC Plan and in the SWPPP per CGP 9.6.1.b. Document any findings and all correspondence with NMED and EPA in the SWPPP.



Alan Varela, Director

Mayor Timothy M. Keller

8. The Operator Name on the NOI provided with the submittal is “Loves Travel Stops and Country Stores,” which doesn’t agree with the property owner information, “ABQ Terminal LLC,” as shown on the Information Sheet, and available Bernalillo County records. The Operator Name on NMR1006BN is “ABQ Terminal LLC,” but the area is just 1.25 acres on that NOI. The property owner's NOI is required by City Ordinance § 14-5-2-11. Property rights may have changed hands recently, if so, please provide documentation in the form of a recorded deed or lease. The accurate name and contact information for the entity in control of the property rights is required on the Information Sheet, the NOI, and the SWPPP for the entire area of disturbance, including frontage improvements. Add a note to the ESC Plan describing each operator’s area of control, and update the NOIs.

If you have any questions, contact me at 924-3420 or [jhughes@cabq.gov](mailto:jhughes@cabq.gov).

Sincerely,

*James D. Hughes*

James D. Hughes, P.E. CPESC.  
Principal Engineer, Planning Dept.  
Development and Review Service