

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 10, 2025

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

**RE: LOVE'S Broadway/Sunport Blvd
3200 Broadway Blvd SE
Grading and Drainage Plan
Engineer's Stamp Date: 05/29/2025
Hydrology File: M14D038
Case # HYDR-2025-00141**

Dear Mr. Bohannan:

Based upon the information provided in your submittal received 5/29/2025, the Grading & Drainage Plans are approved for Building Permit, and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

PRIOR TO CERTIFICATE OF OCCUPANCY:

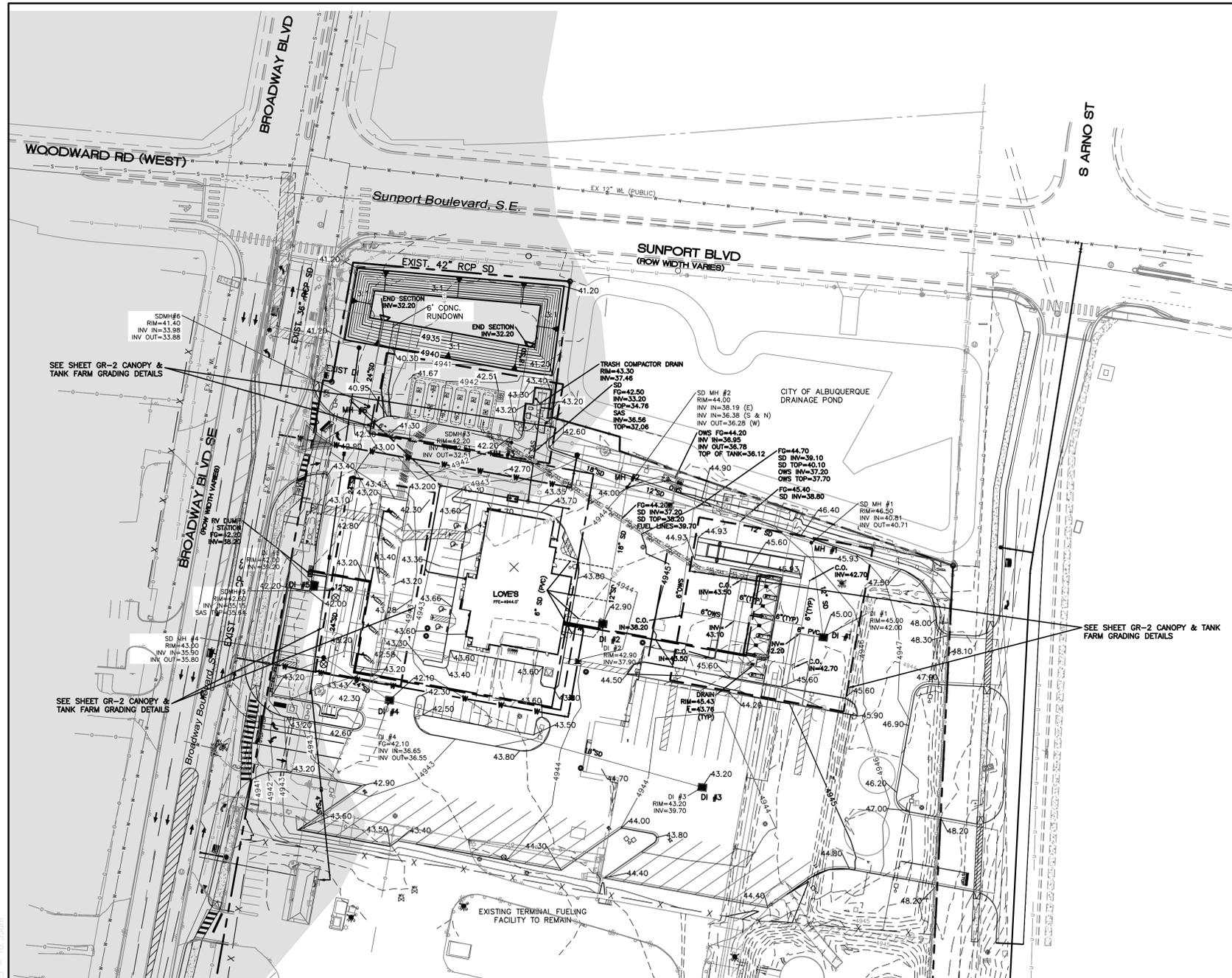
1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the stormwater quality pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

If the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

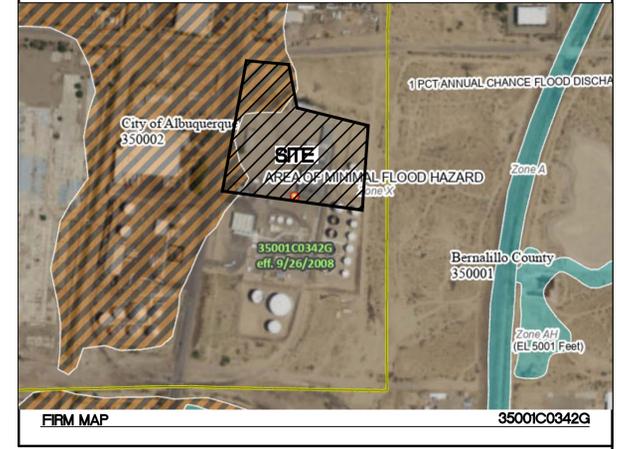
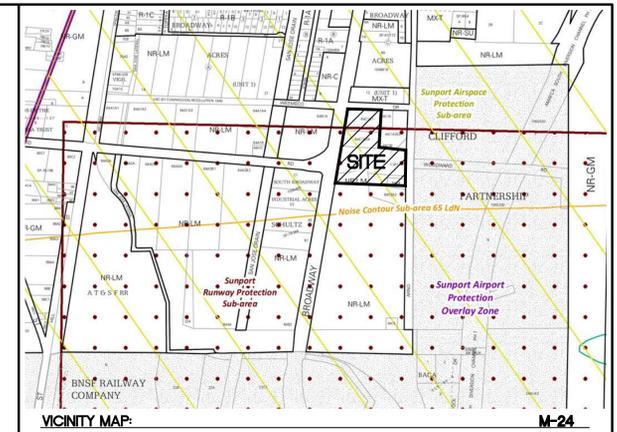
Sincerely,

Anthony Montoya, Jr., P.E. CFM
Senior Engineer, Hydrology
Planning Department, Development Review Services



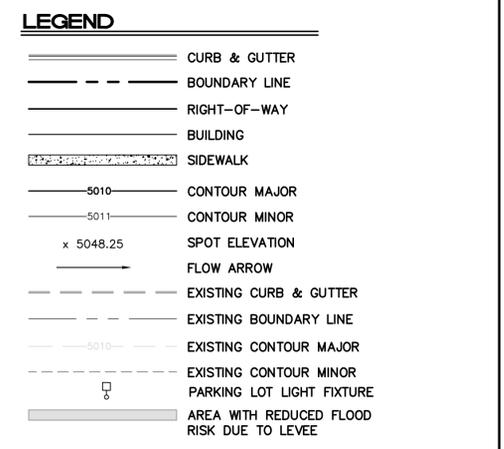
- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM 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) 4494.71 (OUT)
MH#2	4' DIA	4944.00	4938.19 (EAST) 4936.38 (SOUTH & NORTH) 4936.28 (WEST)
MH#3	4' DIA	4942.20	4932.61 (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) 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	4936.65 (IN) 4936.55 (OUT)
DI #5	TYPE D	4942.00	4939.20



Weighted E Method

Zone: Zone 2

Basin	Basin Area			Treatments					Weighted E (ac-ft)	100-Year Volume (ac-ft)	Flow cfs			
	Area (sf)	Area (acres)	Area (sq miles)	Treatment A %	Treatment B %	Treatment C %	Treatment D %	Weighted E (ac-ft)						
Lowbs	292,169.0	6.71	0.010	0%	0.00%	25%	1.68%	0%	0.00	75%	5.03	1,948	1,089	25.79
Total	292,169.0	6.707	0.01048	0.00	1.677	0.000	5.030							

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted E * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

$V_{100DAY} = V_{BASE} * A_{BASE} * (P_{100DAY} - P_{BASE})^{1/2} * INFT$

$P_{100DAY} = 3.67 IN$

$P_{BASE} = 2.20 IN$

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.

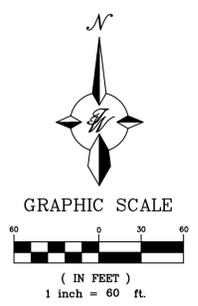
DRAINAGE ON THE EXISTING TERMINAL FUELING FACILITY SOUTH OF THE LOVE'S TRAVEL CENTER DEVELOPMENT WILL REMAIN AS IT CURRENTLY EXISTS.

A PORTION OF THE NORTHWEST CORNER OF THE SITE FALLS WITHIN AN "AREA WITH REDUCED FLOOD RISK DUE TO LEVEE" PER FEMA MAP NO. 35001C03426 (EFF. 9/26/2008). NO PROPOSED ABOVE GROUND BUILDINGS OR FUELING CANOPIES WILL BE AFFECTED BY THIS AREA OF REDUCED FLOOD RISK. THE PROPOSED FUEL TANK FARM (UNDERGROUND) ACCOUNTS FOR THE REDUCED FLOOD RISK AND WILL NOT BE ADVERSELY AFFECTED.

NOTE: SEE SHEET GR-2 FOR BENCHMARK INFORMATION FOR OVERALL SITE.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 6/10/2025
BY: *[Signature]*
HydroTrans # M14D038

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO GUARANTEE THE ACCURACY OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM PROCEEDING WITH ANY OTHER PROJECTS OR FROM MAKING ANY OTHER DECISIONS OR CONSTRUCTION DOCUMENTS, SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHALLENGED OR RECALLED WITHOUT AUTHORIZATION.
THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN FILED ON THE DEVELOPMENT.



REV. NO.	05-13-2024	BUILDING PERMIT COMMENTS	RMG BY
1	DATE	REMARKS	
REVISIONS			
ENGINEER'S SEAL	LOVE'S BROADWAY/SUNPORT BLVD GRADING PLAN		DRAWN BY sb
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com		DATE 05/29/2025
			SHEET # GR-1
VINCENT P. CARRICA P.E. #16212			JOB # 2022031

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

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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EROSION CONTROL NOTES

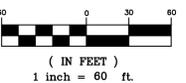
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SHEET GR-1
MATCHLINE



GRAPHIC SCALE



A.G.R.S. MONUMENT "7_M14"
STANDARD C.O.A. ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,471,713.601 US SURVEY FEET
E=1,521,398.623 US SURVEY FEET
PUBLISHED EL=4945.9 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.99983345
DELTA ALPHA ANGLE=-01°3'42.01"

A.G.R.S. MONUMENT "4_P14"
STANDARD C.O.A. ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,462,058.317 US SURVEY FEET
E=1,521,513.618 US SURVEY FEET
PUBLISHED EL=5005.931 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999890853
DELTA ALPHA ANGLE=-01°3'40.40"

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

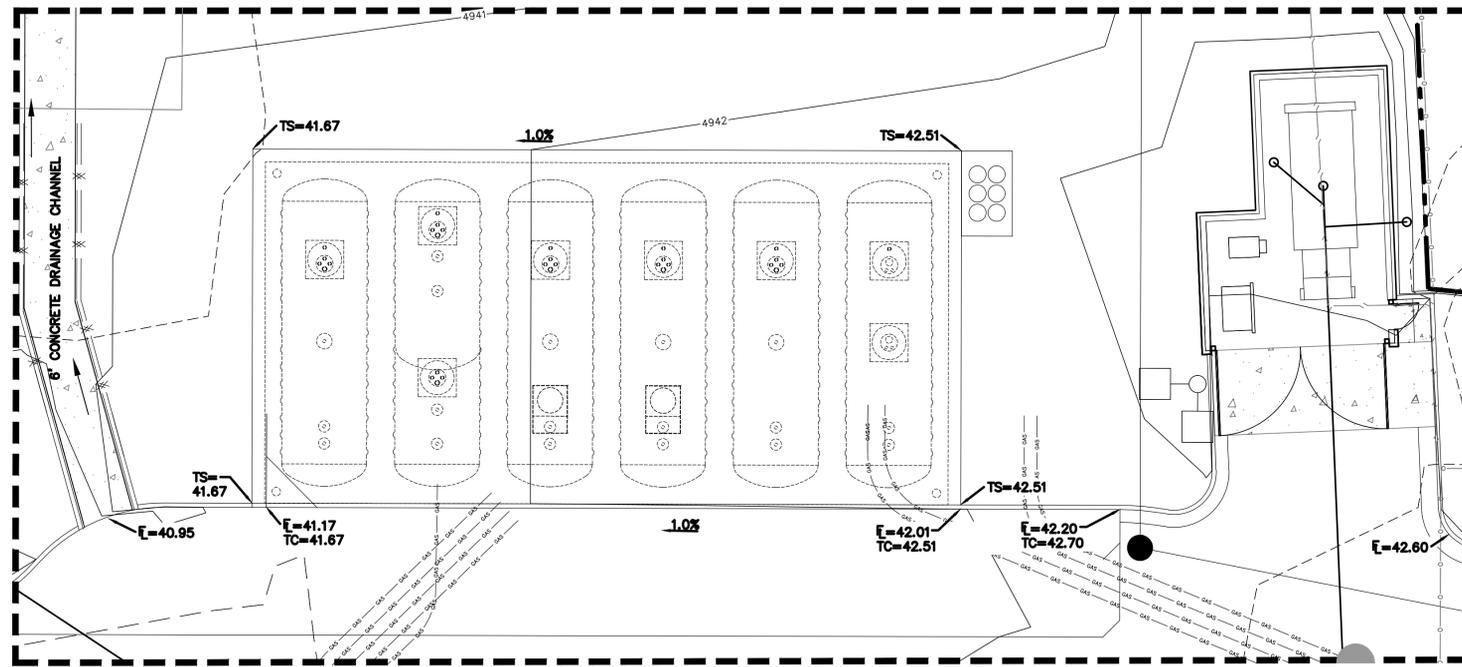
DATE: 6/10/2025
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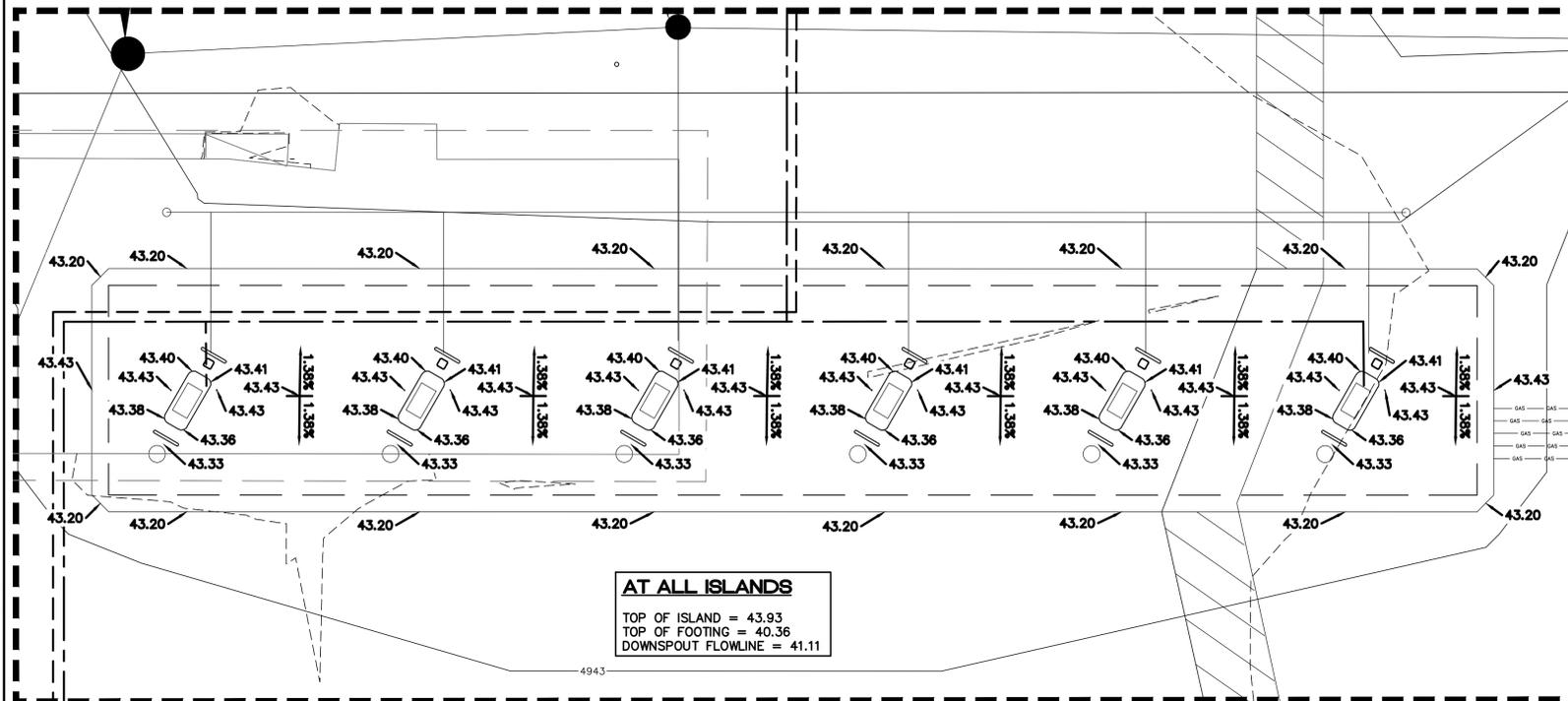
CAUTION

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.

 05/29/2025	ENGINEER'S SEAL	BROADWAY/SUNPORT BLVD GRADING AND DRAINAGE PLAN	DRAWN BY PM
	DATE 05/29/2025		2022031_GR PLAN
 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com		SHEET # GR-2	JOB # 2022031

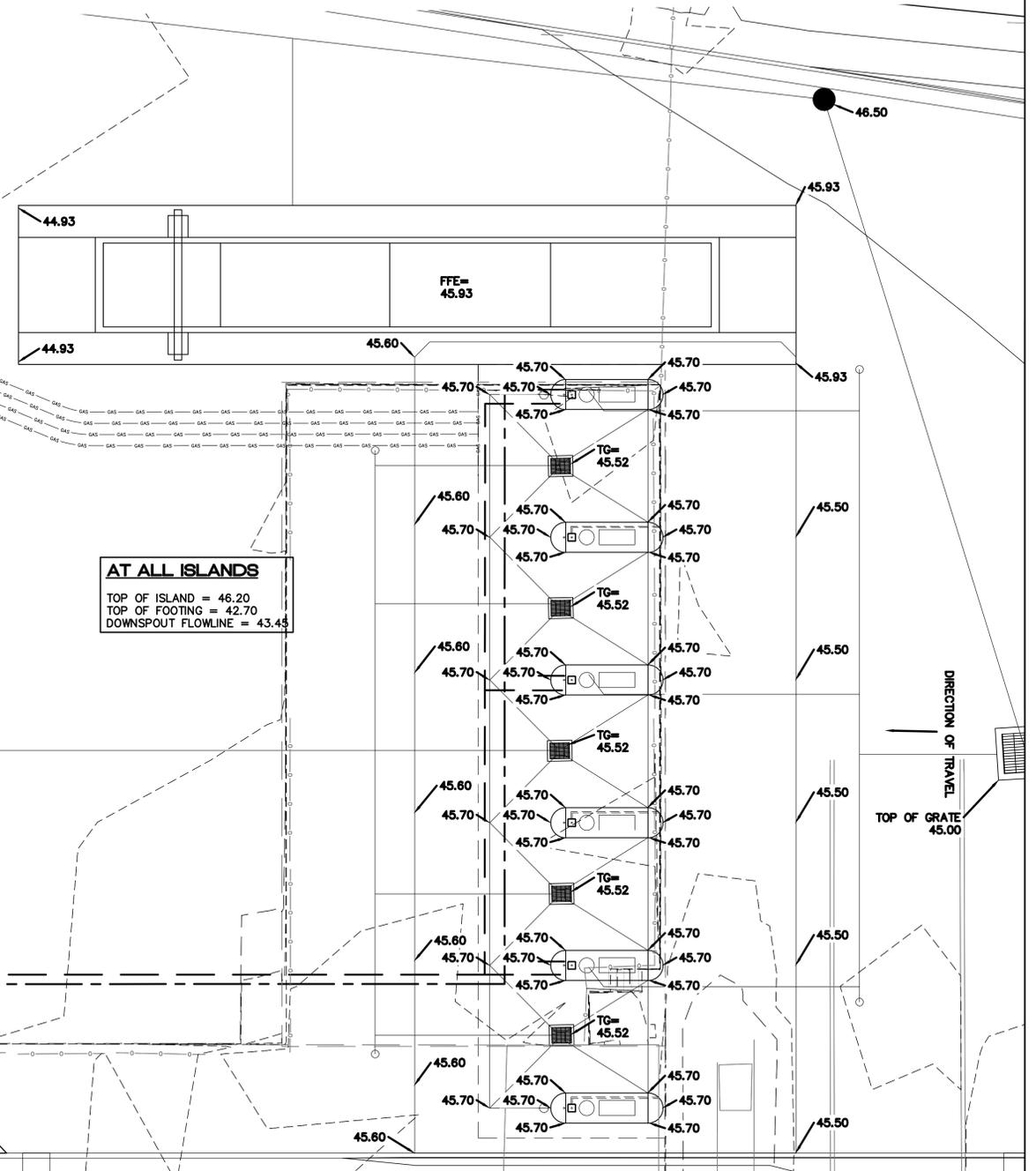


UNDERGROUND STORAGE TANKS (UST'S) SLAB GRADING DETAIL
1"=10' SCALE



AT ALL ISLANDS
TOP OF ISLAND = 43.93
TOP OF FOOTING = 40.36
DOWNSPOUT FLOWLINE = 41.11

AUTO ISLAND GRADING DETAIL
1"=10' SCALE

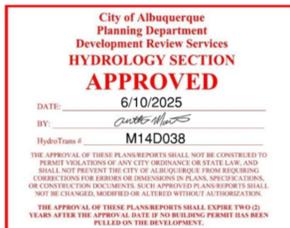


AT ALL ISLANDS
TOP OF ISLAND = 46.20
TOP OF FOOTING = 42.70
DOWNSPOUT FLOWLINE = 43.43

TRUCK CANOPY GRADING DETAIL
1"=10' SCALE

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
- 5011 — EXISTING CONTOUR MINOR
- EXISTING CONTOUR MINOR
- PARKING LOT LIGHT FIXTURE



	LOVE'S BROADWAY/ SUNPORT BLVD	ENGINEER'S SEAL DRAWN BY sb
	GRADING DETAILS	DATE 05/29/2025
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # GR-3
VINCENT P. CARRICA P.E. #16212	05/29/2025	JOB # 2022031

Z:\2022\2022031 - Love's Sunport - Station\Auto\Construction\2022031-GR.dwg, May 29, 2025 - 10:39am