

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.

PRIOR TO CERTIFICATE OF OCCUPANCY:

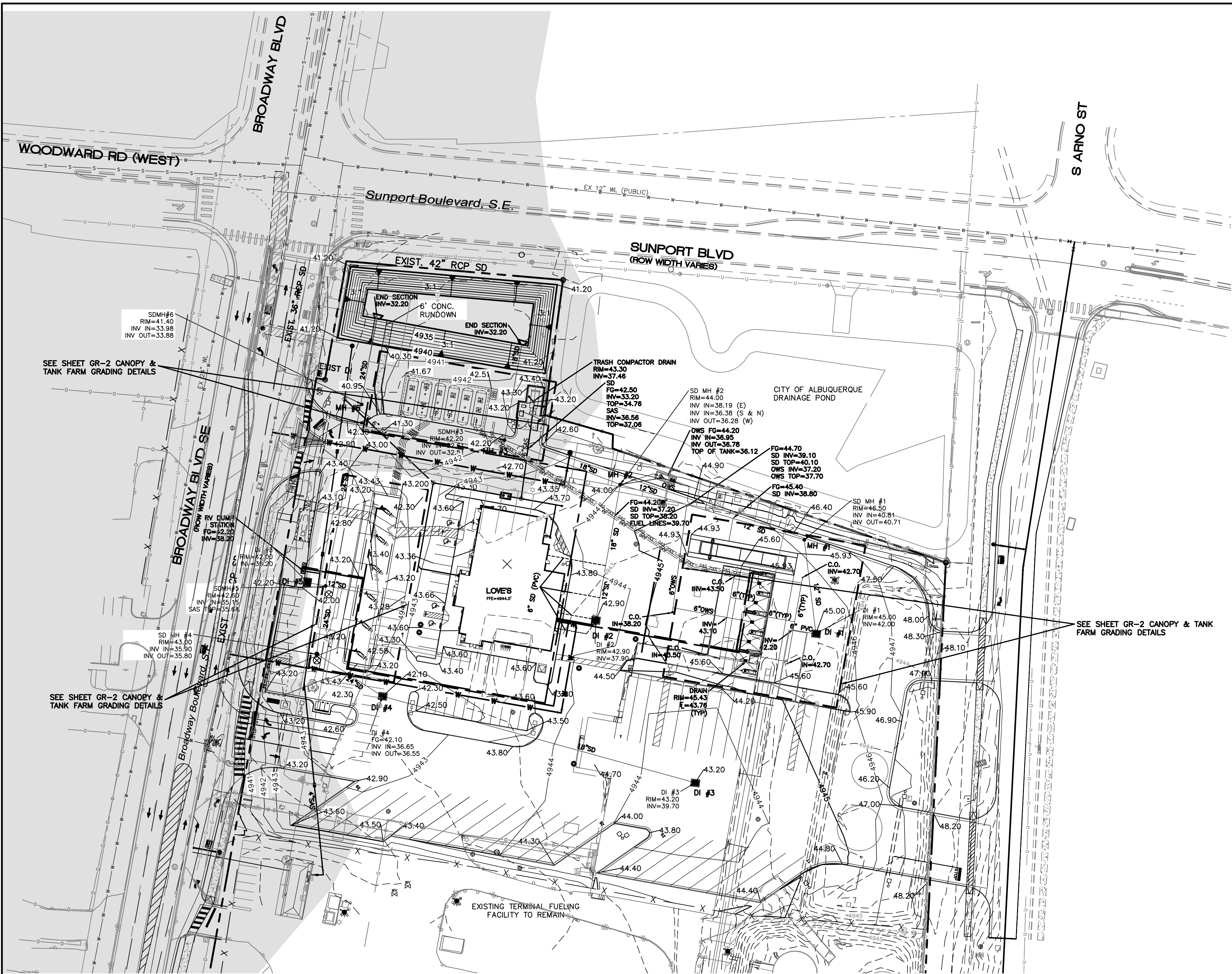
1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**"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

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3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
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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

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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) |
| 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 | 4936.65 (IN) 4936.55 (OUT) |
| DI #5 | TYPE D | 4942.00 | 4939.20 |

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
- AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

Weighted E Method

Zone:

Zone 2

Developed Basins

| Basin | Area (sf) | Area (acres) | Area (sq miles) | Treatment A | | Treatment B | | Treatment C | | Treatment D | | Weighted E (ac-ft) | Volume (ac-ft) | Flow cfs |
|-------|-----------|--------------|-----------------|-------------|---------|-------------|---------|-------------|---------|-------------|---------|--------------------|----------------|----------|
| | | | | % | (acres) | % | (acres) | % | (acres) | % | (acres) | | | |
| Loves | 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 | | 1.089 | 25.79 |

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_{10DAY} = V_{max} * A₀ / (P_{10DAY} * P_{10DAY})^{1/2} INFT

P_{10DAY} = 3.67 IN

P_{10DAY} = 2.20 IN

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

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 6/10/2025
BY: Vincent P. Carrica
HydroTrans # M14D038

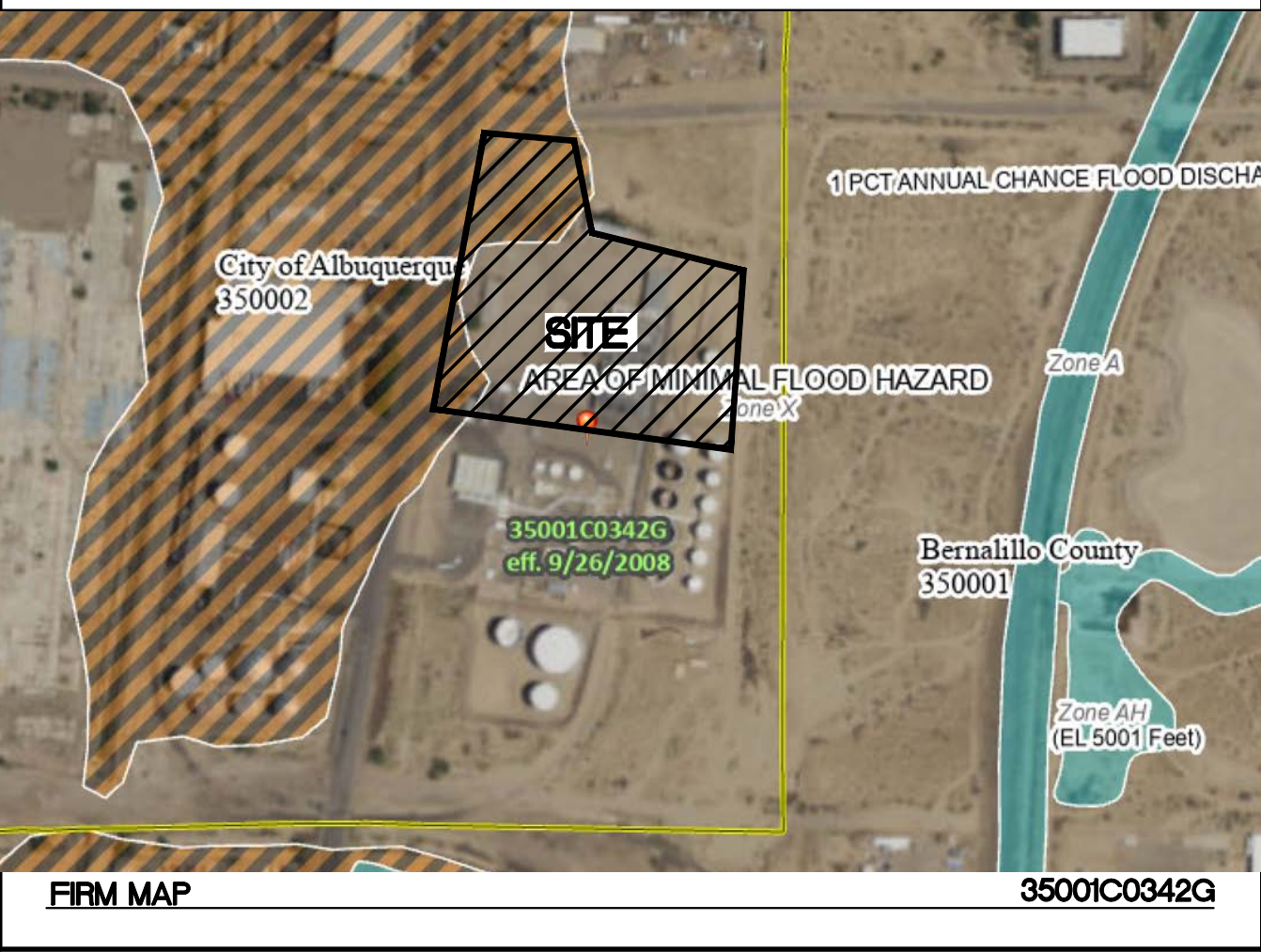
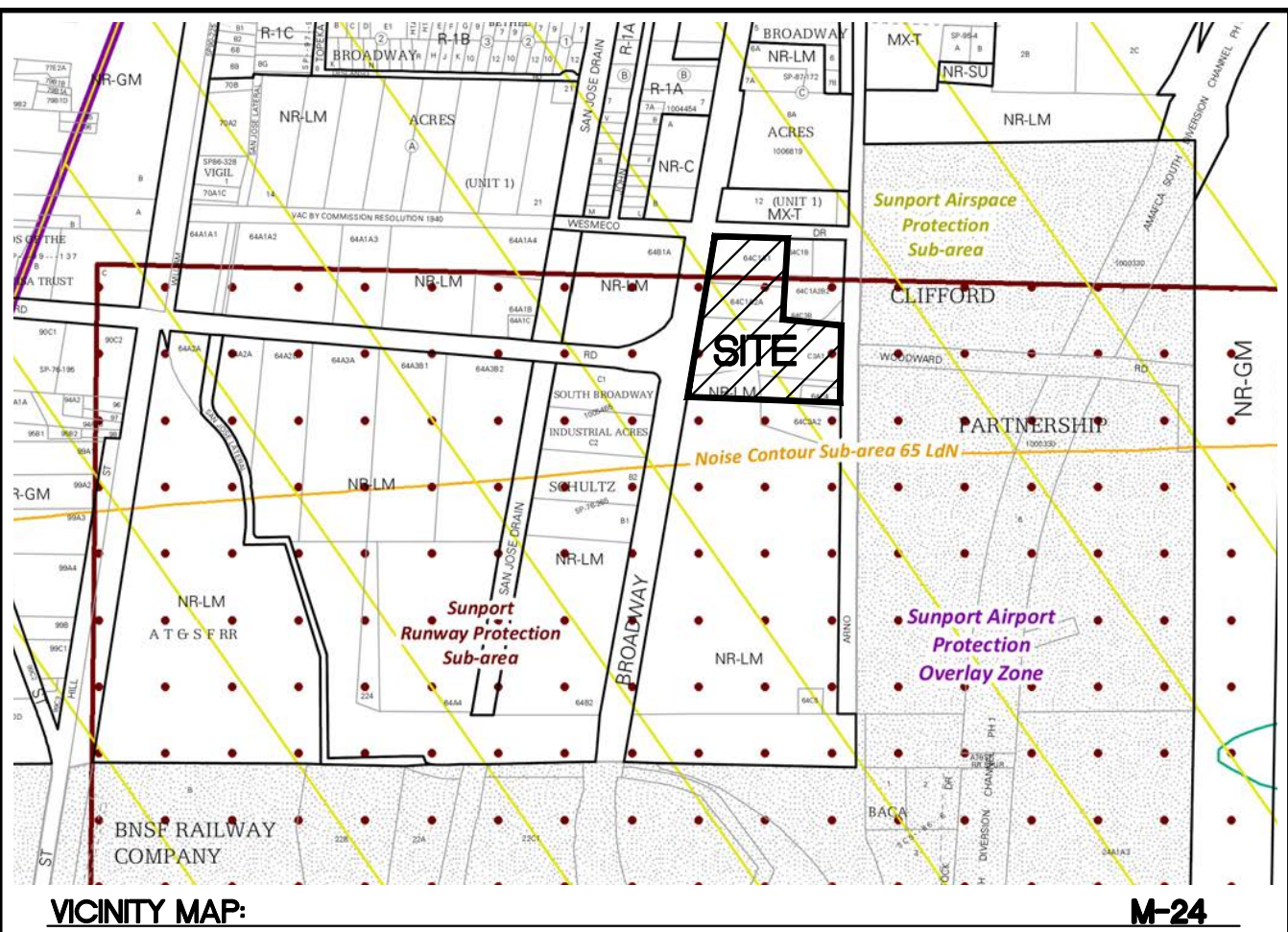
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DRAINAGE NARRATIVE:

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.



| | | |
|--------------------|--|----------------|
| REV. 1 05-13-2024 | BUILDING PERMIT COMMENTS | RMG |
| NO. DATE | REMARKS | BY |
| REVISIONS | | |
| ENGINEER'S SEAL | LOVE'S BROADWAY/ SUNPORT BLVD GRADING PLAN | DRAWN BY sb |
| DATE 05/29/2025 | | |
| SHEET # GR-1 | | |
| JOB # 2022031 | | |

VIENET P. CARRICA
P.E. #16212

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

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

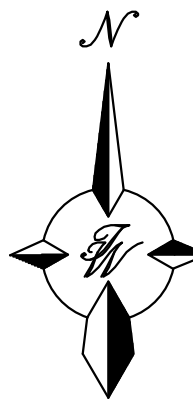
NOTE: THE EXISTING FUELING DEPOT ON THE SOUTHERN 15 ACRE (±) PORTION OF THE SITE IS TO REMAIN AS DEVELOPED AND IS INCLUDED AS AN AS-BUILT FOR CLARITY AND COMPLIANCE MOVING FORWARD

NOTICE TO CONTRACTORS

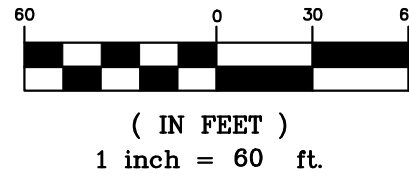
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GRAPHIC SCALE



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.

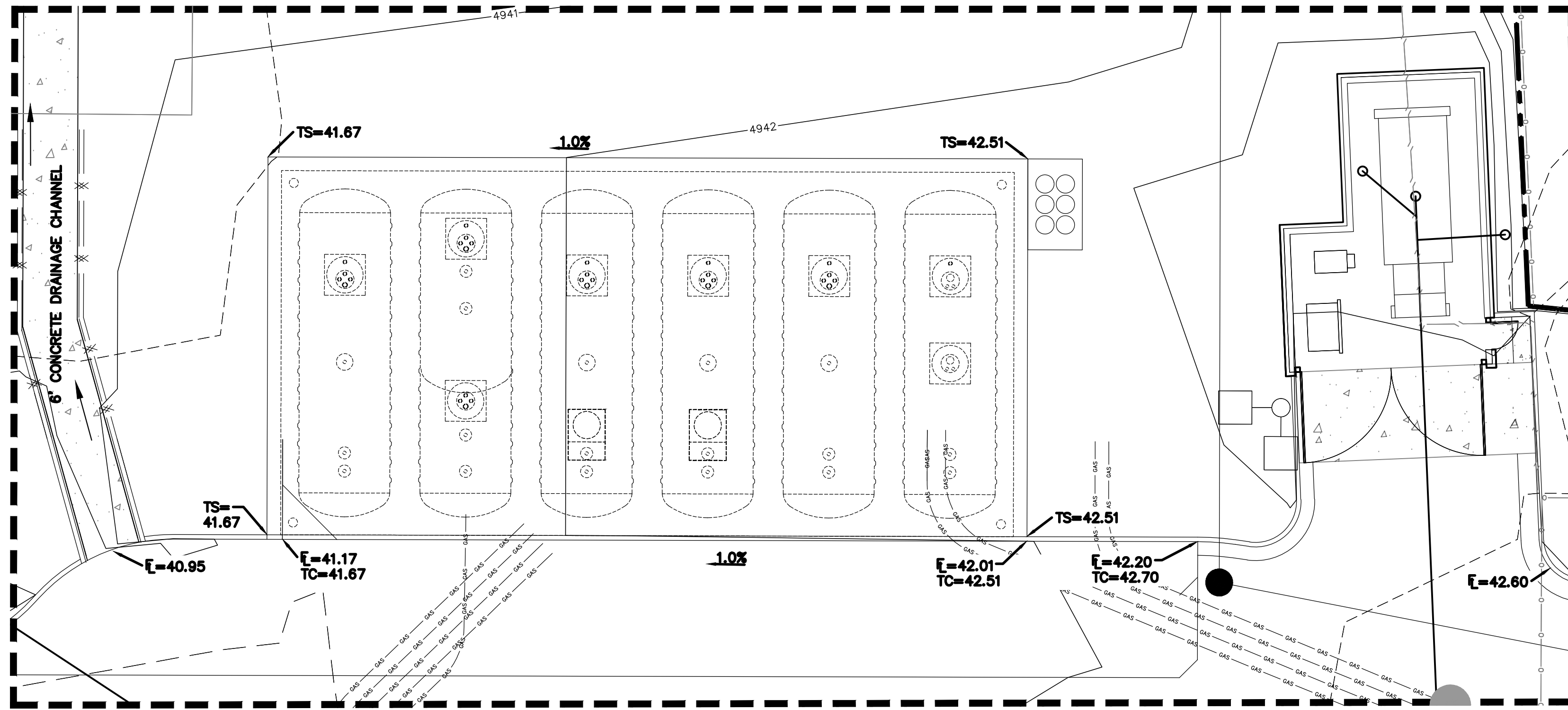
| | | | |
|--|---|--|------------------------|
| <div>ENGINEER'S SEAL</div> <div></div> | BROADWAY/SUNPORT BLVD | | DRAWN BY PM |
| | GRADING AND DRAINAGE PLAN | | DATE 05/29/2025 |
| | <div>TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</div> |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



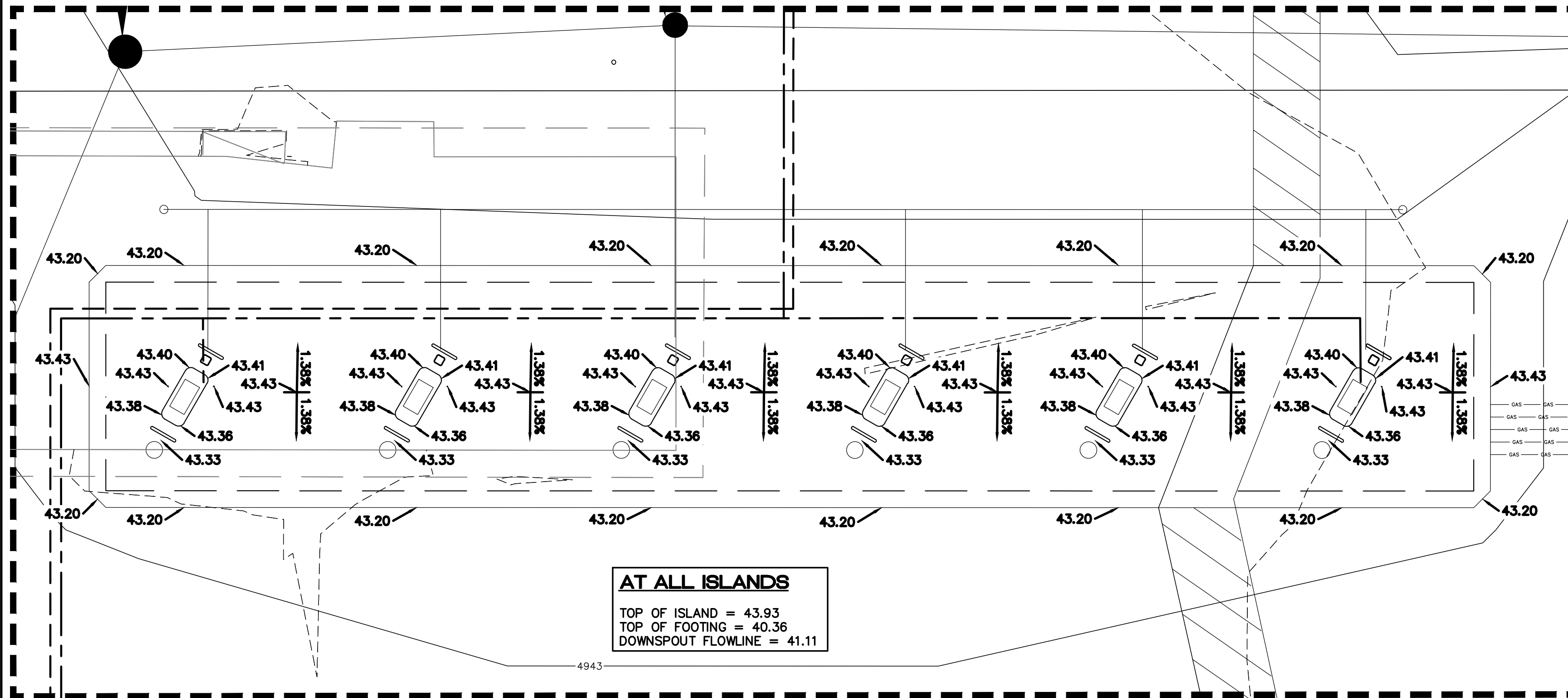
A.G.R.S. MONUMENT "7-M14"
STANDARD C.O.A. ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,471,713.601 US SURVEY FEET
E=1,521,398.623 US SURVEY FEET
PUBLISHED EL=4945.9 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.99983345
DELTA ALPHA ANGLE=-01°3'42.01"

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=0.999898063
DELTA ALPHA ANGLE=-01°3'40.40"

| | |
|---|-----------|
| City of Albuquerque Planning Department Development Review Services HYDROLOGY SECTION | |
| APPROVED | |
| DATE: | 6/10/2025 |
| BY: | |
| HydroTrans # | M14D038 |
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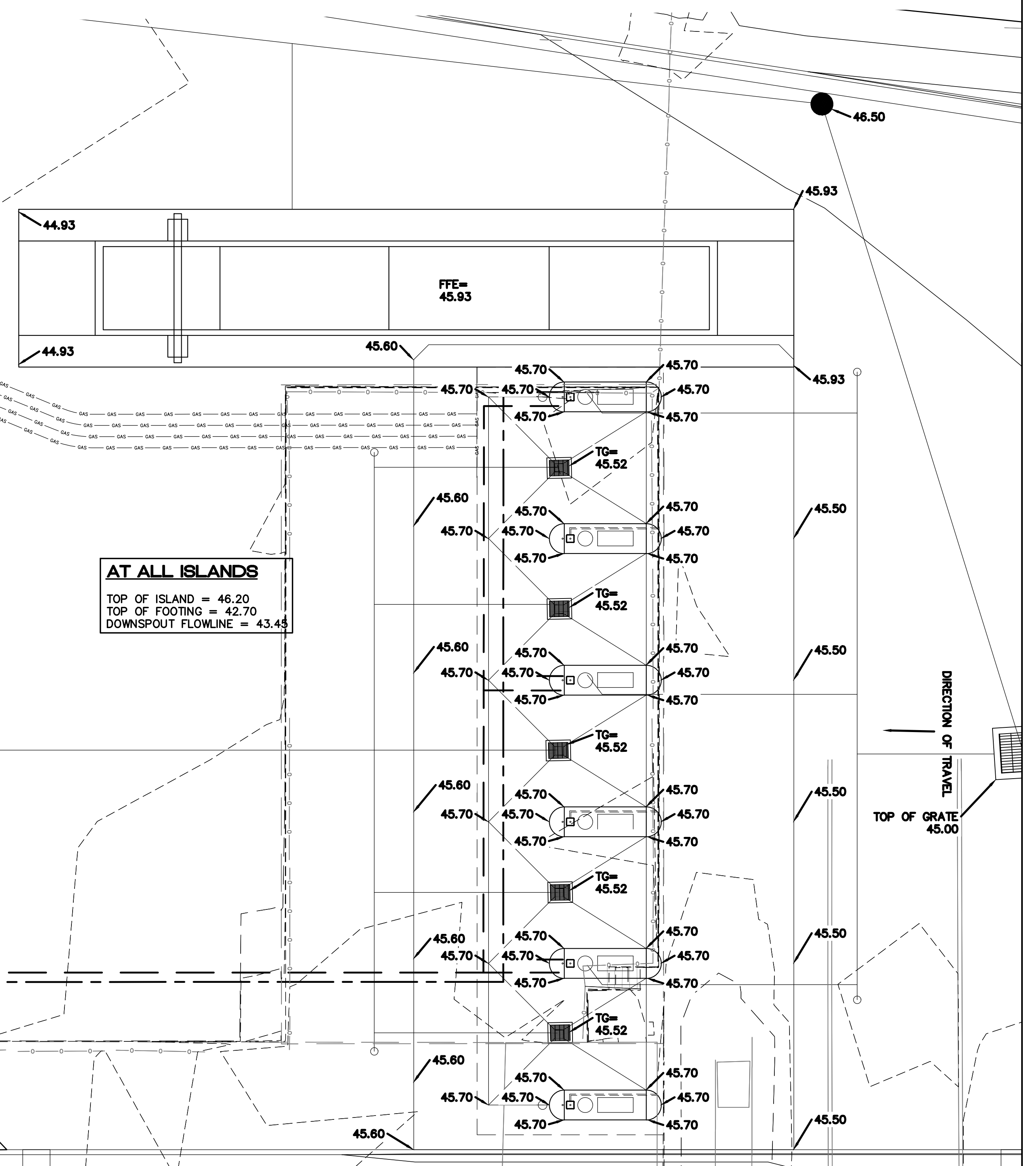


UNDERGROUND STORAGE TANKS (UST'S) SLAB GRADING DETAIL
1"=10' SCALE



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

AUTO ISLAND GRADING DETAIL
1"=10' SCALE

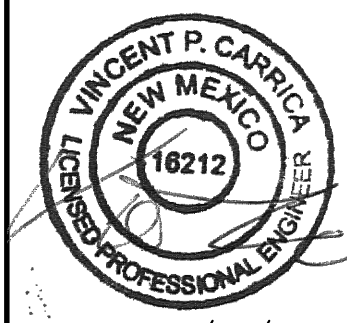
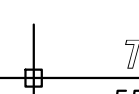


AT ALL ISLANDS
TOP OF ISLAND = 46.20
TOP OF FOOTING = 42.70
DOWNSPOUT FLOWLINE = 43.43

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
 - PARKING LOT LIGHT FIXTURE

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SERVICES
APPROVED
DATE: 6/10/2025
BY: [Signature]
HydroTeam # M14D038
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| | | |
|---|---|------------------------|
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| | | JOB # 2022031 |