

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 19, 2025

Doug Jones
Galloway & Company, Inc.
5500 Greenwood Plaza Blvd. Ste 200
Greenwood Village, CO 80111

**RE: Lovelace Heights Addition
2030 Gibson Blvd SE
Grading & Drainage Plan
Engineer's Stamp Date: 8/14/2025
Hydrology File: M15D021E**

Dear Mr. Jones:

Based upon the information provided in your submittal received 08/14/2025, the Grading & Drainage Plan is Grading Permit and Building 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.

As a reminder, 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, 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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Take 5 Oil Change Hydrology File # _____
Legal Description: LOT LETTERED "C-1" OF THE REPLAT OF LOT LETTERED "C" OF LOVELAND HEIGHTS ADDITION, WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
City Address, UPC, OR Parcel: 2030 GIBSON BLVD SE ALBUQUERQUE NM 87106

Applicant/Agent: Galloway & Company Contact: Troy Kelts, P.E.
Address: 5500 Greenwood Plaza Blvd, Suite 200 Greenwood Village, CO Phone: 303-770-8884
Email: TroyKelts@GallowayUS.com

Applicant/Owner: I25 & Gibson LLC Contact: Stephen Knudsen
Address: 106 Foster Avenue Charlotte, NC Phone: 704-576-2186
Email: Stephen.Knudsen@DurbanDevelopment.com

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:

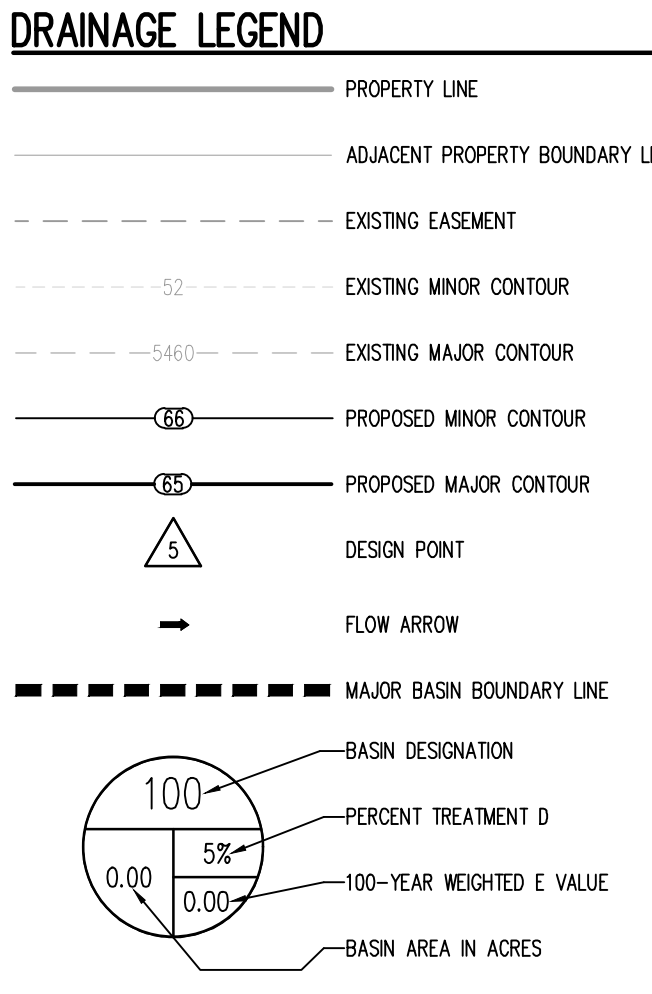
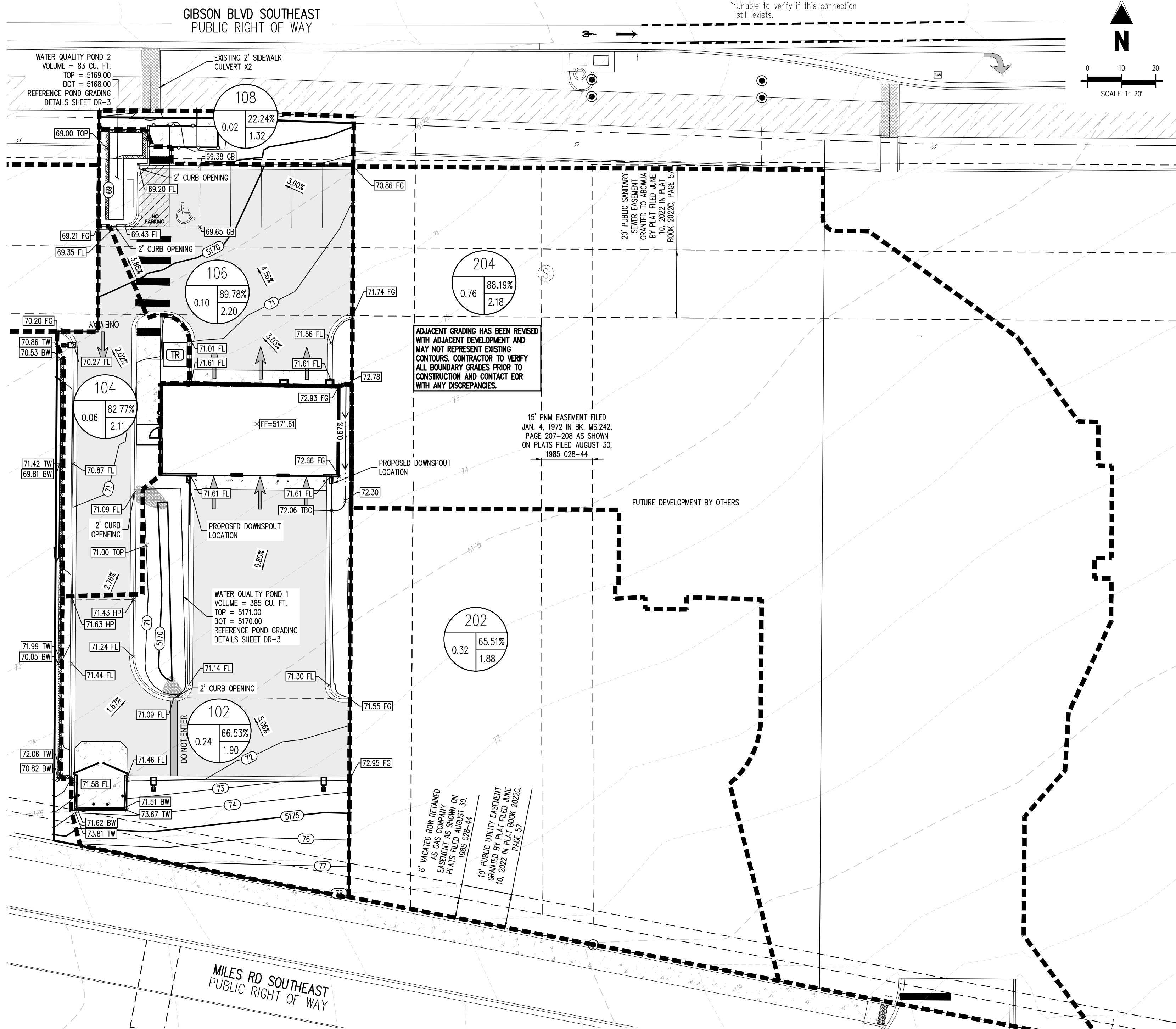
TYPE OF SUBMITTAL:

- 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: 08/14/2025



PROPOSED DRAINAGE:

THE PROPOSED SITE IS APPROXIMATELY 0.422 ACRES. THE PROPOSED DEVELOPMENT CONSISTS OF A DRIVE-THRU OIL CHANGE FACILITY AND ASSOCIATED INFRASTRUCTURE. THIS REPORT WILL COMPLY WITH M15D021 CONCEPTUAL MASTER GRADING & DRAINAGE PLAN PREPARED WITH THE OVERALL DEVELOPMENT LOVELACE HEIGHTS ADDITION. ADJACENT SITE LAYOUTS ARE SHOWN FOR CONTEXT ONLY AND ARE NOT A PART OF THIS GRADING & DRAINAGE PLAN.

BASIN "102" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 0.93 CFS, WHICH IS ASSUMED TO BE DIRECTED NORTHWEST, WHERE IT SHALL BE DIRECTED INTO WATER QUALITY POND 1 THEN OVERFLOWING INTO THE PRIVATE DRIVE AISLE.

BASIN "104" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 0.24 CFS, WHICH IS ASSUMED TO BE DIRECTED NORTHWEST, WHERE IT SHALL FLOW OFFSITE INTO THE SHARED PRIVATE DRIVE AS EXISTING BASIN XXX IN THE CONCEPTUAL MASTER GRADING & DRAINAGE PLAN.

BASIN "106" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 0.41 CFS, WHICH IS ASSUMED TO BE DIRECTED NORTHWEST, WHERE IT SHALL BE DIRECTED INTO WATER QUALITY POND 2 THEN OVERFLOWING INTO THE GIBSON RIGHT-OF-WAY THROUGH THE EXISTING 2X 2' SIDE WALK CULVERTS.

BASIN "108" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 0.07 CFS, WHICH IS ASSUMED TO BE DIRECTED NORTH, WHERE IT SHALL FLOW DIRECTLY INTO THE GIBSON RIGHT-OF-WAY.

BASIN "202" CORRESPONDS WITH OFFSITE PORTIONS OF EXISTING BASIN 406 ON LOT C2. BASIN 202 WILL GENERATE A 100-YR, 6-HOUR FLOW OF 1.24 CFS, WHICH IS ASSUMED TO BE DIRECTED WEST INTO BASIN 102, THEN FOLLOW THE DRAINAGE PATTERN ASSOCIATED WITH BASIN 102.

BASIN "204" CORRESPONDS WITH OFFSITE PORTIONS OF EXISTING BASIN 408 ON LOTS C2 AND D. BASIN 204 WILL GENERATE A 100-YR, 6-HOUR FLOW OF 3.19 CFS, WHICH IS ASSUMED TO BE DIRECTED WEST INTO BASIN 106, THEN FOLLOW THE DRAINAGE PATTERN ASSOCIATED WITH BASIN 106.

THE TOTAL DISCHARGE INTO THE GIBSON RIGHT-OF-WAY SHALL BE LESS THAN THE DISCHARGE IN THE EXISTING CONDITIONS DUE TO THE INCREASE IN LANDSCAPED AREA ONSITE.

- PRIVATE DRAINAGE FACILITIES WITHIN CITY ROW:**
NOTICE TO CONTRACTOR (SPECIAL ORDER 19 "50-10")
- CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
 - AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL '811' [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD SO THE CONFLICT CAN BE RESOLVED WITH MINIMAL DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
 - WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
 - CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

Weighted E Method (Developed)

Basin	Area (sf)	Area (ac)	Treatment				100-Year		10-Year							
			%	acres	%	acres	Weighted E (in)	Volume (ac-ft)	Flow (cfs)	Weighted E (in)	Volume (ac-ft)	Flow (cfs)				
102	10,410	0.24	0.00%	0	0.00%	0	33.47%	0.08	66.53%	0.16	1.895	0.453	0.93	1.165	0.278	0.56
104	2,528	0.06	0.00%	0	0.00%	0	17.23%	0.01	82.77%	0.05	2.106	0.122	0.24	1.333	0.077	0.15
106	4,263	0.10	0.00%	0	0.00%	0	10.22%	0.01	89.78%	0.09	2.197	0.215	0.41	1.405	0.137	0.25
108	952	0.02	0.00%	0	0.00%	0	77.76%	0.02	22.24%	0.00	1.319	0.029	0.07	0.709	0.016	0.04
202	13,893	0.32	0.00%	0	0.00%	0	34.49%	0.11	65.51%	0.21	1.882	0.600	1.24	1.155	0.368	0.74
204	33,197	0.76	0.00%	0	0.00%	0	11.81%	0.09	88.19%	0.67	2.176	1.659	3.19	1.388	1.058	1.96
Total	65,244	1.50														

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

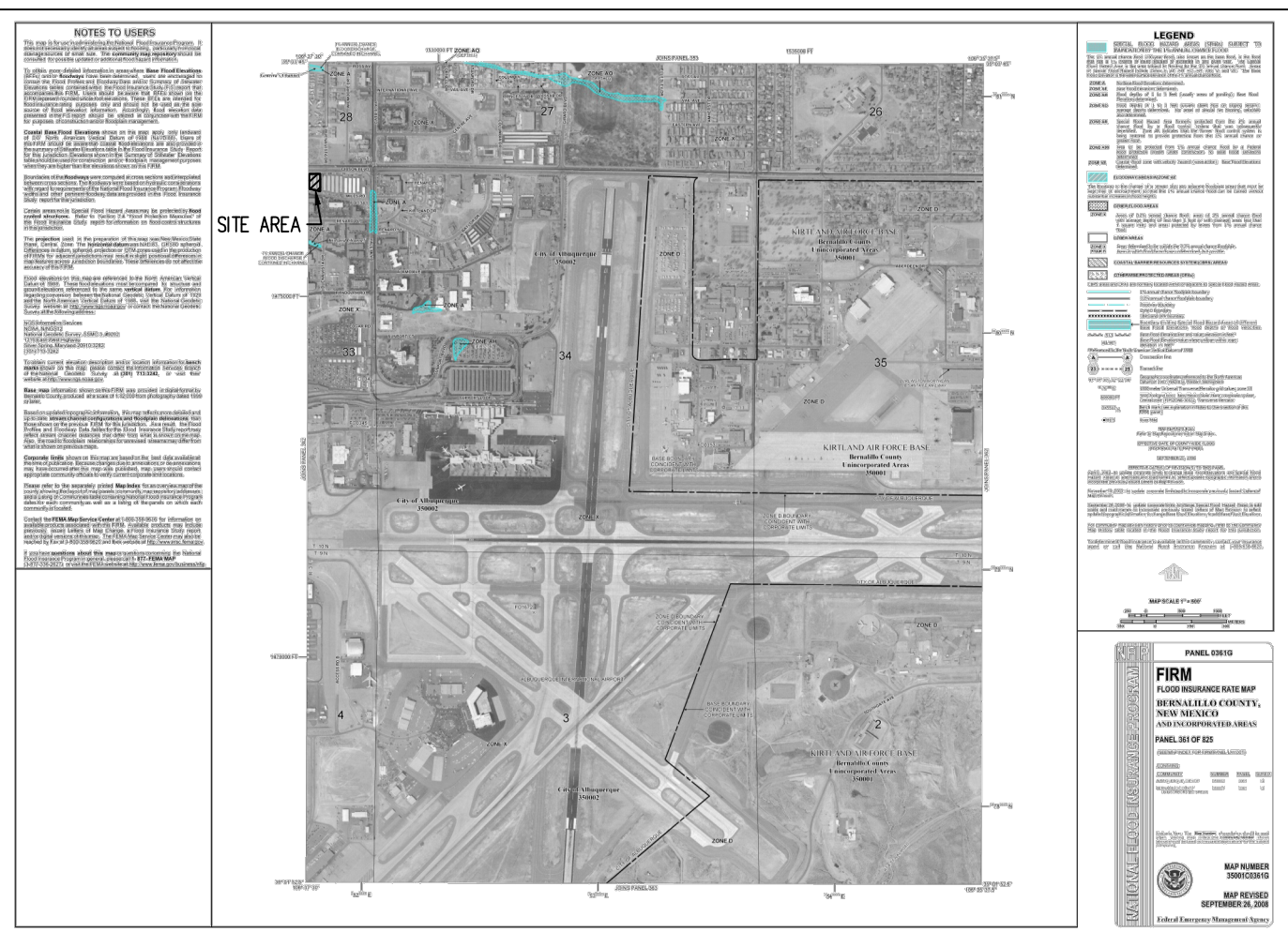
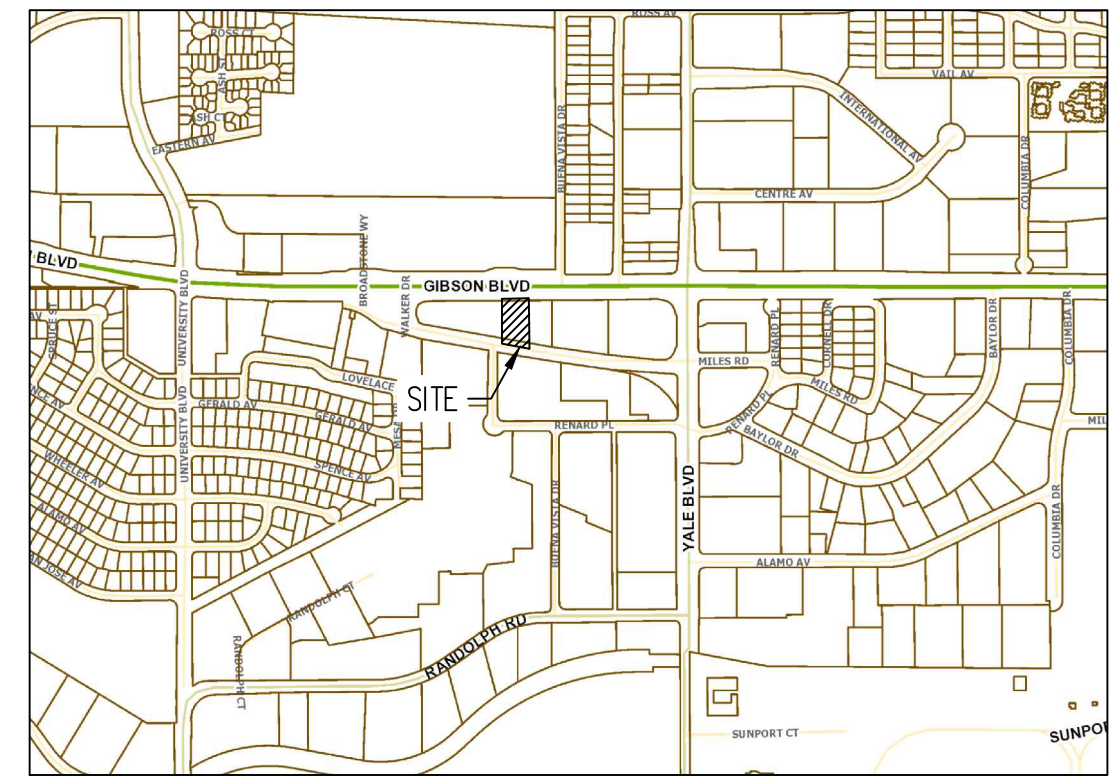
Zone 2	100-Year	10-Year
Ea	0.62	0.15
Eb	0.80	0.30
Ec	1.03	0.48
Ed	2.33	1.51

Zone 2	100-Year	10-Year
Qa	1.71	0.41
Qb	2.36	0.95
Qc	3.05	1.59
Qd	4.34	2.71

Water Quality Calculations Note: For redevelopment site, SWQV = 0.26 in

Lot	Impervious Area (sf)	SWQV (in)	Storm Water Quality Vol Required (cf)	Storm Water Quality Vol required (ac-ft)
102	7,068	0.26	153	0.004
106	3,816	0.26	83	0.002
Total	10,884		236	0.005

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 8-19-2025
BY: *[Signature]*
HydroTrans # M15D021E
THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUESTING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS, WHICH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.
THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.



NOTE:
ADJACENT LOT LAYOUTS ARE CONCEPTUAL AND SHOWN FOR CONTEXT ONLY. THEY ARE NOT A PART OF THIS DEVELOPMENT AND WILL NOT BE APPROVED WITH THIS GRADING & DRAINAGE PLAN.

WATER QUALITY NOTE:
POND SIDE SLOPES NEED TO BE STABILIZED WITH NATIVE GRASS SEED WITH AGGREGATE MULCH OR EQUAL (MUST SATISFY THE FINAL STABILIZATION CRITERIA GCP 2.2.14.B).

Curb Chase Capacity

Weir Equation:
 $Q = CLH^{3/2}$

Q = Flow
C = 2.95
L = Length of weir
H = Height of weir

2' Curb Chase Capacity (8" Curb)
Q = 2.95*2*0.583^{3/2}
Q = 2.63 cfs

Basin	Required Equivalent Curb Opening		
	10-Year Flow (cfs)	Number of 2' Curb Openings	Equivalent Open Length (ft)
EX. CURB CHASE	2.25	2	4

Actual Flow Capacity (cfs): 5.26

Ex. Curb chase receives flow from basins 106, 108, and 204

Note: Due to the temporary conditions shown in this plan, sidewalk culverts were sized using 10-year flows.



CALL NM ONE-CALL SYSTEM SEVEN (7) DAYS PRIOR TO ANY EXCAVATION

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BENCH MARKS
VERTICAL DATUM IS BASED UPON ALBUQUERQUE CONTROL SURVEY MONUMENT "ACS BM 24-L16". ELEVATION = 5191.31 FEET (NAVD 88)



SEAL

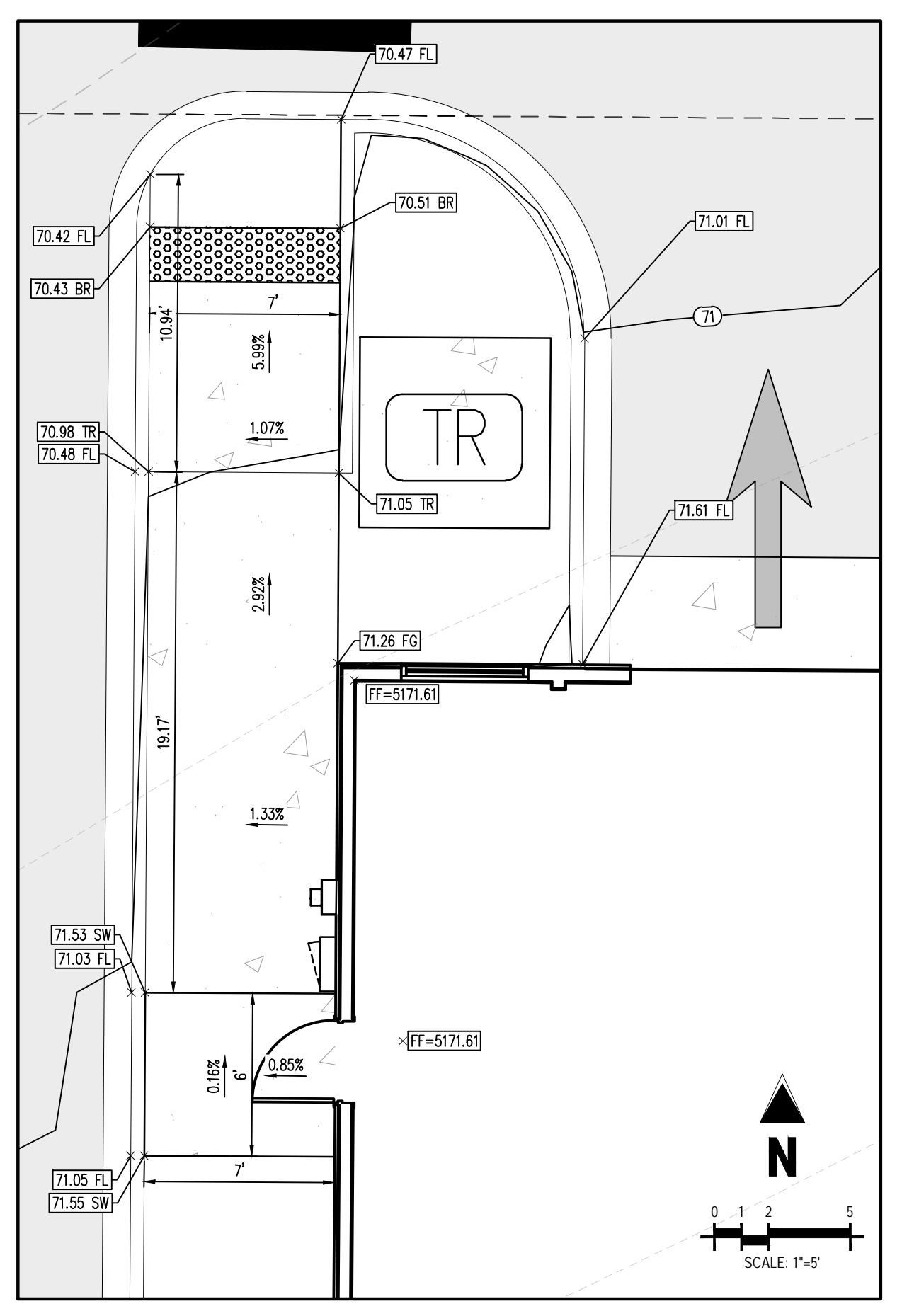
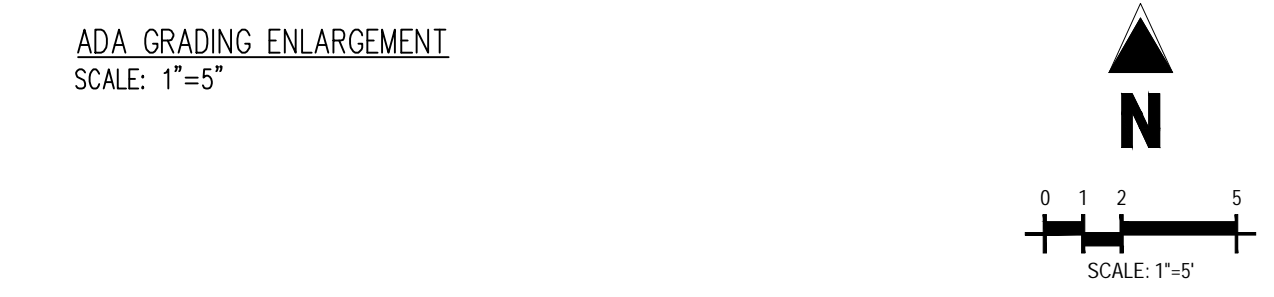
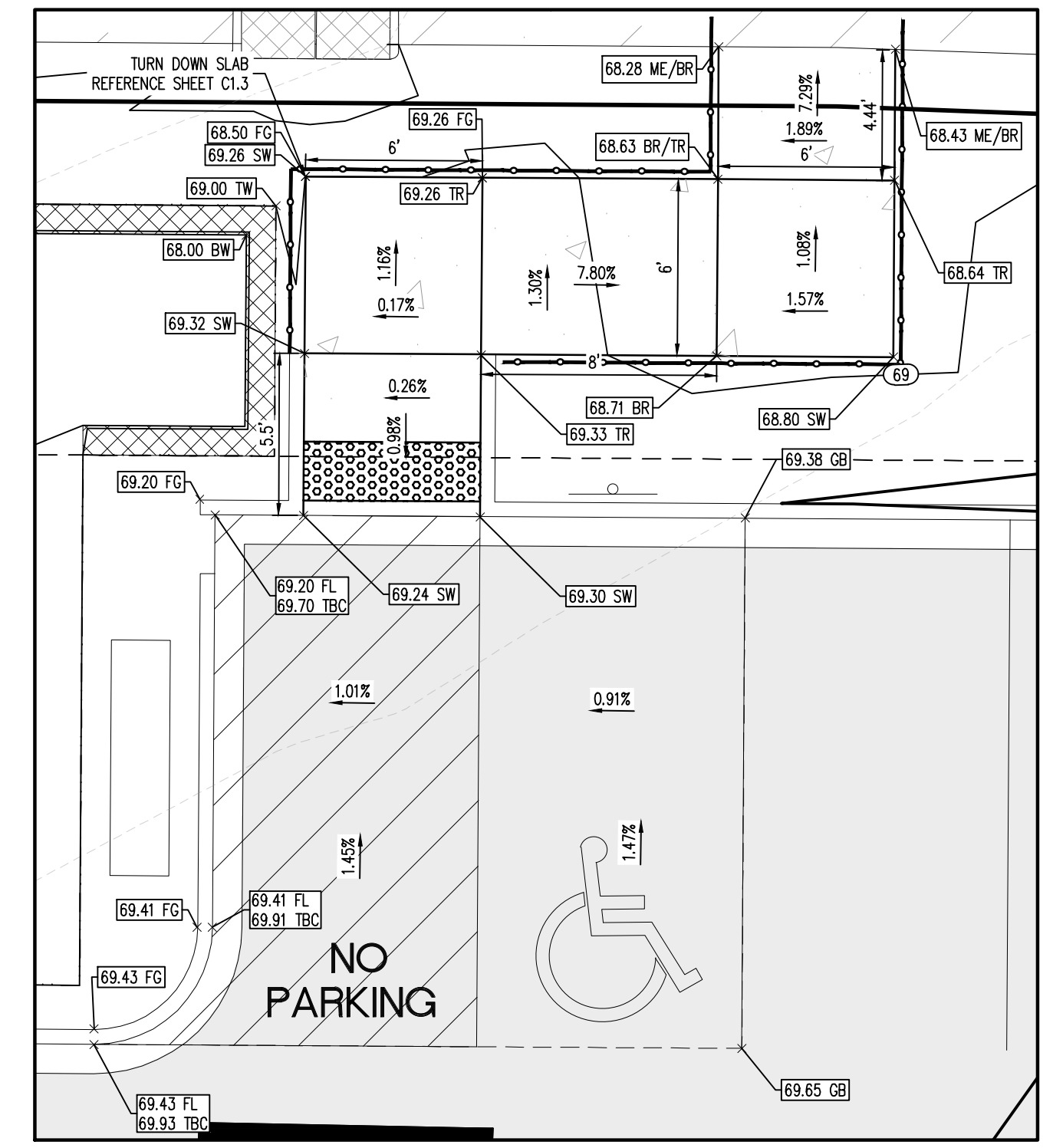
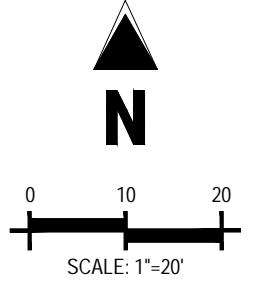
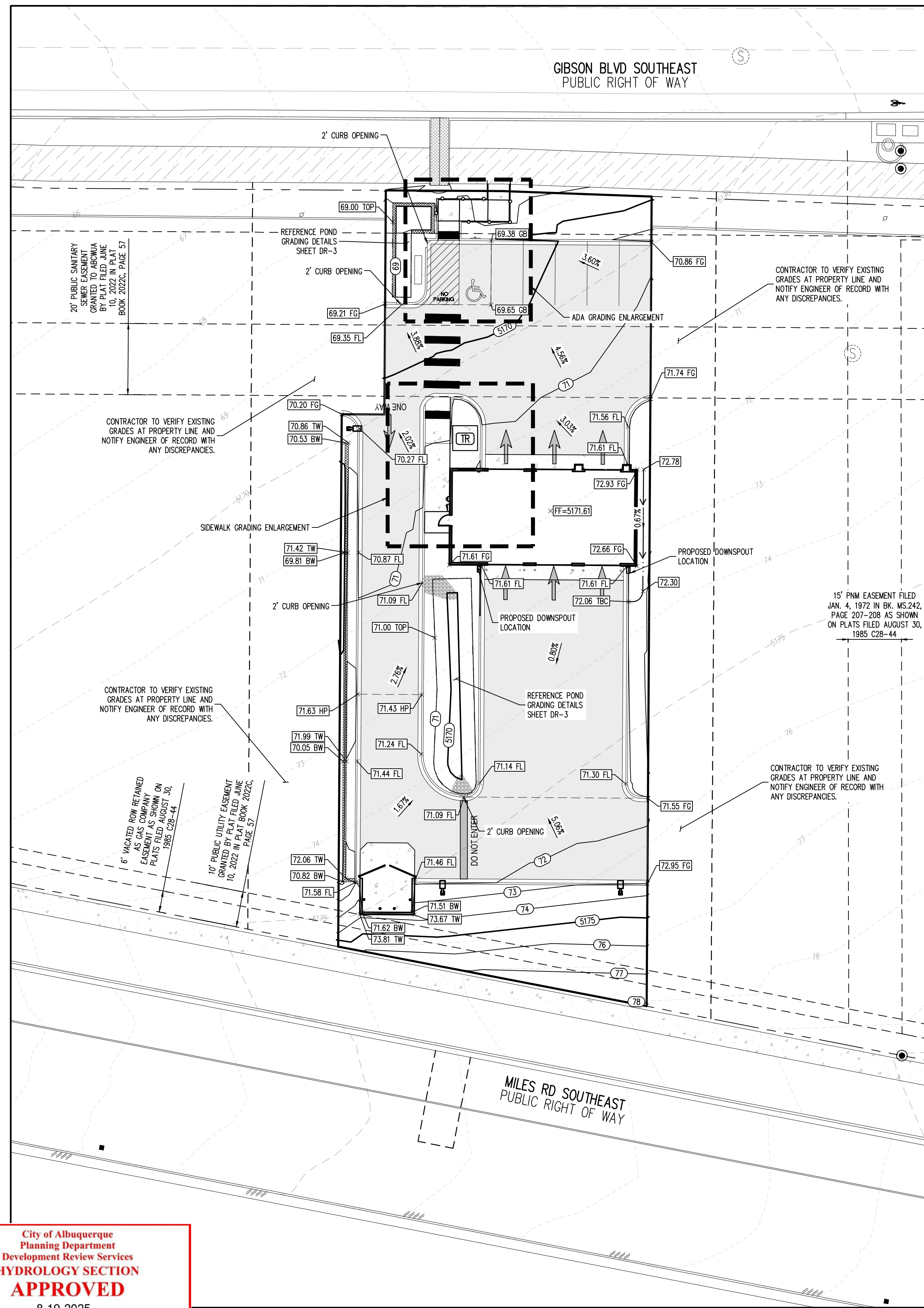
NO.	DATE	DESCRIPTION	CONTRACTOR
1	08/12/2025	DESIGNED BY: DDJ	
		DRAWN BY: HCH	
		CHECKED BY: TDK	
	08/12/2025	DATE	

DESIGNED BY: DDJ
DRAWN BY: HCH
CHECKED BY: TDK
DATE: 08/12/2025

LOVELACE HEIGHTS ADDITION
CITY OF ALBUQUERQUE
2030 GIBSON BOULEVARD

GRADING AND DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO.
		M-15 & L-15
		CITY PROJECT NO.
		SHEET NO. DR-1
		PAGE 1 OF 3



BASIS OF BEARING
BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE - NAD 83.

LEGAL DESCRIPTION
PROPOSED LOT LETTERED "C-1" OF THE REPLAT OF LOT LETTERED "C" OF LOVELACE HEIGHTS ADDITION, (BEING A REPLAT OF TRACTS A-1A, B-1, AND C-1, LOVELACE HEIGHTS ADDITION), WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 10, 2022 IN PLAT BOOK 2022C, PAGE 57.

SOIL PREPARATION AND PAVEMENT DESIGN NOTE
SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:
GEOTECHNICAL ENGINEER: WESTERN TECHNOLOGIES, INC. PROJECT NO: 3220J031 DATE: MAY 9, 2021

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

- SITE LEGEND**
- EXISTING PROPERTY BOUNDARY LINE
 - EXISTING ADJACENT PROPERTY BOUNDARY
 - EXISTING ROW
 - EXISTING EASEMENT
 - PROPOSED CURB AND GUTTER
 - EXISTING CURB AND GUTTER
 - PROPOSED ADA PATH
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED RETAINING WALL
 - EXISTING ASPHALT TRAIL TO REMAIN
 - EXISTING SIDEWALK TO REMAIN
 - PROPOSED ASPHALT
 - Ⓣ EXISTING COMMUNICATIONS PEDESTAL TO REMAIN
 - Ⓢ EXISTING SANITARY SEWER MANHOLE TO REMAIN
 - Ⓤ EXISTING UTILITY POLE TO REMAIN
 - ⓉⓈ PROPOSED SANITARY SEWER CLEANOUTS
 - ⓉⓈ PROPOSED TRANSFORMER
 - Ⓜ PROPOSED WATER METER
 - Ⓢ PROPOSED BOLLARD

- GRADING LEGEND**
- 5170 EXISTING MAJOR CONTOUR
 - 72 EXISTING MINOR CONTOUR
 - 5175 PROPOSED MAJOR CONTOUR
 - 74 PROPOSED MINOR CONTOUR
 - PROPOSED GRADE BREAK
 - 15.00 PROPOSED SPOT ELEVATION
 - PROPOSED FLOWLINE ELEVATION
 - FG FINISHED GROUND
 - SW SIDEWALK
 - TBC TOP BACK CURB
 - BW WALL BOTTOM
 - TW WALL TOP
 - GB GRADE BREAK
 - ME MATCH EXISTING



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LOVELACE HEIGHTS ADDITION
CITY OF ALBUQUERQUE
2030 GIBSON BOULEVARD

GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. M-15 & L-15
		CITY PROJECT NO.
		SHEET NO. DR-2
		PAGE 2 OF 3

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 8-19-2025
BY: *[Signature]*
HydroTrans # M15D021E

WARNING
HIGH-PRESSURE PIPELINE(S)
EXCAVATION AND/OR CONSTRUCTION PROHIBITED
WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND
WITHOUT WRITTEN PERMISSION FROM
OWNING PIPELINE COMPANY

