

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 17, 2026

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

**RE: Love's Broadway/Sunport Blvd
3200 Broadway Blvd SE
30-Day Temporary C.O. – Accepted
Engineer's Certification Date: 03/11/2026
Engineer's Stamp Date: 05/29/2025
Hydrology File: M14D038
Case #: HYDR-2026-00096**

PO Box 1293

Dear Mr. Carrica,

Albuquerque

Based on the site visit on 03/17/2026, this letter serves as a conditional approval from the Hydrology Section for a 30-day Temporary Certificate of Occupancy for the subject property to be issued by the Building and Safety Division. The following comment needs to be addressed prior to acceptance for Permanent C.O. of the above referenced project:

NM 87103

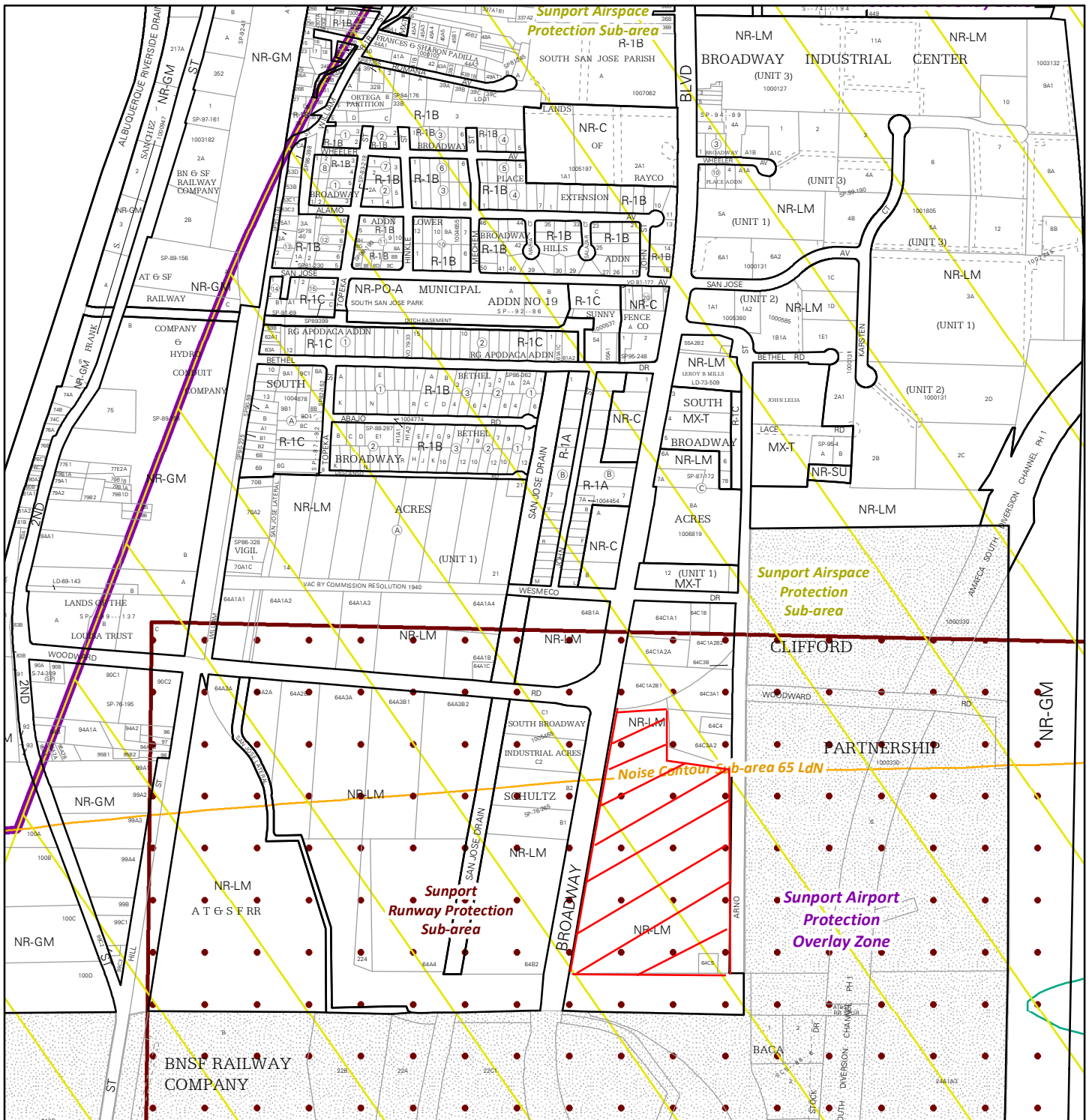
1. Side slopes of ponds need to be stabilized per construction plans and City Standard Spec 1013.
2. Provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for \$25.00 make out to "Bernalillo County" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza del Sol. Additionally, please submit the Drainage Covenant to ABQ-Plan.

www.cabq.gov

If you have any questions, please contact me at 505-924-3995 or baileythompson@cabq.gov.


Sincerely,

Bailey Thompson, E.I.
Engineer Associate, Hydrology
Planning Department, Development Review Services

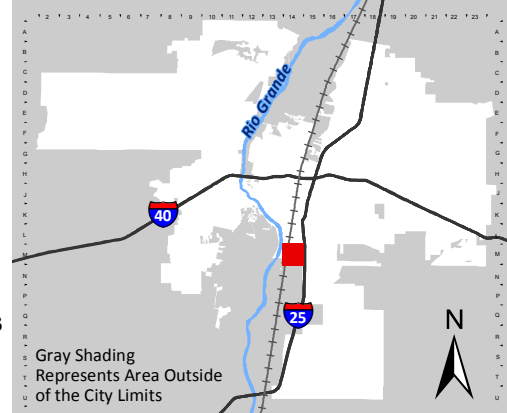


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018











IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
M-14-Z

-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

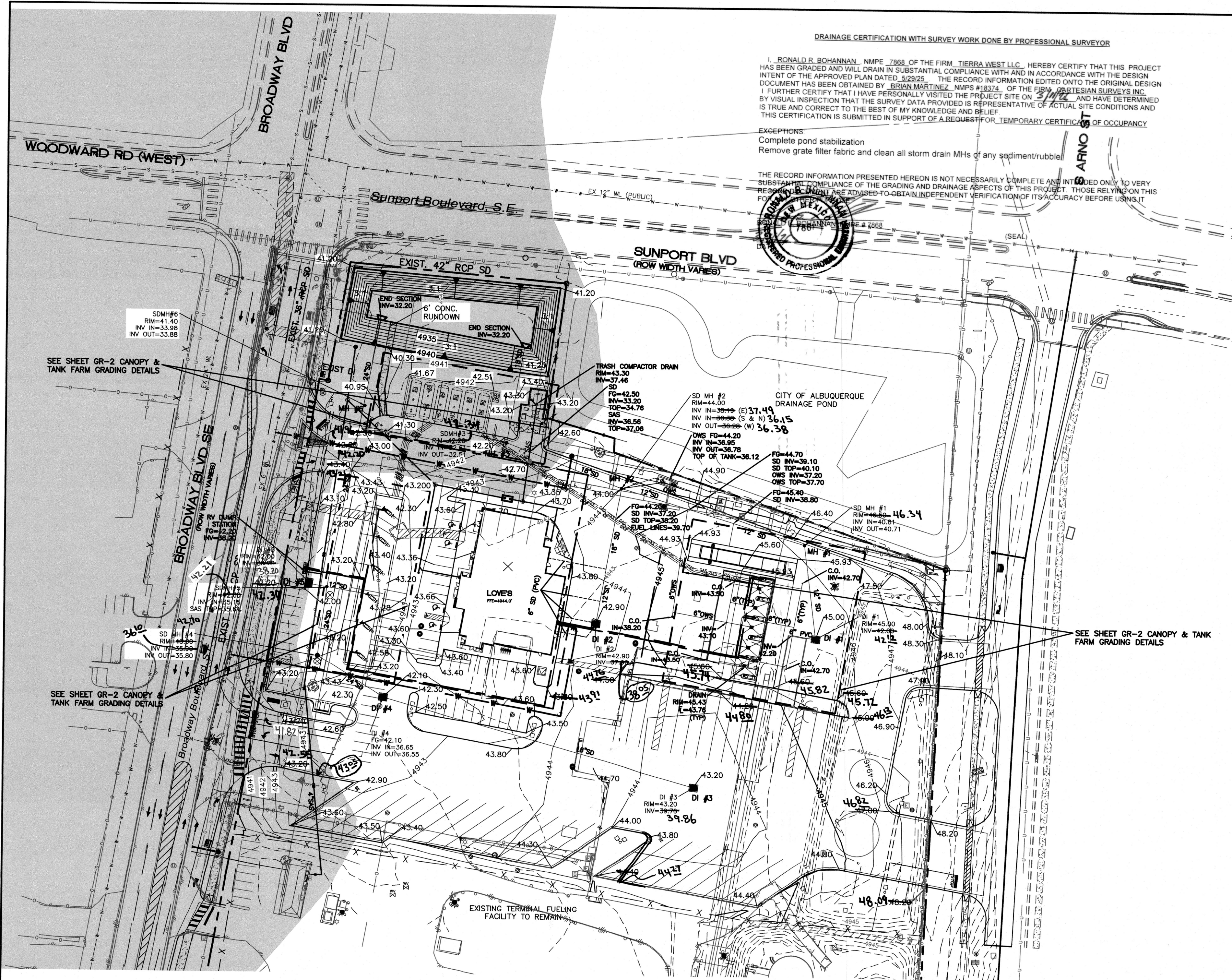
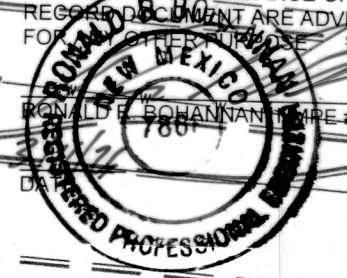
0 250 500 1,000 Feet

DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

I, RONALD R. BOHANNAN, NMPE 7888, OF THE FIRM, TIERRA WEST LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 5/23/25. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ, NMPS #18374, OF THE FIRM, PARTISAN SURVEYS INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 5/17/25 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR TEMPORARY CERTIFICATE OF OCCUPANCY.

EXCEPTIONS:
 Complete pond stabilization
 Remove grate filter fabric and clean all storm drain MHS of any sediment/rubble

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD INFORMATION ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT.



NOTICE TO CONTRACTORS

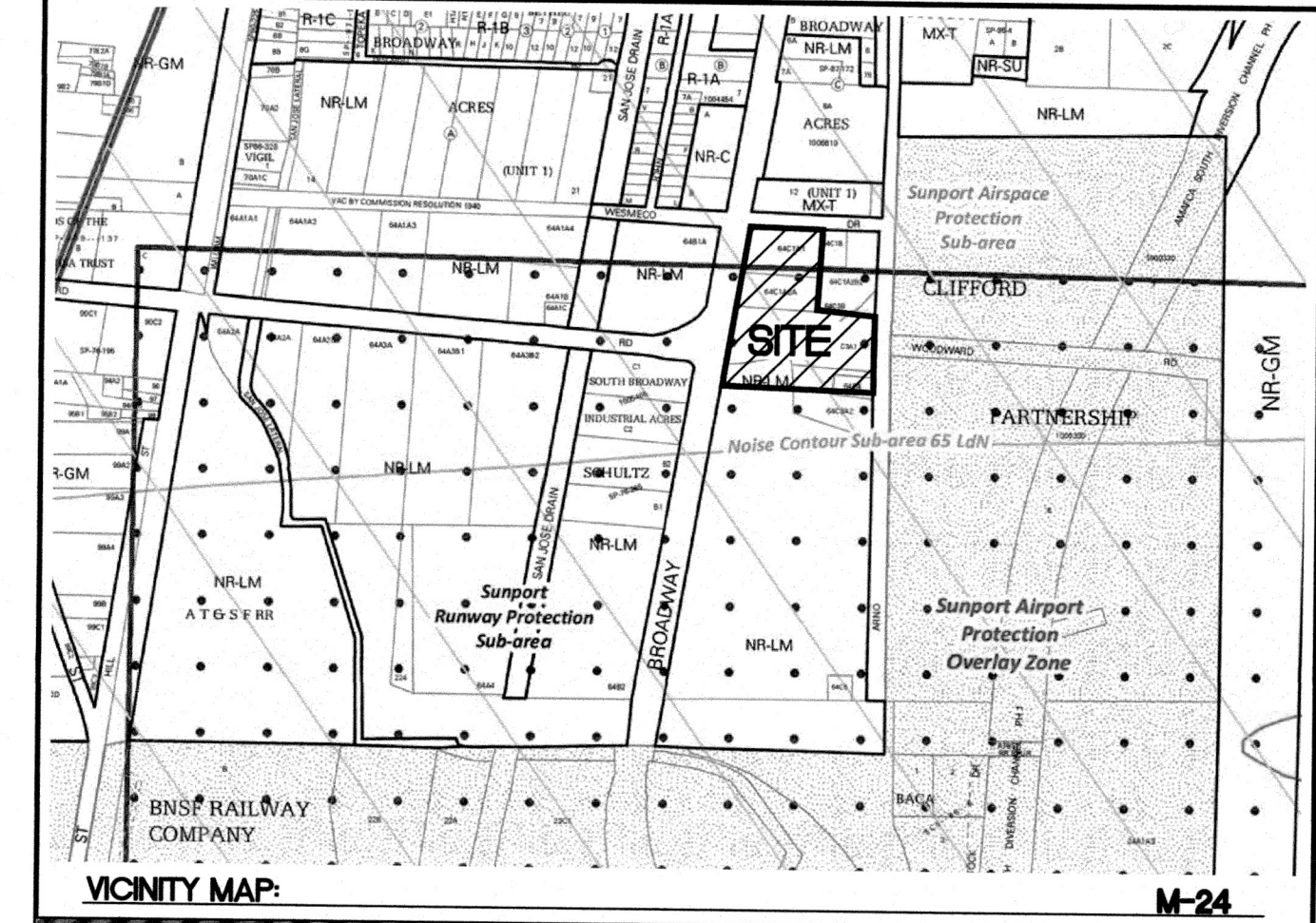
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- 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.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
- 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	4936.19 (EAST) 37.49 4936.38 (SOUTH & NORTH) 36.15 4936.28 (WEST) 36.38
MH#3	4' DIA	4942.80	4932.61 (IN) 4932.51 (OUT)
MH#4	4' DIA	4943.00	4935.98 (IN) 36.1 4935.98 (OUT) 36.0
MH#5	4' DIA	4942.00	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 42.12
DI #2	TYPE D	4942.90	4937.98 38.05
DI #3	TYPE D	4943.20	4939.78 39.86
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	Basin Area		Treatments					100-Year		Flow cfs			
	Area (sf)	Area (acres)	Treatment A % (acres)	Treatment B % (acres)	Treatment C % (acres)	Treatment D % (acres)	Weighted E (ac-ft)	Volume (ac-ft)					
Loves	292,169.0	6.71	0.010	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*As + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)
 Volume = Weighted E * Total Area
 Flow = Qa * As + Qb * Ab + Qc * Ac + Qd * Ad
 V10day = V10day*P10day*P10day
 P10day = 3.57 IN
 P10day = 2.20 IN

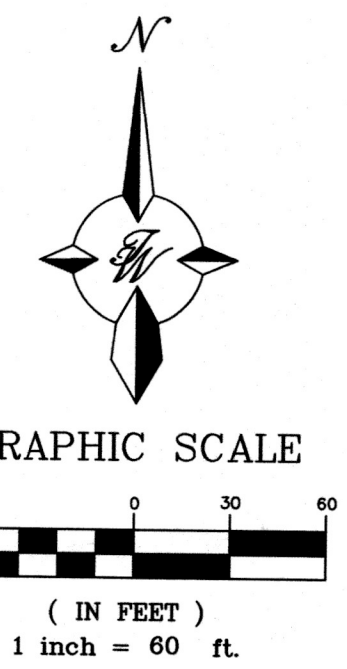
LOVES POND 100YR.24HR 47,417 CU.FT.
 100YR. 10DAY 74,260 CU.FT.

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]
 Title: M14D038

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
	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	05/29/2025		JOB # 2022031