

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

September 24, 2019

Åsa Nilsson-Weber, P.E.  
Isaacson & Arfman, P.A.  
128 Monroe St. N.E  
Albuquerque, NM 87108

RE: **Mercado el Milagro**  
**10000 Central SW**  
**Conceptual Grading Plan Stamp Date: 9/6/19**  
**Drainage Report Stamp Date: 9/6/19**  
**Hydrology File: L09D042**

Dear Ms. Nilsson-Weber:

PO Box 1293

Based on the submittal received on 9/9/19 the above-referenced submittal is approved for Site Plan for Building Permit.

Albuquerque

Prior to Building Permit (For Information):

NM 87103

www.cabq.gov

1. Additional detail is required on the retaining wall:
  - a. A structural design for wall with showing how a reversed footer will be built on the property line.
  - b. Grades in the adjacent lot, top of wall, and bottom of wall elevations, showing tie-in at property line along the length of the wall.
  - c. A detail of the spillover structure showing how flows will be accepted into this site.
  - d. A cross-lot drainage easement is needed for undeveloped flows along the interim condition flow path.
2. Remove all "Conceptual" markings.
3. 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](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.
4. For trash enclosures serving food service developments, demonstrate *control of liquids from dumpster areas* per DPM Chapter 22.9.E, Table 1 by containing runoff from the dumpster area and discharging to the sanitary sewer. If this information is on the utility plan please provide it, or show on the grading plan.

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5. Stormwater quality ponding or payment in lieu requirements must be met for each phase.
6. Additional comments may be provided at Building Permit, based on the outcome of the above remarks and level of detail shown on plans.

Prior to Certificate of Occupancy (For Information):

7. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.
8. City acceptance and close-out of the public Work Order will be required, unless a financial guarantee has been posted.
9. A Bernalillo County Recorded [Drainage Covenant \(No Public Easement\)](#) is required for the storm water ponds. The original notarized form, exhibit A (legible on 8.5x11 paper), and recording fee (\$25, payable to Bernalillo County) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) regarding the routing and recording process for covenants. The routing and recording process for covenants can take a month or longer; Hydrology recommends beginning this process as soon as possible as to not delay approval for certificate of occupancy.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana Peterson, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

PO Box 1293

Albuquerque

NM 87103

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