

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

February 12, 2024

Fred C. Arfman, P.E.  
Isaacson & Arfman, P.A.  
128 Monroe St. N.E  
Albuquerque, NM 87108

**RE: Natural Grocers**  
**4625 Wyoming Blvd NE**  
**Permanent C.O. – Accepted**  
**Engineer's Certification Date: 02/07/24**  
**Engineer's Stamp Date: 02/01/23**  
**Hydrology File: F19D013E**

Dear Mr. Arfman:

PO Box 1293

Based on the Certification received 02/07/2024 and site visit on 02/09/2024, this letter serves as a “green tag” from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

NM 87103

Sincerely,

[www.cabq.gov](http://www.cabq.gov)

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department



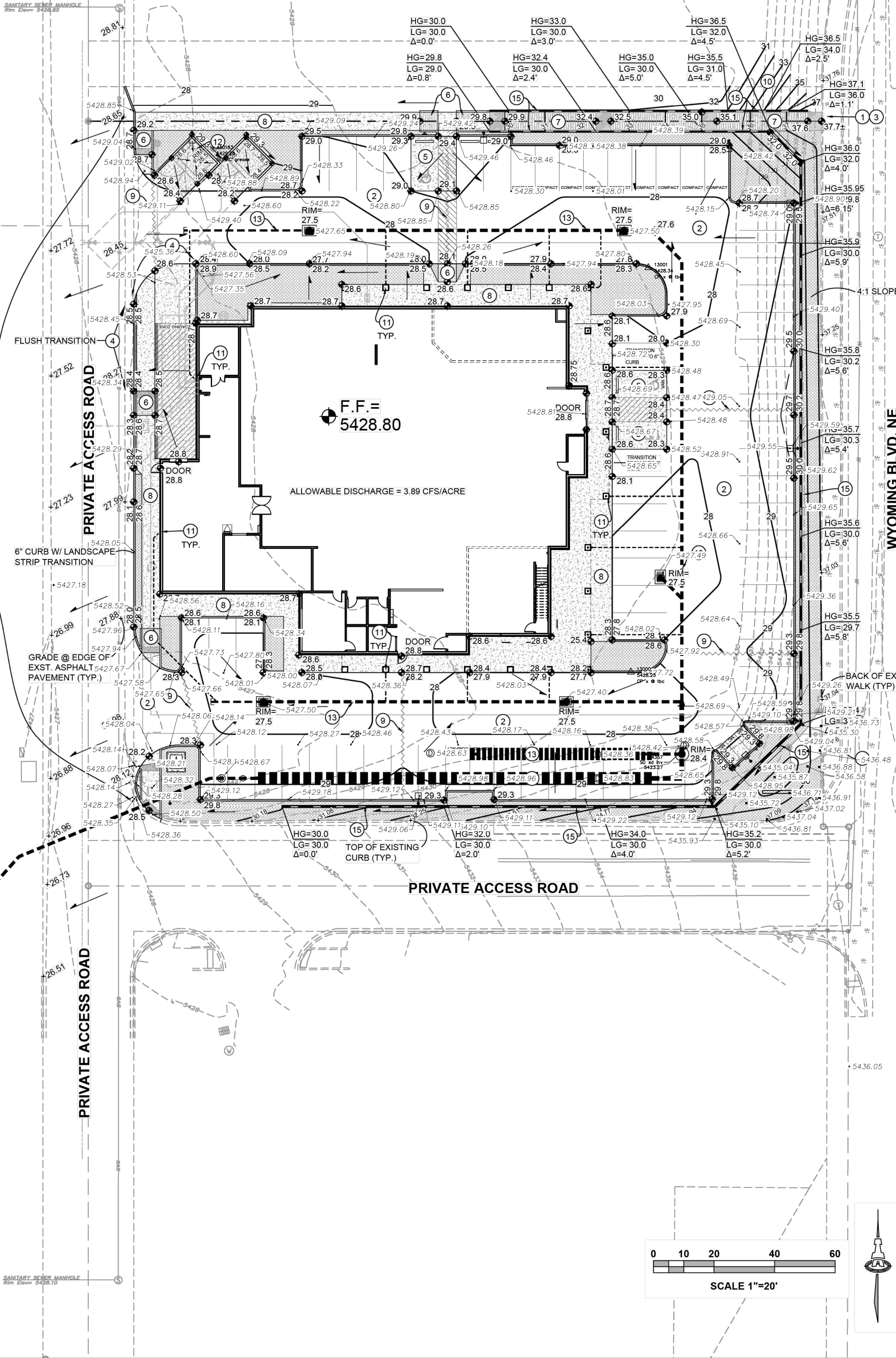
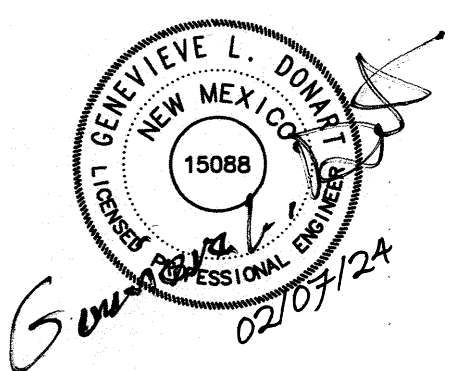


DRAINAGE CERTIFICATION

I, Genevieve L. Donart, NMPE, of the firm Isaacson & Arfman, P.A., 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 02/10/2023. The record information edited onto the original design document has been obtained by Brian Martinez, of the firm Cartesian Surveys. I further certify that someone under my direct supervision visited the project site on 01/10/2024 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 Certificate of Occupancy.

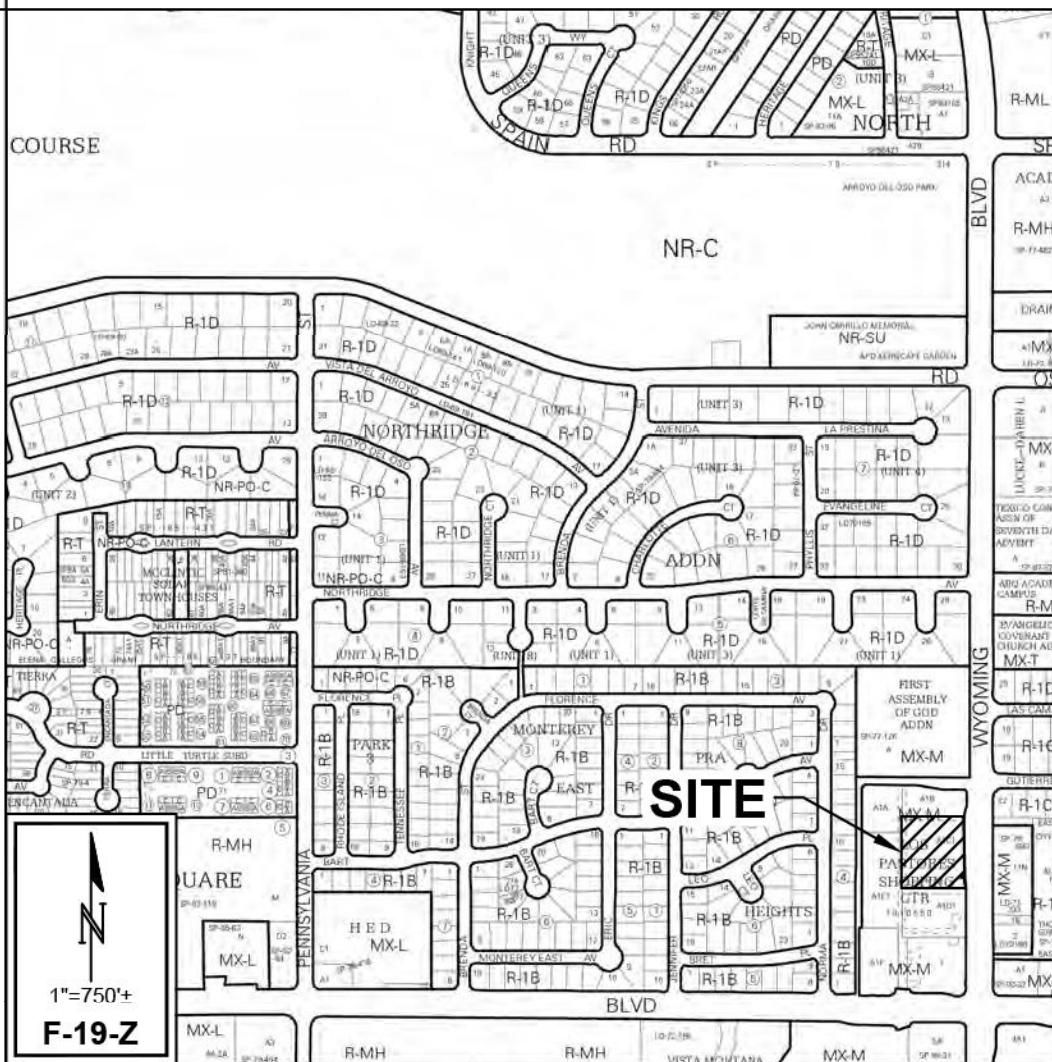
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



KEYED NOTES

- NO WORK SHALL BE PERFORMED IN THE PUBLIC R/W WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
- NEW PAVING AT ELEVATIONS SHOWN.
- PROVIDE SMOOTH TRANSITION TO EXISTING PAVEMENT.
- TOP OF ASPHALT TO BE FLUSH WITH TOP OF CONCRETE THIS AREA.
- CONSTRUCT ADA COMPLIANT PARKING SPACES AND ACCESS AISLES AT ELEVATIONS SHOWN. TOP OF CONCRETE PARKING TO BE FLUSH WITH TOP OF CONCRETE WALK ADA ACCESS. TRANSITION TO 6" DIFFERENCE OVER 9' EACH SIDE AS SHOWN.
- CONSTRUCT ADA COMPLIANT CURB RAMP AT ELEVATIONS SHOWN.
- CONSTRUCT ADA COMPLIANT RAMP WITH INTERMEDIATE LANDINGS AS SHOWN.
- CONSTRUCT ADA COMPLIANT PEDESTRIAN ACCESS WALK AT ELEVATIONS SHOWN.
- HIGH POINT / GRADE BREAK LOCATION.
- GRADE ADJACENT PROPERTY TO ELEVATIONS AND LIMITS SHOWN (SAME OWNER).
- ALL CONCENTRATED ROOF DISCHARGE TO BE PIPED DIRECTLY TO STORM DRAIN. SEE STORM DRAIN PLAN (CG-102) FOR ADDITIONAL INFORMATION.
- CONCRETE DUMPSTER PAD SLOPED TO INTERIOR DRAIN INLET(S) CONNECTED TO SANITARY SEWER SYSTEM. SEE UTILITY PLAN FOR CONTINUATION.
- CONSTRUCT PRIVATE STORM DRAIN SYSTEM WITH UNDERGROUND STORMWATER QUALITY RETENTION AND STORMWATER DETENTION SYSTEM. SEE SHEET CG-102 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
- INSTALL 5' X 10' X 1' DEEP EROSION PROTECTION AT OUTLET. EROSION PROTECTION MUST BE PLACED TO PERMIT STORMWATER TO PASS SMOOTHLY. HAND PLACE AT PIPE OPENING.
- CONSTRUCT SITE RETAINING WALL(S) TO ACHIEVE GRADE DIFFERENCE SHOWN. HG = GRADE ON HIGH SIDE OF WALL; LG = GRADE ON LOW SIDE OF WALL. Δ = RETAINING. SEE STRUCTURAL PLANS FOR RETAINING WALL DETAILS.

VICINITY MAP



PROJECT INFORMATION

**PROPERTY:** THE SITE IS AN UNDEVELOPED (BUT PREVIOUSLY GRADED) COMMERCIAL PROPERTY LOCATED WITHIN THE CITY OF ALBUQUERQUE, VICINITY MAP F-19-Z. THE SITE IS BOUNDED ON THE NORTH BY AN UNDEVELOPED COMMERCIAL PROPERTY, ON THE EAST BY WYOMING BOULEVARD, ON THE SOUTH BY A PAVED PRIVATE ACCESS ROAD AND DEVELOPED COMMERCIAL PROPERTY, AND ON THE WEST BY A PAVED PRIVATE ACCESS ROAD AND UNDEVELOPED COMMERCIAL PROPERTIES.

**PROPOSED IMPROVEMENTS:** THE PROPOSED IMPROVEMENTS INCLUDE A COMMERCIAL BUILDING WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

**LEGAL:** TRACT A-1-C-1 OF "LOS PASTORES SHOPPING CENTER" ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

**SITE AREA:** 1.404 AC.

**ADDRESS:** 4625 WYOMING BOULEVARD N.E. ALBUQUERQUE, NM 87109

**BENCHMARK:** VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL MONUMENT "4-F19" ELEVATION = 5405.801 FEET (NAVD 1988).

**OFF-SITE:** NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY OTHER THAN WITHIN THE SHARED ROADWAY ON THE WEST SIDE.

**FLOOD HAZARD:** PER CITY OF ALBUQUERQUE MAP #35001 C08143G, EFFECTIVE 9/28/2008, THE SITE IS LOCATED WITHIN FLOODZONE "X" DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, WYOMING BLVD. TO THE EAST, IS LOCATED WITHIN ZONE AO (DEPTH 1 FT) ADJACENT TO THIS PROPERTY.

**DRAINAGE PLAN CONCEPT:** PER THE APPROVED DRAINAGE MANAGEMENT PLAN LOS PASTORES SHOPPING CENTER, PREPARED BY TIERRA WEST, LLC AND DATED MAY, 2016, RUNOFF FROM THE PROPERTY FLOWS TO THE SOUTHWEST TO AN EXISTING DETENTION POND LOCATED ON AN ADJACENT PROPERTY WITH CONTROLLED DISCHARGE TO AN ALLEY AND INTO MONTGOMERY BLVD. .

THE PROPERTY LIES WITHIN DRAINAGE BASIN PR-1 (5.48 AC. WITH AN ALLOWABLE DISCHARGE RATE OF 21.32 CFS = 3.89 CFS/ACRE. THEREFORE THE MAX. ALLOWABLE DISCHARGE = 1.404 \* 3.89 = 5.46 CFS.

SEE CG-501 FOR ADDITIONAL DRAINAGE CALCULATIONS INCLUDING STORMWATER QUALITY REQUIREMENTS.



ADA COMPLIANCE

SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%

ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%).

ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

LEGEND

- 5430 EXISTING CONTOUR
- +5428.21 EXISTING SPOT ELEVATION
- 28 PROPOSED 1.0' CONTOUR
- 28.5 PROPOSED 0.5' CONTOUR
- 27.3 PROPOSED SPOT ELEVATION
- Flow Direction
- 5428.8 FINISH FLOOR ELEVATION
- Grade Break

**Isaacson & Arfman, Inc.**  
Civil Engineering Consultants

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**FRED C. ARFMAN**  
7322  
Professional Engineer  
02/10/2023  
Engineer

**NATURAL GROCERS RETAIL**

**4625 WYOMING BLVD N.E.**

**ALBUQUERQUE, NM**

CONSTRUCTION DOCUMENTS	
ISSUE:	DOCUMENTS
PROJECT NUMBER:	IA 2561
FILE:	
DRAWN BY:	BJB
CHECKED BY:	FCA
DATE:	02/10/2023

SHEET TITLE

**GRADING & DRAINAGE PLAN**

SHEET NUMBER

**CG-101**